



**AGENDA**  
**HERITAGE PRESERVATION OVERLAY DISTRICT COMMISSION**  
**JOSHUA CITY HALL - COUNCIL CHAMBERS**  
**NOVEMBER 28, 2022**  
**4:00 PM**

The Heritage Preservation Overlay District Commission will hold a special meeting on November 28, 2022 at 4:00 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

Individuals may attend the Joshua Heritage Preservation Overlay District Commission Meeting in person, access the meeting via videoconference, or telephone conference call.

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/85462662144?pwd=RFZxNXJ3V1RTUWwraGRENlhRcйтkdz09>

Meeting ID: 854 6266 2144 Passcode: 672251

**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](http://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 day of meeting and provide your name, address, and question. Your question will be read by the City Secretary in the order they are received.

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

**B. CITIZENS FORUM**

*The Heritage Preservation Overlay District 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 May 12, 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.

**D. ADJOURN**

The Heritage Preservation Overlay District 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 Heritage Preservation Overlay District Commission November 28, 2022

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 22nd day of November 2022 by 5:00 p.m. on the official bulletin board at the Joshua City Hall, 101 S. Main, Joshua, Texas.

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Alice Holloway, City Secretary



**Heritage Preservation  
Committee Agenda  
November 28, 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

Staff recommends approval of the site plan.

**Attachments:**

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

# 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 76058  
 Existing Zoning: HP District Proposed Zoning: HP  
 Existing Use: Residential Proposed Use: Commercial/office  
 Existing 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: 817-447-2731  
 City: Godley State: TX ZIP: 76044 Email: heather@dfwseniorcare.net  
 Property Owner: Heather Boyd Company: DFW Senior Care Svcs, Inc.  
 Address: 205 N Main St. Tel: 817-447-2731 Fax: 817-447-2731  
 City: Joshua State: TX ZIP: 76058 Email: heather@dfwseniorcare.net  
 Key Contact: Heather Boyd Company: DFW Senior Care Svcs, Inc.  
 Address: 612 El Gato Dr. Tel: 817-688-2817 Fax: 817-447-2731  
 City: Godley State: TX ZIP: 76044 Email: heather@dfwseniorcare.net

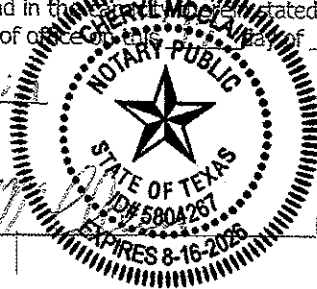
SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

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 she executed the same for the purposes and consideration expressed and in the presence of me, on this 10th day of October, 2022.  
 Given under my hand and seal of office on this 10th day of October, 2022.

Cheryl McClain  
 Notary Public

Signature Cheryl McClain Date: 10-17-22



## For Departmental Use Only

Case No.: HP022-02

Project Manager: \_\_\_\_\_

500 Fee  
 Total Fee(s): 2,500.00

Check No: 6807/6808

Date Submitted: 10/17/22

Accepted By: EM

Date of Complete Application 10-17-22

**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

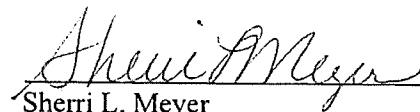
Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

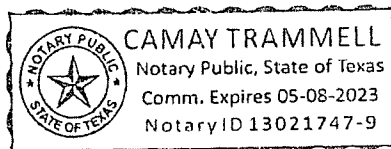
  
\_\_\_\_\_  
Sherri L. Meyer

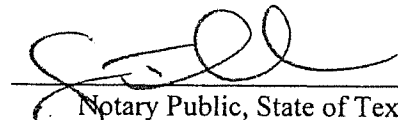
STATE OF TEXAS

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**

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**Instrument Number:** 2022 - 35909

eRecording - Real Property

Warranty Deed

Recorded On: October 13, 2022 11:58 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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\*\*\*\*\* 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*

**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.

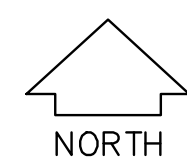
Thank you in advance for your assistance and if you have any questions or additional information is needed, please, contact me at (817) 688-2817 or you may email me at [heather@dfwseniorcare.net](mailto:heather@dfwseniorcare.net).

