



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
MAY 20, 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 May 8th Council Meeting.
 - a. Historical Preservation Ordinance
 - b. Strategic Services Agreement with Treeline
 - c. Accepting the Oliver Creek Resolution to Comply with the Developers Agreement
- C. Discuss FM 407 Update
- D. Update on Developments in the City of Justin
- E. Discuss regular agenda items.
- F. 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 Development and Economic Development 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. CONSENT ITEMS:

- A. Consider approval of the minutes for January 21, 2025.

B. Consider approval of the minutes for March 18, 2025.

7. PUBLIC HEARING:

- A. Conduct a Public Hearing to hear concerns for or against a recommendation for a Specific Use Permit for Grapes to Wine+, a Wine/Bourbon Bar use located at 112 W 4th Street.
- B. Consider and act upon a recommendation to City Council for a Specific Use Permit for Grapes to Wine+, a Wine/Bourbon Bar use located at 112 W 4th Street.
- C. Conduct a Public Hearing to hear concerns for or against a recommendation to a Planned Development Amendment to reduce roadway impact fees at LaDera Timberbrook legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.
- D. Consider and act upon a recommendation to City Council for a Planned Development Amendment to reduce roadway impact fees at LaDera Timberbrook legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.

8. FUTURE AGENDA ITEMS:

9. DEVELOPMENT UPDATE:

- A. Development Update

10. 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.

11. 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 15th of May by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Matthew Cyr

Matthew Cyr, Director of Development 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