



Agenda
Planning & Zoning Commission
Public Hearing/Special Meeting
May 26, 2022 @ 7:00 p.m.

Josephine City Hall, 201 Main Street, Josephine, Texas

Join Zoom Meeting

<https://us02web.zoom.us/j/85029884223?pwd=ak5SN21JOTBxZWt3bHpxNlVqSFZHZz09>

Meeting ID: 850 2988 4223

Passcode: 264756

One tap mobile

+13462487799

Lloyd Brown - Chairman

Kodi Wallgren

Gary Chappell

Greg Garcia

The Planning & Zoning Commission will hold a Public Hearing/Special Meeting on Thursday, May 26, 2022 @ 7:00 p.m. at the Josephine City Hall located at 201 Main Street, Josephine, Texas. This meeting is open to the public and subject to the Open Meeting Laws of the State of Texas. Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session at any time during the meeting as deemed necessary to obtain advice from the City Attorney regarding any posted agenda item.

A) Call to Order – Roll Call – Pledge of Allegiance

B) Invocation

C) Approval of the minutes from the April 21, 2022 Public Hearing/Regular Meeting

D) Open Public Hearing - ABS A0686 SAMUEL PUGH SURVEY, SHEET 1, TRACT 96, 4.237 ACRES from SF-1 (Single Family Residential) to LR (Local Retail).

1. Receive public comments regarding a change in zoning for ABS A0686 SAMUEL PUGH SURVEY, SHEET 1, TRACT 96, 4.237 ACRES from SF-1 (Single Family Residential) to LR (Local Retail).
2. Close Public Hearing
3. Discuss, consider, and act on recommendation/final report to the City Council regarding amending the zoning on 4.237 acres from SF-1 (Single Family Residential) to LR (Local Retail).

E.) Adjournment

I, PATTI BROOKS, CITY SECRETARY of the City of Josephine, Texas, do hereby certify that this notice was posted on the city website at: www.cityofjosephinetx.com and the City Hall front lobby monitor and the Josephine Post Office on the 23rd day of May 2022 and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Approved By: Lloyd D. Brown – Chairman

Attest: Patti Brooks, City Secretary

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING/PUBLIC HEARING
APRIL 21, 2022**

Chairman Lloyd Brown called the meeting to order at 7:00 p.m.
Members present: Lloyd Brown, Gary Chappell & Kodi Wallgren
Members absent: Greg Garcia

Pledge of Allegiance

Gary Chappell made a motion to approve the minutes from the February 17, 2022, Regular Meeting/Public Hearing. Seconded by Kodi Wallgren. All in favor, the motion carried.

Open Public Hearing – 2.262 acres located between 704 East Street and 804 East Street
Tract 1 – 1.760 acres & Tract 2 – 0.502 acres @ 7:03 p.m.

Receive public comments regarding a change in zoning for 1.760 acres and 0.502 acres from C-2 (Commercial District – General) to LR (Local Retail) for a total of 2.262 acres

No comments made.

Close Public Hearing @ 7:04 p.m.

Gary Chappell made a motion to make a recommendation/final report to the City Council approving the zoning change on 1.760 acres and 0.502 acres from C-2 (Commercial District – General) to LR (Local Retail). Seconded by Kodi Wallgren. All in favor, the motion carried.

Open Public Hearing – 21,000 Sq. Feet (0.482 acres) located directly behind 502 Yeatts fronting Cook Street (FM 6) @ 7:05 p.m.

Receive public comments regarding a change in zoning for 0.482 acres from SF-1 (Single Family Residential) to LR (Local Retail).

Close Public Hearing @ 7:07 p.m.

Gary Chappell made a motion to make a recommendation/final report to the City Council approving the zoning change on 21,000 Sq Feet (0.482 acres) from SF-1 (Single Family Residential) to LR (Local Retail). Seconded by Kodi Wallgren. All in favor, the motion carried.

Open Public Hearing – 30.43 Acres located on the South side of W. Hubbard Rd. and County Road 642 @ 7:08 p.m.

Receive public comments regarding a change in zoning for 30.43 acres from A – Agricultural District to SF-1 (Single Family Residential).

There were no comments made.
Close Public Hearing @ 7:09 p.m.

Gary Chappell made a motion to make a recommendation/final report to the City Council approving the zoning change on 30.43 acres from A – Agricultural District to SF-1 (Single Family Residential). Seconded by Kodi Wallgren. All in favor, the motion carried.

