



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
MARCH 09, 2021
6:30 PM**

The Planning & Zoning Commission will hold a special meeting on March 09, 2021 at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas. This meeting is closed to the public and subject to the Open Meeting Laws of the State of Texas.

City facilities are closed to the public in response to a health emergency specifically Coronavirus Disease (COVID-19). This meeting is available via live stream. Join Zoom Meeting:

<https://us02web.zoom.us/j/84115519568?pwd=N3EwVFpzcEdRamc2cTZVWTZjb1I5dz09>

Meeting ID: 841 1551 9568 Passcode: 189499 or dial 1-346-248-7799.

Planning & Zoning Commission Members Present: Brent Gibson, Chairman; John Mauldin, Place 1; Brandon Gage, Place 2; Michael Frazier, Place 3, Bryan Sears, Place 6, Billy Jenkins, Place 7, Jerry Moore, Alternate

Planning & Zoning Commission Members Absent: Richard Connally, Place 4

City Staff Present: Aaron Maldonado, Development Services Director; Nora and Alice Holloway, City Secretary

A. Call to Order and announce a quorum present.

The meeting was 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 meeting minutes of January 04, 2021 meeting.

Commissioner Jenkins moved to approve the meeting minutes of January 04, 2021. Commissioner Mauldin seconded the motion. The motion passed unanimously.

D. Public hearing on a Planned Development District and associated Detailed Site Plan on a 1.151 acre tract of land located at the northwest corner of Mountaineer Road and State Highway 174, and being located within

the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a restaurant with drive-thru service.

Commissioner Gibson opened the public hearing at 6:32 p.m. regarding a Planned Development District and associated Detailed Site Plan on a 1.151 acre tract of land located at the northwest corner of Mountaineer Road and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a restaurant with drive-thru service.

- Staff Presentation

Development Services Maldonado read the following from staff report:

HISTORY: A preliminary plat of Joshua Station Addition was approved in 2008. There have been numerous final plats and replats of this 44 acre tract of land since 2008, including the final plat of Lot 10. During that time, the name of the plat for Lot 10 was changed from Joshua Station Addition to Cypress Creek Addition. Regardless, it is part of the same preliminary plat that was approved in 2008. The subject property is referred to as Lot 9, as per the approved preliminary plat and will be platted as such. There was a Planned Development District and associated Conceptual Plan approved for Lot 10, Cypress Creek Addition; however, other properties within this preliminary platted area, as they develop, need to have the PD designation and Detailed Site Plan approved prior to construction.

ZONING: This property is zoned C-1, Restricted Commercial and I, Industrial

ANALYSIS: The proposed development of this property is to allow for a fast-food restaurant with drive-thru service for Panda Express. The proposed building will be 2,381 square feet.

The applicant will comply with most of the regulations in the Zoning Ordinance, however, they are requesting a waiver (variance) to the provisions of the ordinance set forth in the Development Standards.

The Zoning Ordinance "The Ordinance" requires a masonry wall to be constructed between residential uses and nonresidential uses. There is a multifamily dwelling complex located behind this property with an existing six (6) foot wooden fence. The applicant is asking for a waiver to the masonry wall in order to keep the existing wooden fence in place. This same waiver was requested by and granted to the Starbucks development just north of this site.

ENGINEERING RELATED ISSUES: The requirements of a Detailed Site Plan include specific information related to engineering such as drainage and other transportation related issues. Because this property requires to be final platted, the City has agreed that these matters may be part of the final platting review process.

RECOMMENDATION: Staff recommends approval of the Detailed Site Plan and the following exhibits associated with it:

- Owner's Presentation
Mr. David Greer stated that he was available for questions, if needed.
- Those in Favor
Mr. Gary Jackson stated he in favor of project.
- Those Against

- NA
- Owner's Rebuttal
- NA

Commissioner Gibson closed the public hearing at 6:36 pm.

- E. Discuss, consider, and possible action on a Planned Development District and associated Detailed Site Plan on a 1.151 acre tract of land located at the northwest corner of Mountaineer Road and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a restaurant with drive-thru service.

Commissioner Sears moved to approve a Planned Development District and associated Detailed Site Plan on a 1.151 acre tract of land located at the northwest corner of Mountaineer Road and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a restaurant with drive-thru service. Commissioner Frazier seconded the motion. The motion passed unanimously.

- F. Discuss, consider, and possible action on a replat of Lot 1A-R and 1B-R-2, Block 4, Oak Knoll Addition being a 1.260 acre tract of land situated in the B.F. Childress Survey, Abstract No. 168, City of Joshua, Johnson County, Texas and located on the southeast corner of South Broadway (SH 174) also known as 103 S. Broadway St. and 105 S. Broadway St.

Commissioner Mauldin moved to approve a replat of Lot 1A-R and 1B-R-2, Block 4, Oak Knoll Addition being a 1.260 acre tract of land situated in the B.F. Childress Survey, Abstract No. 168, City of Joshua, Johnson County, Texas and located on the southeast corner of South Broadway (SH 174) also known as 103 S. Broadway St. and 105 S. Broadway St. Commissioner Sears seconded the motion. The motion passed unanimously.

- G. Discuss, consider, and possible action regarding recommendation on adopting an official zoning map for the City and repealing all prior zoning maps.

Commissioner Jenkins moved to recommend approval to City Council on adopting an official zoning map for the City and repealing all prior zoning maps. Commissioner Sears seconded the motion. The motion passed unanimously.

- H. Adjourn.

Commissioner Gibson adjourned the meeting at 6:47 p.m.

Brent Gibson
Planning & Zoning Chairman

ATTEST:

Alice Holloway, City Secretary

Approved: April 5, 2021