



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

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, 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

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 appointment of the Chairperson and Vice-Chairperson for a one-year term.
2. Discuss, consider, and possible action on the meeting minutes of November 06, 2023.
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.

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 March 20, 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
NOVEMBER 06, 2023
6:30 PM**

The Planning & Zoning Commission will hold a meeting on November 6, 2023, 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/84481706005?pwd=bXMyZGRuYjkrSDFjYjhXZVY0UWdEQT09>

Meeting ID: 844 8170 6005 Passcode: 215259

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Director 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. City Secretary to administer the Oath of Office to newly appointed commissioners.

City Secretary Holloway administered the Oath of Office to the newly appointed members.

2. Discuss, consider, and possible action on appointment of the Chairperson and Vice-Chairperson for a one-year term.

This item was tabled until the next regular meeting.

3. Discuss, consider, and possible action on the meeting minutes of September 05, 2023.

Motion made by Commissioner Purdom, Seconded by Commissioner Torrez.

Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Purdom, Commissioner Jenkins,
Alternate 2 Webb, Commissioner Frazier

4. Public hearing on a request for a zoning change regarding approximately 5.51 acres of land in the Meyers Subdivision, Lot 2, BLK 1, County of Johnson, Texas, located at 1140 W FM 917, to change from (R-1) Single Family Residential District to the (A) Agricultural District.

Item 2.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

Director Gibson opened the public hearing at 6:34 p.m. No comments were made by the public; Director Gibson closed the hearing at 6:35 p.m.

5. Discuss, consider, and possible action on a request for a zoning change regarding approximately 5.51 acres of land in the Meyers Subdivision, Lot 2, BLK 1, County of Johnson, Texas, located at 1140 W FM 917, to change from (R-1) Single Family Residential District to the (A) Agricultural District.

Motion made by Commissioner Torrez, Seconded by Commissioner Purdom.

Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Webb, Commissioner Frazier

D. ADJOURN

Director Gibson adjourned the meeting at 6:46 pm.



**Planning & Zoning
Agenda
April 1, 2024**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a Site Plan regarding 0.156 acre 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.

Background Information:

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

Analysis:

Site plan approval shall be required for all new nonresidential developments/buildings within the district.

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.

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.

Item 3.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado

Director Development Services

Attachments:

1. Site plan application
2. Legal Description
3. Vicinity Map
4. Building Elevations
5. Site Plan
6. Landscape Plan

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"/> Amending Plat | |
| <input type="checkbox"/> Replat | <input type="checkbox"/> Planned Development Concept Plan | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Minor Plat | | |

PROJECT INFORMATION

Project Name: 207 N. Main St.
 Project Address (Location): 207 N. Main St. Joshua, TX 76058

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: _____ Proposed Use: Commercial

Existing Comprehensive Plan Designation: _____ Gross Acres: .156

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: Rumfield Properties, Inc. 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: _____
 Address: PO Box 1687 Tel: 817-447-1081 Fax: 817-447-4194
 City: Burleson State: Tx ZIP: 76097 Email: robbie@rumfields.com

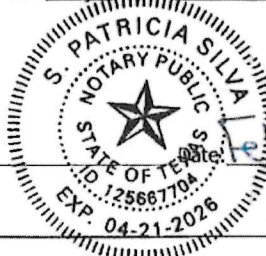
SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

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

Print or Type Name: Robbie 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 7 day of Feb 2023

Notary Public

Signature: [Signature]



For Departmental Use Only

Case No.: SP23-02
23-00088-01
 Project Manager: Robbie Rumfield
 App: _____ Deposit: _____
 Total Fee(s): \$500 \$2,500
 Check No.: CC - 7019
 Date Submitted: 02-14-23
 Accepted By: [Signature]
 Date of Complete Application: 02-14-23

OWNER'S CERTIFICATE**STATE OF TEXAS
COUNTY OF JOHNSON**

WHEREAS RUMFIELD PROPERTIES, INC., OWNER OF A 0.156 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.156 ACRE TRACT OF LAND DESCRIBED BY DEED TO RUMFIELD PROPERTIES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-6234, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3 AND 4, BLOCK 10, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT 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 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.278 ACRE TRACT OF LAND DESCRIBED BY DEED TO DFW SENIOR CARE SERVICES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-35909, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A 100' RIGHT-OF-WAY, FROM WHICH A MAG NAIL FOUND BEARS FOR REFERENCE SOUTH 02 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 350.83 FEET;

