



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
JANUARY 06, 2025
6:30 PM

The Planning & Zoning Commission will hold a meeting 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/82846403363?pwd=WsJKd2XUqLEibNYaxtU4ZWPaAilIyP.1>

Meeting ID: 82846403363 Passcode: 295424

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 November 4, 2024, meeting minutes.
2. Public hearing on a request for a zoning change regarding approximately 0.317 acres of land in the W. W. Byers Survey, Abstract Number 29, Lots 1 Thru 4, BLK 18, Original Town of Joshua, County of Johnson, Texas, located at 101 Santa Fe, to change from (R-1) Single Family Residential District to the (R2) Moderate Density Residential District, to allow for a zero lot line single-family detached units on separate lots.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

3. Discuss, consider, and possible action on a request for a zoning change regarding approximately 0.317 acres of land in the W. W. Byers Survey, Abstract Number 29, Lots 1 Thru 4, BLK 18, Original Town of Joshua, County of Johnson, Texas, located at 101 Santa Fe, to change from (R-1) Single Family

Residential District to the (R2) Moderate Density Residential District, to allow for a zero lot line single-family detached units on separate lots.

4. Discuss, consider, and possible action on approving a Replat regarding 0.317 acres of land, Lots 1 through 4 Block 18, Original Town of Joshua, in the W. W. Byers Survey, Abstract No. 29, County of Johnson, Texas, locally known as 101 Santa Fe Street, to allow for a zero-lot line single-family detached units on separate lots.

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 551.071 for private consultation with the attorney for the City.

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 817/556-0603.

CERTIFICATE:

I hereby certify that the above agenda was posted on December 27, 2024 by 12:00 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
NOVEMBER 04, 2024
6:30 PM

The Planning & Zoning Commission will hold a meeting on November 4, 2024, 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/81407271933?pwd=etV3Pk4Sogz8yb5EmPdBdFoq3r9jKo.1>

Meeting ID: 814 0727 1933 Passcode: 361631

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Commissioner Gibson announced a quorum and called the meeting to order at 6:31 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 October 7, 2024, meeting minutes.

Motion made by Commissioner Purdom to approve the minutes as presented. Seconded by Commissioner Allred Sr.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Purdom, Alternate 2 Sales

2. Discuss, consider, and possible action on approving a Site Plan regarding 1.15560 acres of land, Lot 7A, Block 1, in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located at 1044 South Broadway to allow for a restaurant.

Motion made by Alternate 2 Sales to approve the Site Plan as presented. Seconded by Commissioner Allred Sr. Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Purdom, Alternate 2 Sales

D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:36 pm.

Item 1.

Approved: January 06, 2025

Brent Gibson, Chair

ATTEST:

Alice Holloway, City Secretary



**Planning & Zoning Agenda
January 6, 2025**

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for a zoning change regarding approximately 0.317 acres of land in the W. W. Byers Survey, Abstract Number 29, Lots 1 Thru 4, BLK 18, Original Town of Joshua, County of Johnson, Texas, located at 101 Santa Fe, to change from (R-1) Single Family Residential District to the (R2) Moderate Density Residential District, to allow for a zero lot line single-family detached units on separate lots.

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

Background Information:

HISTORY: The subject property will need to be replatted into three lots.

ZONING: The property is zoned (R-1) Single Family Residential District.

ANALYSIS: The purpose of the rezoning is to build three zero-lot line single-family homes in accordance with the R-2 Moderate Density Residential District area regulations of Chapter 14A Zoning Ordinance Section 6.9.4 as shown below.

6.9.4

ZERO LOT LINE AREA REGULATIONS.

F.

Size of Lots.

1.

Minimum Lot Area - 3,750 square feet.

2.

Minimum Lot Width - 35 feet.

3.

Minimum Lot Depth - 100 feet.

G.

Size of Setbacks.

1.

Minimum Front Setback - 20 feet.

2.

Minimum Side Setback - 0 feet one side, 10 feet from a remaining side or 15 feet from a side street.

3.

Minimum Rear Setback - 15 feet.

H.

Maximum Lot Coverage -

None.

I.

Minimum Dwelling Unit Area -

1,000 square feet per unit

J.

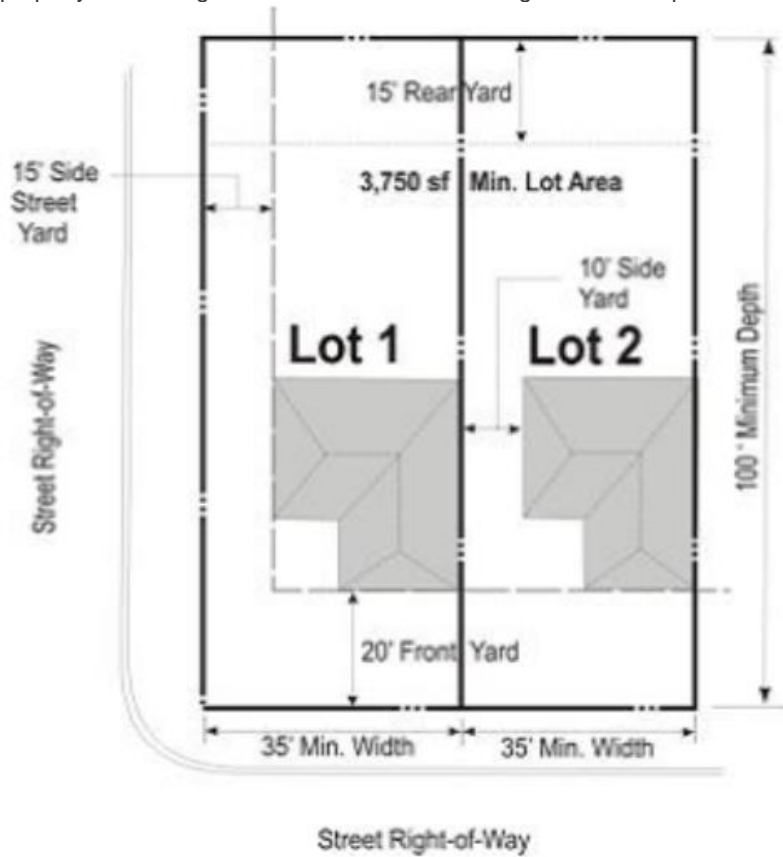
Maximum Height -

35 feet.

K.

Zero Lot Line Designation -

At the time of platting of any zero lot line product, in the Single-Family Attached Option and the Zero Lot Line Option, the property line having the zero lot line shall be designated on the plat.



Financial Information:

The 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. Public written notices sent out not less than 10 days before the P&Z public hearing and at least 15 days before the City Council public hearing.

Item 2.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Rezone Application
- 2) Legal Description
- 3) Tax Certificate
- 4) Property Owner Letter
- 5) Vicinity Map
- 6) Public Notice

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: _____ 3 lots

Project Address (Location): 101 Santa Fe Street

Existing Zoning: R-1 Proposed Zoning: R-2

Existing Use: Residential Proposed Use: Residential

Existing Comprehensive Plan Designation: _____ Gross Acres: _____

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: Marcus Miller Company: Lonestar Land Surveying

Address: 3521 SW Wilshire Blvd., Suite A Tel: 817-935-8701 Fax: _____

City: Joshua State: Tx ZIP: 76058 Email: Marcus.Miller@lonestarlandsurveying.com

Property Owner: Adage Investments LLC Company: _____

Address: PO Box 6460 Tel: 817-994-5420 Fax: _____

City: Joshua State: TX ZIP: 76058 Email: scottatwood@axiom-engineering.com

Key Contact: Marcus Miller Company: Lonestar Land Surveying

Address: 3521 SW Wilshire Blvd., Suite A Tel: 817-935-8701 Fax: _____

City: Joshua State: Tx ZIP: 76058 Email: Marcus.Miller@lonestarlandsurveying.com

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

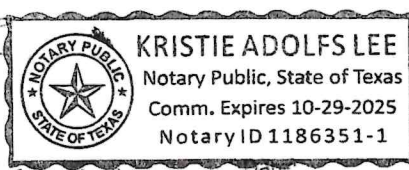
SIGNATURE: Scott A Atwood
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Scott Atwood

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 15 day of June 2024

Kristie Adolfs Lee
Notary Public



Signature: Kristie Adolfs Lee Date: 6/1/24

For Departmental Use Only

24-00807-01
Case No.: P224-03

Project Manager: S. Atwood

Total Fee(s): 3,000.00

Check No.: 1104

Date Submitted: 10-31-24

Accepted By: em

Date of Complete Application: 10-31-24

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS ADAGE INVESTMENTS LLC., IS THE SOLE OWNER OF A 0.317 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 1 THRU 4, BLOCK 18, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ELEVENTH STREET, AN 80' RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY LINE OF SANTA FE STREET, A 50' RIGHT-OF-WAY;

THENCE SOUTH 02 DEGREES 26 MINUTES 05 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE , A DISTANCE OF 120.10 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHEAST CORNER OF SAID LOT 4, SAME BEING THE NORTHEAST CORNER OF LOT 5, SAID BLOCK 18, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 02 DEGREES 39 MINUTES 40 SECONDS EAST, A DISTANCE OF 68.81 FEET;

THENCE SOUTH 87 DEGREES 28 MINUTES 08 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 4, BEING COMMON WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 114.93 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED " RPLS 5544" AT THE SOUTHWEST CORNER OF SAID LOT 4, SAME BEING THE NORTHWEST CORNER OF SAID LOT 5, AND BEING ON THE EAST LINE OF A 20' ALLEY ADJACENT TO SAID BLOCK 18 (NAMED MANSON STREET), FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" BEARS FOR REFERENCE SOUTH 02 DEGREES 33 MINUTES 57 SECONDS EAST, A DISTANCE OF 68.74 FEET;

THENCE NORTH 02 DEGREES 27 MINUTES 00 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID 20' ALLEY, A DISTANCE OF 120.20 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BEING AT THE INTERSECTION OF SAID EAST LINE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID ELEVENTH STREET;

THENCE NORTH 87 DEGREES 31 MINUTES 08 SECONDS EAST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 114.96 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.317 ACRES OR 13,810 SQUARE FEET OF LAND, MORE OR LESS.

