



**MINUTES
PLANNING & ZONING COMMISSION
JOSHUA CITY HALL - COUNCIL CHAMBERS
OCTOBER 07, 2024
6:30 PM**

PRESENT

Chair Brent Gibson
Commissioner Jason Allred Sr
Commissioner Julian Torrez
Commissioner Jerry Moore
Commissioner Robert Purdom
Commissioner Michael Frazier
Alternate 2 Kathy Sales

STAFF PRESENT

Dev. Services Director Aaron Maldonado
City Secretary Alice Holloway

ABSENT

Commissioner Billy Jenkins

The Planning & Zoning Commission will hold a meeting on October 07, 2024, 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/84172611359?pwd=regds7JD176000HahmQHa35efP2blT.1>

Meeting ID: 841 7261 1359 Passcode: 623711

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Director 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. City Secretary to administer the Oath of Office to newly appointed commissioners.

City Secretary Holloway administered the Oath of Office to the following members:

- Jason Allred Sr.
- Julian Torrez
- Robert Purdom
- Kathy Sales

2. Discuss, consider, and possible action on the appointment of the Chairperson and Vice-Chairperson for a one-year term.

Motion made by Commissioner Moore to appoint Brent Gibson as chair. Seconded by Commissioner Purdom. The motion passed unanimously.

Motion made by Commissioner Purdom to appoint Jerry Moore as vice-chairperson. Seconded by Commissioner Torrez. The motion passed unanimously.

3. Discuss, consider, and possible action on the September 03, 2024, meeting minutes.

Motion made by Commissioner Purdom to approve the meeting minutes as presented. Seconded by Alternate 2 Sales.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Moore, Commissioner Purdom, Alternate 2 Sales, Commissioner Frazier

4. Discuss, consider, and possible action on approving a Site Plan regarding 0.2650 acres of land known as Lot 5R, Block 4, Original Town Joshua, W. Byers Survey, Abstract No. 29, County of Johnson, Texas, locally known as 204 N. Main, to allow for the construction of a commercial professional building.

Motion made by Commissioner Moore to approve the site plan as presented. Seconded by Commissioner Allred Sr.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Moore, Commissioner Purdom, Alternate 2 Sales, Commissioner Frazier

5. Public hearing on a request for a zoning change regarding approximately 0.238 acres of land in the W. Byers Survey, Abstract Number 29, Lots 1 Thru 4, BLK 16, Original Town of Joshua, County of Johnson, Texas, located at 309 Santa Fe, to change from (R-1) Single Family Residential District to the (R2) Moderate Density Residential District, to allow for zero-lot line single-family detached units on separate lots.

Commissioner Gibson opened the public hearing at 6:37 pm.

Development Services Director Maldonado read the following statement:

The subject property is platted as one lot. The property will have to be subdivided into two lots. ZONING: The property is zoned (R-1) Single Family Residential District. ANALYSIS: The purpose of the rezoning is to build two zero-lot line single-family homes in accordance with the R-2 Moderate Density Residential District area regulations of Chapter 14A Zoning Ordinance.

Scott Atwood, the owner of the property, thanked the members of the board for serving. Mr. Atwood stated that he purchased the property three years ago. The property was platted in 1894. The current zoning does not meet the depth requirements. In addition, he stated that the City of Joshua does not have any starter homes.

Mr. Atwood stated that he wanted to combine 3 lots into 2 lots. He stated that his vision is to complement the existing neighborhood. Mr. Atwood stated that the only development within 1500 of the railroad tracks is downtown Joshua. In addition, he stated that these homes will be smaller homes to help with purchasing from teachers, single parents, and first-time buyers.

In favor-NA

Against-neighbor of the property asked if the access to the homes be from Santa Fe or 8th Street, Mr. Atwood stated that they looked at using the alleyway, but that was not the best thing to do, the interior lot would be off Santa Fe, the corner lot will be of 8th Street or Santa Fe.

Commissioner Gibson closed the public hearing at 6:49 pm.

6. Discuss, consider, and possible action on a request for a zoning change regarding approximately 0.238 acres of land in the W. Byers Survey, Abstract Number 29, Lots 1 Thru 4, BLK 16, Original Town of Joshua, County of Johnson, Texas, located at 309 Santa Fe, to change from (R-1) Single Family Residential District to the (R2) Moderate Density Residential District, to allow for a zero-lot line single-family detached units on separate lots.

Commissioner Gibson asked if there is any R2 Zoning in the area. Mr. Maldonado answered no.

Commissioner Gibson asked the owner if they had considered building 1 house, The Owner answered that it was considered but would not be feasible.

