



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
APRIL 15, 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 March 27th and April 10th Council Meetings.
 - a. Sign Kiosk Agreement (March 27th)
 - b. Demolition Permit Moratorium Old Town (March 27th)
 - c. Cuesta Annexation (March 27th)
 - d. Treeline Interlocal Agreement (April 10th)
- C. Discuss Legislative Updates
- D. Discuss Old Town Phase III Preliminary Schedule
- E. 112 W 4th Street Property
- F. Update on Developments in the City of Justin
- 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. 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.**

6. PUBLIC HEARING:

- A. Conduct a Public Hearing to hear concerns for or against a recommendation to City Council to rezone the subject property from Residential Estate Single Family (SF-RE) to Planned Development- Single-Family Residential- Medium (PD-SF-2) legally described as a tract of land totaling approximately 537.18 acres, located within the following survey abstracts in Denton County, Texas: A1125A W.D. REED, TR 7, 53.76 ACRES, OLD DCAD TR #3, A0419A W.A. FERRIS, TR 7, 39.044 ACRES, OLD DCAD TR 5, A0419A W.A. FERRIS, TR 8, 52.208 ACRES, OLD DCAD TR 6, A0993A MARY POLK, TR 42, 219.812 ACRES, OLD DCAD SHT 1, TR #6, A0993A MARY POLK, TR 39A & 41A, 158.80 ACRES, RANGE HILL ADDN BLK 1 LOT RANGE HILL RD 1.81 ACRES, A0419A W.A. FERRIS, TR 9, 11.0541 ACRES, OLD DCAD TR 7A(1)
- B. Consider and act upon a recommendation to City Council to rezone the subject property from Residential Estate Single Family (SF-RE) to Planned Development- Single-Family Residential- Medium (PD-SF-2) legally described as a tract of land totaling approximately 537.18 acres, located within the following survey abstracts in Denton County, Texas: A1125A W.D. REED, TR 7, 53.76 ACRES, OLD DCAD TR #3, A0419A W.A. FERRIS, TR 7, 39.044 ACRES, OLD DCAD TR 5, A0419A W.A. FERRIS, TR 8, 52.208 ACRES, OLD DCAD TR 6, A0993A MARY POLK, TR 42, 219.812 ACRES, OLD DCAD SHT 1, TR #6, A0993A MARY POLK, TR 39A & 41A, 158.80 ACRES, RANGE HILL ADDN BLK 1 LOT RANGE HILL RD 1.81 ACRES, A0419A W.A. FERRIS, TR 9, 11.0541 ACRES, OLD DCAD TR 7A(1).
- C. Conduct a Public Hearing to hear concerns for or against a recommendation to City Council to amend the Unified Development Code establishing the Old Town Area as a Historical Preservation District with the boundaries set as the area within the boundaries as follows: Beginning on West 12th Street proceeding East to North FM Rd 156, proceeding South on N FM 156 to West 1st Street, proceeding West on West 1st Street to Leuty Street, proceeding north on Leuty Street to West 7th Street, proceeding East on West 7th Street to 12th Street, proceeding East on 12th Street to N FM 156.
- D. Consider and act upon a recommendation to City Council to amend the Unified Development Code establishing the Old Town Area as a Historical Preservation District with the boundaries set as the area within the boundaries as follows: Beginning on West 12th Street proceeding East to North FM Rd 156, proceeding South on N FM 156 to West 1st Street, proceeding West on West 1st Street to Leuty Street, proceeding north on Leuty Street to West 7th Street, proceeding East on West 7th Street to 12th Street, proceeding East on 12th Street to N FM 156.

7. FUTURE AGENDA ITEMS:

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 9th of April by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Matthew Cyr

Matthew Cyr, Director 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