

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING
OF THE CITY OF JOURDANTON, 1604 STATE HIGHWAY 97 EAST,
JOURDANTON TEXAS 78026 AT THE COUNCIL CHAMBERS
JULY 7, 2022 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: Megan Cruz
Jeff Chicoine
Dennis Dojahn*

*City Manager Lamar Schulz
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 6:01 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 May 19, 2022 and April 7, 2022.

A motion was made by Vice-Chairman Casas and duly seconded by Commission Member Cruz to approve the minutes for May 19, 2022 and April 7, 2022. The motion passed unanimously.

CONSIDERATION/ DISCUSSION ITEMS

2.1 Discussion and Possible action to appoint a Vice-Chairman for the Planning and Zoning Commission:

A nomination was made by Commission Member Chicoine to appoint Linda Casas as the Vice-Chairman. The motion was seconded by Commission Member Cruz. The vote passed unanimously. Linda Casas was appointed as Vice-Chairman for the Planning and Zoning Commission.

2.2 Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding 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 applicant, Peter Douglas is seeking a special use permit to allow a manufactured home on the property:

Chairman Blue opened the public hearing at 6:06 p.m. Code Compliance Specialist Rachel Garza informed the Commission that Peter Douglas applied to place a 2013 Fiesta Palm Harbor manufactured home at 1102 Magnolia. Peter Douglas was present. Chairman Blue closed the public hearing at 6:12 p.m.

A motion was made by Commission Member Chicoine and duly seconded by Vice-Chairman Casas to make a recommendation to approve 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 motion passed unanimously.

- 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 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:**
Chairman Blue opened the public hearing at 6:15 p.m. Code Compliance Specialist Rachel Garza informed the Commission that Peter Vianeey Varnado applied to place a 2022 "The" Pride manufactured home at 501 Chestnut Street. Vianeey Varnado was present. Chairman Blue closed the public hearing at 6:19 p.m.

A motion was made by Commission Member Cruz and duly seconded by Commission Member Dojahn to make a recommendation to approve a special use for property located at 501 Chestnut St., and legally described as BLK 98 LTS 1 & 3, Jourdanton, Atascosa County, Texas. The motion passed unanimously.

- 2.4 **Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding 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:**
Chairman Blue opened the public hearing at 6:22 p.m. Code Compliance Specialist Rachel Garza informed the Commission that Katrina Wiatrek applied for a special use permit to allow a Mobile Food Vendor at 1210 Brown Ave. owned by Tomalisa Properties LP. Katrina Wiatrek was present. Chairman Blue closed the public hearing at 6:29 p.m.

A motion was made by Commission Member Chicoine and duly seconded by Vice-Chairman Casas to make a recommendation to approve 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 motion passed unanimously.

- 2.5 **Public hearing, discussion and possible action to recommend approval or denial to the City Council regarding 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:**
Chairman Blue opened the public hearing at 6:31 p.m. Code Compliance Specialist Rachel Garza informed the Commission that Brian and Sherry Johnson applied to rezone the property located at 1610 Marion from a SF1-Single Family Residential to a SF-GH, Single Family-Garden Home. Brian and Sherry Johnson were present. Chairman Blue closed the public hearing at 6:36 p.m.

A motion was made by Vice-Chairman Casas and duly seconded by Commission Member Chicoine to make a recommendation to approve 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. The motion passed unanimously.

ADJOURNED

3.1 Adjourned.

A motion was made by Commission Member Cruz and duly seconded by Commission Member Chicoine to adjourn. The motion passed unanimously. Chairman Blue adjourned the meeting at 6:37 p.m.



DEBBIE G. MOLINA, CITY SECRETARY



DONNA BLUE, CHAIRMAN