CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
JANUARY 21, 2025
415 N. COLLEGE AVE.
6:30 PM

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

A. Call to Order and Roll Call.

B. Briefing regarding the December 12th and January 13th Council Meeting.

   a. UDC first reading (December 12th)

   b. Annual Board and Commission Appointments/Reappointments (December 12th)

   c. Strategic Plan/Initiatives (January 13th)

C. Discuss upcoming Board Training

D. Discuss land use planning on W. 1st Street.

E. Update on Developments in the City of Justin

F. Receive a TIRZ #1 Update

G. Discuss regular agenda items.

H. Adjourn.

2. CONVENE INTO REGULAR SESSION AT 7:30 PM

3. CALL TO ORDER AND ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. ADMINISTRATIVE COMMENTS:

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 Development and Economic Development Services by 5:00 pm on the day of the meeting 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.**

7. CONSENT ITEMS:

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

B. Consider approval of the minutes for the December 3, 2024, Planning and Zoning Commission meeting.

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 17th day of January by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Matthew Cyr

Matthew Cyr, Director of Development Services and Economic Development

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

First Street Rezone Report

Prepared by Diego Phoyu Solares, Development Services Intern
July 16, 2024

General Pros of Rezoning the 1st Street Corridor

- The rezone would increase the number of commercial lots in the City.
- The rezone could attract new, unique, and/or different businesses into the City, potentially providing new commercial amenities closer to Justin residents.
- The increase in commercial lots could reduce sales tax burden for residents, as commercial uses would make up a slightly higher percentage of the City's property tax base.
- The increase in businesses could help money (and sales tax) stay within the City, and provide new tax revenues for the City.
- The rezone could bring more vehicular and pedestrian traffic to the historic Old Town district.

General Cons of Rezoning the 1st Street Corridor

- The rezone would immediately impact up to 21 lots on the north side of W. 1st St, and potentially displace residents or make their uses legally non-conforming.
- Commercial lots tend to emit higher levels of noise and light and potentially increase traffic on West 1st Street, which could impact adjacent property owners.
- Senate Bill 929, enacted in 2023, enacts limits on municipalities seeking to do these types of rezones, and grants rights to homeowners who become legally non-conforming. See next page.
- There are existing commercially-zoned properties on W. Pafford St. that have remained residential uses, as the owners have remained legally non-conforming for many years. This would need to be addressed (potentially in the UDC), if this outcome is not desired to be repeated.
- W. 1st Street is currently part of FM 407, but this road will be redirected north in the next 10 years, which could reduce traffic flow and counts along W. 1st St.

SB 929 (2023) – a brief, crude summary

- Applies when municipalities change a use (for example, via a rezone) so that the existing use becomes legally non-conforming under the new regulations
- Required notice via mail with specific verbiage and formatting (bold 14pt font)

  "THE [MUNICIPALITY] IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."

- Must require nonconforming use to continue unless the municipality "imposes a requirement to stop the nonconforming use"
- If this requirement is imposed, the property owner is entitled to payment equal to the sum of any loss in market value because of the nonconformance and any costs incurred to stop the noncompliance. Payment can go to the owner or lessee, and the value and apportionment can be appealed several times by owner, lessee, and/or municipality.
- Owner may waive these rights through written waiver
- Legal immunity of municipalities is waived for legal actions under this law

This and any related language and interpretation would need to be reviewed by the City Attorney

Topics of Discussion

- Do these pros/cons generally fit with the vision the Commission had with this discussion? Is there something we missed?

- What lots should be included in the rezone and which should not? Is there a good stopping point? What is our justification for including lot X and not lot Y? Etcetera.

- What timeline would this project be under? What is our justification for doing this now or during the year 20XX instead of the year 20YY? Etcetera.

- How comfortable does the Commission feel about the required verbiage and the potential challenges by homeowners to conformance / "takings"?

Preliminary Recommendations

- **Recommend limiting the rezone to the lots on the north side of W. 1st Street, from the intersection with Pafford St. to the intersection with Denton St.** The lots on the block from Pafford to College are all presumed unoccupied homes, and the lots on the two blocks from College to Denton are all owned by one property owner, except one. The two lots in the Northeast corner of Denton and W. 1st are also presumably unoccupied and would be included.

- **There would need to be a clear communication strategy developed if we proceed forward.** This would need to be palatable to the community and include:
  - Language pursuant to SB 929 regarding the rezone and conformance.
  - The goals sought with this project, and how the project ties into Imagine Justin, the UDC, and other guiding planning documents for Justin.
  - Potential benefits to adjacent properties and to other Justin residents.
  - Any other items the Commission feels it should contain.

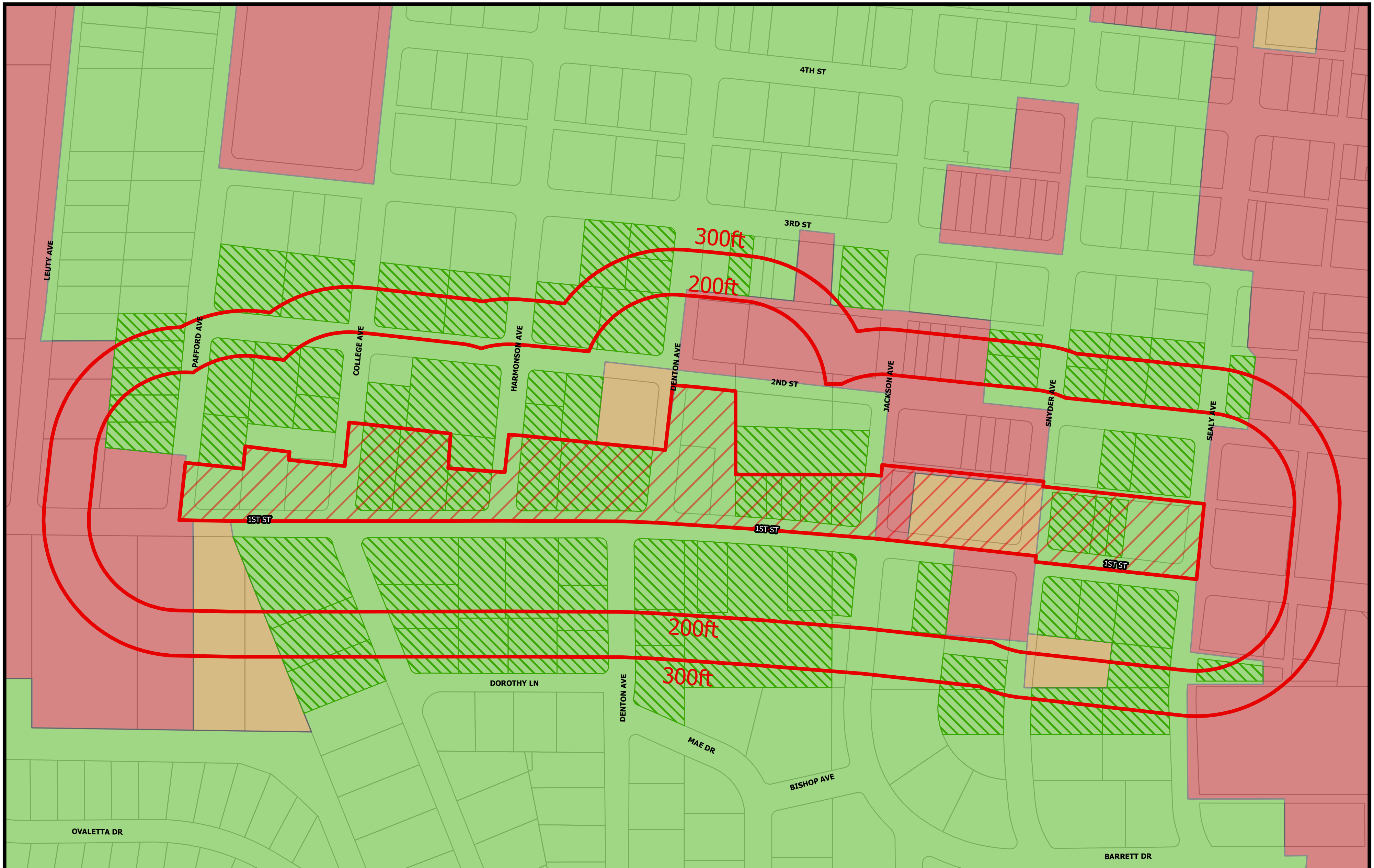
Lot Counts

- **Total number of lots analyzed for rezone: 21**
  - 19 lots currently zoned residential, 19 lots presumed residential use
  - 2 lots currently zoned non-residential, 2 lots presumed non-residential use
  - 13 lots presumed occupied homes

- **Recommended, limited rezone: Lots affected: 10**
  - All 10 lots currently zoned residential
  - 5 homes presumed occupied

GIS Exhibits

- The next pages show the entire rezone area analyzed in map exhibits.
- The first map shows "uses", which were determined based on lot by lot analysis compared to zoning. It shows the specific use of the lots, whether residential, non-residential (including commercial, institutional, religious, etc), or undeveloped lots, the rezone lots analyzed, 200' and 300' adjacency buffer, and the homes we believe are currently occupied based on water usage and utility account activation.
- The second map shows the current zoning regulations, the rezone lots analyzed, 200' and 300' adjacency buffers, and the homes we believe are currently occupied based on water usage and utility account activation. The principal difference between the first and second maps is the prescribed use (zoning) versus something closer to actual use.
- Note the lots zoned LR on and around W. 1st St between Leuty and Pafford, and their overlap with occupied homes. These are the commercially zoned but residential occupied properties discussed earlier.



0 75 150 300 450 Feet

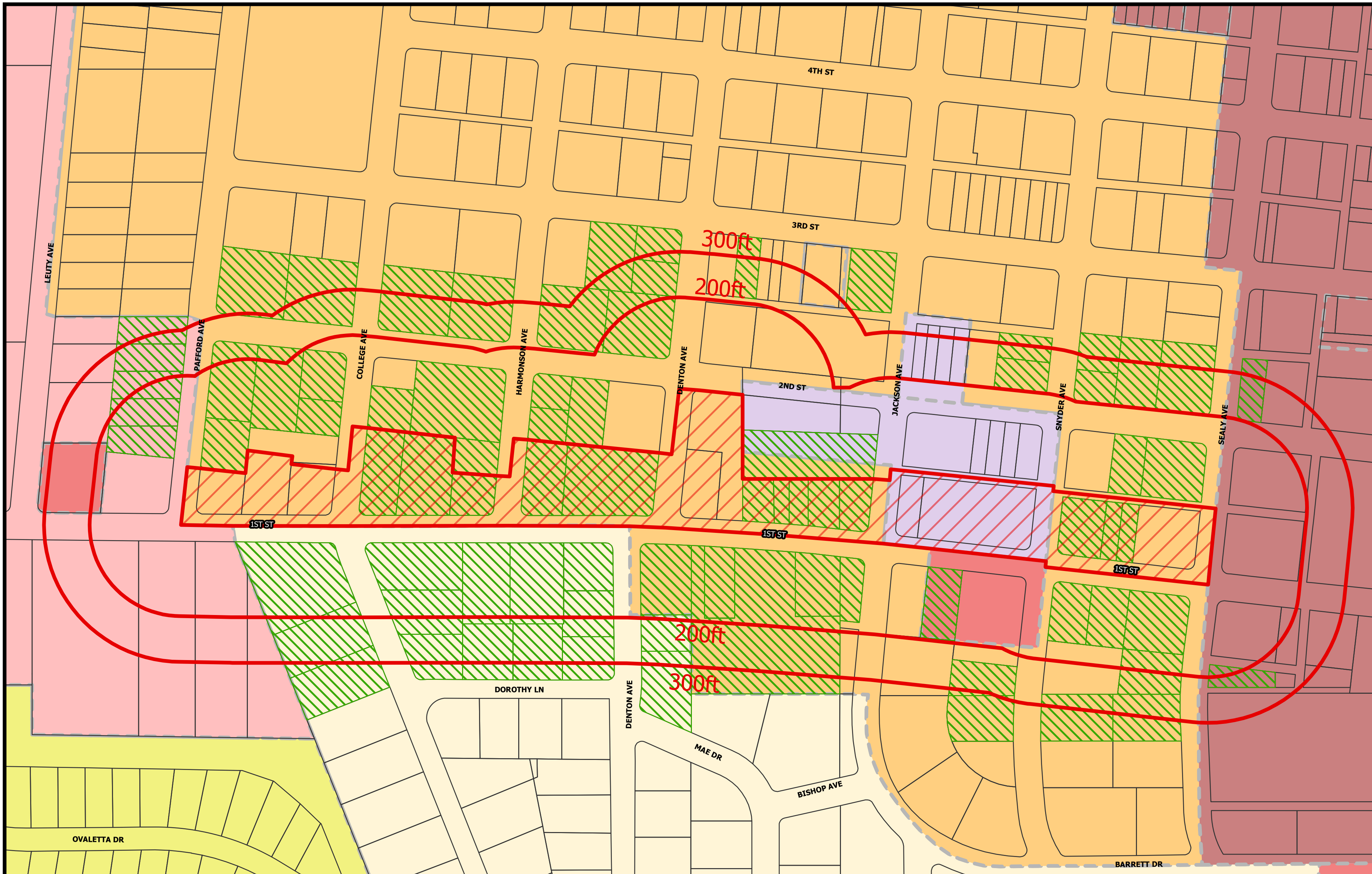
N

Prepared by:
Christopher T. Young
GIS Technician
Date: 7/05/2024

First Street Proposed Rezone Area City of Justin, TX

Legend

- Non-Residential
- Residential
- Undeveloped
- Parkland/Open Space
- Rezone Area
- Notification Radius
- Occupied Homes



Prepared by:
Christopher T. Young
GIS Technician
Date: 7/05/2024

First Street Proposed Rezone Area City of Justin, TX

Legend

- SF-LL
- SF-1
- SF-1A
- SF-2
- SF-OT
- 2F
- MF
- LR
- GB
- GB-OT
- LI
- Rezone Area
- Notification Radius
- Occupied Homes

Purpose

This communication plan aims to ensure clear, transparent, and timely outreach to residents and property owners regarding a city-initiated rezoning project involving multiple properties. The goal is to inform stakeholders, gather feedback, address concerns, and promote community engagement throughout the rezoning process.

Objectives

1. **Inform** residents and property owners about the rezoning effort, its purpose, timeline, and potential impacts.
2. **Engage** stakeholders early to encourage participation in the decision-making process.
3. **Address** questions, concerns, or misinformation promptly and clearly.
4. **Build trust** by promoting transparency and accountability through open communication channels.

Key Audiences

- Affected property owners and residents
- Nearby neighborhood associations
- Local businesses and community groups
- General public (for awareness)

Communication Channels and Tactics

1. **Direct Mail Notifications**
    - Send letters or postcards to all affected property owners and nearby residents.
    - Include information on the rezoning proposal, public meeting dates, and how to provide feedback.

2. **Community Meetings**
    - Host at least one meeting at Town Hall to present the proposal and gather input.
3. **City Website & Social Media Platforms**
    - Create a dedicated webpage with detailed information, FAQs, maps, and contact details.
    - Use Facebook, Twitter, and Instagram to announce meetings and key dates.
4. **Press Release & Local Media Outreach**
    - Distribute press releases to local news outlets to broaden public awareness.
    - Engage local radio or newsletters for outreach to underserved communities.
5. **Council and Neighborhood Association Briefings**
    - Provide updates to elected officials to ensure alignment and proactive outreach.

Timeline

1. **Week 1-2**: Prepare communication materials (letters, website updates, press release).
2. **Week 3**: Distribute direct mail and launch web/social media updates.
3. **Week 4-5**: Host community meeting.
4. **Week 6**: Gather feedback and provide follow-up information to stakeholders.
5. **Week 7+**: Present findings and updates at a council meeting; share next steps publicly.

Evaluation & Follow-Up

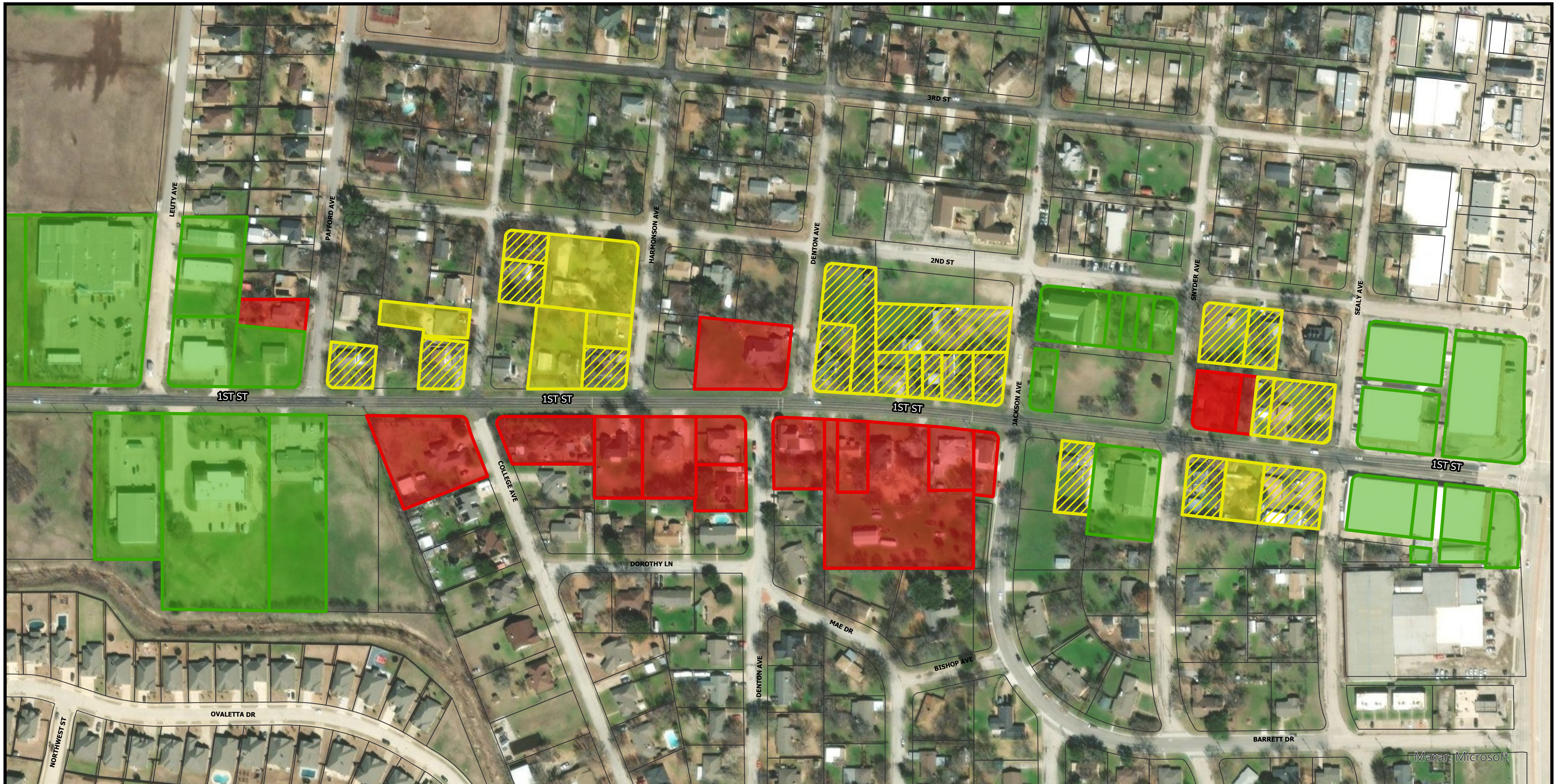
- Track meeting attendance and feedback received through various channels.
- Monitor online engagement (social media interactions, website visits, etc.).
- Follow up individually with residents who raise concerns or need additional information.
- Prepare a final report summarizing public input and next steps.

This communication plan provides a roadmap to ensure residents and stakeholders are well-informed and have meaningful opportunities to participate in the rezoning process

JUSTIN
1887

LAND USE ANALYISIS SCHEDULE 2024-2025

DESCRIPTION	STARTING
FEEDBACK ON COMM PLAN/SCHEDULE	December
DISCUSS ALIGNMENT FM 407 AND DISCUSS TIMING	January 21, 2025
STAFF PROVIDES ADJUSTMENTS AS NECESSARY	February 18, 2025
FEEDBACK FROM PZ	March 18, 2025
FINAL ADJUSTMENTS FROM STAFF	April 15, 2025
PZ FINAL DELIBERATION	May 20, 2025
RECOMMENDATION TO COUNCIL	June 12, 2025



Prepared by:
Christopher T. Young
GIS Technician
Date: 9/25/2024

0 75 150 300 450
Feet

1st Street Existing Uses
City of Justin, TX

Legend

- Registered Homesteads
- Rental Homes
- Commercial Uses
- Corporate Owned Residences

N

Planning and Zoning Commission Coversheet
January 21, 2025
415 N. COLLEGE AVE.

Agenda Item: F. (WORK SHOP SESSION AGENDA (6:30 PM))

Title: Receive a TIRZ #1 Update

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

No action is requested.

Background:

On December 14, 2023, City Council approved the creation of TIRZ #1. Staff has awaited the numbers from the Denton County Appraisal District to be able to accurately forecast the 5-year projections along with provide City Council an update on the City initiated Increment Reinvestment Zone.

During the creation of TIRZ #1 a preliminary plan was also created in accordance with state statutes to provide an estimate of projects that would be included along with a total cost over the duration of the TIRZ.

The following below are the City's portion of the TIRZ, County's Portion (no agreement has been made yet), and the Cumulative.

NEXT STEPS: Staff will set up a meeting with the County to discuss a participation percentage and report back any information from that discussion to City Council. The next step would be then finalizing an agreement with Denton County for the TIRZ participation. The last and final step would be City Council appointing the TIRZ board (it can be Council or another board) and adopting the final plan. This will take place over the next six months.

FY 24-25

City Amount to TIRZ	Estimated County Amount to TIRZ	**Total Tax Amount to TIRZ**
$144,638.97	$45,279.73	$189,918.70
$-	$10.07	$10.07

	$144,638.97	$45,289.79	$189,928.76
FY25-26	City Amount to TIRZ	Estimated County Amount to TIRZ	**Tax Amount to TIRZ**
	$167,022.08	$52,286.84	$219,308.92
	$-	$13.09	$13.09
	$167,022.08	$52,299.92	$219,322.01
FY 26-27	City Amount to TIRZ	Estimated County Amount to TIRZ	**Tax Amount to TIRZ**
	$190,524.35	$59,644.30	$250,168.66
	$-	$16.26	$16.26
	$190,524.35	$59,660.56	$250,184.91
FY 27-28	City Amount to TIRZ	Estimated County Amount to TIRZ	**Tax Amount to TIRZ**
	$215,201.74	$67,369.64	$282,571.38
	$-	$19.59	$19.59
	$215,201.74	$67,389.23	$282,590.96
FY 28-29	City Amount to TIRZ	Estimated County Amount to TIRZ	**Tax Amount to TIRZ**
	$241,112.99	$75,481.25	$316,594.24
	$-	$23.08	$23.08
	$241,112.99	$75,504.33	$316,617.32
TOTAL	**$958,500.13**	**$300,143.83**	**$1,258,643.96**

City Attorney Review: No

Attachments:

1. Tax Increment Reinvestment Zone (TIRZ) FAQ
2. TIRZ 1 Preliminary Plan

Tax Increment Reinvestment Zone (TIRZ)

FREQUENTLY ASKED QUESTIONS

- What is TIRZ?
  - A Tax Increment Reinvestment Zone (TIRZ) is a tool that local governments can use to publicly finance needed structural improvements and enhanced infrastructure within a defined area. These improvements usually are undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area.

- Does a TIRZ increase taxes in the zone or outside of the zone?
  - The TIRZ does not increase taxes, whether you are inside the zone or outside the zone.

