



Agenda

**Planning & Zoning Commission
Public Hearing/Regular Meeting**

June 16, 2022 @ 7:00 p.m.

Josephine City Hall, 201 Main Street, Josephine, Texas

Join Zoom Meeting

<https://us02web.zoom.us/j/83243359017?pwd=b2dyRTl4Q2xRaUV2ck14c1dCb0VKZz09>

Meeting ID: 832 4335 9017

Passcode: 709379

One tap mobile

+13462487799

Lloyd Brown - Chairman

Kodi Wallgren

Gary Chappell

Greg Garcia

The Planning & Zoning Commission will hold a Public Hearing/Regular Meeting on Thursday, June 16, 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 May 26, 2022 Public Hearing/Special Meeting

D) Discussion and possible action to make a recommendation to the City Council to appoint Patrick Cusic to the Planning & Zoning Commission

E) Open Public Hearing - Tract 18, 3.556 Acres, 2 Commercial tracts across from Dollar General in the 400 block of E Cook St, Josephine, TX

- 1. Receive public comments regarding amending the zoning for ABS A0709 JOHN PENNINGTON SURVEY, TRACT 18, 3.556 ACRES from SF-1 (Single Family Residential) to C (General Commercial other than retail).**
- 2. Close Public Hearing**
- 3. Discuss, consider, and act to make a recommendation/final report to the City Council regarding amending the zoning from SF-1 (Single Family Residential) to C (General Commercial other than retail) on Tract 18, 3.556 Acres, 2 Commercial tracts across from Dollar General in the 400 block of E Cook St, Josephine, TX**

F) Open Public Hearing – 106 E Swanson, Josephine, TX - .50 Acres

1. Receive public comments regarding amending the zoning for Yeatts Addition, lot 3B, .50 Acres, located at 106 E Swanson from SF-1 (Single Family Residential) to TF (Two Family Residential) – Duplex
2. Close Public Hearing
3. Discuss, consider, and act to make a recommendation/final report to the City Council regarding amending the zoning change from SF-1 (Single Family Residential) to TF (Two Family Residential) Duplex

G) Open Public Hearing – Meadow Ridge Estates – Sheet 4, Tract 96, 42.18 Acres

1. Receive public comments regarding amending the zoning for Meadow Ridge Estates – ABS A0673 JAS OSGOOD SURVEY, SHEET 4, TRACT 96, 42.18 ACRES located SW of the intersection of CR 640 & CR 596 from SF-1 (Single Family Residential) to PD-SF-1 (Planned Development District – Single Family Residential)
2. Close Public Hearing
3. Discuss, consider, and act to make a recommendation/final report to City Council regarding amending the zoning from SF-1 (Single Family Residential) to PD-SF-1 (Planned Development District – Single Family Residential)

H) Open Public Hearing – 34.843 Acres located 100 yards north of Jordan St on the West side of FM 547 & 20.23 Acres – located on the West side of FM 547, 660 feet South of CR 850

1. Receive public comments regarding amending the zoning for 34.843 acres from SF-1 and SF-2 (Single Family Residential) to PD-SF (Planned Development – Single Family Residential) and 20.23 acres from A (Agricultural District) to PD-SF (Planned Development – Single Family Residential)
2. Close Public Hearing
3. Discuss, consider, and act to make a recommendation/final report to City Council regarding amending the zoning on 34.843 acres from SF-1 and SF-2 (Single Family Residential) to PD-SF (Planned Development) and 20.23 acres from A (Agricultural District) to PD-SF (Planned Development – Single Family Residential) conditional on annexation of both tracts

I) 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 13th day of June 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

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

1. Addition Name Meadow Ridge Estates
2. Total Acreage 42.160 acres
3. Current Zoning Classification(s) SF-1
4. Proposed Zoning Classification(s) PD-SF-1
5. Total Number of Lots, by Type 143
6. Proposed Use of Property Residential
7. Location of Property SW intersection CR 596 & CR 640

