MINUTES OF THE PLANNING & ZONING COMMISSION MEETING
OF THE CITY OF JOURDANTON, 1604 STATE HIGHWAY 97 EAST,
JOURDANTON TEXAS 78026 AT THE COUNCIL CHAMBERS
APRIL 6, 2023 AT 6:00 P.M.

Roll Call to Establish Quorum: Chairman Donna Blue

Present:
Chairman: Donna Blue
Vice-Chairman Linda Casas
Planning and Zoning
Commission:
Jeff Chicoine
Dennis Dojahm
Megan Cruz

City Manager Bobby Martinez
City Secretary Debbie Molina
Code Compliance Specialist Rachel Garza

CALL TO ORDER, INVOCATION, AND PLEDGES OF ALLEGIANCE
Chairman Donna Blue called the meeting to order at 6:02 p.m. Chairman Blue gave the invocation and the Pledges of Allegiance.

HEARING OF RESIDENTS
No Citizens comments were heard.

CONSENT AGENDA ITEM
1.1 Minutes- Approval of the minutes for the Regular Called Meeting for August 4, 2022;

A motion was made by Commission Member Chicoine and seconded by Commission Member Dojahm to approve the minutes for August 4, 2022. The motion passed unanimously.

Minutes for August 4, 2022 were approved on December 1, 2022. Item agenda 1.1 was placed on the April 6, 2023 by error.

CONSIDERATION/DISCUSION ITEMS
2.1 Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding an application the final plat for Cepillo Ridge Phase 2, a single-family residential property, and legally described as ABS A01239 J POITEVENT SV-3, and located off of Champion Drive and Highway 97. The applicant, Lennar Homes of Texas Land & Construction is requesting the recommendation for the final plat of Cepillo Ridge Phase 2;

Chairman Donna Blue opened the public hearing at 6:05 p.m. Code Compliance Specialist Rachel Garza informed the Commission that Lennar Homes of Texas Land & Construction had submitted the final plat for the Cepillo Ridge Phase 2.

Lennar Homes presented the final plat of Cepillo Ridge Phase 2. Discussion was made regarding the size of the lots and the entrances to the subdivision.

Chairman Donna Blue closed the public hearing at 6:10 p.m.

A motion was made by Commission Member Chicoine and seconded by Commission Member Dojahm to approve an application of the final plat for Cepillo Ridge Phase 2. The motion passed unanimously.

2.2 Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding an application to rezone a Commercial property, legally described as Block 143, Lots 2, 4 & 6, to a Single Family Residential to remodel and sell the existing home as a residential home. The applicant BIA Investments is requesting the rezone from Commercial to Residential;

Chairman Donna Blue opened the public hearing at 6:12 p.m.
Code Compliance Specialist Rachel Garza informed the Commission that applicant BIA Investments was requesting to rezone from Commercial to Residential. She stated that the manufactured home would be removed from the property because it did not conform to Code of Ordinances. The house would be remodeled by the owner.

Citizen Alexis Stamper expressed concern of the construction to be made at 702 Orange because the house had been vacant so long and seemed unstable. She was in favor that the manufactured home needed to be removed and debris removed from the property. She also was concerned that the neighborhood property taxes would increase after the home is remodeled.

Applicants Brandon DeWind and Scott Howard from BIA Investments were presented. Mr. DeWind advised the Commission that the roof of the house was replaced last year. He stated that the foundation and the structure were in good condition. He stated that the house would be remodeled within six months and the manufactured home would be removed from the property.

Chairman Donna Blue closed the public hearing at 6:18 p.m.

A motion was made by Commission Member Chicoine and Vice-Chairman Casas. The motion was passed unanimously.

ADJOURNED

3.1 Adjourned.

A motion was made by Commission Member Chicoine and seconded by Commission Member Casas to adjourn the meeting. The motion passed unanimously.

Chairman Donna Blue adjourned the meeting at 6:21 p.m.

[Signatures]

DEBBIE G. MOLINA, CITY SECRETARY

DONNA BLUE, CHAIRMAN