



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
DECEMBER 19, 2024, @ 6:00 P.M.
JOSEPHINE CITY HALL, 201 MAIN STREET, JOSEPHINE, TEXAS

City of Josephine YouTube Channel – live stream available.

<https://www.youtube.com/@CityofJosephine>

Lloyd D. Brown – Chairman
Greg Garcia
Kodi Wallgren
Patrick Cusic
Doug Thomas
Kimberly Salawu – Alternate
Rick Blanton - Alternate

The Planning & Zoning Commission will hold a Regular Meeting on Thursday, December 19, 2024, @ 6:00 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
- B) Pledge of Allegiance
- C) Invocation
- D) Approval of the minutes from the October 17, 2024, Regular Meeting/Public Hearing.
- E) Discuss, consider, and act on the recommendation from the city engineer regarding approval of the Final Plat for Meadow Ridge Estates containing 143 residential lots located in the City of Josephine. The development is located north of High Meadow Estates and west of CR 640.
 - Engineer Approval Letter
 - Final Plat
- F) 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, the Post Office, the City Park Bulletin Board and the front window of the City Hall on the 16th day of December 2024 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
CITY OF JOSEPHINE – PLANNING & ZONING COMMISSION
REGULAR MEETING/PUBLIC HEARING
OCTOBER 17, 2024

Chairman Lloyd D. Brown called the meeting to order at 6:00 p.m.
Board members present: Chairman Brown, Greg Garcia and Patrick Cusic.
Board members absent: Kodi Wallgren and Doug Thomas.

Pledge of Allegiance led by Chairman Brown.
Invocation: Greg Garcia.

Patrick Cusic made a motion to approve the minutes from the August 15, 2024, Regular Meeting. Seconded by Greg Garcia. All in favor, the motion passed.

Open Public Hearing at 6:03 p.m. for 1.10 acres located in the ABS A0709 JOHN PENNINGTON SURVEY, TRACT 52 also known as 507 E. Cook St., Josephine, TX.

1. Receive public comments regarding a zoning change request for 1.10 acres from SF-1 (Single Family Residential) to C – General Commercial Business other than Retail.

No comments made.

2. Close Public Hearing at 6:05 p.m.
3. Discuss, consider, and act of approval to make a recommendation/final report to the City Council regarding amending the zoning for 1.10 acres to C – General Commercial Business other than Retail.

Patrick Cusic made a motion to recommend approval to the City Council for the zoning change request for 1.10 acres from SF-1 (Single Family Residential) to C – General Commercial Business other than Retail. Seconded by Greg Garcia. All in favor, the motion passed.

Final Plat for Waverly Estates Phase 2 – city engineer Jacob Dupuis was present for explanation and questions.

Greg Garcia made a motion to approve the Final Plat for Phase 2 of Waverly Estates. Seconded by Patrick Cusic. All in favor, the motion passed.

Final Plat for Waverly Estates Phase 3 – city engineer Jacob Dupuis was present for explanation and questions.

Greg Garcia made a motion to approve the Final Plat for Phase 3 of Waverly Estates. Seconded by Patrick Cusic. All in favor, the motion passed.

The meeting was adjourned by consent at 6:18 p.m.

ATTEST:

APPROVED BY:

Patti Brooks, City Secretary

Lloyd D. Brown, Chairman



December 13, 2024

Ms. Lisa Palomba
City Administrator
City of Josephine
P.O. Box 99
Josephine, Texas 75164

RE: Meadow Ridge Estates – Final Plat
Dated December 2024

Ms. Palomba

The above referenced project is a residential subdivision containing 143 residential lots located in the City of Josephine. The development is located north of High Meadows and west of CR 640. The Preliminary Plat was approved by Planning and Zoning on February 16, 2023 and by Council on March 13, 2023.

