



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 7, 2019
6:30 PM**

Planning & Zoning Commission Members Present: John Mauldin, Place 1; Angela Kidd, Place 2; Brent Gibson, Place 5; and Robert Fleming, Place 7

Planning & Zoning Commission Members Absent: Richard Connally, Chairman; Michael Frazier, Place 3; Dennis Quinn, Place 6; and Merle Breitenstein, Alternate.

City Staff Present: Karen Mitchell, Planning Consultant; and Lisa Dawn Cabrera, City Secretary

A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The meeting was to order at 6:30 pm and a quorum was announced.

B. CONSENT AGENDA

1. Approval of minutes from the meetings dated August 15, 2019 and September 3, 2019.

Commissioner Kidd made a motion to approve the minutes as presented. Commissioner Fleming seconded the motion. The motion passed unanimously.

C. PUBLIC HEARING AGENDA

1. Case # PZ 2019-25 to receive citizen's comments regarding a replat of approximately 10.828 acres of land out of the Joshua Plaza Addition being Lots 3-A-R1-A and 3-A-R1-B, Block 1 of the Joshua Plaza Addition in the City of Joshua, Johnson County, Texas. The property is commonly known as 114 Paula with the legal description being Lot 3-A-R1, Block 1 of the Joshua Plaza Addition in the City of Joshua, Johnson County, Texas as requested by Darrell Gregory with First United Methodist Church.

The public hearing was opened at 6:31 pm.

- a. Staff Presentation

Ms. Cabrera and Ms. Mitchell gave the members of the Commission a brief overview of the zoning change request.

- b. Owner's Presentation

NA

- c. Those in Favor

No one wished to speak in favor of the request.

d. Those Against

No one wished to speak against the request.

The public hearing was closed at 6:35 pm.

2. Conduct a public hearing to receive citizen's comments regarding an Ordinance of the City Council of the City of Joshua, Texas, amending the "Location of Land Use Types" contained in Section 5-3, "JSOD – Joshua Station Overlay District," of Article 5, "Special Districts" of Chapter 14, "Zoning Ordinance," of the Code of Ordinances by amending the land use area locations; providing that this ordinance shall be cumulative of all ordinances, providing a severability clause; providing a savings clause; providing a penalty; providing for publication in the official newspaper; and providing an effective date.

The public hearing was opened at 6:37 pm

a. Staff Presentation

Ms. Cabrera gave the members of the Commission a short summary of the Ordinance.

b. Owner's Presentation

NA

c. Those in Favor

No one wished to speak in favor of the request.

d. Those Against

No one wished to speak against the request.

The public hearing was closed at 6:39 pm.

D. DELIBERATION AGENDA

1. Case # PZ 2019-06 to consider recommendation to City Council regarding Preliminary Plat of approximately 80.287 acres of land out of the McKinney & Williams Survey, Abstract 636 and the W H Miller Survey, Abstract 603 being Lots 1-30, Block 1; Lot 1, Block 2; Lots 1-9, Block 3; Lots 1-30, Block 4; and Lots 1-12, Block 5 of the Joshua Meadows Addition, Phase 3B & 3C in the City of Joshua, Johnson County, Texas as requested by Joshua Development Company, Ltd.

Commissioner Kidd moved to approve with the condition of Valley View to be changed to Crestwood Court. Commissioner Mauldin seconded the motion. Motion passed unanimously.

2. Case # PZ 2019-25 to consider recommendation to City Council regarding a replat of approximately 10.828 acres of land out of Joshua Plaza Addition being Lots 3-A-R1-A and 3-A-R1-B, Block 1 of the Joshua Plaza Addition in the City of Joshua, Johnson County, Texas. The property is commonly known as 114 Paula with the legal description being Lot 3-A-R1, Block 1 of the Joshua Plaza Addition in the City of Joshua, Johnson County, Texas as requested by Darrell Gregory with First United Methodist Church.

Commissioner Fleming moved to approve the replat with the following conditions:

- 1) DA Executed
- 2) JSUD Letter

Commissioner Kidd seconded the motion. The motion passed unanimously.

3. Consider recommendation to City Council regarding an Ordinance of the City Council of the city of Joshua, Texas, amending the “Location of Land Use Types” contained in Section 5-3, “JSOD – Joshua Station Overlay District, “ of Article 5, “Special Districts” of Chapter 14, “Zoning Ordinance, “ of the Code of Ordinances by amending the land use area locations: providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing a penalty; providing for publication in the official newspaper; and providing an effective date.

Commissioner Kidd moved to approve recommending the Ordinance to the City Council for approval. Commissioner Mauldin seconded the motion. The motion passed unanimously.

E. WORK SESSION

1. Review Zoning Ordinance, zoning diagnostic report and give direction to Planning Consultant.

Ms. Karen Mitchell discussed the following items with the Planning & Zoning Commission:

- Non-Residential Lot Requirements
- Landscaping
- Setback Requirements
- Minimum lot size requirements for Commercial Property
- Platting
- Utility Easements
- Masonry Requirements
- Parking Lot Requirements
- Accessory Dwelling vs. Guest House

F. STAFF BRIEFINGS

Ms. Cabrera informed the members of the Commission of the possibility of a couple of plats and a zoning ordinance that could be on the next agenda.

G. REQUESTS FOR FUTURE REPORTS & AGENDA ITEMS

No requests were communicated to staff.

H. ADJOURNMENT

The meeting was adjourned at 8:16 pm.

Richard Connally
Planning & Zoning Chairman

ATTEST:

Alice Holloway, TRMC
City Secretary

Approved: January 6, 2020