

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING
OF THE CITY OF JOURDANTON, 1604 STATE HIGHWAY 97 EAST,
JOURDANTON TEXAS 78026

April 7, 2022 AT COUNCIL CHAMBERS AT 6:00 P.M.

Roll Call to Establish Quorum: Chairman Donna Blue

<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>City Attorney Dan Santee (absent)</i>
<i>James Dornak</i>	
<i>Linda Casas</i>	

CALL TO ORDER, INVOCATION, AND PLEDGES OF ALLEGIANCE

Chairman Donna Blue called the meeting to order at 6:00 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 January 6, 2022:**
A motion was made by Commission Member Dornak and seconded by Vice-Chairman Steffek to approve the minutes for January 6, 2022. The motion pass 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 2701 Campbell Ave., and legally described as BLK 199 LTS 1 & 3, Jourdanton, Atascosa County, Texas. The property is currently zoned SF-1 Single - Family Residential Property. The applicant, Rene Martinez Jr. is seeking a special use permit to allow a manufactured home on the property:**

Chairman Donna Blue opened the public hearing at 6:04 p.m. Code Compliance Specialist Rachel Garza informed the Commission that Rene Martinez Jr. applied for a special use permit to place a 2022, 32 x 68 Cavco manufactured home at 2701 Campbell Street.

Chairman Donna Blue closed the public hearing at 6:11 p.m. A motion was made by Vice Chairman Steffek and duly seconded by Commission Member Cruz to recommend approval to grant a special use permit to place a manufactured home at 2701 Campbell Ave. Chairman Steffek, Commission Members Cruz and Dornak were in favor. Chairman Blue and Commission Member Casas were opposed. The motion passed.

- 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 812 Hackberry St., and legally described as BLK 197 LTS 10 & 12, Jourdanton, Atascosa County, Texas. The property is currently zoned SF-1 Single - Family Residential Property. The applicant, Rafael DeLaTorre is seeking a special use permit to allow a manufactured home on the property:**

Chairman Donna Blue opened the public hearing at 6:15 p.m. Code Compliance Specialist Rachel Garza informed the Commission that Rafael DeLaTorre applied for a special use permit to place a 2022, 28x56 Marvel manufactured home at 812 Hackberry Ave.

Chairman Donna Blue closed the public hearing at 6:27 p.m.

A motion was made by Vice Chairman Steffek and duly seconded by Commission Member Dornak to recommend approval to grant a special use permit to place a manufactured home at 812 Hackberry Street. Chairman Steffek, Commission Members Cruz and Dornak were in favor. Chairman Blue and Commission Member Casas were opposed. The motion passed.

2.3 Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding an application for special use permit for rezoning property from C- Commercial to SF1, Single Family Residential located at 717 Pecan St., and legally described as BLK 165 LTS 17 & 19 Jourdanton, Atascosa County, Texas. The property is currently zoned C – Commercial. The applicant, Joel Ordonez is seeking a special use permit to change the zoning from commercial to single family residential to allow a stick-built home on the property:

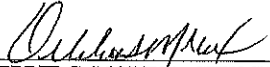
Chairman Donna Blue opened the public hearing at 6:31 p.m. Code Compliance Specialist Rachel Garza informed the Commission that Joel Ordonez applied to rezone his property located at 717 Pecan from C-Commercial to single family residential to build a home on the property. Chairman Donna Blue closed the public hearing at 6:48 p.m.

A motion was made by Vice-Chairman Steffek to deny the rezone. Her motion died for lack of a second. Commission Member Cruz made a motion to grant an approval to rezone. Her motion died for lack of a second. No motion was passed. Chairman Blue told Ordonez that the City Council would make the decision because both motions died for lack of a second.

ADJOURNED

3.1 Adjourned.

A motion was made by Vice Chairman Steffek and duly seconded by Commission Member Cruz to adjourn. Chairman Donna Blue adjourned the meeting at 7:06 p.m.


DEBBIE G. MOLINA, CITY SECRETARY


DONNA BLUE, CHAIRMAN