



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

The Planning & Zoning Commission will hold a regular meeting on March 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/85942682489?pwd=Q0k4WmJXNWMyU2tsWE9VNU5md1htQT09>

Meeting ID: 859 4268 2489 Passcode: 078891 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 January 04, 2021 meeting.

D. Public hearing on a Planned Development District and associated Detailed Site Plan on a 1.151 acre tract of land located at the northwest corner of Mountaineer Road and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a restaurant with drive-thru service

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

E. Discuss, consider, and possible action on a Planned Development District and associated Detailed Site Plan on a 1.151 acre tract of land located at the northwest corner of Mountaineer Road and State Highway 174,

and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a restaurant with drive-thru service.

- F. Discuss, consider, and possible action on a replat of Lot 1A-R and 1B-R-2, Block 4, Oak Knoll Addition being a 1.260 acre tract of land situated in the B.F. Childress Survey, Abstract No. 168, City of Joshua, Johnson County, Texas and located on the southeast corner of South Broadway (SH 174) also known as 103 S. Broadway St. and 105 S. Broadway St.
- G. Discuss, consider, and possible action regarding recommendation on adopting an official zoning map for the City and repealing all prior zoning maps.
- H. 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 5th day of March 2021 by 12:00 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
JANUARY 4, 2021
6:30 PM**

The Planning & Zoning Commission will hold a special meeting on January 4, 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/84115519568?pwd=N3EwVFpzcEdRamc2cTZVWTZjb1I5dz09>

Meeting ID: 841 1551 9568 Passcode: 189499 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, and Billy Jenkins, Place 7

Planning & Zoning Commission Members Absent: NA

City Staff Present: Aaron Maldonado, Development Services Director; Nora 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. City Secretary to administer Oath of Office to newly appointed/re-appointed director(s).

City Secretary Holloway administered the Oath of Office to Billy Jenkins and Michael Frazier.

D. Discuss, consider, and possible action on meeting minutes of December 7, 2020.

Commissioner Sears moved to approve the meeting minutes of December 7, 2020. Commissioner Jenkins seconded the motion. The motion passed unanimously.

- E. Discuss, consider, and possible action on approval of a Final Plat of Lots 1-7, Block 1, Patt Mayfield Addition being a 3.819 acre tract of land in the WW Byer Survey, Abstract No. 29, City of Joshua, Johnson County, Texas and located at the northeast corner of Veatch Ave. and 8th Street.

Commissioner Gage moved to approve a Final Plat of Lots 1-7, Block 1, Patt Mayfield Addition being a 3.819 acre tract of land in the WW Byer Survey, Abstract No. 29, City of Joshua, Johnson County, Texas and located at the northeast corner of Veatch Ave. and 8th Street. Commissioner Connally seconded the motion. The motion passed 6-0-1. Commissioner Gibson abstained.

- F. Adjourn.

Commissioner Gibson adjourned the meeting at 6:37 p.m.

Brent Gibson
Planning & Zoning Chairman

ATTEST:

Alice Holloway, City Secretary

Approved: March 09, 2021



Planning & Zoning Commission Agenda March 9, 2021

Agenda Item: Planned Development District (Action Item)

Agenda Description:

Conduct a public hearing and consider approving a Planned Development District and associated Detailed Site Plan on a 1.151 acre tract of land located at the northwest corner of Mountaineer Road and State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail for the purpose of constructing a restaurant with drive-thru service.

Background Information:

HISTORY: A preliminary plat of Joshua Station Addition was approved in 2008. There have been numerous final plats and replats of this 44 acre tract of land since 2008, including the final plat of Lot 10. During that time, the name of the plat for Lot 10 was changed from Joshua Station Addition to Cypress Creek Addition. Regardless, it is part of the same preliminary plat that was approved in 2008. The subject property is referred to as Lot 9, as per the approved preliminary plat and will be platted as such. There was a Planned Development District and associated Conceptual Plan approved for Lot 10, Cypress Creek Addition; however, other properties within this preliminary platted area, as they develop, need to have the PD designation and Detailed Site Plan approved prior to construction.

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

ANALYSIS: The proposed development of this property is to allow for a fast-food restaurant with drive-thru service for Panda Express. The proposed building will be 2,381 square feet.

The applicant will comply with most of the regulations in the Zoning Ordinance, however, they are requesting a waiver (variance) to the provisions of the ordinance set forth in the Development Standards.

1. The Zoning Ordinance "The Ordinance" requires a masonry wall to be constructed between residential uses and nonresidential uses. There is a multifamily dwelling complex located behind this property with an existing six (6) foot wooden fence. The applicant is asking for a waiver to the masonry wall in order to keep the existing wooden fence in place. This same waiver was requested by and granted to the Starbucks development just north of this site.

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 final platting review process.

RECOMMENDATION: Staff recommends approval 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

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Staff recommends approval

Attachments:

- 1) Planned Development Application
- 2) Legal Description
- 3) Maps
- 4) Building elevations
- 5) Landscape Plan
- 6) Photometric Plan
- 7) Development Standards
- 8) Detailed Site 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: 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: Dennis Stone Company: Panda Restaurant Group

Address: 11604 Hollister Drive Tel: 512-288-5070 Fax: _____

City: Austin State: TX ZIP: 78739 Email: Dennis.Stone@PandaRG.com

Property Owner: _____ Company: Joshua Type A Economic Development Corporation

Address: 101 South Main Street Tel: _____ Fax: _____

City: Joshua State: TX ZIP: 75068 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)

Daron Beck

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 4 day of November 2020

Notary Public

City secret

Signature _____ Date: _____

For Departmental Use Only

Case No.: PD 2020-04

Project Manager: _____

Total Fee(s): _____

Check No: Submitted to EDC

Date Submitted: 2-10-21

Accepted By: _____

Date of Complete Application: _____

BEING A TRACT OF LAND SITUATED IN THE GEORGE CASSELAND SURVEY, ABSTRACT NO. 173, COUNTY OF JOHNSON, TEXAS, AND BEING PART OF A 47 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOSHUA BOBOS, LTD. AND RECORDED IN VOLUME 4045, PAGE 55 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, AND BEING A PART OF THE PROPERTY DESCRIBED IN DEED TO JOSHUA TYPE A ECONOMIC DEVELOPMENT CORPORATION AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS FILE NUMBER 2018-11574 OF THE REAL PROPERTY RECORDS OF JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 JOHNSON 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' 31" EAST AND LEAVING THE EAST LINE OF SAID LOT 10 AND ACROSS SAID JOSHUA BOBOS, LTD. TRACT FOR A DISTANCE OF 300.00 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.