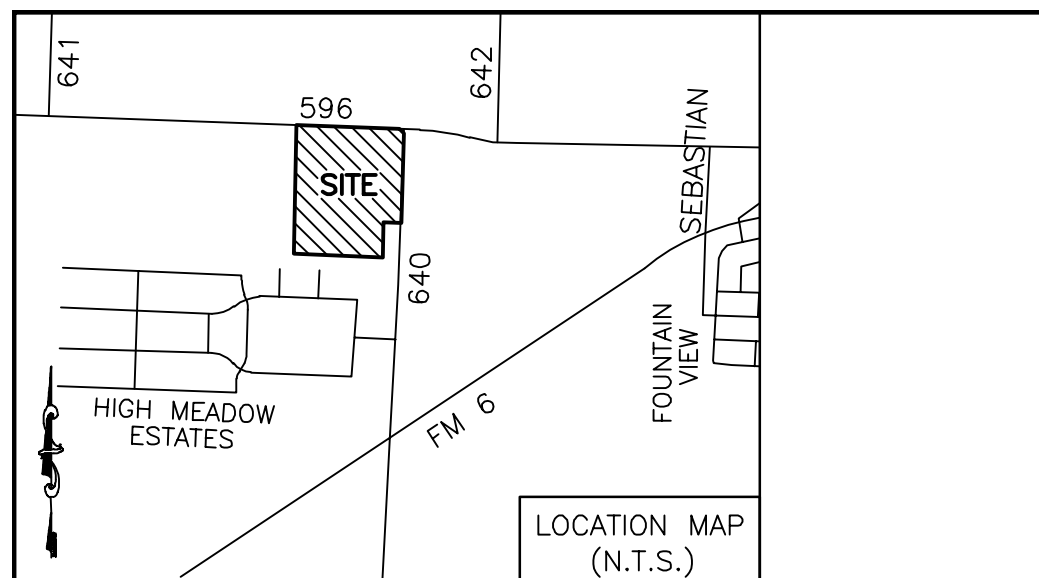
Engineering plans were reviewed and approved and a pre-construction meeting was held in September 2023. A final walkthrough is expected to be in January.

The Meadow Ridge Estates Final Plat was reviewed in accordance with the City of Josephine subdivision ordinances and been found to be compliant. It is recommended that the Meadow Ridge Estates Final Plat be approved. Please contact me if you should have any questions or need additional information.

Sincerely,

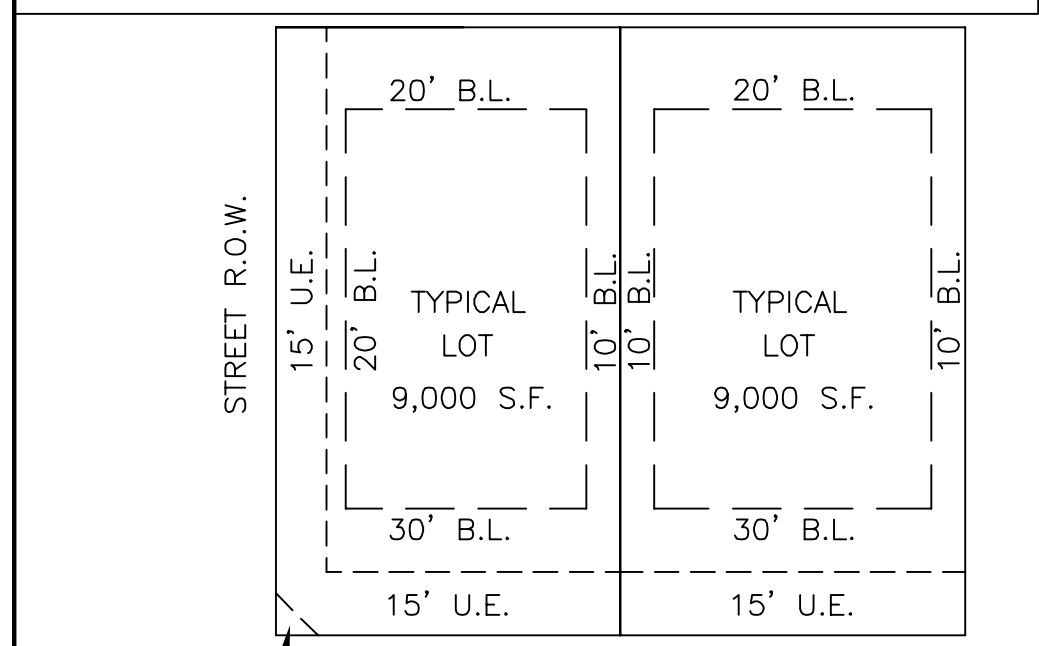
A handwritten signature in black ink that reads "Jacob Dupuis".

