



**AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN STREET, JOSHUA, TX 75058
July 20, 2020
6:30 PM**

The Planning & Zoning Commission will hold a special meeting on July 20, 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/88027590332?pwd=aFdhVUp2WGhHWVhUYzBHRS9SdXdUZz09>

Meeting ID: 880 2759 0332 Password: 806809

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. Discuss, consider, and take action on approving the meeting minutes of July 6, 2020.

D. Public hearing on the request for zoning change on a 5.99 acre tract of land located in the G Casseland Survey, Abstract 173, generally located on the west side of State Highway 174 and east of Wagon Wheel, approximately 820 feet north of FM 904, locally known as 1524 South Broadway, Joshua, TX. from the C-2 Commercial and I Industrial Districts to the PD Planned Development District to allow for a multipurpose events center. The property is located within the Joshua Station Overlay District.

- a. Staff Presentation
- b. Owner's Presentation

- c. Those in Favor
 - d. Those Against
 - e. Owner's Rebuttal
- E.** Discuss, consider, and take action on the request for zoning change from C-2 Commercial and I Industrial District to the PD Planned Development District on a 5.99 acre tract of land generally located on the west side of State Highway 174 and east of Wagon Wheel, approximately 820 feet north of FM 904, locally known as 1524 South Broadway, Joshua, TX.
- F.** Public hearing on the request zoning change application filed by Peter E. D'amico regarding the rezoning of 2 tracts of land approximately 7.5 acres combined located in the Wagon Wheel Est., Lot 6A and lot 7 Abstract 173, located on the west side of State Highway 174, approximately 732 feet west of Wagon Wheel Rd. and north of County Rd. 904, locally known as 312 and 316 County Rd. 904 Joshua, Texas from the Agricultural District (A) to the Industrial District (I) to allow for light fabrication and assembly of processed materials.
- a. Staff Presentation
 - b. Owner's Presentation
 - c. Those in Favor
 - d. Those Against
 - e. Owner's Rebuttal
- G.** Discuss, consider, and take action on a zoning change application filed by Peter E. D'amico regarding the rezoning of 2 tracts of land approximately 7.5 acres combined located in the Wagon Wheel Est., Lot 6A and lot 7 Abstract 173, located on the west side of State Highway 174, approximately 732 feet west of Wagon Wheel Rd. and north of County Rd. 904, locally known as 312 and 316 County Rd. 904 Joshua, Texas from the Agricultural District (A) to the Industrial District (I) to allow for light fabrication and assembly of processed materials.
- H.** 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.)
- 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 17th day of July 2020 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
July 6, 2020
6:30 PM**

The Planning & Zoning Commission will hold a special meeting on July 6, 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/87662846174?pwd=ZGsvRkdEejh4QjFXVGtVTDk0L0lUT09>

Meeting ID: 876 6284 6174 Password: 622835

Planning & Zoning Commission Members Present: Robert Fleming, Chairman; John Mauldin, Place 1; Michael Frazier, Place 3; Richard Connally, Place 4; Brent Gibson, Place 5; and Bryan Sears, Place 6; Merle Breitenstein, Alternate.

Planning & Zoning Commission Members Absent: Angela Kidd, Place 2;

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 6:35 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 take action on approval of meeting minutes from June 1, 2020.

Commissioner Gibson moved to approve the meeting minutes of June 1, 2020. Commissioner Connally seconded the motion. The motion passed unanimously.

D. Public hearing on the request for zoning change from Agricultural District to R-1, Single Family Residential District on a 1.59 acre tract of land generally located at the southwest corner of Conveyor Drive and County Road 800-A, also known as 510 Conveyor Drive, Joshua, Texas 76058.

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

Commissioner Fleming opened the public hearing at 6:36 p.m.

Development Services Director Maldonado stated the following:

- The property owners are requesting a rezone from Agricultural District to R-1, Single Family Residential District.
- There is currently only one home on the property.
- One acre was gifted to their daughter who has plans to build a home on the lot.
- The rezone is compliant with the Future Land Use Plan.
- Twelve property owners were notified and only one citizen opposed the rezone request. The reason is because the property owner believes the property (1.59 acre) is too small for an additional home.

Mecca Cagle, Owner; was present, but did not wish to speak.

After no more comments, Commissioner Fleming closed the public hearing at 6:40 p.m.

- E.** Discuss, consider, and take action on the request for zoning change from Agricultural District to R-1, Single Family Residential District on a 1.59 acre tract of land generally located at the southwest corner of Conveyor Drive and County Road 800-A, also known as 510 Conveyor Drive, Joshua, Texas 76058.

Commissioner Sears moved to approve the request for zoning change from Agricultural District to R-1, Single Family Residential District on a 1.59 acre tract of land generally located at the southwest corner of Conveyor Drive and County Road 800-A, also known as 510 Conveyor Drive, Joshua, Texas 76058. Commissioner Mauldin seconded the motion. The motion passed unanimously.

- F.** 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.)

Development Services Director Maldonado stated that it may be necessary to call a special meeting later on this month.

- G.** Adjourn.

Commissioner Fleming adjourned the meeting at 6:42 p.m.

ATTEST:

Alice Holloway, City Secretary

Robert Fleming
Planning & Zoning Chairman

Approved: July 20, 2020

STAFF REPORT

To: Members of the Planning and Zoning Commission

From: Karen K. Mitchell, Planning Consultant

Date of Meeting: July 20, 2020

RE: Conduct a public hearing and consider a recommendation to the City Council regarding a request to rezone a 5.99 acre tract of land located in the G Casseland Survey, Abstract 173, generally located on the west side of State Highway 174 and east of Wagon Wheel, approximately 828 feet north of FM 904, locally known as 1524 South Broadway, Joshua, TX. from the C-2 Commercial and I Industrial Districts to the PD Planned Development District to allow for a multipurpose events center. This property is located within the Joshua Station Overlay District.

