

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING
OF THE CITY OF JOURDANTON, 1604 STATE HIGHWAY 97 EAST,
JOURDANTON TEXAS 78026
JULY 11, 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	Dan Santee (absent)

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. *Discussion and possible action to approve minutes of previous meetings:*

5-2-2019, 5-8-2019, 5-16-2019 and 6-20-2019.

Motion was made by Vice-Chairman Steffek "to approve the minutes." 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 an application for a special use permit for property located at 2706 Brown Ave., Jourdanton, Texas 78026 and legally described as Block 199 Lots 11, 13 & 15, Jourdanton, TX, Atascosa County, Texas. The property is currently zoned SF-1 Single Family Residential Property. The applicants, Lany D. Gutierrez and Ernesto O. Martinez are seeking a special use permit to allow a manufactured home on the property:*

Chairman Blue opened the public hearing at 6:03 p.m. The applicants were not present. Code Compliance Administrative Assistant Laura Sawicki informed the Committee that the applicant notified about needing to have skirting on the home to comply with City Ordinances. Blue questioned why the manufactured home was going to be placed on lots 11 and 13. Sawicki told Blue that the applicant said that he planned to build a house in the future. Sawicki presented a letter from a citizen who was in denial to all the agenda items presented that evening. No further comments were made. Blue closed the public hearing at 6:06 p.m.

Motion was made by Vice-Chairman Steffek "to recommend an approval to place a manufactured home at 2706 Brown Ave. and legally described as Block 199 Lots 11, 13, and 15." Motion was seconded by Committee Member Dornak. Motion passed unanimously.

7. *Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding an application for a special use permit for property located at 1616 McDowell Ave., Jourdanton, Texas 78026 and legally described as Block 104 Lots 14 & 16, Jourdanton, TX, Atascosa County, Texas. The property is currently zoned SF-1 Single Family Residential Property. The applicant, Abraham Cordova Isaac, is requesting to allow a manufactured home on the property:*

Chairman Blue opened the public hearing at 6:08 p.m. The applicant, Abraham Cordova Isaac was present. Committee Members reviewed the application and documents. There were no comments. Blue closed the public hearing at 6:11 p.m.

Motion was made by Committee Member Dornak “to recommend an approval to place a manufactured home at 1616 McDowell.” Motion was seconded by Vice-Chairman Steffek. Motion passed unanimously. Steffek informed Isaac that that the City Council would make a final decision on July 15.

8. *Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding an application for a special use permit for property located at 902 Cypress St., Jourdanton, Texas 78026 and legally described as Block 233 Lots 2 & 4, Jourdanton, TX, Atascosa County, Texas. The property is currently zoned SF-1 Single Family Residential Property. The applicants, Justin and Jackie Sturm, are requesting to allow a manufactured home on the property:*
Chairman Blue opened the public hearing at 6:12 p.m. Code Compliance Administrative Assistant Sawicki advised the Committee that the applicant had two city lots that complied with city ordinance. Sawicki said they would be skirting the home. The applicant was not present. Blue closed the public hearing at 6:14 p.m.

Motion was made by Vice-Chairman Steffek “to recommend an approval to place a manufactured home at 902 Cypress St.”. Motion was seconded by Committee Member Casas. Motion passed unanimously.

9. *Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding initiating the re-zoning for property owner MMAP Investments DBA SouthLan Custom Homes for the following property designated on the official zoning map as A, Agriculture to SF-GH Garden Home Single Family Residential: an 18.14-acre tract of land, comprised of 17.07 acres out of a 29.47-acre tract of land, document no. 160028, and 1.07 acres out of a 20.18-acre tract of land, document no. 161027, Atascosa County, Texas:*
Chairman Blue opened the public hearing at 6:16 p.m. Brad Koether of Rakowitz Engineering was present. Code Compliance Administrative Assistant Sawicki informed the Committee that the subdivision was recently annexed, however, the subdivision was not zoned. Koether stated that the lot sizes complied with the City’s SF-GH Garden Home Single Family Residential ordinance. Blue closed the public hearing at 6:19 p.m.

Motion was made by Vice-Chairman Steffek “to recommend approval regarding initiating the re-zoning for property owner MMAP Investments DBA SouthLan Custom Homes for the following property designated on the official zoning map as A, Agriculture to SF-GH Garden Home Single Family Residential: an 18.14-acre tract of land, comprised of 17.07 acres out of a 29.47-acre tract of land, document no. 160028, and 1.07 acres out of a 20.18-acre tract of land, document no. 161027, Atascosa County, Texas.” Motion was seconded by Committee Member Dornak. Motion passed unanimously.

10. *Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding initiating the re-zoning of the following property 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: Jourdanton Blk 999 Lt 23 8.077:*
Chairman Blue opened the public hearing at 6:20 p.m. Code Compliance Administrative Assistant Sawicki advised the Committee that the city attorney recommended to classify lots owned by the Missouri Railroad to SF-1 Urban Single Family Residential. Blue closed the public hearing at 6:23 p.m.

Motion was made by Vice-Chairman Steffek “to recommend approval regarding initiating the re-zoning of the following property 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: Jourdanton Blk 999 Lt 23 8.077 ” Motion was seconded by Committee Member Cruz. Motion passed unanimously.

11. *Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding initiating the re-zoning of the following property designated on the official*

zoning map as SF-2 Residential, a classification that is not adopted within the zoning ordinance, to G/P Government, Public, and Semi-Public: Jourdanton-RR ROW 1.863:

Chairman Blue opened the public hearing at 6:25 p.m. Code Compliance Administrative Assistant Sawicki advised the Committee that the parcel was owned by the City. Sawicki stated this was part of the railroad tract and asked to re-zone to G/P Government Public, and Semi- Public. Blue closed the public hearing at 6:27 p.m.

Motion was made by Vice-Chairman Steffek “to recommend approval to the City Council regarding initiating the re-zoning of the following property designated on the official zoning map as SF-2 Residential, a classification that is not adopted within the zoning ordinance, to G/P Government, Public, and Semi-Public: Jourdanton-RR ROW 1.863.” Motion was seconded by Committee Member Dornak. Motion passed unanimously.

12. Adjourned.

Motion was made by Committee Member Dornak “to adjourned.” Motion was seconded by Vice- Chairman Steffek.

Chairman Blue adjourned the meeting at 6:29 p.m.


DEBBIE G MOLINA, CITY SECRETARY


DONNA BLUE, CHAIRMAN