Sincerely,

Heather Boyd

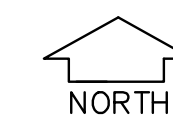
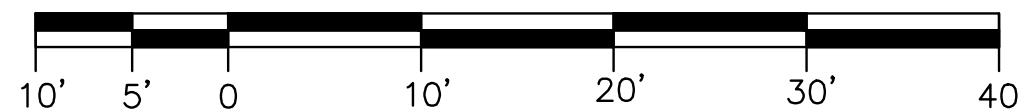


SCALE: NOT TO SCALE



SCALE: 1" = 10'

GRAPHIC SCALE



SCALE: NOT TO SCALE

- 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 ROD 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 PAVEMENT PATTERN.

OCTOBER 14, 2022  
REVISED: NOVEMBER 4, 2022

PROPERTY ZONING ..... COMMERCIAL  
HERITAGE PRESERVATION (HP) OVERLAY  
DISTRICT

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

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

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](mailto:taylor7677@sbcglobal.net)

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.

[illegible]

**JOHN TAYLOR and ASSOCIATES**  
6800 BRENTWOOD STAIR ROAD, SUITE 201  
FORT WORTH, TEXAS 76112  
OFFICE: 817.446.1364 / FAX: 817.446.1307  
E-MAIL: [taylor76777@sbcglobal.net](mailto:taylor76777@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

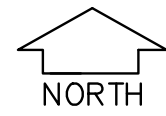
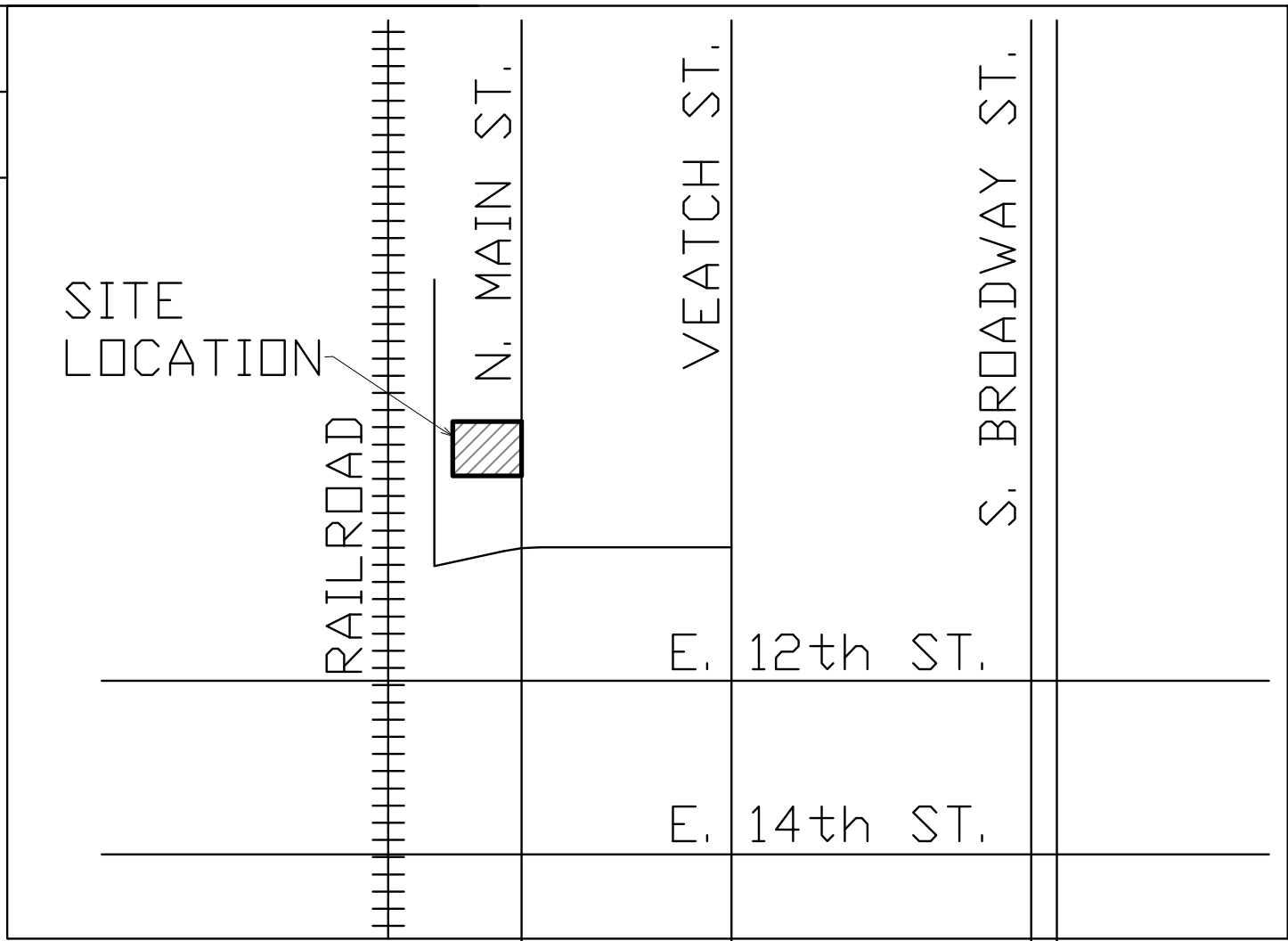
DE 1