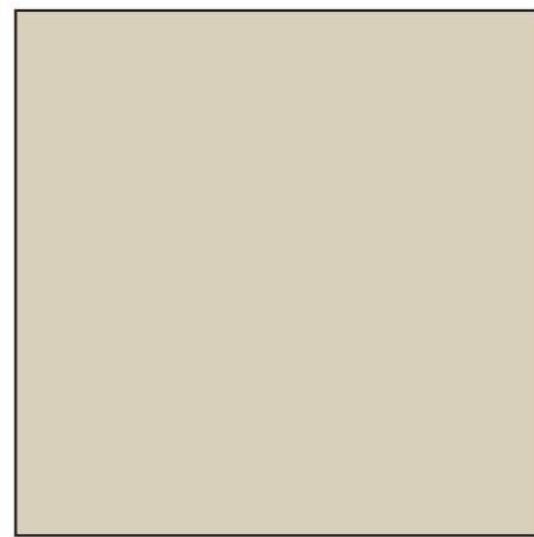
Vicinity Map





Aerial Map





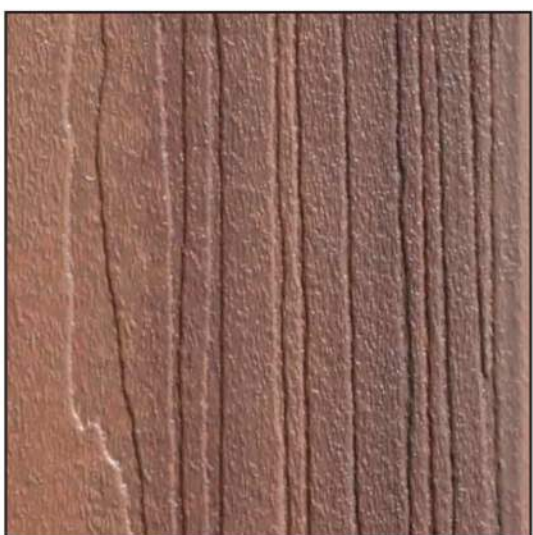
EIFS-1 SW 6148 WOOL SKEIN



CD-1 FIBERON HORIZON IPE



EIFS-2 SW 7067 CITYSCAPE



CD-2 FIBERON TUDOR BROWN



MTL-1 EXCEPTIONAL METALS
COLOR: SW 7069 IRON ORE



METAL CANOPY/VERTICAL LOUVERS
COLOR: DARK BRONZE



ST-1 CORONADO STONE PRODUCTS
INDUSTRIAL LEGE-SHALE GREY



ST-1S CORONADO STONE PRODUCTS GREY 900 SERIES-STONE CAP



FRONT PERSPECTIVE 2

NOT TO SCALE A-202



BACK PERSPECTIVE 1

NOT TO SCALE A-202

EXTERIOR FINISHES 2

NOT TO SCALE A-202



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

DRAWN BY:

PANDA PROJECT #: -
PANDA STORE #: D7532
ARCH PROJECT #: 261-252



PANDA EXPRESS

TRUE WARM & WELCOME
NWC MOUNTAINEIRE RD.
JOSHUA, TX 76058

A-202

EXTERIOR
PERSPECTIVES



REVISIONS:

ISSUE DATE:

DRAWN BY:

PANDA PROJECT #: D7532

PANDA STORE #:

ARCH PROJECT #: 261-252

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TRUE WARM & WELCOME
MOUNTAINEIRE RD & HIGHWAY 174
JOSHUA, TX

LANDSCAPE LIGHTING

TRUE WARM & WELCOME 2300 R3



LED Chips are frequently updated therefore values may increase.

US patent 8,152,334 and US & Int'l. patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDs - Select high-brightness LEDs in Cool White (5000K) or Warm White (3500K) color temperature. 68CRI

DRIVER CURRENT - Available in 350mA

OPTICS / AIMING - Available with 10°, spot, 25° or 40° flood horizontal beam angle distributions. Optics can be tilted +/- 15° from vertical via external aiming screw, with tamper-resistant spanner tool. Adjustment tool provided.

HOUSING - Composite rough-in housing never corrodes; field-proven to last for more than 20 years without maintenance. Luminaire housing is 85% copper alloy for wet locations. CNC precision machined to insure proper sealing.

DRIVER OVER CAPABILITY - 4,000 lbs. vehicle weight.

OPTICAL UNIT - 15mm low-iron tempered glass lens does not change color of light emitted. 19mm thick lens supplied with stainless steel trim option to retain flush surface. Sealed optical chamber is airtight from outside the unit to ensure integrity of the seal. No heat in the LED light beam means a cool lens - no risk of burns to bare feet. Optional slip resistant lens available, to enhance public safety.

INSTALLATION - Rough-in housing can be shipped ahead for pre-casting in concrete. Luminaire connects to field wiring via IP-68 rated connector.

ELECTRICAL - Universal frequency input (120-277V, 50/60 Hz). Surge protection meets ANSI C62.41.2, Scenario 1, Location Category C-low standards (6,000; 3,000A)

DRIVER - State-of-the-art driver technology specifically designed for LSI LED fixtures provides unsurpassed system efficiency.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Clear-anodized natural aluminum finish or LSI's DuraGrip® polyester powder coat finishes available. DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for a full five years. Standard colors include black, white, bronze, metallic silver, graphite and satin verde green. Natural brass matte blast finished.

TRIM - Optional 11" diameter x .18" thick stainless steel decorative trim has radial polish finish.

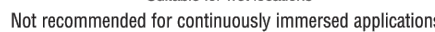
WARRANTY - LSI LED fixtures carry a limited 5 year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT - XIGB - 28 lbs.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations.

**This product, or selected versions of this product, meet the standards listed below.
Please consult factory for your specific requirements.**



10/09/19
© 2019
TRIES INC



Scale= NTS A-206

Scale= 1/4" = 1'-0" **A-206**

1





Slice Medium - SLM Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with Integral Airlink Synapse controls.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber With Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing sheet performance. See page 5 for more details.

- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- 10% dimming (10% – 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (247-480 Vac).
- L80 Calculated Life >100K Hours (See Lumen Maintenance on Page 8)
- Total harmonic distortion < 20%.
- Operating temperature: -40°C to +50°C (+40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor > .90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C UL operation (per ANSI/IEEE C62.41.2).
- High efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully enclosed in potting material for moisture resistance.
- Driver complies with FCC standards. Driver and key electronic components are RoHS compliant.

Product Dimensions

Top View: 15" (407mm) width, 15 15/16" (116mm) depth.

Side View: 28 1/16" (723mm) length.

Terminal Details: Minimum pole size 3", 0.88" (22mm) terminal diameter, 1.2" (30mm) terminal spacing, 2.4" (61mm) terminal spacing.

