

**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:

Patti Brooks, City Secretary

APPROVED BY:

Lloyd D. Brown, Chairman