



**City of Joshua
Planning & Zoning Commission
Regular Session Minutes
August 6, 2007**

Present: Chairperson Reue, Commissioner Peacock, Commissioner Bransom, Commissioner Isom, Commissioner Connally, Commissioner Hollarn

Absent: Commissioner Howard

City Staff Present: Paulette Hartman, City Manager; Mary Beth Thomas, City Secretary; Paul Whaley, City Engineer; Lawrence Robbins, Management Assistant; Dan Boutwell, City Planner; Steve Wood, City Attorney

Chairperson Reue called the work session to order at 6:35 p.m.

1. Presentation: (Hartman)

- a. Sustainable Development, Transit Oriented Development, And Status Of 3D Modeling For Tax Increment Financing District #1 (Joshua Station Overlay District) Area Presented By North Central Texas Council Of Governments.

Becky Kranch, Transportation Planner for NCTCOG, presented this item.

2. Staff Briefings:

- a. Pending Land Use Cases

Paulette Hartman, City Manager, stated at this time there were no new cases.

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:
July 2, 2007**

Commissioner Bransom made a motion to approve the minutes as prepared. Commissioner Hollarn seconded the motion.

Motion carried - 6-0 Absent: Commissioner Howard

The regular session recessed and a public hearing opened at 7:02 p.m.

2. Convene A Public Hearing To Obtain Public Input Regarding A Request For A Re-Plat Of Lots 31 And 32, Mountain Valley Subdivision Unit 4 To Lot 32R, Mountain Valley Subdivision Unit 4, More Commonly Known As 302 Village Creek Ct.

A. Applicant's Statement

Eddie Ward, 302 Village Creek Ct., presented his request.

B. Staff Comments

Paulette Hartman, City Manager, presented this item.

C. Those In Favor

No one spoke at this time.

D. Those Against

No one spoke at this time.

E. Applicant's Rebuttal

None required.

F. Adjournment.

The public hearing recessed and the regular session reconvened at 7:08 pm.

3. Discuss, Consider And Act Regarding A Re-Plat Request Of Lots 31 And 32 Mountain Valley Subdivision Unit 4 To Lot 32R Mountain Valley Subdivision Unit 4, More Commonly Known As 302 Village Creek Ct. (Hartman)

Paulette Hartman, City Manager, presented this item. After a brief discussion, Commissioner Bransom made a motion to recommend approval of the re-plat with the conditions as recommended by the City Engineer, which are listed below:

- a. note adjacent property owners to the west and north sides
- b. replace the flood plane arrow on the west side of original Lot 31

Commissioner Isom seconded the motion.

Motion carried - 6-0. Absent: Commissioner Howard

The regular session recessed and a public hearing opened at 7:10 p.m.

4. Convene A Public Hearing To Obtain Public Input Regarding A Request For A Re-Plat Of Lots 13 And 14, Block 2, Oak Knoll Addition To Lot 13R, Block 2, Oak Knoll Addition, More Commonly Known As 203 S. Broadway.

A. Applicants Statement
Applicant was not in attendance.

B. Staff Comments
Paulette Hartman, City Manager, spoke for the applicant at this time.

C. Those In Favor
No one spoke at this time.

D. Those Against
No one spoke at this time.

E. Applicants Rebuttal
None required.

F. Adjournment
Commissioner Hollarn made a motion to continue the public hearing to the next Planning & Zoning meeting. Commissioner Connally seconded the motion.
Motion Carried - 6-0. Absent: Commissioner Howard

The public hearing recessed and the regular session reconvened at 7:13 p.m.

5. Discuss, Consider And Act Regarding A Re-Plat Request Of Lots 13 And 14, Block 2, Oak Knoll Addition, More Commonly Known As 203 S. Broadway. (Hartman)

Paulette Hartman, City Manager, presented this item. After a brief discussion, Commissioner Hollarn made a motion to table this item until the next Planning & Zoning meeting. Commissioner Connally seconded the motion.

Motion Carried - 6-0. Absent: Commissioner Howard

6. Discuss, Consider And Act Regarding A Request For A Preliminary Plat Of Lots 1 And 2, Block 1, Westfall Addition Located In The George Casseland Survey, Abstract No. 174, More Commonly Known As 5612 & 5614 CR 1023. (Hartman)

Paulette Hartman, City Manager, presented this item. Mrs. Hartman stated this property was annexed into the city limits and has not been platted. The zoning for this property defaulted to AG- Agricultural when annexed and AG zoning allows single family residential. The applicant is planning to build 2 houses on these lots which the law requires to be platted. After discussion, Commissioner Bransom made a motion to approve the preliminary plat contingent upon the following corrections:

- a. Preliminary plat to show drainage contours
- b. The total acreage of Lot 1 will include the acreage of the lot and the acreage in the dedicated roadway
- c. The addresses will be deleted off the preliminary plat

Commissioner Isom seconded the motion.

Motion Carried - 6-0. Absent: Commissioner Howard

7. **Discuss, Consider And Act Regarding A Request For A Final Plat Of Lots 1 And 2, Block 1, Westfall Addition, Located In The George Casseland Survey, Abstract No. 174, More Commonly Known As 5612 And 5614 CR 1023.** (Hartman)

Paulette Hartman, City Manager, presented this item. After a brief discussion, Commissioner Isom made a motion to deny the approval of the final plat until the preliminary plat has been approved with corrections and to waive the application fees when applicant re-submits for a final plat. Commissioner Connally seconded the motion.

Motion Carried - 6-0. Absent: Commissioner Howard

The regular session recessed and a public hearing opened at 7:34 p.m.

8. **Convene A Public Hearing To Obtain Public Input Regarding A Request For A Zoning Change From P/OS - Parks And Open Spaces; PB - Public Uses; IND - Industrial; And RC - Retail Community To MXR - Mixed Use Residential On 47 Acres Of Land, On Hwy 174 In The George Casseland Survey, Abstract No. 173 Located Approximately In The 1200 Block On The West Side Of Hwy 174, More Commonly Known As Tax Increment Finance District #1 (Joshua Station Overlay District).**

A. Applicants Statement

Ray Tolson, PO Box 25013, Dallas, Tx presented his request and asked that this item be tabled until the next Planning and Zoning meeting.

B. Staff Comments

Paulette Hartman, City Manager, presented this item.

C. Those In Favor

No one spoke at this time.

D. Those Against

No one spoke at this time.

E. Applicants Rebuttal

None required.

F. Adjournment

Commissioner Bransom made a motion to continue the public hearing until the next regular Planning & Zoning meeting. Commissioner Peacock seconded the motion.

Motion Carried - 6-0. Absent: Commissioner Howard

The public hearing recessed and the regular meeting reconvened at 7:42 p.m.

9. **Discuss, Consider And Act Regarding A Request For A Zoning Change From P/OS - Parks And Open Spaces; PB - Public Uses; IND - Industrial; And RC - Retail Community To MXR - Mixed Use Residential On 47 Acres Of Land On Hwy 174 In The George Casseland Survey, Abstract No. 173 Located Approximately In The 1200 Block On The West Side Of Hwy 174, More Commonly Known As Tax Increment Finance District #1 (Joshua Station Overlay District).** (Hartman)

Commissioner Connally made a motion to table this item until the next regular Planning & Zoning meeting. Commissioner Bransom seconded the motion.

Motion Carried - 6-0. Absent: Commissioner Howard

10. **Discuss, Consider And Act Regarding A Submittal Of A Concept Plan For The Tax Increment Finance District #1 (Joshua Station Overlay District) Located In The George Casseland Survey, Abstract No. 173 Located Approximately In The 1200 Block On The West Side Of Hwy 174.** (Hartman)

Commissioner Connally made a motion to table this item until the next regular Planning & Zoning meeting. Commissioner Bransom seconded the motion.

Motion Carried - 6-0. Absent: Commissioner Howard

11. **Consider Changing The Date Of The Planning And Zoning Meeting In September 2007.** (Hartman)

Paulette Hartman, City Manager, presented this item. Mrs. Hartman explained the regular meeting for September 2007 will be on Monday, the 3rd which is Labor Day and City Hall is closed for the holiday. Commissioner Connally made a motion to change the regular meeting from September 3, 2007 to September 4, 2007. Commissioner Bransom seconded the motion.

Motion Carried - 6-0. Absent: Commissioner Howard

12. **Requests for Future Agenda Items or Reports.**

Chairperson Reue asked that the proposed Mobile Home Park Ordinance be brought back before the Commission.

13. **Adjournment.**

There being no further business the meeting adjourned at 7:45 p.m.

Glenn Reue, Chairperson

ATTEST:

Mary Beth Thomas,
Planning & Zoning Secretary