



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.

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.

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: Rob Mendoza

Company: Ulrich Life Style Structures

Address: 2000 Melissa Lane

Phone #: 817-904-4890

City: Cleburne State: Tx Zip: 76031

Email: Permits@ulrichlifestyle.com

Property Owner: Phillip Evans

Company: _____

Address: 202 Trailwood Dr

Phone #: 817-366-4380

City: Joshua State: Tx Zip: 76058

Email: ptevansdo@yahoo.com

Key Contact: Rob Mendoza

Company: Ulrich Life Style Structures

Address: 2000 Melissa Lane

Phone #: 817-904-4890

City: Cleburne State: Tx Zip: 76031

Email: permits@ulrichlifestyle.com

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

SIGNATURE: Phillip Evans

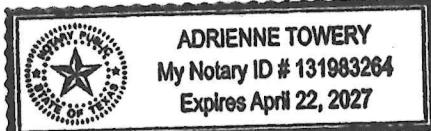
(Letter of authorization required if signature is other than property owner)

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 Adrienne Towery 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

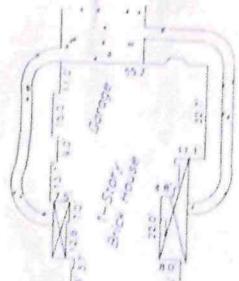
<https://www.fastgovpay.com/joshua>
City of Joshua (CT)
101 SOUTH MAIN STREET
JOSHUA, TX
8175587447
Order ID: 1183585
Ref #: 302253251279
Desc: Approval
Auth #: 35862G
Batch #: 644
MID: *****9880
10/29/2025
14:14:40 PM
25-00872-01
\$2,800.00
Subtotal:
\$2,800.00
SRVCFEE
\$98.00
Total:
\$2,898.00
EMV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

Item 2.

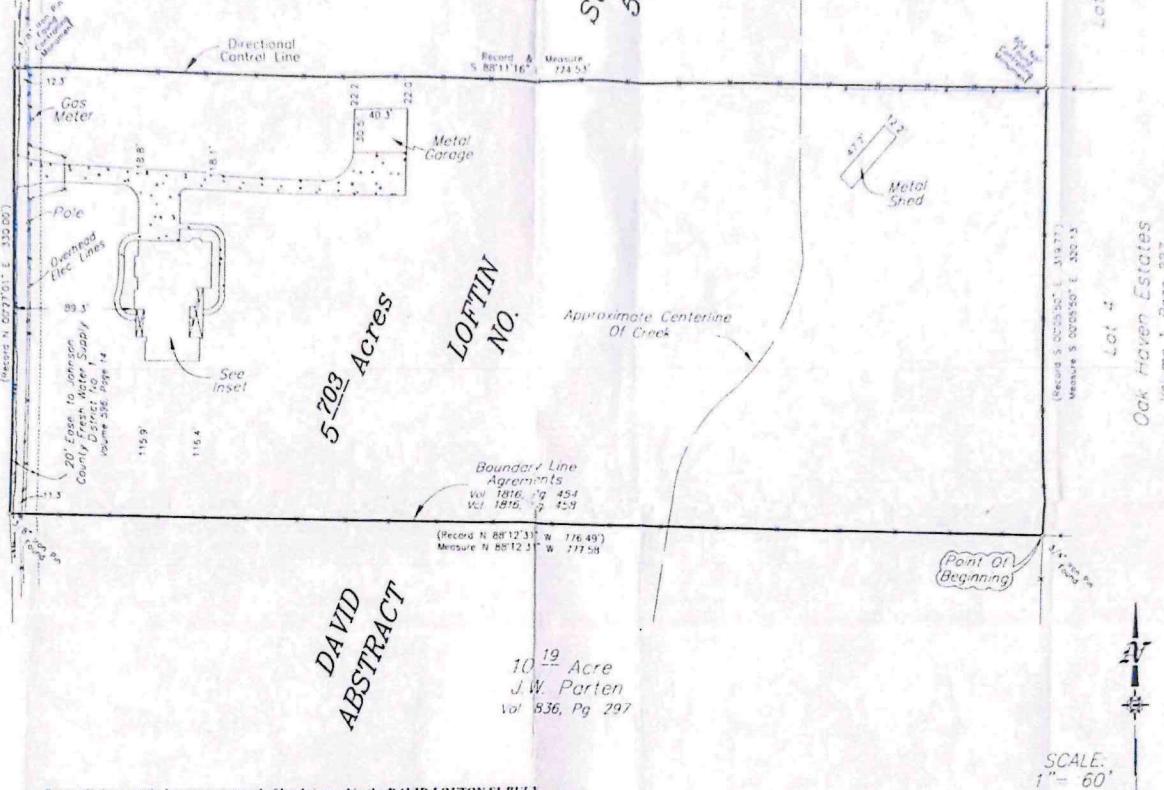
TRIANGLE surveying company
p o box 546
Burleson, Texas 76097
295-1148

GF# 06243244 B112

According to the Flood Insurance Rate Map for the City of Joshua No. 08882 0839 G, revised January 8, 1997, 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'

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 774.58 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 6d 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 120.13 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 1639, Page 990 of the Real Property Records of Johnson County, Texas although no definite location is given.

