



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
MAY 3, 2021
6:30 PM

The Planning & Zoning Commission will hold a regular meeting on May 3, 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/81369957504?pwd=Yk40aGFsWXc4N1JVUy9WbFBQbFdJZz09>

Meeting ID: 813 6995 7504 Passcode: 552139 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 day of meeting and provide your name, address, and question. Your question will be read by the City Secretary 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 meeting minutes of April 05, 2021 meeting.

D. Public hearing on a request for a zoning change regarding a 0.016 acre of land known as Lt. 9 S.28ft. and Lt.10, Blk.5, Original Town of Joshua in the W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas located on the northeast corner of N. Main St. and E. 12th St. to change from (C-1) Restricted Commercial District to the (PD) Planned Development District and associated Detailed Site Plan located in the Heritage Preservation Overlay District for the development of a retail building.

- Staff Presentation
- Owner's Presentation
- Those in Favor
- Those Against
- Owner's Rebuttal

- E. Discuss, consider, and possible action on making a recommendation to the City Council on a request for a zoning change regarding a 0.016 acre of land known as Lt. 9 S.28ft. and Lt.10, Blk.5, Original Town of Joshua in the W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas located on the northeast corner of N. Main St. and E. 12th St. to change from (C-1) Restricted Commercial District to the (PD) Planned Development District and associated Detailed Site Plan located in the Heritage Preservation Overlay District for the development of a retail building.
- F. Public hearing regarding a request to rezone a tract of land in the Eli M. Thomason Survey, Abstract No. 827, TR 52 County of Johnson, Texas and being approximately 46.040 acres of land and locally known as 1200 CR 909, changing the zoning to the foregoing property from (A) Agricultural District to the (PD) Planned Development District to allow for a residential subdivision.
- Staff Presentation
- Owner's Presentation
 - Those in Favor
 - Those Against
 - Owner's Rebuttal
- G. Discuss, consider, and possible action on making a recommendation to the City Council regarding a request to rezone a tract of land in the Eli M. Thomason Survey, Abstract No. 827, TR 52 County of Johnson, Texas and being approximately 46.040 acres of land and locally known as 1200 CR 909, changing the zoning to the foregoing property from (A) Agricultural District to the (PD) Planned Development District to allow for a residential subdivision.
- H. Discuss, consider, and possible action on approving the Final Plat of Lot 9, Block 1, Joshua Station Addition being a 1.1529 acre tract of land situated in the George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas and located on the northwest corner of Plum St. and S. Broadway (SH 174)
- I. 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 29th day of April 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
April 05, 2021
6:30 PM**

The Planning & Zoning Commission will hold a special meeting on April 05, 2021 at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas. This meeting is closed to the public and subject to the Open Meeting Laws of the State of Texas.

City facilities are closed to the public in response to a health emergency specifically Coronavirus Disease (COVID-19). This meeting is available via live stream. Join Zoom Meeting:

<https://us02web.zoom.us/j/85942682489?pwd=Q0k4WmJXNWMyU2tsWE9VNU5md1htQT09>

Meeting ID: 859 4268 2489 Passcode: 078891 or dial 1-346-248-7799.

Planning & Zoning Commission Members Present: Brent Gibson, Chairman; John Mauldin, Place 1; Brandon Gage, Place 2; Michael Frazier, Place 3, Richard Connally, Place 4; Bryan Sears, Place 6, Billy Jenkins, Place 7

Planning & Zoning Commission Members Absent: NA

City Staff Present: Aaron Maldonado, Development Services Director; Nora Fussner and Alice Holloway, City Secretary

A. Call to Order and announce a quorum present.

The meeting was 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 meeting minutes of March 09, 2021 meeting.

Commissioner Mauldin moved to approve the meeting minutes of March 09, 2021. Commissioner Jenkins seconded the motion. The motion passed unanimously.

D. Public hearing regarding a request to rezone a tract of land in the Eli M. Thomason Survey, Abstract No. 827, TR 52 County of Johnson, Texas and being approximately 46.040 acres of land and locally known as 1200 CR 909, changing the zoning to the foregoing property from (A)

Agricultural District to the (PD) Planned Development District to allow for a residential subdivision.

- a. Staff Presentation
- b. Owner's Presentation
- c. Those in Favor
- d. Those Against
- e. Owner's Rebuttal

Commissioner Gibson opened the public hearing at 6:32 pm.

Staff Presentation:

Development Services Director Aaron Maldonado made the following statement:

The approximate 46 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.

This property is zoned A – Agricultural District

The proposed development of this property is to allow for a Planned Development of approximately 155 single-family lots and three open spaces to be served by standard curb and gutter residential streets. A Homeowners Association will maintain the open spaces as well as the entry signs.

The applicant is requesting a Planned Development District and is meeting most of the requirements of the R-1 zoning district with the exception of the lot width as detailed in the “Zoning Requirement Comparison Table” shown in their proposal.

The requirements of a Detailed Site Plan include specific information related to engineering such as drainage and other transportation related issues. Because this property requires to be final platted, the City has agreed that these matters may be part of the preliminary and final platting review process.

This request appears to meet the minimum requirements as set forth in the Subdivision Ordinance and staff recommends approval of the Planned Development and Detailed Site Plan.

Owner Presentation:

Mr. Courtney Coates:

Mr. Coates stated that this is a straightforward development. He stated the lot width is the only thing that is different. In addition, there are a few lots that are less than 10,000 sq. ft.

Commissioner Jenkins questioned the lot sizes that do not meet the City ordinances. Mr. Coates stated that it makes the lots more usable and it is not markable for large lots. In addition, he stated that he is aware of the R1 requirements, but it is not feasible.

Commissioner Jenkins stated that he also had concerns with the traffic on CR 909.

Citizens Against:

Sandra Harris –4020 CR 911: Against the development. She stated that her property will touch the proposed development. She has concerns with trespassers, traffic on 909, cattle, and electricity.

Sharon Warren – 1312 CR 909: Against the development. She stated she has concerns regarding traffic on CR 909-it is not a safe road. In addition, she stated that she did not received notification on this development, she read about it on Facebook.

Rodney Warren – 1312 CR 909: Against the development. Mr. Warren passed out pictures to the commission to review. He expressed concerns regarding flooding.

Mary Steed – 1304 CR 909: Against the development. Ms. Steed stated that there are no pros to this development. She stated that she had several concerns: overcrowded neighborhood, noise, lights, traffic, crime, water, taxes, and loss of beauty of the area.

Alan Bird- 1236 CR 909: Against the development. He expressed concerns regarding traffic, road infrastructure, lot sizes, and flooding.

Gina Lewis- 1025 CR 909 – Against the development. She agrees with other citizens who are against the development. She has concerns with safety issues with CR 909. She stated that the road is already dangerous without the extra traffic. In addition, she stated that the current citizens moved there to get away from the city.

Citizens for the development:

Eric Dumas- He represents the development- 1400 Everman Parkway, Suite 146: He is in favor of the development. He stated that this project follows the future land use plan.

Owner Rebuttal:

Mr. Coates stated that the developer will pay for the new infrastructure; every house will have a 6 foot fence. The development follows the rules of the city regarding possible flooding issues. There are areas with standing water; this project may actually help with current issues. The traffic issues on CR 909 are not part of the development.

After no more comments, Commissioner Gibson closed the public hearing at 7:06 pm.

- E. Discuss, consider, and possible action regarding making a recommendation to the City Council regarding a request to rezone a tract of land in the Eli M. Thomason Survey, Abstract No. 827, TR 52 County of Johnson, Texas and being approximately 46.040 acres of land and locally known as 1200 CR 909, changing the zoning to the foregoing property from (A) Agricultural District to the (PD) Planned Development District to allow for a residential subdivision.

Commissioner Sears questioned why we have a plan in place if we are not going to following it. He stated that the Planning & Zoning Commission worked very hard to put guidelines in place. Commissioner Jenkins and Connally agreed.

Commissioner Mauldin stated that CR 909 is a safety traffic concern.

Courtney Coates stated that the homes prices will start at \$350,000 and up.

Commissioner Jenkins moved to deny the request to rezone a tract of land in the Eli M. Thomason Survey, Abstract No. 827, TR 52 County of Johnson, Texas and being approximately 46.040 acres of land and locally known as 1200 CR 909. Commissioner Sears seconded the motion. The motion passed. Commissioner Gibson voted against.

- F. Conduct a public hearing regarding a 1.858 acre tract of land located at the northwest corner of Jones Street and Highway 174 locally known as 952 South Broadway Street, George Casseland

Survey, Abstract No. 173 to change from (C-1) Restricted Commercial District to the (PD) Planned Development District and associated Detailed Site Plan for a restaurant with a drive thru.

Commissioner Gibson opened the public hearing at 7:30 pm.

- a. Staff Presentation
- b. Owner's Presentation
- c. Those in Favor
- d. Those Against
- e. Owner's Rebuttal

Staff Presentation:

Development Services Director Aaron Maldonado stated the following:

A preliminary plat of Joshua Station Addition was approved in 2008. The subject property is referred to as Lot 4, as per the approved preliminary plat and will be platted as such. This property is located within the Joshua Station Overlay District and as properties develop, they need to have a Planned Development designation and Detailed Site Plan approved prior to construction.

This property is zoned C-1, Restricted Commercial

The proposed development of this property is to allow for a fast-food restaurant with drive-thru service for McDonalds. The proposed building will be 4,500 square feet.

The requirements of a Detailed Site Plan include specific information related to engineering such as drainage and other transportation related issues. Per Sect. 10.7.10 of the subdivision ordinance, a Traffic Impact Analysis (TIA) is required when the number of average daily trips exceeds 1,000. Because the number of average daily trips for this project exceeds 1,000, a TIA is required. The TIA may be submitted with the Final Plat and plans; however, the applicant will be responsible for making any changes to the site plan recommended by the traffic analysis. Because this property requires to be final platted, the City has agreed that these matters may be part of the final platting review process.

It appears the minimum requirements have been addressed of the Detailed Site Plan and the following exhibits associated with it:

- 1. Building elevations
- 2. Landscape Plan
- 3. Photometric Plan
- 4. Development Standards
- 5. Detailed Site Plan

Owner's Presentation:

Mr. Billy Tolson stated his family has owned this property since 2007. In addition, he stated that he has complied with all requirements and the site plan will be the last step and will be presented at a later time.

No other comments made. Commissioner Gibson closed the public hearing at 7:23 pm.

- G. Discuss, consider, and possible action on a 1.858 acre tract of land located at the northwest corner of Jones Street and Highway 174 locally known as 952 South Broadway Street, George Casseland Survey, Abstract No. 173 to change from (C-1) Restricted Commercial District to the

(PD) Planned Development District and associated Detailed Site Plan for a restaurant with a drive thru.

Commissioner Sears moved to approve the zoning request on a 1.858 acre tract of land located at the northwest corner of Jones Street and Highway 174 locally known as 952 South Broadway Street, George Casseland Survey, Abstract No. 173. Commissioner Mauldin seconded the motion. The motion passed unanimously.

- H. Public Hearing regarding an amendment to the Thoroughfare Master Plan, contained in the 2016 Comprehensive Plan, by removing the existing 2-Lane Collector Roadway from SH 174 to CR 1023 and designating CR 904 west of SH 174 as 2-Lane Collector Roadway.

Commissioner Gibson opened the public hearing at 7:28 pm.

Staff Presentation:

Development Services Director Aaron Maldonado stated the following:

The Thoroughfare plan was last updated in 2016 and it is obvious that provision must be made for changing the regulations as conditions change or new conditions arise. Otherwise zoning would be confined and a detriment to a community instead of an asset. Periodic revision is essential if the ordinance is to establish and maintain a rational land use pattern. In this case the 2- lane collector road is causing difficulty developing the area as the proposed road crosses multiple tracts of land. The City is proposing to realign the 2-lane collector road downward to CR 904.

After no other comments, Commissioner Gibson closed the public hearing at 7:29.

- I. Discuss, consider, and possible action an amendment to the Thoroughfare Master Plan, contained in the 2016 Comprehensive Plan, by removing the existing 2-Lane Collector Roadway from SH 174 to CR 1023 and designating CR 904 west of SH 174 as 2-Lane Collector Roadway.

Commissioner Connally moved to approve the amendment to the Thoroughfare Master Plan, contained in the 2016 Comprehensive Plan, by removing the existing 2-Lane Collector Roadway from SH 174 to CR 1023 and designating CR 904 west of SH 174 as 2-Lane Collector Roadway. Commissioner Mauldin seconded the motion. The motion passed unanimously.

- J. Adjourn.

Commissioner Gibson adjourned the meeting at 7:33 p.m.

Brent Gibson
Planning & Zoning Chairman

ATTEST:

Alice Holloway, City Secretary

Approved: May 03, 2021



Planning & Zoning Commission Agenda May 3, 2021

Agenda Item: D/E Zoning Change (Action Item)

Agenda Description:

Conduct a public hearing and consider making a recommendation to the City Council on a request for a zoning change regarding a 0.016 acre of land known as Lt. 9 S.28ft. and Lt.10, Blk.5, Original Town of Joshua in the W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas located on the northeast corner of N. Main St. and E. 12th St. to change from (C-1) Restricted Commercial District to the (PD) Planned Development District and associated Detailed Site Plan located in the Heritage Preservation Overlay District for the development of a retail building.

Background Information:

HISTORY: The property was originally platted as the Original Town of Joshua. It is located within the Heritage Preservation Overlay District and as properties develop, they need to have a Planned Development designation to meet the design requirements of that district.

ZONING: This property is zoned C-1, Restricted Commercial

ANALYSIS: The proposed development of this property is to allow for a retail building with multiple spaces. The proposed building will be 5,090 square feet.

ENGINEERING RELATED ISSUES: This development will be required to submit engineered construction plans and will also be required to replat, the City has agreed that these matters may be part of the construction and platting review process.

RECOMMENDATION: The following exhibits meet the minimal requirements as set forth in the ordinance:

1. Landscape Plan
2. Site Plan
3. Elevations
4. Parking Lot Site Plan

Financial Information:

Only cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200ft. as required by law.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Heritage Preservation Overlay District Development Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Aerial Map
- 5) Project Plans
- 6) Parking Lot Site Plan



HERITAGE PRESERVATION OVERLAY DISTRICT APPLICATION

APPLICANT: Rumfield Properties, Inc. OWNER (If different from Applicant):
Name Robbie Rumfield Name _____
Company PO Box 1687 Address _____
Address Burleson, Tx 76098 Phone _____
Phone 817.475.9900 E-mail _____
E-mail robbie@rumfields.com

Property Address: 100 N. Main St.

PLEASE CHECK THE APPROPRIATE CONSTRUCTION ACTIVITY THAT APPLIES

☐ Remodeling ☒ New Construction ☐ Demolition ☐ Other

A. Current or Intended use of the building:

Retail space / parking

B. Description of the nature of the proposed external alterations and/or repairs to be forwarded to the Historic Preservation Committee for their review and consideration: (Attach detailed descriptions and scaled drawings.) _____

C. Intended start and finish dates: Start 03/28/21 Finish 07/05/2021

D. Architect's rendering or scale drawing of proposed change(s) is attached.

E. Fee of \$500.00 required at the time the application is submitted.

State: The information on this Application and attachments represents an accurate description of the proposed work. I understand that approval of this application by the Heritage Preservation Committee does not constitute approval by the Planning & Zoning Commission nor the City Council. I acknowledge that I have read the Heritage Preservation Overlay District's zoning ordinance.

Date: 2/5/21 Signature (Owner) [Signature]

Date: _____ Signature (Owner) _____

Date received: 2-9-2021 Paid: \$500 CK# 9/81

Signature: [Signature] Case No: HPD 2021-01

Legal Description:

Beginning at a 1/2" iron rod found for corner at the intersection of the east line of North Main Street with the north line of E. 12th Street, being the southwest corner of said Rumfield tract and the southwest corner of Lot 10, Block 5, Town of Joshua, an addition to the Town of Joshua according to the plat recorded in Volume 24, Page 46, Deed Records, Johnson County, Texas;

Thence North 02°31'43" West with the east line of said North Main Street and the west line of said Block 5 a distance of 58.00 feet to a 1/2" iron rod found for corner the east line of said North Main Street and the west line of said Block 5, being the northwest corner of said Rumfield tract;

Thence North 87°28'17" East with the north line of said Rumfield tract a distance of 115.00 feet to a 1/2" iron rod found for corner in the west line of a 20' alley, being the northeast corner of said Rumfield tract;

Thence South 02°31'43" East with the west line of 20' alley and the east line of said Rumfield tract a distance of 58.00 feet to a 1/2" iron rod found at the intersection of the north line of said E. 12th Street with the west line of said 20' alley, being the southeast corner of said Rumfield tract and in the south line of said Block 5;

Thence South 87°28'17" West with the south line of said Rumfield tract and said Block 5 and the north line of said E. 12th Street a distance of 115.00 feet to the POINT OF BEGINNING and containing 0.16 acres of land, more or less, as surveyed on the ground in February, 2021 by Texas Surveyors.



Vicinity Map





Aerial Map



PROPOSED RETAIL BUILDING
FOR
RUMFIELD PROPERTIES
100 N. MAIN STREET AND E. 12th STREET
JOSHUA, TEXAS 76058
LOT-9 & 10, BLOCK-5

OWNER
ROBBIE RUMFIELD
P.O. BOX 1687
JOSHUA, TEXAS



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

ABBREVIATIONS

A.B.	Anchor Bolt	F.D.	Floor Drain	N.T.S.	Not To Scale
ACOUST.	Acoustical	FIN.	Finish	O.A.	Overall
A/C	Air Conditioning	F.O.C.	Face of Concrete	O.C.	On Center
A.F.F.	Above Finish Floor	F.O.M.	Face of Masonry	O.D.	Outside Diameter
ALUM.	Aluminum	F.O.S.	Face of Stud	OPNG.	Opening
A.T.	Aluminum Threshold	GA.	Gauge	P.V.C.	Polyvinyl Chloride
BLDG.	Building	G.C.	General Contractor	P.L.	Property Line
BLK.	Block	G.I.	Galvanized Iron	R.A.	Return Air
BLKG.	Blocking	GYP.	Gypsum	R.C.P.	Reinforced Concrete
BOTT.	Bottom	H.B.	Hose Bib	PIPE	Pipe
CEM.	Cement	H.C.	Hollow Core	REINF.	Reinforce (ed) (ing)
C.I.	Cast Iron	HDW.	Hardware	R.H.	Right Hand
C.I.T.	Cast Iron Threshold	H.M.	Hollow Metal	R.M.	Room
CL.	Center Line	HORIZ.	Horizontal	R.O.	Rough Opening
COL.	Column	HTG.	Heating	R.O.W.	Right of Way
C.M.U.	Concrete Masonry Unit	HT.	Height	S.C.	Solid Core
CONC.	Concrete	I.D.	Inside Diameter	SCHED.	Schedule
CONT.	Continuous	INSUL.	Insulation	SHT.	Sheet
DET.	Detail	INT.	Interior	SIM.	Similar
D.F.	Drinking Fountain	INV.	Invert	SPEC.	Specification
DIM.	Dimension	JST.	Joint	SQ.	Square
D.L.	Dead Load	LAV.	Lavatory	STL.	Steel
DTL.	Detail	LAM.	Laminated	STRUCT.	Structural
DWG.	Drawing	L.H.	Left Hand	TEL.	Telephone
EA.	Each	LT.WGT.	Light Weight	THK.	Thickness
E.I.F.S.	Exterior Insulation	LL.	Live Load	T.&G.	Tongue & Groove
ELEC.	Electric System	MECH.	Mechanical	TYP.	Typical
ELEV.	Elevation	MFG.	Manufacturer	UNQ.	Unless Noted Otherwise
		M.H.	Manhole	VERT.	Vertical
				WSCT.	Wainscot

PLAN SYMBOLS

	Detail Number Sheet Reference		Window Number		Cloud Around Revision
	SECTION Sheet Reference		FIX. GL. Number		REVISION Revision Number
	ELEV. Sheet Reference		LOUVER Number		CONSTR. NOTES Construction Notes
	Circle Area Det'd		FIX., EQPT. NO. Number		ELEV. Elevation Working point (Fin. Floor, Etc.)
	ROOM NO. Room Number		GRID REF. Grid Reference		ELEV. All Plans, Details, Elevations, and Sections will Be Numbered On Dwg.
	DOOR NO. Door Number		MATERIAL Material Number		ELEV. All Plans, Details, Elevations, and Sections will Be Numbered On Dwg.

