



**City of Joshua  
Planning & Zoning Commission  
Regular Session Minutes  
January 7, 2008**

**Present:** Chairperson Reue, Commissioner Bransom, Commissioner Isom, Commissioner Connally, Commissioner Howard, Commissioner Peacock (arrived at 6:37 p.m.)

**Absent:** Commissioner Hollarn

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

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

**1. Training Session:** (Hartman)

- a. Introduction To Zoning.

Paulette Hartman, City Manager, presented this item.

**2. Staff Briefings:**

- a. Pending Land Use Cases

Paulette Hartman, City Manager, stated there were no pending cases.

**Chairperson Reue adjourned the Work Session at 6:51 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:**

December 3, 2007

Commissioner Isom made a motion to approve the minutes as prepared. Commissioner Peacock seconded the motion.

**Motion carried - 6-0** Absent: Commissioner Hollarn

**2. Elect A Chairperson And Vice-Chairperson. (Commission)**

Chairperson Reue stated he had been on the Commission for 17 years and has been Chairperson for 13 years and stated the need for rotation more often. Commissioner Isom thanked Chairperson Reue for his work on the Commission through the years. Commissioner Isom made a motion to nominate Joe Hollarn as Chairperson. Commissioner Howard seconded the motion. The vote was as follows:

**Ayes:** Commissioner Isom, Commissioner Howard, Commissioner Reue, Commissioner Connally, Commissioner Bransom

**Abstention:** Commissioner Peacock

**Motion Carried - 5-1** Absent: Commissioner Hollarn

Commissioner Connally made a motion to nominate Commissioner Isom as Vice-Chairperson. Commissioner Howard seconded the motion. The vote was as follows:

**Ayes:** Commissioner Howard, Commissioner Reue, Commissioner Connally, Commissioner Bransom

**Abstention:** Commissioner Peacock, Commissioner Isom

**Motion Carried - 4-2** Absent: Chairperson Hollarn

Due to the absence of Chairperson Hollarn, Vice-Chairperson Isom took over the proceedings of the meeting.

At this time, Commissioner Peacock stated due to a conflict of interest regarding Items 3 and 4 he was excusing himself from the meeting.

The regular session recessed and a public hearing opened at 7:09 p.m.

**3. Convene A Public Hearing To Obtain Public Input Regarding A Request For A Zoning Change From "C-1" Restricted Commercial To "R-1" Single Family Residential On A One Acre Tract Of Land Out Of The W. P. Gentry Survey, Abstract No. 547, Tract 6, More Commonly Known As 1424 N. Main St.**

**A. Applicant Comments**

Ray Horton, property owner, presented his 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**

No one spoke at this time.

**E. Applicants Rebuttal**

None required

F. Adjournment

The public hearing recessed and the regular session reconvened at 7:15 pm.

4. **Discuss, Consider And Act Regarding A Request For A Zoning Change From "C-1" Restricted Commercial To "R-1" Single Family Residential On A Acre Tract Of Land Out Of The W. P. Gentry Survey, Abstract No. 547, Tract 6, More Commonly Known As 1424 N. Main.** (Hartman)

Commissioner Reue stated he was on the Commission when this was originally zoned commercial and feels that it was not intended to be zoned commercial. After a brief discussion, Commissioner Bransom made a motion to recommend approval of a zoning change from "C-1" Restricted Commercial to "R-1" Single Family Residential on the property located at 1424 N. Main. Commissioner Connally seconded the motion.

**Motion Carried - 4-2.** Absent: Chairperson Hollarn. Commissioner Peacock

At this time Commissioner Peacock returned to the meeting.

The regular session recessed and a public hearing convened at 7:17 p.m.

5. **Convene A Public Hearing To Obtain Public Input Regarding A Request For A Zoning Change From "R-1" Single Family Residential To "PD" Planned Development And Consider A Concept Plan On 6.3 Acres Of Land Located In The McKinney & Williams Survey, Abstract No. 636, More Commonly Known As 531 Cooper Lane.**

A. Applicant's Statement

Clint Robertson, owner of the property and Mark Hickman, Hickman Engineers presented the request.

B. Staff Comments

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

C. Those in Favor

No one spoke at this time.

D. Those Against

Robert Warner, 520 Palo Duro, Joshua, Texas  
Patricia Isles, 209 Sierra, Joshua, Texas  
Sharee Williams, 221 Sierra Dr., Joshua, Texas

The Concerns mentioned included: drainage, crime rate, traffic

E. Applicants Rebuttal

Clint Robertson, owner of the property, addressed some of the concerns of the audience.

F. Adjournment

The public hearing recessed and the regular session reconvened at 8:19 p.m.

6. **Discuss, Consider And Act Regarding A Request For A Zoning Change From "R-1" Single Family Residential To "PD" Planned Development And Consider A Concept Plan For 6.3 Acres Of Land Located In The McKinney & Williams Survey, Abstract No. 636, More Commonly Known As 531 Cooper Lane.** (Hartman)

After a lengthy discussion, Commissioner Bransom made a motion to recommend approval of a zoning change from "R-1" Single Family Residential to "PD" Planned Development on property located at 531 Cooper Lane contingent upon staff comments being addressed prior to submittal to Council. Commissioner Peacock seconded the motion.

**Motion Carried - 6-0.** Absent: Chairperson Hollarn

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

There were none.

8. **Adjournment.**

There being no further business the meeting adjourned at 8:42 p.m.

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Noelyn Isom, Vice-Chairperson

**ATTEST:**

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Mary Beth Thomas,  
Planning & Zoning Secretary