



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
NOVEMBER 02, 2026
6:30 PM

The Planning & Zoning Commission will hold a meeting in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

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 October 05, 2026, meeting minutes.
2. Public hearing on an amendment to the City of Joshua Zoning Ordinance, Section 5.07, "Reserved," of Article 5, "Permitted Uses," in Chapter 14, "Zoning," to establish location and operating requirements for food trucks.
3. Discuss, consider, and possible action regarding an amendment to the City of Joshua Zoning Ordinance, Section 5.07, "Reserved," of Article 5, "Permitted Uses," found in Chapter 14, "Zoning," to establish location and operating requirements for food trucks.
4. Discuss, consider, and possible action on approving a final plat regarding 52.051 acres of land known as Lots 1-21, Block 1, Lots 1-14, Block 2, Lots 1-5, Block 3 and Lots 1-5, Block 4, Joshua Meadows Addition, Phase 4 situated in the McKinney & Williams Survey, Abstract No. 636 and the W.H. Miller Survey, Abstract No. 603, City of Joshua, Johnson County, Texas, located at 1113 CR 705.

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.

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CERTIFICATE:

I hereby certify that the above agenda was posted on October 26, 2026, 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
OCTOBER 05, 2026
6:30 PM**

The Planning & Zoning Commission will hold a meeting in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas.

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.

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 following members:

- Alt. 1 - John Mauldin
- Seat 2 - Julian Torrez
- Seat 6 - Chase Davidson
- Seat 7 - Billy Jenkins

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

Commissioner Jenkins nominated Commissioner Gibson as president. Commissioner Rayburn seconded the motion. The motion passed unanimously.

Commissioner Gibson nominated Commissioner Moore as Vice President. Commissioner Torrez seconded the motion. The motion passed unanimously.

3. Discuss, consider, and possible action on the August 3, 2026, meeting minutes.

Motion made by Commissioner Jenkins to approve as presented. Seconded by Commissioner Rayburn. Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Rayburn, Commissioner Moore, Commissioner Davidson, Commissioner Jenkins, Alt. 1 Mauldin

4. Discuss, consider, and possible action on approving an ordinance amending the City of Joshua Zoning Ordinance, Section 5.07, "Reserved," of Article 5, "Permitted Uses," found in Chapter 14, "Zoning," to establish location and operating requirements for food trucks.

Motion made by Commissioner Moore to approve as presented. Seconded by Alt. 1 Mauldin.
Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Rayburn, Commissioner Moore,
Commissioner Davidson, Commissioner Jenkins, Alt. 1 Mauldin

5. Discuss, consider, and possible action on approving a preliminary plat regarding 106.951 acres of land known as Lots 1-52, 53X, 54X and 55X, Block 1, La Paloma Estates situated in the George Casseland Survey, Abstract No. 173, City of Joshua, Johnson County, Texas, located at 5040 Wagon Wheel Road.

Motion made by Commissioner Jenkins to approve. Seconded by Commissioner Davidson.
Voting Yea: Chair Gibson, Commissioner Torrez, Commissioner Rayburn, Commissioner Moore,
Commissioner Davidson, Commissioner Jenkins, Alt. 1 Mauldin

D. ADJOURN

Commissioner Gibson adjourned the meeting at 6:46 pm.

Approved: November 2, 2026

Brent Gibson, President

ATTEST:

Alice Holloway, City Secretary



**Planning & Zoning Agenda
November 2, 2026**

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for an ordinance amending the City of Joshua Zoning Ordinance, Section 5.07, “Reserved,” of Article 5, “Permitted Uses,” found in Chapter 14, “Zoning,” to establish location and operating requirements for food trucks.

Background Information:

The City adopted its current food truck ordinance in 2023. That ordinance includes both permitting requirements and standards for where food trucks may locate and operate. Due to changes in state law concerning mobile food vendors, the City Attorney has prepared ordinances to repeal the current Chapter 4 food truck regulations and place the applicable zoning standards in the Zoning Ordinance.

ANALYSIS: The proposed zoning amendment carries forward the City’s existing standards for food truck locations and operations, including property owner permission, restroom access, parking, fire lanes, and the 72-hour limit. Placing these provisions in the Zoning Ordinance would allow the City to continue applying its zoning requirements while updating its separate business regulations to reflect state law.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, ACM- Staff
recommends approval.

Attachments: 1. Ordinance 2. Redline

CITY OF JOSHUA, TEXAS**ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, ADOPTING NEW LOCATIONAL AND OPERATIONAL REGULATIONS FOR FOOD TRUCKS BY AMENDING EXISTING SECTION 5.07, “RESERVED,” OF ARTICLE 5, “PERMITTED USES,” OF THE CITY’S ZONING ORDINANCE, FOUND IN CHAPTER 14, “ZONING,” OF THE CODE OF ORDINANCES OF THE CITY OF JOSHUA, TEXAS, AND REPLACING IT WITH A NEW SECTION 5.07, “FOOD TRUCKS”; MAKING FINDINGS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Joshua is a home rule city acting under its charter adopted by the electorate pursuant of Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City is authorized and empowered to enforce ordinances necessary to protect the welfare of its inhabitants; and

WHEREAS, with the approval of House Bill No. 2844 by the Texas Legislature, and signed by the Governor in 2025, effective July 1, 2026, all mobile food vendors must be licensed with the Texas Department of State Health Services and moreover, pursuant to Section 437B.003 of the Texas Health and Safety Code, all municipal authority to prohibit or regulate mobile food vendors has been expressly preempted, except to the extent noted in Title 25, Chapter 226 of the Texas Administrative Code, which specifically authorizes municipal enforcement of zoning regulations relative to food trucks; and

WHEREAS, the City Council deems it necessary to retain specified zoning rules and regulations for mobile food vendors.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, THAT:

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Joshua and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, Section 5.7, “Reserved,” of Article 5, “Permitted Uses,” of the City’s Zoning Ordinance found in Chapter 14, “Zoning,” is hereby repealed and replaced with a new Section 5.7, “Food Trucks,” to be read as follows:

“§ 5.7 Food Trucks

The following regulations shall apply to any food truck within the city:

1. Any food truck must be located on a parcel which is appropriately zoned for commercial development.
2. Any food truck shall be located on a parcel where an existing permanent business operates in a building which possesses a valid certificate of occupancy.
3. Food truck vendors shall provide the City with a copy of written permission from the property owner to allow the operation of a food truck and to allow the food truck and its customers access to a commercially plumbed public restroom on-site.
4. A food truck vendor shall submit a site plan depicting the location of the food truck on the property.
5. Any food truck shall be located within five hundred feet (500') of an entrance of a primary building that holds the certificate of occupancy.
6. No food truck, its merchandise, advertising, or seating shall obscure traffic sight visibility.
7. No food truck shall be allowed to sell or service food on any public street, sidewalk, or other public right-of-way unless approved in writing by the City of Joshua.
8. No food truck shall not operate in a driveway or fire lane.
9. A food truck, including any applicable seating, may operate in parking spaces in a commercially zoned individual property, parcel, tract or platted lot, if the required parking remains in compliance with the City's parking regulations.
10. A food truck shall not remain on any parcel for more than seventy-two (72) hours in any seven (7) day period.
11. A drive-through is not permitted in conjunction with a food truck and shall not provide a drive-through service of any kind.
12. A food truck shall be equipped with a self-closing lidded, trash receptacle. The trash receptacle must be placed outside next to the food truck for use by the patrons of the food truck. The area around the food truck shall be kept clean and free from litter, garbage, and debris.
13. Temporary connections to potable water are prohibited. Water shall be from an internal tank, and electricity shall be from a generator or an electrical outlet via a portable cord that is in conformance with the Electrical Code as adopted by the City of Joshua.

