



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
JULY 07, 2025
6:30 PM

The Planning & Zoning Commission will hold a meeting in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

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 June 02, 2025, meeting minutes.
2. Public hearing on a request for a zoning change regarding approximately 5.908 acres of land in the McKinney and Williams Survey, Abstract Number 636, County of Johnson, Texas, located at 965 County Road 705, to change from (A) Agricultural District to the (R-1) Single Family Residential District.
 - 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 5.908 acres of land in the McKinney and Williams Survey, Abstract Number 636, County of Johnson, Texas, located at 965 County Road 705, to change from (A) Agricultural District to the (R-1) Single Family Residential District.

D. ADJOURN

The Planning & Zoning Commission reserves the right to meet in an 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 Commissioners 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.

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CERTIFICATE:

I hereby certify that the above agenda was posted on July 1, 2025, by 1:00 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
JUNE 02, 2025
6:30 PM**

The Planning & Zoning Commission held a meeting in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Commissioner Moore 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 May 05, 2025, Meeting Minutes. (Staff Resource: A. Holloway)

Motion made by Commissioner Purdom to approve as presented. Seconded by Commissioner Jenkins.
Voting Yea: Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Alternate 1 Rayburn

2. Discuss, consider, and possible action on approving a Final Plat regarding 2.266 acres of land known as Lot 3R, Block 4, Lyra Meadows Addition, J.H. Cooper Survey, Abstract No. 145, City of Joshua, Johnson County, Texas, located at 216 CR 800A. (Staff Resource: N. Fussner)

Commissioner Moore inquired about the reason no fees were collected.
EDC Director Fussner responded that the fees had been waived by the City Manager.
Commissioner Moore recommended that, moving forward, a letter from the City Manager explaining the reason for the fee waiver be placed in the file, with the City Manager's signature for documentation purposes. The commission agreed with the recommendation.

Motion made by Alternate 1 Rayburn to approve the final plat. Seconded by Alternate 2 Sales.
Voting Yea: Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Alternate 1 Rayburn

D. ADJOURN

Commissioner Moore adjourned the meeting at 6:36 pm.

Approved: July 7, 2025

Item 1.

Brent Gibson, Chair

ATTEST:

Alice Holloway, City Secretary



**Planning & Zoning Agenda
July 7, 2025**

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for a zoning change regarding approximately 5.908 acres of land in the McKinney and Williams Survey, Abstract Number 636, County of Johnson, Texas, located at 965 County Road 705, to change from (A) Agricultural District to the (R-1) Single Family Residential District.

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

Background Information:

HISTORY: The property is currently unplatted and consists of approximately 5.908 acres.

ZONING: The property is zoned (A) Agricultural District, which has a 2-acre minimum lot size requirement.

ANALYSIS:

- The applicant intends to subdivide and sell a 1.5-acre portion of the property.
- The current Agricultural zoning does not allow a lot of this size.
- Rezoning to R-1 is consistent with surrounding development patterns and the Future Land Use Plan.
- Utilities and infrastructure appear to be available or can be extended to support the proposed use.

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:

Aaron Maldonado, Assistant City Mgr.

Staff recommends approval.

Item 2.

Attachments:

- 1) Rezone Application
- 2) Survey/Legal Description
- 3) Property Owner Letter
- 4) Vicinity Map
- 5) Public Notice Hearing

City of Joshua Development Services Universal Application

Item 2.

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 checked="" 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 type="checkbox"/> Minor Plat | <input type="checkbox"/> Other _____ | |

PROJECT INFORMATION

Project Name: DIAZ ADDITION

Project Address (Location): 965 CR 705 JOSHUA TX. 76058

Existing Zoning: AGRICULTURAL Proposed Zoning: R-1 SINGLE FAMILY RESIDENTIAL

Existing Use: VACANT Proposed Use: RESIDENTIAL STRUCTURE

Existing Comprehensive Plan Designation: LOW DENSITY RESIDENTIAL Gross Acres: 5.908

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: MELTON DIAZ JR Company: _____

Address: 5901 CR 1023 Tel: 862-202-6936 Fax: _____

City: JOSHUA State: TX ZIP: 76058 Email: meltondiaz1969@gmail.com

Property Owner: MELTON DIAZ JR. Company: _____

Address: 5901 CR 1023 Tel: _____ Fax: _____

City: JOSHUA State: TX ZIP: 76058 Email: meltondiaz1969@gmail.com

Key Contact: MELTON DIAZ JR Company: _____

Address: 5901 CR 1023 Tel: 862-202-6936 Fax: _____

City: JOSHUA State: TX ZIP: 76058 Email: meltondiaz1969@gmail.com

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

SIGNATURE: Melton Diaz Jr
(Letter of authorization required if signature is other than property owner)

Print or Type Name: MELTON DIAZ JR.

