



**City of Joshua
Planning & Zoning Commission
Regular Session Minutes
May 5, 2008**

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

Absent: Commissioner Reue, Commissioner Howard

City Staff Present: Paulette Hartman, City Manager; Mary Beth Thomas, City Secretary; Dan Boutwell, City Planner; Greg Saunders, City Engineer

Chairperson Hollarn called the work session to order at 6:34 p.m.

1. Training Session: (Hartman)

- a. Smart Growth

Paulette Hartman, City Manager, presented this item.

2. Staff Briefings:

- a. Pending Land Use Cases

Paulette Hartman, City Manager, briefed Commissioners on all pending land use cases.

Chairperson Hollarn adjourned the Work Session at 6:49 p.m.

Chairperson Hollarn 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:

April 7, 2008

Commissioner Isom made a motion to approve the minutes as submitted. Commissioner Connally seconded the motion.

The vote was as follows:

Ayes: Commissioners Hollarn, Bransom, Connally, Isom

Abstention: Commission Peacock

Motion carried - 4-1 Absent: Commissioners Howard and Reue

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

2. Convene A Public Hearing To Obtain Public Input Regarding A Request For A Re-Plat Of Lot 9, Block 6, Oak Trail Estates To Lot 5R And Lot 6R, Block 1, Rumfield Plaza Addition, More Commonly Known As 710 N. Main.

A. Applicants Statement

Robbie Rumfield, owner, 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. Applicants Rebuttal

None required.

F. Adjournment

The public hearing recessed and the regular session reconvened at 7:06 p.m.

3. Discuss, Consider And Act Regarding A Request For A Re-Plat Of Lot 9, Block 6, Oak Trail Estates To Lot 5R and Lot 6R, Block 1, Rumfield Plaza Addition, More Commonly Known As 710 N. Main. (Hartman)

Paulette Hartman, City Manager, presented this item. After a brief discussion, Commissioner Isom made a motion to recommend approval of the re-plat of Lot 9, Block 6, Oak Trail Estates to Lot 5R and Lot 6R, Block 1, Rumfield Plaza. Commissioner Peacock seconded the motion.

Motion Carried – 5-0. Absent: Commissioners Reue and Howard

4. Discuss, Consider And Act Regarding A Request For A Final Plat Of Lots 1 Thru 11, Block 1, Rumfield Plaza, More Commonly Known As 710 N. Main. (Hartman)

After a brief discussion, Commissioner Isom made a motion to recommend approval of the final plat for Lots 1 thru 11, Block 1, Rumfield Plaza. Commissioner Peacock seconded the motion.

Motion Carried – 5-0. Absent: Commissioners Reue and Howard

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

5. Convene A Public Hearing To Obtain Public Input Regarding Establishing A Zoning District Of “PD” Planned Development And Consider A Concept Plan On Approximately 34.74 Acres Located In The McKinney & Williams Survey, Abstract No. 636, More Commonly Known As Cooper Valley Phase 2A And Proposed Cooper

Valley Phase 3. Also, Establish A Zoning District Of “PD” Planned Development And Consider A Concept Plan On Approximately 3.18 Acres Located In The John H. Cooper Survey, Abstract No. 145, More Commonly Known As Proposed Cooper Valley Phase 4.

A. Applicants Statement

David Reaves, Grant Engineering, 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. Applicants Rebuttal

David Reaves, Grant Engineering, stated the applicant has been meeting with Joshua ISD regarding the detention pond.

F. Adjournment

The public hearing recessed and the regular session reconvened at 7:25 p.m.