TAX CERTIFICATE FOR ACCOUNT : 126-3490-03610
 AD NUMBER: R000050740
 GF NUMBER:
 CERTIFICATE NO : 16302671

PAGE 1 OF 1

DATE : 11/13/2024
 FEE : \$0.00

COLLECTING AGENCY

Johnson County
 P O BOX 75
 CLEBURNE TX 76033-0075

PROPERTY DESCRIPTION

LOT 1,2,3,4|BLK 18|ORIGINAL TO
 WN JOSHUA

0000101 SANTA FE ST
 0.317 ACRES

REQUESTED BY

ADAGE INVESTMENTS LLC

PROPERTY OWNER

ADAGE INVESTMENTS LLC

PO BOX 6460
 FORT WORTH TX 76115

PO BOX 6460
 FORT WORTH TX 76115

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES			
LAND MKT VALUE:	45,000	IMPROVEMENT :	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	45,000	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

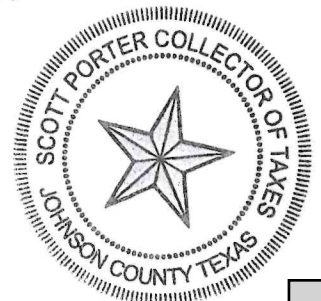
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2024	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2024	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2024	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2024	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2024	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2024	JOSHUA ISD	0.00	0.00	0.00	0.00	0.00	0.00
2024 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 11/2024 : \$0.00

ISSUED TO : ADAGE INVESTMENTS LLC
 ACCOUNT NUMBER: 126-3490-03610

CERTIFIED BY : Breana H , JOHNSON COUNTY

There may be a cost and/or
 Fees that are unknown to the
 Johnson County Tax office





Axiom Management & Engineering, Inc.

P.O. Box 6460
Fort Worth, Texas 76115

(817) 994-5420
Firm # F-3654

October 31, 2024

Mr. Aaron Maldonado
City of Joshua Building Official
Joshua, Texas 76058

RE: Re-Zoning and Replatting Request to R-2 Moderate Density Residential District
101 Santa Fe Street (Lots 1R, 2R, 3R Block 18)
Joshua, Texas

Dear Mr. Maldonado:

Adage Investments, LLC is desiring to re-zone and re-plot the above referenced location to "R-2 Moderate Density Residential District". Axiom Management and Engineering, Inc. is working on behalf of Adage Investments, LLC. We are submitting a re-zoning and replatting request for the above subject property. Based upon the City's requirements, the following letter is in addition to the application. To support the Re-Zoning request, we are desiring to re-plot the existing (4) lots into (3) larger lots. The proposed replat is attached to this letter for reference. The purpose is to build (3) Zero-lot line single family homes in accordance with the R-2 Zoning requirements.

As per the City of Joshua's Zoning Ordinance, *R-2 Moderate Density Residential District* is suitable as a buffer between single family and higher intensity uses. We believe this request meets the intent of the Zoning criteria. This request is compatible with the Comprehensive Land Use Plan and will be a great addition to the community.

The benefits to the City of Joshua for granting this request are:

1. Affordable housing choices for the community.
2. Individual home ownership.
3. Starter home potential for first-time home buyers.
4. A great choice of downsizing for empty nesters or single individuals or parents.
5. The continuing of the redevelopment and revitalization of the area west of Downtown.
6. Increased in customers to the existing businesses of Downtown redevelopment of Joshua.
7. Increase in foot traffic to the Downtown redevelopment.
8. Increase in a multi-year higher tax base to the City of Joshua and Joshua ISD.
9. Maintain continuity with the existing properties.

