



**AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
DECEMBER 05, 2022
6:30 PM**

The Planning & Zoning Commission will hold a meeting on December 05, 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/88238339548?pwd=RmNlb2Q4NWxsMFZvc1VaRHpETVVwZz09>

Meeting ID: 882 3833 9548 Passcode: 068650

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 November 7, 2022.
2. Discuss, consider, and possible action on approving a Site Plan regarding 0.278 acre of land known as Lots 5, 6, 7, and Part of 8, Block 10, Caddo Peak Addition, W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas, locally known as 205 N. Main, to allow for the Commercial Use of a business office.
3. Public hearing on a request to consider amendments to Tree Preservation in section 10.10.8 of the Zoning Ordinance.

4. Discuss, consider, and possible action on a request of amending Tree Preservation in section 10.10.8 of the Zoning Ordinance.

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 1st day of December 2022, by 5:00 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
NOVEMBER 07, 2022
6:30 PM

PRESENT

Commissioner Brent Gibson
 Commissioner Richard Connally
 Commissioner Julian Torrez
 Commissioner Billy Jenkins
 Commissioner Robert Purdom
 Commissioner Johnny Waldrip

STAFF

Aaron Maldonado, Development Services Director
 Alice Holloway, City Secretary

The Planning & Zoning Commission held a meeting on November 7, 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/88649539293?pwd=QWRNMXhHRHdPT1BSSGRmNkw4YTgvdz09>

Meeting ID: 88649539293 Passcode: 159126

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

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 the October 3, 2022, Planning & Zoning Meeting Minutes.

Commissioner Jenkins moved to approve the meeting minutes of October 3, 2022. Commissioner Connally seconded the motion. The motion passed unanimously.

2. Public hearing on a request for a zoning change regarding approximately 8.995 acres of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located at 6001 CR 1023, to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of two residential homes.

Staff Presentation
Owner's Presentation
Those in Favor
Those Against
Owner's Rebuttal

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

Development Services Director Maldonado read the following statement:

The subject property is 8.995 acres and will be subdividing and creating 2 additional lots under the 2-acre minimum for Agricultural zoning, therefore a zoning change to single family residential district is needed.

This property is zoned (A) Agricultural District. The proposed zoning change will allow for the construction of residential homes.

Randy Huchens spoke in favor of the zoning change.

This development will be required to final plat; the City has agreed that these matters may be part of the platting review process.

Commissioner Gibson closed the public hearing at 6:34pm.

3. Discuss, consider, and possible action on a request for a zoning change regarding approximately 8.995 acres of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located at 6001 CR 1023, to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of two residential homes.

Commissioner Torrez moved to approve the request for a zoning change regarding approximately 8.995 acres of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located at 6001 CR 1023, to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of two residential homes. Commissioner Waldrip seconded the motion. The motion passed unanimously.

4. Public hearing on considering an amendment to the Zoning Ordinance by amending provisions related to the membership of the Heritage Preservation Committee.

Commissioner Gibson opened the public hearing at 6:36 pm on a request to consider an amendment to the Zoning Ordinance by amending provisions related to the membership of the Heritage Preservation Committee.

City Secretary Holloway stated that the city council in September asked staff to amend the requirements to serve on the Heritage Preservation Committee.

No public comments made.

Commissioner Gibson closed the public hearing at 6:37 pm.

5. Discuss, consider, and possible action on the request to amend the Heritage Preservation Committee Membership requirements.

Commissioner Jenkins moved to approve the request to amend the Heritage Preservation Committee Membership requirements. Seconded by Commissioner Connally. The motion passed unanimously.

6. Discuss, consider, and possible action on approving a replat regarding 2.286 acres of land known as Lots 29R, 31R, 32R, Mountain Valley Addition, in the James Moore Survey, Abstract No. 620, County of Johnson, Texas located at 805 Country Club and 103&105 Lakeaire Dr., for the purpose of combining 2 lots into 1 parcel of land.

Commissioner Jenkins stated that he wanted to go on record that he has no financial involvement on this item.

Commissioner Purdom moved to approve the replat regarding 2.286 acres of land known as Lots 29R, 31R, 32R, Mountain Valley Addition, in the James Moore Survey, Abstract No. 620, County of Johnson, Texas located at 805 Country Club and 103&105 Lakeaire Dr., for the purpose of combining 2 lots into 1 parcel of land. Commissioner Torrez seconded the motion. The motion passed unanimously.

D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:41 pm.

Approved: December 05, 2022

Brent Gibson, Chair
Planning & Zoning

Alice Holloway, City Secretary



**Planning & Zoning
Agenda
December 5, 2022**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a Site Plan regarding 0.278 acre of land known as Lots 5, 6, 7, and Part of 8, Block 10, Caddo Peak Addition, W.W. Byers Survey, Abstract No. 29, County of Johnson, Texas, locally known as 205 N. Main, to allow for the Commercial Use of a business office.

Background Information:

The subject property is within the Heritage Overlay District and is a plat of record with the office of the Johnson County Clerk.

Analysis:

Site plan approval shall be required for a change of use from residential/vacant to nonresidential or mixed use in an existing structure.

SITE PLAN REQUIRED.

Developments within the HP Overlay District shall be subject to design review as part of the site plan review process. Unless specifically noted within this Section, all requirements of this Ordinance apply to the HP Overlay District. Design review is required in this district to ensure that development within the district is in conformance with design guidelines for HP and that proposed development is architecturally compatible and within the historic character of HP. All applications shall go before the Historic Preservation Committee before being scheduled for the Planning and Zoning Commission. The Historic Preservation Committee shall recommend to the Planning and Zoning Commission any modification of designation sites, buildings, structures, objects, or areas as landmarks to be included in the heritage preservation overlay district. The Planning and Zoning Commission will then make its recommendation to the City Council.

Site plan approval shall be required for the following:

A. All new nonresidential developments/buildings within the district.

B. A change of use from residential/vacant to nonresidential or mixed use in an existing structure.

Item 2.

C. Additions and/or remodeling to existing nonresidential buildings that are considered to be a substantial modification, as defined in the definition Section of this Ordinance.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado

Director Development Services

The Historical Preservation Committee has made their recommendation for approval on November 28, 2022.

Attachments:

1. Site plan application
2. Letter
3. Legal Description
4. Site Plan
5. Landscape Plan
6. Exterior Elevation

22-00911-01

Item 2.

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.

Heritage Overlay

- | | | |
|--|--|--|
| <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 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>Site PLAN</u> | |

PROJECT INFORMATION

Project Name: DFW Senior Care Services, Inc.Project Address (Location): 205 N. Main St. Joshua, TX 76058Existing Zoning: HP District Proposed Zoning: HPExisting Use: Residential Proposed Use: Commercial/officeExisting Comprehensive Plan Designation: HP District Gross Acres: 0.278

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: Heather Boyd Company: DFW Senior Care Svcs, Inc.Address: 612 El Gato Dr. Tel: 817-688-2817 Fax: 817-447-2731City: Godley State: TX ZIP: 76044 Email: heather@dfwseiniorecare.netProperty Owner: Heather Boyd Company: DFW Senior Care Svcs, Inc.Address: 205 N Main St. Tel: 817-447-2731 Fax: 817-447-2731City: Joshua State: TX ZIP: 76058 Email: heather@dfwseiniorecare.netKey Contact: Heather Boyd Company: DFW Senior Care Svcs, Inc.Address: 612 El Gato Dr. Tel: 817-688-2817 Fax: 817-447-2731City: Godley State: TX ZIP: 76044 Email: heather@dfwseiniorecare.net

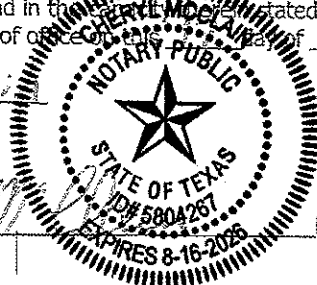
SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: Heather Boyd
(Letter of authorization required if signature is other than property owner)Print or Type Name: Heather Boyd

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the presence of me.

