



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
FEBRUARY 15, 2022
6:30 PM

The Planning & Zoning Commission will hold a meeting on February 15, 2022, 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, access the meeting via videoconference or telephone conference call.

Join Zoom Meeting:

<https://us02web.zoom.us/j/86835480307?pwd=Z0RPV0oydVhGZlN2eDFtdmkwNEpXQT09>

Meeting ID: 868 3548 0307 Passcode: 664544 or dial 1-346-248-7799

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) 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.

B. Work Session:

- 1) Receive legal advice and guidance from City Attorney regarding platting approval and denial process.

C. Public 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.

D. Discuss, consider, and possible action on approving a preliminary plat regarding 44.040 acres of land known as Lots 1-11, Block 1, Lots 1-10, Lot 11X and Lots 12-22, Block 2, Lots 1-16, Block 3, Lots 1-16, Block 4, Lots 1-14, Block 5, Lots 17, Block 6, Lots 1-15, Block 7, Lots 1-17, Lot 18X and Lots 19-21, Block 8, Lots 1-3, Lot 4X, Lots 5-14 and Lot 15X, Block 9, Joshua Highlands Addition, in the Eli M. Thomason Survey, Abstract No. 827, County of Johnson, Texas located on the north side of CR 909 to allow for the construction of a residential subdivision.

E. Adjourn.

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 9th day of February 2022, by 5:30 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



Planning & Zoning Commission Agenda February 15, 2022

Agenda Item: D Preliminary Plat (Action Item)

Agenda Description:

Discuss, consider, and possible action on approving a preliminary plat regarding 44.040 acres of land known as Lots 1-11, Block 1, Lots 1-10, Lot 11X and Lots 12-22, Block 2, Lots 1-16, Block 3, Lots 1-16, Block 4, Lots 1-14, Block 5, Lots 17, Block 6, Lots 1-15, Block 7, Lots 1-17, Lot 18X and Lots 19-21, Block 8, Lots 1-3, Lot 4X, Lots 5-14 and Lot 15X, Block 9, Joshua Highlands Addition, in the Eli M. Thomason Survey, Abstract No. 827, County of Johnson, Texas located on the north side of CR 909 to allow for the construction of a residential subdivision.

Background Information:

HISTORY: The approximate 44-acre tract of land has never been platted and has been zoned and used for agriculture with a single-family residence located on the property. City Council approved the request to rezone to a Planned Development District on May 20, 2021. The preliminary plat was denied by the Planning and Zoning Commission on February 07, 2021.

ZONING: This property zoned (PD) Planned Development District.

ANALYSIS: The proposed development of this property is to allow for the construction of a residential subdivision containing 143 single-family homes and 4 open space lots.

UTILITIES: Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

TRANSPORTATION: Rights-of-Way dedications are being dedicated with this plat.

RECOMMENDATION: 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.

Financial Information:

N/A

City Contact:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Preliminary Plat Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Aerial Map
- 5) JCSUD Approval Letter
- 6) Preliminary Plat of Joshua Highlands Addition

City of Joshua Development Services Universal Application

Please check the appropriate box below to indicate the type of application you are requesting and provide all information required to process your request.

- | | | |
|--|---|--|
| <input type="checkbox"/> Pre-Application Meeting | <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Zoning Change |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Zoning Variance (ZBA) | <input type="checkbox"/> Subdivision Variance |
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Amending Plat |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Planned Development Detailed Plan |
| <input type="checkbox"/> Minor Plat | <input type="checkbox"/> Other _____ | |

PROJECT INFORMATION

Project Name: Joshua Highlands

Project Address (Location): 1200 County Road 909, Joshua, Texas

Existing Zoning: PD (Single Family Residential) Proposed Zoning: _____

Existing Use: Agriculture Proposed Use: Single Family Residential

Existing Comprehensive Plan Designation: Low Density Residential Gross Acres: 46.040

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. **See appropriate checklist located within the applicable ordinance and fee schedule for minimum requirements. Incomplete applications will not be processed.**

APPLICANT INFORMATION

Applicant: Brian Krafft Company: PED Holdings, LLC

Address: 1400 Everman Pkwy. Suite 146 Tel: 817-744-7512 Fax: 817-744-7554

City: Fort Worth State: Tx ZIP: 76140 Email: brian.krafft@topographic.com

Property Owner: Same as above Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ ZIP: _____ Email: _____

Key Contact: Erik Dumas Company: Topographic

Address: 1400 Everman Pkwy., Suite 146 Tel: 817-744-7512 Fax: 817-744-7554

City: Fort Worth State: Tx ZIP: 76140 Email: erik.dumas@topographic.com

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

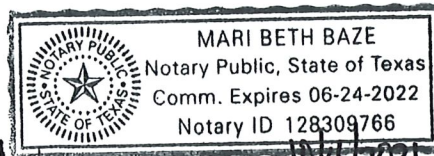
SIGNATURE: Brian Krafft
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Brian Krafft

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this 4 day of October 2021

Mari Beth Baze
Notary Public



Signature: Mari Beth Baze Date: 10/4/2021

For Departmental Use Only

Case No.: 992021-06

Project Manager: _____

Total Fee(s): 1135

Check No.: 1026

Date Submitted: 10-5-21

Accepted By: [Signature]

Date of Complete Application: _____

City of Joshua Preliminary Plat Check List

If the following is on the Plat Document, please put an "X", if it is not applicable please write in N/A.

REQUIRED DOCUMENTS

- ☒ Plat application signed by Property Owner
- ☒ Signed & Dated Completed Check List & Date Sheet by Applicant & City Staff
- ☒ Application Fee & Consultant Deposit
- ☒ Certified Tax Certificates from Tax Assessor showing no taxes owed for each parcel on the plat document
- ☒ (1) **Folded** Black Line 24"X 36" Paper Copy & (1) PDF Version of the Plat
- ☐ (1) **Folded** Black Line 24" X 36" Paper Copy & (1) PDF Version of the following:
(City Engineer may waive the requirements for any of the following; however a **written request stating the reason(s)** for the requirement being waived must be submitted in place of the study and an approval letter signed by the City's Engineering Consultant must be submitted prior to the application being considered complete)
- ☒ Preliminary Drainage Study or written waiver request
- ☒ Preliminary Paving Plan or written waiver request
- ☒ Preliminary Water & Wastewater Utility Plans or written waiver request
- ☒ Traffic Impact Analysis or written waiver request
- ☒ A written statement signed by the subdivder stating the developer will comply with all City requirements in the proposed subdivision and all such proposals shall conform to or exceed the standards for such improvements prescribed by the City.

