



**AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
MARCH 06, 2023
6:30 PM**

The Planning & Zoning Commission will hold a meeting on March 6, 2023, 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, or access the meeting via videoconference or telephone conference call.

Join Zoom Meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/87526594792?pwd=TmtxaExpUzVY0hsTHhPY1FwTXpOQT09>

Meeting ID: 87526594792 Passcode: 214811

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

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. REGULAR AGENDA

1. Discuss, consider, and possible action on the meeting minutes of January 05, 2023.
2. Public hearing on a request to consider an amendment to Tree Preservation preferred tree list contained in Ch. 14 Zoning Ordinance, Article 8.
3. Discuss, consider, and possible action on approving an amendment to Tree Preservation Ordinance preferred tree list contained in Ch.14 Zoning Ordinance, Article 8.
4. Discuss, consider, and possible action on approving a final plat regarding 6.665 acres of land known as Lots 1-3, Block 1, Alvarado Estates, M&W Survey, Abstract No. 636 and I. Burns Survey, Abstract No.

62, City of Joshua, Johnson County, Texas located at 979 and 1001 CR 705 for the future construction of a residential home.

5. Discuss, consider, and possible action on approving a final plat regarding 0.676 acres of land known as Lot 1, Block A, Rocha Addition, W.W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 106 Veatch Street for the future construction of a residential home.

D. 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 2nd day of March 2023, by 5:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
JANUARY 05, 2023
6:30 PM

The Planning & Zoning Commission held a meeting on January 05, 2023, 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/81987135958?pwd=b2lyQXBsblByV3V0RUJ2dkhRL2tmZz09>

Meeting ID: 819 8713 5958 Passcode: 287743 or call 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 meeting minutes of December 05, 2022.

Motion made by Commissioner Moore to approve the meeting minutes of December 05, 2022.

Seconded by Commissioner Connally.

Voting Yea: Chair Gibson, Commissioner Waldrup, Commissioner Moore, Commissioner Connally, Commissioner Purdom

- Item 1.
2. Discuss, consider, and possible action on approving a Final Plat regarding 8.995 acres of land known Lot 1-3, Block 1, Thormeyer Addition, George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas located at 6001 CR 1023 to allow for the construction of two residential homes.

Development Services Director Maldonado read the following statement:

The subject property has changed the zoning from the Agricultural District to the Single Family residential district. This property is zoned as (R1) Single Family Residential District. The final plat is creating 3 separate lots for the construction of 2 residential homes. Water is serviced by Johnson County Special Utility District. The right-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.

Motion made by Commissioner Purdom. Seconded by Commissioner Waldrip.
Voting Yea: Chair Gibson, Commissioner Waldrip, Commissioner Moore, Commissioner Connally, Commissioner Purdom

3. Discuss, consider, and possible action on a request of amending Tree Preservation in section 10.10.8 of the Zoning Ordinance.

Development Services Director Maldonado stated that all updates requested during the previous meeting has been made. In addition, Mr. Maldonado stated that he removed the list of unprotected trees.

Motion made by Commissioner Purdom, Seconded by Commissioner Connally.
Voting Yea: Chair Gibson, Commissioner Waldrip, Commissioner Moore, Commissioner Connally, Commissioner Purdom

D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:36 pm.



**Planning & Zoning Agenda
March 6, 2023**

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request to consider amendment to Tree Preservation preferred tree list contained in Ch. 14 Zoning Ordinance, Article 8.

- A. Staff Presentation
- B. Owner's Presentation
- C. Those in Favor
- D. Those Against
- E. Owner's Rebuttal

Background Information:

The subdivision and zoning ordinance was adopted in 2020.

Financial Information:

Only cost associated with the amendment request is the publication expense for the public hearing notice.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Staff recommends approval.

Attachments:

Notice of Public Hearing

The City of Joshua's Planning and Zoning Commission and City Council will conduct public hearings to consider amendments to Tree Preservation, preferred tree list contained in Ch.14 Zoning Ordinance, Article 8.

The Planning & Zoning Commission will conduct its public hearing on March 6, 2023, at 6:30 PM and the City Council will conduct its public hearing and consideration on March 16, 2023.

Both meetings will be held in the City Council chambers at Joshua City Hall, 101 South Main Street, Joshua, Texas 76058.



**Planning & Zoning
Agenda
March 6, 2023**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving amendment to Tree Preservation Ordinance preferred tree list contained in Ch.14 Zoning Ordinance, Article 8.

