



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**JOSHUA CITY HALL - COUNCIL CHAMBERS**  
**SEPTEMBER 05, 2023**  
**6:30 PM**

**PRESENT**

Commissioner Brent Gibson  
Commissioner Jerry Moore  
Commissioner Richard Connally  
Commissioner Robert Purdom  
Commissioner Kathy Sales  
Commissioner Jason Allred Sr  
Commissioner Billy Jenkins

**STAFF**

Dev. Serv. Director Aaron Maldonado  
City Secretary Alice Holloway

**ABSENT**

Commissioner Julian Torrez

The Planning & Zoning Commission held a meeting on September 5, 2023, at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

Individuals may attend the Joshua Planning & Zoning Meeting in person or access the meeting via videoconference or telephone conference call.

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/84481706005?pwd=bXMyZGRuYjkrSDFjYjhXZVY0UWdEQT09>

Meeting ID: 844 8170 6005 Passcode: 215259

**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 questions in the order they are received.

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

Commissioner Gibson announced a quorum and called the meeting to order at 6:30 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 the meeting minutes of July 06, 2023.

Motion made by Commissioner Moore to approve the meeting minutes of July 06, 2023. Seconded by Commissioner Allred Sr.

Voting Yea: Commissioner Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Connally, Commissioner Purdom, Commissioner Jenkins, Commissioner Sales.

2. Public hearing on a request for amending subsection C, "Public Hearing and Notice," of section 3.1.4, "Amendments, Changes, and Procedures," of the City's Zoning Ordinance, found in Chapter 14, "Zoning," of the Code of Ordinances of the City of Joshua, Texas, by providing for notices relative to a change in a zoning regulation that could result in a nonconforming use consistent with Senate Bill 929; amending section 4.1.11, "Amortization," of Article 4, "Nonconformities," of the City's Zoning Ordinance, found in Chapter 14, "Zoning," of the Code of Ordinances of the City of Joshua, Texas, providing for amortization procedures consistent with Senate Bill 929; providing for a penalty; providing a severability clause; providing for publication; and providing an effective date.

Commissioner Gibson opened the public hearing at 6:31 pm.

Development Services Director Maldonado stated that the City has hired a consultant to review the zoning ordinances and make recommendations.

Commissioner Moore asked why the city was paying for a consultant and a city attorney to do the same job. City Secretary Holloway stated that this ordinance was prepared by the city attorney after Senate Bill 929 was passed this last legislature.

Commissioner Gibson closed the public hearing at 6:33 pm.

3. Discuss, consider, and possible action on approving an Ordinance amending subsection "C", "Public Hearing and Notice," of section 3.1.4, "Amendments, Changes and Procedures," of the City's Zoning Ordinance, found in Chapter 14, "Zoning," of the Code of Ordinances of the City of Joshua, Texas, by providing for notices relative to a change in a zoning regulation that could result in a nonconforming use consistent with Senate Bill 929; Amending section 4.1.11, "Amortization," of Article 4, "Nonconformities," of the City's Zoning Ordinance, found in Chapter 14, "Zoning," of the Code of Ordinances of the City of Joshua, Texas, providing for amortization procedures consistent with Senate Bill 929; providing for a penalty; providing a severability clause; providing for publication; and providing an effective date.

Motion made by Commissioner Purdom to recommend approval of an Ordinance amending subsection "C", "Public Hearing and Notice," of section 3.1.4, "Amendments, Changes and Procedures," of the City's Zoning Ordinance, found in Chapter 14, "Zoning," of the Code of Ordinances of the City of Joshua, Texas, by providing for notices relative to a change in a zoning regulation that could result in a nonconforming use consistent with Senate Bill 929; Amending section 4.1.11, "Amortization," of Article 4, "Nonconformities," of the City's Zoning Ordinance, found in Chapter 14, "Zoning," of the Code of Ordinances, Seconded by Commissioner Jenkins.

Voting Yea: Commissioner Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Connally, Commissioner Purdom, Commissioner Jenkins, Commissioner Sales

4. Discuss, consider, and possible action on approving a final plat regarding 1.50 acres of land known as Lot 1, Block 1, Purselley Addition, Thomas W. Baird Survey, Abstract No. 40, City of Joshua, Johnson County, Texas located at 1201 S. Broadway St. for the future construction of a carwash.

Development Services Director Maldonado read the following statement:

The property is undeveloped and has never been platted. This property is zoned (C1) Restricted Commercial District. The plat is converting one tract into one platted lot for the construction of a carwash. Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted. Transportation: Rights-of-way dedications have already been dedicated.

Motion made by Commissioner Moore to approve the final plat as presented. Seconded by Commissioner Sales.

Voting Yea: Commissioner Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Connally, Commissioner Purdom, Commissioner Jenkins, Commissioner Sales

- 5. Discuss, consider, and possible action on approving a final plat regarding 31.854 acres of land known as Lot 1 & 2, Block 1, Dornan Acres, Thomas W. Baird Survey, Abstract No. 40, and McKinney & Williams Survey, Abstract No. 636, City of Joshua, Johnson County, Texas located at 1301 S. Broadway St. for the future construction of two residential homes.

The property is undeveloped and has never been platted. The subject property has been used as agricultural raw land. This property is zoned (R1) Single Family Residential District. The plat is converting one tract into two platted lots for the construction of two residential homes. Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted. Rights-of-way dedications have already been dedicated.

Motion made by Commissioner Jenkins to approve the final plat as presented. Seconded by Commissioner Purdom.



Voting Yea: Commissioner Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Connally, Commissioner Purdom, Commissioner Jenkins, Commissioner Sales

- 6. Discussion and update on an Ordinance amending the Joshua Subdivision Ordinance to be in full compliance and meet all House Bill No 3699 requirements.

Development Services Director Maldonado gave an update regarding the ordinance approved by the city council regarding House Bill 3699. There was no action.

**D. ADJOURN**

Commissioner Gibson adjourned the meeting at 6:44 pm.


  
 \_\_\_\_\_  
 Brent Gibson, Commissioner

ATTEST:

*Alice Holloway*  
 \_\_\_\_\_  
 Alice Holloway, City Secretary

Approved: November 06, 2023