Given under my hand and seal of office on this October day of October, 2022

Cheryl McClain
Notary Public

Signature: Cheryl McClain Date: 10-17-22

For Departmental Use Only

Case No.: HP0222-02

Project Manager: _____

500 Fee
Total Fee(s): 2,500.00

Check No.: 6807/6808Date Submitted: 10/17/22Accepted By: EMDate of Complete Application: 10-17-22

DFW Senior Care Services, Inc.

228 NE Wilshire Blvd, Ste C

Burleson, TX 76028

(817) 447-2717

To: The Board of City of Joshua

Regarding: Permission Request for Parking and Sidewalks at 205 N. Main St

Parking:

I would like to request permission to have parking in the front of the above property due to not enough room in the back or side as other business' in the HPOD do. Example: La Mesa, Brickhouse, Wine/Coffee shop and Hickory tree.

Sidewalks:

I would like to request permission for the sidewalks at the above address have stamped concrete to appear as brick pavers as the other business' in the HPOD. Examples: Brickhouse, Wine/Coffee Bar, Hickory Tree.

Thank you in advance for your assistance and if you have any questions or additional information is needed, please, contact me at (817) 688-2817 or you may email me at heather@dfwseniorcare.net.

Sincerely,

Heather Boyd

Truly Title GF #22011286-28

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed with Vendor's Lien

Executed this 13th day of October 2022.

Grantor: Brian K. Meyer and Sherri L. Meyer

Grantor's Mailing Address: 1302 Linda Ct, Cleburne, TX 76033

Grantee: DFW Senior Care Services Inc

Grantee's Mailing Address: 2715 Pinnacle Dr, Burleson, TX 76028

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grandview Bank, a Texas bank ("Lender"), in the principal amount of Two Hundred Thirty Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$233,750.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender, and by a first lien deed of trust of even date from Grantee to Jeffrey C. Williams or Michael D. Jones, Trustee.

Property (including any improvements):

See attached, "Exhibit A."

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023 and subsequent years, which Grantee assumes and agrees to pay.


Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to

Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

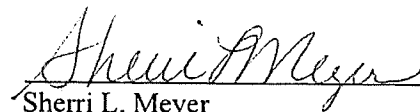
The vendors' liens against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.



Brian K. Meyer



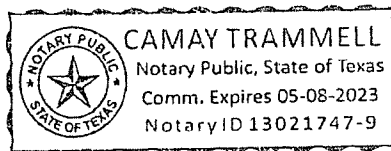
Sherri L. Meyer

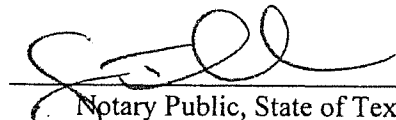
STATE OF TEXAS

COUNTY OF JOHNSON

This instrument was acknowledged before me on October 13th, 2022, by Brian K. Meyer and Sherri L. Meyer.

(Notary Seal)





Notary Public, State of Texas

After recording return to:
DFW Senior Care Services Inc
2715 Pinnacle Dr
Burleson, TX 76028

Exhibit A – Legal Description

BEING A TRACT OF LAND LOCATED IN THE W.W. BYERS SURVEY, ABSTRACT NO. 29, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 5, 6, 7 AND PART OF 8, BLOCK 10, CADDO PEAK, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 24, PAGE 44, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEAST CORNER OF SAID LOT 5, THE SOUTHEAST CORNER OF LOT 4, BLOCK 10, OF SAID PLAT RECORDED IN VOLUME 24, PAGE 44, O.P.R.J.C.T., AND BEING IN THE WEST LINE OF NORTH MAIN STREET, FROM WHICH A 1/2" IRON ROD FOUND BEARS N 87°28'25" E, A DISTANCE OF 0.44 FEET;

THENCE WITH THE WEST LINE OF SAID NORTH MAIN STREET, S 02°26'56" E, A DISTANCE OF 105.27 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING";

THENCE S 87°27'40" W, ACROSS LOT 8, A DISTANCE OF 115.20 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING", SAID 5/8" IRON ROD SET ALSO BEING IN THE EAST LINE OF AVENUE 'C', OF SAID PLAT, (A 50' RIGHT-OF-WAY);

THENCE WITH THE EAST LINE OF SAID AVENUE 'C', N 02°26'39" W, A DISTANCE OF 105.30 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 4, FROM WHICH A 1/2" IRON ROD FOUND BEARS N 87°28'25" E, A DISTANCE OF 0.94 FEET;

THENCE WITH THE COMMON LINE OF SAID LOT 4 AND LOT 5, N 87°28'25" E, A DISTANCE OF 115.19 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.278 ACRES OF LAND, MORE OR LESS.

Johnson County
Becky Ivey
Johnson County
Clerk

Instrument Number: 2022 - 35909

eRecording - Real Property

Warranty Deed

Recorded On: October 13, 2022 11:58 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022 - 35909
Receipt Number: 20221013000117
Recorded Date/Time: October 13, 2022 11:58 AM
User: Leslie S
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

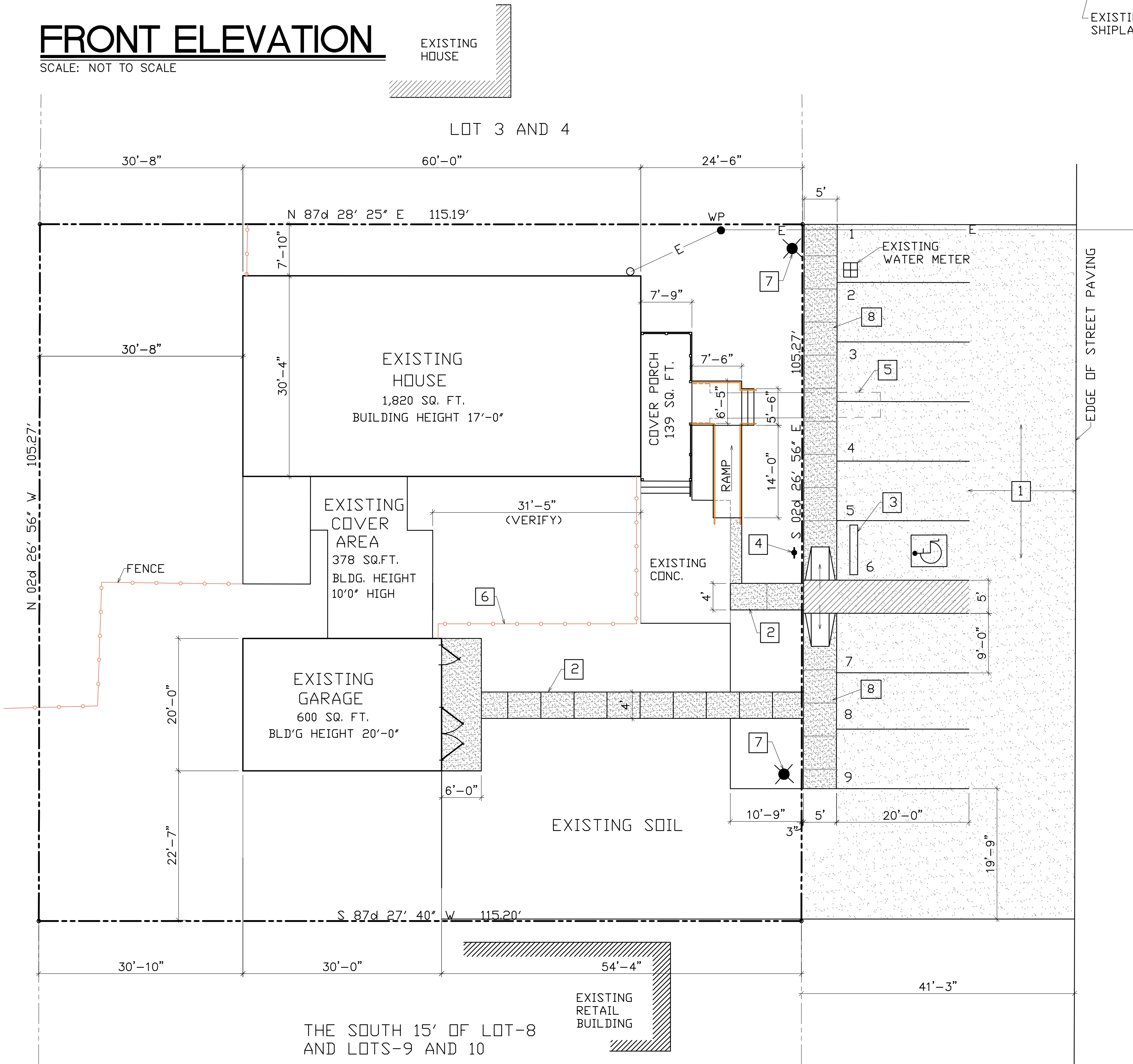
Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey



FRONT ELEVATION

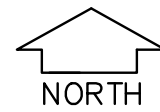
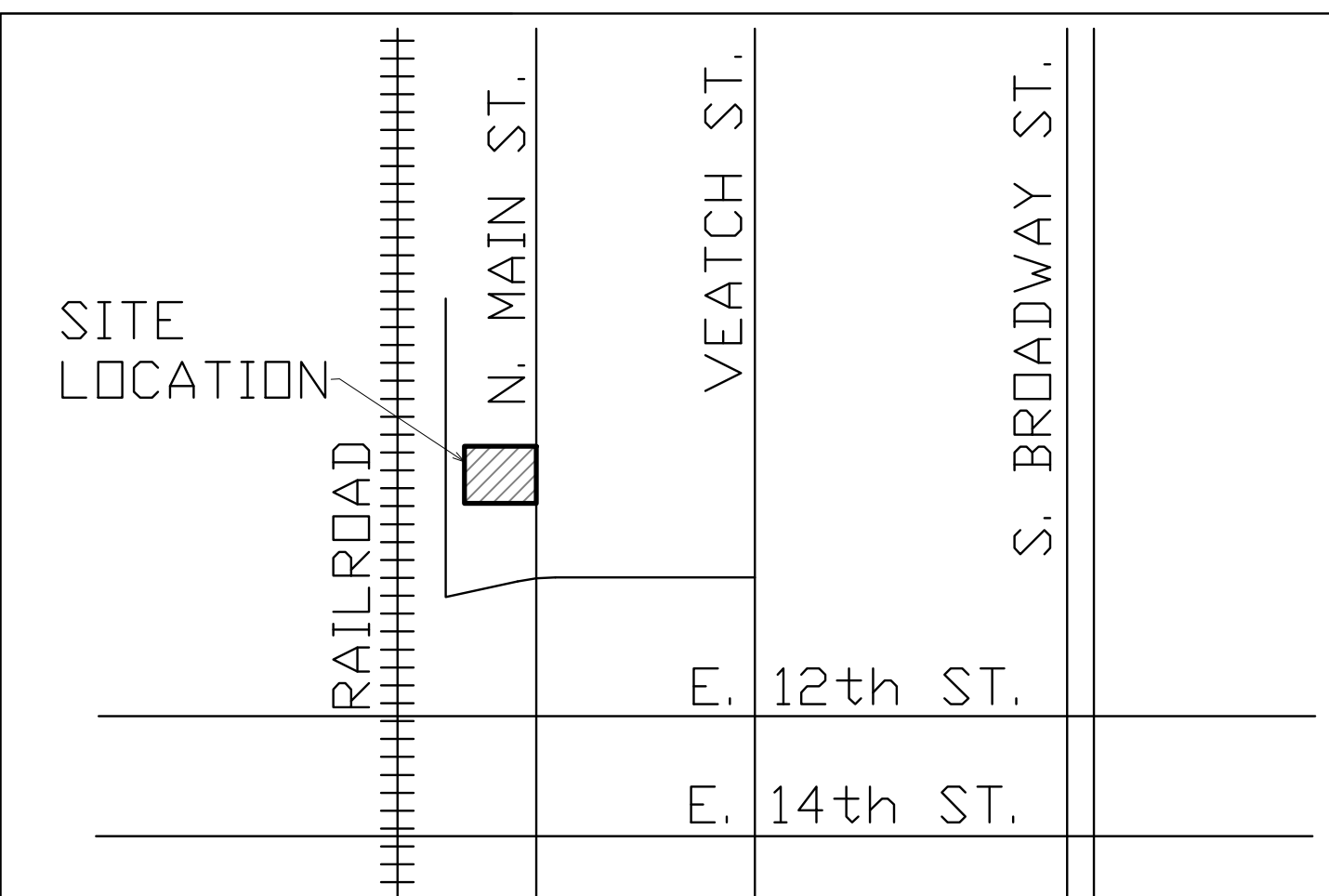
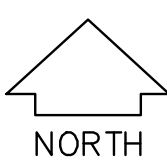
SCALE: NOT TO SCALE



SITE PLAN

SCALE: 1" = 10'

GRAPHIC SCALE



VICINITY MAP

SCALE: NOT TO SCALE

CONSTRUCTION NOTES

- 6" THICK CONCRETE PAVING WITH #4 REINFORCING SPACED 12" ON CENTER EACH WAY ON RECOMPACTED SUB SOIL.
- 4" THICK CONCRETE SIDE WALK WITH #3 @ 16" ON CENTER EACH WAY ON 2" THICK CUSHION SAND.
- CONCRETE WHEEL STOP WITH #3 ANCHOR ROD AT EACH END.
- HANDICAPPED PARKING SIGN MOUNTED 60" ABOVE FINISH GRADE.
- REMOVE PORTION OF EXISTING CONCRETE SIDE WALK.
- RELOCATE EXISTING 6'-0" HIGH WOOD FENCE.
- DECORATIVE 12'-0" HIGH (LED) POLE LIGHT TO MATCH EXISTING IN THE AREA.
- 4" THICK CONCRETE SIDEWALK WITH STAMPED BRICK PAVER PATTERN.

DATE

OCTOBER 14, 2022
REVISED: NOVEMBER 4, 2022

ZONING

PROPERTY ZONING COMMERCIAL
HERITAGE PRESERVATION (HP) OVERLAY
DISTRICT

PARKING

REQUIRED ----- 8
PROVIDED ----- 9
BASE: 1 SPACE PER 300 SQ. FT.

