



**AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
DECEMBER 7, 2020
6:30 PM**

The Planning & Zoning Commission will hold a regular meeting on December 7, 2020 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/85888527362?pwd=OCtUYWVQMxorVTRKaW1BUXZDL3JXdz09>

Meeting ID: 858 8852 7362 Passcode: 244100 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 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. City Secretary to administer Oath of Office to newly appointed/re-appointed director(s).

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

E. Discuss, consider, and possible action on approval of a final plat on a 1.2348 acre tract of land located at the southwest corner of Joshua Station Blvd. 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 mixed use center for restaurant, personal service, retail and medical offices.

F. Public hearing regarding a request to rezone the following described property locally known as the Little Brook Estates, being approximately 105.64 acres of the George Wright Survey, Abstract No. 916, Johnson County, Texas,

changing the zoning on the foregoing properties from (R-1) Single-Family Residential to (R-1L) Single-Family Residential-Large Lots.

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

G. Discuss, consider, and possible action on making a recommendation to the City Council regarding a request to rezone the following described property locally known as the Little Brook Estates, being approximately 105.64 acres of the George Wright Survey, Abstract No. 916, Johnson County, Texas, changing the zoning on the foregoing property from (R-1) Single-Family Residential to (R-1L) Single-Family Residential-Large Lot.

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 4th day of December 2020 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
NOVEMBER 02, 2020
6:30 PM**

The Planning & Zoning Commission will hold a special meeting on November 02, 2020 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/81940821368?pwd=ajNILzFwaVRjaEthRG9NaUIYenBldz09>

Meeting ID: 819 4082 1368 Passcode: 947513 or dial 346/248-7799

Planning & Zoning Commission Members Present: Robert Fleming, Chairman; Brandon Gage, Place 2; Brent Gibson, Place 5; and Bryan Sears, Place 6; Merle Breitenstein, Alternate.

Planning & Zoning Commission Members Absent: John Mauldin, Place 1; Michael Frazier, Place 3; Richard Connally, Place 4.

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

A. Call to Order and announce a quorum present.

The meeting was called to order at 6:33 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 administered the Oath of Office to: Brandon Gage and Michael Frazier.

D. Discuss, consider, and possible action on appointment of the following positions for a one year term:

- Chairperson
Commissioner Fleming moved to appoint Commissioner Gibson as Chairperson. Commissioner Gage seconded the motion. The motion passed unanimously.

- Vice-Chairperson
Commissioner Fleming moved to appoint Commissioner Sears as Vice-Chairperson.
Commissioner Gibson seconded the motion. The motion passed unanimously.

E. Discuss, consider, and take action on approval of meeting minutes from September 8, 2020.

Commissioner Gibson moved to approve the minutes of September 8, 2020. Commissioner Sears seconded the motion. The motion passed unanimously.

F. Public hearing on the request to approve a Planned Development District and associated Detailed Site Plan on a 1.2348 acre tract of land located at the southwest corner of Joshua Station Blvd. 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 mixed use center for restaurant, personal service, retail and medical offices.

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

Commissioner Fleming opened the public hearing on the request to approve a Planned Development District and associated Detailed Site Plan on a 1.2348 acre tract of land located at the southwest corner of Joshua Station Blvd. 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 mixed use center for restaurant, personal service, retail and medical offices at 6:40 pm.

Development Services Director Maldonado made the following statement:

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 6, 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.

The proposed development of this property is to allow for a Starbucks establishment, a medical office, and small retail establishment. This proposal is for a multiuse structure consisting of 5,700 square feet. Of this total square footage, 2100 square feet is slated as a Starbucks with the remaining 3,600 square feet being used as medical offices and/or personal service or retail.

Commissioner Fleming closed the public hearing at 6:49 pm.

G. Discuss, consider, and possible action on a request to approve a Planned Development District and associated Detailed Site Plan on a 1.2348 acre tract of land located at the southwest corner of Joshua Station Blvd. 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 mixed use center for restaurant, personal service, retail and medical offices.

Commissioner Gibson moved to approve the proposed Planned Development District and associated Detailed Site Plan on a 1.2348 acre tract of land located at the southwest corner of Joshua Station Blvd. 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 mixed use center for restaurant, personal service, retail and medical offices. Commissioner Breitenstein seconded the motion. The motion passed unanimously.

- H. Preliminary Plat approval of Lot 1, Block 1, American Jedi Addition being a 0.634 acre tract of land situated in the H.G. Cason Survey, Abstract No. 156, City of Joshua, Johnson County, Texas and generally located on the east side of North Broadway (SH 174), approximately 510 feet south of 4th Street.

Commissioner Sears moved to approve the Preliminary Plat approval of Lot 1, Block 1, American Jedi Addition being a 0.634 acre tract of land situated in the H.G. Cason Survey, Abstract No. 156, City of Joshua, Johnson County, Texas and generally located on the east side of North Broadway (SH 174), approximately 510 feet south of 4th Street. Commissioner Gage seconded the motion. The motion passed unanimously.

- I. Consider approval of the Preliminary Plat of Lots 1-12, Block 1; Lots 1-23, Block 2; and Lots 1-14, Block 3 of the Highland Meadows Addition being a 29.71 acre tract of land located in the Dyer Nuner Survey, Abstract No. 643 and the George Casseland Survey, Abstract No. 173 in the City of Joshua, Johnson County, Texas and containing 47single family residential lots and 2 open space lots.

Commissioner Breitenstein moved to approve the Preliminary Plat of Lots 1-12, Block 1; Lots 1-23, Block 2; and Lots 1-14, Block 3 of the Highland Meadows Addition being a 29.71 acre tract of land located in the Dyer Nuner Survey, Abstract No. 643 and the George Casseland Survey, Abstract No. 173 in the City of Joshua, Johnson County, Texas and containing 47single family residential lots and 2 open space lots contingent that the conditions meets all city ordinances. Commissioner Gibson seconded the motion. The motion passed unanimously.

- J. FUTURE AGENDA ITEMS/REQUESTS BY COMMISSIONERS TO BE ON NEXT AGENDA
(Commissioners shall not comment upon, deliberate, or discuss any item that is not on the agenda. Councilmembers shall not make routine inquiries about operations or project status on an item that is not posted. Any Commissioners may, however, state an issue and a request that this issue be placed on a future agenda.)
- K. Adjourn.

Commissioner Fleming adjourned the meeting at 7:18 p.m.

Brent Gibson
Planning & Zoning Chairman

ATTEST:

Alice Holloway, City Secretary

Approved: December 7, 2020

Attachments:

- 1) Final Plat Application
- 2) Legal Description
- 3) Johnson County Special Utility District Approval Letter
- 4) Map
- 5) 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: Joshua Station Addition Lot 6

Project Address (Location): 1000 Block of S. Broadway, Joshua, TX 76058

C-1: Restricted Commercial

Existing Zoning: JSOD: Joshua St. Overlay Dist. Proposed Zoning: PD

Existing Use: Vacant Proposed Use: Commercial / Retail

Existing Comprehensive Plan Designation: _____ Gross Acres: 1.2348

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: Jeff Martin Company: Connected Acquisition Services, LLC

Address: 2525 McKinnon Street, Suite 700 Tel: 214-572-0777 Fax: 214-572-0009

City: Dallas State: TX ZIP: 75201 Email: jmartin@theretailconnection.net

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: Dana King Company: Icon Architects

Address: 703 San Ysidro Trail

Tel: 979-255-6927 Fax: _____

City: Mansfield State: TX ZIP: 76063 Email: dlk-architect@outlook.com

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

SIGNATURE: Daron Beck
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Daron Beck
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 26 day of Oct 2020