THENCE SOUTH 87 DEGREES 30 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 0.156 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 0.278 ACRE TRACT, A DISTANCE OF 114.46 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 0.278 ACRE TRACT, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF AVENUE C, A 50' RIGHT-OF-WAY;

THENCE NORTH 02 DEGREES 52 MINUTES 31 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID AVENUE C, A DISTANCE OF 59.19 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO HARRISON HOLLINGSWORTH, JR., AND JEMA HOLLINGSWORTH, RECORDED IN VOLUME 3144, PAGE 452, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "DUMAS" BEARS FOR REFERENCE NORTH 84 DEGREES 47 MINUTES 55 SECONDS WEST, A DISTANCE OF 457.63 FEET;

THENCE NORTH 87 DEGREES 24 MINUTES 49 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID CALLED 0.156 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID HOLLINGSWORTH TRACT, A DISTANCE OF 114.49 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID HOLLINGSWORTH TRACT, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTH MAIN STREET;

THENCE SOUTH 02 DEGREES 50 MINUTES 50 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 59.39 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.156 ACRES OR 6,787 SQUARE FEET OF LAND, MORE OR LESS.



Vicinity Map



PROPOSED Commercial Professional diag.
FOR

RUMFIELD PROPERTIES

207 NORTH MAIN STREET
JOSHUA, TEXAS 76058
LOT-9 & 10, BLOCK-5

OWNER
ROBBIE RUMFIELD
P.O. BOX 1687
JOSHUA, TEXAS

Item 3.



EAST ELEVATION

SCALE: 3/16" = 1'-0"

DESIGN TEAM

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

CONSULTING ENGINEER
A.F. ELGIN AND ASSOCIATES
816 APRIL SOUND CT. SUITE 200
FORT WORTH, TEXAS 76120
(817) 929-2373
EIDM REGISTRATION NO. E-79920

CITY CODE DATA	
BUILDING CODE:	2015 (IBC)
ELECTRICAL CODE:	2020 (NEC)
PLUMBING CODE:	2015 (IPC)
MECHANICAL CODE:	2015 (IMC)
FIRE CODE:	2015 (IFC)
ENERGY COMCHECK	2015 (IECC)
ZONING GROUP	C1 HERITAGE PRESERVATION OVERLAY DISTRICT
PARKING: REQUIRED: PROVIDED:	6 6
OCCUPANCY:	M
CONSTRUCTION TYPE:	S-B
BUILDING AREA	4,900 SQ.FT.
BUILDINGS HEIGHT:	20'-0"
NO. OF BUILDINGS:	ONE
STORIES	ONE
PROVIDE A FIRE ALARM SYSTEM FOR THIS BUILDING	NO
BUILDING WILL HAVE FIRE SPRINKLER SYSTEM	NO
TEXAS DEPARTMENT OF	

