



PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 18, 2016 AT 6:30 P.M.
JUSTIN CITY HALL
415 NORTH COLLEGE STREET
JUSTIN, TEXAS 76247

Present: Vickey Reynolds, Chairperson
Members: Chrissa Hartle, Brian French, and Terence Smith
City Planners, Barry Hudson
Police Chief, Bill Brooks
Interim City Manager, Cori Reaume
Interim City Secretary, Brittany Andrews

I. Call To Order:

Vickey Reynolds, Chairperson, announced on the 18th day of October, 2016 at 6:35 p.m. 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 Planning & Zoning Chair may impose a three minute limitation on any person addressing the Planning & Zoning Commission.

III. Action Items

1. A. **Public Hearing to Receive Comments FOR or AGAINST Rezoning for Timberbrook Development:**
 - i. **Open Public Hearing at 6:38pm**
 - ii. **Close Public Hearing at 8:23pm**

Jim Douglas gave a presentation on the Timberbrook Development.

Jeff Gastineau, Mike Kimball, Thomas Peters, Sonja Goodman, Rusty Gable, Tim Murphy, James Randolph, & Carla Gastineau all spoke of their oppositions to the Timberbrook development, requesting that it be reconsidered due to safety hazards, bringing in high traffic making it unsafe for their kids and animals, also that the East and West sides of Hillside Dr. not be opened up. Peggy Ihnfeldt shared her concerns with the Timberbrook development being, water and drainage issues, and the fencing between the development and other properties causing a safety issue, most citizens concerns were for the opening of Hillside Dr.

Vickey asked if there were any other comments regarding the Timberbrook rezoning, there were no replies. Chairperson Vickey Reynolds closed the public hearing.



B. Consider and Act on Rezoning:

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 546, 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 and east of Boss Range Road with Ridgeview Estates subdivision to the south side of the central portion of the development.

Member Brian French stated: "I understand that city council has taken away our ability to require changes to lot size, dwelling size, and masonry requirements.

Therefore I make a motion that a communication be sent to each city councilman that Planning and Zoning Commissioners feel that the City Council should re-visit and increase the requirements for Lot Size, Dwelling Size, and Masonry requirements. That the planning and zoning commissioners feel that these specific aspects of the development do not meet with the desires of the citizens, and are not in keeping with the comprehensive plan in its current form, and due to its size, which will have an enormous effect on the town, and therefore, a closer look should to taken to insure that it meets with the best interests of the citizens of Justin."

Member Brian French also stated "In light of all the information brought forward this evening, in all good conscious P&Z is unable to provide an accurate & concise recommendation this evening. We need additional time to review all the data brought forward to do an accurate analysis of the proposal due to our desire to promote a safe, appealing, and economically sound city."

No Action Taken.

Member Brian French made a motion to table the item

Seconded by Member Terence Smith

Aye votes: Member French, Smith, and Chairperson Reynolds

Motion carries

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

Property Owner: Woodbridge Develops, LLC

Applicant: Woodbridge Developments, LLC

Located on 2.97 Acres, SR Roberts Survey, Abstract 1127, Tract 13

Near FM 407 and Meadowview Drive

Chairperson Reynolds adjourned for a 5 minute recess at 8:29pm

Reconvened at 8:45pm

Representative for the Woodbridge development Mr. Troy Lewis spoke about the development and answered citizens and board members questions.



Interim City Manager, Cori Reaume spoke that everything in question will be delivered in the Final Plat.

Member Terence Smith made a motion to approve the Plat for Phase 1 under the conditions that their concerns be addressed in the Final Plat.

Seconded by Member Brian French

Aye votes: Chairperson Reynolds, and Members French and Smith

Motion carries

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

Member Brian French made a motion to Table this item
Item Tabled

4. Future Agenda Items

Member Brian, and Chairperson Vickey made their recommendations for future agenda items.

IV. Adjournment:

Member Brian French made a motion to adjourn.

Seconded by Chairperson Vickey Reynolds

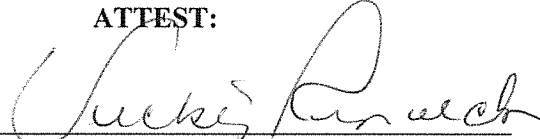
Aye votes: Chairperson Reynolds, Member French and Smith

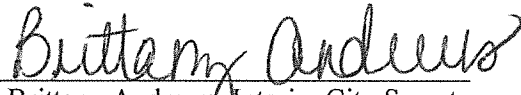
Motion carries

Meeting was adjourned at 9:29pm

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

ATTEST:


Vickey Reynolds, Chairperson


Brittany Andrews, Interim City Secretary