Notary Public City Secretary

Signature [Signature] Date: 10/26/20

For Departmental Use Only

Case No.: FP 2020-05

Project Manager: _____

Total Fee(s): _____

Check No.: _____

Date Submitted: 10-23-2020

Accepted By: _____

Date of Complete Application: _____

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 BEING THE SAME PROPERTY CONVEYED TO CONNECTED ACQUISITION SERVICES, LLC, ACCORDING TO THE DEED RECORDED IN VOLUME ____, PAGE ____, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" FOUND FOR THE NORTHEAST CORNER 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, SAID POINT ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF JOSHUA STATION BOULEVARD (100' RIGHT-OF-WAY), SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID JOSHUA TYPE A ECONOMIC DEVELOPMENT CORPORATION TRACT;

THENCE NORTH 88° 15' 42" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID JOSHUA STATION BOULEVARD FOR A DISTANCE OF 300.06 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 174 (S. BROADWAY BOULEVARD) AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOSHUA STATION BOULEVARD, SAID POINT BEING IN THE NORTHEAST CORNER OF SAID JOSHUA TYPE A ECONOMIC DEVELOPMENT CORPORATION TRACT;

THENCE SOUTH 01° 45' 55" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID JOSHUA STATION BOULEVARD AND FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 174 (S. BROADWAY BOULEVARD) FOR A DISTANCE OF 179.19 FEET A 5/8" IRON ROD SET FOR CORNER IN THE EAST LINE OF SAID JOSHUA TYPE A ECONOMIC DEVELOPMENT CORPORATION TRACT;

THENCE SOUTH 88° 14' 05" WEST AND DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 174 (S. BROADWAY BOULEVARD) AND ACROSS SAID JOSUHA TYPE A ECONOMIC DEVELOPMENT CORPORATION TRACT FOR A DISTANCE OF 300.06 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST LINE OF AFORESAID LOT 10 IN BLOCK 1 OF CYPRESS CREEK AT JOSHUA STATION ADDITION;

THENCE NORTH 01° 45' 55" WEST (BASIS OF BEARINGS PER PLAT OF THE CYPRESS CREEK AT JOSHUA STATION ADDITION, VOLUME 10, PAGE 879, SLIDE 6 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS) AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 10 COMMON WITH THE WEST LINE OF SAID JOSHUA TYPE A ECONOMIC DEVELOPMENT CORPORATION TRACT FOR A DISTANCE OF 179.33 FEET

TO THE POINT OF BEGINNING AND CONTAINING 1.2348 ACRES OR 53,790 SQUARE FEET OF LAND, MORE OR LESS.



Johnson County Special Utility District

"Quality and Service since 1965"

December 1, 2020

RE: Plan Approval Letter
Joshua Station-Starbucks
Joshua

To Whom This May Concern:

This letter is notification that the Johnson County Special Utility District (JCSUD) has reviewed the submitted plans, for Joshua Station Starbucks, located at S Broadway and Joshua Station Blvd; and finds that the plans meet the specifications of Johnson County Special Utility District.

This plan approval letter is contingent upon the hydraulic analysis begin completed. If offsite should be required, this letter is null in void and the plans will be required to be resubmitted.

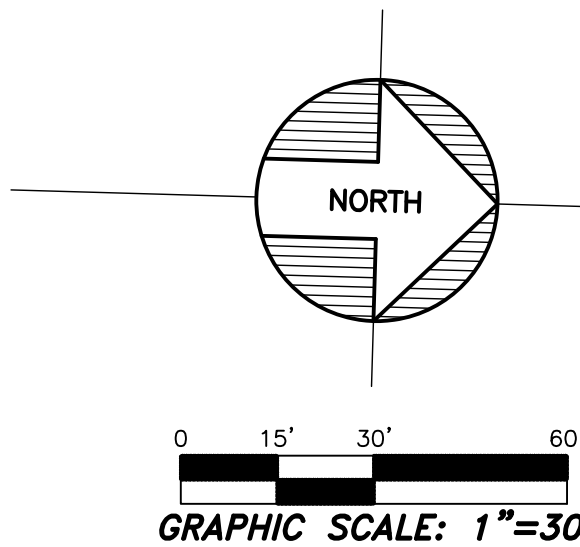
If offsite is not required, the site plans received November 10, 2020 are released for a pre-construction. Please contact Tyler Lyles (817) 760-5228 to schedule a pre-construction meeting.