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

NO.	DATE	RESPONSE
1	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](mailto:taylor7677@sbcglobal.net)

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](mailto: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](mailto:taylor7677@sbcglobal.net)

LEGAL

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

PROPOSED SITE PLAN  
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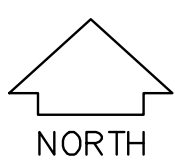
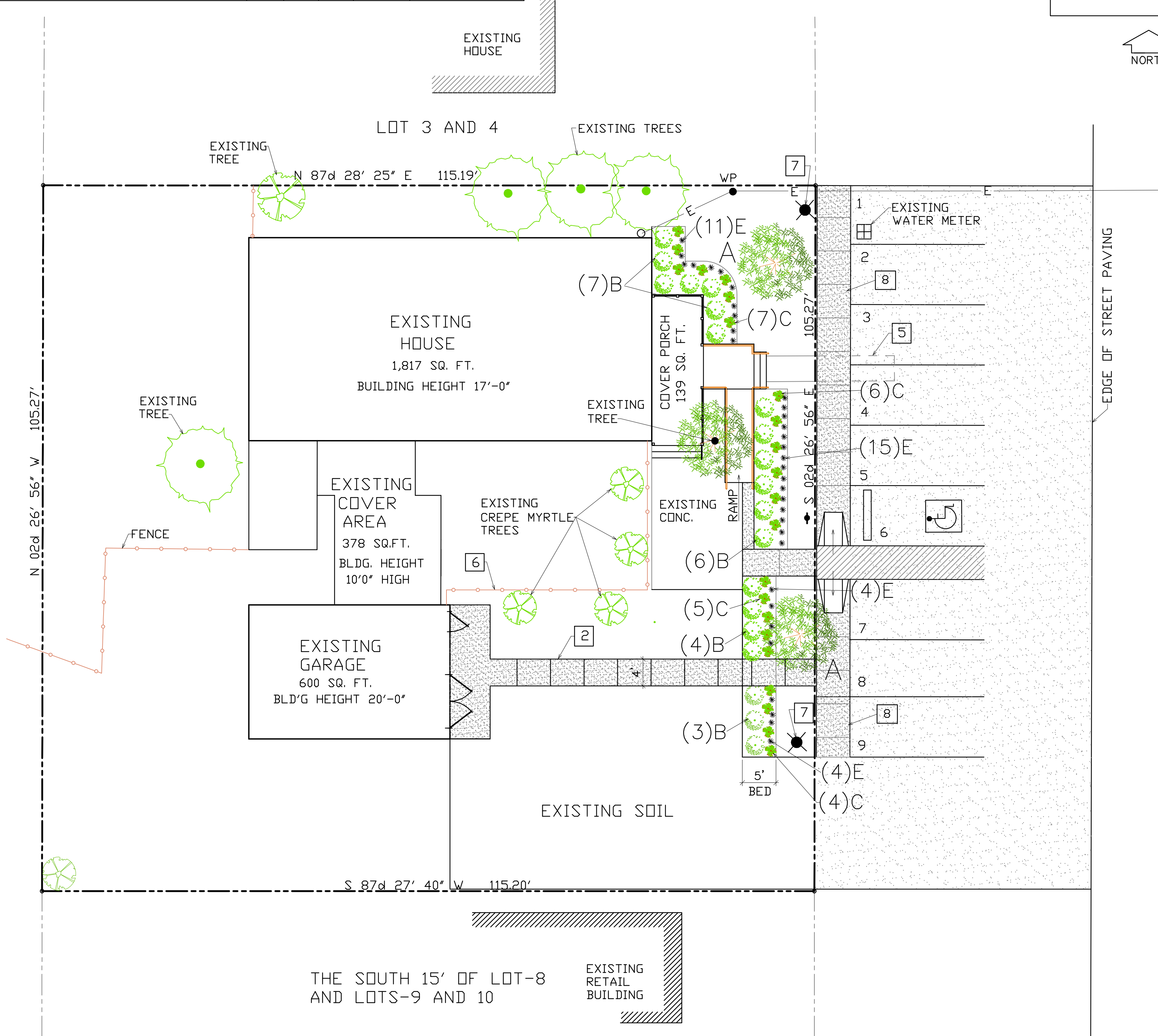
SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.

