



PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES TUESDAY, APRIL 19, 2022

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:

John Tinsley, David Beck, Kyle Suits, Tom Cronberger

Staff Present:

Matt Cyr, Director of Planning and Development Services

CALL TO ORDER

Vice-Chair Suits called the meeting to order at 6:32 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 for a Specific Use Permit for Twice the Ice (Kiosk use) located approximately 200 feet northeast from the intersection of FM 156 and 5th Street, legally described as A1127A ROBERTS, TR 10A(PT), 0.44 ACRES addressed as FM 407/ HWY 156 (Denton County Parcel # 158751).

Staff provided an overview of the case.

The Commission held a discussion with the Applicant regarding the item.

Commissioner Cronberger made a motion to table the item to allow the Applicant to inquire about reconfiguring the building to a different location on the site, to revise the elevations, to provide documentation regarding the access agreement with Justin Seed, and to inquire about removing the structure. Commissioner Tinsley seconded the motion. The motion passed unanimously.

2. A Public Hearing to consider a recommendation to City Council to amend the existing Planned-Development (PD-GB) for Justin Self- Storage located approximately 100 feet west from the intersection of FM 156 and Hardeman Boulevard, legally described as A0207A F.B. BORDEN, TR 8G (PT), 2.725 ACRES addressed as 103 Hardeman Boulevard.

Staff provided an overview of the case.

The Commission held a discussion with the Applicant regarding the item.

Commissioner Beck made a motion to recommend approval of the item as presented (with the amendments). Commissioner Cronberger requested to amend the motion to revise the signage amendment prohibiting the Applicant from any detached monument signage and permitting wall signage. The motion to amend was seconded by Commissioner Tinsley. The motion passed unanimously.

3. A Public Hearing to consider a recommendation to City Council to amend Chapter 52 of the Code of Ordinances relating to accessory structures and definitions.

Staff provided an overview of the case.

The Commission held a discussion with Staff regarding the item.

Commissioner Cronberger made a motion to recommend approval with the condition to revise the Amusement Indoor definition as discussed. The motion passed unanimously.

III. CONSENT ITEMS:

4. Consider approval of the minutes for March 15, 2022.

A motion to approve the consent agenda was made by Commissioner Cronberger. The motion passed unanimously.

V. FUTURE AGENDA ITEMS:

5. Preserve Batch Plant and AFV Carwash Amendment

The Commission discussed the upcoming items on the Future Agenda with Staff.

VI. DISCUSSION ITEMS:

6. Discuss potential changes to the meeting format and Agenda Packet.

The Commission discussed the item with Staff.

VII. ACTION ITEMS:

7. Appoint a new Chairperson

The Commission voted to table the item until the next meeting.

VIII. ADJOURNMENT:

Vice Chair Suits adjourned the meeting at 8:32 p.m.