14. Except as otherwise limited by the City of Joshua Code of Ordinances, or other City codes, a food truck may utilize outside seating consisting of a portable table and a seating capacity of not to exceed four (4).
15. Special events sponsored by the city, lasting no longer than 72 hours, and required to be permitted by the city shall be subject to any food truck regulations enforced by the city for such special event.”

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Joshua, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5

Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be subject to a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00), and each and every day such violation shall continue shall constitute a separate offense.

SECTION 6

This Ordinance shall be in full force and effect from and after its passage and it is so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, ON THIS ____ DAY OF _____, 2026.

Scott Kimble, Mayor

ATTEST:

Alice Holloway, City Secretary

APPROVED AS TO FORM:

Terrence S. Welch, City Attorney

~~ARTICLE 4.04~~ ~~FOOD TRUCKS¹~~

~~§ 4.04.001. Definitions.~~

~~Edible goods.~~ A type of goods sold for human consumption that includes, but is not limited to:

- ~~(1) Prepackaged food, including, but not limited to candy, beverages, chips, popsicles and ice cream; and/or~~
- ~~(2) Prepared food, including, but not limited to shaved ice, sandwiches, pizza, barbecue, tacos, and desserts.~~

~~Food truck vendor.~~ An individual or entity that sells edible goods for human consumption from a food truck.

~~Food truck.~~ A truck, cart, trailer or kitchen mounted on a chassis and that is capable of being moved with a motorized or nonmotorized unit, including without limitation, a self-contained motorized unit that sells edible goods.

~~Sell.~~ The act of exchanging a good for a profit or in return for a donation.
(Ordinance 877-2023 adopted 12/21/2023)

~~§ 4.04.002. Adoption of Texas food establishment rules.~~

~~The city hereby adopts by reference the provisions of the current rules, or rules as may be amended from time to time, by the Executive Commissioner of the State Health and Human Services Commission, found in 25 Texas Administrative Code, section 228.221, as amended, regarding the regulation of food trucks.~~
(Ordinance 877-2023 adopted 12/21/2023)

~~§ 4.04.003. Permit and application.~~

- ~~(a) Permit.~~ A food truck vendor shall have a valid food truck permit ("permit") that has been issued by the city in order to sell edible goods within the city.
- ~~(b) Application.~~ A food truck vendor must apply for a permit on a form promulgated by the city. A food truck vendor must apply separately for each food truck it intends to operate within the city. Once the city manager or his or her designee ("city manager") determines that the permit application is complete, the city manager must review the application and notify the applicant if the permit application meets the requirements of this article within 10 business days.
- ~~(c) Permit form.~~ A permit application must include the following information to be complete:
 - ~~(1) Payment of the permit fee.~~
 - ~~(2) Name of applicant, address and telephone number or other contact information.~~

¹ Editor's Note - Former Article 4.04 Pertaining To Junk And Secondhand Dealers And Deriving From Ordinance 105-77 Adopted 7/9/77, Was Repealed And Deleted In Its Entirety By Ordinance 578-2013 Adopted 8/15/13.

- ~~(3) Sales tax number with a copy of sales tax permit.~~
 - ~~(4) If applicable, a signed permission or notarized affidavit from the private property owner granting permission for the application to locate a mobile food unit(s) on his or her property.~~
 - ~~(5) Name, phone number and driver's license number of business owner and any employee managing the mobile food unit.~~
 - ~~(6) Description of edible goods to be sold.~~
 - ~~(d) Permit application process. The permit application shall be processed as follows:~~
 - ~~(1) The permit application shall be submitted to the city.~~
 - ~~(2) The permit application shall be reviewed by the city manager to determine whether the application is complete and eligible for review. The city manager shall review a complete permit application to determine whether it meets the requirements of this section.~~
 - ~~(3) The city manager shall approve a permit application that meets the mobile food vendor requirements set forth in this section.~~
 - ~~(4) The city manager shall deny a permit application that does not meet the mobile food vendor requirements set forth in this section.~~
- ~~(Ordinance 877-2023 adopted 12/21/2023)~~

~~§ 4.04.004. Permit fee.~~

- ~~(a) The fee for a permit shall be twenty five dollars (\$25.00). A food truck vendor must obtain a separate permit for each food truck it operates within the city.~~
 - ~~(b) A permit shall be valid for no longer than seventy two (72) hours.~~
- ~~(Ordinance 877-2023 adopted 12/21/2023)~~

~~§ 4.04.005. Food truck requirements.~~

~~The following regulations shall apply to a permit holder operating a food truck within the city:~~

- ~~(1) Location.~~
 - (A) All food trucks must be located on a parcel which is appropriately zoned for commercial development.
 - (B) Any food truck shall be located on a parcel where an existing permanent business operates in a building which possesses a valid certificate of occupancy.
 - (C) Food truck vendors shall provide the city with a copy of written permission from the property owner to allow the operation of a food truck and to allow the food truck and their customers access to a commercially plumbed public restroom on-site.
 - (D) A food truck vendor shall submit a site plan depicting the location of the food truck

City of Joshua, TX

~~§ 4.04.005~~

§ 4.04.006

on the property; and shall secure a current food handler card(s) from Johnson or Tarrant County, providing copies of these documents to the city.

- (E) Food trucks shall be located within five hundred feet (500') of an entrance of a primary building that holds the certificate of occupancy.
- (F) No food trucks, their merchandise, advertising, or seating shall obscure traffic sight visibility.
- (G) No food trucks operating under this article shall be allowed to sell or service food on any public street, sidewalk, or other public right-of-way unless approved in writing by the city.
- (H) Food trucks shall not operate in driveways or fire lanes.
- (I) Food trucks, including any applicable seating may operate in parking spaces in a commercially zoned individual property, parcel, tract or platted lot, if the required parking for the center remains in compliance with the city's parking regulations. A site plan indicating the specific location is required.
- (J) Food trucks shall not remain on any parcel for more than seventy-two (72) hours in any seven-day period.

~~(2) Licensing. All food trucks shall have a valid vehicle registration, motor vehicle operator's license, proof of vehicle liability insurance, a state sales tax permit and meet all other state law licensing requirements.~~

~~(3) Operational issues.~~

- (A) A drive-through is not permitted in conjunction with the food truck and shall not provide a drive-through service of any kind.
- (B) Food trucks shall be equipped with a self-closing lidded, trash receptacle. The trash receptacle must be placed outside next to the food truck for use by the patrons of the truck. The area around the food truck shall be kept clean and free from litter, garbage, and debris.
- (C) Temporary connections to potable water are prohibited. Water shall be from an internal tank, and electricity shall be from a generator or an electrical outlet via a portable cord that is in conformance with the electrical code as adopted by the city.
- (D) Except as otherwise limited by the city's code, or other city codes, a food truck may utilize outside seating consisting of a portable table and a seating capacity of not to exceed four (4).

(Ordinance 877-2023 adopted 12/21/2023)

§ 4.04.006. Offenses.

~~(a) It shall be unlawful for a food truck vendor directly or through an agent or employee to sell edible goods from a food truck within the corporate limits of the city unless it holds a valid permit.~~

City of Joshua, TX

§ 4.04.006

§ 4.04.007

~~(b) It shall be unlawful for a food truck vendor directly or through an agent or employee to misrepresent on the permit application any acts that are regulated under this article.~~

~~(c) It shall be unlawful for a food truck vendor directly or through an agent or employee to allow a food truck to operate that does not comply with the Texas food Establishment Rules, as amended.~~

~~(Ordinance 877-2023 adopted 12/21/2023)~~

~~**§ 4.04.007. Penalty.**~~

~~The violation of or noncompliance with this article by any person, firm, association of persons, company, corporation, or their agents, servants, or employees shall be punishable as a misdemeanor and upon conviction, such person, firm, association, company, corporation or their agents servants or employees shall be fined a sum not less than one dollar (\$1.00) but shall not exceed two thousand dollars (\$2,000.00), and each day any violation or noncompliance continues shall constitute a separate and distinct offense.~~

~~(Ordinance 877-2023 adopted 12/21/2023)~~



**Planning & Zoning Agenda
November 2, 2026**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on a request for an ordinance amending the City of Joshua Zoning Ordinance, Section 5.07, “Reserved,” of Article 5, “Permitted Uses,” found in Chapter 14, “Zoning,” to establish location and operating requirements for food trucks.

Background Information:

The City adopted its current food truck ordinance in 2023. That ordinance includes both permitting requirements and standards for where food trucks may locate and operate. Due to changes in state law concerning mobile food vendors, the City Attorney has prepared ordinances to repeal the current Chapter 4 food truck regulations and place the applicable zoning standards in the Zoning Ordinance.

ANALYSIS: The proposed zoning amendment carries forward the City’s existing standards for food truck locations and operations, including property owner permission, restroom access, parking, fire lanes, and the 72-hour limit. Placing these provisions in the Zoning Ordinance would allow the City to continue applying its zoning requirements while updating its separate business regulations to reflect state law.

Financial Information:

N/A

City Contact and Recommendations:

Aaron Maldonado, Development Services Director

Staff recommends approval.

Attachments:

1. Ordinance
2. Redline

Item 3.

CITY OF JOSHUA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, ADOPTING NEW LOCATIONAL AND OPERATIONAL REGULATIONS FOR FOOD TRUCKS BY AMENDING EXISTING SECTION 5.07, “RESERVED,” OF ARTICLE 5, “PERMITTED USES,” OF THE CITY’S ZONING ORDINANCE, FOUND IN CHAPTER 14, “ZONING,” OF THE CODE OF ORDINANCES OF THE CITY OF JOSHUA, TEXAS, AND REPLACING IT WITH A NEW SECTION 5.07, “FOOD TRUCKS”; MAKING FINDINGS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Joshua is a home rule city acting under its charter adopted by the electorate pursuant of Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City is authorized and empowered to enforce ordinances necessary to protect the welfare of its inhabitants; and

WHEREAS, with the approval of House Bill No. 2844 by the Texas Legislature, and signed by the Governor in 2025, effective July 1, 2026, all mobile food vendors must be licensed with the Texas Department of State Health Services and moreover, pursuant to Section 437B.003 of the Texas Health and Safety Code, all municipal authority to prohibit or regulate mobile food vendors has been expressly preempted, except to the extent noted in Title 25, Chapter 226 of the Texas Administrative Code, which specifically authorizes municipal enforcement of zoning regulations relative to food trucks; and

WHEREAS, the City Council deems it necessary to retain specified zoning rules and regulations for mobile food vendors.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, THAT:

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Joshua and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, Section 5.7, “Reserved,” of Article 5, “Permitted Uses,” of the City’s Zoning Ordinance found in Chapter 14, “Zoning,” is hereby repealed and replaced with a new Section 5.7, “Food Trucks,” to be read as follows:

“§ 5.7 Food Trucks

The following regulations shall apply to any food truck within the city:

1. Any food truck must be located on a parcel which is appropriately zoned for commercial development.
2. Any food truck shall be located on a parcel where an existing permanent business operates in a building which possesses a valid certificate of occupancy.
3. Food truck vendors shall provide the City with a copy of written permission from the property owner to allow the operation of a food truck and to allow the food truck and its customers access to a commercially plumbed public restroom on-site.
4. A food truck vendor shall submit a site plan depicting the location of the food truck on the property.
5. Any food truck shall be located within five hundred feet (500') of an entrance of a primary building that holds the certificate of occupancy.
6. No food truck, its merchandise, advertising, or seating shall obscure traffic sight visibility.
7. No food truck shall be allowed to sell or service food on any public street, sidewalk, or other public right-of-way unless approved in writing by the City of Joshua.
8. No food truck shall not operate in a driveway or fire lane.
9. A food truck, including any applicable seating, may operate in parking spaces in a commercially zoned individual property, parcel, tract or platted lot, if the required parking remains in compliance with the City's parking regulations.
10. A food truck shall not remain on any parcel for more than seventy-two (72) hours in any seven (7) day period.
11. A drive-through is not permitted in conjunction with a food truck and shall not provide a drive-through service of any kind.
12. A food truck shall be equipped with a self-closing lidded, trash receptacle. The trash receptacle must be placed outside next to the food truck for use by the patrons of the food truck. The area around the food truck shall be kept clean and free from litter, garbage, and debris.
13. Temporary connections to potable water are prohibited. Water shall be from an internal tank, and electricity shall be from a generator or an electrical outlet via a portable cord that is in conformance with the Electrical Code as adopted by the City of Joshua.

14. Except as otherwise limited by the City of Joshua Code of Ordinances, or other City codes, a food truck may utilize outside seating consisting of a portable table and a seating capacity of not to exceed four (4).
15. Special events sponsored by the city, lasting no longer than 72 hours, and required to be permitted by the city shall be subject to any food truck regulations enforced by the city for such special event.”

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Joshua, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5

Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be subject to a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00), and each and every day such violation shall continue shall constitute a separate offense.

SECTION 6

This Ordinance shall be in full force and effect from and after its passage and it is so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, ON THIS ____ DAY OF _____, 2026.