Background Information:

The subdivision and zoning ordinance was adopted in 2020.

Financial Information:

Only cost associated with the amendment request is the publication expense for the public hearing notice.

**City Contact and
Recommendations:**

Aaron Maldonado

Director of Development Services

Attachments:

1.Ordinance

CITY OF JOSHUA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, AMENDING SECTION 8.7, "PREFERRED TREE LIST," OF ARTICLE 8, "LANDSCAPE, OPEN SPACE AND TREE PRESERVATION," OF THE ZONING ORDINANCE, CONTAINED IN CHAPTER 14, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF JOSHUA, TEXAS, BY REPLACING "RED OAK" AS ONE OF THE LARGE TREES (SHADE TREES) WITH "TEXAS RED OAK" ON THE CITY'S PREFERRED TREE LIST; REPLACING "PIN OAK" AS ONE OF THE LARGE TREES (SHADE TREES) WITH "BUR OAK" ON THE CITY'S PREFERRED TREE LIST; AND ADDING "SHUMARD OAK" AS ONE OF THE LARGE TREES (SHADE TREES) ON THE CITY'S PREFERRED TREE LIST; MAKING FINDINGS RELATIVE THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council wishes to amend certain provisions contained in its current tree preference regulations in the City's Zoning Ordinance relative to Texas red oaks, bur oaks and Shumard oaks as preferred trees, as referenced herein; and

WHEREAS, the City Council has determined that such amendment would be in the best interests of the City, its residents and those who develop property in the City; and

WHEREAS, the Planning and Zoning Commission of the City of Joshua and the City Council of the City of Joshua, in compliance with the laws of the State of Texas, have given the requisite notices and after public hearings that were held before both the Planning and Zoning Commission and the City Council, the City Council has concluded that the amendments referenced in the text of this Ordinance will promote the public health, safety and welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, THAT:

SECTION 1

All of the above premises are hereby found to be true and correct and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, Section 8.7, "Preferred Tree List," of Article 8, "Landscape, Open Space and Tree Preservation," of the City's Zoning Ordinance, found in Chapter 14, "Zoning," of the Code of Ordinances of the City of

Joshua, Texas, is hereby amended as follows: Replace “Red Oak” as one of the large trees (shade trees) with “Texas Red Oak” on the City’s Preferred Tree List; Replace “Pin Oak” as one of the large trees (shade trees) with “Bur Oak” on the City’s Preferred Tree List; and Add “Shumard Oak” as one of the large trees (shade trees) on the City’s Preferred Tree List.

SECTION 3

If any word, section, article, phrase, paragraph, sentence, clause, or portion of this Ordinance or application thereto to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity which remaining portions shall remain in full force and effect.

SECTION 4

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portion of conflicting ordinances shall remain in full force and effect.

SECTION 5

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 6

This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the laws of the State of Texas.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, THIS THE 16TH DAY OF MARCH, 2023.

Scott Kimble, Mayor

ATTEST:

Alice Holloway, City Secretary

APPROVED AS TO FORM:

Terrence S. Welch, City Attorney



**Planning & Zoning Agenda
March 6, 2023**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a final plat regarding 6.665 acre of land known as Lots 1-3, Block 1, Alvarado Estates, M&W Survey, Abstract No. 636 and I. Burns Survey, Abstract No. 62, City of Joshua, Johnson County, Texas located at 979 and 1001 CR 705 for the future construction of a residential home.

Background Information:

History: The subject property has never been platted.

Zoning: This property is located in the City's Extra Territorial Jurisdiction.

Analysis: The plat is converting two tracts into three platted lots.

Utilities: Water is provided by Bethesda Water Supply Corporation. A letter of final approval has been submitted.

Transportation: Rights-of-way dedications are being dedicated with this plat.

Financial Information:

N/A

City Contact and Recommendations:

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.

Attachments:

1. Final Plat Application
2. Legal Description

3. Vicinity Map
4. Bethesda Approval Letter
5. Final Plat Alvarado Estates

Item 4.

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.

- | | | |
|--|---|--|
| <input type="checkbox"/> Pre-Application Meeting | <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Zoning Change |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Zoning Variance (ZBA) | <input type="checkbox"/> Subdivision Variance |
| <input type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Amending Plat |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Planned Development Detailed Plan |
| <input type="checkbox"/> Minor Plat | <input type="checkbox"/> Other _____ | |

PROJECT INFORMATION

Project Name: Alvarado Estates

Project Address (Location): 1001 County Road 705, Joshua, Texas 76058

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: Single Family Proposed Use: Single Family

Existing Comprehensive Plan Designation: _____ Gross Acres: 6.665

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: Matthew Hayden

Company: Trans Texas Surveying & Mapping

Address: 401 N. Nolan River Rd.

