

John Mounce, Councilmember
Charlotte Moore, Councilmember
Nick Krueger, Councilmember



Lynn Crites, Mayor Pro Tem
Brad Rieger, Councilmember

Alan Woodall, Mayor

MINUTES

State of Texas
County of Denton
City of Justin

Justin City Council Regular Session Meeting– April 22, 2019

The Justin City Council Meeting convened into a Regular Session being open to the public the 22nd day of April, 2019 at 5:04 pm in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Mayor Alan Woodall, Councilmembers John Mounce, Brad Rieger, Lynn Crites and Charlotte Moore, and Nick Krueger. City Staff: City Manager, Cori Reaume, City Secretary, Brittany Andrews, Assistant to the City Manager, Abbey Reece, Finance Director, Josh Armstrong, Development Services Manager, Darrell Gentry, Chief of Police, Alex Coss, City Engineer, Chris Cha, City Planner, Eric Wilhite, and City Attorney, Matthew Butler.

CALL TO ORDER

Convene into session: **Mayor Woodall called the Workshop to order at 5:04 PM**

WORKSHOP SESSION

1. Discussion regarding a Public Hearing on a City-initiated rezone (**ZC 19-02**) of Lot 1 Block 1, Reatta Ridge Addition Phase 4, Lot 1, Block 2 Reatta Ridge Addition, and Lot 1 Block C Reatta Ridge Addition Phase 2, of approximately 57.06 acres, located generally north of John Wiley Road and east of Boss Range Road to be changed from PD-273 and PD-287 to SF-1A Single-Family Residential.
2. Discussion regarding a Public Hearing request for a zoning change (**ZC 19-01**) of Tract 1, Abstract 207 in the F. Borden Survey of approximately 2.72ac located on the north-west corner of FM 156 and Hardeman Blvd. to change from General Business (GB) to Planned Development (PD) for a self-storage development project.
3. Discussion regarding a FPLT 10-01 Final Plat for Reatta Ridge Phase 4 allowing creation of 128 single-family lots and 1 open space lot.
4. Discussion regarding a proposed development agreement between the City of Justin and B&M Properties, JV, regarding an approximately 62.573-acre tract at the southwest corner of John Wiley Road and FM 156.
5. Discussion regarding applicants for the Justin Economic Development Corporation.
6. Discuss calling for Public Hearings regarding updates to the Schedule of Uses.

7. Discuss calling for Public Hearings regarding a City Initiated Zoning change related to Outdoor Storage.
8. Discussion regarding FM 407 feasibility study.
9. Discussion regarding a fee schedule amendment.
10. Discuss Public Works priorities, and pre-budget planning.
11. Discussion regarding possible amendments to a contract between the City of Justin and Brian the Animal Guy.

Mayor and Council discussed items 1-11 with Staff and Citizens.

STAFF/ BOARD UPDATES

- Library Update
- Court Update
- Monthly Financials
- City Manager

POSSIBLE EXECUTIVE SESSION REGARDING ITEMS ON THE WORK SESSION OR REGULAR AGENDA

CONVENE INTO REGULAR SESSION- 7:00PM or Immediately Following Workshop Session Which May Be Prior to 7:00PM

Invocation and Pledge of Allegiance at 7:43 PM by Mayor Pro Tem, Crites
American Flag

Texas Flag: *“Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible”*

PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the Mayor may impose a three-minute limitation on any person addressing the Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

No comment

PUBLIC HEARING

12. **PUBLIC HEARING (7:00 P.M.)** A Public Hearing on a City-initiated rezone (**ZC 19-02**) of Lot 1 Block 1, Reatta Ridge Addition Phase 4, Lot 1, Block 2 Reatta Ridge Addition, and Lot 1 Block C Reatta Ridge Addition Phase 2, of approximately 57.06 acres, located generally north of John Wiley Road and east of Boss Range Road to change from PD-273 and PD-287 to SF-1A Single-Family Residential.

- a. Open public hearing and receive comments at 7:52 PM
- Happy Baggot - 650 S. Main St., Ft. Worth, TX
- Paul Hallmen – 451 Chisholm Tr. Justin, TX
- Kyle Campbell – 453 Chisholm Tr. Justin, TX
- b. Close public hearing at 8:11 PM
- c. Re-open hearing at 8:12 PM
- d. Consider and take action
- e. Re-close hearing at 8:13 PM

Mayor Pro Tem, Crites made the motion to continue the Public Hearing to May 20, 2019 for 7:00 PM at Justin City Hall, 415 N. College Ave. Justin, TX 76247

Seconded by: Councilman Mounce

Aye votes: Councilmembers Moore, Mounce, Crites, Rieger, and Krueger

Motion carries

13. **PUBLIC HEARING (7:00 P.M.)** A Public Hearing request for a zoning change (**ZC 19-01**) of Tract 1, Abstract 207 in the F. Borden Survey of approximately 2.72ac located on the north-west corner of FM 156 and Hardeman Blvd. to change from General Business (GB) to Planned Development (PD) for a self-storage development project.