*** Once Plat has been approved three (3) signed and notarized mylars will be required - one (1) for Johnson County, one (1) for the City, and one (1) will be returned to the property owner once recorded. ***

TECHNICAL REQUIREMENTS

If the following is on the Plat Document, please put an "X", if it is not applicable please write in N/A.

- ☒ The case number in the lower left-hand corner of the plat. (The case number shall be provided by staff after the first submittal.)
- ☒ North arrow, graphic and written scale in close proximity. The preferred scale is one inch (1") = one hundred feet (100').
- ☒ Appropriate title, i.e., "Preliminary Plat", to include subdivision name, which shall not duplicate that of another subdivision, City, county, state, survey and abstract, total gross acreage, number of lots and date of preparation.
- ☒ Name and address and phone number and email address of record owner(s), and subdivider, if different. Note volume and page of current deed record ownership.
- ☒ Name, address and phone numbers and e-mail addresses of engineer, planner, and/or surveyor responsible for preparing the plat.
- ☒ Name of record owner and corresponding deed record volume and page for all adjacent unplatted tracts within one hundred feet (100'), to include owners across any adjacent ROW.

- ☒ All adjacent platted property within one hundred feet (100') shown in dashed lines, labeling lot and block numbers, subdivision name, street names and plat record reference.
- ☒ Location of City limit lines and/or extraterritorial jurisdiction lines.
- ☒ Existing zoning noted on this tract and adjacent tracts and any proposed zoning labeled as such with appropriate setback lines.
- ☒ All existing easements on or adjacent to this tract shown and labeled as to type and size.
- ☒ The location of existing or approved street intersections on the perimeter of the subdivision or within one hundred feet (100') of the perimeter.
- ☒ Legal description of the land to include the current owner's deed record reference, survey and abstract, county, state, point of beginning tied to survey corner or previously filed subdivision corner, or USGS monument.
- ☒ Graphic depiction of all boundary lines shown in heavy lines with deed record dimensions or field surveyed dimensions if available. These should match legal description.
- ☒ Existing ROW shown, labeled and dimensioned, i.e. public streets, highways, alleys, private drives, railroads, etc.
- ☒ Permanent structures and uses within the subdivision that will remain.
- ☒ Lots and blocks labeled with numbers in consecutive order.
- ☒ Drainage, utility and pedestrian access easements labeled and dimensioned.
- ☒ The proposed uses of the property and the proposed location of the uses on the tract(s) including uses to be dedicated for schools, parks, open spaces and other public uses, showing acreage.
- ☒ Approximate flood plain and floodway limits shown.
- ☒ The location and width of the proposed streets, roads, lots, alleys, easements, widening of existing thoroughfares, and other features, and their location in relation to platted streets, alleys and easements in adjacent subdivisions for a distance of one hundred feet (100') beyond the boundaries of the tract shall be shown consistent with the Thoroughfare Plan or other adopted plan for roads and streets.
- ☒ Present physical features on the tract, including natural and artificial watercourses, ditches, ravines, culverts, and bridges.
- ☒ A topographical map with contour intervals not greater than two feet with all elevations shown thereon tied to the sea level datum plane.
- ☒ Profiles and cross sections of proposed streets and roads sufficient to ascertain that the preliminary plat proposals will function in accordance with the standards of the City.
- ☒ A complete and corrected preliminary water and wastewater layout. This may be combined with the drainage study and should show all intended easements and other information required by the Design Standards.
- ☒ A final drainage study which shall include all information specified in the Design Standards and support the drainage improvements proposed in the final construction documents. The final drainage study shall be prepared by an engineer and shall be signed, sealed, and dated by the person preparing the study. The City may waive the requirement of the final drainage study or may limit certain requirements where the City Engineer determines that such requirements are not necessary for review of the development.
- ☒ The following certifications shall be placed on the preliminary plat:

Reviewed for Preliminary Approval:

Planning & Zoning Commission Chairman

Date

Attest:

City Secretary

Date

Approved for Preparation of Final Plat:

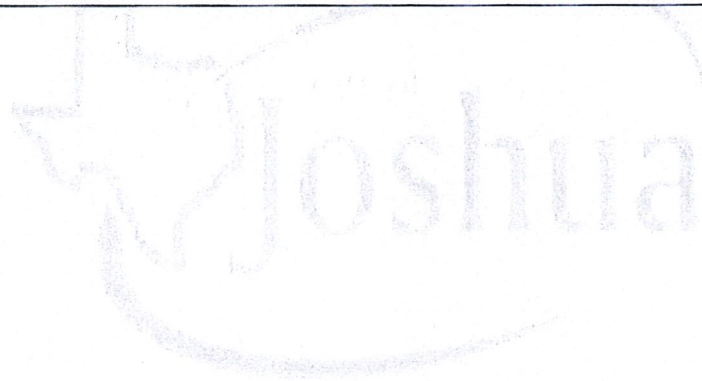
Mayor, City of Joshua

Date

Attest:

City Secretary

Date



PROPERTY DESCRIPTION:

BEING A TRACT OF LAND IN THE ELI M. THOMASON SURVEY, ABSTRACT NO. 827, JOHNSON COUNTY TEXAS, AND BEING ALL OF A CALLED 44.427 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 1.55 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED RECORDED IN INSTRUMENT NO. 2021-31287, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 44.427 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 14.028 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 948, PAGE 100, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND LOCATED IN COUNTY ROAD NO. 909;

THENCE N 88°52'56" W WITH THE SOUTHERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD NO. 909, A DISTANCE OF 1091.57 FEET TO A 5/8" IRON ROD FOUND WITH A CAP HAVING ILLEGIBLE MARKINGS AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 44.427 ACRE TRACT;

THENCE N 00°00'20" W WITH THE SOUTHERNMOST WEST LINE OF SAID 44.427 ACRE TRACT, AT 24.68 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 909 AT THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2532, PAGE 414, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), IN ALL A DISTANCE OF 233.15 FEET TO A 2" METAL FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN INSIDE ELL CORNER OF SAID 44.427 ACRE TRACT;

THENCE N 88°49'39" W WITH THE NORTH LINE OF SAID 1.00 ACRE TRACT AND THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 208.67 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN ANGLE POINT IN SAID WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT;

THENCE N 88°57'11" W, CONTINUING WITH THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 208.42 FEET TO A 5/8" IRON ROD FOUND AT THE WESTERNMOST SOUTHWEST CORNER OF SAID 44.427 ACRE TRACT, LOCATED IN THE EAST LINE OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-9240, O.P.R.J.C.T.;