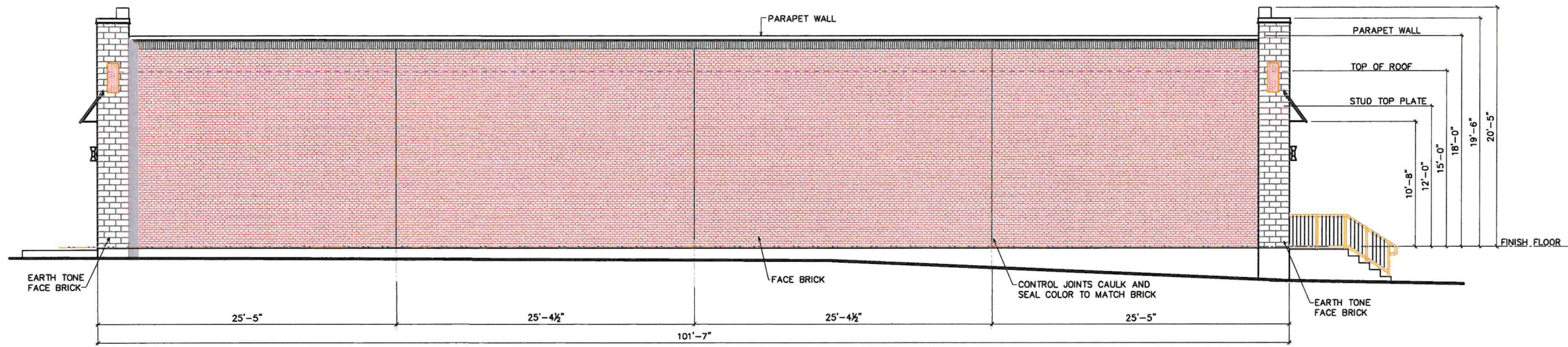
CITY NO. HPOD2023-01

DRAWING INDEX

- COVER SHEET
- L1.0 LANDSCAPE PLAN
- C1.0 GRADING PLAN
C2.0 UTILITY PLAN
- A1.0 SITE PLAN
A2.0 BUILDING SHELL FLOOR PLAN AND
DOOR AND WINDOW TYPES
A3.0 EXTERIOR ELEVATIONS
A4.0 WALL SECTIONS
A5.0 ADA STANDARD SHEET
- S1.0 FOUNDATION PLAN AND DETAILS
S2.0 ROOF FRAMING PLAN, DETAILS AND
- E0.1 PHOTOMETRIC SITE PLAN

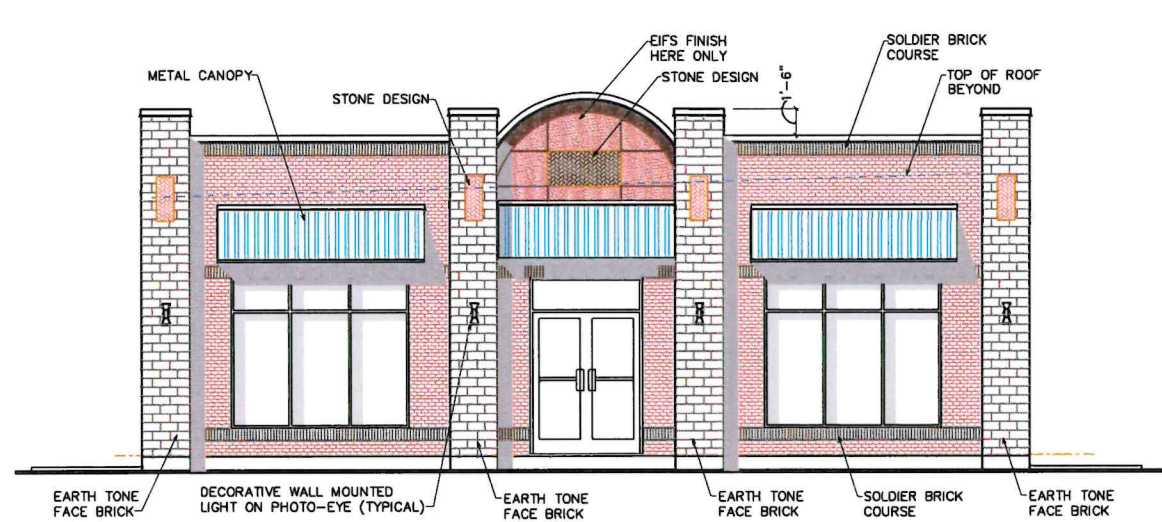
REVISIONS

1



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



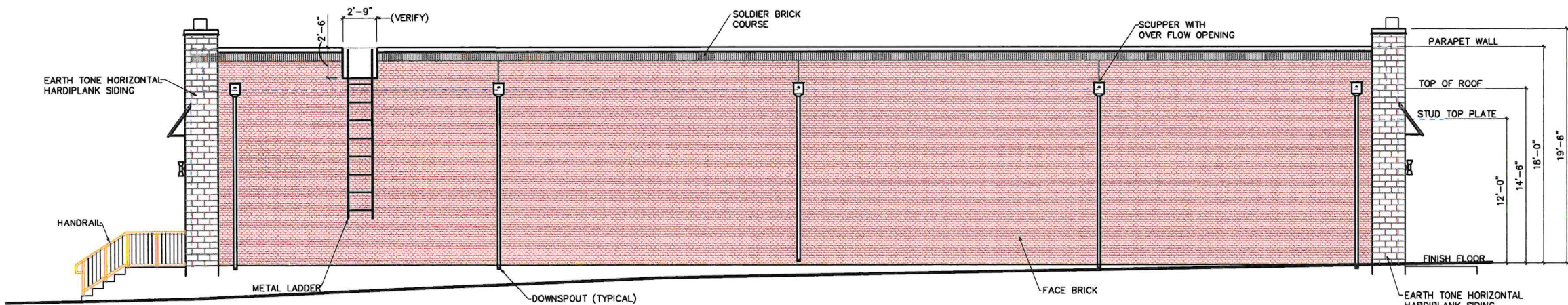
EAST ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