Tel: 817-556-3440

Fax: _____

City: Cleburne

State: TX

ZIP: 76033

Email: matthewh@transtexasurveying.com

Property Owner: Ruben Alvarado

Company: _____

Address: 1001 County Road 705

Tel: 417-848-1870

Fax: _____

City: Joshua

State: TX

ZIP: 76058

Email: Yessica Alvarado <yessialvarado@yahoo.com>

Key Contact: Matthew Hayden

Company: Trans Texas Surveying & Mapping

Address: 401 N. Nolan River Rd.

Tel: 817-556-3440

Fax: _____

City: Cleburne

State: TX

ZIP: 76033

Email: matthewh@transtexasurveying.com

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

SIGNATURE: Isabel Bautista

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

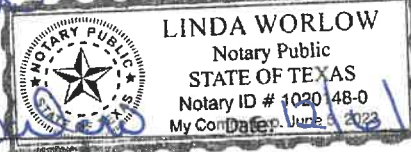
Print or Type Name: Isabel Bautista

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 6 day of Dec 2022

Notary Public

Signature: Linda Worlow



For Departmental Use Only

Case No.: _____

Project Manager: _____

Total Fee(s): _____

Check No.: _____

Date Submitted: _____

Accepted By: _____

Date of Complete Application: _____



City of Joshua Final Plat Check List

If the following is on the Plat Document, please put an "X", if it is not applicable please write in N/A.

REQUIRED DOCUMENTS

- ☒ Plat application signed by Property Owner
- ☒ Signed & Dated Completed Check List & Date Sheet by Applicant & City Staff
- ☒ Application Fee & Consultant Deposit
- ☒ Certified Tax Certificates from Tax Assessor showing no taxes owed for each parcel on the plat document
- ☒ (1) Folded Black Line 24"X 36" Paper Copy & (1) PDF Version of the Plat
- ☒ (1) Folded Black Line 24" X 36" Paper Copy & (1) PDF Version of the following:
(City Engineer may waive the requirements for any of the following; however a written request stating the reason(s) for the requirement being waived must be submitted in place of the study and an approval letter signed by the City's Engineering Consultant must be submitted prior to the application being considered complete)
 - ☐ Final Drainage Study or written waiver request
 - ☐ Final Paving Plan or written waiver request
 - ☐ Final Water & Wastewater Utility Plans or written waiver request
 - ☐ Traffic Impact Analysis or written waiver request
 - ☐ Developer's Agreement
 - ☐ Proposed or existing deed covenants/restrictions
- ☒ Approval letter from JCSUD or Bethesda Water Supply Corporation stating they are in receipt of construction plans for water/wastewater for the development
- ☐ Preliminary Plat Approval Date _____

*** Once Plat has been approved three (3) signed and notarized mylars will be required - one (1) for Johnson County, one (1) for the City, and one (1) will be returned to the property owner once recorded. ***

TECHNICAL REQUIREMENTS

If the following is on the Plat Document, please put an "X", if it is not applicable please write in N/A.

- ☒ Scale. The permissible scale: one inch (1") = Fifty feet (50'). In cases of large developments which would exceed the dimensions of the sheet at one hundred-foot (100') scale, plats may be on multiple sheets or to another known engineering scale, as approved by the Administrative Official (or designee), and in a format that will be acceptable for eventual filing at Johnson County.
 Should more than one sheet be required for the layout, there shall be included a key map showing the entire subdivision, drawn at a smaller scale, with block number and street names. The key map is to be included upon the first sheet or presented separately as a cover sheet the same size as the large-scale sheet.
- ☒ The names, addresses, phone numbers, and e-mail addresses of the owner and, if different, the subdivider and of the surveyor and/or engineer responsible for preparing the plat.