DESIGN TEAM

DESIGNER
JOHN TAYLOR AND ASSOCIATES
6800 BRENTWOOD STAIR RD, SUITE 201
FORT WORTH, TEXAS 76112
(817) 446-1364 OFFICE
(817) 446-1307 FAX
taylor7677@sbcglobal.net

CITY CODE DATA

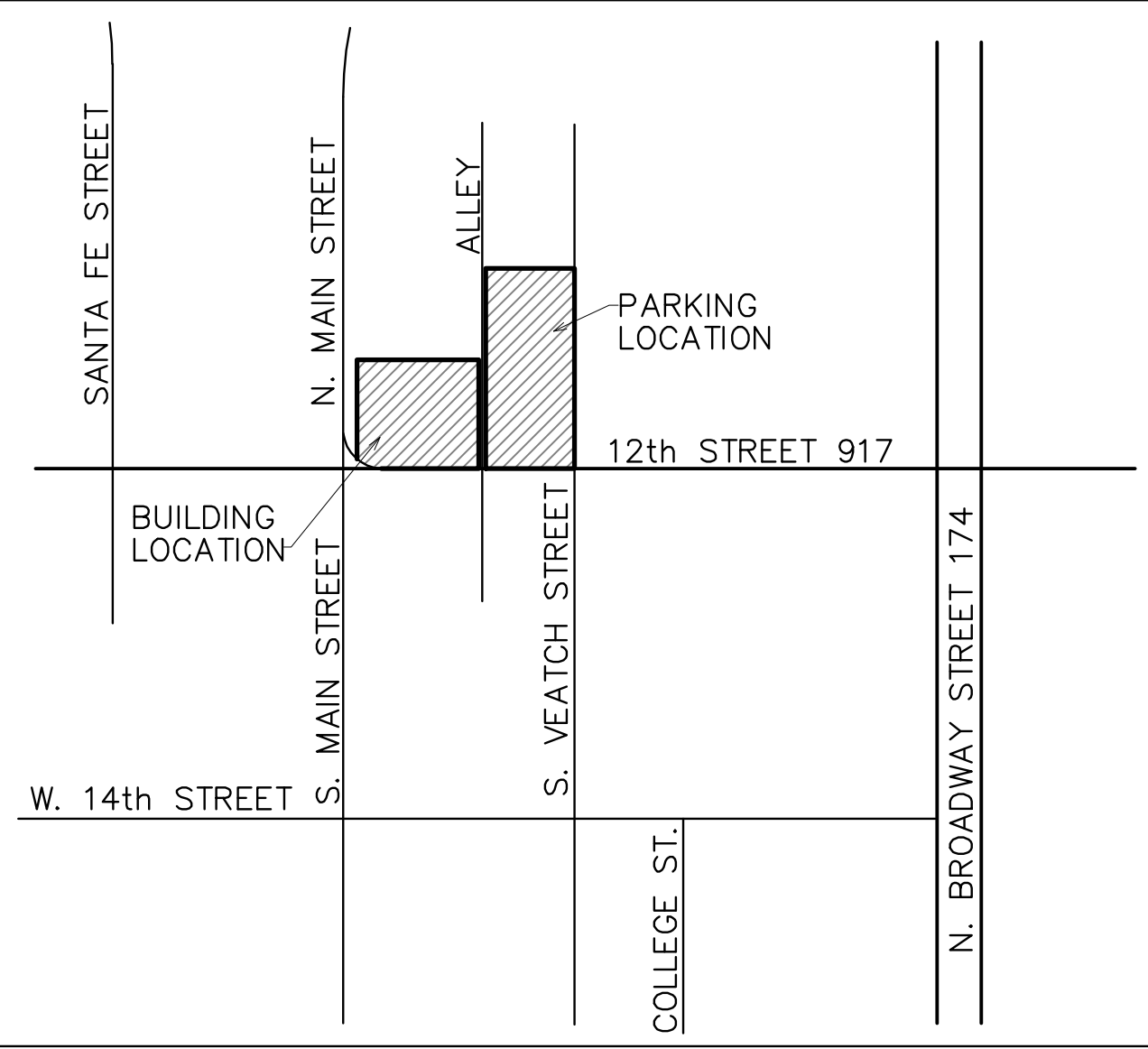
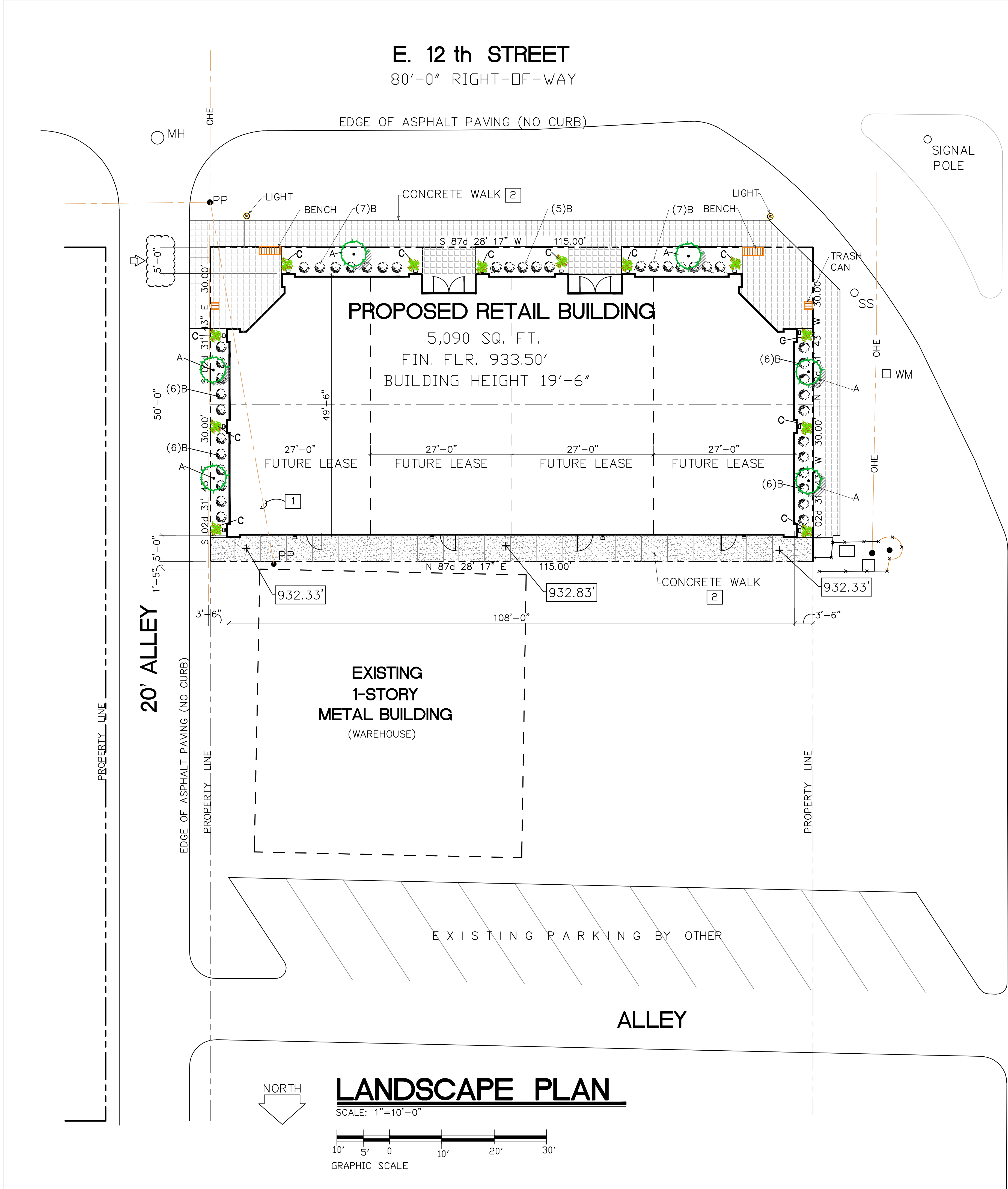
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PLUMBING CODE:	2015 <IPC>
MECHANICAL CODE:	2015 <IMC>
FIRE CODE:	2015 <IFC>
ENERGY COMCHECK	2015 <IECC>
ZONING GROUP	C1 HERITAGE PRESERVATION OVERLAY DISTRICT
OCCUPANCY:	M
CONSTRUCTION TYPE:	5-B
BUILDING AREA	5,090 SQ.FT.
NO. OF BUILDINGS:	ONE
STORIES	ONE
PROVIDE A FIRE ALARM SYSTEM FOR THIS BUILDING	NO
BUILDING WILL HAVE FIRE SPRINKLER SYSTEM	NO

DRAWING INDEX

- COVER SHEET
- L1.0 LANDSCAPE PLAN
- C1.0 EROSION PLAN
- A1.0 SITE PLAN
A2.0 FLOOR PLAN / DOOR AND WINDOW
TYPES
A3.0 EXTERIOR ELEVATIONS
A4.0 WALL SECTIONS
A5.0 ADA STANDARD SHEET
- S1.0 FOUNDATION PLAN AND DETAILS
S2.0 ROOF FRAMING PLAN, DETAILS AND
ROOF PLAN

REVISIONS

- | | | |
|---|----------|------------------------|
| 1 | 4/1/2021 | DECREASE BUILDING SIZE |
| 2 | 4/8/2021 | REMOVE PARKING SPACE |



PLANTS SCHEDULE

QU.	LETTER	COMMON AND BATANICALS NAME	SPACING	CALIPER	SOIL DEPTH PLANTS CU. FT.	MIN. HEIGHT	REMARKS
6	A	CREPE MYRTLE (lagerstroemia incica)	--	3"	75"	6'-0"	DECIDUOUS
43	B	DWARF YAUPON HOLLY (Ilex vomitoria nana) 1-GAL CONTAINER	36"	3"	32"	2'-0"	EVERGREEN
12	C	DWARF NANDINA 1-GAL CONTAINER (Nandina domestica nana compacta)	--		32"	2'-0"	EVERGREEN

SITE DATA	PROVIDED	PERCENTAGE
TOTAL LOT GROSS SITE AREA	6,900 SQ. FT.	100%
TOTAL BUILDING AREA	5,507 SQ. FT.	80%
TOTAL IMPERVIOUS AREA	949 SQ. FT.	14%
TOTAL OPEN SPACE (LANDSCAPED AREA)	444 SQ. FT.	6%

SURVEYOR:

DFW
GEODESY
1708 SOUTH DOBSON STREET
BURLESON, TEXAS 76028
(817) 447-4122

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0180J DATED DECEMBER 04, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREA DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAN.

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

BENCHMARK:

X-CUT SET ON A CONCRETE SLAB OF AN ELECTRIC BOX ON THE SOUTHEAST CORNER OF THE INTERSECTION OF 12th STREET (80' R.O.W) AND N. MAIN STREET (100' R.O.W) 79.18' SOUTHWESTERLY FROM THE SOUTHWEST CORNER OF LOT-10, BLOCK 5, TOWN OF JOSHUA AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THAT FILE RECORDED IN VOLUME 24, PAGE-44, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

DATUM NAVD 88
ELEVATION: 931.97

DATE:

SUBMITTED APRIL 1, 2021

CONSTRUCTION NOTES:

- 1 RELOCATE EXISTING OVERHEAD ELECTRICAL SERVICE
- 2 4" THICK CONCRETE WALK WITH #3 SPACED 16" ON CENTER EACH WAY ON 2" THICK CUSHION SAND ON RECOMPACTED EXISTING SOIL. STAMP PATTERN ON FRONT AND SIDE WALK AND REGULAR CONCRETE AT REAR OF BUILDING.

NOTE: METHOD OF WATERING SHALL BE BY SPRINKLER SYSTEM OR EQUAL BY HAND

SPACING	CALIPER	SOIL DEPTH PLANTS CU. FT.	MIN. HEIGHT

PREPARED BY:

JOHN TAYLOR & ASSOCIATES
6800 BRENTWOOD STAIR RD. STE. 201
FORT WORTH, TEXAS 76112
(817) 446-1364 OFFICE
(817) 446-1307 FAX

E-MAIL: taylor7677@sbcglobal.net

OWNER:

RUMFIELD PROPERTIES
ROBBIE RUMFIELD, OWNER
517 NORTH MAIN STREET
JOSHUA, TEXAS 76058
(817) 475-1081 OFFICE
(817) 475-9920 CELL
E-MAIL: robbierumfield@icloud.com

ZONING:

PROPERTY ZONED C1 HERITAGE
PRESERVATION
OVERLAY DISTRICT

LEGAL:

LOT-9 AND 10
BLOCK-5
TOWN OF JOSHUA
VOL. 24, PAGE-44 P.R.J.C.T.
CITY OF JOSHUA, JOHNSON COUNTY,
TEXAS

REVISIONS

DATE	RESPONSE
4/1/2021	MOVE BUILDING 5'-0" FROM 12th STREET
4/8/2021	REMOVE PARKING

JOHN TAYLOR and ASSOCIATES

6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: taylor7677@sbcglobal.net

FOR RUMFIELD PROPERTIES

100 N. MAIN STREET AND E. 12th STREET
JOSHUA, TEXAS 76058
LOT-9 & 10, BLOCK-5

PROPOSED RETAIL BUILDING

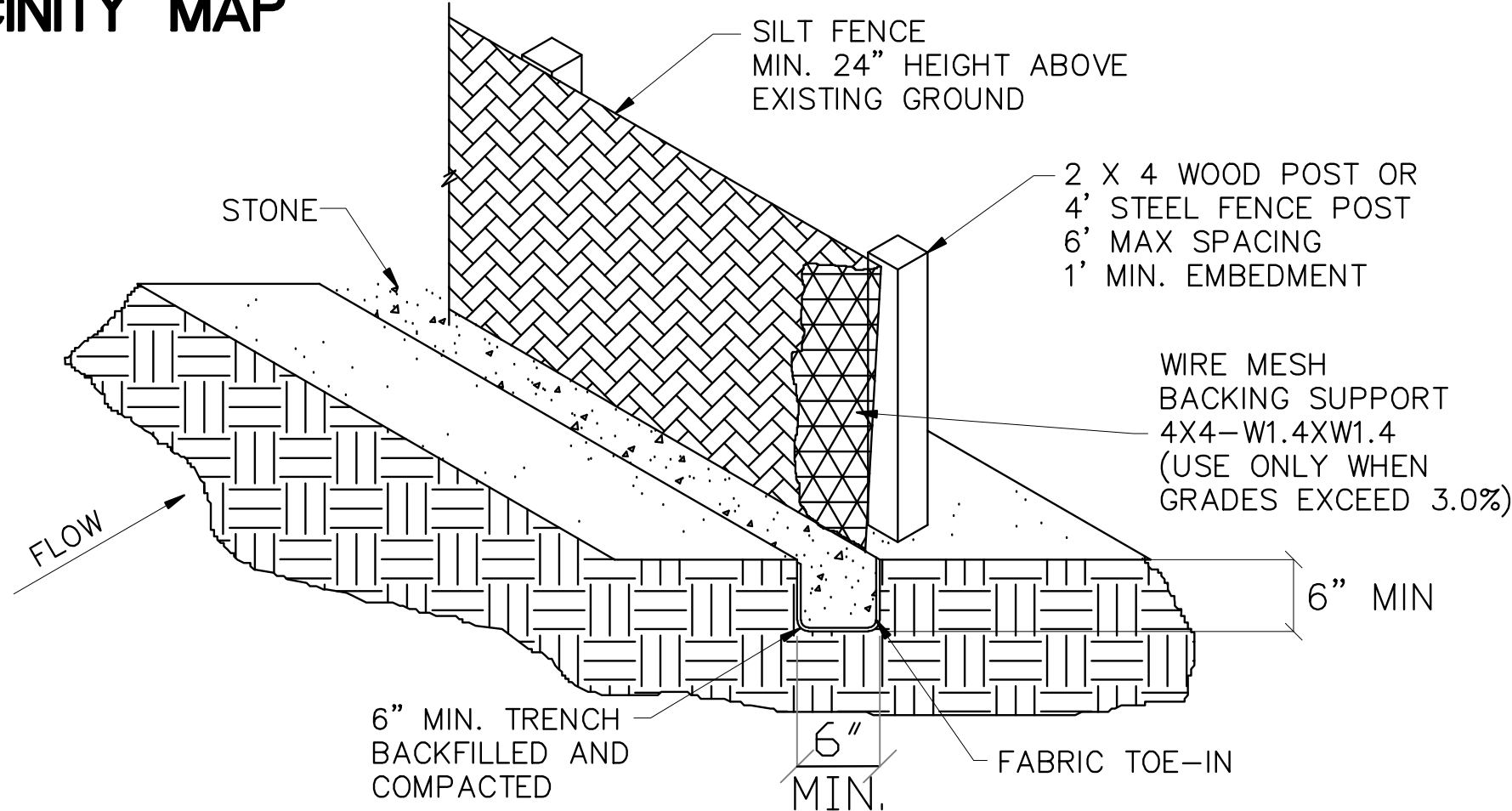
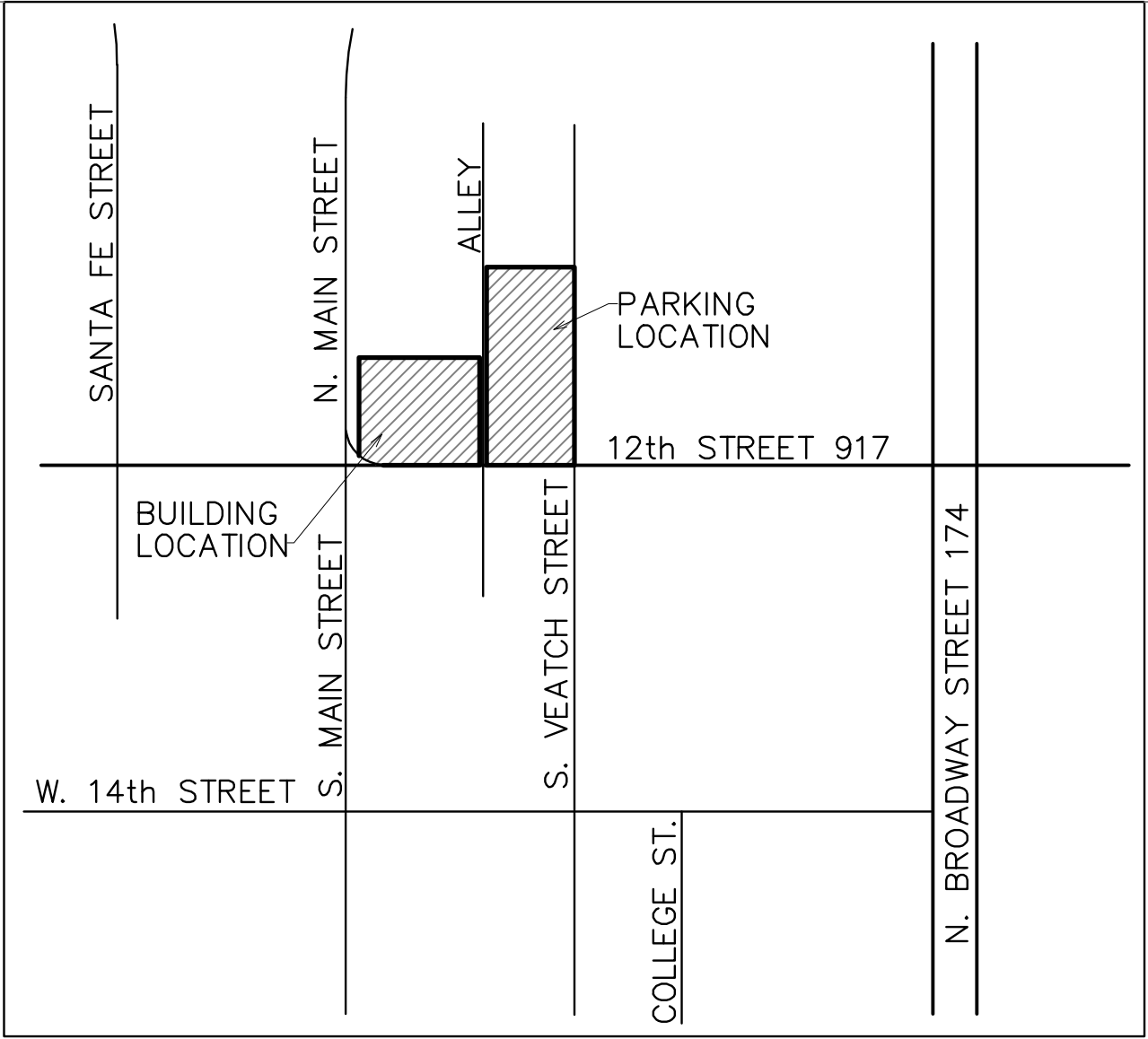
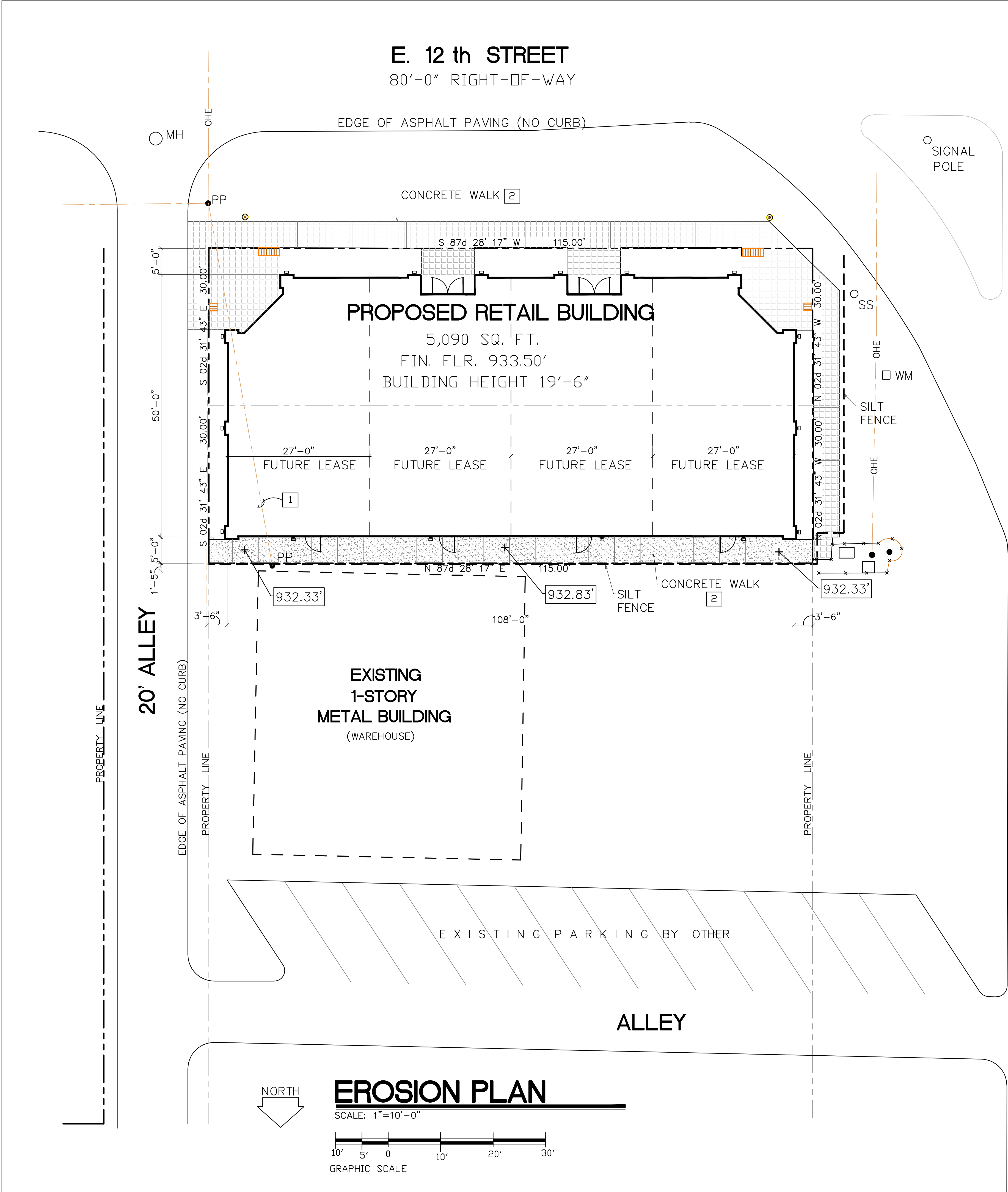
JOB NO.	2021
DRAWN BY:	JET
CHECK BY:	JET
DATE:	03/01/2021

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.

