



AGENDA
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
APRIL 07, 2025
6:30 PM

The Planning & Zoning Commission will hold a meeting 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/83538240620?pwd=7ADrgRhZy6xMVat5Gf44Y4bz5a03vi.1>

Meeting ID: 83538240620 Passcode: 896552

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 March 03, 2025, meeting minutes.
2. Discuss, consider, and possible action on approving a Preliminary Plat regarding 19.534 acres of land known as Lots 1-24, Lot 1X and Lot 2X, Block A, Joshua Gardens, W. Miller Survey, Abstract No. 603, City of Joshua, Johnson County, Texas located at 1121 CR 705. (Staff Resource: A. Maldonado)

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 April 2, 2025, by 5:00 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
MARCH 03, 2025
6:30 PM

The Planning & Zoning Commission will hold a meeting 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/86564837170?pwd=sFub7R4funuSvhdbC1g9oAaMbc4hlB.1>

Meeting ID: 86564837170 Passcode: 171146

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Commissioner Moore 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. Discuss, consider, and possible action on February 03, 2025, meeting minutes.

Motion made by Commissioner Purdom to approve the minutes as presented. Seconded by Alternate 1 Rayburn.

Voting Yea: Commissioner Moore, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Alternate 1 Rayburn

2. Public hearing on a request for a conditional use permit regarding approximately 4.28 acres of land in the C Chaney Survey, Abstract 175, TR 8, County of Johnson, Texas, located at 410 N. Broadway, allowing for the storage of Recreational Vehicle- more than one, in the (C2) General Commercial District.
 - Staff Presentation
 - Owner's Presentation
 - Those in Favor
 - Those Against
 - Owner's Rebuttal

Commissioner Moore opened the public hearing at 6:31 pm.

Development Services Director Maldonado made the following statement:

The applicant is requesting approval to store multiple RVs on the property, which is zoned (C-2) General Commercial District. RV storage is permitted with a Conditional Use Permit, allowing the city to review and impose conditions to minimize impacts on surrounding properties. Per Supplemental Use Standards, the property cannot be used for storing wrecked vehicles, dismantling vehicles, or storing vehicle parts. Additionally, any vehicles stored for repair must be screened from public view.

Commissioner Moore closed the public hearing after no more comments at 6:33 pm.

Commissioner Torrez arrived at 6:33 pm.

- 3. Discuss, consider, and possible action on approving a conditional use permit regarding approximately 4.28 acres of land in the C Chaney Survey, Abstract 175, TR 8, County of Johnson, Texas, located at 410 N Broadway, allowing for the storage of Recreational Vehicle-more than one, in the (C2) General Commercial District.

Motion made by Commissioner Purdom to approve the request for a conditional use permit. Seconded by Commissioner Torrez.

Voting Yea: Commissioner Torrez, Commissioner Moore, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Alternate 1 Rayburn

- 4. Discuss, consider, and possible action on approving a Replat regarding 1.547 acres of land, Lots 1R, 2, 3, And 4, Block 1, H. G. Cason Survey, Abstract No. 156, County of Johnson, Texas, locally known as 131 Oak Hill Dr., to allow for a zero-lot-line single-family detached units on separate lots.

Motion made by Alternate 1 Rayburn to approve the replat as presented. Seconded by Commissioner Jenkins.

Voting Yea: Commissioner Torrez, Commissioner Moore, Commissioner Purdom, Commissioner Jenkins, Alternate 2 Sales, Alternate 1 Rayburn

D. ADJOURN

Commissioner Moore adjourned the meeting at 6:40 pm.

Brent Gibson, Chair

ATTEST:

Alice Holloway, City Secretary



**Planning & Zoning Agenda
April 7, 2025**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a Preliminary Plat regarding 19.534 acres of land known as Lots 1-24, Lot 1X and Lot 2X, Block A, Joshua Gardens, W. Miller Survey, Abstract No. 603, City of Joshua, Johnson County, Texas located at 1121 CR 705. (Staff Resource: A. Maldonado)

Background Information:

History: The purpose for this preliminary plat is to create 26 lots for the construction of 24 single family homes.

Zoning: This property is located in the City’s Extra Territorial Jurisdiction.

