

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING  
OF THE CITY OF JOURDANTON, 1604 STATE HIGHWAY 97 EAST,  
JOURDANTON, TEXAS 78026  
MAY 8, 2019 AT COUNCIL CHAMBERS AT 6:00 P.M

1. *Roll Call to Establish Quorum:*

Chairman: Donna Blue  
Vice Chairman: Margaret Steffek  
  
Planning and Zoning Commission: James Dornak (absent)  
Megan Cruz  
Linda Casas (absent)  
  
City Manager Lamar Schulz  
City Secretary Debbie G. Molina  
Code Enforcement Adm. Asst. Laura Sawicki (absent)

2. *Call Meeting to Order:*

Chairman Blue called the meeting to order at 6:02 p.m.

3. *Invocation:*

Chairman Blue gave the invocation.

4. *Pledge of Allegiance to the Flags of the United States of America and State of Texas:*

Chairman Blue recited the Pledge of Allegiance to the Flags of the U.S. and Texas flag.

5. *Open a public hearing to allow discussion and take action regarding a request from Rene Martinez, owner, to re-zone property located at 806 Pine St., Jourdanton, Texas, 78026 and legally described as Block 199 Lots 5 through 16, Jourdanton, TX, Atascosa County, Texas from SF-1 Single Family Residential Property, to C-Commercial:*

Jack Harrison was opposed to re-zoning the property at 806 Pine St. to C-Commercial because an elderly and apartment complex is near the property. He expressed concern of children at play. He stated it should remain residential. Harrison said he was present to hear the comments of the consequents because he was a council member.

Kaylee Culpepper, property manager at the Jourdanton Square Apartments, stated this property was adjacent to the apartments. She was opposed of an RV park because commercial properties should reside by main roads. Culpepper said that there are 20 children who reside at the apartment complex and was concerned for their safety. She said most of the residents were also opposed but were not able to attend the meeting.

Kathryn Polansky, citizen, said her husband Ado and she were opposed to placing an RV Park at this property because it would cause high traffic on Brown Ave. Polansky also expressed concern for the children living by this property.

Applicant Rene Martinez advised the Commission that a site plan of a proposed RV Park was provided to them. Martinez said he recently purchased the property. He stated he had cleaned the property and plans to maintain it. He said the prior renter at this property was in jail because he was dealing drugs out of this residence. He stated that he owned another RV Park in Jourdanton named R&M RV Park It is rated 5-star on the website. It is gated, has security cameras, and Wi-Fi is provided free for the residents. He hoped to be able to provide the same to this RV Park and name it R&M RV Park II. He assured everyone that most of these residents would work during the day.

Patsy Tymrak Daughtrey, Jourdanton Square Apartment resident, was opposed to placing an RV Park on a residential zoned property because the block is surrounded by residential. Tymrak Daughtrey informed the Commission that once the property is zoned Commercial; the property owner could change the use. She said that she has always been opposed of zoning. She also informed the Commission that this property in the past had large livestock and should have been for residential use.

Ace Poteet, resident, said that his wife Claudia and he were opposed to placing an RV Park on this property. Poteet said that his wife and he travel and stay at numerous RV parks. He said he has never seen a small RV Park such as this one.

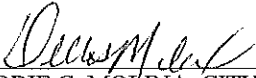
In conclusion, Martinez advised the Commission that the agenda item did not list the correct lots as stated on his application. He said it should have read Block 199, Lots 1 thru 15, and 2 thru 10

Motion was made by Vice Chairman Steffek "to table until the legal description was corrected." Motion was seconded by Committee Member Cruz. Motion passed unanimously.

6. *Adjourned.*

Motion was made by Vice Chairman Steffek "to adjourn." Motion was seconded by Committee Member Cruz.

Chairman Blue adjourned the meeting at 6:45 p.m.



DEBBIE G. MOLINA, CITY SECRETARY



DONNA BLUE, CHAIRMAN