- ☒ The name of the subdivision and adjacent subdivisions, the names of streets (to conform whenever possible to existing street names) and numbers of lot and blocks, in accordance with alphabetical block arrangements and numerical lot arrangement, with accurate dimensions in feet and decimals fractions of feet, with the length of radii and of arcs of all curves, all angles, and with all other engineering information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points.
- ☒ An accurate boundary survey and description of the property, with bearings and distances referenced to survey lines and established subdivisions and showing the lines of adjacent lands and the lines of adjacent streets and alleys, with their width and names. Streets, alley and lot lines in adjacent subdivisions shall be shown in dashed lines.
- _____ The case number, as provided by the staff, shall be shown in the lower left-hand corner of the plat.
- ☒ North arrow, graphic and written scale in close proximity.
- ☒ Location map showing location of tract by references to existing streets or highways.
- ☒ Appropriate title, i.e., "final plat", to include subdivision name, City, County, State, Survey and Abstract, total gross acreage, number of lots, and date of preparation.
- ☒ Name of record owner and corresponding deed record volume and page for all adjacent unplatted tracts within one hundred feet (100), to include owners across any adjacent ROW.
- ☒ All adjacent platted property within one hundred feet (100) shown in dashed lines, labeling lot and block numbers, subdivision name, street names and plat record reference.
- ☒ Location of City limit lines and/or extraterritorial jurisdiction lines, all survey lines with survey names labeled.
- ☒ All existing easements on or adjacent to the tract shown and labeled as to type and size with dimensional ties to property corners and centerline or boundary dimensions and bearings.
- ☒ The locations, street names and dimensional centerline references to existing or approved street intersections on the perimeter of the subdivision or within one hundred feet (100) of the perimeter.
- ☒ Point of beginning labeled on plat.
- ☒ Two boundary corners geo-referenced by state plane coordinates in accordance with Section 10.10.3. (Monumentation)
- ☒ Street ROW and ROW centerline dimensioned with bearings, all streets having street names as approved by preliminary plat or names dissimilar from any existing street names. Physical features relative to the property boundary, including survey markers, and existing encroachments.
- ☒ The location and dimensions of all drainage and utility easements and pedestrian access easements.
- ☒ All building setback lines (on all streets) labeled or noted per the appropriate zoning.
- ☒ Lots to be dedicated for public use labeled as such, i.e. schools, parks, open spaces, etc., showing acreage and calculated perimeter dimensions, and the entity responsible for maintenance. Show any private uses in same manner.
- ☒ Calculated dimensions of all lots, street ROW, easements, or common area lots, etc. All curve data should be labeled including delta, radius, length and tangent. All lots must meet the minimum lot width, depth, and area requirements of the zoning district.
- ☒ Floodplain limit shown and labeled. Floodway limit shown and labeled with dimensional ties to all lot corners.
- _____ Minimum finish floor elevations shown on all lots impacted by drainage easements or intended to be filled. Finish floor note shown on plat.
- _____ For amending plats or replats, certification signed by all owners concerning deed restrictions shown.
- _____ Sight triangle note shown on the face of the plat. if applicable.
- _____ Driveway access limitation note provided, if applicable.

- ☒ The following note shall appear on the face of the plat:
 "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."
- ☒ For collector or arterial streets which have limited or no individual access, the following note may be required on the face of any plat intended to be filed in the county plat records. "No lot within this addition shall be allowed driveway access onto _____ Street".
- _____ Temporary paved turn-arounds which meet the requirements of the Design Standards are to be provided at ends of streets more than one lot deep that will be extended in the future. The following note should be placed on the plat: "Cross-hatched area is temporary easement for turn-around until street is extended [insert direction] in recorded plat."

SECTION 10.4.7 - FINAL PLAT DEDICATION, STATEMENTS, AND WAIVERS

Requirements. The final plat shall contain a statement of dedication, signed and acknowledged by the owner or owners and by all other parties who have a mortgage or lienholder interest in the property, showing all restrictions, reservations, and/or easements, if any, to be imposed and reserved in connection with the addition.

- ☒ **Certificate of Dedication.** The plat shall contain a certificate of dedication of all streets, public highways, alleys, parks and other land intended for public use, signed by the owner or owners and by all other parties who have mortgage or lien interests in the property and acknowledged before a notary public. All deed restrictions that are to be filed with the plat shall be shown or filed separately. The certificate of dedication shall be substantially in the following form:

Individual Owner(s).

STATE OF TEXAS
 COUNTY OF _____

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the _____ addition to the City of Joshua, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all rights-of-way, streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the _____ addition have been notified and signed this plat.

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.

Owner for _____

STATE OF TEXAS
 COUNTY OF _____

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 _____, 2____.

Notary Public in and for the State of Texas

My Commission Expires:

Lienholder's Ratification.

STATE OF TEXAS

COUNTY OF _____

Whereas (Lien Holder Name), acting by and through the under signed, its duly authorized agent, is (are) the lien holder(s) of the property described hereon, does (do) hereby ratify all dedications and provisions of this plat as shown.