City engineer, Jacob Dupuis was present to answer questions regarding the Concept Plan and the Preliminary Plats listed on the agenda.

Gary Chappell made a motion to accept the recommendation from the city engineer to approve the Concept Plan for Liberty Ranch West dated March 28, 2022, in accordance with the letter from Jacob Dupuis dated April 21, 2022. Seconded by Kodi Wallgren. All in favor, the motion carried.

Gary Chappell made a motion to accept the recommendation from the city engineer to approve the Preliminary Plat for Liberty Ranch West dated April 19, 2022, in accordance with the letter from Jacob Dupuis dated April 21, 2022, with the following conditions: The Developer will be required to pay water and sewer facility fees to ensure they have adequate service to the development. A developer agreement will be necessary to properly identify and define the applicable fees. Seconded by Kodi Wallgren. All in favor, the motion carried.

Gary Chappell made a motion to accept the recommendation from the city engineer to approve the Preliminary Plat for Liberty Ranch dated February 2, 2022, in accordance with the letter from Jacob Dupuis dated April 21, 2022, with the following conditions: The Developer will be required to pay water and sewer facility fees to ensure they have adequate service to the development. A developer agreement will be necessary to properly identify and define the applicable fees. Seconded by Kodi Wallgren. All in favor, the motion carried.

Gary Chappell made a motion to accept the recommendation from the city engineer to approve the Preliminary Plat for Morningside Addition Phase 1 dated April 4, 2022, in accordance with the letter from Jacob Dupuis dated April 14, 2022. Seconded by Kodi Wallgren. All in favor, the motion carried.

Gary Chappell made a motion to accept the recommendation from the city engineer to approve the Preliminary Plat for Waverly Estates Phase 2 & Phase 3 dated March 30, 2022, in accordance with the letter from Jacob Dupuis dated April 13, 2022 with the following conditions: Plan review comments were provided to the developer engineer on March 30, 2022 and the comments must be addressed before final approval. Seconded by Kodi Wallgren. All in favor, the motion carried.

Gary Chappell made a motion to accept the recommendation from the city engineer to approve the Preliminary Plat for Waverly Estates Phase 4 dated April 4, 2022, in accordance with the letter from Jacob Dupuis dated April 13, 2022. Seconded by Kodi Wallgren. All in favor, the motion carried.

Discussion regarding Mobile Vendors – No action taken.

Lloyd Brown made a motion to adjourn at 7:31 p.m. Seconded by Gary Chappell. All in favor, the motion carried.

ATTEST:

APPROVED BY:

Patti Brooks, City Secretary

Lloyd D. Brown, Chairman

The City of Josephine TEXAS

DEVELOPMENT APPLICATION

- | | | |
|---|--|---|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Replat |
| <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Minor Plat | <input type="checkbox"/> Development Plat |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Specific Use Permit | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Rezoning | |

Fees:

A retainer fee of \$1,000.00 is required for submittal. Once the plans have been reviewed by the city and the city engineer and all expenses have been paid, any remainder will be refunded. If the fees exceed \$1,000.00, the city will bill the applicant for the remainder.

The application fee of \$1,000.00, to be paid to the City of Josephine, is enclosed with this application.

A. Description of Property

- Addition Name SAMUEL PUGH SURVEY, ABS 686
- Total Acreage 4.237
- Current Zoning Classification(s) SF
- Proposed Zoning Classification(s) LOCAL RETAIL
- Total Number of Lots, by Type 1
- Proposed Use of Property RETAIL / SUPPORT SERVICES
- Location of Property COOK STREET WEST OF YEATTS STREET

B. Applicants: (List those persons you wish to be contacted about this request).

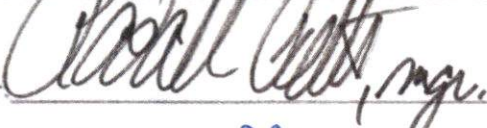
PLEASE PRINT

- | | |
|--|--|
| 1. Owner <u>JOSEY HUB, LP</u> | 2. Applicant/Representative <u>RANDY POTTS</u> |
| Address <u>4801 LOVERS LANE</u> | Address <u>16475 DALLAS PKW #320</u> |
| City, State, Zip <u>DALLAS, TX 75209</u> | City, State, Zip <u>ADRISSON, TX 75001</u> |
| Phone <u>(972) 380-6500</u> | Phone <u>(214) 914-9595</u> |
| Email <u>randallpotts@msn.com</u> | Email <u>randallpotts@msn.com</u> |