L1.0

OF 1



SURVEYOR:
DFW
GEODESY
1708 SOUTH DOBSON STREET
BURLESON, TEXAS 76028
(817) 447-4122

FLOOD ZONE NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0180J DATED DECEMBER 04, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:
ZONE X: AREA DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAN.

BASIS OF BEARINGS:
BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

BENCHMARK:
X-CUT SET ON A CONCRETE SLAB OF AN ELECTRIC BOX ON THE SOUTHEAST CORNER OF THE INTERSECTION OF 12th STREET (80' R.O.W) AND N. MAIN STREET (100' R.O.W) 79.18' SOUTHWESTERLY FROM THE SOUTHWEST CORNER OF LOT-10, BLOCK 5, TOWN OF JOSHUA AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THAT FILE RECORDED IN VOLUME 24, PAGE-44, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

DATUM NAVD 88
ELEVATION: 931.97

DATE:
SUBMITTED APRIL 1, 2021

CONSTRUCTION NOTES:

- RELOCATE EXISTING OVERHEAD ELECTRICAL SERVICE
- 4" THICK CONCRETE WALK WITH #3 SPACED 16" ON CENTER EACH WAY ON 2" THICK CUSHION SAND ON RECOMPACTED EXISTING SOIL. STAMP PATTERN ON FRONT AND SIDE WALK AND REGULAR CONCRETE AT REAR OF BUILDING.

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ZONING:
PROPERTY ZONED C1 HERITAGE PRESERVATION OVERLAY DISTRICT

LEGAL:
LOT-9 AND 10
BLOCK-5
TOWN OF JOSHUA
VOL. 24, PAGE-44 P.R.J.C.T.
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS

REVISIONS

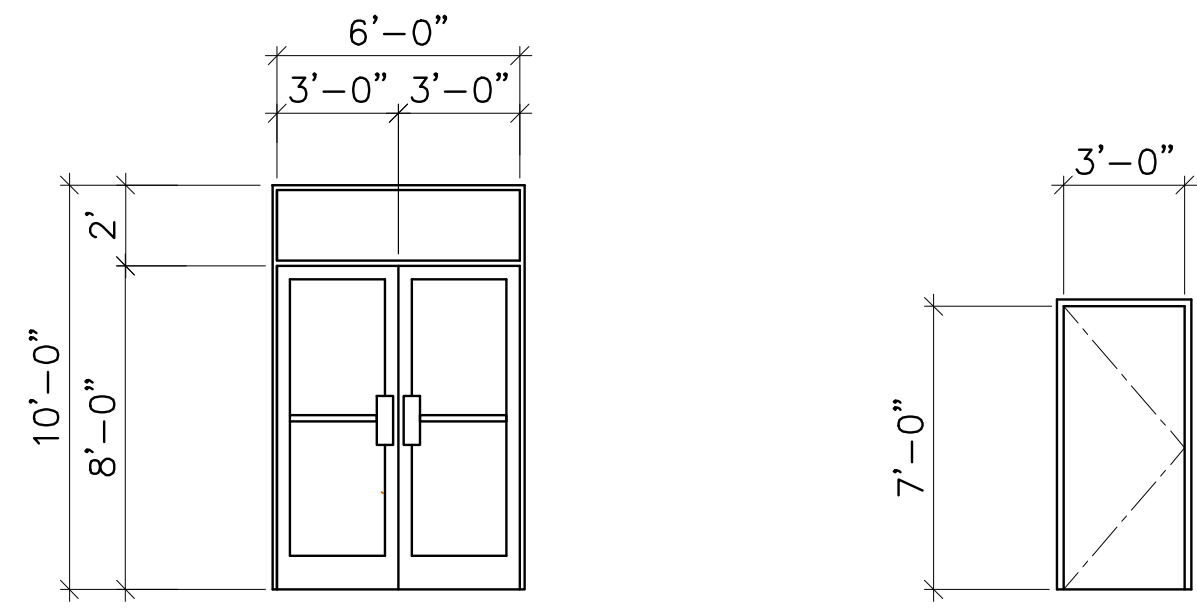
DATE	RESPONSE
4/1/2021	MOVE BUILDING 5'-0" FROM 12th STREET
4/8/2021	REMOVE PARKING

JOHN TAYLOR and ASSOCIATES
6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: taylor7677@sbcglobal.net

RUMFIELD PROPERTIES
FOR
PROPOSED RETAIL BUILDING
100 N. MAIN STREET AND E. 12th STREET
JOSHUA, TEXAS 76058
LOT-9 & 10, BLOCK-5

SHEET TITLE:
EROSION PLAN

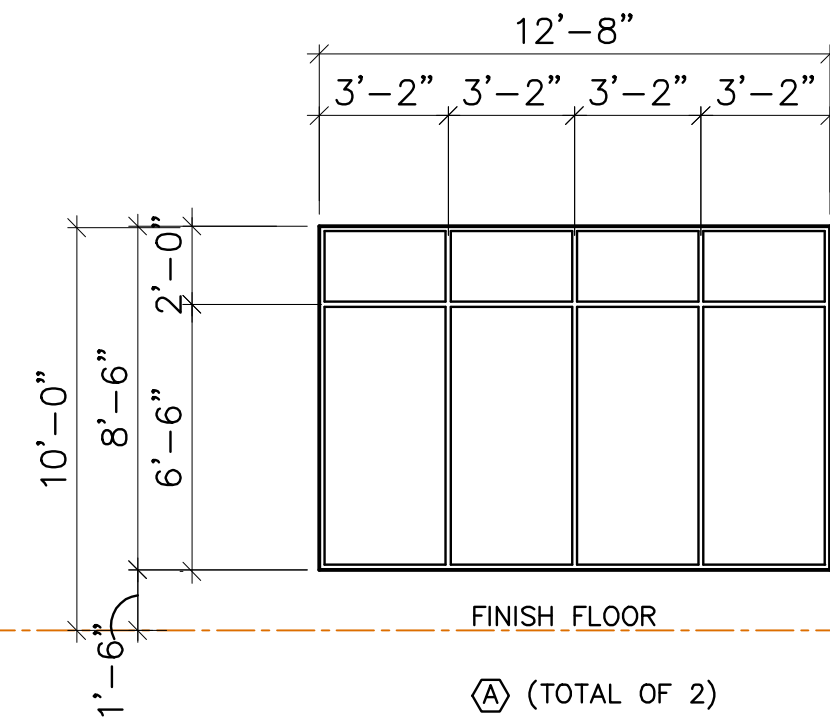
SHEET NO.
C1.0
OF 1



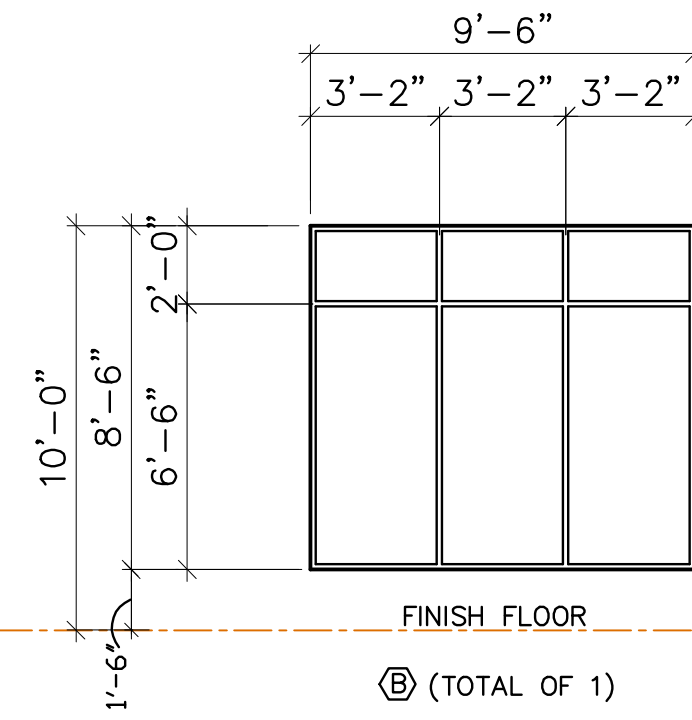
- ① (TOTAL OF 4)
1. 3/4" THICK MID. STILE
ALUMINUM STOREFRONT
HARDWARE:
1. PANIC EXIT DEVICE
2. SELF CLOSING DEVICE
3. ALUM. THRESHOLD
4. SECURE ONE LEAF
5. EXTERIOR PULL HANDLE
- ② (TOTAL OF 4)
1. 3/4" THICK HOLLOW
METAL DOOR METAL FRAME
HARDWARE:
1. PANIC EXIT DEVICE
2. SELF CLOSING DEVICE
3. ALUM. THRESHOLD

DOOR TYPES

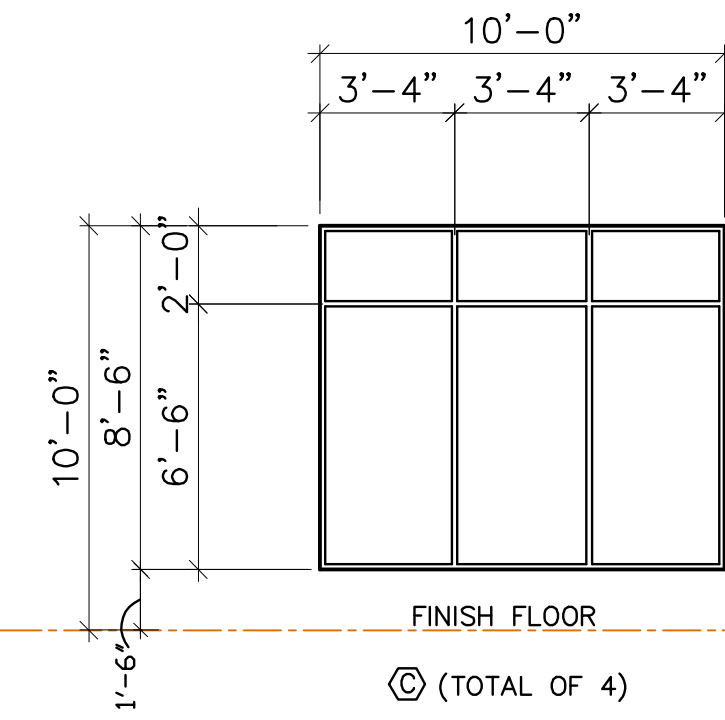
SCALE: 3/16" = 1'-0"



- Ⓐ (TOTAL OF 2)
ALUMINUM FRAME FIXED DOUBLE
INSULATED GLASS
ANODIZED FINISH



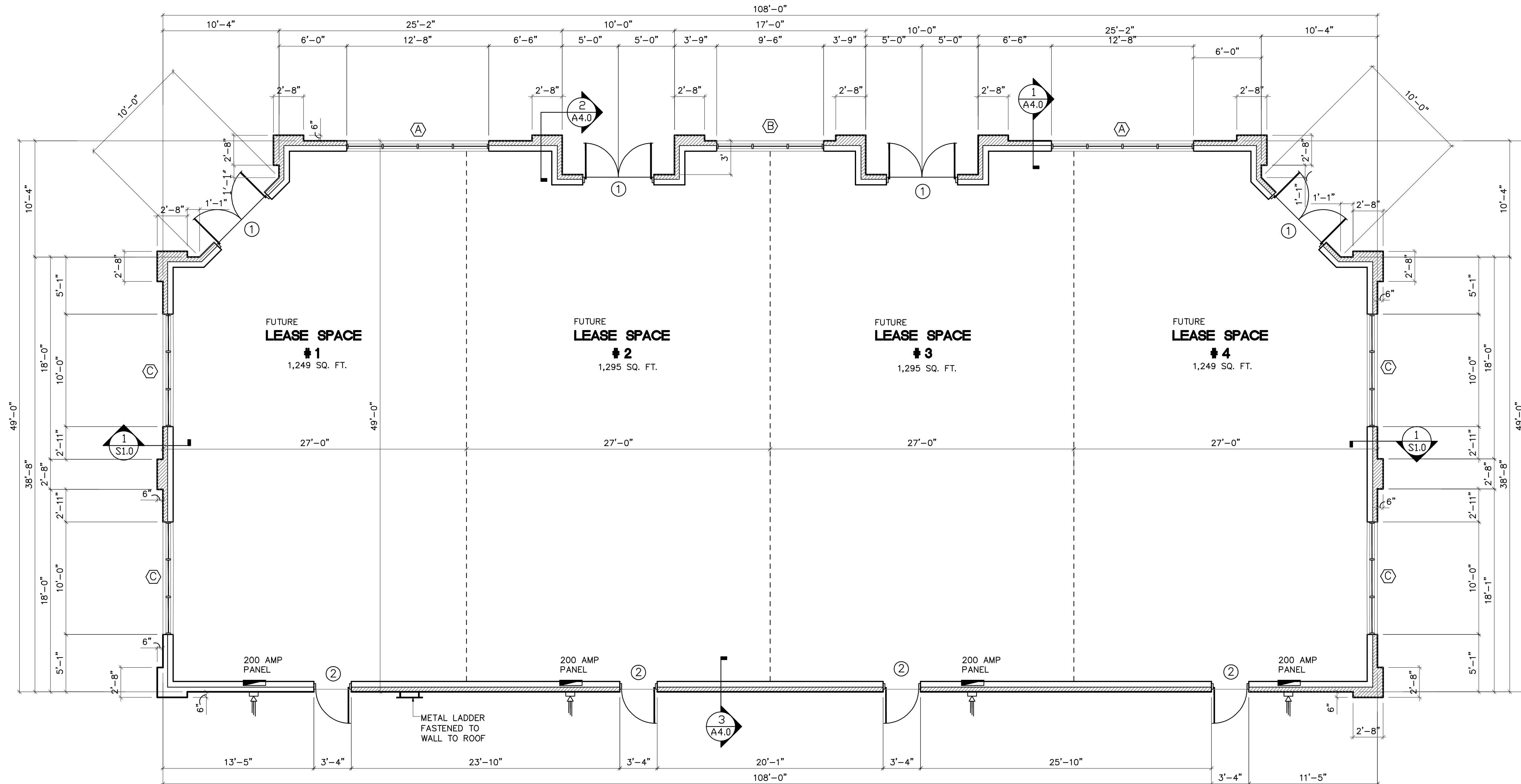
- Ⓑ (TOTAL OF 1)
ALUMINUM FRAME FIXED DOUBLE
INSULATED GLASS
ANODIZED FINISH



- Ⓒ (TOTAL OF 4)
ALUMINUM FRAME FIXED DOUBLE
INSULATED GLASS
ANODIZED FINISH

WINDOW TYPES

SCALE: NOT TO SCALE



FLOOR PLAN

SCALE: 3/16" = 1'-0"

BUILDING 5,090 SQ. FT.

REVISIONS		
DATE	RESPONSE	
4/1/2021	DECREASE BUILDING SIZE	

JOHN TAYLOR and ASSOCIATES
6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: jtaylor7677@ebglobebl.net

PROPOSED RETAIL BUILDING
FOR
RUMFIELD PROPERTIES
100 N. MAIN STREET AND E. 12TH STREET
JOSHUA, TEXAS 76058
LOT-9 & 10, BLOCK-5

JOB NO.	2021
DRAWN BY:	JET
CHECK BY:	JET
DATE:	03/01/2021

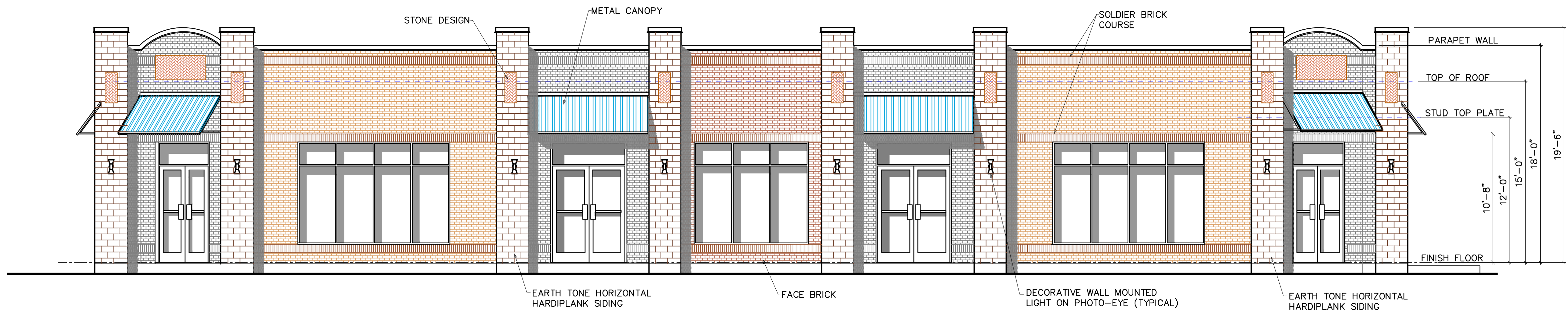
SHEET TITLE:
FLOOR PLAN
DOOR / WINDOW TYPES



SHEET NO.