The Boundary Line Agreement 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 140 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.

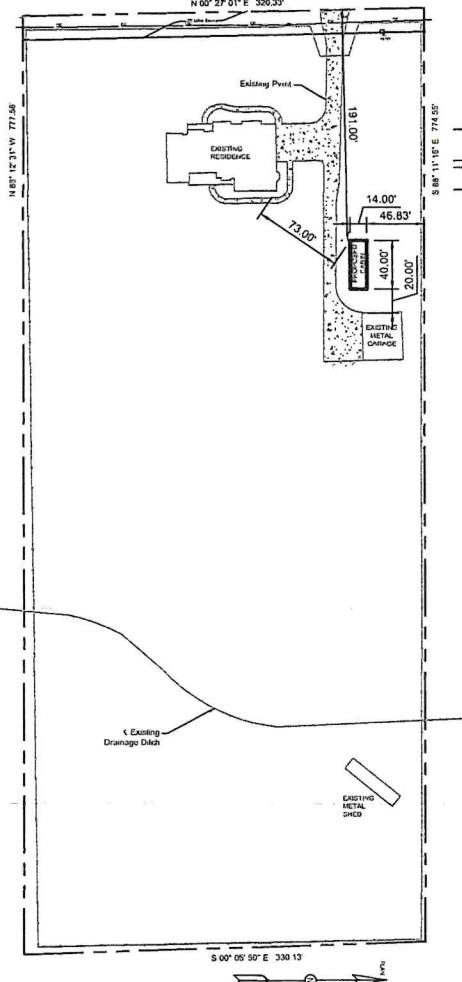
Registered Professional Land Surveyor No.
nearly all plots were prepared from a survey
made by the surveyor and no other
plots are as shown and there are no visible
changes on survey.

J. L. Burrow
7/23/07
Registered Professional Land Surveyor No. 1508



202 Trailwood Dr

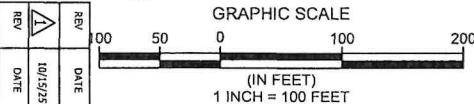
N 00° 27' 01" E 320.33'



1 SITE PLAN

Scale: 1" = 100'

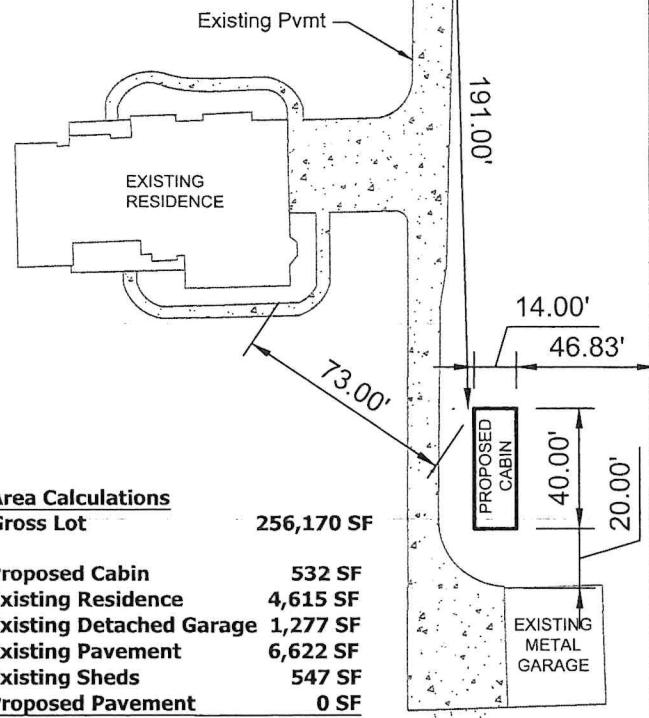
GRAPHIC SCALE



| REV. | DATE | DESCRIPTION |
|---------|------|--------------------|
| 1015/25 | | REVIEWED BLDG SIZE |

202 Trailwood Dr

N 00° 27' 01" E 320.33'