Jacob Dupuis, P.E.



LEGEND

M.S.E. - MONUMENT SIGN EASEMENT
 I.P.F. - IRON PIN FOUND
 D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 P.R.C.C.T. - PLAT PUBLIC RECORDS, COLLIN COUNTY, TEXAS



10'x10' PUBLIC OPEN SPACE EASEMENT AT STREET R.O.W. INTERSECTIONS

Line Table		
Line #	Direction	Length
L1	S21°27'16"W	87.05'
L2	S00°15'47"W	72.47'
L3	S00°06'03"W	145.01'

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	110.65'	300.00'	21°08'01"	S10°53'15"W, 110.03'
C2	92.46'	250.00'	21°11'29"	N10°51'31"E, 91.94'
C3	81.41'	118.01'	4°10'20"	N06°25'30"E, 81.40'

APPROVED AND ACCEPTED

This plat is hereby approved in accordance with Section 2.11.B of the City of Josephine Subdivision Regulations.

Chairman Planning & Zoning Commission _____ Date _____

Mayor _____ Date _____
 City of Josephine, Texas

By: Robbie Lee Hale

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robbie Lee Hale, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

Notary Public for the State of Texas
 My Commission expires _____

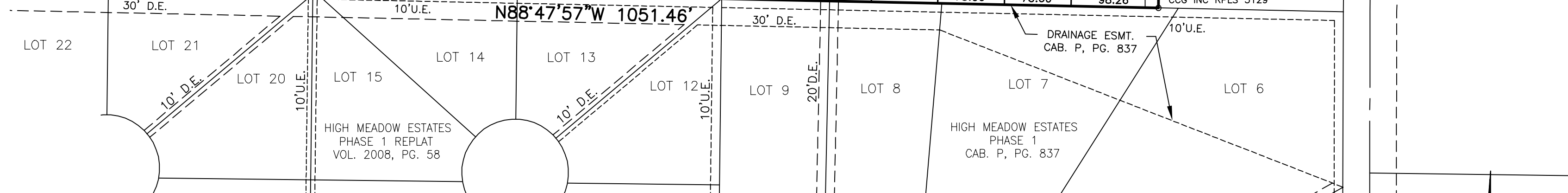
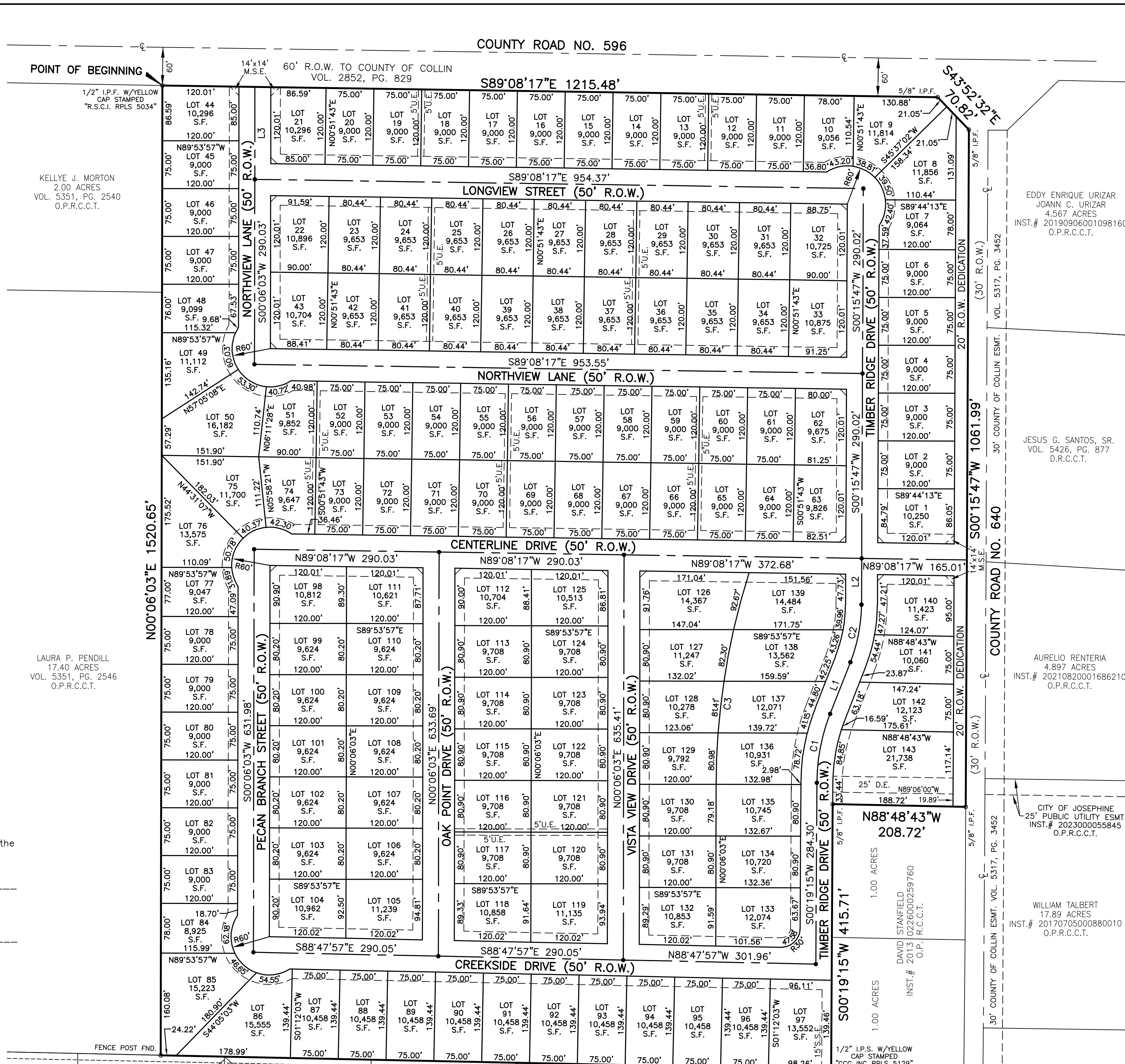
NOTARY CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2025.

Notary Public in and for the State of Texas.
 My commission expires: _____



- NOTES:**
1. Located in the City of Josephine, Texas.
 2. Located in the Community ISD.
 3. Water and Sanitary Sewer supplied by City of Josephine.
 4. Zoned: SF-1

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

Bearings based on the deed recorded in Instrument No. 20220324000474090, Official Public Records, Collin County, Texas.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48085C0455J AND 48085C0465J, DATED JUNE 2, 2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

Whereas, Shepherd Place Homes, Inc. is the owner of a tract of land situated in the James Osgood Survey, Abstract No. 673, Collin County, Texas, and being the same 42.16 acre tract of land as conveyed to Shepherd Place Homes, Inc., a Texas corporation by deed recorded in Instrument No. 2024000012441, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with yellow cap stamped "R.S.C.I. RPLS 5034" on the south line of County Road No. 596, at the northwest corner of said 42.16 acre tract and the northeast corner of a 2.00 acre tract of land conveyed to Kellye J. Morton by deed recorded in Volume 5351, Page 2540, Official Public Records, Collin County, Texas and being on the south line of a called 3.430 acre tract of land conveyed to County of Collin by deed recorded in Volume 2852, Page 829, Deed Records, Collin County, Texas;

Thence, South 89°08'17" East, along the south line of said County Road No. 596, the south line of said 3.430 acre tract and the north line of said 42.16 acre tract, a distance of 1215.48 feet to a 5/8" iron pin found for corner;