Scott Kimble, Mayor

ATTEST:

Alice Holloway, City Secretary

APPROVED AS TO FORM:

Terrence S. Welch, City Attorney

ARTICLE 4.04

~~FOOD TRUCKS¹~~

~~§ 4.04.001. Definitions.~~

~~Edible goods.~~ A type of goods sold for human consumption that includes, but is not limited to:

- ~~(1) Prepackaged food, including, but not limited to candy, beverages, chips, popsicles and ice cream; and/or~~
- ~~(2) Prepared food, including, but not limited to shaved ice, sandwiches, pizza, barbecue, tacos, and desserts.~~

~~Food truck vendor.~~ An individual or entity that sells edible goods for human consumption from a food truck.

~~Food truck.~~ A truck, cart, trailer or kitchen mounted on a chassis and that is capable of being moved with a motorized or nonmotorized unit, including without limitation, a self-contained motorized unit that sells edible goods.

~~Sell.~~ The act of exchanging a good for a profit or in return for a donation.
(Ordinance 877-2023 adopted 12/21/2023)

~~§ 4.04.002. Adoption of Texas food establishment rules.~~

~~The city hereby adopts by reference the provisions of the current rules, or rules as may be amended from time to time, by the Executive Commissioner of the State Health and Human Services Commission, found in 25 Texas Administrative Code, section 228.221, as amended, regarding the regulation of food trucks.~~
(Ordinance 877-2023 adopted 12/21/2023)

~~§ 4.04.003. Permit and application.~~

- ~~(a) Permit.~~ A food truck vendor shall have a valid food truck permit ("permit") that has been issued by the city in order to sell edible goods within the city.
- ~~(b) Application.~~ A food truck vendor must apply for a permit on a form promulgated by the city. A food truck vendor must apply separately for each food truck it intends to operate within the city. Once the city manager or his or her designee ("city manager") determines that the permit application is complete, the city manager must review the application and notify the applicant if the permit application meets the requirements of this article within 10 business days.
- ~~(c) Permit form.~~ A permit application must include the following information to be complete:
 - ~~(1) Payment of the permit fee.~~
 - ~~(2) Name of applicant, address and telephone number or other contact information.~~

¹ Editor's Note - Former Article 4.04 Pertaining To Junk And Secondhand Dealers And Deriving From Ordinance 105-77 Adopted 7/9/77, Was Repealed And Deleted In Its Entirety By Ordinance 578-2013 Adopted 8/15/13.

- ~~(3) Sales tax number with a copy of sales tax permit.~~
 - ~~(4) If applicable, a signed permission or notarized affidavit from the private property owner granting permission for the application to locate a mobile food unit(s) on his or her property.~~
 - ~~(5) Name, phone number and driver's license number of business owner and any employee managing the mobile food unit.~~
 - ~~(6) Description of edible goods to be sold.~~
 - ~~(d) Permit application process. The permit application shall be processed as follows:~~
 - ~~(1) The permit application shall be submitted to the city.~~
 - ~~(2) The permit application shall be reviewed by the city manager to determine whether the application is complete and eligible for review. The city manager shall review a complete permit application to determine whether it meets the requirements of this section.~~
 - ~~(3) The city manager shall approve a permit application that meets the mobile food vendor requirements set forth in this section.~~
 - ~~(4) The city manager shall deny a permit application that does not meet the mobile food vendor requirements set forth in this section.~~
- ~~(Ordinance 877-2023 adopted 12/21/2023)~~

~~§ 4.04.004. Permit fee.~~

- ~~(a) The fee for a permit shall be twenty five dollars (\$25.00). A food truck vendor must obtain a separate permit for each food truck it operates within the city.~~
 - ~~(b) A permit shall be valid for no longer than seventy two (72) hours.~~
- ~~(Ordinance 877-2023 adopted 12/21/2023)~~

~~§ 4.04.005. Food truck requirements.~~

~~The following regulations shall apply to a permit holder operating a food truck within the city:~~

- ~~(1) Location.~~
 - (A) All food trucks must be located on a parcel which is appropriately zoned for commercial development.
 - (B) Any food truck shall be located on a parcel where an existing permanent business operates in a building which possesses a valid certificate of occupancy.
 - (C) Food truck vendors shall provide the city with a copy of written permission from the property owner to allow the operation of a food truck and to allow the food truck and their customers access to a commercially plumbed public restroom on-site.
 - (D) A food truck vendor shall submit a site plan depicting the location of the food truck

City of Joshua, TX

~~§ 4.04.005~~

§ 4.04.006

on the property; and shall secure a current food handler card(s) from Johnson or Tarrant County, providing copies of these documents to the city.

- (E) Food trucks shall be located within five hundred feet (500') of an entrance of a primary building that holds the certificate of occupancy.
- (F) No food trucks, their merchandise, advertising, or seating shall obscure traffic sight visibility.
- (G) No food trucks operating under this article shall be allowed to sell or service food on any public street, sidewalk, or other public right-of-way unless approved in writing by the city.
- (H) Food trucks shall not operate in driveways or fire lanes.
- (I) Food trucks, including any applicable seating may operate in parking spaces in a commercially zoned individual property, parcel, tract or platted lot, if the required parking for the center remains in compliance with the city's parking regulations. A site plan indicating the specific location is required.
- (J) Food trucks shall not remain on any parcel for more than seventy-two (72) hours in any seven-day period.

~~(2) Licensing. All food trucks shall have a valid vehicle registration, motor vehicle operator's license, proof of vehicle liability insurance, a state sales tax permit and meet all other state law licensing requirements.~~

~~(3) Operational issues.~~

- (A) A drive-through is not permitted in conjunction with the food truck and shall not provide a drive-through service of any kind.
- (B) Food trucks shall be equipped with a self-closing lidded, trash receptacle. The trash receptacle must be placed outside next to the food truck for use by the patrons of the truck. The area around the food truck shall be kept clean and free from litter, garbage, and debris.
- (C) Temporary connections to potable water are prohibited. Water shall be from an internal tank, and electricity shall be from a generator or an electrical outlet via a portable cord that is in conformance with the electrical code as adopted by the city.
- (D) Except as otherwise limited by the city's code, or other city codes, a food truck may utilize outside seating consisting of a portable table and a seating capacity of not to exceed four (4).

(Ordinance 877-2023 adopted 12/21/2023)

§ 4.04.006. Offenses.

~~(a) It shall be unlawful for a food truck vendor directly or through an agent or employee to sell edible goods from a food truck within the corporate limits of the city unless it holds a valid permit.~~

City of Joshua, TX

§ 4.04.006

§ 4.04.007

~~(b) It shall be unlawful for a food truck vendor directly or through an agent or employee to misrepresent on the permit application any acts that are regulated under this article.~~

~~(c) It shall be unlawful for a food truck vendor directly or through an agent or employee to allow a food truck to operate that does not comply with the Texas food Establishment Rules, as amended.~~

~~(Ordinance 877-2023 adopted 12/21/2023)~~

~~**§ 4.04.007. Penalty.**~~

~~The violation of or noncompliance with this article by any person, firm, association of persons, company, corporation, or their agents, servants, or employees shall be punishable as a misdemeanor and upon conviction, such person, firm, association, company, corporation or their agents servants or employees shall be fined a sum not less than one dollar (\$1.00) but shall not exceed two thousand dollars (\$2,000.00), and each day any violation or noncompliance continues shall constitute a separate and distinct offense.~~

~~(Ordinance 877-2023 adopted 12/21/2023)~~



**Planning & Zoning Agenda
November 2, 2026**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a final plat regarding 52.051 acres of land known as Lots 1-21, Block 1, Lots 1-14, Block 2, Lots 1-5, Block 3 and Lots 1-5, Block 4, Joshua Meadows Addition, Phase 4 situated in the McKinney & Williams Survey, Abstract No. 636 and the W.H. Miller Survey, Abstract No.603, City of Joshua, Johnson County, Texas, located at 1113 CR 705.

Background Information:

History: The subject property has never been platted.

Zoning: This property is zoned (PD) Planned Development District.

Analysis: This plat has been reviewed in accordance with the provisions set forth in the adopted Subdivision Ordinance. The purpose of this plat is to create 43 residential lots, 1 open space and 1 City park.

Utilities: Water is provided by Johnson County Special Utility District.

Transportation: Right-of-way dedications are being dedicated by this plat.

Financial Information:

NA

City Contact and Recommendations:

Aaron Maldonado, Assistant City Manager

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 of the plat.

Prepared By:

Nora Fussner, Director of Economic Development

Item 4.

Attachments:

1. Final Plat Application
2. Legal Description
3. Vicinity Map
4. Johnson County Special Utility District Letter
5. Final Plat of Joshua Meadows Addition, Phase 4
6. Tax certificates

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.

- | | | |
|--|---|--|
| ☐ Pre-Application Meeting | ☐ Comprehensive Plan Amendment | ☐ Zoning Change |
| ☐ Conditional Use Permit | ☐ Zoning Variance (ZBA) | ☐ Subdivision Variance |
| ☐ Preliminary Plat | ☒ Final Plat | ☐ Amending Plat |
| ☐ Replat | ☐ Planned Development Concept Plan | ☐ Planned Development Detailed Plan |
| ☐ Minor Plat | ☐ Other _____ | |

PROJECT INFORMATION

Project Name: Joshua Meadows Addition, Phase 4

Project Address (Location): 1113 ~~1400~~ Block, County Road 705

Existing Zoning: PD R-1 Proposed Zoning: PD R-1

Existing Use: Vacant Proposed Use: Residential

Existing Comprehensive Plan Designation: Residential Sub-Division - Single Family Gross Acres: 52.051

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: Scott Sandlin Company: Joshua Development Co., Ltd.

Address: 5137 Davis Blvd. Tel: 817-281-3509 Fax: _____

City: North Richland Hills State: TX ZIP: 76180 Email: scott@sandlinhomes.com

Property Owner: Joshua Development Co., Ltd. Company: Joshua Development Co., Ltd.

Address: 5137 Davis Blvd. Tel: 817-281-3509 Fax: _____

City: North Richland Hills State: TX ZIP: 76180 Email: scott@sandlinhomes.com

Key Contact: Derek Cheatham Company: Neel-Schaffer, Inc.

Address: 2501 Ave J, Suite 120 Tel: 817-548-0696 Fax: _____

City: Arlington State: TX ZIP: 76006 Email: derek.cheatham@neel-schaffer.com

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

SIGNATURE: _____
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Scott Sandlin
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 30 day of September 2026

Brenda Raye
Notary Public

Signature: _____ Date: 9-30-26

For Departmental Use Only

Case No.: FP26-03
26-cv-087-01

Project Manager: D. Cheatham

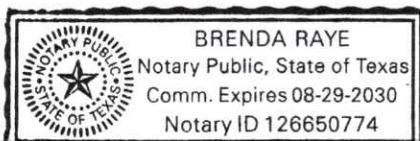
Total Fee(s): 3,235.00

Check No.: 3812

Date Submitted: 10/5/26

Accepted By: em

Date of Complete Application: 10-5-26



OWNER'S DEDICATION

Where as Joshua Development Company, LTD is the sole owner of a tract of land situated in Johnson County, Texas, out of the McKinney & Williams Survey, Abstract No. 636, and the W.H. Miller Survey, Abstract No. 603, known as Tract 1, recorded in Volume 3393, Page 369, Deed Records, Johnson County, Texas (DRJCT), the property herein described being a portion of said Tract 1, and being more particularly described by metes and bounds as follows;

Beginning at a 3/4 inch iron rod found in the north line of County Road 705 for the southeast corner of a tract of land conveyed to Michael J. Cloward, Sr. and Patty Cloward by deed, recorded under Instrument Number 2019-26712 DRJCT;

THENCE North 00°19'10" East, along the east line of said Cloward tract, a distance of 871.65 feet to a found 1/2 inch iron rod for corner;

THENCE North 33°44'24" East, continuing along said east line, a distance of 106.78 feet to a found 5/8 inch iron rod for corner;

THENCE North 00°01'42" West, continuing along said east line, a distance of 1,246.70 feet to a found 5/8 inch iron rod for the southeast corner of Lot 28, Block 1, Joshua Meadows, Phase 3B recorded under Instrument Number 2020-164 Plat Records, Johnson County, Texas (PRJCT);

THENCE North 00°42'53" West, along the east line of said Lot 28, a distance of 185.78 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner, same being the southwest corner of Lot 29, of said Block 1;

THENCE North 72°37'38" East, along the south line of said Block 1, a distance of 324.54 feet passing a found 5/8 inch iron rod for the southeast corner of Lot 30, of said Block 1, continuing for a total distance of 384.68 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) in the east line of Quail Hollow Drive for corner, said corner also being the beginning of a curve to the left having a central angle of 09°31'21", a radius of 330.00 feet, a chord which bears North 25°42'10" West with a distance of 54.78 feet;

THENCE Northwesterly, along said east line, an arc length of 54.85 feet to a set 5/8"iron rod capped (Neel-Schaffer) for corner;

THENCE North 30°27'51" West, continuing along said east line, a distance of 49.14 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the southwest corner of Lot 1, Block 2 of said Joshua Meadows Phase 3B;

THENCE North $61^{\circ}07'10''$ East, along the south line of said Lot 1, a distance of 162.29 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the southeast corner of said Lot 1;

THENCE North $26^{\circ}12'26''$ West, along the east line of said Lot 1, a distance of 5.01 feet to a found 1/2 inch iron rod for the southwest corner of Lot 15, Block 5, Joshua Meadows Phase 2A, recorded in Volume 8, Page 881 PRJCT;

THENCE along the south line of said Joshua Meadows Phase 2A, the next 7 calls:

North $70^{\circ}47'59''$ East, a distance of 149.99 feet to a found 1/2 inch iron rod for corner;

North $84^{\circ}59'32''$ East, a distance of 160.34 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South $18^{\circ}25'37''$ West, a distance of 110.57 feet to a found 1/2 inch iron rod for corner;

South $67^{\circ}38'38''$ East, a distance of 185.67 feet to a found 1/2 inch iron rod for corner, said corner also being the beginning of a curve to the right having a central angle of $06^{\circ}08'34''$, a radius of 999.99 feet, a chord which bears South $25^{\circ}27'02''$ West with a distance of 107.16 feet;

