



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**JOSHUA CITY HALL - COUNCIL CHAMBERS**  
**JANUARY 05, 2026**  
**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 December 09, 2025, meeting minutes.
2. Public hearing on a request for a conditional use permit regarding approximately 1.0 acres of land in the D. Lofton Survey, Tract 1B, Abstract 504, City of Joshua, Texas, located at 202 Trailwood Drive, to allow for the construction of an accessory dwelling.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

3. Discuss, consider, and possible action on approving a conditional use permit regarding approximately 1.0 acre of land in the D. Lofton Survey, Tract 1B, Abstract 504, City of Joshua, Texas, located at 202 Trailwood Drive, to allow for the use of an accessory dwelling unit.

4. Public hearing on a request for a residential replat regarding 1.514 acres of land known as Lot 42R, Unit No. 4, Mountain Valley Addition situated in the WP Gentry Survey, Abstract No. 307, City of Joshua, Johnson County, Texas, located at 100 Shady Brook Court.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

5. Discuss, consider, and possible action on approving a residential replat regarding 1.514 acres of land known as Lot 42R, Unit No. 4, Mountain Valley Addition situated in the WP Gentry Survey, Abstract No. 307, City of Joshua, Johnson County, Texas, located at 100 Shady Brook Court. (Staff Resource: A. Maldonado)
6. Public hearing on a request for a zoning change regarding approximately 2.0 acres of land in the W.W. Byers Survey, Tract 38PT, Abstract Number 29, City of Joshua, Texas, located at 724 County Road 909, to change from (R-1) Single Family Residential District to the (R-1L) Single Family Residential Large Lot District.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

7. Discuss, consider, and possible action on a request for a zoning change regarding approximately 2.0 acres of land in the W.W. Byers Survey, Tract 38PT, Abstract Number 29, City of Joshua, Texas, located at 724 County Road 909, to change from (R-1) Single Family Residential District to the (R-1L) Single Family Residential Large Lot District.

#### **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.

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#### **CERTIFICATE:**

I hereby certify that the above agenda was posted on December 22, 2025, by 12:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, City Secretary



**Planning and Zoning Agenda  
January 5, 2026**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Public hearing on a request for a conditional use permit regarding approximately 1.0 acres of land in the D. Lofton Survey, Tract 1B, Abstract 504, City of Joshua, Texas, located at 202 Trailwood Drive, to allow for the construction of an accessory dwelling.

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

**Background Information:**

**HISTORY:** The property is not platted.

**ZONING:** This property is zoned (A) Agricultural District.

**ANALYSIS:** The conditional use permit is to allow for the construction of an accessory dwelling.

**Purpose of Conditional Use permit:** The purpose of the Conditional Use Permit is to allow for review of uses which would not be appropriate generally without certain restrictions throughout a zoning district, but which if controlled as to number, area, location or relation to the neighborhood would promote the health, safety and welfare of the community. Such uses include colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other land uses as specifically provided for in this ordinance. To provide for the proper handling and location of such conditional uses, provision is made for amending this ordinance to grant a permit for a conditional use in a specific location. This procedure for approval of a Conditional Use permit includes public hearings before the Planning and Zoning Commission and the City Council. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a Conditional Use Permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a Conditional Use Permit unless it is the finding of the Planning and Zoning Commission and City Council that such a conditional use is compatible with adjacent property use and consistent with the character of the neighborhood.

**5.6 Accessory Dwellings.**

Accessory Dwellings may be maintained within single-family residential zoning districts including the A Agricultural-Rural district and single-family uses within the HP district under the following conditions:

**A.**

All accessory dwellings shall require an approved Conditional Use Permit

**Financial Information:**

Only 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, Development Services Director

Staff Recommends approval.

**Prepared By:**

Nora Fussner, Director of Economic Development





City of Joshua – Development Services  
105 S Main St, Joshua, TX 76058 – (817) 558-7447 Ext: 2013

### 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"/> Subdivision Variance              |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Zoning Variance (ZBA)            | <input type="checkbox"/> Amending Plat / PD                |
| <input type="checkbox"/> Preliminary Plat                  | <input type="checkbox"/> Final Plat                       | <input type="checkbox"/> Planned Development Detailed Plan |
| <input type="checkbox"/> Replat                            | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Site Plan                         |
| <input type="checkbox"/> Minor Plat                        | <input type="checkbox"/> Zoning Change                    | <input type="checkbox"/> HPOD                              |
| <input type="checkbox"/> Other _____                       |   |  |

#### Project Information

Project Name: Phillip Evans  
 Project Address (Location): 202 Trailwood Drive Joshua Tx 76058  
 Existing Zoning: A Proposed Zoning: \_\_\_\_\_  
 Existing Use: Residential Proposed Use: ADU Accessory Dwelling  
 Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 5.703

**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: <u>Rob Mendoza</u>	Company: <u>Ulrich Life Style Structures</u>
Address: <u>2000 Melissa Lane</u>	Phone #: <u>817-904-4890</u>
City: <u>Cleburne</u> State: <u>Tx</u> Zip: <u>76031</u>	Email: <u>Permits@ulrichlifestyle.com</u>
Property Owner: <u>Phillip Evans</u>	Company: _____
Address: <u>202 Trailwood Dr</u>	Phone #: <u>817-366-4380</u>
City: <u>Joshua</u> State: <u>Tx</u> Zip: <u>76058</u>	Email: <u>ptevansdo@yahoo.com</u>
Key Contact: <u>Rob Mendoza</u>	Company: <u>Ulrich Life Style Structures</u>
Address: <u>2000 Melissa Lane</u>	Phone #: <u>817-904-4890</u>
City: <u>Cleburne</u> State: <u>Tx</u> Zip: <u>76031</u>	Email: <u>permits@ulrichlifestyle.com</u>

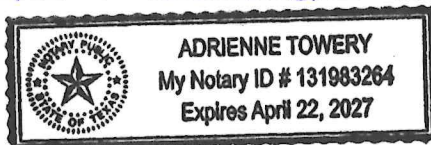
SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: [Signature]  
 (Letter of authorization required if signature is other than property owner)

Print or Type Name: Phillip Evans

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 27 day of October 2025



Adrienne Towery  
 Notary Public

Signature [Signature] Date: 10/27/2025

**For Department Use Only**

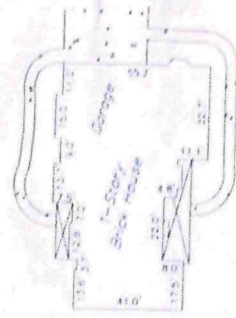
25-00872-01  
 Case No.: CU25-03  
 Project Manager: Rob Mendoza  
 Total Fee(s): \$2,800.00  
 Check No.: C.C.  
 Date submitted: 10-29-25  
 Accepted By: em  
 Date of Completed App: 10-30-25

<https://www.fastgovpay.com/joshua>  
City of Joshua (CT)  
101 SOUTH MAIN STREET  
JOSHUA, TX  
8175587447  
Order ID: 1183585  
Ref #: 302253251279  
Desc: Approval  
Auth #: 35862G  
Batch #: 644  
MID: \*\*\*\*\*9880  
10/29/2025  
14:14:40 PM  
25-00872-01  
\$2,800.00  
Subtotal:  
\$2,800.00  
SRVCFEE  
\$98.00  
Total:  
\$2,898.00  
EMV Contact  
MC \*\*\*\*\*9687  
MENDOZA/ROBERT  
Route: EMV Contact  
Approved  
Thank you for your payment!

GF# 06243244BU2

**TRIANGLE** surveying company  
p o box 546  
burleson, texas 76097  
295-1148

According to the Flood Insurance Rate Map for the City of Joshua No. 48882-0019 G, revised January 8, 1991, this tract appears to be in Zone "X" (Areas determined to be outside 500-year flood plain). Note location of creek shown crossing tract.

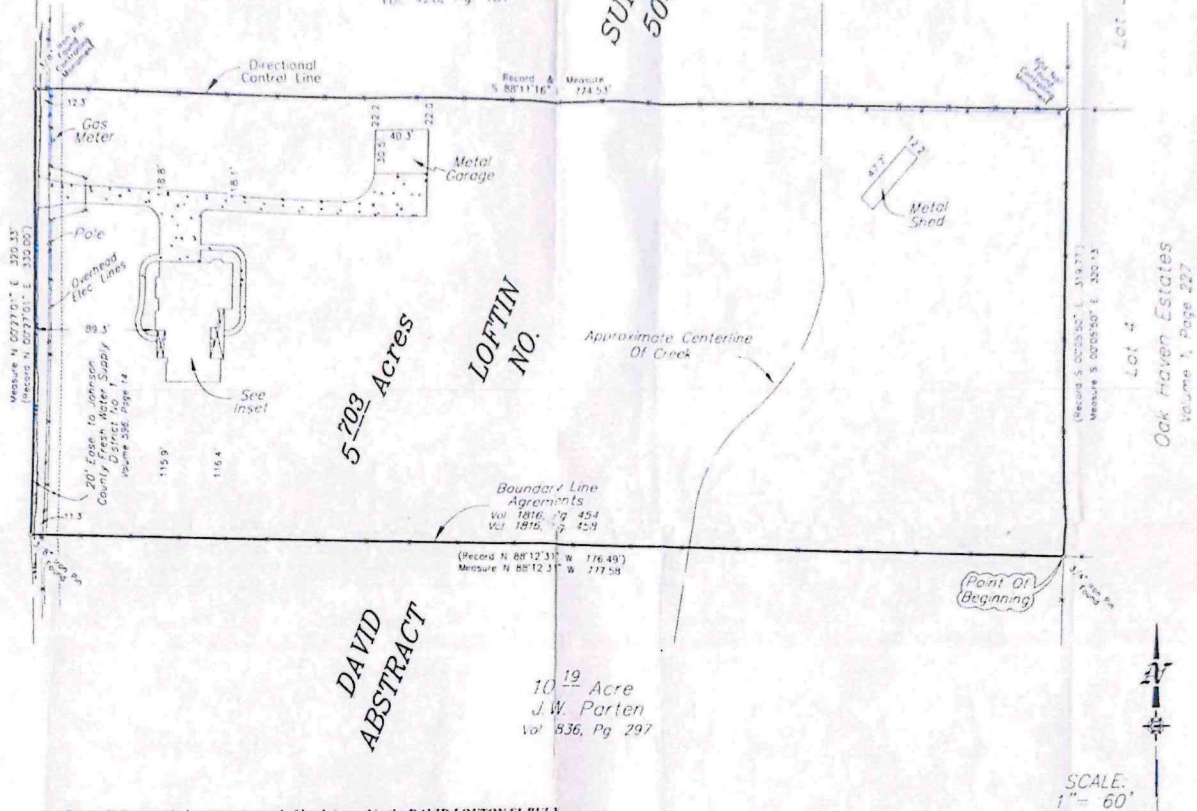


Inset  
Scale: 1" = 30'

