



**Planning & Zoning Agenda
April 3, 2023**

Minutes Resolution

Action Item

Agenda Description:

Discuss, consider, and possible action on approving a Final Plat regarding 46.040 acres of land known as Lots 1-11, Block 1, Lots 1-24, Block 2, Lots 1-16, Block 3, Lots 1-16, Block 4, Lots 1-14, Block 5, Lots 1-16, Block 6, Lots 1-15, Block 7, Lot 1U, Lot 2X, Lots 3-7, Lot 8X, Lots 9-11, Lot 12X, Lots 13-29, Block 8, Lot 1X, Block 9, Joshua Highlands Addition, in the Eli M. Thomason Survey, Abstract No. 827, County of Johnson, Texas, located at 1200 CR 909 to allow for the construction of a residential subdivision.

Background Information:

History: The approximate 46.040 acres of land has never been platted and has been zoned and used for Agriculture with a single-family residence located on the property. City Council approved the request to rezone the property as a Planned Development District on May 20, 2021. A Preliminary Plat was approved by the Planning & Zoning Commission on February 7, 2022.

Zoning: This property is zoned Planned Development District (PD).

Analysis: The proposed development of this property is to allow for the construction of a residential subdivision containing 137 single-family residential lots, and 4 open space lots.

Utilities: Water is provided by Johnson County Special Utility District. A letter of final approval has been submitted.

Transportation: Right-of-Way dedications are being dedicated with this plat.

City Contact & Recommendation:

This plat appears to meet the minimum requirements for a Final Plat as set forth in the City of Joshua Subdivision Ordinance therefore, staff recommend approval.

Aaron Maldonado, Development Services Director

Attachments:

1. Final Plat Application
2. Legal Description
3. Vicinity Map
4. JCSUD Approval Letter
5. Final Plat Joshua Highlands Addition