



**AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL – COUNCIL CHAMBERS
101 SOUTH MAIN ST, JOSHUA, TX 75058
MONDAY, JANUARY 6, 2020
6:30 PM**

The Planning & Zoning Commission will hold its regularly scheduled meeting on Monday, January 6, 2020 at 6:30 pm in the City Hall Council Chambers, 101 S. Main, Joshua, Texas. This meeting is open to the public and subject to the Open Meeting Laws of the State of Texas.

- A.** Call to Order and announce a quorum present.
- B.** Discuss, consider and take action on approval of Planning & Zoning Commission Meeting minutes of October 7, 2019.
- C.** Discuss, consider and take action on making an recommendation to the City Council regarding a Preliminary Plat of Lots 1-7, Block 1, Patt Mayfield Addition, an Addition to City of Joshua being a 3.819 acre tract of land located in the W.W. Byers Survey, Abstract 29, City of Joshua, Johnson County, Texas, property is located at the NE Corner of Veatch Ave. and 8th Street.
- D.** Discuss, consider and take action on scheduling the next Planning & Zoning Workshop to review the Zoning Ordinance.
- E.** 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.)
- F.** 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 30th day of December 2019 by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, TRMC, MMC
City Secretary

This notice was removed on the _____ day of _____, 2019.



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 7, 2019
6:30 PM**

Planning & Zoning Commission Members Present: John Mauldin, Place 1; Angela Kidd, Place 2; Brent Gibson, Place 5; and Robert Fleming, Place 7

Planning & Zoning Commission Members Absent: Richard Connally, Chairman; Michael Frazier, Place 3; Dennis Quinn, Place 6; and Merle Breitenstein, Alternate.

City Staff Present: Karen Mitchell, Planning Consultant; and Lisa Dawn Cabrera, City Secretary

A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The meeting was to order at 6:30 pm and a quorum was announced.

B. CONSENT AGENDA

1. Approval of minutes from the meetings dated August 15, 2019 and September 3, 2019.

Commissioner Kidd made a motion to approve the minutes as presented. Commissioner Fleming seconded the motion. The motion passed unanimously.

C. PUBLIC HEARING AGENDA

1. Case # PZ 2019-25 to receive citizen's comments regarding a replat of approximately 10.828 acres of land out of the Joshua Plaza Addition being Lots 3-A-R1-A and 3-A-R1-B, Block 1 of the Joshua Plaza Addition in the City of Joshua, Johnson County, Texas. The property is commonly known as 114 Paula with the legal description being Lot 3-A-R1, Block 1 of the Joshua Plaza Addition in the City of Joshua, Johnson County, Texas as requested by Darrell Gregory with First United Methodist Church.

The public hearing was opened at 6:31 pm.

- a. Staff Presentation

Ms. Cabrera and Ms. Mitchell gave the members of the Commission a brief overview of the zoning change request.

- b. Owner's Presentation

NA

- c. Those in Favor

No one wished to speak in favor of the request.

- d. Those Against

No one wished to speak against the request.

The public hearing was closed at 6:35 pm.

- 2. Conduct a public hearing to receive citizen's comments regarding an Ordinance of the City Council of the City of Joshua, Texas, amending the "Location of Land Use Types" contained in Section 5-3, "JSOD – Joshua Station Overlay District," of Article 5, "Special Districts" of Chapter 14, "Zoning Ordinance," of the Code of Ordinances by amending the land use area locations; providing that this ordinance shall be cumulative of all ordinances, providing a severability clause; providing a savings clause; providing a penalty; providing for publication in the official newspaper; and providing an effective date.

The public hearing was opened at 6:37 pm

- a. Staff Presentation

Ms. Cabrera gave the members of the Commission a short summary of the Ordinance.

- b. Owner's Presentation

NA

- c. Those in Favor

No one wished to speak in favor of the request.

- d. Those Against

No one wished to speak against the request.

The public hearing was closed at 6:39 pm.

D. DELIBERATION AGENDA

- 1. Case # PZ 2019-06 to consider recommendation to City Council regarding Preliminary Plat of approximately 80.287 acres of land out of the McKinney & Williams Survey, Abstract 636 and the W H Miller Survey, Abstract 603 being Lots 1-30, Block 1; Lot 1, Block 2; Lots 1-9, Block 3; Lots 1-30, Block 4; and Lots 1-12, Block 5 of the Joshua Meadows Addition, Phase 3B & 3C in the City of Joshua, Johnson County, Texas as requested by Joshua Development Company, Ltd.