17<sup>20</sup> Acre  
H.O. Clark  
Vol. 428, Pg. 181

**SURVEY 504**

**202 TRAILWOOD DRIVE**  
County Road No. 800-B)



Being all that certain lot, tract or parcel of land situated in the DAVID LOFTIN SURVEY, ABSTRACT NO. 504, in the City of Joshua, Johnson County, Texas, and being a portion of that certain 17.7 acre tract conveyed to H. O. Clark by deed recorded in Volume 428, Page 181, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/4 inch iron pin found at a fence corner and at the Southeast corner of said 17.7 acre tract, same being the Southwest corner of Lot 4, Oak Haven Estates, an Addition to Johnson County, Texas, according to the Plat recorded in Volume 1, Page 227, Plat Records, Johnson County, Texas;

**THENCE** North 88 degrees, 12 minutes, 31 seconds West along a fence, a distance of 777.58 feet to a 3/8 inch iron pin found for corner in Trailwood Drive (County Road No. 800-B) and at the Southwest corner of said 17.7 acre tract;

**THENCE** North 00 degrees, 27 minutes, 01 second East along the West line of said 17.7 acre tract, and along said Trailwood Drive, a distance of 320.33 feet to a 3/8 inch iron pin found for corner;

**THENCE** South 88 degrees, 11 minutes, 16 seconds East, at 8.0 feet crossing the East line of said Trailwood Drive, continuing along a fence, in all a distance of 774.53 feet to a 60d nail found for corner in the East line of said 17.7 acre tract and at the Northwest corner of said Lot 4, Oak Haven Estates;

**THENCE** South 00 degrees, 05 minutes, 50 seconds East, along the East line of said 17.7 acre tract and said West line of Lot 4, Oak Haven Estates, a distance of 320.13 feet to the POINT OF BEGINNING and containing 5.703 acres of land, more or less, and being the same tract conveyed to Jim Berry and Monica Lynn Berry by deed recorded in Volume 3236, Page 301, Official Public Records of Johnson County, Texas;

The overhead electric line shown on survey may be the subject of a utility right-of-way easement to Johnson County Electric Cooperative Association recorded in Volume 1688, Page 990 of the Real Property Records of Johnson County, Texas although no definite location is given.

The Boundary Line Agreements recorded in Volume 1816 Page 454 and Volume 1816, Page 458 of the Real Property Records of Johnson County, Texas, do affect this tract.

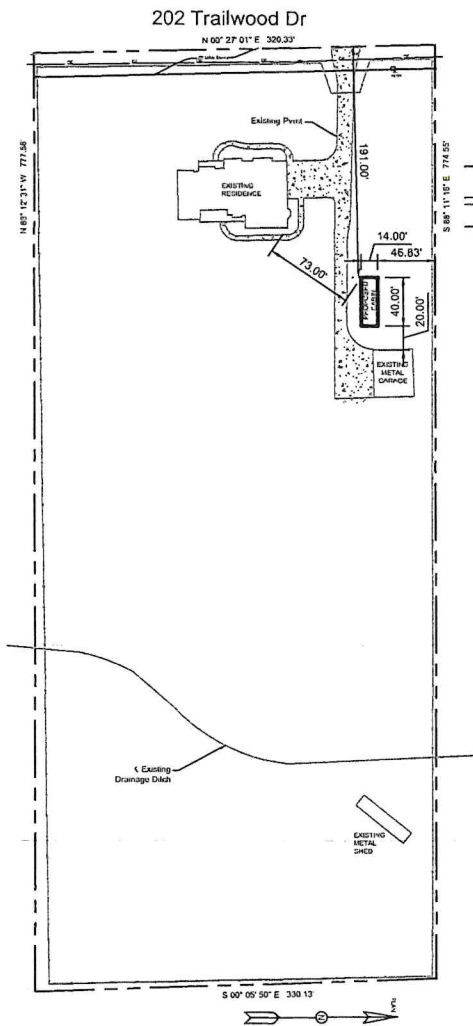
The right-of-way easement to Lone Star Gas Co. recorded in Volume 213, Page 149 of the Real Property Records of Johnson County, Texas, does affect this tract. We are unable to locate it. No definite location is given. Note location of gas meters shown on survey.

Registered Professional Land Surveyor No. 12345  
I hereby certify that this map was prepared from a survey conducted under my direction and supervision.  
My seal is shown and there are no visible errors or omissions.  
12/23/07

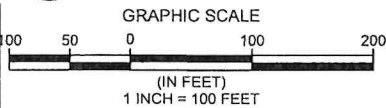


*Deed to Jim Berry and Monica Lynn Berry*



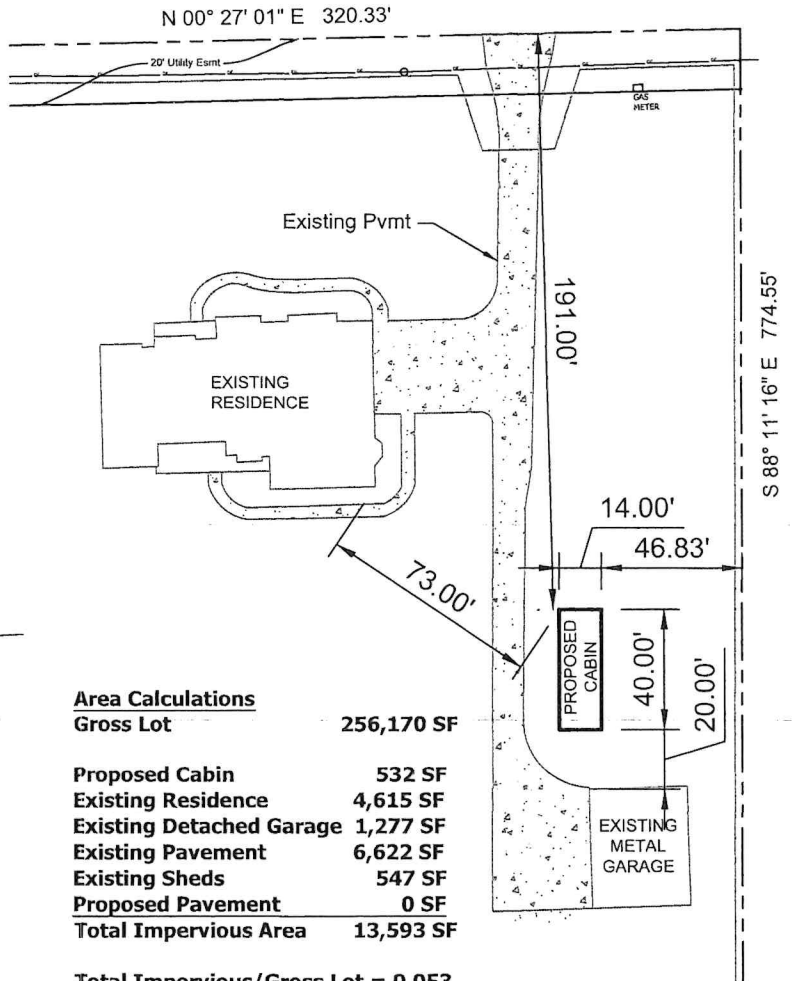


1 SITE PLAN  
Scale: 1" = 100'



REV	DATE	DESCRIPTION
1	10/15/25	REVISED BLDG SIZE

## 202 Trailwood Dr

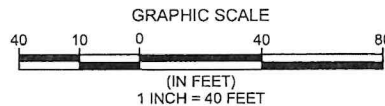


### Area Calculations

Gross Lot	256,170 SF
Proposed Cabin	532 SF
Existing Residence	4,615 SF
Existing Detached Garage	1,277 SF
Existing Pavement	6,622 SF
Existing Sheds	547 SF
Proposed Pavement	0 SF
Total Impervious Area	13,593 SF

Total Impervious/Gross Lot = 0.053

2 ENLARGED SITE PLAN  
Scale: 1" = 40'



C1

SCALE: 1" = 100'  
07/14/25  
DRAWN BY: RWO

202 Trailwood Dr  
Joshua, TX

THIS PLAN IS THE PROPERTY OF OFFILL CONSULTING, PLLC AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT WRITTEN PERMISSION. THIS PLAN IS INTENDED TO PROVIDE THE INFORMATION NECESSARY TO OBTAIN THE PERMITS AND APPROVALS. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. OFFILL CONSULTING, PLLC IS NOT RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE OWNER IN OBTAINING PERMITS AND APPROVALS.

