

CITY OF JOSHUA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOSHUA, TEXAS, CHANGING THE ZONING ON APPROXIMATELY 1.4255 ACRE TRACT OF LAND LOCATED IN THE 1000 BLOCK SOUTH STATE HIGHWAY 174, AND BEING LOCATED WITHIN THE JOSHUA STATION OVERLAY DISTRICT WITH A LAND USE DESIGNATION OF CR, CORRIDOR RETAIL TO PLANNED DEVELOPMENT DISTRICT (PD), IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR SAID ORDINANCE TO TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS PASSAGE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Joshua, Texas, has recommended that the official zoning map of the City be amended to reflect that the zoning on approximately 1.4255 acre tract of land located in the 1000 Block of South State Highway 174, and being located within the Joshua Station Overlay District with a Land Use Designation of CR, Corridor Retail to Planned Development District (PD); and

WHEREAS, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearings, the City Council of the City of Joshua, Texas, has determined that it is in the public's best interest and in support of the health, safety, morals and general welfare of the citizens of the City of Joshua, Texas, that the official zoning map of the City of Joshua, Texas, be amended to reflect the aforementioned change of zoning; and

WHEREAS, all required notices pursuant to the City of Joshua's Zoning Ordinance and Chapter 211 of the Texas Local Government Code have been accomplished;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF JOSHUA, TEXAS, THAT:

SECTION 1

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, the official zoning map of the City of Joshua, Texas, is hereby amended and changed in the following particulars, and all other existing

sections, subsections, paragraphs, sentences, definitions, phrases and words of the Zoning Ordinance are not amended, but shall remain intact and are hereby ratified, verified and affirmed:

The zoning on the property described in Exhibit 1, the legal description of the property, attached hereto and incorporated herein for all purposes, is changed to Planned Development District (PD). All development on the property shall be in accordance with the Detailed Site Plan, attached hereto as Exhibit 2 and incorporated herein for all purposes; the Enlarged Site Plan and Lighting Plan, attached hereto as Exhibit 3 and incorporated herein for all purposes; the Landscape Plan, attached hereto as Exhibit 4 and incorporated herein for all purposes; and the Building Elevations, attached hereto as Exhibit 5 and incorporated herein for all purposes.

SECTION 3

The property described herein shall be subject to, and conform to, the Development Standards, attached hereto as Exhibit 6 and incorporated herein for all purposes.

SECTION 4

All ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Joshua, Texas, are hereby repealed to the extent that said ordinances, resolutions, or parts thereof, are in conflict herewith.

SECTION 5

If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 6

This Ordinance shall take effect and be in full force from and after its passage, as provided by the Revised Civil Statutes of the State of Texas.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF JOSHUA, TEXAS, THIS 21ST DAY OF JULY, 2022.

Scott Kimble, Mayor

ATTEST:

Alice Holloway, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch, City Attorney

EXHIBIT 1

(Legal Description of the Property)

EXHIBIT 2

(Detailed Site Plan)

EXHIBIT 3

(Enlarged Site Plan and Lighting Plan)

EXHIBIT 4

(Landscape Plan)

EXHIBIT 5

(Building Elevations)

EXHIBIT 6

Development Standards