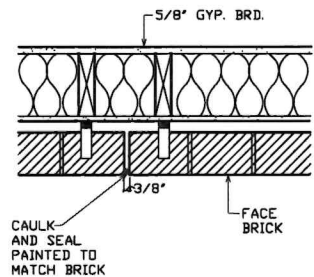


SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

LOOSE BRICK LINTEL SCHEDULE

SPAN - FT.	LINTEL SIZE
4 FT.	L 4 x 3 x 3/16" LLH
5 FT.	L 4 x 3 x 3/16" LLH
6 FT.	L 4 x 3 x 3/16" LLH
7 FT.	L 4 x 3 x 3/16" LLH
8 FT.	L 4 x 3 x 3/16" LLH
9 FT.	L 5 x 3-1/2 x 3/8 LLV
10 FT.	L 6 x 4 x 1/2 LLV
	LLH: LONG LEG HORIZONTAL
	LLV: LONG LEG VERTICAL



BRICK CONTROL
NOT TO SCALE

REVISIONS		
DATE	RESPONSE	
		Item 3.

JOHN TAYLOR and ASSOCIATES
6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: toylor7677@ecglobal.net

BY
RUMFIELD PROPERTIES
207 NORTH MAIN STREET
JOSHUA, TEXAS

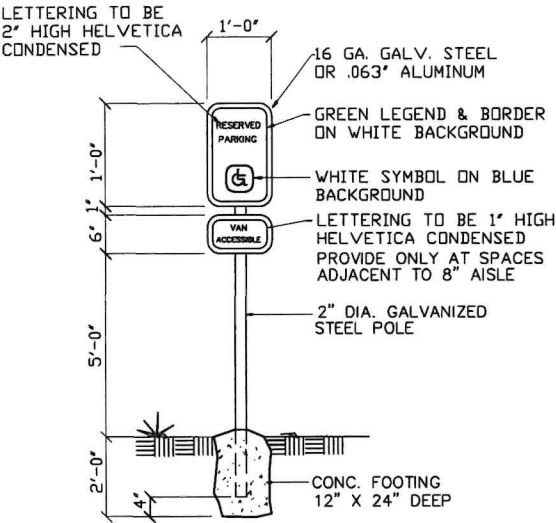
JOB NO.	2023
DRAWN BY:	JET
CHECK BY:	JET
DATE:	01/18/2024

SHEET TITLE:
■ EXTERIOR ELEVATIONS

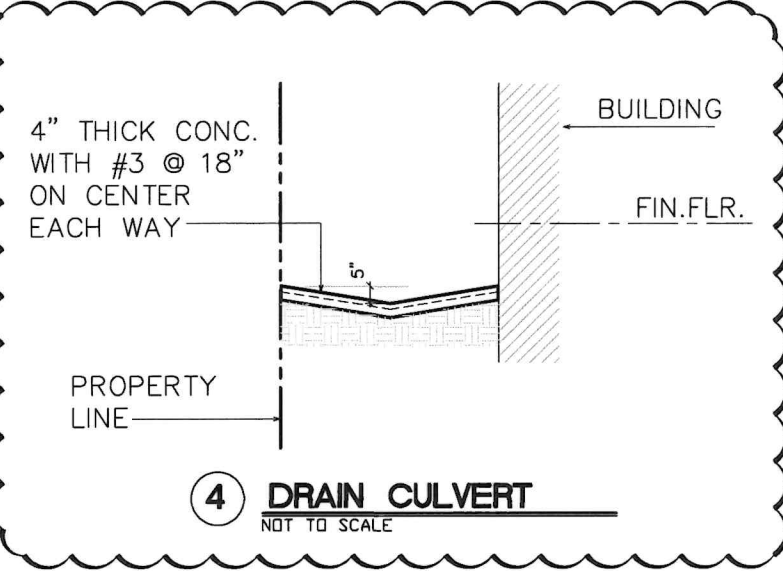
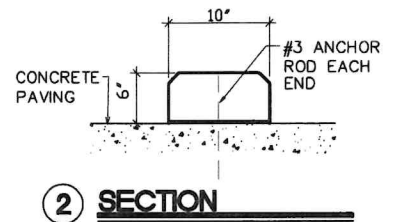
SHEET NO.