**LULRICH**  
BUILT FOR YOU. MADE FOR LIFE.  
100 Energy Way, Fort Worth, TX 76102  
www.lulrichlifestyle.com

**Offill Consulting, PLLC**  
9946 E. Bankhead Hwy  
Aledo, TX 76008  
817.992.0952  
#F-17578  
www.offillconsulting.com



11/11/25

RE: Continuous Use Permit for Dr Phillip Evans  
202 Trailwood Drive  
Joshua Tx 76058

To whom it may concern,

Resident of Joshua Tx Dr Phillip Evans is applying for a Conditional Use Permit to build an 14x40 ADU on his property. The ADU he is requesting to build will be used as a home for his elderly mother in law. She will be moving from out of state to Texas on November 25, 2025.

The 14x40 Cabin Style ADU will be what they believe she will need to live comfortably. It will be a 560 sq ft Cabin Style build. It will include living room, kitchen, bedroom, bathroom with a deck.

We hope you will approve the permit request as they are very excited to have her so close and make great memories as a family.

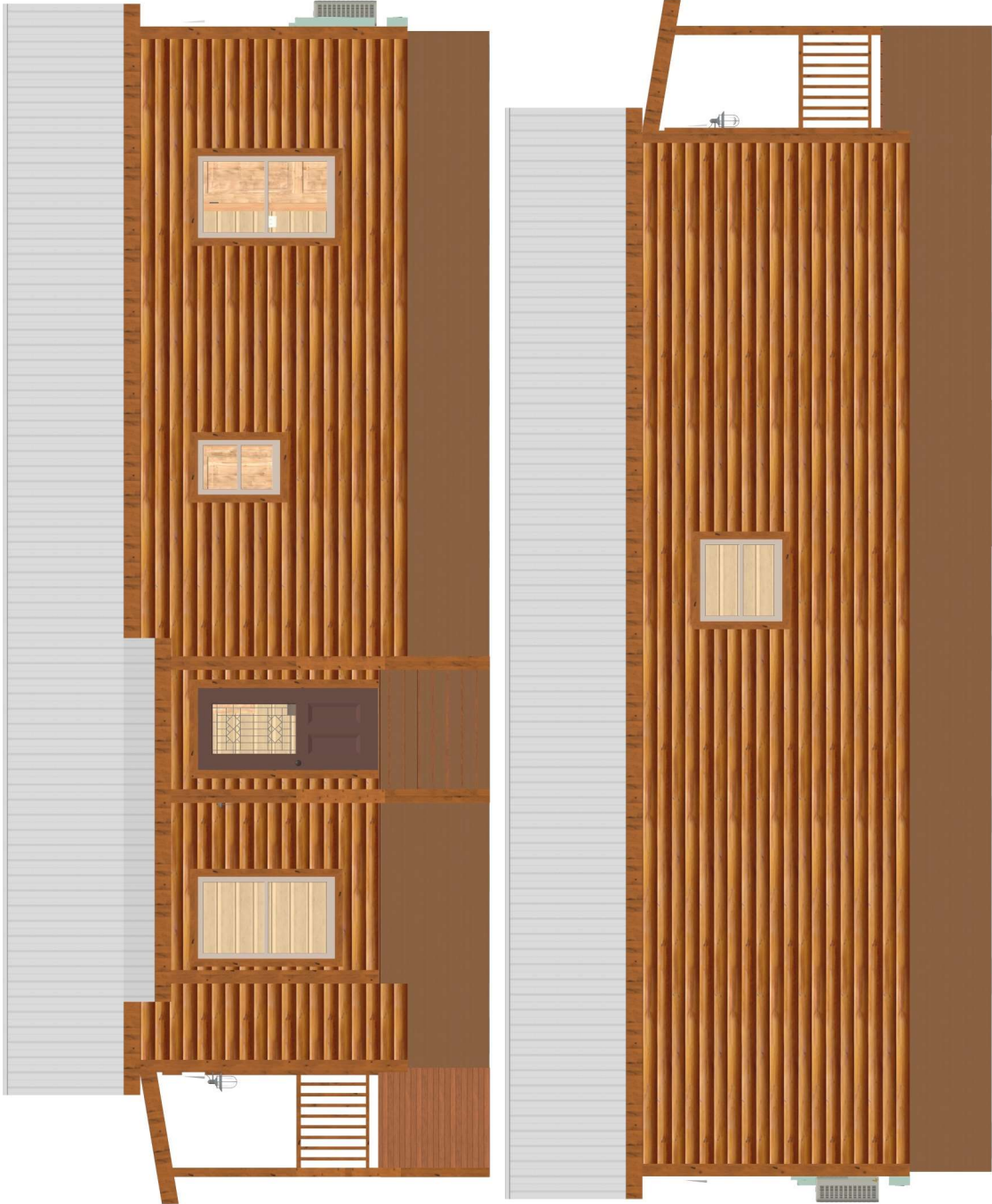
If you have any questions you can call the resident Dr Phillip Evans at 817-366-4380 or myself at the contact information below.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Mendoza', is written over a horizontal line.

**Rob Mendoza**

Director of Project Management  
Ulrich Lifestyle Structures  
2000 Melissa Lane  
Cleburne, TX 76033  
817-904-4890  
robert@ulrichlifestyle.com



<b>Customer</b> Phillip and Theresa Evans	
<b>Phone</b>	817-366-4380
<b>Email</b>	pjevansdo@yahoo.com
<b>Address</b>	202 Trailwood Dr. Joshua, TX 76058
<b>Designer</b>	Jonathan Ulrich
<b>Phone</b>	817-506-4402
<b>Email</b>	visionary@ulrichlifestyle.com

<b>ELEVATION 1</b>	REV <b>A3</b>
<b>EVANS</b>	
<b>Cabin Serial</b> 8705	
<b>Porch Serial</b> 8706	
<b>Cabin Specs</b>	
Size & Model	14 x 40
Roof Shape	Bearlake
<b>Package</b>	Traditional
Color	Matte Black
<b>Roofing</b>	Panel Loc Plus
Color	Galvalume
<b>Siding</b>	6" Cedar Log
Color	Flood
<b>Ext Trim</b>	Pine
Color	Flood
<b>Ceiling</b>	Pine
Color	Natural
<b>Int Walls</b>	Pine
Color	Natural
<b>Closets</b>	Cedar
Color	Natural
<b>Wainscot</b>	Cedar
Color	Natural
<b>Flooring</b>	Antique Pine 785702
<b>Cabinets</b>	Pine
Trim	Pine
Color	Natural
<b>Countertops</b>	Solid Surface
Color	FC155 Caraway
<b>Entry Doors</b>	Texas Star
Color	Warm Chestnut
<b>Int Door Color</b>	Natural
<b>Windows</b>	Clay Vinyl No Grid
<b>Disposal</b>	Yes
<b>Water Heater</b>	Tankless
Fuel	Electric
<b>Ext Faucets</b>	X
<b>Ext Outlets</b>	3
<b>Media Outlets</b>	2
<b>Porch Lights</b>	2
<b>Flood Lights</b>	X
<b>Range Fuel</b>	Electric
<b>Porches Specs</b>	
1 Size - Posts	6 x 18 6x6 Dim
2 Size - Posts	4 x 6 4x4 Dim
3 Size - Posts	4 x 8 Ramp 4x4 Dim
4 Size - Posts	X
<b>Railing</b>	SEE PLAN
<b>Finish Color</b>	X
<b>Decking</b>	Trex
Color	Saddle
<b>Skirting</b>	Hardie
Color	Java

Item 2.

