



**P&Z Agenda
March 3, 2025**

Minutes Resolution

Action Item

Agenda Description:

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.

- A. Staff Presentation
- B. Owner's Presentation
- C. Those in Favor
- D. Those Against
- E. Owner's Rebuttal

Background Information:

CUP Request: The applicant seeks approval to allow for the storage of multiple RVs on the subject property. The (C2) General Commercial District permits RV storage with a Conditional Use Permit, which allows the city to review and impose any necessary conditions to mitigate impacts on surrounding properties.

ZONING: This property is zoned (C-2) General Commercial District.

ANALYSIS: Supplemental Use Standards are as follows: The property shall not be used for the storage of wrecked vehicles, or the dismantling of vehicles or the storage of vehicle parts. All vehicles being stored for repair shall be screened from all public rights-of-way.

Purpose of Conditional Use permit: The purpose of the Conditional Use Permit is to allow for review of uses which would not be appropriate generally without certain restrictions throughout a zoning district, but which if controlled as to number, area, location or relation to the neighborhood would promote the health, safety and welfare of the community. Such uses include colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other land uses as specifically provided for in this ordinance. To provide for the proper handling and location of such conditional uses, provision is made for amending this ordinance to grant a permit for a conditional use in a specific location. This procedure for approval of a Conditional Use permit includes public hearings before the Planning and Zoning Commission and the City Council. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a Conditional Use Permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a Conditional Use Permit unless it is the finding of the Planning and Zoning Commission and City Council that such a conditional use is compatible with adjacent property use and consistent with the character of the neighborhood.

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:

Aaron Maldonado, Development Services Director

The proposed use complies with Section 5.2 Permitted Use Table of Joshua's Code of Ordinance. Staff recommends approval.

Attachments:

- 1) Conditional Use Permit Application
- 2) Land Title Survey/Site Plan
- 3) Vicinity Map
- 4) Public Notice
- 5) Permitted Use Table