Commissioner Kidd moved to approve with the condition of Valley View to be changed to Crestwood Court. Commissioner Mauldin seconded the motion. Motion passed unanimously.

- 2. Case # PZ 2019-25 to consider recommendation to City Council regarding a replat of approximately 10.828 acres of land out of Joshua Plaza Addition being Lots 3-A-R1-A and 3-A-R1-B, Block 1 of the Joshua Plaza Addition in the City of Joshua, Johnson County, Texas. The property is commonly known as 114 Paula with the legal description being Lot 3-A-R1, Block 1 of the Joshua Plaza Addition in the City of Joshua, Johnson County, Texas as requested by Darrell Gregory with First United Methodist Church.

Commissioner Fleming moved to approve the replat with the following conditions:

- 1) DA Executed

2) JSUD Letter

Commissioner Kidd seconded the motion. The motion passed unanimously.

3. Consider recommendation to City Council regarding an Ordinance of the City Council of the city of Joshua, Texas, amending the "Location of Land Use Types" contained in Section 5-3, "JSOD – Joshua Station Overlay District, " of Article 5, "Special Districts" of Chapter 14, "Zoning Ordinance, " of the Code of Ordinances by amending the land use area locations: providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing a penalty; providing for publication in the official newspaper; and providing an effective date.

Commissioner Kidd moved to approve recommending the Ordinance to the City Council for approval. Commissioner Mauldin seconded the motion. The motion passed unanimously.

E. WORK SESSION

1. Review Zoning Ordinance, zoning diagnostic report and give direction to Planning Consultant.

Ms. Karen Mitchell discussed the following items with the Planning & Zoning Commission:

- Non-Residential Lot Requirements
- Landscaping
- Setback Requirements
- Minimum lot size requirements for Commercial Property
- Platting
- Utility Easements
- Masonry Requirements
- Parking Lot Requirements
- Accessory Dwelling vs. Guest House

F. STAFF BRIEFINGS

Ms. Cabrera informed the members of the Commission of the possibility of a couple of plats and a zoning ordinance that could be on the next agenda.

G. REQUESTS FOR FUTURE REPORTS & AGENDA ITEMS

No requests were communicated to staff.

H. ADJOURNMENT

The meeting was adjourned at 8:16 pm.

Richard Connally
Planning & Zoning Chairman

ATTEST:

Alice Holloway, TRMC
City Secretary

Approved: January 6, 2020

STAFF REPORT

TO: Members of the Planning and Zoning Commission

FROM: Karen K. Mitchell, Planning Consultant

DATE OF MEETING:

Consider a recommendation to the City Council for the approval of the Preliminary 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.

HISTORY: This is 3.819 acre tract of land is an infill parcel in a developed area of Joshua. There are single family residential uses surrounding this vacant tract. This property has never been platted.

ZONING: This property is zoned R-1, Single Family Residential.