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

PLEASE PRINT

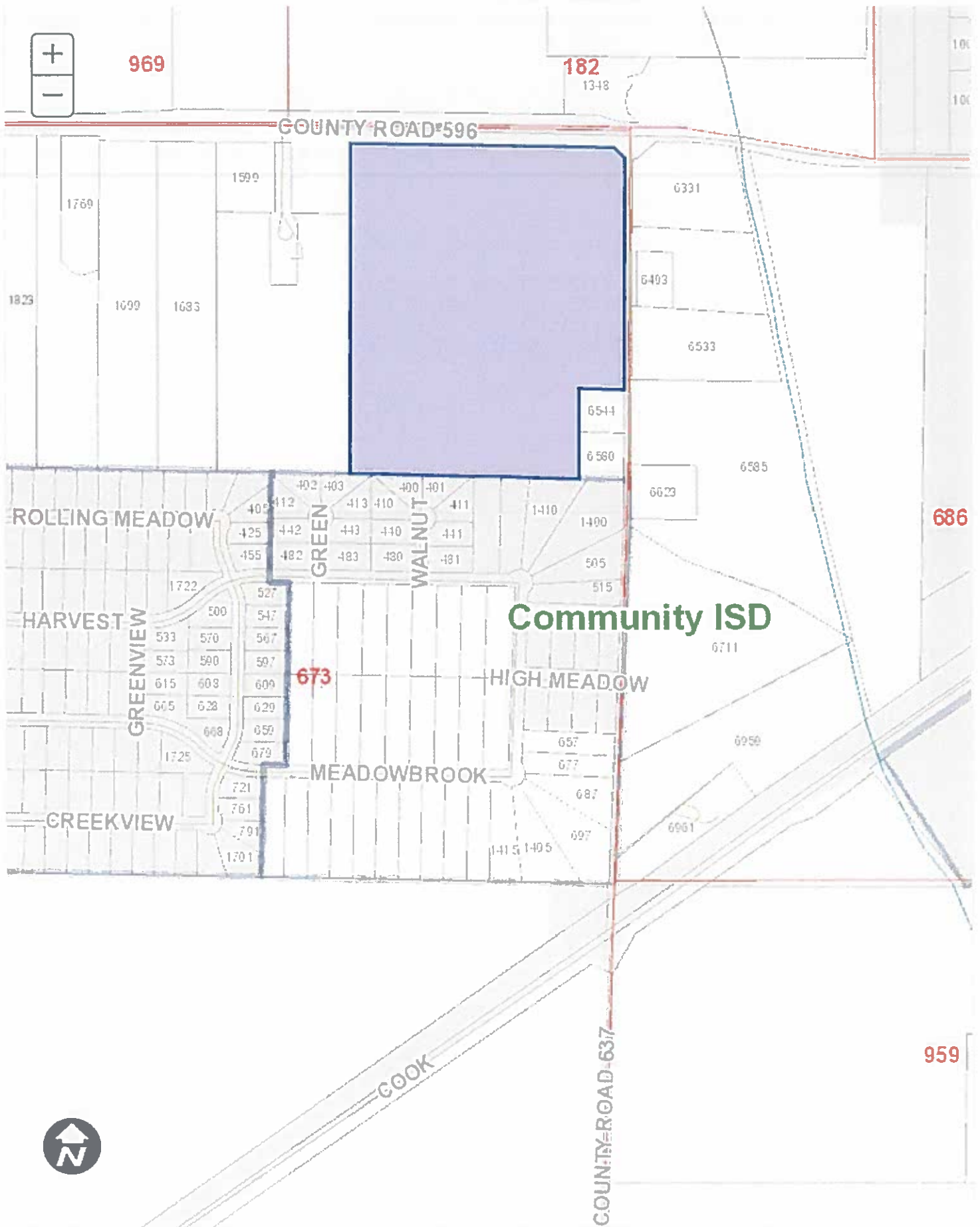
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|---|--|
| 1. Owner <u>Robbie Lee Hale</u> | 2. Applicant/Representative <u>Bart Carroll</u> |
| Address <u>9515 Edith Lane</u> | Address <u>P.O. Box 11</u> |
| City, State, Zip <u>Dallas, Texas 75220</u> | City, State, Zip <u>Lavon, TX 75166</u> |
| Phone _____ | Phone <u>972-742-4411</u> |
| Email _____ | Email <u>bart.carroll@yahoo.com, caphill2000@yahoo.com</u> |

- C. Variance Request: Yes No If yes, describe: Reduce side and rear setbacks by 5' to 20' Rear and 10' Sides to permit larger SF Homes