A3.0

12

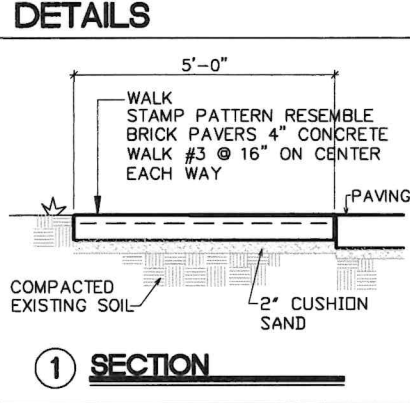


3 ACCESSIBLE PARKING SIGN
PROVIDED AT EACH (H.C.) PARKING SPACE

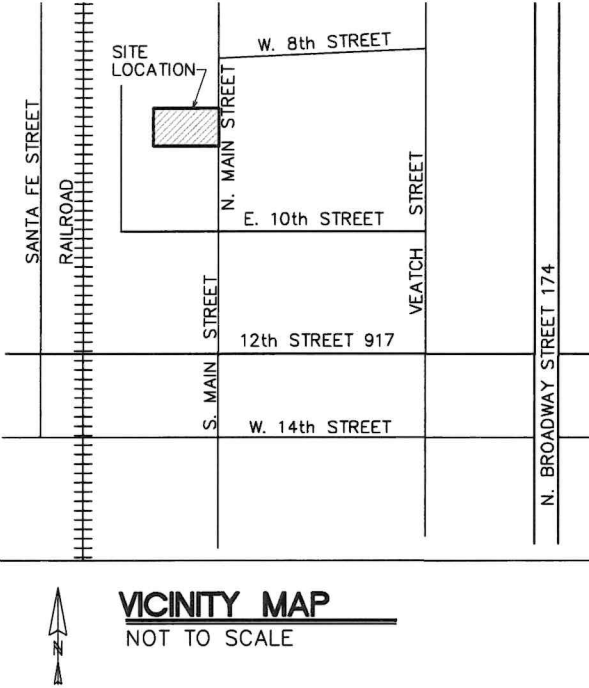


SITE PLAN
SCALE: 1"=10'-0"

SITE DATA	PROVIDED	PERCENTAGE
TOTAL LOT GROSS SITE AREA	6,776 SQ. FT.	100%
TOTAL BUILDING AREA	4,900 SQ. FT.	72%
TOTAL IMPERVIOUS AREA	147 SQ. FT.	2%
TOTAL OPEN SPACE (LANDSCAPED AREA)	1,728 SQ. FT.	26%



1 SECTION



VICINITY MAP
NOT TO SCALE

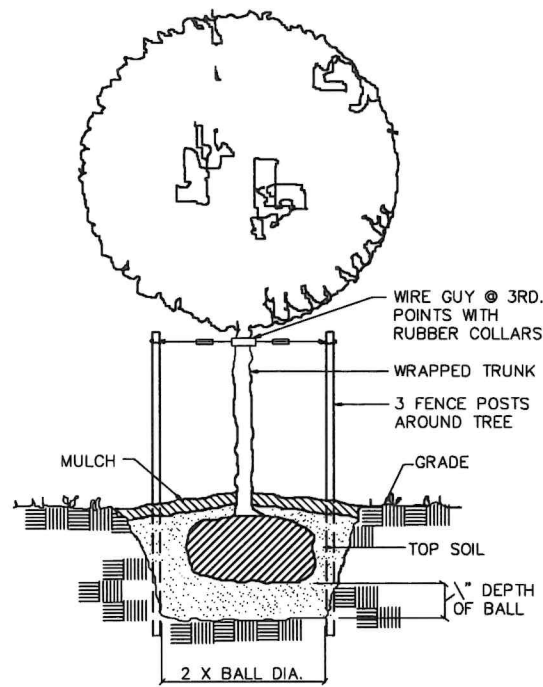
DATE:	REVISIONS
SUBMITTED FEBRUARY 14, 2024	
CONSTRUCTION NOTES:	
1 ELECTRICAL METER SERVICE.	
2 4" THICK CONCRETE WALK WITH #3 SPACED 16" ON CENTER EACH WAY ON 2" THICK CUSHION SAND ON RECOMPACTED EXISTING SOIL. SURFACE SHALL BE STAMP PATTERN RESEMBLE TO BRICK PAVERS.	
3 5" THICK CONCRETE PAVING WITH #3 SPACED 18" ON CENTER EACH WAY ON 2" THICK CUSHION SAND RECOMPACTED 6" EXISTING SOIL.	
4 WALL MOUNTED 12.2 WATTS LIGHT WEST/EAST MOUNTED 8'-0" A.F.F. SOUTH/NORTH MOUNTED 15'-0" A.F.F.	
5 HANDICAPPED PARKING SIGN MOUNTED 60" ABOVE GRADE.	
6 CONCRETE WHEEL STOP WITH #3 ANCHOR ROD AT EACH END.	
7 RELOCATE OVERHEAD ELECTRICAL SERVICE AND POLE.	