6. Discuss, Consider And Act Regarding Establishing A Zoning District Of “PD” Planned Development And Consider A Concept Plan On Approximately 34.74 Acres Located In The McKinney & Williams Survey, Abstract No. 636, More Commonly Known As Cooper Valley Phase 2A And Proposed Cooper Valley Phase 3. Also, Establish A Zoning District Of “PD” Planned Development And Consider A Concept Plan On Approximately 3.18 Acres Located In The John H. Cooper Survey, Abstract No. 145, More Commonly Known As Proposed Cooper Valley Phase 4. (Hartman)

Paulette Hartman, City Manager, presented this item. Dan Boutwell, City Planner, briefed Commissioners on this item. David Reaves, Grant Engineering, answered questions by Commissioners. After discussion, Commissioner Bransom made a motion to recommend approval of the zoning change. Commissioner Peacock seconded the motion.

Motion Carried – 5-0. Absent: Commissioners Reue and Howard

The regular session recessed and a public hearing opened at 7:39 p.m.

7. Convene A Public Hearing To Obtain Public Input Regarding A Request To Change The Zoning From C-1 Restricted Commercial To C-2 General Commercial On Approximately 3.812 Acres Of Land, Located On Lot 1, Block 1, Sierra Plaza Addition And More Commonly Known As 501 S. Broadway.

A. Applicants Statement

Anil Ram, Engineer, 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

Ashley Klein, 516 Casa Linda, Joshua, TX briefed Commissioners on her concerns.

E. Applicants Rebuttal

Anil Ram, addressed the concerns.

F. Adjournment

The public hearing recessed and the regular session reconvened at 7:47 pm.

8. Discuss, Consider And Act Regarding A Request To Change The Zoning From C-1 Restricted Commercial To C-2 General Commercial On Approximately 3.812 Acres Of Land, Located On Lot 1, Block 1, Sierra Plaza Addition And More Commonly Known As 501 S. Broadway. (Hartman)

Paulette Hartman, City Manager, introduced Dan Boutwell, City Planner to present this item. Greg Saunders, City Engineer, also spoke at this time. After discussion, Commissioner Peacock made a motion to recommend approval of the zoning change and request the applicant to work on addressing some concerns. Commissioner Connally seconded the motion. Commissioner Isom requested the motion be amended to clarify the issues. Commissioner Peacock amended his motion to recommend approval of the zoning change and request the applicant to work on addressing the concerns of: the height of the structures adjacent to residential properties, noise from the swimming pool and the distance of structures to the property lines. Commissioner Connally seconded the motion. The vote was as follows:

Ayes: Commissioners Peacock, Bransom, Connally, Hollarn

Nays: Commissioner Isom

Motion Carried – 4-1. Absent: Commissioners Reue and Howard

9. Discuss, Consider And Act Regarding A Preliminary Plat Of Joshua Crossing Subdivision, More Commonly Known As 531 Cooper Lane. (Hartman)

Paulette Hartman, City Manager, presented this item. Mrs. Hartman stated the following items will need to be addressed before approval of a final plat: a development agreement, letters from utility companies, final drainage plans. After discussion, Commissioner Bransom made a motion to recommend approval of the preliminary plat for Joshua Crossing. Commissioner Isom seconded the motion.

Motion Carried - 5-0. Absent: Commissioners Reue and Howard

10. Discuss, Consider And Act Regarding A Variance Request To City Of Joshua Ordinance No. 364-2003, Section 1 – Amendment (A) #3 – Exceptions To Exterior Building Materials For The Proposed New Construction Located At 461 N. Broadway. (Hartman)

Paulette Hartman, City Manager, presented this item. Barry Gilbreath, Developer, answered questions by Commissioners. After discussion, Commissioner Bransom made a motion to recommend approval of a variance to allow 100% masonry on the front of Buildings A & B, to allow only 20% masonry coverage on the sides of Buildings A & B, to allow no masonry coverage on the rear of buildings A & B and to allow no masonry coverage on Building C. Commissioner Peacock seconded the motion.

Motion Carried – 5-0. Absent: Commissioners Reue and Howard

11. Request For Future Agenda Items Or Reports.

There were none.

12. Adjournment.

There being no further business the meeting adjourned at 8:36 p.m.

Joe Hollarn, Chairperson

ATTEST:

Mary Beth Thomas,
City Secretary