



**PLANNING & ZONING COMMISSION MEETING
TUESDAY, JUNE 21, 2022, 6:30 P.M.**

**JUSTIN CITY HALL
415 NORTH COLLEGE STREET**

CALL TO ORDER

I. WORK SHOP SESSION (6:30 PM):

1. Agenda and Minutes Format.
2. Discussion relating to setbacks, lot coverage, and other design standards for all residential zoning districts.
3. TXDOT Update relating to FM 407 and FM 1171.
4. Discuss future zoning amendments to be recommended to City Council.
5. Briefing regarding the May 24th and June 14th Council Meetings.
6. Discuss Regular Agenda Items.

CONVENE INTO REGULAR SESSION AT 7:30 PM

Invocation and Pledge of Allegiance

II. PUBLIC COMMENT:

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking.

To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, June 21, 2022 to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

III. PUBLIC HEARING:

- 1.** A Public Hearing to consider a recommendation to City Council to consider amending the SF-2 PD (Planned Development) of The Preserve, approximately 196 Acres southwest of the intersection of FM 407 and Boss Range Road, legally described as A0419A W.A. FERRIS, TR 1, OLD DCAD TR 4, A0285A, WM CABLE, TR 1(PT), A0285A WM CABLE, TR 1A (PT).
- 2.** A Public Hearing to consider a recommendation to City Council for a zoning change from General Business – Old Town (GB-OT) to Single Family-Old Town (SF-OT) Planned Development for the properties legally described as O T JUSTIN BLK 48 LOT 2, O T JUSTIN BLK 48 LOT 1, DONALD-HARMONSON ADDN BLK 7 LOT 1-6, and DONALD-HARMONSON ADDN BLK 10.
- 3.** A Public Hearing to consider a recommendation to City Council for a Replat for the properties legally described as O T JUSTIN BLK 48 LOT 2, O T JUSTIN BLK 48 LOT 1, DONALD-HARMONSON ADDN BLK 7 LOT 1-6, and DONALD-HARMONSON ADDN BLK 10.
- 4.** A Public Hearing to consider a recommendation to City Council to rezone approximately 31.38 acres from General Business and from SF-2 to General Business-Planned Development. The rezone is proposed for the properties legally described as A0207A F.B. BORDEN TR 8F(PT), A0207A F.B. BORDEN TR 11(PT), LOTS 1 - 7, BLOCK 1, LOTS 1-3, BLOCK 2, LOT A, BLOCK 3, AND LOT A, BLOCK 4.
- 5.** A Public Hearing to consider a recommendation to City Council to amend Chapter 52 of the Code of Ordinances relating to Specific Use Permit Regulations.
- 6.** A Public Hearing to consider a recommendation to City Council to amend Chapter 52 of the Code of Ordinances relating to Site Plan requirements.

IV. ACTION ITEMS:

- 7.** Appoint a new Vice-Chair

V. CONSENT ITEMS:

- 8.** Consider approval of the minutes for May 17, 2022.

VI. FUTURE AGENDA ITEMS:

9. Gas Wells

10. Justin Self Storage Plat

11. Timberbrook Phase 4B Plat

VII. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Planning & Zoning Commission of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times.

Said notice has been posted this 17th Day of June 2022 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Attest:

Matthew Cyr

Matthew Cyr, Director of Planning and Development Services

NOTE: THE CITY OF JUSTIN COUNCIL CHAMBERS ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY DEVELOPMENT SERVICES DEPARTMENT OFFICE AT 940-648-2541 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT A SIGN LANGUAGE INTERPRETER CAN BE SCHEDULED BY CITY OFFICES.