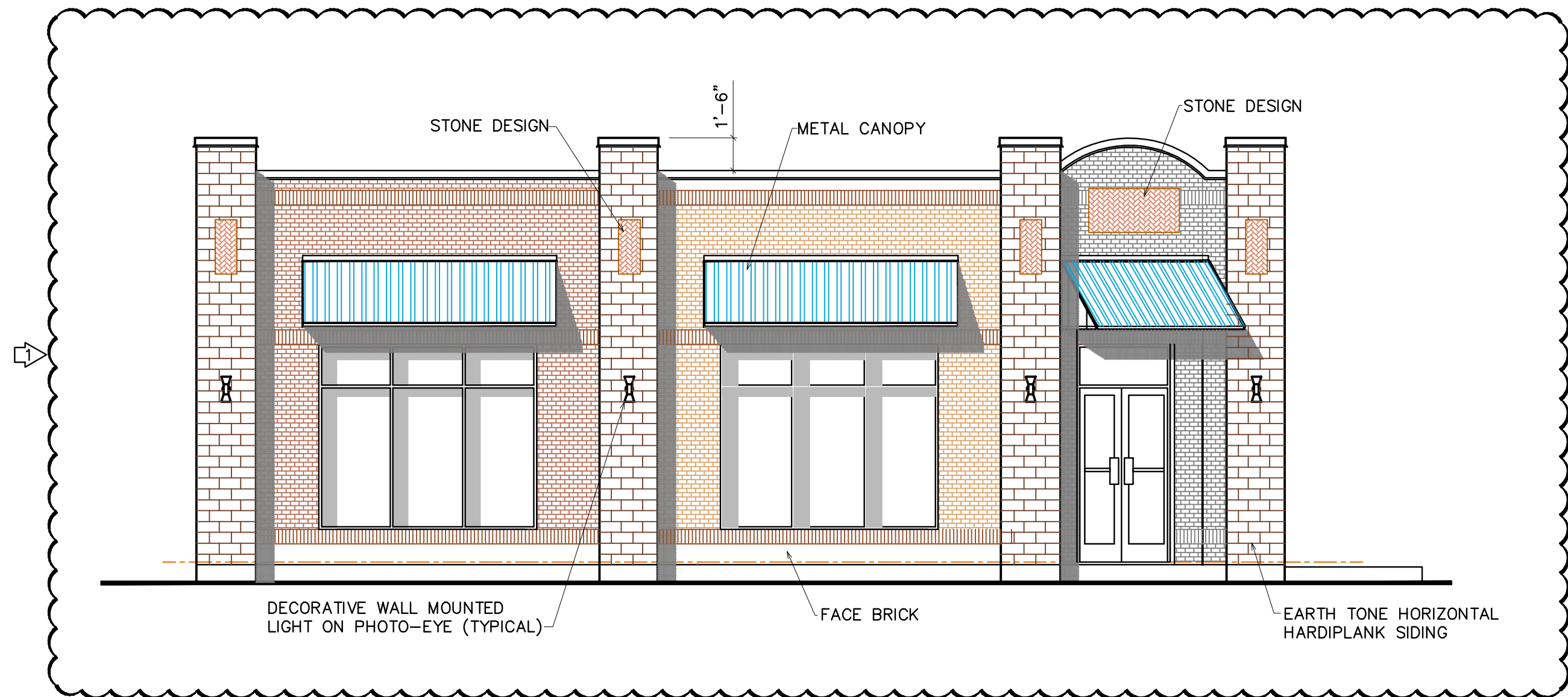
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OF 5



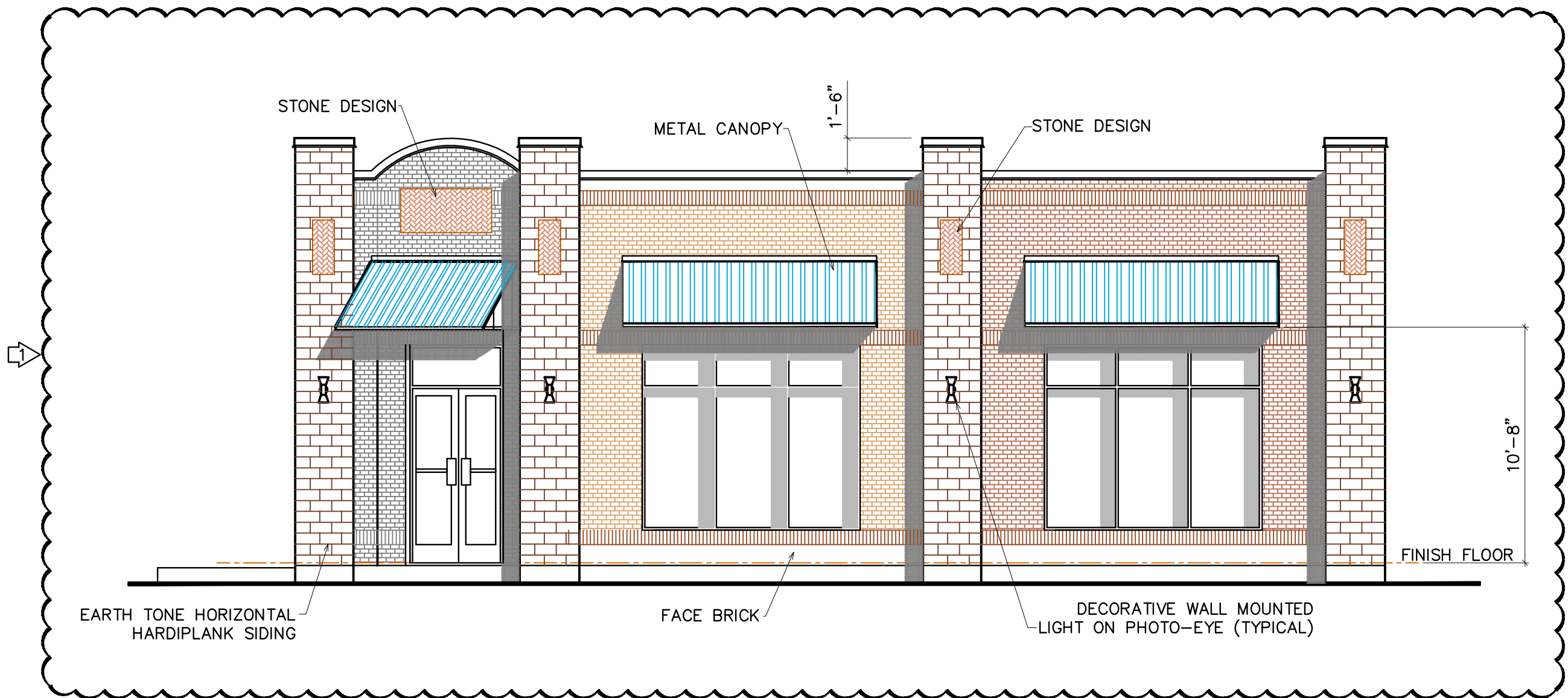
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



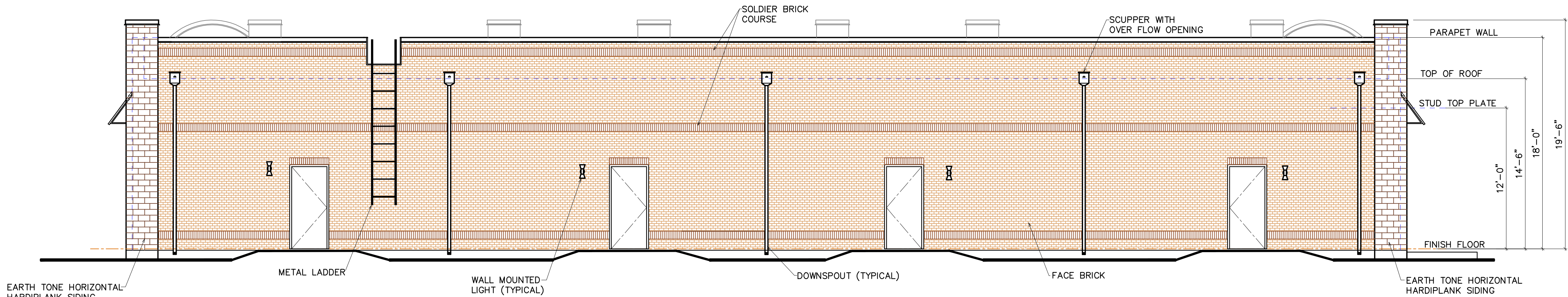
WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

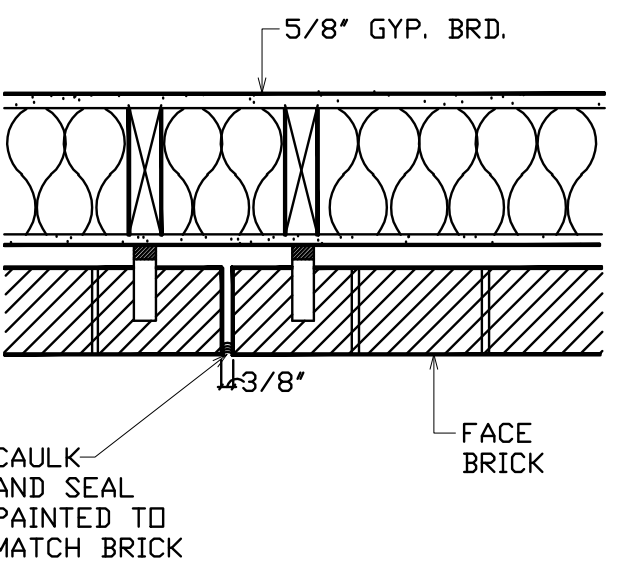


NORTH ELEVATION

SCALE: 3/16" = 1'-0"

LOOSE BRICK LINTEL SCHEDULE

SPAN - FT.	LINTEL SIZE
4 FT.	L 4 x 3 x 3/16" LLH
5 FT.	L 4 x 3 x 3/16" LLH
6 FT.	L 4 x 3 x 3/16" LLH
7 FT.	L 4 x 3 x 3/16" LLH
8 FT.	L 4 x 3 x 3/16" LLH
9 FT.	L 5 x 3-1/2 x 3/8 LLV
10 FT.	L 6 x 4 x 1/2 LLV
LLH: LONG LEG HORIZONTAL	
LLV: LONG LEG VERTICAL	



BRICK CONTROL

NOT TO SCALE

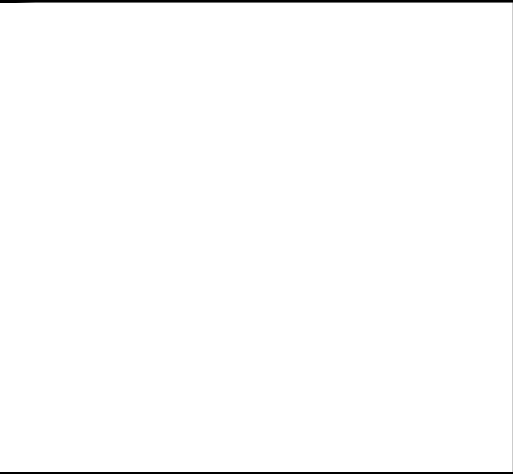
REVISIONS		
DATE	RESPONSE	
4/1/2021	DECREASE BUILDING SIZE	

JOHN TAYLOR and ASSOCIATES
6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
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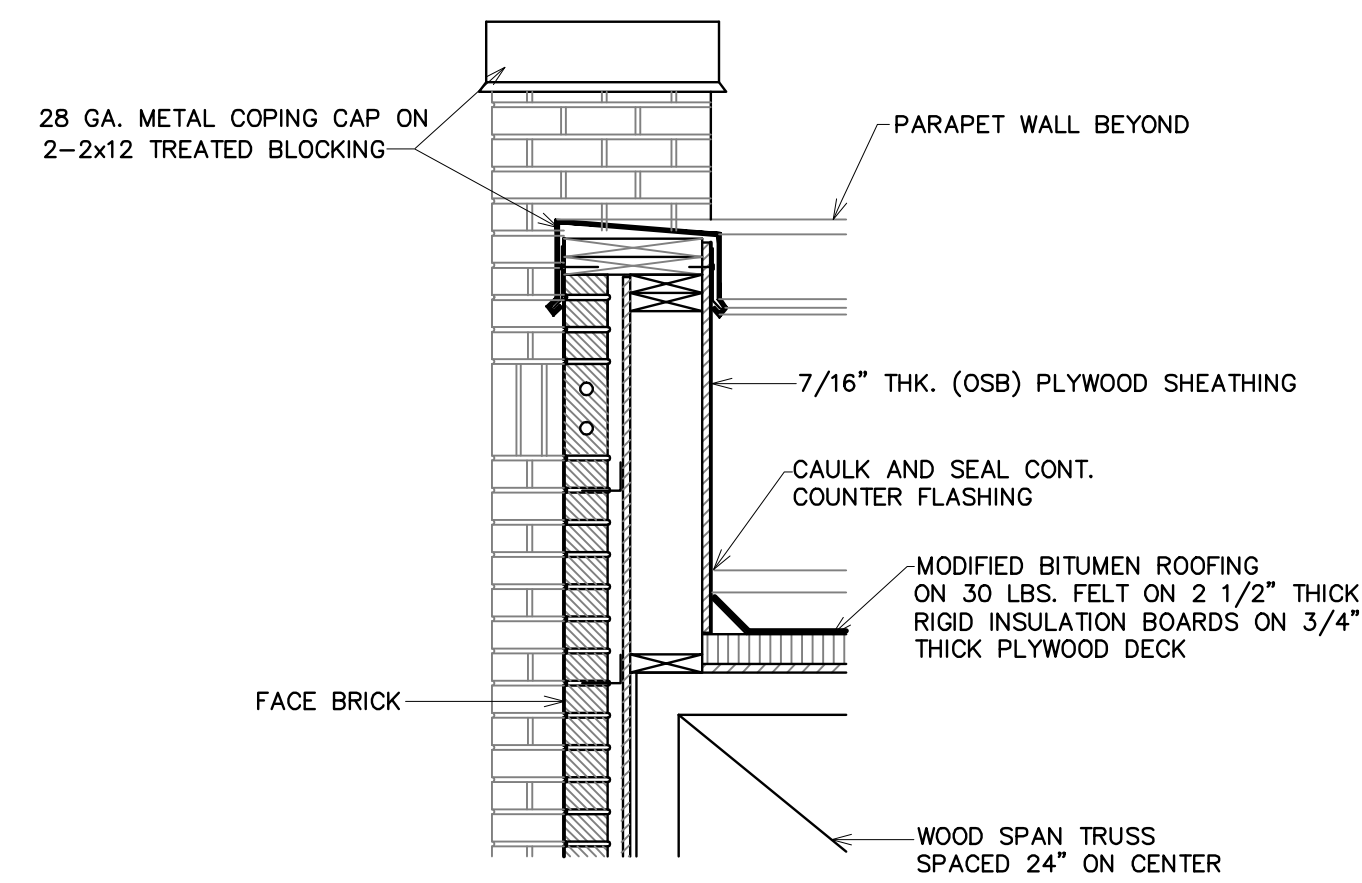
PROPOSED RETAIL BUILDING
FOR
RUMFIELD PROPERTIES
100 N. MAIN STREET AND E. 12th STREET
JOSHUA, TEXAS 76058
LOT-9 & 10, BLOCK-5

JOB NO.	2021
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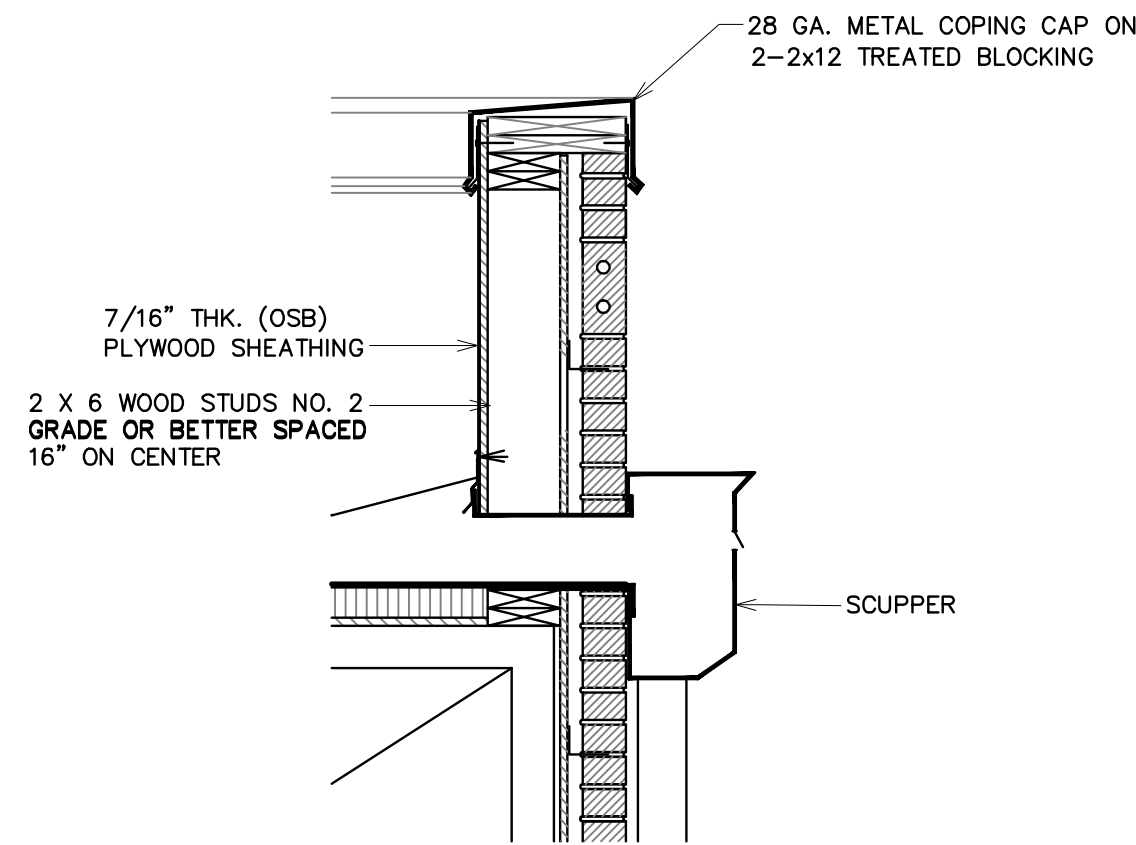
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ELEVATIONS



