



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
DECEMBER 07, 2020
6:30 PM**

The Planning & Zoning Commission will hold a special meeting on December 07, 2020 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/85888527362?pwd=OCtUYWVQMxOrVTRKaW1BUXZDL3JXdz09>

Meeting ID: 858 8852 7362 Passcode: 244100 or dial 1-346-248-7799.

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

Planning & Zoning Commission Members Absent: Michael Frazier, Place 3; and Billy Jenkins, Place 7.

City Staff Present: Aaron Maldonado, Development Services Director; 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. City Secretary to administer Oath of Office to newly appointed/re-appointed director(s).

City Secretary administered the Oath of Office to: John Mauldin.

D. Discuss, consider, and possible action on meeting minutes of November 7, 2020.

Commissioner Sears moved to approve the meeting minutes of November 7, 2020. Commissioner Gage seconded the motion. The motion passed unanimously.

- E. Discuss, consider, and possible action on approval of a final plat on a 1.2348 acre tract of land located at the southwest corner of Joshua Station Blvd. 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 mixed use center for restaurant, personal service, retail and medical offices.

Commissioner Sears moved to approve a final plat on a 1.2348 acre tract of land located at the southwest corner of Joshua Station Blvd. 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 mixed use center for restaurant, personal service, retail and medical offices. Commissioner Mauldin seconded the motion. The motion passed unanimously.

- F. Public hearing regarding a request to rezone the following described property locally known as the Little Brook Estates, being approximately 105.64 acres of the George Wright Survey, Abstract No. 916, Johnson County, Texas, changing the zoning on the foregoing properties from (R-1) Single-Family Residential to (R-1L) Single-Family Residential-Large Lots.

Commissioner Gibson opened the public hearing regarding a request to rezone the following described property locally known as the Little Brook Estates, being approximately 105.64 acres of the George Wright Survey, Abstract No. 916, Johnson County, Texas, changing the zoning on the foregoing properties from (R-1) Single-Family Residential to (R-1L) Single-Family Residential-Large Lots at 6:37 pm.

a. Staff Presentation

Development Services Director Maldonado made the following statement:

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 6, 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.

The proposed development of this property is to allow for a Starbucks establishment, a medical office, and small retail establishment. This proposal is for a multiuse structure consisting of 5,700 square feet. Of this total square footage, 2100 square feet is slated as a Starbucks with the remaining 3,600 square feet being used as medical offices and/or personal service or retail.

A recommendation was made on November 2, 2020 for the approval of a Planned Development District of this property and on November 19, 2020 the City Council made a final approval of the PD.

- b. Owner's Presentation- NA
- c. Those in Favor-NA
- d. Those Against-NA
- e. Owner's Rebuttal-NA

Commissioner Gibson closed the public hearing at 6:39pm.

- G. Discuss, consider, and possible action on making a recommendation to the City Council regarding a request to rezone the following described property locally known as the Little Brook Estates, being approximately 105.64 acres of the George Wright Survey, Abstract No. 916, Johnson County, Texas, changing the zoning on the foregoing property from (R-1) Single-Family Residential to (R-1L) Single-Family Residential-Large Lot.

Commissioner Connelly moved to recommend approval to the City Council regarding a request to rezone the following described property locally known as the Little Brook Estates, being approximately 105.64 acres of the George Wright Survey, Abstract No. 916, Johnson County, Texas, changing the zoning on the foregoing property from (R-1) Single-Family Residential to (R-1L) Single-Family Residential-Large Lot. Commissioner Sears seconded the motion. The motion passed unanimously.

H. Adjourn.

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

Brent Gibson
Planning & Zoning Chairman

ATTEST:

Alice Holloway, City Secretary

Approved: January 4, 2021