



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, MAY 16, 2017 AT 6:30 P.M.
JUSTIN CITY HALL
415 NORTH COLLEGE STREET
JUSTIN, TEXAS 76247**

Present: Vickey Reynolds, Chairperson

Members: Brian French, Brad Rieger, Jake Brown and Emily Krzyzek, and Rob Bellwood

City Planner: Barry Hudson

City Engineer: Chris Cha

City Manager, Cori Reaume

City Secretary, Brittany Andrews

I. Call To Order:

Chairperson, Vickey Reynolds announced on the 16th day of May, 2017 at 6:32 pm. The Planning and Zoning meeting was called to order being open to the public.

Invocation and Pledge of Allegiance by Chairperson, Vickey Reynolds 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.

No Public Comment

IV. Action Item:

1. Discuss, Consider, and Act on a Final Plat for Timberbrook Addition, Phase 1A

Property Owner: Bloomfield Homes, L.P.

Developer: Douglas Properties, Inc.

Engineer: Goodwin & Marshall

Located west of FM 156 and south of Oliver Creek on 76.028 acres, situated in the N.S. Hazelton Survey, Abstract #547; M.E.P. & P.R.R. Co. Survey, Abstract #1477; and the E. Young Survey, Abstract #1452

Being 121 residential lots and 4 non-residential (Private Open Space) lots to be platted as: Block 1, Lots 1-15; Block 2, Lots 1-14; Block 3, Lots 1-40X; Block 5, Lot 11X; Block 6, Lots 1-20; Block 7, Lots 1-34,; and Block 20, Lot 1X.

Member Brian French asked City Planner Barry Hudson his thought on the final Plat for phase 1A. Mr. Hudson advised that Bloomfield Homes have addressed most of their concerns and recommended approval. City Engineer, Chris Cha went over the review letter stating that item B.6 is still ongoing and both Pacheco Koch and Jason Weaver with Goodwyn Marshall should have the issue resolved by the time the plat is presented to council. Member Brian French made a motion, and after further discussion withdrew his motion.

Member Jake Brown made a motion to recommend approval of the preliminary plat 1A with the changes suggested by the city engineer to B.6, and corrections to all other issues stated in the review letter.

Seconded by: Member French

Aye votes: Members French, Brown, Rieger, Krzyzek, and Bellwood

Motion carries

2. Discuss, Consider, and Act on a Final Plat for Timberbrook Addition, Phase 1B

Property Owner: Bloomfield Homes, L.P.

Developer: Douglas Properties, Inc.

Engineer: Goodwin & Marshall

Located west of FM 156 and south of Oliver Creek on 28.317 acres, situated in the N.S. Hazelton Survey, Abstract #547; M.E.P. & P.R.R. Co. Survey, Abstract #1477; and the E. Young Survey, Abstract #1452

Being 88 residential lots and 1 non-residential (Private Open Space) lot to be platted as: Block 4, Lots 1-7; Block 5, Lots 1-10; Block 6, Lots 21-30X; Block 8, Lots 1-34; Block 9, Lots 1-20; and Block 10, Lots 1-8.

Member French made a motion to approve the Final Plat for Timberbrook Addition, Phase 1B.

Seconded by: Member Rieger

Aye votes: Members French, Brown, Rieger, Krzyzek, and Bellwood

Motion carries

3. Discuss, Consider, and Act on a Final Plat for The Reserve at Meadowlands, Phase I.

Property Owner: Rockwater Development

Applicant: Rockwater Development

Located on 2.312 Acres, SR Roberts Survey, Abstract 1127, Tract 13 Near FM 407 and Meadowview Drive

Engineer, Chris Cha spoke on behalf of Gary Fisher on the engineering issues addressed in the review letter, stating most, if not all issues have been fixed.

Member French made a motion to approve the Final Plat for The Reserve at Meadowlands, Phase 1 with a recommendation that Lot 8, Block A remain as open space.
space.

Seconded by: Member Rieger

Aye votes: Members French, Brown, Rieger, Krzyzek, and Bellwood

Motion carries

4. Discuss, Consider, and Act on a Final Plat for the Hardeman Estates Phase 7

Property Owner: Hardeman, LLC

Engineer: Crannell, Crannell & Martin Engineering Corp.

Surveyor: KAZ Surveying

Located east of Boss Range Road, north of Pine Crest Drive, and south of FM 407 (W. 1st Street) on 17.61 acres, situated in the W. Perry Survey, Abstract #1034 Being 49 residential lots and 1 non-residential (Open Space) lot

to be platted as: Block 3, Lots 15-29; and Block 4, Lots 11-44 & Lot X-1

Member Krzyzek made a motion to approve the Final Plat for Hardeman Estates, Phase 7 recommending to add a drainage easement where the channel is, and that the HOA would maintain the landscape in lot X-1.

Seconded by: Member French

Aye votes: Members French, Brown, Rieger, Krzyzek, and Bellwood

Motion carries

Planning and Zoning Commission took a break at 7:57pm, and reconvened at 8:06pm

5. Discuss, Consider, and Act on a draft of the Fence.

Member Brown made a motion to approve the draft of the Fence Ordinance as is, and that the notes on the Commissions discussion regarding the fees, and fines be presented to council.

Seconded by: Member Rieger

Aye votes: Members French, Brown, Rieger, Krzyzek, and Bellwood

Motion carries

V. Future Agenda Items

- Recap of prior meetings notes as it relates to the Old Town Ordinances

IV. Adjournment

Member Rieger made a motion to adjourn

Seconded by: Member Brown
Meeting was adjourned at 9:00pm

Passed and Approved on the 20th day of June, 2017.

Brittany Andrews
City Secretary, Brittany Andrews