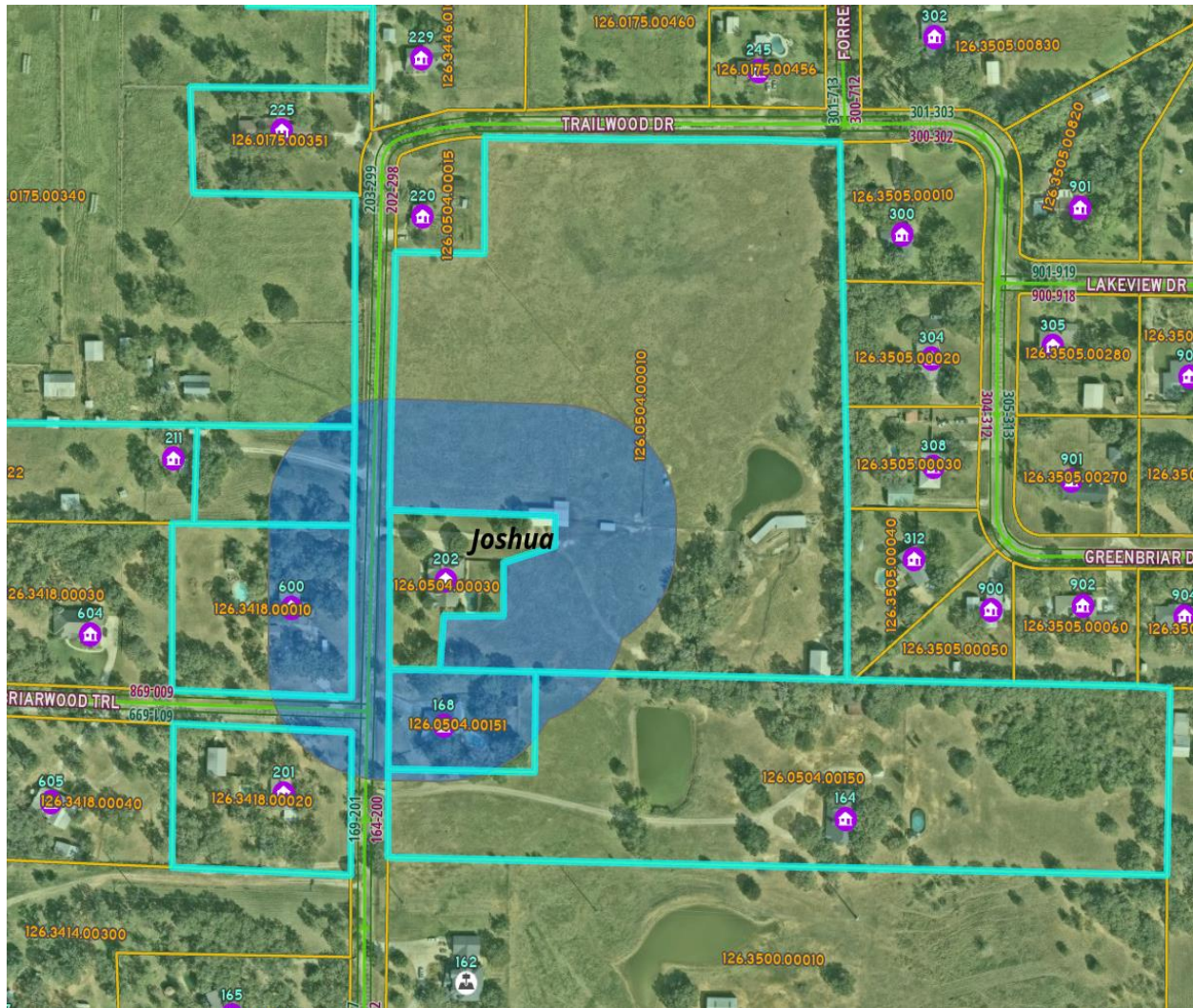
ELEVATION 2	REV	A3
EVANS		
Cabin Serial	8705	
Porch Serial	8706	
Cabin Specs		
Size & Model	14 x 40	
Roof Shape	Bearlake	
Package		
Traditional		
Color	Matte Black	
Roofing		
Panel Loc	Plus	
Color	Galvalume	
Siding		
6" Cedar Log		
Color	Flood	
Ext Trim		
Pine		
Color	Flood	
Ceiling		
Pine		
Color	Natural	
Int Walls		
Pine		
Color	Natural	
Closets		
Cedar		
Color	Natural	
Wainscot		
Cedar		
Color	Natural	
Flooring		
Antique Pine	785702	
Cabinets		
Pine		
Trim	Pine	
Color	Natural	
Countertops		
Solid Surface		
Color	FC155 Caraway	
Entry Doors		
Texas Star		
Color	Warm Chestnut	
Int Door Color		
Natural		
Windows		
Clay Vinyl	No Grid	
Disposal		
Yes		
Water Heater		
Tankless		
Fuel	Electric	
Ext Faucets		
X		
Ext Outlets		
3		
Media Outlets		
2		
Porch Lights		
2		
Flood Lights		
X		
Range Fuel		
Electric		
Porches Specs		
1 Size - Posts	6 x 18	6x6 Dim
2 Size - Posts	4 x 6	4x4 Dim
3 Size - Posts	4 x 8	Ramp 4x4 Dim
4 Size - Posts	X	
Railing		
SEE PLAN		
Finish Color		
X		
Decking		
Trex		
Color		
Saddle		
Skirting		
Hardie		
Color		
Java		

Item 2.





## Vicinity Map





## 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 Conditional Use Permit, in the D. Lofton Survey, Tract 1B, Abstract 504, City of Joshua, Texas, located at 202 Trailwood Drive, and being approximately 1.0 acre of land, allowing for the use of an Accessory Dwelling Unit.

The Planning and Zoning Commission will conduct its public hearing on January 5, 2026, at 6:30 PM, and the City Council will conduct its public hearing and consideration on January 15, 2026, 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.



**P&Z Meeting Agenda  
January 5, 2026**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a conditional use permit regarding approximately 1.0 acre of land in the D. Lofton Survey, Tract 1B, Abstract 504, City of Joshua, Texas, located at 202 Trailwood Drive, to allow for the use of an accessory dwelling unit.

**Background Information:**

**HISTORY:** The property is not platted.

**ZONING:** This property is zoned (A) Agricultural District.

**ANALYSIS:** The conditional use permit is to allow for the use of an accessory dwelling unit.

**Purpose of Conditional Use permit:** The purpose of the Conditional Use Permit is to allow for review of uses which would not be appropriate generally without certain restrictions throughout a zoning district, but which if controlled as to number, area, location or relation to the neighborhood would promote the health, safety and welfare of the community. Such uses include colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other land uses as specifically provided for in this ordinance. To provide for the proper handling and location of such conditional uses, provision is made for amending this ordinance to grant a permit for a conditional use in a specific location. This procedure for approval of a Conditional Use permit includes public hearings before the Planning and Zoning Commission and the City Council. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a Conditional Use Permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a Conditional Use Permit unless it is the finding of the Planning and Zoning Commission and City Council that such a conditional use is compatible with adjacent property use and consistent with the character of the neighborhood.

**Financial Information:**

Only 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 City Council public hearing.

**City Contact and Recommendations:**

Aaron Maldonado, ACM

The proposed use complies with Section 5.2 Permitted Use Table of Joshua's Code of Ordinance.

**Prepared By:**

Nora Fussner, Director of Economic Development

**Attachments:**

- 1) Application
- 2) Survey
- 3) Site Plan
- 4) Evans CUP Letter
- 5) Evans Cabin Renderings
- 6) Vicinity Map
- 7) Publication Notice



**Planning and Zoning Agenda  
January 5, 2026**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Public hearing on a request for a residential replat regarding 1.514 acres of land known as Lot 42R, Unit No. 4, Mountain Valley Addition situated in the WP Gentry Survey, Abstract No. 307, City of Joshua, Johnson County, Texas, located at 100 Shady Brook Court.

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

**Background Information:**

**History:** This property was platted as two lots.

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

**Analysis:** This plat has been reviewed in accordance with the provisions set forth in the adopted Subdivision Ordinance. The purpose of this plat is to combine two lots into one for the future construction of a residential home.

**Financial Information:**

Only cost associated with the replat 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, Development Services Director

Staff recommends approval.

**Prepared By:**

Nora Fussner, Director of Economic Development

# 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 checked="" 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: REPLAT, LOT 42R, MOUNTAIN VALLEY ADDITION UNIT NO. 4

Project Address (Location): 100 SHADY BROOK COURT, JOSHUA, TX 76058

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

Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 1.514 AC

**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: APRIL ROSS/ LISA ROSS-HYTER Company: BURNS SURVEYING

Address: 2701 SUNSET RIDGE DRIVE, SUITE 303 Tel: 945-227-3557 Fax: \_\_\_\_\_

City: ROCKWALL State: TX ZIP: 75032 Email: plattling@burnssurvey.com

Property Owner: RAFAEL GOMEZ AVILA

Company: \_\_\_\_\_

Address: 809 HEBERLE DRIVE Tel: 817-707-9423 Fax: \_\_\_\_\_

City: BURLESON State: TX ZIP: 76028 Email: gomez21078@gmail.com

Key Contact: APRIL ROSS/ LISA ROSS-HYTER Company: BURNS SURVEYING

Address: 2701 SUNSET RIDGE DRIVE, SUITE 303 Tel: 214-326-1090 Fax: \_\_\_\_\_

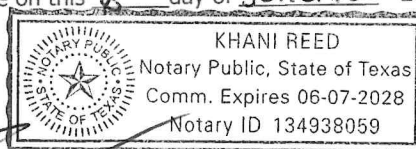
City: ROCKWALL State: TX ZIP: 75032 Email: plattling@burnssurvey.com

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

SIGNATURE: Rafael Gomez  
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Rafael Gomez  
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 8<sup>th</sup> day of SEPTEMBER 2025

KHANI REED  
Notary Public



Signature: [Signature] Date: 09/08/2025

## For Departmental Use Only

Case No.: RP25-03  
25-00 702-01

Project Manager: April Ross

DEP 2,500.00  
Total Fee(s): 505.00

Check No: 1945

Date Submitted: 9-8-25

Accepted By: [Signature]

Date of Complete Application: \_\_\_\_\_

# 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 checked="" 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: REPLAT, LOT 42R, MOUNTAIN VALLEY ADDITION UNIT NO. 4

Project Address (Location): 100 SHADY BROOK COURT, JOSHUA, TX 76058

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

Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Existing Comprehensive Plan Designation: \_\_\_\_\_ Gross Acres: 1.514 AC

**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: APRIL ROSS/ LISA ROSS-HYTER Company: BURNS SURVEYING

Address: 2701 SUNSET RIDGE DRIVE, SUITE 303 Tel: 945-227-3557 Fax: \_\_\_\_\_

City: ROCKWALL State: TX ZIP: 75032 Email: plattng@burnssurvey.com

Property Owner: RAFAEL GOMEZ AVILA

Company: \_\_\_\_\_

Address: 809 HEBERLE DRIVE Tel: 817-707-9423 Fax: \_\_\_\_\_

City: BURLESON State: TX ZIP: 76028 Email: gomez21078@gmail.com

Key Contact: APRIL ROSS/ LISA ROSS-HYTER Company: BURNS SURVEYING

Address: 2701 SUNSET RIDGE DRIVE, SUITE 303 Tel: 214-326-1090 Fax: \_\_\_\_\_

City: ROCKWALL State: TX ZIP: 75032 Email: plattng@burnssurvey.com

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

SIGNATURE: 

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

Print or Type Name: April Ross

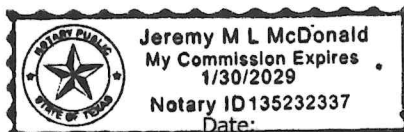
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this 8<sup>th</sup> day of September 2025

Notary Public

Signature





## For Departmental Use Only

Case No.: 25-00702-01

Project Manager: \_\_\_\_\_

Total Fee(s): \_\_\_\_\_

Check No.: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

Accepted By: \_\_\_\_\_

Date of Complete Application: \_\_\_\_\_

City of Joshua  
101 S. Main Street  
Joshua, TX 76058

Receipt #: 99189  
User: cmcclain@cityofjoshuatx.us  
Payment Date: 9/8/2025  
Batch: 523369 - PERMITS 9/8/2025

25-00702-01 Refaek Gomez Avila  
Replat - 25-00702-01

100 Shady Brook Court

Amount Due: \$3,005.00  
Applied: \$3,005.00  
Balance: \$0.00

Applied

Check #: 1945

Check: \$3,005.00

Applied: \$3,005.00  
Change: \$0.00

Legal Description:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying along the South Right-of-Way line of Shady Brook Court (a 60 foot Right-of-Way), same being the Northwest corner of Lot 41, of said Mountain Valley Addition, Unit Number 4;

THENCE South 13 degrees 16 minutes 09 seconds West, a distance of 175.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "MIZELL 6165" for corner, said corner being the Southwest corner of said Lot 41, same lying along the Northeast line of Lot 38, of said

Mountain Valley Addition, Unit Number 4;

THENCE North 76 degrees 43 minutes 51 seconds West, a distance of 200.00 feet to a point for corner, said corner being the Northwest corner of Lot 37, of said Mountain Valley Addition, Unit Number 4, same lying along the East line of a tract of land conveyed to Steven

Gregory Henslee by deed recorded in Instrument Number 2023-7647, Official Public Records, Johnson County, Texas, same lying along the centerline of a creek;

THENCE along the centerline of said creek the following courses and distances;

North 00 degrees 00 minutes 13 seconds East, a distance of 109.20 feet to a point for corner;

North 06 degrees 13 minutes 43 seconds East, a distance of 145.50 feet to a point for corner;

THENCE North 32 degrees 49 minutes 09 seconds East, a distance of 130.30 feet to a point for corner, said corner lying along the centerline of said creek, same lying along the Southeast line of a tract of land conveyed to Louis M. Caldwell and Erma L. Caldwell by deed

recorded in Volume 1572, Page 12, Deed Records, Johnson County, Texas, same being the West corner of Lot 44R, Mountain Valley Addition, Unit Number 4, an addition to the City of Joshua, Johnson County, Texas, according to the map thereof recorded in Volume 9, Page

797, Map Records, Johnson County, Texas, from which a 1/2 inch iron rod found bears South 42 degrees 55 minutes 43 seconds East, a distance of 18.95 feet for reference;

THENCE South 40 degrees 01 minute 51 seconds East, a distance of 198.49 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Southwest corner of said Lot 44R, same lying along the Northwest Right-of-Way line

of said Shady Brook Court, same being the beginning of a non-tangent curve to the left having a radius of 50.00 feet, a delta angle of 126 degrees 41 minutes 43 seconds, a chord bearing and distance of South 13 degrees 25 minutes 11 seconds East 89.37 feet, from which a

1/2 inch iron rod found bears North 57 degrees 56 minutes 52 seconds East, a distance of 3.75 feet for reference;

THENCE along said curve to the left an arc length of 110.56 feet to the POINT OF BEGINNING and containing 65,957 square feet or 1.514 acres of land.



## Vicinity Map





## Plat Review

Date: October 7, 2025

To: Burns Surveying, LLC

From: Kim Wilson

Subject: Mountain Valley Addition, Unit 4, Lot 42R

---

Johnson County Special Utility District (JCSUD) has received the Replat for the review of Mountain Valley Addition, Unit 4, Lot 42R. 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

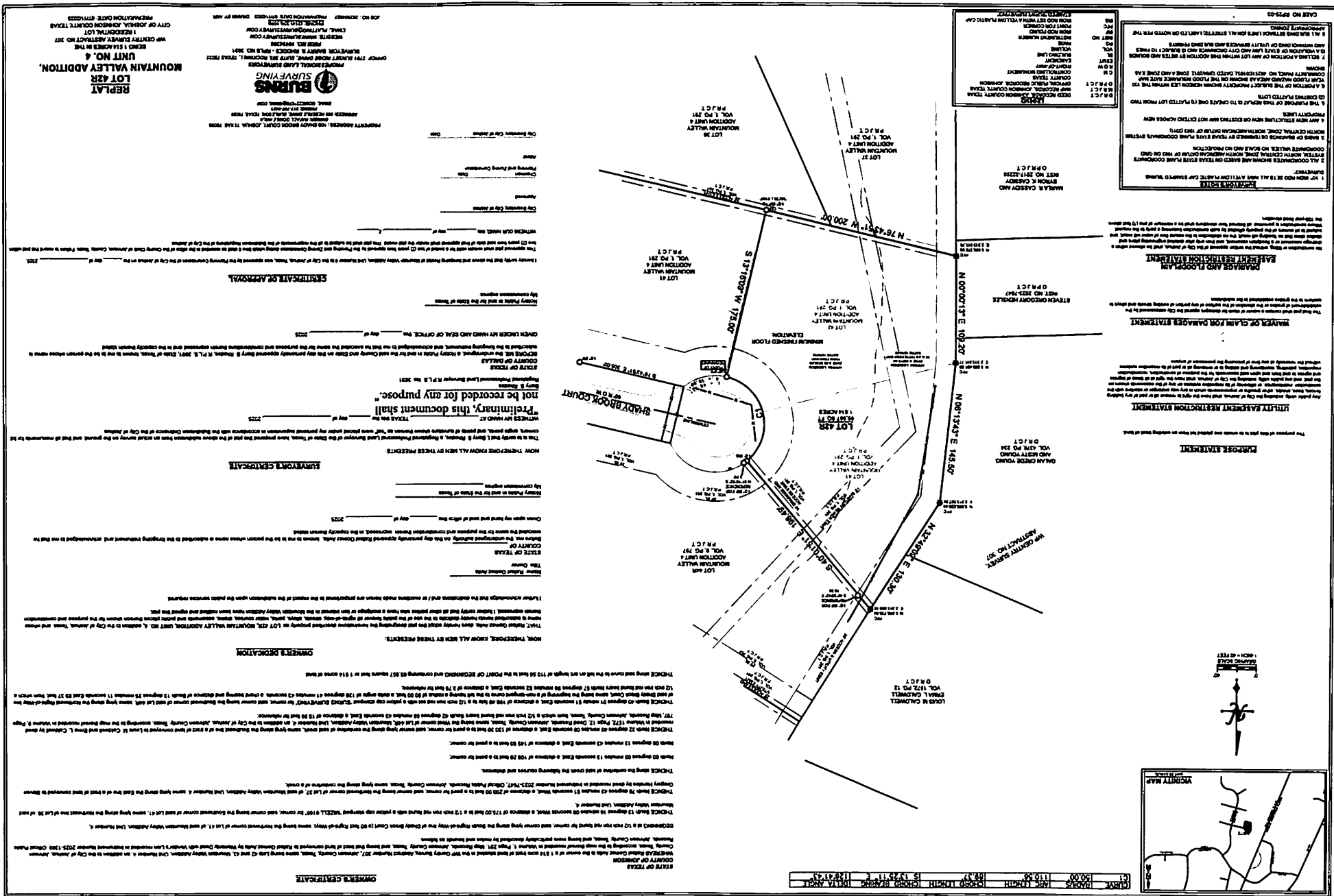
Easement Analyst

(817) 760-5204

Enclosure: Submitted Plat for Approval

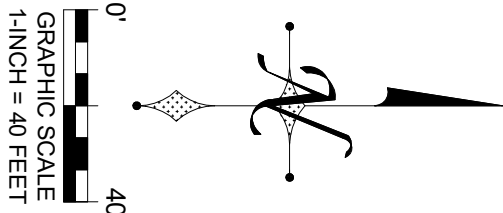
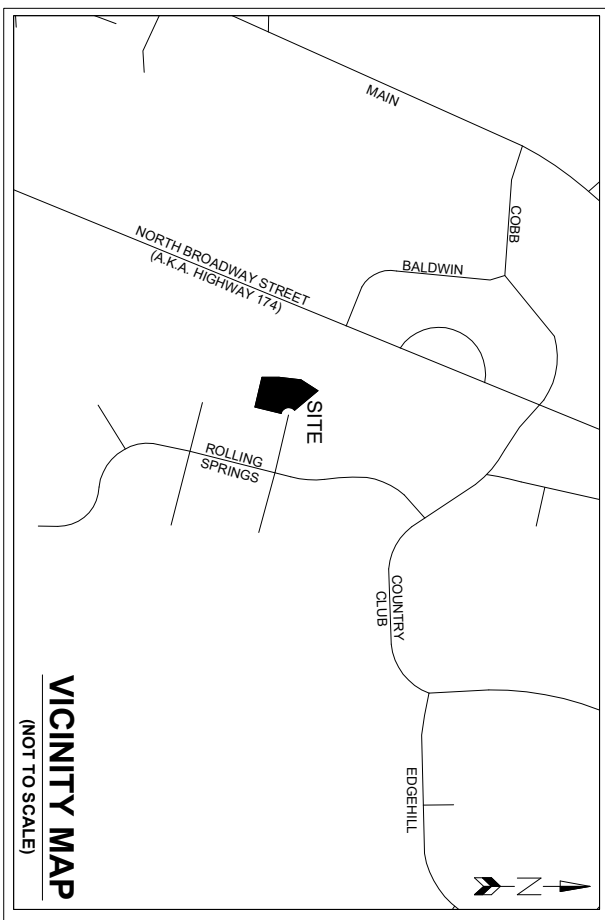
740 FM 3048 | Joshua, TX 76058 | (817) 760-5200

JCSUD.com





CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	110.56'	89.37'	S 13°25'11" E	126°41'43"



The purpose of this plat is to create one platted lot from an existing tract of land.

#### PURPOSE STATEMENT

#### UTILITY EASEMENT RESTRICTION STATEMENT

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 this plat. The City of Joshua shall not be responsible for the removal of any such growths or improvements and agrees 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.

#### WAIVER OF CLAIM FOR DAMAGES STATEMENT

This final plat shall contain a waiver of claim for damages against the City occasioned by the establishment of grades or the elevation of the surface of any portion of existing streets and alleys to conform to the grades established in this subdivision.

#### DRAINAGE AND FLOODPLAIN EASEMENT RESTRICTION STATEMENT

No construction or filling, without the written approval of the City of Joshua, shall be allowed within a drainage easement or a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, the 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, and to the satisfaction of the City of Joshua. If the City of Joshua determines that the construction is subject to the 100-year flood elevation, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

#### SURVEYOR'S NOTES

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED 'BURNS SURVEYING'.
2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. ANY NEW STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5. THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM TWO (2) EXISTING PLATTED LOTS.
6. A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4825 (01-60), DATED 12/04/2012, ZONE A AND ZONE X AS SHOWN.
7. SETTING 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.
8. ALL BUILDING SETBACK LINES (ON ALL STREETS) LABELED OR NOTED PER THE APPROPRIATE ZONING.

CASE NO. RP25-03

#### STATE OF TEXAS

#### COUNTY OF JOHNSON

WHEREAS Rafael Gomez Avila is the owner of a 1.514 acre tract of land situated in the WP Gentry Survey, Abstract Number 307, Johnson County, Texas, same being Lots 42 and 43, Mountain Valley Addition, Unit Number 4, an addition to the City of Joshua, Johnson County, Texas, according to the map thereof recorded in Volume 1, Page 291, Map Records, Johnson County, Texas, and being that tract of land conveyed to Rafael Gomez Avila by Warranty Deed with Vendor's Lien recorded in Instrument Number 2025-1389, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying along the South Right-of-Way line of Shady Brook Court (a 60 foot Right-of-Way), same being the Northwest corner of Lot 41, of said Mountain Valley Addition, Unit Number 4;

THENCE South 13 degrees 16 minutes 09 seconds West, a distance of 175.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "WIZELL 6165" for corner, said corner being the Southwest corner of said Lot 41, same lying along the Northeast line of Lot 38, of said Mountain Valley Addition, Unit Number 4;

THENCE North 76 degrees 43 minutes 51 seconds West, a distance of 200.00 feet to a point for corner, said corner being the Northwest corner of Lot 37, of said Mountain Valley Addition, Unit Number 4, same lying along the East line of a tract of land conveyed to Steven Gregory Henslee by deed recorded in Instrument Number 2023-7647, Official Public Records, Johnson County, Texas, same lying along the centerline of a creek;

THENCE along the centerline of said creek the following courses and distances:

North 00 degrees 00 minutes 13 seconds East, a distance of 109.20 feet to a point for corner;

North 06 degrees 13 minutes 43 seconds East, a distance of 145.50 feet to a point for corner;

THENCE North 32 degrees 49 minutes 09 seconds East, a distance of 150.30 feet to a point for corner, said corner lying along the centerline of said creek, same lying along the Southeast line of a tract of land conveyed to Louis M. Caldwell and Erna L. Caldwell by deed recorded in Volume 1572, Page 12, Deed Records, Johnson County, Texas, same being the West corner of Lot 44R, Mountain Valley Addition, Unit Number 4, an addition to the City of Joshua, Johnson County, Texas, according to the map thereof recorded in Volume 9, Page 797, Map Records, Johnson County, Texas, from which a 1/2 inch iron rod found bears South 42 degrees 55 minutes 43 seconds East, a distance of 18.95 feet for reference;

THENCE South 40 degrees 01 minute 51 seconds East, a distance of 198.49 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Southwest corner of said Lot 44R, same lying along the Northwest Right-of-Way line of said Shady Brook Court, same being the beginning of a non-align curve to the left having a radius of 50.00 feet, a delta angle of 126 degrees 41 minutes 43 seconds, a chord bearing and distance of South 13 degrees 25 minutes 11 seconds East 89.37 feet, from which a 1/2 inch iron rod found bears North 57 degrees 56 minutes 52 seconds East, a distance of 3.75 feet for reference;

THENCE along said curve to the left an arc length of 110.56 feet to the POINT OF BEGINNING and containing 65,957 square feet or 1.514 acres of land.

#### OWNER'S CERTIFICATE

#### OWNER'S DEDICATION

#### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Rafael Gomez Avila, does hereby adopt this plat designating the hereinabove described property as **LOT 42R, MOUNTAIN VALLEY ADDITION, UNIT NO. 4**, 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, paths, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the Mountain Valley Addition have been notified and signed this plat.

I further acknowledge that the dedications and / or exactions made herein are proportional to the impact of the subdivision upon the public services required.

Name: Rafael Gomez Avila  
Title: Owner

STATE OF TEXAS:

Before me, the undersigned authority, on this day personally appeared Rafael Gomez Avila, 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 expressed. In the capacity therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas  
My commission expires \_\_\_\_\_

#### SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Barry S. Rhodes, a Registered Professional Land Surveyor of the State of Texas, have prepared this plat of the above subdivision from an actual survey on the ground, and that all monuments for lot corners, angle points, and points of curvatures shown thereon as "set" were placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Joshua.

WITNESS MY HAND AT \_\_\_\_\_ TEXAS this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes

Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

#### CERTIFICATE OF APPROVAL

I hereby certify that the above and foregoing plat of Mountain Valley Addition, Unit Number 4, 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 and Zoning Commission  
Attest: \_\_\_\_\_

City Secretary, City of Joshua  
Date: \_\_\_\_\_

PROPERTY ADDRESS: 108 SHADY BROOK COURT, JOSHUA, TEXAS 76058

ADDRESS: 809 HERBIE DRIVE, BURLESON, TEXAS 76028

EMAIL: GOMEZ107@GMAIL.COM

PHONE: 817-779-9423



PROFESSIONAL LAND SURVEYORS

OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75082

SURVEYOR: BARRY S. RHODES - RPLS NO. 3691

FIRM NO. 10194386

WEBSITE: WWW.BURNSSURVEY.COM

EMAIL: PLATTING@BURNSSURVEY.COM

PHONE: (214) 325-1090

JOB NO.: 202504057

PREPARATION DATE: 07/11/2025

DRAWN BY: AAR

REPLAT  
LOT 42R  
MOUNTAIN VALLEY ADDITION,  
UNIT NO. 4

BEING 1.514 ACRES IN THE  
WP GENTRY SURVEY, ABSTRACT NO. 307  
1, RESIDENTIAL LOT  
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS  
PREPARATION DATE: 07/11/2025



TAX CERTIFICATE FOR ACCOUNT : 126-3499-07880

AD NUMBER: R000051166

GF NUMBER:

CERTIFICATE NO : 16657109

**COLLECTING AGENCY**

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

PAGE 1 OF 1

DATE : 9/9/2025

FEE : \$10.00

**PROPERTY DESCRIPTION**

LOT 42|BLK 1|MOUNTAIN VALLEY U

NIT 4

0000100 SHADY BROOK CT

0 ACRES

**REQUESTED BY**

JAVIER VALENCIA

**PROPERTY OWNER**

AVILA RAFAEL GOMEZ ETUX

11008 OAK GROVE RD SOUTH  
BURLESON TX 76028809 HEBERLE DR  
BURLESON TX 76028

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)

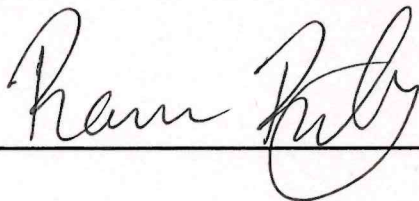
CURRENT VALUES			
LAND MKT VALUE:	14,625	IMPROVEMENT :	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	14,625	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

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

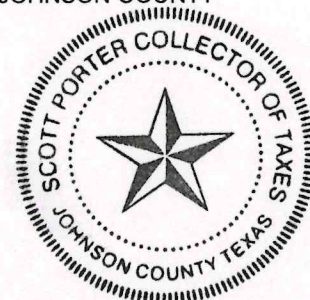
TOTAL CERTIFIED TAX DUE 9/2025 : \$0.00

ISSUED TO :  
ACCOUNT NUMBER:JAVIER VALENCIA  
126-3499-07880

CERTIFIED BY :



JOHNSON COUNTY



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



TAX CERTIFICATE FOR ACCOUNT : 126-3499-07890

AD NUMBER: R000051167

GF NUMBER:

CERTIFICATE NO : 16657110

**COLLECTING AGENCY**

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

PAGE 1 OF 1

DATE : 9/9/2025

FEE : \$10.00

**PROPERTY DESCRIPTION**

LOT 43|BLK 1|MOUNTAIN VALLEY U

NIT 4

0000100 SHADY BROOK CT

0 ACRES

**REQUESTED BY**

JAVIER VALENCIA

**PROPERTY OWNER**

AVILA RAFAEL GOMEZ ETUX

11008 OAK GROVE RD SOUTH

BURLESON TX 76028

809 HEBERLE DR

BURLESON TX 76028

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: 14,625  
 AG LAND VALUE: 0  
 APPRAISED VALUE: 14,625  
 EXEMPTIONS:  
 LAWSUITS:

IMPROVEMENT : 0  
 DEF HOMESTEAD: 0  
 LIMITED VALUE: 0

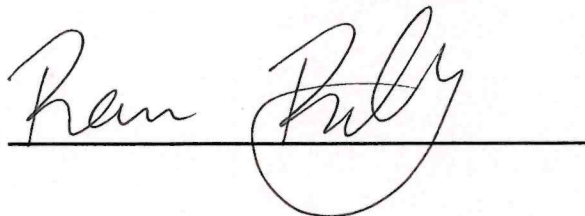
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2024	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2024	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2024	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2024	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2024	Johnson County	0.00	0.00	0.00	0.00	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 9/2025 : \$0.00**

ISSUED TO :  
 ACCOUNT NUMBER:

JAVIER VALENCIA  
 126-3499-07890

CERTIFIED BY :



, JOHNSON COUNTY

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





**Planning & Zoning Agenda  
January 5, 2026**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a residential replat regarding 1.514 acres of land known as Lot 42R, Unit No. 4, Mountain Valley Addition situated in the WP Gentry Survey, Abstract No. 307, City of Joshua, Johnson County, Texas, located at 100 Shady Brook Court. (Staff Resource: A. Maldonado)

**Background Information:**

**History:** This property was platted as two lots.

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

**Analysis:** This plat has been reviewed in accordance with the provisions set forth in the adopted Subdivision Ordinance. The purpose of this plat is to combine two lots into one for the future construction of a residential home.

**Utilities:** Water is provided by the Johnson County Special Utility District.

**Transportation:** Right-of-way dedications have already been dedicated by the original plat.

**Financial Information:**

The cost associated with the replat 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 Planning and Zoning public hearing.

**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 of the replat.

**Prepared By:**

Nora Fussner, Director of Economic Development

**Attachments:**

1. Replat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Letter
5. Replat
6. Tax certificate





**Planning & Zoning Agenda  
January 5, 2026**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Public hearing on a request for a zoning change regarding approximately 2.0 acres of land in the W.W. Byers Survey, Tract 38PT, Abstract Number 29, City of Joshua, Texas, located at 724 County Road 909, to change from (R-1) Single Family Residential District to the (R-1L) Single Family Residential Large Lot 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 2.0 acres.

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

**ANALYSIS:**

- The applicant intends to build a home and have livestock. The Ordinance requires 1 acre per head of livestock.
- The current Single Family Residential zoning does not allow livestock.
- Rezoning to R-1L is consistent with surrounding development patterns and the Future Land Use Plan.
- Utilities and infrastructure appear to be available or can be extended at the cost of the developer 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 Planning and Zoning and City Council public hearing.

**City Contact and Recommendations:**

Aaron Maldonado, Assistant City Mgr.

Item 6.

Staff recommends approval.

**Prepared By:**

Nora Fussner, Directory of Economic Development

**Attachments:**

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



City of Joshua – Development Services  
105 S Main St, Joshua, TX 76058 – (817) 558-7447 Ext: 2013

### 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"/> Subdivision Variance              |
| <input type="checkbox"/> Conditional Use Permit  | <input type="checkbox"/> Zoning Variance (ZBA)            | <input type="checkbox"/> Amending Plat                     |
| <input type="checkbox"/> Preliminary Plat        | <input type="checkbox"/> Final Plat                       | <input type="checkbox"/> Planned Development Detailed Plan |
| <input type="checkbox"/> Replat                  | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Site Plan                         |
| <input type="checkbox"/> Minor Plat              | <input checked="" type="checkbox"/> Zoning Change         | <input type="checkbox"/> HPOD                              |
| <input type="checkbox"/> Other _____             |   |  |

#### Project Information

Project Name: 909 lot.  
 Project Address (Location): 1011 CR 909  
 Existing Zoning: R-1 Proposed Zoning: R-1L  
 Existing Use: Residential ag Proposed Use: \_\_\_\_\_  
 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

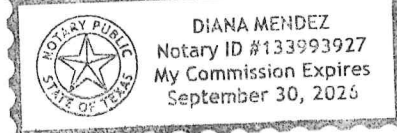
Applicant: <u>Anthony Castello</u>	Company: _____
Address: <u>1421 Old Bridge Rd.</u>	Phone #: <u>630 546 8716</u>
City: <u>Cleburne</u> State: <u>TX</u> Zip: <u>76033</u>	Email: <u>CastelloAnthony@Telcel.com</u>
Property Owner: <u>Same</u>	Company: _____
Address: _____	Phone #: _____
City: _____ State: _____ Zip: _____	Email: _____
Key Contact: <u>Ana Vasquez</u>	Company: <u>Nova Builder LLC</u>
Address: <u>9518 CR 915A</u>	Phone #: <u>708-743-9176</u>
City: <u>Joshua</u> State: <u>TX</u> Zip: <u>76058</u>	Email: <u>anav7499@yahoo.com</u>

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

SIGNATURE: [Signature]  
 (Letter of authorization required if signature is other than property owner)

Print or Type Name: Anthony Castello  
 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 3 day of October, 2025

[Signature]  
 Notary Public



Signature: [Signature] Date: 10-3-25

For Department Use Only

25-00895-01  
 Case No.: P225-02  
 Project Manager: Ana Vasquez  
 Total Fee(s): 500 + 2,500 Dep  
 Check No.: C/C  
 Date submitted: 11/4/25  
 Accepted By: em  
 Date of Completed App: \_\_\_\_\_

12/3/25 meeting

<https://www.fastgovpay.com/joshua>

City of Joshua (CT)

101 SOUTH MAIN STREET

JOSHUA, TX

8175587447

Order ID: 1191563

Ref #: 808507360881

Desc: Approval

Auth #: 03260Q

Batch #: 650

MID: \*\*\*\*\*9880

11/04/2025

16:54:42 PM

25-00895-01

\$3,000.00

Subtotal:

\$3,000.00

SRVCFEE

\$105.00

Total:

\$3,105.00

EMV Contact

MC \*\*\*\*\*2105

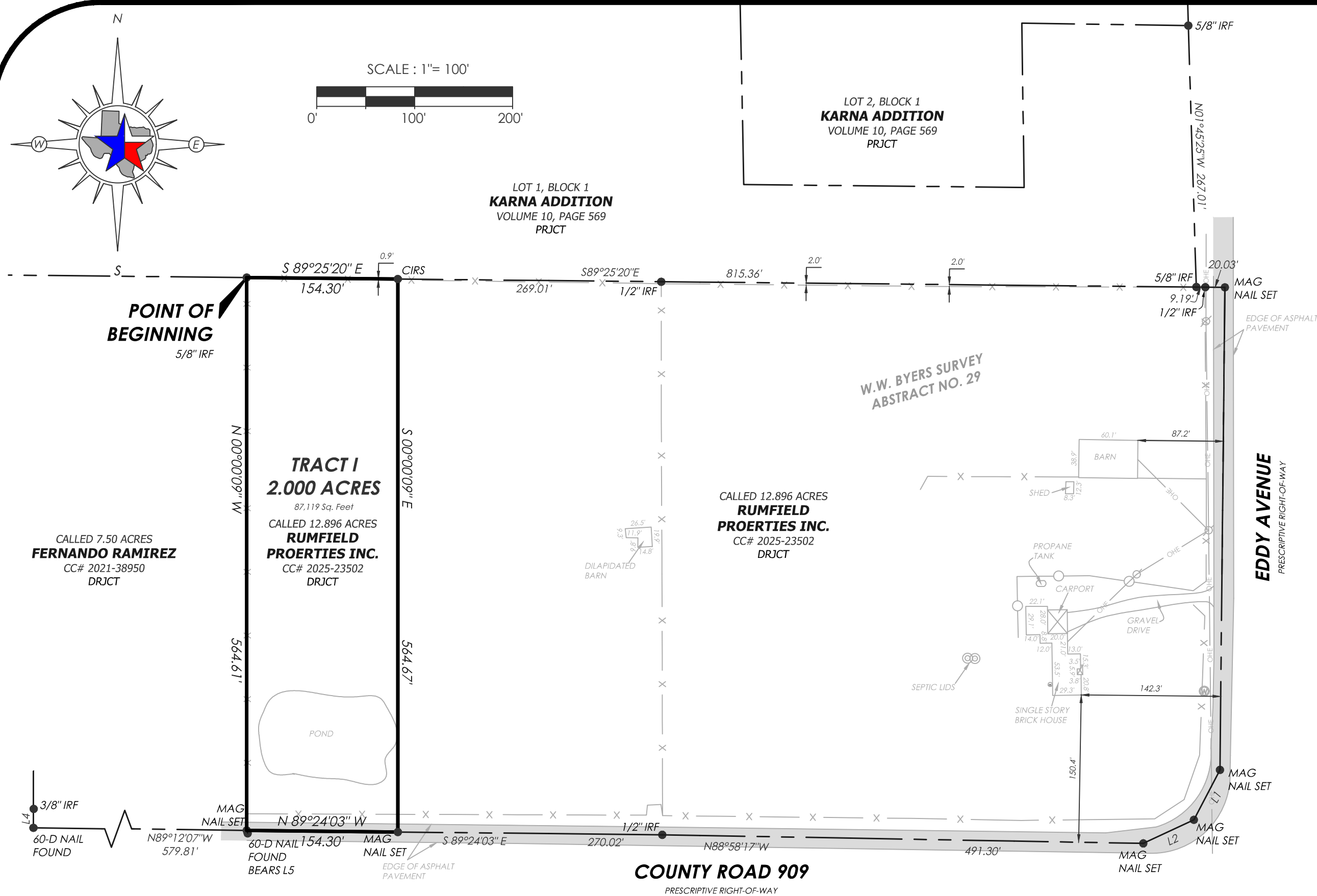
VASQUEZ/JESUS

Route: EMV Contact

Approved

Thank you for your payment!