- How does a TIRZ work?
  - The TIRZ uses the increased property tax valuations from new development to fund specific projects within the TIRZ.

- Who approves the zone?
  - The City Council approves the area of the City that may be included in the TIRZ for commercial development and re-development. The approval process includes public notices and public meetings.

- Does the City of Justin have a TIRZ?
  - The City of Justin has TIRZ #1. A Public Hearing was held on November 9, 2023, and another Public Hearing was held on December 14, 2023. The area designation can be seen below by clicking the "TIRZ" layer on the map. City of Justin Comprehensive Interactive Map (arcgis.com)

- When did the City of Justin approve a TIRZ?

  - The City of Justin TIRZ #1 was approved by the City Council on December 14, 2023. The link to the Council meeting can be seen below. [Dec 14, 2023 City Council - Justin, TX (swagit.com)]

- How does the TIRZ impact the City's general fund?
  - The TIRZ revenue doesn't directly impact the city's general fund because the increased property tax revenue from the zone is segregated and directed toward specific projects or improvements within the TIRZ area. The City will apportion 50% of the increase or increment revenues from the baseline to the TIRZ fund. The other 50% will be distributed to the general fund. See "Example" for more details.

- What is the duration of a TIRZ?
  - The duration of a TIRZ that is most commonly seen in municipalities is anywhere from 20-30 years. The City of Justin TIRZ#1 is set for 30 years.

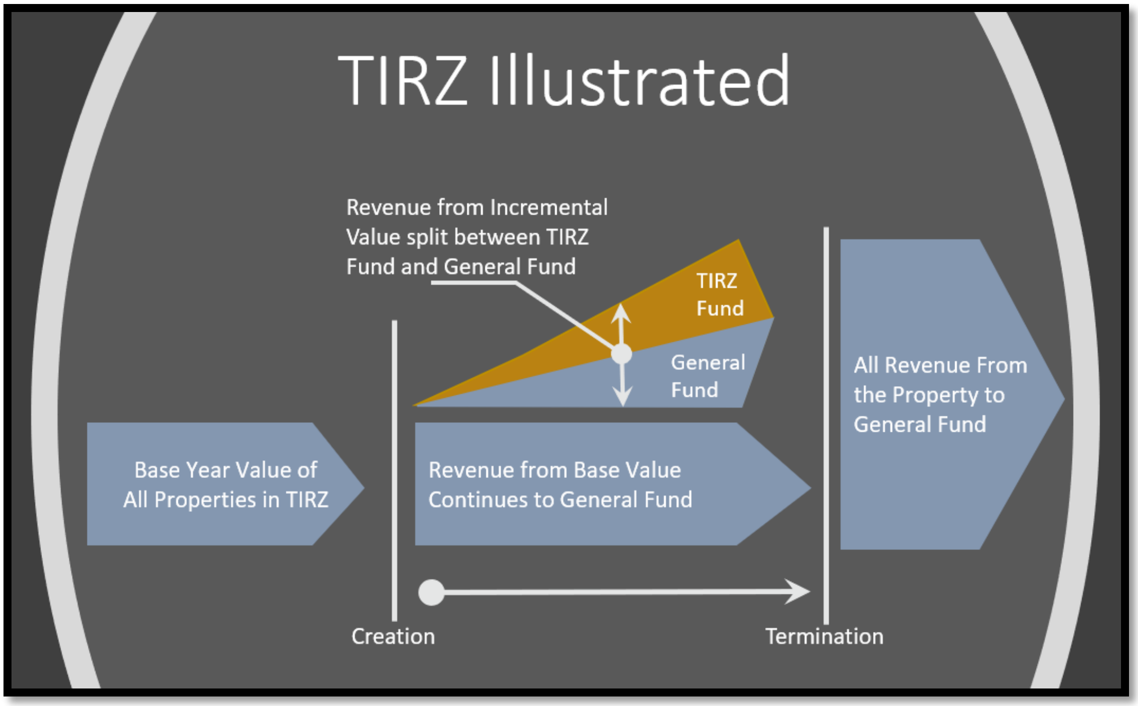
- Can a TIRZ be dissolved?
  - Yes, a TIRZ can be dissolved at any time by City Council, preferably if all projects are paid off or there are not any outstanding projects that are still under construction.

- Can a TIRZ change its boundary or change its identified list of projects?
  - The City can change its boundaries or identified projects after a recommendation or approval from the TIRZ Board/City Council.

- Can the money from a TIRZ be utilized to fund anything outside the identified projects in the final plan?
  - No, the money can only be utilized to fund what was approved on the final plan. However, as mentioned above the final plan can be amended by the TIRZ Board/City Council.

- Why can the City create a TIRZ?
  - The Texas Legislature authorizes creation of a TIRZ by City Council in Section 311 of the Texas Tax Code.

Example: If the current ad-valorem taxes generated in an area are $100,000 and the next year it climbs to $120,000 then the newly added value is $20,000. The TIRZ is proposed at 50% so $10,000 would be placed in the general fund and $10,000 would be placed in the TIRZ. However, if the house or area is built outside the TIRZ zone then 100% of the ad-valorem funds will be allocated to the general fund.


TIRZ Illustrated
Revenue from Incremental Value split between TIRZ Fund and General Fund
TIRZ Fund
General Fund
Base Year Value of All Properties in TIRZ
Revenue from Base Value Continues to General Fund
All Revenue From the Property to General Fund
Creation
Termination

City Council Coversheet
December 14, 2023
415 N. COLLEGE AVE.

Agenda Item: 14. (POSSIBLE ACTION ITEMS)

Title: PUBLIC HEARING: Public Hearing and Ordinance 766-23 on second reading to consider authorizing the creation and designating a geographic area within the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number One.

a. open public hearing
b. close public hearing
c. consider and take appropriate action

Department: Development

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration based on the request.

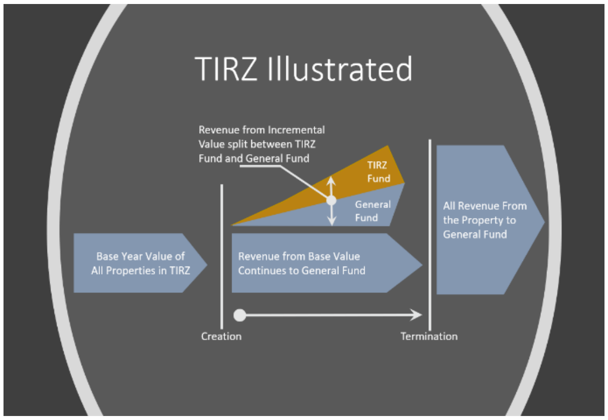
Background:

Following a thorough process and in compliance with all legal requirements, Staff has identified approximately 702.78 acres within the city limits as the tax increment reinvestment zone, named Reinvestment Zone Number One. The City Council will be required to appoint a Board of Directors comprising eight members, with Place 8 to be appointed by the Commissioners Court of Denton County, Texas. The appointed individuals, representing various positions within the City, will serve on the Board, ensuring effective governance and management of the Zone. The City Council may appoint themselves as the TIRZ Board if desired.

The Tax Increment Reinvestment Zone has the potential to enhance taxable real property, increased sales and use taxes, and improved job opportunities for residents. The development plans will address the identified challenges and contribute to the overall growth of the community.Additionally, a Tax Increment Fund (TIRZ Fund) is to support the proposed projects within the Zone. This fund will be used to finance essential public infrastructure, economic development programs, and various initiatives aimed at attracting businesses.

What is a TIRZ?

Tax increment financing is a tool that local governments can use to publicly finance needed structural improvements and enhanced infrastructure within a defined area. These improvements usually are undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the Tax Code.



Breakdown of the TIRZ

City TIRZ Contribution:
•50% TIRZ Participation
•$20 million over term of Zone

County TIRZ Contribution
•Only applicable if the County chooses to participate
•Requested 50% TIRZ Participation
•$7 million over term of Zone

City General Fund
•$20 million in new revenue over term of Zone

Example of TIRZ

Property A is valued on January 1, 2023 for $1,000,000
•The appraised value for January 1, 2024 goes up 3% making the property value $1,030,000.
•The new tax increment that goes into the TIRZ fund is the taxes collected on the $30,000 value increase

OR
Property A is vacant and valued at $100,000.
•Property A is improved with improvements valued at $1,000,000 making the new property value $1,100,000
•The new tax increment that goes into the TIRZ fund is the taxes collected on the $1,000,000 in new improvements

Next Steps

Creation of the Zone
•December 14th, City Council Meeting.

County Participation
•Request County participate in TIRZ#1.

Approval of Final Plan
•TIRZ Board & City Council to consider a Final Project and Finance

<u>Public Input/Engagement</u>
•Held a Public Hearing on November 9, 2023
•Held a Public Hearing on December 14, 2023 (only one is required by State Law)
•Posted on Social Media on Wednesday, November 29th
•Posted on Social Media on Monday, December 4th
•Scheduled to Post on Social Media the week of December 11th
•Posted through e-notify

City Attorney Review: Yes

Attachments:

1. TIRZ Preliminary Plan
2. Proposed Ordinance- TIRZ

REINVESTMENT ZONE NUMBER ONE, CITY OF JUSTIN, TEXAS PRELIMINARY PROJECT AND FINANCE PLAN

NOVEMBER 9, 2023

TABLE OF CONTENTS

SECTION 1: DEFINITIONS

Capitalized terms used in this Preliminary Plan shall have the meanings given to them in **Section I** below unless otherwise defined in this Preliminary Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” or an “Exhibit,” shall be a reference to a Section of this Preliminary Plan or an Exhibit attached to and made a part of this Preliminary Plan for all purposes.

“**Act**” means Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended.

“**Administrative Costs**” means the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone, including reasonable charges for the time spent by employees of the City in connection with the implementation of the Final Plan, planning, engineering, legal services, organizational costs, publicizing costs, costs of operating the Zone and project facilities paid by or on behalf of the City that are directly related to the administration of the Zone, as well as payments made at the discretion of the governing body of the municipality that it finds necessary or convenient to the creation of the Zone or to the implementation of the Final Plan for the Zone.

“**Appraisal District**” means the Denton Central Appraisal District.

“**Board**” means the Board of Directors for the Zone.

“**Captured Appraised Value**” means the new taxable value generated beyond the Tax Increment Base for each year during the term of the Zone.

“**City**” means the City of Justin, Texas.

“**City Council**” means the governing body of the City.

“**City TIRZ Increment**” means fifty percent (50%) of the ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone, as further described in **Section 12.1**.

“**County**” means Denton County, Texas.

“**County Participation Agreement**” means that certain agreement anticipated to be entered into by the City and the County detailing Denton County’s participation in the Zone.

“**County TIRZ Increment**” means fifty percent (50%) of the County’s ad valorem real property taxes collected on the Captured Appraised Value in the Zone, and deposited into the TIRZ Fund pursuant to the County Participation Agreement.

"**Creation Ordinance**" means the ordinance adopted by the City creating and designating the Zone.

"**Downtown Revitalization Program**" means the City's program for the downtown area which includes façade renovations, downtown master plans, public infrastructure supporting downtown, and economic development programs as designated by the Board and City Council.

"**Feasibility Study**" means the economic feasibility study as prepared at the time of the Preliminary Plan and updated when the Final Plan is updated or amended, and focuses only on direct financial benefits, as further described in **Section 9**, and shown on **Exhibit E**.

"**Final Plan**" means the future *Reinvestment Zone Number One, City of Justin, Texas Final Project and Finance Plan*.

"**Preliminary Plan**" means this *Reinvestment Zone Number One, City of Justin, Texas Preliminary Project and Finance Plan*.

"**Project Costs**" means the total costs for projects in the Zone, including the cost of the Public Improvements and Administrative Costs.

"**Property**" means 702.78 acres of land as depicted on **Exhibit A** and identified on **Exhibit H**.

"**Public Improvements**" means the proposed public improvements to be financed by the Zone, which includes roads, water, sanitary sewer, trails, parks, utility improvements, and Downtown Revitalization Program, as depicted on **Exhibit G**, and detailed on **Exhibit C**.

