



**Planning & Zoning Agenda**  
**January 5, 2026**

| <b>Minutes Resolution</b> | <b>Action Item</b> |
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**Agenda Description:**

Discuss, consider, and possible action on approving a residential replat regarding 1.514 acres of land known as Lot 42R, Unit No. 4, Mountain Valley Addition situated in the WP Gentry Survey, Abstract No. 307, City of Joshua, Johnson County, Texas, located at 100 Shady Brook Court. (Staff Resource: A. Maldonado)

**Background Information:**

**History:** This property was platted as two lots.

**Zoning:** This property is zoned as (R-1) Single Family Residential.

**Analysis:** This plat has been reviewed in accordance with the provisions set forth in the adopted Subdivision Ordinance. The purpose of this plat is to combine two lots into one for the future construction of a residential home.

**Utilities:** Water is provided by the Johnson County Special Utility District.

**Transportation:** Right-of-way dedications have already been dedicated by the original plat.

**Financial Information:**

The cost associated with the replat 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 Planning and Zoning public hearing.

**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 of the replat.

**Prepared By:**

Nora Fussner, Director of Economic Development

**Attachments:**

1. Replat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Letter
5. Replat
6. Tax certificate