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 6th day of June 2025

Cheryl McClain
Notary Public

Signature Cheryl McClain Date: 5-6-25



For Departmental Use Only

25-00351-01 P225-01
Case No.: _____

Project Manager: Milton Diaz
500.00 Application
Total Fee(s): 3,500.00 Deposit

Check No: C/C

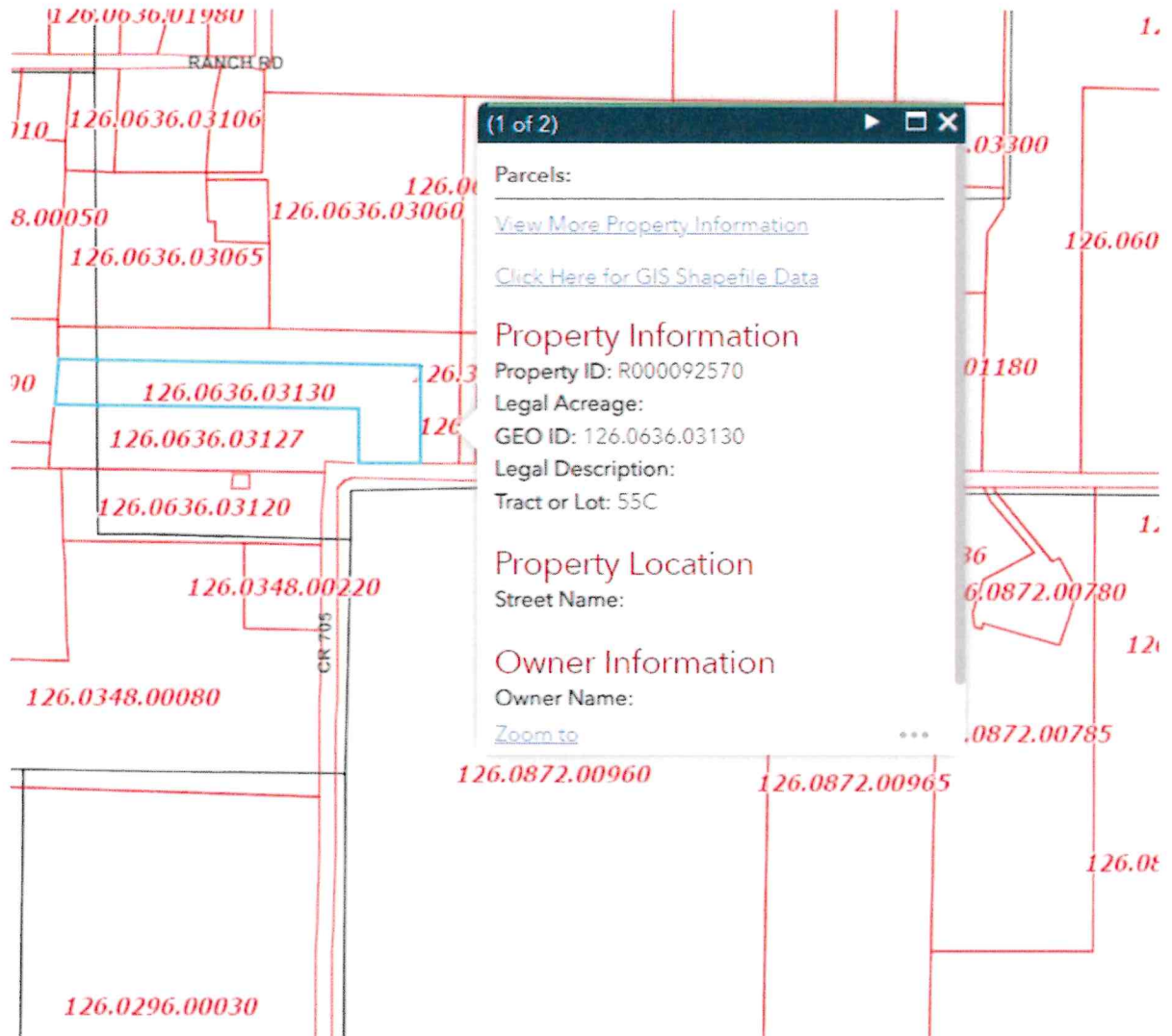
Date Submitted: 5-6-25

Accepted By: CM

Date of Complete Application 5-6-25

I MELITON DIAZ JR. WOULD LIKE TO
REQUEST A ZONE CHANGE FROM AGRICULTURAL
TO R-1 SINGLE FAMILY RESIDENTIAL.
WE WOULD LIKE TO CHANGE THE ZONE
SO THAT WE COULD SELL 1 1/2 ACRES
AND KEEP THE REST TO BUILD OUR DREAM
HOME:

Thank You
Meliton Diaz Jr.



NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the City of Joshua will hold a public hearing on **July 7, 2025**, to consider making a recommendation to the **July 17, 2025**, City Council Meeting regarding a request to rezone a tract of land being approximately 5.908 acres, in the McKinney and Williams Survey, Abstract Number 636, County of Johnson, Texas, located at 965 County Road 705, changing the zoning on the foregoing property from (A) Agricultural District to the (R1) Single Family Residential District, to allow for subdivision of the property.

The public hearing will start at 6:30 p.m. in the City Council Chambers located at 101 S. Main, Joshua, Texas. *Because you own property within two hundred (200) feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing.* Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. *(This in no way prohibits you from attending and participating in the public hearing.)* You may mail it to the address below or drop it off in person:

**Planning Department
101 South Main Street
Joshua, Texas 76058
Attn: Aaron Maldonado**

The process includes two public hearings designed to provide opportunities for citizen involvement and comment. Prior to the public hearings, landowners within two hundred (200) feet of the subject property are notified of the request by way of this notice. The first public hearing is held before the Planning and Zoning Commission. The Commission is informed of the percent of responses in support and in opposition. Second, the petition is forwarded to the City Council for final action. If the owners of more than twenty (20) percent of the land area within two hundred (200) feet of the site submit written opposition, then six out of seven votes of the City Council are required to approve the request. ***These forms are used to calculate the percentage of landowner opposition.***

Please circle one:

In favor of request

Neutral to request

Opposed to request

Reasons for Opposition:

Signature: _____

Printed Name: _____

Mailing Address: _____

City, State Zip: _____

Telephone Number: _____

Physical Address of Property within 200 feet: _____

Individuals may attend the Joshua Planning & Zoning and City Council meeting in person.



**Planning & Zoning Agenda
July 7, 2025**

Minutes Resolution

Action Item

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City Contact and Recommendations:

Aaron Maldonado, Assistant City Manager

Item 3.

Staff recommends approval.

Attachments: