

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING
OF THE CITY OF JOURDANTON, 1604 STATE HIGHWAY 97 EAST,
JOURDANTON, TEXAS 78026
JUNE 20, 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 Megan Cruz Linda Casas
City Manager	Lamar Schulz
City Secretary	Debbie G. Molina
Code Enforcement Adm. Asst.	Laura Sawicki
City Attorney	Habib Erkan

2. *Call Meeting to Order:*

Chairman Blue called the meeting to order at 6:00 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. *Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding an amendment to Chapter 14 Zoning, District Regulations, Section 2.05.1 SF-GH, Garden Home Single Family Residential to allow for the development of single lots with a minimum lot size of 5,000 square feet within an SF-GH District.*

Chairman Blue read agenda item 5. Blue opened the public hearing at 6:02 p.m. No comments were made. Blue closed the public hearing at 6:04 p.m.

Motion was made by Vice Chairman Steffek "to recommend to City Council as read by Chairman Blue." Motion was seconded by Committee Member Dornak. Motion passed unanimously.

6. *Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding re-zoning of the following properties designated on the official zoning map as SF-2 Residential, a classification that is not adopted within the zoning ordinance, to SF-GH Garden Home Single Family Residential: 804 Commerce St., 810 Commerce St., 812 Commerce St., 815 Broadway St., 819 Broadway St., 1512 Brown Ave., 1509 Campbell Ave., 808 Maple St., 811 Commerce St., 815 Commerce St., 819 Commerce St., 1607 Campbell Ave., 1608 Brown Ave., 1609 Campbell Ave., 801 Maple St., 809 Maple St., 815 Maple St., 821 Maple St., 907 Broadway St., 910 Commerce St., 913 Broadway St., 916 Commerce St., 1503 Brown Ave., 1506 Simmons Ave., 1513 Simmons Ave., Blk 218 Lt 10, 12, 14., 920 Maple St., 1605 Brown Ave., 1611 Brown Ave., 903 Commerce., Blk 219 Lt 7,9., 1608 Simmons Ave., 1612 Simmons Ave., 1613 Brown Ave., Blk 219 Lt 2,4., 902 Walnut St., 903 Willow St., 905 Willow St., 907 Willow St., 909 Willow St., Blk 224 Lt 10., 911 Willow St., Blk 224 Lt 12., 912 Walnut St., 915 Willow St., 2101 Brown Ave., 904 Cantrell Ave., 914 Cantrell Ave., 918 Cantrell Ave., 1103 Hickory St., 1104 Chestnut St., 1108 Chestnut St., 1001 Crouch Ave., 1004 Cantrell Ave., 1007 Crouch Ave., 1010 Cantrell Ave., Blk 244 Lt 11., 1012 Cantrell Ave., 1019 Crouch Ave.,*

1020 Cantrell Ave., 1102 Beech St., 1103 Crouch Ave., 1104 Beech St., 1104 Cantrell Ave., 1105 Crouch Ave., 1108 Cantrell Ave., Blk 245 Lt 10., 1110 Cantrell Ave., 1118 Cantrell Ave., 1101 Willow St., 1102 Walnut St., 1103 Willow St., 1104 Walnut St., 1107 Willow St., 1109 Willow St., 1110 Walnut St., 1112 Walnut St., 1113 Willow St., 1114 Walnut St., 1115 Willow St., 1116 Walnut St., 203 Simmons Ave., 207 Simmons Ave., 211 Simmons Ave., 303 E Simmons Ave., 309 Simmons Ave., Blk 999 Lt 29., 405 Simmons Ave., 415 Simmons Ave., 505 Simmons Ave., 603 Simmons Ave., 607 Simmons Ave., 703 Simmons Ave., 709 Simmons Ave., 811 Simmons Ave., 1001 Poplar St., 1002 Plum St., 1003 Olive St., 1004 Olive St.

