**PLANNING & ZONING COMMISSION MEETING**
**TUESDAY, FEBRUARY 21, 2023, 6:30 P.M.**

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

## WORK SHOP SESSION AGENDA (6:30 PM)

A. Call to Order and Roll Call.

B. Discuss a rewrite of Chapter 52 of the Code of Ordinances and forward to City Council for potential discussion and action to City Staff.

C. Discuss future zoning amendments to be recommended to City Council.

D. Briefing regarding the January 28th and February 14th Council Meetings.

E. Administrative and Staff Comments

F. Discuss regular agenda items.

G. Adjourn.

## CONVENE INTO REGULAR SESSION AT 7:30 PM

1. **CALL TO ORDER AND ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENT:**

   In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking.

   To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, February 21, 2023, to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

## 4. CONSENT ITEMS:

A. Consider approval of the minutes for January 17, 2023.

## 5. PUBLIC HEARING:

A. Conduct a Public Hearing to hear concerns for or against the adoption of the Imagine Justin Comprehensive Plan.

B. Consider and act upon a recommendation to City Council for the adoption of the Imagine Justin Comprehensive Plan.

C. Conduct a Public Hearing to hear concerns for or against a Specific Use Permit for a Temporary Batch Plant at Reatta Ridge Ph 3 & 5 legally described as REATTA RIDGE PH 4 BLK 1 LOT 1(W PT) and REATTA RIDGE ADDN BLK 2 LOT 1 ACRES 28.0670

D. Consider and act upon a recommendation to City Council for a Specific Use Permit for a Temporary Batch Plant at Reatta Ridge Ph 3 & 5 legally described as REATTA RIDGE PH 4 BLK 1 LOT 1(W PT) and REATTA RIDGE ADDN BLK 2 LOT 1 ACRES 28.0670

E. Conduct a Public Hearing to hear concerns for or against an amendment to the existing Planned-Development (GB-PD 724) to allow wall signage for Justin Self-Storage legally described as A0207A F.B. BORDEN, TR 8G(PT), 2.725 ACRES addressed as 103 HARDEMAN BLVD.

F. Consider and act upon a recommendation to City Council for an amendment to the existing Planned-Development (GB-PD 724) to allow wall signage for Justin Self-Storage legally described as A0207A F.B. BORDEN, TR 8G(PT), 2.725 ACRES addressed as 103 HARDEMAN BLVD.

## 6. FUTURE AGENDA ITEMS:

## 7. DEVELOPMENT UPDATE:

A. Discuss Development Update

## 8. EXECUTIVE SESSION :

A. Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

## 9. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Planning & Zoning Commission of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times.

Said notice has been posted this 17th Day of February 2022 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

**Attest:**

Matthew Cyr

Matthew Cyr, Director of Planning and Development Services

**NOTE:** THE CITY OF JUSTIN COUNCIL CHAMBERS ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY DEVELOPMENT SERVICES DEPARTMENT

**PLANNING & ZONING COMMISSION**

**REGULAR MEETING MINUTES**
**TUESDAY, JANUARY 17, 2023**

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

**Members Present:**
John Tinsley, David Beck, Tom Cronberger, Lisa Leary, Gary Davis

**Staff Present:**
Matt Cyr, Director of Planning and Development Services

**WORK SHOP SESSION AGENDA (6:30 PM)**

A. Call to Order and Roll Call.

Chairman Beck called the workshop session to order at 6:30 p.m.

B. Discuss QR code and mock-up of new Public Hearing Sign

Staff gave a brief update on the item to the Commission.

Commissioner Cronberger suggested to potentially change the color to orange and to increase the size of the QR code.

C. Discuss future zoning amendments to be recommended to City Council.

Staff gave a brief overview of the item to the Commission.

D. Briefing regarding the December 13th and January 10th Council Meetings

Staff gave a brief overview of the item.

E. Discuss regular agenda items

Staff gave a brief presentation of each item.

F. Adjourn

The work session adjourned at 7:25pm.

**CONVENE INTO REGULAR SESSION AT 7:30 PM**

**1. CALL TO ORDER AND ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. PUBLIC COMMENT:**

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking. To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, January 17, 2023 to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

**4. CONSENT ITEMS:**

A. Consider approval of the minutes for January 17, 2023.

Commissioner Tinsley made a motion to approve the consent agenda.

Commissioner Davis seconded.

The motion passed 5/0/0

**5. PUBLIC HEARING:**

A. Conduct a Public Hearing to hear concerns for or against to amend a Planned Development (SF-1- PD 508) for Reserve at Meadowlands Phase II legally described as Lot 1-11 Block A, Lot 1-5, Lot 6-X and Lot 3-X, Block B.

Travis Brancel the Applicant and Developer came forward and spoke about his background to the Commission. He resides between Keller and Arlington.

Curtis Young from Sage Group and resident of 1130 North Carrol Avenue came forward to discuss the project.

Chairman Beck opened the Public Hearing at 7:42pm

Greg Scott, President of the HOA for Meadowlands, came forward and expressed his concerns to the Commission relating to the Development.

Jason Palmer, 109 Honeysuckle Drive, came forward and expressed his concerns to the Commission primarily relating to setbacks, tree maintenance, fencing, and sidewalks.

Troy Lewis from Rockwater Developments and resident of Trophy Club came forward and spoke about the proposed development.

The Commission discussed the proposed development with the Developer.

Chairman Beck closed the Public Hearing at 8:13pm

B. Consider and act upon a recommendation to City Council to amend a Planned Development (SF-1- PD 508) for Reserve at Meadowlands Phase II legally described as Lot 1-11 Block A, Lot 1-5, Lot 6-X and Lot 3-X, Block B.

Commissioner Tinsley recused himself.

Commissioner Leary made a motion to approve the application with the condition that Staff work with the developer and HOA to facilitate conversations and also that the FM 407 masonry screening wall is consistent with the adjacent screening wall.

Commissioner Davis seconded.

The motion passed 4/0/1

C. Conduct a Public Hearing to hear concerns for or against a Site Plan with variances for Justin Coffee legally described as A1359A Wilson, TR 7, Old DCAD TR # 3B generally located northwest of the intersection of Pafford Street and 1st street.

   Beth Cunningham, Applicant, came forward and spoke relating to the proposed development.

   Chairman Beck opened the Public Hearing at 8:38pm

No one came forward.

Chairman Beck closed the Public Hearing at 8:39pm

D. Consider and act upon a recommendation to City Council for a Site Plan with variances for Justin Coffee legally described as A1359A Wilson, TR 7, Old DCAD TR # 3B generally located northwest of the intersection of Pafford Street and 1st street.

Commissioner Tinsley recommended approval as presented.

Commissioner Leary seconded.

The motion passed 5/0/0

**6. ACTION ITEMS:**

A. Consider and act upon a Final Plat for the Ranchettes at Oliver Creek Phase I legally described as A0433A T.H.W. FORSYTHE, TR 3, and A0433A T.H.W. FORSYTHE, TR 4, OLD DCAD TR 1B generally located north of FM 1384.

Staff gave a brief presentation on the application.

Commissioner Cronberger made a motion to recommend approval to City Council as presented.

Chairman Beck seconded the motion.

The motion passed 5/0/0

B. Consider and act upon a recommendation to City Council regarding appointments to membership of the Planning and Zoning Commission. **(This item was moved to the beginning of the Regular Session)**

Chairman Beck gave a brief introduction to the item and asked Mr. Hill, one of the applicants, to come forward and give a brief introduction.

Scott Hill, Applicant for the Planning and Zoning Commission, came forward and gave a brief introduction to the Commission about himself.

Vincente Barrientos, Applicant for the Planning and Zoning Commission, came forward and gave a brief introduction to the Commission about himself.

Commissioner Lisa Leary made a motion to recommend Vincente Barrientos to place 1 and for Scott Hill to serve as an alternate to the Planning and Zoning Commission.

Commissioner Tinsley seconded the motion.

The motion passed 5/0/0

**7. FUTURE AGENDA ITEMS:**

Staff gave a brief overview of the Future Agenda Items.

A. Justin Self-Storage

**8. DEVELOPMENT UPDATE:**

Staff gave a brief overview of the development update.

**9. EXECUTIVE SESSION:**

A. Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

No action was taken by the Commission.

**10. ADJOURNMENT:**

Commissioner Tinsley made a motion to adjourn.

Commissioner Leary seconded.

The motion passed 5/0/0 and the meeting adjourned at 8:31 pm.

JUSTIN
1887

**PLANNING & ZONING COMMISSION MEETING**
Staff Report
February 21, 2023

**STAFF CONTACT:** Matt Cyr, Director of Planning and Development Services
**PROJECT:** Consider and act upon a recommendation to City Council adopt the Imagine Justin Comprehensive Plan.

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**APPLICANT** Place Strategies, Brad Lonberger and Ivan Gonzalez or City of Justin, Matthew Cyr

**EXECUTIVE SUMMARY:**

In June of 2022 City Council authorized a contract with Place Strategies to begin the process for a new comprehensive plan. In this time frame, Place and Strategies has interviewed a multitude of stakeholder individually ranging from the Gaston Committee, businesses in Old Town, Council members, Planning and Zoning members, Parks Board members, and other citizens.

Place Strategies and Staff worked together to hold two open houses at the Country Abbey for the community to participate. In those two open houses we had over 80 attendees and even more interactions on the interactive map that was published online.

Lastly, staff held several meetings with the Comprehensive Plan Advisory Committee (CPAC) to help steer the direction of the Comprehensive Plan. At this time, we have not received any comments related to the Comprehensive Plan. Staff will continue to collect all comments throughout this process to bring forward to City Council for consideration.

**ACTION CONSIDERED:**

1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

**STAFF RECOMMENDATION:**

Staff recommends consideration of the Imagine Comprehensive Plan.

**ATTACHMENTS:**

(A) Proposed Comprehensive Plan

City of Justin

# IMAGINE JUSTIN

## COMPREHENSIVE PLAN




**Summary**

Comprehensive Plan for the City of Justin



**ADDRESS**

415 N College Ave

Justin, TX 76247

Place Strategies, Inc.

Catalyst Commercial

Pacheco Koch

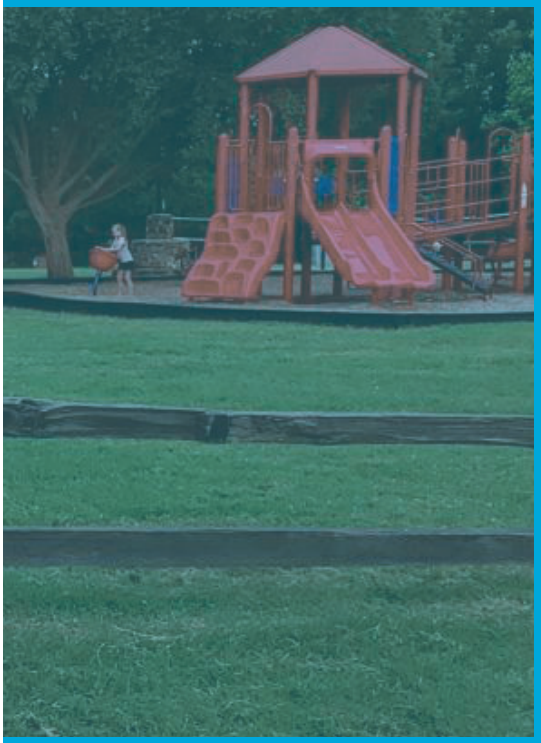
# IMAGINE JUSTIN
## COMPREHENSIVE PLAN

Project spanned over the course of six months
and was started in July 2022.



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Community Vision for
the Future of Justin.

# INTRODUCTION




## The Comprehensive Plan is a community-driven vision to guide decisions over time.

Imagine Justin is a city-wide comprehensive plan that reimagines the core planning documents used by the city to create policy, inform decisions, and establish an expectation of the general direction of the community.

The plans included within the comprehensive plan are: Future Land Use Plan (Experience Districts Plan), Master Thoroughfare Plan (Mobility Plan), and a Parks + Trails Plan. All of these revised plans are derived from the extensive engagement and outreach process that was an integral part of the planning process. Engagement and outreach is the first chapter in order to establish the importance of the process that led to the community plans that follow.

### ENGAGEMENT + OUTREACH

Detailed review of the many outreach methods and results that were shed from the process and how they affected the plans that were revised.

### LAND USE + DEVELOPMENT

Review of existing conditions and a new FLUP that takes into consideration different districts and identities that make up Justin.

### MOBILITY + CONNECTIVITY

Review of existing conditions and a new Master Thoroughfare Plan that looks at mobility and connectivity at different levels to inform plans.

### PARKS + TRAILS

Review of existing conditions, Texas Parks and Wildlife metrics, and a detailed plan to continue the quality of life amenities that make Justin special.

### IMPLEMENTATION

Review of all chapters and an implementation plan that takes into consideration short and long term policies and regulations that will further support the community vision.

# LETTER FROM MAYOR



**ELIZABETH WOODALL**

City of Justin

# DEMOGRAPHICS + MARKET DEMAND

## The City has experienced and is projected to continue to experience rapid population growth.

As the growth pressure moving outwards from Fort Worth and Dallas has become more significant, Justin will have increased needs for infrastructure, parks, new development, and additional retail and commercial.

Balanced growth is a major priority due to the rapid population growth projected for Justin. The City of Justin has a projected annual growth rate of 12% for the next five years. Balanced growth includes maintaining or bettering the character of Justin while ensuring infrastructure, parks, and thoroughfares can sustain higher volumes of traffic. Lastly, creating or expanding a market that can benefit from the growth.

Economic development is seen as a priority in Justin as a new market is established to support the next wave of growth for the City. This will include supporting new and emerging industries, downtown, other retail centers, and regional destinations like Justin Discount Boots & Cowboy Outfitters.

Creating destinations in the City of Justin is an emerging priority as these will improve the quality of life for residents and increase the regional draw for populations outside of Justin. Such destinations include restaurants, boutique shops, arts and entertainment, parks and trails, and festivals or parades. Creating community events is an excellent way to draw in regional visitors and showcase the Justin economy while capturing additional retail and commercial spending or tax dollars.

Lastly, aligning with Justin's brand and identity will be crucial to steering growth in the right direction as Justin grows and priorities change. Justin is a city that promotes a rural community culture while maintaining a desire to grow the population and tax base.

**Macro Population Trends**

Texas makes up nearly 9% of the total population in the United States yet accounted for more than 32% of the total population growth between 2019 and 2020. According to the US Census Bureau, Texas reached a population of 29,527,941 by July 2021 and is one of the top recipients of domestic migration. More specifically, the urbanized areas of Texas have generated almost all the population growth annually. This trend is anticipated to continue considering Texas is home to five of the largest fifteen cities in the US and has 40 cities with over 100,000. 13 of the 100 largest cities in the US are in Texas. The US Census Bureau estimated that Texas' population grew by 310,288 from July 2020 to July 2021. The suburban ring counties are among the fastest growing, even faster than the Texas population. Based on population projections from the Texas Demographic Center (TDC) utilizing historical growth patterns, it's projected that Texas could reach nearly 55 million residents by 2050.

### Regional Population Trends

Denton County is one of the fastest-growing counties in the United States. It is estimated that Denton County grew 3.9% between April 2020 and July 2021, a significant growth that has happened historically and is projected to continue. Denton County grew by 243,808 residents between 2010 and 2020, a total increase of 36.8%. The Texas Water Development Board estimates that Denton County will be home to 1,329,551 people by 2040 and reach a population of 1.6 million by 2050, a significant increase from the current population of 941,647.

### Historical Population of Justin

Justin was established in 1848 but experienced its first significant growth in 1883 after the northern expansion of the Santa Fe Railroad. By 1904 the population in Justin was 476 and increased to 700 by 1941. In 1946 the City of Justin was officially incorporated. The City of Justin had a population of 496 in 1950, a decrease from local counts in years prior after incorporating in 1946. This is likely due to the City of Justin being incorporated in 1946 and establishing city limits, excluding those who may have been counted previously. By 2000, the population had nearly quadrupled since 1950, bringing the total population to 1,891.

**Justin Historical Population**

| Year | Population | 10-Year Population Growth |
|---|---|---|
| 1950 | 496 | - |
| 1960 | 622 | 25.4% |
| 1970 | 741 | 19.1% |
| 1980 | 920 | 24.2% |
| 1990 | 1,234 | 34.1% |
| 2000 | 1,891 | 53.2% |
| 2010 | 3,246 | 71.7% |
| 2020 | 4,409 | 35.8% |

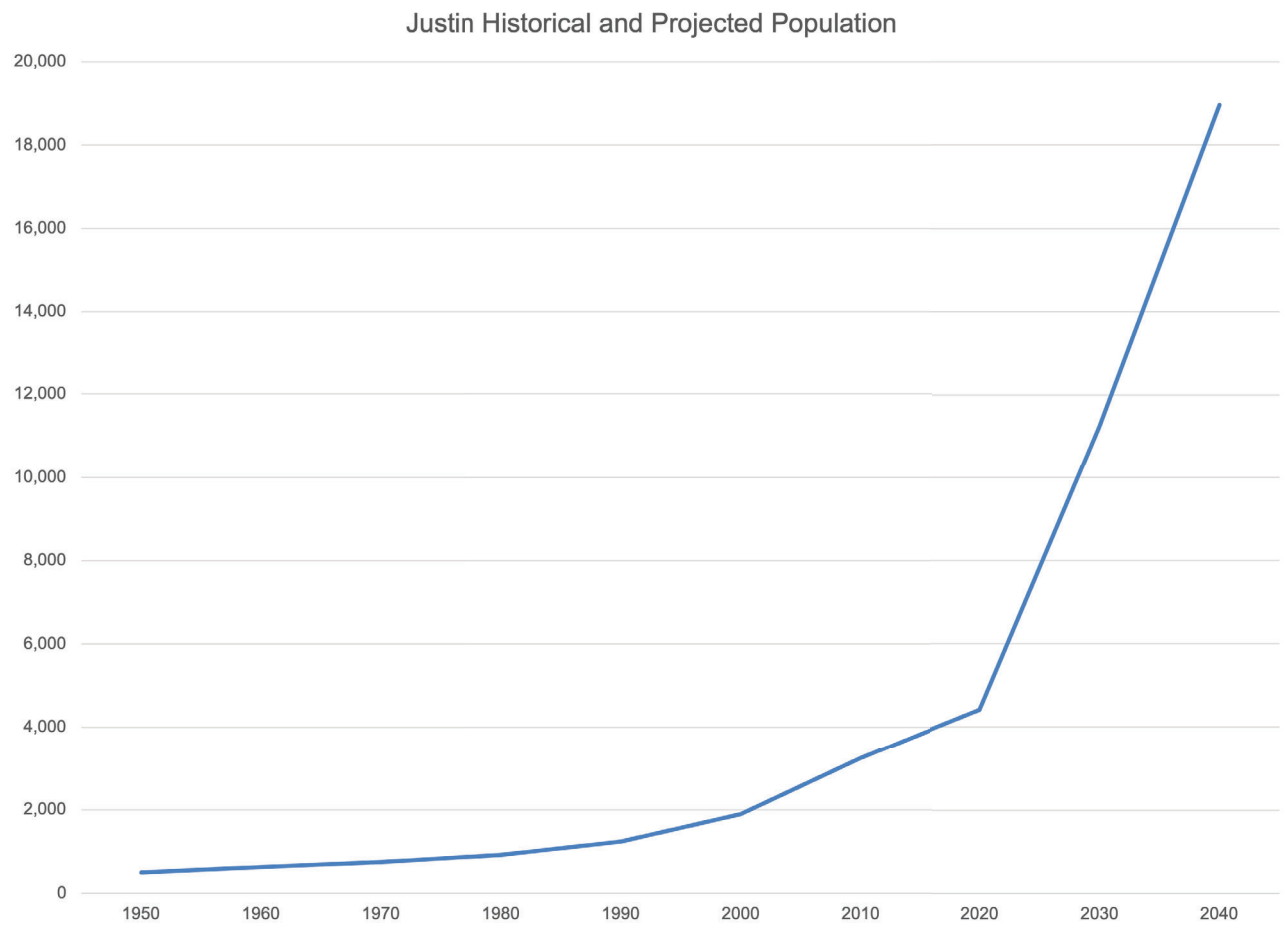
### Current and Projected Population

The 2022 population of the City of Justin is 5,451, up from 4,409 in 2020. The City of Justin accounts for only 0.56% of the total Denton County population, with most of the population in the County along Interstate 35E and the City of Denton. The City of Justin is estimated to grow by 12% over the next five years to a population of 9,606 in 2027. The estimated population in 2032 is projected to be 12,428 and is anticipated to grow to 19,764 by 2042 as Justin approaches its buildout.

The City of Justin is located within the comparatively fast-growing Dallas-Fort Worth Metroplex that has grown from a population of 5.2 million in the year 2000 to a current population of over 7.6 million. With exponential growth anticipated, Justin's future growth should be managed to guide future development. A comprehensive plan serves as the guiding document in creating a community-driven vision for managing growth. Development pressure is moving outwards from the urban core of Dallas and Fort Worth due

to land prices, supply of buildable land, and other factors. As the Dallas Fort Worth Metroplex grows, communities like Justin are positioned to absorb this growth, as seen in the map below. This map shows the population visually by dot density.

| Justin Projected Population | |
|---|---|
| **Year** | **Population** |
| 2022 | 6,127 |
| 2027 | 9,327 |
| 2030 | 11,247 |
| 2035 | 15,232 |
| 2040 | 18,963 |
| 2042 | 19,764 |



### Income

The City of Justin has a strong income base, with the median household income at $97,013, similar to Denton County's median income of $99,674 and above the DFW Metroplex's median income of $79,627. The average income for the City of Justin is $122,172, while the median disposable income is $81,204. Income is an indicator of the ability of residents to spend on retail, entertainment, and food, resulting in an estimation of the commercial health of a market. Households earning between $100,000 to $149,999 make up the largest share of Justin's households (21.8%). Approximately 48.5% of households within Justin make $100,000 or greater. Justin's overall wealth and spending power are strong and should allow for future commercial and supporting uses.

**Justin Projected Population**

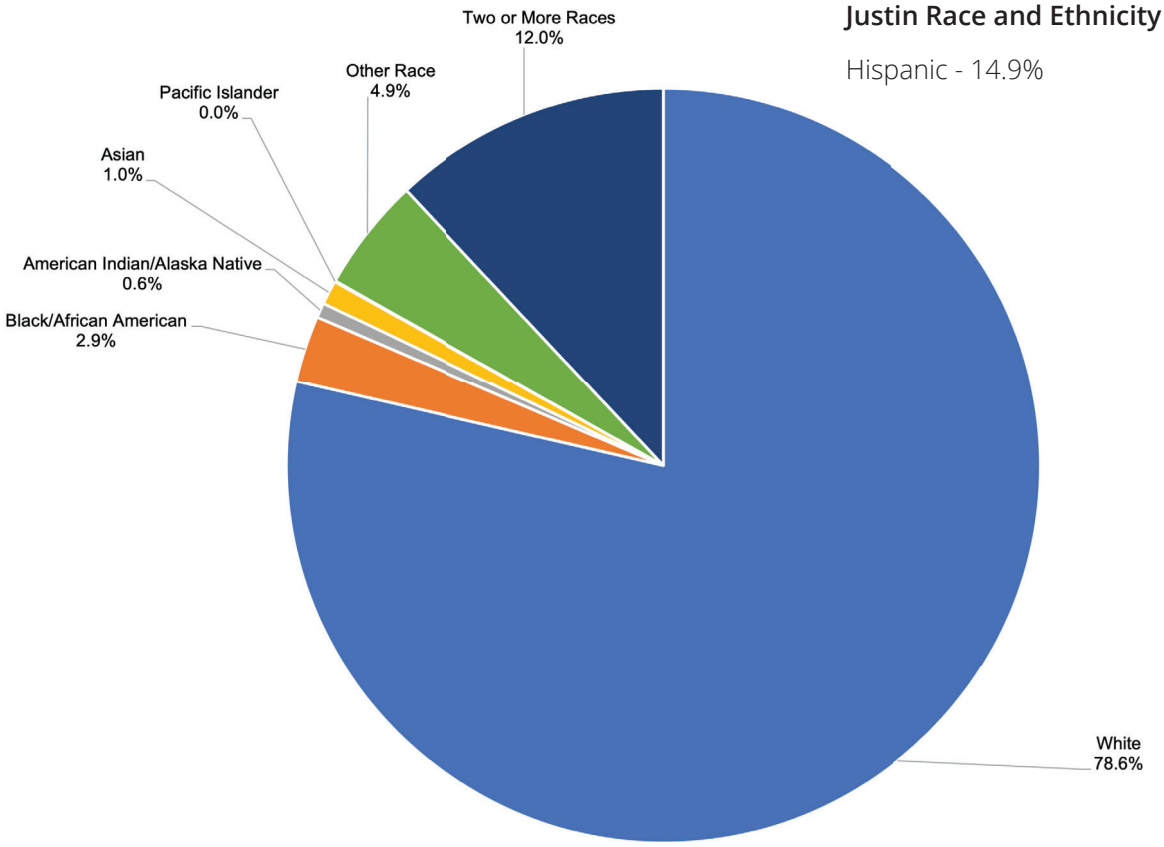
| | Median Household Income | Average household Income | Median Disposable Income |
|---|---|---|---|
| Justin | $97,013 | $122,172 | $81,204 |
| Denton County | $99,674 | $133,545 | $82,338 |
| DFW MSA | $79,627 | $112,622 | $66,332 |

### Race and Ethnicity

The dominant racial and ethnic make-up of the City of Justin is White, at 78.6%, and Hispanic, at 14.9%. In comparison, Denton County is 57.3% White and 20.8% Hispanic. Diversity in population brings about different retail needs, preferences, and choices.

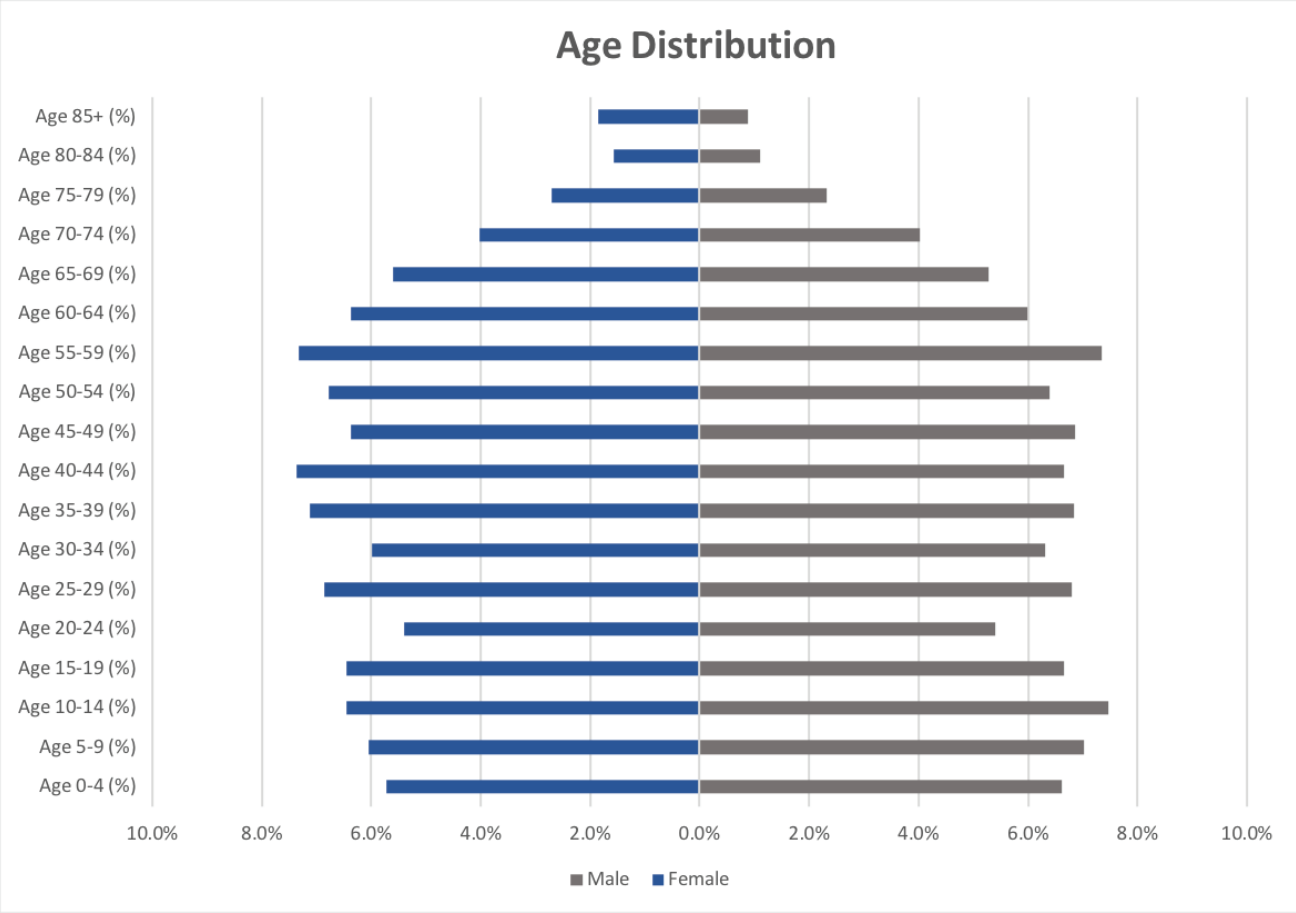
**Justin Race and Ethnicity 2022**

Hispanic - 14.9%



## Age

The median age in Justin is 38.9, the same as the national median age and slightly higher than the State of Texas (35.4). Compared to Denton County, which has a median age of 34.9, Justin has a somewhat older population. Roughly 27% of the population is between the ages of 35 and 54, which the Bureau of Labor Statistics defines as the prime earning years. Over half of the residents within this prime earning years category are between the ages of 35 and 44.




## Employment

Justin residents are primarily employed in what would be considered White Collar industries, with 42.2% of residents employed in the Professional or Management/Business/Financial industries. The employed population by industry and occupation helps provide a snapshot of potential businesses that could find an experienced workforce within Justin.

Inflow and Outflow data from the US Census Bureau shows that 98.2% of Justin residents commute to a location outside of Justin daily for work. A visual representation of this inflow and outflow is seen below. This drain of the daytime population is a missed opportunity for capturing daytime retail sales for lunch or errands during the day. Without the numerous commercial services available for a workforce population, those needs are being satisfied

elsewhere. Conversely, 97.5% of those employed within the City of Justin live outside the city limits. This large swap of workforce populations into and out of Justin can, over time, significantly impact mobility and traffic congestion. Targeting industries for locations within Justin that can employ Justin residents would decrease the traffic volume and can reduce that congestion as residents live closer to where they work.

### Educational Attainment

The City of Justin is well educated; 93.7% of the 25+ population have received a high school diploma, including a GED equivalent. This is compared to the State of Texas, which reported 86.5% of the 25 or older population had received a high school diploma or a GED equivalent. 35.2% of the Justin residents have obtained a bachelor's degree, while 9.6% have achieved a graduate/professional degree. A well-educated population generally translates to higher incomes and discretionary spending within the city.

### Psychographics

Psychographics are developed through quantitative and qualitative methodologies to understand the nuances of consumers' psychological attributes. Psychographics study personality, values, opinions, attitudes, interests, and lifestyles in concert with traditional demographic factors. This includes various topics, such as health, politics, and technology adoption. Each consumer's unique attitudes influence their lifestyle choices. And their lifestyles impact their purchasing decisions on housing, clothing, food, entertainment, and more.

Psychographics are critical in understanding a population's attitudes and interests rather than being limited by "objective" demographics. While demographics can tell us about a household's size and average income, psychographics can help to paint a picture of why that family may purchase a particular item or have preferences related to technology. These insights enable people to find similar-interest households, linking those with similar interests and attitudes, even if they're from different communities.

| Justin Employed Population (16+) by Occupation | |
|---|---|
| **White Collar** | 66.5% |
| Management/Business/ Financial | 22.0% |
| Professional | 20.2% |
| Sales | 11.4% |
| Administrative Support | 12.8% |
| **Services** | 10.7% |
| **Blue Collar** | 22.8% |
| Farming/Forestry/Fishing | 0.0% |
| Construction/Extraction | 6.4% |
| Installation/Maintenance/ Repair | 4.0% |
| Production | 4.2% |
| Transportation/Material Moving | 8.2% |

The segmentation profile for Justin is based on the Esri Tapestry lifestyle segmentation. Each household's psychographic segment is assigned based on the dominant lifestyle segment. Once aggregated, a descriptive snapshot of the customer base can be derived. Tapestry classifies residential neighborhoods across the US into 67 unique segments based on demographic and socioeconomic characteristics. This generates more insight so that the best customers and underserved markets can be identified. The top segments within Justin are summarized as follows:

# PSYCHOGRAPHICS

## Workday Drive (51.3%)

**US Households:** 3,541,300
**Average Household Size:** 2.97
**Median Age:** 37.0
**Median Household Income:** $90,500

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, online banking or housekeeping services, and family-oriented pursuits.

## Middleburg (35.1%)

**US Households:** 3,511,200
**Average Household Size:** 2.75
**Median Age:** 36.1
**Median Household Income:** $59,800

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

## Southern Satellites (13.5%)

**US Households:** 3,856,800
**Average Household Size:** 2.67
**Median Age:** 40.3
**Median Household Income:** $47,800

Southern Satellites is the second largest market in rural settlements but within metropolitan areas located primarily in the South. This market is typically slightly older, settled married-couple families who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in various industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than in the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

# HOUSING CHARACTER

There are 2,027 housing units in the City of Justin (2022). For most homes, approximately 61% were built from 1990 to 2009; this number excludes the recent surge in home development. Within the total housing units, 89.1% are owner-occupied, and 11.0% are renter-occupied. 9.9% of housing units in Justin are vacant. Some housing vacancy is necessary for people to move into and out of an area. Still, this high vacancy rate (compared to 5.7% in Denton County and 6.5% in the Dallas-Fort Worth Metroplex) is possibly due to recently completed residential construction that does not yet have occupants. A city with significant increases in housing stock may experience these vacancy rates until the units and projects have stabilized.

The housing stock is trending towards owner-occupied as renter-occupied housing is projected to decrease to 6.1% of total units by 2027. Most housing units are single-family detached at 96.6%, with the remaining units split evenly between the 10 to 19 units in structure and 50 or more units in structure categories. Below is a table of current and projected owner-occupied homes by value, with the most prevalent category being homes valued between $200,000 and $299,999 (28.3%). The largest category by the percentage of housing units is expected to be $300,000 and $399,999 by 2027 (29.8%). Currently, over half of the housing units within Justin are valued at over $300,000.

**Owner-Occupied Housing Units by Value**

| Category | 2022 | 2027 |
|---|---|---|
| < $50,000 | 1.9% | 0.0% |
| < $99,999 | 1.7% | 0.0% |
| $100,000 - $199,999 | 15.7% | 2.4% |
| $200,000 - $299,999 | 28.3% | 21.2% |
| $300,000 - $399,999 | 21.8% | 29.8% |
| $400,000 - $499,999 | 12.3% | 25.2% |
| $500,000 - 749,999 | 15.8% | 18.6% |
| $750,000 - $999,999 | 1.0% | 1.5% |
| $1,000,000 - $1,999,999 | 1.2% | 1.1% |
| $2,000,000 + | 0.3% | 0.1% |

**Single-Family Building Permits**

| Year | Permits |
|---|---|
| 2011 | 1 |
| 2012 | 2 |
| 2013 | 10 |
| 2014 | 22 |
| 2015 | 32 |
| 2016 | 57 |
| 2017 | 65 |
| 2018 | 105 |
| 2019 | 151 |
| 2020 | 206 |
| 2021 | 233 |

### Single-Family

The development of single-family units in the City of Justin has risen rapidly in the last ten years. Justin currently has numerous single-family projects in the planning, development, or construction phases. To date (August 2022), there have been 92 single-family permits approved in 2022.

The following is an overview of currently active single-family projects within Justin:

- Timberbrook, located on the northern edge of the Justin city limits, will have 1,642 lots, with 459 completed. 1,183 lots are remaining, and it is estimated that 79 will be developed annually.
- The Preserve, located west of downtown, will have 629 lots, though none have started development.

It is estimated that 15 lots will be developed annually.

- Reatta Ridge, located on the southern edge of the Justin city limits, will have 571 lots once complete. There are currently 251 lots remaining, and it is estimated that 59 lots will be developed annually.
- Justin Crossing, located south across from Reatta Ridge, will have 159 lots once complete. There are currently 49 lots remaining, and it is estimated that they will be completed within a year.

To understand the capacity of the single-family residential market, an analysis was performed using historical data and projected growth rates within Denton County. It is estimated that Justin could capture up to 422 new owner-occupied, single-family detached units annually. Just under half of the demand (47%) is for units at a price point above $350k, a total of 200 units annually. There is also demand for an additional 80 owner-occupied units annually in the form of multi-unit buildings, townhomes, rowhomes, or condos. This represents just under 16% of the owner-occupied demand within Justin. These annual demand numbers do not represent what the City of Justin must absorb but represent the annual amount that Justin could absorb if the development of all types and price points were targeted.

**Traditional Single-Family Detached Demand**

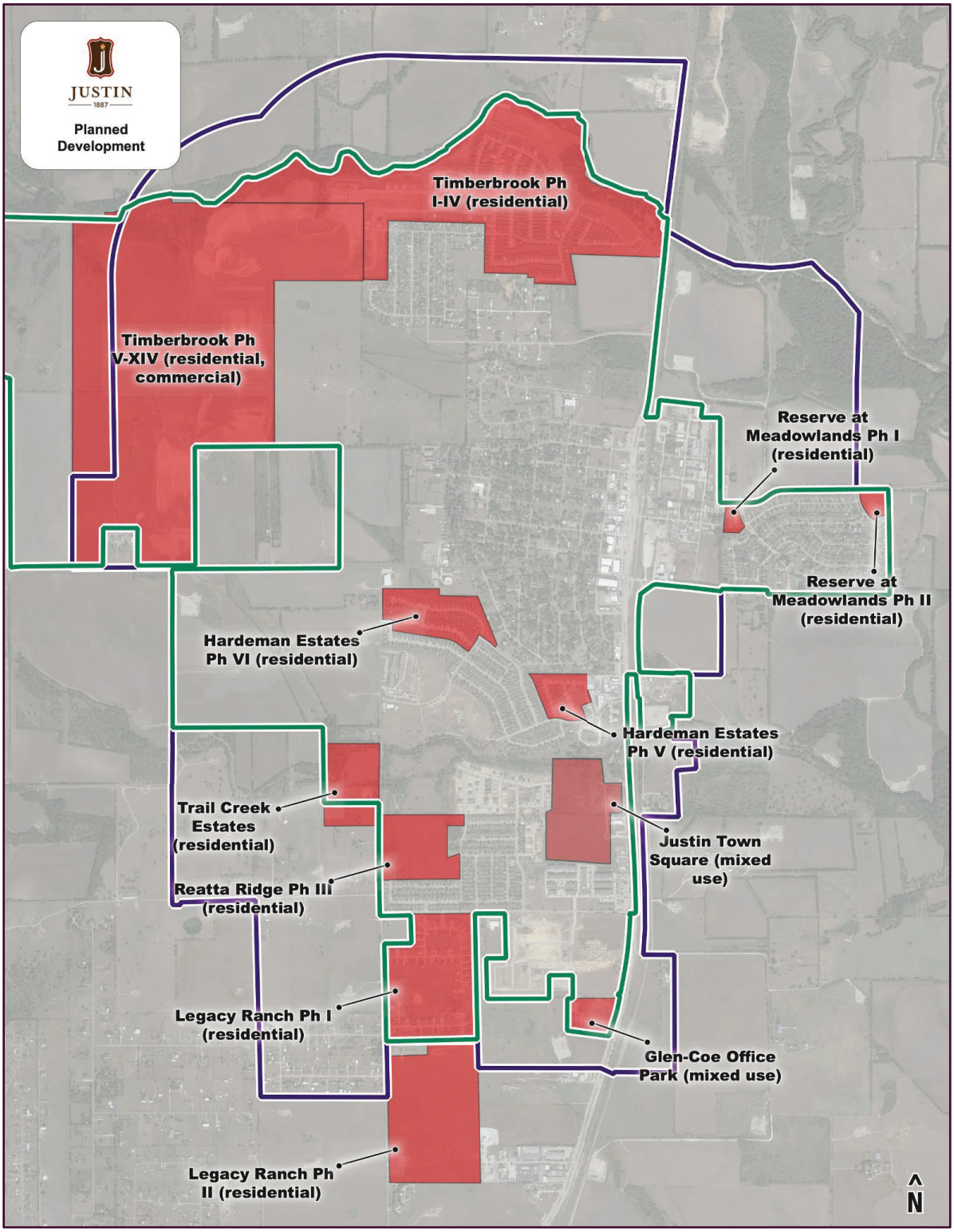
| Types | Units Annually |
|---|---|
| Homes < $200k | 61 |
| Homes $200k - $250k | 50 |
| Homes $250k - $350k | 111 |
| Homes $350k - $450k | 97 |
| Homes $450k+ | 103 |
| **Total** | **422** |

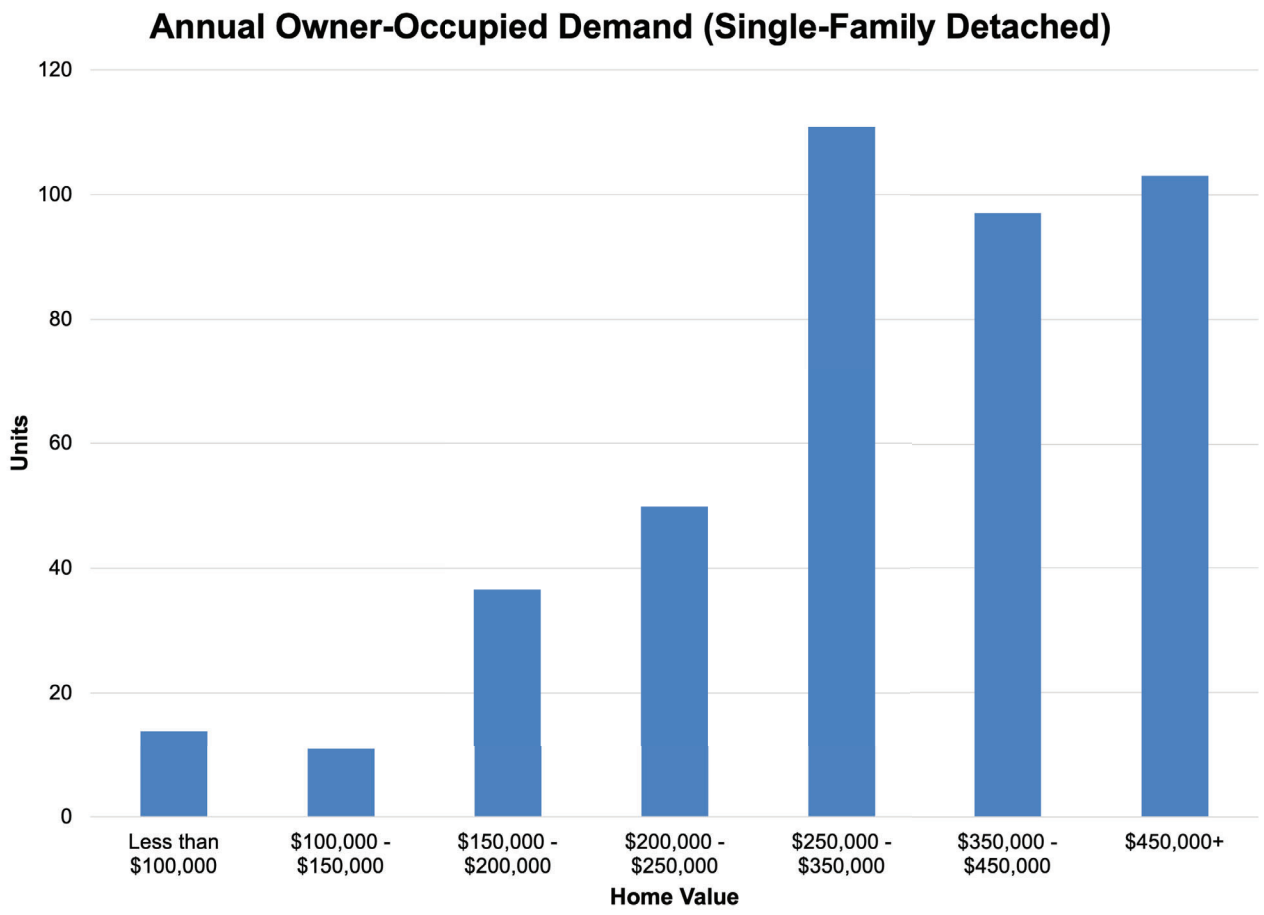
**Alternative Single-Family Product Demand**

| | |
|---|---|
| **All Types** | **80** |



**Alternative Single-Family Housing**
**Townhomes and Rowhouses**


JUSTIN
1887
Planned Development
Timberbrook Ph I-IV (residential)
Timberbrook Ph V-XIV (residential, commercial)
Reserve at Meadowlands Ph I (residential)
Reserve at Meadowlands Ph II (residential)
Hardeman Estates Ph VI (residential)
Hardeman Estates Ph V (residential)
Trail Creek Estates (residential)
Justin Town Square (mixed use)
Reatta Ridge Ph III (residential)
Legacy Ranch Ph I (residential)
Glen-Coe Office Park (mixed use)
Legacy Ranch Ph II (residential)
N




### Multi-Family

There are currently four existing multifamily projects, totaling 420 units, in the City of Justin. The current market rent is $1,359 per unit, with a healthy vacancy rate of 3%.

### Snapshot:

- Market Inventory: 420 Units
- Market Rent: $1,359 Per Unit
- Existing Buildings: 4
- Vacancy: 3.0%
- 12 Month Net Absorption: 108 Units

Justin's most recent multifamily development is a 300-unit project called "The Village at Reatta Ridge." This project was developed by Landcore Development & Construction Company based out of Highland Village, Texas. This project has a current vacancy rate of 3.6%, and asking rents are $1.55 PSF (per square foot) or $1,596 per unit. Market rents in the Dallas-Fort Worth Metroplex for "garden" style multifamily are currently higher at $1.76 PSF but have a higher vacancy rate of 8.8%.

In addition to single-family demand, a regional analysis was performed to understand the renter-occupied residential market. It is estimated that Justin could capture and absorb 167 units annually of renter-occupied housing in the form of multifamily residential. There is additional capacity for 50 units of renter-occupied housing in other formats such as

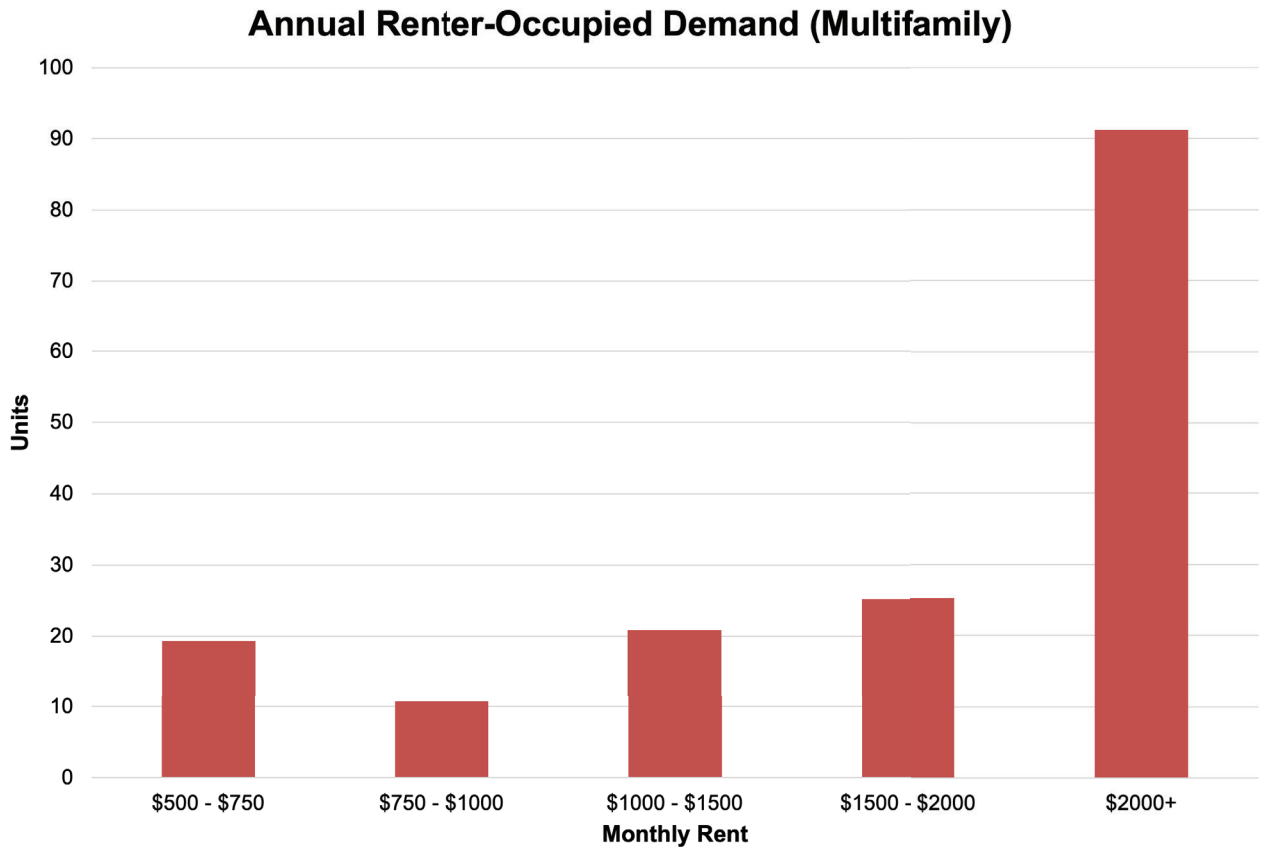
duplex/triplex/fourplex or single-family build-to-rent. Most (55%) of the multifamily demand is for units commanding rents of $2,000+ per unit. Demand for units with rents of $1,500+ per unit is at 70% or 116 units annually. For reference, The Village at Reatta Ridge in Justin has an average rent of $1,596 per unit. A large portion of the demand for new multifamily units in Justin would be for units that are equivalent to more expensive than units at The Village at Reatta Ridge. As stated previously, these annual demand numbers do not represent what the City of Justin must absorb but represent the annual amount that Justin could absorb if the development of all types and price points were targeted.

**Annual Multifamily Demand**

| Types | Units Annually |
|---|---|
| Rental Rate <$1,000 | 30 |
| Rental Rate $1,000 - $1,500 | 21 |
| Rental Rate $1,500 - $2,000 | 25 |
| Rental Rate $2,000+ | 91 |
| **Total** | **167** |

**Alternative Renter-Occupied Housing Demand**

| | |
|---|---|
| **All Types** | **50** |



# OFFICE

The office market in the Dallas-Fort Worth Metroplex has performed well for the first two quarters of 2022. According to the Dallas-Fort Worth office Q2 report by Cushman and Wakefield, 2022 is the first year since 2020 that absorption is positive, currently at 353,375 square feet for Q2 and 619,848 square feet this year to date. The vacancy is high at 21.1%, with an average asking rent of $28.59 per square foot. Lastly, 8,321,792 square feet of office space has been leased this year, with 5,112,603 square feet under construction.

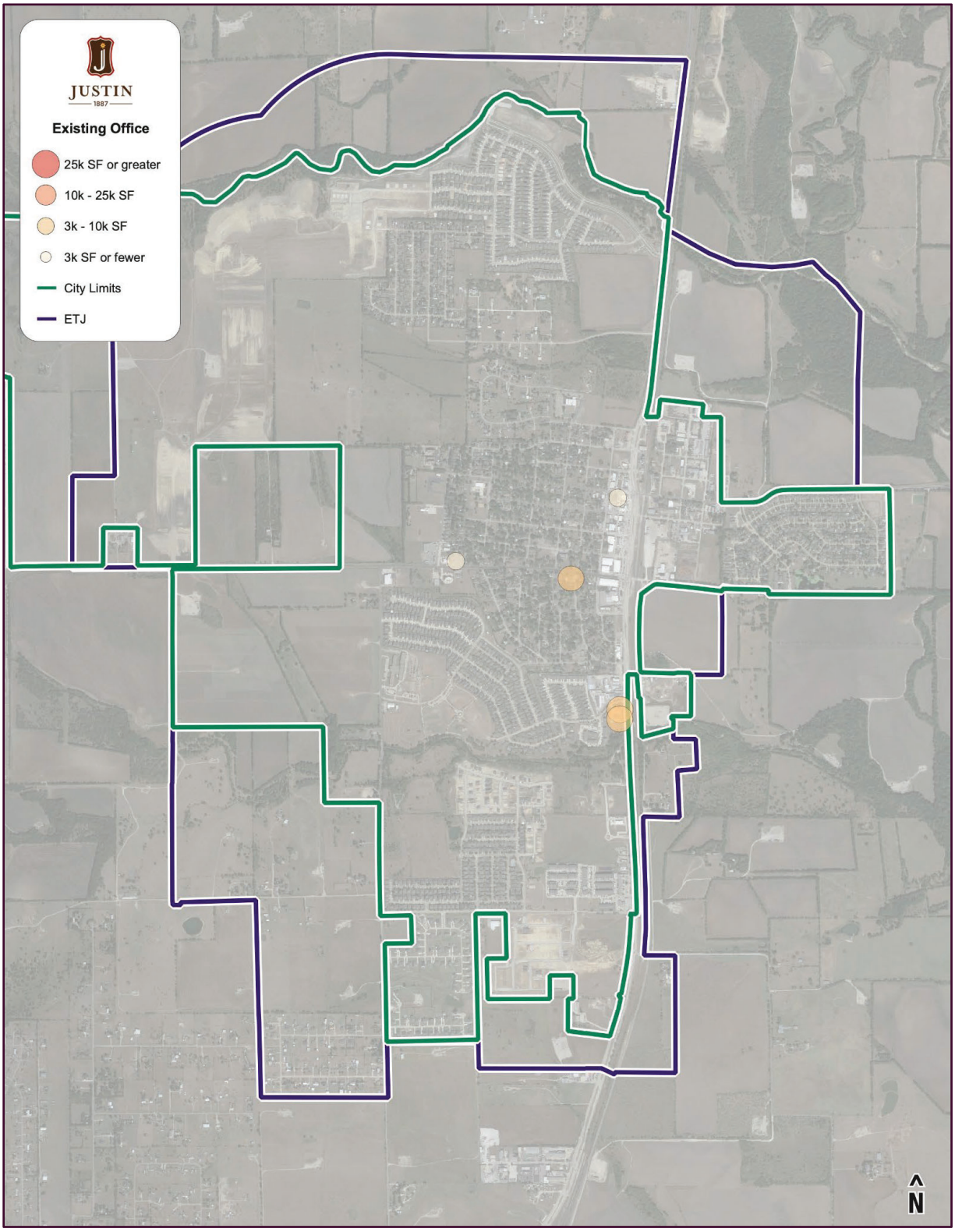
North Fort Worth, the submarket Justin belongs to, has the lowest vacancy rate in all of the Dallas-Fort Worth Metroplex at 4.6%. The market comprises 1,944,574 square feet of office space, with 182,000 square feet under construction and 37,884 square feet leased this year.

According to Costar, the City of Justin currently has five office properties totaling 19,700 square feet. Market rent is $26.30 per square foot.

The market has absorbed 5,500 square feet within the last 12 months and is not reflecting any vacancy in the current space. However, based on historical absorption and future employment growth, it is estimated that the City of Justin can conservatively absorb 1,400 square feet of office space annually.

Currently, 98.2% of the workforce that lives in Justin commute to work outside of the city. Therefore, office demand could grow by inducing demand that other markets currently serve for the workforce of Justin. This would include creating competitive mixed-use with placemaking, high-quality merchandising, and robust design that fosters walkability, increased landscaping, open space, and other amenities.

The Justin Town Square is the newest project to break ground in Justin. This project will include a mix of uses, including offices. This project is located on the west side of FM 156, south of Bishop Park and north of The Village at Reatta Ridge. Brookson Offices on 6th Street were recently approved and will include four separate office buildings. Lastly, the Glen-Coe Office Park is currently under construction and will provide 93,396 square feet of office, industrial, and retail.


JUSTIN
1887
Existing Office
25k SF or greater
10k - 25k SF
3k - 10k SF
3k SF or fewer
City Limits
ETJ
N

# RETAIL

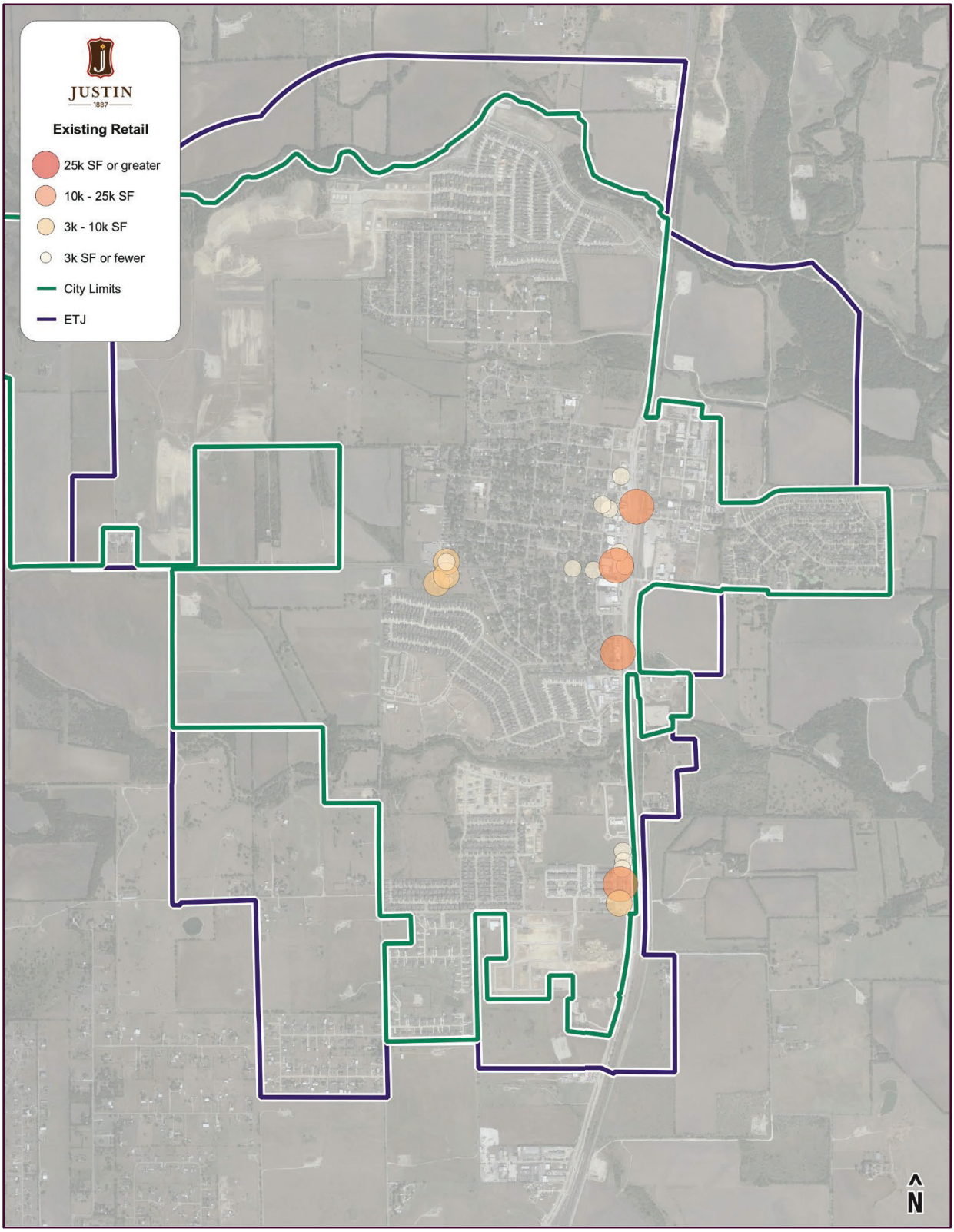
The southwest corner of State Highway 114 and Interstate 35W is home to 498K square feet of national restaurant and retail chains, Tanger Outlets, Big Shots, Buc-ee's, and other primarily national uses. This major intersection is part of Champions Corners, located across from the Texas Motor Speedway. It benefits from being located at two significant connections, strong traffic counts, and its regional location with access to over 4M customers within 30 minutes (Tanger). There is an additional 72K square feet of retail space in Northlake on the southeast and northeast corners of this same intersection.

Additional retail is part of the 800-acre Chadwick Farms masterplan, located just east of State Highway 114 and Interstate 35W at the nearby intersection of Cleveland Gibbs Rd and State Highway 114 in Northlake. The retail component, Chadwick Commons, will be another emerging retail node totaling 47.4K square feet of retail and another 8.3K square feet under construction. This area is planned for additional retail, restaurant, and big-box uses.

Another regional node is Alliance Town Center. Alliance Town Center includes retail, office, residential, medical, and national anchors. Alliance Town Center is located just north of the interchange of Interstate 35W and US Route 287 in North Fort Worth. Alliance Town Center is a 1 million square feet regional mixed-use center and is part of the AllianceTexas 26,000-acre master-planned community north of Fort Worth.

Justin currently has approximately 101,000 square feet of retail, across 19 properties, per Costar. Market rent is now $18.51 per square foot. Currently, 12,000 square feet of retail space are under construction in Justin at the northeast corner of Topeka Ave and FM 407. This project is being developed by AF Ventures and is planned to have retail, restaurants, and a car wash. In addition, OES intends to build more than 72,000 square feet of retail, office, and medical space as part of Justin Town Square, located on the west side of FM 156, south of Bishop Park and north of The Village at Reatta Ridge.

It is estimated that the City of Justin currently demands an additional 14,000 square feet of retail space. With the recent population boom within Justin and the projected growth, we can expect retail demand to continue to grow. Nearby and competing retail geographies will factor in what new retail could be sustained within Justin as the surrounding areas are developed with additional retail space.


JUSTIN
1887
Existing Retail
25k SF or greater
10k - 25k SF
3k - 10k SF
3k SF or fewer
City Limits
ETJ
N

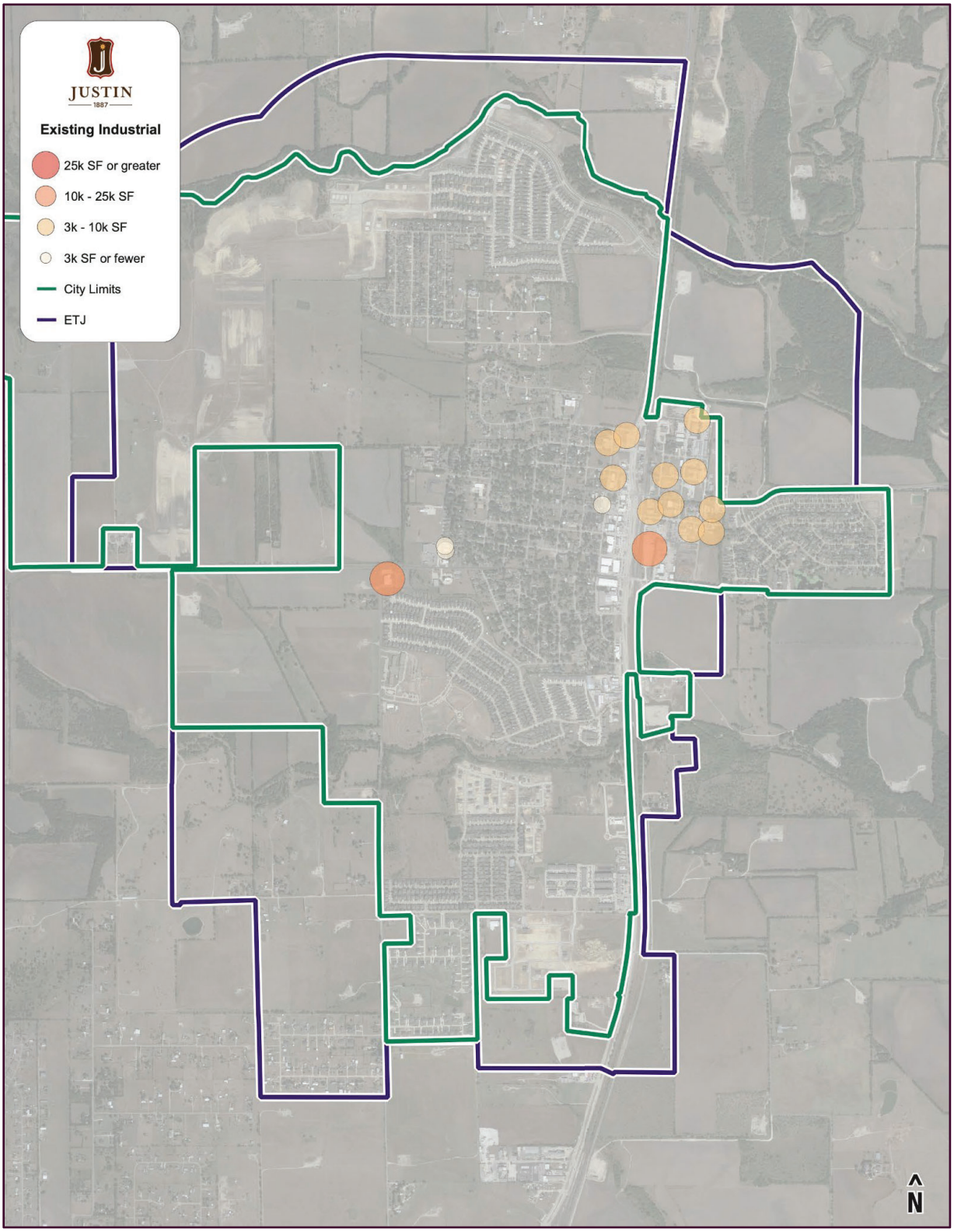
# INDUSTRIAL

The Dallas-Fort Worth Metroplex has 876,897,705 square feet of industrial space with a 5.2% vacancy rate. Year-to-date net absorption is 17,157,413 square feet, with 70,081,021 square feet under construction. The average market rent is $5.75 per square foot.

The Alliance submarket encompasses Justin and has 60,669,699 square feet of industrial space with an 8.9% vacancy rate. Year-to-date net absorption is 3,032,136 square feet, with 13,938,302 square feet under construction. Lastly, the average market rent is $4.30 per square foot, lower than the surrounding Dallas-Fort Worth market.

The region surrounding Justin has a strong industrial base. Many of these industrial uses are located within the AllianceTexas regional project, extending west of FM 156 (south of Justin) east into Roanoke. This project is home to Bridgestone/Firestone, General Motors, and many others. Another resource the region offers is the Alliance Airport, the first sole industrial airport of its kind serving the Dallas-Fort Worth area by maximizing air freight capabilities.

Industrial space is prominent in the City of Justin, with 16 buildings totaling 85,100 square feet. Most of the existing industrial space is located east of FM 156, across from downtown. Market rent is currently $9.65 per square foot, with a vacancy rate of 4.2%. Most of the industrial properties within Justin are located on the east side of FM 156, between Downe Rd in the south and the city limits to the north. Due to the small industrial market size, looking at absorption year by year shows large swings in positive or negative net absorption. From 2012 to 2021, there was an average annual absorption of 1,790 square feet. Some years in this timeframe had up to 15K square feet of positive absorption, and some years had 14K square feet of negative absorption. It is estimated that this average of 1,790 square feet of annual industrial absorption could be continued in the future.


JUSTIN
1887
Existing Industrial
25k SF or greater
10k - 25k SF
3k - 10k SF
3k SF or fewer
City Limits
ETJ
N

# DEMAND PROGRAM

The tables below summarize the previous sections to show the current demand and opportunities for commercial and residential development while keeping in mind the challenges associated with those developments. This program justification is intended to align with the City of Justin's intended goals and vision.

| Demand Program | | |
|---|---|---|
| **Category** | **Owner-Occupied Residential** | **Renter-Occupied Residential** |
| Demand | High | High |
| Opportunities | Large master planned residential projects | Medium- or low-density multi-family around commercial nodes |
| | Infill on vacant or underutilized lots near downtown | Infill on vacant or underutilized lots near downtown |
| Challenges | Rapid population growth could strain existing infrastructure if not sufficiently planned for | Opposition by neighboring properties |
| | | Aligning product type with city vision |
| Target | Mid- to upper-tier single-family homes | High-quality, amenitized projects |
| Planned SF | 92 units as of August 2022 | None |
| Market Values | $350,000+ | $1,500+ monthly per unit |
| Absorption | Demand for 502 units annually (422 single-family detached units and 80 units of alternative single-family product) | Demand for 217 units (167 multi-family units and 50 units of alternative product) |

| Demand Program | | |
|---|---|---|
| **Office** | **Retail** | **Industrial** |
| Low | Moderate | Low |
| Justin Town Square | Destination retail | Industrial development or re-development east of FM 156 |
| Master planned office parks | Entertainment | |
| | Uses not currently present in market | |
| Most of Justin's population works outside the city | Competition from nearby retail nodes | Low demand |
| | | Use may not align with the future vision |
| Small to mid-sized businesses | Neighborhood services | Small-format industrial uses |
| Executive suites | Destination | |
| Local serving uses (law, tax, insurance, real estate) | Grocery | |
| | Restaurant | |
| Justin Town Square, Brookson Offices on 6th Street, Glen-Coe Office Park | Justin Town Square, Glen-Coe Office Park | None |
| $26.30 PSF | $18.47 PSF | $9.65 PSF |
| Demand for 1.4K SF annually | Demand for an additional 14K SF total | 1.8K SF annually |

# ENGAGEMENT + OUTREACH

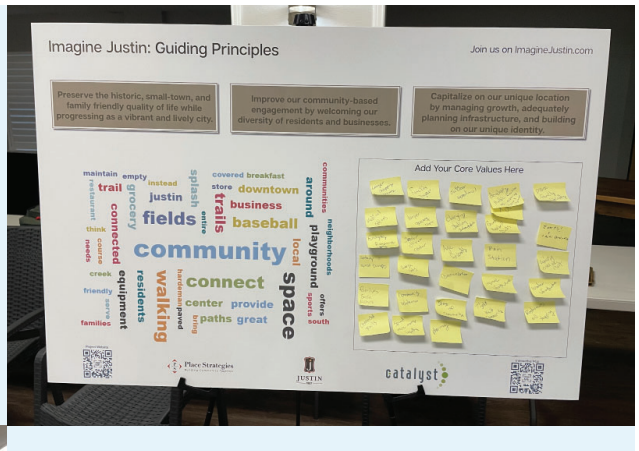
**Open houses were hosted at the Country Abbey in Justin and provided an open forum to residents and businesses to talk about their concerns and dreams for the city.**

*In addition to the open houses, all materials were subsequently added to the online website for additional viewership.*

*In-person interactions provided a boost to the online interactions which in turn created more visits to other in-person events.*

## 01 September Open House

Hosted a community open house to discuss our guiding principles and land use topics. The public gave feedback on everything. There was an attendance of over 50 people.



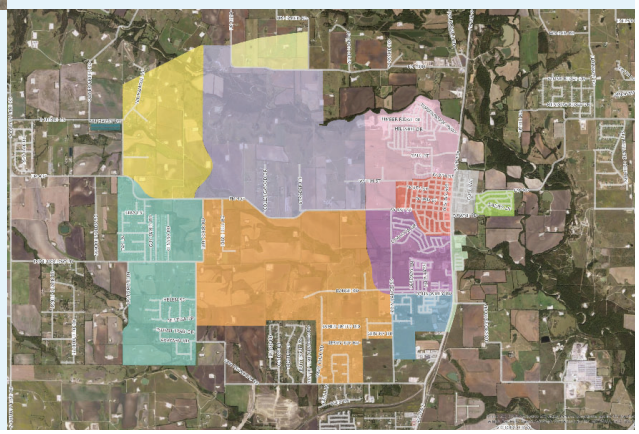



## 02 October Open House

Hosted a community open house to discuss mobility and recreational facilities. The public gave feedback on the direction of the community. There was over 30 people in attendance.

## 03 November Joint Work Session

Hosted a joint workshop with City Council and Planning and Zoning Commission to discuss findings from open houses and introduce the component plans.





**Crafting a comprehensive vision for the future of a community stems from the engagement of the process and the implementation derived from that process.**

By maximizing the public engagement through the process there is an understanding that the comprehensive plan is a community initiative that establishes guidance for projects moving forward.

**10**

### STAKEHOLDER INTERVIEWS

The planning team conducted ten stakeholder interviews over the course of a month. Stakeholders included business owners, developers, residents, city officials, builders, and other community members.

**15**

### STAFF CHECK-INS

The planning team conducted biweekly staff check-ins to review engagement and public feedback throughout the process. Reviewed analyzed data from market studies, interviews, and regional/state organizations.

# IMAGINEJUSTIN.COM

Imagine Justin is the online website launched as part of the engagement and outreach strategy dedicated to the comprehensive plan.

**An online presence increases diversity in outreach for different resident schedules.**

### Social Pinpoint

This tool was used to host the website and create innovative engagements for the residents of Justin.

### Event Information

Details about in-person open houses, public hearings, and CPAC meetings are all displayed on the website.

### Interactive Mapping

Mapping exercise for pinpointing new ideas, opportunities, and challenges within the city and ETJ.

### Online Surveys

Multiple surveys on the website spanning different topics including values, experience districts, and parks/trails. Participation levels ranged from 2-7%.

### Collaborative Budgeting

An interactive activity that uses a set budget to prioritize different categories within the comprehensive plan. Achieved 26 respondants over the cource of three weeks.

### Virtual Open Houses

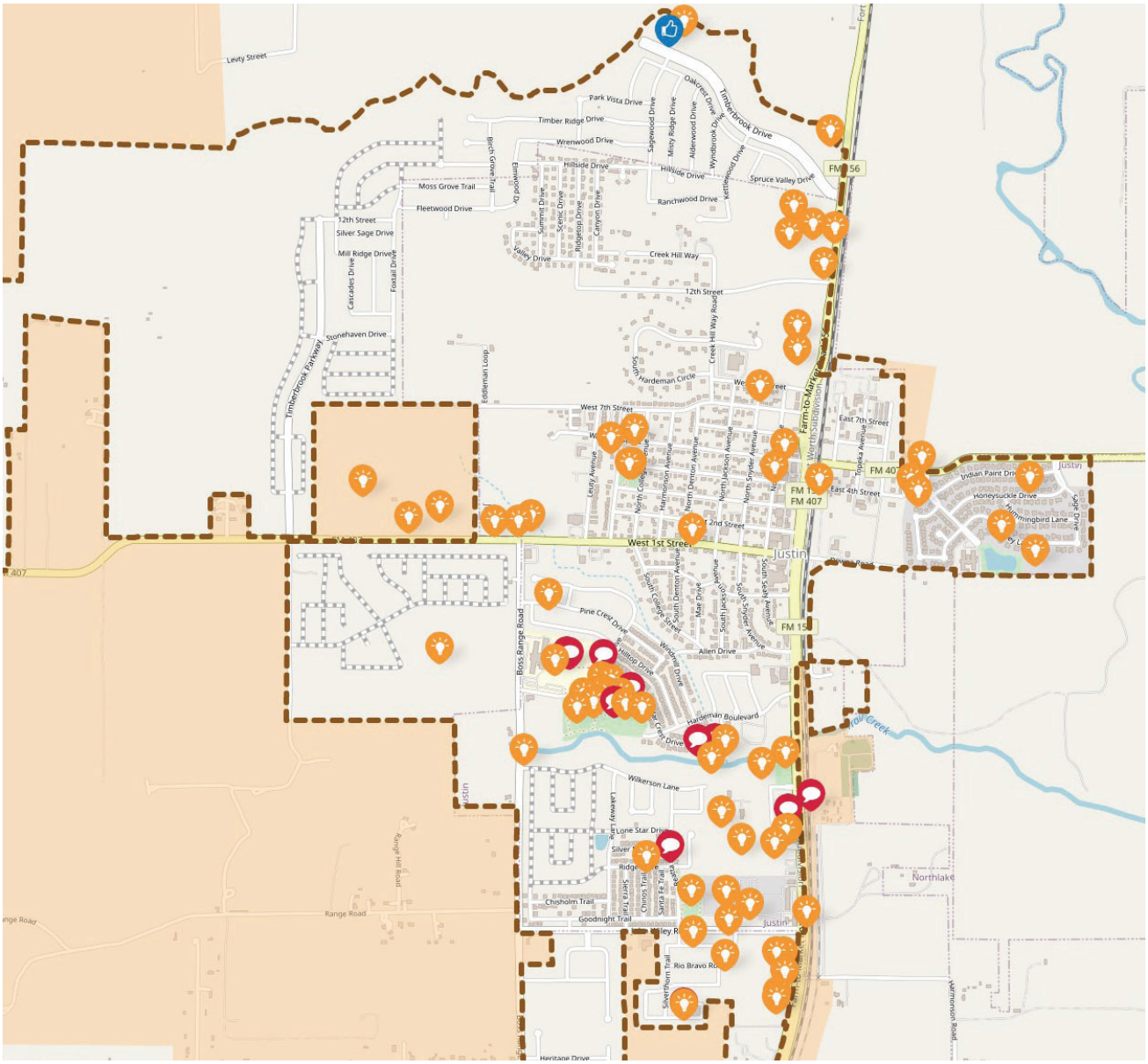
All open house materials during the in person event are displayed on the website for expanded viewing.

**The most frequent and most voted comment in the process was more options for groceries.**

Imagine Justin had 8,294 total visits, 2097 unique users, 423 survey responses, and 395 unique stakeholders.



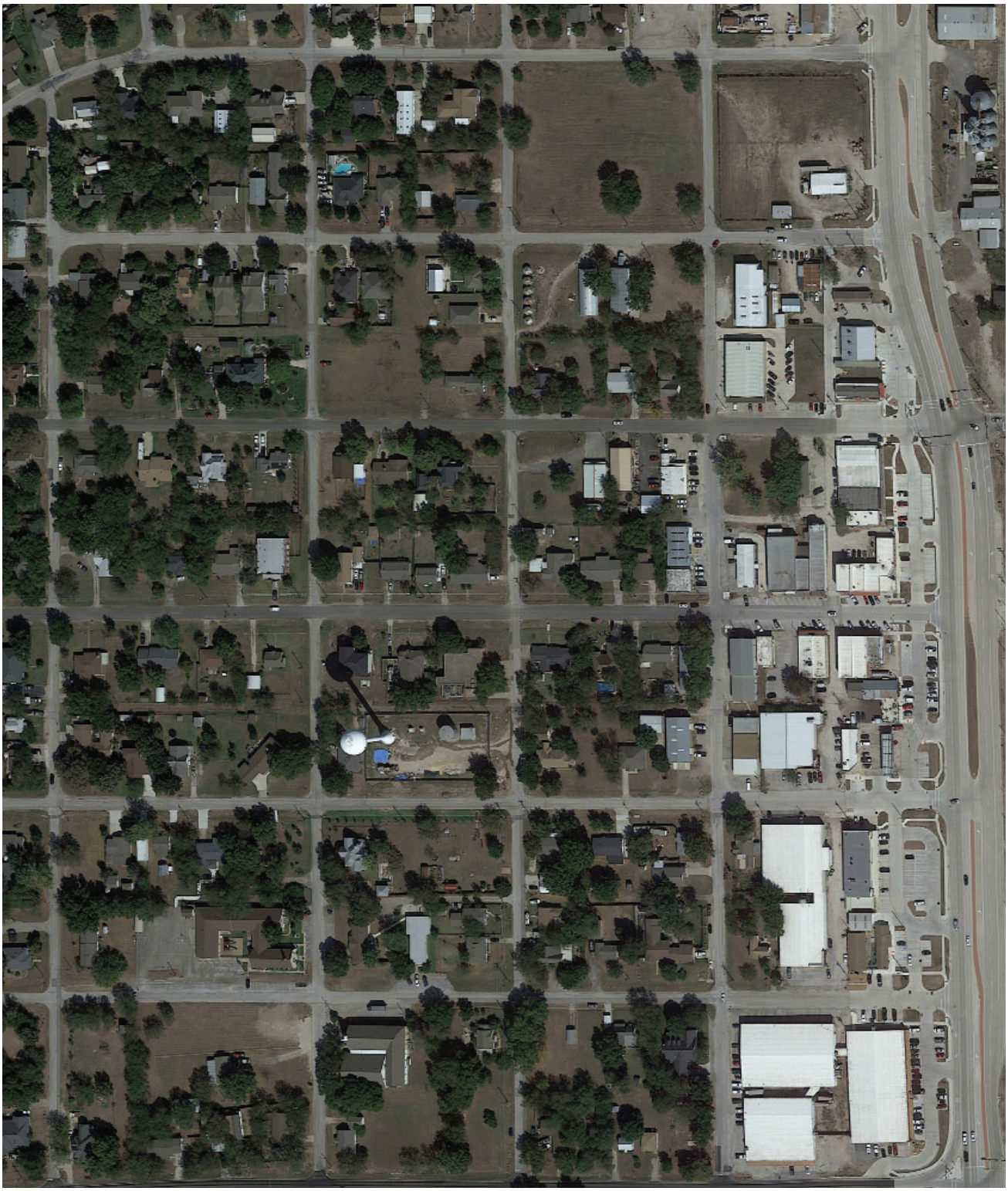
# INTERACTIVE MAP



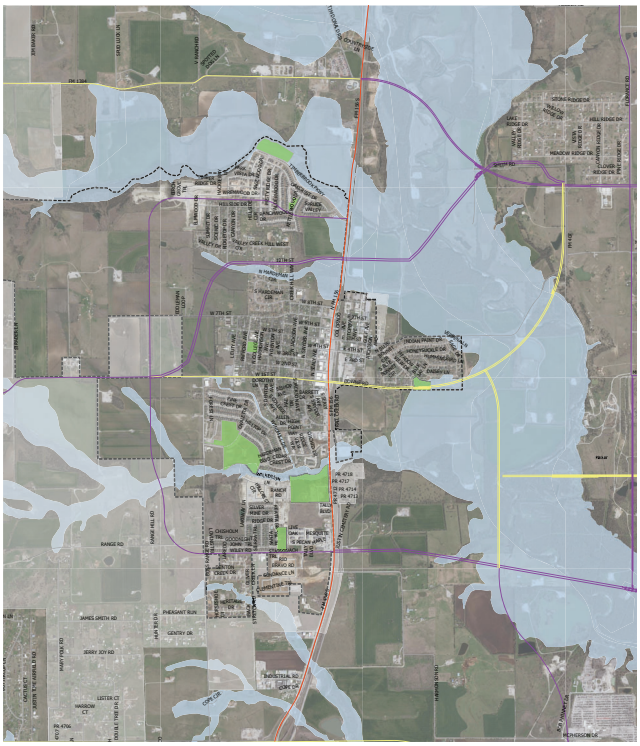

**The online project map was active from the beginning of the process to the end and recorded 80 comments.**

The interactive map allowed visitors to explore the City of Justin and its extraterritorial jurisdiction (ETJ) by leaving comments on areas of interest. The categories of comments included the ability to present Ideas and suggestions, general comments, and something they like. When a comment was pinned, visitors were also able to up vote or down vote the comments according to merit.

# ADVISORY COMMITTEE



# MEMBERS



## Organizational Representation

The Comprehensive Plan Advisory Committee (CPAC) is made of representation from four councils/commissions that make up city departments and groups. The groups range from elected officials in City Council or appointed members that make recommendations regarding zoning issues. Having these members represented is important through the advisory role and providing different perspectives from groups that will interact with the final comprehensive plan.

**JOHN MOUNCE**
CITY COUNCIL

City Council is the elected body that takes on the final decision in regulatory policies, budgets, and action.

**LISA LEARY**
PLANNING + ZONING COMMISSION

PZC is the commission that recommends action to City Council on matters concerning land use and transportation policy.

**ALYSSA LINENKUGEL**
PARKS BOARD

The Parks Board reviews and recommends parks and trails planning policies to better enhance the Justin system.

**STEVEN TURNEY**
ECONOMIC DEVELOPMENT

The EDC/CDC work on retaining and recruiting existing and new businesses to the Justin area.

# GUIDING PRINCPLES

**The Guiding Principles were crafted by careful consideration of all the engagement and outreach by the Comprehensive Plan Advisory Committee.**

This framework serves as the guidance for all the subsequent planning. Each decision must have a rational tie to how they will further the established guiding principles that the community has bought into and expects to be implemented.



**CULTURE**

Preserve the historic, small-town, and family friendly quality of life while progressing as a vibrant and lively city.



**COMMUNITY**

Improve our community-based engagement by welcoming our diversity of residents and businesses.



**IDENTITY**

Capitalize on our unique location by managing growth, adequately planning infrastructure, and building on our unique identity.

# COMMUNITY DRIVEN CORE VALUES

## STRATEGIC PLANNING ALIGNMENT

Identified connected objectives.

The Comprehensive Plan uses these pillars and follows recommendations established in 2020.

The City Council of Justin held Strategic Visioning Retreats in early 2020 for developing a clear strategic vision for the future. The comprehenisve plan rewrite brought in the results from that retreat to further validate the direction of the city.

### ECONOMIC DEVELOPMENT & PLANNED GROWTH

Includes revitalization of targeted areas, established gateways, and land use update.

### EXCELLENCE IN OPERATIONS

Includes improvements in communication and implementing community vision.

### COMMUNITY ENGAGEMENT

Includes community feedback, increased communication, and outreach.

### APPEARANCE + AESTHETICS

Includes evaluation of signage, infrastructure improvements, and code review.

### PARKS + RECREATION

Includes Master Parks + Trails Plan, connectivity studies, and updated amenities.

### STREETS

Includes prioritization of roadways and establishing partnerships.

# STRATEGIC PILLARS FOR THE FUTURE

# LAND USE + DEVELOPMENT



## Planning how Justin continues to grow benefits the community over time.

The land use and development chapter explores the existing conditions, future land use plan, using a land use plan to help promote the vision and guidance, and utilizing the plan in everyday implementation. The findings and material in this chapter will flow into the implementation chapter and tasks that can be done in the short, mid, and long term.

### MANAGING GROWTH

Justin will continue to experience growth, and actively planning for this growth will help the community better integrate with existing neighborhoods.

### PRESERVING EXISTING FABRIC

Justin's existing neighborhoods and businesses are integral to the character of the area and should be a part of the continued progress.

### BUILDING UNIQUE IDENTITY

Towns and cities with historical and cultural backgrounds can showcase a unique experience and create separators from other communities.

### COMMUNITY ENGAGEMENT

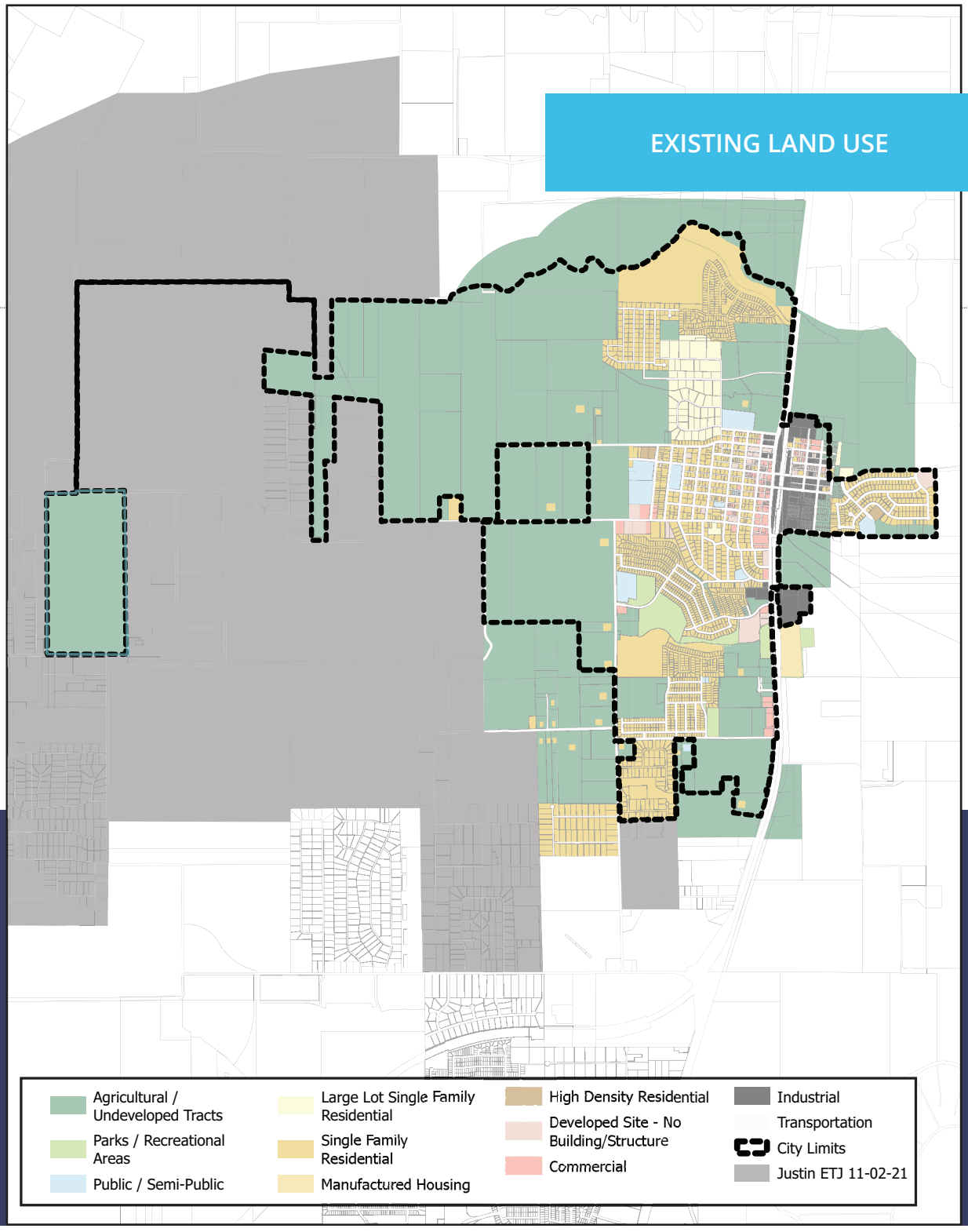
Expanding the engagement with the residents and businesses in the community to create better decisions and outcomes in public policy.

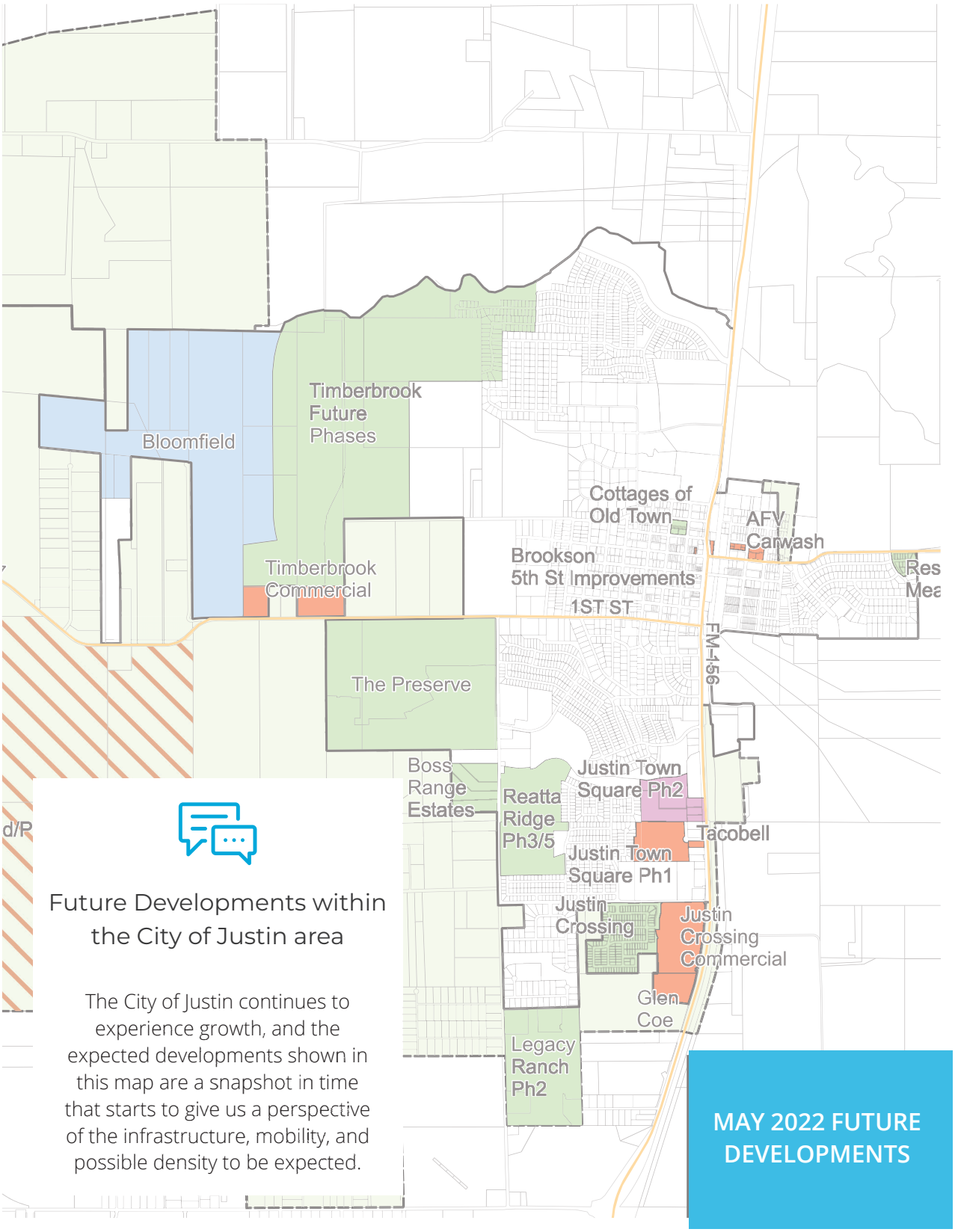
The purpose and intent of this plan are to:

- Provide development guidance on population and economic growth in Justin.
- Establish criteria for zoning decision makers, including the City Council, Planning and Zoning Commission, and staff.
- Coordinate development uses with infrastructure needs, including transportation, water, and sewer.
- Support the health and well-being of the residents and visitors of the City of Justin.



# EXISTING CONDITIONS




Timberbrook
Future
Phases
Bloomfield
Timberbrook
Commercial
Cottages of
Old Town
AFV
Carwash
Brookson
5th St Improvements
1ST ST
FM-156
The Preserve
Boss
Range
Estates
Reatta
Ridge
Ph3/5
Justin Town
Square Ph2
Tacobell
Justin Town
Square Ph1
Justin
Crossing
Justin
Crossing
Commercial
Glen
Coe
Legacy
Ranch
Ph2
Future Developments within the City of Justin area
The City of Justin continues to experience growth, and the expected developments shown in this map are a snapshot in time that starts to give us a perspective of the infrastructure, mobility, and possible density to be expected.
MAY 2022 FUTURE DEVELOPMENTS

# OVERVIEW

The current land uses within the City of Justin are primarily agricultural or undeveloped, which is changing fast. Upcoming developments and subdivisions are bringing in more residents and, with that, more demand for services. Examining the existing land uses can give us a perspective of how the community and identity function. The majority of new development that is projected is single-family residential, which can be a challenge, and thinking through the supporting land uses and where they can go is important.

The ongoing trend of developing agricultural land as single-family residential has been boosted by unprecedented demand for housing and the continued rise in prices. As development moves further west, there needs to be a plan for needed services and connections to the existing city and services. Land use designations such as commercial and residential can be misleading and, depending on the area context, can be developed differently. Future Land Use Plans have traditionally not distinguished these differences in easy-to-use terms for zoning decisions.

This chapter will explore an innovative method to build on the context of the area and appropriately guide development, and set expectations for build-outs. The Future Land Use Plan will only be successful with an implementation and education process. The conclusion of this chapter will consider this fact and help explain how a Future Land Use Plan should be used and interpreted.

## HISTORICAL CONTEXT



**Old Town, Justin**

Old Town Justin is historic and iconic, having been the economic hub for the city since its establishment in the 1800s. The original town center was platted in a traditional grid oriented towards the railroad, a critical transportation method at the time. Due to the historical and cultural significance, new development or redevelopment within this area is much different from new development in other areas that were not part of a historical settlement.

# EXPERIENCE DISTRICTS

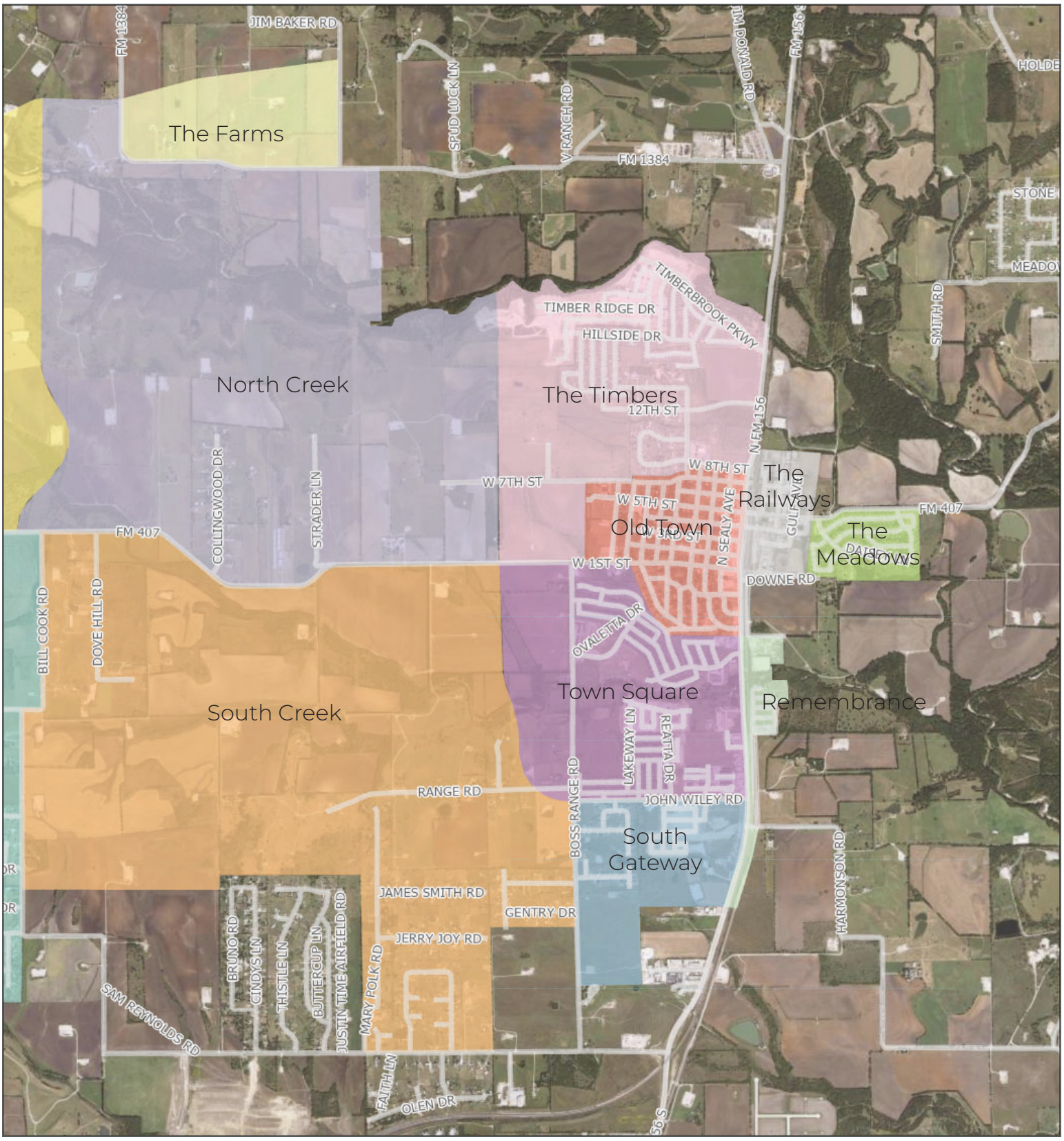
*An innovative way to use identity context for land use implementation.*

Flexible land use designations are created to shift with development and the market. Guidance is based on development intensity, land use transitions, and the identity of today's neighborhoods.

Context-sensitive administration of land use decisions, including zoning, infrastructure, and transportation. Each district is defined using its principles, character, and possibilities.

- The Railways
- The Farms
- North Creek
- Old Town
- South Gateway
- South Creek
- The Meadows
- The Timbers
- Town Square
- Remembrance
- Western Plains
- The Ranches




The Farms
North Creek
The Timbers
Old Town
The Railways
The Meadows
Town Square
Remembrance
South Creek
South Gateway
JIM BAKER RD
FM 1384
SPUD LUCK LN
V RANCH RD
TIMBERBROOK PKWY
FM 156
TIMBER RIDGE DR
HILLSIDE DR
12TH ST
W 8TH ST
W 7TH ST
W 5TH ST
W 1ST ST
N SEALY AVE
N FM 156
FM 407
COLLINGWOOD DR
STRADER LN
BILL COOK RD
DOVE HILL RD
DOWNE RD
OVALETTA DR
LAKEWAY LN
REATTA DR
JOHN WILEY RD
RANGE RD
BOSS RANGE RD
JAMES SMITH RD
GENTRY DR
JERRY JOY RD
MARY POLK RD
BRUNO RD
CINDYS LN
THISTLE LN
BUTTERCUP LN
JUSTIN TIME AIRFIELD RD
SAM REYNOLDS RD
FAITH LN
OLEN DR
HARMONSON RD
SMITH RD
STONE
HOLDE
MEADO

# EXPERIENCE DISTRICTS

The Future Land Use Plan is designed to guide growth at a macro level and help city decision-makers. A broader look focusing on each district's uniqueness can help focus priorities.

## Why use experience districts as a Future Land Use Plan?

### Implementation

Knowing how to use the plan is one of the most important aspects of a comprehensive plan, and this chapter will help answer that question.

### Preservation

The people and businesses that built Justin are important and should be preserved through appropriate land uses.

### Identity

Each area has it's own character and new additions have a responsibility to help promote that identity for a cohesive feel.

### Context

The districts are unique and so are the opportunities and challenges that can face them.

### Connectivity

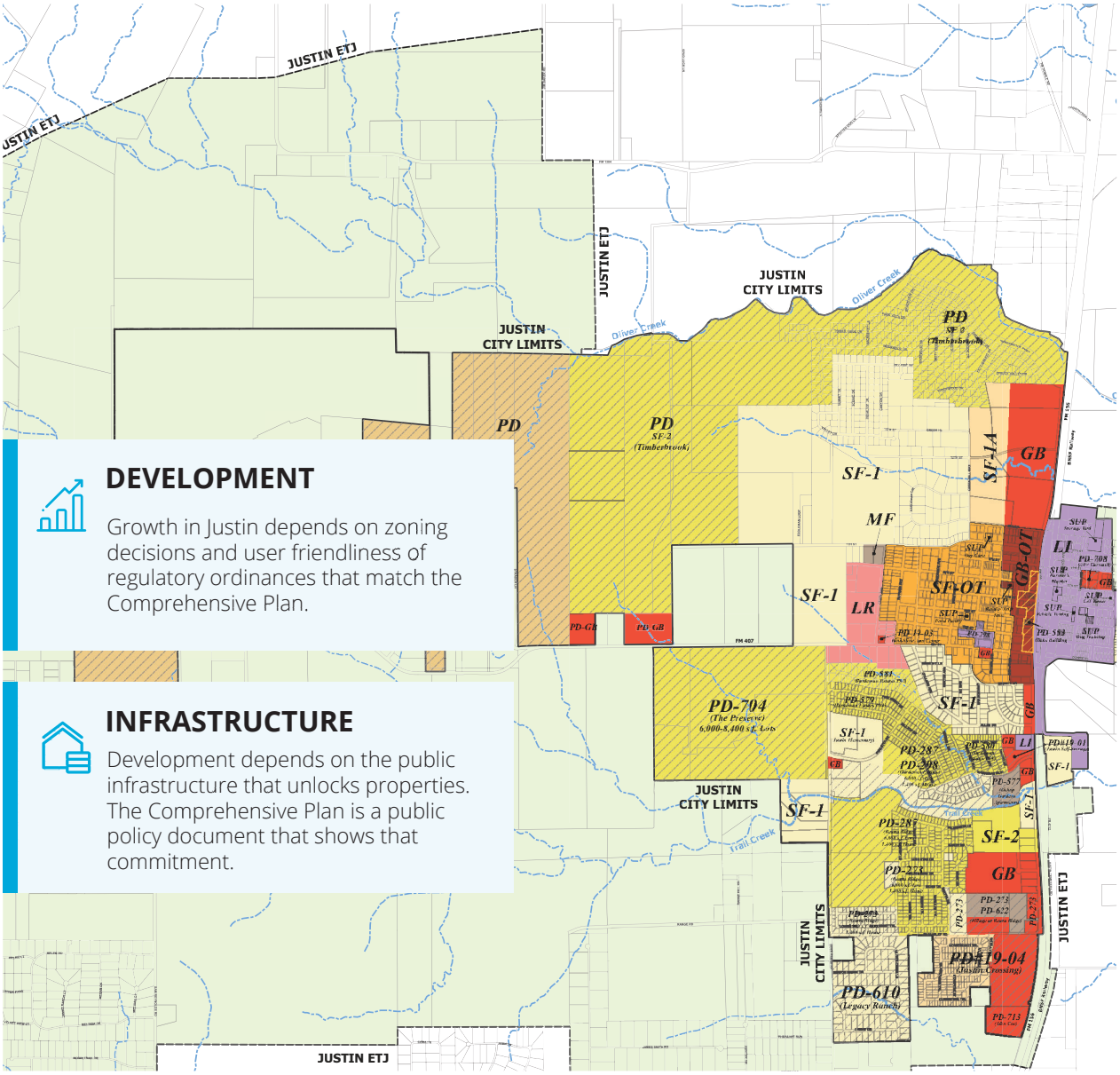
Knowing how a district works also helps us target multi-modal transportation options that promotes more efficient mobility.

### Functionality

Residents and businesses depend on the functionality of a district and services that create commerce and healthy living.



# ZONING




## DEVELOPMENT

Growth in Justin depends on zoning decisions and user friendliness of regulatory ordinances that match the Comprehensive Plan.

## INFRASTRUCTURE

Development depends on the public infrastructure that unlocks properties. The Comprehensive Plan is a public policy document that shows that commitment.

**How can we apply the experience of an area to zoning decisions that can be high pressured and divisive?**

By using ranges of intensity that include low to high catagories, the comprehensive plan creates a menu of options that can be used at the zoning level for appropriate development according to that district. This approach allows the comprehensive plan to remain relevant for an extended time. Those metrics can be applied consistently, even through updates to the zoning code. **A zoning table including the experience intensity is attached to this plan for implementation.**

# THE FARMS



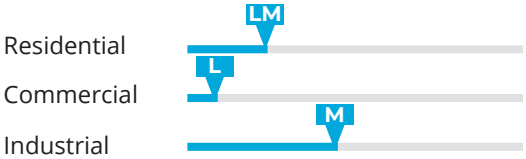
# DISTRICT PROFILE



FM 1384 looking north towards estate.

## Development Intensity

Regulatory Guidance




The Farms District is on the northern end of the Justin ETJ and consists of farming ranches and agricultural/rural uses. This area is separated from the rest of the districts by FM 1384. This area of the city functions in a similar way as the western districts.

### IDENTITY + CHARACTER

The Farms are categorized by their charming farmsteads and expansive open space. Large tracts of land and agriculturally focused development fit well in this district and should be preserved.

### OPPORTUNITIES

Separated from all other districts with FM 1384, this district is isolated and should be preserved as green space and agriculture. The district depends heavily on the other districts regarding commercial and residential. Developments in this category should be free of expansive infrastructure commitments.

### CHALLENGES

Infrastructure is nonexistent, and all farmsteads in this area are self-sustaining and within the county. Adding more development would be a challenge to sustain the load of residential or industrial.

### AREAS OF FOCUS

Preservation along the highway should be a focus of this district. Justin has its roots in agricultural uses, and this district can conserve that sense of lifestyle.

# THE MEADOWS


FM 407
FM 407
VERBENA LN
INDIAN PAINT DR
GULF AVE
HONEYSUCKLE DR
MEADOW VIEW DR
SAGE DR
HUMMINGBIRD LN
DAISEY LN
BLUE JAY LN
BLUE BONNET CIR
S BLUE BONNET CIR

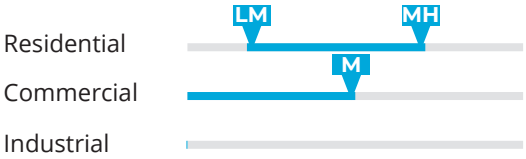
# DISTRICT PROFILE



Entrance to Meadowlands Neighborhood

## Development Intensity

Regulatory Guidance




The Meadows is located on the far east side of the City of Justin and lies within city limits. An unincorporated county surrounds the district on three sides and The Railways District to the west, which primarily contains manufacturing uses.

### IDENTITY + CHARACTER

The Meadows is a residential neighborhood that is encapsulated on all sides by county and industrial development. This district is unique in when it was developed as well as nature and green space focus of the neighborhood.

### OPPORTUNITIES

Due to the mature nature of the neighborhood and the geographic area, there is an excellent opportunity to continue to be a vibrant community as the closest neighborhood to Interstate 35.

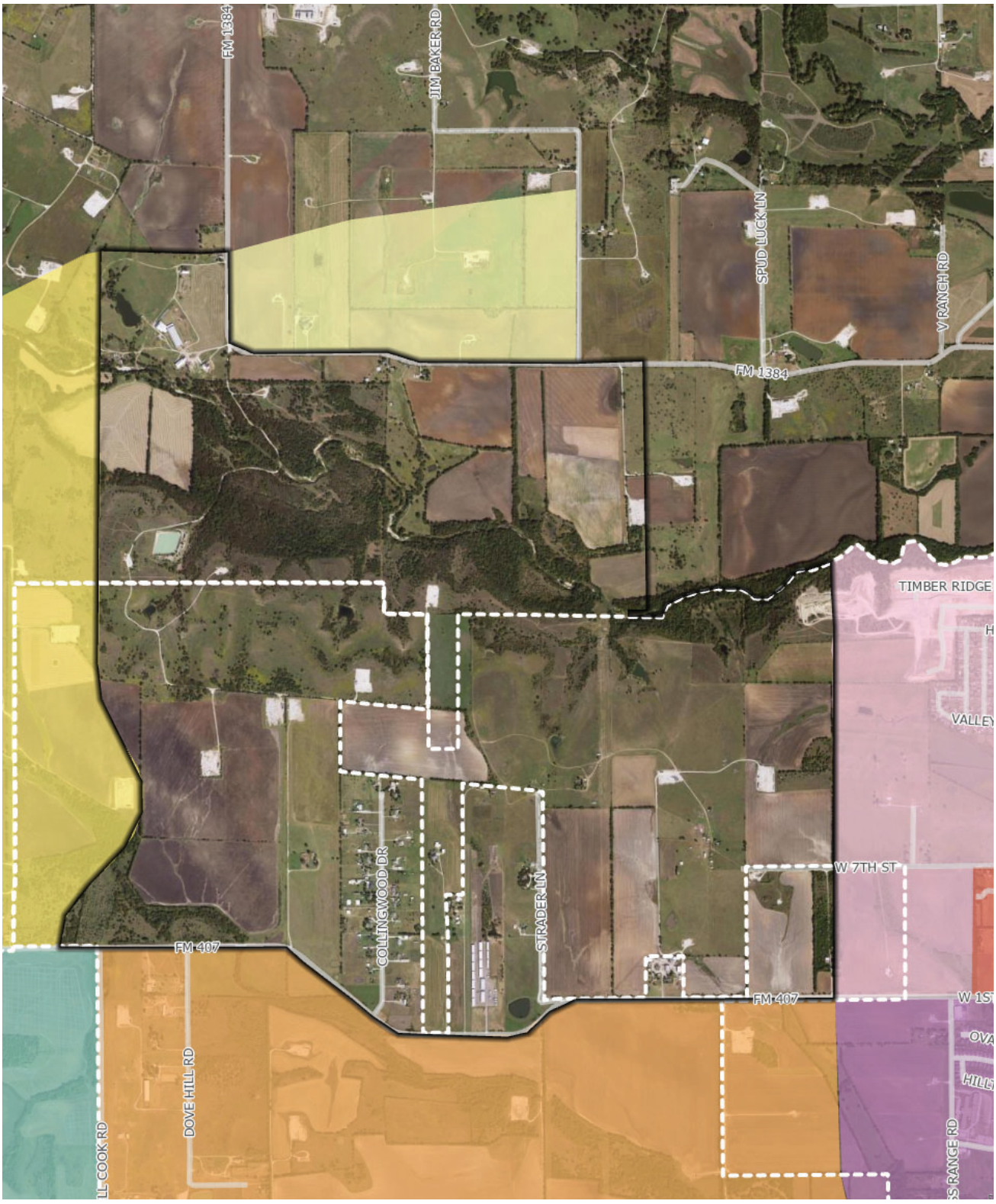
### CHALLENGES

The district is segregated from the rest of the community, and connectivity is a genuine concern when considering FM 156 and the railway. The district is fully built out, making introducing different approaches challenging.

### AREAS OF FOCUS

Connectivity and access should be the primary area of focus. With FM 156 and the railroad, this can be challenging. Still, as connections are created with pedestrian facilities and trails in other districts, finding a creative way to connect this area will also be essential.

# NORTH CREEK


FM 1384
JIM BAKER RD
SPUD LUCK LN
V RANCH RD
FM 1384
TIMBER RIDGE
VALLEY
W 7TH ST
FM 407
COLLINGWOOD DR
STRADER LN
FM 407
W 1ST
DOVE HILL RD
L COOK RD

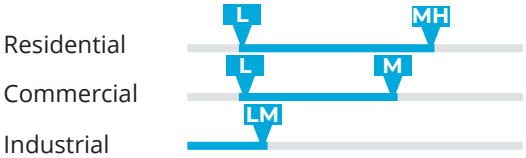
# DISTRICT PROFILE



Existing residential home in North Creek

## Development Intensity

Regulatory Guidance




North Creek is located on the northern portion of the extraterritorial jurisdiction and is seen as an extension of the type of development in The Timbers. This area is seeing pressure with single-family residential but is also a key connector for a regional mobility plan and needs to plan for amenities required in modern residential subdivisions.

### IDENTITY + CHARACTER

This area is made up of creeks and gentle hills that can make for very scenic views. Several developments are planned for this area and including single-family subdivisions. The natural features of this area should be preserved and incorporated into future developments.

### OPPORTUNITIES

With natural creeks and hills, this district is an excellent opportunity to expand the regional parks and trails system to provide natural amenities along floodplains that are otherwise unable to be developed. These amenities allow for residential and commercial development to thrive in a complementary role.

### CHALLENGES

This area is set to grow exponentially, and one of the challenges is to appropriately plan public amenities for this growth to ensure their appropriate placement. Clear and decisive outreach and information for developers are vital to accomplishing this.

### AREAS OF FOCUS

Areas of focus should stem commercial along wider corridors and intersections of corridors, as well as smaller scale development along creeks and natural features that integrate the residential instead of separating.

# OLD TOWN


N HARDEMAN CIR
CREEK HILL W
S HARDEMAN CIR
W 8TH ST
W 7TH ST
W 6TH ST
W 5TH ST
COLORADO AVE
LEUTY AVE
PAFFORD AVE
N COLLEGE AVE
HARMONSON AVE
N DENTON AVE
W 4TH ST
N JACKSON AVE
N SNYDER AVE
N SEALY AVE
N FM 156
E 4TH
W 3RD ST
W 2ND ST
W 1ST ST
BOSS RANGE RD
S COLLEGE AVE
S DENTON AVE
MAE DR
S JACKSON AVE
S SNYDER AVE
S SEALY AVE
BARRETT DR
S FM 156
TRAIL CREEK RD
HILLTOP DR
PINE CREST DR
WINDMILL DR
ALLEN DR
CEDAR CREST DR
HIGH POINT WAY
ORCHID DR
OVALETTA DR
156 S

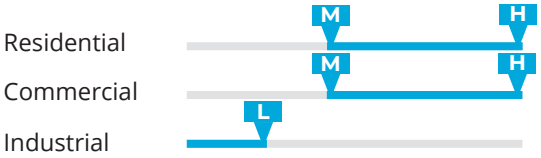
# DISTRICT PROFILE



Historic building in Old Town

## Development Intensity

Regulatory Guidance




Old Town has one of the highest development ranges due to the commercial and mixed-use intensity developed as the city's original plat. This core has been the heart of commercial development for generations, and continuing to develop this area will promote more economic development.

### IDENTITY + CHARACTER

Old Town is the original Justin town and has a significant historical context. Development is reminiscent of traditional main streets, and walkable mixed-use is encouraged by having buildings close to the road, street trees, and pedestrian-focused amenities that make walking comfortable.

### OPPORTUNITIES

As the historical core, this area is situated to accommodate higher intensity developments that can include mixed use which is successful in areas with plenty of services and retail. With added residential in the area, it can create a substantial amount of foot traffic that can sustain more retail businesses.

### CHALLENGES

As the original town of Justin, the infrastructure in this area is amongst the oldest in town, which can be a challenge with new development and right-sizing the services needed for higher intensity.

### AREAS OF FOCUS

4th Street has developed as the main street and is off of the FM 156 corridor, which is highly vehicular and not conducive to downtown development. Transitioning the businesses and services into the existing residential neighborhood should also be focused on to ensure appropriate action on the edges of the commercial area.

# THE RAILWAYS



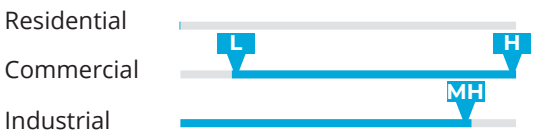
# DISTRICT PROFILE



Grain Silos facing FM 156

## Development Intensity

Regulatory Guidance




The Railways District is located on the eastern side of Justin along the railroad and FM 156. These two freight transportation options have shaped the type of development in the area. As a significant employment district, this district has been an afterthought regarding connectivity and improvements to the streets that connect it to the rest of the community.

### IDENTITY + CHARACTER

The Railways District consists of light to heavy industrial uses and buildings on the east side of FM 156. This area developed because of the two freight transportation options that are adjacent. This area functions as a manufacturing district and serves as the primary access to The Meadows.

### OPPORTUNITIES

The Railways is immediately adjacent to the main corridor in Justin and an established neighborhood, but the two currently don't function well and are separated. There is an opportunity to provide more connections and meaningful foot traffic to support additional businesses.

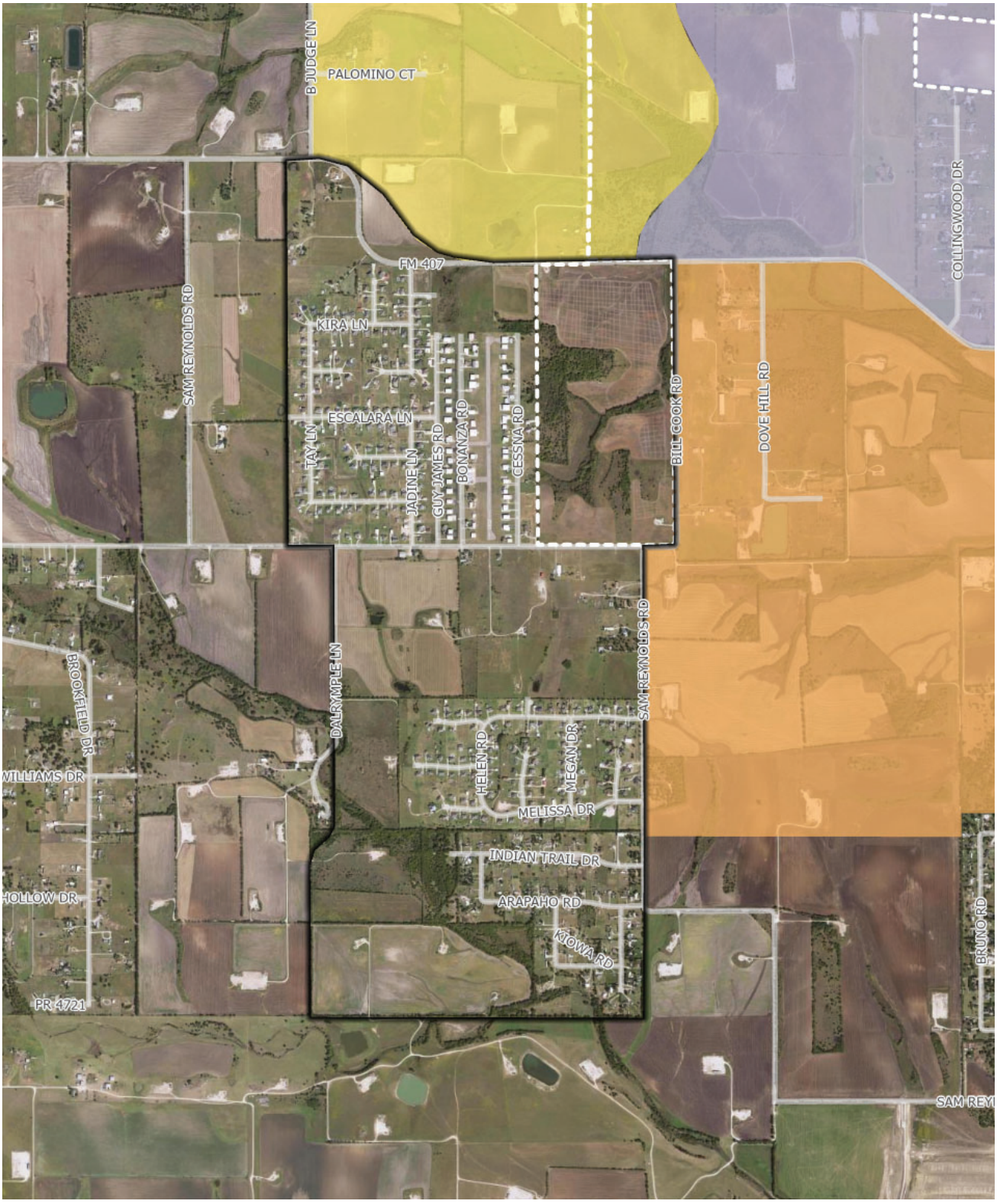
### CHALLENGES

Working with the railroad company and TXDOT is a challenge. Their facilities are major dividers within the district, which are very challenging. National and Federal institutions are so large that working together can be difficult because of the amount of time they need to allocate to coordination.

### AREAS OF FOCUS

Focusing on the FM 156 frontage and 5th street as major connectors that provide access to vehicles but also pedestrians and bicyclists should be a priority.

# THE RANCHES


B JUDGE LN
PALOMINO CT
COLLINGWOOD DR
FM 407
SAM REYNOLDS RD
KIRA LN
ESCALARA LN
TAY LN
JADINE LN
GUY JAMES RD
BONANZA RD
CESSNA RD
BILL COOK RD
DOVE HILL RD
SAM REYNOLDS RD
DALRYMPLE LN
BROOKFIELD DR
WILLIAMS DR
HELEN RD
MEGAN DR
MELISSA DR
INDIAN TRAIL DR
ARAPAHO RD
KIOWA RD
BRUNO RD
PR 4721

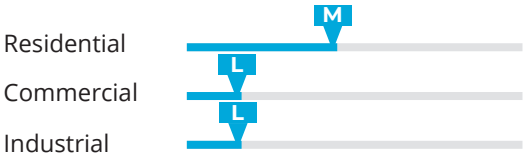
# DISTRICT PROFILE



Residential home within the Ranches District

## Development Intensity

Regulatory Guidance




The Ranches District is located on the western side of the extraterritorial jurisdiction of the City of Justin. Established ranch housing and large estates are common in this district. Residents of this district rely heavily on the services within the town.

### IDENTITY + CHARACTER

The Ranches are an established neighborhood district with large tracts that provide residents with a rural environment. Roadways and public amenities are according to county specifications. Residents in this area prefer seclusion and large estates.

### OPPORTUNITIES

This area of the plan will be better connected in the future due to roadway connections by TxDOT and can further connect to the rest of town through trails. While further from the urban core, there is an opportunity to add to the rural nature of the district by adding connections to a trail network that prioritizes nature and scenic views.

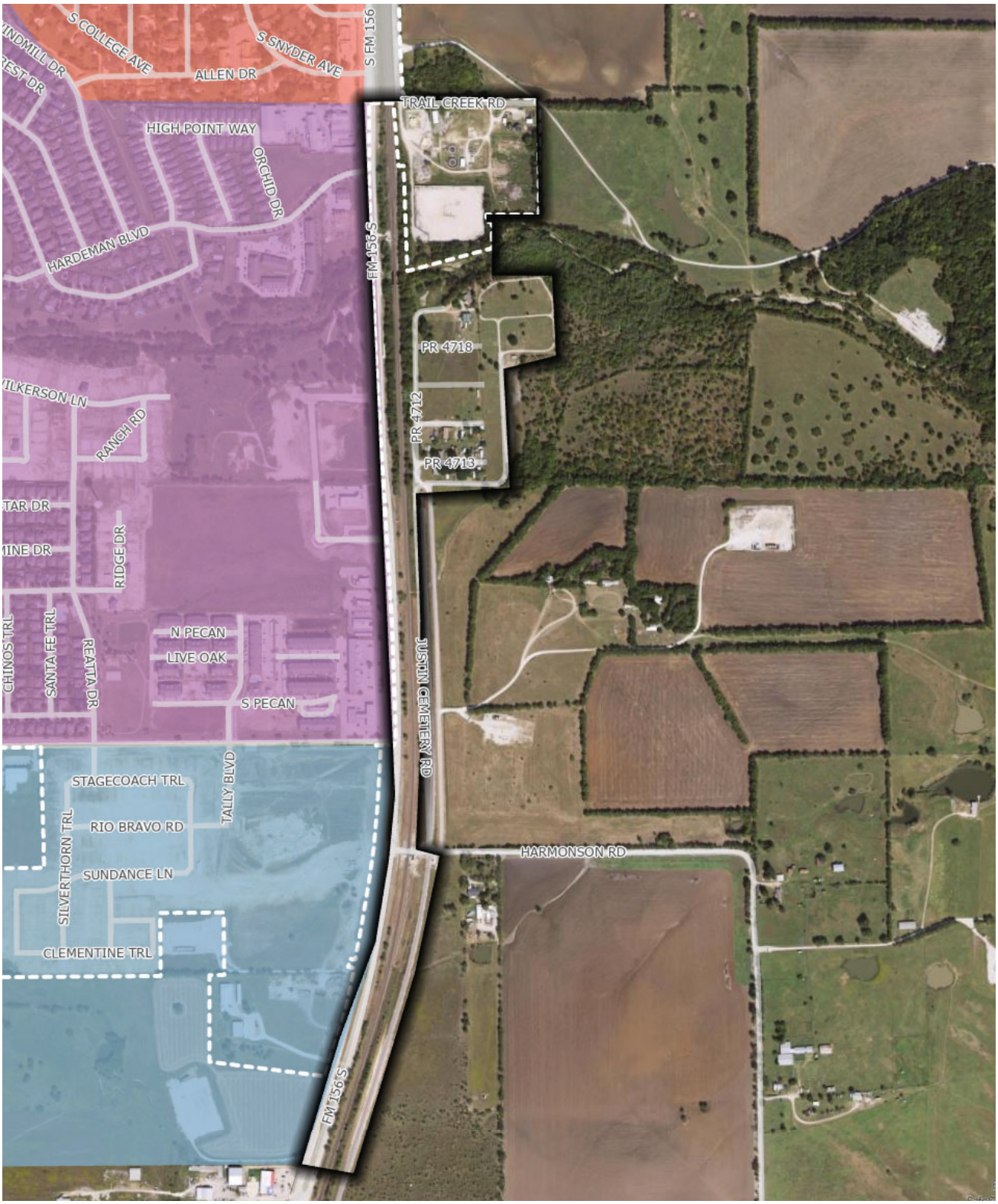
### CHALLENGES

Due to the outer location of this district, it is a challenge to connect any infrastructure to help alleviate some of its concerns. Ensuring that amenities provided to this district stay rural can also be a challenge; prioritizing open space and rural aesthetics will be essential.

### AREAS OF FOCUS

Trail connections and the preservation of existing neighborhood fabric will be necessary. Commercial and industrial uses should be minimal, but links to areas of employment and quality-of-life amenities can help bolster this neighborhood and allow it to succeed.

# REMEMBRANCE



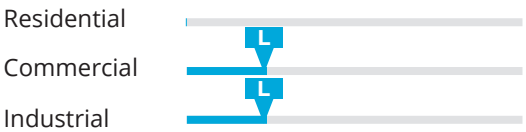
# DISTRICT PROFILE



Justin Cemetery

## Development Intensity

Regulatory Guidance




The Remembrance District is located on the east side of Justin and along FM 156. The district is one of the smaller areas, mostly made up of the Justin Cemetery and some industrial uses along the highway frontage. As one of the gateway districts, this area can impact Justin's identity and visuals.

### IDENTITY + CHARACTER

The Remembrance District is a functional area with light industrial uses and the city cemetery. Residents don't visit this area often, which is hard to see because of the established tree line along FM156 and the railroad. Trail Creek is a significant potential trail connection that would allow this area of town to become more prominent.

### OPPORTUNITIES

Trail Creek is a significant opportunity and could become a major amenity tied to the cemetery. Many cemeteries become public gathering spaces for remembering loved ones but can also be resting stops for trails. These connections can make the area more visible by utilizing the public space that is already maintained well.

### CHALLENGES

Access is a significant challenge because of the railroad and highway separating this district from the city. The topography also does not lend to visibility, making it hard for any business to succeed depending on traffic.

### AREAS OF FOCUS

The area of focus for this district would be the cemetery and the walk and biking connections that can add to the quality-of-life amenities of other surrounding districts. This area has a great tree canopy and shaded areas that would make great trails.

# SOUTH CREEK


W 7TH ST
COLLINGWOOD DR
STRADER LN
FM 407
FM 407
W 1ST
OVAL
HILLTO
BILL COOK RD
DOVE HILL RD
BOSS RANGE RD
SAM REYNOLDS RD
RANGE RD
FERN LN
JAMES SMITH RD
HUNTER DR
PHEASANT RUN
GENTRY DR
JERRY JOY RD
BRUNO RD
CINDYS LN
THISTLE LN
BUTTERCUP LN
JUSTIN TIME AIRFIELD RD
MARY POLK RD
DOUBLE TREE DR
SAM REYNOLDS RD
FAITH LN
OLEN DR

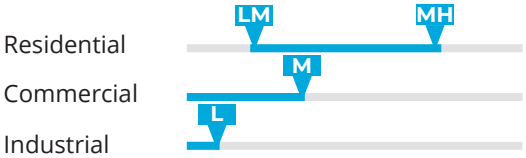
# DISTRICT PROFILE



Residential home in South Creek District

## Development Intensity

Regulatory Guidance




The South Creek District is located on the central southern portion of the ETJ and has a northeast portion within city limits. FM 407 is generally the northern border and has Trail Creek running through the extent of the district.

### IDENTITY + CHARACTER

The largest undeveloped area within the Justin ETJ, this district has the opportunity to create an identity that is in line with the residential development that is already happening but with a more prominent outdoor recreational presence.

### OPPORTUNITIES

The largest area of undeveloped land and closest to the urban core, this area can pull the community's core further west and provide some creative transportation connections that work well with walking and biking. Careful consideration of commercial uses should complement the Old Town and Town Square Districts.

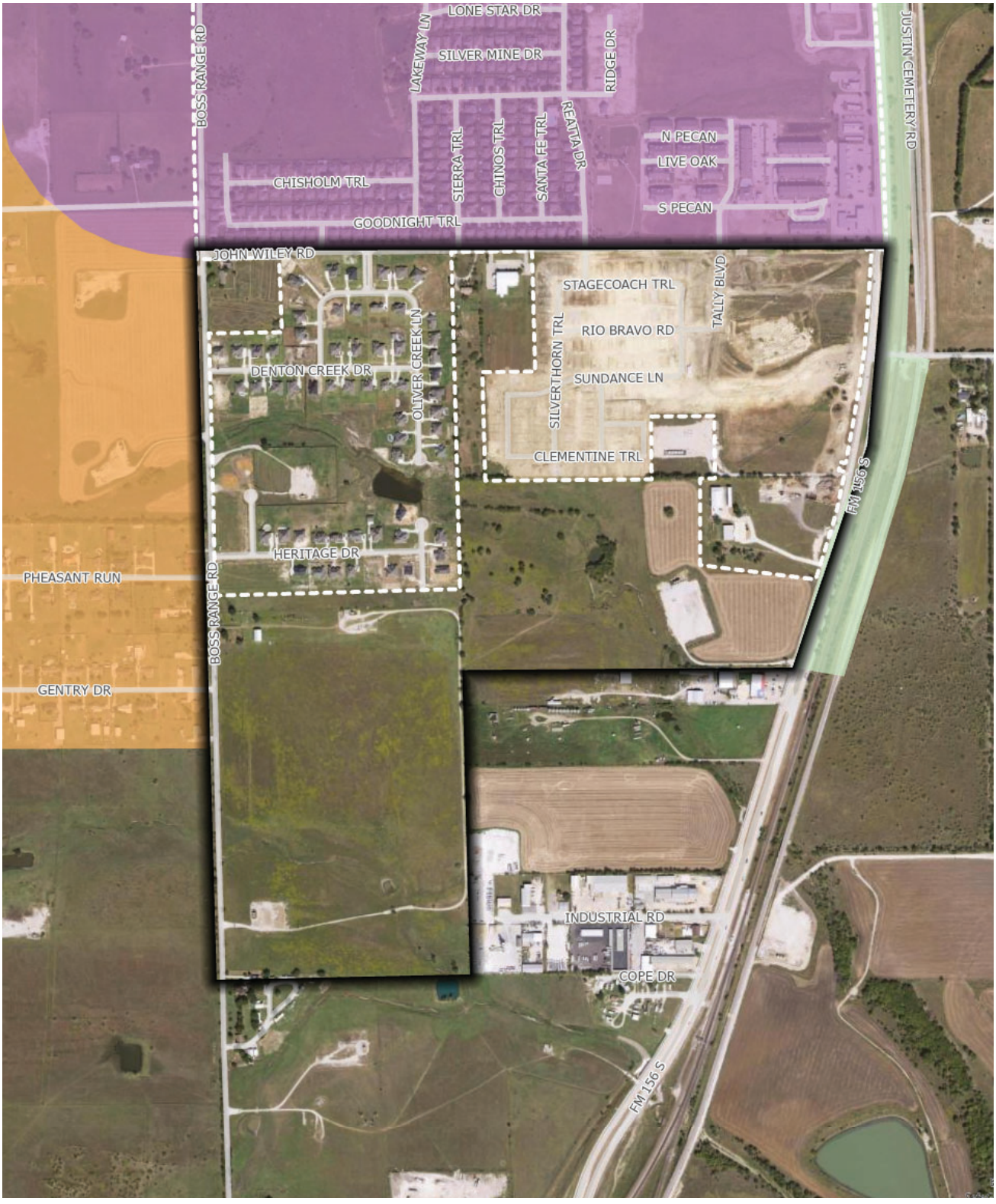
### CHALLENGES

The challenge with this area is also an opportunity. The vast undeveloped land is a challenge in terms of infrastructure and planning what could be appropriate and complementary to the infill development happening in the core of Justin.

### AREAS OF FOCUS

Infrastructure connections and being a part of the area trail system should be a focus as filling in the missing residential and commercial pieces afterward. Commercial uses should be complementary and scaled to fit within the outdoor and residential components of the district.

# SOUTH GATEWAY



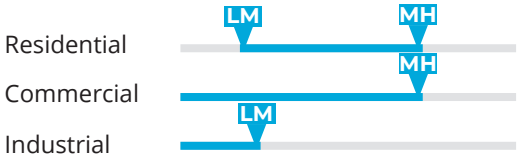
# DISTRICT PROFILE



Building set back from FM 156

## Development Intensity

Regulatory Guidance




The South Gateway District is in the south-eastern section of the City of Justin. This district has a mix of residential, commercial, and light industrial. This area serves as the first impression of the community from the Fort Worth area; half of the district is within the ETJ.

### IDENTITY + CHARACTER

This district's character is primarily composed of the neighborhood south of John Wiley Rd and the commercial/industrial uses fronting FM156. As the first district approached from the Dallas Forth Worth Metroplex, this district is the gateway into the community. Establishing a historic and charming town entrance should be a priority.

### OPPORTUNITIES

As the gateway into the City of Justin, this district can create place-making experiences representative of the entire community. The businesses anchored in this district should be carefully considered to maximize the Justin experience.

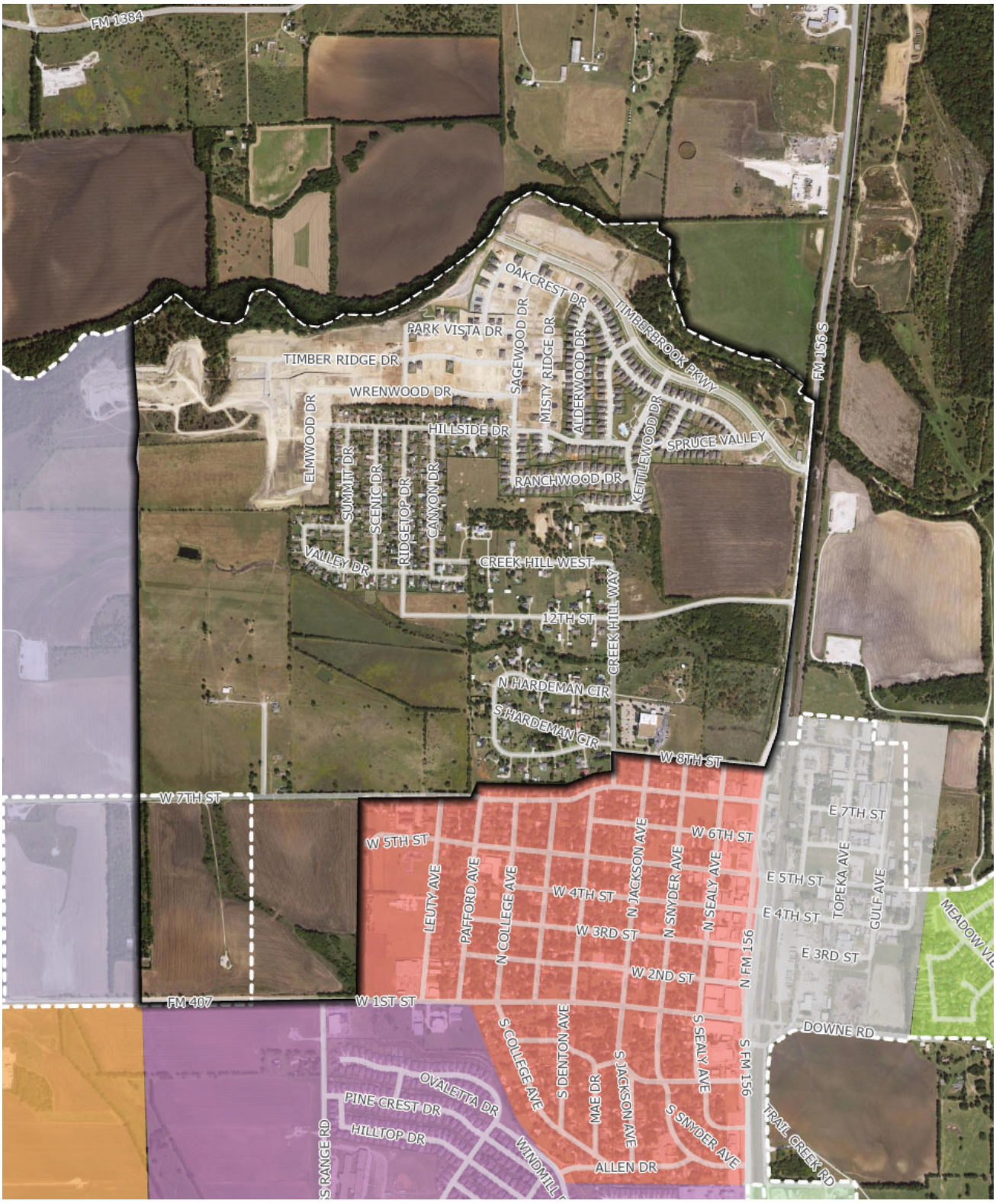
### CHALLENGES

Limited land and connectivity through FM 156 are a challenge. Major roadways border this district on all sides, impacting access to public amenities.

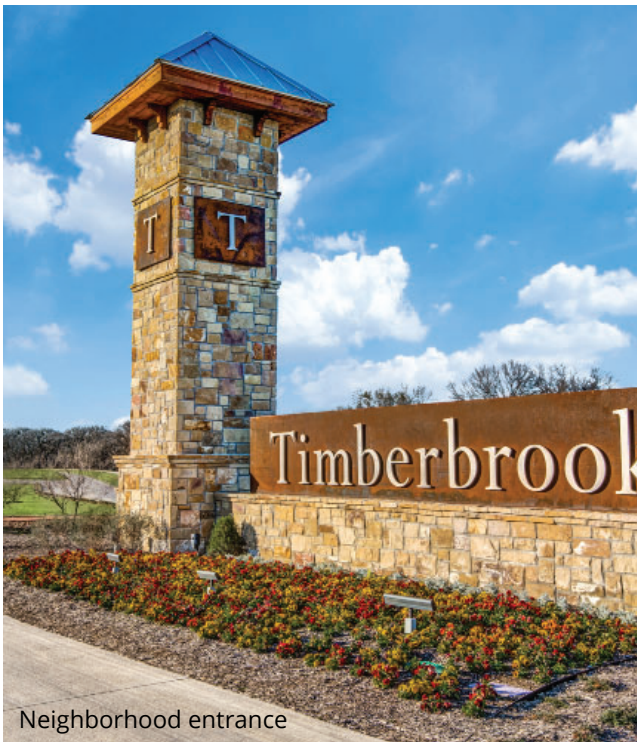
### AREAS OF FOCUS

Public spaces should be focused on, and a sense of arrival along FM156. New developments and redevelopment should attempt to create more connections with the rest of the community through sidewalks, trails, and redesigned roadways.

# THE TIMBERS


FM 1384
OAKCREST DR
TIMBERBROOK PKWY
FM 156 S
PARK VISTA DR
SAGEWOOD DR
MISTY RIDGE DR
ALBERWOOD DR
TIMBER RIDGE DR
WRENWOOD DR
ELMWOOD DR
HILLSIDE DR
KETTLEWOOD DR
SPRUCE VALLEY
SUMMIT DR
SCENIC DR
RIDGETOP DR
CANYON DR
RANCHWOOD DR
VALLEY DR
CREEK HILL WEST
CREEK HILL WAY
12TH ST
N HARDEMAN CIR
S HARDEMAN CIR
W 8TH ST
W 7TH ST
E 7TH ST
W 6TH ST
W 5TH ST
N JACKSON AVE
N SNYDER AVE
N SEALY AVE
E 5TH ST
TOPEKA AVE
GULF AVE
LEUTY AVE
PAFFORD AVE
N COLLEGE AVE
W 4TH ST
E 4TH ST
MEADOW VI
W 3RD ST
N FM 156
E 3RD ST
W 2ND ST
FM 407
W 1ST ST
S COLLEGE AVE
S DENTON AVE
S SEALY AVE
DOWNE RD
S FM 156
OVALETTA DR
PINE CREST DR
MAE DR
S JACKSON AVE
S SNYDER AVE
HILLTOP DR
TRAIL CREEK RD
ALLEN DR

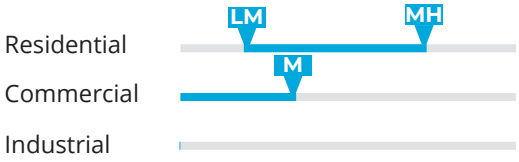
# DISTRICT PROFILE



Neighborhood entrance

## Development Intensity

Regulatory Guidance




The Timbers District is on the northeastern portion of the City of Justin and includes new neighborhoods as well as established neighborhoods within the district. Just north of the Old Town core district, this area also includes frontage on FM156 and will have future frontage on FM407 with the realignment.

### IDENTITY + CHARACTER

This district includes residential neighborhoods that are nature and trail focused. Focusing on public amenities such as parks and trails can reinforce stronger connections between the new and old. Since this district is primarily residential, commercial areas and connections are important to phase in.

### OPPORTUNITIES

The creek on the north side is an opportunity to create a network of trails that will connect to the regional plan. Connections to the south are just as important to connect to the community's commercial and urban core, which will house most restaurants and shops.

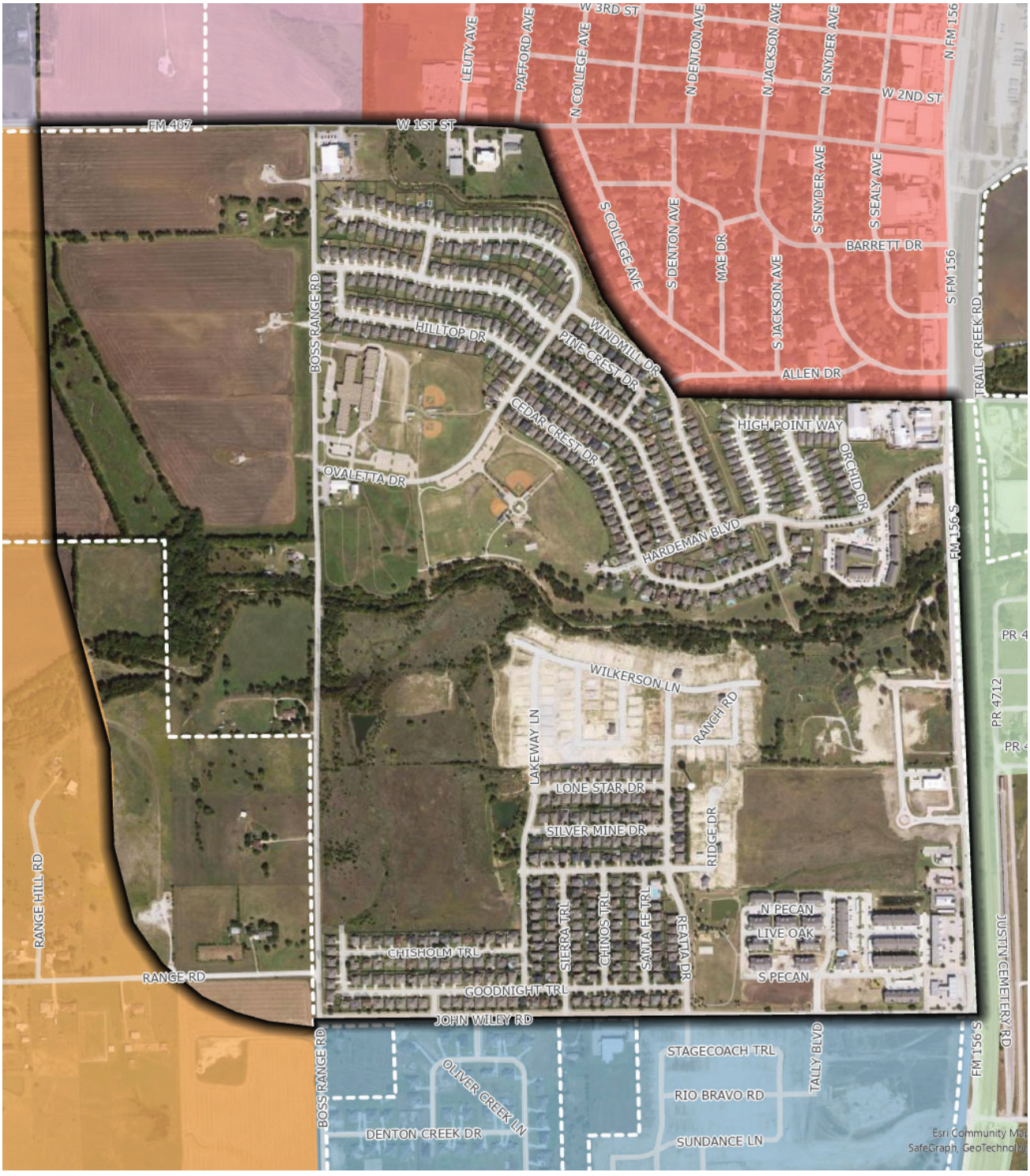
### CHALLENGES

The realignment of FM407 can be a challenge regarding connectivity and providing the residents of these neighborhoods access to the amenities of Old Town. The juxtaposition between new and older development can also be a challenge because of the repercussions on the existing fabric.

### AREAS OF FOCUS

Connections through the realignment of FM407 and appropriate and compatible commercial options interconnected to the neighborhood are important to manage traffic patterns and added amenities.

# TOWN SQUARE


W 3RD ST
LEUTY AVE
PAFFORD AVE
N COLLEGE AVE
N DENTON AVE
N JACKSON AVE
N SNYDER AVE
N FM 156
W 2ND ST
FM 407
W 1ST ST
S COLLEGE AVE
S DENTON AVE
MAE DR
S JACKSON AVE
S SNYDER AVE
S SEALY AVE
BARRETT DR
S FM 156
TRAIL CREEK RD
BOSS RANGE RD
HILLTOP DR
WINDMILL DR
PINE CREST DR
ALLEN DR
CEDAR CREST DR
HIGH POINT WAY
ORCHID DR
OVALETTA DR
HARDEMAN BLVD
FM 156 S
WILKERSON LN
RANCH RD
LAKEWAY LN
LONE STAR DR
SILVER MINE DR
RIDGE DR
PR 4712
RANGE HILL RD
CHISHOLM TRL
SIERRA TRL
CHINOS TRL
SANTA FE TRL
REATA DR
N PECAN
LIVE OAK
S PECAN
RANGE RD
GOODNIGHT TRL
JOHN WILEY RD
JUSTIN CEMETERY RD
STAGECOACH TRL
TALLY BLVD
FM 156 S
BOSS RANGE RD
OLIVER CREEK LN
RIO BRAVO RD
DENTON CREEK DR
SUNDANCE LN
Esri Community Map
SafeGraph, GeoTechnol

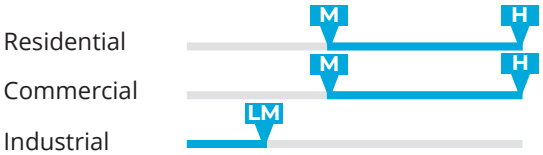
# DISTRICT PROFILE



Justin Seed on FM156

## Development Intensity

Regulatory Guidance




The Town Square District is located south of Old Town and is named after the development that will create a modern Justin core to complement the historic Justin core. This area comprises healthy commercial, existing residential, and outdoor recreational areas.

### IDENTITY + CHARACTER

The Town Square District can support a higher intensity of development and a modern town square concept to complement the historic old town. This innovative and contemporary district should transition with the established neighborhoods and provide access to the retail and shops.

### OPPORTUNITIES

Access from FM156 and the increase in residential around this district provides an opportunity to create a modern mixed-use development that supports significant retail and restaurants in the area. Using the creek that runs through the district's center as an amenity and connection point will be necessary.

### CHALLENGES

Provide non-vehicular external connections to minimize vehicle traffic and parking needed to serve neighborhood foot traffic to support commercial businesses in the District. Coordination with TxDOT on the frontage.

### AREAS OF FOCUS

The town square development and ease of access with the existing neighborhood fabric. Wayfinding and gateway projects from FM 156 and the neighborhood. Transition intensive development with residential development.

# WESTERN PLAINS



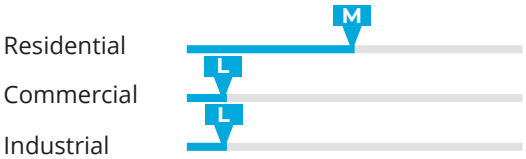
# DISTRICT PROFILE



Aerial of neighborhood in Western Plains

## Development Intensity

Regulatory Guidance




The Western Plains District is on the northwestern side of the City of Justin ETJ and is one of the most rural districts within the Comprehensive Plan. Residential in this area are individual ranches and estates that have not been a part of any subdivision or organized development.

### IDENTITY + CHARACTER

Agricultural uses and large estates are characteristic of this district. Creeks and large plain areas with some mineral wells throughout the district. This district is the furthest from the urban core of the City of Justin and is all on self-sustaining infrastructures like wells and septic.

### OPPORTUNITIES

The rural nature of the landscape and large estates provide a secluded area of the ETJ but within driving distance of several amenities. This area has limited accessibility that will be enhanced with new TxDOT improvements making it easier to live and commute from this region.

### CHALLENGES

The rural nature of this district is a challenge, and appropriate enhancements must be weighed with the impact on the district's character. The uses allowed should be limited to residential and more transportation options.

### AREAS OF FOCUS

FM 407 frontage and connections to access the resources within the City of Justin. Biking and hiking opportunities will increase recreational amenities without increasing the intensity of development.

# COMMERCIAL TYPES

### Regional Commercial

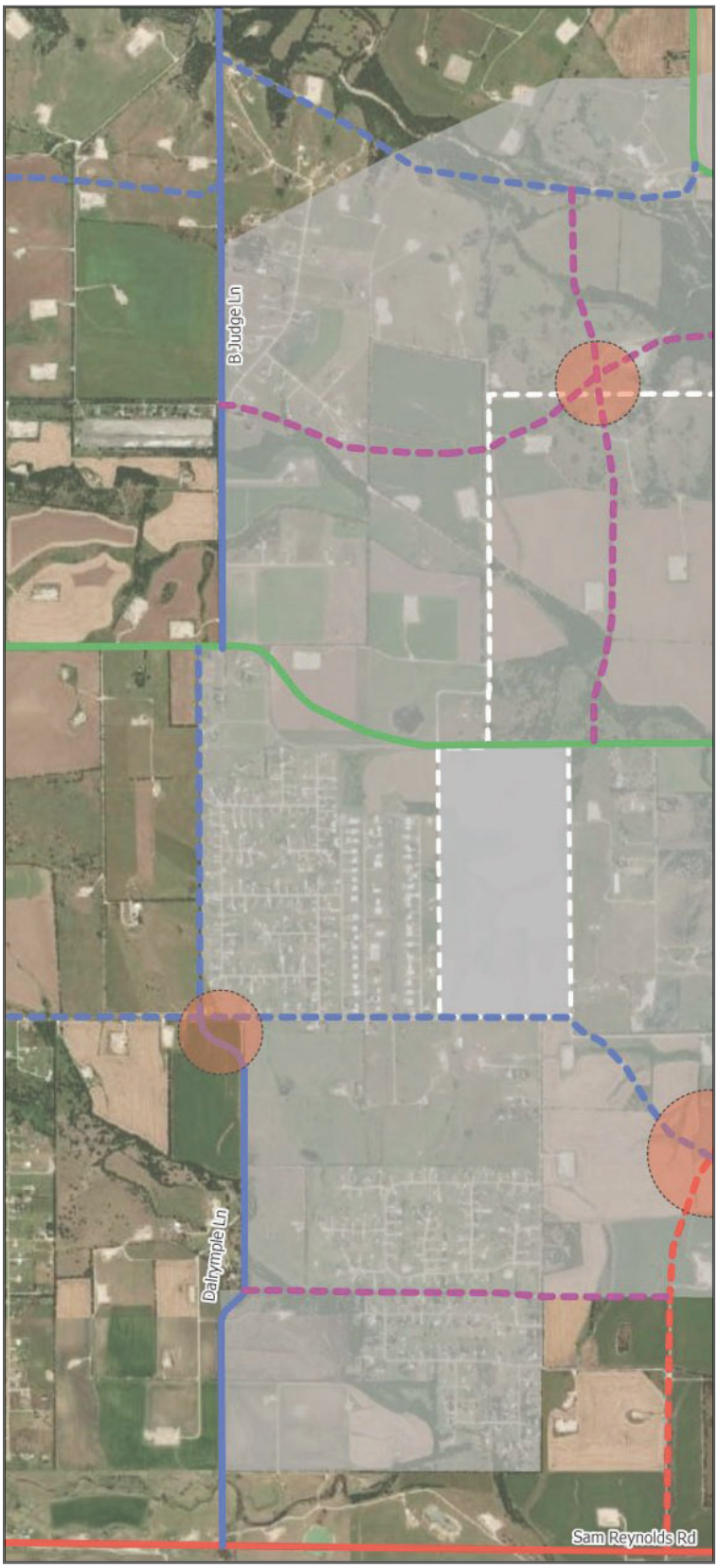
Retail and commercial uses should be located at major intersections. This format serves a citywide or regional market. Emphasis shall be placed on anchored developments with shared parking and cross-access between developments to minimize pedestrian/ vehicular conflicts and driveway road openings.

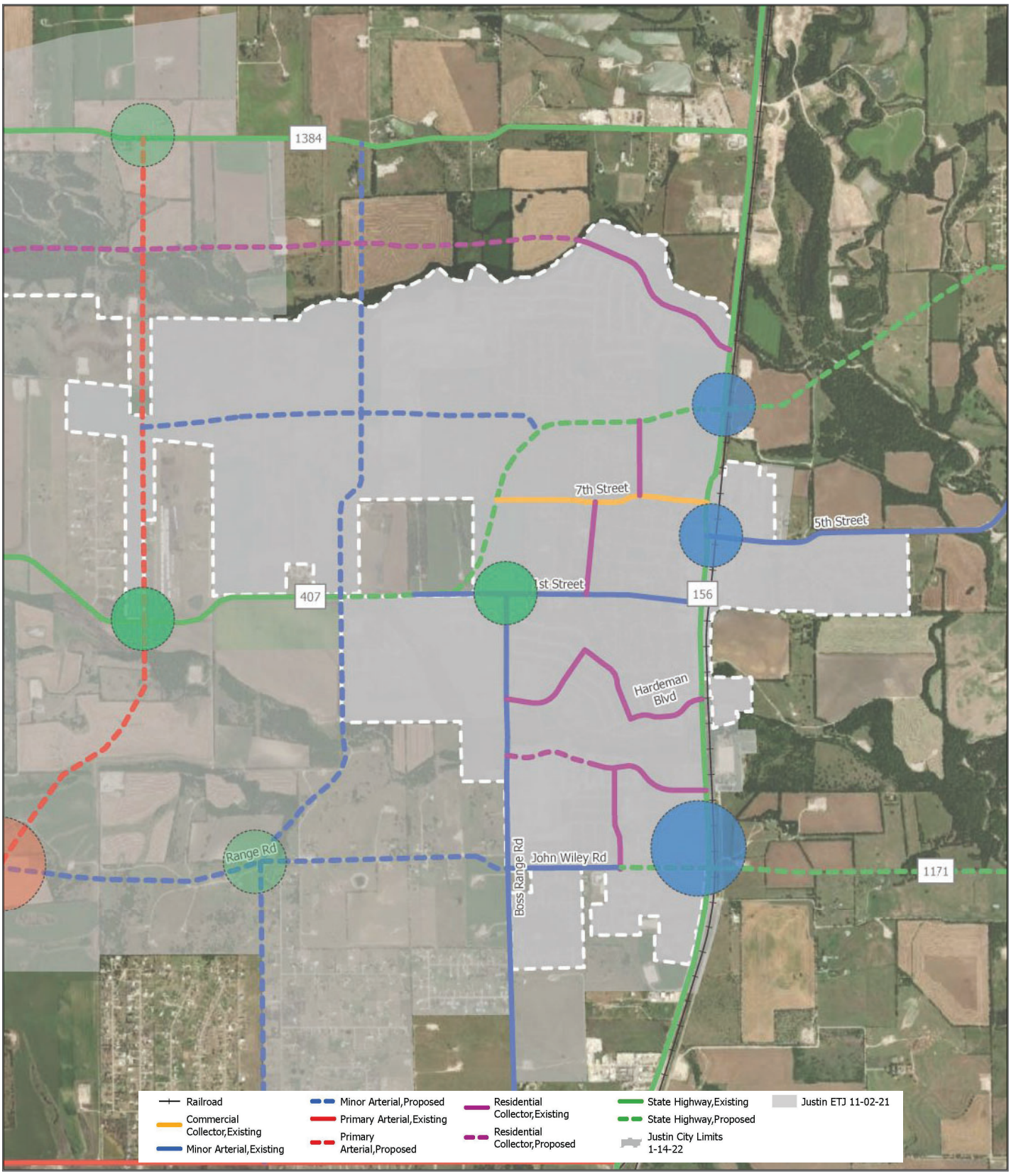
### Neighborhood Commercial

A format that provides a wide variety of neighborhood, and small-scale commercial serves a diverse set of neighborhoods. Commercial uses shall be built in a nodal or corridor development pattern, oriented towards major intersections or along arterial corridors, with connections to adjacent residential.

### Mixed-Use Commercial

A format that includes a mix of uses, including retail, commercial, and residential. Development should be compact, pedestrian-oriented, and connected to support multi-modal transportation. When adjacent to residential neighborhoods, emphasis shall be placed on using connections to maximize bicycle and pedestrian accessibility.




1384
7th Street
5th Street
1st Street
407
156
Hardeman Blvd
Range Rd
Boss Range Rd
John Wiley Rd
1171
Railroad
Commercial Collector,Existing
Minor Arterial,Existing
Minor Arterial,Proposed
Primary Arterial,Existing
Primary Arterial,Proposed
Residential Collector,Existing
Residential Collector,Proposed
State Highway,Existing
State Highway,Proposed
Justin City Limits 1-14-22
Justin ETJ 11-02-21

# HOW TO GUIDE

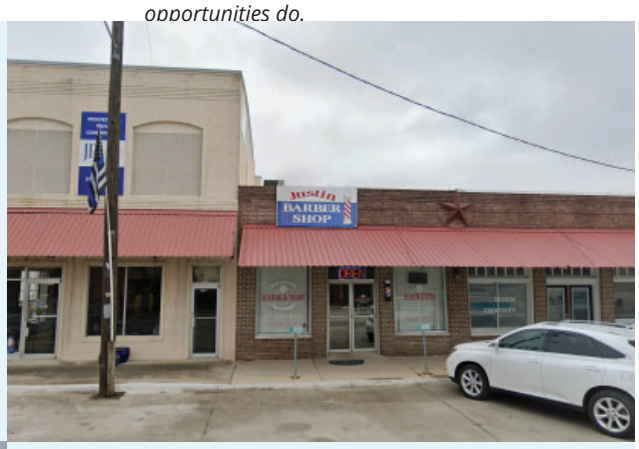
**Experience Districts are a new take on Future Land Use but can better guide residents, businesses, and developers on what the appropriate way of development should be for each property.**

*Each zoning district has a set intensity that dictates the appropriate development and type of development.*

*Cross-referencing with the subdivision code creates an unofficial map of potential areas and infrastructure needs that could arise as opportunities do.*

## 01 ZONING ORDINANCE

Each experience district evaluates the intensity of land uses through the three different residential, commercial, and industrial categories.






## 02 SUBDIVISION ORDINANCE

Appropriate infrastructure is a significant issue for the majority of the city, and the subdivision code can help address this with the help of the experience districts. Each region showcases areas of focus and the type of development suitable for those areas.

## 03 CAPITAL IMPROVEMENT PLAN

Identifying locations within each region that are primed for development or preserved from development is a powerful method of coordinating improvements throughout the year.



# APPLICABILITY



**Experience Districts allow developers to start their projects based on a community vision that aligns with their expectations and makes it easier to implement.**

Each district has its own identity, which impacts daily decisions. Context-based decisions based on the neighborhood are essential for setting the expectation of what is appropriate.

## 04

### EXTRATERRITORIAL JURISDICTION

While not all of the Comprehensive Plan area has the zoning authority, planning for it allows us to think ahead on the appropriate development before there is a need. This also allows us to better apply the applicable regulations, such as the subdivision code.

## 05

### QUALITY OF LIFE

Better connected and regional parks and trail amenities are a significant component of what the residents of Justin consider the quality of life. Planning and understanding the different areas of the plan allows us to connect these better and create a more impactful system.

# MOBILITY + CONNECTIVITY



## Prioritizing Justin's Mobility + Connectivity for Success

*I thought of that while riding my bicycle.*

– Albert Einstein

### ALIGNMENT WITH GOALS OF NCTCOG'S MOBILITY 2045 UPDATE

**MOBILITY**

Improve transportation options
Support travel efficiency strategies
Ensure community access to system and process

**QUALITY OF LIFE**

Enhance environment and life styles
Encourage sustainable development

**SYSTEM SUSTAINABILITY**

Ensure adequate maintenance, safety, and reliability
Pursue long-term, sustainable financial resources

**IMPLEMENTATION**

Provide timely planning and implementation
Develop cost effective projects and programs

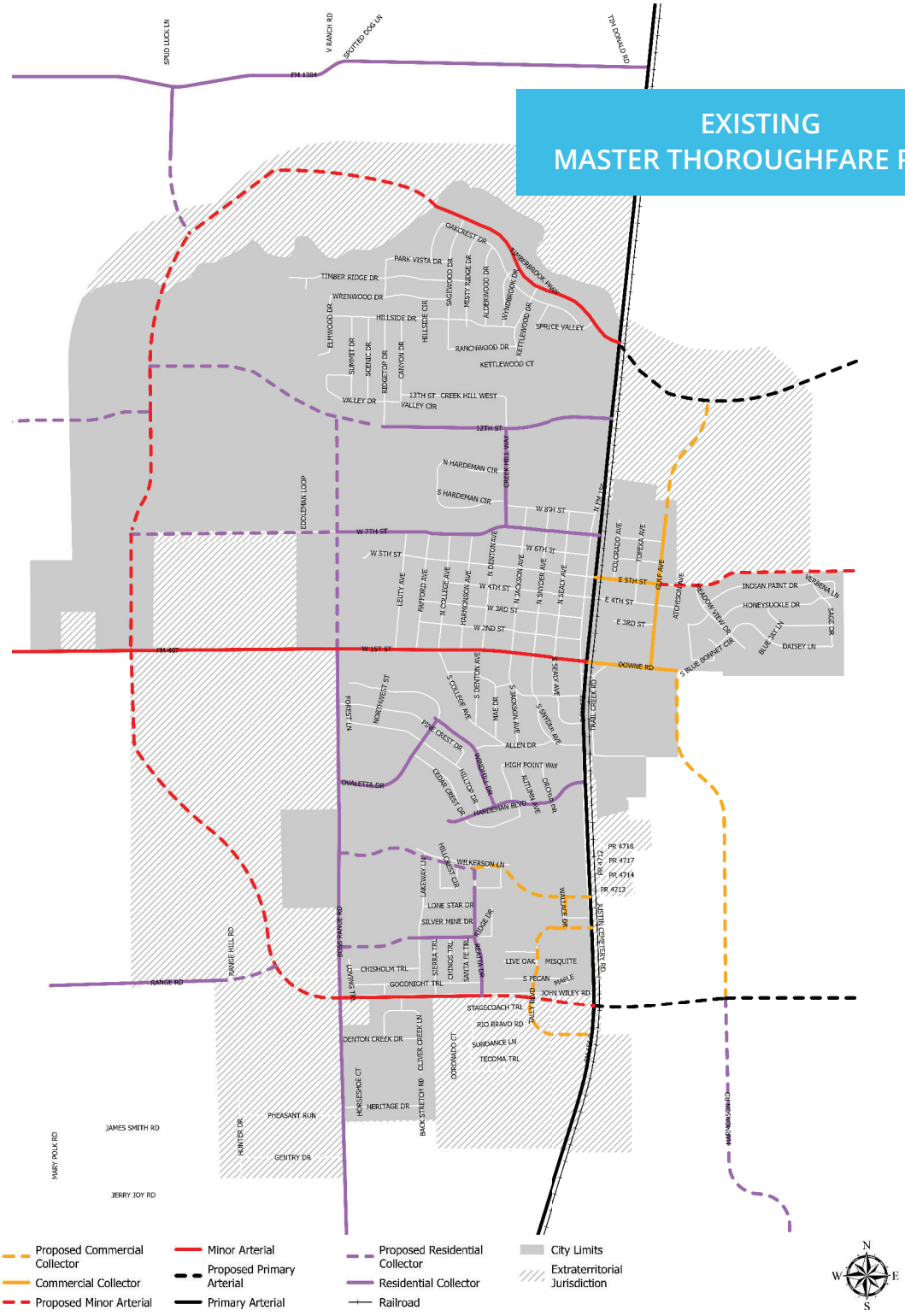
*Adapted from North Central Texas Council of Governments, Mobility 2045 Update*

The purpose and intent of this section are to:

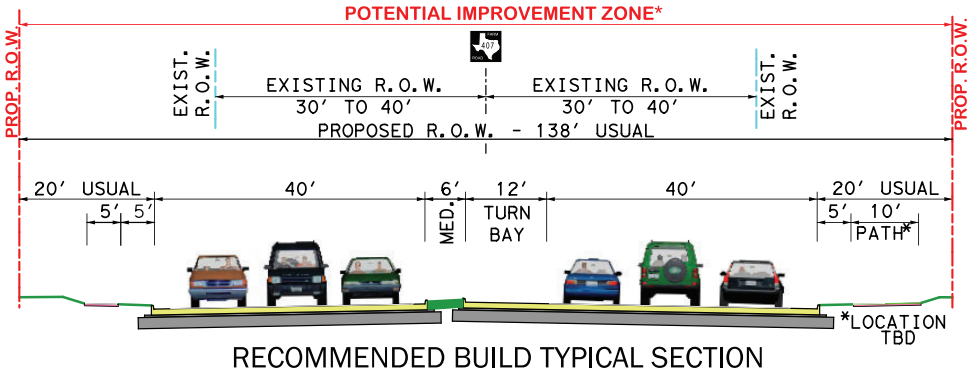
- Unify the approach for mobility and connectivity in the City as development continues over the next twenty years.
- Set a standard for future connectivity between neighborhoods as they are developed.
- Program connectivity on and off-street to ensure that developments consider multi-modal connections.
- Establish priorities with new or renovated roadways, their established function, and context-supporting character over time.
- Promote local mobility to sustain local connections and minimize congestion on regional roadways.
- Set a standard for pedestrian and bicycle connectivity through active transportation.

# EXISTING CONDITIONS

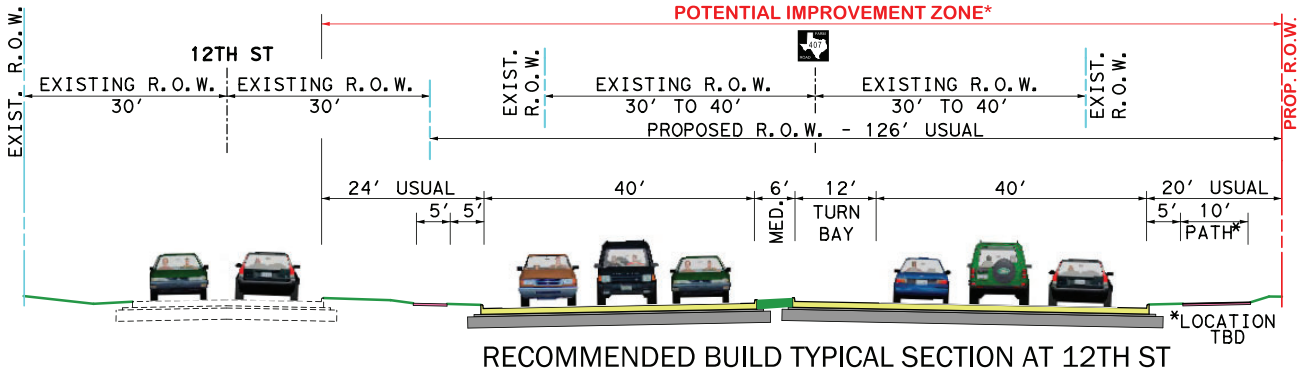
## EXISTING MASTER THOROUGHFARE PLAN



# FM 407 CONCEPT DESIGN

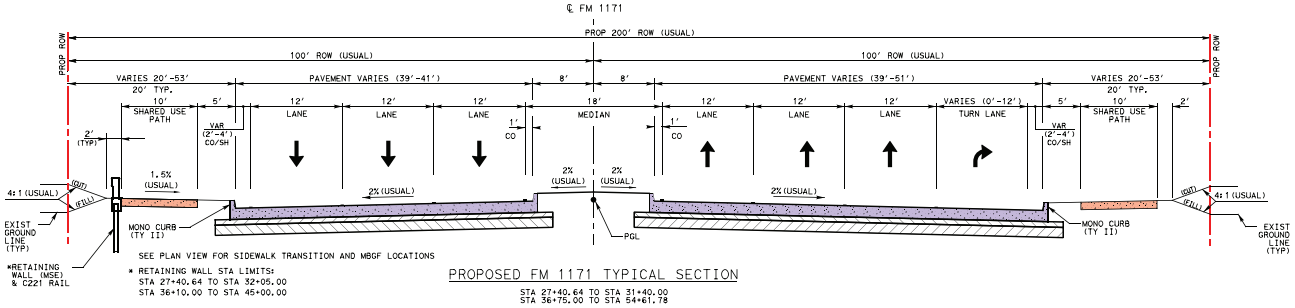



RECOMMENDED BUILD TYPICAL SECTION
Not to scale




RECOMMENDED BUILD TYPICAL SECTION AT 12TH ST
Not to scale

# FM 1171 CONCEPT DESIGN




PROPOSED FM 1171 TYPICAL SECTION
STA 27+40.64 TO STA 31+40.00
STA 36+75.00 TO STA 54+61.78

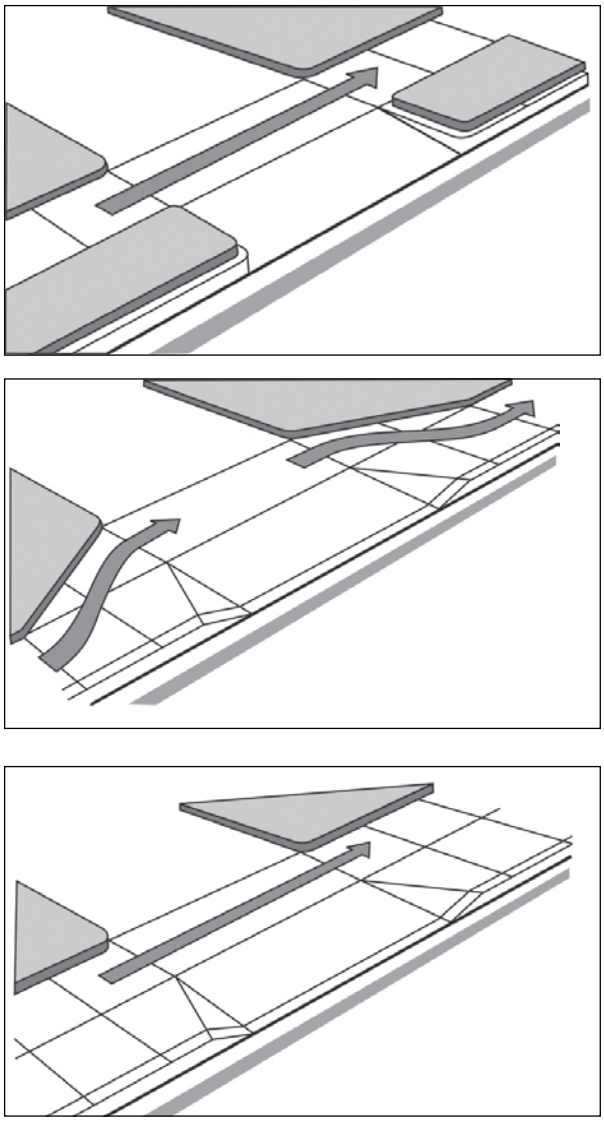
# PLANNING FOR MOBILITY + CONNECTIVITY BUILDS ON THE PREVIOUS MASTER THOROUGHFARE PLAN (MTP) BY INCORPORATING SPECIFIC ROADWAY TYPES AND ALIGNING PREFERRED ALIGNMENTS AND CONNECTIONS FOR FUTURE ROADWAYS.

The current MTP is based on a smaller footprint than the current extraterritorial jurisdiction (ETJ). with growth in population and annexation of properties within the ETJ, additional mobility planning is required.

The primary focus in the past has been on connectivity to SH 156 and commercial development has been relegated to that alignment. As new improvements of east-west roadways are developed, an enhanced map of connectivity to align improved access also allows for a new look on development patterns. This was explored in the previous Land Use section.

Additional north-south roadways were created with a focus on the general connections and alignments with existing roadways, property boundaries, floodplain, and future development projects. The street types are also nuanced between primary and secondary roadways, to differentiate types of roads from TxDOT and local roadways that would normally serve regional and local traffic. The overall impact of this new Mobility Plan is the creation of a hierarchy of streets that aligns with a function and context appropriate to the development adjacent to the roadway. Street types also present new facilities to typical streets that include multi-use trails or sidewalks as appropriate to the street type.

These new roadway types align with TxDOT priorities for FM 407 and the future FM 1171 in their design and context.



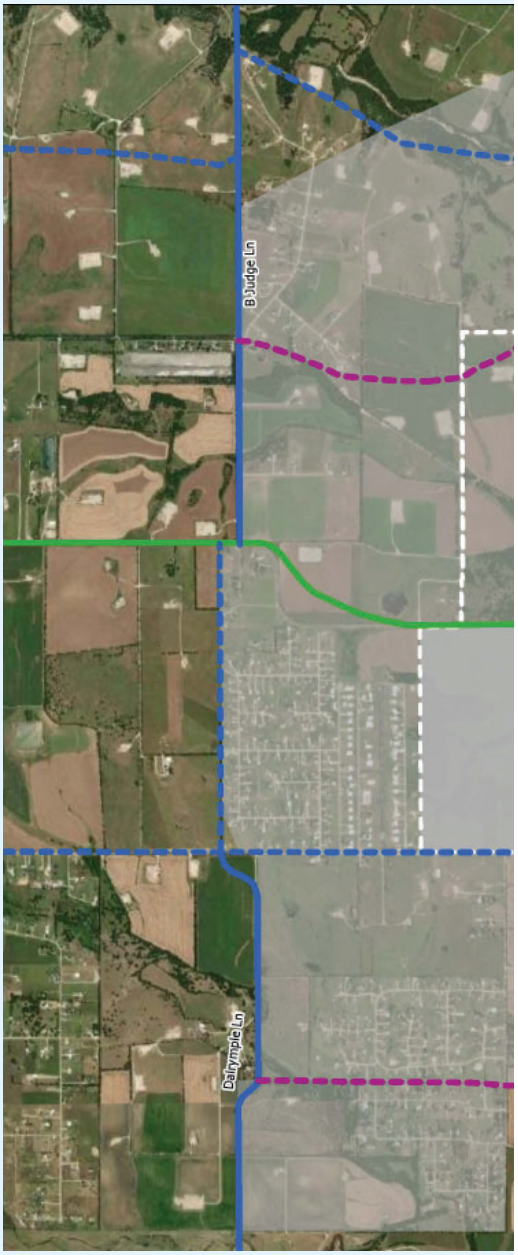
*Diagrams from ITE Manual for Walkable Urban Thoroughfares*

*Prioritizing the pedestrian should be found in details like these for sidewalks and driveways. Ensuring that the pedestrian does not have to ramp up and down makes an essential difference for those that choose to walk.*

# STREET TYPES

Street classifications contain standards for regional and commuter roadways to organize the movement of people within and through the City. As development continues, more connectivity and intersections within these primary and local roadways will help provide options for travel (motor vehicle, bike, and pedestrian) while alleviating significant traffic on the primary roads.

New classifications will be introduced to support local development types that will reduce the lifecycle costs of roads for the City of Justin.




### PRIMARY ARTERIAL

**Description:** primary routes through the City of Justin that are not state highways and are used everyday by the majority of residents for commuting. Primary arterials are designed and maintained by the City of Justin.

**Average Size:** 4-Lane Divided roadway with shared use trails.

---

### MINOR ARTERIAL

**Description:** secondary access point to neighborhoods within the City of Justin and serve as alternative paths to everyday traffic and emergency situations. Minor Arterials typically can accommodate more interruptions and are lower speed.

**Average Size:** 2-Lane Undivided up to 4-Lane Divided with shared use trails.

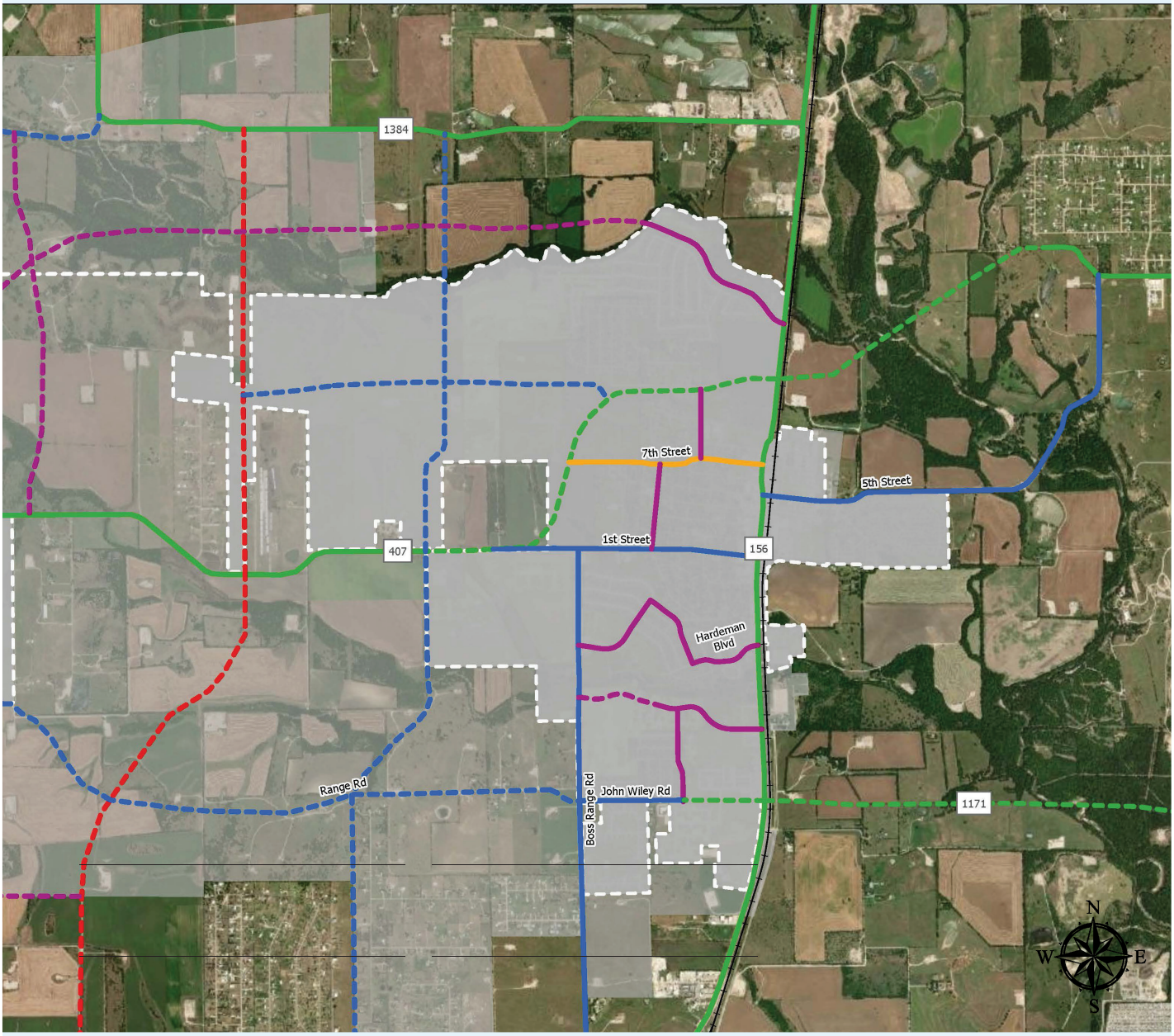
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### COMMERCIAL + RESIDENTIAL COLLECTOR

**Description:** context sensitive based on the primary use. Commercial collectors should prioritize experience and maximize multi-modal traffic to increase economic development opportunities. Driveways should be limited through all collector streets, prioritizing access through side streets, slip lanes or alleys. Enhances lighting and pedestrian amenities should be considered.

**Average Size:** 2-Lane Undivided up to 4-Lane Divided with shared use trails.

# MOBILITY PLAN



# CONNECTING MOBILITY THROUGH RECREATION

Combining on-street walking and biking facilities with off-street trail connections allows for a comprehensive active transportation network that builds on the community's desire for trail connectivity in the City. These sidewalks and trails will link all public and private parks to make them more accessible to the neighborhoods they serve and act as alternative transportation for those that choose to walk or bike to their destinations. Managing this network growth will be a long-term focus and will require coordination with developers as they plan and design their new developments in the City.

## ALL NEW STREETS SHOULD INCLUDE APPROPRIATE SHARED-USE TRAILS, CONNECT TO OFF-STREET TRAIL INTERSECTIONS AND PROVIDE FOR UNIVERSAL ACCESS AND DESIGN CRITERIA.

Local roadways are often less connected between subdivisions. As new development is planned, an emphasis on stubbing connections to adjacent properties and requiring development on those adjacent parcels to connect to those stub-outs will be paramount to preserving long-term connectivity.

Public roads between neighborhoods provide internal connectivity for pedestrians and bicycles, which improves connectivity to parks, schools, and shopping destinations. This system, in turn, also reduces traffic congestion on major roadways where a neighborhood abuts a waterway or floodplain, and trail connections from streets to the floodplain support access to public trails and parks.

*01. Community Park*
Community Park

*02. Bishop Park*
Neighborhood Park

*03. Reatta Park*
Neighborhood Park

*04. Justin Park*
Neighborhood Park

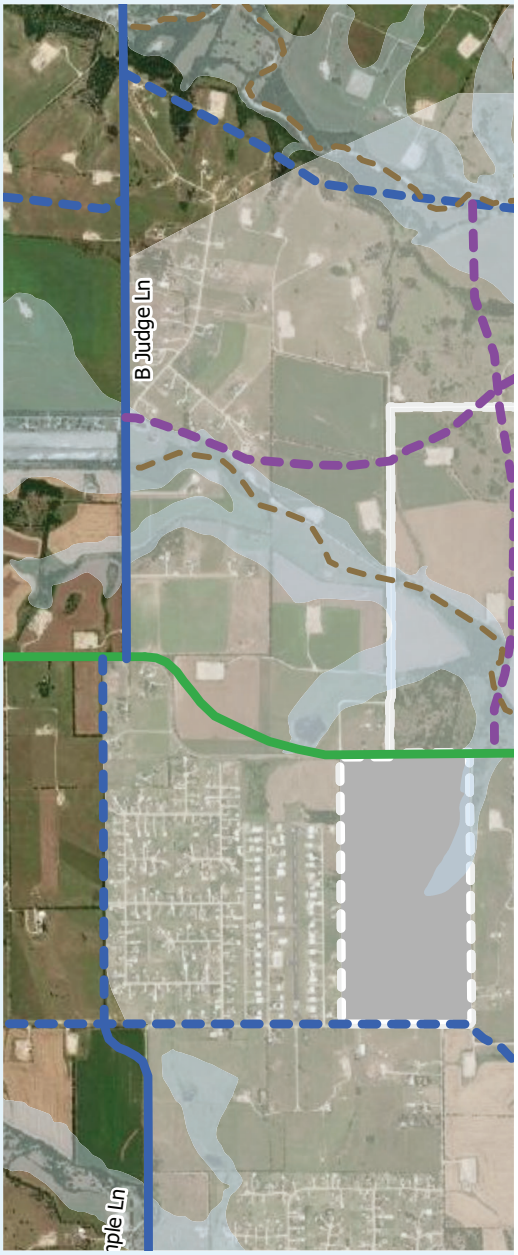
*05. Tally Park*
Neighborhood Park

*06. Timberbrook Park*
Pocket Park

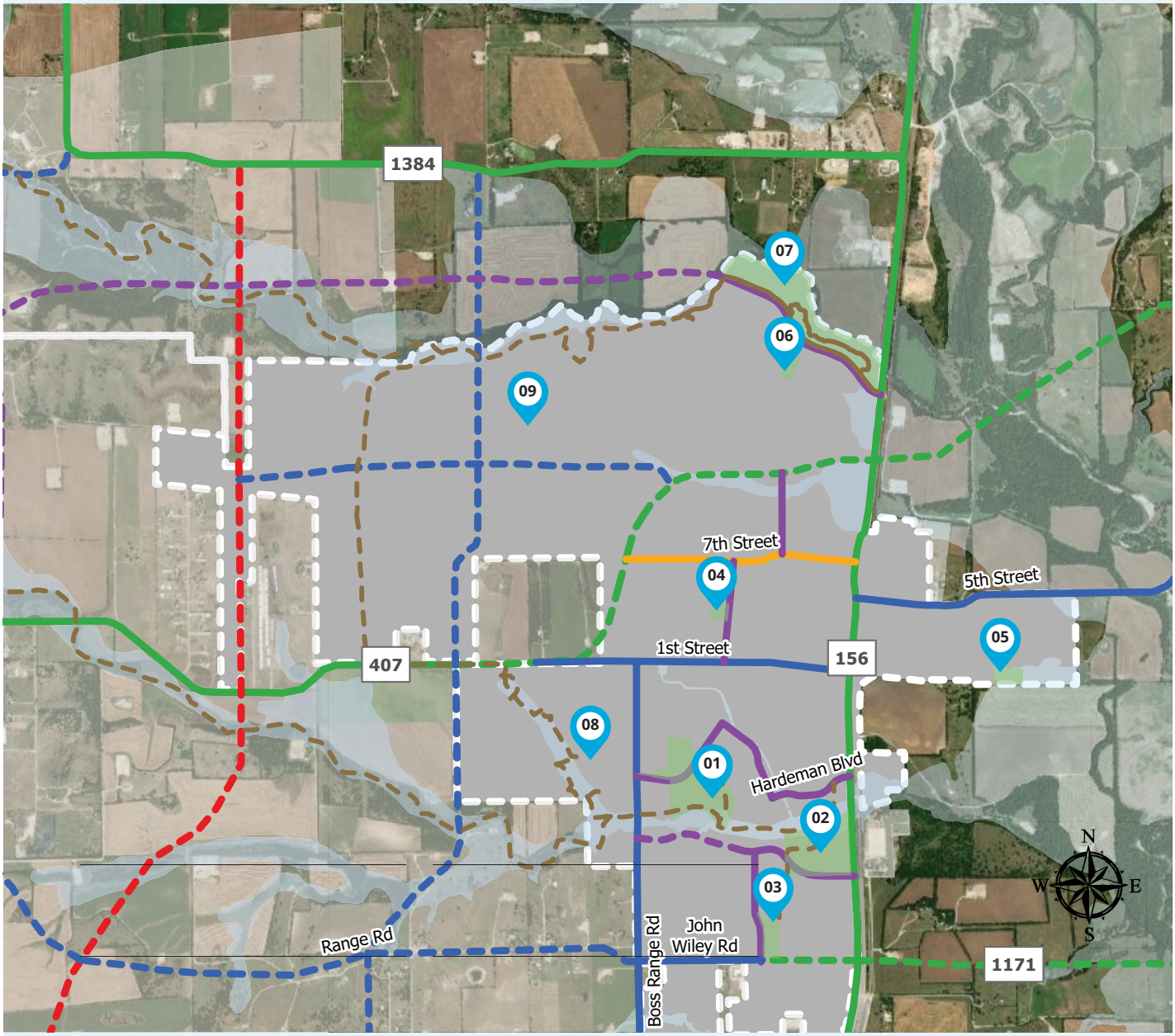
*07. Timberbrook Dog Park + Trail*
Neighborhood Park

*08. The Preserve (6 Planned Parks)*
Neighborhood Parks

*09. Timberbrook (2 Planned Parks)*
Neighborhood Parks



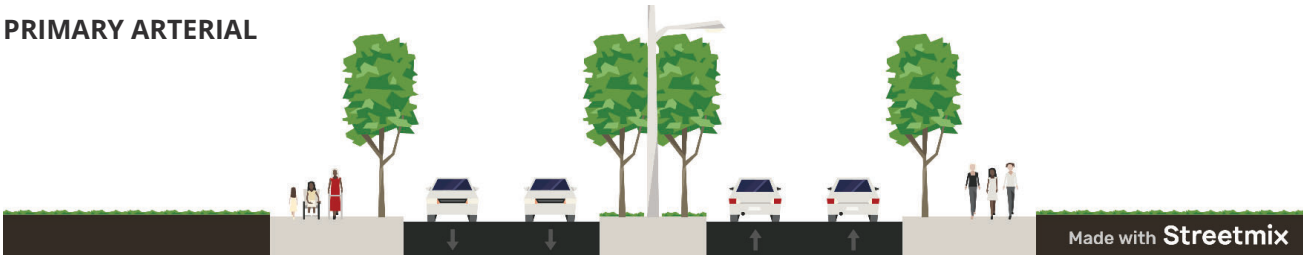
# ACTIVE TRANSPORTATION PLAN



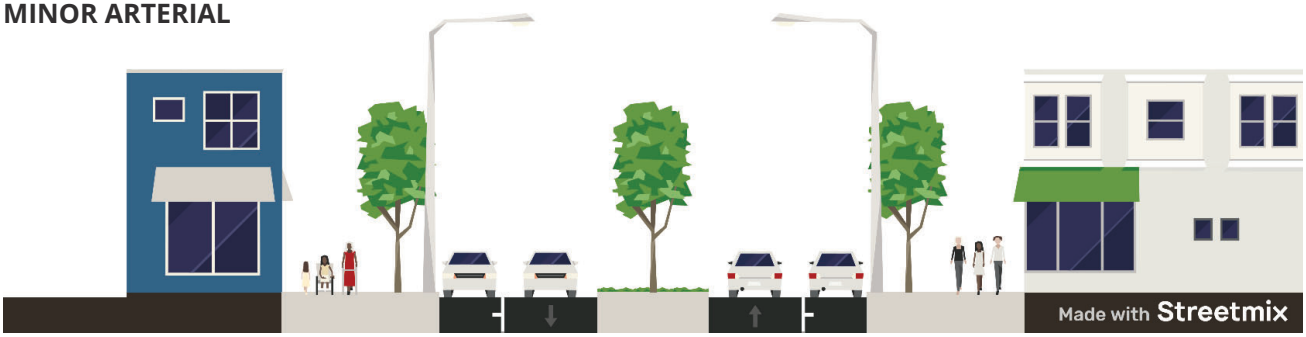
# TYPICAL STREET DESIGN

Justin residents desire to make streets more equitable for pedestrians and bicyclists, and recommended street cross sections for the city streets are provided. These serve as illustrative concepts for typical minimum sizing, and each roadway should reflect its context and need based on sound engineering best practices and consultation with design manuals such as the *ITE design manual for Walkable Urban Thoroughfares.*

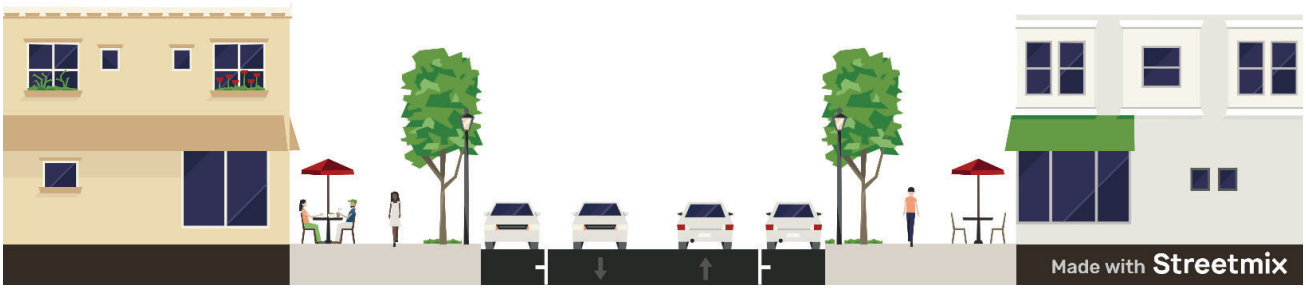
**PRIMARY ARTERIAL**



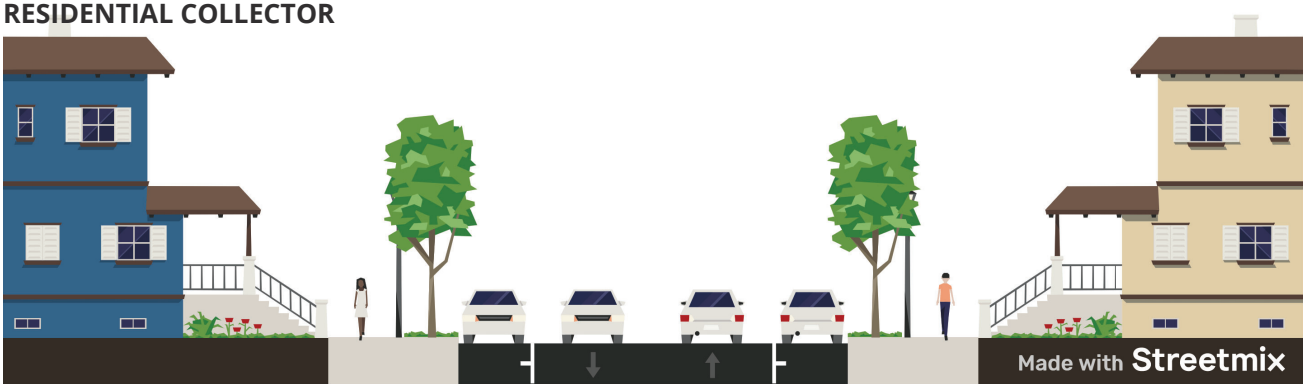

**MINOR ARTERIAL**




**COMMERCIAL COLLECTOR**




**RESIDENTIAL COLLECTOR**



# APPLICABILITY

Roadways are a consistent maintenance focus for cities, especially as their new neighborhoods age and markets cycle. As new development occurs, there are meaningful ways to impact life-cycle maintenance and safety costs so that, over time, the roadways better serve Justin's needs.

## For existing streets:

Using street updates to catalyze investment in neighborhoods and commercial areas will be helpful for Justin. Since SH 156 and the new FM 407 improvements, looking at ways the City can influence design, layout, wayfinding, and branding within the roadway and any monuments will be helpful. Introducing street trees and curbs/gutters to the commercial district will support park-once strategies, and introducing on-street parking will shrink the size of private parking lots and support larger commercial or mixed-use spaces.

As neighborhoods are reinvested, looking at ways to introduce safe routes to schools by introducing shared-use trails for walking and biking, and supporting more crosswalks and connectivity between neighborhoods will enhance the investment in neighborhoods.

Supporting connectivity between parks and schools and between neighborhoods and parks will help quality-of-life improvements.

In older neighborhoods, before resurfacing streets, identify critical infrastructure updates, utility pipe replacement, and underground placement of power and fiber lines so that the road is updated completely. Slow but regular updates to neighborhood streets will match the current development requirements of the City.

## For new streets:

Continuing to implement best practices for the new construction of roadways will support growth of Justin. As development continues, look for ways to reduce the amount of city-maintained pavement within the right-of-way. This effort, even minimal, will reduce the costs for development and overall expenses for replacing that pavement when the City needs to replace it.

Efforts to increase walkability and connectivity will be influenced by having more intersections (smaller blocks) and requiring connections between subdivisions instead of requiring all travel onto arterials and highways. These local connections will reduce the need for extensive roadways in the City and increase the community's property values.

Sidewalks, shared-use paths, and trails connecting throughout the City will respond to a critical need identified by the community. So as City staff are considering development plans, think first about pedestrians and bicyclists, then about cars. Stitching together new parks, connecting new schools, and supporting pedestrian connectivity to commercial areas will influence a greater quality-of-life for all residents over the next twenty years.

# PARKS + TRAILS



## Prioritizing Justin's Parks and Recreation for Future Generations

*To manage and conserve the natural and cultural resources of Texas and to provide hunting, fishing, and outdoor recreation opportunities for the use and enjoyment of present and future generations.*

– Agency Strategic Plan (2021-2025)
Texas Parks & Wildlife Department

### ALIGNMENT WITH TEXAS PARKS AND WILDLIFE AGENCY STRATEGIC PLAN GOALS

#### NATURE + CULTURE

Practice, Encourage, and Enable Science-based Stewardship of Natural and Cultural Resources

#### ACCESS + PARTICIPATION

Actively planning essential connections, enhanced trail systems, and beneficial access using floodplains and existing rights-of-way.

#### EDUCATE, INFORM + ENGAGE

The direct focus on the conservation of natural areas and floodplains, along with the inclusion of multi-use trails, and biology education through programming.

#### EFFICIENT + SUSTAINABLE

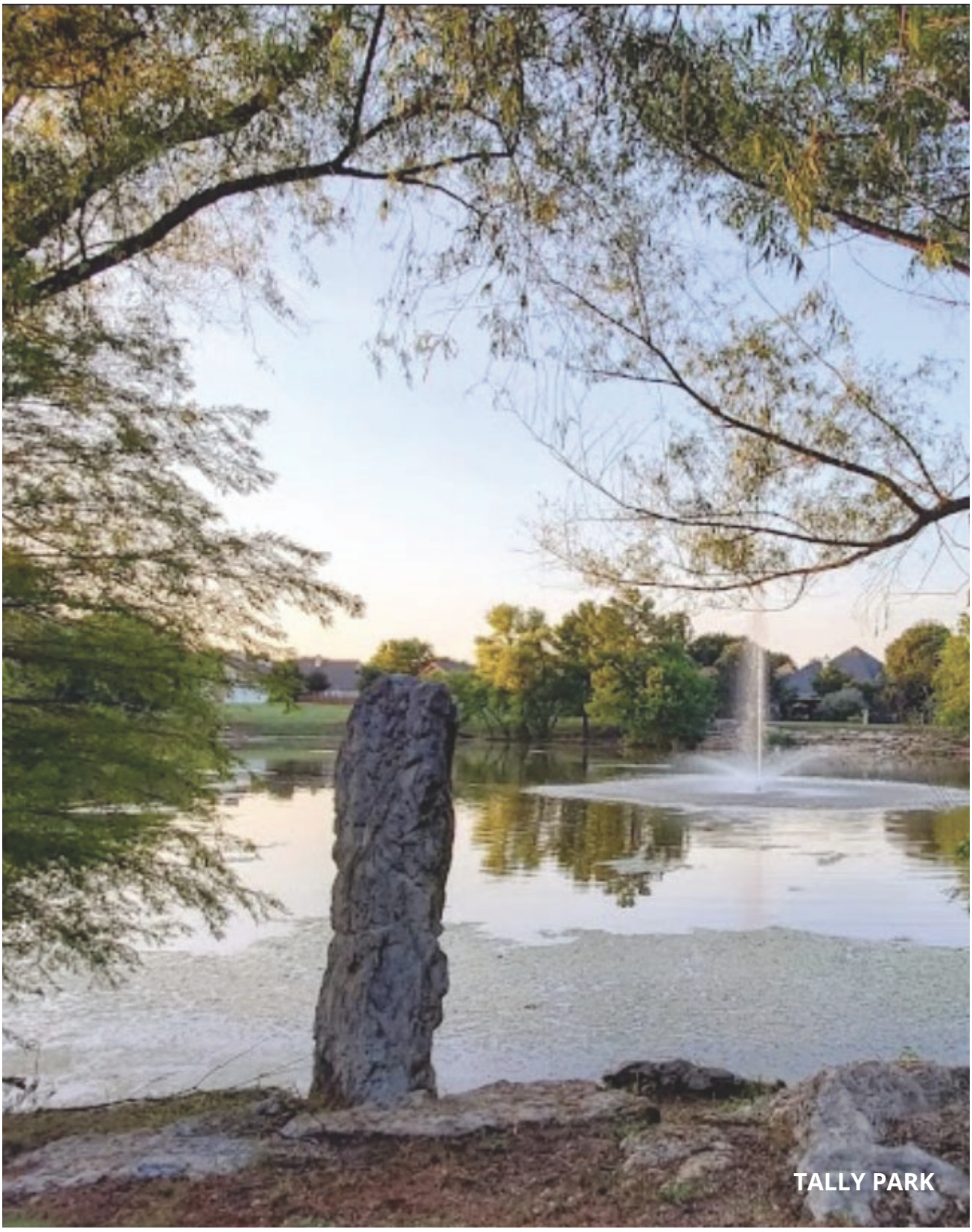
Focusing parks and trails on easily managed and natural, native landscaping will help the current public works staff have a more sustainable maintenance program.

The purpose and intent of this section are to:

- Unify the approach for future parks and trails in the City as development continues over the next twenty years.
- Establish a minimum standard for upkeep and maintenance in all city parks and trails.
- Bring a sense of pride to the amenities of the City and support the quality of life expected of Justin's residents.
- Support Justin's residents' and visitors' overall health and well-being through exceptional open space and trails.
- Minimize future impact on development by preserving existing floodplains and open space.
- Develop environment preservation systems to maintain the rural character of Justin.

# EXISTING CONDITIONS




TALLY PARK

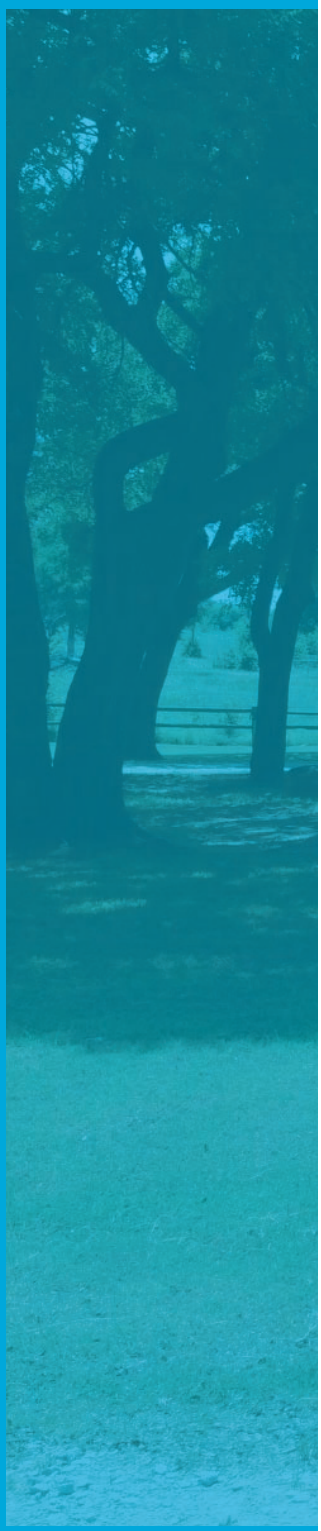
## A ROBUST PLANNING PROCESS WAS CONDUCTED IN COLLABORATION WITH THE IMAGINE JUSTIN COMPREHENSIVE PLAN. THE PARK, RECREATION, AND OPEN SPACE PART OF THE PLANNING PROCESS INCLUDES:

- A thorough analysis of the City's existing parks, recreational facilities, and open spaces, including assessing their condition, usage, and potential constraints or challenges;
- A review of community needs and preferences through public engagement and outreach efforts to determine the types of parks, recreational facilities, and open spaces that would be most beneficial to residents;
- A focus on accessibility, ensuring that all residents have equitable access to parks, recreational facilities, and open spaces. This focus may include the development of new facilities in underserved areas, as well as the improvement of existing facilities to make them more accessible to people with disabilities;
- A commitment to sustainability, with a focus on preserving natural resources and integrating sustainable design principles in developing new parks, recreational facilities, and open spaces;
- A comprehensive strategy for managing and maintaining the City's parks, recreational facilities, and open spaces, including allocating resources and personnel and developing partnerships with community organizations and volunteers; and
- A plan for developing and implementing programming and events in the City's parks, recreational facilities, and open spaces to provide residents with a wide range of recreational opportunities and foster a sense of community.



# ISSUES AND OPPORTUNITIES

Our City is on the verge of a new identity; now, as a Home Rule Charter city, many of the traditional standards for operations, development, and citizen expectations become heightened and require a new look. With the potential of quadrupling the population in the next twenty years, many of the old systems for maintenance, programs, and public service are going through some growing pains. Funding will continue to be limited, but as the city plans for its future in parks, realizing that it is a top priority for the citizens in the next twenty years sets a standard for how the City should plan to grow its program.



### POPULATION GROWTH

As previously stated, the population for Justin is primed for high growth (from 5,451 in 2022 to 19,764 by 2042) in the next twenty years. However, the current park plan will see population growth of 12,428 in the next ten years. This plan aligns with the Imagine Justin Plan, which covers twenty years. The coordination helps the City set its progress for a longer term and allows the City to see the needs for the future and not wait to make critical improvements in the short term.

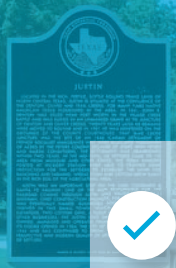
### DEVELOPMENT STANDARDS AND PRIORITIES

Coordination of development standards, park dedication, and park fees will be essential as new developments develop in the City and its ETJ. A lack of perceived requirements for the new development has left some in the community wanting a greater understanding of what developers will expect as services are extended farther into the country. For others, the standard of quality of existing parks, compared to the new development parks, has left them wanting a more sophisticated park system that provides more than just open fields. The blend of these expectations and priorities will be the compromise to achieve the community's goals for future park programming.

*"The new vision for Justin should focus on engagement, parks, walking trails, new businesses & restaurants."*

## OPPORTUNITIES

**Though the future management of growth and development can be daunting, there are many opportunities that align with advancement in parks and trails in Justin.**



- Justin is a desirable place to live and is realizing its prominence and opportunities in the market.
- With ample open land and aligned floodplain and drainage topography, there are ways to implement natural conservation programs that save the rural environment without impeding property rights.
- The collection of new roadways by TxDOT and the Mobility Plan help differentiate east-west and north-south access ways in the City while providing a circuitous route for city-wide biking, running, and walking.
- There is a strong desire by citizens to focus on parks and trails as a quality-of-life focus for future improvements in the City.

# NEEDS ASSESSMENT + IDENTIFICATION

Three areas of analysis organize the parks and recreation needs for the City of Justin: demographics, survey results, and national benchmarking. Ample detail of demographics were provided earlier in this plan, but the ones that pertain directly to Parks are summarized below.

## Demographic Analysis Summary for Parks

### Age

Largest age distribution is Generation X (40-59), followed by Generation Z (10-24) and Millennials (25-39).

### Population Changes

Current population is 5,451 with a population of 12,428 by 2032 (22.8% growth per year).

### Race + Ethnicity

White (79%), Other (17%), Black (3%), Asian (1%), with a Hispanic ethnicity at 14%.

### Median Household Income

$97,013

## Top Survey Findings

**The top survey findings that pertain to parks and trails are:**

- A focus on Parks and Trails are the number one area of priority for residents in Justin.
- Generally, a majority of residents believe that parks in Justin need more maintenance and upkeep.
- A majority of residents consider parks, facilities and programming to be important to their quality of life in Justin.
- Half of respondents drive to parks, while the remaining walk or bike.
- Highest priority for parks and trails is the development or acquisition of additional parkland and trail connections.
- Most respondents desire hike, bike and walking trails, in addition to amenities like water features and multi-use courts.
- Many of the desired outcomes reflect improved amenities and programming consistently in all parks.

# BENCHMARKING

| TWENTY YEAR BENCHMARKING COMPARISON (2022 - 2042) | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| National Recreation and Park Association (NRPA) | | City of Justin | | | | | | | | |
| BENCHMARK BASIS | | EXISTING STATUS | 2022 BENCHMARK | | 2027 BENCHMARK | | 2032 BENCHMARK | | 2042 BENCHMARK | |
| | | ACTUAL | LOW VALUE | HIGH VALUE | LOW VALUE | HIGH VALUE | LOW VALUE | HIGH VALUE | LOW VALUE | HIGH VALUE |
| RESIDENTS | Less than 20,000 | 6,127 | 6,127 | | 9,327 | | 12,428 | | 19,764 | |
| NUMBER OF PARKS (PUBLIC + PRIVATE) | 761 - 1,924 Residents per Park | 15 PARKS** | 3 Parks | 8 Parks | 5 Parks | 12 Parks | 7 Parks | 17 Parks | 11 Parks | 26 Parks |
| PARK-ACRES | 5.2 - 21.7 Acres per 1,000 Residents | 141 ACRES ** | 32 Acres | 133 Acres | 49 Acres | 203 Acres | 65 Acres | 270 Acres | 103 Acres | 429 Acres |
| TRAILS (EXISTING AND PLANNED) | 2 - 10 Miles | 6.0 MILES ** | 0.6 Miles | 3.1 Miles | 1 Mile | 4.7 Miles | 1.3 Miles | 6.2 Miles | 2 Miles | 9.9 Miles |
| FULL-TIME EQUIVALENT (FTE) STAFF | 6.4 - 21.1 FTE per 10,000 Residents | 10 FTE * | 3.9 FTE | 12.9 FTE | 6.0 FTE | 19.7 FTE | 8.0 FTE | 26.2 FTE | 12.7 FTE | 41.7 FTE |
| ANNUAL OPERATING EXPENDITURES | $551,925 to $2,443,647 per year | $832,650* | $169,082 | $748,611 | $257,390 | $1,139,595 | $342,966 | $1,518,482 | $545,412 | $2,414,812 |

* Does not include volunteer time or budget.
** Includes future build-out of Timberbrook and The Preserve (Timberbrook counted as one park)

Actual Exceeds Amount

Actual Within 2x of Amount

Actual Less than 2x of Amount

**Using 2022 National Recreation and Parks Association (NRPA) Agency surveys, the benchmarking for Justin lies within similar ranges of cities with a population of fewer than 20,000 people within the ten-year horizon.**

The table lays out the five, ten, and twenty-year projections of population and how the City currently reflects in the five top categories of park acres, the number of parks, miles of trails, full-time equivalent staffing, and annual budgeting.

Each benchmark year has an associated population in the future, as well as the low and high ranges of each of the five categories of evaluation.

Cells highlighted in green show that the City is currently meeting projections, tan shows that the projection is within two times (2x) the current, and red shows that the projection is over two times (2x) the current.

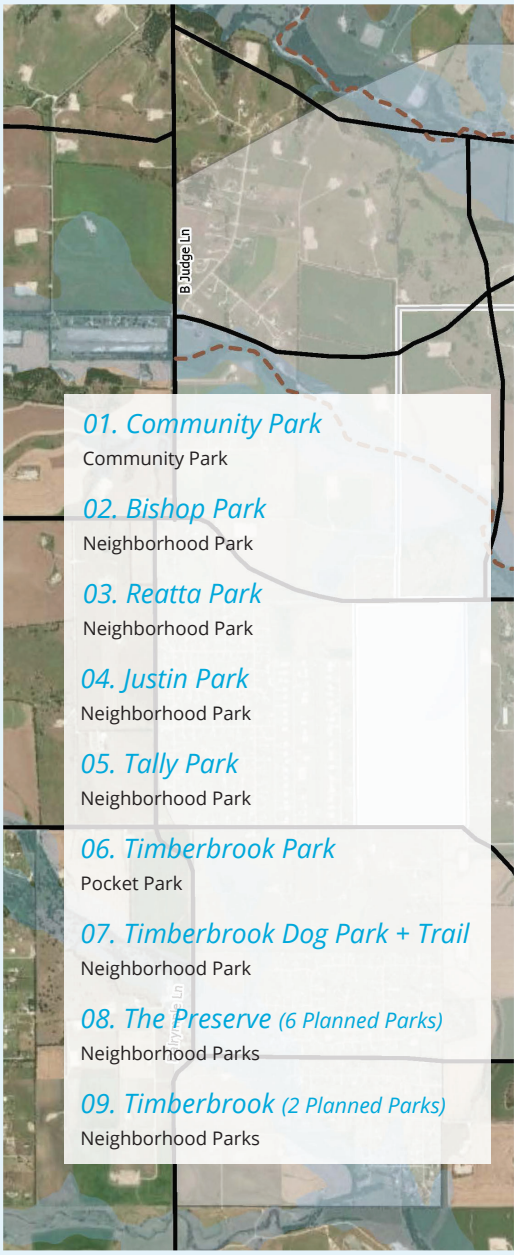
# INVENTORY OF PARKS + FACILITIES

> *We would love to see improvement! We really miss having walking and biking trails and parks for the kids.*

The classifications for parks are currently organized between Community Park and Neighborhood Park, as is typical in many cities.

As development looks to handle many of their parks privately, there will be a standard requirement for these parks in order for them to be accepted as in-kind facilities.

In addition, new classifications will be introduced to support more urban development types that may come with future Old Town development.




### COMMUNITY PARK

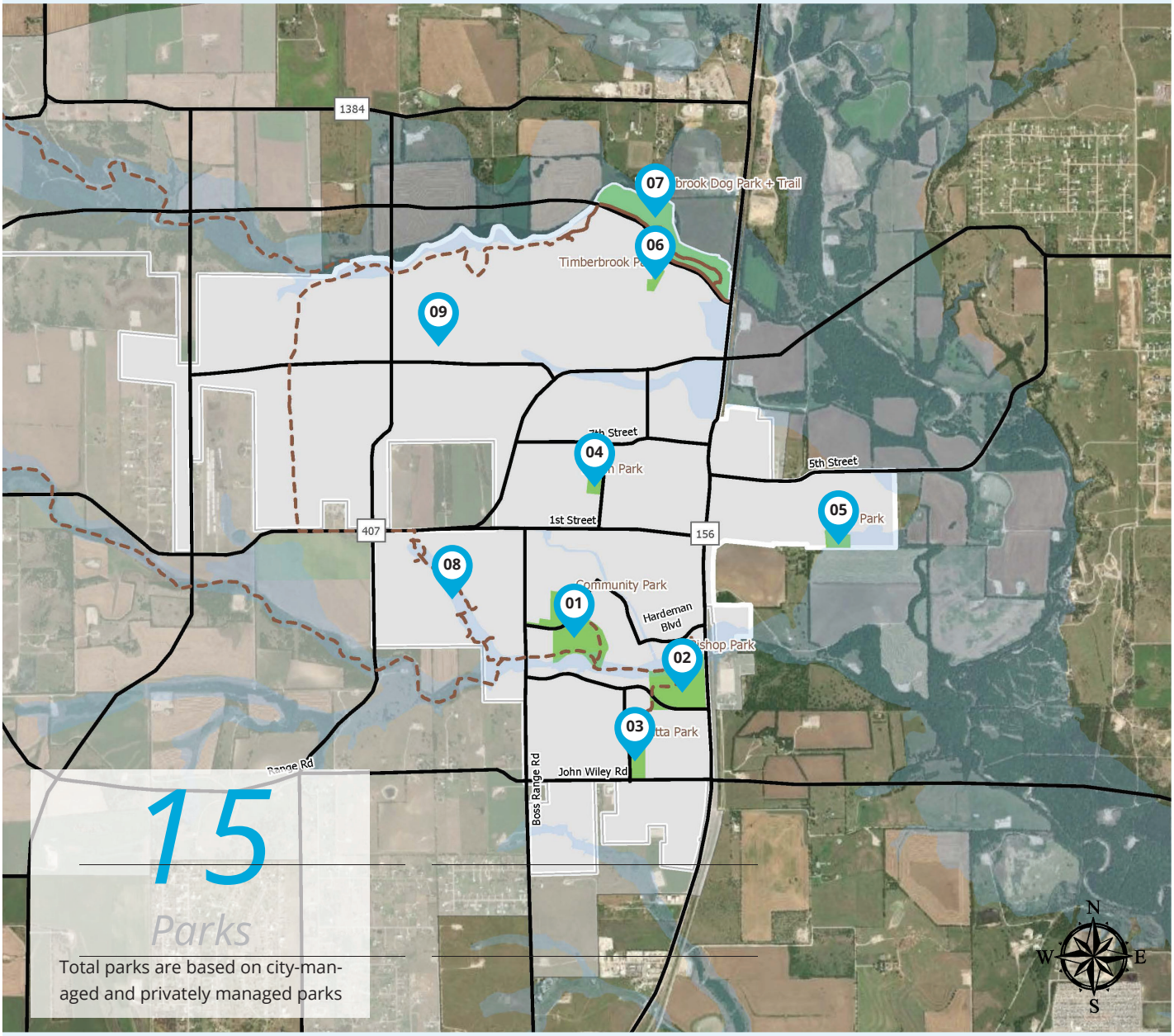
**Description:** a large city-managed facility incorporating a variety of ball fields, activity areas and programming.
**Number per Population:** 1 per 10,000
**Average Size:** 20 to 100 acres
**Ideal Location:** centrally located within the City with access to trails and at least one collector street.
**Typical Amenities:** Playground, organized sports fields, internal trail network, parking, restrooms, and shade structures or trees

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### NEIGHBORHOOD PARK

**Description:** a typical park for a neighborhood area, may also be a collection of smaller parks within a master planned community.
**Number per Population:** 1 per 1,000
**Average Size:** 5 to 20 acres
**Ideal Location:** centrally located within a neighborhood with access to sidewalks and at least one local street.
**Typical Amenities:** Playground, passive play area, internal trail network, and shade structure or trees

# PARKS + TRAILS MASTER PLAN






**TIMBERBROOK PARK**

# EXISTING PARKS + FACILITIES



## Community Park

420 Ovaletta Dr, Justin, TX 76247

| Amenities | Condition |
|---|---|
| Play Structures | |
| Baseball/Softball Fields | |
| Soccer Fields/Basketball | |
| Disc Golf (9-Hole) | |
| Walking Trail (Concrete) | |
| Shade Structures/Trees | |
| Parking Lot | |
| Trash Bins | |
| Benches | |
| Picnic Tables | |



## Bishop Park

Wallace Dr and SH 154, Justin, TX 76247

| Amenities | Condition |
|---|---|
| Observation Deck | |
| Walking Trail (gravel) | |
| Historical Marker | |
| Shade Structures/Trees | |
| Picnic Tables | |
| Trash Bins | |
| Benches | |
| B.B.Q. Grills | |




## Justin Park (City Hall)

415 N College Ave, Justin, TX 76247

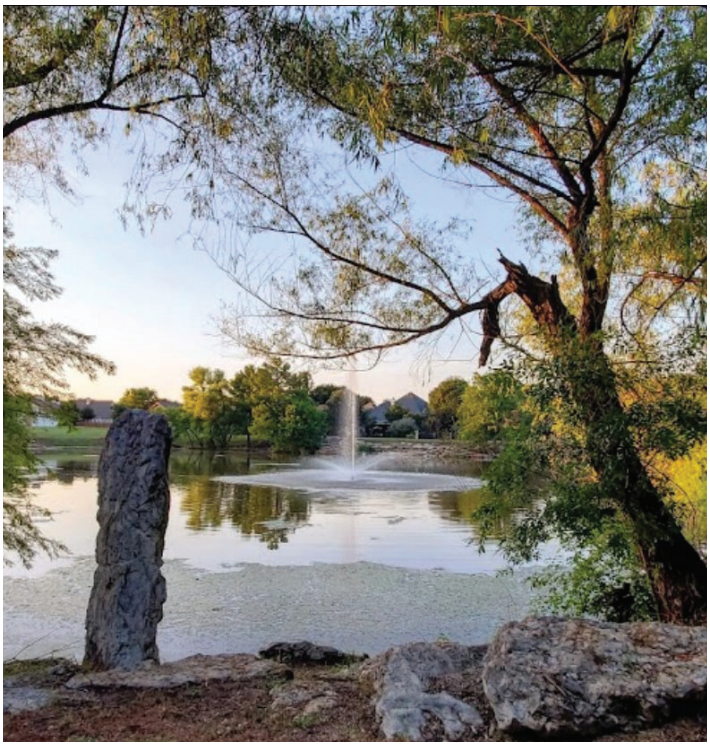
| Amenities | Condition |
|---|---|
| Tennis Court | |
| Sand Volleyball Court | |
| Play Structures | |
| Shade Structures/Trees | |
| Picnic Tables | |
| Trash Bins | |
| Benches | |
| B.B.Q. Grills | |
| Parking Lot | |



## Reatta Park

John Wiley Rd and Reatta Dr, Justin, TX 76247

| Amenities | Condition |
|---|---|
| Basketball Court | |
| Walking Trail (gravel) | |
| Play Structures | |
| Shade Structures/Trees | |
| Observation Deck | |
| Trash Bins | |
| Picnic Tables | |
| B.B.Q. Grills | |



## Tally Park

Meadowview Dr, Justin, TX 76247

| Amenities | Condition |
|---|---|
| Pond/Fountain | |
| Shade Trees | |



## Timberbrook Park

1100 Kettlewood Dr, Justin, TX 76247

| Amenities | Condition |
|---|---|
| Play Structure | |
| Walking Trail (concrete) | |
| Shade Structures/Trees | |
| Picnic Tables | |
| Trash Bins | |
| Benches | |



## Timberbrook Dog Park

415 N College Ave, Justin, TX 76247

| Amenities | Condition |
| --- | --- |
| Shade Trees | |
| Dog Park Areas | |
| Walking Trails (Concrete) | |

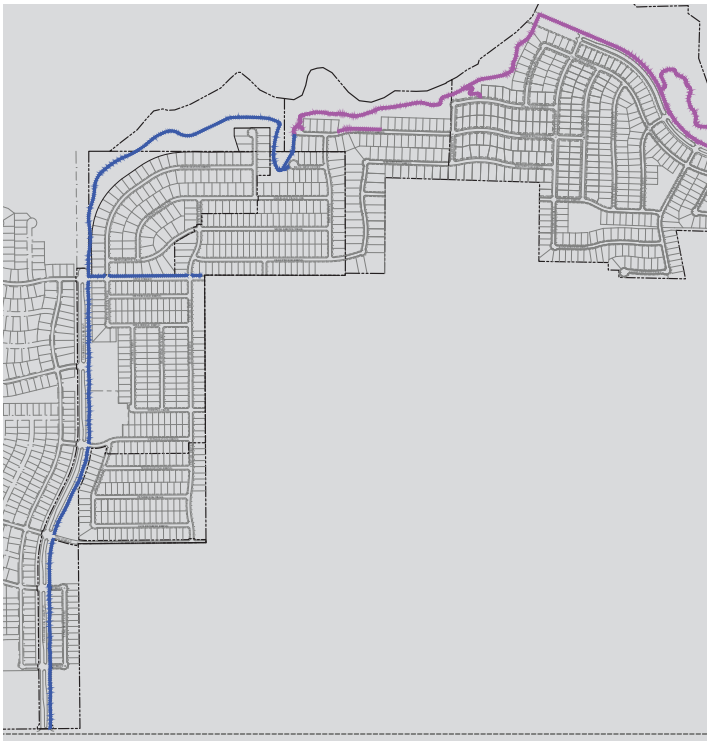
# PLANNED PARKS + FACILITIES




## The Preserve

SH 407 and Boss Range Rd, Justin, TX 76247

A master planned community with six (6) neighborhood parks planned throughout the community, along with the preservation of floodplain as natural open space and trail connections.



## Timberbrook

1100 Kettlewood Dr, Justin, TX 76247

A master planned community with at least four (4) total neighborhood parks planned throughout the community, along with an extended trail system through the development and riparian edges along the Oliver Creek.

# PARK POLICIES + STANDARDS

**As the Parks Board, Planning Commission and City Council coordinate future development standards, the following policies are recommended for improving the cohesiveness and the equity for access to public parks.**

---



### ALL PARKS WILL BE ACCESSIBLE

Prioritize non-motorized trail connections to, through and from all parks, including appropriate access under ADA design guidelines.



### ALL PARKS WILL BE SUSTAINABLE

Utilizing native grasses and species that promote drought tolerant, low maintenance and habitat programming is a priority for landscaping.




### ALL PARKS WILL HAVE A COMMON IDENTITY

Branded trash bins, benches, shade structures, signage and lighting to signify the relationship to the greater Justin park system.



### TRAILS WILL SUPPORT CITY-WIDE MOBILITY

From street-side multi-use trails to off-street natural trails, a successful system will be connections throughout the City and between neighborhoods.



### TRAILS WILL HELP TO EDUCATE THE PUBLIC

Signage on history, bio-sciences and protection of habitats and native species will support education for all ages.

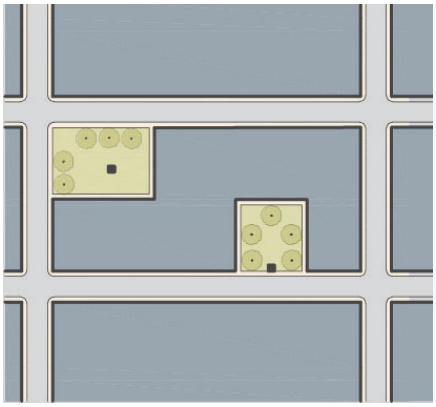


### FLOODPLAINS WILL BE PROTECTED

Preserved floodplain areas will be protected with riparian buffers to support runoff filtration and maintain a rural environment within Justin.

# NEW PARK + FACILITY CLASSIFICATIONS

The following park and facility classifications support alternative design approaches from the typical Community and Neighborhood Park classes. The use of these will be important as developments choose to design and manage their own parks within neighborhoods, or as new public spaces are proposed as infill developments in the Old Town or other constrained development areas.

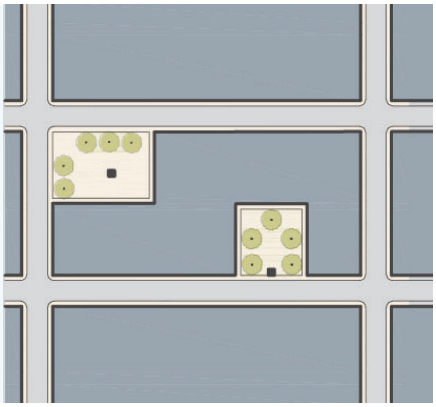


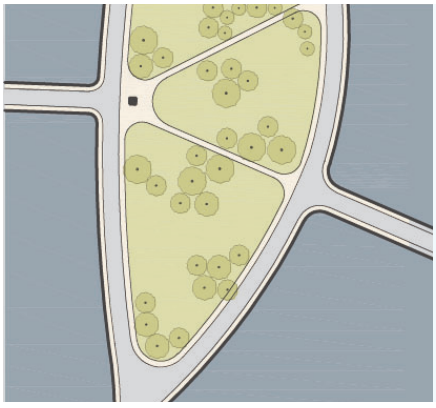
## Pocket Park

An Open Space, available for unstructured recreation. A pocket park is spatially defined by building edges. Its landscape shall consist of lawn and trees, naturally disposed. No minimum size and the maximum shall be 1/4 acres.

## Pocket Plaza

An Open Space, available for unstructured recreation. A pocket plaza is spatially defined by building edges. Its hardscape shall consist of formal arrangement of paving and seating, with some trees for shade. No minimum size and the maximum shall be 1/4 acres.



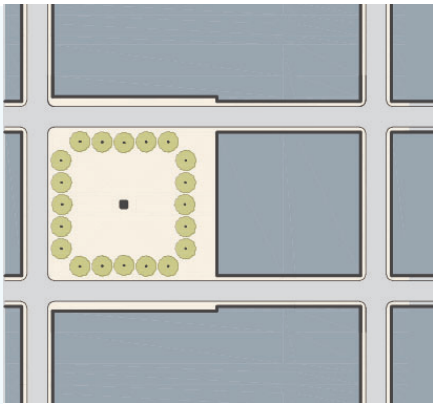


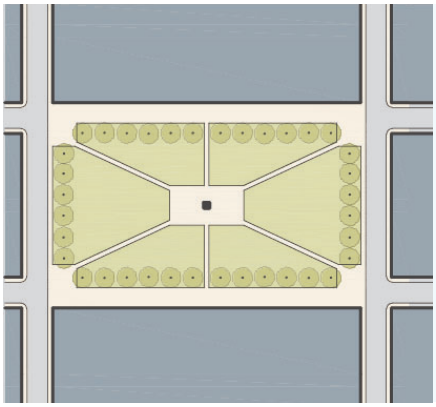
## Green

An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building edges. Its landscape shall consist of lawn and trees, naturally disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.

## Plaza

An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building edges. Its landscape shall consist primarily of pavement. Trees are recommended. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.





## Square

An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building edges. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.

## Multi-Use Trail

A paved trail placed within the right-of-way or outside of the right-of way of a street. Minimum width for a multi-use trail is 10 feet in commercial districts and 12 feet when in residential areas, where right-of-way permits. Multi-use Trails are intended for recreation and commuting of pedestrians and bicyclists.





## Natural Trail

An unpaved trail placed within environmentally sensitive areas, like floodplains and riparian buffers. Minimum width for a natural trail is 4 feet, where space permits. Natural trails are intended for recreational activity such as hiking and mountain biking.

# RIPARIAN BUFFER SYSTEMS

Justin continues to grow with the potential of flooding growing with it. This hits the budgets of residents directly as mortgage lenders begin to require additional flood insurance policies.

As development continues, it will be imperative to include a floodplain buffer to mitigate impacts both to the existing waterway and to future homes against floodplains. Similar to work on The Preserve, the City has had experience providing for these types of floodplain conservation areas.

As downstream development occurs, and as it potentially impacts floodplain areas, it will cause problems for older neighborhoods, such as Old Town, often built to a past standard flood elevations.

By including riparian buffer systems (RBS) for all new subdivisions and developments along waterways and floodplains, the City is able to dynamically respond to the goals of this Imagine Justin Comprehensive Plan. The RBS will preserve a rural environment, protect existing and new development, and allow for a citywide recreation system by incorporating active transportation along specific floodplain corridors.

Additional educational impacts could be managed by including a wayfinding and education system along the trails to identify key habitats, specific species of plants, or the inclusion of the history of Justin. This helps to identify key partners and funding in the projects.

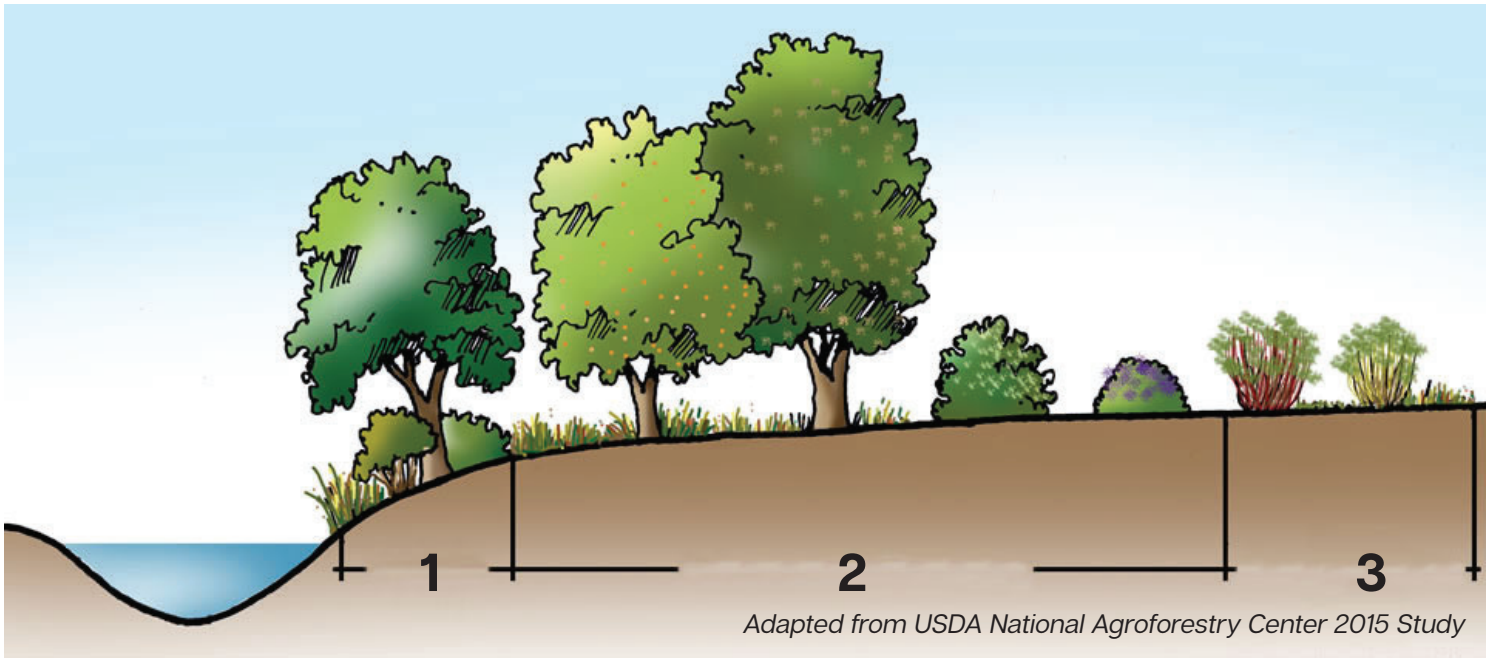




***Riparian Buffers protect waterways from agricultural, industrial, and vehicular runoffs that threaten fish and wildlife habitats.***

***Direct intervention through preservation techniques like Riparian Buffers have supported enhancements to game and wildlife activity in rural and urban communities.***

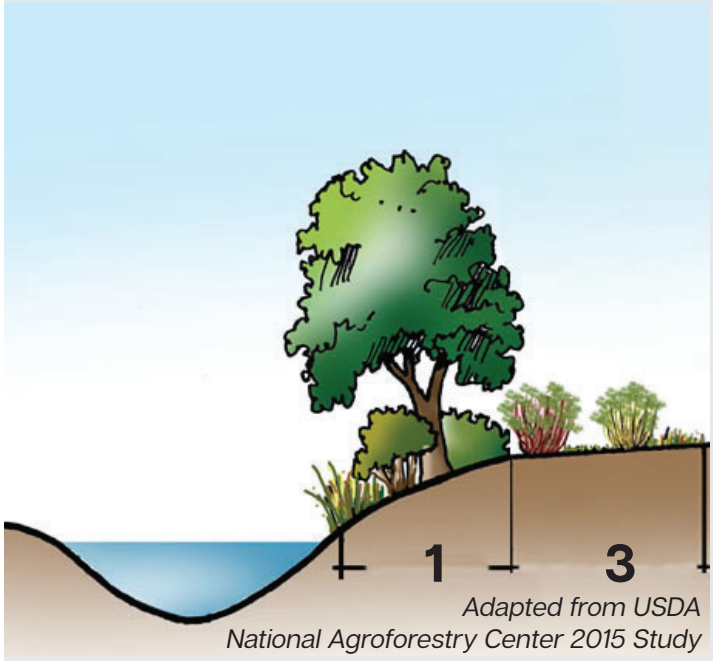
*3-Zone Riparian Buffer System*




*Adapted from USDA National Agroforestry Center 2015 Study*

Recommended for Oliver Creek, the 3-Zone RBS will provide 100 feet of offset from the top of slope of those waterbodies and their floodplain. The furthest 20 feet from the top of slop will be encouraged as a hike and bike trail easement for public access.

*2-Zone Riparian Buffer System*




*Adapted from USDA National Agroforestry Center 2015 Study*

**Riparian Buffer System Zones**

*Zone 1 - 20 feet wide*

- Intended to protect the natural edges with native plants and trees
- Avoid maintenance in this area

*Zone 2 - 60 feet wide*

- Intended to protect the natural edges with native plants and trees
- Maintenance solely for litter and leaf removal in this area

*Zone 3 - 20 feet wide*

- Intended for dense grasses and recreation easements
- Maintenance as needed

Recommended for all other floodplains in Justin, the 2-Zone RBS will provide 40 feet of offset from the edge of the floodplain of those waterbodies and their floodplain. The furthest 20 feet from the top of slop will be encouraged as a hike and bike trail easement for public access, where appropriate.

# APPLICABILITY + PRIORITIZING NEEDS

As parks and trails are addressed, prioritizing public funds are strategically implemented. As new development comes along the City will manage new park space (public or common) to align with the goals of this plan. Improvements will be key to emphasizing the identity of Justin and ensure a minimum standard of maintenance for city parks.

## For existing parks:

Enhancing connectivity between neighborhoods and parks, and between individual parks will be a first step to achieving access priorities. Connectivity projects should be planned through Capital Improvement Plan (CIP) projects and grants funded programs available to the City. For the next 5 years, a higher than average amount for parks and trails should be introduced to CIP budgets, to bring up the level of parks and trails to a quality standard for all parks.

A branding and wayfinding plan should be performed with a landscape architect to identify the minimum design standard for all park amenities and equipment, to match in color, brand, design and signage. This plan should also coordinate the design and program for minimum standards for all parks which should be the basis for all public and private parks throughout the City.

For areas in floodplain, consult with mountain bike clubs in North Texas to identify ideal areas for natural trails. Many times these clubs will also establish development and maintenance agreements with cities to support extensions and upkeep over time, usually with a nominal annual amount of support for tools and supplies.

## For new parks: (public + private)

Utilize the branding and wayfinding plan for city parks to define the expectations for new parks developed by the City or by developers. Many new developments will want to "brand" parks with their developments. At a minimum, the new parks should have the amenities and equipment prescribed by the minimum standards, and the wayfinding signage for parks should be incorporated into the neighborhood signage plan.

As city staff is reviewing plans for new parks, they must ensure that parks are connected to a project-wide trails and sidewalk system. These trails should also be connected to any city-wide or on-street trail and sidewalk system, which includes extending city-wide trails to the development connections.

New city parks shall follow policies and ensure that park budgets are increased as new city-managed park space is developed. Increases in budget are allocated through both full-time equivalent staffing or contracting amounts, in addition to financial budgeting for maintenance and improvements of parks and trails.

Adopting strong park policies that guide park development and land allocation will support future developments without making the process feel like a subjective process during zoning.

# IMPLEMENTATION + UPDATES



## Using the Comprehensive Plan to implement the vision of the community.

The following tables highlight the short-term, mid-term and long-term strategies for focusing limited City time and funding towards real outcomes for the community. As these tasks are completed, marking them off and adjusting this section will be the way to continue to make progress over the lifespan of this comprehensive plan.

### GENERAL

Overarching strategies will span the whole life of the comprehensive plan, and these focus on general procedures, such as regulation updates and research.

### SHORT TERM

Items that should be accomplished within the next five years to ensure that the appropriate mechanisms to activate this comprehensive plan are met.

### MID TERM

Strategies that span over the next ten years, focusing on on building from short term strategies, and looking many years ahead for budgeting purposes.

### LONG TERM

These are strategies that lead the community towards the future that we envision. Decisions in the short and mid term should take these strategies into account to avoid derailing these future endeavors.



# GENERAL STRATEGIES

General Strategies represent overarching guidance for continued success through all short-term, mid-term and long-term programs. As City staff and elected officials shift over time, these strategies can help update the efforts and continue on the vision. This can also be used to adjust tactics or realign a program in case the appropriate funding, staffing or implementation process has shifted. This can be due to the City receiving a grant, or not. It can also be used to adjust alignments with partner agencies, if their goals and strategies have adjusted. As the Imagine Justin Comprehensive Plan is implemented, there will be alignment adjustments and coordinated shifting over time.

**General Strategies**

| Strategy | Time Requirement | Cost | Partners |
|---|---|---|---|
| Perform annual updates of GIS maps, online and in this plan, to ensure development of infrastructure and city boundaries are continuously aligned in this document. | Moderate | $ | TxDOT<br>NCTCOG<br>Planning + Engineering |
| Perform amendments to the comprehensive plan to update maps accordingly. | Low | $ | Planning + Engineering |
| Develop a performance tracking system to highlight the work performed and support future comprehensive plan updates with data. | Low | $ | Planning + Engineering |
| Support and foster the creation of a Justin Merchants Association to create a consortium on Justin Businesses, or partner with regional agencies to create a Justin specific division. | Moderate | $$ | Local Businesses<br>Metroport Chamber |
| Perform demographic updates every five (5) years to understand changes in the Justin community. Update those findings in the Imagine Justin Comprehensive Plan, as demographic update report attachments to the plan. | Low | $ | Planning<br>NCTCOG<br>Market Economist |
| Update Parks, Recreation and Open Space (PROS) Master Plan every five (5) years to ensure conformance with the Texas Parks and Wildlife Department requirements for grant funding. | Low | $$ | Planning + Parks Dept<br>Park Planner |

# SHORT-TERM STRATEGIES (0-5 YEARS)

Short-term strategies cover the next 5 years, but are not limited to just these strategies. Additional important and emergency tasks develop every day, so often these tasks take a side step to those endeavors.

Keeping in mind that gradual implementation of short-term strategies help to realize the long-term vision on a quicker pace. Having a City staff advocate in charge of implementing the comprehensive plan and other special projects will support continued implementation of these efforts.

**Short-Term Strategies**

| Strategy | Time Requirement | Cost | Partners |
|---|---|---|---|
| Create or update and adopt development regulations to align with the goals and outcomes of this Imagine Justin Comprehensive Plan. | | | |
| Zoning and Subdivision Code<br>Update as needed after adoption | High | $$ | Planning |
| Engineering Design Criteria Manual<br>Update as needed | Medium | $ | Engineering<br>TxDOT |
| Capital Improvement Plan<br>Update annually | Medium | $ | All Departments |
| Parks, Recreation and Open Space Plan<br>Update every five (5) years | Medium | $ | Planning<br>Parks |
| Economic Development Plan<br>Update every two (2) years | Low | $ | Economic Development Corporation |
| Coordinate and support the development of the Justin Heritage Foundation to preserve and program the historic sites of Justin. | Low | $ | Justin Heritage Foundation |
| Develop a brand and identity program that links all public facilities into a common brand, color scheme and material palette. | Medium | $$ | All Departments<br>EDC<br>Brand Consultant |

| Short-Term Strategies, cont. | | | |
|---|---|---|---|
| **Strategy** | **Time Requirement** | **Cost** | **Partners** |
| Initiate an Old Town Master Plan in coordination with the business community and adjacent neighborhoods to improve pedestrian connectivity to Old Town and link it to the new Town Square. | Medium | $$ | Planning<br>Engineering |
| Support TxDOT on the design of FM 407 by identifying programmed wayfinding and branding inclusion in the development. Identifying pedestrian improvements at intersections, permission for signage and banners, upgraded landscaping and special lighting. | Medium | $$$ | TxDOT<br>NCTCOG<br>Planning<br>Engineering<br>City Manager |
| Support TxDOT on the design of FM 1171 by identifying programmed wayfinding and branding inclusion in the development. Identifying pedestrian improvements at intersections, permission for signage and banners, upgraded landscaping and special lighting. | Medium | $$$ | TxDOT<br>NCTCOG<br>Planning<br>Engineering<br>City Manager |
| Work with developers to align their visions for master plans to adhere to the goals and outcomes of this Imagine Justin Comprehensive Plan. | Low | $ | Planning<br>Engineering |
| Update park policies to align with the goals and outcomes of the Parks, Recreation, and Open Space Master Plan. This includes operation policy, budgeting and dedication and/or fee-in-lieu policies. | Low | $ | Planning<br>Parks |
| Under the guidance of the brand and identity program, work with the Justin Merchants Association and/or regional partner to develop hire an activation specialist and calendar of events for the various gathering spaces. Include annual, quarterly, and monthly events, while allowing room for non-city special events to be programmed as well. | High | $$ | Activation Specialist<br>Merchants Association<br>Metroport Chamber |

# MID-TERM STRATEGIES (5-10 YEARS)

Mid-term strategies build off the efforts in the short-term. These strategies allow for implementation of the more aggressive planning programs through fulfillment of construction of major infrastructure plans, implementing ideas and concepts, and improving on those short-term strategies that were not completed. Ideally, with a five year update of the Imagine Justin Comprehensive Plan, these mid-term strategies will be folded into the short-term strategies and adjusted as needed.

**Mid-Term Strategies**

| Strategy | Time Requirement | Cost | Partners |
|---|---|---|---|
| Perform a five (5) year update to the Imagine Justin Comprehensive Plan and Parks, Recreation and Open Space Master Plan. | Medium | $ | Planning<br>Engineering<br>Parks |
| For any major alignment changes, update City development codes and manuals to reflect substantial changes to align with updated comprehensive plan. | Low | $ | Planning<br>Engineering<br>Parks |
| Continue to implement and install brand and identity program recommendations, specifically as it applies to parks and trails improvements. | Medium | $$ | All Departments<br>EDC<br>Developers |
| Continue to implement and install improvements recommended in Old Town Master Plan or other special area plans performed in the previous five years. | Medium | $$ | Planning<br>Engineering<br>Developers |
| Support TxDOT on the construction of FM 407 and FM 1171 according to the designed upgrades the City has coordinated and approved funding to implement. | Medium | $$$ | TxDOT<br>NCTCOG<br>Planning<br>Engineering<br>City Manager |
| Continue to work with developers to align their visions for master plans to adhere to the goals and outcomes of this Imagine Justin Comprehensive Plan. | Low | $ | Planning<br>Engineering |

# LONG-TERM STRATEGIES (10+ YEARS)

Long-term strategies are the progressive continuation of the Imagine Justin Comprehensive Plan. With each update, the long-term strategies should be used to fill in the strategies for short-term and mid-term time frames. As direction changes, or as build-out of the City is realized, new long-term strategies can be introduced to guide City staff, the community, partner agencies, or decision-makers. These long term strategies are the fulfillment of the three guiding principles of Culture, Community and Identity.

**Long-Term Strategies**

| Strategy | Time Requirement | Cost | Partners |
|---|---|---|---|
| Perform a five (5) year update to the Imagine Justin Comprehensive Plan and Parks, Recreation and Open Space Master Plan. | Medium | $ | Planning<br>Engineering<br>Parks |
| For any major alignment changes, update City development codes and manuals to reflect substantial changes to align with updated comprehensive plan. | Low | $ | Planning<br>Engineering<br>Parks |
| Evaluate the programming within the Activation strategy for public gathering spaces in the City. Support the creation of a department serving under the activation specialist at the City or partner agency for managing programming and events as a marketing division of the City. | Medium | $$ | Planning<br>Engineering<br>Developers |
| Work with developers and TxDOT to continue improving the access and connectivity throughout the City, following the Mobility Plan and Active Transportation Plan | Medium | $$$ | TxDOT<br>NCTCOG<br>Planning<br>Engineering<br>City Manager |
| Continue to work with developers to align their visions for master plans to adhere to the goals and outcomes of this Imagine Justin Comprehensive Plan. | Low | $ | Planning<br>Engineering |

City of Justin

# IMAGINE JUSTIN

## COMPREHENSIVE PLAN

# EXPERIENCE DISTRICT ZONING

| DISTRICT NAME | LOW | LM | MED | MH | HIGH |
|---|---|---|---|---|---|
| LARGE LOT SINGLE FAMILY RESIDENTIAL (SF-LL) | ● | | | | |
| SINGLE FAMILY RESIDENTIAL (SF1-) | ● | ● | ● | | |
| SINGLE FAMILY RESIDENTIAL (SF1-A) | | ● | ● | ● | |
| SINGLE FAMILY RESIDENTIAL (SF2-) | | ● | ● | ● | |
| SINGLE FAMILY RESIDENTIAL; OLD TOWN (SF-OT) | | | ● | ● | |
| TWO FAMILY RESIDENTIAL (2F) | | | ● | ● | |
| MULTIFAMILY RESIDENTIAL (MF) | | | | ● | ● |
| LOCAL RETAIL (LR) | | ● | ● | ● | |
| GENERAL BUSINESS (GB) | | | ● | ● | ● |
| LIGHT INDUSTRIAL (LI) | | ● | ● | | |
| OLD TOWN OVERLAY (OT) | | | | ● | ● |
| PLANNED DEVELOPMENT (PD) | ● | ● | ● | ● | ● |
| MOBILE HOMES (MH) | | | | | ● |

JUSTIN
1887

**PLANNING & ZONING COMMISSION MEETING**
Staff Report
February 21, 2023

**STAFF CONTACT:** Matt Cyr, Director of Planning and Development Services

**PROJECT:** Consider and act upon a recommendation to City Council for a Specific Use Permit for a Temporary Batch Plant at Reatta Ridge Ph 3 & 5 legally described as REATTA RIDGE PH 4 BLK 1 LOT 1(W PT) and REATTA RIDGE ADDN BLK 2 LOT 1 ACRES 28.0670

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**APPLICANT:** Conatser Construction, Jeremiah Patton.

**EXECUTIVE SUMMARY:** The Applicant is requesting to a temporary batch plant to mitigate construction traffic to the site. The applicant will have at least an 800 foot setback from the nearest residential use and will also have dust control equipment onsite. The estimated timeframe to start construction would be at the end of March, with operations to be completed within three weeks from then (estimated completetion is at the end of April).

**DETAILS:** In July of 2022, City Council adopted a new ordinance governing all temporary batch plant. This ordinance contains several conditions for operation:

1. An 18-inch mound around the perimeter of the batch plant.
2. A two-foot silt wall placed around the site.
3. A water truck mitigating dust as needed or requested by the city.
4. Construction zone signage on any collector or thoroughfare road. Placement shall be determined by the public works director.
5. A 500-foot minimum setback from any existing residential uses.

The Applicant does and will comply with all of these provisions before construction starts if granted the Specific Use Permit.

**ACTION CONSIDERED:**

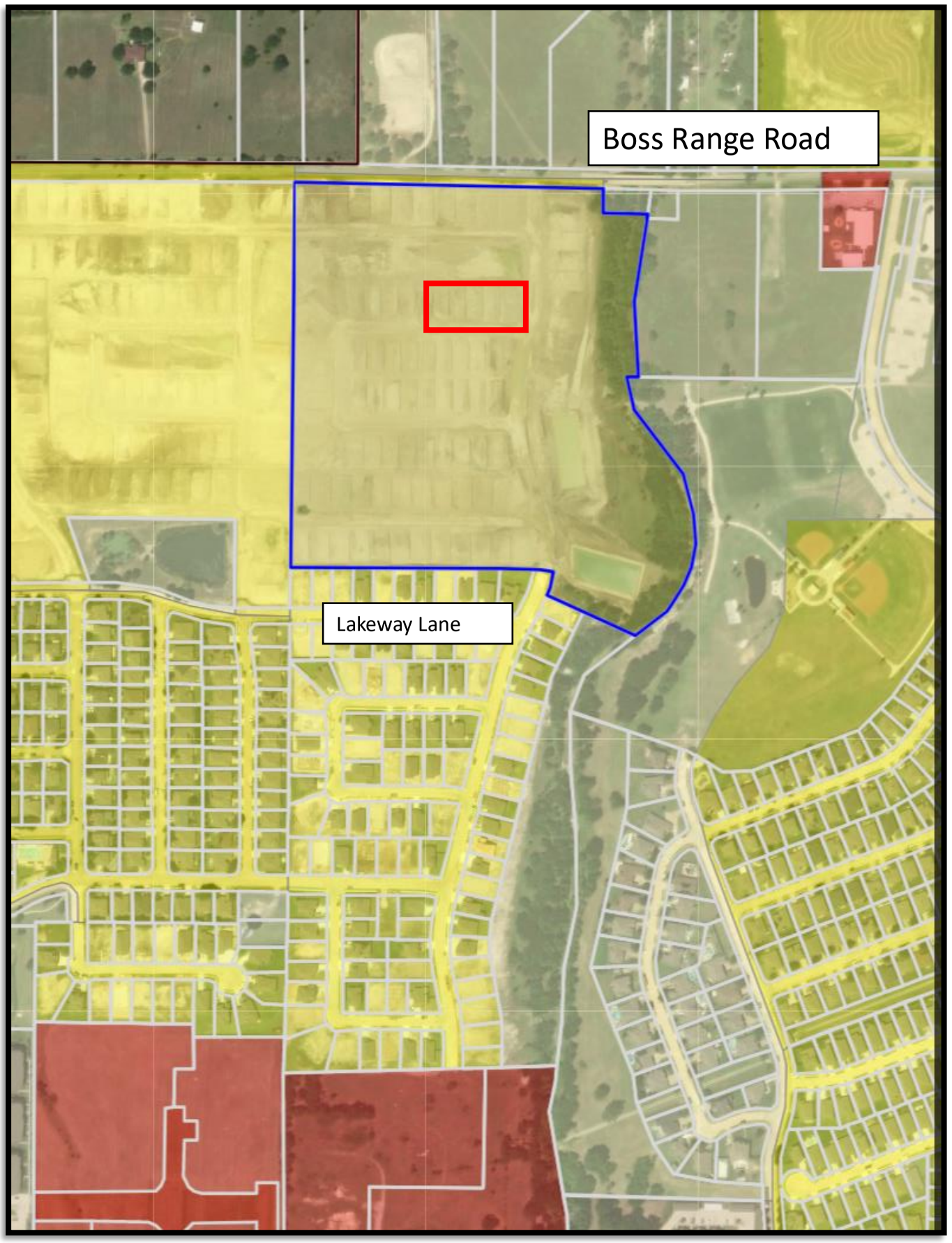
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

**STAFF RECOMMENDATION:**

Staff recommends consideration of the request.

**ATTACHMENTS:**

(A) Map
(B) Supporting Documentation


Boss Range Road
Lakeway Lane

JUSTIN
1887

# ZONING CHANGE

## SELECT APPLICATION TYPE

☐ Zoning Change ☑ Special Use Permit ☐ Planned Development

## DEVELOPMENT

Project Address 9816 Boss Range Rd

Project Name Reatta Ridge ph3 & 5

Legal Description Reatta Ridge ph3 & 5 Acreage

Current Zoning N/A Proposed Zoning N/A

Current Use PD development w/ SF-2 Base Zoning Proposed Use Temp Batch Plant (Concrete)

## OWNER INFORMATION

Company/Name Lennar

Contact Name John Olvera

Address 1707 Market Place Blvd City Irving State Tx Zip 75063

Phone 469-587-5279 Email John.Olvera@lennar.com

For additional owners, please include additional copies of this page. The property owner MUST sign the application or submit a notarized letter of authorization.

## REPRESENTATIVE/AGENT INFORMATION

Company Conatser Construction Contact Name Jeremiah Patton

Address 5327 Wichita St City Fort Worth State Tx Zip 76119

Phone 817-825-3942 Email jp@conatserconstruction.com

## CERTIFICATION

I certify that the above information is correct and complete to the best of my acknowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and City Council public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Development Services Department.

| | | |
|---|---|---|
| Owner Signature | 2-8-23 Date | John Olvera Owner Name (Print) |
| Agent Signature | 2/8/23 Date | Jeremiah Patton Agent Name (Print) |


Reatta Plant Site
Legend
Admix
Batch Office
Batch Plant / Dust Collector
Cement Pigs
Cement Silo
Generator
Material Stackers
Material Stockpiles
Plant Boundary
Google Earth
200 ft
N


Reatta Plant Site
Legend
Admix
Batch Office
Batch Plant / Dust Collector
Cement Pigs
Cement Silo
Generator
Material Stackers
Material Stockpiles
Plant Boundary
Boss Range Rd
Boss Range Rd
Trail Creek
Google Earth
N
500 ft

# CIVIL CONSTRUCTION PLANS
## FOR
# REATTA RIDGE PHASE 3 & 5

REATTA RIDGE PHASE 3 & 5
JUSTIN, TEXAS

LOTS 12-23, 24X, 25-26, BLOCK F
LOTS 7-19, BLOCK H; LOTS 31-49, BLOCK I
LOTS 1-64, BLOCK Q; LOTS 1-18, BLOCK R
LOTS 1-12, BLOCK S; LOTS 1X, 2-9 & 10X, BLOCK T
LOTS 1-14, BLOCK U; LOTS 1-54, BLOCK V; LOT 1X, BLOCK W
& LOT 1X, BLOCK X




VICINITY MAP
NOT TO SCALE
JUSTIN, TEXAS

JUSTIN
1887

IN
## JUSTIN, TEXAS
## DENTON COUNTY

CONSTRUCTION SET
DECEMBER 2021

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DEVELOPER:
CONTACT: HAROLD DIXSON
3524 FAIRMONT STREET
DALLAS, TX 75219
214-871-3339

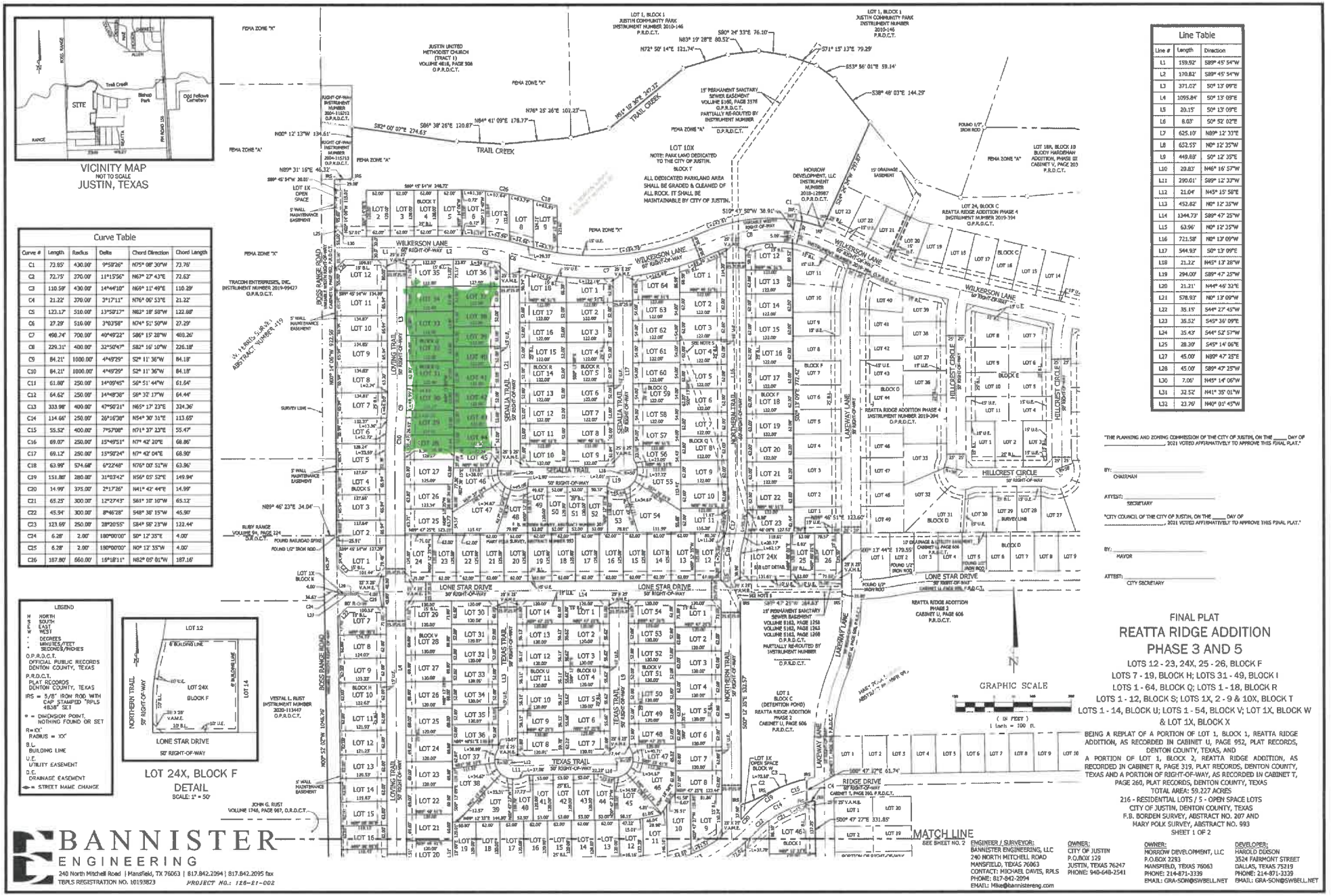
PREPARED BY:
BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)
CONTACT: REMINGTON C. WHEAT, P.E.


811 Know what's below. Call before you dig.
(@ least 48 hours prior to digging)

NOTE:
INFORMATION ON THIS SHEET AND OTHER SHEETS THROUGHOUT THIS PLAN SET IS PART OF A UNIFIED DESIGN. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

STATE OF TEXAS
REMINGTON C. WHEAT
126108
LICENSED
PROFESSIONAL ENGINEER
12-14-2021

126-21-002




| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 73.85' | 430.00' | 9°50'26" | N75° 08' 30"W | 73.76' |
| C2 | 72.75' | 370.00' | 11°15'56" | N67° 27' 43"E | 72.63' |
| C3 | 110.59' | 430.00' | 14°44'10" | N69° 11' 49"E | 110.29' |
| C4 | 21.22' | 370.00' | 3°17'11" | N76° 06' 53"E | 21.22' |
| C5 | 123.17' | 510.00' | 13°50'17" | N83° 18' 58"W | 122.88' |
| C6 | 27.29' | 510.00' | 3°03'58" | N74° 51' 50"W | 27.29' |
| C7 | 498.74' | 700.00' | 40°49'22" | S86° 15' 28"W | 488.26' |
| C8 | 229.31' | 400.00' | 32°50'47" | S82° 16' 10"W | 226.18' |
| C9 | 84.21' | 1000.00' | 4°49'29" | S29° 11' 36"W | 84.18' |
| C10 | 84.21' | 1000.00' | 4°49'29" | S24° 11' 36"W | 84.18' |
| C11 | 61.88' | 250.00' | 14°09'45" | S6° 51' 44"W | 61.64' |
| C12 | 64.62' | 250.00' | 14°48'36" | S6° 32' 17"W | 64.44' |
| C13 | 333.98' | 400.00' | 47°50'21" | N65° 17' 23"E | 324.36' |
| C14 | 114.66' | 250.00' | 26°16'36" | N54° 30' 31"E | 113.65' |
| C15 | 55.52' | 400.00' | 7°57'08" | N71° 37' 23"E | 55.47' |
| C16 | 69.07' | 250.00' | 15°49'51" | N7° 42' 20"E | 68.86' |
| C17 | 69.12' | 250.00' | 15°50'24" | N7° 42' 04"E | 68.90' |
| C18 | 63.99' | 574.68' | 6°22'48" | N76° 00' 51"W | 63.96' |
| C19 | 151.88' | 280.00' | 31°03'42" | N56° 05' 52"E | 149.94' |
| C20 | 14.99' | 375.00' | 2°17'26" | N41° 42' 44"E | 14.99' |
| C21 | 65.25' | 300.00' | 12°27'43" | S61° 10' 16"W | 65.12' |
| C22 | 45.94' | 300.00' | 8°46'28" | S48° 38' 15"W | 45.90' |
| C23 | 123.69' | 250.00' | 28°20'55" | S84° 58' 23"W | 122.44' |
| C24 | 6.28' | 2.00' | 180°00'00" | S0° 12' 35"E | 4.00' |
| C25 | 6.28' | 2.00' | 180°00'00" | N0° 12' 35"W | 4.00' |
| C26 | 187.80' | 660.00' | 16°18'11" | N82° 05' 01"W | 187.16' |

| Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 159.92' | S89° 45' 54"W |
| L2 | 170.82' | S89° 45' 54"W |
| L3 | 371.02' | S0° 13' 09"E |
| L4 | 1095.84' | S0° 13' 09"E |
| L5 | 20.15' | S0° 13' 09"E |
| L6 | 8.03' | S0° 52' 02"E |
| L7 | 625.10' | N89° 12' 33"E |
| L8 | 652.55' | N0° 12' 35"W |
| L9 | 449.69' | S0° 12' 35"E |
| L10 | 20.83' | N46° 16' 57"W |
| L11 | 290.01' | S89° 12' 33"W |
| L12 | 21.04' | N45° 15' 58"E |
| L13 | 452.82' | N0° 12' 35"W |
| L14 | 1344.73' | S89° 47' 25"W |
| L15 | 63.96' | N0° 12' 35"W |
| L16 | 721.58' | N0° 13' 09"W |
| L17 | 544.93' | S0° 13' 09"E |
| L18 | 21.22' | N45° 13' 28"W |
| L19 | 294.00' | S89° 47' 25"W |
| L20 | 21.21' | N44° 46' 32"E |
| L21 | 578.93' | N0° 13' 09"W |
| L22 | 35.15' | S44° 27' 45"W |
| L23 | 35.52' | S45° 36' 09"E |
| L24 | 35.43' | S44° 52' 57"W |
| L25 | 28.30' | S45° 14' 06"E |
| L27 | 45.00' | N89° 47' 25"E |
| L28 | 45.00' | S89° 47' 25"W |
| L30 | 7.06' | N45° 14' 06"W |
| L31 | 32.52' | N41° 35' 01"W |
| L32 | 23.76' | N40° 01' 45"W |

LEGAL LAND DESCRIPTION:

BEING 59.227 acres (2,579,928 square feet) of land in the F. B. Borden Survey, Abstract No. 207 and Mary Polk Survey, Abstract No. 993, City of Justin, Denton County, Texas; said 59.227 acres (2,579,928 square feet) of land being a portion of that certain tract of land described as Lot 1, Block 1, Reatta Ridge Addition (hereinafter referred to as Block 1), an addition to the City of Justin, Denton County, Texas, according to the Plat thereof recorded in Cabinet U, Page 952, Plat Records, Denton County, Texas (P.R.D.C.T.) and being a portion of that certain tract of land described as Lot 1, Block 2, Reatta Ridge Addition (hereinafter referred to as Block 2), an addition to the City of Justin, Denton County, Texas, according to the Plat thereof recorded in Cabinet R, Page 319, P.R.D.C.T. and being a portion of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Reatta Ridge 56, Ltd., as recorded in Volume 5238, Page 3103, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being a portion of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Morrow Development, LLC (hereinafter referred to as Morrow Development tract), as recorded in Instrument Number 2018-120987, O.P.R.D.C.T. and being a portion of that certain tract of land described as right-of-way dedication, as recorded in Cabinet T, Page 260, Plat Records, Denton County, Texas (P.R.D.C.T.), said 59.227 acres (2,579,928 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of said Block 2, same being the East line of that certain tract of land described in a deed to John G. Rust (hereinafter referred to as Rust tract), as recorded in Volume 1746, Page 967, Deed Records, Denton County, Texas (D.R.D.C.T.), same also being in Boss Range Road (variable width right-of-way);

THENCE North 00 degrees 52 minutes 02 seconds West with the common line between said Block 2 and said Rust tract and with said Boss Range Road, pass at a distance of 311.70 feet, the Northeast corner of said Rust tract, same being the Southeast corner of that certain tract of land described in a deed to Vestal L. Rust (hereinafter referred to as Vestal Rust tract), as recorded in Instrument Number 2020-113447, O.P.R.D.C.T. and continue with said course, the common line between said Block 2 and said Vestal Rust tract and with said Boss Range Road, pass at a distance of 878.79 feet, the Northeast corner of said Vestal Rust tract, same being the Southeast corner of that certain tract of land described in a deed to Ruby Range (hereinafter referred to as Ruby Range tract), as recorded in Volume 94, Page 224, D.R.D.C.T. and continue with said course, the common line between said Block 2 and said Ruby Range tract and with said Boss Range Road for a total distance of 1046.76 feet to a railroad spike found for the Northwest corner of said Block 2, same being an angle point in the existing East right-of-way line of Boss Range Road (variable width right-of-way), as recorded in Cabinet U, Page 952, P.R.D.C.T.;

THENCE North 89 degrees 46 minutes 23 seconds East, continue with the common line between said Block 2 and said Ruby Range tract and with said Boss Range Road, a distance of 34.04 feet to a one-half inch iron rod found for the Southwest corner of said Block 1;

THENCE North 00 degrees 14 minutes 06 seconds West with the common line between said Block 1 and said Ruby Range tract and with the existing East right-of-way line of said Boss Range Road, pass at a distance of 199.33 feet, the Northeast corner of said Ruby Range tract, same being the Southeast corner of that certain tract of land described in a deed to Tracom Enterprises, Inc. (hereinafter referred to as Tracom Enterprises tract), as recorded in Instrument Number 2019-99427, O.P.R.D.C.T. and continue with said course, the common line between said Block 1 and said Tracom Enterprises tract for a total distance of 922.56 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Westerly Northwest corner of the remainder of said Block 1, same being an angle point on the existing East right-of-way line of Boss Range Road (variable width right-of-way), as recorded in Instrument Number 2004-115713, O.P.R.D.C.T.;

THENCE North 89 degrees 38 minutes 16 seconds East, departing the East line of said Tracom Enterprises tract, with the common line between the remainder of said Block 1 and the existing East right-of-way line of said Boss Range Road, a distance of 46.32 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 12 minutes 13 seconds West, continue with the common line between the remainder of said Block 1 and the existing East right-of-way line of said Boss Range Road, a distance of 134.81 feet to the North line of said Block 1, same being the South line of that certain tract of land described as Tract 1 in a deed to Justin United Methodist Church (hereinafter referred to as Tract 1), as recorded in Volume 4816, Page 306, O.P.R.D.C.T.;

THENCE with the common line between said Block 1 and said Tract 1 for the following 3 courses:

1. South 82 degrees 00 minutes 07 seconds East, departing the existing East right-of-way line of said Boss Range Road, a distance of 274.63 feet;
2. South 86 degrees 38 minutes 25 seconds East, a distance of 120.67 feet;
3. North 84 degrees 41 minutes 09 seconds East, a distance of 176.77 feet to the Southeast corner of said Tract 1, same being the Southwest corner of that certain tract of land described as Lot 1, Block 1, Justin Community Park (hereinafter referred to as Justin Community Park), an addition to the City of Justin, Denton County, Texas, according to the plat recorded in Instrument Number 2010-146, P.R.D.C.T.;

THENCE with the common line between said Block 1 and said Justin Community Park for the following 8 courses:

1. North 76 degrees 25 minutes 26 seconds East, a distance of 102.23 feet,
2. North 51 degrees 10 minutes 36 seconds East, a distance of 247.32 feet;
3. North 72 degrees 50 minutes 14 seconds East, a distance of 121.74 feet;
4. North 83 degrees 19 minutes 28 seconds East, a distance of 80.52 feet;
5. South 89 degrees 24 minutes 23 seconds East, a distance of 76.10 feet;
6. South 71 degrees 15 minutes 13 seconds East, a distance of 79.29 feet;
7. South 53 degrees 56 minutes 01 second East, a distance of 99.14 feet,
8. South 28 degrees 46 minutes 03 seconds East, a distance of 144.29 feet to the Northeasterly corner of the remainder of said Block 1, same being the Northwesterly corner of that certain tract of land described as Reatta Ridge Addition Phase 4, an addition to the City of Justin, Denton County, Texas, according to the plat recorded in Instrument Number 2019-394, P.R.D.C.T.;

THENCE South 24 degrees 24 minutes 25 seconds West, departing the South line of said Justin Community Park with a Westerly line of said Reatta Ridge Addition Phase 4, a distance of 280.54 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner in the existing North right-of-way of Wilkerson Lane (50' right-of-way), as recorded in Instrument Number 2019-394, P.R.D.C.T., same being the beginning of a non-tangent curve to the left, whose long chord bears North 75 degrees 08 minutes 30 seconds West, a distance of 73.76 feet;

THENCE Westerly, with the existing North right-of-way of said Wilkerson Lane, with said non-tangent curve to the left having a radius of 430.00 feet, through a central angle of 9 degrees 15 minutes 58 seconds for an arc distance of 72.85 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 10 degrees 43 minutes 50 seconds West, continue with the common line between said Morrow Development tract and the remainder of said Block 1, a distance of 38.91 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 00 degrees 13 minutes 09 seconds East, continue with the common line between said Morrow Development tract and the remainder of said Block 1, pass at a distance of 5.09 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for an angle point in the Westerly line of said Reatta Ridge Addition Phase 4, continue with said course, the common line between said Reatta Ridge Addition Phase 4 and the remainder of said Block 1 for a total distance of 772.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the Southeast corner of the remainder of said Block 1, same being the North line of the aforesaid Block 2;

THENCE North 89 degrees 46 minutes 51 seconds East with the common line between said Block 2 and said Reatta Ridge Addition Phase 4, a distance of 133.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northerly Northeast corner of the remainder of said Block 2, same being the existing West right-of-way line of Lakeway Lane (50' right-of-way), as recorded in Cabinet U, Page 606, P.R.D.C.T.;

THENCE South 00 degrees 13 minutes 44 seconds East with the common line between the remainder of said Block 2 and the existing West right-of-way line of said Lakeway Lane, a distance of 170.55 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northeast corner of that certain tract of land described as Lot 1, Block C (Detention Pond), Reatta Ridge Addition Phase 2 (hereinafter referred to as Lot 1, Block C), an addition to the City of Justin, Denton County, Texas, according to the plat recorded in Cabinet U, Page 606, P.R.D.C.T.;

THENCE with the common line between the remainder of said Block 2 and existing West right-of-way line of Lakeway Lane for the following 4 courses:

1. South 89 degrees 47 minutes 25 seconds West, a distance of 264.63 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
2. South 00 degrees 12 minutes 35 seconds East, a distance of 532.57 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears North 67 degrees 27 minutes 43 seconds East, a distance of 72.53 feet;
3. Northeasterly with said non-tangent curve to the left having a radius of 370.00 feet, through a central angle of 11 degrees 15 minutes 56 seconds, for an arc distance of 72.75 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears North 69 degrees 11 minutes 49 seconds East, a distance of 130.79 feet;
4. Easterly with said curve to the right having a radius of 430.00 feet, through a central angle of 14 degrees 44 minutes 10 seconds, for an arc distance of 110.58 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the existing West right-of-way line of Ridge Drive (50' right-of-way), as recorded in Cabinet T, Page 260, P.R.D.C.T.;

THENCE South 00 degrees 47 minutes 27 seconds East with the common line between the remainder of said Block 2 and the existing West right-of-way line of said Ridge Drive, a distance of 61.74 feet to the beginning of a non-tangent curve to the right, whose long chord bears North 76 degrees 06 minutes 53 seconds East, a distance of 21.22 feet;

THENCE Easterly, continue with the common line between the remainder of said Block 2 and the existing South right-of-way line of said Ridge Drive and with said non-tangent curve to the right having a radius of 370.00 feet, through a central angle of 03 degrees 17 minutes 11 seconds, for an arc distance of 21.22 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the intersection of the existing South right-of-way line of said Ridge Drive with the existing West right-of-way line of Lakeway Drive (50' right-of-way), as recorded in Cabinet T, Page 260, P.R.D.C.T.;

THENCE South 00 degrees 47 minutes 27 seconds East, continue with the common line between the remainder of said Block 2 and the existing West right-of-way line of said Lakeway Drive, a distance of 331.85 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northeast corner of that certain tract of land described as Reatta Ridge Addition Phase 2, an addition to the City of Justin, Denton County, Texas, according to the plat recorded in Cabinet U, Page 606, P.R.D.C.T.;

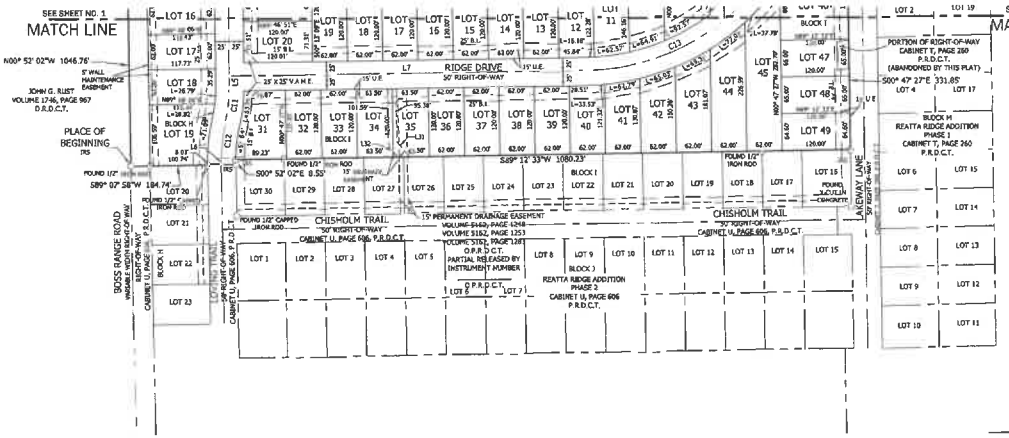
THENCE South 89 degrees 12 minutes 33 seconds West, departing the existing West right-of-way line of said Lakeway Lane, with the common line between the remainder of said Block 2 and the North line of said Reatta Ridge Addition Phase 2, a distance of 1080.23 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

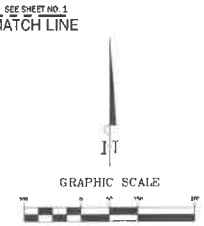
THENCE South 00 degrees 52 minutes 02 seconds East, continue with the common line between the remainder of said Block 2 and the North line of said Reatta Ridge Addition Phase 2, a distance of 8.55 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 89 degrees 07 minutes 58 seconds West, continue with the common line between the remainder of said Block 2 and the North line of said Reatta Ridge Addition Phase 2, a distance of 184.74 feet to the PLACE OF BEGINNING, and containing a calculated area of 59.227 acres (2,579,928 square feet) of land.


BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

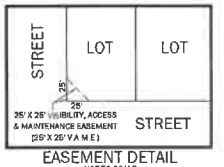

PROJECT NO.: 126-18-001




LEGEND

N NORTH
S SOUTH
E EAST
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS/INCHES
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
IRS = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" SET
⊕ = DIMENSION POINT, NOTHING FOUND OR SET
R=XX' RADIUS = XX'
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT




EASEMENT DETAIL
NOT TO SCALE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MORROW DEVELOPMENT, LLC and City of Justin, does hereby adopt this plat, designating the herein described property as REATTA RIDGE ADDITION PHASE 3 AND 5, an addition to the City of Justin, Denton County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or place upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to privata property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

Water main and westewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location and installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Justin, Texas.

WITNESS, By hand at _____ County, Texas, this the _____ day of _____, 2021.

**MORROW DEVELOPMENT, LLC, a Texas limited liability company**

_____

Name: Harold Dixson, Managing Partner

**CITY OF JUSTIN**

_____

Name:

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Harold Dixson, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

_____

Notary Public in and for Tarrant County

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

_____

Notary Public in and for Tarrant County

My Commission Expires: _____

SURVEYORS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

That I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City of Justin, Texas.

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael Dan Davis, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

_____

Notary Public in and for Dallas County

My Commission Expires: _____

GENERAL NOTES:

1. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.

3. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48121C0485D, dated April 18, 2011. The property appears to be within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "A" (Shaded), defined as "No Base Flood Elevations Determined" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

4. All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".

5. 15' Permanent Drainage Easement, as recorded in Volume 5160, Page 3586, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), released by Instrument Number _____ O.P.R.D.C.T.

6. All dedicated parkland area shall be graded & cleaned of all rock. It shall be maintainable by City of Justin.

"THE PLANNING AND ZONING COMMISSION OF THE CITY OF JUSTIN, ON THE ____ DAY OF _____, 2021 VOTED AFFIRMATIVELY TO APPROVE THIS FINAL PLAT."

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

"CITY COUNCIL OF THE CITY OF JUSTIN, ON THE ____ DAY OF _____, 2021 VOTED AFFIRMATIVELY TO APPROVE THIS FINAL PLAT."

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

# FINAL PLAT
# REATTA RIDGE ADDITION
# PHASE 3 AND 5

LOTS 12 - 23, 24X, 25 - 26, BLOCK F
LOTS 7 - 19, BLOCK H; LOTS 31 - 49, BLOCK I
LOTS 1 - 64, BLOCK Q; LOTS 1 - 18, BLOCK R
LOTS 1 - 12, BLOCK S; LOTS 1X, 2 - 9 & 10X, BLOCK T
LOTS 1 - 14, BLOCK U; LOTS 1 - 54, BLOCK V; LOT 1X, BLOCK W
& LOT 1X, BLOCK X

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, REATTA RIDGE ADDITION, AS RECORDED IN CABINET U, PAGE 952, PLAT RECORDS, DENTON COUNTY, TEXAS, AND
A PORTION OF LOT 1, BLOCK 2, REATTA RIDGE ADDITION, AS RECORDED IN CABINET R, PAGE 319, PLAT RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF RIGHT-OF-WAY, AS RECORDED IN CABINET T, PAGE 260, PLAT RECORDS, DENTON COUNTY, TEXAS

TOTAL AREA: 59.227 ACRES
216 - RESIDENTIAL LOTS / 5 - OPEN SPACE LOTS
CITY OF JUSTIN, DENTON COUNTY, TEXAS
F.B. BORDEN SURVEY, ABSTRACT NO. 207 AND
MARY POLK SURVEY, ABSTRACT NO. 993
SHEET 2 OF 2


ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
EMAIL: Mike@bannisterenq.com

OWNER:
CITY OF JUSTIN
P.O.BOX 129
JUSTIN, TEXAS 76247
PHONE: 940-648-2541

OWNER:
MORROW DEVELOPMENT, LLC
P.O.BOX 2293
MANSFIELD, TEXAS 76063
PHONE: 214-871-3339
EMAIL: GRA-SON@SWBELL.NET

DEVELOPER:
HAROLD DIXSON
3524 FAIRMONT STREET
DALLAS, TEXAS 75219
PHONE: 214-871-3339
EMAIL: GRA-SON@SWBELL.NET


Reatta Plant Site
Legend
Admix
Batch Office
Batch Plant / Dust Collector
Cement Pigs
Cement Silo
Generator
Material Stackers
Material Stockpiles
Plant Boundary
Google Earth
200 ft
N


Reatta Plant Site
Legend
Admix
Batch Office
Batch Plant / Dust Collector
Cement Pigs
Cement Silo
Generator
Material Stackers
Material Stockpiles
Plant Boundary
Boss Range Rd
Boss Range Rd
Trail Creek
Google Earth
N
500 ft

# CIVIL CONSTRUCTION PLANS
## FOR
# REATTA RIDGE PHASE 3 & 5

REATTA RIDGE PHASE 3 & 5
JUSTIN, TEXAS

LOTS 12-23, 24X, 25-26, BLOCK F
LOTS 7-19, BLOCK H; LOTS 31-49, BLOCK I
LOTS 1-64, BLOCK Q; LOTS 1-18, BLOCK R
LOTS 1-12, BLOCK S; LOTS 1X, 2-9 & 10X, BLOCK T
LOTS 1-14, BLOCK U; LOTS 1-54, BLOCK V; LOT 1X, BLOCK W
& LOT 1X, BLOCK X




VICINITY MAP
NOT TO SCALE
JUSTIN, TEXAS

JUSTIN
1887

IN
## JUSTIN, TEXAS
## DENTON COUNTY

CONSTRUCTION SET
DECEMBER 2021

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| C-2.2 | PAVING PLAN - WILKERSON LANE 0+00 TO 7+00 |
| C-2.3 | PAVING PLAN - WILKERSON LANE 7+00 TO END |
| C-2.4 | PAVING PLAN - LOVING TRAIL 0+00 TO 7+00 |
| C-2.5 | PAVING PLAN - LOVING TRAIL 7+00 TO 14+00 |
| C-2.6 | PAVING PLAN - LOVING TRAIL 14+00 TO END |
| C-2.7 | PAVING PLAN - SADELIA TRAIL 0+00 TO 7+00 |
| C-2.8 | PAVING PLAN - SADELIA TRAIL 7+00 TO END |
| C-2.9 | PAVING PLAN - NORTHERN TRAIL 0+00 TO 7+40 |
| C-2.10 | PAVING PLAN - NORTHERN TRAIL 7+40 TO END |
| C-2.11 | PAVING PLAN - LONE STAR DRIVE 0+00 TO 7+90 |
| C-2.12 | PAVING PLAN - LONE STAR DRIVE 7+00 TO END |
| C-2.13 | PAVING PLAN - TEXAS TRAIL 0+00 TO 8+50 |
| C-2.14 | PAVING PLAN - TEXAS TRAIL 8+50 TO END |
| C-2.15 | PAVING PLAN - RIDGE DRIVE 0+00 TO 7+00 |
| C-2.16 | PAVING PLAN - RIDGE DRIVE 7+00 TO END |
| C-2.17 | SIGNAGE & LIGHTING PLAN |
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| C-3.3 | GRADING PLAN - 2 OF 4 |
| C-3.4 | GRADING PLAN - 3 OF 4 |
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| C-5.19 | SANITARY SEWER PROFILES |
| C-5.20 | SANITARY SEWER PROFILES |
| C-5.21 | SANITARY SEWER PROFILES |
| C-5.22 | SANITARY SEWER PROFILES |
| C-5.23 | SANITARY SEWER PROFILES |
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| IR-1.3 | IRRIGATION SPECIFICATIONS |
| IR-1.4 | IRRIGATION DETAILS |


DEVELOPER:
CONTACT: HAROLD DIXSON
3524 FAIRMONT STREET
DALLAS, TX 75219
214-871-3339

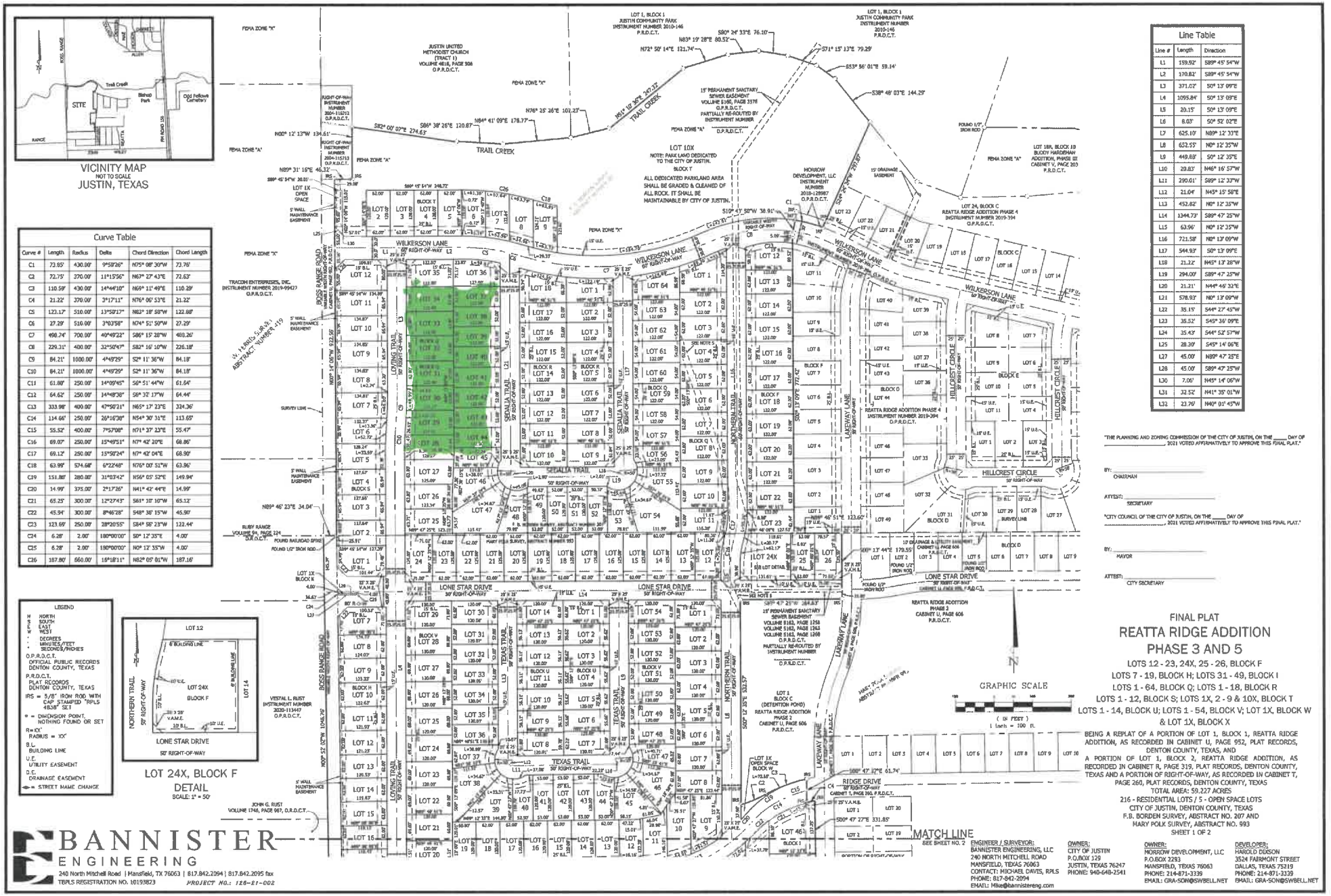
PREPARED BY:
BANNISTER ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)
CONTACT: REMINGTON C. WHEAT, P.E.


811 Know what's below. Call before you dig.
(@ least 48 hours prior to digging)

NOTE:
INFORMATION ON THIS SHEET AND OTHER SHEETS THROUGHOUT THIS PLAN SET IS PART OF A UNIFIED DESIGN. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

STATE OF TEXAS
REMINGTON C. WHEAT
126108
LICENSED
PROFESSIONAL ENGINEER
12-14-2021

126-21-002




| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 73.85' | 430.00' | 9°50'26" | N75° 08' 30"W | 73.76' |
| C2 | 72.75' | 370.00' | 11°15'56" | N67° 27' 43"E | 72.63' |
| C3 | 110.59' | 430.00' | 14°44'10" | N69° 11' 49"E | 110.29' |
| C4 | 21.22' | 370.00' | 3°17'11" | N76° 06' 53"E | 21.22' |
| C5 | 123.17' | 510.00' | 13°50'17" | N83° 18' 58"W | 122.88' |
| C6 | 27.29' | 510.00' | 3°03'58" | N74° 51' 50"W | 27.29' |
| C7 | 498.74' | 700.00' | 40°49'22" | S86° 15' 28"W | 488.26' |
| C8 | 229.31' | 400.00' | 32°50'47" | S82° 16' 10"W | 226.18' |
| C9 | 84.21' | 1000.00' | 4°49'29" | S29° 11' 36"W | 84.18' |
| C10 | 84.21' | 1000.00' | 4°49'29" | S24° 11' 36"W | 84.18' |
| C11 | 61.88' | 250.00' | 14°09'45" | S6° 51' 44"W | 61.64' |
| C12 | 64.62' | 250.00' | 14°48'36" | S6° 32' 17"W | 64.44' |
| C13 | 333.98' | 400.00' | 47°50'21" | N65° 17' 23"E | 324.36' |
| C14 | 114.66' | 250.00' | 26°16'36" | N54° 30' 31"E | 113.65' |
| C15 | 55.52' | 400.00' | 7°57'08" | N71° 37' 23"E | 55.47' |
| C16 | 69.07' | 250.00' | 15°49'51" | N7° 42' 20"E | 68.86' |
| C17 | 69.12' | 250.00' | 15°50'24" | N7° 42' 04"E | 68.90' |
| C18 | 63.99' | 574.68' | 6°22'48" | N76° 00' 51"W | 63.96' |
| C19 | 151.88' | 280.00' | 31°03'42" | N56° 05' 52"E | 149.94' |
| C20 | 14.99' | 375.00' | 2°17'26" | N41° 42' 44"E | 14.99' |
| C21 | 65.25' | 300.00' | 12°27'43" | S61° 10' 16"W | 65.12' |
| C22 | 45.94' | 300.00' | 8°46'28" | S48° 38' 15"W | 45.90' |
| C23 | 123.69' | 250.00' | 28°20'55" | S84° 58' 23"W | 122.44' |
| C24 | 6.28' | 2.00' | 180°00'00" | S0° 12' 35"E | 4.00' |
| C25 | 6.28' | 2.00' | 180°00'00" | N0° 12' 35"W | 4.00' |
| C26 | 187.80' | 660.00' | 16°18'11" | N82° 05' 01"W | 187.16' |

| Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 159.92' | S89° 45' 54"W |
| L2 | 170.82' | S89° 45' 54"W |
| L3 | 371.02' | S0° 13' 09"E |
| L4 | 1095.84' | S0° 13' 09"E |
| L5 | 20.15' | S0° 13' 09"E |
| L6 | 8.03' | S0° 52' 02"E |
| L7 | 625.10' | N89° 12' 33"E |
| L8 | 652.55' | N0° 12' 35"W |
| L9 | 449.69' | S0° 12' 35"E |
| L10 | 20.83' | N46° 16' 57"W |
| L11 | 290.01' | S89° 12' 33"W |
| L12 | 21.04' | N45° 15' 58"E |
| L13 | 452.82' | N0° 12' 35"W |
| L14 | 1344.73' | S89° 47' 25"W |
| L15 | 63.96' | N0° 12' 35"W |
| L16 | 721.58' | N0° 13' 09"W |
| L17 | 544.93' | S0° 13' 09"E |
| L18 | 21.22' | N45° 13' 28"W |
| L19 | 294.00' | S89° 47' 25"W |
| L20 | 21.21' | N44° 46' 32"E |
| L21 | 578.93' | N0° 13' 09"W |
| L22 | 35.15' | S44° 27' 45"W |
| L23 | 35.52' | S45° 36' 09"E |
| L24 | 35.43' | S44° 52' 57"W |
| L25 | 28.30' | S45° 14' 06"E |
| L27 | 45.00' | N89° 47' 25"E |
| L28 | 45.00' | S89° 47' 25"W |
| L30 | 7.06' | N45° 14' 06"W |
| L31 | 32.52' | N41° 35' 01"W |
| L32 | 23.76' | N40° 01' 45"W |

LEGAL LAND DESCRIPTION:

BEING 59.227 acres (2,579,928 square feet) of land in the F. B. Borden Survey, Abstract No. 207 and Mary Polk Survey, Abstract No. 993, City of Justin, Denton County, Texas; said 59.227 acres (2,579,928 square feet) of land being a portion of that certain tract of land described as Lot 1, Block 1, Reatta Ridge Addition (hereinafter referred to as Block 1), an addition to the City of Justin, Denton County, Texas, according to the Plat thereof recorded in Cabinet U, Page 952, Plat Records, Denton County, Texas (P.R.D.C.T.) and being a portion of that certain tract of land described as Lot 1, Block 2, Reatta Ridge Addition (hereinafter referred to as Block 2), an addition to the City of Justin, Denton County, Texas, according to the Plat thereof recorded in Cabinet R, Page 319, P.R.D.C.T. and being a portion of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Reatta Ridge 56, Ltd., as recorded in Volume 5238, Page 3103, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being a portion of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Morrow Development, LLC (hereinafter referred to as Morrow Development tract), as recorded in Instrument Number 2018-120987, O.P.R.D.C.T. and being a portion of that certain tract of land described as right-of-way dedication, as recorded in Cabinet T, Page 260, Plat Records, Denton County, Texas (P.R.D.C.T.), said 59.227 acres (2,579,928 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of said Block 2, same being the East line of that certain tract of land described in a deed to John G. Rust (hereinafter referred to as Rust tract), as recorded in Volume 1746, Page 967, Deed Records, Denton County, Texas (D.R.D.C.T.), same also being in Boss Range Road (variable width right-of-way);

THENCE North 00 degrees 52 minutes 02 seconds West with the common line between said Block 2 and said Rust tract and with said Boss Range Road, pass at a distance of 311.70 feet, the Northeast corner of said Rust tract, same being the Southeast corner of that certain tract of land described in a deed to Vestal L. Rust (hereinafter referred to as Vestal Rust tract), as recorded in Instrument Number 2020-113447, O.P.R.D.C.T. and continue with said course, the common line between said Block 2 and said Vestal Rust tract and with said Boss Range Road, pass at a distance of 878.79 feet, the Northeast corner of said Vestal Rust tract, same being the Southeast corner of that certain tract of land described in a deed to Ruby Range (hereinafter referred to as Ruby Range tract), as recorded in Volume 94, Page 224, D.R.D.C.T. and continue with said course, the common line between said Block 2 and said Ruby Range tract and with said Boss Range Road for a total distance of 1046.76 feet to a railroad spike found for the Northwest corner of said Block 2, same being an angle point in the existing East right-of-way line of Boss Range Road (variable width right-of-way), as recorded in Cabinet U, Page 952, P.R.D.C.T.;

THENCE North 89 degrees 46 minutes 23 seconds East, continue with the common line between said Block 2 and said Ruby Range tract and with said Boss Range Road, a distance of 34.04 feet to a one-half inch iron rod found for the Southwest corner of said Block 1;

THENCE North 00 degrees 14 minutes 06 seconds West with the common line between said Block 1 and said Ruby Range tract and with the existing East right-of-way line of said Boss Range Road, pass at a distance of 199.33 feet, the Northeast corner of said Ruby Range tract, same being the Southeast corner of that certain tract of land described in a deed to Tracom Enterprises, Inc. (hereinafter referred to as Tracom Enterprises tract), as recorded in Instrument Number 2019-99427, O.P.R.D.C.T. and continue with said course, the common line between said Block 1 and said Tracom Enterprises tract for a total distance of 922.56 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Westerly Northwest corner of the remainder of said Block 1, same being an angle point on the existing East right-of-way line of Boss Range Road (variable width right-of-way), as recorded in Instrument Number 2004-115713, O.P.R.D.C.T.;

THENCE North 89 degrees 38 minutes 16 seconds East, departing the East line of said Tracom Enterprises tract, with the common line between the remainder of said Block 1 and the existing East right-of-way line of said Boss Range Road, a distance of 46.32 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 00 degrees 12 minutes 13 seconds West, continue with the common line between the remainder of said Block 1 and the existing East right-of-way line of said Boss Range Road, a distance of 134.81 feet to the North line of said Block 1, same being the South line of that certain tract of land described as Tract 1 in a deed to Justin United Methodist Church (hereinafter referred to as Tract 1), as recorded in Volume 4816, Page 306, O.P.R.D.C.T.;

THENCE with the common line between said Block 1 and said Tract 1 for the following 3 courses:

1. South 82 degrees 00 minutes 07 seconds East, departing the existing East right-of-way line of said Boss Range Road, a distance of 274.63 feet;
2. South 86 degrees 38 minutes 25 seconds East, a distance of 120.67 feet;
3. North 84 degrees 41 minutes 09 seconds East, a distance of 176.77 feet to the Southeast corner of said Tract 1, same being the Southwest corner of that certain tract of land described as Lot 1, Block 1, Justin Community Park (hereinafter referred to as Justin Community Park), an addition to the City of Justin, Denton County, Texas, according to the plat recorded in Instrument Number 2010-146, P.R.D.C.T.;

THENCE with the common line between said Block 1 and said Justin Community Park for the following 8 courses:

1. North 76 degrees 25 minutes 26 seconds East, a distance of 102.23 feet,
2. North 51 degrees 10 minutes 36 seconds East, a distance of 247.32 feet;
3. North 72 degrees 50 minutes 14 seconds East, a distance of 121.74 feet;
4. North 83 degrees 19 minutes 28 seconds East, a distance of 80.52 feet;
5. South 89 degrees 24 minutes 23 seconds East, a distance of 76.10 feet;
6. South 71 degrees 15 minutes 13 seconds East, a distance of 79.29 feet;
7. South 53 degrees 56 minutes 01 second East, a distance of 99.14 feet,
8. South 28 degrees 46 minutes 03 seconds East, a distance of 144.29 feet to the Northeasterly corner of the remainder of said Block 1, same being the Northwesterly corner of that certain tract of land described as Reatta Ridge Addition Phase 4, an addition to the City of Justin, Denton County, Texas, according to the plat recorded in Instrument Number 2019-394, P.R.D.C.T.;

THENCE South 24 degrees 24 minutes 25 seconds West, departing the South line of said Justin Community Park with a Westerly line of said Reatta Ridge Addition Phase 4, a distance of 280.54 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner in the existing North right-of-way of Wilkerson Lane (50' right-of-way), as recorded in Instrument Number 2019-394, P.R.D.C.T., same being the beginning of a non-tangent curve to the left, whose long chord bears North 75 degrees 08 minutes 30 seconds West, a distance of 73.76 feet;

THENCE Westerly, with the existing North right-of-way of said Wilkerson Lane, with said non-tangent curve to the left having a radius of 430.00 feet, through a central angle of 9 degrees 15 minutes 58 seconds for an arc distance of 72.85 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 10 degrees 43 minutes 50 seconds West, continue with the common line between said Morrow Development tract and the remainder of said Block 1, a distance of 38.91 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 00 degrees 13 minutes 09 seconds East, continue with the common line between said Morrow Development tract and the remainder of said Block 1, pass at a distance of 5.09 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for an angle point in the Westerly line of said Reatta Ridge Addition Phase 4, continue with said course, the common line between said Reatta Ridge Addition Phase 4 and the remainder of said Block 1 for a total distance of 772.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the Southeast corner of the remainder of said Block 1, same being the North line of the aforesaid Block 2;

THENCE North 89 degrees 46 minutes 51 seconds East with the common line between said Block 2 and said Reatta Ridge Addition Phase 4, a distance of 133.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northerly Northeast corner of the remainder of said Block 2, same being the existing West right-of-way line of Lakeway Lane (50' right-of-way), as recorded in Cabinet U, Page 606, P.R.D.C.T.;

THENCE South 00 degrees 13 minutes 44 seconds East with the common line between the remainder of said Block 2 and the existing West right-of-way line of said Lakeway Lane, a distance of 170.55 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northeast corner of that certain tract of land described as Lot 1, Block C (Detention Pond), Reatta Ridge Addition Phase 2 (hereinafter referred to as Lot 1, Block C), an addition to the City of Justin, Denton County, Texas, according to the plat recorded in Cabinet U, Page 606, P.R.D.C.T.;

THENCE with the common line between the remainder of said Block 2 and existing West right-of-way line of Lakeway Lane for the following 4 courses:

1. South 89 degrees 47 minutes 25 seconds West, a distance of 264.63 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
2. South 00 degrees 12 minutes 35 seconds East, a distance of 532.57 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears North 67 degrees 27 minutes 43 seconds East, a distance of 72.53 feet;
3. Northeasterly with said non-tangent curve to the left having a radius of 370.00 feet, through a central angle of 11 degrees 15 minutes 56 seconds, for an arc distance of 72.75 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears North 69 degrees 11 minutes 49 seconds East, a distance of 130.79 feet;
4. Easterly with said curve to the right having a radius of 430.00 feet, through a central angle of 14 degrees 44 minutes 10 seconds, for an arc distance of 110.58 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the existing West right-of-way line of Ridge Drive (50' right-of-way), as recorded in Cabinet T, Page 260, P.R.D.C.T.;

THENCE South 00 degrees 47 minutes 27 seconds East with the common line between the remainder of said Block 2 and the existing West right-of-way line of said Ridge Drive, a distance of 61.74 feet to the beginning of a non-tangent curve to the right, whose long chord bears North 76 degrees 06 minutes 53 seconds East, a distance of 21.22 feet;

THENCE Easterly, continue with the common line between the remainder of said Block 2 and the existing South right-of-way line of said Ridge Drive and with said non-tangent curve to the right having a radius of 370.00 feet, through a central angle of 03 degrees 17 minutes 11 seconds, for an arc distance of 21.22 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the intersection of the existing South right-of-way line of said Ridge Drive with the existing West right-of-way line of Lakeway Drive (50' right-of-way), as recorded in Cabinet T, Page 260, P.R.D.C.T.;

THENCE South 00 degrees 47 minutes 27 seconds East, continue with the common line between the remainder of said Block 2 and the existing West right-of-way line of said Lakeway Drive, a distance of 331.85 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northeast corner of that certain tract of land described as Reatta Ridge Addition Phase 2, an addition to the City of Justin, Denton County, Texas, according to the plat recorded in Cabinet U, Page 606, P.R.D.C.T.;

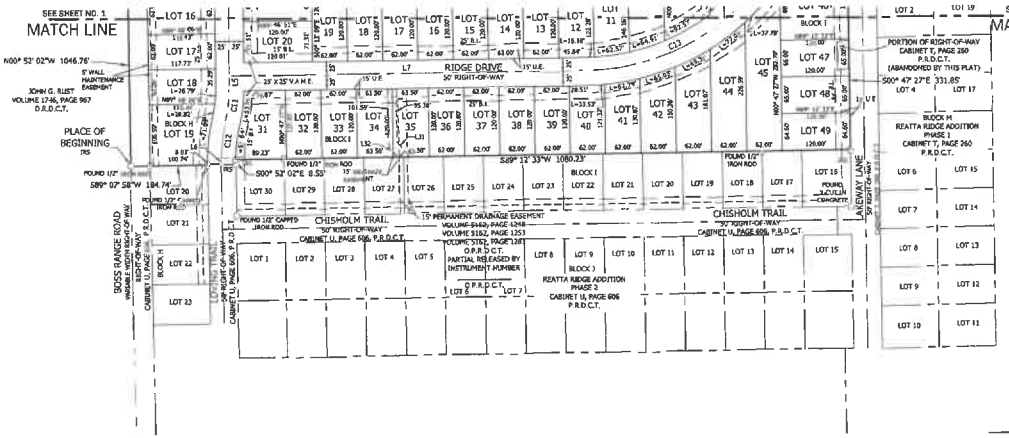
THENCE South 89 degrees 12 minutes 33 seconds West, departing the existing West right-of-way line of said Lakeway Lane, with the common line between the remainder of said Block 2 and the North line of said Reatta Ridge Addition Phase 2, a distance of 1080.23 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

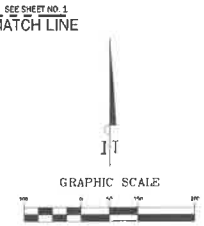
THENCE South 00 degrees 52 minutes 02 seconds East, continue with the common line between the remainder of said Block 2 and the North line of said Reatta Ridge Addition Phase 2, a distance of 8.55 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 89 degrees 07 minutes 58 seconds West, continue with the common line between the remainder of said Block 2 and the North line of said Reatta Ridge Addition Phase 2, a distance of 184.74 feet to the PLACE OF BEGINNING, and containing a calculated area of 59.227 acres (2,579,928 square feet) of land.


BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

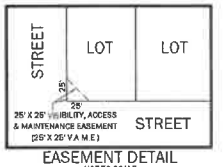

PROJECT NO.: 126-18-001




LEGEND

N NORTH
S SOUTH
E EAST
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS/INCHES
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
IRS = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" SET
⊕ = DIMENSION POINT, NOTHING FOUND OR SET
R=XX' RADIUS = XX'
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT




EASEMENT DETAIL
NOT TO SCALE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MORROW DEVELOPMENT, LLC and City of Justin, does hereby adopt this plat, designating the herein described property as REATTA RIDGE ADDITION PHASE 3 AND 5, an addition to the City of Justin, Denton County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or place upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to privata property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

Water main and westewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location and installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Justin, Texas.

WITNESS, By hand at _____ County, Texas, this the _____ day of _____, 2021.

**MORROW DEVELOPMENT, LLC, a Texas limited liability company**

_____

Name: Harold Dixson, Managing Partner

**CITY OF JUSTIN**

_____

Name:

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Harold Dixson, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

_____

Notary Public in and for Tarrant County

My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

_____

Notary Public in and for Tarrant County

My Commission Expires: _____

SURVEYORS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

That I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City of Justin, Texas.

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____

Michael Dan Davis DATE:
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael Dan Davis, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

_____

Notary Public in and for Dallas County

My Commission Expires: _____

GENERAL NOTES:

1. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.

3. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48121C0485D, dated April 18, 2011. The property appears to be within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "A" (Shaded), defined as "No Base Flood Elevations Determined" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

4. All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".

5. 15' Permanent Drainage Easement, as recorded in Volume 5160, Page 3586, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), released by Instrument Number _____ O.P.R.D.C.T.

6. All dedicated parkland area shall be graded & cleaned of all rock. It shall be maintainable by City of Justin.

"THE PLANNING AND ZONING COMMISSION OF THE CITY OF JUSTIN, ON THE ____ DAY OF _____, 2021 VOTED AFFIRMATIVELY TO APPROVE THIS FINAL PLAT."

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

"CITY COUNCIL OF THE CITY OF JUSTIN, ON THE ____ DAY OF _____, 2021 VOTED AFFIRMATIVELY TO APPROVE THIS FINAL PLAT."

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

# FINAL PLAT
# REATTA RIDGE ADDITION
# PHASE 3 AND 5

LOTS 12 - 23, 24X, 25 - 26, BLOCK F
LOTS 7 - 19, BLOCK H; LOTS 31 - 49, BLOCK I
LOTS 1 - 64, BLOCK Q; LOTS 1 - 18, BLOCK R
LOTS 1 - 12, BLOCK S; LOTS 1X, 2 - 9 & 10X, BLOCK T
LOTS 1 - 14, BLOCK U; LOTS 1 - 54, BLOCK V; LOT 1X, BLOCK W
& LOT 1X, BLOCK X

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, REATTA RIDGE ADDITION, AS RECORDED IN CABINET U, PAGE 952, PLAT RECORDS, DENTON COUNTY, TEXAS, AND
A PORTION OF LOT 1, BLOCK 2, REATTA RIDGE ADDITION, AS RECORDED IN CABINET R, PAGE 319, PLAT RECORDS, DENTON COUNTY, TEXAS AND A PORTION OF RIGHT-OF-WAY, AS RECORDED IN CABINET T, PAGE 260, PLAT RECORDS, DENTON COUNTY, TEXAS

TOTAL AREA: 59.227 ACRES
216 - RESIDENTIAL LOTS / 5 - OPEN SPACE LOTS
CITY OF JUSTIN, DENTON COUNTY, TEXAS
F.B. BORDEN SURVEY, ABSTRACT NO. 207 AND
MARY POLK SURVEY, ABSTRACT NO. 993
SHEET 2 OF 2


ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
EMAIL: Mike@bannisterenq.com

OWNER:
CITY OF JUSTIN
P.O.BOX 129
JUSTIN, TEXAS 76247
PHONE: 940-648-2541

OWNER:
MORROW DEVELOPMENT, LLC
P.O.BOX 2293
MANSFIELD, TEXAS 76063
PHONE: 214-871-3339
EMAIL: GRA-SON@SWBELL.NET

DEVELOPER:
HAROLD DIXSON
3524 FAIRMONT STREET
DALLAS, TEXAS 75219
PHONE: 214-871-3339
EMAIL: GRA-SON@SWBELL.NET






800.354.3258
DANGER
DANGER


CONATSER
CONSTRUCTION TX, L.P.

JUSTIN
1887

**PLANNING & ZONING COMMISSION MEETING**
Staff Report
February 21, 2023

**STAFF CONTACT:** Matt Cyr, Director of Planning and Development Services

**PROJECT:** Consider and act upon a recommendation to City Council for an amendment to the existing Planned-Development (GB-PD 724) to allow wall signage for Justin Self-Storage legally described as A0207A F.B. BORDEN, TR 8G(PT), 2.725 ACRES addressed as 103 HARDEMAN BLVD.

---

**APPLICANT:** IntegraTX Construction LLC, Steve Bulleri

**EXECUTIVE SUMMARY:** The Applicant is requesting to utilize wall signage. According to the existing PD conditions that was approved, wall signage is not permitted.

**DETAILS:** There was an amendment requested that was brought forward to the Planning and Zoning Commission in April of 2022 relating to the site design (parking, landscape buffer, and signage). The Planning and Zoning Commission recommended approval with the condition that wall signage be permitted in lieu of the monument sign that was approved. City Council approved the amendment to the Planned Development with one of the conditions requiring a monument sign be placed in lieu of wall signage.

**ADJACENT PROPERTIES:** The following properties to the south have wall signage. These properties are Justin Family Dentistry, Duffy Dental, and Bishop Gardens.

**ACTION CONSIDERED:**

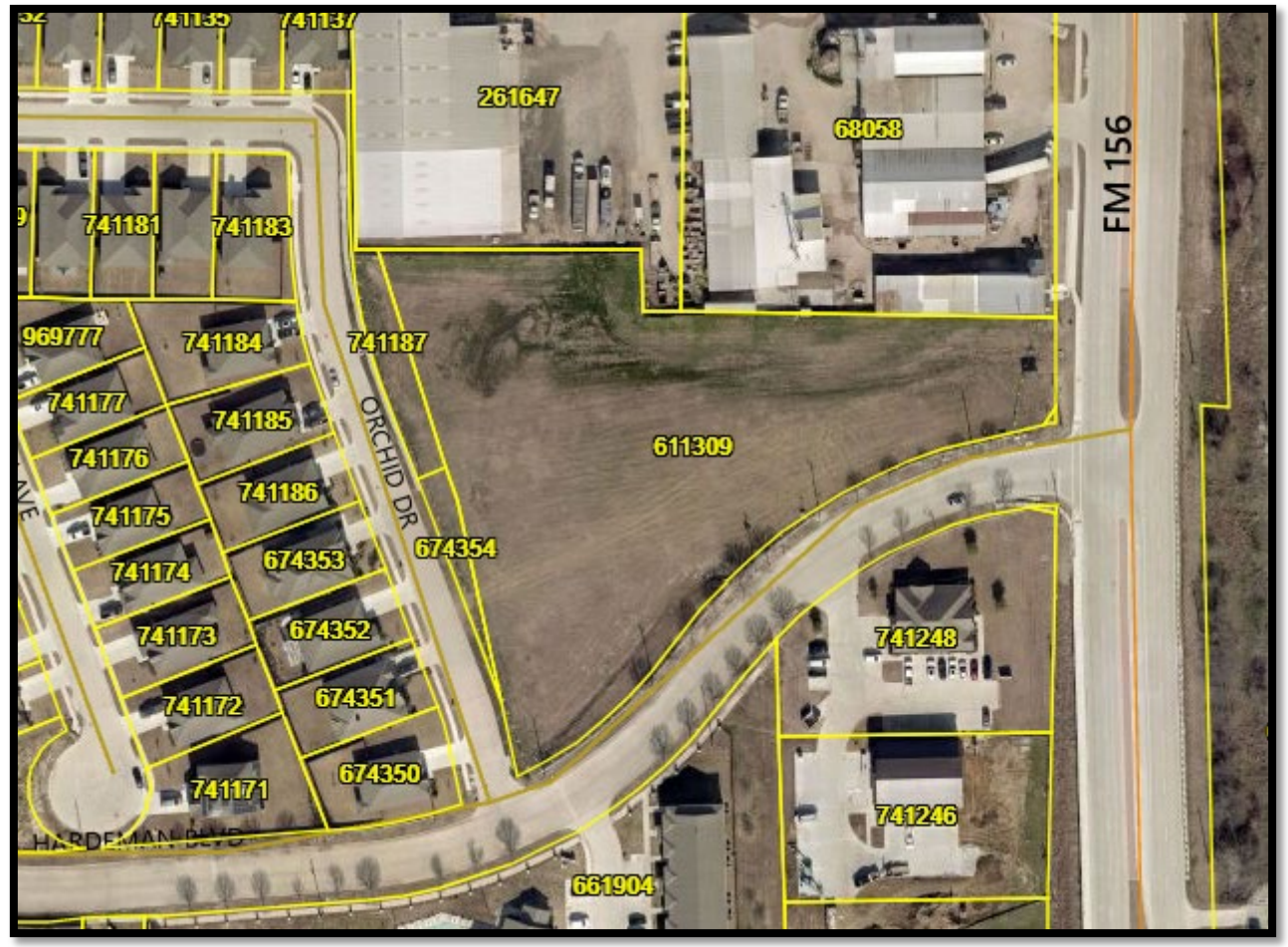
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

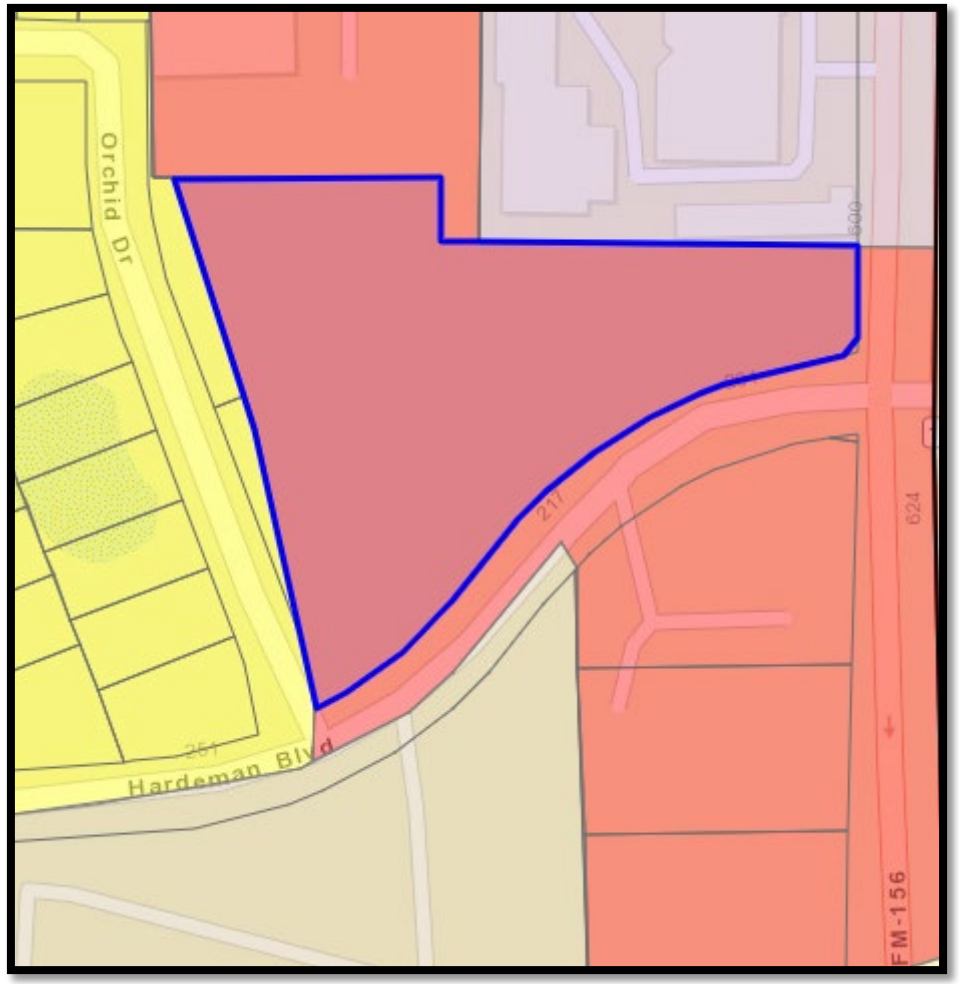
**STAFF RECOMMENDATION:**

Staff has reviewed the application and recommend consideration of the request.

