



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**JOSHUA CITY HALL - COUNCIL CHAMBERS**  
**JULY 05, 2022**  
**6:30 PM**

**Planning & Zoning Commission Members Present:**

Brent Gibson, Chairman; John Mauldin, Place 1; Brandon Gage, Place 2; Jerry Moore, Place 3, Richard Connally, Place 4; and Bryan Sears, Place 6

**Planning & Zoning Commission Members Absent:**

Billy Jenkins, Place 7

**City Staff Present:**

Aaron Maldonado, Development Services Director and Alice Holloway, City Secretary (virtual)

The Planning & Zoning Commission will hold a meeting on July 05, 2022, at 6:30 pm in the City Hall Council Chambers, 101 S. Main Street, Joshua, Texas. Individuals may attend the Joshua Planning & Zoning Meeting in person, access the meeting via videoconference or telephone conference call.

**Join Zoom Meeting:**

[https://us02web.zoom.us/j/82195499811?pwd=LoiBP\\_t0peh3yBj7MN9Yw2jpkR0atv.1](https://us02web.zoom.us/j/82195499811?pwd=LoiBP_t0peh3yBj7MN9Yw2jpkR0atv.1)

Meeting ID: 821 9549 9811 Passcode: 062491

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Commissioner Gibson announced a quorum and called the meeting to order at 6:30 pm.

**B. CITIZENS FORUM**

*The Planning & Zoning Commission invites citizens to speak on any topic. However, unless the item is specifically noted on this agenda, the Planning & Zoning Commission is required under the Texas Open Meetings Act to limit its response to responding with a statement of specific factual information, reciting the City's existing policy, or directing the person making the inquiry to visit with City Staff about the issue. No Commission deliberation is permitted. Each person will have 3 minutes to speak.*

NA

**C. REGULAR AGENDA**

1. Discuss, consider, and possible action on the meeting minutes of June 6, 2022.

Motion made by Commissioner Moore to approve the meeting minutes of June 6, 2022, seconded by Commissioner Mauldin.

Voting Yea: Commissioner Gibson, Commissioner Mauldin, Commissioner Gage, Commissioner Moore, Commissioner Connally, and Commissioner Sears.

2. Public hearing on a request for a zoning change regarding approximately 2.2945 acre of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located in the 1000 Block of South Broadway, to change from (JSOD) Joshua Station Overlay District to the (PD) Planned Development District to allow for a restaurant and retail development.

Staff Presentation

Owner's Presentation

Those in Favor

Those Against

Owner's Rebuttal

Commissioner Gibson opened the public hearing at 6:32. Development Services Director Maldonado read the following statement:

A preliminary plat of Joshua Station Addition was approved in 2008. The subject property is referred to as Lot 7 & 8, as per the preliminary plat and will be platted as such. This property is located within the Joshua Station Overlay District and as properties develop, they need to have a Planned Development designation and Detailed Site Plan approved prior to construction.

This property is zoned (JSOD) Joshua Station Overlay District.

The proposed development of this property is to allow for a restaurant and retail development. The proposed building will be 9,834 square feet.

The requirements of a detailed site plan include specific information related to engineering and other transportation issues. Because this property requires to be final platted, the City has agreed that these matters be part of the final platting review process.

No other comments were made. Commissioner Gibson closed the public hearing at 6:33 pm.

3. Discuss, consider, and possible action on a request for a zoning change regarding approximately 2.2945 acre of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located in the 1000 Block of South Broadway, to change from (JSOD) Joshua Station Overlay District to the (PD) Planned Development District to allow for a restaurant and retail development.

Motion made by Commissioner Moore to approve the zoning change request regarding approximately 2.2945 acre of land in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, located in the 1000 Block of South Broadway, to change from (JSOD) Joshua Station Overlay District to the (PD) Planned Development District to allow for a restaurant and retail development, seconded by Commissioner Sears.

Voting Yea: Commissioner Gibson, Commissioner Mauldin, Commissioner Gage, Commissioner Moore, Commissioner Connally, and Commissioner Sears.

4. Discuss, consider, and possible action on approving a final plat regarding 53.616 acre of land known as Lots 15-28, C, Block 1; Lots 15-53, B, C, Block 3; Lots 1-18, Block 4; Lots 1-24, Block 5; Lots 1-24, Block 6; Lots 1-24, Block 7, Mockingbird Hills Addition, Phase 2, in the W.W Byers Survey, Abstract No. 29, City of Joshua, Johnson County, Texas located at 804 W. FM 917 to allow for the construction of a residential subdivision.

Motion made by Commissioner Moore to approve a final plat regarding 53.616 acre of land known as Lots 15-28, C, Block 1; Lots 15-53, B, C, Block 3; Lots 1-18, Block 4; Lots 1-24, Block 5; Lots 1-24, Block 6; Lots 1-24, Block 7, Mockingbird Hills Addition, Phase 2, in the W.W Byers Survey, Abstract No. 29, seconded by Commissioner Sears.

Voting Yea: Commissioner Gibson, Commissioner Mauldin, Commissioner Gage, Commissioner Moore, Commissioner Connally, and Commissioner Sears.

5. Discuss, consider, and possible action on approving a final plat regarding 2.2945 acre of land, Lots 7 & 8, Block 1, in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas. This property is located in the 1000 Block of South Broadway to allow for a restaurant and retail development.

Motion made by Commissioner Sears to approve a final plat regarding 2.2945 acre of land, Lots 7 & 8, Block 1, in the George Casseland Survey, Abstract No. 173, seconded by Commissioner Gage.

Voting Yea: Commissioner Gibson, Commissioner Mauldin, Commissioner Gage, Commissioner Moore, Commissioner Connally, and Commissioner Sears.

#### **D. ADJOURN**

Commissioner Gibson adjourned the meeting at 6:39 pm.

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Brent Gibson, Chair

ATTEST: \_\_\_\_\_  
Alice Holloway, City Secretary

Approved: August 1, 2022