



**AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
JUNE 06, 2022
6:30 PM**

The Planning & Zoning Commission will hold a meeting on June 6, 2022, at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

Individuals may attend the Joshua Planning & Zoning Meeting in person, access the meeting via videoconference or telephone conference call.

Join Zoom Meeting:

A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:

Online: An online speaker card may be found on the City's website (cityofjoshuatx.us) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.

By phone: Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

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 meeting minutes of April 4, 2022, and May 10, 2022.
2. Public hearing on a request for a conditional use permit regarding approximately .22 acre of land in the Bentley Plaza Survey, Unit C-R, County of Johnson, Texas, located at 103 Conveyor Dr. to allow for the use of a Tattoo removal and application business.

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 .22 acre of land in the Bentley Plaza Survey, Unit C-R, County of Johnson, Texas, located at 103 Conveyor Dr. to allow for the use of a Tattoo removal and application business.
4. Discuss, consider, and possible action on approving a replat regarding a .506 acre of land known as Lots 3R-1A and 3R-1B, East Hills Addition Phase 1, in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas located at 222 Joshua Blvd. for the subdivision of property to construct duplexes.

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, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

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 817/558-7447.

CERTIFICATE:

I hereby certify that the above agenda was posted on the 3rd day of June 2022, by 2:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
APRIL 04, 2022
6:30 PM

The Planning & Zoning Commission will hold a meeting on April 4, 2022, at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

Individuals may attend the Joshua Planning & Zoning Meeting in person, access the meeting via videoconference or telephone conference call.

Join Zoom Meeting:

<https://us02web.zoom.us/j/88384656258?pwd=a2h5VmgyZzF2QTlZVkpwcm14bzZrdz09>

Meeting ID: 883 8465 6258 Passcode: 670338 or dial 1-346-248-7799

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Online: An online speaker card may be found on the City's website (cityofjoshuatx.us) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.

By phone: Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Commissioner Gibson announced a quorum and called the meeting to order at 6:30 pm.

B. CITIZENS FORUM

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

NA

C. REGULAR AGENDA

1. Discuss, consider, and possible action on approval of meeting minutes of March 07, 2022.

Motion made by Seat 3 Moore to approve the minutes, Seconded by Seat 6 Sears.

Voting Yea: Chair Gibson, Seat 2 Gage, Seat 3 Moore, Seat 4 Connally, Seat 6 Sears

2. Public hearing on a request for a rezone regarding approximately 7.02-acre tract of land in the W. Byers Survey, Abstract No. 29, Tract 2A and 2PT, County of Johnson, Texas, located at 143 Caddo Road to change from (R1) Single Family Residential District to the (R2) Moderate Density Residential District to allow for the construction of a townhome development.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

Commissioner Gibson opened the public hearing at 6:32 pm.

Staff Presentation-Aaron Maldonado read the following statement:

The vacant property has never been platted and will be required to do so. This property is zoned (R1) Single Family Residential District. The proposed development of this property is to allow for both properties to be platted as one lot for the construction of a townhome development. This development will be required to submit engineered construction plans and will also be required to preliminary plat and final plat, the City has agreed that these matters may be part of the construction platting review process. The proposed request complies with the Future Land Use Plan as low density residential.

Owner's Presentation

Gary Perkins-Design for new home buyers or for grandparents who wants to live closer to family. Price will start between 300,000 and 400,000. There will be a total of 48 townhomes. They will be built out of brick and hardy board all the way around.

Those in Favor-na

Those Against-na

Phillip White- Will these be owned or will they be investments. Mr. Perkins stated that he works with investors who does buy some of his projects. Mr. White stated that he also has concern regarding congestion of the roads and of drainage.

Victor Smith-Works with Gary Perkins. He is helping with the design.

Carl Keeting- Moved to Johnson County for single family housing neighborhood, able to connect with neighbors, if you change zoning, you are removing the opportunity why others are moving here from other cities. You will be taking away some wonderful things from the area.

Danny Turpin- We are screwing our City, we need a minimum of 2200 sq. ft. lot, 1/2 acre, there should be plenty room for kids to play.

Sonny Steart, We are proposing the zoning mainly for the crime rate. Over 40 percent are renters in Joshua, Listed the number of sex offenders. with the more people on that road, the crime rate, sex offenders, will increase on that road.

Shelly Anderson- Understand affordable housing is needed, but this is not they case, Believe R1 is best suited for this area. JSUD presentation shows that the plan is for 1/2 acres lots so with waivers for smaller lots, the demand is not going to be met.

Concern with traffic entry thru 6th street. Empty lots is not a bad things, This type of development is not uniform for the proposed area.

Owner's Rebuttal

Gary -He understands what we are growing through, the thing that is important is the tax base. You will be up over 9,000,000. We want to be a good neighbor.

Commissioner Gibson closed the public hearing at 7:04 pm.

3. Discuss, consider, and possible action on a request to rezone approximately 7.02-acre tract of land in the W.W. Byers Survey, Abstract No. 29, Tract 2A and 2PT, County of Johnson, Texas, located at 143 Caddo Road to change from (R1) Single Family Residential District to the (R2) Moderate Density Residential District to allow for the construction of a townhome development.

Commissioner Moore stated that he doesn't recall this area being multifamily. The future land use map shows it has R1. The owner stated that this is a undesirable approach, maybe to the owner.

Motion made by Seat 3 Moore, Seconded by Seat 6 Sears.

Voting Yea: Chair Gibson, Seat 2 Gage, Seat 3 Moore, Seat 4 Connally, Seat 6 Sears.

4. Public hearing on a request for a rezone regarding approximately 1.106 acre tract of land in the Christopher Chaney Survey, TR 22C, Abstract No. 175, County of Johnson, Joshua, Texas, located at 235 Trailwood Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a home.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

Commissioner Gibson opened the public hearing at 7:12 pm.