Thence, South 43°52'32" East, along the northeast line of said 42.16 acre tract, a distance of 70.82 feet to a 5/8" iron pin found for corner on the east line of County Road No. 640;

Thence, South 00°15'47" West, along the west line of said County Road No. 640 and the east line of said 42.16, a distance of 1061.99 feet to a 5/8" iron pin found at the northeast corner of a 1.00 acre tract of land conveyed to David Stanfield by deed recorded in Volume 5351, Page 2511, Official Public Records, Collin County, Texas and a southeast corner of said 42.16 acre tract;

Thence, North 88°48'43" West, along the north line of said 1.00 acre tract and a south line of said 42.16 acre tract, a distance of 208.72 feet to a 5/8" iron pin found for the northwest corner of said 1.00 acre tract and a re-entrant corner of said 42.16 acre tract;

Thence, South 00°19'15" West, along the west line of said 1.00 acre tract, the west line of a 1.00 acre tract conveyed to David Stanfield by deed recorded in Volume 5351, Page 2517, Official Public Records, Collin County, Texas and an east line of said 42.16 acre tract, a distance of 415.71 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said 1.00 acre tract, the southeast corner of said 42.16 acre tract and being on the north line of High Meadow Estates Phase 1, an addition to Collin County, Texas, according to the plat thereof recorded in Volume P, Page 837, Plat Records, Collin County, Texas, a 1/2" iron pin found bears South 00°19'15" West, a distance of 1.73 feet for witness;

Thence, North 88°47'57" West, along the south line of said 42.16 acre tract and said High Meadow Estates, a distance of 1051.46 feet to a fence corner post found for the southwest corner of said 42.16 acre tract and the southeast corner of a 17.40 acre tract of land conveyed to Laura P. Pendill by deed recorded in Volume 5351, Page 2546, Official Public Records, Collin County, Texas;

Thence, North 00°06'03" East, along the west line of said 42.16 acre tract, the east line of said 17.40 acre tract and the east line of said 2.00 acre tract, a distance of 1520.65 feet to the Point of Beginning and containing 1,836,501 square feet or 42.160 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Shepherd Place Homes, Inc., acting herein by and through their duly authorized officers, does hereby adopt this plat designating the herein above described property as MEADOW RIDGE ESTATES, an addition to the City of Josephine, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes and any and all related necessary appurtenances. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Josephine. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Josephine's use thereof. The City of Josephine and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Josephine and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Josephine, Texas.

WITNESS, my hand, this the ____ day of _____, 2025.

Shepherd Place Homes, Inc.

By: Robbie Lee Hale

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Robbie Lee Hale, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

Notary Public for the State of Texas
 My Commission expires _____

FINAL PLAT

MEADOW RIDGE ESTATES

143 RESIDENTIAL LOTS

42.160 ACRES OF LAND SITUATED IN THE

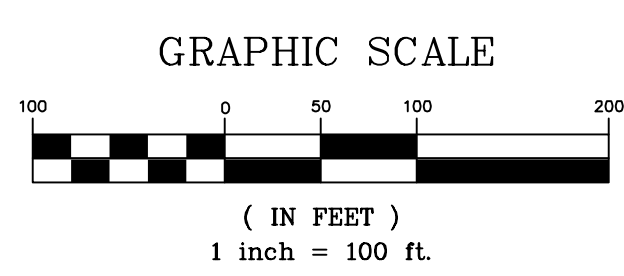
JAMES OSGOOD SURVEY, ABSTRACT NO. 673

CITY OF JOSEPHINE, COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.

203 W. FM 6 972-840-1506 TBPELS REGISTRATION NO.: F-21608
 NEVADA, TEXAS 75173 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2965-21	1"=100'	NOVEMBER 27, 2024	CP



OWNER:
 SHEPHERD PLACE HOMES, INC.
 ATTN: ROBBIE LEE HALE
 10527 CHURCH RD., SUITE 201
 DALLAS, TEXAS 75238
 (972) 475-1100