



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

The Planning & Zoning Commission will hold a regular meeting on July 6, 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/82504702704?pwd=V1NyWDI2cDlaVFZhK2EzRXRkODI0dz09>

Meeting ID: 825 0470 2704 Passcode: 300438 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; Richard Connally, Place 4; Bryan Sears, Place 6, Billy Jenkins, Place 7

Planning & Zoning Commission Members Absent: John Mauldin, Place 1; Brandon Gage, Place 2; and Michael Frazier, Place 3.

City Staff Present: Mike Peacock, City Manager; Nora Fussner, City Planner; and Alice Holloway, City Secretary

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

Commissioner Gibson called to order at 6:30 p.m. and a quorum was announced.

- 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.

NA

- C. Discuss, consider, and possible action on the meeting minutes of the June 07, 2021 meeting.

Commissioner Sears moved to approve the meeting minutes of June 07, 2021. Commissioner Jenkins seconded the motion. The motion passed unanimously.

- D. Discuss, consider, and possible action on approval of a Replat of Lot 23R, Oak Haven Estates being a 2.024-acre tract of land situated in the David Lofton Survey, Abstract No. 504, City of Joshua, Johnson County, Texas and locally known as 917 Greenbriar Drive.

Staff Presentation

City Planner Fussner read the following statement:

In 1972, this property was platted into one acre lots known as Oak Haven Estates. The current property owner purchased two lots in 2021.

This property is zoned R1, Single Family Residential District

The property owner is combining two lots in order to build a secondary structure on the vacant lot. With the two lots platted as one, the property owner will comply with the City's Zoning Ordinance which requires a primary structure before a secondary structure can be built.

Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

Rights-of-Way dedications have already been dedicated along all abutting streets.

This plat appears to meet the minimum requirements for a final plat as set forth in the City of Joshua Subdivision Ordinance therefore we recommend approval.

Commissioner Connally moved to approve a Replat of Lot 23R, Oak Haven Estates being a 2.024-acre tract of land situated in the David Lofton Survey, Abstract No. 504, City of Joshua, Johnson County, Texas and locally known as 917 Greenbriar Drive. Commissioner Sears seconded the motion. The motion passed unanimously.

- E. Discuss, consider, and possible action on a Final Plat regarding a 1.858-acre tract of land located west of Highway 174 locally known as 952 South Broadway Street, George Casseland Survey, Abstract No. 173. This development will be for a restaurant with a drive-thru known as McDonald's.

Staff Presentation

City Planner Fussner read the following statement:

A preliminary plat of Joshua Station Addition was approved in 2008. The subject property is referred to as Lot 4, as per the approved preliminary plat and will be platted as such. This property is located within the Joshua Station Overlay District and has been approved by the Planning and Zoning Commission and City Council as a Planned Development.

This property is zoned PD, Planned Development District.

The proposed development of this property is to allow for a fast-food restaurant with drive-thru service for McDonalds. The proposed building will be 4,500 square feet.

All requirements of the Detailed Site Plan which include specific information related to engineering such as drainage and other transportation related issues have been addressed and accepted by the City Engineer.

Staff recommends approval of the Final Plat with the conditions as follows- a written TxDOT approval of the improvements proposed in the Traffic Impact Analysis (TIA) within TxDOT Row (i.e., replacement of the directional sign on the signal mast arm and pavement marking in the east bound middle lane. A final approval from Johnson County Special Utility District approving construction plans and the 1,500 gpm fire flow requirement.

Commissioner Jenkins moved to approve a Final Plat regarding a 1.858-acre tract of land located west of Highway 174 locally known as 952 South Broadway Street, George Casseland Survey, Abstract No. 173 with the following conditions:

Conditions as follows-

- Letter from TxDOT approving the improvements proposed in the Traffic Impact Analysis (TIA) within TxDOT Row (i.e., replacement of the directional sign on the signal mast arm and pavement marking in the east bound middle lane.
- Letter from Johnson County Special Utility District approving construction plans and the 1,500 gpm fire flow requirement.

Commissioner Connally seconded the motion. The motion passed unanimously.

F. Adjourn.

Commissioner Gibson adjourned the meeting at 6:44 p.m.

Brent Gibson
Planning & Zoning

ATTEST:

Alice Holloway, City Secretary
Approved: August 9, 2021