HISTORY: The property is currently zoned C-2, Commercial and I, Industrial with the Commercial portion being adjacent to Broadway. There is an existing structure on the property that used to be a church.

The applicant has been remodeling the interior of the structure for a rental facility for a wedding venue as well as other types of events. The plans call for adding two (2) **porte cocheres**, additional parking, and a courtyard area.

The applicant is also in the process of platting the property and understands that no building permits for additional work will be approved until a plat has been recorded with Johnson County.

ANALYSIS: This property is located within the southern portion of the Joshua Station Overlay District. As such, there are additional regulations for properties within this district that other districts don't have. Properties within this district are required to have a Planned Development District in place prior to development.

The property contains 5.99 acres; however, the majority of the site will remain in an open space capacity. Below are the Development Standards associated with this site:

AREA REGULATIONS

Total Lot Size: 5.99 Acres

Minimum Front Yard Setback: 26 feet

Minimum Side Yard Setback: 10 feet

Required Parking: 1/130sf= 51 spaces*

*Based on the provisions **set forth** in the recently adopted Zoning Ordinance, the proposed parking meets/exceeds the requirements. We have compared this type of use to a church. A church is parked at a ratio of 1 space per 200 square feet. This applicant is providing 1 space per 130 square feet.

BUILDING

Maximum Square Footage: 8,293.9 sf

Building Coverage: 3.18 %

Impervious Surface: 1.015 Acres (includes all impervious areas)

Building Material: as shown in Sheet A-2

OPEN SPACE, TREE PRESERVATION AND LANDSCAPING:

4.974 Acres (includes required landscaping)

As shown in Sheet L-1*

*The applicant is requesting a variance to the required street trees as **set forth** in the Joshua Station Overlay District. Since this site has been developed, there is an existing JCSUD waterline located in the required front yard area. Additionally, there will be a 10 foot utility easement between the existing 20 foot JCSUD easement and the street ROW. The applicant is proposing to keep all existing protected trees that are located within the front setback line and is proposing to plant 12 Nellie R. Stevens's Holley within the 10 foot utility easement with the **understanding** that should the utility provider need to remove the shrubs in order to maintain a line, the property owner will be responsible **for** replacing them.

There are numerous protected trees on this property. The applicant is proposing to remove only one (1)- a 19 inch Oak located on the southern side of the site. The ordinance requires that the caliper inch be mitigated on a 1:1 ratio. The applicant is proposing to plant seven (7) three-inch caliper trees, most of which will be in the parking lot area, from the City's approved tree list.

This site exceeds the minimum required open space and landscaping of 20%.

SIGNAGE: There is an existing sign on the property that will be removed and replaced. The site plan delineates that a sign meeting the requirements of the JSOD district will be permitted separately.

ENGINEERING:

Transportation: There is an existing drive approach to this site that will remain as is. The applicant is providing cross-access easements along the frontage of the site, per ordinance requirements.

Water is provided by JCSUD. The City is in receipt of required letter from JCSUD.

Sewer: There is an existing On-site sewer facility that will accommodate this property. Should the structure be enlarged, this Planned Development District will be required to be amended. At that time, the City will require proof that the existing septic facility will meet the capacity of the enlargement.

Fire Protection: The City's Fire Marshal has reviewed the site plan and has stated that no additional hydrants are required. Additionally, there is adequate capacity to handle fire flow to this site.

Drainage: There is an existing 30 foot wide **TxDOT** drainage easement that is the collection point for the entire drainage area **and conveys** the drainage **away from** State Highway 174. The applicant is working with the City's Engineer in designing the proper pipe size to accommodate the City's drainage requirements. The drainage plan, as submitted, has been reviewed and approved by the City's Engineer.

COMPREHENSIVE PLAN: Future Land Use Designation: Commercial/Office/Services and Mixed Use Areas. This development is in conformance with the provisions as **set forth** in the City's Adopted Comprehensive Plan.

SURROUNDING PROPERTY OWNER NOTIFICATION:

____7____ Property owners were notified within 200 feet of this site
____ Letters received in Favor
____ Letters received in Opposition

RECOMMENDATION: Recommend approval.

ATTACHMENTS:

Site Plan
Site Plan showing enlarged area of development
Building Elevation
Landscape Plan
Location Map
Zoning Map

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: The James
Project Address (Location): 1524 S Broadway St
(C-2) Joshua Station Overlay District (JSOD) PD Planned Development
Existing Zoning: Former Church Proposed Zoning: Multi Event Center
Existing Use: Former Church Proposed Use: Multi Event Center
Existing Comprehensive Plan Designation: Commercial Gross Acres: 5.99

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: Oskar Jakobsson Company: Schettler Miller Jakobsson
Address: 1312 NW John Jones Dr Tel: 817 692 9363
City: Burleson State: TX ZIP: 76028 Email: baclub@hotmail.com
Property Owner: Schettler Miller Jakobsson LLC Company: (same)
Address: 1312 NW John Jones Dr Tel: 817 692 9363
City: Burleson State: TX ZIP: 76028 Email: baclub@hotmail.com
Key Contact: Keith Miller Company: _____
Address: 1312 NW John Jones Dr Tel: 817 689 4441
City: Burleson State: TX ZIP: 76028 Email: kwmillert@yahoo.com

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

SIGNATURE: Oskar Jakobsson
(Letter of authorization required if signature is other than property owner)

Print or Type Name: OSKAR JAKOBSSON
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 12 day of March, 2020

