

**NOTICE OF CITY OF JOURDANTON  
BOARD OF ADJUSTMENT MEETING  
AT JOURDANTON CITY HALL  
1604 HIGHWAY 97 E, JOURDANTON, TEXAS, 78026,  
ON JULY 18, 2022 AT 6:00 P.M.**

**THE CITY COUNCIL OF THE CITY OF JOURDANTON, TEXAS, SHALL CONVENE AS THE BOARD OF ADJUSTMENT TO HEAR THE FOLLOWING MATTERS:**

1.1 Public Hearing, discussion, and possible action on an application for a variance for property located at 328 Agave Circle., and legally described as Blk 3 LT 3 Jourdanton, TX, Atascosa County, Texas. The property is currently zoned Garden Home Single Family Residential. The applicant, Ty Thi Nguyen, is seeking a variance to the front property setback lines.

- **Applicable Code Provision**

Chapter 14 Zoning

Article 14.02

Section C, Subsection 4

Minimum front setback shall be 25 feet. Minimum Side setbacks shall be 5 feet, minimum rear setback shall be 10 feet.

- **Variances Requested**

Applicant is seeking a variance which would allow for the current setback lines be approved. Front setback was poured 1' outside of the 25' building line at the front elevation. Final survey attached.

1.2 Findings, conclusions and determination

1.3 Adjournment of the meeting of the Board of Adjustment

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**NOTICE OF A REGULAR CALLED COUNCIL MEETING  
OF THE CITY COUNCIL OF THE CITY OF JOURDANTON  
AT THE JOURDANTON MUNICIPAL COMPLEX COUNCIL CHAMBERS AT  
1604 HIGHWAY 97 E, JOURDANTON, TEXAS, 78026,  
ON JULY 18, 2022 AT 6:00 P.M.**

Notice is hereby given that a Regular Called Council Meeting of the City Council of the City of Jourdanton will be held on July 18, 2022 at 6:00 p.m. in the Jourdanton Municipal Complex Council Chambers of the City Hall, 1604 Highway 97 E, Jourdanton, Texas.

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. (Ordinance #505)

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

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**CALL TO ORDER, INVOCATION, AND PLEDGES OF ALLEGIANCE**  
(Mayor Robert Williams)

**HEARING OF RESIDENTS**

City Council may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each). The City Council welcomes citizen participation and comments at all regular council meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we request that if you wish to speak that you follow these guidelines. Failure to follow these guidelines may result in a forfeiture of your remaining time to speak and removal from the meeting:

- (a) Limit your discussion to one or two issues that you wish to address rather than a generalized statement; and
- (b) Show the City Council the same respect and courtesy that you expect to be shown to you.

## CONSENT AGENDA ITEM

(All items listed below are considered to be routine and non-controversial by the Council and will be approved by one motion. There will be no separate discussion of these items unless a Council member so requests, in which case the item will be removed from the Consent Agenda and will be considered as part of the order of business.)

- 2.1 Minutes – Approval of the minutes for the Regular Called Meeting June 6, 2022.  
(Mayor Williams and City Secretary Debbie Molina)