Commissioner Gibson stated that currently, the homes must be a minimum of 1800 sq. ft., and if approved, the homes must be a minimum of 1000 sq. ft.

Commissioner Moore stated that he liked the idea of 2 homes with small yards and asked what the price point and masonry ideas was. Mr. Atwood answered that the homes would start in the mid \$200,000.

Commissioner Moore stated that it looks like a good project and doesn't look like it will be taking things away from the city.

Dev. Services Director Maldonado stated that he sent out 10 public notices and only 2 returned with a box checked off against the project.

Mr. Scott stated that he wanted the houses to be sold to families, not investors.

Motion made by Commissioner Moore to approve the zoning change as presented. Seconded by Commissioner Torrez.

Voting Yea: Commissioner Allred Sr, Commissioner Torrez, Commissioner Moore, Commissioner Purdom, Alternate 2 Sales, Commissioner Frazier
Voting Nay: Chair Gibson

7. Discuss, consider, and possible action on approving a Replat regarding 2.2927 acres of land, Lots 7A & 8A, Block 1, in the George Casseland Survey, Abstract No. 173, County of Johnson, Texas, locally known as 1044 and 1048 South Broadway to allow for a restaurant and retail development.

Motion made by Commissioner Purdom to approve the replat as presented. Seconded by Alternate 2 Sales.

Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Moore, Commissioner Purdom, Alternate 2 Sales, Commissioner Frazier

8. Discuss, consider, and possible action on approving a Replat regarding 0.238 acres of land, Lot 1R and 2R, Block 16, in the W. Byers Survey, Abstract No. 29, County of Johnson, Texas, locally known as 309 Santa Fe Street, to allow for a zero-lot line single-family detached units on separate lots.

Motion made by Commissioner Moore to approve as presented. Seconded by Commissioner Torrez.
Voting Yea: Chair Gibson, Commissioner Allred Sr, Commissioner Torrez, Commissioner Moore,

9. Discussion and presentation on a proposed Manufactured Home Subdivision.

Commissioner Gibson stated that this item is only for discussion.

Tim Clarkson, President of McCanse Investments, and Clay Miller, Developer, stated that they realize that their mobile home parks have long-term residents so their investors are looking for ways to help with the starter home problems. Mr. Clarkson stated we concluded that manufacturing homes is the best way to go.

Mr. Clarkson stated they have been working with several manufacturers that have designs with front porches, higher roofs, and a lot of curb appeal. In addition, he stated that they do not want to turn this into a rental community. He stated that they wanted to create a situation in which we create an HOA with rules, and we will be selling homes and land.

Mr. Clarkson stated that they can get people into homes at 3.5 percent interest. He added that they are trying to target house payments, including taxes and insurance at \$1500 to \$2000 per month for owners.

Commissioner Allred asked how many units they are proposing. Mr. Clarkson answered 41, 50 ft lots.

Commissioner Moore asked what the average home size was. Mr. Clarkson answered 1200 sq. ft. to 1500 sq. ft.

Commissioner Moore asked if they had done other similar projects in the area. Mr. Clarkson answered no.

Commissioner Torrez asked if they would have coverage for cars. Mr. Clarkson answered that the idea would be.

Commissioner Gibson asked how quickly they would want to get started. Mr. Clarkson answered as soon as possible.

Commissioner Purdom asked if this property would only have one entry/exit into the property. Development Services Director Maldonado answered that would be left up to the Fire Chief.

Commissioner Moore asked what the current land use map shows for the proposed property. Development Services Director Maldonado answered multi-family.

Commissioner Gibson asked if this project was going to be presented to the City Council. The owner answered yes.

Commissioner Allred stated that he is currently in favor of the project.

Commissioner Torres stated that he would like to see bigger lot sizes and has concerns about density.

Commissioner Moore stated that when he served on the City Council years ago, they did not foresee the cost of living for today, the downside is that it does not go backward. In addition, he stated that we have a need, but the developers need to work on the requirements.

Commissioner Purdom stated that there is a need. In addition, he stated that he has safety concerns, especially kids walking across the railroad to school.

Commissioner Sales stated that the project sounds good, generally speaking.

Commissioner Frazier stated that he is in favor of the project but needs to see what the council feels about it. In addition, he stated that he has concerns about traffic at the railroad crossing.

Commissioner Brent Gibson stated that he would be interested to learn more, and has several concerns regarding the railroad, public safety, and concern about density.

D. ADJOURN

Commissioner Gibson adjourned the meeting at 7:26 pm.

Brent Gibson, Chair

ATTEST:

Alice Holloway, City Secretary