"**Tax Increment Base**" means total appraised value of taxable real property in the Zone at the time of creation of the Zone.

"**TIRZ No. 1 Fund**" means the tax increment fund created by the City and segregated from all other funds of the City.

"**Zone**" means Reinvestment Zone Number One, City of Justin, Texas, as depicted on **Exhibit A**, and identified on **Exhibit H**.

SECTION 2: INTRODUCTION

2.1 Authority and Purpose

The City has the authority under the Act to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the City Council determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone is economically feasible, and that creation of the Zone is in the best interest of the City and the property in the Zone. The purpose of the Zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, economic development grants, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

2.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if the area:

1) substantially arrests or impairs the sound growth of the municipality designating the Zone, retard the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition; or
2) is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; or
3) is in a federally assisted new community located in the City or in an area immediately adjacent to a federally assisted new community; or
4) is in an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the City by the owners of property constituting at least fifty percent (50%) of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located.

The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

2.3 Proposed Zone

The Property within the proposed Zone is currently located within the corporate limits and extraterritorial jurisdiction of the City. The Property is primarily open, undeveloped or underdeveloped, and substantially impairs and arrests the sound growth of the City. Due to its size, location, and physical characteristics development would not occur solely through private investment in the foreseeable future. The Property lacks public infrastructure and requires economic incentive to attract development for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the Public Improvements are financed as contemplated by this Preliminary Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, the County, and the region, a quality development.

2.4 Preliminary Plan and Hearing

Before the City Council adopts the Creation Ordinance, the City Council must prepare a preliminary project and finance plan in accordance with the Act and hold a public hearing on the creation of the Zone and its benefits to the City and to the Property, at which public hearing interested persons shall be given the opportunity to speak for and against the creation of the Zone, the boundaries of the Zone and the concept of tax increment financing, and at which hearing the owners of the Property shall be given a reasonable opportunity to protest the inclusion of their Property in the Zone. The requirement of the Act for a preliminary project and finance plan was satisfied by this Preliminary Plan, the purpose of which was to describe, in general terms, the Public Improvements that will be undertaken and financed by the Zone. A description of how such Public Improvements and projects will be undertaken and financed shall be determined by the Final Plan, which requires approval by the Board and City Council.

2.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council shall consider the Creation Ordinance and the following findings:

1) that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, and
2) that the Zone is feasible, and
3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City, and
4) that the Zone meets the eligibility requirements of the Act.

Among other provisions required by the Act, the Creation Ordinance shall appoint the Board.

2.6 Board Recommendations

After the creation of the Zone, the Board shall review the Final Plan and recommend its approval to the City Council pursuant to which the City shall contribute the City TIRZ Increment into the TIRZ No. 1 Fund to pay a portion of the Project Costs benefiting the Zone. After the creation of the Zone, the Board shall review the Final Plan, and recommend its approval to the City Council.

SECTION 3: DESCRIPTION AND MAPS

3.1 Existing Uses and Conditions

The Property is currently zoned Local Retail, General Business – Old Town, General Business, Single Family, Light Industrial. The Property is primarily undeveloped or underdeveloped, and there is limited or inadequate public infrastructure to support development. Development requires extensive public infrastructure that: (1) the City could not provide, and (2) would not be provided solely through private investment in the foreseeable future.

3.2 Proposed Uses

The proposed uses of the Property in the City include residential, commercial, and industrial, as shown on **Exhibit F**.

3.3 Parcel Identification

The parcels identified on **Exhibit H** provide sufficient detail to identify with ordinary and reasonable certainty the territory included in the Zone.

SECTION 4: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS

The Property is wholly located in the corporate limits and extraterritorial jurisdiction of the City and is subject to the City's zoning regulation, or shall be upon annexation. The City has exclusive jurisdiction over the subdivision and platting of the property within the Property and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. No proposed changes to zoning ordinances, comprehensive plan, building codes, subdivision rules, or other municipal ordinances are planned.

SECTION 5: RELOCATION OF DISPLACED PERSONS

No persons shall be displaced and in need of relocation due to the creation of the Zone or due to the implementation of the Final Plan.

SECTION 6: ESTIMATED NON-PROJECT COSTS

Non-project costs are costs that will be spent to develop in the Zone but will not be financed by the Zone, and will be financed by other funds. The list of non-project costs is shown on **Exhibit B**, and are estimated to be approximately $222,964,319.

SECTION 7: PROPOSED PUBLIC IMPROVEMENTS

7.1 Categories of Public Improvements

All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act, including Texas Local Government Code Chapter 380.

7.2 Location of Public Improvements

The estimated locations of the proposed Public Improvements are depicted on **Exhibit G**. These locations may be revised, with the approval of the City, from time to time without amending the Final Plan.

SECTION 8: ESTIMATED PROJECT COSTS

8.1 Project Costs

The total Project Costs for projects in the Zone, which includes the cost of the Public Improvements, and the Administrative Costs, are estimated to be approximately $27,255,681, as shown on **Exhibit C**.

8.2 Estimated Costs of Public Improvements

The estimated costs of the Public Improvements within the Zone are approximately $26,850,000, as shown on **Exhibit C**.

8.4 Estimated Administrative Costs

The Administrative Costs are estimated to be $10,000 annually and escalating at two percent (2%) thereafter, and shall be paid each year from the TIRZ No. 1 Fund before the costs of Public Improvements are paid. The Administrative Costs are estimated to be $405,681 over the term of the Zone.

8.5 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning at the time the Zone is created and through the duration of the Zone. It is estimated the Project Costs will be incurred between calendar years 2024 and 2042, as shown on **Exhibit D**.

SECTION 9: FEASIBILITY STUDY

The Feasibility Study, as shown on **Exhibit E**, focuses on only direct financial benefits (i.e. ad valorem tax revenues from the development of Public Improvements in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately $55,031,156 in total new real property tax revenue for the participation taxing entities.

The City TIRZ Increment, estimated at $20,458,790, will be deposited into the TIRZ No. 1 Fund to pay for the Project Costs over the life of the Zone. The remaining new real property tax revenue over that period, estimated at $20,458,790 shall be retained by the City, in addition to existing ad valorem tax revenues generated from the Tax Increment Base.

If applicable, the County TIRZ Increment, estimated at $7,056,788, will be deposited into the TIRZ No. 1 Fund to pay for the Project Costs over the life of the Zone. The remaining new real property tax revenue over that period, estimated at $7,056,788 shall be retained by the County, in addition to existing ad valorem tax revenues generated from the Tax Increment Base.

One hundred percent (100%) of all taxing revenues generated for other taxing entities by the new development within the Zone will be retained by the respective taxing entities, unless the taxing entity participates in the Zone. Based on the foregoing, the feasibility of the Zone has been demonstrated.

SECTION 10: ESTIMATED BONDED INDEBTEDNESS

No tax increment reinvestment zone bonds or public indebtedness by the City secured by the tax increments pursuant to the Act, is contemplated.

SECTION 11: APPRAISED VALUE

11.1 Tax Increment Base

The Tax Increment Base of the Zone at the time of creation is estimated to be $170,933,300, and shall be confirmed by the Appraisal District. Each year, the Appraisal District shall confirm the current Captured Appraised Value.

11.2 Estimated Captured Appraised Value

It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be approximately $599,650,483, as shown on **Exhibit E**. The actual Captured Appraised Value, as certified by the Appraisal District, for each year, will be used to calculate the annual City TIRZ Increment.

SECTION 12: METHOD OF FINANCING

The Final Plan shall obligate the City to deposit the City TIRZ Increment into the TIRZ No. 1 Fund beginning in 2023. For example, in FY 2023, the City's ad valorem tax rate was $0.630693 per $100 of taxable value, therefore the City would contribute $0.3153 per $100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ No. 1 Fund.

If applicable, the County Participation Agreement shall obligate the County to deposit the County TIRZ Increment into the TIRZ No. 1 Fund beginning in 2023. For example, in FY 2022, the County's ad valorem tax rate was $0.217543 per $100 of taxable value, therefore the County would contribute $0.1088 per $100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ No. 1 Fund.

All payments of Project Costs shall be made solely from the TIRZ No. 1 Fund and from no other funds of the City unless otherwise approved by their respective governing bodies. The TIRZ No. 1 Fund shall only be used to pay the Project Costs. The City may amend the Final Plan including but not limited to what is considered a Project Cost.

SECTION 13: DURATION OF THE ZONE, TERMINATION

13.1 Duration

The stated term of the Zone shall commence upon the execution of the Creation Ordinance and shall continue until December 31, 2053, with the last increment being due by January 31, 2054, unless otherwise terminated in accordance with the Creation Ordinance, and Section 13.2 below.

13.2 Termination

The Zone shall terminate on the earlier of (i) December 31, 2053, or (ii) at such time that the Project Costs have been paid in full. If upon expiration of the stated term of the Zone, the obligations of the Zone have not been fully funded by the TIRZ No. 1 Fund, the City shall have no obligation to pay the shortfall and the term shall not be extended. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Preliminary Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Preliminary Plan for all purposes.

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EXHIBIT A – MAP OF THE ZONE

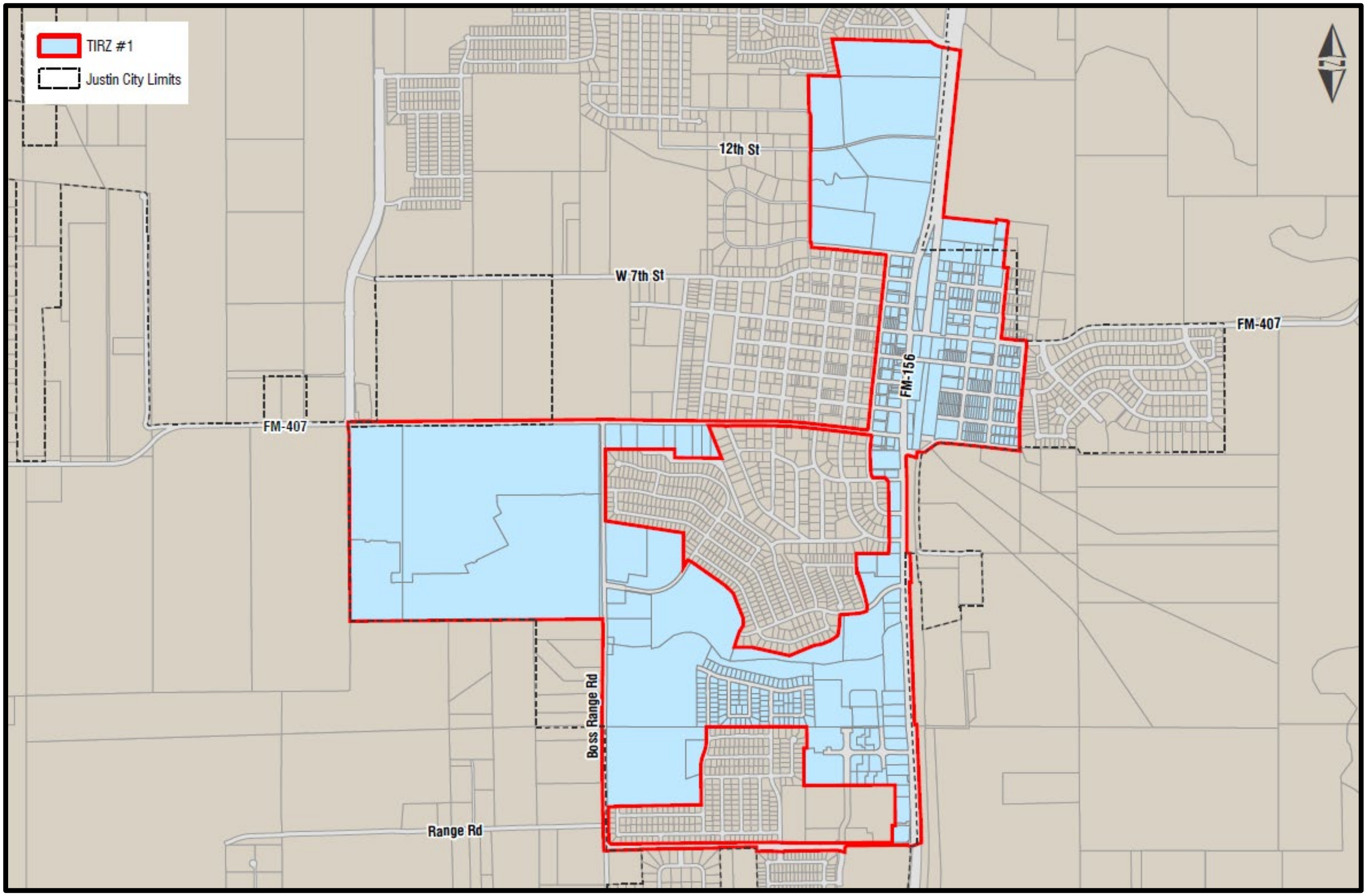

EXHIBIT B – NON-PROJECT COSTS

Reinvestment Zone Number One, City of Justin, Texas
Non-Project Costs

Non-Project Costs		
Total New Value Added	$	250,220,000
Total Project Costs	$	27,255,681
Total Non-Project Costs	**$**	**222,964,319**

Footnotes:
(1) Shown for illustrative purposes only, and subject to change.