(typed name of authorized agent, title, Lien Holder)

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 expressed and in the capacity therein stated and as the act and deed of said _____.

Given upon my hand and seal of office this ____ day of _____, 2____.

Notary Public in and for the State of Texas

My Commission Expires:

****If no liens exist, add the following statement to the end of the plat dedication:**

There are no liens against the property.

Matthew Hayden



PROPERTY DESCRIPTION
6.665 ACRES

BEING A TRACT OF LAND LOCATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636 AND THE I. BURNS SURVEY, ABSTRACT NO. 62, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 6.309 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3206, PAGE 192, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (N:6843000.93, E:2317317.03) IN THE SOUTH LINE OF A CALLED 38.963 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-18598, O.P.R.J.C.T., FOR THE NORTHEAST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3854, PAGE 845, O.P.R.J.C.T.;

THENCE, S 00°00'32" W, A DISTANCE OF 490.80 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE NORTH LINE OF COUNTY ROAD NO. 705, FOR THE SOUTHEAST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT;

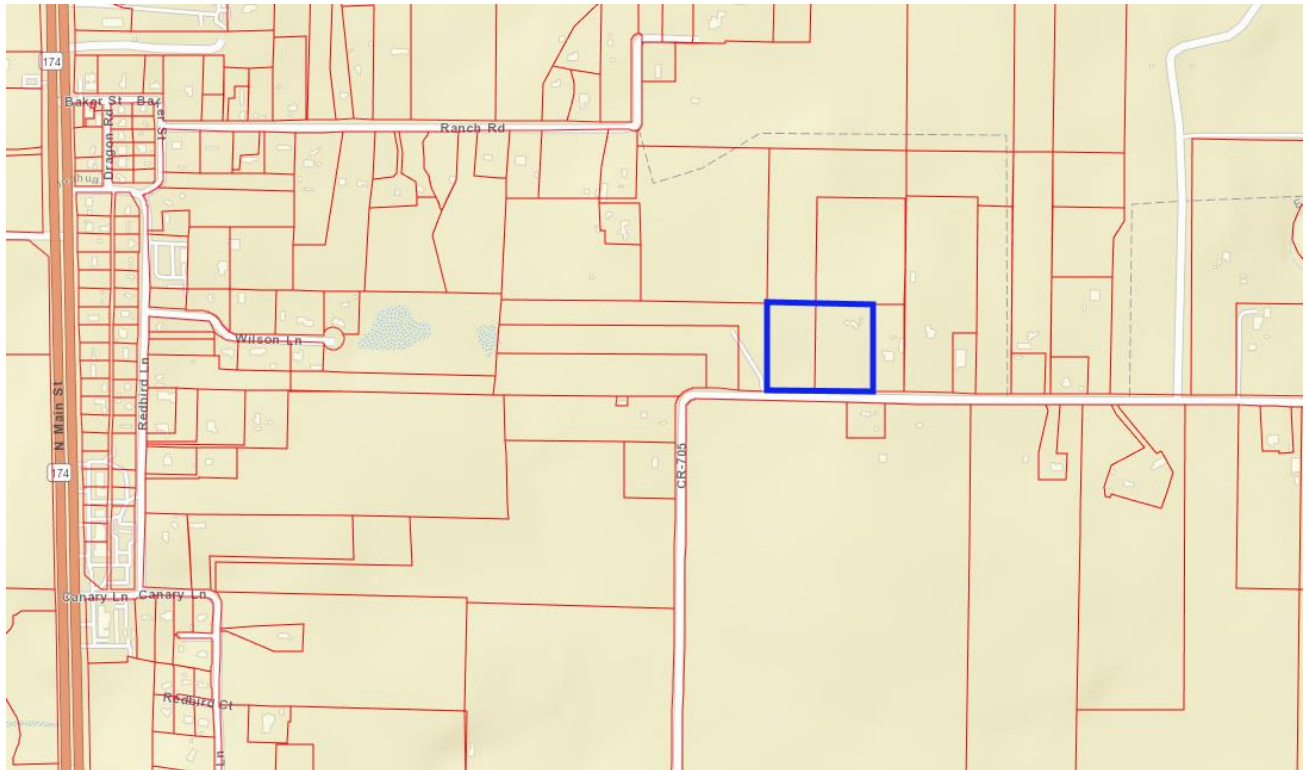
THENCE, S 89°48'43" W, WITH THE NORTH LINE OF SAID COUNTY ROAD NO. 705, A DISTANCE OF 590.66 FEET TO A 1/2" IRON ROD FOUND (N:6842508.21, E:2316726.29) FOR THE SOUTHWEST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 5.190 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-30509, O.P.R.J.C.T.;

