



## **PLANNING & ZONING COMMISSION**

### **REGULAR MEETING MINUTES TUESDAY, JANUARY 18, 2021**

JUSTIN CITY HALL  
415 NORTH COLLEGE STREET

#### **Members Present:**

Mike Loya, Lisa Dyer, Davis Parsons, Kyle Suits, Jeff Taylor, and John Tinsley

#### **Staff Present:**

Sasha Torres, Development Services Specialist; Matt Cyr, Director of Planning and Development Services; Eric Wilhite, Planning Consultant

#### **CALL TO ORDER**

Chairman Loya called the meeting to order at 6:30 p.m. A quorum was determined by the roll call.

#### **I. PUBLIC COMMENT:**

No member of the public provided public comment. No public comment was submitted in writing.

#### **II. PUBLIC HEARING:**

1. A public hearing to consider a recommendation to City Council amending the Code of Ordinances sections 4-20 and 52-1 regarding the definition of sexually oriented business.

Staff provided an overview of the case. Chairman Loya opened the Public Hearing. No one spoke.

Commissioner Parsons made a motion to approve the item as presented. Commissioner Suits seconded. The motion passed unanimously.

2. A public hearing to consider a recommendation to City Council for a Specific Use Permit for CMC Dog Training located at 117 E. 7th Street, legally described as O T JUSTIN BLK 52 LOT 2 & 3, zoned as Light-Industrial.

Staff provided an overview of the case.

The Commission and the Applicant (Susan Warren) held a discussion regarding the item.

Chairman Loya opened the Public Hearing. Dale Roberson, owner of Silver Spur Storage at 213 E. 7<sup>th</sup> Street, spoke in favor of the CMC Dog Training Business. He spoke in opposition against the Specific Use Permit Application. Chairman Loya closed the Public Hearing. Commissioner Taylor motioned to approve the item as presented. Commissioner Dyer seconded. The motion unanimously.

### **III. ACTION ITEMS:**

**3.** Consider a recommendation for a Final Plat to City Council for Reatta Ridge Phase 3 and 5, approximately 59.23 acres located approximately 1,000 feet northeast from the intersection of Range Road and Boss Range Road.

Staff provided an overview of the case.

Commissioner Tinsley motioned to approve the item as presented. Commissioner Taylor seconded. The motion was approved unanimously.

### **IV. CONSENT ITEMS:**

**4.** Consider approval of the minutes for December 7, 2021.

A motion to approve the consent agenda was made by Commissioner Suits, seconded by Commissioner Parsons. The motion passed unanimously.

### **V. FUTURE AGENDA ITEMS:**

**5.** Justin Town Square Plat and P&Z Training

### **VI. ADJOURNMENT:**

Chairman Loya adjourned the meeting at 7:00 p.m.