EXHIBIT C – LIST OF PROJECT COSTS

Reinvestment Zone Number One, City of Justin, Texas
Project Costs

No.	Category	Name	Estimated City Cost
1	Utilities	Gas Line	$ 700,000
2	Trails	Trail in JTS	$ 800,000
3	Sewer	West Side Sewer Reimbursement	TBD
4	Water	Boss Range Water Line	$ 1,300,000
5	Roads	Boss Range Road	$ -
6	Roads	FM 1171 to John Wiley	$ 900,000
7	Roads	Road Breakout from 1171	$ 2,800,000
8	Roads	FM 407 Jug Handle	$ 2,800,000
9	Sewer	12th Street Sanitary Sewer and Force Main	$ 1,200,000
10	Sewer	Secondary Feed to Meadowlands	$ 1,200,000
11	Misc.	GST Old Town/PW	$ 5,400,000
12	Roads	Atchison Road Improvements	$ 750,000
13	Roads	Gulf Road Improvements	$ 1,000,000
14	Parks	Community Parks Improvements	$ 4,000,000
15	Downtown	Downtown Revitilization Program	$ 4,000,000
		Subtotal	**$ 26,850,000**
		Administrative Costs	**$ 405,681**
		Total:	**$ 27,255,681**

EXHIBIT D – ESTIMATED TIMELINE OF INCURRED PROJECT COSTS

Reinvestment Zone Number One, City of Justin, Texas
Estimated Timeline of Incurred Project Costs

Zone Year	Calendar Year	Total Project Costs[1,2] Annual	Total Project Costs[1,2] Cumulative
Base	2023	$ -	$ -
1	2024	$ 1,514,082	$ 1,514,082
2	2025	$ -	$ 1,514,082
3	2026	$ 1,734,058	$ 3,248,140
4	2027	$ -	$ 3,248,140
5	2028	$ 1,950,815	$ 5,198,955
6	2029	$ -	$ 5,198,955
7	2030	$ 2,193,326	$ 7,392,281
8	2031	$ -	$ 7,392,281
9	2032	$ 2,418,668	$ 9,810,948
10	2033	$ -	$ 9,810,948
11	2034	$ 2,670,836	$ 12,481,784
12	2035	$ -	$ 12,481,784
13	2036	$ 3,003,483	$ 15,485,267
14	2037	$ -	$ 15,485,267
15	2038	$ 3,377,979	$ 18,863,246
16	2039	$ -	$ 18,863,246
17	2040	$ 3,798,617	$ 22,661,864
18	2041	$ -	$ 22,661,864
19	2042	$ 4,188,136	$ 26,850,000
20	2043	$ -	$ 26,850,000
Total		**$ 26,850,000**	

Footnotes:

(1) Estimate provided for illustrative purposes only.
(2) Does not illustrate Administrative Costs, which shall be incurred annually for the duration of the Zone.

EXHIBIT E – FEASIBILITY STUDY

Reinvestment Zone Number One, City of Justin, Texas
Feasibility Study

Zone Year	Tax Year	Growth/ Year[1]	Added Development Value[2]	New Taxable Value	Incremental Value	City TIRZ Increment %	City TIRZ Increment Annual	City TIRZ Increment Cumulative	City Retained New Revenue Annual	City Retained New Revenue Cumulative	County TIRZ Increment[3] %	County TIRZ Increment[3] Annual	County TIRZ Increment[3] Cumulative	County Retained New Revenue Annual	County Retained New Revenue Cumulative	Total TIRZ Fund Contribution Annual	Total TIRZ Fund Contribution Cumulative
Base	2023			$ 170,933,300													
1	2024	2%		$ 174,351,966	$ 3,418,666	50%	$ -	$ -	$ -	$ -	50%	$ -	$ -	$ -	$ -	$ -	$ -
2	2025	2%	$ 14,110,000	$ 191,949,005	$ 21,015,705	50%	$ 10,781	$ 10,781	$ 10,781	$ 10,781	50%	$ 3,719	$ 3,719	$ 3,719	$ 3,719	$ 14,499	$ 14,499
3	2026	2%		$ 195,787,985	$ 24,854,685	50%	$ 66,272	$ 77,053	$ 66,272	$ 77,053	50%	$ 22,859	$ 26,578	$ 22,859	$ 26,578	$ 89,131	$ 103,631
4	2027	2%	$ 16,160,000	$ 215,863,745	$ 44,930,445	50%	$ 78,378	$ 155,431	$ 78,378	$ 155,431	50%	$ 27,035	$ 53,612	$ 27,035	$ 53,612	$ 105,413	$ 209,044
5	2028	2%		$ 220,181,020	$ 49,247,720	50%	$ 141,687	$ 297,118	$ 141,687	$ 297,118	50%	$ 48,872	$ 102,484	$ 48,872	$ 102,484	$ 190,558	$ 399,602
6	2029	2%	$ 18,180,000	$ 242,764,640	$ 71,831,340	50%	$ 155,301	$ 452,419	$ 155,301	$ 452,419	50%	$ 53,567	$ 156,051	$ 53,567	$ 156,051	$ 208,868	$ 608,470
7	2030	2%		$ 247,619,933	$ 76,686,633	50%	$ 226,518	$ 678,936	$ 226,518	$ 678,936	50%	$ 78,132	$ 234,183	$ 78,132	$ 234,183	$ 304,650	$ 913,120
8	2031	2%	$ 20,440,000	$ 273,012,332	$ 102,079,032	50%	$ 241,829	$ 920,765	$ 241,829	$ 920,765	50%	$ 83,413	$ 317,597	$ 83,413	$ 317,597	$ 325,242	$ 1,238,362
9	2032	0.0%		$ 273,012,332	$ 102,079,032	50%	$ 321,903	$ 1,242,668	$ 321,903	$ 1,242,668	50%	$ 111,033	$ 428,630	$ 111,033	$ 428,630	$ 432,936	$ 1,671,297
10	2033	0.0%	$ 22,540,000	$ 295,552,332	$ 124,619,032	50%	$ 321,903	$ 1,564,570	$ 321,903	$ 1,564,570	50%	$ 111,033	$ 539,662	$ 111,033	$ 539,662	$ 432,936	$ 2,104,233
11	2034	2%		$ 301,463,379	$ 130,530,079	50%	$ 392,982	$ 1,957,552	$ 392,982	$ 1,957,552	50%	$ 135,550	$ 675,212	$ 135,550	$ 675,212	$ 528,532	$ 2,632,765
12	2035	2%	$ 24,890,000	$ 332,382,646	$ 161,449,346	50%	$ 411,622	$ 2,369,174	$ 411,622	$ 2,369,174	50%	$ 141,980	$ 817,192	$ 141,980	$ 817,192	$ 553,602	$ 3,186,366
13	2036	2%		$ 339,030,299	$ 168,096,999	50%	$ 509,125	$ 2,878,299	$ 509,125	$ 2,878,299	50%	$ 175,611	$ 992,803	$ 175,611	$ 992,803	$ 684,736	$ 3,871,102
14	2037	2%	$ 27,990,000	$ 373,800,905	$ 202,867,605	50%	$ 530,088	$ 3,408,387	$ 530,088	$ 3,408,387	50%	$ 182,842	$ 1,175,644	$ 182,842	$ 1,175,644	$ 712,930	$ 4,584,032
15	2038	2%		$ 381,276,923	$ 210,343,623	50%	$ 639,736	$ 4,048,123	$ 639,736	$ 4,048,123	50%	$ 220,662	$ 1,396,307	$ 220,662	$ 1,396,307	$ 860,398	$ 5,444,430
16	2039	2%	$ 31,480,000	$ 420,382,462	$ 249,449,162	50%	$ 663,311	$ 4,711,434	$ 663,311	$ 4,711,434	50%	$ 228,794	$ 1,625,101	$ 228,794	$ 1,625,101	$ 892,105	$ 6,336,535
17	2040	2%		$ 428,790,111	$ 257,856,811	50%	$ 786,629	$ 5,498,063	$ 786,629	$ 5,498,063	50%	$ 271,330	$ 1,896,430	$ 271,330	$ 1,896,430	$ 1,057,959	$ 7,394,494
18	2041	2%	$ 35,400,000	$ 472,765,913	$ 301,832,613	50%	$ 813,142	$ 6,311,206	$ 813,142	$ 6,311,206	50%	$ 280,475	$ 2,176,905	$ 280,475	$ 2,176,905	$ 1,093,617	$ 8,488,111
19	2042	0.0%		$ 472,765,913	$ 301,832,613	50%	$ 951,819	$ 7,263,024	$ 951,819	$ 7,263,024	50%	$ 328,308	$ 2,505,213	$ 328,308	$ 2,505,213	$ 1,280,126	$ 9,768,237
20	2043	0.0%	$ 39,030,000	$ 511,795,913	$ 340,862,613	50%	$ 951,819	$ 8,214,843	$ 951,819	$ 8,214,843	50%	$ 328,308	$ 2,833,521	$ 328,308	$ 2,833,521	$ 1,280,126	$ 11,048,364
21	2044	2%		$ 522,031,831	$ 351,098,531	50%	$ 1,074,898	$ 9,289,741	$ 1,074,898	$ 9,289,741	50%	$ 370,761	$ 3,204,282	$ 370,761	$ 3,204,282	$ 1,445,660	$ 12,494,023
22	2045	2%		$ 532,472,468	$ 361,539,168	50%	$ 1,107,177	$ 10,396,918	$ 1,107,177	$ 10,396,918	50%	$ 381,895	$ 3,586,177	$ 381,895	$ 3,586,177	$ 1,489,072	$ 13,983,095
23	2046	2%		$ 543,121,917	$ 372,188,617	50%	$ 1,140,101	$ 11,537,019	$ 1,140,101	$ 11,537,019	50%	$ 393,252	$ 3,979,429	$ 393,252	$ 3,979,429	$ 1,533,353	$ 15,516,448
24	2047	2%		$ 553,984,356	$ 383,051,056	50%	$ 1,173,684	$ 12,710,703	$ 1,173,684	$ 12,710,703	50%	$ 404,835	$ 4,384,264	$ 404,835	$ 4,384,264	$ 1,578,519	$ 17,094,967
25	2048	2%		$ 565,064,043	$ 394,130,743	50%	$ 1,207,938	$ 13,918,641	$ 1,207,938	$ 13,918,641	50%	$ 416,650	$ 4,800,914	$ 416,650	$ 4,800,914	$ 1,624,588	$ 18,719,555
26	2049	2%		$ 576,365,324	$ 405,432,024	50%	$ 1,242,878	$ 15,161,519	$ 1,242,878	$ 15,161,519	50%	$ 428,702	$ 5,229,616	$ 428,702	$ 5,229,616	$ 1,671,579	$ 20,391,135
27	2050	2%		$ 587,892,630	$ 416,959,330	50%	$ 1,278,516	$ 16,440,034	$ 1,278,516	$ 16,440,034	50%	$ 440,994	$ 5,670,611	$ 440,994	$ 5,670,611	$ 1,719,510	$ 22,110,645
28	2051	2%		$ 599,650,483	$ 428,717,183	50%	$ 1,314,867	$ 17,754,901	$ 1,314,867	$ 17,754,901	50%	$ 453,533	$ 6,124,144	$ 453,533	$ 6,124,144	$ 1,768,400	$ 23,879,045
29	2052	0.0%		$ 599,650,483	$ 428,717,183	50%	$ 1,351,945	$ 19,106,846	$ 1,351,945	$ 19,106,846	50%	$ 466,322	$ 6,590,466	$ 466,322	$ 6,590,466	$ 1,818,267	$ 25,697,311
30	2053	0.0%		$ 599,650,483	$ 428,717,183	50%	$ 1,351,945	$ 20,458,790	$ 1,351,945	$ 20,458,790	50%	$ 466,322	$ 7,056,788	$ 466,322	$ 7,056,788	$ 1,818,267	$ 27,515,578
Total			**$ 250,220,000**				**$ 20,458,790**		**$ 20,458,790**			**$ 7,056,788**		**$ 7,056,788**		**$ 27,515,578**	

Assumptions	
Base Taxable Value[4]	$ 170,933,300
City AV Rate	0.630693
County AV Rate	0.217543

Footnotes

1) Values increased at 2% annually with two years of no growth each decade to simulate an economic downturn.
2) Added Development Value estimated based on City's prior growth.
3) County is shown for illustrative purposes and has not yet agreed to participate.
4) Base Taxable Value to be confirmed by the Appraisal District.

