



Planning & Zoning Agenda April 4, 2022

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for a rezone regarding approximately 1.106 acre tract of land in the Christopher Chaney Survey, TR 22C, Abstract No. 175, County of Johnson, Joshua, Texas, located at 235 Trailwood Dr. to change from (A) Agricultural District to the (R1) Single Family Residential District to allow for the construction of a home.

- Staff Presentation
- Owner's Presentation
- Those in Favor
- Those Against
- Owner's Rebuttal

Background Information:

HISTORY: The vacant property has never been platted and will be required to do so.

ZONING: This property is zoned (A) Agricultural District.

ANALYSIS: The proposed development of this property is to allow for the property to be divided and to be platted for the construction of a home.

ENGINEERING RELATED ISSUES: This development will be required to submit engineered building plans and will also be required to final plat; the City has agreed that the building plans may be submitted after approval of the final plat and before a building permit is issued.

RECOMMENDATION: The proposed request complies with the Future Land Use Plan and staff recommends approval.

Financial Information:

Only cost associated with the zoning change request is the publication expense and mailing of public hearing notices to property owners within 200 ft. as required by law. Public written notices sent out not less than 10 days before the P&Z public hearing and at least 15 days before the City Council public hearing.

City Contact and Recommendations:

Attachments:

- 1) Rezone Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Letter
- 5) Publication Notice