Staff Presentation- Aaron Maldonado read the following statement:

The property is undeveloped and has never been platted. This property is currently zoned Agricultural but will be zoned Single Family Residential pending approval from the City Council. The proposed development of this property is to allow for the construction of a residential home. Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted. Rights-of-Way dedications are being dedicated with this plat. This plat appears to meet the minimum requirements for a final plat as set forth in the City of Joshua Subdivision Ordinance therefore we recommend approval.

Owner's Presentation- Owner stated that the Intent is to build a home on the property.

Those in Favor-na

Those Against-na

Owner's Rebuttal-na

Commissioner Gibson closed the public hearing at 7:14pm.

5. Discuss, consider, and possible action on request for a rezone regarding approximately 1.106-acre tract of land in the Christopher Chaney Survey, TR 22C, Abstract No. 175, County of Johnson, Joshua, Texas, located at 235 Trailwood Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a home.

Motion made by Seat 3 Moore, Seconded by Seat 4 Connally.

Voting Yea: Chair Gibson, Seat 2 Gage, Seat 3 Moore, Seat 4 Connally, Seat 6 Sears

6. Discuss, consider, and possible action on approving a final plat regarding 1.106 acres of land known as Lot 1, Block 1, Labhart Addition, in the Christopher Chaney Survey, Abstract No. 175, County of Johnson, Joshua, Texas located at 235 Trailwood Dr.

Motion made by Seat 6 Sears, Seconded by Seat 4 Connally.

Voting Yea: Chair Gibson, Seat 2 Gage, Seat 3 Moore, Seat 4 Connally, Seat 6 Sears.

7. Discuss, consider, and possible action on approving a final plat regarding 0.935 acre of land known as Lots 1 and 2, Block 1, Black Oak Addition, in the Thomas W. Baird Survey, Abstract No. 40, County of Johnson, Texas located at 220 Ranch Road.

Motion made by Seat 3 Moore to approve pending zoning classification change, Seconded by Seat 2 Gage.

Voting Yea: Chair Gibson, Seat 2 Gage, Seat 3 Moore, Seat 4 Connally

D. ADJOURN

Commissioner Gibson adjourned the meeting at 7:18 pm.

Brent Gibson, Chair

ATTEST:

Alice Holloway, City Secretary

Approved: June 6, 2022



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
MAY 10, 2022
6:30 PM**

The Planning & Zoning Commission will hold a meeting on May 10, 2022, at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

Individuals may attend the Joshua Planning & Zoning Meeting in person, access the meeting via videoconference or telephone conference call.

Join Zoom Meeting:

<https://us02web.zoom.us/j/88058444675?pwd=SXhTUjZlZy9JNWJZNEwxdFRscWMvQT09>

Meeting ID: 880 5844 4675 Passcode: 304832 or dial 13462487799

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By phone: Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your question in the order they are received.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Commissioner Gibson announced a quorum and called the meeting to order at 6:53 pm.

B. CITIZENS FORUM

The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.

NA

C. REGULAR AGENDA

1. Public hearing on a request for a zoning change regarding approximately 60.19 acre of land in the McKinney & Williams Survey, Abstract No. 636, County of Johnson, Texas, located at 1280 Stadium Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a residential subdivision.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

Commissioner Gibson opened the public hearing at 6:54 pm.

Robert Smith stated that he was available to answer questions.

Jennifer Handcock stated that she was against the change.

After no more comment, Commission Gibson closed the public hearing at 7:06 pm.

2. Discuss, consider, and possible action on a request for a rezone regarding approximately 60.19 acre of land in the McKinney & Williams Survey, Abstract No. 636, County of Johnson, Texas, located at 1280 Stadium Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a residential subdivision.

Motion made by Seat 3 Moore to approve, Seconded by Seat 6 Sears.

Voting Yea: Chair Gibson, Seat 3 Moore, Seat 6 Sears, Seat 7 Jenkins

3. Discuss, consider, and possible action on approving a replat regarding a 3.790 acre of land known as Lots 3R and 5R, Briaroaks Estates, in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas located at 604 and 607 Briarwood Trail for the subdivision of property and construction of a residential home.

Motion made by Seat 6 Sears to approve, Seconded by Seat 7 Jenkins.

Voting Yea: Chair Gibson, Seat 3 Moore, Seat 6 Sears, Seat 7 Jenkins

D. ADJOURN

Commissioner Gibson closed the meeting at 7:11 pm.

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, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

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 817/558-7447.

CERTIFICATE:

I hereby certify that the above agenda was posted on the 6th day of May 2022, by 12:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



**Planning & Zoning Agenda
June 6, 2022**

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for a conditional use permit regarding approximately .22 acre of land in the Bentley Plaza Survey, Unit C-R, County of Johnson, Texas, located at 103 Conveyor Dr. to allow for the use of a Tattoo removal and application business.

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

Background Information:

HISTORY: The property is platted.

ZONING: This property is zoned (C-1) Restricted Commercial District.

ANALYSIS: The conditional use permit is to allow for the use of a Tattoo removal and application business.

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 the City Council public hearing.

Item 2.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

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

Attachments:

- 1) Conditional Use Permit Application
- 2) Letter
- 3) Vicinity Map
- 4) Tax Certificates
- 5) Site Plan
- 6) Public Notice

City of Joshua Development Services Universal Application

Item 2.

Please check the appropriate box below to indicate the type of application you are requesting provide all information required to process your request.

- | | | |
|--|--|--|
| <input type="checkbox"/> Pre-Application Meeting | <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Zoning Change |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Zoning Variance (ZBA) | <input type="checkbox"/> Subdivision Variance |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Amending Plat |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Planned Development Detailed Plan |
| <input type="checkbox"/> Minor Plat | <input checked="" type="checkbox"/> Other <u>Conditional Use</u> | |

PROJECT INFORMATION

Project Name: West Wing Tattoo & Co.
 Project Address (Location): 103 Conveyor Drive Joshua Texas 76058
 Existing Zoning: C-2 Proposed Zoning: C-2
 Existing Use: Storage Proposed Use: Tattoo removal, tattoo application, piercing
 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: Michael (Sean) Green Company: West Wing Tattoo & Co.
 Address: 2215 SW Wilshire Blvd Tel: 770 880 0701 Fax: _____
 City: Burleson State: TX ZIP: 76028 Email: 770 880 0701
 Property Owner: Rex Huddleston Company: Ready Now Management
 Address: 3102 Beverly Drive Tel: 214-629-3193 Fax: _____
 City: Dallas State: TX ZIP: 75025 Email: rex.huddleston@gmail.com
 Key Contact: Sean Green Company: West Wing Tattoo & Co.
 Address: 2215 SW Wilshire Blvd Tel: 770 880 0701 Fax: _____
 City: Burleson State: TX ZIP: 76028 Email: artbyseangreen@gmail.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)

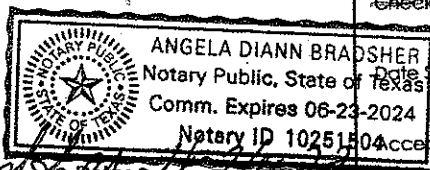
Print or Type Name: Michael Sean Green

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 26 day of April 2022

Angela Diann Bradsher
 Notary Public

Signature _____

Angela Diann Bradsher



Date: 4-26-22

For Departmental Use Only

Case No.: 22-00334-01

Project Manager: _____

Total Fee(s): 300.00

Cash _____
 Check No: _____

Date Submitted: 4-26-22

Accepted By: Cheryl

Date of Complete Application: _____

I am writing this because the city requires a letter of use. I have never done this before and found no actual format for one, so please bare with me.

I found it funny that the building I have chosen was actually the same building I had my first job in. Some of you may remember Moore's Chicken, where the donut shop is now, I was a cook there long, long ago.

Anyways, I am proposing to change the storage facility at 103 Conevyor Dr. into a tattoo removal, tattoo, and piercing shop.

The shop will be named West Wing Tattoo & Co. Where we will provide the three above named services.

The tattoo removal; I worked with in Virgina with huge success. Many people benefit greatly from this process. Whether it be removing a mistake from the past or something that just is not for them

anymore. Be it an ex lover, gang affiliation, just a poorly made tattoo, or bad life decision.

The tattoo application; I have been tattoo for almost 33 years now. I feel that tattooing benefits the community in several ways, for alot of people it is used as a part of a healing process. To grieve for people lost or a pet that has passed. For some a celebration of new birth, someone who has found their path in life, or it is celebrating its beginning. Some for a reform in life, some for self worth. Some for just to remember a date on a calendar. All of which a large part of the population participate in. Unfortunately not all people get the quality they had hoped for in their tattooed due to inexperience or lack of caring on the tattooed part.

According to the 2019 polls by IPOs, over 30% of Americans are tattooed.

Unfortunately to do this people take their money out of this community because this service is not provided. It's not just the money to get tattoos but also the restaurant where they stop for lunch on the outings. For the gas and treats they pick up while doing errands. All that money could be spent in Joshua. Not to mention the many clients that I personally have drive in from as far as six hours away to receive the services I provide. These are people that could be spending that money here in Joshua. Money that can be reinvested in our community, for the school system and Joshua overall.

The piercing; piercings are in high demand. As I've seen too many times when there is no location to go and receive professional service and after care instructions, they are doing it themselves. Which can be unsafe and unsanitary.

The shop hours of operations would be Tuesday through Thursday 1pm -9pm , Friday and Saturday from 2pm -10 pm.

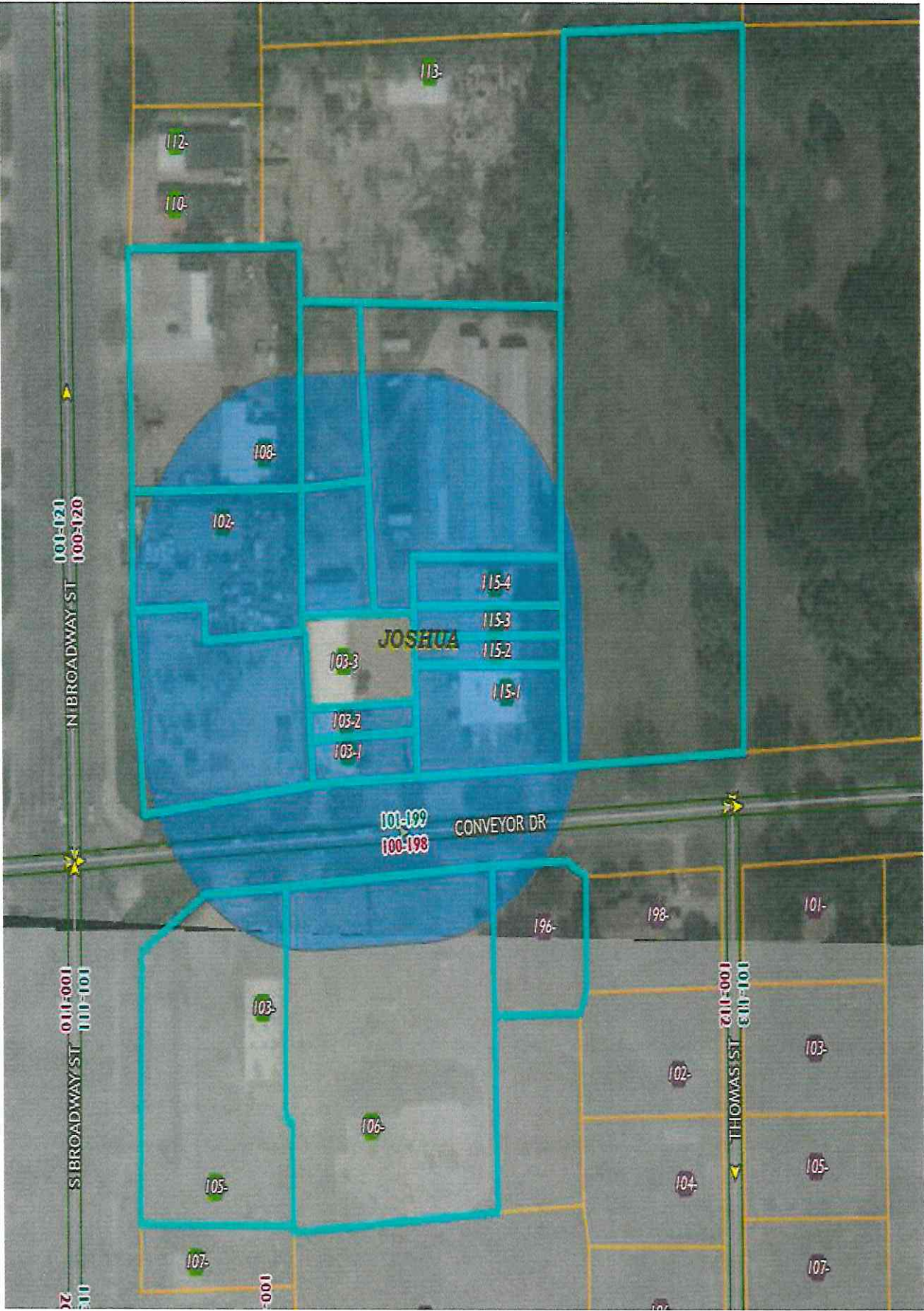
The best times of my career was probably the four years I spent in Florida working at Shamrock Tattoo with owner Jeff McNaughten. He was an inspiration because he gave back to the community. He rooted deeply by donating not just funds but his time also in little league teams and the schools, as well as supporting other businesses.

I also enjoyed the short time I was in Virginia Beach, mostly because of the interactions with non-profit organizations like Wounded Warriors and other charity groups. One of the donation we ran at the shop just before school started was a school supply round-up. Giving back to the kids to help where it was needed.

I would love the opportunity to do this

kind of work here in Joshua. The chance to become a bigger part of the community where I grew up in.

Item 2.



TAX CERTIFICATE FOR ACCOUNT: 126-3413-00030
 AD NUMBER: R000048718
 GF NUMBER:
 CERTIFICATE NO: 13222227

COLLECTING AGENCY

Johnson County
 P O BOX 75
 CLEBURNE TX 76033-0075

DATE: 5/5/2022

FEE: \$10.00

PROPERTY DESCRIPTION

UNIT C-R|BENTLEY PLAZA|126.553
 4.00140

0000103 CONVEYOR DR
 0.22 ACRES

REQUESTED BY

WEST WING TATTOO & CO

2215 SW WILSHIRE BLVD
 BURLESON TX 76028

PROPERTY OWNER

103 CONVEYOR LLC

3102 BEVERLY DR
 DALLAS TX 75205

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:	38,280	IMPROVEMENT:	100,611
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	138,891	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2021	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2021	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2021	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2021	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2021	JOSHUA ISD	0.00	0.00	0.00	0.00	0.00	0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 5/2022 : \$ 0.00

ISSUED TO: WEST WING TATTOO & CO
 ACCOUNT NUMBER: 126-3413-00030

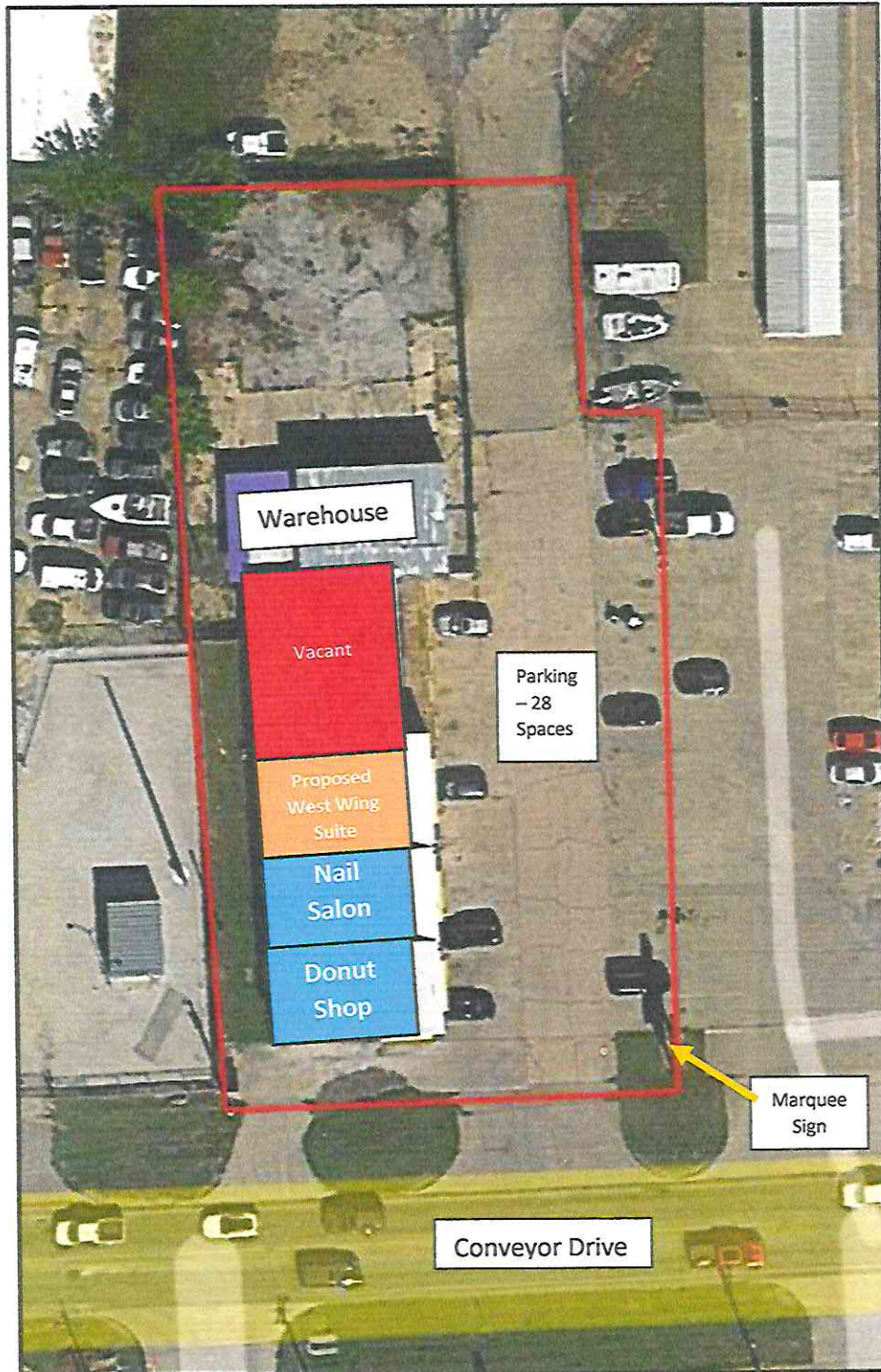
CERTIFIED BY: 

JOHNSON COUNTY



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

103 Conveyor Drive Site Plan



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 Bentley Plaza Survey, Unit C-R, County of Johnson, Texas, located at 103 Conveyor Dr. and being approximately .22 acre of land, allowing for the use of a Tattoo removing and application business.

The Planning and Zoning Commission will conduct its public hearing on June 6, 2022, at 6:30 PM, and the City Council will conduct its public hearing and consideration on June 16, 2022, 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
June 6, 2022**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a conditional use permit regarding approximately .22 acre of land in the Bentley Plaza Survey, Unit C-R, County of Johnson, Texas, located at 103 Conveyor Dr. to allow for the use of a Tattoo removal and application business.

Background Information:

HISTORY: The property is platted.

ZONING: This property is zoned (C-1) Restricted Commercial District.

ANALYSIS: The conditional use permit is to allow for the use of a Tattoo removal and application business.

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 the City Council public hearing.

City Contact and Recommendations:

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

Attachments:



**Planning & Zoning Agenda
June 6, 2022**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a replat regarding a .506 acre of land known as Lots 3R-1A and 3R-1B, East Hills Addition Phase 1, in the J.H. Cooper Survey, Abstract No. 145, County of Johnson, Texas located at 222 Joshua Blvd. for the subdivision of property to construct duplexes.

Background Information:

HISTORY: The property was originally platted as one lot.

ZONING: This property is zoned (R2), Two Family Residential District

ANALYSIS: The proposed development of this property is to allow for the property to be subdivided for the construction of duplexes.

UTILITIES: Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

TRANSPORTATION: Rights-of-Way dedications have already been dedicated.

RECOMMENDATION: 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.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Staff recommends approval of the replat.

Attachments:

1. Replat Application
2. Legal Description
3. Map
4. JCSUD Approval Letter
5. Replat of Briaroaks Estates
6. Tax Certificates

Item 4.

City of Joshua Development Services Universal Application

Please check the appropriate box below to indicate the type of application you are requesting and provide all information required to process your request.

- | | | |
|--|---|--|
| <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"/> Regular | <input type="checkbox"/> Planned Development Concept Plan | <input type="checkbox"/> Planned Development Detailed Plan |
| <input checked="" type="checkbox"/> Short Plat | <input type="checkbox"/> Other _____ | |

PROJECT INFORMATION

Project Name: T.J. MILLER ADDITION

Project Address (Location): _____

Existing Zoning: ZONE R-2

Proposed Zoning: ZONE R-2

Existing Use: Rawland

Proposed Use: Duplexes

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: MATTHEW HAYDEN

Company: TRANS TEXAS SURVEYING + MAPPING

Address: 401 N. NOLAN RIVER ROAD

Te: 817-556-3440 Fax: _____

City: CLEBURNE

State: TX

ZIP: 76033

Email: MATTHEWH@TRANSTEXASSURVEYING.CO

Property Owner: T.J. MILLER

Company: TJM-ller + Son Plumbing

Address: 4908 Wagon Wheel

Te: 817-822-9207 Fax: _____

City: JOSHUA

State: TX

ZIP: 76058

Email: TJM-ller plumbing @ sbc96bbf.net

Key Contact: TJM-ller

Company: _____

Address: 4908 Wagon Wheel Rd

Te: 817-822-9207 Fax: _____

City: JOSHUA

State: TX

ZIP: 76058

Email: TJM-ller plumbing @ sbc96bbf.net

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

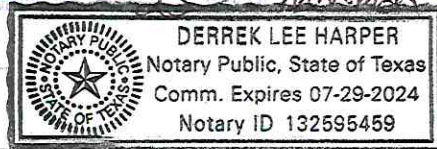
SIGNATURE: TJM-ller

Print or Type Name: TJM-ller

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 23 day of November 2021

Derrek Harper
Notary Public



Signature: _____

Date: 11-23-21

For Departmental Use Only

Date Recd: _____

Project Manager: _____

Filing Fee 500 + Deposit 2150.00

Check No. #1260 #1280

Date Submitted: 1-19-2022

Approved By: Amber Amaya

Date of Complete Application: _____

PROPERTY DESCRIPTION**0.506 ACRE**

BEING A TRACT OF LAND LOCATED IN THE J. H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS AND BEING ALL OF THE LAND CONVEYED TO T. J. MILLER and DENISE MILLER, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-8385, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), ALSO BEING KNOWN AS LOT 3R-1, BLOCK 2, EAST HILLS ADDITION, PHASE I, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 218, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

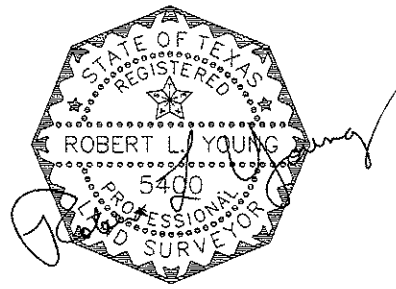
BEGINNING AT A 3/4" IRON PIPE FOUND IN THE WEST RIGHT-OF-WAY LINE OF JOSHUA BOULEVARD, FOR THE NORTHEAST CORNER OF SAID LOT 3R-1 AND BEING THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, ROYAL ADDITION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 367, P.R.J.C.T.;

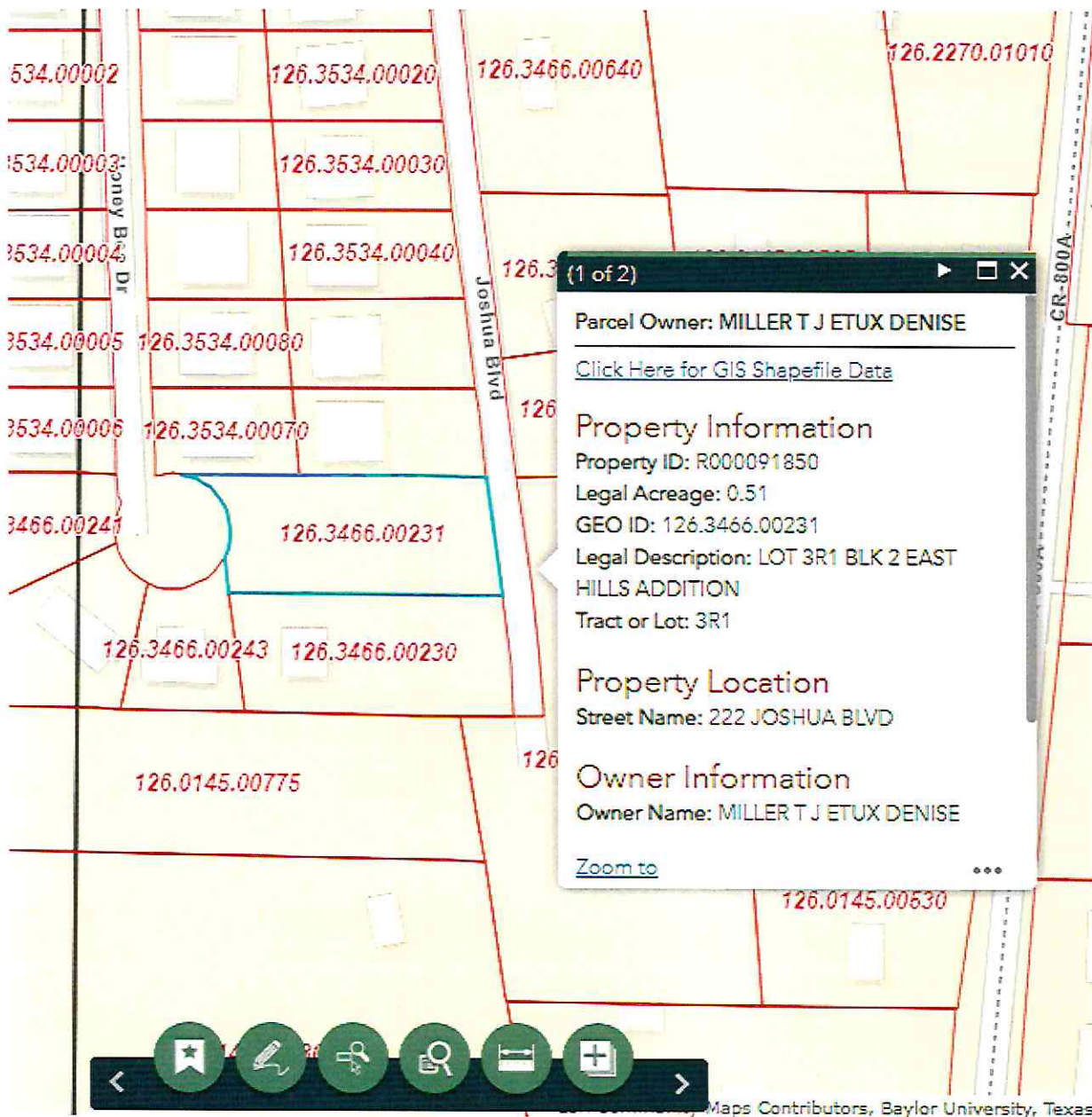
THENCE, S 06°41'23" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID JOSHUA BOULEVARD, A DISTANCE OF 111.20 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "DUMAS SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3R-1 AND BEING THE NORTHEAST CORNER OF LOT 3R-2, SAID EAST HILLS ADDITION, PHASE I, FROM WHICH A 3/4" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3R-1 BEARS, S 06°41'23" E, A DISTANCE OF 111.20 FEET;

THENCE, S 89°43'47" W, A DISTANCE OF 199.75 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "DUMAS SURVEYING" FOUND IN THE EAST LINE OF LOT 4R-3, BLOCK 2, EAST HILLS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 844, P.R.J.C.T., FOR THE SOUTHWEST CORNER OF SAID LOT 3R-1 AND BEING THE NORTHWEST CORNER OF SAID LOT 3R-2;

THENCE, N 06°50'52" W, A DISTANCE OF 110.69 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3R-1 AND THE NORTHEAST CORNER OF SAID LOT 4R-3 AND BEING IN THE SOUTH LINE OF LOT 7, BLOCK 2, ROYAL ADDITION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 545, P.R.J.C.T.;

THENCE, N 89°34'28" E, WITH THE NORTH LINE OF SAID LOT 3R-1, A DISTANCE OF 200.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.506 ACRE OF LAND, AS SURVEYED ON THE GROUND ON AUGUST 9, 2021, UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.







JCSUD

JOHNSON COUNTY
SPECIAL UTILITY DISTRICT

Item 4.

January 4, 2022

Location: East Hill Addition
Lot 3R-1 A & Lot 3R-1 B
Joshua

To Whom This May Concern:

Pursuant your request, I can confirm that the aforementioned property is located within the service area of Johnson County Special Utility District (JCSUD). JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and Public Utility Commission (PUC). The water supplied complies with standard governing chemical and bacteriological quality of drinking water.

Johnson County Special Utility District does have a Water Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced above.

This letter does not verify approval on the utility plans for this development. However, the developer will need to follow the development process. Capacity cannot be determined until the process has been followed. It is possible the developer will have to install infrastructure to serve the tracts.

A final plat was submitted for review to the District. A copy of the plat, approved by JCSUD, is enclosed with this letter.

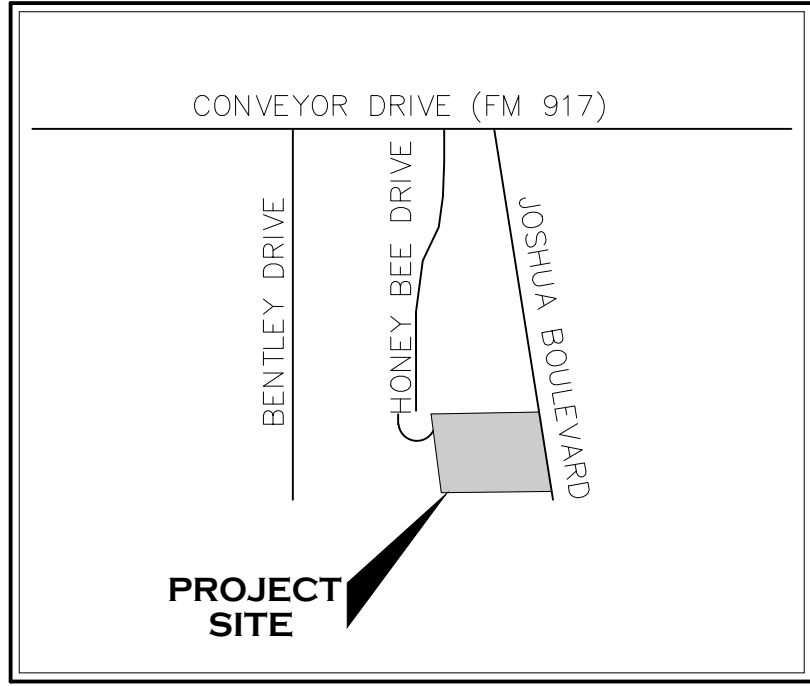
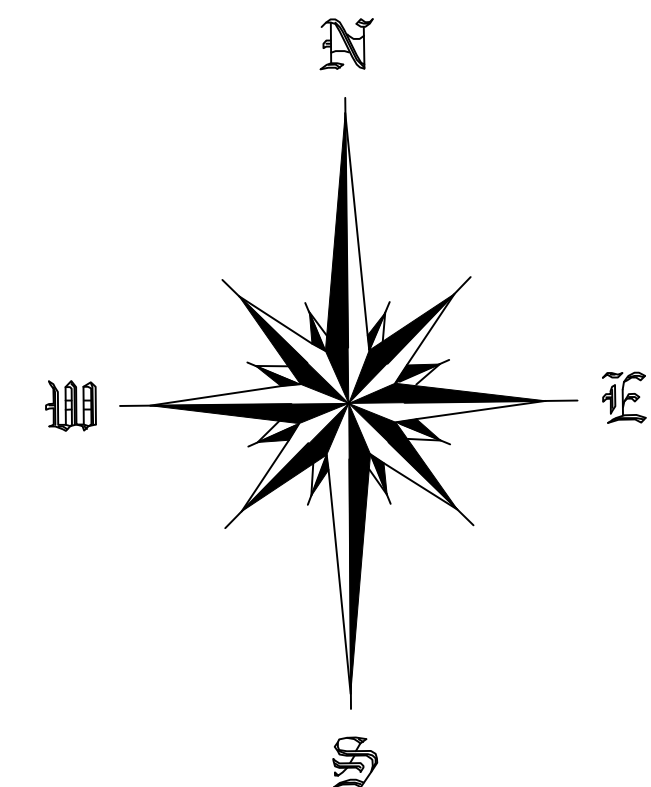
Sincerely,

Kimberly J Wilson
Easement Analyst
kwilson@jcsud.com
(817) 760-5204

Enclosure: Submitted Plat for Approval

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

JCSUD.com



VICINITY MAP (NOT TO SCALE)

LEGEND

IRF IRON ROD FOUND
IPF IRON PIPE FOUND
CIRF CAPPED IRON ROD FOUND
(C.M.) CONTROLLING MONUMENT
U.E. UTILITY EASEMENT
J.C.S.U.D. JOHNSON COUNTY SPECIAL
UTILITY DISTRICT

