



**NOTICE FOR A SPECIAL CALLED MEETING OF
THE PLANNING & ZONING COMMISSION OF
THE CITY OF JOURDANTON, TEXAS AT
THE JOURDANTON MUNICIPAL COMPLEX CITY COUNCIL CHAMBERS AT
1604 STATE HIGHWAY 97 EAST, JOURDANTON, TEXAS, 78026,
ON THURSDAY JULY 17, 2025, AT 6:00 P.M.**

Any disruptive behavior, including shouting or derogatory statements or comments, will be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal. (City Ordinance #505)

The Presiding Officer reserves the right to change the order of items on the agenda at his/her discretion and in the interest of the public concern.

**1.1 CALL TO ORDER, INVOCATION, AND PLEDGES OF ALLEGIANCE
(Chairperson Donna Blue)**

1.2 PUBLIC COMMENT

The Planning & Zoning Commission may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each per speaker). The Planning & Zoning Commission welcomes citizen participation and comments at all meetings.

CONSENT AGENDA

- 2.1** Consider and take possible action to approve the minutes for the meetings for November 7, 2024. (Chairperson Donna Blue)

NEW BUSINESS


- 3.1** Public hearing regarding Item 3.2. (City Manager Debbie Molina and Code Compliance Specialist Clayton Reed)
- 3.2** Discussion and possible action to make recommendation to the City Council regarding an application to replat property located at 1104 Main Street, and legally described as a portion of BLK 248, and all BLKS 249-250 LOTS 1-6, Jourdanton, Atascosa County, Texas. The property is currently zoned as a mixed-use development consisting of MF-1 Multi Family

Residential, SF-1 Single Family Residential and C-Commercial uses. The applicants, Simco Properties, LLC and Rye Properties, LLC, represented by Ray Baca of RL Baca Engineering, are seeking to replat the property in order to build the proposed multi-family duplexes on LOTS 1-5 and future commercial use on LOT 6.

ADJOURN

4.1 Adjourn.

I, the undersigned do hereby certify that the Notice of Meeting of the Planning & Zoning Commission of the City of Jourdanton is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at the Jourdanton Municipal Complex in Jourdanton, Texas, a place convenient and readily accessible to the general public and individuals with disabilities at all times and said Notice was posted at 5:30 p.m. on July 14, 2025 and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


MELISSA GONZALEZ, CITY SECRETARY

NOTICE

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the TEXAS GOVERNMENT CODE §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, Personnel Matters), §551.076, (Deliberations about Security Devices) or any other exception authorized by Chapter 551 of the Texas Government Code.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

The City of Jourdanton City Council Meetings are available to all persons regardless of disability. If you require special assistance, contact the City Secretary forty-eight (48) hours prior to the meeting time at 830-769-3589.