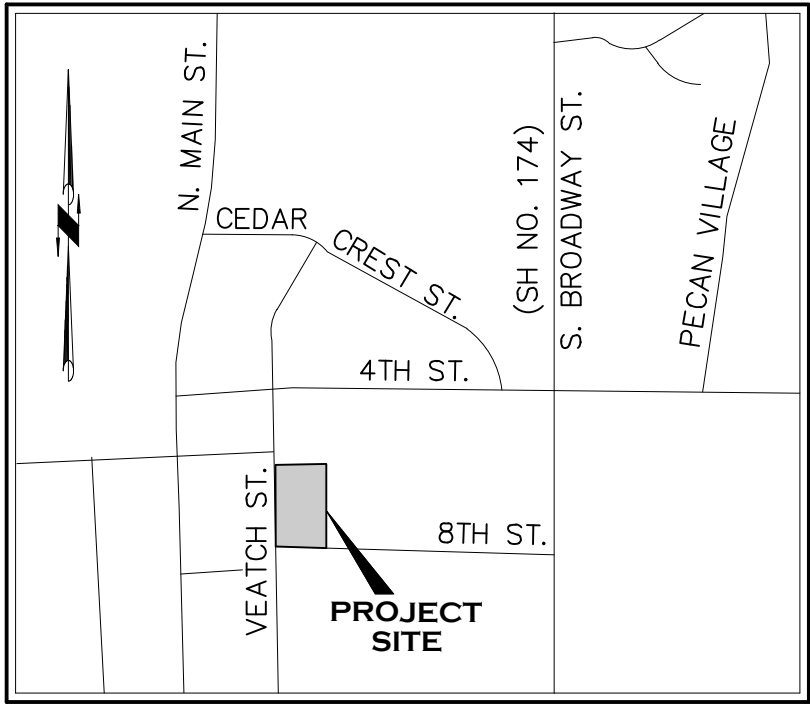
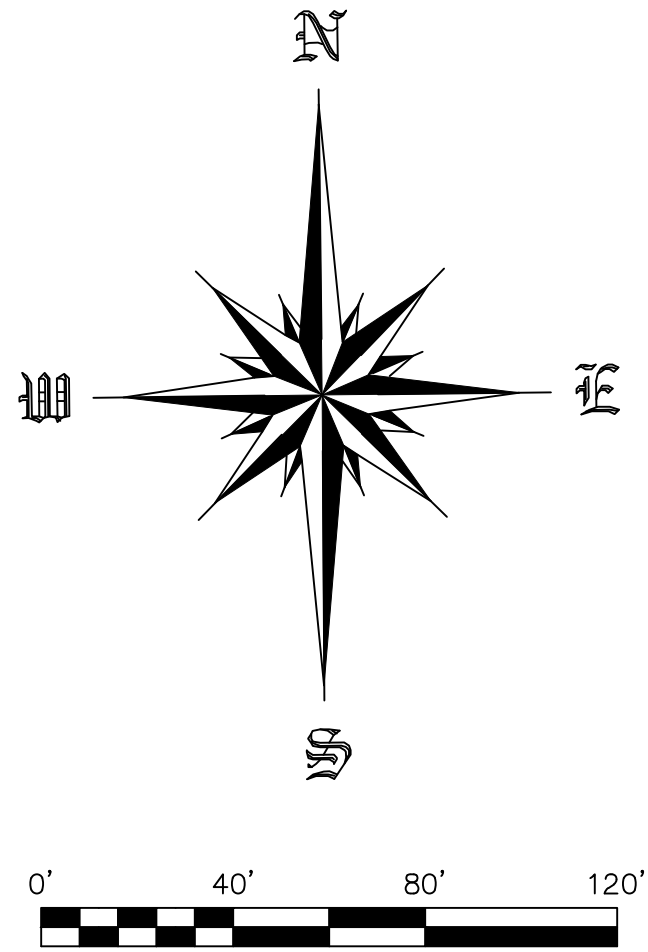
ANALYSIS: The preliminary plat is for six (6) single family residential lots all exceeding the minimum 10,000 sf requirement for this district. The applicant is also showing a 2.115 acre lot that will be dedicated to the City as a public park. A Developer Agreement will be required at time of the final plat processing. Also, a tree preservation plan will be required at time of final plat processing.

UTILITIES: Water and Wastewater will be served by Johnson County Special Utility District. A Letter of Approval of utilities will be required prior to Final Plat approval.

TRANSPORTATION: Rights-of-Way dedication is required along the length of 8th Street and varies in width from 16.73 feet down to 13.48 feet.

DRAINAGE: The applicant has submitted a preliminary drainage study which was approved by the City's Engineer. At the time of Final Plat submittal, the applicant will submit a final drainage study to be reviewed and approved by the City's Engineer.

RECOMMENDATION: It appears this application meets the minimum requirements as set forth in the City of Joshua Subdivision Ordinance.



VICINITY MAP
(NOT TO SCALE)

LEGEND

- IRF
○ IRON ROD FOUND
5/8" IRON ROD SET WITH A CAP
STAMPED "TRANS TEXAS
SURVEYING"
CIRF
(C.M.) CAPPED IRON ROD FOUND
CONTROLLING MONUMENT

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT LOTS 1-7, BLOCK 1, MAYFIELD ADDITION, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF JOSHUA ON THE ____DAY OF _____ 20____.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS, WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL. SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA.

