CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
APRIL 16, 2024
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 March 14th and March 28th Council meetings

a. New Gen Study- Fee Schedule Amendment (March 14th)
b. Glen Coe Carwash (March 14th)
c. Gaston House SUP (March 28th and April 11th)
d. Justin Town Square PD Amendment (March 28th and April 11th)
e. Resolution accepting the Gaston property and structure (April 11th)
f. Resolution extending the ETJ (April 11th)

C. Discuss and recap March 28, 2024 Joint work session with City Council.

D. Discuss update on FM 1171 Talley Blvd Breakout project.

E. Discuss update on Range Creek Development

F. Discuss update on the Unified Development Code

G. Discuss regular agenda items.

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 June 20, 2023, 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.**

4. CONSENT ITEMS:

A. Consider approval of the minutes for the March 19, 2024, Planning and Zoning Commission meeting.

5. PUBLIC HEARING:

A. Conduct a Public Hearing to hear concerns for or against a recommendation to City Council for a zoning change from Single-Family Large Lot (SF-LL) to Planned Development Single-Family 2 (PD-SF-2) for Trafford Terrace legally described as A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D. Generally located northeast from the intersection of Sam Reynolds Road and Boss Range Road.

B. Consider and act upon a recommendation to City Council for a zoning change from Single-Family Large Lot (SF-LL) to Planned Development Single-Family 2 (PD-SF-2) for Trafford Terrace legally described as A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D. Generally located northeast from the intersection of Sam Reynolds Road and Boss Range Road.

6. ACTION ITEMS:

A. Consider and act upon a recommendation to City Council for a Preliminary Plat for Trafford Terrace consisting of 329 lots.Generally located northeast of Sam Reynolds Road and Boss Range Road.

B. Consider and act upon a Site Plan for Justin Elementary school generally located northeast from the intersection of Collingwood Drive and FM 407.

7. FUTURE AGENDA ITEMS:

A. Reserve at Meadowlands Ph I

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:

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 13th of April 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