



**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 15, 2016 AT 6:30 P.M.
JUSTIN CITY HALL
415 NORTH COLLEGE STREET
JUSTIN, TEXAS 76247**

Present: Vickey Reynolds, Chairperson,
Members: Brian French, and Chrissa Hartle
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 15th day of November, 2016 at 6:39 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.

Open public hearing 6:46

Jeff Gastineau thanked the Planning and Zoning Commission in their assistance and guidance towards council. Kenneth Harbon spoke of his concerns with the safety of their neighborhood with the increased population from the apartments. He asked that they consider having the look somewhat match Reatta Ridge, and mentioned the no right turn lane construction vehicles

III. Action Item:

1. Discuss, Consider, and Act on Rezoning of Reatta Ridge Planned Development -273:

Applicant/ Property Owner: NHJustin, LLC

Present Zoning: PD-273 Multi Family & PD-273 General Business

Requested Zoning: PD-273 Multi Family & PD-273 General Business, with a modification of zoning boundary between the Multi Family and General Business,

modification of PD regulations, and PD site plan approval for the multi-family portion of the site.

Location: 20.615 Acres; Reatta Ridge Addition, Block 1, Lots 1RA & 2; SJ0213A

Proximity: Vacant land located along the north side of John Wiley Road between Reatta Ridge Subdivision & Park and the Justin South Shopping Center and All sup's Convenience Store / Gas Station

Kendra Stephenson gave a thorough presentation of the Reatta Ridge planned development -273.

Dave Pope, and Belinda Francois also spoke of their concerns that the new development would bring. All members of Planning and Zoning asked that the design of the apartments resemble more of a look that would fit in with the current "old town." Brian, Vickey and Chrissa asked that how much the developer would be willing to work on the facade of the buildings. Kendra mentioned that they were happy to work with the architect to see what they could come up with.

Member Brian French made a motion to approve the request for rezoning on the commercial and apartments, and to approve the covered parking changes they have requested, that we recommend an 8' wall around dumpsters, behind all sups, etc. and that the developer work with the city staff, and Planning and Zoning member, Chrissa Hartle on the elevations and the design, and to have the 6' masonry wall between the project and new commercial.

Seconded by Member Chrissa Hartle
Aye votes: Member French, and Hartle
Motion carries

Member Brian French made a motion for a 5 minute recess

Seconded by Member Hartle

Break at 9:08

Reconvened at 9:17

2. Discuss and Consider Revisions to the City's Landscape & Buffer Requirements, Section 12.1050 of the City's Zoning Ordinance.

All members and Cori discussed with the City Planner their revision recommendations

3. Future Agenda Items

- Continue with comprehension plan and changes from the landscape ordinance
- Prioritize a list of Ordnances that need to be revised
- Update previous meeting minutes
- Look at applicants for the board

IV. Adjournment:

Member Chrissa Hartle made a motion to adjourn

Seconded by Member French, and Hartle
Aye votes: Chairperson Reynolds, Member French, and Hartle
Motion carries

Meeting was adjourned at 10:00pm

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

ATTEST:

Vickey Reynolds Brittany Andrews

Chairperson, Vickey Reynolds

Interim City Secretary, Brittany Andrews