This plan approval letter is a valid for 1 year from the date of this letter.

Sincerely,

Dana Collier
System Development Manager

תחברת 0172 76



THE PURPOSE OF THIS FINAL PLAT IS TO CREATE ONE NEW LOT.



PAGE 1 OF 1



OWNER
CONNECTED ACQUISITION SERVICES, LLC
2525 MCKINNON STREET
SUITE 700
DALLAS, TEXAS 75201
(214) 572-0777
CONTACT: ALAN P. SHOR
JMARTIN@THERETAILCONNECTION.NET



Planning & Zoning Commission Agenda December 7, 2020

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 the following described property locally known as the Little Brook Estates, being approximately 105.64 acres of the George Wright Survey, Abstract No. 916, Johnson County, Texas, changing the zoning on the foregoing property from (R-1) Single-Family Residential to (R-1L) Single-Family Residential-Large Lot.

Background Information:

A petition to rezone Little Brook Estates has been received by City Staff. Little Brook Estates has approximately 41 Lot owners that are asking the City Council to consider acting as the applicant and rezone their properties. This area has a long and complicated history as many property owners in the area want their properties rezoned from (R-1) to (R-1L) to better fit what and how the properties are and have been utilized in terms of use (e.g. livestock).

On November 19, 2020 Council unanimously approved the City to act as the applicant in the rezone of Little Brook Estates.

Financial Information:

Since the City of Joshua will act as the applicant, the fee associated with the rezone will be approximately (\$1300) to cover the notification and publication cost. The property owners will be responsible for this expense.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director
Staff recommends approval

Attachments:

1. Zoning Change Application
2. Petition Signatures
3. Little Brooks Estates Maps`

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: Little Brook Estates

Project Address (Location): FM Rd. 917

Existing Zoning: R-1 Proposed Zoning: R1-L

Existing Use: RESIDENTIAL Proposed Use: Same

Existing Comprehensive Plan Designation: R-1 Gross Acres: 105.64

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: City of Joshua Company: _____

Address: 101 S. MAIN ST. Tel: 817-558-7447 Fax: 817-641-7526

City: Joshua State: TX ZIP: 76058 Email: Aholloway@cityofjoshuatx.us

Property Owner: SEE ATTACHED Company: _____

Address: _____ Tel: _____ Fax: _____

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

Key Contact: _____ Company: _____

Address: _____ Tel: _____ Fax: _____

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

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

SIGNATURE: [Signature]

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

Print or Type Name: MILK PCHACK

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 30 day of Nov. 2020

Notary Public

[Signature]
City Secretary

Signature _____

Date: _____

For Departmental Use Only

Case No.: _____

Project Manager: _____

Total Fee(s): 1300⁰⁰

Check No.: Master Card

Date Submitted: _____

Accepted By: AB

Date of Complete Application 11.20.20

Littlebrook

CITY OF JOSHUA
101 S MAIN ST
JOSHUA TX 76068-3302
(817) 558-7447

Merchant ID: 0061
Term #: 0001

Store #: 4039
Ref #: 0001

Sale

XXXXXXXXXXXX9982

MASTERCARD

Entry Method: Manual

Total: \$ 1,300.00

11/20/20

11:00:44

Inv #: 000001

Appr Code: 00960Z

Transaction ID: 1120WEGQZUTM

Apprvd: Online

Batch#: 000627

AVS Code: ZIP MATCH Z

I agree to pay above total amount
according to card issuer agreement
(Merchant agreement if credit voucher)

