



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
JULY 16, 2024
415 N. COLLEGE AVE.
6:30 PM**

1. WORK SHOP SESSION AGENDA (6:30 PM)

- A. Call to Order and Roll Call.
- B. Discuss the update from Innovative Transportation Solutions (ITS) and Texas Department of Transportation (TxDot) relating to the roadway network in and around the City of Justin.
- C. Discuss an update on the Unified Development Code.
- D. Discuss land use planning on W. 1st Street.
- E. Discuss Regulatory Incentives
- F. Discuss an update on the City of Justin Building Codes.
- G. Discuss Planning and Zoning Commission Training
- H. Discuss regular agenda items.
- I. Adjourn.

2. CONVENE INTO REGULAR SESSION AT 7:30 PM

3. CALL TO ORDER AND ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. ADMINISTRATIVE COMMENTS

- A. Recognize former Vice-Chair John Tinsley for his contributions to the Planning and Zoning Commission.

6. 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 meyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

7. CONSENT ITEMS:

- A. Consider approval of the minutes for the May 20, 2024, Planning and Zoning Commission Meeting and for the June 20, 2024 Joint City Council and Planning and Zoning Commission Meeting.
- B. Consider and act upon a recommendation to City Council for a Preliminary Plat for Oliver Creek Ranch, consisting of 1,031 lots, generally located south from the intersection of FM 1384 and Jim Baker Road.

8. PUBLIC HEARING:

- A. Conduct a Public Hearing to hear concerns for or against a Replat for Justin Town Square legally described as Lot 1R1-1R4, Block 4. Generally located northwest from the intersection of Tally Boulevard and Village Lane.
- B. Consider and act upon a recommendation to City Council for a Replat for Justin Town Square legally described as Lot 1R1-1R4, Block 4. Generally located northwest from the intersection of Tally Boulevard and Village Lane.
- C. Conduct a Public Hearing to hear concerns for or against an Amendment to the existing Planned Development Agreement (SF-1 PD-597-15) for Meadowlands Phase 1, legally described as Lots 1-7, Block A. Generally located southwest from the intersection of FM 407 and Meadowview Drive.
- D. Consider and act upon a recommendation to City Council for an Amendment to the existing Planned Development Agreement (SF-1 PD-597-15) for Meadowlands Phase 1, legally described as Lots 1-7, Block A. Generally located southwest from the intersection of FM 407 and Meadowview Drive.

9. ACTION ITEMS:

- A. Consider and act upon a recommendation to City Council regarding the appointment to and membership of the Planning and Zoning Commission.
- B. Consider and act upon appointment to the Vice-Chair position.

10. DEVELOPMENT UPDATE:

- A. Development Update

11. 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.

12. 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 11th of July 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