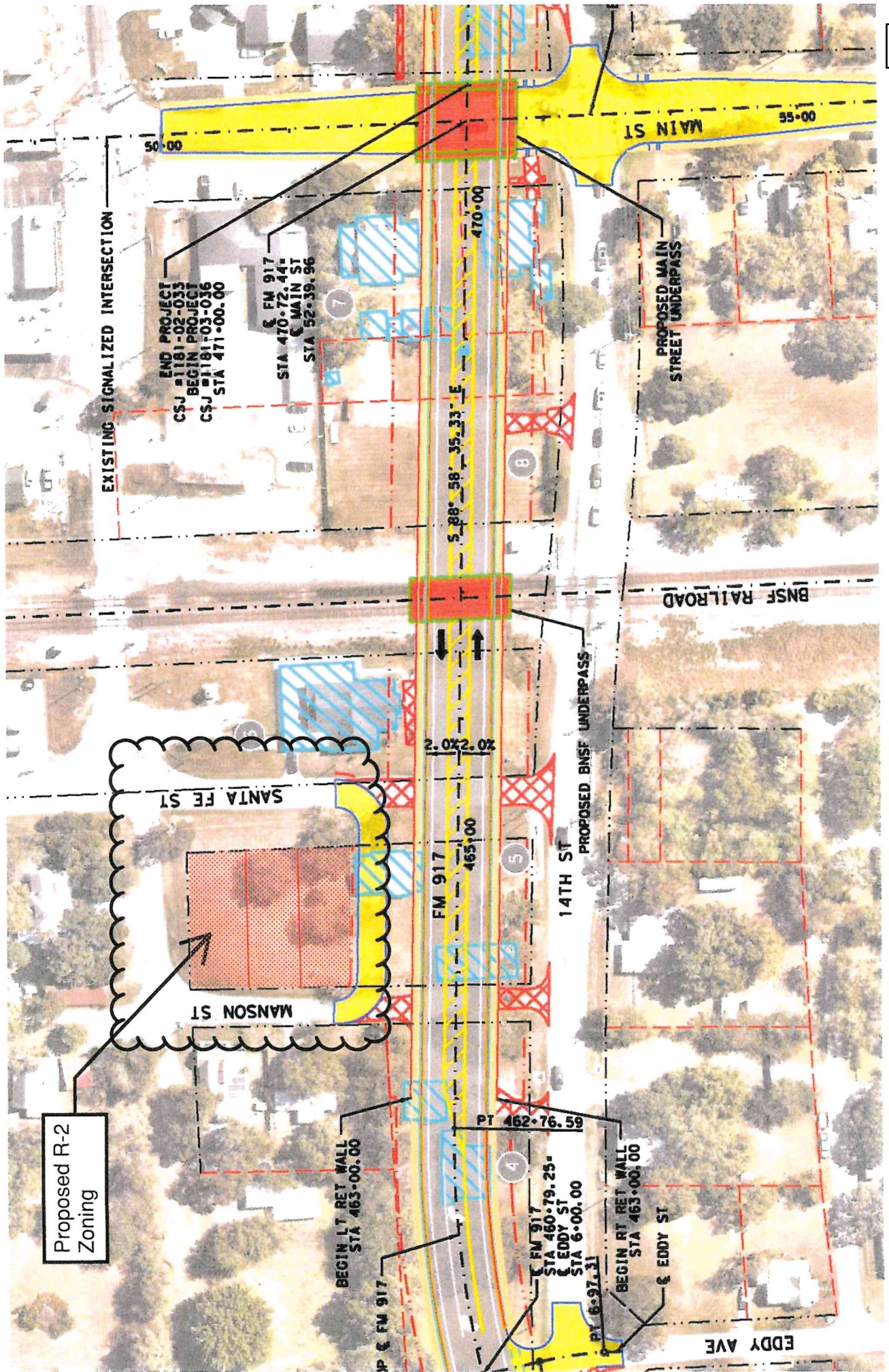
As part of this request, the lots need to be replatted. These lots were part of the Original Old Town Joshua Plat. Current/Modern day Zoning is in conflict with the existing conditions and platting. The R-1 zoning requires a depth is 120'. These lots are only 115' deep. The original platted lots are 115' (D) x 30' (W). We are requesting (1) 115'(D) x 50'(W) corner lot and (2) 115'(D) x 35'(W) interior lots.

If you have any questions, please do not hesitate in contacting me at (817) 994-5420.

Sincerely,

Scott A. Atwood, P.E.
President

Requirements for R-2	Required	Provided	Complies
Minimum Lot Area	3,750 sf	4,887 sf; 5,462 sf	YES
Minimum Lot Width	35'	42.5', 47.5'	YES
Minimum Lot Depth	100'	115'	YES
Setback - Front	20' Minimum	20' or greater	YES
Setback - Side	0' Minimum one side, 10' Minimum one side or 15' Minimum from Side Street	0' or greater 10' or greater 15' or greater	YES YES YES
Setback - Rear	15' Minimum	15' or greater	YES
Maximum Lot Coverage	None	To be provided	YES
Minimum Dwelling Unit	1,000 sf	1,000 sf or greater	YES
Maximum Height	35'	35' or less	YES
Zero Lot Line Designation	Yes	To be provided	YES



Proposed R-2 Zoning

Notice of Public Hearing

Notice is hereby given that the City of Joshua's Planning and Zoning Commission and City Council will conduct public hearings to consider the request for a zoning change from the (R1) Single Family Residential District to the (R2) Moderate Density Residential District on approximately 0.317 acre tract of land in the W. W. Byers Survey, Abstract No. 29, Lots 1 thru 4, Block 18, Original Town of Joshua, County of Johnson, Texas, located at 101 Santa Fe St. The purpose of this request is to allow for a zero-lot line single-family detached units on separate lots.

The Planning and Zoning Commission will conduct its public hearing on January 6, 2025, at 6:30 PM, and the City Council will conduct its public hearing and consideration on January 16, 2025, at 6:30 PM. Both meetings will be held in the City Council Chambers at Joshua City Hall, 101 South Main Street, Joshua, TX 76058.



**Planning & Zoning
Agenda January 6, 2025**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on a request for a zoning change regarding approximately 0.317 acres of land in the W. W. Byers Survey, Abstract Number 29, Lots 1 Thru 4, BLK 18, Original Town of Joshua, County of Johnson, Texas, located at 101 Santa Fe, to change from (R-1) Single Family Residential District to the (R2) Moderate Density Residential District, to allow for a zero lot line single-family detached units on separate lots.

Background Information:

HISTORY: The subject property will need to be replatted into three lots.

ZONING: The property is zoned (R-1) Single Family Residential District.

ANALYSIS: The purpose of the rezoning is to build three zero-lot line single-family homes in accordance with the R-2 Moderate Density Residential District area regulations of Chapter 14A Zoning Ordinance Section 6.9.4 as shown below.

6.9.4

ZERO LOT LINE AREA REGULATIONS.

F.

Size of Lots.

1.

Minimum Lot Area - 3,750 square feet.

2.

Minimum Lot Width - 35 feet.

3.

Minimum Lot Depth - 100 feet.

G.

Size of Setbacks.

1.

Minimum Front Setback - 20 feet.

2.

Minimum Side Setback - 0 feet one side, 10 feet from a remaining side or 15 feet from a side street.

3.

Minimum Rear Setback - 15 feet.

