



PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, NOVEMBER 10, 2016 AT 6:30 P.M.
JUSTIN CITY HALL
415 NORTH COLLEGE STREET
JUSTIN, TEXAS 76247

Present: Vickey Reynolds, Chairperson,
Members: Brian French, Chrissa Hartle and Sean Glaspell
City Engineer, Gary Fisher, and Chris Cha
Interim City Manager, Cori Reaume
Interim City Secretary, Brittany Andrews

- I. **Call To Order:** Chairperson, Vickey Reynolds announced on the 10th day of November, 2016 at 6:32 pm. The Planning and Zoning meeting was called to order being open to the public.

Invocation and Pledge of Allegiance followed.

II. **Public Input for Items Not Listed on the Agenda:**

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

Carla Gastineau brought forth her petition, and spoke that the Residents of Ridgeview Estates do not wish to have Hillside Dr. open due to safety reasons, and simply would add an enormous amount of traffic. She further asked questions in regards to when the negotiations for the Timberbrook development were discussed and why the residents of Ridgeview are just now being notified of the development.

III. **Action Item:**

1. **Consider and Act on Rezoning of Timberbrook Development:**

Applicant/ Property Owner: Douglas Properties, Inc., Bloomfield Homes, L.P.

Present Zoning: SF-1

*Requested Zoning: Planned Development, Single Family Residential,
Commercial/Retail, Municipal, Parkland, Open Space*

*Location: 571.72 Acres, N.S. Hazelton Survey, Abstract Number 547, M.E.P. & P.R.R. Co
Survey, Abstract Number 1477, E. Young Survey Abstract No. 1452, W.W. Young*

Survey, Abstract Number 1444, H. McDonald Survey, Abstract Number 879, M. Garnett Survey, Abstract Number 439, W.M. Reed Survey, Abstract Number 1071, and R.W. Terrell Survey, Abstract Number 1650, Denton County, Texas.
Proximity: North side of FM 407, south of Oliver Creek, west of FM 156 with Ridgeview Estates subdivision to the south side of the central portion of the development.

Lynn Crites requested that the Planning and Zoning Commission turn down the agreement in all areas for the Timberbrook Development; it does not meet the city's future plan and the Justin tomorrow plan. Debbie Worley mentioned her concerns with the development affecting the safety of 12th street as well. Shannon Waggoner expressed her concerns for the storm water runoff, stating that the yards are already flooding and the development would make the current issue worse. Members and Residents asked questions regarding the lot sizes, commercial property, etc. Jim Douglas was able to address all questions.

Member Brian French made a motion to deny the request for rezoning

Seconded by Member Sean Glaspell

Aye votes: Member French, Smith, Hartle

Motion carries

2. Discuss, Consider, and Act on a Preliminary Plat for Timberbrook Phase I.

Property Owner: Douglas Properties, Inc., Bloomfield Homes, L. P.

Located on 218.8 Acres, N.S. Hazelton Survey, Abstract Number 547, M.E.P. & P.R.R. Co Survey, Abstract Number 1477, E. Young Survey Abstract No. 1452, W.W. Young Survey, Abstract Number 1444, H. McDonald Survey, Abstract Number 879, and R.W. Terrell Survey, Abstract Number 1650, Denton County, Texas.

Julia Guderian spoke of her concerns for the increase of residents and how will the fire department and Justin police department be effected. Mrs. Guderian has spoken to an assistant of Douglas Properties and stated her recommendation to put up a gate at each end of Hillside Dr. to only give access to and for emergency personnel. David Pope questioned if his personal "roads" on his property would be affected. Cori reassured him that nowhere in this development are there any intentions to take a personal road from a resident. City Engineer, Gary Hudson presented his review and each number was addressed stating the concerns that he had with the development prior to the revision of the Preliminary Plat. He stated that from an engineering standpoint that he would support their variance if requested. Chris Cha, further reviewed the letter in regards to the preliminary drainage layout, expressing what standards have been met and which have not.

Member Sean Glaspell made a motion to approve the Preliminary Plat for Timberbrook Phase I, with the conditional approval with provisions that the engineering questions are answered for our engineers, and that an emergency gate be placed at the east and west end of Hillside Dr. with a walking path opening.

Seconded by member Brian French with the understanding that the zoning be accepted by city council

Aye votes: Member French, Glaspell, and Hartle

Nay votes: Chairperson Reynolds

Motion carries

3. Future Agenda Items

- Landscaping and fencing requirements
- Prioritize a list of Ordnances that need to be revised

IV. Adjournment:

Member Sean Glaspell made a motion to adjourn

Seconded by Member Hartle

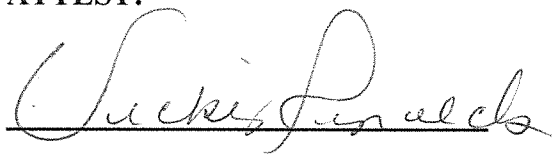
Aye votes: Chairperson Reynolds, Member French, Hartle, and Glaspell

Motion carries

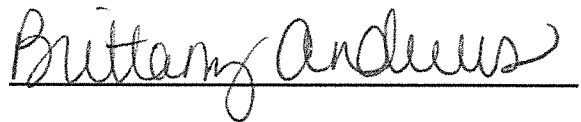
Meeting was adjourned at 9:52pm

Passed and Approved on the 17th day of January, 2017.

ATTEST:



Chairperson, Vickey Reynolds



Interim City Secretary, Brittany Andrews