x *per phone*

Merchant Copy

THANK YOU
PLEASE COME AGAIN

Petition to Re-Zone Little Brook Estates

Little Brook Estates is a rural subdivision which requires a minimum lot size of 2 acres. The current zoning of R-1 does not correctly reflect the area. A zone change to R-1L is more appropriate given the lot sizes exceed the minimum requirement of 1 acre. The R-1L zone change would also allow property owners to raise livestock.	We, the undersigned, are concerned citizens who urge City of Joshua leaders to update the current Zoning of Little Brook Estates from R-1 (Single Family Residential) to R-1L (Single Family Residential - Large Lot).
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Printed Name	Signature	Address	Date
1 Michelle Meredith		113 Littlebrook Rd, Joshua, TX 76058	3-15-19
2 Cecelia Bryant		235 Littlebrook Rd.	3-16-19
3 Dana Calton		1121 Littlebrook Rd	3/16/19
4 Mike McFarland		119 Littlebrook Rd	3/17/19
5 Sheena Cloven		231 Littlebrook Rd	3/21/19
6 David Cloven		231 Littlebrook Rd	3/21/19
7 Shannon Creamier		112 Littlebrook Rd	3/21/19
8 Maciane B. Copeland		122 Littlebrook Rd	3/21/19
9 Campbell Copeland		122 Littlebrook Rd	3/21/19
10 Paula Gilbert		120 Littlebrook Rd	3/23/19
11 LARRY GILBERT		120 Littlebrook Rd	3/23/19
12 LISA GUNTER		101 Littlebrook Rd	4/14/19

No.	Name	Address	Date
13	Misty Watson	100 Littlebrook Rd Joshua TX 76058	4-14-19
14	Olen H. Watson, III	100 Littlebrook Rd Joshua TX 76058	4-14-19
15	GEORGE STAROSTA	212 LITTLEBROOK	4-14-19
16	Al Ahrens	220 Littlebrook	4-14-19
17	Judy Ahrens	220 Littlebrook	4-14-19
18	GARY AHRENS	220 LITTLE BROOK	4-14-19
19	Jennifer Knight	209 Littlebrook	4-14-19
20	Amanda Tomerlin	201 Littlebrook	4-14-19
21	Danica Butler	109 Littlebrook	8-6-20
22	Kevin Buhl	110 Littlebrook	8-6-20
23	Micuna Carter	121 LITTLEBROOK	8-6-20
24	Dana Carter	121 Littlebrook	8-6-20
25	Danica Carter	121 Littlebrook	8-7-2020
26	Catherine McKay	106 Shady Grove Ct.	8-7-2020
27	Marcia Diller	228 Littlebrook Rd. Joshua TX 76058	8-7-2020
28	Jason Penders	232 Littlebrook Rd. Joshua TX 76058	8-13-2020

~~Charles Cooper~~

DAVID TOMERLIN

Whitney Manuery

FAMILY OFFICE

~~Charles~~

AMES BOYCOX

Belinda Hilkey

Shane Kueger

Marie Margo

Gary Neitzel

AMES WEEMS

Judy Sumpter

TUE EICHSTADT

GENIE EDDS

~~221 Littlebrook~~

201 Littlebrook Rd

102 Shady Grove Ct

229 Littlebrook

213 Littlebrook

205 Littlebrook Rd

129 Littlebrook Rd.

124 Littlebrook Rd

125 Littlebrook Rd

217 Littlebrook Rd

to 207 Shady Grove

901 CONVEYOR DR.

127 LITTLEBROOK RD

8/15/20

8/13/20

8/18/20

8/19/20

8/18/20

8/18/80

8/18/2020

8/19/2020

8/21/20

8/21/2020

8/21/2020

8/22/2020

8/26/20

