



**CITY OF JUSTIN  
PLANNING AND ZONING COMMISSION AGENDA  
DECEMBER 19, 2023  
415 N. COLLEGE AVE.  
6:30 PM**

**WORK SHOP SESSION AGENDA (6:30 PM)**

- A. Call to Order and Roll Call.
- B. Briefing regarding the November 9th and December 14th Council Meeting.
  - 1. Reserve at Meadowlands Ph II Preliminary Plat (November 9th).
  - 2. Gaston House Timeline (December 14th).
  - 3. Creation of Tax Increment Reimbursement Zone #1 (November 9th and December 14th).
  - 4. Timberbrook CCN release (December 14th).
- C. Discuss update on the Atmos Gas line extension to Justin Town Square.
- D. Discuss update on Justin Crossing Commercial and FM 1171 project
- E. Discuss Training Schedule.
- F. Discuss regular agenda items.
- G. Discuss update on Unified Development Code process
- H. Adjourn

**CONVENE INTO REGULAR SESSION AT 7:30 PM**

- 1. CALL TO ORDER AND ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. 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 December 19, 2023, to [mcyrr@cityofjustin.com](mailto:mcyrr@cityofjustin.com). Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

**4. ADMINISTRATIVE COMMENTS**

**5. ACTION ITEMS**

- A. Consider and act upon appointment or reappointment to the Vice-Chair position.
- B. Consider and act upon a recommendation to City Council for the Chair position.

**6. PUBLIC HEARING:**

- A. Conduct a Public Hearing to hear concerns for or against a Site Plan for Ace Hardware for a 4,536 square-foot Greenhouse structure and 600 square-foot shed legally described as 66H PROPERTIES ADDITION BLK A LOT 1. Generally located southeast from the intersection of FM 407 and Boss Range Road.
- B. Consider and act upon a Site Plan for Ace Hardware for a 4,536 square-foot Greenhouse structure and 600 square-foot shed legally described as 66H PROPERTIES ADDITION BLK A LOT 1. Generally located southeast from the intersection of FM 407 and Boss Range Road.
- C. Conduct a Public Hearing to hear concerns for or against a Specific Use Permit for a Temporary Batch Plant legally described as A0439A M. GARNETT, TR 6A, Generally located north of FM 407 and Timberbrook Parkway.
- D. Consider and act upon a recommendation to City Council for a Specific Use Permit for a Temporary Batch Plant legally described as A0439A M. GARNETT, TR 6A, Generally located north of FM 407 and Timberbrook Parkway.

**7. FUTURE AGENDA ITEMS**

- A. Meadowlands Ph I
- B. Legacy Ranch Ph II
- C. Reserve at Meadowlands Ph II Final Plat
- D. Ladera Timberbrook Final Plat

**8. DEVELOPMENT UPDATE:**

- A. Development Update

**9. EXECUTIVE SESSION :**

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

**10. ADJOURNMENT:**

Planning and Zoning Commission Agenda December 19, 2023

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 15th day of December by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

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