



**Planning & Zoning Agenda
September 6, 2022**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a preliminary plat regarding 1.146 acres of land, Lot 1, Block 1, in the William W. Byers Survey, Abstract No. 29, County of Johnson, Texas. This property is located in the NW Corner Block of 8th Street and State Highway 174 to allow for the construction of a commercial restaurant.

Background Information:

History: A portion of this property was rezoned from (R1) Residential to (C1) Commercial and approved by the P&Z and City Council in December of 2021.

Zoning: This property is zoned (C1) Restricted Commercial.

Analysis: The proposed development of this property is for the construction of a Wendy's restaurant.

Utilities: Water is provided by Johnson County Special Utility District. A letter of approval has been submitted.

Transportation: Right-of-way dedication is being dedicated.

Financial Information:

N/A

City Contact and Recommendations:

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.

Aaron Maldonado

Director of Development Services

Attachments:

1. Preliminary Plat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Preliminary Plat Wendy's