



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
AUGUST 19, 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 June, July, and August Council Meetings.
- C. Discuss Old Town and FM 156 Corridor Plan
- D. Discuss FM 407 Update
- E. Discuss update to the Capital Improvement Plan and Impact Fees
- 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 Development and Economic Development by 5:00 pm on the day of the meeting 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.**

6. CONSENT ITEMS:

- A. Consider approval of the minutes for April 15, 2025
- B. Consider approval of the minutes for May 20, 2025

7. 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 Light Industrial legally described as A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D. Generally located northeast from the intersection of Sam Reynolds Road and Boss Range Road.
- B. Consider and act upon a recommendation to City Council to rezone the subject property from Residential Estate Single Family (SF-RE) to Planned Development Light Industrial legally described as A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D. Generally located northeast from the intersection of Sam Reynolds Road and Boss Range Road.

8. FUTURE AGENDA ITEMS:

- A. Update on 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 14th day of August 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

