



**City of Joshua
Planning & Zoning Commission
Regular Session Minutes
September 4, 2007**

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

Absent: None

City Staff Present: Paulette Hartman, City Manager; Mary Beth Thomas, City Secretary; Paul Whaley, City Engineer; Lawrence Robbins, Management Assistant; Betsy Elam, City Attorney

Chairperson Reue called the work session to order at 6:30 p.m.

1. Training Session: (Hartman)

- a. Introduction To The Comprehensive Plan

Paulette Hartman, City Manager, presented this item.

2. Staff Briefings:

- a. Pending Land Use Cases

Paulette Hartman, City Manager, stated at this time the only pending case is the Final Replat for Honey Bee.

Chairperson Reue adjourned the Work Session at 6:52 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:

August 6, 2007

Commissioner Isom made a motion to approve the minutes as prepared. Commissioner Bransom seconded the motion. The vote was as follows:

Ayes: Commissioners Peacock, Bransom, Connally, Reue, Hollarn, Isom

Abstention: Commissioner Howard

Motion carried - 6-1

The regular session recessed and a public hearing opened at 7:03 p.m.

2. Continue A Public Hearing To Obtain Public Input Regarding A Request or 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. Applicant's Statement

Edwin Williams, 3724 Jefferson #306, Austin, TX, representative for Auto Zone presented the 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 7:07 pm.

3. Discuss, Consider And Act Regarding A Re-Plat Request 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. (Hartman)

Paulette Hartman, City Manager, presented this item. After a brief discussion, Commissioner Hollarn made a motion to recommend approval of the re-plat as submitted. Commissioner Connally seconded the motion.

Motion carried - 7-0.

The regular session recessed and a public hearing opened at 7:08 p.m.

4. Continue A Public Hearing To Obtain Public Input Regarding A Request For A Zoning Change From P/OS - Parks & 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, 6306 Delouche, Dallas, TX presented this 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. Applicants Rebuttal

None required.

F. Adjournment

The public hearing recessed and the regular session reconvened at 7:28 p.m.

5. **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)

Paulette Hartman, City Manager, briefed Commission Members that the applicant changed his zoning request to change the portion of land that is currently zoned RC- Retail Community in part and P/OS - Public and Open Spaces in part to MXR - Mixed Use Retail. Some of the issues discussed were: will the apartments be rentals or for individual purchase, will there be garages and will this be a gated community. After discussion, Commissioner Isom made a motion to recommend approval of the zoning change contingent upon the City retaining the right to approve the final site plan as depicted in Exhibit "B" and that the multi-family units be constructed so that they conform to the site plan as depicted in Exhibit "B" (attached to this minutes as record). Commissioner Peacock seconded the motion.

Motion Carried - 7-0.

6. **Discuss, Consider And Act Regarding 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)

Paulette Hartman, City Manager, presented this item. After discussion, Commissioner Hollarn made a motion to recommend approval of the general concept plan as submitted. Commissioner Isom seconded the motion

Motion Carried - 7-0.

7. Review And Discuss Proposed New Mobile Home Park Regulations. (Hartman)

Paulette Hartman, City Manager, presented this item. Mrs. Hartman stated this was a discussion item only and no action would be taken at this meeting. Commissioner Isom briefed Commission Members that Commissioner Hollarn and himself had met with the mobile home park owners to discuss issues before the meeting and Mr. Isom prepared a report that was submitted to city staff. The Mobile Home Park owners who spoke were: David Julejkic, Pecan Village MHP; Joe Jones, 4J MHP; Marty Peters, Mountaineer MHP; Brent Claiborne, Western Inn South MHP; Glen McCarthy, Oakhill & Timber Ridge MHP; Darlene Kettleborough, Lamplighter MHP.

Some of the issues discussed were: annual license & fee requirement; requirement for a permit to move a mobile home into a mobile home park; the possibility of a testing analysis related to surface of roads. After a lengthy discussion, general consensus was for the Planning & Zoning Commissioners to submit their comments to City Staff. This item will be placed on the agenda for the next Planning & Zoning meeting.

8. Requests for Future Agenda Items or Reports.

There were none.

9. Adjournment.

There being no further business the meeting adjourned at 9:12 p.m.

Glenn Reue, Chairperson

ATTEST:

Mary Beth Thomas,
Planning & Zoning Secretary