**ATTACHMENTS:**

(A) Map
(B) Supporting Documentation


741135
741137
261647
68058
FM 156
741181
741183
969777
741184
741187
741177
741185
ORCHID DR
741176
611309
741186
741175
674354
741174
674353
741173
674352
741248
741172
674351
741171
674350
741246
661904


Orchid Dr
Hardeman Blvd
FM-156
211
624
361




APPROVED BY
CITY COUNCIL
APRIL 26, 2022

NEW CONSTRUCTION OF :

# JUSTIN SELF STORAGE

## 103 HARDEMAN BLVD.

## JUSTIN, TX

OWNER: JTX STORAGE, LLC.
1102 SHADY REST LANE
CORINTH, TX 76208

ARCHITECT :
HBJ Haberman • Bulleri • Johnson ARCHITECTS
2225 E. RANDOL MILL, STE. 524, ARLINGTON, TEXAS 76011 P 972-438-4380 F 972-438-7855 www.HBJarch.com

CIVIL ENGINEER :
CCM ENGINEERING
CONTACT: CODY CRANNELL
2570 FM 407, SUITE 209 HIGHLAND VILLAGE, TEXAS 75077
PHONE (972) 691-6633 www.crannelleng.com

MECHANICAL, ELECTRICAL, PLUMBING :
RENE' A. CULROSS, PE
CONTACT: RENE CULROSS
TX FIRM F-12230 raculross@gmail.com 817-798-6642

## CONDITIONS OF APPROVAL

ADDRESS: 103 HARDEMAN BLVD.
JUSTIN, TEXAS

EXISTING ZONING: GENERAL BUSINESS ( GB ) DISTRICT
PROPOSED ZONING: GB - PD ( PLANNED DEVELOPMENT )

ALL REQUIREMENTS OF THE GB ZONING DISTRICT SHALL APPLY AND REMAIN IN EFFECT, EXCEPT AS HEREBY AMENDED AND LISTED BELOW :

1 ) PERMITTED USES :

SELF-STORAGE WAREHOUSING AND STORAGE DEVELOPMENT IS ALLOWED WITH COMPLIANCE WITH LISTED CONDITIONS OF APPROVAL. HOURS OF OPERATIONS, AS APPROVED, SHALL BE CONFINED WITHIN THE FOLLOWING HOURS : 6 AM TO 9 PM, M - F AND 6 AM - 8 PM SATURDAY AND SUNDAY.

2 ) PARKING REGULATIONS :

a ) A MINIMUM OF 4 PARKING SPACES, INCLUDING ONE ( 1 ) ADA PARKING SPACE IN FRONT OF THE OFFICE LOCATION, SHALL BE INSTALLED. 8 ADDITIONAL TEMPORARY PARKING SPACES, WITH NO OVERNIGHT PARKING ALLOWED, SHALL BE INSTALLED AROUND THE PROPOSED BUILDINGS AND ALSO SHALL BE STRIPED OUTSIDE THE DESIGNATED FIRE LANES.

b ) NO RV'S, BOATS, OR TRAILERS SHALL BE ALLOWED TO BE PARKED, STORED, OR MAINTAINED ON PROPERTY AT ANY TIME.

c ) FIRE LANES SHALL BE OPEN AND ACCESSIBLE BY FIRE PROTECTION OR EMERGENCY VEHICLES AT ALL TIMES.

3 ) DEVELOPMENT REGULATIONS :

SETBACKS :

a ) FRONT YARD SETBACKS FOR HARDEMAN BOULEVARD AND FM 156 - 20 FEET FROM PROPERTY LINE.

b ) SIDE YARD SETBACKS FOR ORCHID DRIVE - 10 FEET FROM PROPERTY LINE.

c ) REAR YARD SETBACK - 10 FEET FROM PROPERTY LINE.

d ) REAR YARD SETBACK FOR BUILDING ' B ' ( AS SHOWN ON PLOT PLAN ) - 5 FEET ON NORTH AND EAST SIDES OF THIS BUILDING TO PROPERTY LINE.

e ) REAR YARD SETBACK FOR BUILDING ' A ' - 10 FEET ON NORTH SIDE OF BUILDING.

BUILDING HEIGHT :

MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 35 FEET FOR ALL BUILDINGS.

LOT COVERAGE :

MAXIMUM LOT COVERAGE FOR ALL BUILDINGS SHALL BE NO MORE THAN 42% LOT COVERAGE OR 49,891 TOTAL SQUARE FEET FOR 1ST FLOOR FOOTPRINT.

LANDSCAPING :

A LANDSCAPING BUFFER OF 20 FOOT MINIMUM WIDTH SHALL BE INSTALLED ALONG HARDEMAN BOULEVARD AND A 15 MINIMUM WIDTH ALONG FM 156 FRONTAGES. LANDSCAPE BUFFER ON THESE FRONTAGES SHALL BE PLANTED IN FRONT OF A PLANNED EIGHT ( 8 ) FOOT HIGH MASONRY WALL AND SHALL BE MOUNDED BERM CONFIGURATIONS.

EXISTING TREES SHALL REMAIN IN PLACE AND INCORPORATED INTO THE OVERALL SITE LANDSCAPE PLAN TO THE MAXIMUM EXTENT POSSIBLE.

A LANDSCAPING BUFFER OF 10 FOOT MINIMUM SHALL BE INSTALLED ALONG ORCHID DRIVE FRONTAGE. LANDSCAPE BUFFER SHALL BE PLANTED IN FRONT OF PLANNED EIGHT ( 8 ) FOOT HIGH MASONRY WALL AND SHALL USE A BERM ALONG THIS FRONTAGE.

LANDSCAPE BUFFER MATERIALS SHALL BE TYPE E AS DESCRIBED IN ORDINANCE AND INCLUDE, AT A MINIMUM ( PER EVERY 100 LINEAR FEET ) : ONE ( 1 ) CANOPY TREE WITH A MINIMUM HEIGHT OF 20 FEET, TWO ( 2 ) ACCENT TREES WITH A MINIMUM OF 10 FEET AND EIGHT OR MORE SHRUBS PLANTED IN BERMS LOCATED ALONG FM 156, HARDEMAN BOULEVARD AND ORCHID DRIVE.

JTX STORAGE AGREES TO MAINTAIN THE LANDSCAPING OF THE PROPERTY OWNED BY HARDEMAN ESTATES HOA LOCATED FROM THE WEST PROPERTY LINE AND TO BACK OF CURB ALONG ORCHID DRIVE.

A FINAL LANDSCAPE PLAN INCORPORATING ABOVE LISTED CHANGES AND REVISED TO MATCH REVISED SITE PLAN MUST BE SUBMITTED FOR CITY REVIEW PRIOR TO ISSUANCE OF A BUILDING PERMIT.

ARCHITECTURAL TREATMENTS :

BUILDING AND SITE IMPROVEMENTS SHALL ALSO INCLUDE ' OLD WEST ' FEATURES AND SHALL INCLUDE, AT A MINIMUM : WAGON WHEELS, HITCHING POST, CEDAR RAILING, AND A WAGON.

A MASONRY WALL, AT LEAST 8 FEET HIGH WITH MASONRY COLUMNS, SHALL BE INSTALLED ALONG ORCHID DRIVE, HARDEMAN BOULEVARD, AND FM 156.

SIGNAGE :

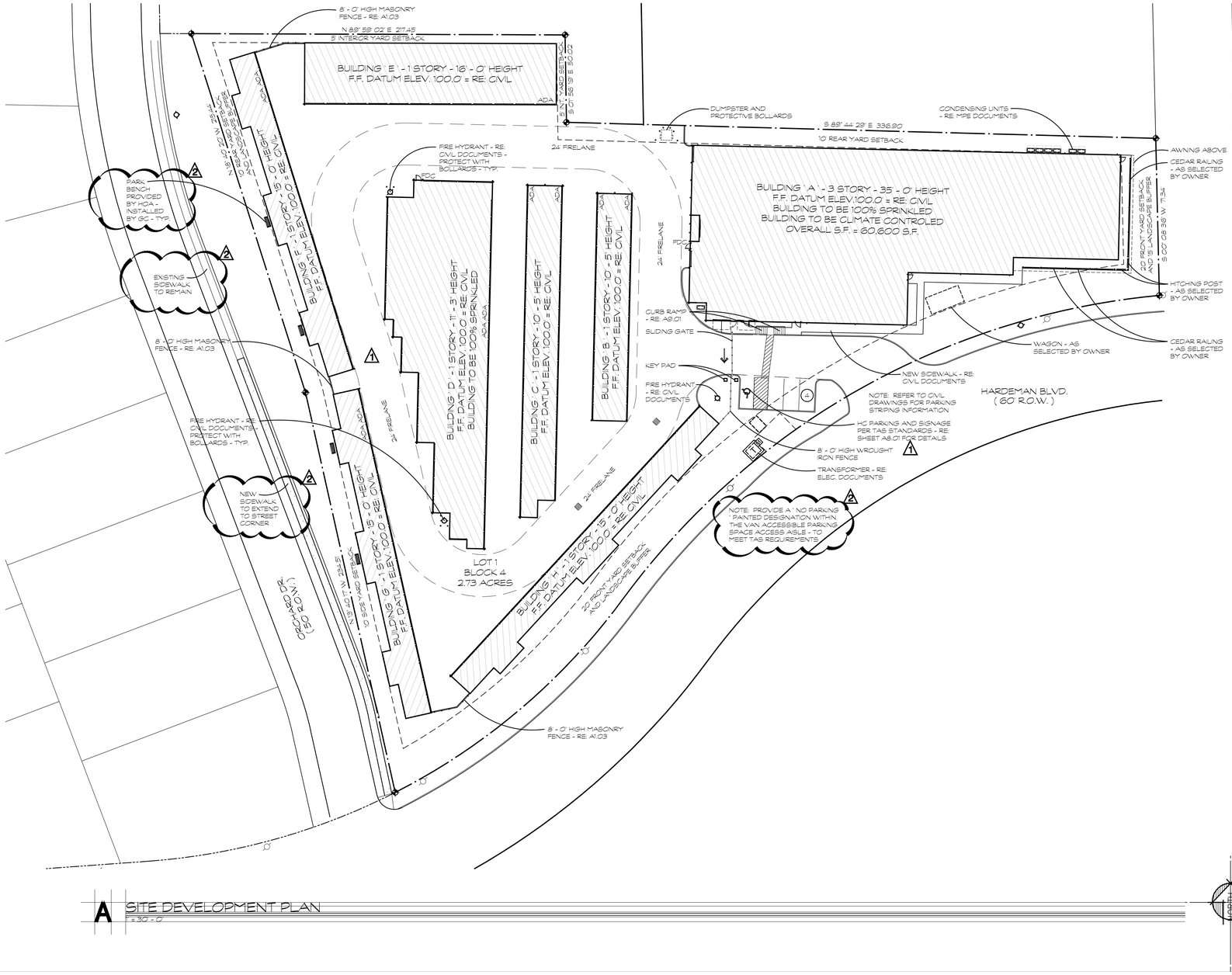
ONE MONUMENT SIGN, IN ACCORDANCE WITH CITY SIGN ORDINANCE REGULATIONS, SHALL BE ALLOWED ON FM 156 FRONTAGE AND HARDEMAN BOULEVARD FRONTAGES SOLELY. NO WALL SIGNS OR POLE SIGNS ARE ALLOWED. BUILDING UNIT NUMBERS OR LETTERING IS ALLOWED.

ILLUMINATION :

ANY PROPOSED LIGHTING SHALL NOT REFLECT TOWARD OR SHINE ONTO ANY RESIDENTIAL, INCLUDING SINGLE AND MULTI-FAMILY RESIDENCES.

BUILDING EXTERIOR COLOR :

PRIOR TO ANY BUILDING PERMIT, THE BUILDING SHALL MEET WITH THE HARDEMAN ESTATES HOMEOWNERS ASSOCIATION TO REVIEW BUILDING COLOR SCHEME TO BE INSTALLED.




**A** SITE DEVELOPMENT PLAN
1" = 30' - 0"

## SITE PLAN / GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON PLANS AT THE EXISTING SITE PRIOR TO BIDDING. THE ARCHITECT SHALL BE NOTIFIED OF CONFLICTS, VARIATIONS, OR DISCREPANCIES PRIOR TO SUBMITTAL OF A BID.

2. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS. FAILURE TO DO SO PRIOR TO CONSTRUCTION INDICATES THE CONTRACTORS ASSUMPTION OF ALL RESPONSIBILITY RELATED TO THE CONFLICTS IN THE FIELD.

3. REFER TO CIVIL DOCUMENTS FOR FINISH GRADES. EXACT GRADES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO THE START OF WORK.

4. THE CONTRACTOR SHALL COORDINATE WITH LANDSCAPING AND SHALL SUPPLY SLEEVES AS REQUIRED FOR COMPLETE INSTALLATION AND IRRIGATION SYSTEM, SITE LIGHTING, ETC.

5. REFER TO CIVIL DRAWINGS FOR ALL SITE CONCRETE /FLAT WORK, CURBS, AND DRIVES.

6. ALL FLAT WORK TO SLOPE AWAY FROM BULDING TO CREATE POSITIVE WATER FLOW AWAY FROM OCCUPIED SPACES.

7. GENERAL CONTRACTOR TO INSTALL CONCRETE PADS AS REQUIRED FOR ALL MECHANICAL / ELECTRICAL EQUIPMENT, TRANSFORMERS, ETC.

8. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF ALL SERVICES (I.E., SANITARY SEWER, STORM, WATER, TELEPHONE, ETC.) PRIOR TO SUBMITTING A BID. NO ADDITIONAL COST WILL BE CONSIDERED AFTER THE AWARD OF THE CONTRACT.

9. THE CONTRACTOR SHALL LOCATE ALL ROOF DRAINS, DOWN SPOUTS, ETC. AND SHALL COLLECT WATER AND SHALL ROUTE TO CREATE POSITIVE RUN-OFF A MINIMUM OF 10'-0" AWAY FROM THE BUILDING ( REFER TO CIVIL DRAWINGS ).

10. CONTRACTOR SHALL VERIFY WITH THE OWNER ALL AREAS TO RECEIVE LANDSCAPING AND THE AREAS WHERE THE CONTRACTOR SHALL LEAVE ROUGH GRADE BELOW FINISH GRADES SHOWN ON PLANS. PLANS SHOW FINISH GRADES UNLESS NOTED OTHERWISE.

11. THE CONTRACTOR SHALL FENCE THE CONSTRUCTION AREAS AS REQUIRED AND/OR INSTRUCTED BY THE OWNER/ARCHITECT TO SECURE THE AREA AND TO ELIMINATE THE PUBLIC FROM THE CONSTRUCTION SITE.

12. ALL STAGING ON THE SITE AND SCHEDULING OF SITE WORK SHALL BE CLOSELY COORDINATED WITH THE OWNER AND THE CITY DEPARTMENTS ( I.E. FIRE DEPARTMENT ) AS TO MINIMIZE INTERRUPTION TO THE NORMAL OPERATION OF EXISTING ADJACENT FACILITIES.

13. NO INTERRUPTION OF SERVICES TO ADJACENT EXISTING OPERATIONS WILL BE PERMITTED WITHOUT PERMISSION OF THE OWNER AND A MINIMUM OF 3 DAYS WRITTEN NOTICE.

14. THE CONTRACTOR SHALL PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO THE EXISTING CONSTRUCTION AND / OR SITE AREAS NOT TO BE REMOVED UNDER THIS CONTRACT AND ANY AND ALL ITEMS INDICATED TO REMAIN IN PLACE.

15. ALL PUBLIC PARKING SPACES SHALL BE 9 - 0" WIDE BY 18-0" LONG PAVED UNLESS DESIGNATED FOR THE HANDICAPPED, IN WHICH CASE THEY SHALL BE 8 - 0" WIDE PARKING SPACES WITH A 5 - 0" WIDE ( 8 - 0" FOR VANS ) BY 18 - 0" DEEP AISLE AND SHALL BE MARKED PER ANSI A117.1 / ADA / TAS AND OTHER STATE REQUIREMENTS.

## UNIT MIX

| BLDG | BLDG SIZE | 5' x 5' | 5' x 10' | 10' x 10' | 10' x 15' | 10' x 20' | 10' x 25' | 10' x 30' | 12' x 35' | | TOTALS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| CLIMATE CONTROLLED | | | | | | | | | | | |
| BUILDING A - 1F | 20,200 | 1 | 8 | 7 | 19 | 35 | 5 | 6 | 0 | | 81 |
| ACCESSIBLE UNITS | | 1 | -- | -- | 2 | 2 | 1 | 1 | -- | | 7 |
| BUILDING A - 2F | 20,200 | 2 | 16 | 88 | 17 | 6 | 0 | 0 | 0 | | 130 |
| ACCESSIBLE UNITS | | -- | 2 | 6 | 1 | 1 | -- | -- | -- | | 10 |
| BUILDING A - 3F | 20,200 | 2 | 57 | 93 | 10 | 0 | 0 | 0 | 0 | | 162 |
| ACCESSIBLE UNITS | | -- | 3 | 9 | -- | -- | -- | -- | -- | | 8 |
| | | | | | | | | | | | |
| TOTALS | 60,600 | 6 | 86 | 200 | 48 | 44 | 6 | 7 | 0 | | 398 |
| NON-CLIMATED CONTROLLED | | | | | | | | | | | |
| BUILDING B | 2,800 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | | 24 |
| ACCESSIBLE UNITS | | -- | -- | 2 | -- | -- | -- | -- | -- | | 2 |
| BUILDING C | 3,700 | 0 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | | 35 |
| ACCESSIBLE UNITS | | -- | -- | 2 | -- | -- | -- | -- | -- | | 2 |
| BUILDING D | 9,350 | 0 | 0 | 10 | 1 | 12 | 4 | 14 | 0 | | 41 |
| ACCESSIBLE UNITS | | -- | -- | -- | -- | -- | 1 | 1 | -- | | 2 |
| BUILDING E | 5,040 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | | 11 |
| ACCESSIBLE UNITS | | -- | -- | -- | -- | -- | -- | -- | 1 | | 1 |
| BUILDING F | 3,200 | 0 | 0 | 0 | 11 | 6 | 0 | 0 | 0 | | 17 |
| ACCESSIBLE UNITS | | -- | -- | -- | 1 | 1 | -- | -- | -- | | 2 |
| BUILDING G | 3,200 | 0 | 0 | 0 | 11 | 6 | 0 | 0 | 0 | | 17 |
| ACCESSIBLE UNITS | | -- | -- | -- | 1 | 1 | -- | -- | -- | | 2 |
| BUILDING H | 3,500 | 0 | 0 | 0 | 14 | 7 | 0 | 0 | 0 | | 21 |
| ACCESSIBLE UNITS | | -- | -- | -- | -- | -- | -- | -- | -- | | --- |
| | | | | | | | | | | | |
| TOTALS | 30,590 | 0 | 0 | 69 | 37 | 31 | 4 | 14 | 11 | | 158 |
| ACCESSIBLE UNITS | | -- | -- | 4 | 2 | 2 | 1 | 1 | 1 | | 11 |
| | | | | | | | | | | | |
| OVERALL TOTALS | 91,190 | 6 | 86 | 273 | 88 | 77 | 11 | 22 | 12 | | 575 |

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2225 E. RANDOL MILL RD, STE 634, ARLINGTON, TX 76011 972-438-4590 www.hbjarch.com

NEW SELF STORAGE FACILITY :
**JUSTIN SELF STORAGE**
103 HARDEMAN BLVD
FOR : JTX STORAGE

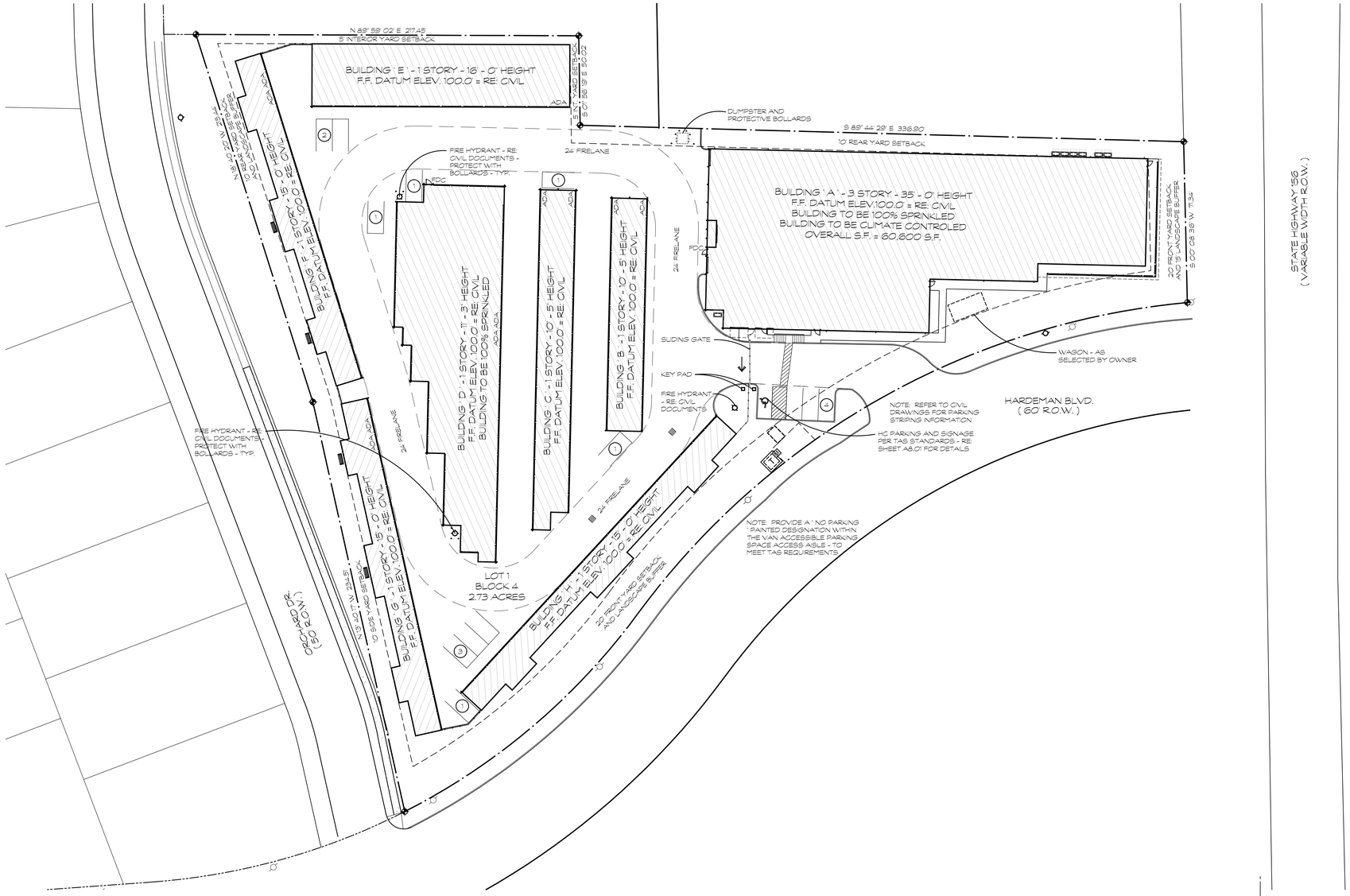
REGISTERED ARCHITECT JAMES W. JOHNSON 21759 STATE OF TEXAS
04-04-22

| | |
|---|---|
| PROJECT# | 1618 |
| DRWN BY | PMM |
| CHKD BY | JWJ |
| DATE | 04-04-22 |
| ISSUED | 09-29-20 |
| REVISION 2 | 04-04-22 |

*CONSTRUCTION DOCUMENTS DATED 09-29-20*

**SITE DEVELOP. PLAN**

SHEET NUMBER
**A1.02**
2 OF 52




**A** SITE PARKINGPLAN
1" = 30' - 0"

## SITE PLAN / GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON PLANS AT THE EXISTING SITE PRIOR TO BIDDING. THE ARCHITECT SHALL BE NOTIFIED OF CONFLICTS, VARIATIONS, OR DISCREPANCIES PRIOR TO SUBMITTAL OF A BID.

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## PARKING TABULATION

TOTAL PARKING REQUIRED = REFER TO CONDITIONS OF APPROVAL

TOTAL PARKING PROVIDED = ( 14 ) SPACES

TOTAL HC PARKING PROVIDED = ( 1 ) SPACE

TOTAL HC PARKING REQUIRED = ( 1 ) SPACE

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NEW SELF STORAGE FACILITY :
**JUSTIN SELF STORAGE**
103 HARDEMAN BLVD
**FOR : JTX STORAGE**

REGISTERED ARCHITECT JOHN WILLIAM JOHNSON 21759 STATE OF TEXAS
04-04-22

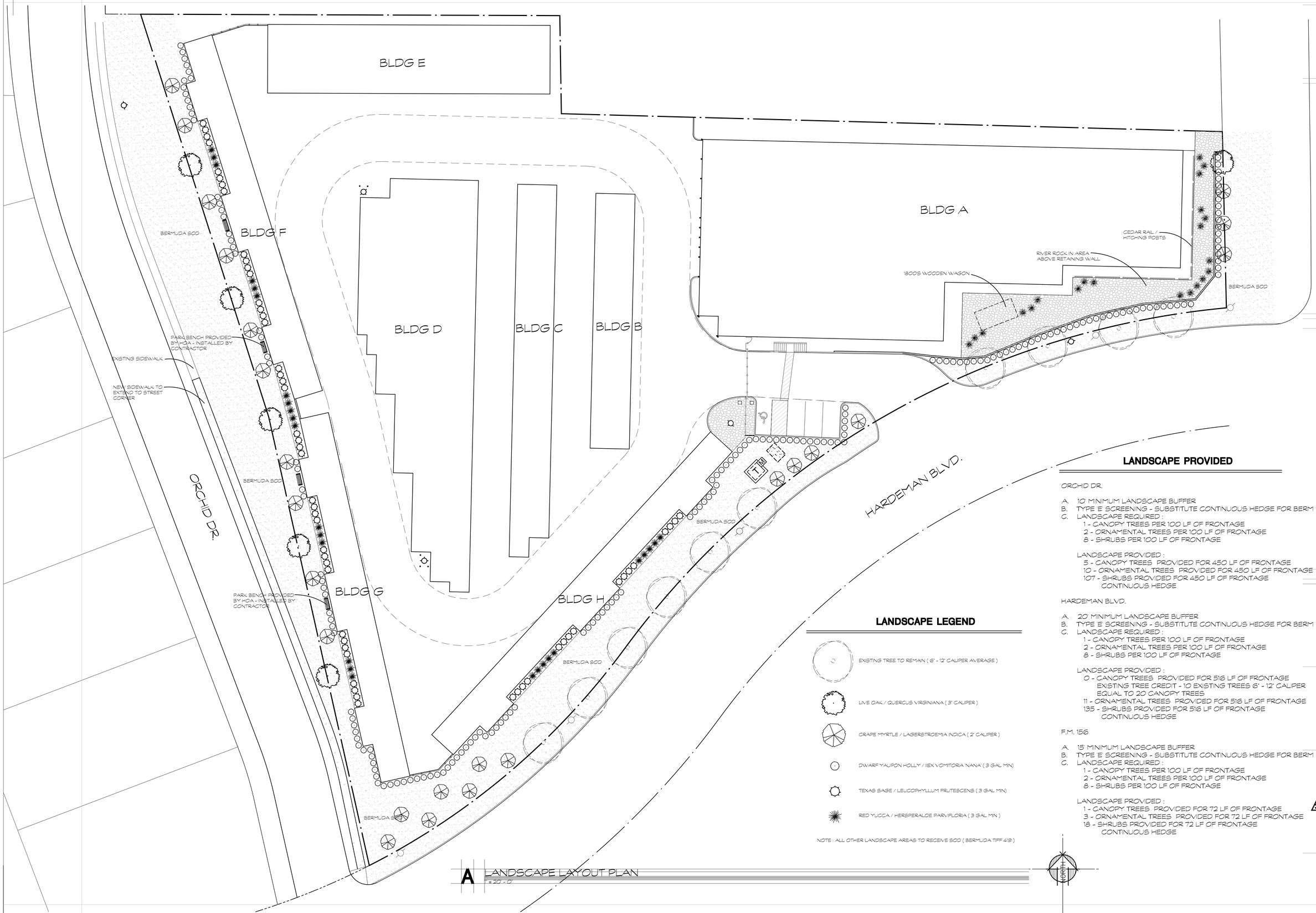
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|---|---|
| PROJECT# | 1818 |
| DRWN BY | PMM |
| CHKD BY | JWJ |
| DATE | 04-04-22 |
| ISSUED | 09-29-20 |
| REVISION 2 | 04-04-22 |

*CONSTRUCTION DOCUMENTS DATED 09-29-20*

2

**SITE PARKING PLAN**

SHEET NUMBER
**A1.02P**
X OF 52




A LANDSCAPE LAYOUT PLAN
1" = 20' - 0"

## LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN ( 6" - 12" CALIPER AVERAGE )
- LIVE OAK / QUERCUS VIRGINIANA ( 3" CALIPER )
- CRAPE MYRTLE / LAGERSTROEMIA INDICA ( 2" CALIPER )
- DWARF YAUPON HOLLY / IIEX VOMITORIA 'NANA' ( 3 GAL MIN)
- TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS ( 3 GAL MIN)
- RED YUCCA / HERSPERALOE PARVIFLORIA ( 3 GAL MIN )

NOTE : ALL OTHER LANDSCAPE AREAS TO RECEIVE SOD ( BERMUDA TIFF 419 )

## LANDSCAPE PROVIDED

ORCHID DR.

A. 10' MINIMUM LANDSCAPE BUFFER
B. TYPE 'E' SCREENING - SUBSTITUTE CONTINUOUS HEDGE FOR BERM
C. LANDSCAPE REQUIRED :
   1 - CANOPY TREES PER 100 LF OF FRONTAGE
   2 - ORNAMENTAL TREES PER 100 LF OF FRONTAGE
   8 - SHRUBS PER 100 LF OF FRONTAGE

LANDSCAPE PROVIDED :
   5 - CANOPY TREES PROVIDED FOR 450 LF OF FRONTAGE
   10 - ORNAMENTAL TREES PROVIDED FOR 450 LF OF FRONTAGE
   107 - SHRUBS PROVIDED FOR 450 LF OF FRONTAGE
   CONTINUOUS HEDGE

HARDEMAN BLVD.

A. 20' MINIMUM LANDSCAPE BUFFER
B. TYPE 'E' SCREENING - SUBSTITUTE CONTINUOUS HEDGE FOR BERM
C. LANDSCAPE REQUIRED :
   1 - CANOPY TREES PER 100 LF OF FRONTAGE
   2 - ORNAMENTAL TREES PER 100 LF OF FRONTAGE
   8 - SHRUBS PER 100 LF OF FRONTAGE

LANDSCAPE PROVIDED :
   0 - CANOPY TREES PROVIDED FOR 516 LF OF FRONTAGE
   EXISTING TREE CREDIT - 10 EXISTING TREES 6" - 12" CALIPER EQUAL TO 20 CANOPY TREES
   11 - ORNAMENTAL TREES PROVIDED FOR 516 LF OF FRONTAGE
   135 - SHRUBS PROVIDED FOR 516 LF OF FRONTAGE
   CONTINUOUS HEDGE

F.M. 156

A. 15' MINIMUM LANDSCAPE BUFFER
B. TYPE 'E' SCREENING - SUBSTITUTE CONTINUOUS HEDGE FOR BERM
C. LANDSCAPE REQUIRED :
   1 - CANOPY TREES PER 100 LF OF FRONTAGE
   2 - ORNAMENTAL TREES PER 100 LF OF FRONTAGE
   8 - SHRUBS PER 100 LF OF FRONTAGE

LANDSCAPE PROVIDED :
   1 - CANOPY TREES PROVIDED FOR 72 LF OF FRONTAGE
   3 - ORNAMENTAL TREES PROVIDED FOR 72 LF OF FRONTAGE
   18 - SHRUBS PROVIDED FOR 72 LF OF FRONTAGE
   CONTINUOUS HEDGE

NORTH

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NEW SELF STORAGE FACILITY :
JUSTIN SELF STORAGE
103 HARDEMAN BLVD JUSTIN, TX
FOR : JTX STORAGE

REGISTERED ARCHITECT
JOHNSON
21759
STATE OF TEXAS
3-30-22

| | |
|---|---|
| PROJECT# | 1818 |
| DRWN BY | PMM |
| CHKD BY | JWJ |
| DATE | 02-28-22 |
| ISSUED | 09-29-20 |
| REVISION 3 | 02-28-22 |

CONSTRUCTION DOCUMENTS DATED 09-29-20

3 LANDSCAPE LAYOUT PLAN

SHEET NUMBER
L1
1 OF 1

# R Series
## 12″ Angle Shades

**UL LISTED FOR WET LOCATIONS**



**RAS12-SG**
Shade Only.
Shown with optional
RGN15-SG Goose Neck

**RAS12-GA**
Shade Only.
Shown with optional
RGN15-GA Goose Neck
and RWG12-GA Wire Guard



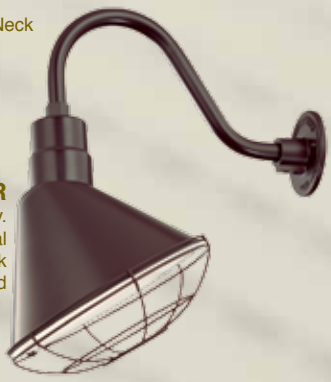
Galvanized
finishes may be
inconsistant



**RAS12-SR**
Shade Only.
Shown with optional
RGN15-SR Goose Neck



**RAS12-SB**
Shade Only.
Shown with optional
RGN15-SB Goose Neck



**RAS12-ABR**
Shade Only.
Shown with optional
RGN15-ABR Goose Neck
and RWG12-ABR Wire Guard

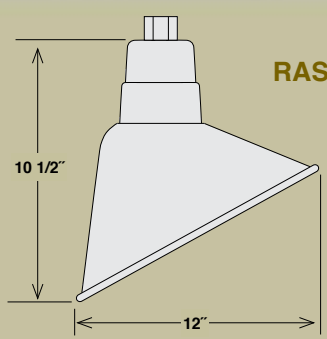
**RAS12-WH**
Shade Only.
Shown with optional
RGN15-WH Goose Neck



### EASY TO ORDER:

1. Choose a Shade
2. Choose a Goose Neck
3. Wire Guard Optional

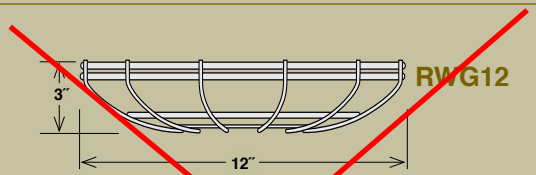
## Angle Shades




**RAS12**

| ITEM # | WIDTH | LAMPS | WIRE | FINISH |
|---|---|---|---|---|
| RAS12-ABR | 12″ | Med. 200W A21 | 100″ | Architectural Bronze |
| RAS12-GA | 12″ | Med. 200W A21 | 100″ | Galvanized |
| RAS12-SB | 12″ | Med. 200W A21 | 100″ | Satin Black |
| RAS12-SG | 12″ | Med. 200W A21 | 100″ | Satin Green |
| RAS12-SR | 12″ | Med. 200W A21 | 100″ | Satin Red |
| RAS12-WH | 12″ | Med. 200W A21 | 100″ | White |

## Wire Guards

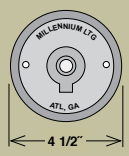


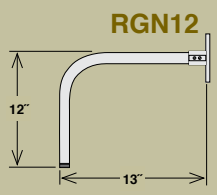

**RWG12**

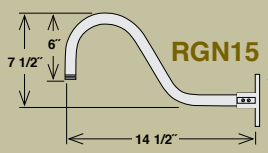
| ITEM # | WIDTH | FINISH |
|---|---|---|
| RWG12-ABR | 12″ | Architectural Bronze |
| RWG12-GA | 12″ | Galvanized |
| RWG12-SB | 12″ | Satin Black |
| RWG12-SG | 12″ | Satin Green |
| RWG12-SR | 12″ | Satin Red |
| RWG12-WH | 12″ | White |

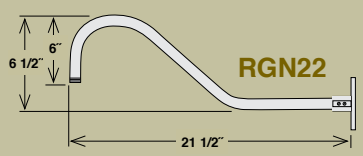
# Goose Necks (Actual Photos Shown on Page 58)

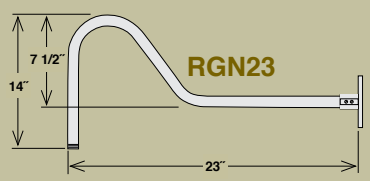
Back Plate included with goose neck

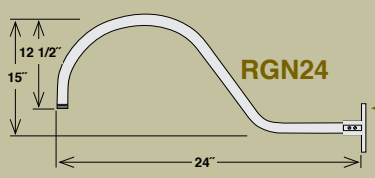


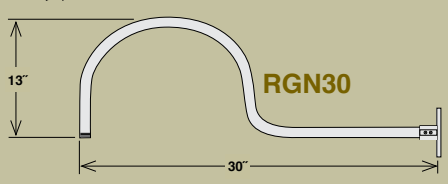



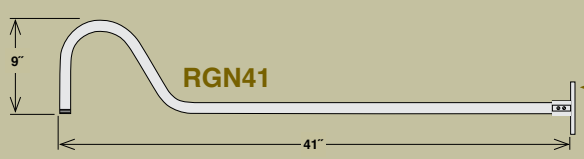




| ITEM # | ID | LENGTH | FINISH |
|---|---|---|---|
| RGN12-ABR | 3/4″ | 13″ | Architectural Bronze |
| RGN12-GA | 3/4″ | 13″ | Galvanized |
| RGN12-SB | 3/4″ | 13″ | Satin Black |
| RGN12-SG | 3/4″ | 13″ | Satin Green |
| RGN12-SR | 3/4″ | 13″ | Satin Red |
| RGN12-WH | 3/4″ | 13″ | White |
| RGN15-ABR | 3/4″ | 14 1/2″ | Architectural Bronze |
| RGN15-GA | 3/4″ | 14 1/2″ | Galvanized |
| RGN15-SB | 3/4″ | 14 1/2″ | Satin Black |
| RGN15-SG | 3/4″ | 14 1/2″ | Satin Green |
| RGN15-SR | 3/4″ | 14 1/2″ | Satin Red |
| RGN15-WH | 3/4″ | 14 1/2″ | White |
| RGN22-ABR | 3/4″ | 21 1/2″ | Architectural Bronze |
| RGN22-GA | 3/4″ | 21 1/2″ | Galvanized |
| RGN22-SB | 3/4″ | 21 1/2″ | Satin Black |
| RGN22-SG | 3/4″ | 21 1/2″ | Satin Green |
| RGN22-SR | 3/4″ | 21 1/2″ | Satin Red |
| RGN22-WH | 3/4″ | 21 1/2″ | White |
| RGN23-ABR | 3/4″ | 23″ | Architectural Bronze |
| RGN23-GA | 3/4″ | 23″ | Galvanized |
| RGN23-SB | 3/4″ | 23″ | Satin Black |
| RGN23-SG | 3/4″ | 23″ | Satin Green |
| RGN23-SR | 3/4″ | 23″ | Satin Red |
| RGN23-WH | 3/4″ | 23″ | White |
| RGN24-ABR | 3/4″ | 24″ | Architectural Bronze |
| RGN24-GA | 3/4″ | 24″ | Galvanized |
| RGN24-SB | 3/4″ | 24″ | Satin Black |
| RGN24-SG | 3/4″ | 24″ | Satin Green |
| RGN24-SR | 3/4″ | 24″ | Satin Red |
| RGN24-WH | 3/4″ | 24″ | White |
| RGN30-ABR | 3/4″ | 30″ | Architectural Bronze |
| RGN30-GA | 3/4″ | 30″ | Galvanized |
| RGN30-SB | 3/4″ | 30″ | Satin Black |
| RGN30-SG | 3/4″ | 30″ | Satin Green |
| RGN30-SR | 3/4″ | 30″ | Satin Red |
| RGN30-WH | 3/4″ | 30″ | White |
| RGN41-ABR | 3/4″ | 41″ | Architectural Bronze |
| RGN41-GA | 3/4″ | 41″ | Galvanized |
| RGN41-SB | 3/4″ | 41″ | Satin Black |
| RGN41-SG | 3/4″ | 41″ | Satin Green |
| RGN41-SR | 3/4″ | 41″ | Satin Red |
| RGN41-WH | 3/4″ | 41″ | White |

**ORDINANCE NUMBER _____**

**AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AN AMENDMENT TO THE PREVIOUS PLANNED DEVELOPMENT (PD-GB) FOR JUSTIN SELF-STORAGE APPROXIMATELY 100 FEET WEST FROM THE INSTERSECTION OF FM 156 AND HARDEMAN BOULEVARD HAVING THE LEGAL DESCRIPTION A0207A F.B. BORDEN, TR 8G (PT) 2.725 ACRES, DENTON COUNTY, TEXAS; PROVIDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the landowners authorized the applicant (Justin Self-Storage) of property legally described as A0207A F.B. BORDEN, TR 8G (PT), zoned as Planned Development-General Business, Justin, Denton County, TX, requested an Amendment to the previous approved Planned Development; and

**WHEREAS**, the Planning and Zoning Commission of the City of Justin (the "Commission"), in compliance with the laws of the State of Texas, gave the requisite notices by publication and otherwise, and held public hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard; and

**WHEREAS**, having reviewed the request the Commission determined that the change of the proposed SUP was compatible with surrounding uses and the City's Future Land Use Plan and recommended approval of this Ordinance; and

**WHEREAS**, the City Council of the City of Justin, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, having held public hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard, and having considered the recommendation of the Planning and Zoning Commission, has determined that the proposed amendment is approved and made a part of this ordinance with the following conditions:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:**

**Section 1.** **Incorporation of Premises**. That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

**Section 2.** That the Zoning Ordinance of Justin, Texas, regulating property legally described as legally described as A0207A F.B. BORDEN, TR 8G (PT), Justin, Denton County, Texas, is amended to establish accordingly as further described in the attached documents.

**Section 3.** **Applicable Regulations/Zoning Ordinance and Zoning Map Amended**. Development and use of the property shall follow this ordinance, including all Exhibits thereto as

amended hereby, the Code of Ordinances of the City of Justin, Texas, and all applicable state and federal law.

**Section 4. Cumulative/Repealer Clause.** This ordinance shall be cumulative of all provisions of state or federal law and all ordinances of the City of Justin, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

**Section 5. Severability Clause.** If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portions of this ordinance, or the Comprehensive Zoning Ordinance, Chapter 52 of the City of Justin Code of Ordinances, and the remaining portions shall remain in full force and effect.

**Section 6. Effective Date.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

_____
Elizabeth Woodall, Mayor

ATTEST:

_____
Brittany Andrews, City Secretary

Approved as to form:

_____
City Attorney