



Axiom Management & Engineering, Inc.

P.O. Box 6460
Fort Worth, Texas 76115

(817) 994-5420
Firm # F-3654

October 31, 2024

Mr. Aaron Maldonado
City of Joshua Building Official
Joshua, Texas 76058

RE: Re-Zoning and Replatting Request to R-2 Moderate Density Residential District
101 Santa Fe Street (Lots 1R, 2R, 3R Block 18)
Joshua, Texas

Dear Mr. Maldonado:

Adage Investments, LLC is desiring to re-zone and re-plot the above referenced location to "*R-2 Moderate Density Residential District*". Axiom Management and Engineering, Inc. is working on behalf of Adage Investments, LLC. We are submitting a re-zoning and replatting request for the above subject property. Based upon the City's requirements, the following letter is in addition to the application. To support the Re-Zoning request, we are desiring to re-plot the existing (4) lots into (3) larger lots. The proposed replat is attached to this letter for reference. The purpose is to build (3) Zero-lot line single family homes in accordance with the R-2 Zoning requirements.

As per the City of Joshua's Zoning Ordinance, *R-2 Moderate Density Residential District* is suitable as a buffer between single family and higher intensity uses. We believe this request meets the intent of the Zoning criteria. This request is compatible with the Comprehensive Land Use Plan and will be a great addition to the community.

The benefits to the City of Joshua for granting this request are:

1. Affordable housing choices for the community.
2. Individual home ownership.
3. Starter home potential for first-time home buyers.
4. A great choice of downsizing for empty nesters or single individuals or parents.
5. The continuing of the redevelopment and revitalization of the area west of Downtown.
6. Increased in customers to the existing businesses of Downtown redevelopment of Joshua.
7. Increase in foot traffic to the Downtown redevelopment.
8. Increase in a multi-year higher tax base to the City of Joshua and Joshua ISD.
9. Maintain continuity with the existing properties.

As part of this request, the lots need to be replatted. These lots were part of the Original Old Town Joshua Plat. Current/Modern day Zoning is in conflict with the existing conditions and platting. The R-1 zoning requires a depth is 120'. These lots are only 115' deep. The original platted lots are 115' (D) x 30' (W). We are requesting (1) 115'(D) x 50'(W) corner lot and (2) 115'(D) x 35'(W) interior lots.

If you have any questions, please do not hesitate in contacting me at (817) 994-5420.

Sincerely,

Scott A. Atwood, P.E.
President

Requirements for R-2	Required	Provided	Complies
Minimum Lot Area	3,750 sf	4,887 sf; 5,462 sf	YES
Minimum Lot Width	35'	42.5', 47.5'	YES
Minimum Lot Depth	100'	115'	YES
Setback - Front	20' Minimum	20' or greater	YES
Setback - Side	0' Minimum one side, 10' Minimum one side or 15' Minimum from Side Street	0' or greater 10' or greater 15' or greater	YES YES YES
Setback - Rear	15' Minimum	15' or greater	YES
Maximum Lot Coverage	None	To be provided	YES
Minimum Dwelling Unit	1,000 sf	1,000 sf or greater	YES
Maximum Height	35'	35' or less	YES
Zero Lot Line Designation	Yes	To be provided	YES