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS T.J. MILLER AND DENISE MILLER, ACTING BY AND THROUGH THE THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE J.H. COOPER SURVEY, ABSTRACT 145, COUNTY OF JOHNSON, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. 2021-8385, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE J. H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS AND BEING ALL OF THE LAND CONVEYED TO T. J. MILLER and DENISE MILLER, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-8385, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), ALSO BEING KNOWN AS LOT 3R-1, BLOCK 2, EAST HILLS ADDITION, PHASE I, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 218, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND IN THE WEST RIGHT-OF-WAY LINE OF JOSHUA BOULEVARD, FOR THE NORTHEAST CORNER OF SAID LOT 3R-1 AND BEING THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, ROYAL ADDITION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 367, P.R.J.C.T.;

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THENCE, N 06°50'52" W, A DISTANCE OF 110.69 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3R-1 AND THE NORTHEAST CORNER OF SAID LOT 4R-3 AND BEING IN THE SOUTH LINE OF LOT 7, BLOCK 2, ROYAL ADDITION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 545, P.R.J.C.T.;

THENCE, N 89°34'28" E, WITH THE NORTH LINE OF SAID LOT 3R-1, A DISTANCE OF 200.00 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 0.506 ACRE OF LAND.

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48251C0160 J, EFFECTIVE DATE DECEMBER 4, 2012. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
- () DENOTES RECORD DATA.
- THE OWNER HEREBY PROVIDES A WAIVER OF CLAIM FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.
- "THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS, IF ANY ON THIS PROPERTY."
- ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT TO REMOVE ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY PUBLIC UTILITY, INCLUDING THE CITY OF JOSHUA, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- NO STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION UNTIL SUCH TIME AS THE OWNER HAS COMPLIED WITH ALL REQUIREMENTS ON THE SUBDIVISION ORDINANCE OF THE CITY OF JOSHUA, TEXAS, REGARDING IMPROVEMENTS WITH RESPECT TO THE ADDITION INCLUDING THE ACTUAL INSTALLATION OF STREETS, WATER, SEWER, DRAINAGE STRUCTURES, AND STORM SEWER AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF JOSHUA.
- "SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS."
- 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, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHEREAS CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT (1) ABOVE THE 100-YEAR FLOOD ELEVATION.
- "NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF THIRTY INCHES (30) TO A HEIGHT OF TEN FEET (10) ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE PUBLIC OPEN SPACE EASEMENT AS SHOWN ON THE PLAT."

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT LOT 3R-1A, LOT 3R-1B, BLOCK 2, EAST HILLS ADDITION PHASE 1, AN ADDITION TO THE CITY OF JOSHUA, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF JOSHUA ON THE _____DAY OF _____ 20____.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JOHNSON COUNTY, TEXAS, WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL. SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF JOSHUA.

WITNESS OUR HAND, THIS _____DAY OF _____ 20____.

CITY SECRETARY

APPROVED:	
CHAIRMAN	DATE
PLANNING & ZONING COMMISSION	
ATTEST:	
CITY SECRETARY	DATE

PLAT RECORDED IN
INSTRUMENT # _____ YEAR _____
DRAWN _____ SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY _____

REPLAT SHOWING LOT 3R-1A & LOT 3R-1B EAST HILLS ADDITION PHASE 1

AN ADDITION OF THE CITY OF JOSHUA BEING 0.506 ACRES OF LAND LOCATED IN THE J.H. COOPER SURVEY, ABSTRACT NO. 145, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS.

PLAT PREPARED: JANUARY 6, 2022

OWNER:

T.J. MILLER AND DENISE MILLER
222 JOSHUA BLVD.
JOSHUA, TEXAS 76058
PH. NO. 817-822-9207

THERE ARE NO LIENS AGAINST THE PROPERTY

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON AUGUST 09, 2021 AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF JOSHUA.

**PRELIMINARY, FOR REVIEW PURPOSES ONLY.
NOT TO BE RECORDED FOR ANY REASON.**

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400

EMAIL: ROBERTY@TRANSTEXASSURVEYING.COM



401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-3545
www.transtexassurveying.com

Scale: 1"=40'	Date: 05/24/2022	DWG: 20210146-FINAL PLAT
Drawn: MLH	Checked: RLY	Job: 20210146

CASE NUMBER RP-2022-02

TAX CERTIFICATE FOR ACCOUNT : 126-3466-00231

PAGE 1 OF 1

AD NUMBER: R000091850

DATE : 5/25/2022

GF NUMBER:

FEE : \$10.00

CERTIFICATE NO : 13427880

PROPERTY DESCRIPTION**COLLECTING AGENCY**LOT 3R1|BLK 2|EAST HILLS ADDIT
ION

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

0000222 JOSHUA BLVD

0.506 ACRES

REQUESTED BY**PROPERTY OWNER**

MILLER T J ETUX DENISE

PO BOX 316

JOSHUA TX 760580316

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:	25,000	IMPROVEMENT :	0
AG LAND VALUE:	0	DEF HOMESTEAD:	0
APPRAISED VALUE:	25,000	LIMITED VALUE:	0
EXEMPTIONS:			
LAWSUITS:			

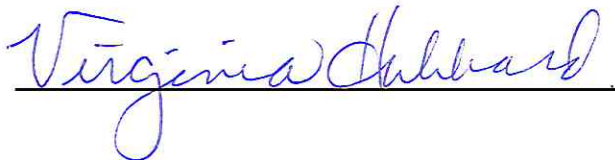
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2021	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2021	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2021	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2021	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2021	JOSHUA ISD	0.00	0.00	0.00	0.00	0.00	0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 5/2022 : \$ 0.00

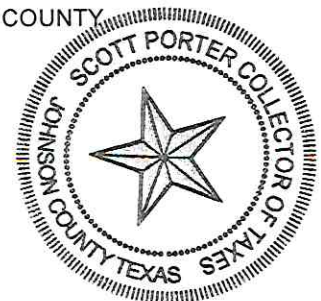
ISSUED TO :

ACCOUNT NUMBER: 126-3466-00231

CERTIFIED BY :



JOHNSON COUNTY



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