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:  Date: May 12, 2022

Rec'd 5-12-22
 p# 2 - 6-16-22
 Council - 7-11-22



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

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 |
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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 YATTS ADDITION
- Total Acreage .50
- Current Zoning Classification(s) SINGLE-FAM RESIDENTIAL
- Proposed Zoning Classification(s) TF TWO FAMILY RESIDENTIAL-DUPLEX
- Total Number of Lots, by Type 1
- Proposed Use of Property TF TWO FAMILY RESIDENTIAL DUPLEX
- Location of Property 104 SUMNER JOSEPHINE TX 75173

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

- | | |
|--|---|
| 1. Owner <u>LUYANO CONSTRUCTION GROUP</u> | 2. Applicant/Representative <u>JOSUE CAPATA</u> |
| Address <u>111 HORIZON WAY</u> | Address <u>111 HORIZON WAY</u> |
| City, State, Zip <u>JOSEPHINE TX 75173</u> | City, State, Zip <u>JOSEPHINE TX 75173</u> |
| Phone <u>(972) 201-8050</u> | Phone <u>(972) 201-8050</u> |
| Email <u>JOSUE@LUYANO.COM</u> | Email <u>JOSUE1@JOSEPHINE-COM</u> |

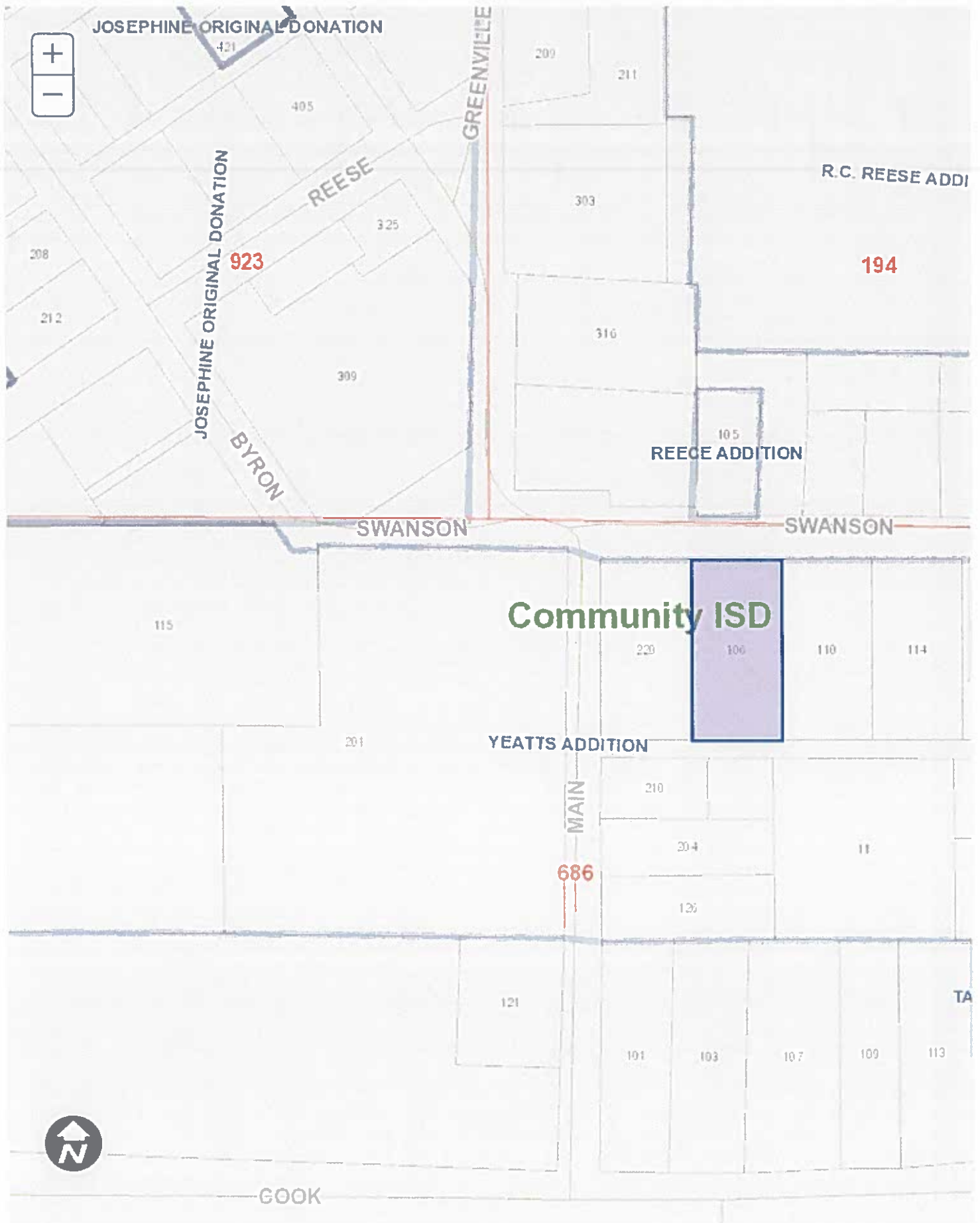
C. Variance Request: Yes No If yes, describe: _____