L1.0

OF 1

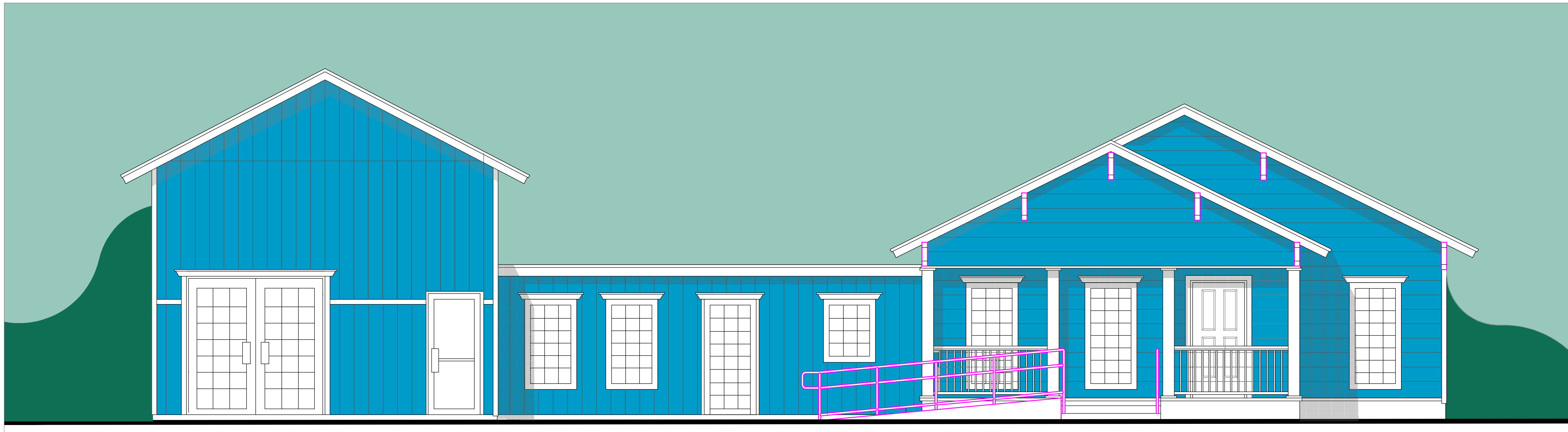


## LANDSCAPE PLAN

SCALE: 1" = 10'

GRAPHIC SCALE





# FRONT ELEVATION

SCALE: NOT TO SCALE