Area Calculations

Gross Lot

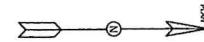
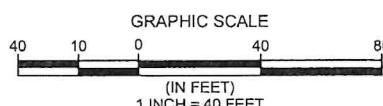
256,170 SF

| | |
|------------------------------|------------------|
| 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 PROPERTY OF OFFICE OF RANDY W. OFFILL, PLLC AND MAY NOT BE COPIED OR REPRODUCED OR BE USED WITHOUT WRITTEN PERMISSION. THIS PLAN IS INTENDED TO PROVIDE THE OFFICER OF RECORD WITH A FAITHFUL DRAWING OF THE PROPERTY FOR WHICH IT WAS MADE. ANY SWELL, TILT, OR ALL OTHER VARIATIONS IN THE DRAWINGS ARE DUE TO THE OFFICER OF RECORD'S EQUIPMENT, EQUIPMENT FAILURE, OR OTHER CAUSES.

ULRICH
BUILT FOR YOU. MADE FOR LIFE.
100 Energy Way, Fort Worth, TX 76102
www.ulrichlifestyle.com

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

Randy W. Offill, PE, Professional Engineer
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,

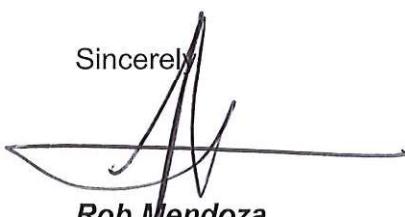
Resident of Joshua Tx Dr Phillip Evans is applying for a Conditional Use Permit to build an 14x40 ADU on his property. The ADU he is requesting to build will be used as a home for his elderly mother in law. She will be moving from out of state to Texas on November 25, 2025.

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.

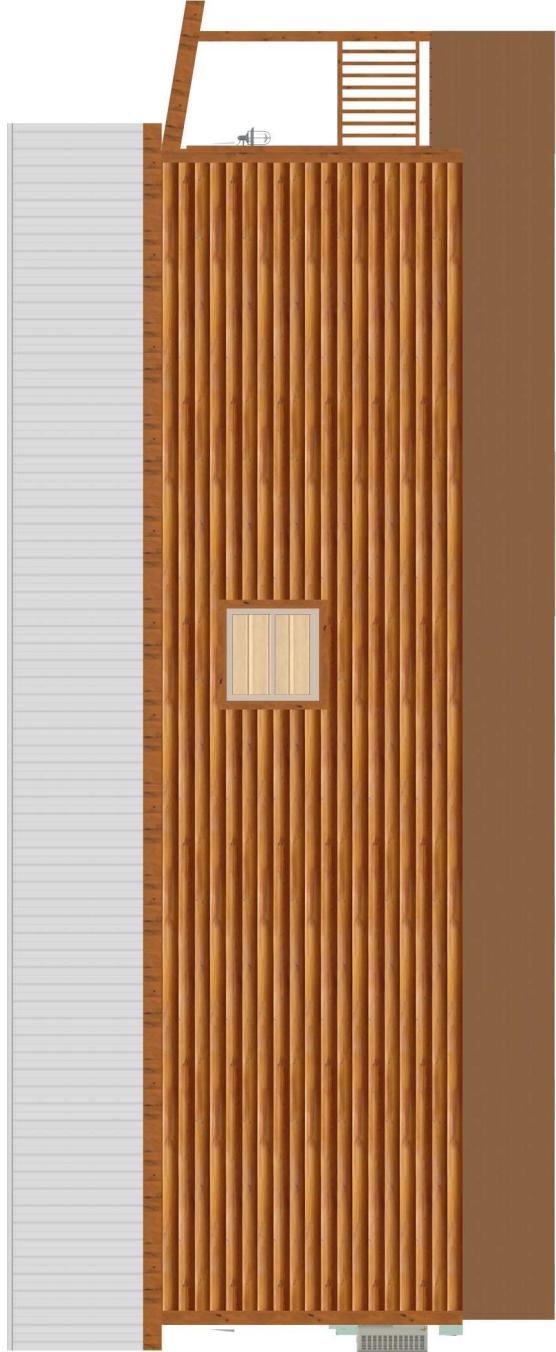
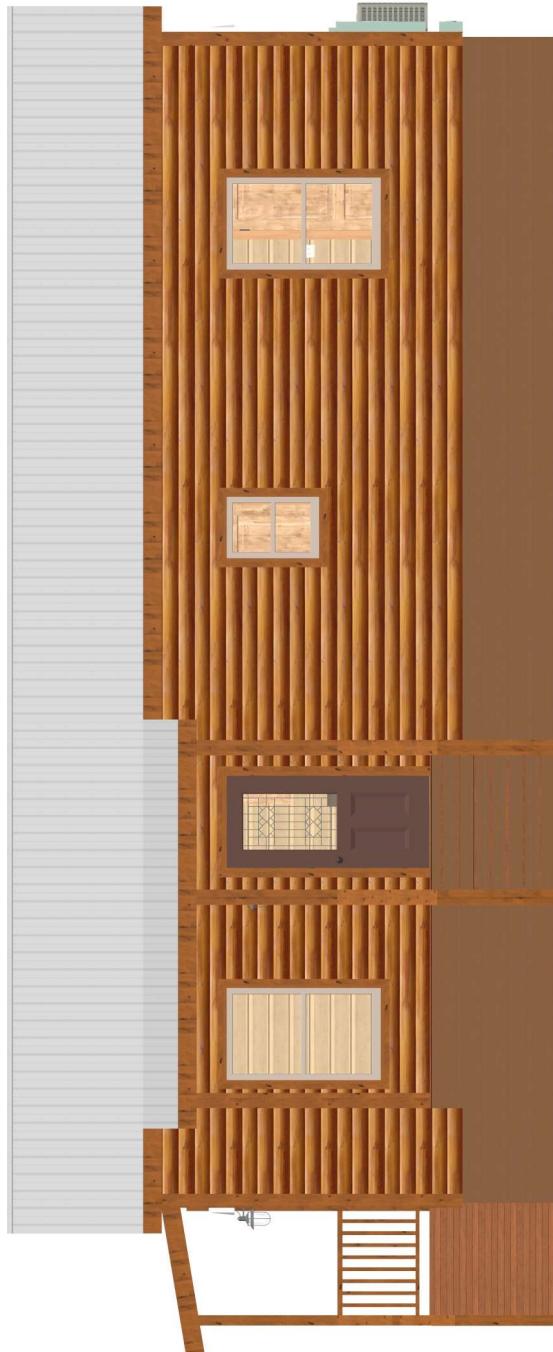
Sincerely,



Rob Mendoza

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

| ELEVATION 1 | | 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.

| | |
|----------|---------------------------------------|
| Customer | Phillip and Theresa Evans |
| Phone | 817-365-4380 |
| Email | plevansdo@yahoo.com |
| Address | 202 Trailwood Dr. Joshua, TX 76058 |
| Designer | Jonathan Ulrich |
| Phone | 817-506-4402 |
| Email | visionary@ulrichlifestyle.com |

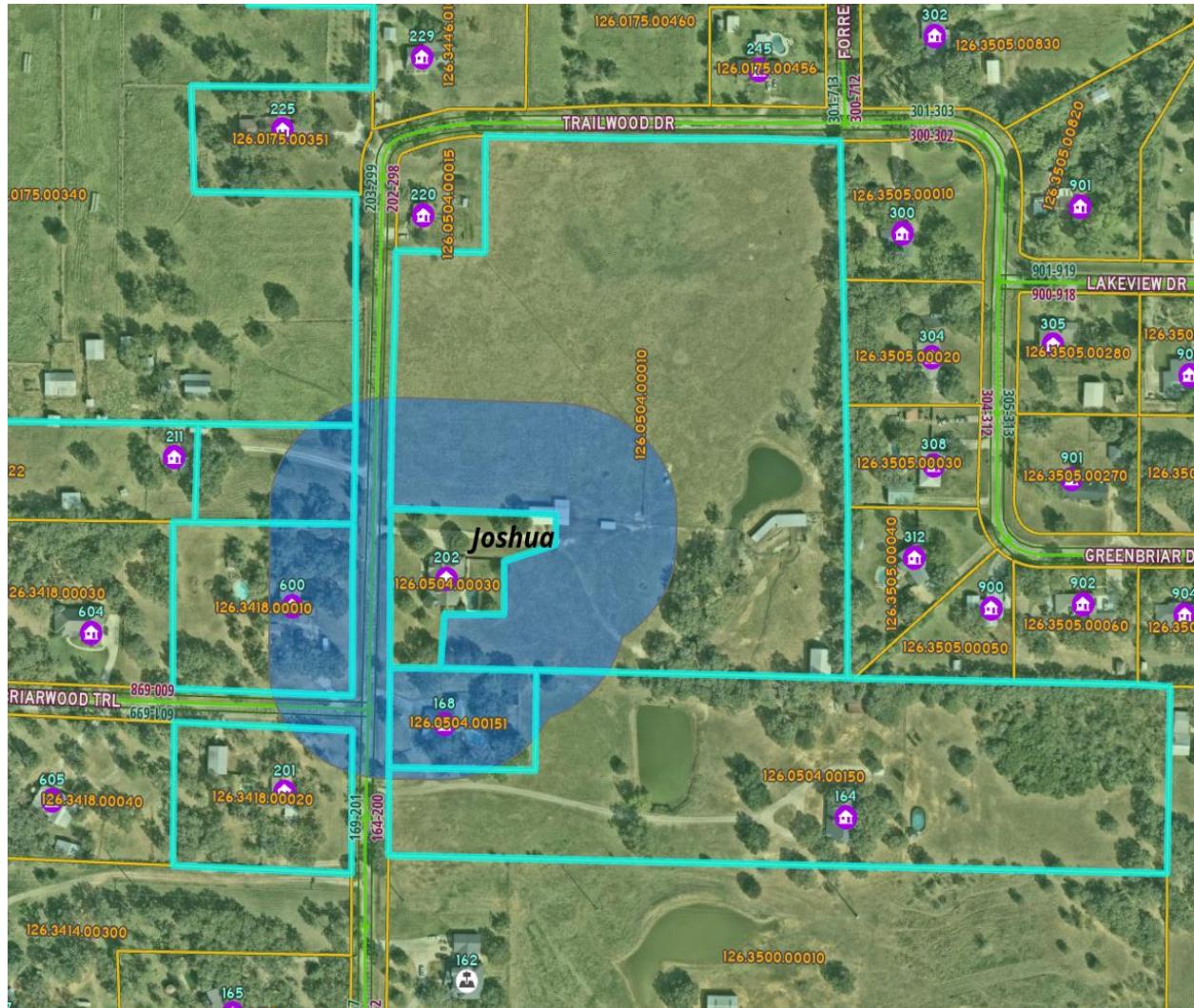
ULRICH

| ELEVATION 2 | | A3 |
|-----------------------|---------------|--------------|
| EVANS | | |
| Cabin | Serial 18705 | |
| Porch | Serial 18706 | |
| 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

Item 4.

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: plattin@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: plattin@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)

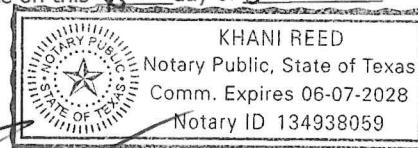
Print or Type Name: Rafael Gomez

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 8th day of SEPTEMBER 2025

KHANI REED
Notary Public

Signature Khani Reed



Date: 09/08/2025

For Departmental Use Only

Case No.: RP25-03
25-00702-01

Project Manager: April Ross

DEP 3,500.00
Total Fee(s): 505.00

Check No: 1945

Date Submitted: 9-8-25

Accepted By: EM

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: 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

| | |
|---|--|
| <p>SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)</p> <p>SIGNATURE:  (Letter of authorization required if signature is other than property owner)</p> <p>Print or Type Name: <u>April Ross</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>8th</u> day of <u>September</u> 20<u>25</u></p> <p>Notary Public</p> <p>Signature </p> | <p>For Departmental Use Only</p> <p>Case No.: <u>25-00702-01</u></p> <p>Project Manager: _____</p> <p>Total Fee(s): _____</p> <p>Check No.: _____</p> <p>Date Submitted: _____</p> <p>Accepted By: _____</p> <p>Date of Complete Application: _____</p> |
|---|--|

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

Item 4.

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.

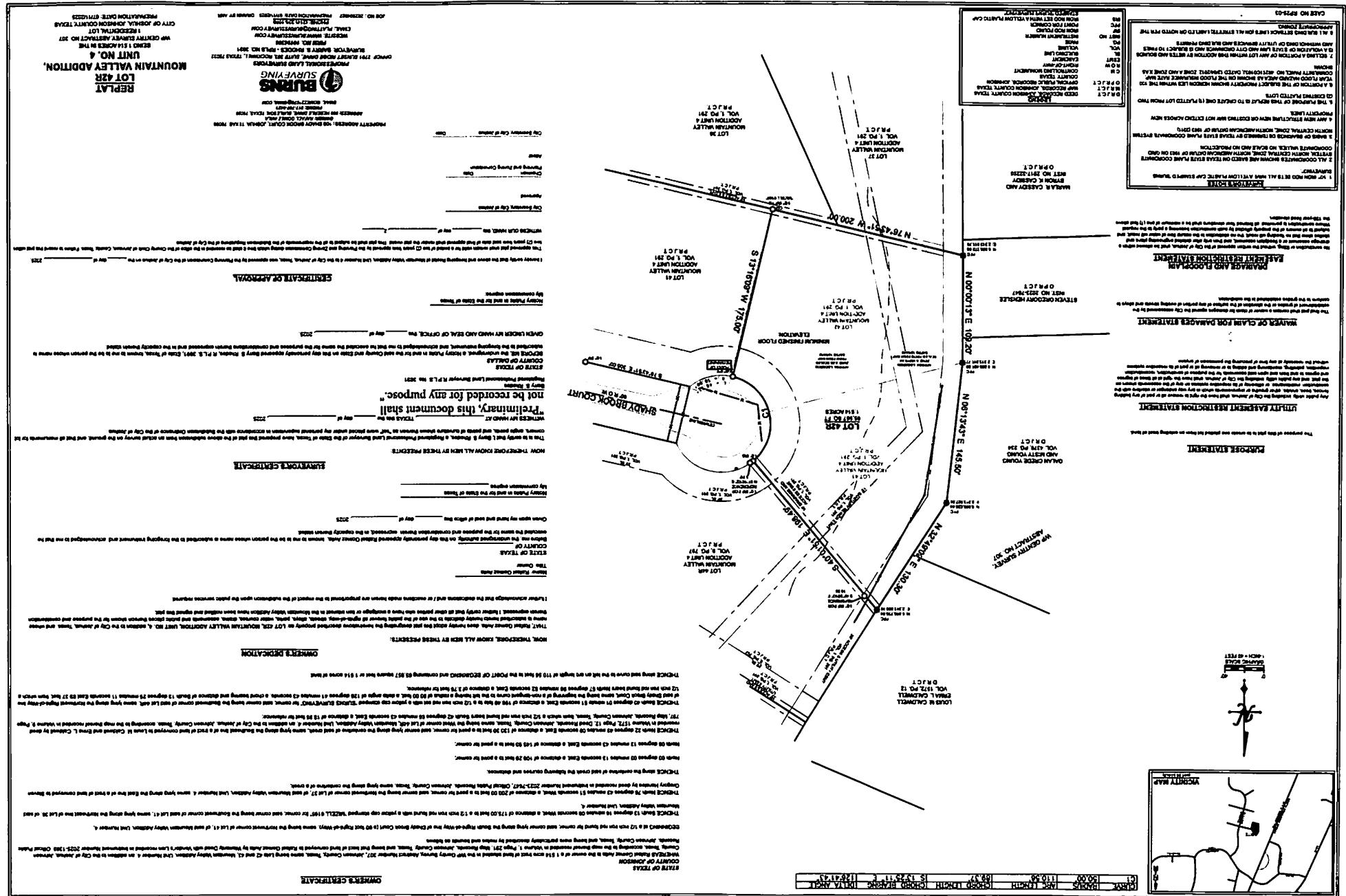
Sincerely,

A handwritten signature in blue ink that reads "Kimberly J. Wilson".

Kimberly J Wilson
Easement Analyst
(817) 760-5204

Enclosure: Submitted Plat for Approval

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



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**PROPERTY OWNER**

AVILA RAFAEL GOMEZ ETUX

REQUESTED BY

JAVIER VALENCIA

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 : JAVIER VALENCIA
ACCOUNT NUMBER: 126-3499-07880CERTIFIED BY: Javier ValenciaThere 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**PROPERTY OWNER**

AVILA RAFAEL GOMEZ ETUX

REQUESTED BY

JAVIER VALENCIA

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 : |
| AG LAND VALUE: | 0 | DEF HOMESTEAD: |
| APPRaised VALUE: | 14,625 | LIMITED VALUE: |
| 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 : JAVIER VALENCIA
ACCOUNT NUMBER: 126-3499-07890CERTIFIED BY : Javier Valencia

, 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:

Item 5.

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 unplatte 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.

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

Project Information

Project Name: 909 lot.
 Project Address (Location): lot 1 CR 909
 Existing Zoning: R-1 Proposed Zoning: R-1L
 Existing Use: Reside 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: Anthony Castello
 Address: 1421 Old Bridge Rd. Company: _____
 City: Cleburne State: TX Zip: 76033
 Property Owner: Same. Phone #: 630 546 8716
 Address: _____ Email: CastelloBuilding@Fcloud.com
 City: _____ State: _____ Zip: _____
 Key Contact: Ana Vasquez Company: Newa Builder LLC
 Address: 9518 CR 918A Phone #: 708-743-9176
 City: Joshua State: TX Zip: 76058 Email: anav7499@yahoo.com

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

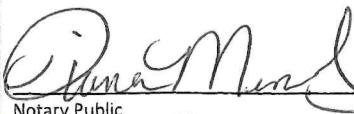
SIGNATURE: 

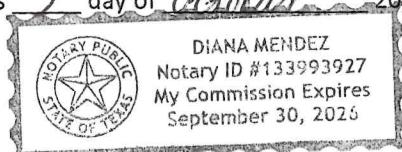
(Letter of authorization required if signature is other than property owner)

Print or Type Name: 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


Notary Public



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.: YC

Date submitted: 11/4/25

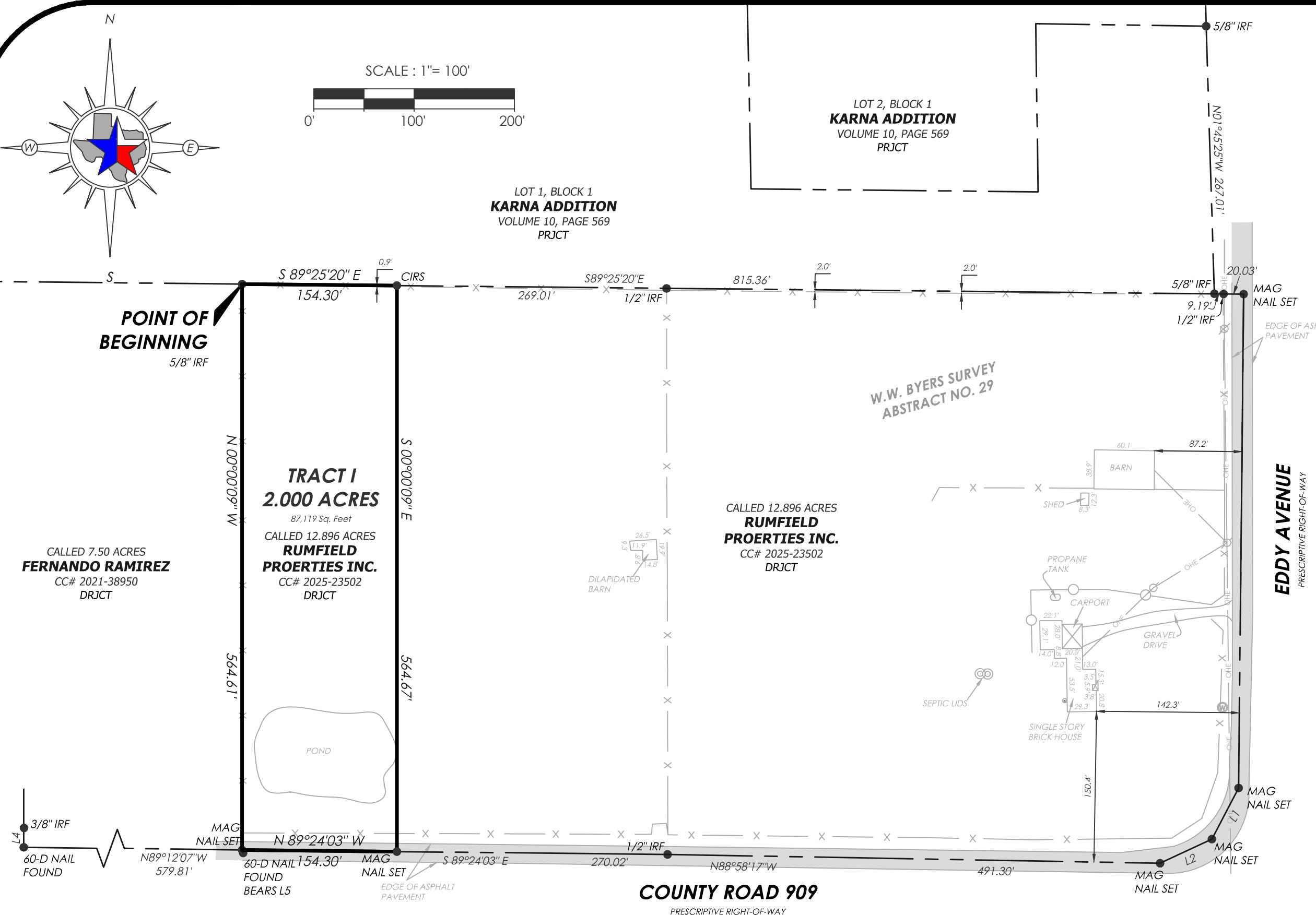
Accepted By: em

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!

Item 6.



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)

GENERAL NOTES

1. 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.
2. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
3. ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
4. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRIZE 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.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON JULY 30, 2025. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON. EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY.

