



**City of Joshua
Planning & Zoning Commission
Regular Session Minutes
December 3, 2007**

Present: Chairperson Reue, Commissioner Peacock, Commissioner Bransom, Commissioner Isom, Commissioner Connally, Commissioner Hollarn, Commissioner Howard (arrived at 6:34 p.m.)

Absent: None

City Staff Present: Paulette Hartman, City Manager; Mary Beth Thomas, City Secretary; Lawrence Robbins, Management Assistant; Dan Boutwell, City Planner

Chairperson Reue called the work session to order at 6:32 p.m.

1. Training Session: (Hartman)

- a. Introduction To Subdivisions.

Paulette Hartman, City Manager, presented this item.

2. Staff Briefings:

- a. Pending Land Use Cases

Paulette Hartman, City Manager, stated at this time pending cases are:
Zoning Change Request for 1424 N. Main.

Chairperson Reue adjourned the Work Session at 6:55 p.m.

Chairperson Reue called the Regular Session to order at 7:00 p.m.

Citizens Presentation and Public Input For Future Agenda Items: No one spoke at this time.

1. Consider Approval Of Minutes For:

November 5, 2007 - Regular Session

Commissioner Hollarn made a motion to approve the minutes of November 5, 2007 Regular Session as prepared. Commissioner Connally seconded the motion.

Motion Carried - 7-0

The regular session recessed and a public hearing opened at 7:04 p.m.

2. Convene A Public Hearing To Obtain Public Input Regarding A Request For A Conditional Use Permit To Allow Construction Of A Church In A "R-1: Single Family Residential Zoning District. The Property Is A 3.03 Acre Tract Of Land Located In The George Wright Survey, Abstract No. 916, More Commonly Known As 120 Trailwood Drive.

A. Applicant's Statement

Anthony Tillman, representative for the applicant, presented the request.

B. Staff Comments

Paulette Hartman, City Manager, and Dan Boutwell, City Planner, presented this item.

C. Those In Favor

No one spoke at this time.

D. Those Against

Delores McDonnell, 127 Trailwood Dr., Joshua, Texas

Doris House, 163 Trailwood Dr., Joshua, Texas

Raymond Watson, 130 Trailwood Dr., Joshua, Texas

Mike Eittle, 112 Littlebrook, Joshua, Texas

Billy Preissinger, Joshua, Texas

Arnette Clements, 224 Littlebrook, Joshua, Texas

Carol Knowles, 137 Trailwood Dr., Joshua, Texas

The issues discussed were: drainage, traffic safety, availability of utilities and noise.

E. Applicants Rebuttal

Anthony Tillman, representative for applicant addressed some of the concerns. Mr. Tillman stated: There are no children events and no playground area which will not promote any noise issues; the outside lighting will face inward and not toward adjacent properties; a privacy fence will not allow car lights to be directed at adjacent properties.

F. Adjournment.

The public hearing recessed and the regular session reconvened at 7:36 pm.

3. Discuss, Consider And Act Regarding A Request For A Conditional Use Permit To Allow Construction Of A Church In A "R-1" Single Family Residential Zoning District. The Property Is A 3.03 Acre Tract Of Land Located In The George Wright Survey, Abstract No. 916, More Commonly Known As 120 Trailwood Drive. (Hartman)

Paulette Hartman, City Manager, presented this item. Mrs. Hartman stated staff is recommending approval of the conditional use permit with the condition of submittal of a detailed site plan. Issues discussed by Commissioners were: traffic study, drainage and fire protection. After discussion, Commissioner Connally made a motion to table this item until

Applicant submits a detailed site plan to include submittals requested by staff, and in addition, fire protection and elevation drawings. Commissioner Hollarn seconded the motion. The vote was as follows:

Ayes: Chairperson Reue, Commissioner Peacock, Commissioner Bransom, Commissioner Connally, Commissioner Hollarn, Commissioner Howard

Nays: Commissioner Isom

Motion Carried - 6-1

4. Discuss, Consider And Act To Set A Date For A Joint Session With The City Council To Commence The Comprehensive Plan Update. (Hartman)

Paulette Hartman, City Manager, presented this item. After discussion, the date of Monday, December 17, 2007 will be presented to City Council for consideration.

5. Requests for Future Agenda Items or Reports.

There were none.

6. Adjournment.

There being no further business the meeting adjourned at 7:54 p.m.

Glenn Reue, Chairperson

ATTEST:

Mary Beth Thomas,
Planning & Zoning Secretary