THENCE N 00°05'40" W WITH THE COMMON LINE BETWEEN SAID 1.0 ACRE TRACT AND SAID 44.427 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 227.07 FEET TO THE NORTHEAST

CORNER OF SAID 1.0 ACRE TRACT ALSO BEING THE EASTERNMOST SOUTHEAST CORNER OF A CALLED 22.171 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-1940, O.P.R.J.C.T., FROM WHICH A 4" METAL FENCE CORNER POST BEARS S 9°44'18" W, A DISTANCE OF 0.68 FEET;

THENCE N 00°02'36" W WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 22.171 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 833.67 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 22.171 ACRE TRACT, ALSO BEING THE SOUTHERNMOST SOUTHEAST CORNER OF A CALLED 70.81 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4039, PAGE 547, O.P.R.J.C.T., AND ALSO BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 44.427 ACRE TRACT;

THENCE WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 70.81 ACRE TRACT AS FOLLOWS:

N 00°00'32" W, A DISTANCE OF 70.52 FEET TO A 5/8" IRON ROD FOUND FOR A CORNER;

N 89°49'36" E, GENERALLY ALONG A FENCE, A DISTANCE OF 672.74 FEET TO A 4" METAL FENCE CORNER POST FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID 70.81 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 36.4 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN 4460, PAGE 271, O.P.R.J.C.T.;

THENCE S 89°37'08" E WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 36.4 ACRE TRACT, GENERALLY ALONG A FENCE, A DISTANCE OF 680.76 FEET TO A 2" METAL FENCE CORNER POST FOUND FOR AN ANGLE POINT;

THENCE N 87°26'02" E, GENERALLY ALONG A FENCE, A DISTANCE OF 37.19 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "SSI" AT THE NORTHERNMOST NORTHEAST CORNER OF SAID 44.427 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 1.55 ACRE TRACT;

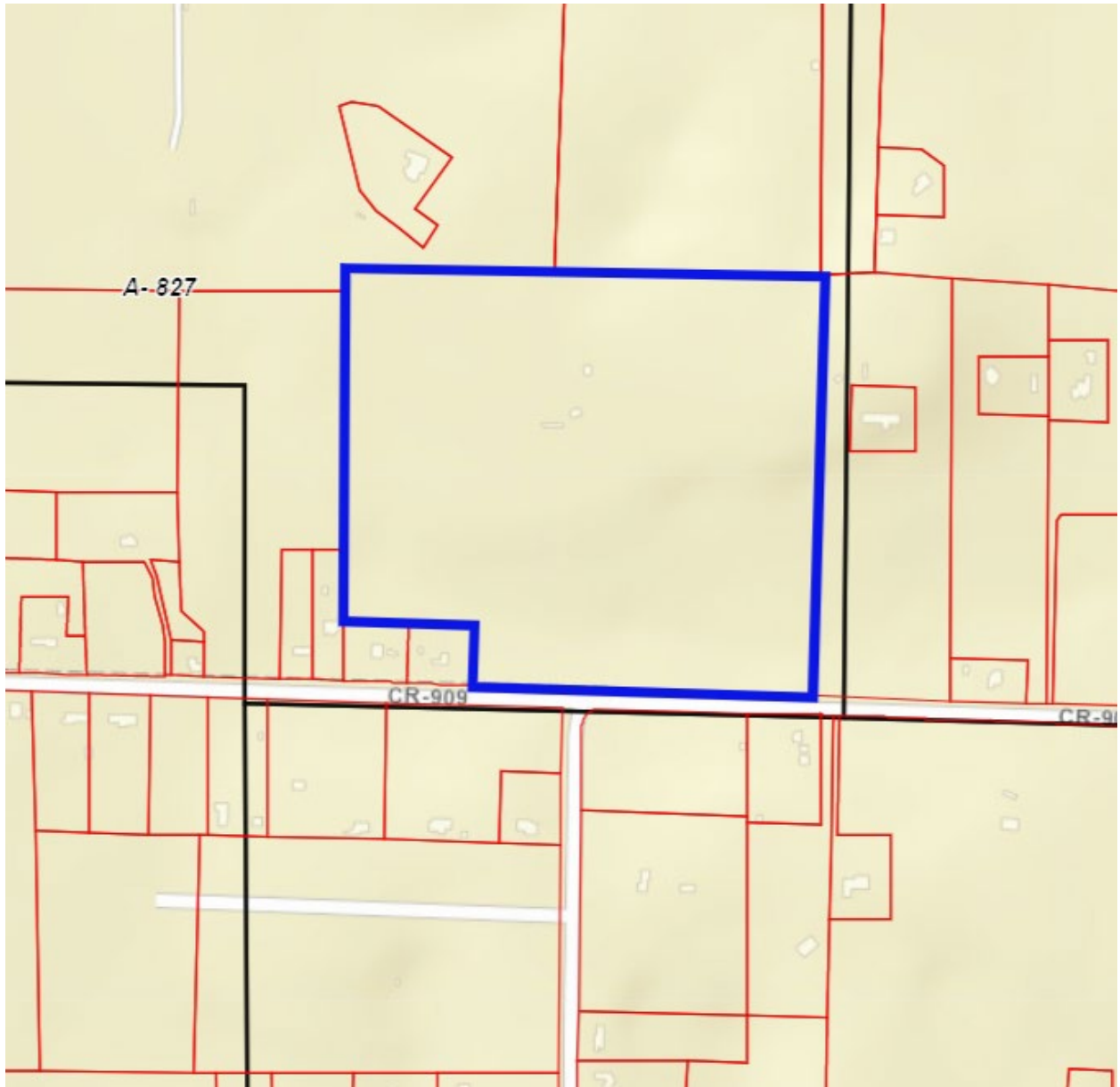
THENCE N 86°46'44" E WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 36.4 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 154.39 FEET TO A 6" FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID 36.4 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF SAID 14.028 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 71°44'41" W, 0.50 FEET;

THENCE S 2°05'44" W WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 14.028 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 455.97 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "SSI" AT THE SOUTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING THE EASTERNMOST NORTHEAST CORNER OF SAID 44.427 ACRE TRACT, AND ALSO BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 14.028 ACRE TRACT;

THENCE S 1°07'55" W WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 14.028 ACRE TRACT, AND GENERALLY ALONG A FENCE, AT A DISTANCE OF 921.31 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 909, IN ALL A DISTANCE OF 946.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 46.040 ACRES OF LAND.



Vicinity Map





Aerial Map





The City of Joshua requires certain information from water/wastewater providers as part of the platting process. Please have the appropriate service provider complete this form.