Southwesterly, along said curve to the right, an arc length of 107.21 feet to a set 5/8 inch iron rod set capped (Neel-Schaffer) for corner;

South $59^{\circ}56'34''$ East, a distance of 495.88 feet to a found 1/2 inch iron rod for corner;

North $73^{\circ}17'40''$ East, a distance of 354.42 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the most southern southeast corner of Lot 65, Block 1 of said Joshua Meadows Phase 2A, said corner also being a point along East Buffalo Creek;

THENCE along the east line of said Joshua Development Company, LTD tract and along said East Buffalo Creek, the next 22 calls:

South $00^{\circ}32'20''$ East, a distance of 99.72 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South $11^{\circ}57'40''$ West, a distance of 103.00 feet to a point in creek for corner;

South $39^{\circ}17'40''$ West, a distance of 129.00 feet to a point in creek for corner;

South 13°32'21"East, a distance of 67.00 feet to a point in creek for corner;

South 32°32'21"East, a distance of 91.00 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for corner;

South 53°02'21"East, a distance of 70.00 feet to a point in creek for corner;

North 66°37'40"East, a distance of 70.00 feet to a point in creek for corner;

North 00°32'20" West, a distance of 61.00 feet to a point in creek for corner;

North 71°27'40" East, a distance of 50.00 feet to a point in creek for corner;

South 66°02'21" East, a distance of 58.00 feet to a point in creek for corner;

South 23°12'21" East, a distance of 54.00 feet to a point in creek for corner;

South 19°27'40" West, a distance of 115.00 feet to a point in creek for corner;

South 55°27'40" West, a distance of 37.00 feet to a point in creek for corner;

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South 33°57'40" West, a distance of 58.00 feet to a point in creek for corner;

South 10°02'21" East, a distance of 123.00 feet to a point in creek for corner;

South 29°27'40" West, a distance of 81.00 feet to a point in creek for corner;

South 73°07'40" West, a distance of 50.00 feet to a point in creek for corner;

North 24°02'21" West, a distance of 64.00 feet to a point in creek for corner;

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South 17°37'40" West, a distance of 94.00 feet to a point in creek for corner;

South 00°32'20" East, a distance of 59.40 feet to a found 1/2 inch iron rod for the

northeast corner of a tract of land conveyed by deed to John Echols Darby, recorded in Volume 594, Page 152 DRJCT;

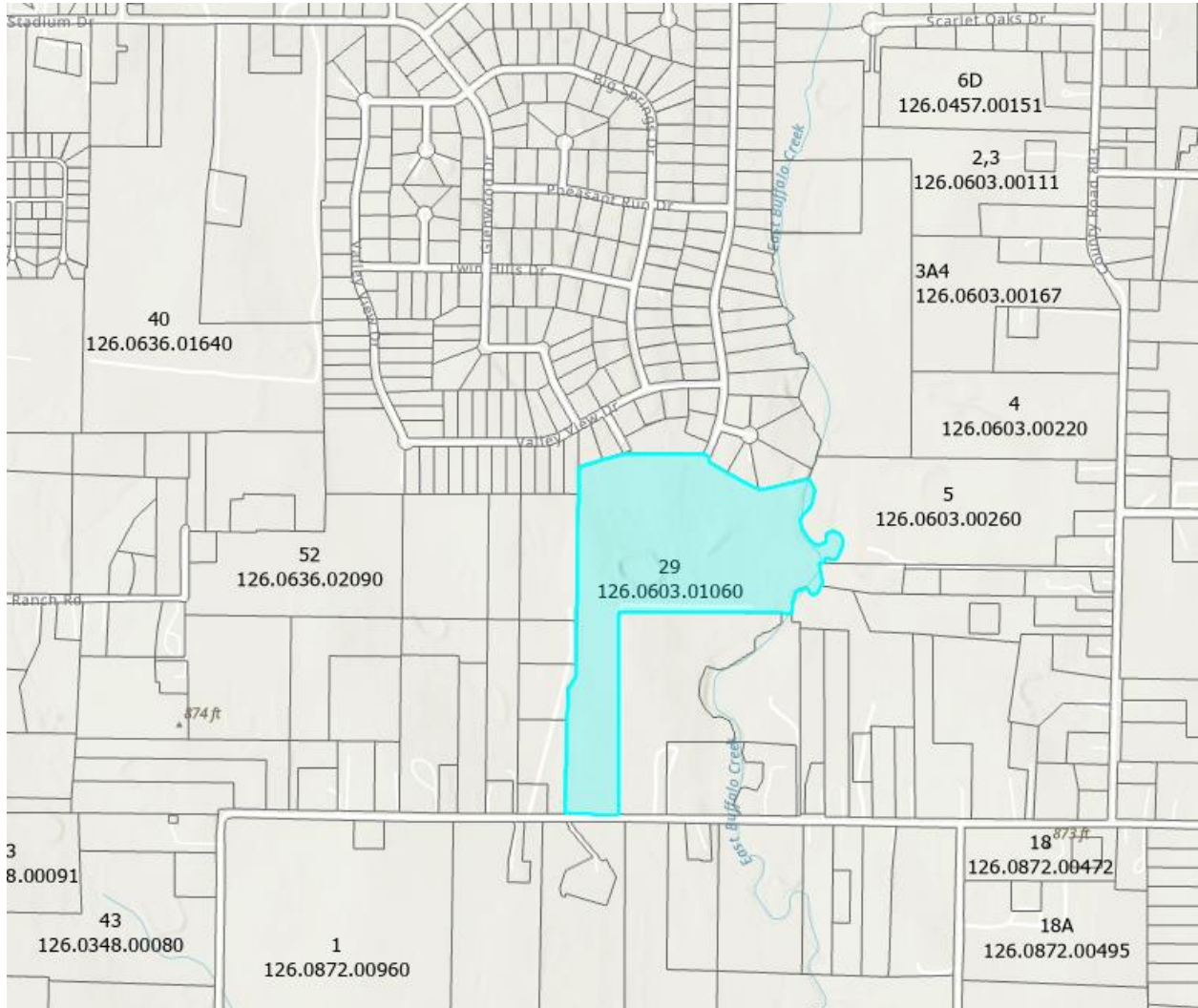
THENCE North $89^{\circ}51'43''$ West, along the north line of said Darby tract, a distance of 789.10 feet to a found 1/2 inch iron rod for corner;

THENCE North $89^{\circ}53'21''$ West, continuing along said north line, a distance of 337.40 feet to a set 5/8 inch iron rod capped (Neel-Schaffer) for the northwest corner of said Darby tract;

THENCE South $00^{\circ}04'21''$ East, along the west line of said Darby tract, a distance of 1,392.33 feet to a found 1/2 inch iron rod in the north line of said County Road 705 for the southwest corner of said Darby tract;

THENCE South $89^{\circ}16'49''$ West, along said north line, a distance of 415.36 feet to the POINT OF BEGINNING and containing 2,267,344.010 square feet or 52.051 acres of land.

Vicinity Map





October 23, 2026

RE: Plan Approval Letter
Joshua Meadows Phase 4
Quail Hollow Drive
Joshua

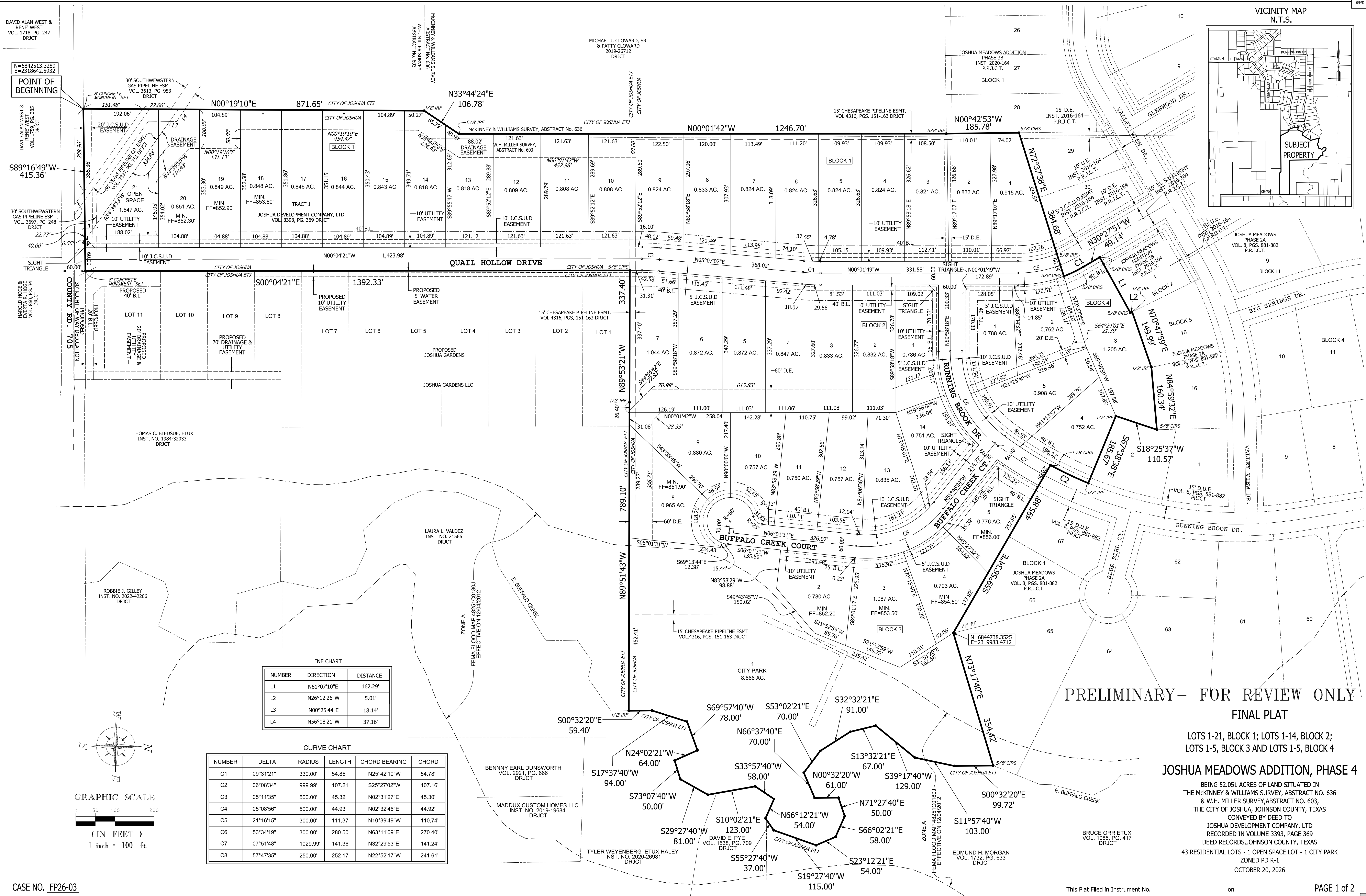
To Whom This May Concern:

This letter is a notification that the Johnson County Special Utility District has reviewed the submitted plans dated September 2026, for Joshua Meadows Phase 4 development and finds that the plans meet the specifications of Johnson County Special Utility District.

This plan approval letter will expire on April 23, 2027. If construction has not commenced before the expiration of this letter, the developer will be required to have the project reevaluated through the JCSUD development process.

Sincerely,

Nan Bise
System Development Manager



OWNER'S DEDICATION

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THENCE South 89°16'49"West, along said north line, a distance of 415.36 feet to the POINT OF BEGINNING and containing 2,267,344.010 square feet or 52.051 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Joshua Development Company, LTD, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as Joshua Meadows Addition, Phase 4, an addition to the City of Joshua, Johnson, County, Texas, and I do hereby dedicate the rights of way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

WITNESS my hand at Joshua, Johnson County, Texas this ____ day of _____, 2026.

Title: Manager

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared Scott Sandlin, Manager of Joshua Development Company, LTD, known to me to be the person whose name subscribed to the above and foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration expressed and in the capacity therein stated and as the act and deed of said Joshua Development Company, LTD.

Given upon my hand and seal of office this ____ day of _____, 2026.

Notary Public in and for the State of Texas

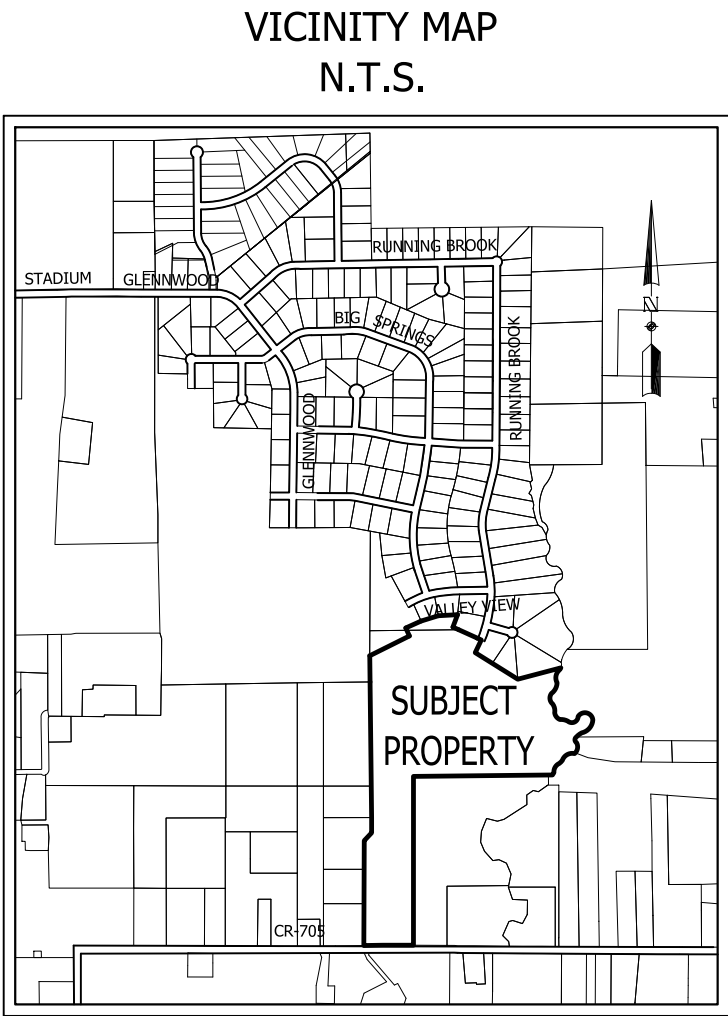
My Commission Expires:

SURVEYOR

NEEL-SCHAFFER, INC
2501 Avenue J, Suite 120
Arlington, Texas 76006
817-548-0696
CONTACT: PHILIP B WOLTERS, RPLS
EMAIL: phil.wolters@neel-schaffer.com
TBPLS FIRM REGISTRATION NO. 10021800

OWNER

Joshua Development Company, LTD
5137 Davis Blvd.
North Richland Hills, Texas 76180
817-281-3509
817-656-0719 Fax
EMAIL: scott@sandlinhomes.com



NOTES:

- THIS PROPERTY LOCATED IN ZONE "X" (areas determined to be located outside the 500-year floodplain) and A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" (areas determined to be located inside the 1% annual chance "100-year flood"), also known as base flood, is the flood that has a 1% chance of being equald or exceeded in any given year. According to Flood Insurance Rate Map No. 48251C0180I, Dated 4 December 2012.
- Bearings based on Texas State Plane Coordinate System of 1983 - North Central Zone (NAD83)
- The homeowners shall be responsible for the maintenance of ditches.
- This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City ordinance and is subject to fines and withholding of utility services and building permits.
- A waiver of claim for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion existing streets and alleys to conform to the grades established in the subdivision.
- All property corners are 5/8" iron rods capped "Neel-Schaffer" unless otherwise noted, or East Buffalo Creek encompasses the location of the property corner.
- The owners of all corner lots shall maintain sight triangles in accordance with the City's Subdivision Ordinance per Section 10.10.2- Sight Triangle Requirement.
- There are no liens against this property.
- SETBACKS
-Min. Front Yard= 25'
-Min. Side Yard (Interior Lot)= 10'
-Min. side Yard (Exterior Lot)= 15'
-Min. Rear Yard= 25'

UTILITY EASEMENT RESTRICTION STATEMENT

"Any public utility, including the City of Joshua, shall have the right to remove all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat: and any public utility, including the City of Joshua, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone."

PUBLIC OPEN SPACE EASEMENT RESTRICTION STATEMENT

"No structure, object or plant of any type may obstruct vision from a height of thirty inches (30) to a height of ten feet (10) above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat."

DRAINAGE AND FLOODPLAIN EASEMENT RESTRICTION STATEMENT

"No construction or filling, without the written approval of the City of Joshua, shall be allowed within a drainage easement or a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot (1) above the 100-year flood elevation."

I hereby certify that the above and foregoing plat of Joshua Meadows Addition, Phase 4 to the City of Joshua, Texas, was approved by the Planning & Zoning Commission of the City of Joshua on the ____ day of _____, 2026.

This approval shall be invalkd unless the approved plat for such addition is recorded in the office of the County Clerk of Johnson County, Texas, within two (2) years from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Joshua.

WITNESS OUR HAND, this ____ day of _____, 2026

City Secretary

Approved:

Chairman, Planning & Zoning Commission Date

Attest:

City Secretary Date

PRELIMINARY– FOR REVIEW ONLY

FINAL PLAT

LOTS 1-21, BLOCK 1; LOTS 1-14, BLOCK 2;
LOTS 1-5, BLOCK 3 AND LOTS 1-5, BLOCK 4

JOSHUA MEADOWS ADDITION, PHASE 4

BEING 52.051 ACRES OF LAND SITUATED IN
THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636
& W.H. MILLER SURVEY, ABSTRACT NO. 603,
THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS
CONVEYED BY DEED TO
JOSHUA DEVELOPMENT COMPANY, LTD
RECORDED IN VOLUME 3393, PAGE 369
DEED RECORDS, JOHNSON COUNTY, TEXAS
43 RESIDENTIAL LOTS - 1 OPEN SPACE LOT - 1 CITY PARK
ZONED PD R-1
OCTOBER 20, 2026

TAX CERTIFICATE FOR ACCOUNT : 126-0603-00010

AD NUMBER: R000015072

GF NUMBER:

CERTIFICATE NO : 18196447

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 10/20/2026

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 603 TR 1 W H MILLER

0001113 CR 705

3.9846 ACRES

REQUESTED BY

JOSHUA DEVELOPMENT CO LTD

5137 DAVIS BLVD

NORTH RICHLAND HILLS TX 76180

PROPERTY OWNER

JOSHUA DEVELOPMENT CO LTD

5137 DAVIS BLVD

NORTH RICHLAND HILLS TX 76180

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES			
LAND MKT VALUE:	454	IMPROVEMENT :	0
AG LAND VALUE:	67,530	DEF HOMESTEAD:	0
APPRAISED VALUE:	67,984	LIMITED VALUE:	0
EXEMPTIONS: Ag 1D1			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2026	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2026	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2026	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2026	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2026	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2026	JOSHUA ISD	0.00	0.00	0.00	0.00	0.00	0.00
2026 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 10/2026 : \$0.00

ISSUED TO :

ACCOUNT NUMBER:

JOSHUA DEVELOPMENT CO LTD
126-0603-00010

CERTIFIED BY :



, JOHNSON COUNTY

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



TAX CERTIFICATE FOR ACCOUNT : 126-0603-01060

AD NUMBER: R000015128

GF NUMBER:

CERTIFICATE NO : 18196448

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

PAGE 1 OF 1

DATE : 10/20/2026

FEE : \$10.00

PROPERTY DESCRIPTION

ABST 603 TR 29 W H MILLER

REQUESTED BY

JOSHUA DEVELOPMENT CO LTD

5137 DAVIS BLVD

NORTH RICHLAND HILLS TX 76180

0001113 CR 705

52.0764 ACRES

PROPERTY OWNER

JOSHUA DEVELOPMENT CO LTD

5137 DAVIS BLVD

NORTH RICHLAND HILLS TX 76180

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES			
LAND MKT VALUE:	5,937	IMPROVEMENT :	0
AG LAND VALUE:	882,570	DEF HOMESTEAD:	0
APPRAISED VALUE:	888,507	LIMITED VALUE:	0
EXEMPTIONS: Ag 1D1			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2026	CITY OF JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2026	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2026	FARM TO MARKET LTRD	0.00	0.00	0.00	0.00	0.00	0.00
2026	HILL COLL-JOSHUA	0.00	0.00	0.00	0.00	0.00	0.00
2026	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2026	JOSHUA ISD	0.00	0.00	0.00	0.00	0.00	0.00
2026 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 10/2026 : \$0.00

ISSUED TO :

ACCOUNT NUMBER:

JOSHUA DEVELOPMENT CO LTD

126-0603-01060

CERTIFIED BY :



, JOHNSON COUNTY



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