EXHIBIT F – PROPOSED USES OF THE PROPERTY

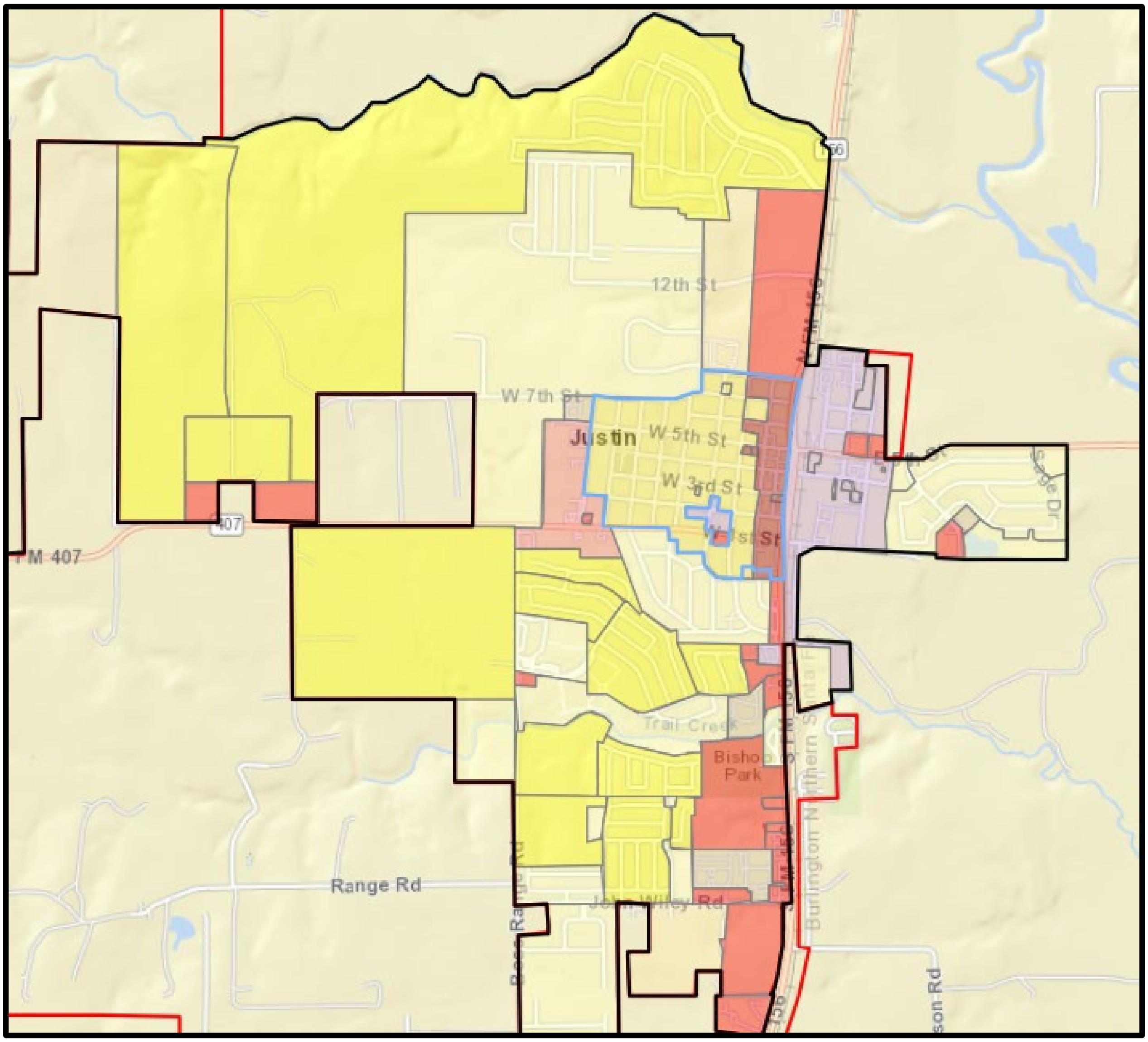

EXHIBIT G – MAP OF THE PUBLIC IMPROVEMENTS

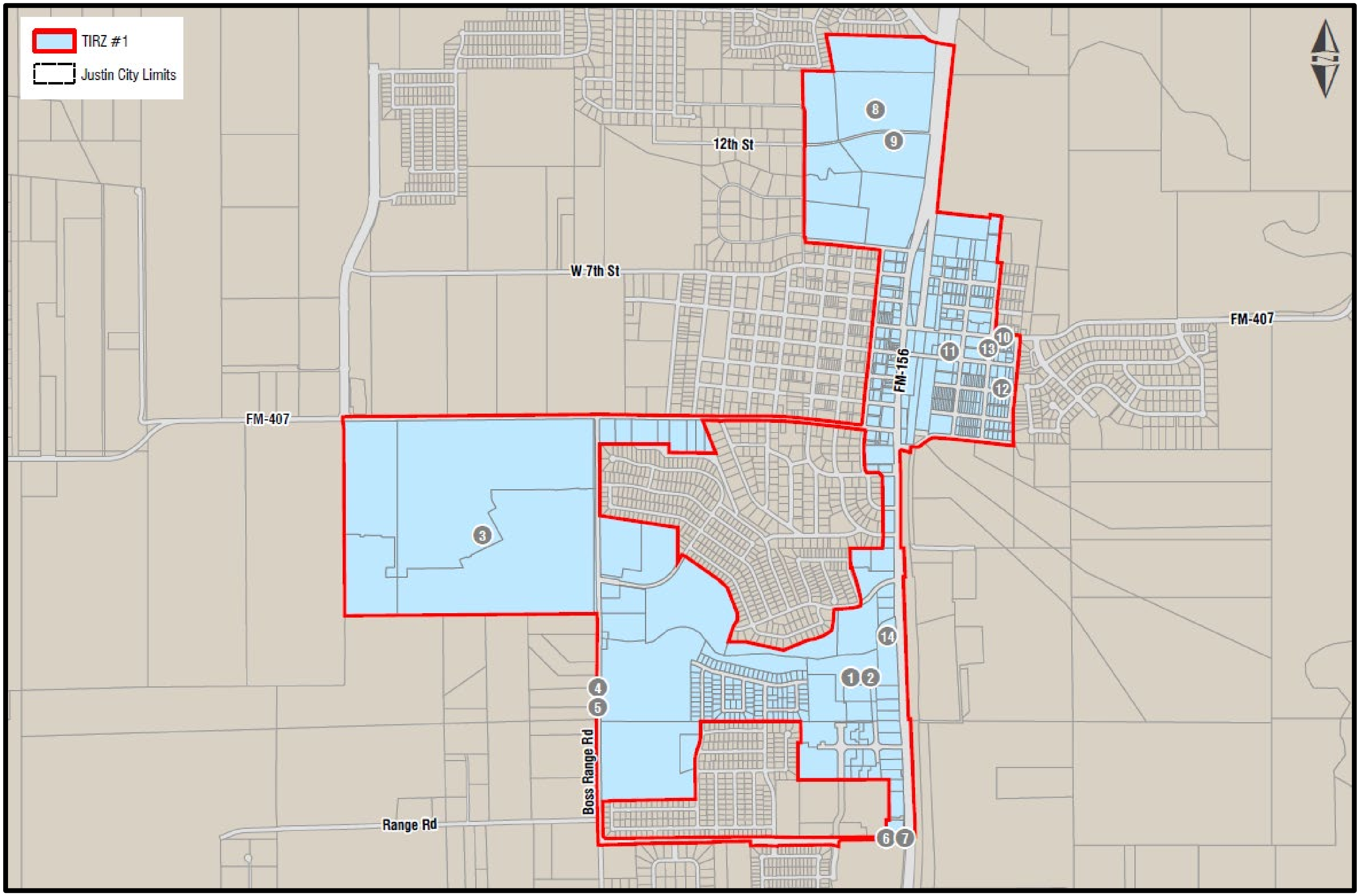

EXHIBIT H – PARCEL IDENTIFICATION

Property ID	Acres
158357	0.09
135225	0.06
158362	0.12
69077	0.16
158355	0.09
158326	0.08
158374	0.09
158358	0.12
158320	0.08
158409	0.19
158408	0.19
158373	0.09
158354	0.09
158356	0.09
158331	0.16
158313	0.08
158325	0.08
158407	0.19
135226	0.08
158316	0.08
158312	0.08
158334	0.17
158336	0.16
158353	0.12
158323	0.08
69289	0.38
69293	0.30
158317	0.08
158324	0.08
149291	0.12
69084	0.14
194897	0.20
158403	0.10
158377	0.09
69081	0.40
69073	0.29
69150	0.47

Property ID	Acres
68058	2.15
69291	0.15
158335	0.16
69075	0.10
69257	0.02
69262	0.11
69252	0.18
247369	2.53
69253	0.09
69277	0.16
158350	0.12
158319	0.08
158406	0.10
158399	0.08
158372	0.09
158344	0.16
158349	0.12
158339	0.14
135220	0.15
158359	0.12
158480	0.15
158340	0.16
69265	0.06
158420	0.07
158493	0.18
158422	0.08
158421	0.07
158315	0.08
282731	1.11
69575	0.16
158424	0.08
158479	0.16
158333	0.12
122488	0.61
69255	0.06
158478	0.16
158314	0.08

Property ID	Acres
158419	0.07
69526	0.17
155378	0.35
158477	0.15
158486	0.15
158418	0.07
158485	0.17
158401	0.10
78625	0.07
158360	0.12
69168	0.05
68822	0.92
68822	0.21
68779	1.11
0	0.24
0	0.18
68805	2.13
158484	0.17
69596	0.49
234846	4.60
158366	0.09
69282	0.74
158363	0.17
69271	0.07
158383	0.09
158367	0.09
158368	0.09
158385	0.06
69250	0.51
69276	0.36
69158	0.10
69261	0.24
69258	0.10
69530	0.35
69249	1.04
69163	0.35
69461	0.23

Property ID	Acres
675155	1.31
69566	0.16
69260	0.16
158347	0.15
69315	0.08
158417	0.06
69471	0.43
158423	0.08
69572	0.46
69311	0.10
158487	0.09
69334	0.35
69263	0.06
158369	0.09
158379	0.09
135221	0.12
158380	0.09
69576	0.12
69321	0.26
69266	0.95
158382	0.09
135231	0.13
69264	0.40
69251	0.49
158425	0.08
158414	0.10
69278	1.66
158378	0.09
158352	0.12
158410	0.19
291028	1.96
122489	0.14
270675	3.93
158412	0.19
69266	0.78
69576	0.12
158371	0.09
158381	0.09
135222	0.18
135223	0.25