## ITEMS CONSIDERATION/DISCUSSION

- 3.1 Public hearing, discussion and possible action upon an Ordinance to approve or deny an application for a Special Use Permit for the property located at 1102 Magnolia St., and legally described as BLK 256 LT 2A, Jourdanton, Atascosa County, Texas. The property is currently zoned SF-GH Single Family-Garden Home Residential. The applicant, Peter Douglas is seeking a special use permit to allow a manufactured home on the property. (City Manager Lamar Schulz and Code Compliance Specialist Rachel Garza)
- 3.2 Public hearing, discussion and possible action upon an Ordinance to approve or deny an application for a Special Use Permit for property located at 501 Chestnut St., and legally described as BLK 98 LTS 1 & 3, Jourdanton, Atascosa County, Texas. The property is currently zoned SF-1 Single - Family Residential Property. The applicant, Vianeey R. Varnado is seeking a special use permit to allow a manufactured home on the property. (City Manager Lamar Schulz and Code Compliance Specialist Rachel Garza)
- 3.3 Public hearing, discussion and possible action upon an Ordinance to approve or deny an application for a Special Use Permit, to allow a Mobile Food Vendor on the commercial property legally described as BLK 184, LTS 14 & 16, Jourdanton, Atascosa County, Texas. The property is currently zoned C-Commercial. The applicant, Tomalisa Properties LP, is seeking a Permit to allow a Mobile Food Vendor on commercial property. (City Manager Lamar Schulz and Code Compliance Specialist Rachel Garza)
- 3.4 Public hearing, discussion and possible action upon an Ordinance to approve or deny an application to rezone the property located at 1610 Marion and legally known as BLK 16, LTS S57 of 10, 12, 14, & 16, from a SF1-Single Family Residential to a SF-GH, Single family, Garden Home District. The applicants Brian & Sherry Johnson will be moving the existing building to meet the Garden Home set back lines. (City Manager Lamar Schulz and Code Compliance Specialist Rachel Garza)
- 3.5 Presentation on capital improvement financing options by Mark McLiney with SAMCO Capital Markets, the city's financial advisor, providing the city staff and financial advisor with any direction to implement a financing plan and other matters related thereto. (Mayor Pro Tem Chester Gonzales)
- 3.6 Discussion and possible action on Guido Company Change Order No. 9, COR 19 Installation of Check Valves in the amount of \$4,768.72 and COR 21 Credit to Reinstall Existing Pool Slides in the amount of \$2,067.65 for the Municipal Swimming Pool, Splash Pad & Associated Amenities Project for a net change order in the amount of \$2,701.07. (City Manager Lamar Schulz and Representative for Guido Company)
- 3.7 Discussion and Action to Recall the City's Representative to the Atascosa Central Appraisal District Board of Directors, Susan Netardus, and that her recall shall be effective as of the date and time of the vote of a majority of the city council members. (Council Member Patricia J. Elizabeth Tymrak-Daughtrey)

- 3.8 Discussion and Action to Appoint a Representative to the Atascosa Central Appraisal District Board of Directors and that such appointment shall be effective as of the date and time of the vote of a majority of the city council members. (Council Member Patricia J. Elizabeth Tymrak-Daughtrey)
- 3.9 Discussion and possible action on an Ordinance ordering a General City Election to be held on November 8, 2022 for the purpose of electing a Mayor and two Council Members; establishing the time and place for early voting and election day. (City Secretary Debbie Molina)
- 3.10 Discussion and possible action on authorizing the Mayor to enter a contract with Atascosa County Election Administrator for administration of a General City Election to be held on November 8, 2022. (City Secretary Debbie Molina)

#### **EXECUTIVE SESSION**

- 4.1 The City Council will convene in closed session on the following item:
  - a. Pursuant to Government Code section 551.074 of the Texas Government Code City of Jourdan Council will convene in executive session in accordance with 551.074 Personnel Matters to update Council on the city manager process from Public Safety Solutions, LLC. (Mayor Robert Williams)
- 4.2 After deliberation in closed session, the City Council will reconvene in open session to take any final action necessary regarding the matters discussed in closed session.

#### **STAFF/BOARD REPORTS**

- 5.1 City Manager, Lamar Schulz will update the City Council on the following (no action)
  - a. Aquatic Center/ Monday, July 4 2022
  - b. Cybersecurity Training
  - c. CDBG 7220220 Waterline Project (Palmetto)
  - d. Animal Control Training
  - e. Bulk/Brush Pick Up
  - f. Public Works Department
  - g. New City Employees.

#### **MONTHLY REPORTS (Information available in City Council Packets. No Discussion or action to occur)**

- 6.1 Police, Utility Billing, Code Compliance, Permits, and Atascosa Animal Control
- 6.2 June 2022 Financial and Accounts Payable Report. (unaudited)

#### **CITY COUNCIL REQUESTING AND ANNOUNCEMENTS**

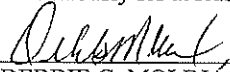
- 7.1 Discussion and possible action of social calendar of events. (Mayor Williams)

#### **ADJOURN**

- 8.1 Adjourn.

*“Pursuant to Section 551.071 of the Texas Government Code, the City of Jourdanton reserves the right to consult in closed session with its attorney to receive legal advice regarding a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter”, to include any item listed on this agenda.*

I, the undersigned do hereby certify that the Notice of Meeting of the City Council 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 no later than 5:30 p.m. on July 15, 2022 and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



DEBBIE G. MOLINA, CITY SECRETARY