



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
MARCH 17, 2026
415 N. COLLEGE AVE.
6:30 PM**

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

- A. Call to Order and Roll Call.
- B. Discuss Briefings from February and March City Council Meetings
- C. Discuss P&Z Training in June and July
- D. Discuss FM 407 update and Thoroughfare Transportation
- E. Discuss Development Update
- F. Discuss regular agenda items.
- G. 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 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 consider a recommendation to City Council to rezone approximately 1,244 acres from Single-Family Rural Estate (SF-RE) to Planned Development Single-Family 2 (PD-SF 2) with an amended minimum lot standard to 4,400 square-feet; Planned Development- Regional Commercial (PD-RC); and Planned Development Mixed-Use (PD-MU) and other amended standards, generally located north

and northwest of FM 407 and Treeline Parkway.

- B. Conduct a Public Hearing to consider a recommendation to City Council to amend the existing Specific Use Permit for Thrifted It legally described as O T JUSTIN BLK 33 LOT 17,18 O T JUSTIN addressed as 209 W 5th Street.
- C. Conduct a Public Hearing to consider a recommendation to City Council for a proposed Replat with a variance to the lot standards; legally proposed as Lots 2R and 3R Block A Roberson Addition and Lots 1 and 2, Block 5 Hardeman Ranch Estates.

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 12th of March by 5:00 p.m., at least 3 business days preceding the scheduled meeting time.

Matthew Cyr

Matthew Cyr, Director of Development and Economic Development Services

NOTE: THE CITY OF JUSTIN COUNCIL CHAMBERS ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY DEVELOPMENT SERVICES DEPARTMENT