Property ID	Acres
149285	0.10
69437	0.48
69425	0.48
158476	0.14
78626	0.47
69522	0.15
158483	0.20
194924	0.44
158384	0.09
69273	0.17
158364	0.06
162987	0.94
158345	0.16
158474	0.13
184886	9.07
69155	0.17
231226	0.33
69254	0.31
224345	0.18
158482	0.16
158398	0.06
158342	0.17
158341	0.17
69564	0.35
158481	0.17
69282	0.74
69298	0.15
158351	0.12
158376	0.09
158365	0.09
154908	0.12
69453	0.32
69280	0.20
158346	0.15
158348	0.12
69316	0.26
69527	0.10
202500	0.34
158361	0.12
158370	0.09

Property ID	Acres
69570	0.30
69152	0.29
69256	0.05
158343	0.18
614309	0.07
69268	0.02
155375	0.09
158488	0.42
158308	0.08
154907	0.13
158311	0.08
69267	0.01
69267	0.01
69269	0.02
155373	0.08
187412	6.66
158338	0.14
69268	0.02
69269	0.02
69268	0.02
158318	0.12
69170	0.05
69270	0.02
69268	0.01
135218	0.18
158328	0.16
158322	0.08
614319	0.07
614319	0.07
614319	0.10
69534	0.18
158321	0.08
135217	0.12
158337	0.16
69269	0.01
184885	5.61
158491	0.25
158327	0.11
69168	0.25
69270	0.01

Property ID	Acres
69466	0.07
69465	0.08
69465	0.08
69465	0.08
158330	0.16
69270	0.02
69269	0.02
234847	0.00
208187	1.06
69267	0.02
158492	0.23
158329	0.16
69272	0.08
277902	0.20
158386	0.06
158375	0.09
69525	0.59
178046	1.43
69270	0.02
69267	0.02
155374	0.07
154906	8.90
234847	3.73
158473	0.12
158475	0.13
69515	0.39
69500	0.39
69448	0.23
69445	0.22
69494	1.41
184885	9.35
184888	12.44
682815	0.13
184879	24.39
980338	1.25
980340	0.90
980339	1.02
670864	0.00
670865	0.00
68818	0.24

Property ID	Acres
679403	0.06
69537	0.16
69534	0.17
69537	0.17
69473	0.68
202501	0.71
183543	1.22
122487	1.59
179598	1.60
724567	2.29
706537	0.44
244924	1.08
523464	4.81
68790	1.74
68771	2.56
769361	0.20
769355	0.18
769352	0.18
769396	0.20
769344	0.18
769386	0.18
769389	0.22
769285	0.18
769365	0.16
769394	0.18
769362	0.21
769368	0.16
769333	0.16
769292	0.17
769351	0.18
769364	0.16
769287	0.17
769397	0.20
769379	0.16
769369	0.16
769347	0.19
769354	0.18
769350	0.18
769356	0.18
769378	0.16

Property ID	Acres
769288	0.18
769279	0.18
769363	0.17
769331	0.16
769370	0.16
769353	0.18
769398	0.18
769373	0.16
769283	0.17
769360	0.21
769395	0.15
769271	0.17
769286	0.17
769284	0.17
769349	0.18
222070	27.58
69561	0.44
652689	0.01
655893	0.04
261647	1.61
741247	0.86
741246	0.69
69588	0.16
69582	0.07
306004	0.93
69577	1.53
69584	0.08
135229	0.22
158413	0.15
966126	0.11
966124	0.36
966122	0.12
679874	0.64
966123	0.11
682814	0.10
69403	1.02
682813	0.03
69541	0.13
69447	0.18
675484	0.08

Property ID	Acres
68819	0.32
706731	0.12
675483	0.87
69475	0.25
706733	0.09
769324	0.17
769316	0.20
769348	0.19
769325	0.18
769282	0.18
769326	0.19
769345	0.18
769290	0.18
769400	0.15
769317	0.16
769340	0.20
769336	0.23
769380	0.17
769385	0.18
769372	0.17
769374	0.16
769293	0.18
769377	0.16
769338	0.18
265989	31.35
769330	0.16
769358	0.27
769334	0.17
769337	0.18
769357	0.20
769320	0.16
769291	0.17
769384	0.18
769346	0.18
769319	0.16
769339	0.18
769367	0.26
769322	0.32
769399	0.14
769366	0.20

Property ID	Acres
769390	0.20
769383	0.19
769381	0.19
769376	0.16
769371	0.19
769280	0.17
769387	0.21
769392	0.15
769321	0.18
769401	0.20
769281	0.18
769382	0.18
769332	0.16
769375	0.16
769274	0.17
769335	0.19
769318	0.16
769289	0.18
661904	7.82
184888	23.15
966125	0.12
464527	9.01
69451	0.17
651427	0.04
670872	0.47
183859	0.46
158751	0.44
706732	0.13
202500	0.06
679799	0.41
683124	2.03
68822	2.40
706512	0.10
69477	0.26
769327	0.26
769329	0.21
769328	0.24
464528	21.62
769402	5.54
769277	0.18

Property ID	Acres
769273	0.23
769278	0.17
769276	0.18
769275	0.18
769391	0.19
769393	0.18
769272	0.20
769343	0.25
258174	6.42
769323	0.19
741248	0.79
986694	1.08
984752	16.06
68212	25.08
986693	0.47
984751	69.41
68118	83.09
989113	0.48
989114	0.46
989115	0.96
69302	0.15
158415	0.15
158402	0.10
158416	0.14
122489	0.33
69307	0.09
158400	0.10
126172	0.20
69310	0.09
126171	0.34
158405	0.10
69300	0.14
158404	0.10
1010200	0.13
1009868	1.80
1009865	2.03
529883	1.09
256033	1.52
1002429	5.02
769342	0.42

Property ID	Acres
769341	0.24
660468	0.10
256034	1.15
1008392	2.72
995156	0.37
529881	0.94
529882	0.89
235062	0.66
290950	0.81
529884	1.06

Property ID	Acres
995157	0.50
995158	0.47
995159	0.71
995160	0.65
995161	0.58
995162	0.80
995166	5.17
995165	0.94
995164	0.69
995163	0.89

Property ID	Acres
995167	3.47
766248	8.02
766245	0.38
766245	5.95
184887	15.47
135227	0.16
126170	0.03
1019327	0.06

CITY OF JUSTIN, TEXAS
ORDINANCE NO. 765-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY AS A TAX INCREMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER ONE, CITY OF JUSTIN, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE AND APPOINTING MEMBERS OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND (TIRZ FUND) FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the City Council of the City (the "City Council") desires for the City to consider the creation of a tax increment reinvestment zone in the City consisting of approximately 702.78 acres identified and depicted on ***Exhibit A*** attached hereto (the "Property"); and

WHEREAS, pursuant to and as required by the Act, the City Council prepared a *Reinvestment Zone Number One, City of Justin, Texas, Preliminary Project and Finance Plan* (the "Preliminary Project and Finance Plan") attached hereto as ***Exhibit B*** and incorporated herein for all purposes; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the Denton Record-Chronicle, a newspaper of general circulation within the City, on October 30, 2023, which date is not later than the seventh (7^{th}) day before the public hearing held on November 9, 2023; and

WHEREAS, at the public hearing on November 9, 2023, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the zone; and

WHEREAS, the City has taken all actions required to create the zone including, but not limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the creation of the zone; and

WHEREAS, the City desires to appoint initial members to the board of directors of the zone; and

WHEREAS, terms used in this Ordinance that have their initial letters capitalized shall have the meanings given to them in this Ordinance; however, terms that are **CAPITALIZED IN BOLD** shall have the meanings given to them in the Preliminary Project and Finance Plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

SECTION 1. FINDINGS.

(a) The recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

(b) The City Council finds that the **PUBLIC IMPROVEMENTS** will significantly enhance the value of all the taxable real property in the zone and will be of general benefit to the City.

(c) The City Council finds that the proposed zone meets the requirements of Section 311.005(a) of the Act in that:

(i) there is a need for essential public infrastructure and economic development programs to attract new business and commercial activity to the proposed zone for the purposes of increasing the real property tax base for all taxing units within the zone, increasing sales and use taxes for the City and the State of Texas, and increasing job opportunities for residents of the City and the region; and

(ii) the proposed zone, as shown within **Exhibit A**, meets the criteria for the creation of a reinvestment zone set forth in Section 311.005 of the Act in that the area is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs and arrests the sound growth of the municipality; and

(iii) these factors substantially impair and arrest the sound growth of the City.

(d) The City Council finds that the proposed zone is a geographic area 100% within the City's corporate limits or extraterritorial jurisdiction.

(e) The City Council finds that not more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, and the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City and in the industrial districts created by the City.

(f) The City Council finds that the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

(g) The City Council finds that the Preliminary Project and Finance Plan is feasible.

(h) The City Council finds that the implementation of the Project and Finance Plan (as defined below) will alleviate the conditions described in Section 1(c) above and will serve a public purpose.

SECTION 2. DESIGNATION AND NAME OF THE ZONE. Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the Property as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number One, City of Justin, Texas (the "Zone"). The Zone is designated pursuant to Section 311.005(a)(2) of the Act.

SECTION 3. BOARD OF DIRECTORS.

3.1 The City Council hereby creates a board of directors for the Zone (the "Board") consisting of eight members. Seven members shall be appointed by the City Council to Places 1,2,3,4, 5, 6, and 7. Place 8 shall be appointed by the Commissioners Court of Denton County, Texas (the "County"), if the County participates in the Zone. If the County does not participate in the Zone, the Commissioners Court shall be deemed to have waived its right to appoint such members and the Place goes away.

3.2 The City Council hereby appoints the following individuals to serve as the initial members of the Board for the terms indicated:

Place 1	Mayor	(term expires May, 2025)
Place 2	Council Member Place 1	(term expires May, 2026)
Place 3	Council Member Place 2	(term expires May, 2025)
Place 4	Council Member Place 3	(term expires May, 2026)
Place 5	Council Member Place 4	(term expires May, 2025)
Place 6	Council Member Place 5	(term expires May, 2026)
Place 7	Council Member Place 6	(term expires May, 2025)

Place 8 shall be appointed by the County for a term that expires May, 2026.

Upon expiration of the indicated terms or upon City Council action to reconstitute the initial Board by appointing replacement members, subsequent appointments to fill vacancies shall be for terms of two years. The member appointed to Place 1 shall serve as the chairman of the Board. The Board is authorized to elect a vice-chairman and other officers as determined by the Board.

3.3 The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopted a project plan and a reinvestment zone financing plan for the Zone (the "<u>Project and Finance Plan</u>") as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The Board may enter into agreements as the Board considers necessary or convenient to implement the Project and Finance Plan and reimburse **PROJECT COSTS** from the **TIRZ FUND** established pursuant to Section 7 of this Ordinance.

3.4 Directors shall not receive any salary or other compensation for their services as directors.

3.5. Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the **TIRZ FUND** for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Council hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

<u>SECTION 4</u>. <u>DURATION OF THE ZONE</u>. The Zone shall take effect immediately upon the passage and approval of this Ordinance. The Zone shall terminate on December 31, 2053 (with final year's tax due by January 31, 2054), unless otherwise terminated in accordance with this section. The City shall have the right to terminate the Zone prior to the expiration of its stated term if all of the **PROJECT COSTS** have been paid in full. If upon expiration of the stated term of the Zone, **PROJECT COSTS** have not been paid, the City, and the County shall have no obligation to pay the shortfall.

<u>SECTION 5</u>. <u>TAX INCREMENT BASE</u>. The "tax increment base" for purposes of calculating the **CITY TIRZ INCREMENT,** and if the County participates in the Zone the **COUNTY TIRZ INCREMENT,** and means the total appraised value of all real property in the Zone that is taxable by the City, and the County, respectively, as of January 1, 2023.