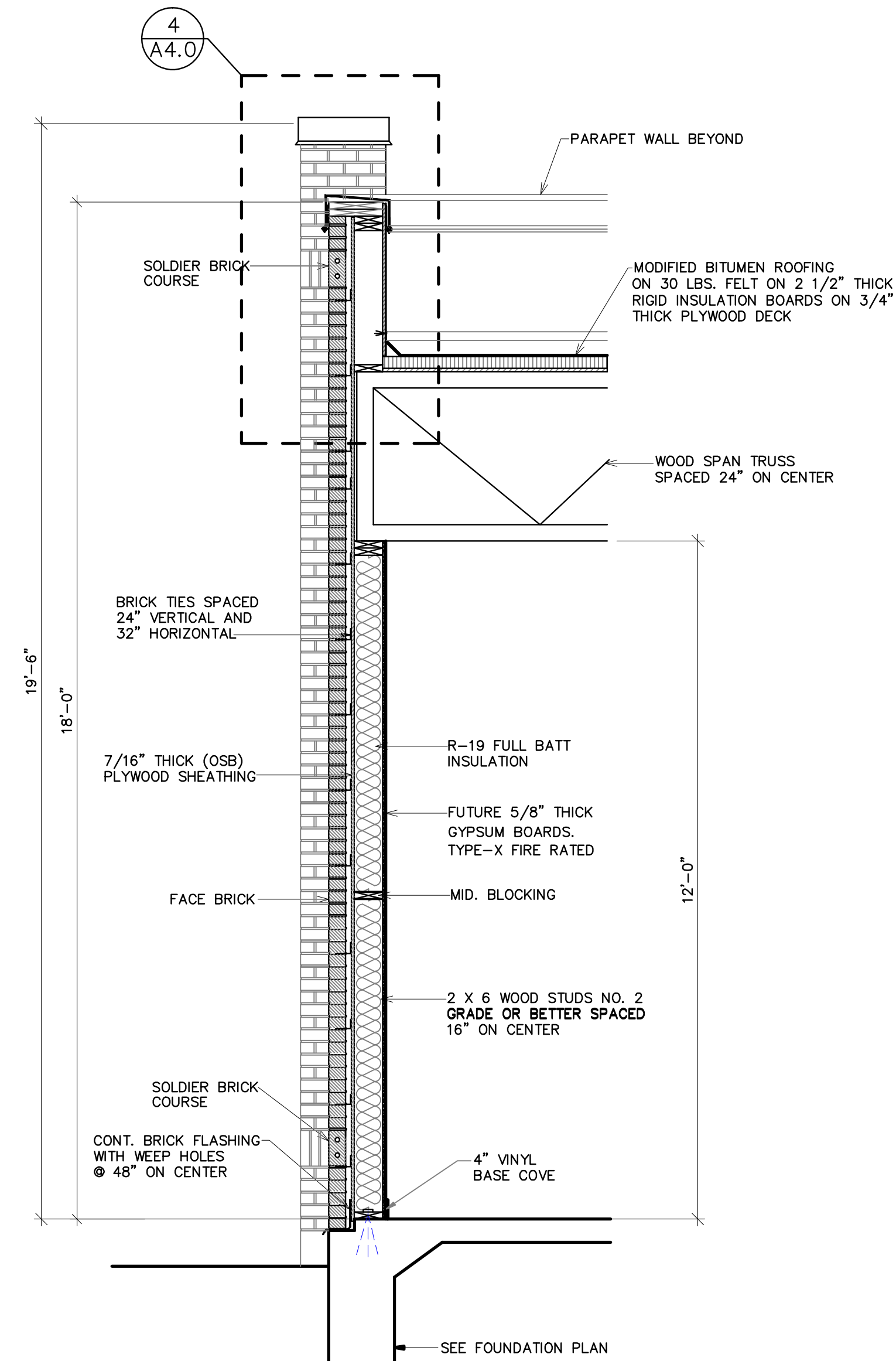
SHEET NO.
A3.0
OF 5



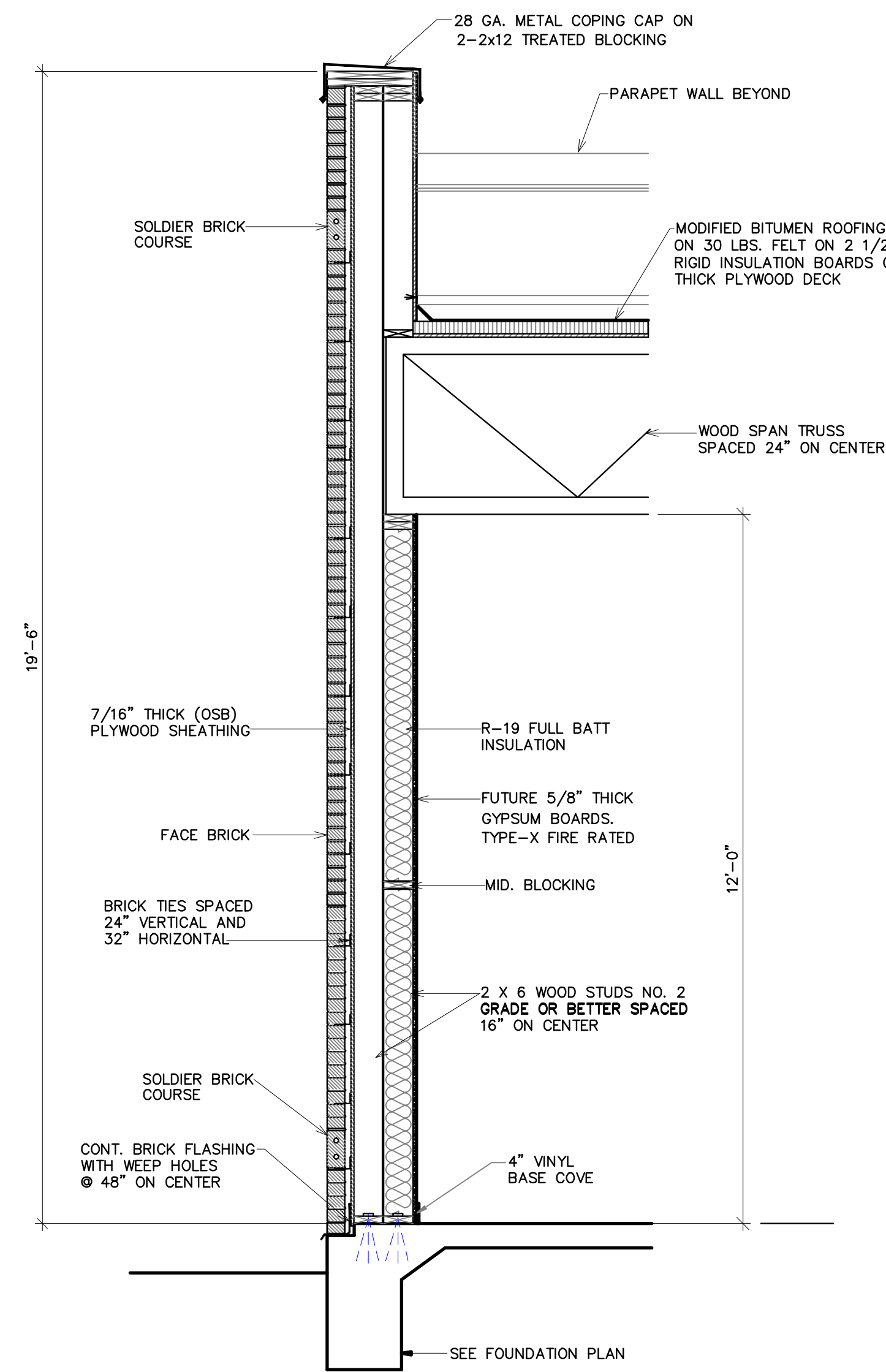
4 DETAIL
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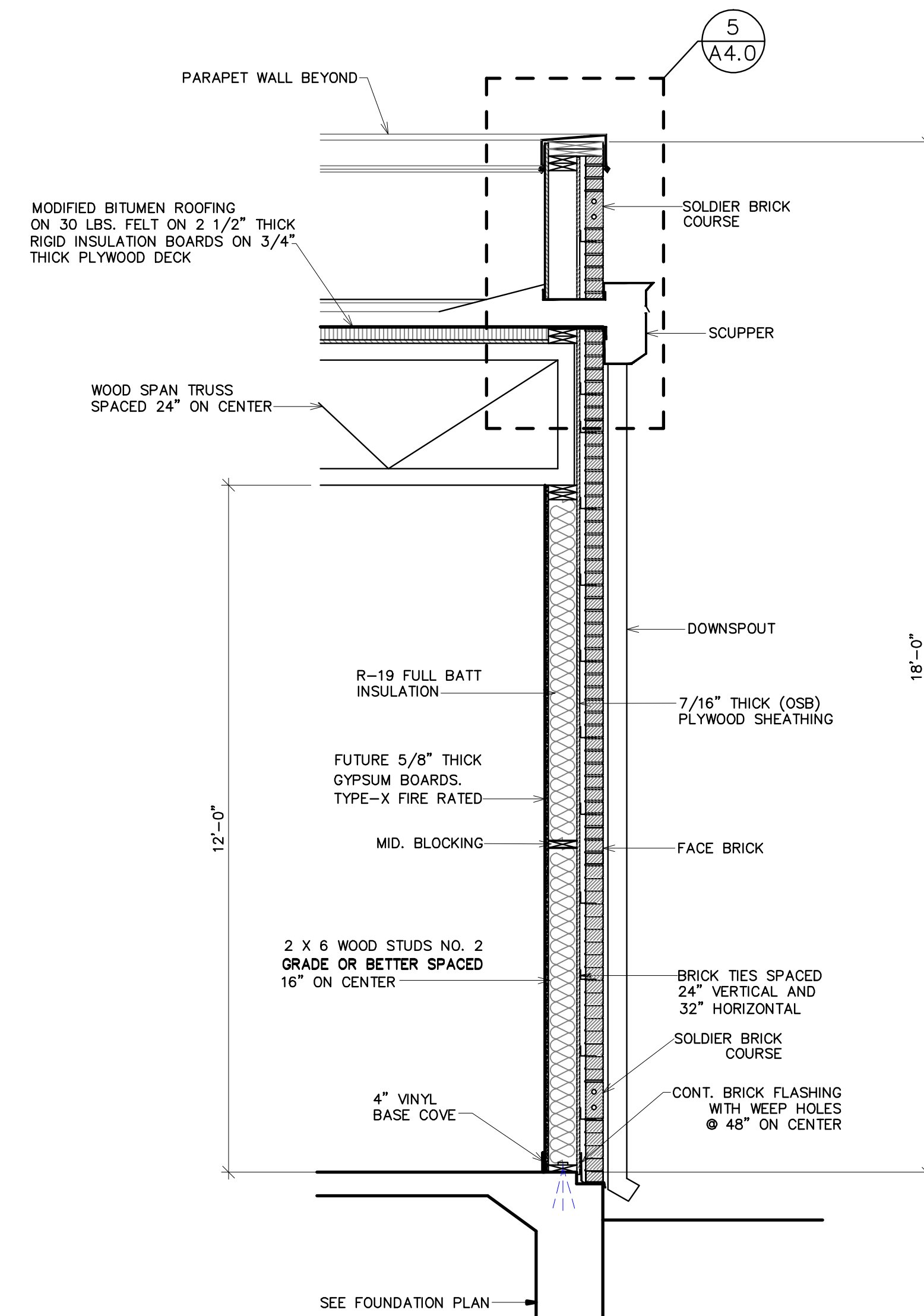
5 DETAIL
SCALE: NOT TO SCALE



1 SECTION
SCALE: 3/4" = 1'-0"



2 SECTION
SCALE: 3/4" = 1'-0"



3 SECTION
SCALE: 3/4" = 1'-0"

REVISIONS

DATE	RESPONSE

JOHN TAYLOR and ASSOCIATES
6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
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PROPOSED RETAIL BUILDING
FOR
RUMFIELD PROPERTIES
100 N. MAIN STREET AND E. 12th STREET
JOSHUA, TEXAS 76058
LOT-9 & 10, BLOCK-5

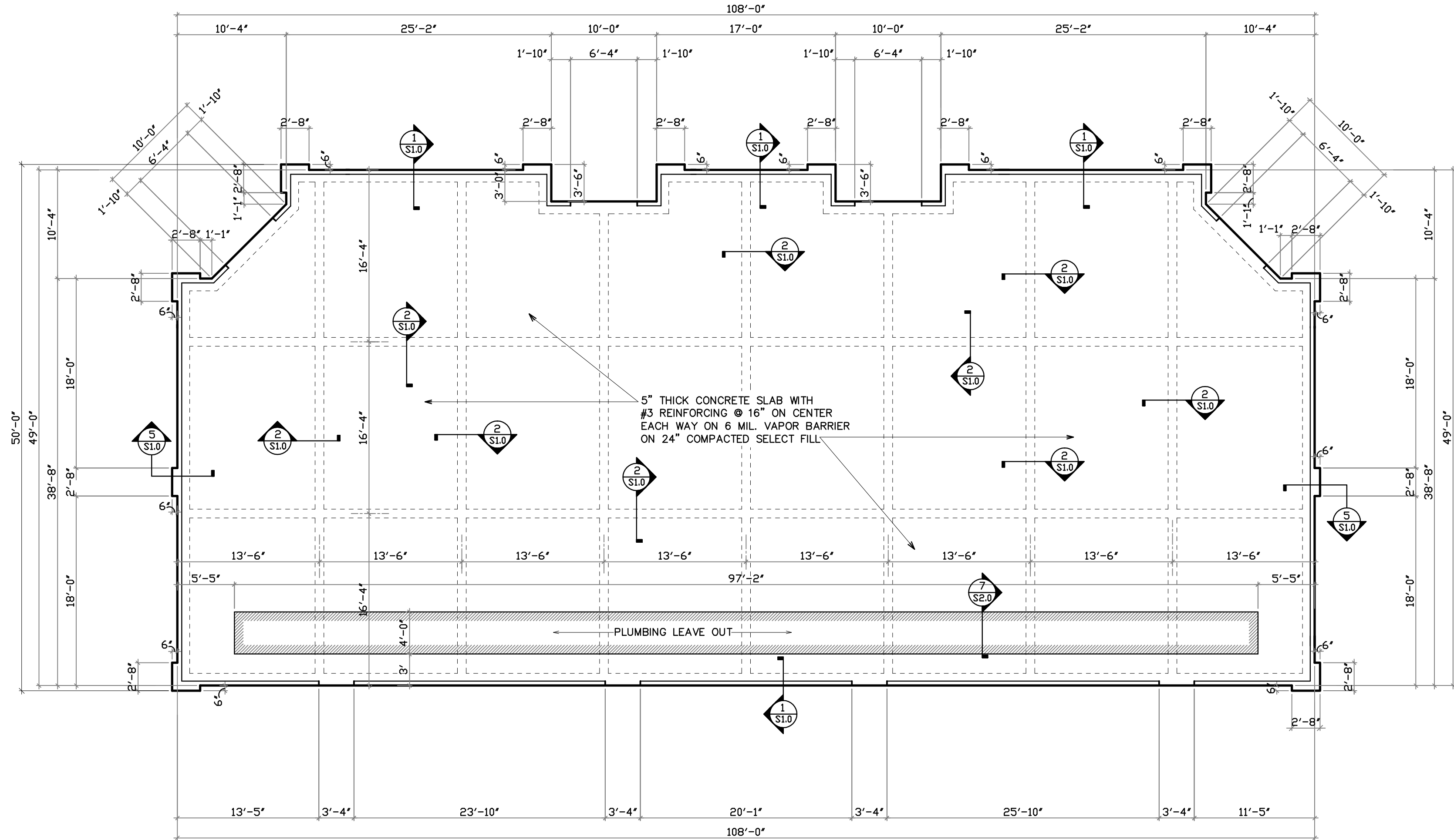
JOB NO.	2021
DRAWN BY:	JET
CHECK BY:	JET
DATE:	03/01/2021

SHEET TITLE:
WALL SECTIONS

SHEET NO.

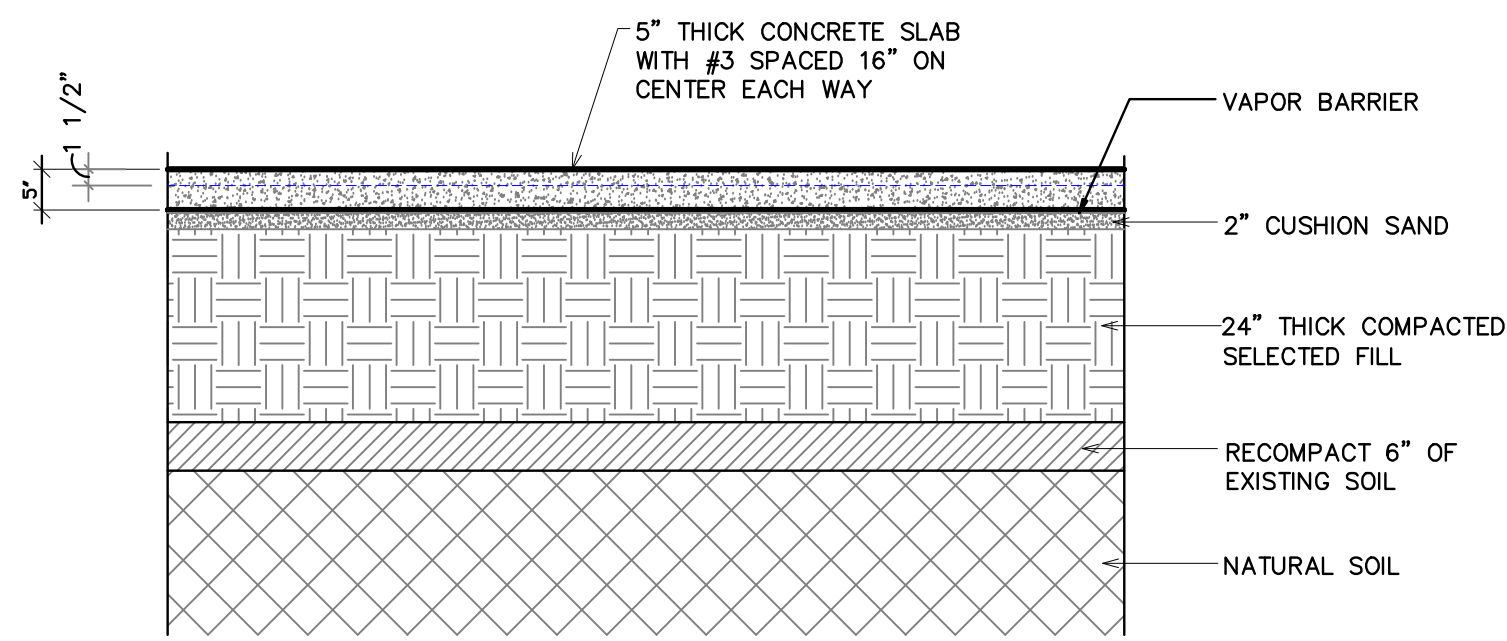
A4.0

OF 5

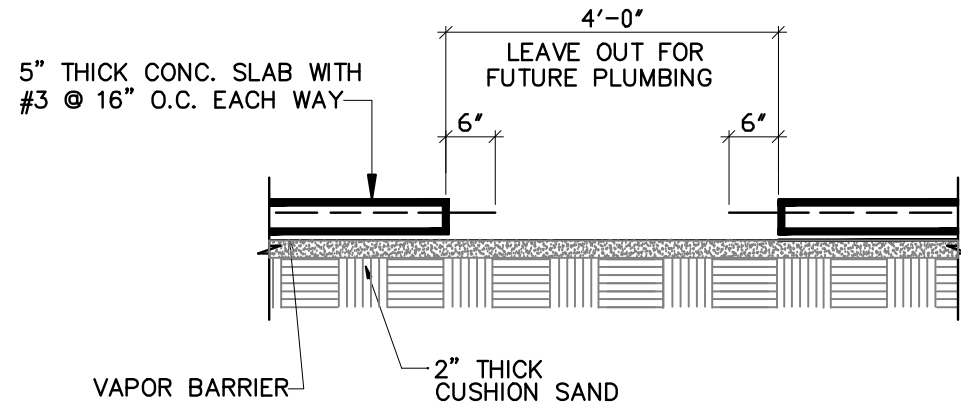


FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

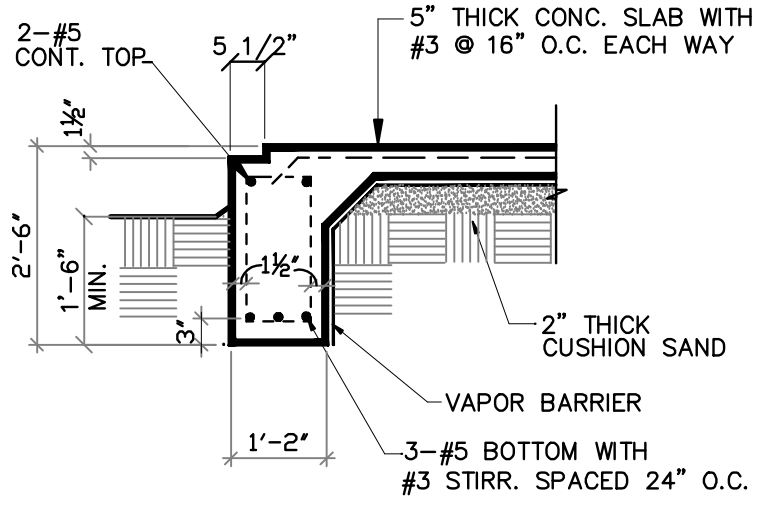


6 TYPICAL SLAB PAD

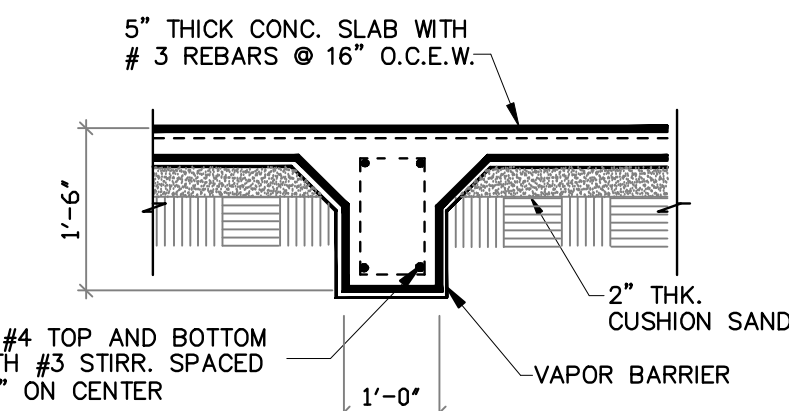


7 SECTION

DETAILS

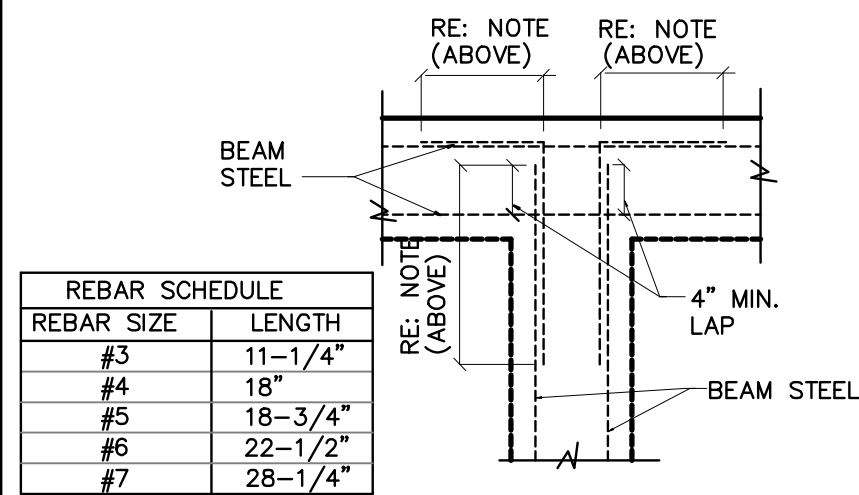


1 SECTION



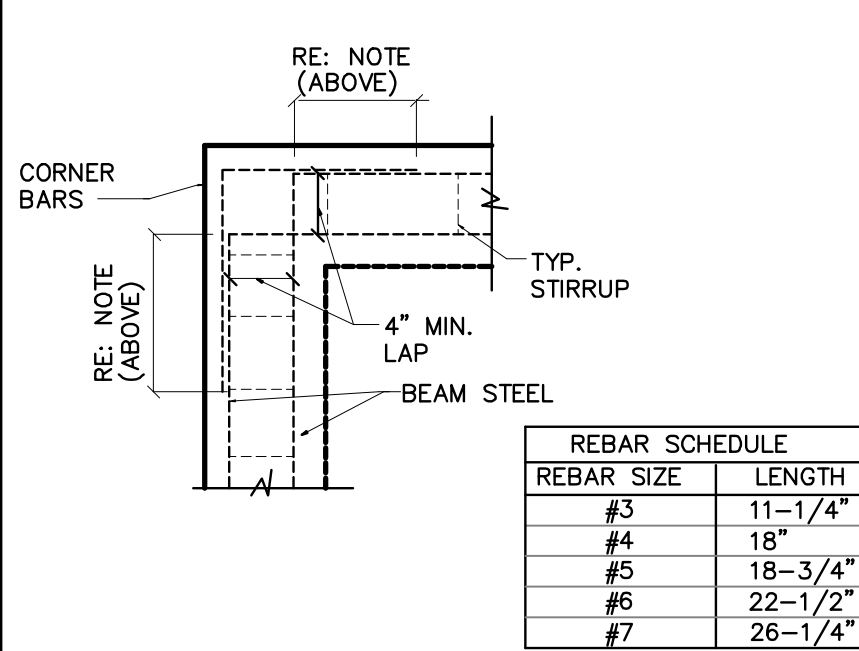
2 SECTION

NOTE: BELOW THE STANDARD DETAIL FOR CORNER BARS AT INTERIOR TO PERIMETER CORNERS, ALL REINFORCING IN CONC. MUST BE LAPED A MIN. OF 30 TIMES - THE DIAMETER OF THE STEEL.
RE: SCHEDULE BELOW