THENCE, N 00°04'07" W, A DISTANCE OF 491.73 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID 38.963 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE NORTHEAST CORNER OF SAID 5.190 ACRE TRACT;

THENCE, N 89°54'09" E, WITH THE SOUTH LINE OF SAID 38.963 ACRE TRACT, A DISTANCE OF 591.33 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 6.665 ACRES OF LAND.**



Vicinity Map



BETHESDA WATER SUPPLY CORPORATION
P.O. BOX 130 BURLESON TX 76097
509 S. BURLESON BLVD. BURLESON TX 76028
817-295-2131 OFFICE 817-295-2686 FAX

April 28, 2022

To whom it may concern

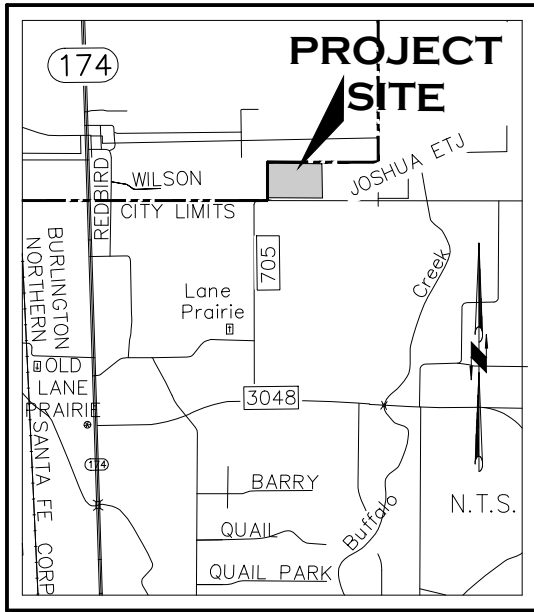
Re: approx. 6.3 acres at 1001 County Rd 705, Joshua, Johnson County Texas 76058

Bethesda Water Supply Corporation has a 2.5" main on the south side of County Rd 705 for the above listed property. The nearest fire hydrant is approximately 4900 feet east at 1411 County Rd 705. There is sufficient capacity to provide domestic water service.

Sincerely,



Chad Crafton
Bethesda WSC
817-295-2131



LEGEND

| | |
|--------|-------------------------|
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET WITH A CAP |
| | STAMPED "TRANS TEXAS |
| | SURVEYING" |
| CIRF | CAPPED IRON ROD FOUND |
| (C.M.) | CONTROLLING MONUMENT |
| U.E. | UTILITY EASEMENT |
| B.L. | BUILDING LINE SETBACK |

WHEREAS RUBEN ALVARADO AND ISABEL BAUTISTA ALVARADO ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNERS OF A TRACT OF LAND SITUATED IN THE M & W SURVEY, ABSTRACT 636 AND I. BURNS SURVEY, ABSTRACT 62, COUNTY OF JOHNSON, ACCORDING TO THE DEED RECORDED IN VOLUME 3206, PAGE 192, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636 AND THE I. BURNS SURVEY, ABSTRACT NO. 62, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 6.309 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3206, PAGE 192, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (N:6843000.93, E:2317317.03) IN THE SOUTH LINE OF A CALLED 38.963 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2013-18598, O.P.R.J.C.T., FOR THE NORTHEAST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3854, PAGE 845, O.P.R.J.C.T.;

THENCE, S 00°00'32" W., A DISTANCE OF 490.80 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE NORTH LINE OF COUNTY ROAD NO. 705, FOR THE SOUTHEAST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT;

THENCE, S 89°48'43" W, WITH THE NORTH LINE OF SAID COUNTY ROAD NO. 705, A DISTANCE OF 590.66 FEET TO A 1/2" IRON ROD FOUND (N:6842508.21, E:2316726.29) FOR THE SOUTHWEST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 5.190 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-30509, O.P.R.C.T.;

THENCE, N 00°04'07" W, A DISTANCE OF 491.73 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID 38.963 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 6.309 ACRE TRACT AND BEING THE NORTHEAST CORNER OF SAID 5.190 ACRE TRACT;

THENCE, N 89°54'09" E, WITH THE SOUTH LINE OF SAID 38.963 ACRE TRACT, A DISTANCE OF 591.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.665 ACRES OF LAND.

THAT, RUBEN ALVARADO AND ISABEL BAUTISTA ALVARADO, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAbove DESCRIBED PROPERTY AS ALVARADO ESTATES, AN ADDITION TO THE ETJ OF THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND I (WE) DO HEREBY DEDICATE THE RIGHTS OF WAY, (ALLEYS, PARKS) AND EASEMENTS SHOWN THEREON TO THE PUBLIC'S USE UNLESS OTHERWISE NOTED.

WITNESS MY (OUR) HANDS AT JOSHUA, JOHNSON COUNTY, TEXAS, THIS THE_____

DAY OF _____, 2_____.

BY: _____

BY: _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY
OF _____ 20____, BY RUBEN ALVARADO, GIVEN UNDER MY HAND
AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____DAY
OF _____, 20____, BY ISABEL BAUTISTA ALVARADO, GIVEN UNDER MY HAND
AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON AUGUST 01, 2022 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF JOSHUA.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400

AN ADDITION LOCATED IN THE ETJ OF THE CITY OF
JOSHUA, JOHNSON COUNTY, TEXAS,
BEING 6.665 ACRES OF LAND LOCATED IN THE
M & W SURVEY, ABSTRACT NO. 636 AND THE
I. BURNS SURVEY, ABSTRACT NO. 62 ,
JOHNSON COUNTY, TEXAS.

PLAT PREPARED: NOVEMBER 2022

GARLAND ELLISON TIMMONS &
PATRICIA A. TIMMONS
CALLED 14.08 ACRES
VOLUME 1970, PAGE 819
O.P.R.J.C.T.

GARLAND ELLISON TIMMONS &
PATRICIA A. TIMMONS
CALLED 8.70 ACRES
VOLUME 1970, PAGE 819
O.P.R.J.C.T.

GARLAND ELLISON TIMMONS &
PATRICIA A. TIMMONS
CALLED 6.67 ACRES
VOLUME 1983, PAGE 252
O.P.R.J.C.T.

N: 6843000.93
E: 2317317.03

**PLACE OF
BEGINNING**
1/2" IRF
(C.M.)

I. BURNS SURVEY
ABSTRACT NO. 62

MARK SMITH &
LISA SMITH
CALLED 2.00 ACRES
VOLUME 3854, PAGE 845
O.P.R.J.C.T.

JUAN J. SOTO &
CHRISTINE M. SOTO
CALLED 5.190 ACRES
INSTRUMENT NO. 2016-30509
O.P.R.J.C.T.

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT LOTS 1-3, BLOCK 1, ALVARADO ESTATE, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION 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

APPROVED: _____

CHAIRMAN _____ DATE _____

PLANNING & ZONING COMMISSION

ATTEST: _____

CITY SECRETARY _____ DATE _____

PLAT RECORDED IN
YEAR _____ INSTRUMENT # _____
DRAWER _____ SLIDE _____
DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

DAVID ALLAN WEST ETUX
RENE WEST
CALLED 69.00 ACRES
VOLUME 1959, PAGE 661
O.P.R.J.C.T.

WILLIAM EARL &
JANET EARL
CALLED 1.00 ACRE
VOLUME 1107, PAGE 97
O.P.R.J.C.T.

DAVID ALLAN WEST ETUX
RENE WEST
CALLED 69.00 ACRES
VOLUME 1959, PAGE 661
O.P.R.J.C.T.

OWNER:
RUBEN ALVARADO
1001 COUNTY ROAD 705
JOSHUA, TEXAS 76058
PH. 417-848-1870

CASE NUMBER FP2022-12



**Planning & Zoning Agenda
March 6, 2023**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a final plat regarding 0.676 acre of land known as Lot 1, Block A, Rocha Addition, W.W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 106 Veatch Street for the future construction of a residential home.

Background Information:

History: The subject property has never been platted.

Zoning: This property is zoned (R1) Single Family Residential District.

Analysis: The plat is converting one tract into a platted lot for the construction of a residential home.

Utilities: Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

Transportation: Rights-of-way dedications are being dedicated with this plat.

Financial Information:

N/A

City Contact and Recommendations:

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.

Attachments:

Item 5.

1. Final Plat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Final Plat Rocha Addition

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.