Proposed Subdivision Name: Joshua Highlands Addition ("Development")
Type of Plat : Preliminary (Preliminary or Final)
Subdivision Location: Approx. 1600 County Road 909 Joshua, TX
Property Owner Name: PED Holdings, LLC
Applicant Name, Address, Email, Phone Number: 1400 Everman Parkway, Suite 146
Courtney.coates@topographic
817-744-7512

Generally. Land proposed to be subdivided must be served adequately by essential public facilities and services, including water and sanitary sewer facilities, roadway and pedestrian facilities, drainage facilities and park facilities. An application for a plat or development may be denied unless adequate public facilities necessary to support and serve the development exist or provision has been made for the facilities, whether the facilities are to be located within the property being platted or offsite. Further, no person shall construct or cause to be constructed any streets, utilities, buildings or other improvements to any tract of land, and the City shall not issue any permit for such improvements or to serve or connect said land, or any part thereof, with any public utilities or improvements, unless and until a plat, plan or replat shall have been first approved in the manner provided in this Subdivision Ordinance.

TO BE COMPLETED BY THE RESPECTIVE UTILITY PROVIDER

This development is being served by: (check one)

Johnson County Special Utility District X
Bethesda Water Supply Corporation

This development has adequate water/wastewater utilities and requires no additional capacity or infrastructure construction. *(if this box is checked, no additional review is required)*

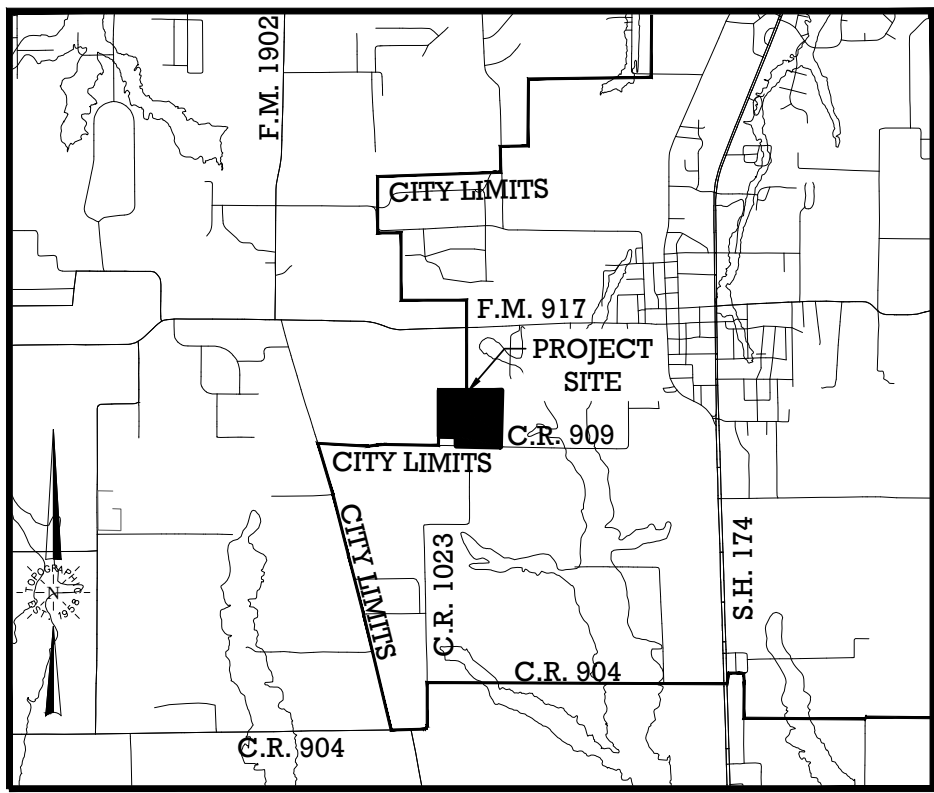
This development requires additional water/wastewater utility construction. X

The applicant has submitted the required water/wastewater utility plans for review. Utility plans have not been approved for construction. *(Required for preliminary plat application submittal)*

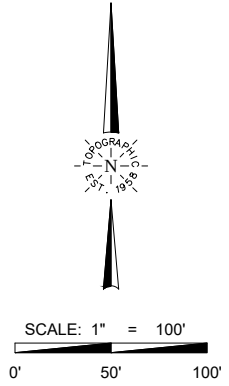
The applicant has submitted the required water/wastewater utility plans for review. Utility plans have been approved for construction. *(Required for final plat approval. Plat applications will not be scheduled for Planning and Zoning Commission, if required, until this box has been checked by the appropriate utility provider).*

Completed by: 
System Development Assistant, JCSUD
(Signature, Title, Utility Provider)

