



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
NOVEMBER 02, 2020
6:30 PM**

The Planning & Zoning Commission will hold a special meeting on November 02, 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/81940821368?pwd=ajNILzFwaVRjaEthRG9NaUIYenBldz09>

Meeting ID: 819 4082 1368 Passcode: 947513 or dial 346/248-7799

Planning & Zoning Commission Members Present: Robert Fleming, Chairman; Brandon Gage, Place 2; Brent Gibson, Place 5; and Bryan Sears, Place 6; Merle Breitenstein, Alternate.

Planning & Zoning Commission Members Absent: John Mauldin, Place 1; Michael Frazier, Place 3; Richard Connally, Place 4.

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 6:33 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: Brandon Gage and Bryan Sears.

D. Discuss, consider, and possible action on appointment of the following positions for a one year term:

- Chairperson

Commissioner Fleming moved to appoint Commissioner Gibson as Chairperson. Commissioner Gage seconded the motion. The motion passed unanimously.

- Vice-Chairperson
Commissioner Fleming moved to appoint Commissioner Sears as Vice-Chairperson. Commissioner Gibson seconded the motion. The motion passed unanimously.

E. Discuss, consider, and take action on approval of meeting minutes from September 8, 2020.

Commissioner Gibson moved to approve the minutes of September 8, 2020. Commissioner Sears seconded the motion. The motion passed unanimously.

F. Public hearing on the request to approve a Planned Development District and associated Detailed Site Plan 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.

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

Commissioner Fleming opened the public hearing on the request to approve a Planned Development District and associated Detailed Site Plan 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 at 6:40 pm.

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.

Commissioner Fleming closed the public hearing at 6:49 pm.

G. Discuss, consider, and possible action on a request to approve a Planned Development District and associated Detailed Site Plan 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 Gibson moved to approve the proposed Planned Development District and associated Detailed Site Plan 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 Breitenstein seconded the motion. The motion passed unanimously.

- H. Preliminary Plat approval of Lot 1, Block 1, American Jedi Addition being a 0.634 acre tract of land situated in the H.G. Cason Survey, Abstract No. 156, City of Joshua, Johnson County, Texas and generally located on the east side of North Broadway (SH 174), approximately 510 feet south of 4th Street.

Commissioner Sears moved to approve the Preliminary Plat approval of Lot 1, Block 1, American Jedi Addition being a 0.634 acre tract of land situated in the H.G. Cason Survey, Abstract No. 156, City of Joshua, Johnson County, Texas and generally located on the east side of North Broadway (SH 174), approximately 510 feet south of 4th Street. Commissioner Gage seconded the motion. The motion passed unanimously.

- I. Consider approval of the Preliminary Plat of Lots 1-12, Block 1; Lots 1-23, Block 2; and Lots 1-14, Block 3 of the Highland Meadows Addition being a 29.71 acre tract of land located in the Dyer Nuner Survey, Abstract No. 643 and the George Casseland Survey, Abstract No. 173 in the City of Joshua, Johnson County, Texas and containing 47single family residential lots and 2 open space lots.

Commissioner Breitenstein moved to approve the Preliminary Plat of Lots 1-12, Block 1; Lots 1-23, Block 2; and Lots 1-14, Block 3 of the Highland Meadows Addition being a 29.71 acre tract of land located in the Dyer Nuner Survey, Abstract No. 643 and the George Casseland Survey, Abstract No. 173 in the City of Joshua, Johnson County, Texas and containing 47single family residential lots and 2 open space lots contingent that the conditions meets all city ordinances. Commissioner Gibson seconded the motion. The motion passed unanimously.

- J. FUTURE AGENDA ITEMS/REQUESTS BY COMMISSIONERS TO BE ON NEXT AGENDA
(Commissioners shall not comment upon, deliberate, or discuss any item that is not on the agenda. Councilmembers shall not make routine inquiries about operations or project status on an item that is not posted. Any Commissioners may, however, state an issue and a request that this issue be placed on a future agenda.)

- K. Adjourn.

Commissioner Fleming adjourned the meeting at 7:18 p.m.

Brent Gibson
Planning & Zoning Chairman

ATTEST:

Alice Holloway, City Secretary

Approved: December 7, 2020