H.

Maximum Lot Coverage -

None.

I.

Minimum Dwelling Unit Area -

1,000 square feet per unit

J.

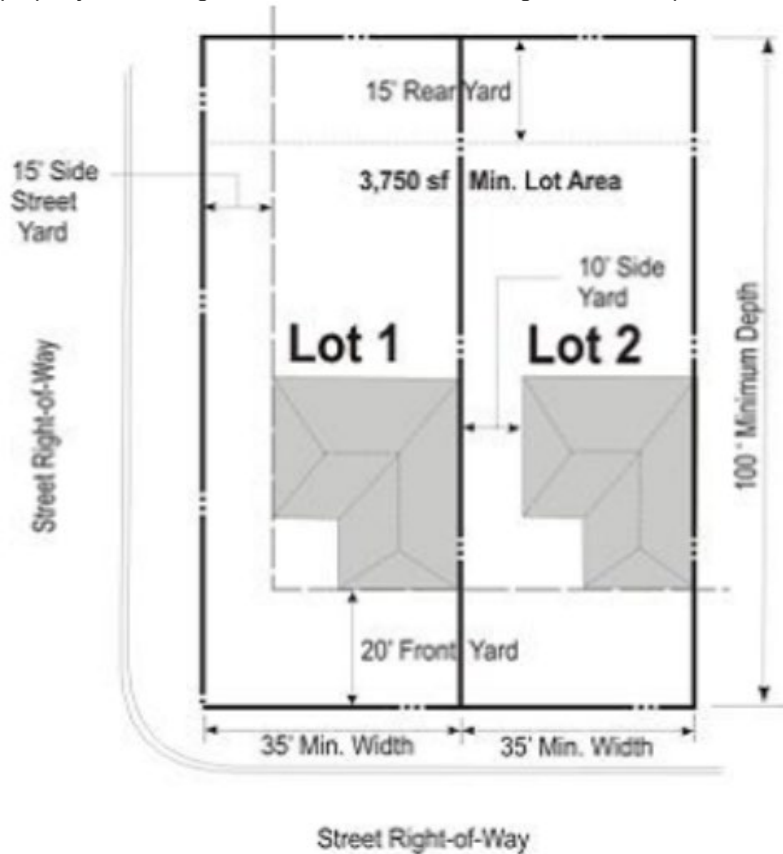
Maximum Height -

35 feet.

K.

Zero Lot Line Designation -

At the time of platting of any zero lot line product, in the Single-Family Attached Option and the Zero Lot Line Option, the property line having the zero lot line shall be designated on the plat.



Financial Information:

The 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. Public written notices sent out not less than 10 days before the P&Z public hearing and at least 15 days before the City Council public hearing.

City Contact and Recommendations:



**Planning & Zoning Agenda
January 6, 2025**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a Replat regarding 0.317 acres of land, Lots 1 thru 4 Block 18, Original Town of Joshua, in the W. W. Byers Survey, Abstract No. 29, County of Johnson, Texas, locally known as 101 Santa Fe Street, to allow for a zero lot line single-family detached units on separate lots.

Background Information:

History: The subject property is platted as lots 1 thru 4.

Zoning: This property is zoned as (R-1) Single Family Residential.

Analysis: The purpose of the replat is to create three separate lots to allow for the construction of single-family detached units on separate lots.

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

Transportation: Rights-of-way dedication has been dedicated.

Financial Information:

N/A

City Contact and Recommendations:

This plat appears to meet the minimum requirements for a replat as set forth in the City of Joshua Subdivision Ordinance therefore, we recommend approval.

Aaron Maldonado

Director of Development Services

Attachments:

1. Replat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Replat Original Town of Joshua Lot 1R & 2R

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.

- Pre-Application Meeting
- Conditional Use Permit
- Preliminary Plat
- Replat
- Minor Plat
- Comprehensive Plan Amendment
- Zoning Variance (ZBA)
- Final Plat
- Planned Development Concept Plan
- Zoning Change
- Subdivision Variance
- Amending Plat
- Planned Development Detailed Plan
- Other _____

PROJECT INFORMATION

Project Name: _____

Project Address (Location): 101 Santa Fe Street

Existing Zoning: R-1 Proposed Zoning: R-2

Existing Use: Residential Proposed Use: Residential

Existing Comprehensive Plan Designation: _____ Gross Acres: _____

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: Marcus Miller Company: Lonestar Land Surveying

Address: 3521 SW Wilshire Blvd., Suite A Tel: 817-935-8701 Fax: _____

City: Joshua State: Tx ZIP: 76058 Email: Marcus.Miller@lonestarlandsurveying.com

Property Owner: Adage Investments LLC Company: _____

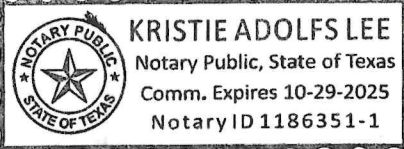
Address: PO Box 6460 Tel: 817-994-5420 Fax: _____

City: Joshua State: TX ZIP: 76058 Email: scottatwood@axiom-engineering.com

Key Contact: Marcus Miller Company: Lonestar Land Surveying

Address: 3521 SW Wilshire Blvd., Suite A Tel: 817-935-8701 Fax: _____

City: Joshua State: Tx ZIP: 76058 Email: Marcus.Miller@lonestarlandsurveying.com

<p>SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)</p> <p>SIGNATURE: <u>Scott A Atwood</u> <small>(Letter of authorization required if signature is other than property owner)</small></p> <p>Print or Type Name: <u>Scott Atwood</u></p> <p>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.</p> <p>Given under my hand and seal of office on this <u>15</u> day of <u>June</u> 20<u>24</u></p> <p><u>Kristie Adolfs Lee</u> Notary Public</p> <div style="text-align: center;">  </div> <p>Signature <u>Kristie Adolfs Lee</u> Date: <u>6/1/24</u></p>	<p>For Departmental Use Only</p> <p><u>24-00808-01</u> Case No.: <u>RP24-07</u></p> <p>Project Manager: <u>S. Atwood</u></p> <p>Total Fee(s): <u>3,015.00</u></p> <p>Check No: <u>1105</u></p> <p>Date Submitted: <u>10-31-24</u></p> <p>Accepted By: <u>em</u></p> <p>Date of Complete Application <u>10-31-24</u></p>
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CITY OF JOSHUA Planning and Development • City Hall 101 S. Main Street, Joshua, Texas 76058 817.558.7447

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS ADAGE INVESTMENTS LLC., IS THE SOLE OWNER OF A 0.317 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 1 THRU 4, BLOCK 18, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

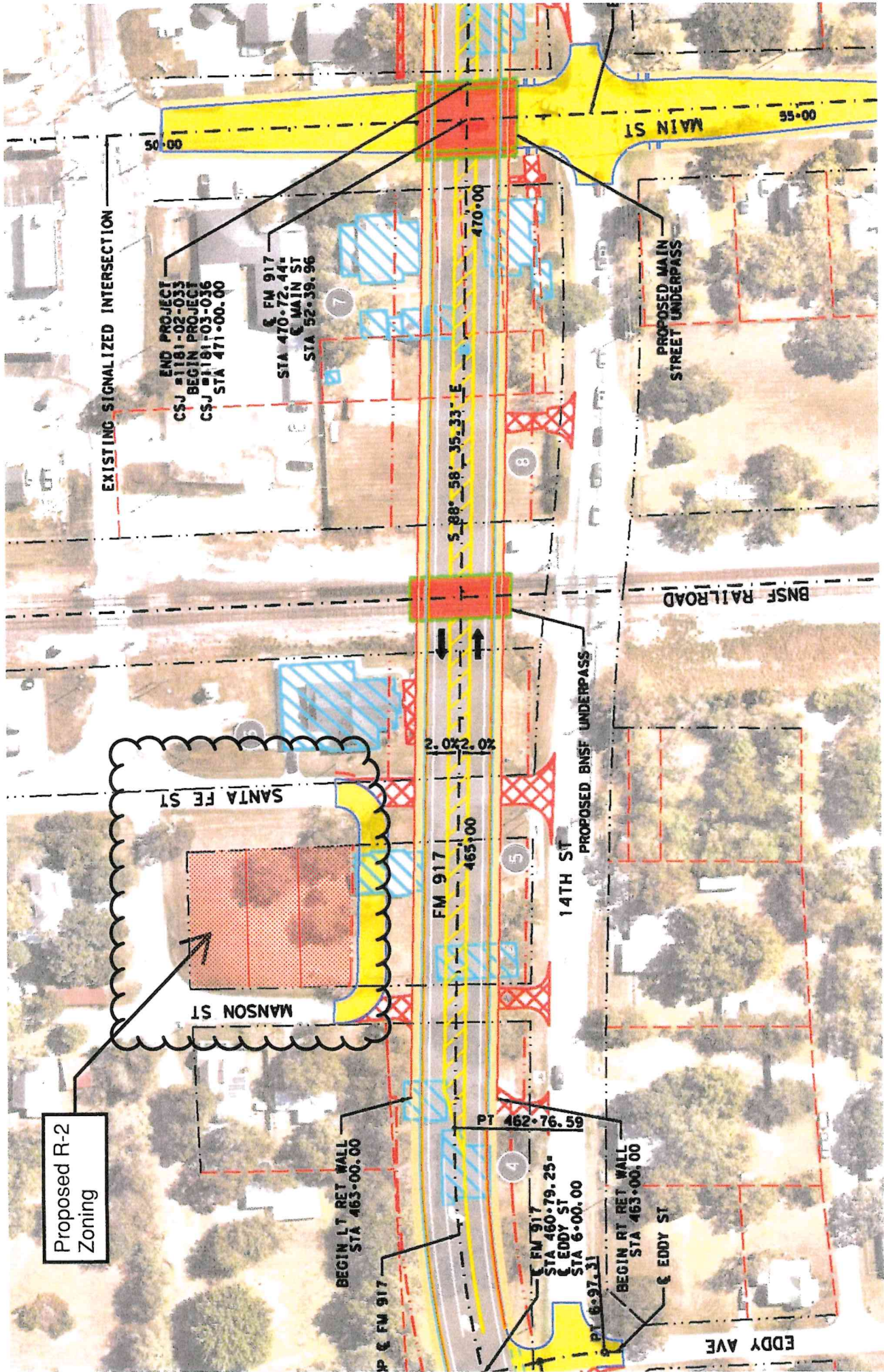
BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ELEVENTH STREET, AN 80' RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY LINE OF SANTA FE STREET, A 50' RIGHT-OF-WAY;

THENCE SOUTH 02 DEGREES 26 MINUTES 05 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE , A DISTANCE OF 120.10 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHEAST CORNER OF SAID LOT 4, SAME BEING THE NORTHEAST CORNER OF LOT 5, SAID BLOCK 18, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 02 DEGREES 39 MINUTES 40 SECONDS EAST, A DISTANCE OF 68.81 FEET;

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Plat Review

Date: June 25, 2024

To: Marcus Miller; Marshall Miller
From: Kim Wilson

Subject: Original Town of Joshua, Lots 1R, 2R, and 3R Block 18

Johnson County Special Utility District (JCSUD) has received the Replat for the review of Original Town of Joshua, Lots 1R, 2R, and 3R, Block 18. The development is located within the Certificate of Convenience and Necessity (CCN) granted by the State. JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and the Public Utility Commission (PUC).

The requirements of the development's infrastructure are checked below:

- No infrastructure is needed, and the development can connect to the JCSUD System.
- Required to connect by installing required taps and/or road crossings.
- Required to install infrastructure listed below:
- Development has not submitted a Non-Standard Application/Utility Plans and will be required to follow the JCSUD Development Process.

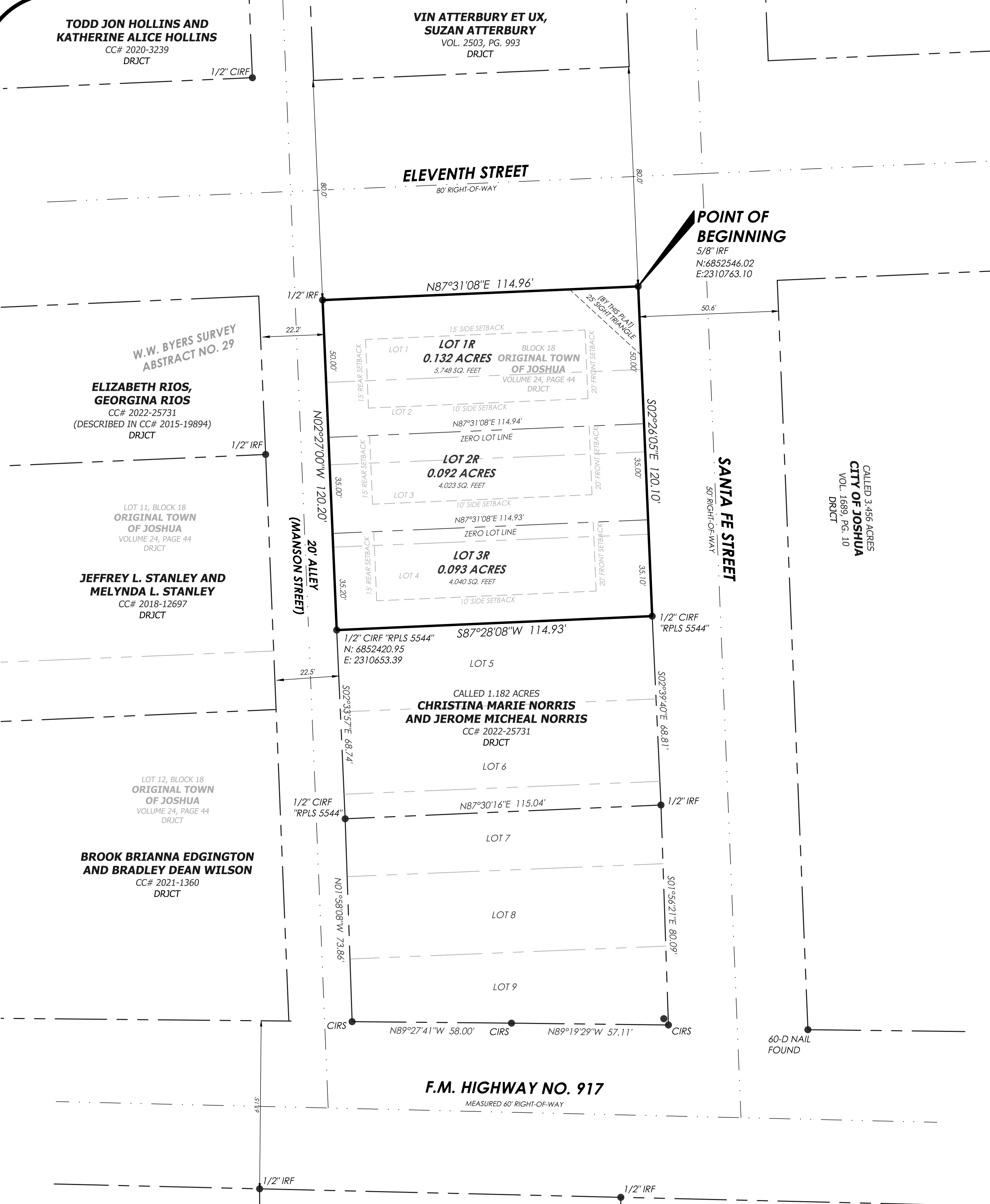
This letter does not verify the approval of the utility plans for this development.

