



**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.

**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.

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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.

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Brent Gibson, Chair

ATTEST:

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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

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: 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 CR1023 Tel: 662-202-6936 Fax: \_\_\_\_\_

City: JOSHUA State: TX ZIP: 76058 Email: melitondiaz1969@gmail.com

Property Owner: MELTON DIAZ JR. Company: \_\_\_\_\_

Address: 5901 CR1023 Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

City: JOSHUA State: TX ZIP: 76058 Email: melitondiaz1969@gmail.com

Key Contact: MELTON DIAZ JR Company: \_\_\_\_\_

Address: 5901 CR 1023 Tel: 662-202-6936 Fax: \_\_\_\_\_

City: JOSHUA State: TX ZIP: 76058 Email: melitondiaz1969@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 APRIL 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

Total Fee(s): 500.00 Application  
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  
in front of







**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:**