

**MINUTES
PLANNING & ZONING COMMISSION
AUGUST 20, 2020
PUBLIC HEARING – CONTINUED FROM JULY 23, 2020
REGULAR MEETING**

Chairman Lloyd Brown called the Public Hearing/Regular Meeting to order at 7:03 p.m.

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

Pledge of Allegiance

Invocation: Jane Ridgway

Also present: Mayor Joe Holt, Council member Brad Ahlfinger

City attorney: Rob Dillard joined by Zoom

Jacob Dupuis – Daniel & Brown Engineering

Bart Carroll – Carroll Consulting Group representing Robbie Hale Homes for Murray Manor Estates

Bret Blankenship – JBI Engineers representing LGD Properties, Inc.

Laurence DeBerry – LGD Properties, Inc.

Citizens: Mike Hecks and Kenneth McCarty

Open Public Hearing – Continued from July 23, 2020 at 7:05 p.m.

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)

Citizen Mike Hecks asked about screening walls

Public Hearing was closed at 7:08 p.m.

Chairman Lloyd Brown asked Jacob Dupuis with Daniel & Brown if all the issues addressed previously had been taken care of. All issues have been addressed on the Concept Plan.

Commission member Gary Chappell asked about the proposed fencing showing support poles every 10'. Commission member Jane Ridgway asked if the smooth side of the fence will be facing in or out of the back yards.

Bart Carroll said that support poles every 8' is standard and he was not sure about the way the fence builder would put the smooth side on the inside or outside. After more discussion, it was decided that the smooth sides would be on the outside of the perimeter.

Gary Chappell made a motion to vote to approve the Ordinance to be recommended to Council with the following changes: Fences – 6’ wooden screening fence, with wood colored stain and steel support poles every 8’ with the outside perimeter of the development having the smooth side of the fence on the outside. Seconded by Doug Thomas. All in favor, the motion carried.

Open Public Hearing – Continued from July 23, 2020 at 7:30 p.m.

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)

Citizen Mike Hecks asked about screening walls

Public Hearing was closed at 7:36 p.m.

The Commission asked the same questions about the fences. Developer Laurence DeBerry said 8’ is standard and that the smooth side of the fences will be on the outside of the perimeter.

Gary Chappell made a motion to vote to approve the Ordinance to be recommended to Council with the following changes: Fences – 6’ wooden screening fence, with wood colored stain and steel support poles every 8’ with the outside perimeter of the development having the smooth side of the fence on the outside. Seconded by Greg Garcia. All in favor, the motion carried.

Gary Chappell made a motion to forward the draft of the sign ordinance to the city attorney. Seconded by Jane Ridgway. All in favor, the motion carried.

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

Gary Chappell made a motion to adjourn at 7:51 p.m. Seconded by Greg Garcia. All in favor, the motion carried.

ATTEST:

APPROVED BY:

Patti Brooks, City Secretary

Lloyd D. Brown, Chairman