<u>SECTION 6.</u> <u>CAPTURED APPRAISED VALUE.</u> The “captured appraised value” for purposes of calculating the annual **CITY TIRZ INCREMENT,** and if the County participates in the Zone the **COUNTY TIRZ INCREMENT,** means the total real property value taxable (including increase tax values attributable to changes in use) by a taxing unit for a year and located in the Zone for that year less the tax increment base of the unit.

SECTION 7. TAX INCREMENT FUND. There is hereby created and established a **TIRZ FUND** for the Zone. Within the **TIRZ FUND**, there may be maintained subaccounts as necessary and convenient to carry out the purposes of the Act. The **CITY TIRZ INCREMENT**, and **COUNTY TIRZ INCREMENT,** shall be deposited into the **TIRZ FUND** as of the effective date of the Zone. The **TIRZ FUND** and all subaccounts shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. Prior to termination of the Zone, funds shall be disbursed from the **TIRZ FUND** only to pay **PROJECT COSTS**.

The **TIRZ FUND** shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the **TIRZ FUND** under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) fifty percent (50%) of the City's tax increment as defined by section 311.012(a) of the Texas Tax Code (**CITY TIRZ INCREMENT**), subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 8. SEVERABILITY. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

SECTION 9. OPEN MEETINGS. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage as provided by law.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 9th DAY OF NOVEMBER, 2023.

PASSED ON SECOND READING BY THE CITY COUNCIL ON THE 14th DAY OF DECEMBER, 2023.

Mayor, James Clark

ATTEST:

City Secretary, Brittany Andrews

Effective: ______________________________

APPROVED AS TO FORM AND LEGALITY:

City Attorney

EXHIBIT A

PROPERTY DEPICTION

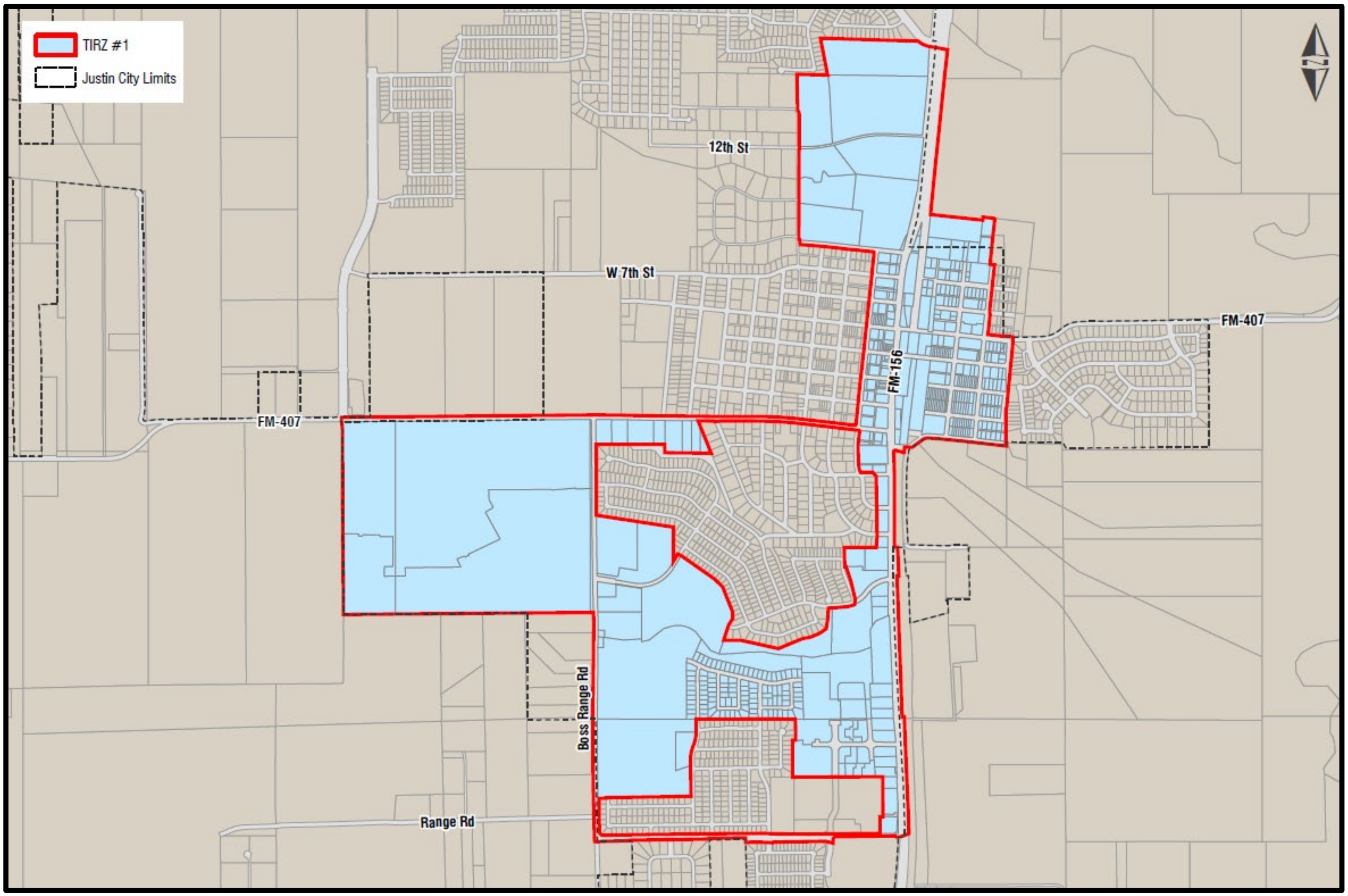

EXHIBIT B

PRELIMINARY PROJECT AND FINANCE PLAN

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PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 19, 2024

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:
Rod Stokes, Tory Turner, Scott Hill, Emily Krzyzek, David Beck, Tom Cronberger and Vicente Barrientos.

Staff Present:
Matt Cyr, Director of Development Services and Economic Development

2. **CONVENE INTO REGULAR SESSION AT 6:30 PM**

Chairman Beck started the meeting at 6:30 pm.

3. **CALL TO ORDER AND ROLL CALL**

Chairman Beck called roll. The following members were present:

Rod Stokes, Tory Turner, Scott Hill, Emily Krzyzek, David Beck, Tom Cronberger and Vicente Barrientos.

4. **PLEDGE OF ALLEGIANCE**

Commissioner Barrientos lead the pledge.

5. **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 the day of the meeting 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.**

Chairman Beck opened the floor to Public Comment at 6:32pm

No one came forward.

Chairman Beck closed the floor to Public Comment at 6:32 pm.

6. CONSENT ITEMS:

A. Consider approval of the minutes for the August 20, 2024 Planning and Zoning Commission Meeting

B. Consider approval of the minutes for the October 15, 2024 Planning and Zoning Commission Meeting

Commissioner Hill made a motion to approve the consent items.

Commissioner Krzyzek seconded the motion.

Commissioner Beck recused himself from the vote.

The vote passed 6/0/0

7. PUBLIC HEARING:

A. Conduct a Public Hearing to hear concerns for or against adopting a zoning ordinance establishing the Unified Development Code therefore amending, repealing, and replacing Chapter 52, Chapter 36, Chapter 12 Article IV, and amending Sec 10-247, Sec. 10-248, Sec. 10-249, Sec. 10-250, Sec. 10-251, Sec. 10-252, amending Ch 12 Article II, Amending chapter 12 Article III, and Chapter 12 Article VI.

Matt Cyr gave an update on the item.

Ivan Gonzalez, Place Strategies, gave a presentation on the item.

The Commission held discussion and asked questions.

Chairman Beck opened the Public Hearing at 8:03pm.

No one came forward.

Chairman Beck closed the Public Hearing at 8:03pm.

B. Consider a recommendation to City Council to adopt a zoning ordinance establishing the Unified Development Code therefore amending, repealing, and replacing Chapter 52, Chapter 36, Chapter 12 Article IV, and amending Sec 10-247, Sec. 10-248, Sec. 10-249, Sec. 10-250, Sec. 10-251, Sec. 10-252, amending Ch 12 Article II, Amending chapter 12 Article III, and Chapter 12 Article VI.

Commissioner Turner made a motion to approve the item with the condition to integrate comments from the City Attorney.

Commissioner Cronberger seconded the motion.

The vote passed 6/0/0

8. DEVELOPMENT UPDATE

Staff gave an update on this item.

9. EXECUTIVE SESSION :

A. 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:

Commissioner Barrientos made a motion to adjourn.

Commissioner Cronberger seconded the motion.

The motion passed 6/0/0

Chairman Beck adjourned the meeting at 8:18pm.

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 at least 72 hours preceding the scheduled meeting time.

Attest:

Matthew Cyr

Matthew Cyr, Director of Development Services and Economic Development

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

PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES
TUESDAY, DECEMBER 3, 2024

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:
Rod Stokes, Scott Hill, Emily Krzyzek, Gary Davis, David Beck, and Vicente Barrientos.

Staff Present:
Matt Cyr, Director of Development Services and Economic Development

1. **CONVENE INTO REGULAR SESSION AT 6:30 PM**

Chairman Beck started the meeting at 6:30 pm.

2. **CALL TO ORDER AND ROLL CALL**

Chairman Beck called roll. The following members were present:

Rod Stokes, Scott Hill, Emily Krzyzek, Gary Davis, David Beck, and Vicente Barrientos.

3. **PLEDGE OF ALLEGIANCE**

Commissioner Barrientos lead the pledge.

4. **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 the day of the meeting 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.**

Chairman Beck opened the floor to Public Comment at 6:31pm

No one came forward.

Chairman Beck closed the floor to Public Comment at 6:31 pm.

5. ACTION ITEMS:

A. Consider and act upon a recommendation to City Council to appoint or reappoint places 2, 4, 6, and 8.

Matt Cyr gave a brief update on the item.

Commissioner Davis made a motion to reappoint Commissioner Hill to Place 2.

Commissioner Barrientos seconded the motion.

Commissioner Hill recused himself from the vote.

The vote passed 5/1(recused)/0

Commissioner Barrientos made a motion to reappoint Commissioner Krzyzek to Place 4.

Commissioner Davis seconded the motion.

Commissioner Krzyzek recused herself from the vote.

The vote passed 5/1(recused)/0

Chairman Beck passed the meeting over to Commissioner Hill

Commissioner Hill asked for a motion on Place 6

Commissioner Davis made a motion to reappoint Commissioner Beck to Place 6.

Commissioner Barrientos seconded the motion.

Commissioner Beck recused himself from the vote.

The vote passed 5/1(recused)/0

Commissioner Barrientos made a motion to reappoint Commissioner Stokes to Place 8.

Commissioner Davis seconded the motion.

Commissioner Stokes recused himself from the vote.

The vote passed 5/1(recused)/0

The Commission held discussion on appointing a second alternatie to the Commission.

Commissioner Stokes made a motion to recommend appointing Courtney Porter as Alternate #2

Commissioner Hill seconded the motion.

The vote passed 6/0/0

B. Consider and act upon appointment of the Vice-Chair position for the Planning and Zoning Commission.

   Commissioner Beck made a motion to reappoint Commissioner Hill to Vice-Chair.

   Commissioner Krzyzek seconded the motion.

   Commissioner Hill recused himself from the vote.

   The vote passed 5/1(recused)/0

C. Consider and act upon a recommendation to appoint the Chair position for the Planning and Zoning Commission.

   Commissioner Beck turned the meeting over to Commissioner Hill.

   Commissioner Barrientos made a motion to reappoint Commissioner Beck to Chair.

   Commissioner Krzyzek seconded the motion.

   Commissioner Beck recused himself from the vote.

   The vote passed 5/1(recused)/0

6. EXECUTIVE SESSION :

   A. 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.

7. ADJOURNMENT:

Chairman Beck thanked Councilwoman Linenkugel for attending.

Vice-Chair Hill made a motion to adjourn.

Commissioner Barrientos seconded the motion.

The motion passed 6/0/0

Chairman Beck adjourned the meeting at 6:48pm.

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 at least 72 hours preceding the scheduled meeting time.

Attest:

Matthew Cyr

Matthew Cyr, Director of Development Services and Economic Development

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