Analysis: This plat has been reviewed in accordance with the provisions set forth in the adopted Subdivision Ordinance. There will be a total of 24 Residential Lots and 2 Non-Residential Lots.

Utilities: Water will be provided by Johnson County Special Utility District.

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

Financial Information:

N/A

City Contact and Recommendations:

This plat appears to meet the minimum requirements for a Final as set forth in the City of Joshua Subdivision Ordinance. Therefore, we recommend approval of the plat.

Attachments:

1. Preliminary Plat Application

2. Legal Description
3. Vicinity Map
4. JCSUD Letter
5. Preliminary Plat of Joshua Gardens

Item 2.

City of Joshua Development Services Universal Application

Please check the appropriate box below to indicate the type of application you are requesting and provide all information required to process your request.

- 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 Gardens

Project Address (Location): 1121 County Road 705, Joshua, Texas 76058

Existing Zoning: None (ETJ) Proposed Zoning: R1

Existing Use: Vacant Proposed Use: Single Family

Existing Comprehensive Plan Designation: None Gross Acres: 19.534 Acres

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: Christian Songy Company: Southland Consulting Engineers

Address: 10210 N Central Expwy, Suite 300 Tel: 469-455-0953 Fax: _____

City: Dallas State: TX ZIP: 75231 Email: csongy@southlandce.com

Property Owner: Joshua Gardens, LLC Company: _____

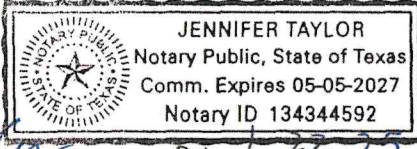
Address: 6565 Hillcrest Ave, Suite 215 Tel: 972-762-3900 Fax: _____

City: Dallas State: TX ZIP: 75205 Email: Kyle@LANDEV.com

Key Contact: Joshua Gardens, LLC Company: _____

Address: 6565 Hillcrest Ave, Suite 215 Tel: 972-762-3900 Fax: _____

City: Dallas State: TX ZIP: 75205 Email: Kyle@LANDEV.com

<p>SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)</p> <p>SIGNATURE: <u><i>Kyle Kruppa</i></u> <small>(Letter of authorization required if signature is other than property owner)</small></p> <p>Print or Type Name: <u>Kyle Kruppa</u></p> <p>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.</p> <p>Given under my hand and seal of office on this <u>22nd</u> day of <u>January</u> 2025</p> <p><u>Jennifer Taylor</u> Notary Public</p> <div style="text-align: center;">  </div> <p>Signature <u><i>Jennifer Taylor</i></u> Date: <u>1-22-25</u></p>	<p>For Departmental Use Only</p> <p>25-00065-01</p> <p>Case No.: <u>PP25-01</u></p> <p>Project Manager: <u>Kyle</u></p> <p>Total Fee(s): <u>3,020.00</u></p> <p>Check No.: <u>Card</u></p> <p>Date Submitted: <u>1-28-25</u></p> <p>Accepted By: <u>EM</u></p> <p>Date of Complete Application: _____</p>
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CITY OF JOSHUA Planning and Development • City Hall 101 S. Main Street, Joshua, Texas 76058 817.558.7447

JOSHUA GARDENS - 19.534 ACRES

METES AND BOUNDS DESCRIPTION

BEGINNING at a found 1/2" iron rod having Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 6842489.9 and Easting 2319057.8, in the approximate centerline of County Road No. 705 at the southwest corner of said Tract 2 and the southeast corner of tract of land described as Tract 1 in Warranty Deed with Vendor's Lien to Joshua Development Company LTD, recorded in Book 3393 Page 369, OPRJCT;

THENCE North 00 degrees 03 minutes 50 seconds West (grid bearings based on said Texas Coordinate System), with the west line of said Tract 2 and the east line of said Joshua Development Company tract, passing a found 1/2" iron rod at a distance of 28.74 feet and continuing for a total distance of 1421.10 feet to a point at the Northwest corner of said Tract 2 and an inner ell corner of said Joshua Development Company tract;

THENCE South 89 degrees 52 minutes 49 seconds East, with the south line of said Joshua Development Company tract, passing a 1/2" iron rod found at the common corner of said Tract 1 and Tract 2 of said Joshua Gardens at a distance of 337.54 feet, passing at a distance of 1126.43 feet to a found 1/2" iron rod and continuing for a total distance of 1145.81 feet to a point in the approximate centerline of Buffalo Creek;

