



**MINUTES  
PLANNING & ZONING COMMISSION  
JOSHUA CITY HALL - COUNCIL CHAMBERS  
MAY 01, 2023  
7:30 PM**

The Planning & Zoning Commission will hold a meeting on May 1, 2023, at 7:30 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.

**PRESENT**

Chair Brent Gibson  
Seat 1 Jason Allred Sr  
Seat 2 Julian Torrez  
Seat 4 Richard Connally  
Seat 6 Robert Purdom  
Seat 7 Billy Jenkins  
Alternate 1 Kathy Sales

**ABSENT**

Seat 3 Jerry Moore

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/84177914368?pwd=NmU5K1BLVDR5RmhmVy9jaEF3VWJLdz09>

Meeting ID: 841 7791 4368 Passcode: 651264 or dial 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](http://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.

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Commissioner Gibson announced a quorum present and called the meeting to order at 7:30 pm.

**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. REGULAR AGENDA**

- 1. Discuss, consider, and possible action on meeting minutes of April 3, 2023.

Motion made by Seat 6 Purdom, Seconded by Seat 7 Jenkins.

Voting Yea: Chair Gibson, Seat 1 Allred Sr, Seat 2 Torrez, Seat 4 Connally, Seat 6 Purdom, Seat 7 Jenkins, Alternate 1 Sales

- 2. Public hearing on a request for a conditional use permit regarding approximately 2.0 acres of land in the WW Byers Survey, Abstract 29 Tr 20A, County of Johnson, Texas, located at 813 W. FM 917 to allow for the use of a dog grooming and boarding salon.

Staff Presentation

Owner’s Presentation

Those in Favor

Those Against

Owner’s Rebuttal

Commissioner Gibson opened the public hearing at 7:31 pm.

Aaron read the following statement:

The structure that will be used for the business is an original farmhouse dated pre-1920 and sits Northwest of the primary residence. The building is approximately 800 sq ft. This property is zoned (A) Agricultural District. The conditional use permit is to allow for the use of a dog grooming and boarding salon. The purpose of the Conditional Use Permit is to allow for review of uses which would not be appropriate generally without certain restrictions throughout a zoning district, but which if controlled as to number, area, location or relation to the neighborhood would promote the health, safety and welfare of the community. Such uses include colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other land uses as specifically provided for in this ordinance. To provide for the proper handling and location of such conditional uses, provision is made for amending this ordinance to grant a permit for a conditional use in a specific location. This procedure for approval of a Conditional Use permit includes public hearings before the Planning and Zoning Commission and the City Council. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a Conditional Use Permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a Conditional Use Permit unless it is the finding of the Planning and Zoning Commission and City Council that such a conditional use is compatible with adjacent property use and consistent with the character of the neighborhood.

Owner stated that it is 2 acres, but not the full 2 acres will be used. In addition, everything will be in doors so animals will not be roaming around.

Sussie Hanford, owns property behind. Suggest better fencing. Owner stated that there is a 8ft full metal fence in the back.

Commissioner Gibson closed the public hearing at 7:37.

3. Discuss, consider, and possible action on approving a conditional use permit regarding approximately 2.0 acres of land in the WW Byers Survey, Abstract 29 Tr 20A, County of Johnson, Texas, located at 813 W. FM 917 to allow for the use of a dog grooming and boarding salon.

Commissioner Alred asked what is the maximum number of animals allowed on property at one time. Aaron stated that there are no ordinances giving a limited number requirement.

Commissioner Gibson asked if the fencing could be inspected. Applicant Brock Eggleston said he was fine with having it inspected. Development Services Director Maldando agreed.

Motion made by Seat 7 Jenkins, Seconded by Seat 2 Torrez.

Voting Yea: Chair Gibson, Seat 1 Allred Sr, Seat 2 Torrez, Seat 4 Connally, Seat 6 Purdom, Seat 7 Jenkins, Alternate 1 Sales

4. Discuss, consider, and possible action on approving a replat regarding 8.549 acres of land known as Lots 1A, 2, & 3, Block 1, Zatlö Addition, in the D. Hunter Survey, Abstract No. 348 and the T. W. Baird Survey, Abstract No. 40, County of Johnson, Texas located at 248 Ranch Road.

Aaron read statement:

1A was platted in 2022 and Lots 2 and 3 have never been platted. This replat is to plat all of the Zatlö all of the Zatlö property and create three residential lots. The subject property is within the floodplain but has provided the base flood elevation and minimum finished floor for each lot. This property is located within the City of Joshua's Extraterritorial Jurisdiction. The proposed development of this property is to allow for the future construction of a residential home on each lot. Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted. Rights-of-Way dedications are being dedicated with this plat. 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.

Motion made by Seat 2 Torrez, Seconded by Seat 4 Connally.

Voting Yea: Chair Gibson, Seat 1 Allred Sr, Seat 2 Torrez, Seat 4 Connally, Seat 6 Purdom, Seat 7 Jenkins, Alternate 1 Sales

#### **D. ADJOURN**

Commissioner Gibson adjourned the meeting at 7:49 pm.

The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Pursuant to Section 551.127, Texas Government Code, one or more Commissioner may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. A quorum will be physically present at the posted meeting location of City Hall.

In compliance with the Americans with Disabilities Act, the City of Joshua will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 817/558-7447.

**CERTIFICATE:**

I hereby certify that the above agenda was posted on the 26th day of April 2023, by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, City Secretary