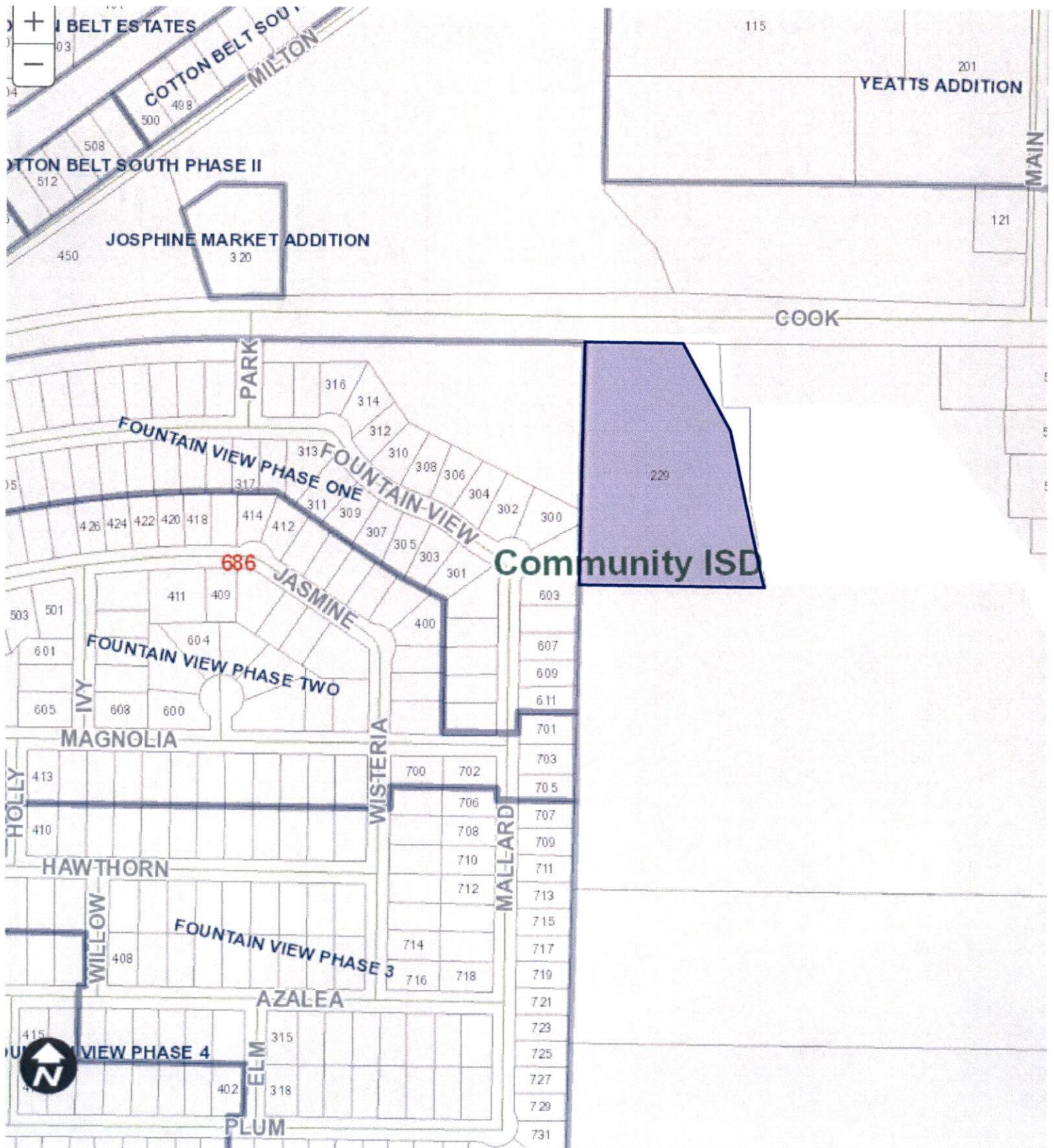
cc: michelle@parliamentgroup.com

- C. Variance Request: Yes No If yes, describe: _____

I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application of the property herein described and that all information submitted herein is true and correct.

Applicant/Owner , mgr. Date: 5/9/22

Rec'd 5-9-22 PB Farmersville Times - Pub. 5-26-22
 P4Z - 5-26-22
 Council 6-13-22



you'd prefer to use a standalone version of this map, please [click here](#).