



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

**Minutes Resolution**

**Action Item**

**Agenda Description:**

Public hearing on a request for 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.

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

**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.

**Financial Information:**

Only 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 City Council public hearing.

**City Contact and Recommendations:**

Aaron Maldonado, Development Services Director

Staff recommends approval.

**Prepared By:**

Nora Fussner, Director of Economic Development