PREPARED BY:	OWNER:
JOHN TAYLOR & ASSOCIATES 6800 BRENTWOOD STAIR RD. STE. 201 FORT WORTH, TEXAS 76112 (817) 446-1364 OFFICE (817) 446-1307 FAX E-MAIL: taylor7677@sbcglobal.net	RUMFIELD PROPERTIES ROBBIE RUMFIELD, OWNER 517 NORTH MAIN STREET JOSHUA, TEXAS 76058 (817) 475-1081 OFFICE (817) 475-9920 CELL E-MAIL: robbierumfield@icloud.com
ZONING:	PARKING:
PROPERTY ZONED C1 HERITAGE PRESERVATION OVERLAY DISTRICT	REQUIRED PARKING 6 PARKING PROVIDED 6

FLOOD ZONE NOTE:	SHEET TITLE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0180J DATED DECEMBER 04, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE: ZONE X: AREA DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAN.	■ SITE PLAN
BASIS OF BEARINGS:	SHEET NO.
BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.	A1.0 13
BENCHMARK:	
X-CUT SET ON A CONCRETE SLAB OF AN ELECTRIC BOX ON THE SOUTHEAST CORNER OF THE INTERSECTION OF 12th STREET (80' R.O.W) AND N. MAIN STREET (100' R.O.W) 79.18' SOUTHWESTERLY FROM THE SOUTHWEST CORNER OF LOT-10, BLOCK 5, TOWN OF JOSHUA AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THAT FILE RECORDED IN VOLUME 24, PAGE-44, PLAT RECORDS, JOHNSON COUNTY, TEXAS.	

LEGEND	LEGAL:
--- 925 --- EXISTING CONTOURS	LOT-3 AND 4 BLOCK-10 ORIGINAL TOWN JOSHUA 126.5534.98689.01170
--- 925 --- PROPOSED CONTOURS	

NOTICE: PARKING SHOWN ON THIS SITE PLAN DOES NOT REFLECT THE PARKING REQUIREMENT FOR THE PROJECT.



LANDSCAPE PLANTING NOTES:

GENERAL CONTRACTOR SHALL LOCATE EXISTING AND PROPOSED UTILITIES PRIOR TO DIGGING OR TILLING. REFER TO GRADING PLAN, SITE PLAN, UTILITY PLAN AND IRRIGATION PLAN FOR ADDITIONAL.

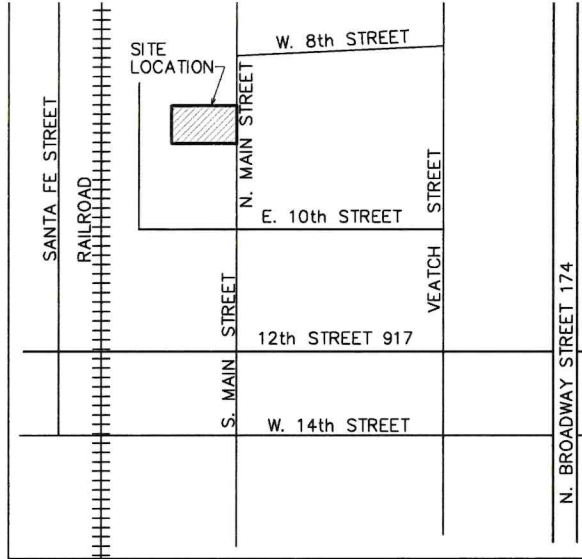
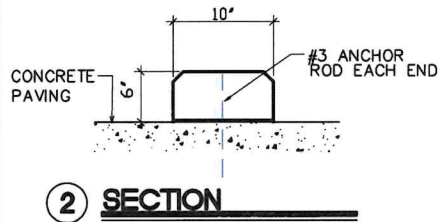
AVENUE "C"
50'-0" RIGHT-OF-WAY