Chairman Blue read agenda item 6. Blue opened the public hearing at 6:07 p.m. No comments were made. Blue closed the public hearing at 6:09 p.m.

Motion was made by Committee Member Dornak “to recommend to City Council as read by Chairman Blue.” Motion was seconded by Committee Member Cruz. Motion passed unanimously.

7. *Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding the re-zoning of the following properties designated on the official zoning map as SF-2 Residential, a classification that is not adopted within the zoning ordinance, to SF-1 Urban Single Family Residential: 904 Simmons Ave., 905 Hickory St., 910 Chestnut St., 911 Brown Ave., 916 Simmons Ave., 902 Elm St., 903 Chestnut St., 908 Elm St., 920 Elm St., 1008 Simmons Ave., 909 Elm St., 1102 Simmons Ave., 1103 Brown Ave., 1106 Simmons Ave., 1107 Brown Ave., 1118 Simmons Ave., Blk 221 Lt 13., 907 Cedar St., Blk 221 Lt 19., 911 Cedar St., 915 Cedar St., 1803 Brown Ave., 1807 Brown Ave., 1901 Brown Ave., 1901 Brown Ave (B)., 1911 Brown Ave., Blk 222 Lt 6,8,10,12,14,15,16., Blk 222 Lt 7., Blk 223 Lt 2,4., 908 Willow St., 2003 Brown Ave., Blk 223 Lt 5,7., 910 Magnolia St., 916 Magnolia St., 2201 Brown Ave., 2211 Brown Ave., 906 Pecan St., 908 Pecan St., 909 Magnolia St., 910 Pecan St., 911 Magnolia St., 913 Magnolia St., 914 Pecan St., 915 Magnolia St., 2307 Brown Ave., Blk 226 Lt 1,3,5,7., 905 Pecan St., 909 Pecan St., 912 Palmetto St., 913 Pecan St., 916 Palmetto St., 2403 Brown Ave., 2411 Brown Ave., 905 Palmetto St., 906 Hackberry St., Blk 228 Lt 8., 912 Hackberry St., 2501 Brown Ave., 2513 Brown Ave., 904 Evergreen St., Blk 229 Lt 5., 907 Hackberry St., 908 Evergreen St., 910 Evergreen St., 912 Evergreen St., Blk 229 Lt 13,15., 916 Evergreen St., 2601 Brown Ave., 905 Evergreen St., 906 Pine St., 907 Evergreen St., 911 Evergreen St., 913 Evergreen St., Blk 230 Lt 2,4., Blk 230 Lt 10,12,14,16., 2803 Brown Ave., 2811 Brown Ave., 911 Fir St., 2903 Brown Ave., 2913 Brown Ave., 902 Cypress St., 909 Cottonwood St., 910 Cypress St., 913 Cottonwood St., 916 Cypress St., 3001 Brown Ave., Blk 233 Lt 6,8., 1101 Cedar St., 1106 Mulberry St., 1107 Cedar St., 1109 Cedar St., 1204 Cedar St., 1804 Cantrell Ave., 1810 Cantrell Ave., 1102 Mesquite St., Blk 253 Lt 4., Blk 253 Lt 1,3,5,6,7., Blk 253 Lt 8,9., Blk 253 Lt 10,12., 1912/1914 Cantrell Ave., 1105 Mesquite St., 1106 Willow St., Blk 254 Lt 1,3., 1116 Willow St., 2006 Cantrell Ave., 1101 Walnut St., 1102 Magnolia St., 1104 Magnolia St., 1105 Walnut St., 1106 Magnolia St., 1107 Walnut St., Blk 256 Lt 2., Blk 256 Lt 8., Blk 256 Lt 9., 2204 Cantrell Ave., 1107 Magnolia St., 1108 Pecan St., 1109 Magnolia St., 2314 Cantrell Ave., Blk 257 Lt 1., Blk 257 Lt 2,4., Blk 257 Lt 10,12., 1101 Pecan St., 1105 Pecan St., 1106 Palmetto St., 1109 Pecan St., 1110 Palmetto St., 1115 Pecan St., Blk 258 Lt 8., Blk 258 Lt 11., 1103 Palmetto St., 1104 Hackberry St., 1105 Palmetto St., 1106 Hackberry St., 1107 Palmetto St., 1108 Hackberry St., Blk 259 Lt 9., 1112 Hackberry St., Blk 259 Lt 11., 2504 Cantrell Ave., 2510 Cantrell Ave., 1103 Hackberry St., Blk 260 Lt 3., Blk 260 Lt 2,4,6,8., 1104 Evergreen St., 1105 Hackberry St., 1107 Hackberry St., 1109 Hackberry St., Blk 260 Lt 11,13., 1113 Hackberry St., 2616 Cantrell Ave., Blk 261 Lt 1,2,4,6,8., Blk 261 Lt 3,5,7,9., Blk 261 Lt 10,11,12,14,16., Blk 261 Lt 13,15., Blk 262 Lt 1-7,9,11,13,15,16., Blk 262 Lt 8,10,12,14., Blk 263 Lt 1-16., 1106*

Cypress St., Blk 264 Lt 1,3,7,13., Blk 264 Lt 5,15., Blk 264 Lt 9,11., Blk 264 Lt 10., Blk 264 Lt 12., Blk 264 Lt 14,16.

Chairman Blue read agenda item 7. Blue opened the public hearing at 6:10 p.m. No comments were made. Blue closed the public hearing at 6:17 p.m.

Ellis Rodriguez advised the Committee he owned Blk 229 Lt 5., 907 Hackberry Street. Rodriguez told the Committee he had an RV Park on Lots 5,7, 9 and 11. A special use permit was approved by Council on January 5, 2012. Chairman Blue asked City Attorney Erkan if the property needed to be omitted. City Attorney Erkan stated if the Committee granted a recommendation, the motion could include for all the special use permits to carry over because he may not be the only one that had a special use permit.

Motion was made by Vice Chairman Steffek "to recommend to the City Council as read by Chairman Blue and to include all the special use permits to carry over." Motion was seconded by Committee Member Cruz. Motion passed unanimously.

8. *Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding the re-zoning of the following properties designated on the official zoning map as SF-2 Residential, a classification that is not adopted within the zoning ordinance, to NC-Neighborhood Commercial: Top Left ½ of Blk 186., 821 ½ Maple St., 1707 Campbell Ave., 903 Main St., 906 Broadway St., 908 Broadway St., 909 Main St., 914 Broadway St., 915 Main St., 1410 Simmons Ave., 1412 Simmons Ave., Blk 217 Lt 16.*

Chairman Blue read agenda item 8. Blue opened the public hearing at 6:20 p.m. No comments were made. Blue closed the public hearing at 6:23 p.m.

Motion was made by Vice Chairman Steffek "to recommend to City Council as read by Chairman Blue." Motion was seconded by Committee Member Cruz. Motion passed unanimously.

9. *Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding the re-zoning of the following properties designated on the official zoning map as SF-2 Residential, a classification that is not adopted within the zoning ordinance, to C-Commercial: 915 Maple St., 1707 Brown Ave., Blk 220 Lt 2,4,6,8,10,12,14,16.*

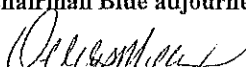
Chairman Blue read agenda item 9. Blue opened the public hearing at 6:24 p.m. No comments were made. Blue closed the public hearing at 6:29 p.m.

Motion was made by Vice Chairman Steffek "to recommend to City Council as read by Chairman Blue." Motion was seconded by Committee Member Dornak. Motion passed unanimously.

10. *Adjourned.*

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

Chairman Blue adjourned the meeting at 6:30 p.m.


DEBBIE G. MOLINA, CITY SECRETARY


DONNA BLUE, CHAIRMAN