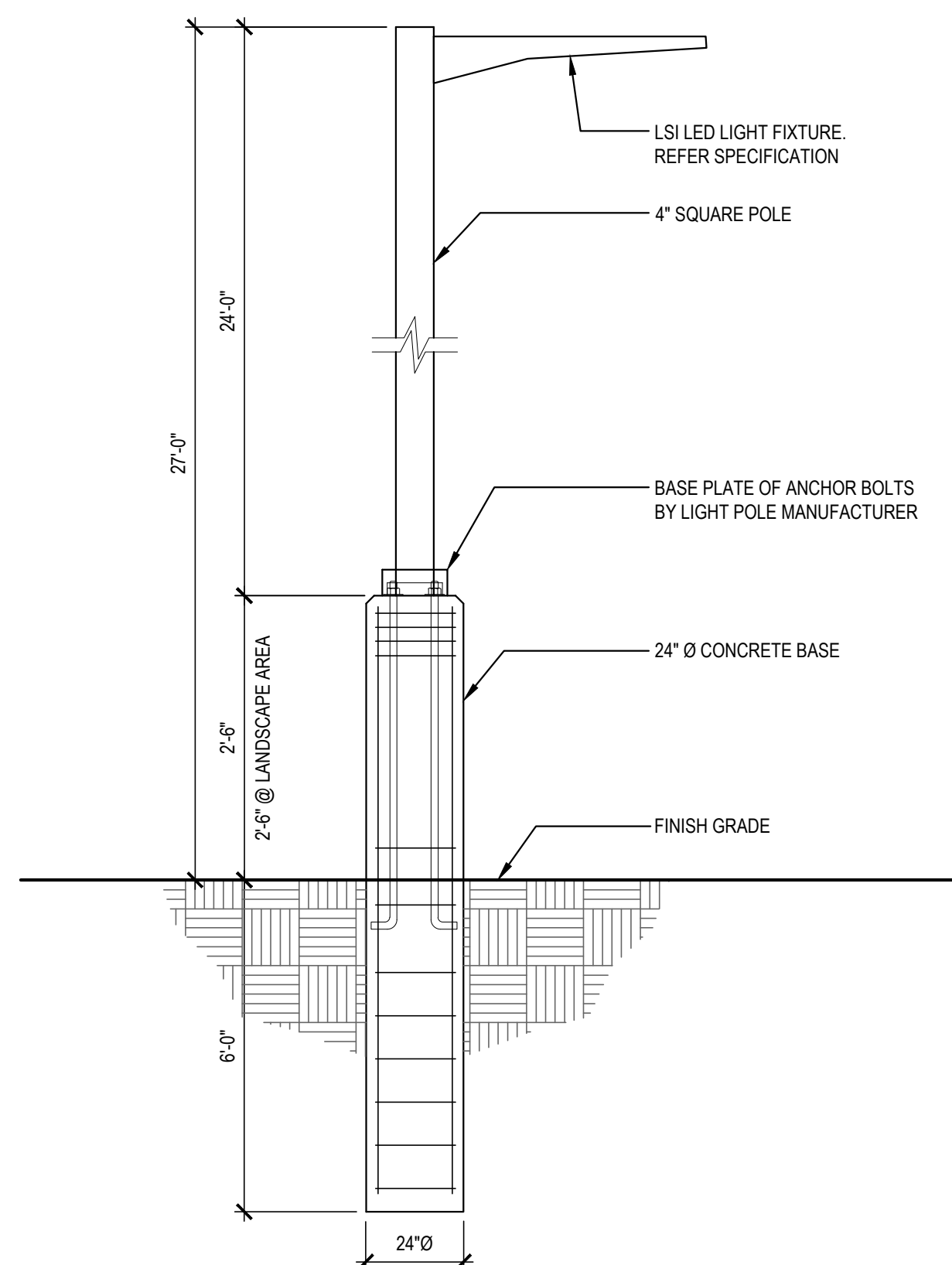
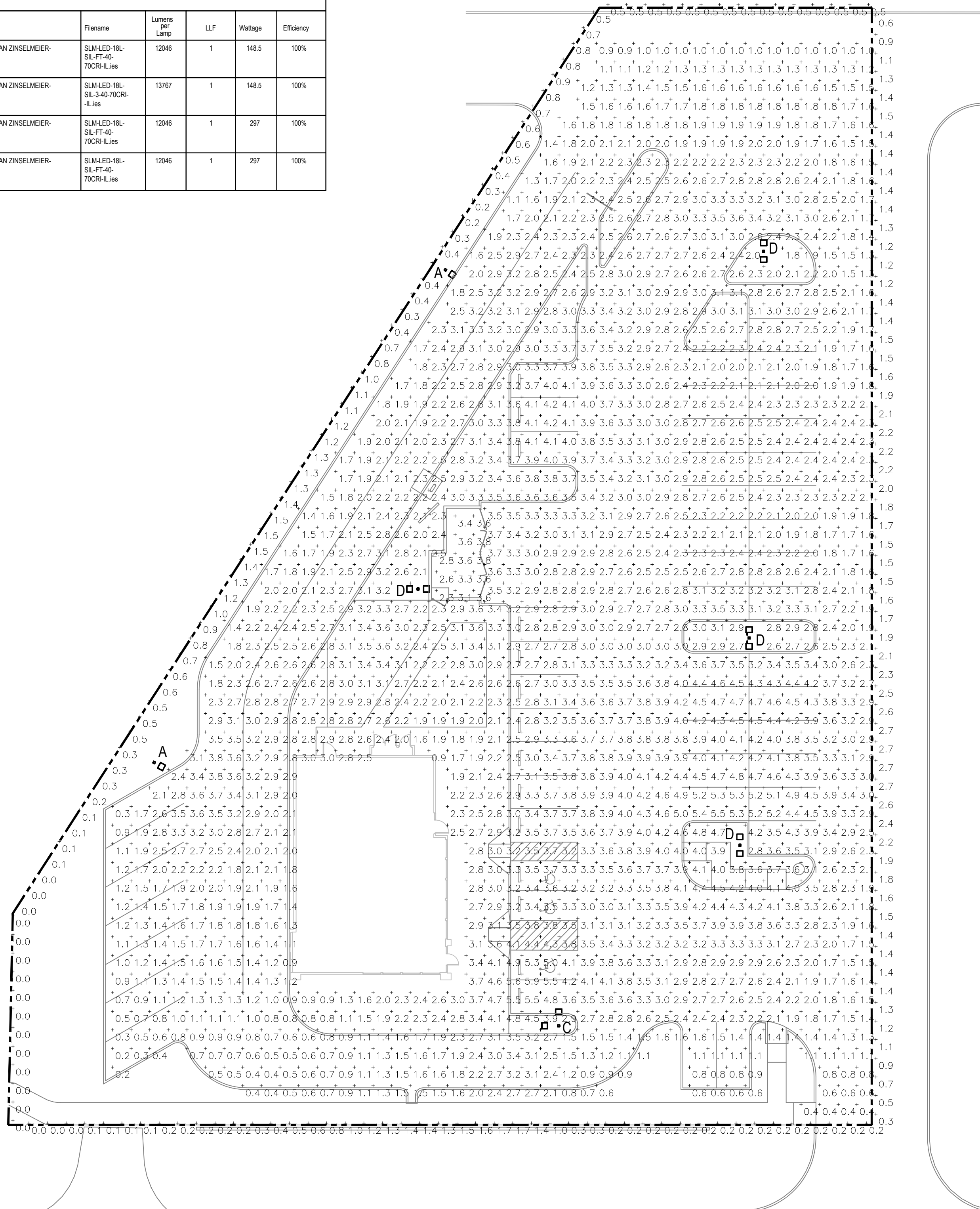
Bottom View: RMS Motion Sensor, Control Receptacle.

Overall Height: 19.3" (491mm).

Bottom View

Top View

Statistics					
Symbol	Avg	Max	Max/Mn	Min	Avg/Min
+	2.6 fc	5.9 fc	29.5:1	0.2 fc	13.0:1
+	0.9 fc	2.7 fc	N/A	0.0 fc	N/A
+	3.3 fc	3.8 fc	1.7:1	2.3 fc	1.4:1



ISSUE DATE:

PANDA PROJECT #: D7532
PANDA STORE #:
ARCH PROJECT #: 261-25



PANDA EXPRESS
TRUE WARM & WELCOME
MOUNTAINEER RD & HIGHWAY 174
JOSHUA, TX

SITE LIGHTING

TRUE WARM & WELCOME 2300 R3

Panda Express - Joshua Station **Development Standards**

Purpose: The purpose of the Planned Development District is to allow for a new Panda Express restaurant development located within the Joshua Station Overlay District on properties designated in the CR, Commercial-Retail Land Use Designation. There is one (1) proposed lot for this development containing a total of 1.15 acres, known as Lot 9, Block 1 Joshua Station Addition. The property is located at the northwest corner of Mountainair Road and State Highway 174.

Regulations:

This property shall comply with the provisions set forth in the Zoning and Subdivision Ordinances, as amended; as well as all other codes and ordinances within the City of Joshua, unless specifically set forth within these PD District Standards.

Area Regulations:

Min. Lot Size: 6,000 sq.ft.

Min. Lot Width: 60 ft

Min. Lot Depth: 100 ft

Max. Height: 45 ft

Max. Building Coverage: 50%

Min. Setbacks –

- Front Street Setback – 20 ft
- Side Street Setback – 10 ft
- Side – 0 ft
- Rear – 0 ft

Section 6.18.9: Utility and Service Areas

- C. No open metal railings, hadite brick or cyclone fences are permitted as screening devices; except, however, wood gates for screened areas are permitted and wood fences are permitted for back of building utility screening.

Section 6.18.11: Landscape Standards

F. Quantity of required street trees along SH 174 shall be calculated based on one planted for every seven hundred fifty (750) square feet of front yard setback. Street trees shall be from the approved Tree List, or 3" caliper ornamental trees.

G. Street trees located in the TXDOT ROW may apply to the required street tree count.

H. Street trees may be staggered to meet calculated quantity. Trees are not required to be inline.

I. Spacing between street trees, measured parallel to the ROW, is 70' maximum and 15' minimum.

J. Joshua Station Development Standards, Landscape Standards, shall supersede other sections of the Zoning Code that conflict.

K. The landscape of Lot 9 of Joshua Station PD shall be as shown on the Lot 9 Landscape Plan incorporated as part of this Joshua Station Development Standards Ordinance.

Section 6.18.13: Lighting Standards For Nonresidential Land Use Types

- D. Street Tree Lighting. LED inground lighting shall be allowed for the required street tree lighting.

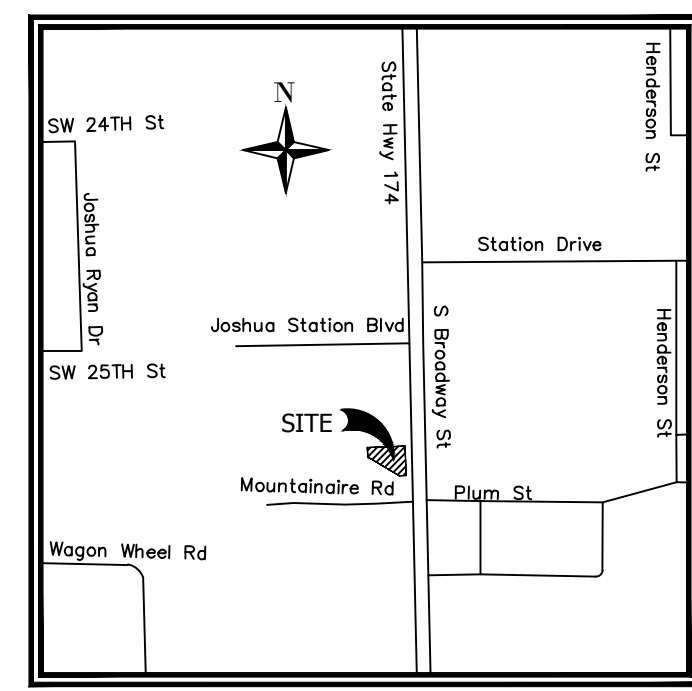
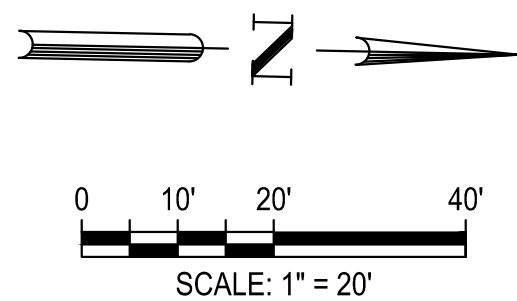
Section 6.18.15: Screening Standards

A six (6) foot minimum to eight (8) foot maximum screen wall or wood fencing is required between residential uses and nonresidential uses. The property owner of the nonresidential use shall be responsible for construction and/or maintenance of the screening wall/fence. The required screen wall or fence shall be installed at time of development of the property.

Article 7 – Parking Requirements**Section 7.7 Off Street Stacking Requirements for Drive Through Facilities**

B.

2. For each service lane of a drive-through restaurant, a minimum of six (6) spaces. The drive through lane of Lot 9 of Joshua Station PD shall be as shown on the Lot 9 Site Plan incorporated as part of this Joshua Station Development Standards Ordinance.



SITE DATA SUMMARY CHART

GENERAL SITE DATA	
LEGAL DESCRIPTION	
EXISTING ZONING	
LAND USE DESIGNATION	
LOT ACREAGE	
PROPOSED IMPERVIOUS COVERAGE	
SITE COVERAGE	
BUILDING DATA	
BUILDING SQUARE FOOTAGE	
PROVIDED DRIVE-THRU STACKING	
BUILDING HEIGHT	
PARKING DATA	
PARKING SPACES	REQUIRED
	PROVIDED
ADA PARKING	

FLOODPLAIN NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0160J, DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS IN ZONE "X" UNSHADED, AREA OF MINIMAL FLOOD HAZARD.

PROPERTY DESCRIPTION

BEING A 1.151 ACRE TRACT OF LAND SITUATED IN THE G. CASSELAND SURVEY, ABSTRACT NUMBER 173, LOCATED IN THE CITY OF JOSHUA, JOSHUA COUNTY, TEXAS, BEING A PART OF A CALLED 5.1061 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO JOSHUA TYPE A ECONOMIC DEVELOPMENT CORPORATION RECORDED IN INSTRUMENT NUMBER 2018-11574, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (OPRJCT), SAID 1.151 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID 5.1061 ACRE TRACT, ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 174 (S. BROADWAY STREET);

THENCE SOUTH 89 DEGREES 27 MINUTES 05 SECONDS WEST, WITH THE SOUTH LINE OF SAID 5.1061 ACRE TRACT, A DISTANCE OF 56.84 FEET TO SET 1/2" IRON ROD WITH CAP STAMPED "YPASSOCIATES.COM" AT THE SOUTHEAST CORNER OF THE CALLED 1.5425 ACRE TRACT OF LAND DESCRIBED IN THE PARTIAL RELEASE AND GRANT OF RIGHT OF WAY BETWEEN MAGELLAN PIPELINE COMPANY L.P. & JOSHUA BOBOS, LTD RECORDED IN VOLUME 4499, PAGE 302, OPRJCT (75' MAGELLAN PIPELINE COMPANY L.P. EASEMENT) FROM WHICH A FOUND 1/2" IRON ROD WITH CAP STAMPED "FORT WORTH SURVEYING" AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 1 JOSHUA CREEK AT JOSHUA STATION, AN ADDITION TO JOHNSON COUNTY, TEXAS, RECORDED IN VOLUME 10, PAGE 879/880, DRAWER G, OPRJCT, BEARS SOUTH 89 DEGREES 27 MINUTES 05 SECONDS WEST, A DISTANCE OF 243.27 FEET;

THENCE NORTH 58 DEGREES 49 MINUTES 11 SECONDS WEST, WITH THE NORTH LINE OF SAID 75' MAGELLAN PIPELINE COMPANY L.P. EASEMENT, A DISTANCE OF 289.84 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "YPASSOCIATES.COM", AT THE INTERSECTION OF THE NORTH LINE OF SAID 75' MAGELLAN PIPELINE COMPANY L.P. EASEMENT WITH THE EAST LINE OF SAID LOT 10;

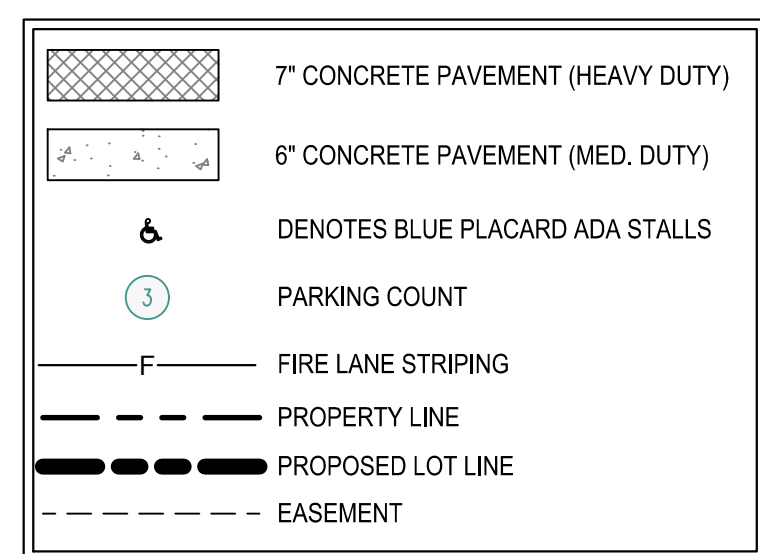
THENCE NORTH 01 DEGREES 46 MINUTES 14 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 10, A DISTANCE OF 73.19 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED

"YPASSOCIATES.COM", FROM WHICH A FOUND "X" CUT IN CONCRETE AT THE NORTHEAST CORNER OF SAID LOT 10 BEARS NORTH 01 DEGREES 46 MINUTES 14 SECONDS WEST, A DISTANCE OF 512.16 FEET;

THENCE NORTH 88 DEGREES 14 MINUTES 33 SECONDS EAST, ACROSS SAID 5.1061 ACRE TRACT, A DISTANCE OF 300.08 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "YPASSOCIATES.COM" ON THE EAST LINE OF SAID 5.1061 ACRE TRACT AND ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 174, FROM WHICH A FOUND 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID 5.1061 ACRE TRACT BEARS NORTH 01 DEGREES 45 MINUTES 47 SECONDS WEST, A DISTANCE OF 512.15 FEET;

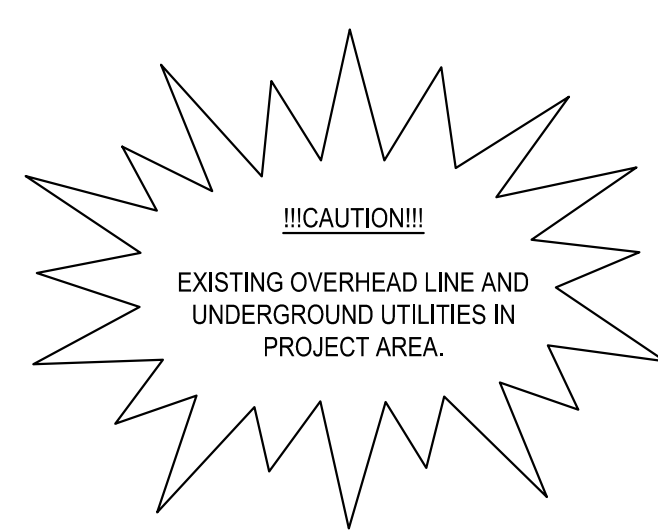
THENCE SOUTH 01 DEGREES 45 MINUTES 47 SECONDS EAST, WITH THE EAST LINE OF SAID 5.1061 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 174, A DISTANCE OF 231.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.151 ACRES OF LAND, OR 50,119.92 SQUARE FEET OF LAND, MORE OR LESS.

LEGEND



NOTES:

- ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURE DRAWING FOR MORE INFORMATION ON BUILDING.



OWNER REPRESENTATIVE:
THE RETAIL CONNECTION
2525 MCKINNON STREET
DALLAS, TX 75201
214-572-8438
CONTACT: JEFF MARTIN

DEVELOPER:
PANDA RESTAURANT GROUP
11604 HOLLISTER DRIVE
AUSTIN, TX 78739
512-288-5070
CONTACT: DENNIS STONE

ENGINEER:
BGE, INC.
777 MAIN STREET, SUITE 1900
FORT WORTH, TX 76102
817-872-6005
CONTACT: DAVID GREER



BGE, Inc.
777 Main St., Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPE Registration No. F-1046

PANDA EXPRESS

SITE PLAN

SCALE:
1" = 20'

JOB #:
7656-00

DATE:
NOV. 2020

SHEET:
C-1.0



Planning & Zoning Commission Agenda March 9, 2021

Agenda Item: Final Plat (Action Item)

Agenda Description:

Replat approval of Lot 1A-R and 1B-R-2, Block 4, Oak Knoll Addition being a 1.260 acre tract of land situated in the B.F. Childress Survey, Abstract No. 168, City of Joshua, Johnson County, Texas and located on the southeast corner of South Broadway (SH 174) also known as 103 S. Broadway St. and 105 S. Broadway St.

Background Information:

HISTORY: This property has been platted several times with the most recent being February, 1988. The existing surrounding uses are commercial.

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

ANALYSIS: The application is for the development of a convenience store with fuel sales consisting of 4,010 SF. The proposed use will be a 7-Eleven gas station. The applicant has submitted a Site Plan detailing landscaping and has been granted a variance from the Zoning Board of Adjustment for the requirements that they were unable to meet, all other requirements of the Zoning Ordinance have been addressed. The existing building located on the proposed Lot 1B-R-2 will remain the same with the exception of the parking lot which will be brought up to code.

UTILITIES: Water and wastewater is provided by Johnson County Special Utility District.

TRANSPORTATION: Right-of-Way dedication has already been dedicated along all abutting streets.

RECOMMENDATION: This plat appears to meet the minimum requirements for a replat as set forth in the City of Joshua Subdivision Ordinance. Therefore, we recommend approval.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, Development Services Director
Staff recommends approval

Attachments:

- 1) Final Plat Application
- 2) Legal Description
- 3) Maps
- 4) Final Plat

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: 7-Eleven

Project Address (Location): 103 S Broadway St., Joshua, TX 76058

Existing Zoning: C1 RESTRICTED COMMERCIAL Proposed Zoning: C1 RESTRICTED COMMERCIAL

Existing Use: C-STORE W/ FUEL SALES Proposed Use: C-STORE W/ FUEL SALES

Existing Comprehensive Plan Designation: -- Gross Acres: 1.041

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: KARTAVYA PATEL, P.E. Company: TRIANGLE ENGINEERING LLC

Address: 1784 W MCDERMOTT DR Tel: 4693318566 Fax: 4692137145

City: ALLEN State: TX ZIP: 75013 Email: KPATEL@TRIANGLE-ENGR.COM

Property Owner: SJA GROUP, INC Company: SJA GROUP, INC

Address: P.O. BOX 68 Tel: N/A Fax: N/A

City: COLLEYVILLE State: TX ZIP: 76034 Email: N/A

Key Contact: VICTOR CABRERA Company: VERDAD REAL ESTATE & CONSTRUCTION SERVICES

Address: 1211 S WHITE CHAPEL BLVD Tel: 8175278421 Fax: N/A

City: SOUTHLAKE State: TX ZIP: 76092 Email: VCABRERA@VERDAD.COM

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

SIGNATURE: _____

(Letter of authorization required if signature is other than property owner)

Print or Type Name: KARTAVYA PATEL, P.E.

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 21st day of October, 2020

Laura Hughes
Notary Public



Signature: Laura Hughes Date: 10/21/20

For Departmental Use Only

Case No.: RP2020-03

Project Manager: _____

Total Fee(s): 3005

Check No.: 203826

Date Submitted: 10-21-20

Accepted By: _____

Date of Complete Application: _____

Being Lot 1B-R-2, Block 4, Lot 1A-R & Lot 1B-R-2, Oak Knoll Addition, an Addition to the City of Joshua, Johnson County, Texas, according to the unrecorded plat, Johnson County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the intersection of the North line of Cofield Drive, a 50' right-of-way, with the East line of South Broadway Street (State Highway 174);

Thence North 00°34'22" East, along said East line, a distance of 56.43' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the common West corner of said Lot 1B-R-2, and Lot 1A-R of said Block 4;

Thence South 89°37'02" East, a distance of 178.89' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of Lot 1C, Block 4, Oak Knoll Addition, an Addition to the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 7, Page 44, Plat Records, Johnson County, Texas, at the common East corner of said Lots 1A-R and 1B-R-2;

Thence South 00°42'00" East, passing at a distance of 5.18' the common corner of said Lot 1C and Lot 7, Block 5, Oak Knoll Addition, an Addition to the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 444, Page 643, Plat Records, Joshua County, Texas, and continuing a total distance of 49.89' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of said Lot 7, at the Northeast corner of said Cofield Drive;

Thence South 88°18'02" West, along said North line of Cofield Drive, a distance of 180.14' to the PLACE OF BEGINNING and containing 9,540 square feet or 0.219 of an acre of land.



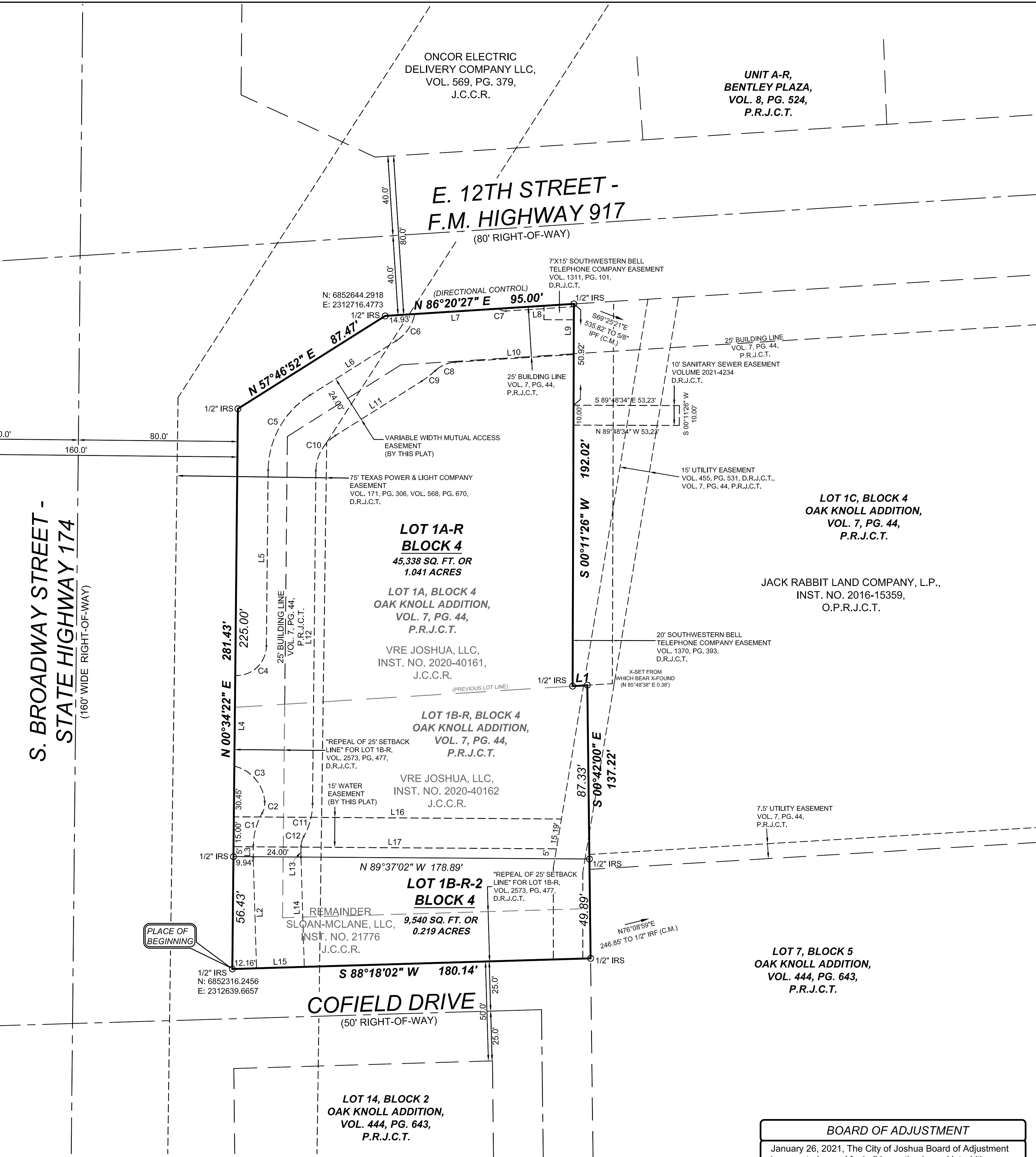
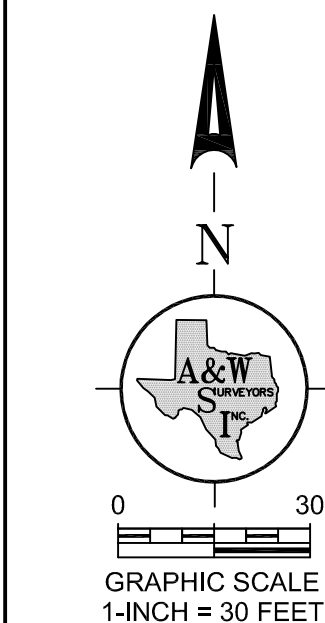
Vicinity Map





Aerial Map





LINE TABLE		
LINE	LENGTH	BEARING
L1	7.42'	N86°24'09"E
L2	55.58'	N01°41'58"W
L3	5.80'	N00°22'58"E
L4	45.51'	N00°34'22"E
L5	88.40'	N00°34'22"E
L6	51.24'	N57°46'52"E
L7	42.23'	N86°20'27"E
L8	34.29'	N86°20'44"E
L9	24.05'	S00°11'42"W
L10	59.76'	S86°20'44"W
L11	51.24'	S57°46'52"W
L12	167.44'	S04°34'22"W
L13	5.37'	S00°22'58"W
L14	55.15'	S01°41'58"E
L15	24.00'	N88°18'02"E
L16	164.61'	S89°37'02"E
L17	162.27'	N89°37'02"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	29°19'17"	34.00'	17.40'	N15°02'36"E	17.21'
C2	34°28'48"	10.00'	6.02'	N12°27'51"E	5.93'
C3	69°06'10"	20.00'	24.12'	N39°19'38"W	22.69'
C4	91°54'37"	15.00'	24.06'	N6°34'14"E	21.56'
C5	57°12'30"	45.00'	44.93'	N29°10'37"E	43.09'
C6	45°48'58"	21.00'	16.79'	S34°52'23"E	16.35'
C7	43°53'28"	5.00'	3.83'	S71°42'32"E	3.74'
C8	39°31'56"	16.00'	11.04'	S66°34'47"W	10.82'
C9	10°58'04"	45.00'	8.61'	S52°10'50"W	8.60'
C10	57°12'30"	21.00'	20.97'	S29°17'37"W	20.11'
C11	29°09'09"	34.00'	17.30'	S15°08'57"W	17.01'
C12	29°20'34"	10.00'	5.12'	S15°03°15"W	5.07'

LEGEND	
J.C.C.R.	Johnson County, County Clerk Records
P.R.C.C.T.	Plat Records, Johnson County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
1/2" IRF	1/2-inch iron rod found
1/2" IRS	1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310"

BOARD OF ADJUSTMENT
January 26, 2021, The City of Joshua Board of Adjustment has granted repeal for building setbacks and lot width requirements of the C-1 Zoning Standards for Lot 1B-R-2.

<i>PURPOSE</i>
The purpose of this replat is to reconfigure lots for suitable development of properties.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS VRE Joshua, LLC, and Sloan-McLane, LLC are the sole owners of a tract of land located in the B.F. CHILDRESS SURVEY, Abstract No. 168, City of Joshua, Johnson County, Texas, and being Lot 1A, and Lot 1B-R, Block 4, of Oak Knoll Addition, an Addition to the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 7, Page 44, Plat Records, Johnson County, Texas, and being the same tracts of land described in General Warranty Deed with Vendor's Lien to VRE Joshua, LLC, recorded in Instrument No. 2020-40161 and Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 2020-40162, Johnson County, County Clerk Records, and remainder of Special Warranty Deed with Vendor's Lien to Sloan-McLane, LLC, recorded in Instrument No. 2020-21776, Johnson County, County Clerk Records, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the intersection of the East line of South Broadway Street (State Highway No. 174), a 160' wide right-of-way, with the North line of Cofield Drive, a 50' right-of-way, same being the Southwest corner of said Lot 1B-R, Block 4;

Thence North 00°34'22" East, along said East line a distance of 281.43' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the South corner of a transitional right-of-way line between said East line of South Broadway Street, and the South line of East 12th Street (F.M. 917), a 80' right-of-way;

hence North 5/ 46°52" East, along said transitional right-of-way line, a distance of 87.47' to a 1/2 iron rod with a yellow plastic cap stamped "RPLS 5310" set in said South line at the North corner of said transitional right-of-way line;

thence North 86°20'27" East, along said South line, a distance of 95.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of Lot 1C of said Block 4;

Thence South 00°11'26" West, a distance of 192.02' to an 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the most Westerly Southwest corner of said Lot 1C;

Thence North $86^{\circ}24'09''$ East, a distance of 7.42' to an "X" set for corner;

plastic cap stamped "RPLS 5310" set in the West line of Lot 7, Block 5, of Oak Knoll Addition, an Addition to the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 444, Page 643, Plat Records, Johnson County, Texas, at the Northeast corner of said Cofield Drive, same being the Southeast corner of said Lot 1B-R, Block 4;

Thence South 88°18'02" West, along said North line, a distance of 180.14' to the PLACE OF BEGINNING and containing 54,878 square feet or 1.260 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

This is to certify that I, John S. Turner, 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.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20__.

PRELIMINARY VERSION

John S. Turner
Registered Professional Land Surveyor #5310

PURPOSE STATEMENT

The purpose of this plat is to create two platted lots from two existing platted lots to create easements for construction purposes.

UTILITY EASEMENT RESTRICTION STATEMENT

Any public utility, including the City of Joshua, shall have the right to remove all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Joshua, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

**PUBLIC OPEN SPACE EASEMENT
RESTRICTICION STATEMENT**

to a height of ten feet (10) above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat.

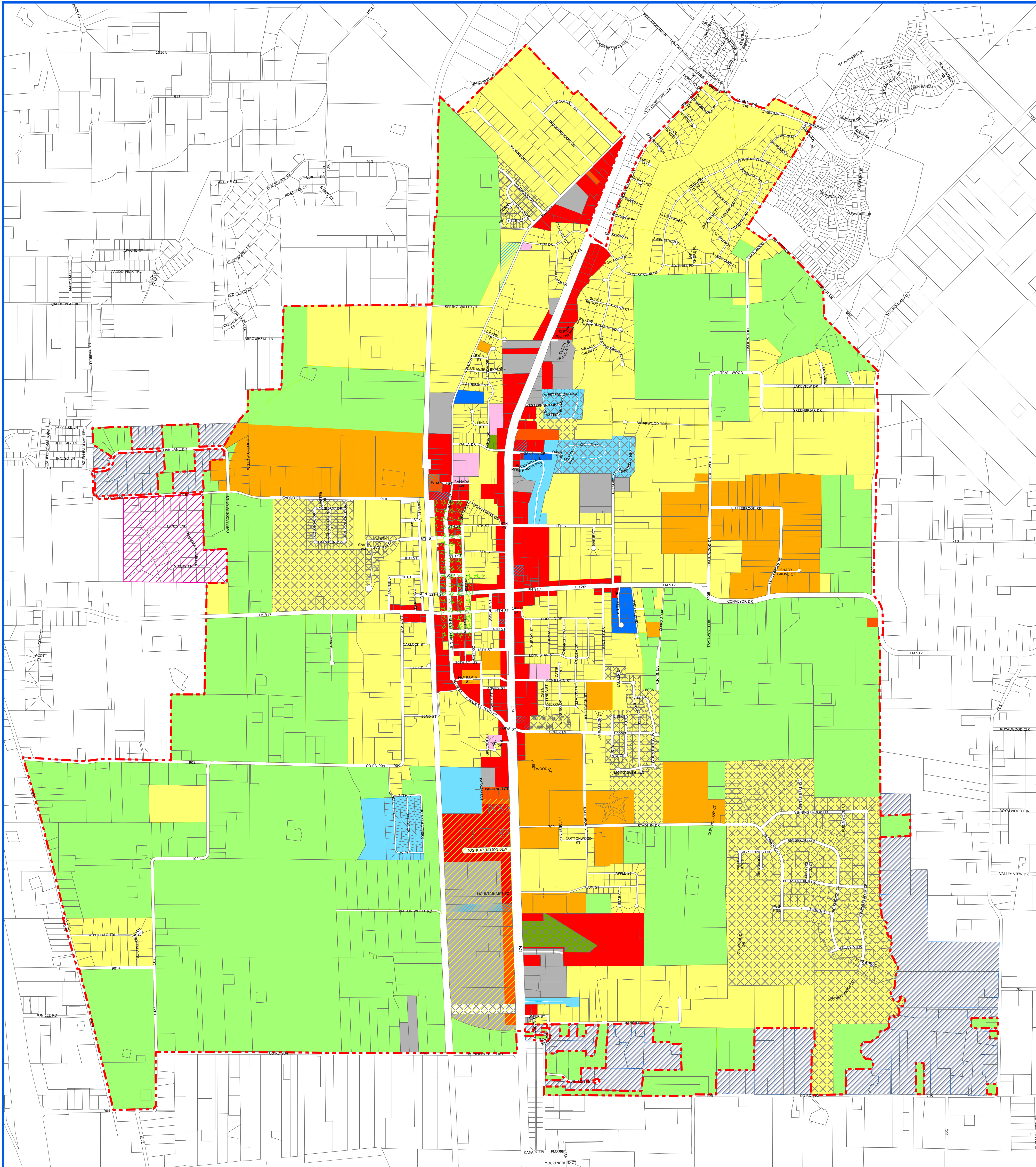
***DRAINAGE AND FLOODPLAIN EASEMENT
RESTRICTION STATEMENT***

within a drainage easement or a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot (1) above the 100-year flood elevation.

WAIVER OF CLAIM FOR DAMAGES STATEMENT

The final plat shall contain a waiver of claim for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

REPLAT
FOR
LOT 1A AND LOT 1B-R, BLOCK 4
OAK KNOLL ADDITION
1.260 ACRES IN THE B.F. CHILDRESS SURVEY, ABSTRACT NO. 168
TO
***LOT 1A-R, & LOT 1B-R-2, BLOCK 4
OAK KNOLL ADDITION***
AN ADDITION TO THE CITY OF JOSHUA,
JOHNSON COUNTY, TEXAS
PREPARATION DATE: 06-17-2020



A - Agricultural District

R1 - Single Family Residential

R1L - Single Family Residential Large Lot

R2 - Two Family Residential

R3 - Multiple Family Residential - Low Density

R4 - Multiple Family Residential - High Density

C1 - Restricted Commercial

C2 - General Commercial

MH - HUD Code Manufactured Home District

I - Industrial

Special Use Permit

JSOD - Joshua Station Overlay District

PD - Planned Development

H - Heritage Overlay District

Joshua City Limits

Disannexation Property

Joshua ETJ

A north arrow pointing upwards and a scale bar in feet. The scale bar has markings for 0, 500, 1,000, 2,000, and 3,000 feet.

This is to certify that this is the official Zoning Map adopted by Ordinance No. _____ of the City of Joshua.

City Manager _____

City Secretary _____

This product is for informational purposes and may not have been prepared for or suitable for legal, engineering or survey purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

The logo for TNP (The North Plains) featuring a stylized green and blue mountain/peak shape next to the letters 'tnp' in a bold, lowercase font.

The logo for the City of Joshua, featuring a stylized map of Texas with a star in the center, and the words 'City of Joshua' in a serif font.

City of Joshua

Zoning Map

December 2020

Date: 2/25/2021 Document Path: O:\GIS\JOSHUA ZONING\Joshua Zoning Map.mxd