PLANTS SCHEDULE

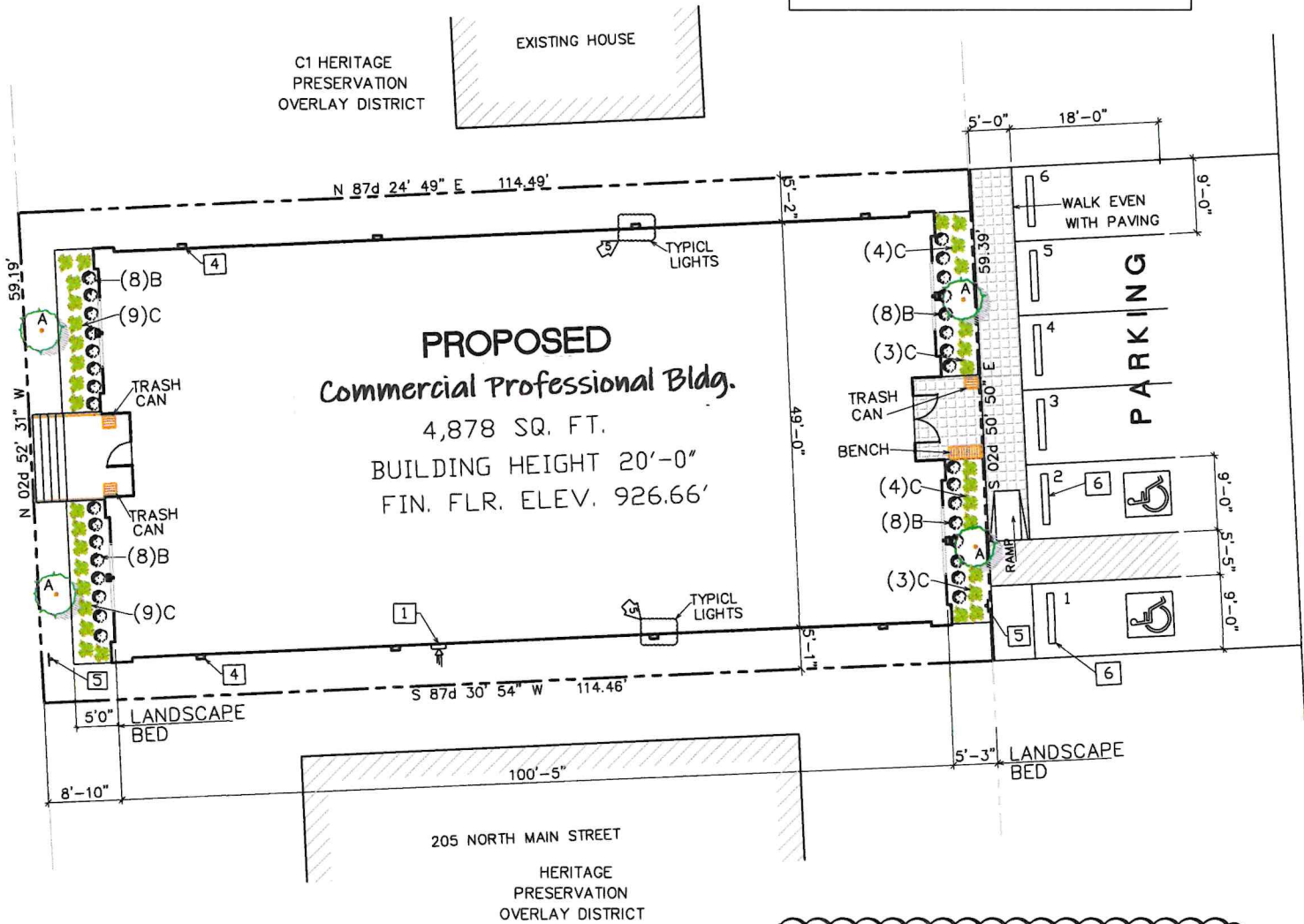
QU.	LETTER	COMMON AND BATANICALS NAME	SPACING	CALIPER	SOIL DEPTH PLANTS CU. F.	MIN. HEIGHT	REMARKS
4	A	CREPE MYRTLE (Iagerstroemia incica)	--	3"	75"	6'-0"	DECIDUOUS
32	B	DWARF YAUPON HOLLY (Ilex vomitoria nana) 1-GAL CONTAINER	36"	3"	32"	2'-0"	EVERGREEN
32	C	DWARF NANDINA 1-GAL CONTAINER (Nandina domestica nana compacta)	--		32"	2'-0"	EVERGREEN