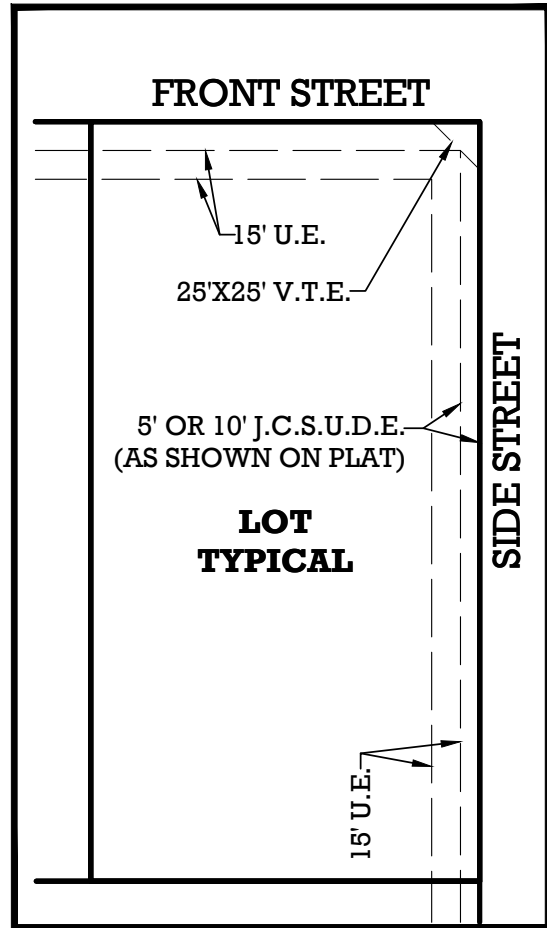
Date: 10/5/21



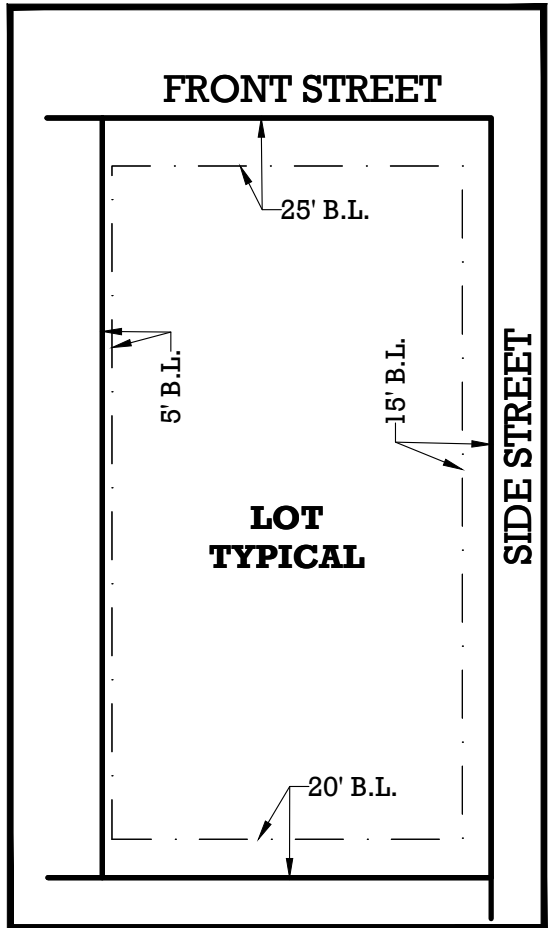
VICINITY MAP
N.T.S.



TYPICAL LOT DETAIL EASEMENTS
(UNLESS SHOWN OTHERWISE HEREON) (N.T.S.)



TYPICAL LOT DETAIL BUILDING LINES
(UNLESS SHOWN OTHERWISE HEREON) (N.T.S.)



PRELIMINARY PLAT APPROVAL:

PLANNING & ZONING COMMISSION CHAIRMAN	DATE
ATTEST:	
CITY SECRETARY	DATE

CASE NUMBER PP2021-06

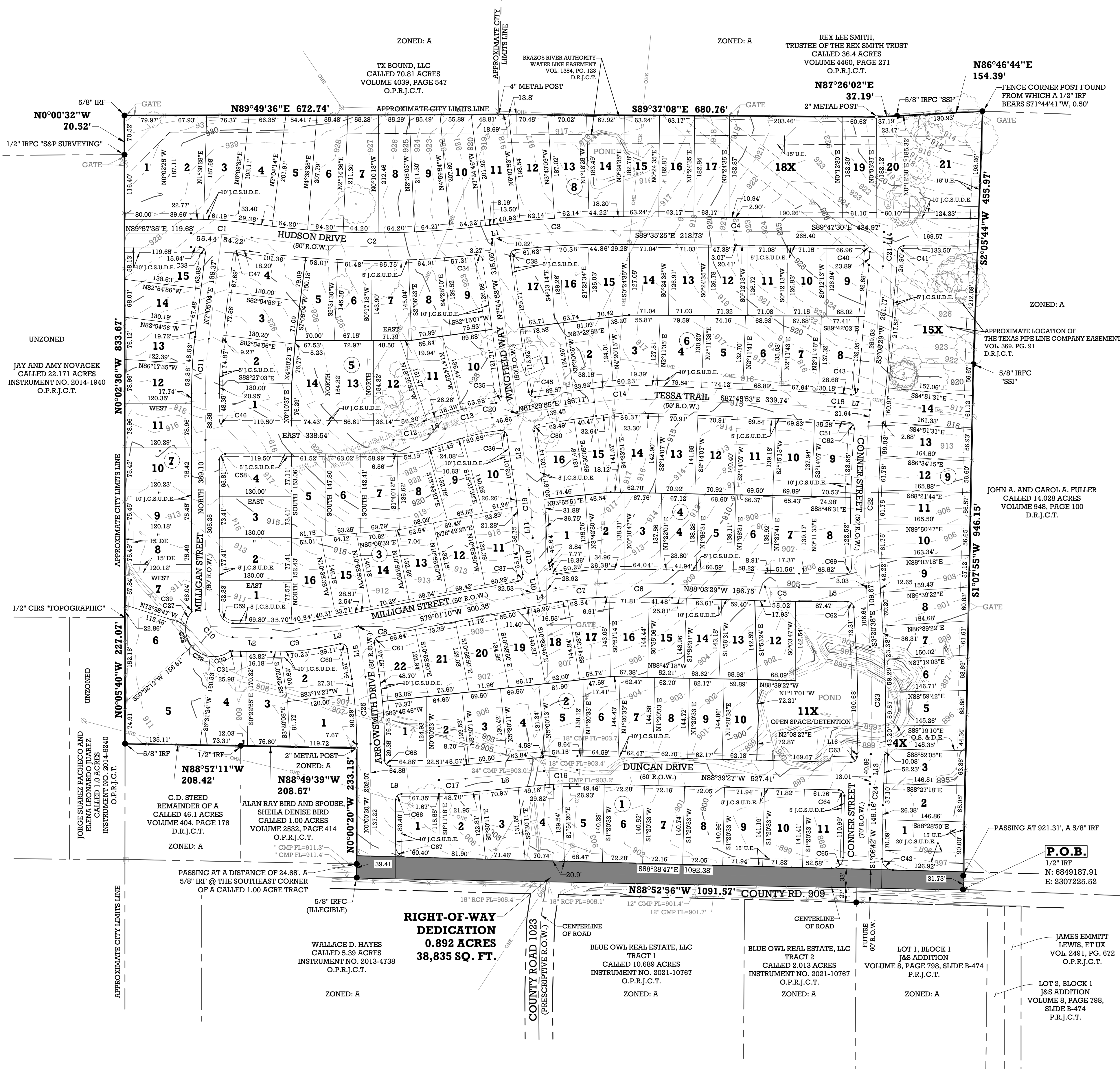
LEGEND	
	SUBJECT PROPERTY LINE
	ADJACENT LINE
	EASEMENT
	OVERHEAD ELECTRIC
	ASPHALT PAVEMENT
	EDGE OF GRAVEL
	BARBED WIRE FENCE
	WOOD FENCE
	CHAIN LINK FENCE
	BURIED CABLE
	BURIED WATER
	BURIED GAS
	BURIED ELECTRIC
	SANITARY SEWER LINE
	IRON ROD FOUND (IRF) (AS NOTED)
	FIRE HYDRANT
	WATER METER
	WATER MANHOLE
	WATER VALVE
	IRRIGATION CONTROL VALVE
	WATER VAULT
	WATER MARKER
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MARKER
	BLOCK DESIGNATION
	OPEN SPACE LOT
	STORM DRAIN MANHOLE
	GRATE INLET
	LIGHT POLE
	UTILITY POLE
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	ELECTRIC MARKER
	TELEPHONE PEDESTAL
	UNDERGROUND TELEPHONE MARKER
	TELEPHONE MANHOLE
	TELEPHONE VAULT
	SIGN
	BILLBOARD
	COVERED AREA
	CONCRETE