OWNER

HEATHER BOYD, ADMINISTRATOR
DFW SENIOR CARE
228 NORTHEAST WILSHIRE BLVD. SUITE-C
BURLESON, TEXAS 76028
(817) 447-2717
Email: heather@dfwseniorcare.net

PREPARED BY

JOHN TAYLOR AND ASSOCIATES
6800 BRENTWOOD STAIR RD. STE. 201
FORT WORTH, TEXAS 76112
(817) 446-1364 (OFFICE)
(817) 446-1307 (FAX)
Email: taylor7677@sbcglobal.net

LEGAL

LOTS 5, 6, 7 AND PART
OF LOT-8
VOLUME 1973, PAGE-123
D.P.R.J.C.T.
0.278 ACRE = 12,109 SQ. FT.

REVISIONS

DATE	RESPONSE
11/4/22	CITY COMMENTS DATED OCTOBER 17, 2022

JOHN TAYLOR and ASSOCIATES
6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: taylor7677@sbcglobal.net

PROPOSED SITE PLAN
OWNER
HEATHER BOYD
205 NORTH MAIN STREET
JOSHUA, TEXAS 75058

JOB NO.	2022
DRAWN BY:	JET
CHECK BY:	JET
DATE:	10/14/2022

SHEET TITLE:
■ SITE PLAN
■ ELEVATION

SHEET NO.

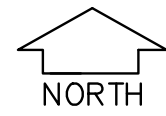
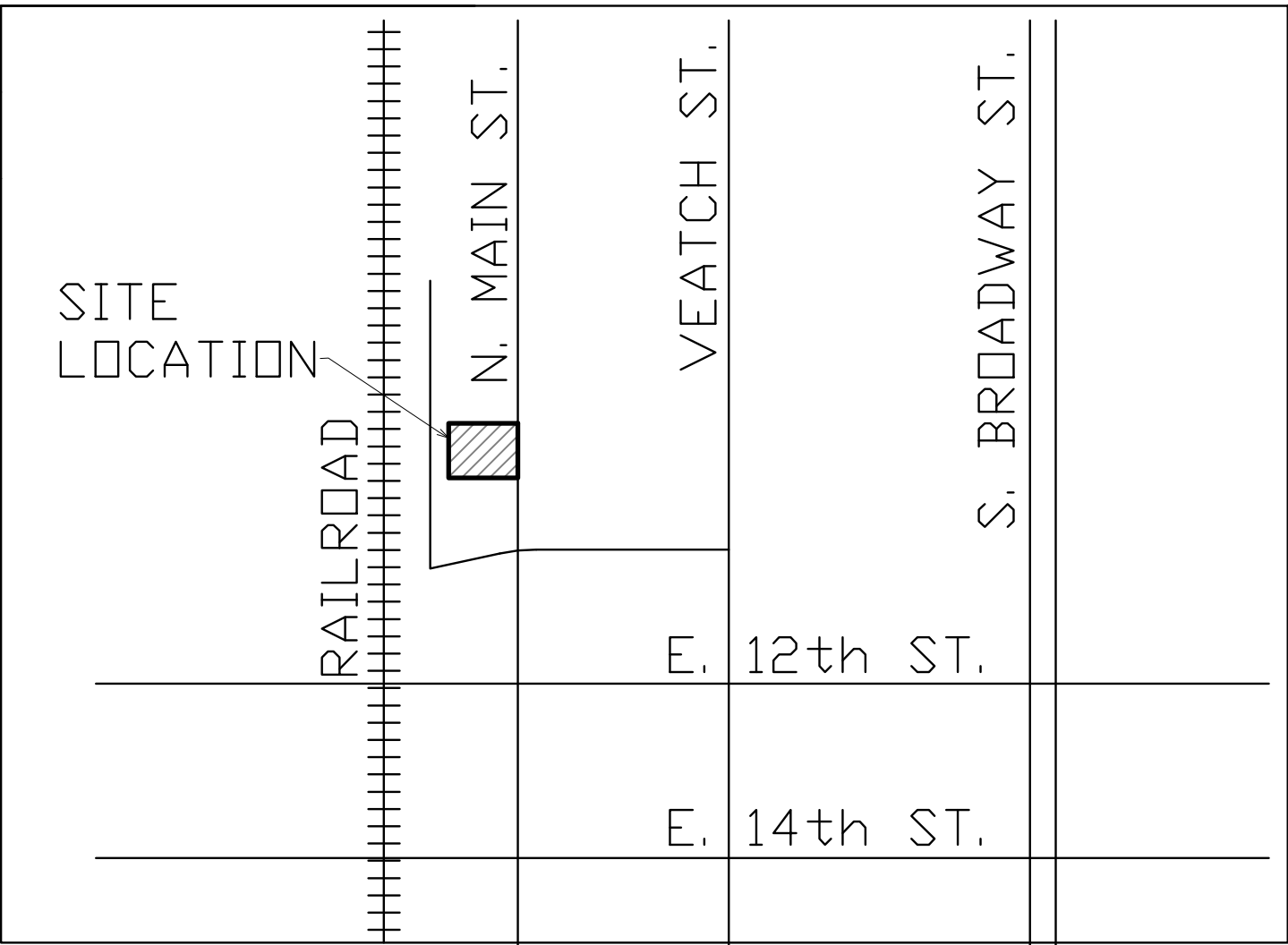
A1.0

OF 1

NOTE: METHOD OF WATERING SHALL BE BY SPRINKLER SYSTEM

PLANTS SCHEDULE			SPACING	CALIPER	SOIL DEPTH PLANTS CU. FT.	MIN. HEIGHT	REMARKS
QU.	LETTER	COMMON AND BATANICALS NAME					
2	A	LIVE OAK (Quercus virginiana)	30"	3"	75"	6'-0"	DECIDUOUS
20	B	DWARF YAUPON HOLLY (ILEX VOMITORIA NANA) 2-GAL CONTAINER	36"	—	32"	2'-0"	EVERGREEN
22	C	DWARF NANDINA (Nandina domestica nana compacta) 1-GAL CONTAINER	36"		32"	2'-0"	EVERGREEN
34	E	THRIFT FLOWERS or Equal (Phlow subulata) 2 1/4" Pot	18"				EVERGREEN

USE OF BUILDING		
1. EXISTING HOUSE CONVERTED TO OFFICE SPACE		
SITE DATA	PROVIDED	PERCENTAGE
TOTAL LOT GROSS SITE 0.278 ACRE	12,109 SQ. FT.	100%
TOTAL BUILDING AREA	2,934 SQ. FT.	24%
IMPERVIOUS AREA ON SITE	2,600 SQ. FT.	22%
TOTAL OPEN SPACE (LANDSCAPED AREA)	6,575 SQ. FT.	54%
IMPERVIOUS AREA OFF SITE	4,123 SQ. FT.	CITY SIDE OF PROPERTY LINE



VICINITY MAP
SCALE: NOT TO SCALE

CONSTRUCTION NOTES	
1	6" THICK CONCRETE PAVING WITH #4 REINFORCING SPACED 12" ON CENTER EACH WAY ON RECOMPACTED SUB SOIL.
2	4" THICK CONCRETE SIDE WALK WITH #3 @ 16" ON CENTER EACH WAY ON 2" THICK CUSHION SAND.
3	CONCRETE WHEEL STOP WITH #3 ANCHOR RON AT EACH END.
4	HANDICAPPED PARKING SIGN MOUNTED 60" ABOVE FINISH GRADE.
5	REMOVE PORTION OF EXISTING CONCRETE SIDE WALK.
6	RELOCATE EXISTING 6'-0" HIGH WOOD FENCE.
7	DECORATIVE 12'-0" HIGH (LED) POLE LIGHT TO MATCH EXISTING IN THE AREA.
8	4" THICK CONCRETE SIDEWALK WITH STAMPED BRICK PAVER PATTERN.

REVISIONS		
DATE	RESPONSE	
11/4/22	CITY COMMENTS DATED	OCTOBER 17, 2022

JOHN TAYLOR and ASSOCIATES
6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: taylor7677@sbcglobal.net

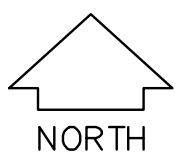
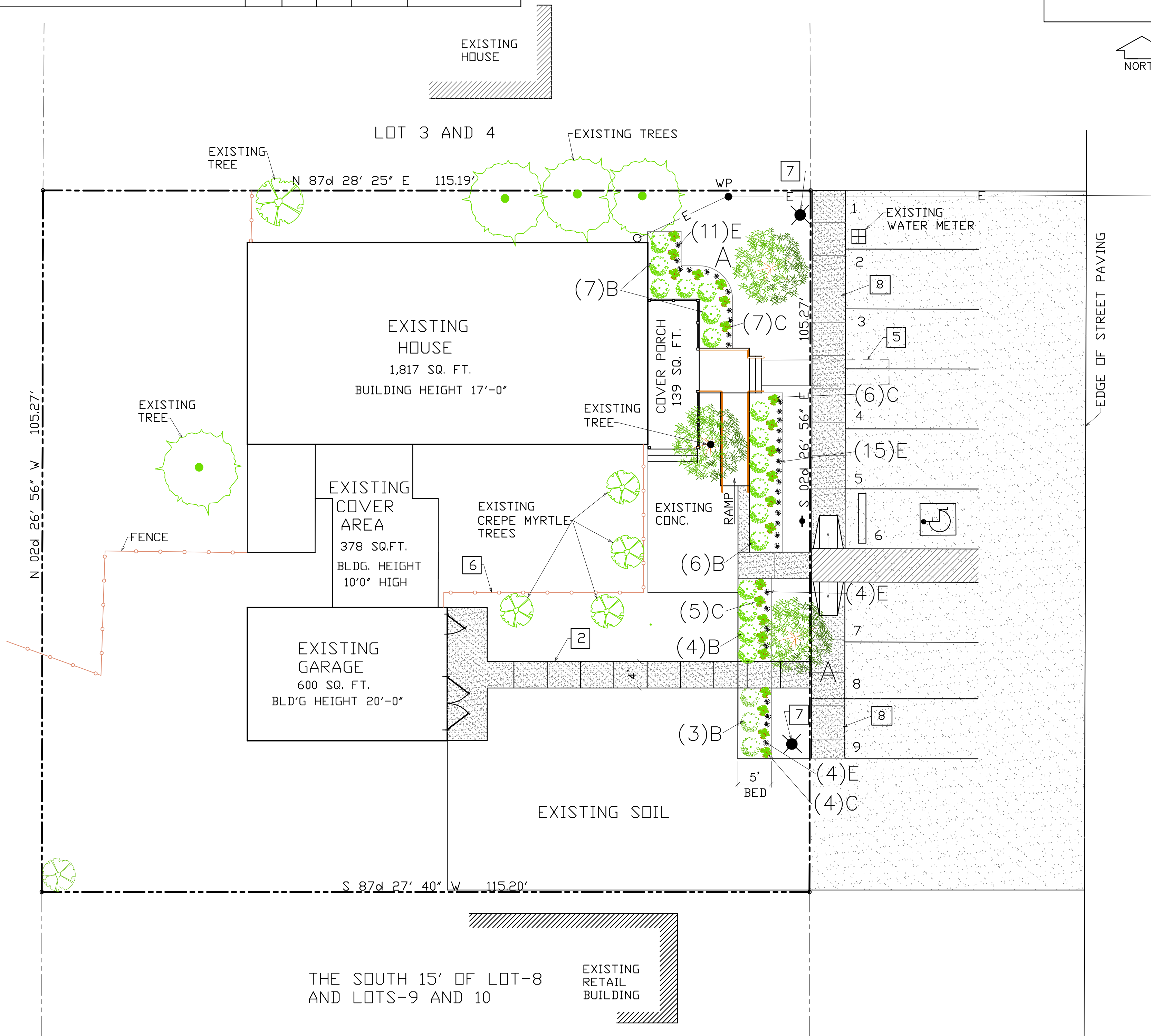
PROPOSED SITE PLAN
OWNER
HEATHER BOYD
205 NORTH MAIN STREET
JOSHUA, TEXAS 75058

JOB NO.	2022
DRAWN BY:	JET
CHECK BY:	JET
DATE:	10/14/2022

SHEET TITLE:	LANDSCAPE PLAN
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SHEET NO.
L1.0
OF 1

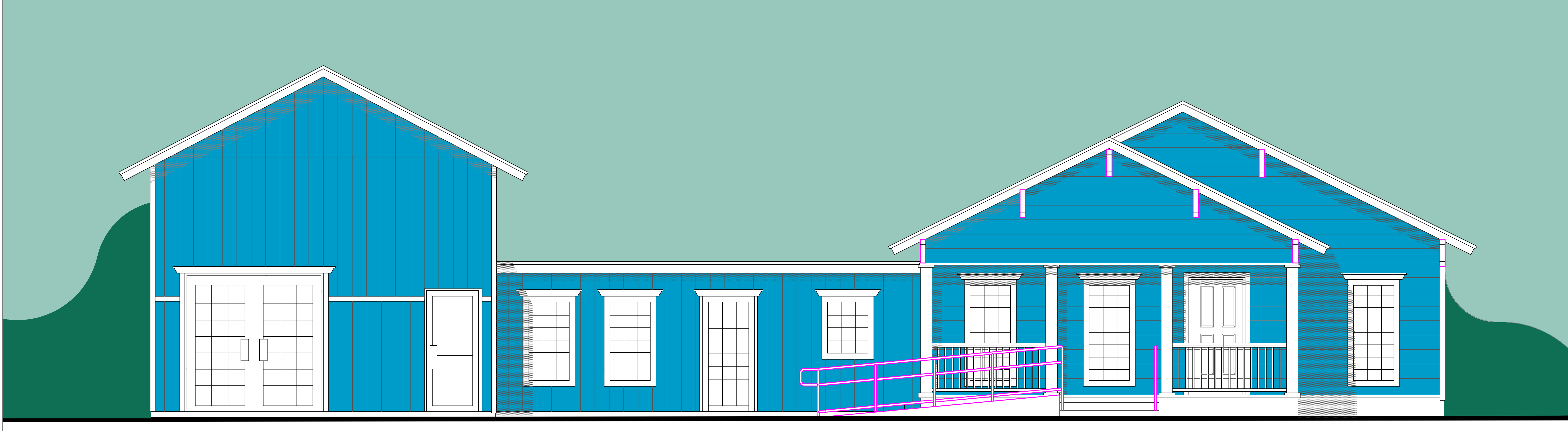


LANDSCAPE PLAN

SCALE: 1" = 10'

GRAPHIC SCALE





FRONT ELEVATION

SCALE: NOT TO SCALE



**Planning & Zoning Agenda
December 5, 2022**

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request to consider amendments to Tree Preservation in section 10.10.8 of the Zoning Ordinance.

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

Background Information:

The subdivision ordinance was adopted in the year 2020.

Financial Information:

Only cost associated with the public hearing request is the publication expense as required by law.