THENCE Southerly, with the meanders of the approximate center line of Buffalo Creek following twenty-eight (28) calls:

1. South 11 degrees 48 minutes 16 seconds West, a distance of 41.34 feet to a point;
2. South 15 degrees 13 minutes 18 seconds West, a distance of 34.66 feet to a point;
3. South 45 degrees 39 minutes 30 seconds West, a distance of 43.20 feet to a point;
4. South 64 degrees 26 minutes 53 seconds West, a distance of 66.83 feet to a point;
5. North 65 degrees 25 minutes 08 seconds West, a distance of 23.07 feet to a point;
6. South 79 degrees 05 minutes 09 seconds West, a distance of 32.21 feet to a point;
7. South 13 degrees 08 minutes 30 seconds West, a distance of 16.08 feet to a point;
8. South 58 degrees 48 minutes 44 seconds West, a distance of 38.33 feet to a point;
9. South 02 degrees 26 minutes 27 seconds West, a distance of 68.43 feet to a point;
10. South 30 degrees 42 minutes 32 seconds West, a distance of 14.46 feet to a point;
11. South 54 degrees 51 minutes 17 seconds West, a distance of 77.35 feet to a point;
12. South 69 degrees 06 minutes 15 seconds West, a distance of 65.37 feet to a point;
13. South 64 degrees 53 minutes 52 seconds West, a distance of 42.66 feet to a point;
14. South 35 degrees 27 minutes 41 seconds West, a distance of 39.81 feet to a point;
15. South 81 degrees 17 minutes 20 seconds West, a distance of 82.08 feet to a point;

16. North 71 degrees 07 minutes 24 seconds West, a distance of 61.05 feet to a point;
17. South 10 degrees 49 minutes 42 seconds West, a distance of 60.45 feet to a point;
18. South 31 degrees 27 minutes 16 seconds West, a distance of 49.01 feet to a point;
19. South 10 degrees 52 minutes 22 seconds East, a distance of 26.45 feet to a point;
20. South 10 degrees 54 minutes 41 seconds West, a distance of 100.07 feet to a point;
21. South 17 degrees 56 minutes 52 seconds East, a distance of 49.62 feet to a point;
22. South 51 degrees 46 minutes 54 seconds East, a distance of 83.36 feet to a point;
23. South 59 degrees 36 minutes 02 seconds East, a distance of 49.29 feet to a point;
24. North 62 degrees 01 minutes 25 seconds East, a distance of 39.82 feet to a point;
25. South 39 degrees 07 minutes 06 seconds East, a distance of 60.41 feet to a point;
26. South 29 degrees 22 minutes 20 seconds East, a distance of 101.80 feet to a point;
27. South 46 degrees 19 minutes 12 seconds East, a distance of 27.26 feet to a point;
28. South 22 degrees 10 minutes 31 seconds West, a distance of 51.28 feet to a point at the Northeast corner of a tract of land described as a called 6.054 acre tract of land in Warranty Deed to Thomas C. Bledsue and wife, Linda Fay Bledsue, recorded in Volume 1053 Page 469, OPRJCT;

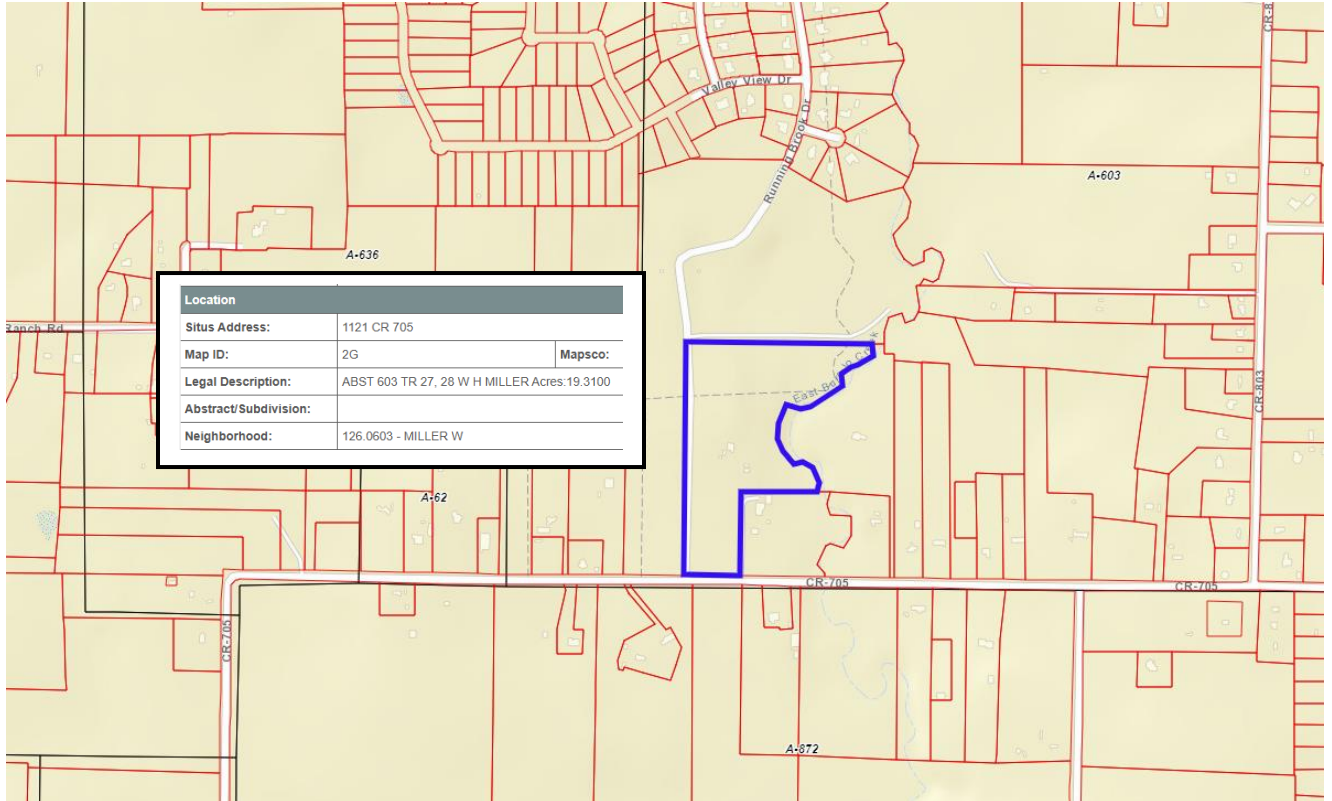
THENCE South 89 degrees 56 minutes 14 seconds West, with the north line of said Thomas C. Bledsue tract and the north line of a tract of land described as a called 0.78 acre tract of land in Deed to Thomas C. Bledsue and wife, Linda Fay Bledsue, recorded in Volume 1055 Page 226, OPRJCT, a distance of 530.35 feet to a point at the northwest corner of said 0.78 acre tract;

THENCE South 00 degrees 03 minutes 48 seconds East, with the west line of said 0.78 acre tract, passing a found 1/2" iron rod at a distance of 500.49 feet and continuing for a total distance of 528.65 feet to a found 1/2" iron rod on the south line of said Tract 2 in the approximate centerline of said County Road No. 705 at the southwest corner of said 0.78 acre tract;

THENCE South 89 degrees 55 minutes 54 seconds West, with the south line of said Tract 2 and the approximate centerline of said County Road No. 705, a distance of 277.40 feet to **THE POINT OF BEGINNING** and containing 19.534 acres, or 850,898 square feet of land, more or less, with approximately 0.181 of an acre being contained in said County Road No. 705.



Vicinity Map



Location			
Situs Address:	1121 CR 705		
Map ID:	2G	Mapco:	
Legal Description:	ABST 603 TR 27, 28 W H MILLER Acres:19.3100		
Abstract/Subdivision:			
Neighborhood:	126.0603 - MILLER W		



April 1, 2025

Location: 1121 CR 705 – Joshua Gardens
Joshua, Tx 76058
126.0603.01030

To Whom This May Concern:

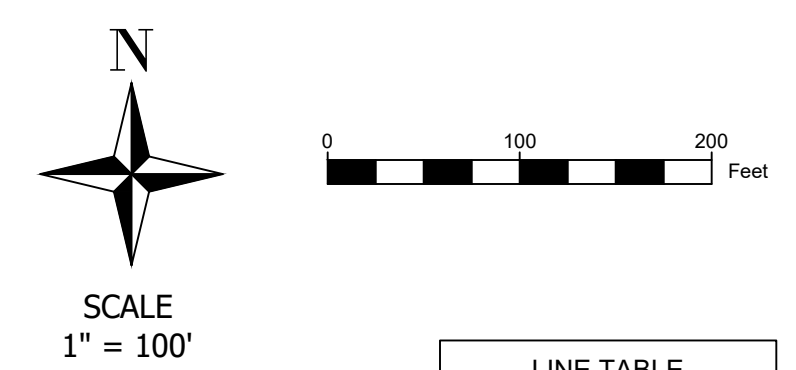
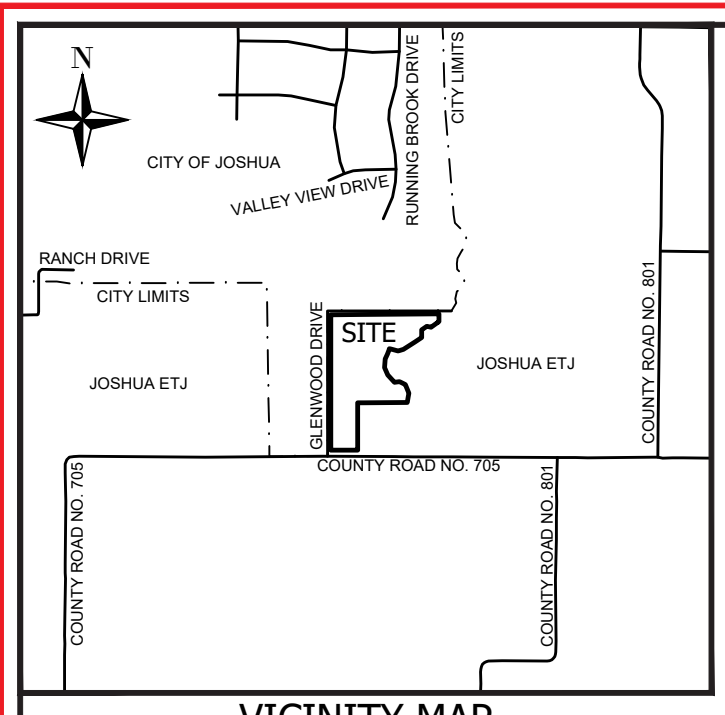
Pursuant to your request, I can confirm that the aforementioned property is located within the service area of Johnson County Special Utility District (JCSUD).

JCSUD provides adequate water service to our customers in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and Public Utility Commission (PUC). The water supplied complies with standards governing chemical and bacteriological quality of drinking water. Johnson County Special Utility District does have a Certificate of Convenience and Necessity granted by the Texas Water Commission to serve the area referenced by this request.

This letter does NOT verify approval of the utility plans, preliminary plat, or final plat. If the property owner, or purchaser, plans to develop the property, they will need to go through JCSUD's development process.

Sincerely,

Kimberly J Wilson
Easement Analyst
kwilson@jcsud.com
(817) 760-5204



LINE TABLE with columns for NO., BEARING, and LENGTH. Lists 24 line segments with their respective bearings and lengths.

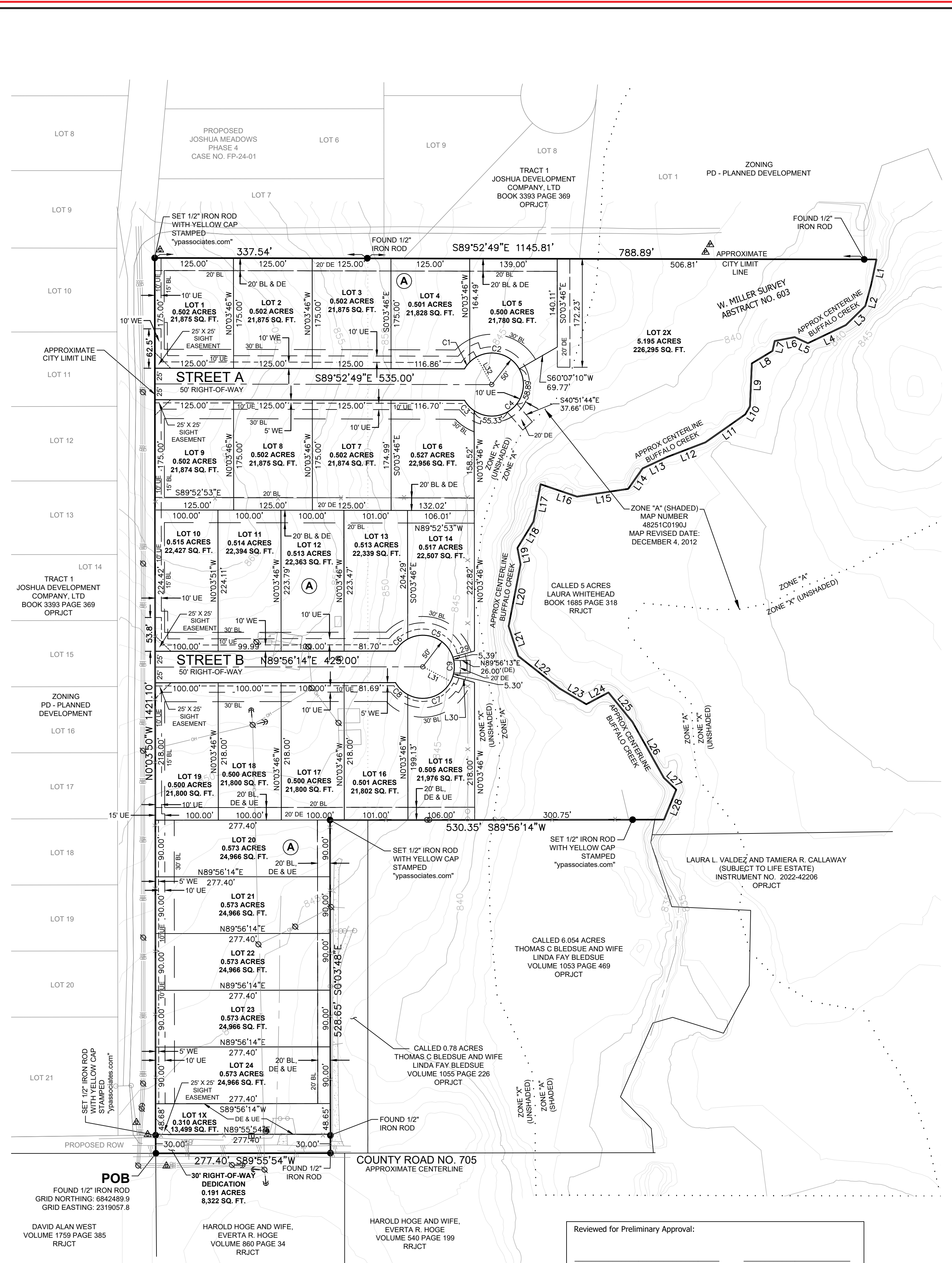
- NOTES: 1. Grid Bearings based on the Texas Coordinate System... 2. According to graphical plotting of the Flood Insurance Rate Map... 3. Notice: Selling a portion of any lot within this addition... 4. Contours are 2' contours from NCTCOG Lidar Contours... 5. Sight Triangle Requirements - There shall be no tree, shrub, plant, sign, soil, fence, retaining wall or other view obstruction... 6. No fences or structures may be constructed across or within drainage easements...

LEGEND table defining symbols for FIR, SIR, DRJCT, RRJCT, OPRJCT, UE, WE, DE, BTP, BL, L, AC, POC, POB, ROW, and Block Number.

CURVE TABLE with columns for NO., DELTA, RADIUS, LENGTH, CHORD BEARING, and CHORD. Lists 9 curve segments.

LAND USE TABLE showing Total Gross Acreage (19,534 Ac.), Right-of-Way Dedication (1,544 Ac.), Net Acreage (17,990 Ac.), and breakdown of Residential and Non-Residential lots.

SURVEYOR'S CERTIFICATION: This is to certify that I, Desiree L. Hurst, a Registered Professional land surveyor of the State of Texas, have prepared this plat of the above subdivision from an actual survey on the ground...