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: _____

Date: 5/03/2022

Rec'd 5-13-22
P&Z - 6-14-22
Council - 7-11-22



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

Property Search

Property ID: 1277996 - Tax Year: **2022**

This property is eFile eligible!
[Click here to eFile your protest.](#)

General Information

Owner Information

Property ID	1277996
Property Status	Active
Geographic ID	R-1016-000-003B-1
Property Type	Real
Property Address	106 E Swanson St Josephine, TX 75173
Total Land Area	21,780 sq. ft.
Total Improvement Main Area	1,835 sq. ft.
Abstract/Subdivision	Yeatts Addition
Primary State Code	A (Residential Single-fam Imprv - Next Yr (No Value))
Legal Description	YEATTS ADDITION, LOT 3B

Owner ID	1178944
Owner Name(s)	Luevano Construction Group LLC
Exemptions	None
Percent Ownership	100.00%
Mailing Address	406 E Main St Quinlan, TX 75474-8988

2022 Value Information

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$40,000
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$0
Total Land Market Value	\$40,000
Total Market Value	\$40,000
Agricultural Use Loss	\$0
Total Appraised Value	\$40,000
Homestead Cap Loss	\$0
Total Assessed Value	\$40,000

Entitles

Taxing Entity	Tax Rate	Collected By
CJO (Josephine City)	0.516697 (2021 Rate)	Collin County Tax Office
GCN (Collin County)	0.168087 (2021 Rate)	Collin County Tax Office
JCN (Collin College)	0.081222 (2021 Rate)	Collin County Tax Office
SCO (Community ISD)	1.460300 (2021 Rate)	Collin County Tax Office

Improvements

Land Segments

Improvement #1	Residential
State Code	A (Residential Single-fam Imprv - Next Yr (No Value))
Homesite	Yes
Market Value	n/a

Land Segment #1	Residential Single Family
State Code	C1 (Vacant Residential Lots (In City))
Homesite	Yes
Market Value	\$40,000

APPENDIX 1

DISTRICT REGULATIONS

	A	SF-E	SF-1	SF-2	TF	MF	MH-1	LR	C	M-1
Maximum height (feet)	35	35	35	35	35	35	35	35	35	35
Side yard width (feet)	15	15	15	10	10	15	15	B	B	B
Rear yard (feet)	30	30	25	20	15	15	B	B	B	B
Front yard (feet)	35	35	30	25	29	25	B	B	B	B
Lot area (square feet)	87,120	43,560	9,000	7,200	6,000	A	A	B	B	B
Minimum lot width (feet)	100	100	75	60	50	70	B	B	B	B
Minimum lot depth (feet)	200	200	120	120	120	150	B	B	B	B
Maximum lot coverage	10%	10%	35%	40%	60%	50%	B	B	B	B

A - Total lot area shall not be less than 9,000 square feet for dwelling unit construction. For each dwelling unit over three (3) in number, no less than 1,500 square feet of additional lot area is required. A maximum of ten (10) units may be constructed per acre.

B - None required except where nonresidential use abuts a residential lot in which case the requirements shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided within this ordinance.

NOTES TO APPENDIX 1

a. The minimum residential lot area for the various districts shall be in accordance with the regulations for each district, except that a lot having less area than required which was an official "lot of record" at the time of the adoption of this ordinance may be used for a one-family dwelling.

No lot existing at the time of passage of this ordinance shall be reduced in area below the minimum requirements set forth in the respective district.

b. The front yard setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory buildings. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed four (4) feet and subsurface structures, platforms, or slabs may not project into the front yard to a height greater than thirty (30) inches above the average grade of the yard.

On corner lots, the front yard setback shall be observed along the frontage of both intersecting streets (unless shown specifically otherwise on the plat) for the construction of the house or building. After the front yard has been established by construction of a building, the remainder of the side yard beyond the house or other building may be observed at the side yard setback distance. Where a building line has been established by a plat approved by the City Council or by ordinance and such line requires a greater or lesser front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat provided no such building line shall be less than twenty (20) feet, except as approved under a Planned Development (see Section 20).

- 23.1.19 Reserved.
- 23.1.20 **Two-Family Dwelling:** A building designed for occupancy by two (2) individuals or families living independently of each other within separate units which have a common wall and are under one (1) roof.
- 23.1.21 **Zero Lot Line House:** A residence allowed to have little or no side yard on one side, where the wall on that side has no doors, windows, or other openings and which otherwise qualifies for a one-hour fire rating as defined in the building code.

23.2 Educational, Institutional, and Special Uses.

- 23.2.1 **Child Care Center:** An establishment where four (4) or more children are provided care, training, education, custody, treatment, or supervision for less than 24 hours a day. The term "day care center" shall not include overnight lodging, medical treatment, counseling, or rehabilitative services and does not apply to any school. (Also see Registered Family Home.)
- 23.2.2 **Church, Rectory, or Place of Worship:** A building for regular assembly for religious worship which is used primarily for such purpose and customary accessory activities including a place of residence for ministers, priests, rabbis, teachers, or directors on the premises.
- 23.2.3 **Civic Center:** A building or complex of buildings that houses municipal offices and services and which may include cultural, convention and/or entertainment facilities owned and/or operated by a governmental agency.
- 23.2.4 **College or University.** An institution established for educational purposes offering courses of study beyond the secondary education level, but excluding trade and commercial schools.
- 23.2.5 **Community Center, Public:** A building or buildings dedicated to social and/or recreational activities, serving the city or a neighborhood and owned and operated by the city or by a nonprofit organization dedicated to promoting the health, safety, morals, or general welfare of the city.
- 23.2.6 **Community Center, Private:** A building or buildings dedicated to social and/or recreational activities serving residents of a subdivision or development which is operated by an association or incorporated group for their use and benefit.
- 23.2.7 **Continuing Care Facility:** A place as defined in the Texas Continuing Care Facility Disclosure and Rehabilitation Act in which a person provides board and lodging, together with personal care services and nursing services, medical services, or other health-related services, regardless of whether the services and lodging are provided at the same location, under an agreement that requires the payment of a fee and that is effective for the life of the individual or for a period of more than one (1) year, such individual or individuals being cared for

The City of Josephine TEXAS

DEVELOPMENT APPLICATION

- | | | |
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A. Description of Property

1. Addition Name Out-Parcel-1 & 2, remainder of called 32.65 acres MIS, LLC (see attached)
2. Total Acreage 3.56 Acres
3. Current Zoning Classification(s) SF-1
4. Proposed Zoning Classification(s) C - General Commercial other than Retail
5. Total Number of Lots, by Type 2
6. Proposed Use of Property Commercial
7. Location of Property Approximately 700' E NE of the intersection of E Cook Street and East Street on the north side of E Cook Street (see attached).

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

PLEASE PRINT

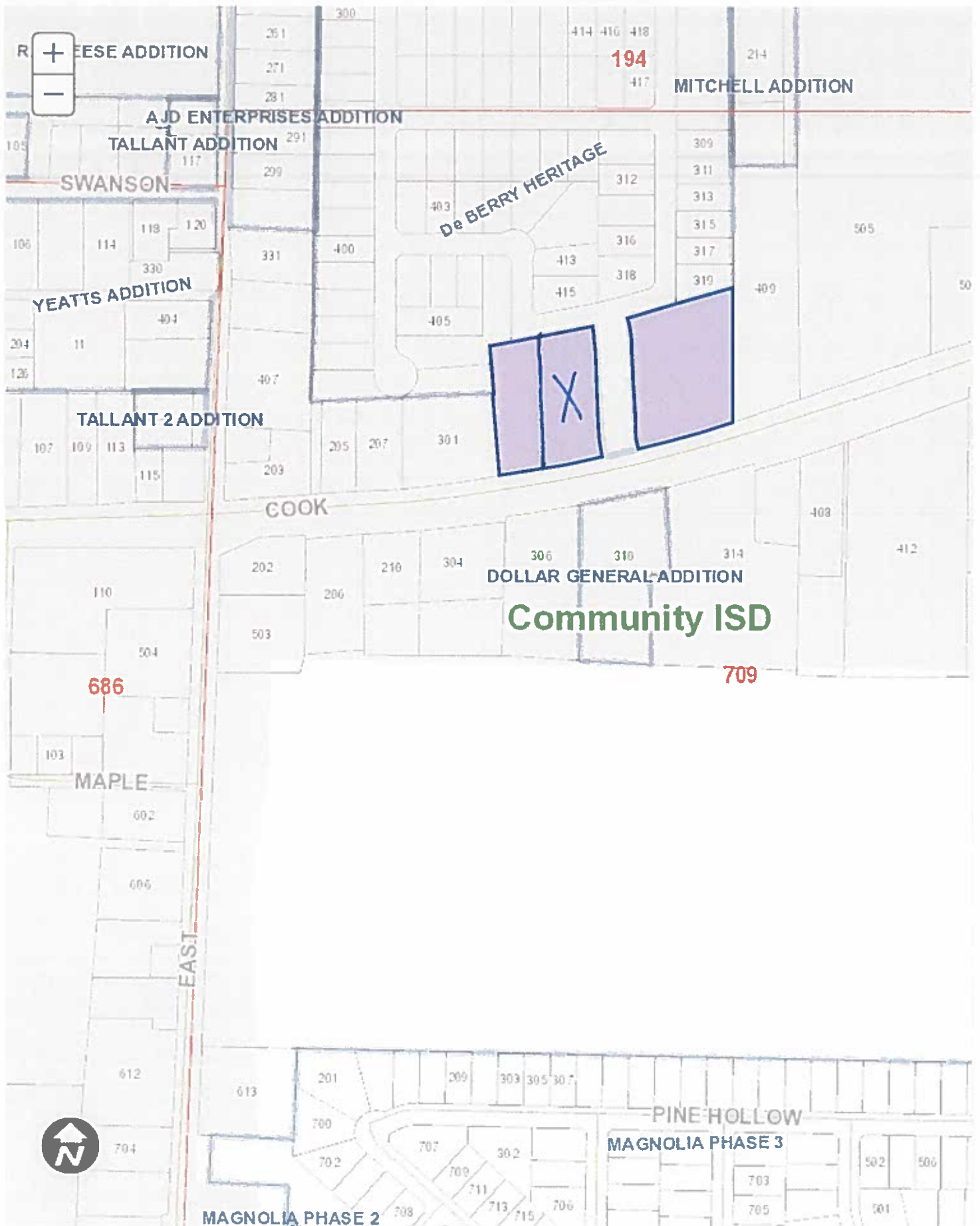
- | | |
|---|--|
| 1. Owner <u>Mis LLC</u> | 2. Applicant/Representative <u>Wade Harden</u> |
| Address <u>411 State Highway 78</u> | Address <u>721 Forest Circle</u> |
| City, State, Zip <u>Lavon, TX 75166</u> | City, State, Zip <u>Goldsby, OK 73093</u> |
| Phone _____ | Phone <u>(972)832-2048</u> |
| Email _____ | Email <u>wade.harden@sbcglobal.net</u> |

- 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:  Date: 5/13/2022

Rec'd 5-18-22
 P&Z - 6-16-22
 Council - 7-11-22



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A. Description of Property

1. Addition Name Morningside Addition
2. Total Acreage 34.843 + 20.23
3. Current Zoning Classification(s) SF-1/SF 2-54.88 Agricultural 20.23
4. Proposed Zoning Classification(s) PD-SF
5. Total Number of Lots, by Type 215 max 50x110
6. Proposed Use of Property Single Family Homes
7. Location of Property 100 Yds N. of Jordan (West Side FM 541)
W side of FM 541, 60 FT S. of CR 896


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

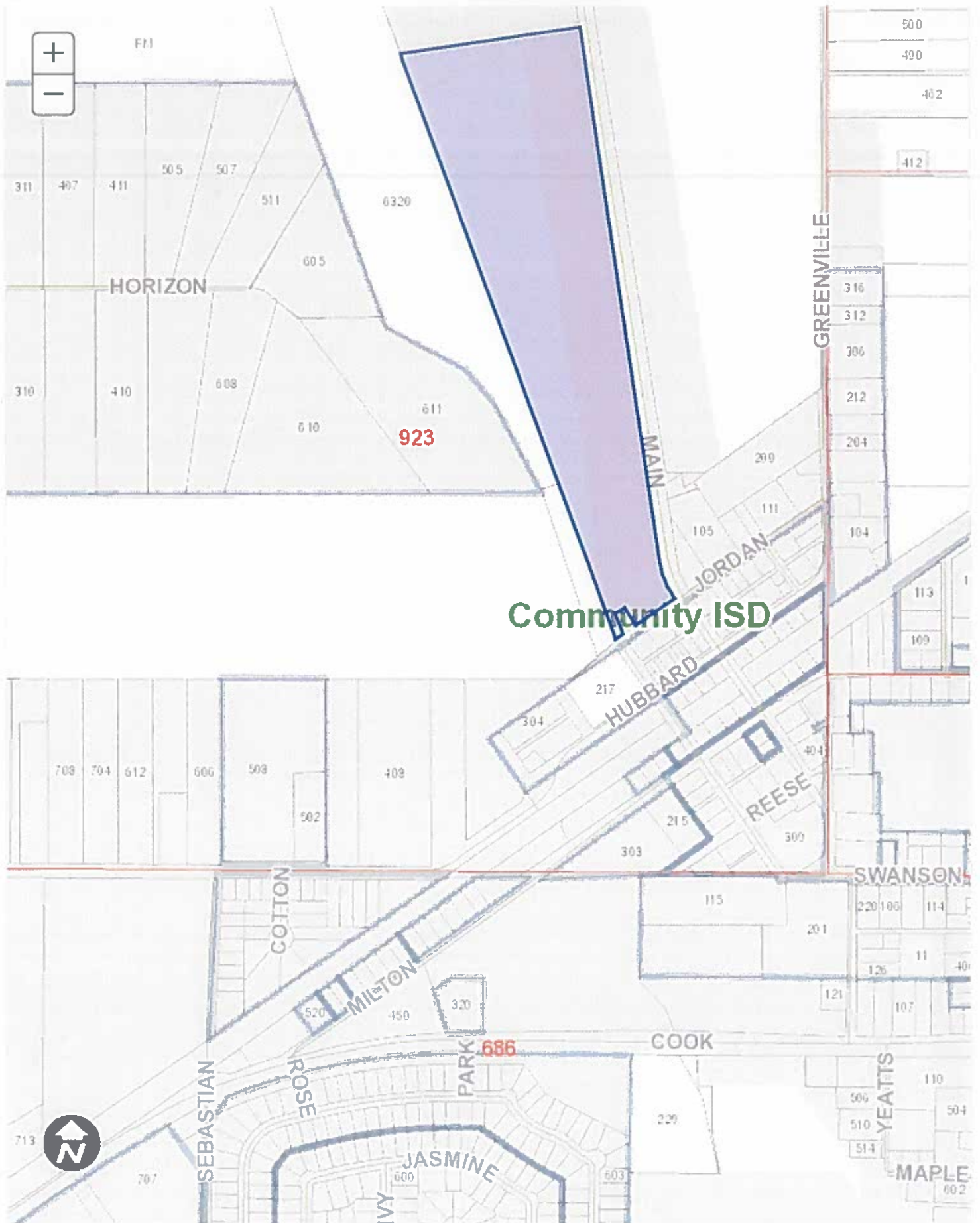
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- | | |
|--|-----------------------------------|
| 1. Owner <u>Josephine One WW</u> | 2. Applicant/Representative _____ |
| Address <u>PO Box 703397</u> | Address _____ |
| City, State, Zip <u>Dallas, TX 75370</u> | City, State, Zip _____ |
| Phone <u>214-576-6633</u> | Phone _____ |
| Email <u>buwburg@aol.com</u> | Email _____ |