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Attachments:

- 1) Zoning Ordinance-draft revisions
- 2) Subdivision Ordinance-draft revisions
- 3) Land Use development fees-draft revisions
- 4) Tree removal permit
- 5) Publication Notice

Article 8 – Landscape, Open Space and Tree Preservation

ZONING ORDINANCE

The City Manager or a designee may approve minor variations in the location of required landscape materials due to unusual topographic constraints, siting requirements, preservation of existing stands of native trees or similar conditions, or to maintain consistency of established front yard setbacks. These minor changes may vary the location of required landscape materials, but may not reduce the amount of required landscape area or the required amount of landscape materials. The landscape plan shall be submitted to the administrative official or a designee and shall specify the modifications requested and present a justification for such modifications.

Section 8.14 Relief From Landscaping Requirements

A property owner may apply for relief from landscaping requirements in situations where individual circumstances, such as the presence of existing facilities or unusual topography, limit the applicant's ability to comply with the landscaping requirements of this ordinance. The following procedures shall apply:

- A. The applicant shall provide the City Council with an alternative landscape plan for review together with a written explanation of the circumstances which limit the applicant's ability to comply with the landscaping requirements of this ordinance. Said landscape plan will illustrate a plan to landscape area as available, provide for irrigation, and provide a phasing schedule for completing the plan.
- B. If the City Council grants the requested relief, the applicant shall install the landscaping shown on the landscape plan approved by the City Council.

Section 8.15 Tree Preservation State Requirements**8.15.1 PURPOSE**

The purpose of this Section is the preservation of mature trees and natural areas. This Section is intended to protect trees during construction, development, and redevelopment, and to control the removal of protected trees. It also establishes rules for replacement and replanting of trees which must be removed during construction. This Section shall protect any property from indiscriminate clearing and shall help maintain and enhance a positive image of the City as well as attract new business enterprises. The terms and provisions of this Section shall apply to the following real property:

- A. All new subdivisions of land at the time of preliminary and/or final platting;
- B. All undeveloped land at the time of replatting;
- C. All un-platted and undeveloped tracts of land greater than three (3) acres;
- D. All nonresidential tracts of land at the time of site plan approval.

8.15.2 DEFINITIONS

Buildable Area. That portion of a building site exclusive of the required yard areas on which a structure or building improvements may be erected and including the actual structure, driveway, parking lot, pool, and other construction as shown on a site plan.

Building Pad. The actual foundation area of a building and a reasonable area around the foundation necessary for construction and grade transitions.

Critical Root Zone. The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line.

Article 8 – Landscape, Open Space and Tree Preservation

ZONING ORDINANCE

Construction Drawings. Engineering or architectural drawings, which have been prepared by an authorized individual and approved by the Administrative Official, that describe in detail by measurements and specifications the method and manner in which a structure, building, utility, street, or physical alteration to land a structure or building is to be accomplished.

Drip Line. A vertical line run through the outermost portion of the crown of a tree and extending down to the ground.

Limits of Construction. A delineation on a graphic exhibit which shows the boundary of the area within which all construction activity will occur.

Protection Fencing. Snow fencing, chain-link fence, barbed wire fence, orange vinyl construction fencing or other similar fencing with a four-foot (4') approximate height.

Tree. Any self-supporting woody perennial plant which will attain a trunk diameter of three (3") inches or more when measured at a point twelve (12") inches above ground level and normally attains an overall height of at least twenty feet (20') at maturity, usually with one (1) trunk diameter of 18 inches (18") or greater measured twelve inches (12") above ground. *on the on the City's Preferred Tree List (Section 8.7) with a*

Tree, Protected. Tree species that are ~~approved by the City and should be saved are identified by individual characteristics of the tree, or a tree which has a diameter of eighteen (18") inches or greater measured twelve (12") inches above ground.~~ The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk to 1/2 the diameter of each additional trunk.

Trees that are not protected trees are as follows:

Sugar Hackberry	Celtis laevigata
Hackberry	Celtis occidentalis
Honeylocust	Gleditsia tracanthos
Bois d'arc	Maclura pomifera
Mimosa	Albizia julibrissin
Red Mulberry	Morus rubra
White Mulberry	Morus alba
White (Silver) Poplar	Populus alba
Lombardy Poplar	Populus nigra italica
Cottonwood	Populus deltoids
Mesquite	Prosopis glandulosa
Willow	Willow sp.

Article 8 – Landscape, Open Space and Tree Preservation

ZONING ORDINANCE

Silver Maple	Acer saccharinum
Sycamore	Platanus occidentalis

8.15.3 TREE REMOVAL PERMIT

- A. General. No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging any protected tree that is located on a property regulated by this Section without first obtaining a tree-removal permit unless otherwise specified in this Section.
- B. New Development. Unless otherwise specified in Chapter 245 of the Local Government Code, all developments which have not submitted final plats as of the effective date of this Section shall be subject to the requirements for tree protection and replacement specified herein.
- C. Residential Subdivisions. All areas within public rights-of-way, utility easements, or drainage easements as shown on an approved final plat, ~~and areas designed as cut/fill on the master drainage construction plan approved by the City Engineer~~ shall be exempt from the tree protection and replacement requirements specified herein. All other areas shall be subject to the requirements of this Section and the applicant for a tree removal permit shall indicate how protected trees may be saved.
- D. Nonresidential Developments. All areas within public rights-of-way, public utility or drainage easements as shown on an approved final plat, and the fire lanes, parking areas, and areas within twelve feet (12') of a building foundation as shown on an approved site plan shall be exempt from the tree protection and replacement requirements specified herein. All other areas shall be subject to these requirements.
- E. Private Property.
1. Agricultural. Property zoned "A", agricultural, and being actively used for agricultural purposes shall be exempt from the requirements specified herein.
- F. Homeowners. The owner of a residence who uses the residence as his/her homestead shall be exempt from the tree protection and replacement requirements of this Section as they pertain to his/her residential property.
- G. Building / Contractors. All builders who have not submitted a request for a building permit as of the effective date of this Article are subject to the requirements herein. All areas within the driveway, sidewalks, patios, septic tank and lateral lines, parking area, pool, and associated deck area and area within twelve inches (12") of the building foundation as shown on an approved plot plan shall be exempt from the tree protection and replacement requirements of this Section. All other areas of the lot shall be subject to these requirements.

8.15.4 EXEMPTIONS

Any franchise utility is exempt from these regulations.

8.15.5 PERMIT REVIEW AND APPROVAL PROCESS

- A. Authority of Review and Approval. The Administrative Official shall be responsible for the review and approval of all requests for tree removal permits and replacements thereof. If the

(100) persons based on the projected subdivision population. Population shall be calculated at 2.75 persons per dwelling unit.