WITNESS OUR HAND, THIS ____DAY OF _____ 20____.

CITY SECRETARY

PLAT RECORDED IN
VOLUME____,PAGE____,SLIDE____

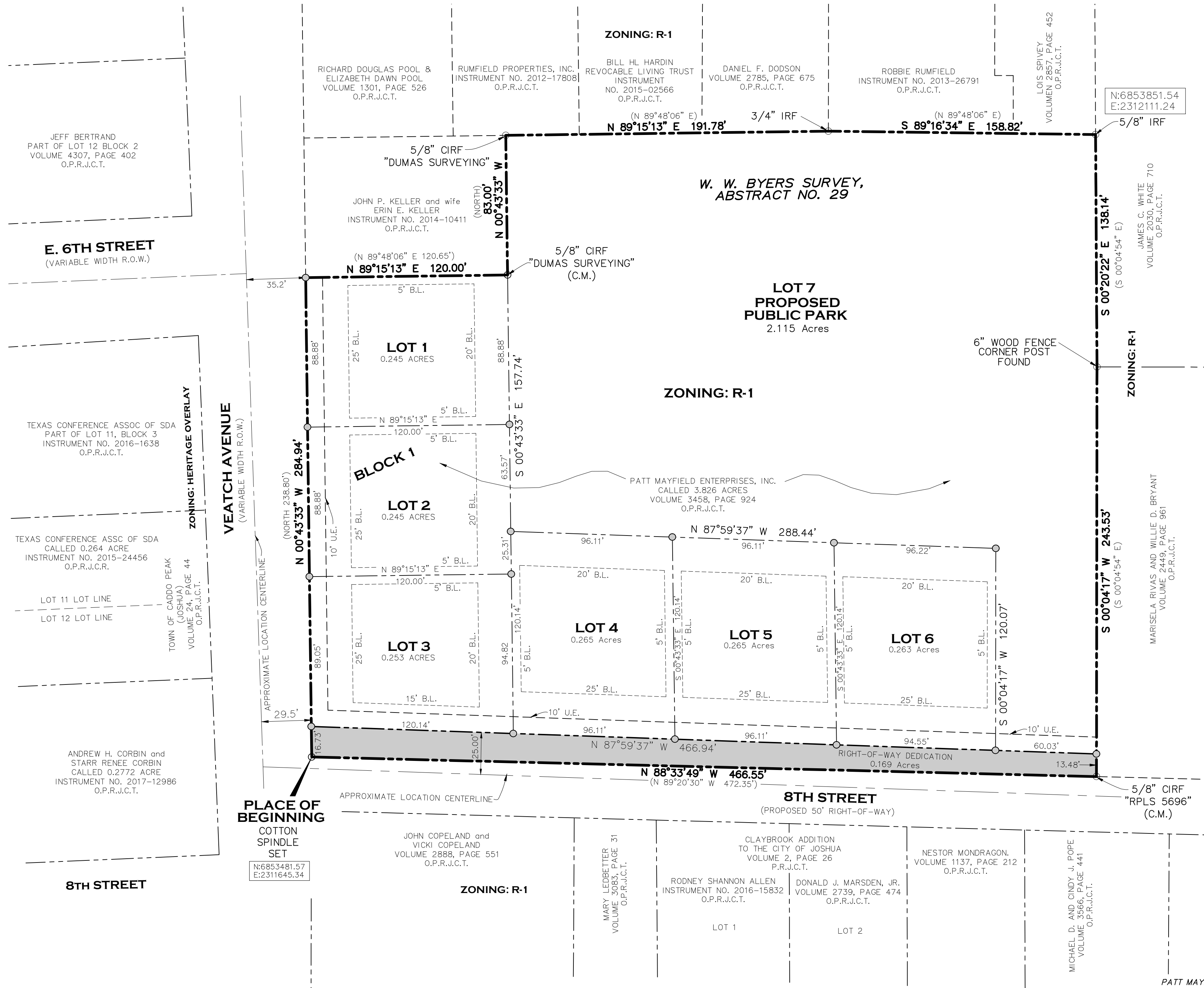
DATE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48251C0160 J, EFFECTIVE DATE DECEMBER 4, 2012. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
- () DENOTES RECORD DATA.
- 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 EXISTING IN THE SUBDIVISION.
- "THIS PROPERTY MAY BE SUBJECT TO CHARGES, RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE."
- "THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS, IF ANY ON THIS PROPERTY."
- "SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS."
- 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.
- THE OWNERS OF ALL CORNER LOTS SHALL MAINTAIN SIGHT TRIANGLES IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE.
- NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JOSHUA, SHALL BE ALLOWED 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. WHEREAS CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1) ABOVE THE 100-YEAR FLOOD ELEVATION.



PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE W.W. BYERS SURVEY, ABSTRACT NO. 29, JOHNSON COUNTY, TEXAS, AND BEING PART OF A CALLED 3.826 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3458, PAGE 924, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY TEXAS, (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE SET FOR THE SOUTHWEST CORNER OF SAID 3.826 ACRE TRACT, AND BEING IN THE INTERSECTION OF VEATCH AVENUE AND 8TH STREET;

THENCE, N 00°43'33" W, WITH THE EAST LINE OF SAID VEATCH AVENUE, A DISTANCE OF 284.94 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING", FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 3.826 ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOHN P. KELLER AND WIFE ERIN E. KELLER AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-10411, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID 3.826 ACRE TRACT AND SAID KELLER TRACT THE FOLLOWING BEARINGS AND DISTANCE:

N 89°15'13" E, A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "DUMAS SURVEYING";

N 00°43'33" W, A DISTANCE OF 83.00 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "DUMAS SURVEYING";

THENCE, WITH THE NORTH LINE OF SAID 3.826 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 89°15'13" E, A DISTANCE OF 191.78 FEET TO A 3/4" IRON ROD FOUND;

S 89°16'34"E, A DISTANCE OF 158.82 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 3.826 ACRE TRACT;

THENCE, WITH THE EAST LINE OF SAID 3.826 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

S 00°20'22" E, A DISTANCE OF 138.14 FEET TO A 6" WOOD FENCE POST FOUND;

S 00°04'17"W, A DISTANCE OF 243.53 FEET TO A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 5696" FOUND FOR THE SOUTHEAST CORNER OF SAID 3.826 ACRE T TRACT;

THENCE, N 88°33'49" W WITH THE COMMON LINE OF SAID 3.826 ACRE TRACT AND NORTH LINE OF SAID 8TH STREET, A DISTANCE OF 466.55 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 3.819 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF JOHNSON

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1 - 7 BLOCK 1, PATT MAYFIELD ADDITION, SUBDIVISION TO THE CITY OF JOSHUA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT NO OTHER PARTIES HAVE A MORTGAGE OR LIEN INTEREST IN THE THIS PROPERTY.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEED OF THE CITY.

PATT MAYFIELD ENTERPRISES, INC.

PATT MAYFIELD, PRESIDENT OF MAYFIELD ENTERPRISES, INC.

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:_____

REVIEWED FOR PRELIMINARY APPROVAL:

PLANNING & ZONING COMMISSION CHAIRMAN DATE

ATTEST: DATE

CITY SECRETARY DATE

APPROVAL FOR PREPARATION OF FINAL PLAT:

MAYOR, CITY OF JOSHUA DATE

ATTEST: DATE

CITY SECRETARY DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, ROBERT L. YOUNG, 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.

PRELIMINARY, FOR REVIEW PURPOSES ONLY.
NOT TO BE RECORDED FOR ANY REASON.

ROBERT L. YOUNG, SURVEYOR
TEXAS R.P.L.S. NO. 5400

PRELIMINARY PLAT
SHOWING

LOTS 1-7, BLOCK 1
PATT MAYFIELD ADDITION
AN ADDITION TO THE
OF THE CITY OF JOSHUA
BEING 3.819 ACRES OF LAND LOCATED IN THE
W.W. BYERS SURVEY, ABSTRACT NO. 29,
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.



401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-3545
www.transexasurveying.com

OWNERS:
PATT MAYFIELD ENTERPRISES, INC.
1113 COTTONWOOD CT.
CLEBURNE, TEXAS 76033
PHONE: 817-202-8274

Scale: 1"=40' Date: 10/18/19 DWG: 20190047-PRE-PLAT
Drawn: LGP Checked: JW Job: 20190047