Sincerely,

Kimberly J Wilson
Easement Analyst
(817) 760-5204

Enclosure: Submitted Plat for Approval

740 FM 3048 | Joshua, TX 76058 | (817) 760-5200
JCSUD.com

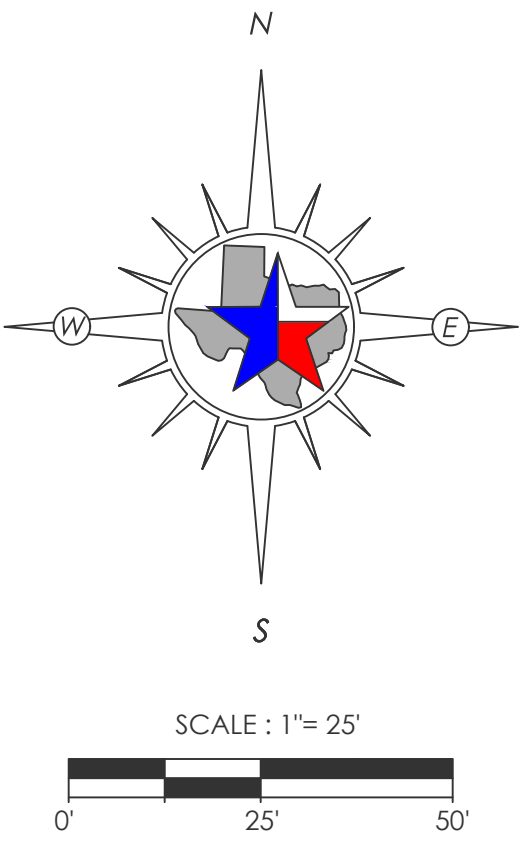


GENERAL NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. 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.
3. THIS PLAT DOES NOT REMOVE OR ALTER ANY DEED RESTRICTIONS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY.
4. 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.
5. NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY INCHES (30) TO A HEIGHT OF TEN FEET (10) ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT.
6. CITY OF JOSHUA IS NOT RESPONSIBLE FOR ANY 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 ESTABLISHED IN THE SUBDIVISION.
7. WATER PROVIDER:
JOHNSON COUNTY SPECIAL UTILITY DISTRICT: (817) 760-5200
JCSUD HAS 1 EASEMENT ACROSS THE PROPERTY: CC#2013-15013
8. ALL BUILDING SETBACK LINES ARE TO BE OBTAINED FROM THE CITY OF JOSHUA.
9. THE SOLE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT LINES FOR DEVELOPMENT PURPOSES.
10. THERE ARE NO LIENS AGAINST THE PROPERTY.
11. NO CONSTRUCTION OR FILLING SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT OR A FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF JOSHUA, 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. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART, OF THE SURVEYOR.



OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF JOHNSON**

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NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, ADAGE INVESTMENTS LLC, BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **LOTS 1R, 2R AND 3R, BLOCK 18, ORIGINAL TOWN OF JOSHUA**, AN ADDITION TO 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.

THERE ARE NO LIENS AGAINST THE PROPERTY.

ADAGE INVESTMENTS LLC

NAME:

TITLE:

DATE: ___/___/___.

STATE OF TEXAS

COUNTY OF _____

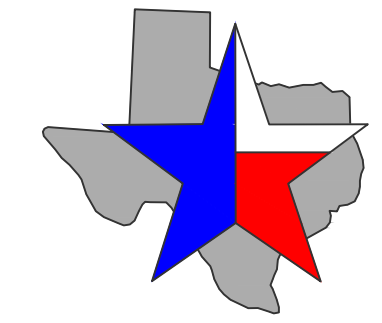
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 2025.

NOTARY PUBLIC

REPLAT OF
LOTS 1R, 2R AND 3R, BLOCK 18
ORIGINAL TOWN OF JOSHUA
BEING A REPLAT OF LOTS 1 THRU 4, BLOCK 18,
ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE
CITY OF JOSHUA, ACCORDING TO THE PLAT
RECORDED IN VOLUME 10, PAGE 222, PLAT
RECORDS, JOHNSON COUNTY, TEXAS

PREPARED: JANUARY, 2025
3 RESIDENTIAL LOTS



— LONESTAR —
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ORIGINAL TOWN OF JOSHUA TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOSHUA ON THE DAY OF _____, 2025.

THIS APPROVED PLAT SHALL REMAIN VALID FOR A PERIOD OF TWO (2) YEARS FROM APPROVAL BY THE PLANNING AND ZONING COMMISSION DURING WHICH TIME IT SHALL BE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS. FAILURE TO RECORD THIS PLAT WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL SHALL RENDER THE PLAT INVALID. THIS PLAT SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA.

WITNESS OUR HAND, THIS _____ DAY OF _____, 2025.

CITY SECRETARY, CITY OF JOSHUA

APPROVED:

CHAIRMAN
PLANNING & ZONING COMMISSION DATE

ATTEST:

CITY SECRETARY, CITY OF JOSHUA DATE

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA, TEXAS.

EXECUTED THIS THE ___ DAY OF _____, 2025.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

CITY CASE NO. RP24-07

PROJECT NUMBER: 240540 DATE: DECEMBER 18, 2024
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

FILING BLOCK

PLAT RECORDED IN INSTRUMENT # _____, YEAR _____.

DRAWER _____, SLIDE _____.

DATE _____.

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

OWNER
ADAGE INVESTMENTS LLC
PO BOX 6460
JOSHUA, TX 76058
scottatwood@axiom-engineering.com
817-994-5420

LEGEND
DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLR = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"