- a. Open public hearing and receive comments at 8:14 PM
- Jeff Crannell – 2570 Justin Road #209, Highland Village, TX
- b. Close public hearing at 8:27 PM
- c. Consider and take action

Councilwoman Moore made the motion to approve the request for a zoning change with the most recent amendments to exhibit a, as presented.

Seconded by: Councilman Rieger

Aye votes: Councilmembers Moore, Mounce, Crites, Rieger, and Krueger

Motion carries

POSSIBLE ACTION ITEMS

14. City Secretary, Brittany Andrews to administer Anti-Bribery and Oath of Office for Deputy Clerk, Leah Obenour.

City Secretary, Brittany Andrews administered the Anti Bribery and Oath of Office to Deputy Clerk, Leah Obenour.

15. Discuss, consider, and act on a FPLT 10-01 Final Plat for Reatta Ridge Phase 4 allowing creation of 128 single-family lots and 1 open space lot.

Mayor Pro Tem, Crites made the motion to approve the FPLT 10-01 Final Plat for Reatta Ridge Phase 4 allowing creation of 128 single-family lots and 1 open space lot, with the renaming of Trail Creek to Wilkerson Lane.

Seconded by: Councilman Mounce

Aye votes: Councilmembers Moore, Mounce, Crites, Rieger, and Krueger

Motion carries

16. Discuss, consider, and act on a proposed development agreement between the City of Justin and B&M Properties, JV, regarding an approximately 62.573-acre tract at the southwest corner of John Wiley Road and FM 156.

Mayor Pro Tem, Crites made the motion to approve the proposed development agreement between the City of Justin and B&M Properties, JV, regarding an approximately 62.573-acre tract at the southwest corner of John Wiley Road and FM 156 as presented

Seconded by: Councilwoman Moore

Aye votes: Councilmembers Moore, Mounce, Crites, Rieger, and Krueger

Motion carries

17. Discuss, consider, and act on appointments to the Justin Economic Development Corporation.

Councilwoman Moore made the motion to appoint Lisa Dyer, and James Clark to the Justin Economic Development Corporation.

Seconded by: Mayor Pro Tem, Crites

Aye votes: Councilmembers Moore, Mounce, Crites, Rieger, and Krueger

Motion carries

18. Discuss, consider, and act to call for Public Hearings regarding updates to the Schedule of Uses.

Councilman Rieger made the motion to call for Public Hearings regarding updates to the Schedule of Uses for May 21, 2019 at 6:30 PM, and June 10, 2019 at 7:00 PM both located at 415 N. College Ave. Justin, TX 76247.

Seconded by: Councilwoman Moore

Aye votes: Councilmembers Moore, Mounce, Crites, Rieger, and Krueger

Motion carries

19. Discuss, consider, and act to call for Public Hearings for a City Initiated Zoning change related to Outdoor Storage.

Councilman Rieger made the motion to call for Public Hearings for a City Initiated Zoning change related to Outdoor Storage for May 21, 2019 at 6:30 PM, and June 10, 2019 at 7:00 PM both located at 415 N. College Ave. Justin, TX 76247.

Seconded by: Mayor Pro Tem, Crites

Aye votes: Councilmembers Moore, Mounce, Crites, Rieger, and Krueger

Motion carries

20. Discuss, consider, and act on a fee schedule amendment.

Councilwoman Moore made the motion to approve the fee schedule amendment

Seconded by: Councilman Rieger

Aye votes: Councilmembers Moore, Mounce, Crites, Rieger, and Krueger

Motion carries

21. Discuss, consider, and act on possible amendments to a contract between the City of Justin and Brian the Animal Guy.

Mayor Pro Tem, Crites made the motion to terminate the contract between the City of Justin and Brian the Animal Guy.

Seconded by: Councilman Rieger

Aye votes: Councilmembers, Crites, Rieger, Moore, and Krueger

Nay votes: Councilmember Mounce

Motion carries

CONSENT ITEMS

22. Consider and act on the approval of City Council minutes dated April 8, 2019.

Mayor Pro Tem, Crites made the motion to approve minutes dated April 8, 2019.

Seconded by: Councilman Rieger

Aye votes: Councilmembers Moore, Mounce, Crites, Rieger, and Krueger

Motion carries

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.

- Under Section 551.071, to conduct private consultation with the City Attorney regarding:
 - Appellate Docket No. 06-17-00054-CV – City of Justin v. Town of Northlake;
 - State Supreme Court Case No. 18-0651 – Town of Northlake v. City of Justin;

Convene into executive session.

Adjourn into open meeting.

23. Discuss, consider, and act on items discussed in Executive Session.

FUTURE AGENDA ITEMS

ADJOURN

Mayor Pro Tem, Crites made the motion to adjourn at 8:57 PM.

Brittany Andrews
Brittany Andrews, City Secretary

Seal:

