

**Minutes  
Planning & Zoning Commission  
July 23, 2020  
Public Hearing/Regular Meeting**

Chairman Lloyd Brown called the meeting to order at 7:00 p.m.

Members present: Lloyd Brown, Jane Ridgway, Doug Thomas, Gary Chappell & Greg Garcia

**Pledge of Allegiance**

Invocation: Jane Ridgway

Chairman Lloyd Brown welcomed new member Greg Garcia

Mayor Joe Holt was present

City Engineer Jacob Dupuis was present

City Attorney Rob Dillard was present

Bart Carroll with Carroll Consultants – 505 E. Cook Street

Bret Blankenship with JBI Engineers and Laurence DeBerry with LGD Properties – DeBerry Heritage

Citizens present: Mike Hecks, Mike Blasingame & Tammy Blasingame

First Public Hearing was opened for 505 E. Cook: Bart Carroll presented the information and answered questions.

Receive public comments regarding amending the zoning on the following tracts of land – 505 E. Cook Street, Josephine, Texas: Abs A0709 John Pennington Survey, Tract 54 – 4.0100 Acres

Abs A0709 John Pennington Survey, Tract 52 – 0.726 Acres

Abs A0194 Thomas C Crabtree Survey, Tract 17 – 5.99 Acres

Abs A0194 Thomas C Crabtree Survey, Tract 16 – 3.1200 Acres

Total of 13.846 Acres that is currently zoned SF-1 (Single Family Residential District 1)

Applicant is requesting that all SF-1 be zoned PD-SF (Planned Development District – Single Family)

Mike Hecks, Mike Blasingame & Tammy Blasingame requested that a retaining/screening wall be put up to screen the development from their properties

Public Hearing was closed at 7:15 p.m.

After discussion, Gary Chappell made a motion to continue the Public Hearing on August 20, 2020 to give the Planning & Zoning Commission more time to get the complete definition of a Planned Development. Seconded by Jane Ridgway. All in favor, the motion carried.

First Public Hearing was opened for the 29.3 acres located between 301 E. Cook Street & 409 E. Cook Street: Laurence DeBerry and Bret Blankenship presented the information and answered questions.

Receive public comments regarding amending the zoning on the following tracts of land: located between 301 E. Cook Street and 409 E. Cook Street

ABS A0194 Thomas C. Crabtree Survey, Tract 21 – 16.34 Acres

ABS A0709 John Pennington Survey, Tract 18 – 12.96 Acres

Total of 29.3 Acres that is currently zoned SF-1 (Single Family Residential District 1)

**Applicant is requesting that all SF-1 be zoned PD-SF (Planned Development District – Single Family)**

**Mike Hecks, Mike Blasingame & Tammy Blasingame requested that a retaining/screening wall be put up to screen the development from their properties**

**Public Hearing was closed at 7:45 p.m.**

**After discussion, Gary Chappell made a motion to continue the Public Hearing on August 20, 2020 to give the Planning & Zoning Commission more time to get the complete definition of a Planned Development. Seconded by Jane Ridgway. All in favor, the motion carried.**

**First Public Hearing was opened for 703 E. Cook Street: Terence Burnside with Burnside Properties presented the information and answered questions.**

**Receive public comments regarding amending the zoning on the following tracts of land – 703 E. Cook Street, Josephine Texas:**

**A0170 Copeland John, Tract 11-4, Acres 6.85 from M-1 (Manufacturing/Industrial District-Light) to SF-1 (Single Family Residential) & Abs A0228 John Copeland Survey, Tract 8 Split by County Line, 13.0 Acres from: A (Agricultural District to SF-1 (Single Family Residential)**

**There is a total of 24.25 Acres – with a portion already zoned SF-1**

**This zoning change will make all the property SF-1**

**Public Hearing closed at 8:05 p.m.**

**Jane Ridgway made a motion to make a recommendation/final report to the City Council to amend the zoning on the tracts of land located at 703 E. Cook Street to make all the property SF-1. Seconded by Doug Thomas. All in favor, the motion carried.**

**The Planning & Zoning Commission set a work session for July 30, 2020 to meet with Bart Carroll and Laurence DeBerry to get clarification on both Planned Developments.**

**Doug Thomas made a motion to approve the Consent Agenda. Seconded by Greg Garcia. All in favor, the motion carried.**

**Lloyd Brown made a motion to adjourn at 8:21 p.m. Seconded by Doug Thomas. All in favor, the motion carried.**

**Attest:**

**Approved By:**

**Patti Brooks, City Secretary**

**Lloyd D. Brown, Chairman**