



**Planning & Zoning Agenda  
July 5, 2022**

**Minutes Resolution**

**Action Item**

**Agenda Description:**

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.

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

**Background Information:**

**HISTORY:** 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.

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

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

**ENGINEERING RELATED ISSUES:** 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.

**Financial Information:**

Only 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 City Council public hearing.

**City Contact and Recommendations:**

The proposed request complies with the minimum requirements of a Detailed Site Plan. Staff recommends approval.

**Attachments:**

- 1) Rezone Application
- 2) Legal Description
- 3) Vicinity Map
- 4) Building Elevations
- 5) Landscape Plan
- 6) Photometric Plan
- 7) Development Standards
- 8) Detailed Site Plan
- 9) JCSUD Hydraulic Analysis
- 10) Public Notice