STATE OF TEXAS COUNTY OF JOHNSON WHEREAS, Joshua Gardens, LLC, is the sole owner of 19,534 acre tract of land situated in the W. Miller Survey, Abstract Number 603, Johnson County, Texas, being part of a those tracts of land described as Tract 1 and Tract 2 in General Warranty Deed to Joshua Gardens LLC, recorded in Instrument Number 2023-11551, Official Public Records, Johnson County, Texas (OPRJCT), said 19,534 acre tract as determined from a survey by Desiree Hurst, RPLS 6230 on August 21, 2024 (ground distances are expressed in US survey feet using a project combined scale factor of 1.00012) being more particularly described as follows:

- THENCE North 00 degrees 03 minutes 50 seconds West (grid bearings based on said Texas Coordinate System), with the west line of said Tract 2 and the east line of said Joshua Development Company tract, passing a found 1/2" iron rod at a distance of 28.74 feet and continuing for a total distance of 1421.10 feet to a set 1/2" iron rod with yellow cap stamped "ypassociates.com" at the Northwest corner of said Tract 2 and an inner ell corner of said Joshua Development Company tract; THENCE North 00 degrees 49 seconds East, with the south line of said Joshua Development Company tract, passing a 1/2" iron rod found at the common corner of said Tract 1 and Tract 2 of said Joshua Gardens at a distance of 337.54 feet, passing at a distance of 1126.43 feet to a found 1/2" iron rod and continuing for a total distance of 1145.81 feet to a point in the approximate centerline of Buffalo Creek;

THENCE South 89 degrees 52 minutes 50 seconds West (grid bearings based on said Texas Coordinate System), with the north line of said Thomas C. Bledsue tract and the north line of a tract of land described as a called 0.78 acre tract of land in Deed to Thomas C. Bledsue and wife, Linda Fay Bledsue, recorded in Volume 1055 Page 226, OPRJCT, passing a set 1/2" iron rod with yellow cap stamped "ypassociates.com" at a distance of 50.00 feet and continuing for a total distance of 530.35 feet to a set 1/2" iron rod with yellow cap stamped "ypassociates.com", at the northwest corner of said 0.78 acre tract;

THENCE South 00 degrees 03 minutes 48 seconds East, with the west line of said 0.78 acre tract, passing a found 1/2" iron rod at a distance of 500.49 feet and continuing for a total distance of 528.65 feet to a found 1/2" iron rod on the south line of said Tract 2 in the approximate centerline of said County Road No. 705 at the southwest corner of said 0.78 acre tract;

THENCE South 89 degrees 55 minutes 54 seconds West, with the south line of said Tract 2 and the approximate centerline of said County Road No. 705, a distance of 277.40 feet to the POINT OF BEGINNING and containing 19,534 acres, or 850,898 square feet of land, more or less, with approximately 0.181 of an acre being contained in said County Road No. 705.

STATE OF TEXAS COUNTY OF ELLIS NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, JOSHUA GARDENS, LLC, does hereby adopt this plat designating the hereon above described property as Lots 1 - 24, Lot 1X and Lot 2X, Block A, Joshua Gardens, an addition to Johnson County, Texas and do hereby dedicate the right of way, (alleys, parks) and easements shown thereon to the public's use unless otherwise noted.

In witness whereof, I have set my hand this the ___ day of ___, 2025. JOSHUA GARDENS, LLC. By: Title:

STATE OF TEXAS COUNTY OF PRELIMINARY PLAT OF LOTS 1-24, LOT 1X & LOT 2X BLOCK A JOSHUA GARDENS 19.534 ACRES SITUATED IN THE W. MILLER SURVEY, ABSTRACT NO. 603 JOHNSON COUNTY, TEXAS 26 LOTS PREPARED JANUARY 2025

OWNER/DEVELOPER: JOSHUA GARDENS, LLC. 3025 MILTON AVENUE DALLAS, TX 75205 kyle@landev.com 972.762.3900

SURVEYOR: YAZEL PEEBLES & ASSOCIATES LLC PO BOX 210097 BEDFORD, TX 76095 PHONE: 682.233.2030 info@ypassociates.com TPPELS10194022 2024-238-001 SEPTEMBER 15, 2024 PAGE 1 OF 1