



Planning & Zoning Agenda
August 3, 2026

Minutes Resolution

Action Item

Agenda Description:

Public hearing on a request for a zoning change regarding approximately 2.6 acres of land in the E.M. Thomason Survey, Tract 1 & 3B, Abstract 827, City of Joshua, Texas, located at 1100 N. Main Street, to change from (R-1) Single Family Residential District to the (R-1L) Single Family Residential Large Lot District.

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

Background Information:

HISTORY: The property is currently unplatted and consists of approximately 2.6 acres.

ZONING: The property is zoned (R-1) Single Family Residential District

ANALYSIS:

- The applicant intends to have livestock. The Ordinance requires 1 acre per head of livestock.
- The current Single Family Residential zoning does not allow livestock.
- Rezoning to R-1L is consistent with the Future Land Use Plan.
- Utilities and infrastructure appear to be available or can be extended at the cost of the developer to support the proposed use.

Financial Information:

The 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 Planning and Zoning and City Council public hearing.

City Contact and Recommendations:

Aaron Maldonado, Assistant City Mgr.

Staff recommends approval.

Prepared By:

Nora Fussner, Directory of Economic Development

Attachments:

- 1) Rezone Application
- 2) Survey/Legal Description
- 3) Vicinity Map
- 4) Public Notice Hearing
- 5) Letter from Applicant
- 6) Letter from Wild Riders 4H Club