SITE DATA

	PROVIDED	PERCENTAGE
TOTAL LOT GROSS SITE AREA	6,776 SQ. FT.	100%
TOTAL BUILDING AREA	4,878 SQ. FT.	72%
TOTAL IMPERVIOUS AREA	147 SQ. FT.	2%
TOTAL OPEN SPACE (LANDSCAPED AREA)	1,728 SQ. FT.	26%



VICINITY MAP NOT TO SCALE



LANDSCAPE PLAN

SCALE: 1"=10'-0"
10' 20' 30' 40'

NOTICE: PARKING SHOWN ON THIS SITE PLAN DOES NOT REFLECT THE PARKING REQUIREMENT FOR THE PROJECT.

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0180J DATED DECEMBER 04, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREA DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAN.

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

BENCHMARK:

X-CUT SET ON A CONCRETE SLAB OF AN ELECTRIC BOX ON THE SOUTHEAST CORNER OF THE INTERSECTION OF 12th STREET (80' R.O.W) AND N. MAIN STREET (100' R.O.W) 79.18' SOUTHWESTERLY FROM THE SOUTHWEST CORNER OF LOT-10, BLOCK 5, TOWN OF JOSHUA AN ADDITION TO JOHNSON COUNTY, ACCORDING TO THAT FILE RECORDED IN VOLUME 24, PAGE-44, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

DATE:

SUBMITTED FEBRUARY 14, 2024

CONSTRUCTION NOTES:

- ELECTRICAL METER SERVICE.
- 4" THICK CONCRETE WALK WITH #3 SPACED 16" ON CENTER EACH WAY ON 2" THICK CUSHION SAND ON RECOMPACTED EXISTING SOIL. SURFACE SHALL BE STAMP PATTERN RESEMBLE TO BRICK PAVERS.
- 5" THICK CONCRETE PAVING WITH #3 SPACED 18" ON CENTER EACH WAY ON 2" THICK CUSHION SAND RECOMPACTED 6" EXISTING SOIL.
- WALL MOUNTED 12.2 WATTS LIGHT WEST/EAST MOUNTED 8'-0" A.F.F. SOUTH/NORTH MOUNTED 15'-0" A.F.F.
- HANDICAPPED PARKING SIGN MOUNTED 60" ABOVE GRADE.
- CONCRETE WHEEL STOP WITH #3 ANCHOR ROD AT EACH END.

PREPARED BY:

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

OWNER:

RUMFIELD PROPERTIES
ROBBIE RUMFIELD, OWNER
517 NORTH MAIN STREET
JOSHUA, TEXAS 76058
(817) 475-1081 OFFICE
(817) 475-9920 CELL
E-MAIL: robbierumfield@icloud.com

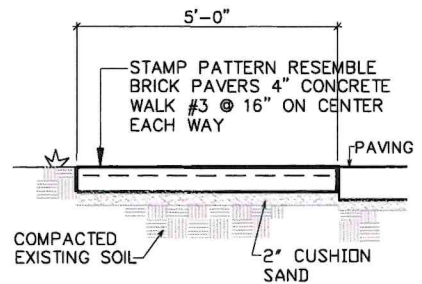
ZONING:

PROPERTY ZONED C1 HERITAGE PRESERVATION OVERLAY DISTRICT

PARKING:

REQUIRED PARKING 6
PARKING PROVIDED 6

DETAILS



1 SECTION

LEGAL:

LOT-3 AND 4
BLOCK-10
ORIGINAL TOWN JOSHUA
126.5534.98689.01170
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS

REVISIONS

DATE	REVISION
5/19/23	NOTE 4
5/19/23	NOTE 2
6/16/23	LEGAL DESCRIPTION
6/16/23	LEGAL DESCRIPTION
2/14/24	ADDED WALL MOUNTED LIGHTS

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@sbcbglobal.net

BY
RUMFIELD PROPERTIES
207 NORTH MAIN STREET
JOSHUA, TEXAS

JOB NO.	2023
DRAWN BY:	JET
CHECK BY:	JET
DATE:	02/14/2023

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.

L1.0