- D. **Fees in Lieu of Dedication.** At the City's discretion, payment of fees in lieu of park land dedication may be required. The amount of such payment shall be equal to the fair market value of the land that would be required to be dedicated for park land according to this Ordinance.
- E. **Fair Market Value Determined.** The fair market value of the land shall be calculated as determined on the most recent appraisal made by the Johnson County Central Appraisal District of all or part of the property being subdivided at the time of preliminary plat approval. If there is no preliminary plat required, then the fair market value of the land shall be calculated at the time of final plat approval. If the Developer/Owner objects to the fair market value determination, the Developer/Owner at his own expense, may obtain an appraisal by a State of Texas certified real estate appraiser, mutually agreed upon by the City and the developer/owner.
- F. **Use of Fees.** Parkland dedication fees paid in lieu of land dedication will be deposited in a fund referenced to specific future neighborhood or community parks or existing neighborhood or community parks as identified on the City's Comprehensive Plan or Parks Master Plan as amended. Funds deposited into a particular park fund may only be expended for land or improvements within that particular future or existing neighborhood or community park.
- G. **Accounting of Fees.** The City shall account for all fees in lieu of land and all development fees paid under this Section with reference to the individual plat(s) involved. Any fees paid for such purposes must be expended by the City within ten (10) years from the date received by the City for acquisition and/or development of a neighborhood or community park as required herein. Such funds shall be considered to be spent on a first-in, first-out basis. If not expended, the landowners of the property on the expiration of such period shall be entitled to a prorated refund of each sum, computed on a square footage of land area basis. The owners of such property must request such refund within one (1) year of entitlement, in writing, or such right shall be barred.
- H. **Minimum Acreage.** Unless otherwise determined by the City, the minimum park land dedication that will be accepted by the City shall be three (3) acres.
- I. **Usable Park Land.** Any land dedicated to the City for park purposes in accordance with this Ordinance shall be appropriate for neighborhood or community park purposes as determined by the Administrative Official.

SECTION 10.10.8 - TREE PRESERVATION

- A. **Purpose.** The purpose of this section is to provide for the preservation of mature trees and natural areas during construction, development, and redevelopment, and to control the removal of "protected trees" as defined by this Ordinance. It also establishes rules

for replacement of protected trees and replanting of trees which must be removed during construction. This section shall protect any property from indiscriminate clearing and shall help maintain and enhance a positive image of the City as well as attract new business enterprises. The terms and provisions of this section shall apply to the following real property:

1. All new subdivisions of land at the time of preliminary and/or final platting;
2. All undeveloped land at the time of replatting;
3. All un-platted and undeveloped tracts of land greater than three (3) acres;
4. All nonresidential tracts of land at the time of site plan approval.

B. Definitions.

Buildable Area - That portion of a building site exclusive of the required yard areas on which a structure or building improvements may be erected and includes the actual structure, driveway, parking lot, pool, and other construction as shown on a site plan.

Building Pad - The actual foundation area of a building and a reasonable area around the foundation necessary for construction and grade transitions.

Critical Root Zone - The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line.

Construction Drawings - Engineering or architectural drawings, which have been prepared by an authorized individual and approved by the Administrative Official, that describe in detail by measurements and specifications the method and manner in which a structure, building, utility, street, or physical alteration to land or a structure is to be accomplished.

Drip Line - A vertical line run through the outermost portion of the crown of a tree and extending down to the ground.

Limits of Construction - A delineation on a graphic exhibit which shows the boundary of the area within which all construction activity will occur.

Protection Fencing - Snow fencing, chain-link fence, barbed wire fence, orange vinyl construction fencing or other similar fencing with a four foot (4') approximate height.

Tree - Any self-supporting woody perennial plant which will attain a trunk diameter of three inches (3") or more when measured at a point twelve inches (12") above ground level and normally attains an overall height of at least twenty feet (20') at maturity, usually with one (1) main trunk and many branches. It may appear to have several stems or trunks as occurs in several varieties of oaks.

on the on the City's Preferred Tree List (Sect. 8.7 of Zoning Ord. Article 8 - Landscape, Open Space, and Tree Preservation and shown below) with a trunk diameter of 18 inches (18") or greater measured twelve inches (12") above ground.

Tree, Protected - Tree species that are approved by the City and should be saved are identified by individual characteristics of the tree, or a tree which has a diameter of eighteen inches (18") or greater measured twelve inches (12") above ground. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk to 1/2 the diameter of each additional trunk.

Preferred Tree List

Trees that are not protected trees are as follows:

Medium Trees	Large Trees (Shade Trees)
Golden Raintree	Chinkapin Oak
Bald Cypress	Live Oak
Sweet Gum	Red Oak
River Birch	Cedar Elm
Deodar Cedar	Southern Magnolia
Chinese Pistachio	Pecan
Desert Willow	Slash Pine
Chinese Elm	Loblolly Pine
Thornless Honey Locust	Sycamore
Green Ash	Pin Oak
Arizona Ash	
Japanese Maple	

hackberry
Celtis laevigata
ry
Celtis occidentalis
cusc
Gleditsia trachanthos
c
Maclura pomifera
Albizia julibrissin
berry
Morus rubra
lberry
Morus alba
ilver) Poplar
Populus alba
Commonly Poplar
Populus nigra italica
Cottonwood
Populus deltoides
Mesquite
Prosopis glandulosa
Willow
Willow sp.
Silver Maple
Acer saccharinum
Sycamore
Platanus occidentalis

A sufficient number of trees shall be planted to equal, in caliper, the diameter of the trees removed. The replacement trees shall be at least (3") three inches in caliper when planted.

Tree, Replacement – A tree to compensate for the removal of a protected tree.

C. Tree Removal Permit.

listed in the City's Preferred Tree List

- General**: No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging any protected tree that is located on a property regulated by this section without first obtaining a tree-removal permit unless otherwise specified in this section.
- New Development**: Unless otherwise specified in Chapter 245 of the Local Government Code, all developments which have not submitted final plats as of the effective date of this section shall be subject to the requirements for tree protection and replacement specified herein.
- Residential Subdivisions**: All areas outside of the buildable area, as defined herein, within public rights-of-way, utility easements, or drainage easements as shown on

an approved final plat shall be exempt from the tree protection and replacement requirements specified herein. All other areas shall be subject to the requirements of this section and the applicant for a tree removal permit shall indicate how protected trees may be saved.

4. Nonresidential Developments: All areas within public rights-of-way, public utility or drainage easements as shown on an approved final plat, and the fire lanes, parking areas, and areas within twelve feet (12') of a building foundation as shown on an approved site plan shall be exempt from the tree protection and replacement requirements specified herein. All other areas shall be subject to these requirements.

5. Private Property:

- a) Agricultural: Property zoned "A", agricultural as shown on the City's Zoning Map and being actively used for agricultural purposes shall be exempt from the

3. A tree removal application may be denied if the removal is not in the public interest. This decision must be based on the following factors:

- a) The feasibility of relocating a proposed improvement that would require the removal or serious injury of the tree.
- b) Whether the lot or tract would comply with this article after the removal or serious injury.
- c) Whether the removal or serious injury is contrary to the public health, safety, or welfare.
- d) The impact of the removal or serious injury on the urban and natural environment.
- e) Whether an economically viable use of the property will exist if the application is denied.
- f) Whether the tree is worthy of preservation.
- g) Whether the tree is diseased or has a short remaining life expectancy.
- h) The effect of the removal or serious injury on erosion, soil moisture retention, flow of surface waters, and drainage systems.
- i) The need for buffering of residential areas from the noise, glare, and visual effects of nonresidential uses.
- j) Whether a landscape plan has been approved by the city planning & zoning commission, or city council.
- k) Whether the tree interferes with a utility service.
- l) Whether the tree is near existing or proposed structures.
- m) Whether the proposed mitigation for tree removal or serious injury is sufficient.

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within twelve inches (12") of the building foundation as shown on an approved
plan shall be exempt from the tree protection and replacement requirements of
this section. All other areas of the lot shall be subject to these requirements.

D. Exemptions.

1. Any franchised utility is exempt from these regulations.

E. Permit Review and Approval Process.

1. Authority of Review and Approval: The Administrative Official shall be responsible for the review and approval of all requests for tree removal permits and replacements thereof. If the Administrative Official deems it necessary, he/she may require an application to be reviewed by the City Council.
2. Application Process: Permits for removal or replacement of trees covered herein shall be obtained by making application on a form provided by the City, to the Administrative Official. The application shall be accompanied by a site plan, a preliminary plat or other graphic representation showing the exact location, size (trunk diameter and height), and common name of all protected trees and an indication of which trees are to be removed or replaced.

3. Fees: The application shall be accompanied by the appropriate fee, according to the fee schedule of the City of Joshua.
4. Replacement Trees: If any Replacement Tree cannot be properly located on the property being developed or redeveloped, the applicant may plant these Replacement Tree(s) on property owned by the City and/or common open space and/or pay a fee in lieu of tree replacement.
5. Payment in Lieu of Tree Replacement
 - a) A land owner or developer responsible for tree replacement under this Section may elect to meet the requirements in whole or in part, by a cash payment in lieu of tree replacement. The payment shall be on a caliper inch unit cost as established by the City Council in the latest approved Fee Schedule. Cash payment shall be deposited in the tree fund and be used to purchase and install landscaping (inclusive of trees, bushes, shrubs, mulch, soil, decorative rocks or stones, irrigation and necessary hardscape) at city parks, city tree farm, or other public areas.
 - b) The applicant shall pay the ^{permit fee} fees for tree removal established by City Council as established in the latest approved Fee Schedule. ~~The fee shall be based on the fair market value of materials and labor at the time of planting and the reasonable estimated cost for maintenance and irrigation for a period of two years.~~
 - c) Fees contributed to the tree fund shall be paid prior to the issuance of a grading permit on all commercial, industrial, or multi-family residential developments, prior to final approval of a gas well drilling permit and prior to filing a final plat in the Johnson County clerk's office for all single-family residential subdivisions."

d) The penalty for removing or damaging protected trees without an approved permit shall be based on a caliper inch unit cost as established by the City Council in the latest approved Fee Schedule.

Required Application.

The application shall be accompanied by a written document indicating the reasons for removal or replacement of trees and a copy of a legible site plan, preliminary plat, or other graphic representation drawn to the largest practical scale showing the following:

1. Location of existing or proposed structures, improvements, and site uses, properly dimensioned and referenced to property lines, setback and yard requirements.
2. Existing and proposed site elevations, grades and major contours.
3. Location of existing or proposed utility easements. ^{and drainage}
4. Location of all protected trees on the site, to be removed or replaced as well as all trees to be protected.

ARTICLE A5.000 LAND USE/DEVELOPMENT FEES

Item 3.

- (a) Preliminary plat: \$400.00 + \$5.00/lot + cost of professional fees.
- (b) Final plat: \$500.00 + \$5.00/lot + cost of professional fees.
- (c) Replat: \$500.00 + \$5.00/lot + cost of professional fees.
- (d) Amended/minor/concept plat: \$150.00 + cost of professional fees.
- (e) Vacating plat: \$75.00 + cost of professional fees.
- (f) Zoning change: \$500.00 + cost of professional fees.
- (g) Zoning variance: \$250.00 + cost of professional fees.
- (h) Zoning board of appeal: \$150.00.
- (i) Conditional use permit: \$300.00 + cost of professional fees.
- (j) Appeal to city council: \$100.00.
- (k) Development plat: \$500.00 + \$5.00/lot + cost of professional fees.
- (l) Annexation: \$400.00 + cost of professional fees.
- (m) Development agreement: \$150.00 + cost of professional fees.
- (n) Development plan: \$150.00 + cost of professional fees.
- (o) Site plan: \$150.00 + cost of professional fees.
- (p) Tree removal/~~replacement~~: \$50.00.
- (q) Wind turbines (requires CUP): \$300.00 + cost of professional fees.
- (r) Cell towers/antennas (requires CUP): \$300.00 + cost of professional fees.
- (s) Heritage overlay district application: \$500.00.
- (t) Vacation of easement, street or alley: \$100.00.
- (u) New uses requests: \$300.00.

permit

(p1.)

Tree Replacement: \$100/diameter-inch for each protected tree removed

(p2.)

Penalty for removing /damaging protected trees without permit:
\$200/diameter-inch

(Ordinance 691-2017 adopted 9/7/17)

(v) Cost of professional fees: Deposit: \$2,500.00. Actual fees shall be invoiced to applicant or property owner for incurred consultant fees for a project review including but not limited to city attorney, planning consultant, engineering consultant, plan review, and building inspections. Fees shall be charged anytime a project document is forwarded to said consultant(s) and/or anytime city incurs fees for project. The deposit will be subtracted from the final consultant fee invoice and any remainder shall be refunded to applicant/property owner from deposit or applicant/property owner shall be billed in excess of deposit. (Ordinance 758-2019, sec. 4, adopted 6/20/19)



BUILDING PERMIT APPLICATION PROTECTED TREE REMOVAL

Item 3.

DATE APPLIED: _____

PERMIT NUMBER: _____

Job Address: _____

Lot: _____ Block: _____ Addition: _____

Tenant Name: _____ Phone: _____

Property Owner: _____ Phone: _____

Application is hereby made for a permit to remove a tree or group of trees at the above described location. I agree to conform with all ordinances pertaining to tree preservation on said property, whether herein specified or not.

Type of protected tree(s) to be removed: _____

Number protected of tree(s) to be removed: _____

Total diameter of protected tree(s) to be removed: _____

The application shall be accompanied by a written document indicating the reasons for removal or replacement of trees and a copy of a legible site plan, preliminary plat, or other graphic representation drawn to the largest practical scale showing the following:

A. Location of existing or proposed structures, improvements, and site uses, properly dimensioned and referenced to property lines, setback and yard requirements. **and drainage**

B. Existing and proposed site elevations, grades and major contours.

C. Location of existing or proposed utility easements.

D. Location of all protected trees on the site, to be removed or replaced as well as all trees to be protected.

E. The document shall include street address, lot and block, subdivision name, and date of preparation. The site plan shall state the name, address, and telephone number of the owner and person preparing the document if different from the applicant. **, name, and caliper**

Contractor Business Name: _____ Phone: _____

Contractor Email Address: _____

Mailing Address

State

Zip

The undersigned hereby declares that the above statements are true facts concerning the design and removal of the tree(s) for which application for permit is made, and that he or she is owner of said property or has been authorized by the owner to act as his or their agent in procuring the permit herein requested.

Applicant Name: _____ Phone: _____

Applicant Email: _____

Signature: _____ Date: _____

(MUST BE LISTED ON CONTRACTOR REGISTRATION)

For office Use Only:

Date Approved: _____ Date Issued: _____ Staff: _____ Total Paid: _____

Notice of Public Hearing

The City of Joshua's Planning and Zoning Commission and City Council will conduct public hearings to consider amendments to Tree Preservation in section 10.10.8 of the Zoning Ordinance.

The Planning & Zoning Commission will conduct its public hearing on December 5, 2022, at 6:30 PM and the City Council will conduct its public hearing and consideration on December 15, 2022.

Both meetings will be held in the City Council chambers at Joshua City Hall, 101 South Main Street, Joshua, Texas 76058.



**Planning & Zoning Agenda
December 5, 2022**

Minutes Resolution

Discussion Item

Agenda Description:

Discuss, consider, and possible action on a request of amending Tree Preservation in section 10.10.8 of the Zoning Ordinance.

Background Information:

The subdivision ordinance was adopted in the year 2020.

Financial Information:

Only cost associated with the public hearing request is the publication expense as required by law.

City Contact and Recommendations:

Aaron Maldonado

Director of Development Services

Attachments: