



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
DECEMBER 06, 2021
6:30 PM**

The Planning & Zoning Commission held a meeting on December 06, 2021, at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

Individuals may attend the Joshua Planning & Zoning Meeting in person, access the meeting via videoconference or telephone conference call.

Join Zoom Meeting:

<https://us02web.zoom.us/j/84672256214?pwd=b0tvMGVVZEtOUe5kUTNtam9QcXJmZz09>

Meeting ID: 846 7225 6214 Passcode: 951171 or dial 1-346-248-7799

A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:

- Online: An online speaker card may be found on the City's website (cityofjoshuatx.us) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.
- By phone: Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

Planning & Zoning Commission Members Present: Brent Gibson, Chairman; John Mauldin, Place 1; Richard Connally, Place 4; Bryan Sears, Place 6, Julian Torrez, Alternate 2.

Planning & Zoning Commission Members Absent: Brandon Gage, Place 2; Jerry Moore, Place 3, Billy Jenkins, Place 7

City Staff Present: Aaron Maldonado, Development Services Director

- A. Call to order and announce a quorum present.

Commissioner Gibson announced a quorum and called the meeting to order at 6:33 pm.

- B. Citizens Forum

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

- C. Public hearing regarding a request to rezone a 0.564 acre of land known as Tracts 92, 92A, & 90A, in the W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas located at 218 E. 8th Street, 220 E. 8th

Street and a portion of 119 N. Broadway Street to change from (R1) Single Family Residential District to the (C1) Restricted Commercial District to allow for the construction of a future commercial site.

- Staff Presentation
- Owner's Presentation
- Those in Favor
- Those Against
- Owner's Rebuttal

Commissioner Gibson opened the public hearing regarding a zoning change request to rezone a 0.564 acre of land known as Tracts 92, 92A, & 90A, in the W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas located at 218 E. 8th Street, 220 E. 8th Street and a portion of 119 N. Broadway Street to change from (R1) Single Family Residential District to the (C1) Restricted Commercial District to allow for the construction of a future commercial site at 6:33 pm.

Staff Presentation was read by Aaron Maldonado:

The subject property has been used as single family residential property. This property is zoned (R1) Single Family Residential District. The proposed development of this property is to allow for the property to be platted as one lot for the construction of a commercial site. This development will be required to submit engineered construction plans and will also be required to final plat; the City has agreed that these matters may be part of the construction and platting review process. The proposed request complies with the Future Land Use Plan.

Commissioner Sears noted that all the lots appear not to comply with the future land use map. Development Services Director Maldonado agreed, but made the recommendation to approve as proposed since the majority of the property did comply.

After no more comments, Commissioner Gibson closed the public hearing at 6:40 pm.

- D. Discuss, consider, and possible action on a request to rezone a 0.564 acre of land known as Tracts 92, 92A, & 90A, in the W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas located at 218 E. 8th Street, 220 E. 8th Street and a portion of 119 N. Broadway Street to change from (R1) Single Family Residential District to the (C1) Restricted Commercial District to allow for the construction of a future commercial site.

Commissioner Connally moved to approve the request to rezone a 0.564 acre of land known as Tracts 92, 92A, & 90A, in the W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas located at 218 E. 8th Street, 220 E. 8th Street and a portion of 119 N. Broadway Street to change from (R1) Single Family Residential District to the (C1) Restricted Commercial District to allow for the construction of a future commercial site. Commissioner Torrez seconded the motion. The motion passed unanimously.

- E. Adjourn.

Commissioner Gibson adjourned the meeting at 6:41 pm.

Brent Gibson
Planning & Zoning

ATTEST:

Alice Holloway, City Secretary
Approved: January 3, 2022