



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
JUNE 03, 2024
6:30 PM

The Planning & Zoning Commission will hold a meeting on June 3, 2024, 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/85213478976?pwd=lc0EsujZHjTKTvay8iKkAyNQKaBP5R.1>

Meeting ID: 85213478976 Passcode: 769813

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. CITIZENS FORUM

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

C. REGULAR AGENDA

1. Discuss, consider, and possible action on the April 1, 2024, meeting minutes.
2. Discuss, consider, and possible action on approving a replat regarding 0.2650 acres of land known as Lot 5R, Block 4, Original Town of Joshua, W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 204 N. Main Street for the future construction of a commercial professional building.

D. ADJOURN

The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551.071 for private consultation with the attorney for the City.

Pursuant to Section 551.127, Texas Government Code, one or more Commissioner may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. A quorum will be physically present at the posted meeting location of City Hall.

In compliance with the Americans with Disabilities Act, the City of Joshua will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 817/556-0603.

CERTIFICATE:

I hereby certify that the above agenda was posted on May 31, 2024, by 12:00 p.m. on the official bulletin board at Joshua City Hall, 101 S. Main, Joshua, Texas.

Alice Holloway, City Secretary



MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
APRIL 01, 2024
6:30 PM

PRESENT

Chair Brent Gibson
 Commissioner Jason Allred Sr
 Commissioner Jerry Moore
 Commissioner Robert Purdom
 Alternate 1 Kathy Sales
 Alternate 2 Elizabeth Webb

STAFF PRESENT

Development Serv. Dir. Aaron Maldonado
 City Secretary Alice Holloway

ABSENT

Commissioner Julian Torrez
 Commissioner Billy Jenkins
 Commissioner Michael Frazier

The Planning & Zoning Commission will hold a meeting on April 1, 2024, 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 and access the meeting via videoconference or telephone conference call.

Join Zoom Meeting:

<https://us02web.zoom.us/j/85773844705?pwd=Sm9BUG9vS2NrVW55M3U5cmY0bFFiUT09>

Meeting ID: 85773844705 Passcode: 434196

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 appointment of the Chairperson and Vice-Chairperson for a one-year term.

Motion made by Commissioner Moore to appoint Brent Gibson as Chair. Seconded by Commissioner Purdom.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Alternate 1 Sales, Alternate 2 Webb

Motion made by Commissioner Purdom to appoint Jerry Moore as Vice-Chair. Seconded by Commissioner Sales.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Alternate 1 Sales, Alternate 2 Webb

2. Discuss, consider, and possible action on the November 06, 2023, meeting minutes.

Motion made by Commissioner Moore to approve the minutes as presented. Seconded by Commissioner Allred Sr.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Alternate 1 Sales, Alternate 2 Webb

3. Discuss, consider, and possible action on approving a Site Plan regarding 0.156 acres of land known as Lots 3 and 4, Block 10, Original Town Joshua, W. Byers Survey, Abstract No. 29, County of Johnson, Texas, locally known as 207 N. Main, to allow for the construction of a commercial professional building.

Motion made by Alternate 1 Sales, Seconded by Commissioner Allred Sr.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Moore, Commissioner Purdom, Alternate 1 Sales, Alternate 2 Webb

D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:35 pm.

Brent Gibson, Chair

ATTEST:

Alice Holloway, City Secretary



**Planning & Zoning Agenda
June 3, 2024**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a replat regarding 0.2650 acres of land known as Lot 5R, Block 4, Original Town of Joshua, W. Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 204 N. Main Street for the future construction of a commercial professional building.

Background Information:

History: The subject property was platted as a portion of lot 3, and all of lots 4,5,6, Block 4, the Original Town of Joshua.

Zoning: This property is zoned (H) Heritage Overlay District.

Analysis: The plat is converting a portion of lot 3 and all of lot 4,5,6 into one platted lot for the construction of a commercial professional building.

Utilities: Water is provided by Johnson County Special Utility District. A letter of final approval will be required.

Transportation: Rights-of-way dedications have already been dedicated.

Financial Information:

N/A

City Contact and Recommendations:

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 with a stipulation that we receive the approval letter from the Johnson County Special Utility District.

Attachments:

1. Replat Application
2. Legal Description
3. Vicinity Map
4. Replat of 204 N Main

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.

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

PROJECT INFORMATION

Project Name: 204 N. Main St.

Project Address (Location): 204 N. Main St. Joshua, Tx 76058

Existing Zoning: Commercial Proposed Zoning: _____

Existing Use: Residential Proposed Use: _____

Existing Comprehensive Plan Designation: _____ Gross Acres: 0.265

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: Robbie Rumfield Company: Rumfield Properties, Inc

Address: Po Box 1687 Tel: 817-447-1081 Fax: 817-447-4194

City: Burleson State: Tx ZIP: 76097 Email: dusty@rumfields.com

Property Owner: Robbie Rumfield Company: Rumfield Properties, Inc

Address: Po Box 1687 Tel: 817-447-1081 Fax: 817-447-4194

City: Burleson State: Tx ZIP: 76097 Email: dusty@rumfields.com

Key Contact: Robbie Rumfield Company: Rumfield Properties, Inc.

Address: Po Box 1687 Tel: 817-447-1081 Fax: 817-447-4194

City: Burleson State: Tx ZIP: 76097 Email: robbie@rumfields.com

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

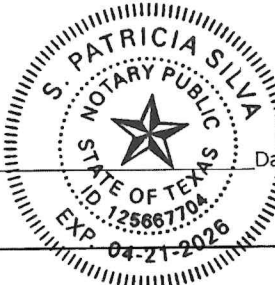
SIGNATURE: [Signature]
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Robert Rumfield
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 28 day of Feb 2024

Notary Public

S.P. Silva

Signature _____



Date: Feb 28, 2024

For Departmental Use Only

Case No.: RP24-01

24-00110-01

Project Manager: Robbie Rumfield

Total Fee(s): 500.00 + 2,500.00

Check No.: 1180 1181

Date Submitted: 2-28-24

Accepted By: em

Date of Complete Application: _____



OSCAR J. MONDRAGON
VOLUME 4405, PAGE 490
DRJCT

BLOCK 4
ORIGINAL TOWN OF JOSHUA
VOLUME 24, PAGE 44
PROJECT

LOT 5R, BLOCK 4
0.2650 ACRES
11,543 SQ. FEET

RUMFIELD PROPERTIES, INC.
CC# 2024-1473
DRJCT

W.W. BYERS SURVEY
ABSTRACT NO. 29

**CADDO GROVE MASONIC
LODGE NO. 352**
VOLUME 312, PAGE 579
DRJCT

LOT 11, BLOCK 4
ORIGINAL TOWN OF JOSHUA
 VOLUME 24, PAGE 44
 DRJCT

LOT 12, BLOCK 4
ORIGINAL TOWN OF JOSHUA
 VOLUME 24, PAGE 44
 PRJCT

POINT OF BEGINNING

CIRS
NAD83 GRID
N: 6853152.38
E: 2311351.92

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF JOHNSON**

WHEREAS RUMFIELD PROPERTIES, INC., OWNER OF A 0.265 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 3, AND ALL OF LOTS 4, 5 AND 6, BLOCK 4, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID LOT 6, SAME BEING THE NORTHWEST CORNER OF LOT 7, SAID BLOCK 4, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A 100' RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE SOUTH 02 DEGREES 29 MINUTES 24 SECONDS EAST, A DISTANCE OF 502.30 FEET;

THENCE NORTH 02 DEGREES 29 MINUTES 24 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 100.36 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" ON THE WEST LINE OF SAID LOT 3, FROM WHICH A 5/8" CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 4 BEARS NORTH 02 DEGREES 29 MINUTES 24 SECONDS WEST, A DISTANCE OF 80.18 FEET;

THENCE NORTH 87 DEGREES 30 MINUTES 35 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND OVER AND ACROSS SAID LOT 3, A DISTANCE OF 114.98 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", BEING ON THE WEST LINE OF A 20' ALLEY ADJACENT TO SAID BLOCK 4, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 11, SAID BLOCK 4 BEARS NORTH 11 DEGREES 28 MINUTES 29 SECONDS EAST, A DISTANCE OF 82.62 FEET;

THENCE SOUTH 02 DEGREES 32 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF SAID 20' ALLEY, A DISTANCE OF 100.36 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHEAST CORNER OF SAID LOT 6, SAME BEING THE NORTHEAST CORNER OF SAID LOT 7, FROM WHICH A 1" IRON ROD FOUND BEARS FOR REFERENCE NORTH 16 DEGREES 36 MINUTES 11 SECONDS EAST, A DISTANCE OF 33.39 FEET, AND FROM WHICH A 5/8" CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 11 BEARS NORTH 74 DEGREES 51 MINUTES 06 SECONDS EAST, A DISTANCE OF 138.34 FEET;

THENCE SOUTH 87 DEGREES 30 MINUTES 35 SECONDS WEST, DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LOT 6, BEING COMMON WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 115.06 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.265 ACRES OR 11,543 SQUARE FEET OF LAND, MORE OR LESS.