Cassidy Van Zandt
Notary Public



Signature: Cassidy Van Zandt Date: 03/12/2020

For Departmental Use Only

Case No.: _____

Project Manager: _____

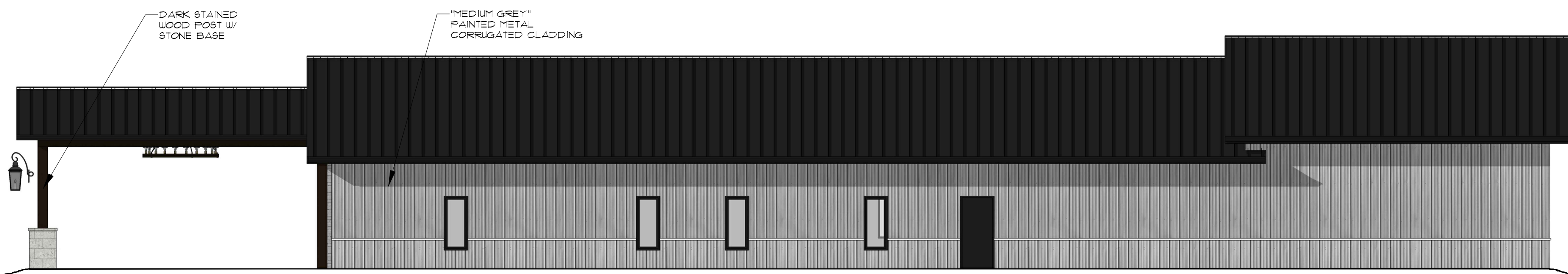
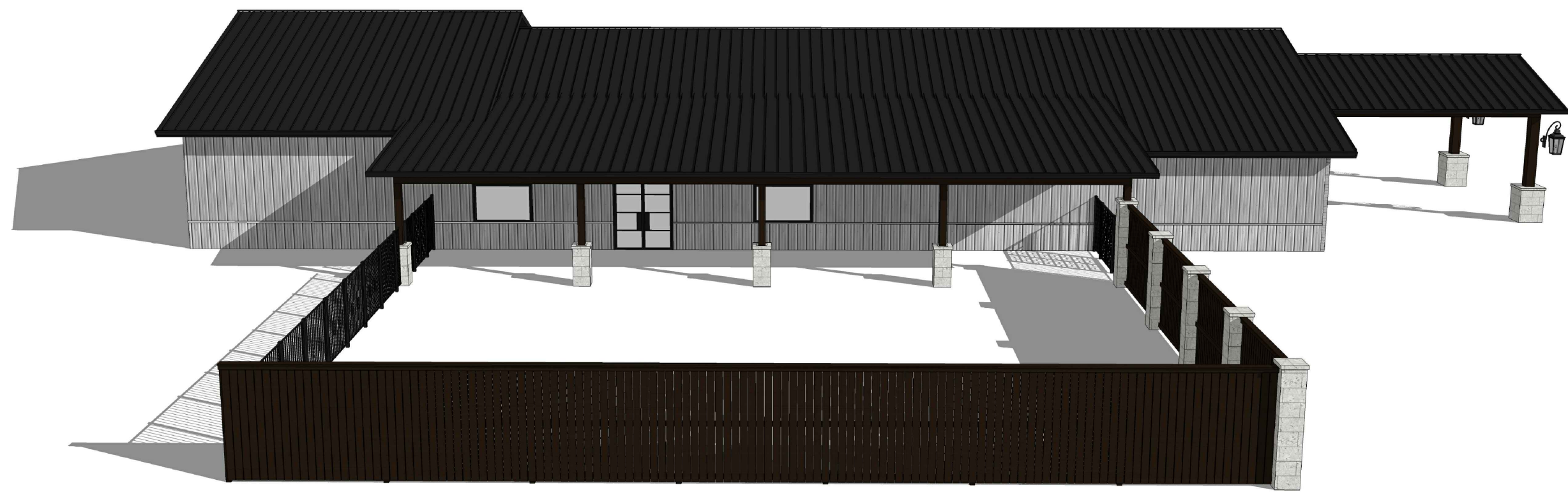
Total Fee(s): _____

Check No.: _____

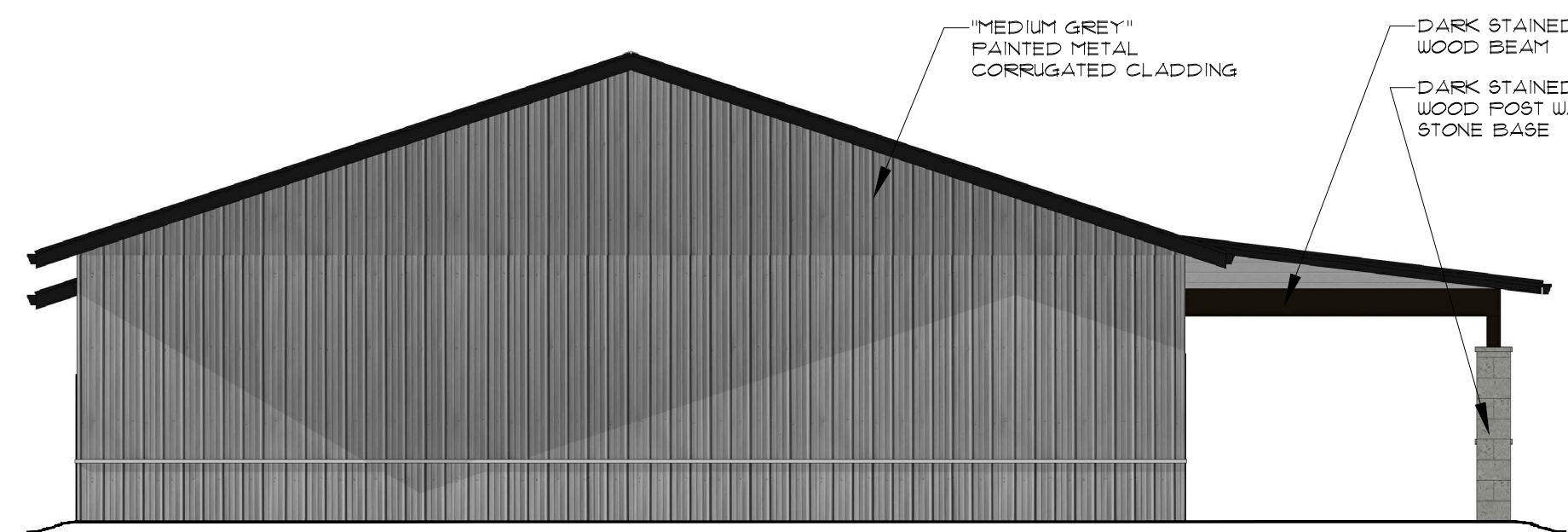
Date Submitted: 3-17-2020

Accepted By: gmu

Date of Complete Application: _____



① RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



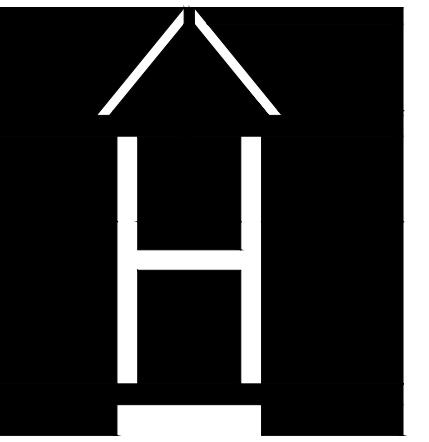
② REAR ELEVATION
SCALE: 1/8" = 1'-0"



③ LEFT ELEVATION
SCALE: 1/8" = 1'-0"



④ FRONT ELEVATION
SCALE: 1/8" = 1'-0"



HADDOCK DESIGN
817.721.1336
HADDOCKDESIGN@GMAIL.COM

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These plans are intended to provide the basic construction information necessary for the construction of the building. They are not to be used for any other purpose, and / or omission, if found, is to be brought to the immediate attention of the architect. The architect is not responsible for the construction of the building, and that the owner or builder obtain complete Engineering services; Foundation, Septic, and Structural, before beginning construction of any kind. Note: All Federal, State, and Local laws, codes, and regulations must be followed. These plans are the property of Haddock Design, and their use is prohibited by any means without the expressed written consent of Haddock Design. All rights reserved.

-PRELIMINARY-
NOT FOR CONSTRUCTION

JOSHUA EVENTS CENTER
ABSTRACT NO. 173
CITY OF JOSHUA
JOHNSON COUNTY, TEXAS

PLAN NUMBER

DATE
04/10/2020

SHEET NUMBER
A2

Whereas Schettler Miller Jakobsson, LLC, is the owner of a tract or parcel of land situated in the George Casseland Survey, Abstract No.173, City of Joshua, Johnson County, Texas, being the same 5.99 acre tract conveyed to Schettler Miller Jakobsson, LLC., by deed recorded under County Clerks File No.2019-27859, Deed Records, Johnson County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the west line of S. Broadway Street (State Highway No.174), being the northeast corner of a tract conveyed to L. Ballman by deed recorded in Volume 3986, Page 773, Deed Records, Johnson County, Texas and the southeast corner of said 5.99 acre tract;

Thence South 89°46'50" West with the common line between said 5.99 acre tract and said Ballman tract a distance of 1307.32 feet to a 1/2" iron rod found for corner the east line of the G. C. and S. F. Railroad (100' right-of-way), being the northwest corner of a tract conveyed to Harrison Partners, LLC., by deed recorded in Volume 3557, Page 967, Deed Records, Johnson County, Texas and the southwest corner of said 5.99 acre tract;

Thence North 02°29'23" West with the east line of said G. C. and S. F. Railroad and the west line of said 5.99 acre tract a distance of 200.07 feet to a 1/2" iron rod found for corner in the east line of east line of said G. C. and S. F. Railroad, being the southwest corner of a 10.0 acre tract conveyed to Harrison Partners, LLC, by deed recorded in Volume 3557, Page 980, Deed

Records, Johnson County, Texas and the northwest corner of said 5.99 acre tract;

Thence North 89°48'42" East with the common line between said 10.0 acre tract and said 5.99 acre tract a distance of 1309.64 feet to a 1/2" iron rod found in the west line of said S. Broadway Street, being the southeast corner of said 10.0 acre tract and the northeast corner of said 5.00 acre tract;

Thence South 01°49'49" East with the west line of said S. Broadway Street and the east line of said 5.99 acre tract a distance of 199.28 feet to the POINT OF BEGINNING and containing 5.99 acres of land, more or less, as surveyed on the ground in February, 2020 by Texas Surveyors.



NOT TO SCALE



GRAPHIC SCALE: 1" = 60 Feet

BUILDING SQUARE FOOTAGE: 6,525 SF

REQUIRED PARKING SPACES: 33

1/200 SQ. FT. OF GROSS FLOOR AREA OF THE SPECIFIC USE

PROVIDED PARKING SPACES: 51

1/130 FT. OF GROSS FLOOR AREA OF THE SPECIFIC USE

PARKING COUNT:

NEW 8'x18' ACCESSIBLE SPACES 2

NEW 11'x18' ACCESSIBLE SPACE 1

NEW 9'x18' PARKING	48
TOTAL PROVIDED	51

TOTAL PROVIDED	51
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PROPERTY

TOTAL ACREAGE OF PROJECT: 5.99 ACRES

5.99 ACRES SQUARE FOOTAGE: 260,924.4 SF

BUILDING

EXISTING BUILDING SQUARE FOOTAGE: 6,525.9 SF

NEW FRONT CANOPY: 616.0 SF
NEW SIDE CANOPY: 1,152.0 SF

NEW SIDE CANOPY: 1,152.0 SF
TOTAL BUILDING AREA: 8,203.0 SF

BUILDING/STRUCTURE COVERAGE: 3.18%

IMPERVIOUS / PERVIOUS

IMPERVIOUS AREAS SQUARE FOOTAGE: 44,237.15 SF

VEGETATED AREAS SQUARE FOOTAGE: 216,687.25 SF

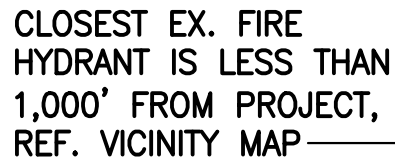
STREET ADDRESS: 1524 S. BROADWAY STREET

NAME OF DEVELOPMENT: THE JAMES ADDITION

NAME OF OWNER: SCETTLE MILLER JAKOBSON

NAME OF OWNER: SCHETTLER MILLER JAKOBSSON, LLC,
OSKAR JAKOBSSON - PARTNER

NAME OF PREPARER: BAIRD, HAMPTON & BROWN, INC.



SITE LAYOUT

[illegible]

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
TRACY E. STREVEY III
P.E. Tx No. 89487
IT IS NOT INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.

7/1/20

PROJECT NUMBER: 000D000

DATE: 2022 DRAWN BY: M

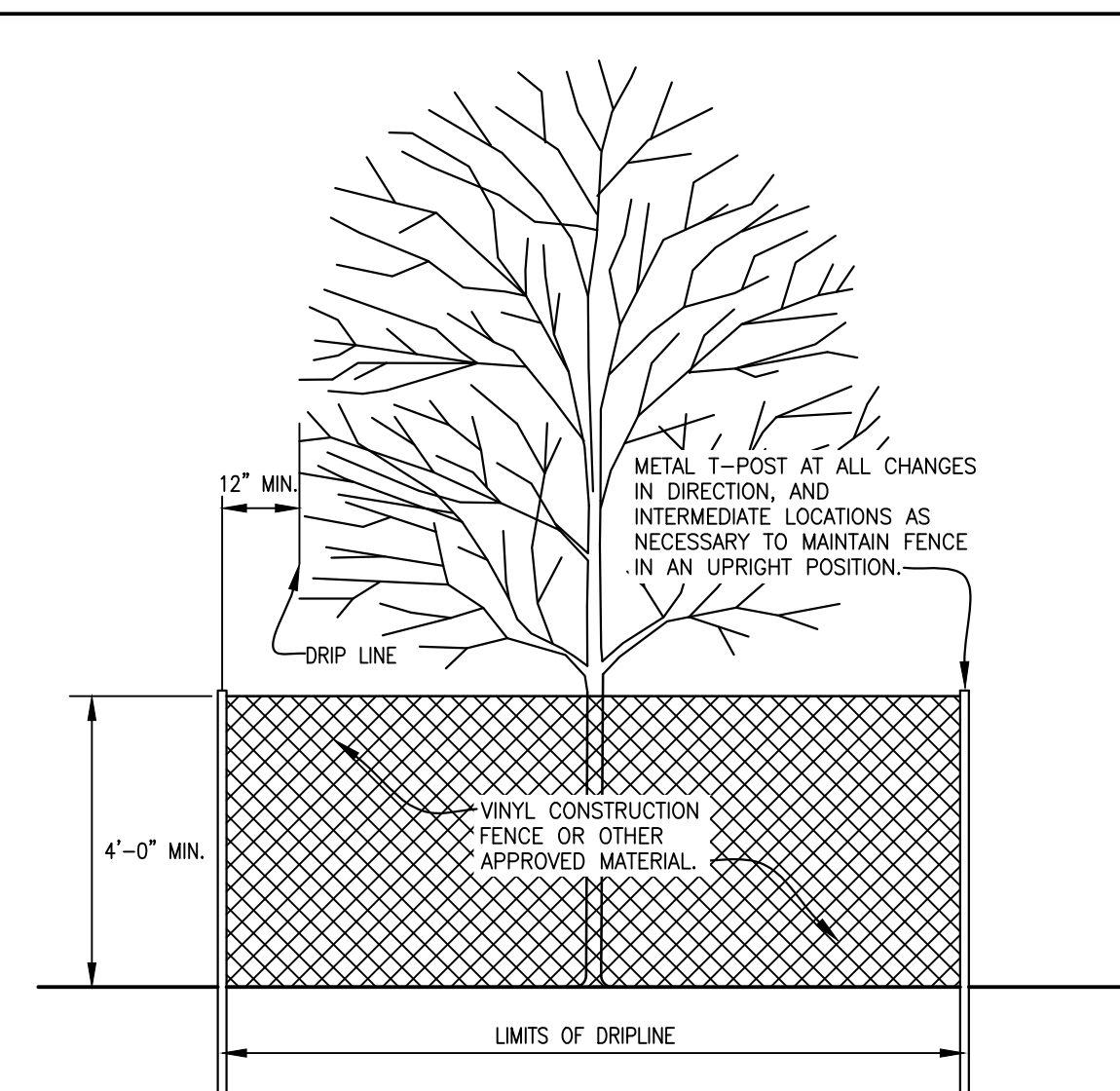
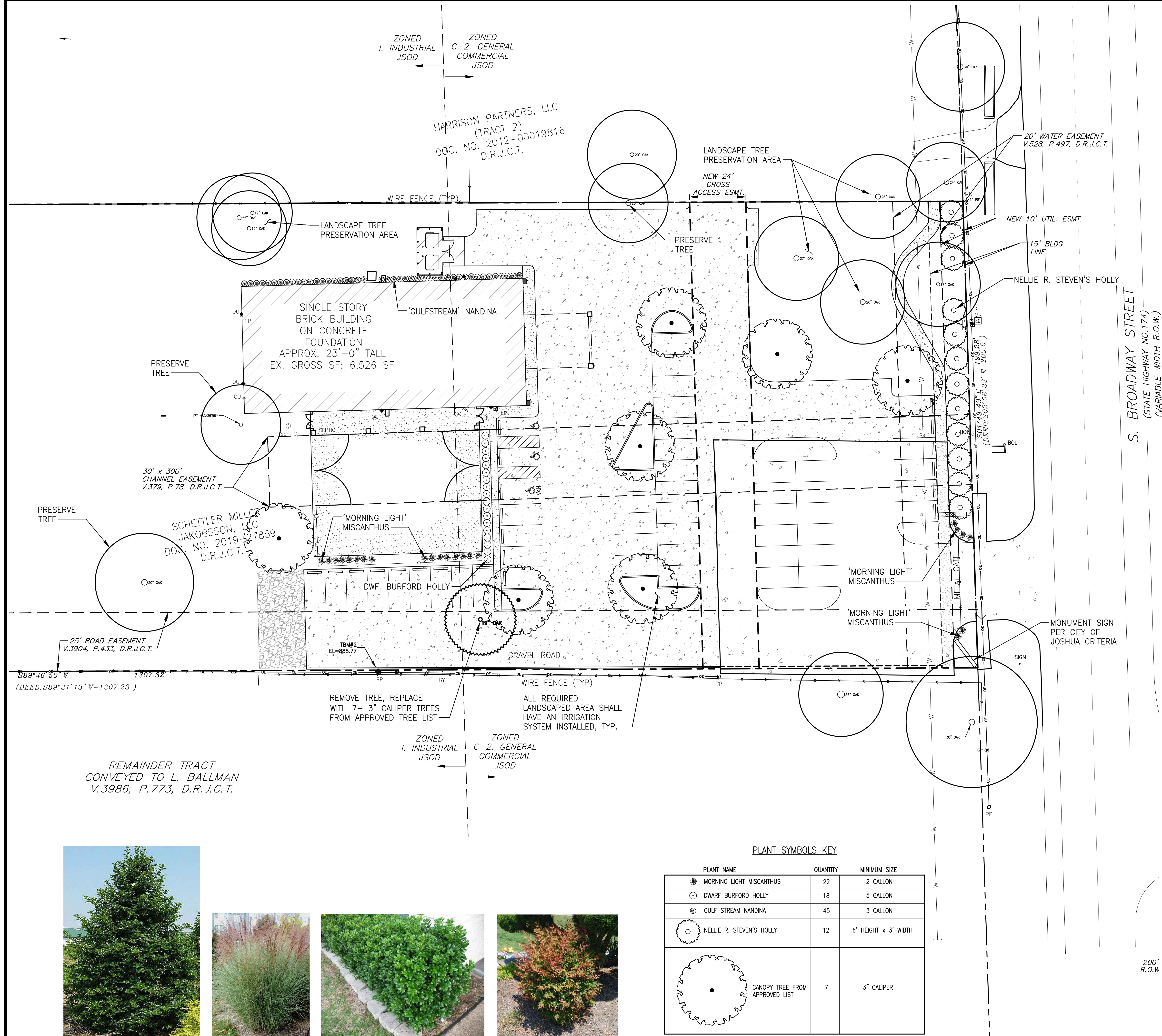
DESIGN BY:	☐ M	CHECKED BY:	☐
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SHEET

44



GULF STREAM NANDING



TREE PROTECTION FENCING

Not to Scale

NOTES:

TREE PROTECTION FENCING SHALL BE INSTALLED A MINIMUM OF 12" OUTSIDE OF THE TREE DRIP LINES.
TREE PROTECTION INTENDED TO PROTECT ONLY THE TRUNKS OF TREES IS NOT ACCEPTABLE.

POSTS SHALL BE SET IN A GENERALLY CIRCULAR PATTERN. SQUARE OR RECTANGULAR SHAPES ARE ALLOWED ONLY IF THE ENTIRE DRIP LINE IS ENCLOSED. TREES MAY BE FENCED IN GROUPS.

IF CONSTRUCTION INTERFERES WITH PLACING TREE PROTECTION FENCING AROUND THE ENTIRE DRIP LINE, SET THE FENCE SO THAT AS MUCH AREA OF THE DRIP LINE AS POSSIBLE IS PROTECTED. IF IT IS NECESSARY TO MOVE A PORTION OF THE FENCING DUE TO CONSTRUCTION, ATTEMPT TO RE-SET THE FENCING AFTER THE CONSTRUCTION IS COMPLETED.

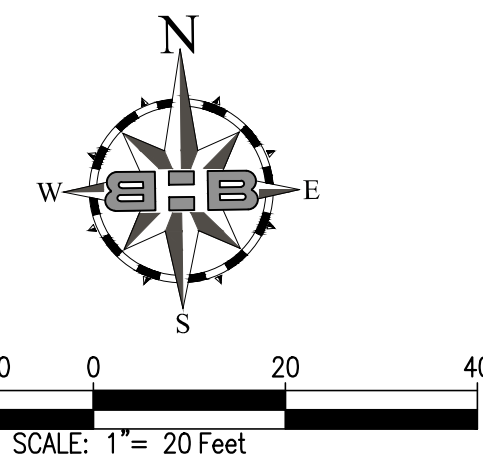
PLACE FENCING AT ALL TREES WITHIN 50 FEET OF A CONSTRUCTION AREA. MAINTAIN FENCE UNTIL PROJECT COMPLETION.

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE DRIP LINE OF EXISTING TREES TO BE SAVED:
STORING MATERIALS, EQUIPMENT CLEANING, LIQUID DISPOSAL, VEHICLE TRAFFIC, GRADE CHANGES,
IMPERVIOUS PAVING, & SOIL COMPACTION.

LANDSCAPE REQUIREMENTS

<u>TOTAL LANDSCAPE AREA</u> A MINIMUM OF 10% OF THE TOTAL LOT SHALL BE LANDSCAPED.*	<u>REQUIRED</u> 26,112 SF (261,116 SF LOT AREA x 0.10)	<u>PROVIDED</u> 216,726 SF
<u>FRONT YARD LANDSCAPE AREA</u> A MINIMUM OF 40% OF THE REQUIRED LANDSCAPE AREA MUST BE IN THE FRONT YARD.	<u>REQUIRED</u> 10,445 SF (26,112 SF x 0.40)	<u>PROVIDED</u> 11,186 SF INCLUDES 8,786 SF OF LANDSCAPE AREA AND 2,400 SF OF CREDIT BY SAVING 3 OAK TREES IN THE NORTHEAST CORNER OF THE PROPERTY.
<u>PARKING LOT LANDSCAPE AREA</u> A MINIMUM OF 10% OF THE GROSS PARKING AREA SHALL BE LANDSCAPED.	<u>REQUIRED</u> 1,197 SF (11,973 SF PARKING AREA x 0.10)	<u>PROVIDED</u> 1,210 SF

*THE 20% LANDSCAPE AREA REQUIREMENT IS BEING REDUCED TO 10% BY PLANTING NEW SHRUBS AND TREES, IN ADDITION TO THE RETENTION OF EXISTING TREES.



KEITH MILLER

JOSHUA EVENTS CENTER

1524 S. BROADWAY (TX 174), JOSHUA, TEXAS 76058

LANDSCAPE PLAN

NO.	DESCRIPTION	DATE
-----	-------------	------

DATE _____

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
INTERIM REVIEW UNDER THE
AUTHORITY OF
THOMAS KELLOGG, RLA
TX No. 1225.
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

Jul 01, 2020

PROJECT NUMBER:		PENDING	
DATE:	7/1/2020	DRAWN BY:	TK
DESIGN BY:	TK	CHECKED BY:	TK

SHEET

L1



Planning & Zoning Commission Agenda July 20, 2020

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

Agenda Description:

Discuss, consider, and take action on a Zoning Change application filed by Peter E. D'amico regarding the rezoning of 2 tracts of land approximately 7.5 acres combined located in the Wagon Wheel Est., Lot 6A and lot 7 Abstract 173, located on the west side of State Highway 174, approximately 732 feet west of Wagon Wheel Rd. and north of County Rd. 904, locally known as 312 and 316 County Rd. 904 Joshua, Texas from the Agricultural District (A) to the Industrial District (I) to allow for light fabrication and assembly of processed materials.

Background Information:

This property is 2 tracts of land 7.5 acres (lot 6A being 2.5 acres and lot 7 being 5.00 acres). This property was annexed into the city in December of 2016 with the zoning of Agricultural.

This property has a building that was once used as a decorative metal fabrication facility. The new property owner plans to use the building as a similar use of light fabrication and assembly of processed materials. A plot plan was required because of a proposed 30,000 gal. propane tank and meets the International Fire Code distance of 50ft. from the building. A building permit will also be required for the placement of the propane tank on a concrete slab.

The Future Land Use Plan as shown in the adopted Comprehensive Plan of the City designates this area as Industrial. The proposed rezoning request complies with the Future Land Use 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 200 ft. as required by law.

City Contact and Recommendations:

Aaron Maldonado, Director of Development Services
Staff recommends approval

Attachments:

1. Zoning Change Application
2. Explanation Letter
3. 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: Envirotek

Project Address (Location): 312 and 316 County Rd. 904, Joshua TX 76058

Existing Zoning: "AG" - Agricultural Proposed Zoning: "I" - Industrial

Existing Use: R&D and Light Fabrication Proposed Use: Material Processing and Light Fab.

Existing Comprehensive Plan Designation: Industrial Gross Acres: 7.5 combined

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: PETER E. D'AMICO Company: MERCUTEK

Address: 45 WOODS LN Tel: _____ Fax: _____

City: NEWTOWN State: CT ZIP: 06470 Email: pdamico@mercutek.com

Property Owner: PETER E. D'AMICO Company: MERCUTEK

Address: 45 WOODS LN Tel: _____ Fax: _____

City: NEWTOWN State: CT ZIP: 06470 Email: pdamico@mercutek.com

Key Contact: Jonathan Warner Company: Superior Design Solutions

Address: 316 County Rd 904 Tel: 817-719-5108 Fax: _____

City: Joshua State: TX ZIP: 76058 Email: warnerdesign@live.com

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

SIGNATURE: Peter E. D'Amico
(Letter of authorization required if signature is other than property owner)

Print or Type Name: PETER E. D'AMICO

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 24 day of JUNE 2020

JOHN KOWALSKI
Notary Public

JOHN KOWALSKI
NOTARY PUBLIC
My Commission Expires 12/31/2022

Signature: _____ Date: 6/26/20

For Departmental Use Only

Case No.: _____

Project Manager: _____

Total Fee(s): _____

Check No.: _____

Date Submitted: _____

Accepted By: _____

Date of Complete Application: _____

732FT

June, 01, 2020

To: City of Joshua, TX
Planning and Zoning Commission

From: Superior Design Solutions, on behalf of Mercutek, LLC

Re: Rezoning request for 312 & 316 County Road 904, Joshua TX, 76058

Superior Design Solutions requests the rezoning of above referenced properties from Agricultural to Industrial, for the purpose of Light Manufacturing and Material Processing.

The above referenced properties were purchased in August 2018, with existing buildings as shown on survey (see Exhibit "A"). No new construction, nor remodeling, nor changes to the existing buildings are currently planned.

The proposed rezoning would be in accordance with the City's intention as was defined on City of Joshua Future Land Use map (dated August 2016).

The resulting Rezoning would help create new employment opportunities within the City of Joshua .

Respectfully submitted this 1st day of June, 2020.

Superior Design Solutions

A handwritten signature in black ink, appearing to read "Peter D'Amico", written in a cursive style.

Peter D'Amico
Owner & Managing Partner

EXHIBIT "A"

Field Notes

Tract 1 (Alamo Title Insurance Commitment No. 6000031800544)

Description for a tract of land in the George Casseland Survey, Abstract No. 173, Johnson County, Texas, and being a portion of a tract of land described in a deed to Roy Glen DeLaune, et ux, recorded in Volume 917, Page 250, Deed Records, Johnson County, Texas, also known as the south one-half of Tract Six, Wagon Wheel Estates, an un-recorded addition to Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said DeLaune tract, said point lying by deed call, North 01 degrees and 30 minutes West a distance of 1930.6 feet and South 89 degrees, 54 minutes and 40 seconds West a distance of 2248.68 feet from the southeast corner of the Casseland Survey;

THENCE North 89 degrees, 50 minutes and 57 seconds West, a distance of 178.03 feet to the southwest corner of said DeLaune tract, and to the center line of a 30 foot right-of-way easement of ingress and egress recorded in Volume 839, Page 251, Deed Records, Johnson County, Texas, from which a 1/2" iron pin set with yellow cap stamped "AREA SURVEYING" bears 28.61 feet, North 58 degrees 32 minutes 03 seconds East;

THENCE North 02 degrees and 21 minutes 37 seconds West at 539.35 feet passing 1.36 feet, WEST of a 1/2" iron pin found for the southwest corner of a tract of land described in a deed to Tommy Cross, recorded in Volume 4588, Page 704, Deed Records, Johnson County, Texas, in all, a total distance of 616.77 feet along the west line of said DeLaune tract and along the center line of said 30 foot right-of-way easement to a 3/8" iron pin found;

THENCE South 89 degrees, 50 minutes and 57 seconds East, a distance of 176.28 feet to a 3/8" iron pin found in the east line of the said DeLaune tract;

THENCE South 02 degrees, 31 minutes and 22 seconds East, a distance of 616.85 feet along said east line to the Point of Beginning, said described tract containing 2.51 acres of land.

Tract 2 (Alamo Title Insurance Commitment No. 6000031800545)

Description for a tract of land in the George Casseland Survey, Abstract No. 173, Johnson County, Texas, and being a portion of "First Tract", as described in a deed F. H. Fisch, recorded in Volume 397, Page 72, Deed Records, Johnson County, Texas, and being described by metes and bounds as follows:

Beginning in the South line of said First Tract, at a point which lies by deed call, North 1degree 30 minutes West a distance of 1930.6 feet and South 89degrees 54 minutes 40 seconds West, a distance of 2060.47 feet from the Southeast corner of the Casseland Survey;

THENCE: North 89 degrees 50 minutes 57 seconds West a distance of 188.08 feet with the South line of said First Tract;

THENCE: North 02 degrees 31 minutes 22 seconds West, at 616.85 feet passing a 3/8" iron pin found, in all, a total distance of 1,157.68 feet to a 1/2" iron pin found;

THENCE: South 89 degrees 59 minutes 52 seconds East, a distance of 188.06 feet to a 3/8" iron pin found;

THENCE: South 02 degrees 31 minutes 22 seconds East, at 1,143.15 feet passing a 1/2" iron pin set with yellow cap stamped, "AREA SURVEYING", in all, a total distance of 1,158.17 feet to the Point of Beginning, said described tract containing 4.99 acres of land.



Central Appraisal District of Johnson County

109 North Main St
Cleburne, Texas 76033
Phone (817) 648-3000
Fax: (817) 645-3105

Account Details for 126.3578.00125

Ownership

Owner Name:	Mercutek LLC
Owner Address:	153 S Main St, Newton, CT 064700000
Property Location:	316 Cr 904
Ownership Interest:	1.000000
Description:	LOT 6A WAGON WHEEL EST 126.5534.99842
Deed Date:	2020-01-21
Deed Type:	Warranty Deed
Page #:	
Volume #:	
Instrument #:	01692
Exemptions	
Tax Entities	- o City Of Joshua - o Johnson County - o Joshua ISD - o Hill College JOS - o Lateral Road - o Johnson Co ESD#1 - o Joshua Fire Dept - o Precinct2
Improvement State Code:	F2 - Real, Industrial
Land State Code:	F2 - Real, Industrial
Productivity State Code:	
GEO Num:	126.3578.00125
Last Update:	Apr 29 2020 10:48AM

A zero value indicates that the property record has not yet been completed for the indicated tax year.
† Appraised value may be less than market value due to state-mandated limitations on value increases.

Value

Improvement Value	\$182,017
Land Market Value:	\$24,750
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$206,767
† Appraised Value:	\$206,767
Land Acres	2.5000



Central Appraisal District of Johnson County

109 North Main St
Cleburne, Texas 76033
Phone: (817) 648-3000
Fax: (817) 645-3105

Account Details for 126.3578.00130

Ownership

Owner Name:	Mercutek Llc
Owner Address:	153 S Main St, Newton, CT 064700000
Property Location:	312 Cr 904
Ownership Interest:	1.000000
Description:	LOT 7 WAGON WHEEL EST 126.5534.93593 ABST 173
Deed Date:	2020-01-21
Deed Type:	Warranty Deed
Page #:	
Volume #:	
Instrument #:	01691
Exemptions	
Tax Entities	- o City Of Joshua - o Johnson County - o Joshua ISD - o Hill College JOS - o Lateral Road - o Johnson Co ESD#1 - o Joshua Fire Dept - o Precinct2
Improvement State Code:	
Land State Code:	C3 - Rural, Vacant Lots/Tracts - Mostly Resi
Productivity State Code:	
GEO Num:	126.3578.00130
Last Update:	Apr 29 2020 10:48AM

A zero value indicates that the property record has not yet been completed for the indicated tax year.
† Appraised value may be less than market value due to state-mandated limitations on value increases.

Value

Improvement Value	\$0
Land Market Value:	\$41,000
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$41,000
† Appraised Value:	\$41,000
Land Acres	5.0000

