

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING/PUBLIC HEARING
JULY 18, 2024**

Chairman Lloyd D. Brown called the meeting to order at 6:00 p.m.

Board members present: Chairman Brown, Kodi Wallgren and Patrick Cusic.

Board members absent: Greg Garcia and Doug Thomas.

Pledge of Allegiance led by Chairman Brown.

Kodi Wallgren made a motion to approve the minutes from the June 20, 2024, Regular Meeting/Public Hearing and the June 20, 2024, CIAC Meeting. Seconded by Patrick Cusic. All in favor, the motion carried.

Open Public Hearing at 6:03 p.m. for 5.535 acres located in the ABS A0686 Samuel Pugh Survey, Sheet 3, Tract 54 commonly known as 1250 FM 1777, Josephine, Texas.

1. Receive public comments regarding a zoning change request for 5.535 acres from A – Agricultural District to PD (Planned Development) C – General Commercial Business other than Retail and LR Local Retail.
2. Close Public Hearing at 6:06 p.m.
3. Discuss, consider, and act on approval to make a recommendation/final report to the City Council regarding amending the zoning for 5.535 acres to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail.

Board Member Kodi Wallgren asked about the two concept plans that were included in the documents.

Jag Singh, the project manager, was present to answer questions. He explained that they were just asking for the zoning change today and they would come back later with a detailed site plan once they knew what kind of businesses are interested. By doing it this way, the businesses would not have to come back for zoning. With a planned development for commercial and local retail, they would be able to come back with a more detailed plan later.

Lisa Palomba, the City Administrator, suggested that they pick one of the concept plans and if this needs to be changed, they can do this once they have a better idea of what kind of businesses are interested in coming.

Kodi Wallgren made a motion to recommend approval to the City Council for the zoning change request for 5.535 acres from A – Agricultural District to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail subject to selection of Concept Plan #2 and subject to the outcome of a Local Option Election for the sale of alcohol. Seconded by Patrick Cusic. All in favor, the motion passed.

Open Public Hearing at 6:25 p.m. for 7.240 acres located in the ABS A0686 Samuel Pugh Survey, Sheet 1, Tract 17, a portion of Lot 13 and all of Lots 14, 15, 16, 17, 18 & 19 of the Josephine Homesite Addition and commonly known as 707 W. Cook St., Josephine, Texas.

1. Receive public comments regarding a zoning change request for 7.240 acres from SF-1 (Single Family Residential) to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail.

Jerry Miller – lives on Savanna Dr. is highly opposed to the plan that is shown. He can't imagine that any business would want to come in and build within 200 feet of an established residential subdivision. There will be noise, lighting and traffic congestion on Sebastian Ln. His major question is what kind of privacy barriers are planned between the businesses and the subdivision. The plan also shows a carwash which is very noisy.

Rebecca Hanke – lives on Savanna Dr. She has the same concerns as Jerry Miller has and questions about safety. Her children play in the backyard, and she is also concerned about the view of the car wash. She feels like a park would be a better option. She also asked about a barrier of trees and landscaping and a safety wall.

Matthew Bradley – lives on Savanna Dr. He has all the same concerns regarding noise, lighting and traffic. His children play in the backyard, and there are concerns about the safety issues. The plan shows one of the entrances right across the street from his house.

Are there any entrances planned on FM 6? Jag Singh, the project manager stated that they are working with TxDot regarding this.

2. Close Public Hearing at 6:37 p.m.
3. Discuss, consider, and act on approval to make a recommendation/final report to the City Council regarding amending the zoning for 7.240 acres to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail.

Lisa Palomba, the City Administrator, asked the applicant if they would consider removing the car wash as a use, and make provisions for having downward lighting that would not leave the property and expand into the neighborhood, and provide for a possible wider screen buffer.

Kodi Wallgren made a motion to recommend approval to the City Council for the zoning change request for 7.240 acres from SF-1 (Single Family Residential) to PD (Planned Development) C – General Commercial Business other than Retail and LR – Local Retail subject to selection of Concept Plan #1, removal of the carwash and also pending the outcome of a Local Option Election for the sale of alcohol. Seconded by Patrick Cusic. All in favor, the motion carried.

Chairman Brown adjourned the meeting by consent at 7:08 p.m.

ATTEST:

Patti Brooks, City Secretary

APPROVED BY:

Lloyd D. Brown, Chairman