ABBREVIATIONS
O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING
R.O.W. = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT
L.E. = LANDSCAPE EASEMENT
V.T.E. = VISIBILITY TRIANGLE EASEMENT
J.C.S.U.D.E. = JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT
O.S. = OPEN SPACE
D.E. = DRAINAGE EASEMENT

OWNER
PED HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY 1400 EVERMAN PARKWAY, STE 146 FORT WORTH, TX 76140 (817) 744-7512 BRIAN.KRAFFT@TOPOGRAPHIC.COM

ENGINEER/SURVEYOR
 LOYALTY INNOVATION LEGACY 1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7548 TEXAS FIRM REGISTRATION NO. 1040254 WWW.TOPOGRAPHIC.COM

PRELIMINARY PLAT	
LOTS 1-11, BLOCK 1, LOTS 1-10, LOT 11X, AND LOTS 12-22, BLOCK 2, LOTS 1-16, BLOCK 3, LOTS 1-16, BLOCK 4, LOTS 1-14, BLOCK 5, LOTS 1-17, BLOCK 6, LOTS 1-15, BLOCK 7, LOTS 1-17, LOT 18X AND LOTS 19-21, BLOCK 8, LOTS 1-3, LOT 4X, LOTS 5-14, LOT 15X, BLOCK 9	
JOSHUA HIGHLANDS ADDITION, BEING 46.040 ACRES LOCATED IN THE ELI M. THOMASON SURVEY, ABSTRACT NO. 827 CITY OF JOSHUA, JOHNSON COUNTY, TEXAS 143 SINGLE FAMILY RESIDENTIAL LOTS, 4 OPEN SPACE LOTS.	
FILE: PP_LD_MILLER TRACT_20210524	REVISION
DRAFT: BT	CHECK: FCN
SHEET: 1 OF 2	DATE: 10/26/2021
1	



P.O.B.
1/2" IRF
N: 6849187.91
E: 2307225.52

JAMES EMMITT LEWIS, ET UX
VOL. 2491, PG. 672
O.P.R.J.C.T.

LOT 2, BLOCK 1
J&S ADDITION
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LOT 1, BLOCK 1
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LOT 1, BLOCK 1
J&S ADDITION
VOLUME 8, PAGE 798,
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P.R.J.C.T.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°21'59"	751.00'	109.66'	S85°51'25"E	109.57'
C2	16°02'48"	1549.00'	433.82'	S89°41'50"E	432.41'
C3	8°07'48"	1451.00'	205.89'	N86°20'41"E	205.72'
C4	0°12'05"	849.00'	2.98'	S89°41'28"E	2.98'
C5	2°07'32"	1653.00'	61.32'	N88°07'15"W	61.32'
C6	2°57'58"	2347.00'	121.50'	N88°32'28"W	121.49'
C7	9°31'19"	537.00'	89.24'	S84°12'53"W	89.14'
C8	2°49'30"	67.23'	3.30'	S79°12'46"W	3.29'
C9	11°38'56"	400.00'	81.33'	S85°13'51"W	81.19'
C10	88°56'41"	50.00'	77.62'	N44°28'21"W	70.06'
C11	7°05'04"	800.00'	98.92'	N03°32'32"E	98.85'
C12	18°25'53"	200.00'	64.34'	N80°47'04"E	64.06'
C13	9°55'48"	500.00'	86.66'	N76°33'01"E	86.55'
C14	10°44'12"	500.00'	93.70'	N86°52'01"E	93.56'
C15	2°54'22"	200.00'	10.14'	S86°18'42"E	10.14'
C16	6°50'44"	500.00'	69.74'	S87°55'11"W	59.70'
C17	5°29'47"	500.00'	47.97'	S87°14'43"W	47.95'
C18	7°46'45"	500.00'	67.89'	N06°39'23"W	67.83'
C19	5°44'04"	500.00'	50.04'	N05°38'03"W	50.02'
C20	0°45'12"	500.00'	6.57'	N08°07'29"W	6.57'
C21	4°56'00"	500.00'	43.05'	S02°40'30"W	43.04'
C22	8°29'06"	2000.00'	286.20'	S00°53'56"W	285.93'
C23	5°31'55"	2000.00'	193.10'	S00°34'41"E	193.02'
C24	1°04'35"	2000.00'	37.57'	S01°38'59"W	37.57'
C25	8°42'03"	800.00'	121.49'	N04°20'44"W	121.37'
C27	28°35'40"	50.00'	24.95'	S24°02'59"W	24.70'
C28	49°22'56"	50.00'	43.09'	S14°56'19"E	41.77'
C29	43°50'48"	50.00'	38.26'	S61°33'12"E	37.34'
C30	43°48'54"	50.00'	38.24'	N74°36'57"E	37.31'
C31	3°03'46"	75.00'	4.01'	S87°24'48"E	4.01'
C33	95°53'26"	10.50'	17.57'	S40°51'39"E	15.59'
C34	88°48'28"	10.50'	16.27'	N52°09'07"W	14.69'
C35	90°29'21"	10.50'	16.58'	N37°29'48"E	14.91'
C36	88°37'28"	10.50'	16.24'	S52°48'49"E	14.67'
C37	88°53'41"	10.50'	16.29'	S34°34'19"W	14.71'
C38	91°03'05"	10.50'	16.69'	S37°46'40"W	14.98'
C39	3°03'46"	75.00'	4.01'	S01°31'53"E	4.01'
C40	92°03'07"	10.50'	16.87'	S43°45'57"E	15.11'
C41	88°13'13"	10.50'	16.17'	N46°05'53"E	14.62'
C42	89°35'29"	20.05'	31.35'	N43°41'02"W	28.25'
C43	94°23'46"	10.50'	17.30'	S52°20'22"W	15.41'
C45	90°45'12"	10.50'	16.63'	N53°07'29"W	14.95'
C46	90°00'00"	10.50'	16.49'	S45°00'00"E	14.85'
C47	89°48'19"	10.50'	16.46'	S51°59'13"W	14.82'
C50	90°00'00"	10.50'	16.49'	N36°29'55"E	14.85'
C51	9°13'31"	175.00'	28.18'	S83°09'07"E	28.15'
C52	83°15'45"	10.50'	15.26'	S36°54'29"E	13.95'
C58	90°00'00"	10.50'	16.49'	N45°00'00"E	14.85'
C59	88°56'41"	25.00'	38.61'	N44°28'21"W	35.03'
C60	91°53'52"	10.50'	16.84'	S54°38'42"E	15.09'
C61	87°42'55"	10.50'	16.07'	N35°09'42"E	14.55'
C62	86°27'48"	10.50'	15.85'	S46°34'32"E	14.38'
C63	89°09'17"	10.50'	16.34'	S46°45'55"W	14.74'
C64	89°46'31"	10.50'	16.45'	S43°46'11"E	14.82'
C65	90°24'09"	20.05'	31.64'	S46°19'09"W	28.45'
C66	88°59'37"	10.50'	16.49'	N44°59'48"E	14.85'
C67	88°28'47"	20.05'	30.96'	N44°14'23"W	27.98'
C68	90°00'00"	10.50'	16.49'	N45°00'23"W	14.85'
C69	91°18'52"	10.72'	17.09'	S46°54'05"W	15.33'

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	1	0.207	9,021	
2	1	0.207	9,021	
3	1	0.207	9,021	
4	1	0.233	10,146	
5	1	0.233	10,150	
6	1	0.233	10,148	
7	1	0.233	10,148	
8	1	0.233	10,148	
9	1	0.233	10,148	
10	1	0.233	10,148	
11	1	0.233	10,148	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	2	0.211	9,172	
2	2	0.207	9,036	
3	2	0.207	9,033	
4	2	0.207	9,027	
5	2	0.228	9,936	
6	2	0.211	9,179	
7	2	0.207	9,027	
8	2	0.208	9,070	
9	2	0.207	9,002	
10	2	0.207	9,003	
11X	2	0.966	41,653	
12	2	0.230	10,028	
13	2	0.210	9,159	
14	2	0.210	9,132	
15	2	0.219	9,524	
16	2	0.230	10,015	
17	2	0.218	9,480	
18	2	0.210	9,162	
19	2	0.210	9,155	
20	2	0.217	9,467	
21	2	0.212	9,247	
22	2	0.217	9,461	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	3	0.230	10,000	
2	3	0.231	10,064	
3	3	0.219	9,544	
4	3	0.230	10,000	
5	3	0.212	9,255	
6	3	0.210	9,145	
7	3	0.216	9,424	
8	3	0.218	9,500	
9	3	0.207	9,000	
10	3	0.230	10,000	
11	3	0.230	10,023	
12	3	0.258	11,223	
13	3	0.211	9,185	
14	3	0.220	9,580	
15	3	0.212	9,224	
16	3	0.230	10,011	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	4	0.230	10,000	
2	4	0.207	9,031	
3	4	0.206	9,079	
4	4	0.210	9,159	
5	4	0.212	9,236	
6	4	0.214	9,314	
7	4	0.215	9,385	
8	4	0.239	10,397	
9	4	0.222	9,662	
10	4	0.222	9,679	
11	4	0.223	9,718	
12	4	0.230	10,001	
13	4	0.232	10,089	
14	4	0.234	10,177	
15	4	0.218	9,501	
16	4	0.230	10,034	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	5	0.233	10,130	
2	5	0.234	10,178	
3	5	0.232	10,123	
4	5	0.232	10,122	
5	5	0.216	9,427	
6	5	0.213	9,292	
7	5	0.228	9,917	
8	5	0.221	9,636	
9	5	0.226	9,844	
10	5	0.251	10,830	
11	5	0.228	9,948	
12	5	0.258	11,223	
13	5	0.259	11,261	
14	5	0.257	11,201	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	6	0.230	9,998	
2	6	0.218	9,493	
3	6	0.251	10,948	
4	6	0.235	10,249	
5	6	0.224	9,743	
6	6	0.212	9,223	
7	6	0.211	9,211	
8	6	0.235	10,239	
9	6	0.213	9,295	
10	6	0.207	9,028	
11	6	0.207	9,011	
12	6	0.207	9,009	
13	6	0.207	9,010	
14	6	0.207	9,021	
15	6	0.217	9,459	
16	6	0.211	9,204	
17	6	0.218	9,501	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	7	0.249	10,844	
2	7	0.248	10,797	
3	7	0.275	11,994	
4	7	0.287	12,507	
5	7	0.440	19,169	
6	7	0.286	12,477	
7	7	0.208	9,070	
8	7	0.208	9,070	
9	7	0.208	9,070	
10	7	0.208	9,070	
11	7	0.218	9,500	
12	7	0.208	9,070	
13	7	0.208	9,070	
14	7	0.208	9,070	
15	7	0.218	9,500	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	8	0.343	14,961	
2	8	0.280	12,204	
3	8	0.299	13,041	
4	8	0.291	12,697	
5	8	0.282	12,278	
6	8	0.288	12,538	
7	8	0.291	12,668	
8	8	0.291	12,668	
9	8	0.288	12,541	
10	8	0.282	12,263	
11	8	0.294	12,812	
12	8	0.289	12,570	
13	8	0.280	12,216	
14	8	0.274	11,922	
15	8	0.265	11,560	
16	8	0.265	11,549	
17	8	0.265	11,551	
18X	8	0.894	37,212	
19	8	0.255	11,090	
20	8	0.254	11,080	
21	8	0.554	24,117	

LOT TABLE				
LOT NO.	BLOCK	ACRES	SO. FT.	
1	9	0.301	13,131	
2	9	0.219	9,553	
3	9	0.210	9,168	
4X	9	0.146	6,356	
5	9	0.207	9,000	
6	9	0.209	9,108	
7	9	0.212	9,225	
8	9	0.219	9,524	
9	9	0.219	9,524	
10	9	0.224	9,738	
11	9	0.225	9,810	
12	9	0.225	9,782	
13	9	0.222	9,666	
14	9	0.223	9,705	
15X	9	0.900	39,210	

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND IN THE ELI M. THOMASON SURVEY, ABSTRACT NO. 827, JOHNSON COUNTY TEXAS, AND BEING ALL OF A CALLED 44.427 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 1.55 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED RECORDED IN INSTRUMENT NO. 2021-031287, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.) (C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 44.427 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 14.028 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 948, PAGE 100, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.) (C.T.), AND LOCATED IN COUNTY ROAD NO. 909;

THENCE N 88°52'56" W WITH THE SOUTHERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD NO. 909, A DISTANCE OF 1091.57 FEET TO A 5/8" IRON ROD FOUND WITH A CAP HAVING ILLEGIBLE MARKINGS AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 44.427 ACRE TRACT;