EXECUTED THIS THE 21ST DAY OF AUGUST, 2025.

Marshall Miller

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

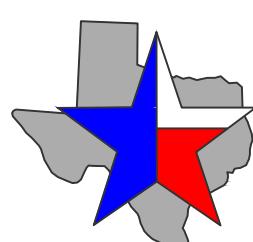


PROJECT NUMBER: 250713 DATE: AUGUST 21, 2025
REVISED DATE:
REVISION NOTES:

1 OF 1

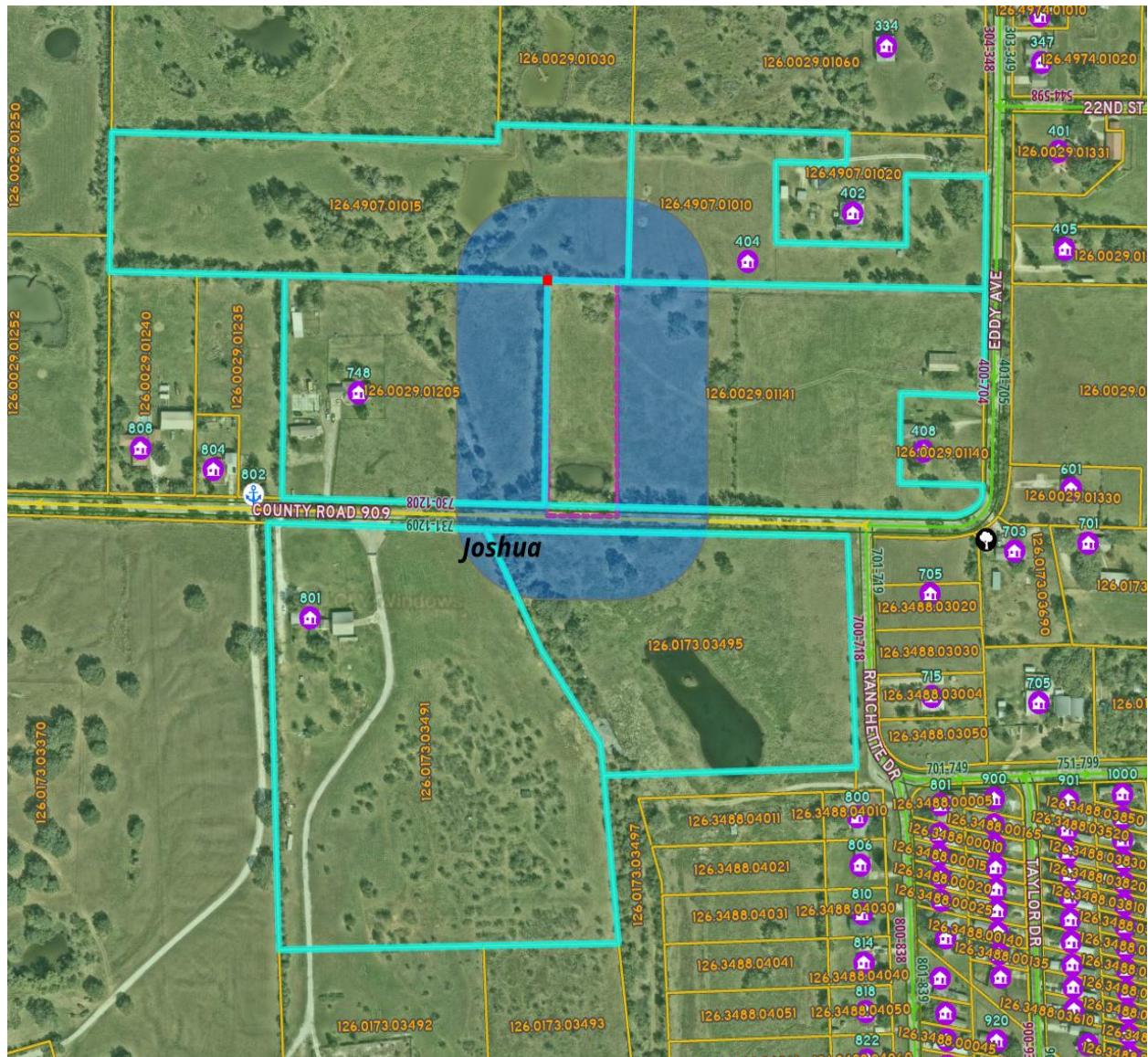
**BOUNDARY SURVEY
OF
TRACT I
2,000 ACRES OF LAND**

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
SHALL.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 unplatte 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:

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