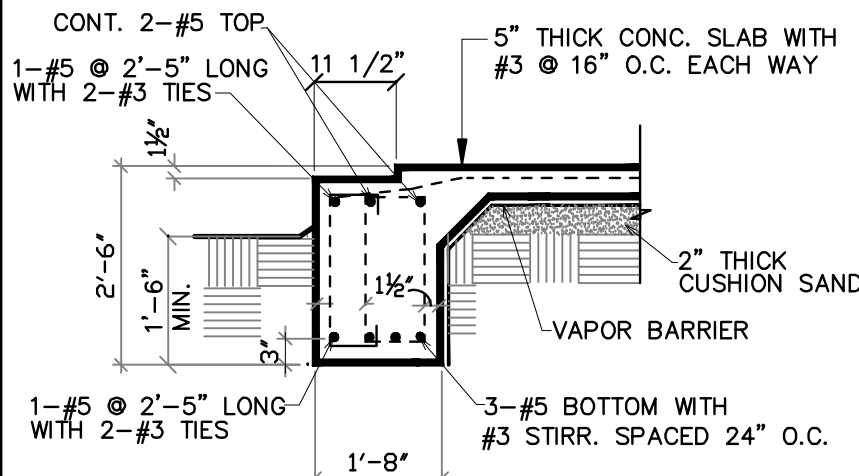


3 TYP. INTERIOR BEAM CORNER BARS AT PERIMETER BEAM

NOTE: BELOW THE STANDARD DETAIL FOR CORNER BARS AT PERIMETER CORNERS, ALL REINFORCING IN CONC. MUST BE LAPED A MIN. OF 30 TIMES - THE DIAMETER OF THE STEEL.
RE: SCHEDULE BELOW



4 TYP. CORNER BAR DETAIL



5 SECTION

FOUNDATION NOTES:

- 2'-0" OF SELECT FILL SHALL BE PLACED IN LAYERS OF 6" WITH EACH LAYER COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698. ONE FIELD TEST FOR MAXIMUM DENSITY SHALL BE PERFORMED BY LAB. REPRESENTATIVE FOR EACH 500 SQ. FT. PER LAYER OF SOIL IN PLACE.
- THE COMPACTED SELECT FILL SHALL BE PLACED BENEATH THE BUILDING SLAB, SHALL EXTEND OUT TO 5'-0" AROUND THE PERIMETER OF THE BUILDING. THE REMAINING FILL PLACED ON THE SITE SHALL BE A CLEAN SANDY - CLAY SOIL WITH A (PI) BETWEEN 12 AND 20, AND SHALL BE COMPACTED TO 90% OF ITS MAXIMUM DENSITY AS OBTAINED IN ACCORDANCE WITH ASTM D-698 (AT OPTIMUM MOISTURE CONTENT).
- THE FILL MATERIAL PLACED ON THE SITE BEYOND THE PROPOSED BUILDING, SHALL BE SLOPED AND EXTEND OUT THE REQUIRED DISTANCE TO TIE INTO THE EXISTING GRADES.

CONCRETE:

- CONCRETE SHALL BE PORTLAND CEMENT OR EQUAL TO MEET THE REQUIRED 3,000 P.S.I. AT 28TH DAY. MINIMUM COMPRESSIVE STRENGTH, 5 SACKS OF MIX.
- CEMENT SHALL CONFORM TO ASTM-C150, TYPE I.
- WATER USED FOR CONCRETE SHALL BE MIXED WITH CLEAN WATER AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALINES, ORGANIC OR OTHER DELETERIOUS SUBSTANCES.
- THE CONTRACTOR SHALL USE READY MIXED CONCRETE.
- FRESHLY POURED CONCRETE SHALL BE TAMPED INTO PLACE BY STEEL RAMMER, SLICING TOOLS OR MECHANICAL VIBRATORS, UNTIL CONCRETE IS THOROUGHLY COMPACT AND WITHOUT VOID.
- CONCRETE SHALL HAVE A SLUMP RANGE OF 4" TO 5". 2500 PSI SLUMP 4" TO 5". 3,000 PSI SLUMP 4" TO 5".

REINFORCEMENTS:

- ALL REINFORCING STEEL SHALL BE DEFORM TYPE BARS AND CONFORM TO ASTM-A 615, GRADE 60, PLACED IN THE TOP 1 1/2" OF SLAB. 1 1/2" ON BOTH SIDES OF FOOTING AND THREE (3) INCHES FROM BOTTOM OF FOOTING, EXCEPT OTHERWISE NOTED IN PARAGRAPH (B).
- ALL TIES AND STIRRUPS SHALL CONFORM TO THE REQUIREMENTS OF ASTM-A 615, GRADE 40.
- REINFORCEMENT STEEL BARS AND WIRE FABRIC SHALL BE THOROUGHLY CLEANED BEFORE PLACING AND AGAIN BEFORE THE CONCRETE IS PLACED, SHALL BE ACCURATELY POSITIONED AND SECURED IN PLACE. METAL SPACERS SHALL BE USED TO SECURE THE PROPER BRACING OF THE STEEL. STIRRUPS SHALL BE ACCURATELY AND SECURELY WIRED TO BARS AT BOTH TOP AND BOTTOM. NO BRICK OR POROUS MATERIALS MAY BE USED TO SUPPORT THE STEEL OFF THE GROUND.

REVISIONS

DATE	RESPONSE
4/1/2021	DECREASE BUILDING SIZE

JOHN TAYLOR and ASSOCIATES
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FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: toy@rtaylor.net

PROPOSED RETAIL BUILDING
FOR
RUMFIELD PROPERTIES
100 N. MAIN STREET AND E. 12th STREET
JOSHUA, TEXAS 76058
LOT-9 & 10, BLOCK-5

JOB NO.	2021
DRAWN BY:	JET
CHECK BY:	JET
DATE:	03/01/2021

SHEET TITLE:
FOUNDATION PLAN
FOUNDATION DETAILS

SHEET NO.

S1.0
OF 2



Planning & Zoning Commission Agenda May 3, 2021

Agenda Item: F/G Zoning Change (Action Item)

Agenda Description:

Conduct a public hearing and consider making a recommendation to the City Council regarding a request to rezone a tract of land in the Eli M. Thomason Survey, Abstract No. 827, TR 52 County of Johnson, Texas and being approximately 46.040 acres of land and locally known as 1200 CR 909, changing the zoning to the foregoing property from (A) Agricultural District to the (PD) Planned Development District to allow for a residential subdivision.

- A. Staff Presentation
- B. Owner's Presentation
- C. Those in Favor
- D. Those Against
- E. Owner's Rebuttal

Background Information:

HISTORY: The approximate 46-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.

ZONING: This property is zoned A – Agricultural District

ANALYSIS: The proposed development of this property is to allow for a Planned Development of approximately 143 single-family lots and three open spaces to be served by standard curb and gutter residential streets. A Homeowners Association will maintain the open spaces as well as the entry signs.

The applicant is requesting a Planned Development District and is meeting most of the requirements of the R-1 zoning district with the exception of the lot width and lot size as detailed in the "Zoning Requirement Comparison Table" shown in their proposal.

ENGINEERING RELATED ISSUES: The requirements of a Detailed Site Plan include specific information related to engineering such as drainage and other transportation related issues. Because this property requires to be final platted, the City has agreed that these matters may be part of the preliminary and final platting review process.

RECOMMENDATION: This request appears to meet the minimum requirements as set forth in the Subdivision Ordinance with the exception of the lot width and the lot size as stated above.

Financial Information:

Only cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200ft. as required by law.

City Contact:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Planned Development Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Aerial Map
- 5) Planned Development Document
- 6) Site Plan
- 7) Landscape and Lighting Plan

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: JOSHUA HIGHLANDS

Project Address (Location): 1200 CR 909, JOSHUA, TX

Existing Zoning: AG Proposed Zoning: PD (SINGLE FAMILY)

Existing Use: AG Proposed Use: SINGLE FAMILY RES.

Existing Comprehensive Plan Designation: LOW DENSITY RES 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 KRAFT Company: PED HOLDINGS, LLC

Address: 1400 EVERMAN PARKWAY Tel: 817-744-7512 Fax: 817-744-7554

City: FT. WORTH State: TX ZIP: 76140 Email: brian.kraft@topographic.com

Property Owner: GERALD + BARBARA MILLER Company: _____

Address: 8400 CR 1016A Tel: 817-946-5029 Fax: _____

City: BURLESON State: TX ZIP: 76028 Email: gbmiller@psd.net

Key Contact: ERIK DUMAS Company: TOPOGRAPHIC

Address: 1400 EVERMAN PKWY Tel: 817-744-7512 Fax: 817-744-7554

City: FT. WORTH State: TX ZIP: 76140 Email: erik.dumas@topographic.com

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

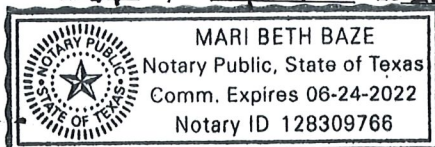
SIGNATURE: [Signature]
(Letter of authorization required if signature is other than property owner)

Print or Type Name: _____

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 19 day of April 20 21

MariBeth Baze
Notary Public



Signature [Signature] Date: 4/19/2021

For Departmental Use Only

Case No.: PD 2021-07

Project Manager: _____

Total Fee(s): _____

Check No.: _____

Date Submitted: 4-19-21

Accepted By: _____

Date of Complete Application _____

Legal 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 AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2017-01512, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND ALL OF A CALLED 1.55 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2017-6858, 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 ACER 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;

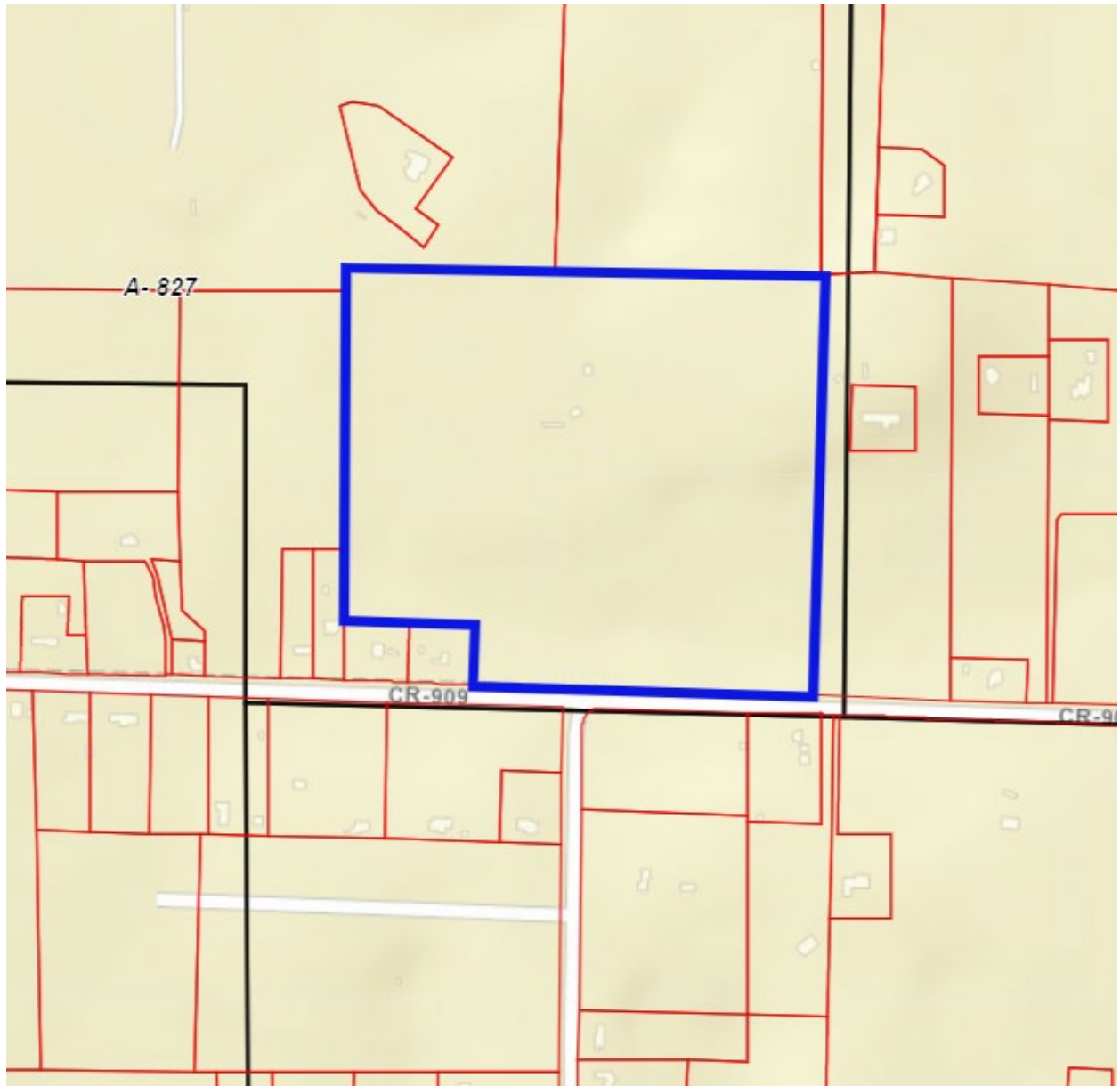
THENCE N 86°46'44" E WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 36.4 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 154.39 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID 36.4 ACRE TRACT, AND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

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.

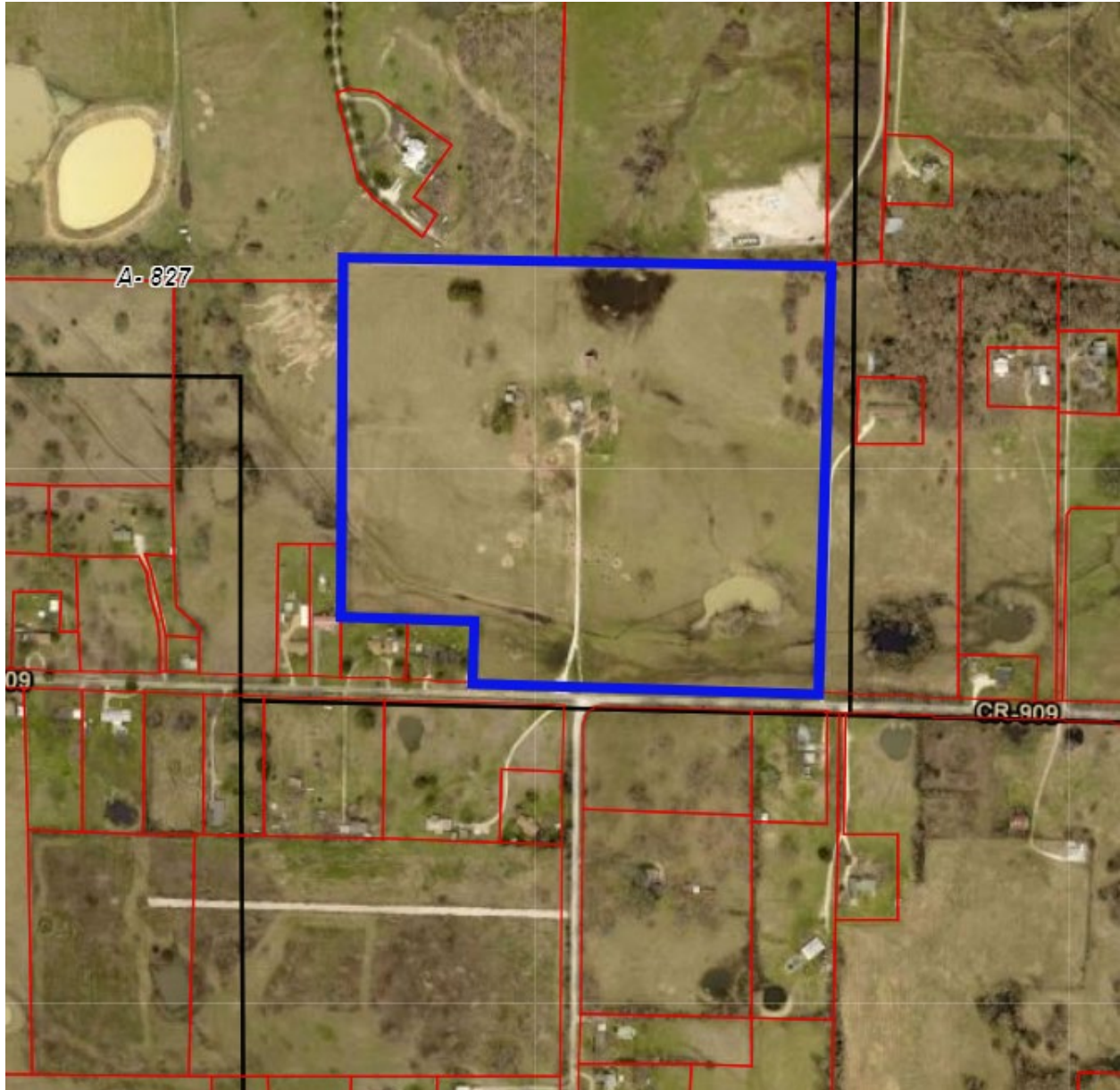


Vicinity Map





Aerial Map





JOSHUA HIGHLANDS

Planned Development District

February 3, 2021

Revised March 11, 2021

Revised April 13, 2021



TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

The **Joshua Highlands** development is located west of downtown Joshua adjacent to County Road 909. The parcel contains approximately 46 acres of rolling pastureland used for grazing and agriculture. The proposal for a planned development included the development of approximately 143 single-family building lots. The development will include three open space areas. The site will be served on the south by County Road 909 which is master planned to be a 2-lane collector road. Internally, the project will be served by local residential streets with standard curb, gutter, and sidewalk. A Homeowners Association will be created to maintain the open space areas as well as the entry signs. The site will be developed in two phases.

The Comprehensive Master Plan created in 2016 states the *Goals and Visions* for the City of Joshua are:

- Promote a Positive City Identity
- Promote Professional, Responsive and Financially Responsible City Services
- Enhance Public Safety and Infrastructure
- Promote Family Oriented Planned Community Growth
- Plan for Quality Development, Business Diversity and Revitalization
- Enhance Communications, Education, and Involvement

Additionally, the master plan points out the importance of neighborhoods as the heart of the community. To have successful neighborhoods it is important to recognize the most successful neighborhoods have a diverse mix of ages, socioeconomical ranges, housing types/sizes, and opportunities to interact with neighbors.

The Joshua Highlands achieves these goals by being mindful of current and future economic conditions. Having the ability to own a home is as American as apple pie. Joshua Highlands desires to be a part of the dream by providing homes that are attainable at many income levels, homeowner ages, family sizes, and safe places to grow.

The desired alterations to the existing R1 zoning are important to provide options that meet the changing desires of homeowners while preserving the overall intent of the base zoning.

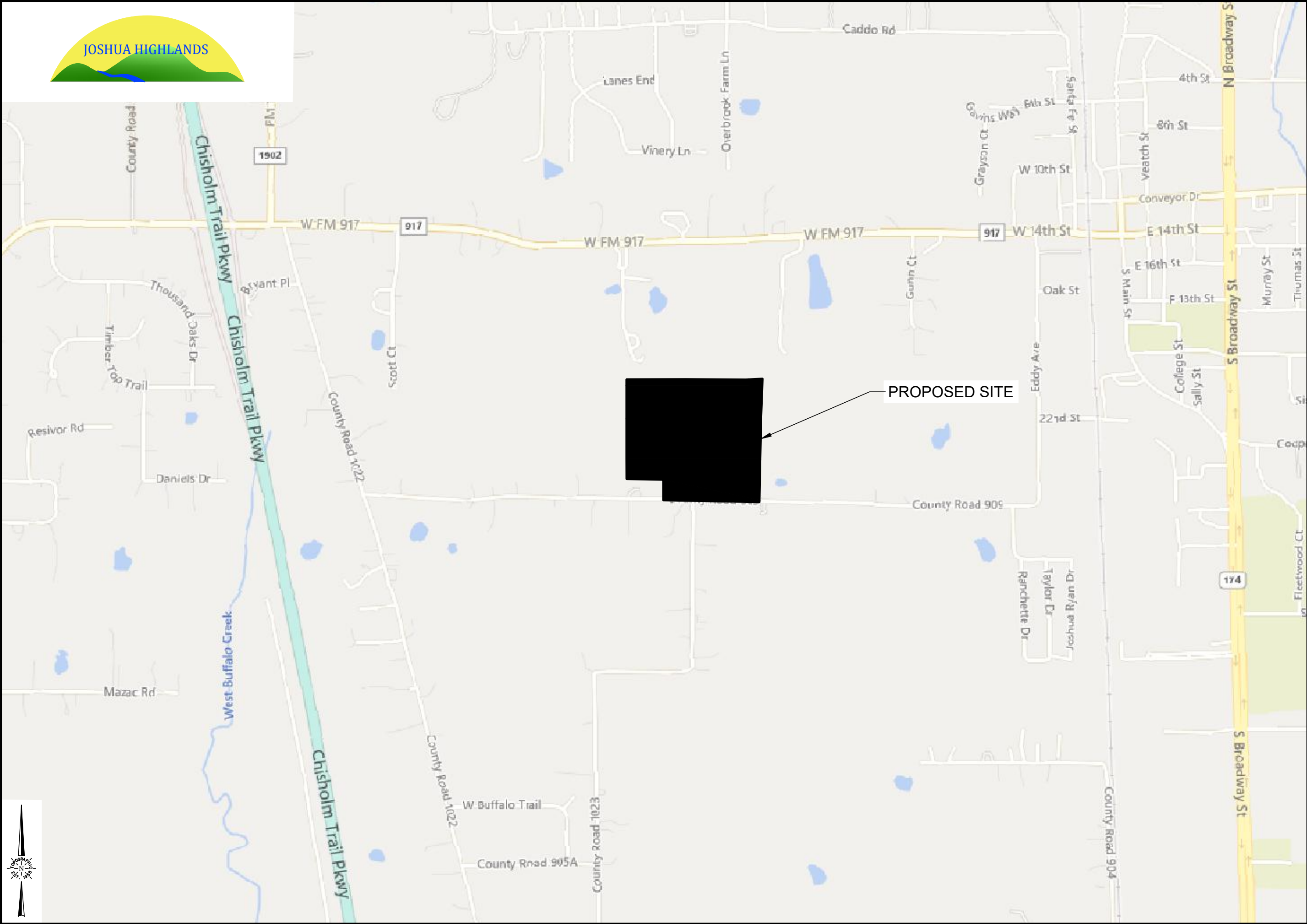
The following exhibits and commentary outline the items included in the Planned Development as well as the proposed alterations to the base R1 zoning. The only alterations being requested are lot width (from 75 ft. to 60 ft.) and lot size (from 10,000 ft² to 9,000 ft²).

Property Owner: Gerald & Barbara Miller
8400 CR 1016A
Burleson, TX 76028

Developer: PED Holding, LLC
1400 Everman Parkway
Fort Worth, TX 76140

PD Preparer: Topographic
1400 Everman Parkway
Fort Worth, TX 76140

Development Name: Joshua Highlands
1200 CR 909
Joshua, TX 76058



JOSHUA HIGHLANDS
JOSHUA, TX
VICINITY MAP



TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140
TELEPHONE: (817) 744-7512 • FAX (817) 744-7548
TEXAS FIRM REGISTRATION NO. 18409
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SHEET NO.

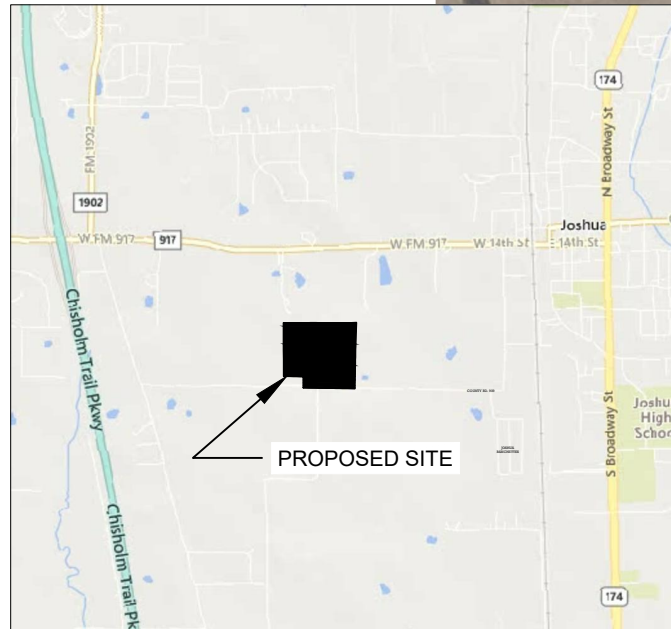
EX.-1

The Joshua Highlands development site is currently being used for agriculture along with a single farmhouse. The site has been in its current usage since before 1960. The topography has a gentle slope from the farmhouse site to the intermittent drainage near the south boundary. The existing vegetation consists of grass consistent with pastureland as well as a sparse speckling of oak, pecan, and pine trees. The site has a single natural drainage channel that has been altered during the process of farming the land. Currently, a low area exists where drainage collects and is conveyed to a stock tank near the east boundary of the parcel. The drainage leaves the site out of the stock tank and continues to a stock tank on the adjacent property to the east. The channel is shown on USGS maps from 1891 to 2019.

The drainage for the site will be detained near the existing stock tank. The outlet will be returned to the existing natural watercourse where it will flow to the sock pond located on the adjacent property owner to the east.

The majority of the trees are located in the north east portion of the parcel and many of the trees will be contained within an open space area. Additional trees will be located along property lines and will not be removed, if possible, unless necessary to meet grading design.

The area does not have any areas prone to flooding as depicted on FEMA floodplain maps and after development will also not have any flood prone areas.



VICINITY MAP
N.T.S



SCALE: 1" = 200'





TREE TABLE	
NO.	TREE INFORMATION
1	28" OAK/15' DRIP LINE
2	33" PECAN/36' DRIP LINE
3	16" PECAN/20' DRIP LINE
4	18" PECAN/20' DRIP LINE
5	22" PECAN/33' DRIP LINE
6	18" CREPE MYRTLE/15' DRIP LINE
7	16" LIVE OAK/18' DRIP LINE
8	16" OAK/18' DRIP LINE
9	18" PECAN/27' DRIP LINE
10	35" PECAN/40' DRIP LINE
11	22" SYCAMORE/20' DRIP LINE
12	15" PINE/20' DRIP LINE
13	16" PINE/18' DRIP LINE
14	17" PINE/18' DRIP LINE
15	19" PINE/20' DRIP LINE
16	18" PINE/15' DRIP LINE
17	18" PINE/15' DRIP LINE
18	26" MESQUITE/30' DRIP LINE
19	34" PECAN/40' DRIP LINE
20	32" ELM/40' DRIP LINE
21	20" ELM/18' DRIP LINE
22	39" OAK/25' DRIP LINE
23	18" OAK/30' DRIP LINE
24	22" OAK/30' DRIP LINE
25	22" OAK/25' DRIP LINE
26	62" OAK/30' DRIP LINE
27	19" OAK/25' DRIP LINE
28	21" OAK/28' DRIP LINE
29	18" OAK/30' DRIP LINE
30	38" OAK/30' DRIP LINE
31	18" OAK/25' DRIP LINE
32	24" OAK/30' DRIP LINE
33	18" OAK/25' DRIP LINE
34	23" OAK/37' DRIP LINE
35	22" OAK/35' DRIP LINE
36	19" OAK/30' DRIP LINE
37	18" OAK/30' DRIP LINE
38	26" OAK/50' DRIP LINE
39	18" OAK/35' DRIP LINE
40	20" OAK/40' DRIP LINE
41	18" OAK/30' DRIP LINE
42	24" OAK/33' DRIP LINE
43	23" OAK/24' DRIP LINE
44	28" OAK/45' DRIP LINE
45	18" OAK/18' DRIP LINE
46	21" OAK/24' DRIP LINE
47	18" OAK/30' DRIP LINE
48	22" OAK/33' DRIP LINE
49	36" OAK/30' DRIP LINE
50	17" OAK/25' DRIP LINE
51	19" OAK/30' DRIP LINE
52	16" OAK/25' DRIP LINE
53	18" OAK/27' DRIP LINE
54	20" OAK/25' DRIP LINE
55	18" OAK/21' DRIP LINE
56	30" OAK/25' DRIP LINE
57	40" OAK/33' DRIP LINE
58	26" LIVE OAK/30' DRIP LINE
59	36" OAK/40' DRIP LINE

The Joshua Highlands development is designed to provide above average market sized lots with walkability, curvilinear streets, community open space and conservation of natural topography.

The breakdown of land uses by area is tabulated below.

Lot Size	Number of Lots	Area (ft ²)	Area (acres)
Open Space	3	128,242.64	2.94
9,000ft ² -9,500ft ²	48	435,637.72	10.00
9,500ft ² -10,000ft ²	28	267,830.17	6.15
10,000ft ² -11,000ft ²	40	586,856.31	13.47
11,000ft ² -12,000ft ²	9	102,233.89	2.35
12,000ft ² -19,000ft ²	16	201,992.59	4.64
19,000ft ²	2	43,266.04	0.99
Street		169,012.80	3.88
Total Lots (Buildable)	143		

*County Road Right-of-way dedication = 0.89 acres

The comparison of existing R-1 zoning requirements and the proposed requirements are illustrated in the table below.

Zoning Requirement Comparison Table		
	Current	Proposed Lots
Width	75 ft (min)	60 ft (min)
Average Width	N/A	71 ft
Depth	120 ft (min)	120 ft (min)
Average Lot Size	10,000 ft ²	11,455 ft ²
Minimum Lot Size	10,000 ft ²	9,000 ft ²
Front Setback	25 ft	25 ft
Rear Setback	20 ft	20 ft
Side Setback	5 ft	5 ft
Side Street Setback	15 ft	15 ft
Minimum Home Size	1,800 ft ²	1,800 ft ²
Max Height	35 ft	35 ft
Minimum Parking	2 Enclosed, 2 Driveway	2 Enclosed, 2 Driveway
Additional Parking	Not Required	18 (Open Space Areas)

As can be seen, though the minimum lot size is slightly smaller than the current requirement, the average lot size overall is **nearly than 1,500 ft² larger** than the current requirement. The variation in lot size allows for a more vibrant community where different sized lots and homes can attract a broader range of potential buyers adding diversity to the community. The minimum home size will remain at the current size of 1,800 ft² and the minimum lot depth will remain at the current length of 120 ft minimum.

The major variation is lot frontage. In the current climate many homeowners do not want a large yard. They want to spend their time and money on experiences, not maintenance. The reductions do not affect the minimum house size because the same size home can fit on a smaller lot. By reducing the lot size and requiring the same minimum home size as included in the current zoning ordinance, the overall value of the development is dramatically increased while providing home buyers with the type of property they desire.

Larger homes at greater numbers increase the property tax collected by the city as well as the sales tax collected by businesses providing services to new residents. One of the major metrics used by restaurants, businesses, and service providers to determine where they will invest is the number of people living in an area and proximity those residents are to their establishment. By allowing greater density the overall prosperity of a community can be improved while maintaining the community feel.

Additionally, open space areas are provided to enhance the livability and activity necessary to provide for community gatherings, a place to walk and take pets, and impromptu activities for children. The open space areas will include four-foot-wide decomposed granite walking trails around their perimeter with benches located along the path. A community gazebo/pavilion will be constructed in one of the open space parcels to be used for gatherings and community events. An example of the structure is shown below.



Pavilion Example

The detention basin will be designed to serve as a large grassy area that can be used for recreation. The detention basin will also include a four-foot-wide decomposed granite walking trail along the interior property line with benches located along the path. It will be available for use for the greatest part of the year because it will only be unusable during rainstorms.

Sidewalks installed adjacent to open space will be constructed in a curvilinear alignment to add to the aesthetics of the open spaces specifically and the development overall.

Transportation

Joshua Highlands is located adjacent to County Road 909. County Road 909 will serve as the main access thoroughfare for the development. As part of the development County Road 909 will be constructed to the city standard for a 2-lane Collector Road on the north side of CR 909 for the length of the development.

Internally, the development will be served by standard residential streets with pavement width of 31 feet. The streets will be paved with 6" of Portland cement concrete.

Pedestrians will be able to travel internally using the sidewalks constructed adjacent to the streets. Walking paths are also provided in all open space areas.

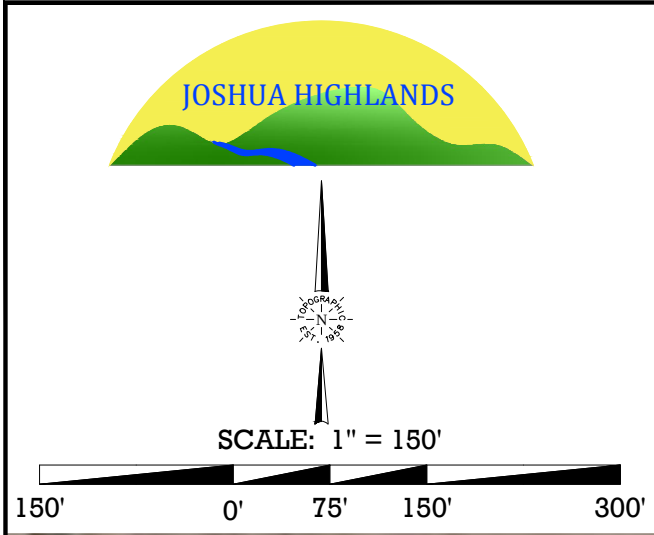
Utilities

Water will be provided to the site from an existing Johnson County SUD water line located adjacent to County Road 909. Tie-ons will be located at the two entrances to Joshua Highlands. The site will be served by 8" water lines.

Sanitary Sewer will be provided to the site with the construction of an offsite gravity sewer line that ultimately will tie into the existing Johnson County SUD lift station located in the southwest corner of the Joshua Ranchettes development.

A capacity analysis for both water and sanitary sewer have been performed for Joshua Highlands and both the water line and lift station have adequate capacity to serve the development without additional upsizing of existing infrastructure.

Electricity will be provided by United Cooperative Services. Based on preliminary design, there is sufficient existing infrastructure in place to serve the needs of the Joshua Highland development project.



Lot Size	Number of Lots	Area (ft ²)	Area (acres)
Open Space	3	128,242.64	2.94
9,000ft ² -9,500ft ²	48	435,637.72	10.00
9,500ft ² -10,000ft ²	28	267,830.17	6.15
10,000ft ² -11,000ft ²	40	586,856.31	13.47
11,000ft ² -12,000ft ²	9	102,233.89	2.35
12,000ft ² -19,000ft ²	16	201,992.59	4.64
19,000ft ²	2	43,266.04	0.99
Street		169,012.80	3.88
Total Lots (Buildable)	143		

*R.O.W DEDICATION .89 ACRE

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JOSHUA HIGHLANDS

JOSHUA, TX

LOT LAYOUT BY AREA

The Joshua Highlands development will provide a landscaped entrance feature with masonry sign will be constructed at both entrances off County Road 909 similar to the example below.



Entrance Sign Example

The open space lots will have several large, existing trees that will remain in place. Throughout the development the trees that are located in areas that can remain undisturbed will be preserved. An estimate thirty-five of the existing fifty-nine trees will be preserved. The preserved tree species consist mostly of native oaks with some having diameters of up to 62”.

Additionally, each lot will be required to plant a 3” caliper tree in the front yard. The species will be from the list created by Texas A&M Forest Service as appropriate for Johnson County (oak, ash, maple, etc.). The table below lists recommended screening shrubs/bushes that can be used.

Screening Shrub/Bush Options	
Nellie R Stevens Holly	Ilex x ‘Nellie R Stevens’
Yaupon	Ilex vomitoria
Wax Myrtle	Myrica cerifera
Eastern Red Cedar	Juniperus virginiana
Texas Sage	Leucophyllum frutescens
Little Gem Magnolia	Magnolia grandiflora ‘little gem’
Japanese Yew	Podocarpus macrophyllus
Mountain Laurel	Sophora secundiflora

The table below shows the requirements for landscaping. Joshua Highlands will meet all current landscape requirements.

Landscape Requirement Comparison Table		
	Current	Proposed Lots
Trees	(1) 3" Tree in Front Setback	(1) 3" Tree in Front Setback
Total Landscape	20% including Shrubs, Trees, & Flowering Plants	20% including Shrubs, Trees, & Flowering Plants
Open Space Areas	Code of Ordinances Chapter 14, Sec. 8.6.2	Code of Ordinances Chapter 14, Sec. 8.6.2

The open space areas will consist mainly of open sodded areas where activities can occur so pets and residents can move freely. The open spaces are large enough to allow for soccer, frisbee, and other activities that require a large open space.

A stained 6' high cedar on steel post fence will be constructed on each lot line by the builder. A 6' masonry/stamped concrete fence will be constructed along County Road 909 by the developer. The developer will also construct the stained 6' high cedar on steel post fence along the exterior property lines where open space is located and where building lots are not adjacent to the road. Examples of similar fences are shown on the following page.



Masonry Fence Examples



Cedar Fence Examples

The detention area will be seeded and have a tree planted no less than every 100' across the road frontage and property line. Trees may be planted in clusters to meet the number required.

Electricity to the site will be provided by United Cooperative Services. The proposed streetlight will look the below image and will be placed as necessary throughout the development.



Street Light Example



EX — W — EXISTING 8" WATERLINE
W — W — PROPOSED 8" WATERLINE
SS — SS — PROPOSED 8" SEWER LINE
PROPOSED OPEN SPACE

JAY AND AMY NOVACEK
CALLED 22.171 ACRES
INSTRUMENT NO. 2014-1940
O.P.R.J.C.T.
CITY OF BURLESON

JORGE SUAREZ PACHECO
AND
ELENA LEONARDO JUAREZ
CALLED 1.9 ACRES
INSTRUMENT NO. 2014-9240
O.P.R.J.C.T.
ZONING: A

ROBERT AND SHERYL WARDEN
CALLED 1.0 ACRES
INSTRUMENT NO. 2014-1770
O.P.R.J.C.T.

C.D. STEED
REMAINDER OF & CALLED
46.1 ACRES
VOLUME 404, PAGE 176
D.R.J.C.T.
ZONING: A

ALAN RAY BIRD AND
SPOUSE,
SHERA DENISE BIRD
CALLED 1.00 ACRES
VOLUME 2532, PAGE 414
O.P.R.J.C.T.
ZONING: A

EXISTING
8" WATER LINE

COUNTY RD.
909 IMPROVEMENT

ZONING: A

TRACT IS
LOT 1, BLOCK 1
1/4S ADDITION
VOLUME 8, PAGE 798, SLIDE
B-414
P.R.J.C.T.
ZONING: A

TO JOSHUA RANCHETTES
LIFT STATION

PROPOSED 15'
DRAINAGE
EASEMENT

20' UTILITY
EASEMENT

JOHN A. AND CAROL A.
FULLER
CALLED 14.028 ACRES
VOLUME 948, PAGE 100
D.R.J.C.T.
ZONING: A

165' GAS EASEMENT

OPEN SPACE 1
Area : 35210.47
8 PARKING
SPACES

OPEN SPACE/ DETENTION
Area : 51739.54

20' UTILITY
EASEMENT

PROPOSED 8" SEWER LINE

10 PARKING
SPACES

OPEN SPACE 2
Area : 37211.64

REX LEE SMITH,
TRUSTEE OF THE REX SMITH
TRUST
CALLED 36.4 ACRES
VOLUME 4460, PAGE 271
O.P.R.J.C.T.