### GENERAL NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE, ISSUED BY TRULY TITLE, GF NO. 25005229-30, EFFECTIVE DATE: JULY 8, 2025. ISSUE DATE: JULY 22, 2025. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY.
- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
- ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
- THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

### 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.

EXECUTED THIS THE 21ST DAY OF AUGUST, 2025.

*Marshall Miller*

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



PROJECT NUMBER: 250713  
REVISED DATE:  
REVISION NOTES:

SHEET 1 OF 1

### METES AND BOUNDS DESCRIPTION

#### TRACT I

**BEING** A 2.000 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 12.896 ACRE TRACT OF LAND DESCRIBED BY DEED TO RUMFIELD PROPERTIES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2025-23502, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 12.896 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 7.50 ACRE TRACT OF LAND DESCRIBED BY DEED TO FERNANDO RAMIREZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-38950, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE SOUTH LINE OF LOT 1, BLOCK 1, KARNA ADDITION, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 569, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 89 DEGREES 25 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINES OF SAID CALLED 12.896 ACRE TRACT, BEING COMMON WITH SAID CALLED 7.0 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 154.30 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" ON THE NORTH LINE OF SAID CALLED 12.896 ACRE TRACT AND BEING ON THE SOUTH LINE OF LOT 1, FROM WHICH A 1/2" IRON ROD FOUND ON THE NORTH LINE OF SAID CALLED 12.896 ACRE TRACT BEARS 89 DEGREES 25 MINUTES 20 SECONDS EAST, A DISTANCE OF 269.01 FEET;

**THENCE** SOUTH 00 DEGREES 00 MINUTES 09 SECONDS EAST, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID CALLED 12.896 ACRE TRACT, A DISTANCE OF 564.67 FEET, TO A MAG NAIL SET ON THE SOUTH LINE OF SAID CALLED 12.896 ACRE TRACT AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 909, A PREScriptive RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF SAID CALLED 12.896 ACRE TRACT BEARS SOUTH 89 DEGREES 24 MINUTES 03 SECONDS EAST, A DISTANCE OF 270.02 FEET;

**THENCE** NORTH 89 DEGREES 24 MINUTES 03 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 12.896 ACRE TRACT, A DISTANCE OF 154.30 FEET, TO A MAG NAIL SET FOR THE SOUTHWEST CORNER OF SAID CALLED 12.896 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 7.50 ACRE TRACT, FROM WHICH A 60D NAIL FOUND BEARS SOUTH 18 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 3.16 FEET;

**THENCE** NORTH 00 DEGREES 00 MINUTES 09 SECONDS WEST, DEPARTING SAID SOUTH LINE, ALONG THE WEST LINE OF SAID CALLED 12.896 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 7.50 ACRE TRACT, A DISTANCE OF 564.61 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 2.000 ACRES OR 87,119 SQUARE FEET OF LAND, MORE OR LESS.

### ATTENTION TO SCHEDULE B ITEMS

A. TERMS AND PROVISIONS CONTAINED IN THAT CERTAIN AFFIDAVIT TO THE PUBLIC AS TO PERMITTING OF ON-SITE WASTEWATER TREATMENT SYSTEM, RECORDED IN/UNDER VOLUME 2076 PAGE 146, OFFICIAL PUBLIC RECORDS, JOHNSON, TEXAS. (TRACTS 3 AND 2)

**DOES AFFECT AND IS BLANKET IN NATURE**

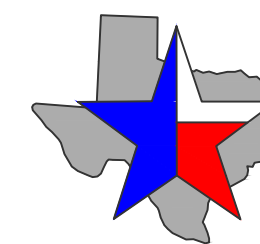
B. ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN INSTRUMENT(S) RECORDED IN/UNDER VOLUME 4369 PAGE 498, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.

**DOES AFFECT AND IS BLANKET IN NATURE**

## BOUNDARY SURVEY OF TRACT I

### 2.000 ACRES OF LAND

SITUATED IN THE W.W. BYERS SURVEY,  
ABSTRACT NO. 29, CITY OF JOSHUA, JOHNSON  
COUNTY, TEXAS

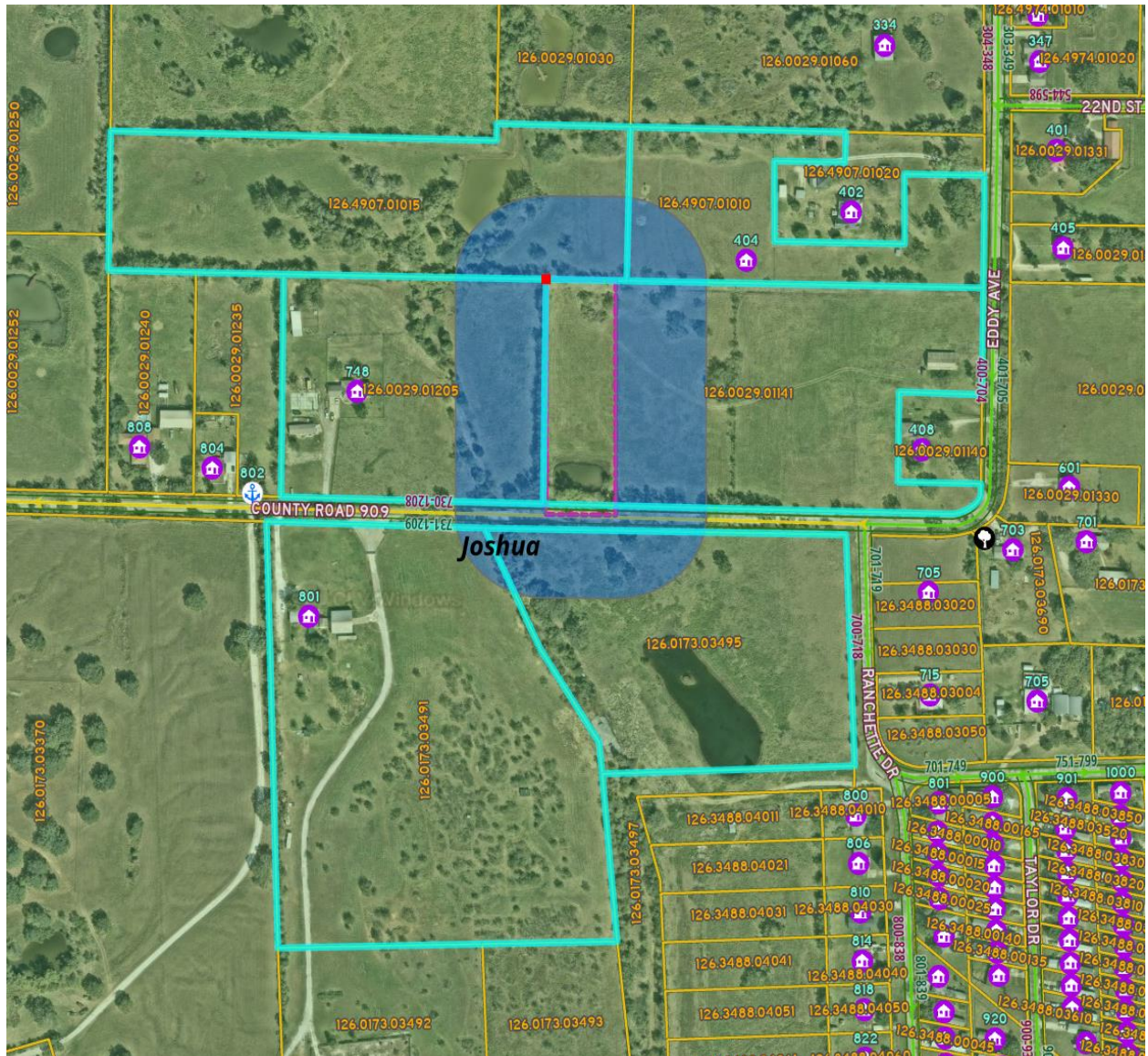


—LONESTAR—  
LAND SURVEYING, LLC  
TBPELS FIRM# 10194707  
3521 SW WILSHIRE BLVD.,  
JOSHUA, TX 76058  
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM



## Vicinity Map



## 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 rezone, of a portion of a tract of land in the W.W. Byers Survey, Tract 38PT , Abstract 29, City of Joshua, Texas, located at 724 CR 909, and being approximately 2.0 acres of land, changing the zoning from (R-1) Single Family Residential District to the (R1L) Single Family Residential Large Lot District.

The Planning and Zoning Commission will conduct its public hearing on January 5, 2026, at 6:30 PM, and the City Council will conduct its public hearing and consideration on January 15, 2026, 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 5, 2026**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on a request for a zoning change regarding approximately 2.0 acres of land in the W.W. Byers Survey, Tract 38PT, Abstract Number 29, City of Joshua, Texas, located at 724 County Road 909, to change from (R-1) Single Family Residential District to the (R-1L) Single Family Residential Large Lot District.

**Background Information:**

**History:** The property is currently unplatted and consists of approximately 2.0 acres.

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

**ANALYSIS:**

- The applicant intends to build a home and have livestock. The Ordinance requires 1 acre per head of livestock.
- The current Single Family Residential zoning does not allow livestock.
- Rezoning to R-1L is consistent with surrounding development patterns and the Future Land Use Plan.
- Utilities and infrastructure appear to be available or can be extended at the cost of the developer to support the proposed use.

**Financial Information:**

The cost associated with the rezoning 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 Planning and Zoning public hearing.

**City Contact and  
Recommendations:**



Aaron Maldonado,  
Assistant City Mgr.

Item 7.

Staff recommends approval.

**Prepared By:**

Nora Fussner, Directory of Economic Development

**Attachments:**

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