THENCE N 00°00'20" W WITH THE SOUTHERNMOST WEST LINE OF SAID 44.427 ACRE TRACT, AT 24.68 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 909 AT THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2532, PAGE 414, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.) (C.T.), IN ALL A DISTANCE OF 233.15 FEET TO A 2" METAL FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN INSIDE ELL CORNER OF SAID 44.427 ACRE TRACT;

THENCE N 88°49'39" W WITH THE NORTH LINE OF SAID 1.00 ACRE TRACT AND THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 208.67 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN ANGLE POINT IN SAID WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT;

THENCE N 88°87'11" W, CONTINUING WITH THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 206.42 FEET TO A 5/8" IRON ROD FOUND AT THE WESTERNMOST SOUTHWEST CORNER OF SAID 44.427 ACRE TRACT, LOCATED IN THE EAST LINE OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-9240, O.P.R.) (C.T.);

GIS	ACCOUNT_NU	NAME	SITUS
126.0827.02420	R000020037	SMITH D A TRUST D A SMITH TRUSTEE &	1125 W FM 917
126.0827.02270	R000020035	TX BOUND LLC	1329 W FM 917
126.0029.00560	R000001938	SMITH D A TRUST D A SMITH TRUSTEE &	W FM 917
126.0029.00600	R000001941	HAMMONS TIMOTHY R ETUX	1025 W FM 917
126.0029.00561	R000093464	SMITH REX TRUST REX SMITH TRUSTEE &	W FM917
126.0827.02421	R000093465	SMITH REX TRUST REX SMITH TRUSTEE &	1125 W FM 917
126.0827.02581	R000020044	TX BOUND LLC	FM 917
126.0173.03330	R000005310	BRANSOM BENNY	CR 1023
126.0827.02495	R000020040	BIRD ALAN RAY ETUX	1236 CR 909
126.0827.02590	R000020045	PACHECO JORGE SUAREZ & ELENA LEONARDO	1308 CR 909
126.0029.01301	R000095622	FULLER CAROL ANN	1040 CR 909
126.0173.03371	R000005315	LEWIS LANCE LEE ETUX GINA IRENE	1025 CR 909
126.0173.03370	R000005314	CAIN DOMAIN SPENDTHRIFT TRUST	CR 909
126.0827.02500	R000020041	STEED DANIEL F	1304 CR 909
126.0827.02490	R000020039	MILLER GERALD & BARBARA R FAM REV TRUST	1200 CR 909
126.0827.02595	R000067717	WARREN RODNEY G &	1312 CR 909
126.0827.02580	R000020043	NOVACEK JAY ETUX AMY B	FM 917
126.0173.02060	R000005288	HAYES WALLACE D	1201 CR 909
126.3437.00010	R000066409	PANISZYN FRANK	1037 CR 909
126.3437.00020	R000066408	LEWIS JAMES EMMITT ETUX SANDRA JO	1031 CR 909
126.0029.01300	R000001989	FULLER CAROL ANN	1040 CR 909

CITY_JURIS	DESCRIPTIO	DESCRIPT_1	DESCRIPT_2	EFF_ACRES_
CITY OF JOSHUA	ABST 827	TR 51	E M THOMASON	30
	ABST 827	TR 50	E M THOMASON	2
CITY OF JOSHUA	ABST 29	TR 19	W W BYERS	6.4
CITY OF JOSHUA	ABST 29	TR 20A	W W BYERS	35.4
CITY OF JOSHUA	ABST 29	TR 19	W W BYERS	6.4
CITY OF JOSHUA	ABST 827	TR 51	E M THOMASON	30
	ABST 827	TR 53A	E M THOMASON	50
CITY OF JOSHUA	ABST 173	TR 17,PT 16	G CASSALAND	4.8
CITY OF JOSHUA	ABST 827	TR 52B	E M THOMASON	1
	ABST 827	TR 53B	E M THOMASON	1
CITY OF JOSHUA	ABST 29	TR 44 PT	W W BYERS	13.03
CITY OF JOSHUA	ABST 173	TR 19A	G CASSALAND	1.5
CITY OF JOSHUA	ABST 173	TR 19	G CASSALAND	63.268
CITY OF JOSHUA	ABST 827	TR 52	E M THOMASON	1
CITY OF JOSHUA	ABST 827	TR 52	E M THOMASON	45.6
	ABST 827	TR 53B1	E M THOMASON	1
	ABST 827	TR 53	E M THOMASON	13.461
CITY OF JOSHUA	ABST 173	TR 5	G CASSALAND	4.965
CITY OF JOSHUA	LOT 1	BLK 1	J & S ADDITION	1.88
CITY OF JOSHUA	LOT 2	BLK 1	J & S ADDITION	3.96
	ABST 29	TR 44	W W BYERS	1

MEMORANDUM



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TO: Aaron Maldonado – Development Director
CC: Alice Holloway – City Secretary
FROM: Stephen James, PE - FNI
SUBJECT: Joshua Highlands Addition – Preliminary Plat
DATE: 2/8/2022
PROJECT: JOS16482

This memorandum is in response to a request from the Development Director to confirm that the Joshua Highlands Addition Preliminary Plat meets the requirements of the preliminary platting process.

As the city's engineering consultant, FNI is responsible reviewing plats for compliance with the city's ordinances related to engineering issues, which generally includes streets and drainage. To review plats, a checklist is used consisting of a duplication of the preliminary plat submittal requirements found in Section 10.4.3 of the Subdivision Ordinance. The plat was found to comply with the requirements of 10.4.3 D. 1-26.

The applicant prepared a Preliminary Drainage Study which meets the requirements Sect. 10.4.3 E. of the Subdivision Ordinance and the city's Engineering Design Standards and Specification (EDSS) guidelines.

In accordance with Sect. 10.4.3 F., preliminary water and wastewater plans were submitted to both Johnson County Special Utility District (JCSUD) and the City of Joshua. JCSUD acknowledged receipt of the plans and confirmed that sufficient capacity exists to service the subdivision, with improvements.

Because the proposed subdivision would have fewer than 200 homes, a Traffic Impact Analysis was not required, per Sect. 10.4.3 F. The existing CR 909 pavement does not meet the city standard for a Collector (C2U) therefore, the developer was asked to upgrade ½ of the street along the subdivision frontage in accordance with Sect. 10.7.1 C.-Substandard Street Improvements and Part 3-Streets, of the EDSS. In lieu of improving ½ of CR 909, the developer requested to escrow funds equal to the cost of the required street improvements for the city to use for street reconstruction.