

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING
OF THE CITY OF JOURDANTON, 1604 STATE HIGHWAY 97 EAST,
JOURDANTON TEXAS 78026 AT THE COUNCIL CHAMBERS
JANUARY 6, 2022 AT 6:00 P.M.

Roll Call to Establish Quorum: Chairman Donna Blue

Present:

<i>Chairman: Donna Blue</i>	<i>City Manager Lamar Schulz</i>
<i>Vice-Chairman Margaret Steffek</i>	<i>City Secretary Debbie Molina</i>
<i>Planning and Zoning</i>	<i>Code Compliance Specialist Rachel Garza</i>
<i>Commission: Megan Cruz</i>	
<i>Linda Casas</i>	
<i>Jimmy Dornak</i>	

CALL TO ORDER, INVOCATION, AND PLEDGES OF ALLEGIANCE

Chairman Donna Blue called the meeting to order at 6:01 p.m. Blue gave the invocation and the Pledges of Allegiance.

HEARING OF RESIDENTS

No comments were heard.

MINUTES

- 1.1 **Approval of the minutes for November 4, 2021:**
A motion was made by Vice Chairman Steffek and duly seconded by Commission Member Casas to approve the minutes. The motion passed unanimously.

CONSIDERATION/ DISCUSSION ITEMS

- 2.1 **Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding an application for special use permit for property located at 209 Main St., and legally described as BLK 36 LTS 9, 11, 13 & 15 Jourdanton, Atascosa County, Texas. The property is currently zoned SF-1 Single - Family Residential Property. The applicant, Shannon Stephen is seeking a special use permit to allow a manufactured home on the property:**

Chairman Donna Blue opened the public hearing at 6:05 p.m. Code Compliance Specialist Rachel Garza informed the Commission that Shannon Stephen applied for a special use permit to place at 2013 16 X 76 manufactured home at 209 Main Street. Garza stated that the applicant must provide a Flood Plan Provision that meets the requirements to place a manufactured home in a Flood Zone. Garza informed the Commission that no action should be taken by the Commission until the Flood Plan is provided and satisfied.

Citizen Norma Ortiz was opposed to place the manufactured home on the property. Ortiz provided a petition, Code of Ordinance pertaining to stormwater drainage and site pictures. Ortiz informed the Commission that Mr. Schulz has been working on a drainage project for that area. Chairman Blue closed the public hearing at 6:18 p.m.

A motion was made by Vice Chairman Steffek and duly seconded by Commission Member Cruz to deny a special use permit until the drainage issue got resolved. Motion passed unanimously.

- 2.2 **Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding an application for special use permit for property located at 113 Maple St., and legally described as BLK 17 LTS 9, 11 & 13 Jourdanton, Atascosa County, Texas. The property is currently zoned SF-1 Single – Family Residential Property. The applicant, Antonio Martinez Rivera is seeking a special use permit to allow a manufactured home on the property:**

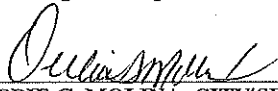
Chairman Donna Blue opened the public hearing at 6:19 p.m. Code Compliance Specialist Rachel Garza informed the Commission that Antonio Martinez Rivera applied for a special use permit to place a 1994, 16 X18 manufactured home at 113 Maple Street. Garza stated the manufactured home was moved without a special permit on October 19, 2021; however, no utility services have been connected. Mr. Martinez was told by Garza and understood the procedures to comply with Code of Ordinances. Mr. Martinez was present. Chairman Blue closed the public hearing at 6:30 p.m.

A motion was made by Vice Chairman Steffek and duly seconded by Commission Member Casas to grant a special use permit to place a manufactured home on property located at 113 Maple Street.

ADJOURNED

3.1 Adjourned.

A motion was made by Vice Chairman Steffek and duly seconded by Commission Member Cruz to adjourn the meeting. The motion passed unanimously. Chairman Blue adjourned the meeting at 6:32 p.m.



DEBBIE G. MOLINA, CITY SECRETARY



DONNA BLUE, CHAIRMAN