



**Planning & Zoning Agenda  
August 1, 2022**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Discuss, consider, and possible action on approving a Replat regarding 1.92 acre of land known as lot 5R, Block 2, Bandy Addition, E.M. Thomason Survey, Abstract No. 827, City of Joshua, Johnson County, Texas located at 521 N. Main St. to allow for the construction of an accessory building.

**Background Information:**

**History:** The subject property was platted as lots 5&6 in 1961.

**Zoning:** This property is zoned as (C1) Restricted Commercial but its current use is a legal non conforming residential use.

**Analysis:** The replat is combining lots 5&6 into 1 lot to allow for the construction of an accessory building.

**5.5.3 ADDITIONAL CONDITIONS FOR CERTAIN ACCESSORY USES.** Accessory uses are permitted in any zoning district, but only in connection with, incidental to, and on the same lot with, a primary building which is in use and permitted in such district.

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

**Transportation:** No right-of-way dedications are being dedicated with this plat.

**Financial Information:**

N/A

**City Contact and Recommendations:**

This plat appears to meet the minimum requirements for a replat as set forth in the City of Joshua Subdivision Ordinance therefore, we recommend approval.

**Attachments:**

1. Final Plat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Final Plat Bandy Addition