- | | | |
|--|---|--|
| <input type="checkbox"/> Pre-Application Meeting | <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Zoning Change |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Zoning Variance (ZBA) | <input type="checkbox"/> Subdivision Variance |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Amending Plat |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Planned Development Detailed Plan |
| <input checked="" type="checkbox"/> Minor Plat | <input type="checkbox"/> Other _____ | |

PROJECT INFORMATION

Project Name: Plat Approval for 106 Veatch St. Rocha Addition

Project Address (Location): 106 Veatch St, Joshua, TX 76058

Existing Zoning: R1 - Single Family Residential Proposed Zoning: R1 - Single Family Residential

Existing Use: Low Density Residential Proposed Use: Low Density Residential

Existing Comprehensive Plan Designation: _____ Gross Acres: 0.676

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: Daniel Rocha Rocha Company: Property Owner

Address: 509 Curts Dr Tel: 214-724-7699 Fax: _____

City: Grand Prairie State: TX ZIP: 75052 Email: krocharocha5@gmail.com

Property Owner: Daniel Rocha Rocha Company: _____

Address: 509 Curts Dr Tel: 214-724-7699 Fax: _____

City: Grand Praire State: TX ZIP: 75052 Email: krocharocha5@gmail.com

Key Contact: Burns Surveying Company: _____

Address: P.O. Box 997 Tel: 214-326-1090 Fax: _____

City: Rayce State: TX ZIP: 75189 Email: _____

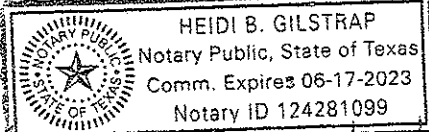
SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: Daniel Rocha Rocha
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Daniel Rocha Rocha

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 19 day of December 20 22

Heidi B. Gilstrap
Notary Public



Signature: [Signature] Date: 12/19/22

For Departmental Use Only

Case No.: MP-22-05
Permit # 22-01034-01

Project Manager: Daniel Rocha

\$150 App Fee
Total Fee(s): \$2500 Deposit

Check No: 241 & 242

Date Submitted: 12/20/22

Accepted By: [Signature]

Date of Complete Application: 12/20/22

LEGAL DESCRIPTION

WHEREAS Daniel Rocha is the sole owners of tracts of land located in the W.W. BYERS SURVEY, Abstract No. 29, City of Joshua, Johnson County, Texas, and being the same tract of land described in deed to Daniel Rocha, recorded in Instrument No. 2022-31377, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

Beginning at 1/2 inch iron rod found in the East line of Veatch Street, at the Southwest corner of a tract of land described in deed to Glen David Walden and Kenneth Odom, recorded in Instrument No. 2018-18849, Official Public Records, Johnson County, Texas;

Thence South 89 deg. 03 min. 41 sec. East, a distance of 416.34 feet to a 1/2 inch iron rod found in the West line of a tract of land described in deed to Nathaniel L. Mayfield, recorded in Instrument No. 201200027070, Official Public Records, Johnson County, Texas, at the Southeast corner of said Walen and Odom tract;

Thence South 01 deg. 13 min. 06 sec. West, along said West line, a distance of 68.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set at the Northeast corner of a tract of described in deed to Lloyd Earl Brawner and Linda M. Brawner, recorded in Instrument NO. 201400009322, Official Public Records, Johnson County, Texas;

Thence North 88 deg. 58 min. 23 sec. West, a distance of 309.01 feet to a 3/8 inch iron rod found for corner in the North line of a tract of land described in deed to LOBP Properties, LLC, recorded in Instrument No. 2015-1874, Official Public Records, Johnson County, Texas;

Thence South 00 deg. 57 min. 13 sec. East, along said North line, a distance of 11.00 feet to a 5/8 inch iron rod found for corner;

Thence North 89 deg. 43 min. 35 min. West, a distance of 107.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set for corner in the said East line of Veatch Street;

Thence North 01 deg. 13 min. 06 sec. East, along said East line, a distance of 79.77 feet to the PLACE OF BEGINNING and containing 29,436 square feet or 0.676 of an acre of land.



Vicinity Map





February 3, 2023

Location: Rocha Addition
Lot 1 Block A
Veatch St, Joshua TX

To Whom This May Concern:

Pursuant your request, I can confirm that the aforementioned property is located within the service area of Johnson County Special Utility District (JCSUD). JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and Public Utility Commission (PUC). The water supplied complies with standard governing chemical and bacteriological quality of drinking water.

Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

A final plat was submitted for review to the District. A copy of the plat, approved by JCSUD, is enclosed with this letter.

Sincerely,

Kimberly J Wilson
Easement Analyst
(817) 760-5204

Enclosure: Submitted Plat for Approval

