



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
APRIL 04, 2022
6:30 PM**

The Planning & Zoning Commission will hold a meeting on April 4, 2022, 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/88384656258?pwd=a2h5VmgyZzF2QTlZVkpwcm14bzZrdz09>

Meeting ID: 883 8465 6258 Passcode: 670338 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 the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Commissioner Gibson announced a quorum and called the meeting to order at 6:30 pm.

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. REGULAR AGENDA

1. Discuss, consider, and possible action on approval of meeting minutes of March 07, 2022.

Motion made by Seat 3 Moore to approve the minutes, Seconded by Seat 6 Sears.

Voting Yea: Chair Gibson, Seat 2 Gage, Seat 3 Moore, Seat 4 Connally, Seat 6 Sears

2. Public hearing on a request for a rezone regarding approximately 7.02-acre tract of land in the W.W. Byers Survey, Abstract No. 29, Tract 2A and 2PT, County of Johnson, Texas, located at 143 Caddo Road to change from (R1) Single Family Residential District to the (R2) Moderate Density Residential District to allow for the construction of a townhome development.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

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

Staff Presentation-Aaron Maldonado read the following statement:

The vacant property has never been platted and will be required to do so. This property is zoned (R1) Single Family Residential District. The proposed development of this property is to allow for both properties to be platted as one lot for the construction of a townhome development. This development will be required to submit engineered construction plans and will also be required to preliminary plat and final plat, the City has agreed that these matters may be part of the construction platting review process. The proposed request complies with the Future Land Use Plan as low density residential.

Owner's Presentation

Gary Perkins-Design for new home buyers or for grandparents who wants to live closer to family. Price will start between 300,000 and 400,000. There will be a total of 48 townhomes. They will be built out of brick and hardy board all the way around.

Those in Favor-na

Those Against-na

Phillip White- Will these be owned or will they be investments. Mr. Perkins stated that he works with investors who does buy some of his projects. Mr. White stated that he also has concern regarding congestion of the roads and of drainage.

Victor Smith-Works with Gary Perkins. He is helping with the design.

Carl Keeting- Moved to Johnson County for single family housing neighborhood, able to connect with neighbors, if you change zoning, you are removing the opportunity why others are moving here from other cities. You will be taking away some wonderful things from the area.

Danny Turpin- We are screwing our City, we need a minimum of 2200 sq. ft. lot, 1/2 acre, there should be plenty room for kids to play.

Sonny Steart, We are proposing the zoning mainly for the crime rate. Over 40 percent are renters in Joshua, Listed the number of sex offenders. with the more people on that road, the crime rate, sex offenders, will increase on that road.

Shelly Anderson- Understand affordable housing is needed, but this is not they case, Believe R1 is best suited for this area. JSUD presentation shows that the plan is for 1/2 acres lots so with waivers for smaller lots, the demand is not going to be met.

Concern with traffic entry thru 6th street. Empty lots is not a bad things, This type of development is not uniform for the proposed area.

Owner's Rebuttal

Gary -He understands what we are growing through, the thing that is important is the tax base. You will be up over 9,000,000. We want to be a good neighbor.

Commissioner Gibson closed the public hearing at 7:04 pm.

3. Discuss, consider, and possible action on a request to rezone approximately 7.02-acre tract of land in the W.W. Byers Survey, Abstract No. 29, Tract 2A and 2PT, County of Johnson, Texas, located at 143 Caddo Road to change from (R1) Single Family Residential District to the (R2) Moderate Density Residential District to allow for the construction of a townhome development.

Commissioner Moore stated that he doesn't recall this area being multifamily. The future land use map shows it has R1. The owner stated that this is a undesirable approach, maybe to the owner.

Motion made by Seat 3 Moore, Seconded by Seat 6 Sears.

Voting Yea: Chair Gibson, Seat 2 Gage, Seat 3 Moore, Seat 4 Connally, Seat 6 Sears.

4. Public hearing on a request for a rezone regarding approximately 1.106 acre tract of land in the Christopher Chaney Survey, TR 22C, Abstract No. 175, County of Johnson, Joshua, Texas, located at 235 Trailwood Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a home.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

Commissioner Gibson opened the public hearing at 7:12 pm.

Staff Presentation- Aaron Maldonado read the following statement:

The property is undeveloped and has never been platted. This property is currently zoned Agricultural but will be zoned Single Family Residential pending approval from the City Council. The proposed development of this property is to allow for the construction of a residential home. Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted. Rights-of-Way dedications are being dedicated with this plat. This plat appears to meet the minimum requirements for a final plat as set forth in the City of Joshua Subdivision Ordinance therefore we recommend approval.

Owner's Presentation- Owner stated that the Intent is to build a home on the property.

Those in Favor-na

Those Against-na

Owner's Rebuttal-na

Commissioner Gibson closed the public hearing at 7:14pm.

5. Discuss, consider, and possible action on request for a rezone regarding approximately 1.106-acre tract of land in the Christopher Chaney Survey, TR 22C, Abstract No. 175, County of Johnson, Joshua, Texas, located at 235 Trailwood Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a home.

Motion made by Seat 3 Moore, Seconded by Seat 4 Connally.

Voting Yea: Chair Gibson, Seat 2 Gage, Seat 3 Moore, Seat 4 Connally, Seat 6 Sears

6. Discuss, consider, and possible action on approving a final plat regarding 1.106 acres of land known as Lot 1, Block 1, Labhart Addition, in the Christopher Chaney Survey, Abstract No. 175, County of Johnson, Joshua, Texas located at 235 Trailwood Dr.

Motion made by Seat 6 Sears, Seconded by Seat 4 Connally.

Voting Yea: Chair Gibson, Seat 2 Gage, Seat 3 Moore, Seat 4 Connally, Seat 6 Sears.

7. Discuss, consider, and possible action on approving a final plat regarding 0.935 acre of land known as Lots 1 and 2, Block 1, Black Oak Addition, in the Thomas W. Baird Survey, Abstract No. 40, County of Johnson, Texas located at 220 Ranch Road.

Motion made by Seat 3 Moore to approve pending zoning classification change, Seconded by Seat 2 Gage.

Voting Yea: Chair Gibson, Seat 2 Gage, Seat 3 Moore, Seat 4 Connally

D. ADJOURN

Commissioner Gibson adjourned the meeting at 7:18 pm.

Brent Gibson, Chair

ATTEST:

Alice Holloway, City Secretary

Approved: June 6, 2022