ZONING: A

JOSHUA HIGHLANDS
JOSHUA, TX

SITE PLAN



LOYALTY INNOVATION LEGACY
1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140
TELEPHONE: (817) 744-7512 • FAX (817) 744-7548
TEXAS FIRM REGISTRATION NO. 18409
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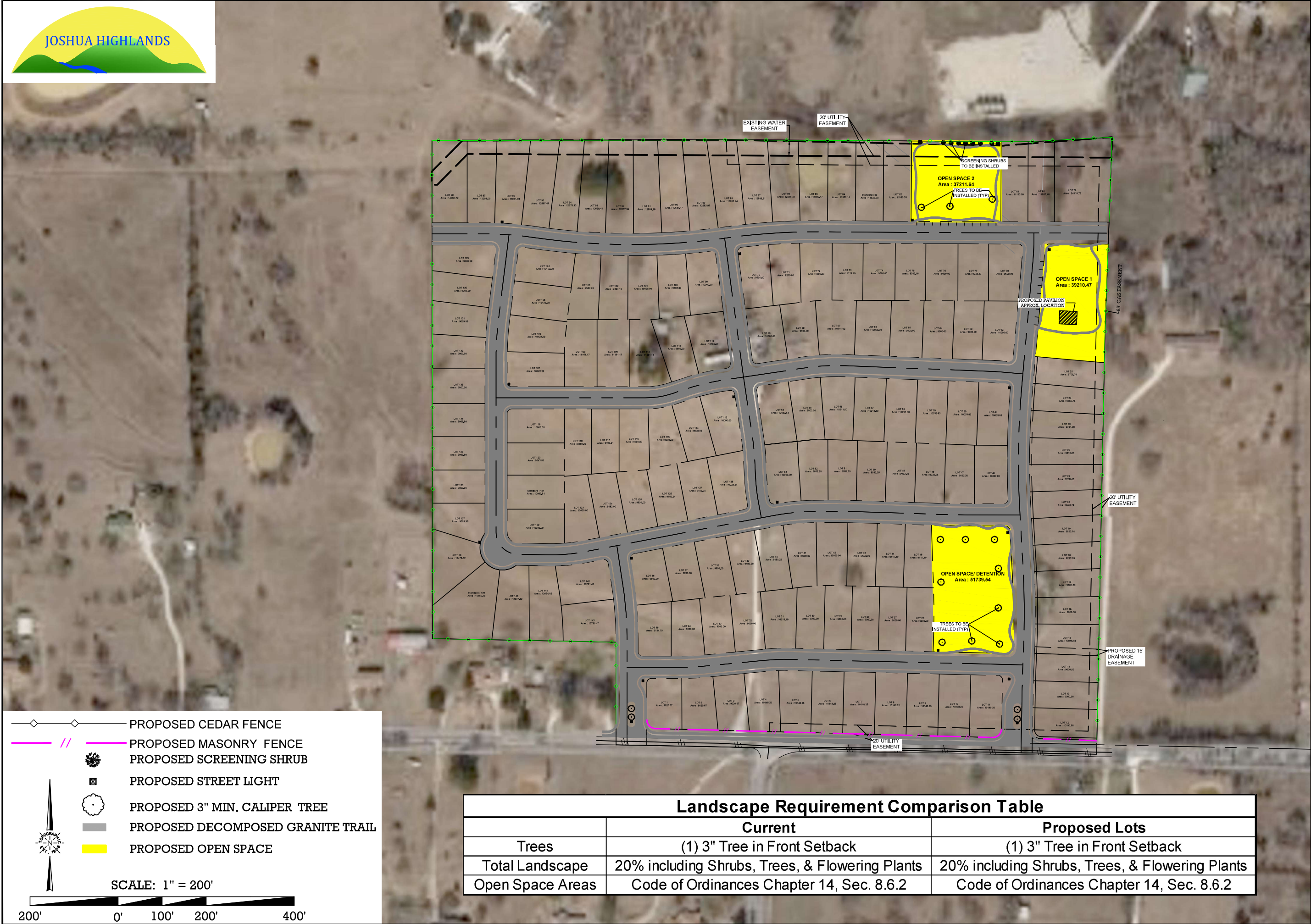
SHEET NO.

EX.-3

143 TOTAL LOTS

SCALE: 1" = 150'

150' 0' 75' 150' 300'



—◇—◇— PROPOSED CEDAR FENCE
—//— PROPOSED MASONRY FENCE
☼ PROPOSED SCREENING SHRUB
☒ PROPOSED STREET LIGHT
☼ PROPOSED 3" MIN. CALIPER TREE
— PROPOSED DECOMPOSED GRANITE TRAIL
■ PROPOSED OPEN SPACE

SCALE: 1" = 200'

200' 0' 100' 200' 400'

Landscape Requirement Comparison Table		
	Current	Proposed Lots
Trees	(1) 3" Tree in Front Setback	(1) 3" Tree in Front Setback
Total Landscape	20% including Shrubs, Trees, & Flowering Plants	20% including Shrubs, Trees, & Flowering Plants
Open Space Areas	Code of Ordinances Chapter 14, Sec. 8.6.2	Code of Ordinances Chapter 14, Sec. 8.6.2

- 1) Final Plat Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Aerial Map
- 5) Final Plat
- 6) JCSUD Letter

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: PANDA EXPRESS

Project Address (Location): S. Broadway Street & Mountaineer Road

Existing Zoning: C-1 Proposed Zoning: C-1

Existing Use: VACANT Proposed Use: Restaurant w/ drive through service

Existing Comprehensive Plan Designation: Joshua Station - Block 9 Gross Acres: 1.152

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: Larry Jackson Company: Panda Restaurant Group

Address: 3500 Quail Lane Tel: 817-457-8555 Fax: _____

City: Arlington State: TX ZIP: 76016 Email: Larry.Jackson@PandaRG.com

Property Owner: _____ Company: _____

Address: _____ Tel: _____ Fax: _____

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

Key Contact: David Greer Company: BGE, Inc.

Address: 777 Main Street, Suite 1900 Tel: 817-872-6005 Fax: _____

City: Fort Worth State: TX ZIP: 76102 Email: dgreer@bgeinc.com

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

SIGNATURE: [Signature]
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Larry Jackson
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 18th day of March, 2021

Notary Public

Signature: Saul Vega Candia

SAUL VEGA CANDIA
Notary ID #132630973
My Commission Expires
August 18, 2024

Date: 3/18/2021

For Departmental Use Only

Case No.: FP 2021-03

Project Manager: _____

Total Fee(s): 3005 -

1609101, 1609102

Check No.: _____

Date Submitted: 3-22-21

Accepted By: NF, AM

Date of Complete Application: _____

City of Joshua Final 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
- ☒ N/A 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)
- ☒ N/A Final Drainage Study or written waiver request
- ☒ Final Paving Plan or written waiver request
- ☒ Final Water & Wastewater Utility Plans or written waiver request
- ☒ N/A Traffic Impact Analysis or written waiver request
- ☒ N/A Developer's Agreement
- ☒ N/A Proposed or existing deed covenants/restrictions
- ☒ Approval letter from JCSUD or Bethesda Water Supply Corporation stating they are in receipt of construction plans for water/wastewater for the development
- ☒ Preliminary Plat Approval Date 1998

*** 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.

- ☒ Scale. The permissible scale: one inch (1") = Fifty feet (50'). In cases of large developments which would exceed the dimensions of the sheet at one hundred-foot (100') scale, plats may be on multiple sheets or to another known engineering scale, as approved by the Administrative Official (or designee), and in a format that will be acceptable for eventual filing at Johnson County.
- ☒ Should more than one sheet be required for the layout, there shall be included a key map showing the entire subdivision, drawn at a smaller scale, with block number and street names. The key map is to be included upon the first sheet or presented separately as a cover sheet the same size as the large-scale sheet.
- ☒ The names, addresses, phone numbers, and e-mail addresses of the owner and, if different, the subdivider and of the surveyor and/or engineer responsible for preparing the plat.

- ☒ The name of the subdivision and adjacent subdivisions, the names of streets (to conform whenever possible to existing street names) and numbers of lot and blocks, in accordance with alphabetical block arrangements and numerical lot arrangement, with accurate dimensions in feet and decimals fractions of feet, with the length of radii and of arcs of all curves, all angles, and with all other engineering information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points.
- ☒ An accurate boundary survey and description of the property, with bearings and distances referenced to survey lines and established subdivisions and showing the lines of adjacent lands and the lines of adjacent streets and alleys, with their width and names. Streets, alley and lot lines in adjacent subdivisions shall be shown in dashed lines.
- ☒ The case number, as provided by the staff, shall be shown in the lower left-hand corner of the plat.
- ☒ North arrow, graphic and written scale in close proximity.
- ☒ Location map showing location of tract by references to existing streets or highways.
- ☒ Appropriate title, i.e., "final plat", to include subdivision name, City, County, State, Survey and Abstract, total gross acreage, number of lots, and date of preparation.
- ☒ 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, all survey lines with survey names labeled.
- ☒ All existing easements on or adjacent to the tract shown and labeled as to type and size with dimensional ties to property corners and centerline or boundary dimensions and bearings.
- ☒ The locations, street names and dimensional centerline references to existing or approved street intersections on the perimeter of the subdivision or within one hundred feet (100) of the perimeter.
- ☒ Point of beginning labeled on plat.
- ☒ Two boundary corners geo-referenced by state plane coordinates in accordance with Section 10.10.3. (Monumentation)
- ☒ Street ROW and ROW centerline dimensioned with bearings, all streets having street names as approved by preliminary plat or names dissimilar from any existing street names. Physical features relative to the property boundary, including survey markers, and existing encroachments.
- ☒ The location and dimensions of all drainage and utility easements and pedestrian access easements.
- ☒ All building setback lines (on all streets) labeled or noted per the appropriate zoning.
- ☒ Lots to be dedicated for public use labeled as such, i.e. schools, parks, open spaces, etc., showing acreage and calculated perimeter dimensions, and the entity responsible for maintenance. Show any private uses in same manner.
- ☒ Calculated dimensions of all lots, street ROW, easements, or common area lots, etc. All curve data should be labeled including delta, radius, length and tangent. All lots must meet the minimum lot width, depth, and area requirements of the zoning district.
- ☒ Floodplain limit shown and labeled. Floodway limit shown and labeled with dimensional ties to all lot corners.
- ☒ Minimum finish floor elevations shown on all lots impacted by drainage easements or intended to be filled. Finish floor note shown on plat.
- ☒ For amending plats or replats, certification signed by all owners concerning deed restrictions shown.
- ☒ Sight triangle note shown on the face of the plat. if applicable.
- ☒ Driveway access limitation note provided, if applicable.

- X The following note shall appear on the face of the plat:
"Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fines and withholding of utility services and building permits."
- X For collector or arterial streets which have limited or no individual access, the following note may be required on the face of any plat intended to be filed in the county plat records. "No lot within this addition shall be allowed driveway access onto _____ Street".
- X Temporary paved turn-arounds which meet the requirements of the Design Standards are to be provided at ends of streets more than one lot deep that will be extended in the future. The following note should be placed on the plat: "Cross-hatched area is temporary easement for turn-around until street is extended [insert direction] in recorded plat."

SECTION 10.4.7 - FINAL PLAT DEDICATION, STATEMENTS, AND WAIVERS

Requirements. The final plat shall contain a statement of dedication, signed and acknowledged by the owner or owners and by all other parties who have a mortgage or lienholder interest in the property, showing all restrictions, reservations, and/or easements, if any, to be imposed and reserved in connection with the addition.

- X **Certificate of Dedication.** The plat shall contain a certificate of dedication of all streets, public highways, alleys, parks and other land intended for public use, signed by the owner or owners and by all other parties who have mortgage or lien interests in the property and acknowledged before a notary public. All deed restrictions that are to be filed with the plat shall be shown or filed separately. The certificate of dedication shall be substantially in the following form:

Individual Owner(s).

STATE OF TEXAS
COUNTY OF _____

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the _____ addition to the City of Joshua, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the _____ addition have been notified and signed this plat.

I (we) further acknowledge that the dedications and / or exactions made herein are proportional to the impact of the subdivision upon the public services required.

Owner for _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2____.

Notary Public in and for the State of Texas

My Commission Expires:

Lienholder's Ratification.

Legal Description

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 174 (S. BROADWAY BOULEVARD), SAID POINT BEING THE SOUTHEAST CORNER OF SAID JOSHUA BOBOS, LTD. TRACT;

THENCE SOUTH 89° 26' 59" WEST AND DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 174 (S. BROADWAY BOULEVARD) AND FOLLOWING ALONG THE SOUTH LINE OF SAID JOSHUA BOBOS, LTD. TRACT FOR A DISTANCE OF 56.84 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 58° 49' 21" WEST AND LEAVING SOUTH LINE OF SAID JOSHUA BOBOS, LTD. TRACT AND ACROSS SAID JOSHUA BOBOS, LTD. TRACT FOR A DISTANCE OF 289.83 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING IN THE EAST LINE OF LOT 10 IN BLOCK 1 OF THE CYPRESS CREEK AT JOSHUA STATION ADDITION, AS RECORDED IN VOLUME 10, PAGE 879, SLIDE 6 OF THE PLAT RECORDS OF JOSHUA COUNTY, TEXAS;

THENCE NORTH 01° 45' 55" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 10 AND ACROSS SAID JOSHUA BOBOS, LTD. TRACT FOR A DISTANCE OF 73.52 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 88° 14' 05" EAST AND LEAVING THE EAST LINE OF SAID LOT 10 AND ACROSS SAID JOSHUA BOBOS, LTD. TRACT FOR A DISTANCE OF 300.06 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF AFORESAID STATE HIGHWAY 174 (S. BROADWAY BOULEVARD);

THENCE SOUTH 01° 45' 55" EAST AND FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF AFORESAID STATE HIGHWAY 174 (S. BROADWAY BOULEVARD) FOR A DISTANCE OF 232.34 FEET TO THE **POINT OF BEGINNING AND CONTAINING 1.1529 ACRES OF LAND**, MORE OR LESS.



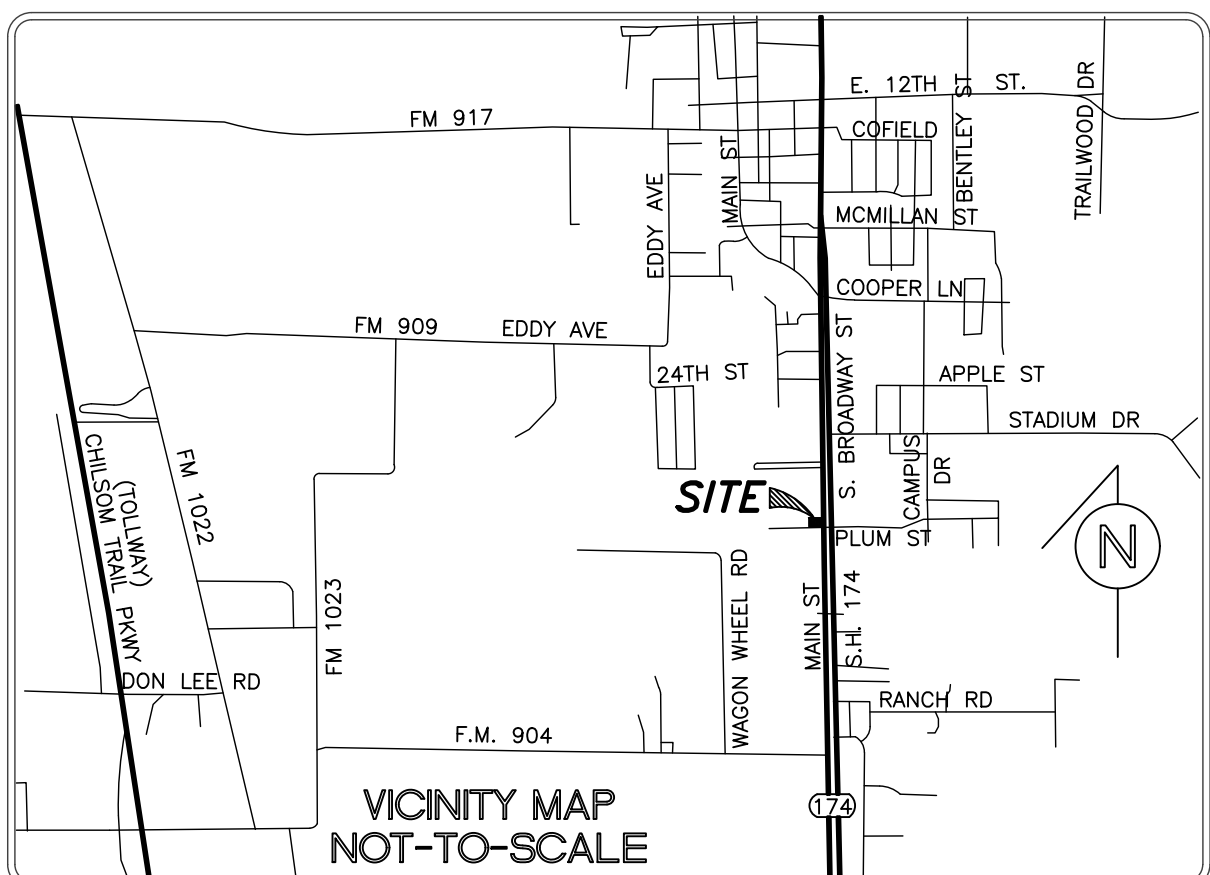
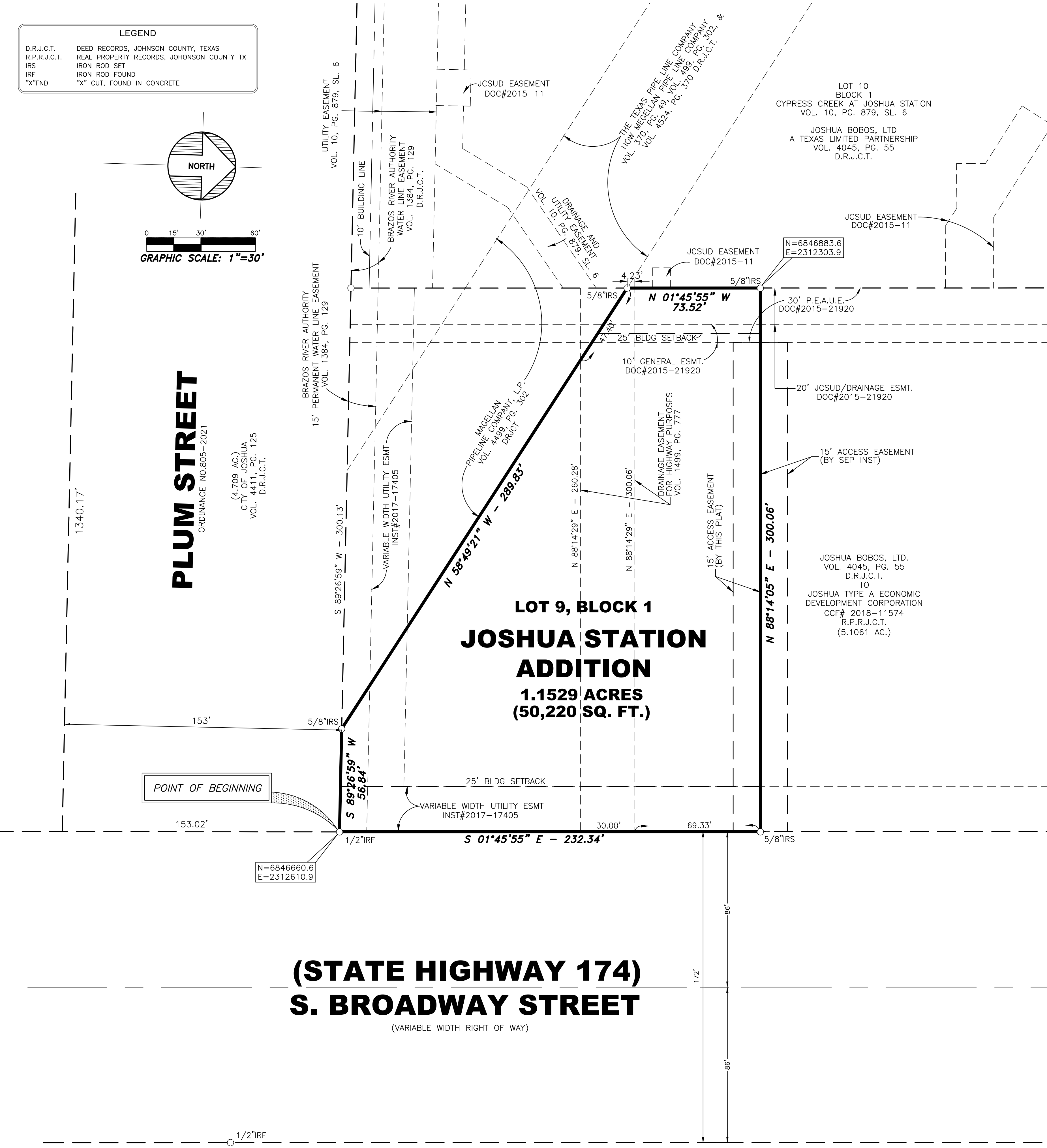
Vicinity Map





Aerial Map





SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, DAVID PETREE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PREPARED THIS PLAT OF THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL MONUMENTS FOR LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE SHOWN THEREON AS "SET" WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF JOSHUA.

DAVID PETREE, SURVEYOR
TEXAS R.P.L.S. NO. 1890

DATE: _____

CITY APPROVAL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LOT 9, BLOCK 1, JOSHUA STATION ADDITION, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA ON THE _____ DAY OF _____, 2021.

THIS APPROVED PLAT SHALL REMAIN VALID FOR A PERIOD OF TWO (2) YEARS FROM APPROVAL BY THE PLANNING AND ZONING COMMISSION DURING WHICH TIME IT SHALL BE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS. FAILURE TO RECORD THIS PLAT WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL SHALL RENDER THE PLAT INVALID. THIS PLAT SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA.

WITNESS OUR HAND, THIS _____ DAY OF _____, 2021.

CITY SECRETARY _____

APPROVED: _____ DATE _____

CHAIRMAN PLANNING & ZONING COMMISSION

ATTEST: _____

CITY SECRETARY _____ DATE _____

FINAL PLAT
OF
LOT 9, BLOCK 1
JOSHUA STATION ADDITION
1.1529 ACRES

GEORGE CASSELLAND SURVEY, ABSTRACT NO. 173
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS

APRIL 13, 2021