



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
SEPTEMBER 07, 2021
6:30 PM

The Planning & Zoning Commission will hold a meeting on September 07, 2021, 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/86224762442?pwd=UW5Ycm4wM0hZODRHNUFwekFWZ3hiUT09>

Meeting ID: 862 2476 2442 Passcode: 314217 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. 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.

C. Discuss, consider, and possible action on the meeting minutes of the August 09, 2021 meeting.

D. Discuss, consider, and possible action on approving a replat regarding a 0.60 acre of land known as Lots 1A and 1B, Block 1, Royal Addition, Phase III in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas, located at 402 Conveyor Drive for the construction of a duplex.

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 2nd day of September 2021, by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
AUGUST 09, 2021
6:30 PM**

The Planning & Zoning Commission will hold a regular meeting on August 09, 2021, 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/82504702704?pwd=V1NyWDI2cDlaVF BhK2EzRXRkODI0dz09>
Meeting ID: 825 0470 2704 Passcode: 300438 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.

Planning & Zoning Commission Members Present: Brent Gibson, Chairman; John Mauldin, Place 1; Brandon Gage, Place 2; Richard Connally, Place 4; Bryan Sears, Place 6, Billy Jenkins, Place 7; Jerry Moore, Alternate 1.

Planning & Zoning Commission Members Absent: Place 3-Vacant.

City Staff Present: Aaron Maldando, Development Services Director; and Alice Holloway, City Secretary

- A. Call to Order and announce a quorum present.

Commissioner Gibson called to order at 6:30 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. Discuss, consider, and possible action on the meeting minutes of the July 06, 2021 meeting.

Commissioner Gage moved to approve the meeting minutes of July 06, 2021. Commissioner Connally seconded the motion. The motion passed unanimously.

- D. Public Hearing on a request to amend Chapter 14, "Zoning Ordinance," Article 5, Section 5.3, "Supplemental Use Standards," swimming pool property line setbacks to five feet (5') instead of the current eight feet (8'); Amending Article 5, Subsection 5.5.4, "Accessory Building Summary Table", to reflect a 5 foot (5') swimming pool property line setback instead of the current eight foot (8') swimming pool property line setback.

Commissioner Gibson opened the public hearing regarding a request to amend Chapter 14, "Zoning Ordinance," Article 5, Section 5.3, "Supplemental Use Standards," swimming pool property line setbacks to five feet (5') instead of the current eight feet (8'); Amending Article 5, Subsection 5.5.4, "Accessory Building Summary Table", to reflect a 5 foot (5') swimming pool property line setback instead of the current eight foot (8') swimming pool property line setback at 6:31 pm. No public comments were made. Commissioner Gibson closed the public hearing at 6:31 pm.

- E. Discuss, consider, and possible action on a request to amend the Chapter 14, "Zoning Ordinance," Article 5, Section 5.3, "Supplemental Use Standards," swimming pool property line setbacks to five feet (5') instead of the current eight feet (8'); Amending Article 5, Subsection 5.5.4, "Accessory Building Summary Table", to reflect a 5 foot (5') swimming pool property line setback instead of the current eight foot (8') swimming pool property line setback.

Commissioner Moore moved to approve a request to amend the Chapter 14, "Zoning Ordinance," Article 5, Section 5.3, "Supplemental Use Standards," swimming pool property line setbacks to five feet (5') instead of the current eight feet (8'); Amending Article 5, Subsection 5.5.4, "Accessory Building Summary Table", to reflect a 5 foot (5') swimming pool property line setback instead of the current eight foot (8') swimming pool property line setback. Commissioner Mauldin seconded the motion. The motion passed unanimously.

- F. Adjourn.

Commissioner Gibson adjourned the meeting at 6:33 p.m.

Brent Gibson
Planning & Zoning

ATTEST:

Alice Holloway, City Secretary
Approved: September 07, 2021

- 1) Replat Application
- 2) Legal Description
- 3) Maps
- 4) JCSUD Approval Letter
- 5) Replat of Royal 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.

- | | | |
|--|---|--|
| ☐ Pre-Application Meeting | ☐ Comprehensive Plan Amendment | ☐ Zoning Change |
| ☐ Conditional Use Permit | ☐ Zoning Variance (ZBA) | ☐ Subdivision Variance |
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Amending Plat |
| ☒ Replat | ☐ Planned Development Concept Plan | ☐ Planned Development Detailed Plan |
| ☐ Minor Plat | ☐ Other _____ | |

PROJECT INFORMATION

Project Name: EAST Hill addition

Project Address (Location): 402 CONVEYOR DR

Existing Zoning: C1 Proposed Zoning: R1

Existing Use: VACANT Proposed Use: R1

Existing Comprehensive Plan Designation: R1 Gross Acres: .75

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: BENNY BRANSON Company: _____

Address: 7909 CR 804 Tel: _____ Fax: _____

City: Burleson State: TX ZIP: 76028 Email: _____

Property Owner: same Company: _____

Address: _____ Tel: _____ Fax: _____

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

Key Contact: _____ Company: _____

Address: _____ Tel: _____ Fax: _____

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

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

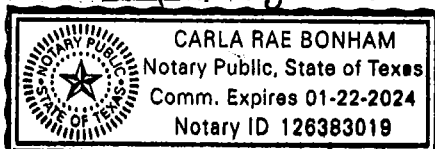
SIGNATURE: Benny Branson
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Benny Branson

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 17 day of June 2021

Carla Bonham
Notary Public



Signature Carla Bonham Date: 6/17/21

For Departmental Use Only

Case No.: RP2021 -

Project Manager: _____

Total Fee(s): \$510.00

Check No.: 1005

Date Submitted: 6-17-21

Accepted By: JM

Date of Complete Application: _____

Being a 0.593 acre tract of land out of the J. H. COOPER SURVEY, ABSTRACT NO. 145, in Johnson County, Texas and being a portion of Lot 1, Block 1, Easthill Addition, an Addition to the City of Joshua, Johnson County, Texas, according to the plat recorded in Volume 426, Page 643, Plat Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron pin found in the south line of Conveyor Drive (Farm to Market Highway No. 917) and in the north line of said Lot 1, said pin being South 89 degrees, 15 minutes, 19 seconds West, 50.00 feet from the northeast corner of said Lot 1 and at the northwest corner of Honey Bee Drive;

THENCE along the westerly line of said Honey Bee Drive;
Southerly along a curve to the right having a radius of 188.85 feet, an arc distance of 93.52 feet to a 1/2 inch iron pin found at the end of said curve and the beginning of a curve to the left having a radius of 279.18 feet, southerly along said curve to the left, an arc distance of 107.17 feet to a 1/2 inch found at the end of said curve, and South 03 degrees, 14 minutes, 05 seconds East, a distance of 19.58 feet to a 3/8 inch iron pin found for corner at the northeast corner of Lot 1, Block 1, Royal Addition, Phase II, an addition to the City of Joshua according to the plat recorded in Volume 8, Page 545, Plat Records, Johnson County, Texas;

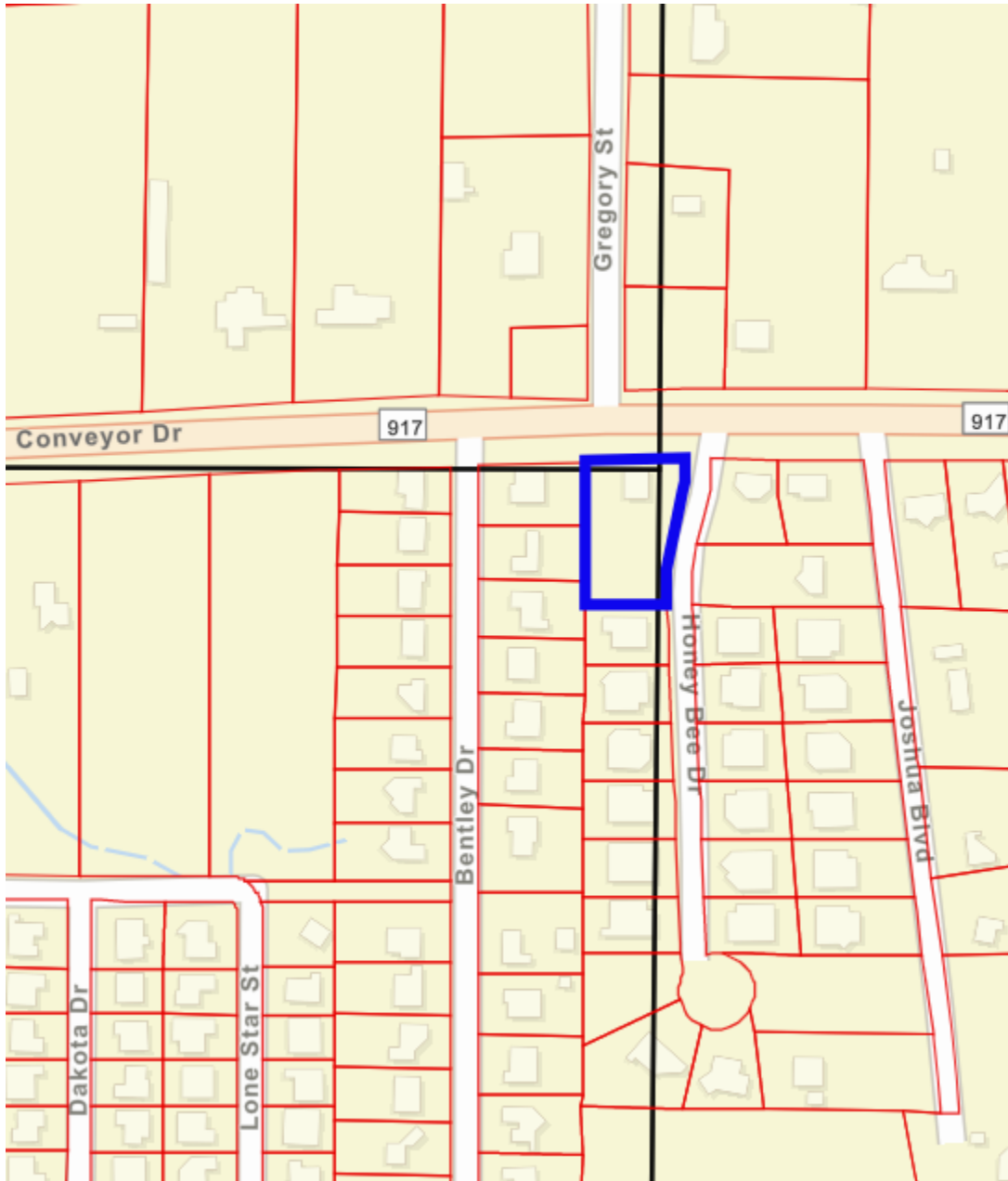
THENCE North 89 degrees, 35 minutes, 15 seconds West, along the north line of said Lot 1, a distance of 107.61 feet to a 5/8 inch iron pin found for corner at the northwest corner of said Lot 1 and in the east line of Block 4, Bentley Addition to the City of Joshua according to the plat recorded in Volume 8, Page 44, Plat Records, Johnson County, Texas;

THENCE North 00 degrees, 59 minutes 42 seconds West, along the east line of said Lot 1, a distance of 274.39 feet to a 1/2 inch iron pin found for corner at the northeast corner of said Lot 1 and in the south line of said Conveyor Drive;

THENCE North 89 degrees, 15 minutes, 19 seconds East, along the south line of said Conveyor Drive, a distance of 132.01 feet to the POINT OF BEGINNING and containing 0.593 acres of land.



Vicinity Map





Aerial Map



Johnson County Special Utility District

"Quality and Service since 1965"

June 18, 2021

Location: Royal Addition Ph III
Lot A & B Block 1
Honey Bee Dr, Joshua TX

To Whom This May Concern:

Pursuant your request, I can confirm that the aforementioned property is located within the service area of Johnson County Special Utility District (JCSUD). JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and Public Utility Commission (PUC). The water supplied complies with standard governing chemical and bacteriological quality of drinking water.

Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

A minor plat was submitted for review to the District. The easement has properly been noted on the plat. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,



Kimberly J Wilson
Easement Analyst
(817) 760-5204

Enclosure: Submitted Plat for Approval