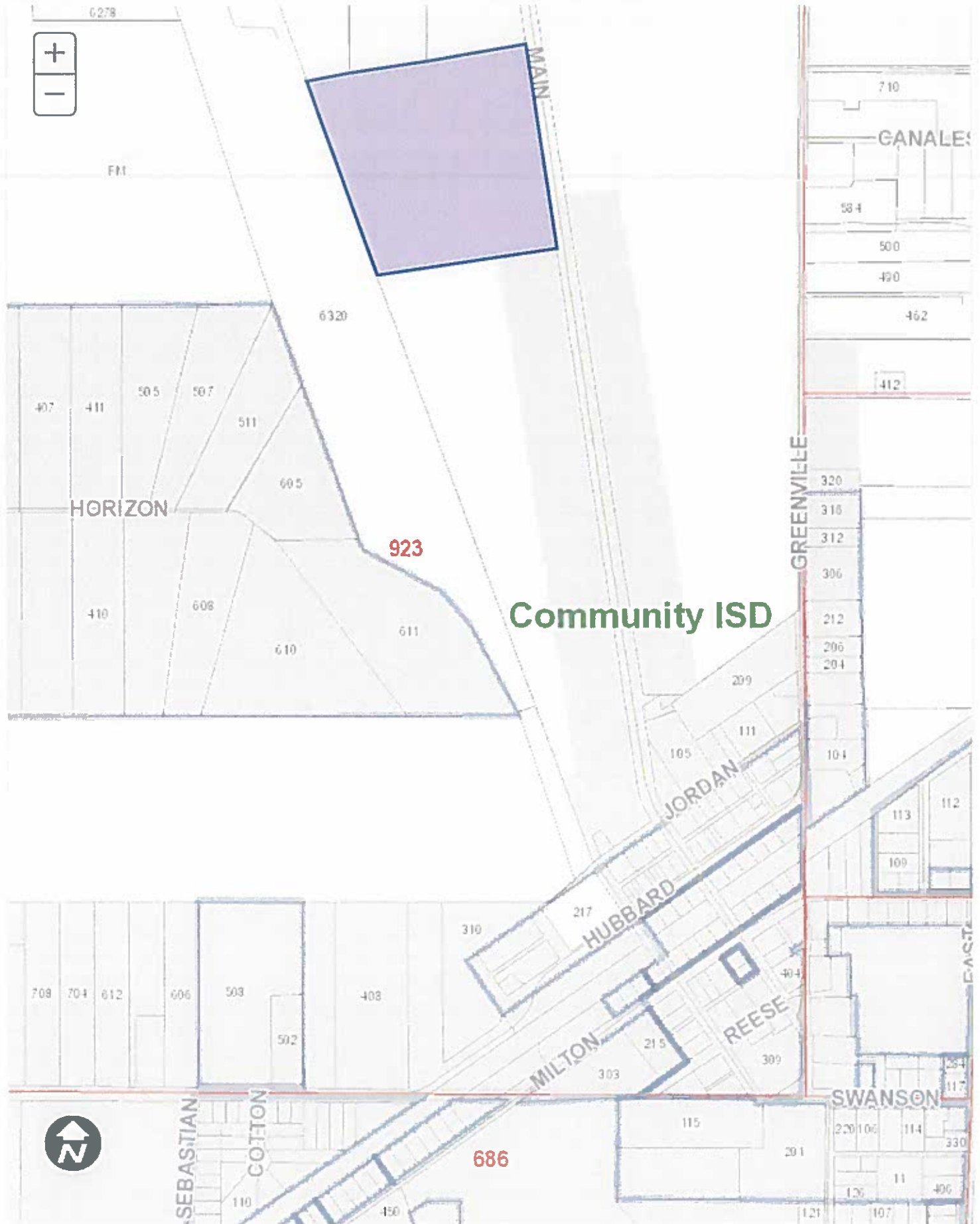
C. Variance Request: Yes No If yes, describe: _____

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Applicant/Owner:  Date: 6/7/22



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



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