

MINUTES OF THE SPECIAL CALLED MEETING  
OF THE CITY COUNCIL OF THE CITY OF JOURDANTON  
1604 STATE HIGHWAY 97 EAST, JOURDANTON, TEXAS 78026  
APRIL 25, 2022 AT THE COUNCIL CHAMBERS AT 6:00 P.M

1. Roll Call to Establish a Quorum:

*Present:*

*Mayor Robert A. Williams  
Mayor Pro Tem Chester Gonzales  
Council Member Raul Morales  
Council Member Karen Pesek  
Council Member Norma Ortiz  
Councilmember Patricia J. Elizabeth  
Tymrak-Daughtrey*

*Present:*

*City Manager Lamar Schulz  
City Secretary Debbie Molina  
Chief of Police Eric Kaiser  
City Attorney Dan Santee*

CALL TO ORDER, INVOCATION AND PLEDGES OF ALLEGIANCE

*Mayor Williams called the meeting to order at 6:02 p.m.*

HEARING OF RESIDENTS

*No Citizens Comments were heard.*

CLOSED SESSION

- 1.1 Pursuant to Section 551.071 of the Texas Government Code, the City of Jourdanton will 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 wit: Discussion of legal questions related to available zoning and development options for Cepillo Ridge Phase 2:

*Mayor Williams recessed to closed session at 6:02 p.m.*

- 1.2 Any discussion, direction and action necessary for the matter discussed in closed session:

*Mayor reconvened at 7:21 p.m. City Attorney Dan Santee informed the Council of zoning options that could be considered. Santee recommend to rezone Cepillo Ridge Phase 2 to SF-GH. He told the Council that he took full responsibly to create the lot sizes of 5,000 square feet; however, minimal setback lines would still be required. In conclusion, he explained that Robert's Rules of Motion allows a motion to rescind; however the local rules allows a motion to be reconsidered at the next scheduled meeting and must be made by someone who voted in the majority, but can be seconded by anyone. Thereafter, the item is opened for reconsideration.*

ITEMS CONSIDERATION/DISCUSSION

- 2.1 Discussion and possible action on reconsideration and/or rescission of action taken on an item from the April 18<sup>th</sup> City Council meeting for consideration and possible action to approve/disapprove a zoning application requested by MMAP Investments, LLC to zone approximately 33.025 acres of land to SF-GH, Garden Home Single Family Residential. The land is more specifically described as a tract of land containing 33.025 acre tract of land comprised of the remaining portion of a called 29.27 acre tract described in deed to MMAP Investments, LLC recorded in Document No. 160028 of the Official Public Records of Atascosa County, Texas and the remaining portion of a called 21.264 acre tract described in deed to MMAP Investments, LLC recorded in Document No. 1601028 of said Official Public Records, being out of the J. Poitevent Survey No. 1, Abstract No. 1239, Atascosa County, Texas. Said 33.025:

*A motion was made by Mayor Pro Tem Gonzales and duly seconded by Council Member Ortiz to approve to reconsider of action taken on an item from the April 18th City Council meeting for consideration and possible action to approve/disapprove a zoning application requested by MMAP Investments, LLC to zone approximately 33.025 acres of*

land to SF-GH, Garden Home Single Family Residential. Mayor Pro Tem Gonzales, Council Members Ortiz, Morales, and Pesek were in favor. Council Member Tymrak-Daughtrey was opposed. The motion passed.

Chris Crim from HMT Engineering and Surveying clarified that the lots would be platted 8,000 square feet instead of 5,000 square feet.

- 2.2 Consideration and possible action to approve/disapprove a zoning application requested by MMAP Investments, LLC to zone approximately 33.025 acres of land to SF-GH, Garden Home Single Family Residential. The land is more specifically described as a tract of land containing 33.025 acre tract of land comprised of the remaining portion of a called 29.27 acre tract described in deed to MMAP Investments, LLC recorded in Document No. 160028 of the Official Public Records of Atascosa County, Texas and the remaining portion of a called 21.264 acre tract described in deed to MMAP Investments, LLC recorded in Document No. 1601028 of said Official Public Records, being out of the J. Poitevent Survey No. 1 Abstract No. 1239, Atascosa County, Texas, Said 33.025:

A motion was made by Council Member Pesek and duly seconded by Council Member Ortiz to approve zoning application requested by MMAP Investments, LLC to zone approximately 33.025 acres of land to SF-GH, Garden Home Single Family Residential. Council Members Pesek, Ortiz, Morales, and Mayor Pro Tem Gonzales were in favor. Council Member Tymrak-Daughtrey was opposed. The motion passed.

#### ADJOURN

##### 3.1 Adjourn:

A motion was made by Council Member Morales and duly seconded by Council Member Ortiz to adjourn. The motion passed unanimously.

Mayor Williams adjourned the meeting at 7:39 p.m.

  
Debbie G. Molina, City Secretary

  
Robert A. Williams, Mayor