



**PLANNING & ZONING
COMMISSION MEETING
TUESDAY, MARCH 20, 2018 AT 7:15 P.M.
JUSTIN CITY HALL
415 NORTH COLLEGE STREET
JUSTIN, TEXAS 76247**

I. CALL TO ORDER:

Invocation and Pledge of Allegiance.

II. PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the Planning & Zoning Chair may impose a three-minute limitation on any person addressing the Planning & Zoning Commission.

III. PUBLIC HEARING

1. Regarding a City initiated Zoning Ordinance text change considering revisions to the City of Justin Code of Ordinances, Chapter 52, Section 85, Accessory Buildings. The proposed revisions are to reduce the distance requirements between accessory buildings and primary buildings on lots and to allow accessory buildings in side yards behind screening fences.
 - a. Open Public Hearing
 - b. Receive public comments, both for and against
 - c. Close Public Hearing
 - d. Planning & Zoning Commission discussion, consideration, and recommendation to the Justin City Council on the proposed Zoning Ordinance revisions.

Supporting Documents:

- [Draft Ordinance](#)

2. Regarding an Owner initiated amendment to “PD” Planned Development District, Ordinance Number 598-15, for single family residential uses to eliminate street connection to the east, amend the development regulations, and revise the concept plan.
 - a. Open Public Hearing
 - b. Receive public comments, both for and against
 - c. Close Public Hearing
 - d. Planning & Zoning Commission discussion, consideration, and action on the proposed Planned Development District Ordinance revisions.

Supporting Documents:

- [Zoning Application](#)
- [Notice of Zoning Application](#)
- [Public Hearing Notice Map](#)
- [Current Reserve Phase 2 Development Plan](#)
- [Proposed Reserve Phase 2 Development Plan](#)
- [Plan Review Letter](#)

IV. DISCUSSION ITEMS

3. Discuss the Old Town District.
Supporting Documents:

- [Old Town Master Plan Rough Timeline](#)
 - [Comprehensive Plan Excerpts](#)
4. Discuss code enforcement gaps and potential for recommendations to Council.
 - a. Overhanging tree limbs
 - b. Residential parking in public rights-of-way
 - c. Outside storage
 - d. Recreational Vehicles

Supporting Documents:

- [Code Enforcement Ordinances Worksheet](#)
5. Updates from City Staff on the following topics:
 - a. Landscape and Buffer Ordinance
 - b. Pending Development
 - c. Transportation Updates

Supporting Documents:

- [Development Status Report](#)
- [FM 407 March 14, 2018 Meeting Notes](#)

V. ACTION ITEMS

6. Discuss, consider, and act on the application for a re-plat from Landcore Development for the Village at Reatta.

Supporting Documents:

 - [Village at Reatta Plat and Construction Documents](#)
 - [Village at Reatta Engineering Summary](#)
 - [Village at Reatta Engineering Review Letter](#)
7. Discuss, consider, and act on the selection of a Chair.
8. Discuss, consider, and act on the selection of a Vice Chair.

VI. CONSENT

9. Consider and act on minutes from February 20, 2018 Planning & Zoning Meeting.

Supporting Documents:

 - [February 20, 2018 Minutes](#)

VII. FUTURE AGENDA ITEMS

VIII. ADJOURNMENT

Prepared and posted, this 16th day of March by 5:00 P.M., in accordance with the Texas Local Government Code.

Dan Coleman, Development Coordinator