



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
MAY 01, 2023
7:30 PM**

PRESENT

Chair Brent Gibson
Commissioner Jason Allred Sr
Commissioner Julian Torrez
Commissioner Richard Connally
Commissioner Robert Purdom
Commissioner Billy Jenkins
Commissioner Kathy Sales

STAFF

Dev. Serv. Director Aaron Maldonado
City Secretary Alice Holloway

ABSENT

Commissioner Jerry Moore

The Planning & Zoning Commission met on May 1, 2023, at 7:30 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/84177914368?pwd=NmU5K1BLVDR5RmhmVy9jaEF3VWJLdz09>

Meeting ID: 841 7791 4368 Passcode: 651264 or dial 346 248 7799

A member of the public who would like to submit a question on any item listed on this agenda may do so via the following options:

Online: An online speaker card may be found on the City's website (cityofjoshuatx.us) on the Agenda/Minutes/Recordings page. Speaker cards received will be read during the meeting in the order received by the City Secretary.

By phone: Please call 817/558-7447 ext. 2003 no later than 5:00 pm on the meeting day and provide your name, address, and question. The City Secretary will read your questions in the order they are received.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Commissioner Gibson announced a quorum present and called the meeting to order at 7:30 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 meeting minutes of April 3, 2023.

Motion made by Commissioner Purdom to approve the meeting minutes. Seconded by Commissioner Jenkins.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Connally, Commissioner Purdom, Commissioner Jenkins, Commissioner Sales

2. Public hearing on a request for a conditional use permit regarding approximately 2.0 acres of land in the WW Byers Survey, Abstract 29 Tr 20A, County of Johnson, Texas, located at 813 W. FM 917 to allow for the use of a dog grooming and boarding salon.

Commissioner Gibson opened the public hearing at 7:31 pm.

Staff Presentation

Aaron read the following statement:

The structure that will be used for the business is an original farmhouse dated pre-1920 and sits Northwest of the primary residence. The building is approximately 800 sq ft. This property is zoned (A) Agricultural District. The conditional use permit is to allow for the use of a dog grooming and boarding salon. The purpose of the Conditional Use Permit is to allow for review of uses which would not be appropriate generally without certain restrictions throughout a zoning district, but which if controlled as to number, area, location or relation to the neighborhood would promote the health, safety and welfare of the community. Such uses include colleges and universities, institutions, community facilities, zoos, cemeteries, country clubs, show grounds, drive-in theaters and other land uses as specifically provided for in this ordinance. To provide for the proper handling and location of such conditional uses, provision is made for amending this ordinance to grant a permit for a conditional use in a specific location. This procedure for approval of a Conditional Use permit includes public hearings before the Planning and Zoning Commission and the City Council. The amending ordinance may provide for certain restrictions and standards for operation. The indication that it is possible to grant a Conditional Use Permit as noted elsewhere in this ordinance does not constitute a grant of privilege for such use, nor is there any obligation to approve a Conditional Use Permit unless it is the finding of the Planning and Zoning Commission and City Council that such a conditional use is compatible with adjacent property use and consistent with the character of the neighborhood.

Owner's Presentation

Brock Eggleston, owner of Ruff Country Kennels and Grooming stated that it is 2 acres, but not the full 2 acres will be used. In addition, everything will be indoors so animals will not be roaming around.

Those in Favor

Susie Hanford, property owner next to 813 W. FM 917 suggested better fencing.

Those Against

NA

Owner's Rebuttal

NA

Commissioner Gibson closed the public hearing at 7:37.

3. Discuss, consider, and possible action on approving a conditional use permit regarding approximately 2.0 acres of land in the WW Byers Survey, Abstract 29 Tr 20A, County of Johnson, Texas, located at 813 W. FM 917 to allow for the use of a dog grooming and boarding salon.

Commissioner Allred asked what the maximum number of animals is allowed on property at one time. Development Services Director Maldonado stated that there are no ordinances giving a limited number requirement.

Commissioner Gibson asked if the fencing could be inspected. Applicant Brock Eggleston said he was fine with having it inspected. Development Services Director Maldonado agreed.

Motion made by Commissioner Jenkins to approve the conditional use permit. Seconded by Commissioner Torrez.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Connally, Commissioner Purdom, Commissioner Jenkins, Commissioner Sales

4. Discuss, consider, and possible action on approving a replat regarding 8.549 acres of land known as Lots 1A, 2, & 3, Block 1, Zatlo Addition, in the D. Hunter Survey, Abstract No. 348 and the T. W. Baird Survey, Abstract No. 40, County of Johnson, Texas located at 248 Ranch Road.

Aaron read statement:

A was platted in 2022 and Lots 2 and 3 have never been platted. This replat is to plat all the Zatlo all of the Zatlo property and create three residential lots. The subject property is within the floodplain but has provided the base flood elevation and minimum finished floor for each lot. This property is located within the City of Joshua's Extraterritorial Jurisdiction. The proposed development of this property is to allow for the future construction of a residential home on each lot. Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted. Rights-of-Way dedications are being dedicated with this plat. This plat appears to meet the minimum requirements for a final plat as set forth in the City of Joshua Subdivision Ordinance therefore we recommend approval.

Motion made by Commissioner Torrez to approve the replat. Seconded by Commissioner Connally.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Connally, Commissioner Purdom, Commissioner Jenkins, Commissioner Sales

D. ADJOURN

Commissioner Gibson adjourned the meeting at 7:49 pm.