PLANNING & ZONING COMMISSION MEETING
TUESDAY, APRIL 18, 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. Briefing regarding the March 28th and April 11th Council Meetings

   a. Temporary Batch Plant Reatta Ridge (March 28th)
   b. Comprehensive Plan (March 28th)
   c. Ch. 52 rewrite (April 11th)
   d. Timberbrook Ph. 7-9 Planned Development (April 11th)

C. Discuss Ch. 52 rewrite

D. Discuss Developers Agreement Process

E. Discuss Training Opportunities for the Commission

F. Discuss update on the Atmos Gas line extension to Justin Town Square

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

H. Discuss regular agenda items.

I. 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 April 18, 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. ACTION ITEMS:

A. Consider and act upon a Preliminary Plat for Wildflower Ridge Addition Lots 1-12, Block A generally located northwest from Boss Range Road and Range Road.

5. PUBLIC HEARING:

A. Conduct a Public Hearing to hear concerns for or against amending the Planned-Development (SF-1 PD-508) 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.

B. Consider and act upon a recommendation to City Council for an amendment to the 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.

C. Conduct a Public Hearing to hear concerns for or against amending the Planned-Development (SF-2 and GB PD-722) for LaDera Farms legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.

D. Consider and act upon a recommendation to City Council for an amendment to the Planned Development (SF-2 and GB PD-722) for LaDera Farms legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.

6. FUTURE AGENDA ITEMS:

A. Bar S Ranch Addition

B. Timberbrook Commercial

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 14th Day of April 2023 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

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
April 18, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services
PROJECT: Consider and act upon a Preliminary Plat for Wildflower Ridge Addition Lots 1-12, Block A generally located northwest from Boss Range Road and Range Road.

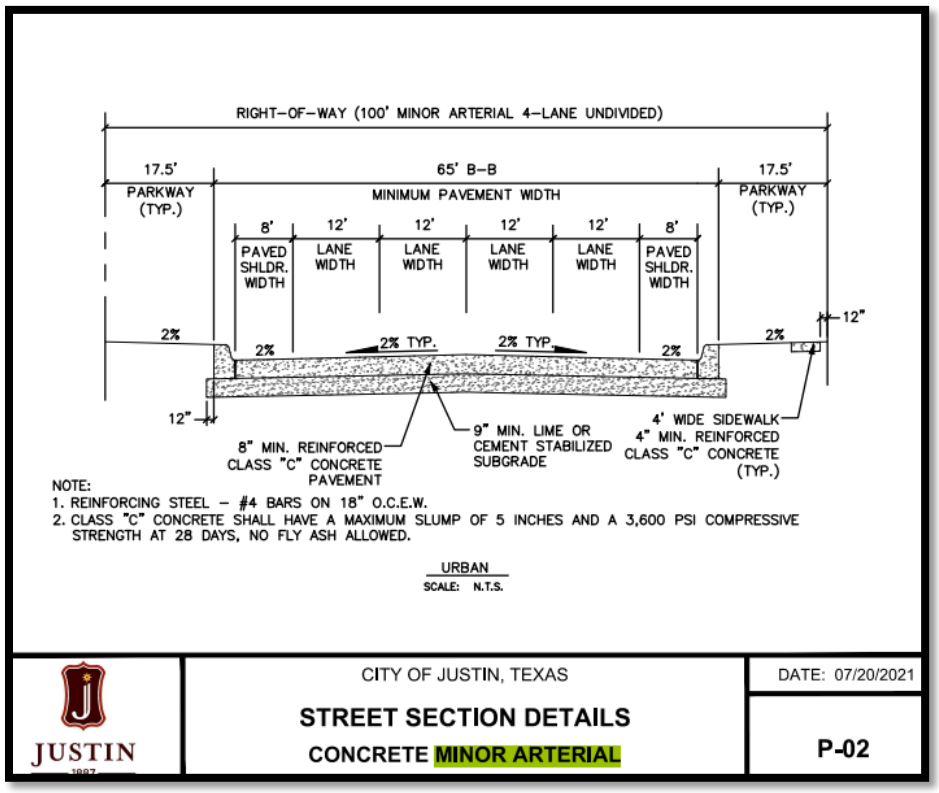
APPLICANT: Jeremy Blad, Valley Quest Design; Dan Jenkins, New Core Development (owner)

EXECUTIVE SUMMARY: The Applicant is requesting a preliminary plat in the Extraterritorial Jurisdiction (ETJ) to create twelve lots ranging from 2 acres to 4.09 acres. The City will not be providing any services to the property (water, sewer, roads).

DETAILS: A proposed Developers Agreement was submitted to Staff to bring to City Council in the middle of 2022 for this piece of property and an additional piece of property. However, an agreement for a larger subdivision could not be reached between the developer and the City. Therefore, the owner of the property is proposing a twelve lot subdivision without city services.

ACCESS & SERVICES: There is one access point off of Range Road and a 60' private access easement for the development. The services utilized will be septic and well water, which is permitted through Denton County and TCEQ.

ROW DEDICATION: According to the Comprehensive Plan Range Road is considered a Minor Arterial roadway. The street section requires a 50' ROW from the center line (the other 50' will be acquired from the other property on the other side of Range Road, when developed) to plan for improving Range Road in the future. Currently, the Preliminary Plat does not show this, however, the Applicant has stated they are willing to dedicate the requisite 50'. Staff is expecting an updated preliminary plat to be submitted no later than April 13, 2023.



ACTION CONSIDERED:

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

STAFF ANALYSIS:

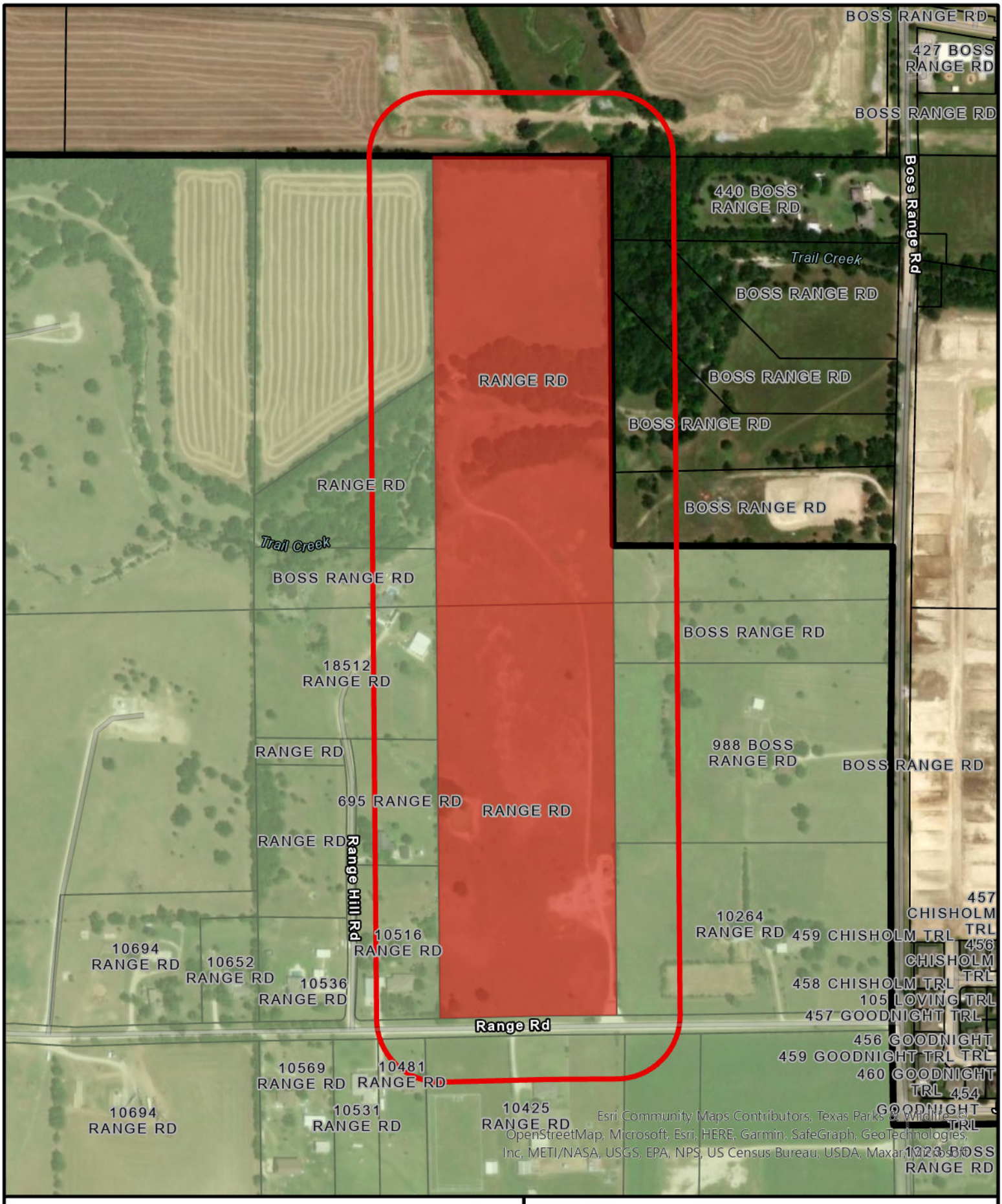
The twelve-lot proposed subdivision is outside City limits and in the ETJ. According to State Law, cities can only enforce the subdivision regulations (Infrastructure and roads) on properties in the ETJ. After thorough review, all of the requisite conditions are met except for the 50’ ROW dedication off of Range Road.

STAFF RECOMMENDATION:

Staff recommends approval. The application was updated on April 14, 2023, to include the preliminary plat with the required 50' Right-of-Way. The Preliminary plat meets all other requisite conditions.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation



Legend

Wildflower Ridge

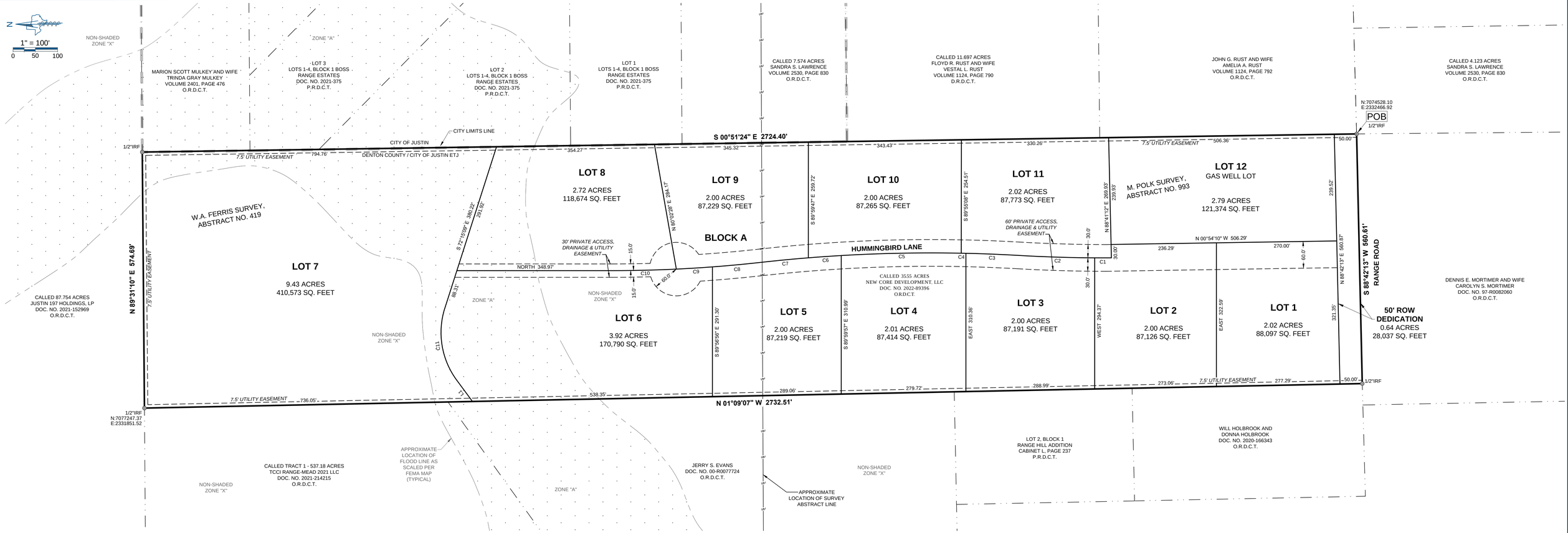
200ft Notice Radius

0 190 380 570 US Feet

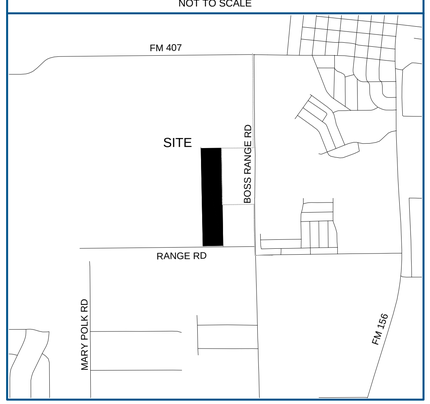
N

Wildflower Ridge
Proposed Preliminary Plat

Dated: 04/05/23



VICINITY MAP
NOT TO SCALE



LEGEND

PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS

JOB NUMBER	2104.040-08
DATE	04/12/2023
REVISION	-
DRAWN BY	TAR

EAGLE SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **NEW CORE DEVELOPMENT, LLC** is the owner of a 35.55 acre track of land out of the W.A. Ferris Survey, Abstract Number 419 and the M. Polk Survey, Abstract Number 993 situated in Denton County, Texas and being all of a called 35.55 acre tract of land conveyed to New Core Development, LLC by General Warranty Deed with Vendor's Lien of record in Document Number 2022-89395 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in or near the center of Range Road at the Southwest corner of a tract of land conveyed to John G. Rust and wife Amelia A. Rust by deed of record in Volume 1124, Page 792 of said Official Public Records, the Northwest corner of a called 4.123 acre tract of land conveyed to Sandra S. Lawrence by deed of record in Volume 2530, Page 830 of said Official Records, the Northeast corner of a tract of land conveyed to Dennis E. Mortimer and Carolyn S. Mortimer by deed of record in Document Number 97-R0082060 of said Official Records, also being the Southeast corner of said 35.55 acre tract

THENCE S 88°42'13" W, along or near the center of Range Road, being the North line of said Mortimer tract, also being the common South line of said 35.55 acre tract, a distance of 560.61 feet to a 1/2" iron rod found at the Southwest corner of a tract of land conveyed to Will Holbrook and Donna Holbrook by deed of record in Document Number 2020-166343 of said Official Records, also being the Southwest corner of said 35.55 acre tract;

THENCE N 01°09'07" W, along the West line of said 35.55 acre tract, being in part the common East line of said Holbrook tract, being in part the common East line of Lot 2, Block 1, Range Hill Addition, a subdivision of record in Cabinet L, Page 237 of the Plat Records of Denton County, Texas, being in part the common East line of a tract of land conveyed to Jerry S. Evans by deed of record in Document Number 00-R0077724 of said Official Records, and also being the common East line of a called 537.18 acre tract of land described as Tract 1 conveyed to TCCI Range-Mead 2021 LLC by deed of record in Document Number 2021-214215 of said Official Records, a distance of 2732.51 feet to a 1/2" iron rod found in the South line of a called 87.754 acre tract of land conveyed to Justin 197 Holdings, LP by deed of record in Document Number 2021-152969 of said Official Records at the Northeast corner of said 537.18 acre tract, also being the Northwest corner of said 35.55 acre tract;

THENCE N 89°31'10" E, along the South line of said 87.754 acre tract, being the common North line of said 35.55 acre tract, a distance of 574.69 feet to a 1/2" iron rod found at the Northwest corner of a tract of land conveyed to Marion Scott Mulkey and wife Trinda Gray Mulkey, recorded in Volume 2401, Page 476 of said Official Records, also being the Northeast corner of said 35.55 acre tract;

THENCE S 00°51'24" E, along the East line of said 35.55 acre tract, being in part the common West line of said Mulkey tract, also being in part the common West line of Lots 1, 2, and 3 of Lots 1-4, Block 1 Boss Range Estates, a subdivision of record in Document Number 2021-375 of said Plat Records, also being in part along the West line of a called 7.574 acre tract of land conveyed to Sandra S. Lawrence by deed of record in Volume 2530, Page 830 of said Official Public Records, also being in part along the West line of a called 11.697 acre tract of land conveyed to Floyd R. Rust and Vestal L. Rust by deed of record in Volume 1124, Page 790 of said Official Records, also being in part the West line of said Rust tract, a distance of 2724.40 feet to the **POINT OF BEGINNING** and containing 35.55 acres (1,548,762 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **NEW CORE DEVELOPMENT, LLC,** does hereby adopt this plat, designating herein described property as **WILDFLOWER RIDGE ADDITION**, an addition to the City of Justin, Denton County, Texas, and do hereby dedicate to public use forever all streets and easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

Any franchised public utility, including the city shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the city, shall have the right at all times of ingress and egress to and from and upon the easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **NEW CORE DEVELOPMENT, LLC**

BY: _____ _____
Dan Jenkins Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **DAN JENKINS**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

My commission expires on _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Justin, Denton County, 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

_____ _____
Matthew Raabe, R.P.L.S. # 6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL - PRELIMINARY PLAT

WHEREAS the Planning and Zoning Commission of the City of Justin, Texas voted affirmatively on this _____ day of _____, 20____, to recommend approval of this plat by the City Council.

_____
Chairman, Planning and Zoning Commission

_____
Attest, Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this _____ day of _____, 20____, to approve this plat for filing of record.

_____
Mayor, City of Justin

_____
Attest, City Secretary

GENERAL PLAT NOTES

1.) This property is located in **"Zone A"** and **"Non-shaded Zone X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480774 as shown on Map Number 48121C0480G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

2.) The purpose of this plat is to create twelve lots of record and dedicate easements.

3.) Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.

4.) The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

6.) A flood study will be required before final platting and the minimum finished floor elevations must be at least 2' above the base flood elevation.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.43'	3274.30'	0°39'18"	N 00°00'13" E	37.43'
C2	170.92'	3274.30'	2°59'27"	N 01°49'35" E	170.90'
C3	118.21'	3435.00'	1°58'18"	N 02°17'45" E	118.21'
C4	10.42'	3435.00'	0°10'26"	N 01°13'23" E	10.42'
C5	269.36'	3435.00'	4°29'35"	N 01°06'37" W	269.29'
C6	73.98'	3435.00'	1°14'03"	N 03°58'26" W	73.98'
C7	106.93'	3435.00'	1°47'01"	N 05°28'58" W	106.92'
C8	109.24'	3000.00'	2°05'11"	N 05°19'53" W	109.23'
C9	81.08'	3000.00'	1°32'55"	N 03°30'50" W	81.08'
C10	143.44'	3000.00'	2°44'22"	N 01°22'11" W	143.43'
C11	170.25'	180.00'	54°11'37"	N 80°39'03" E	163.98'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 53°33'14" E	59.46'

SURVEYOR

EAGLE SURVEYING, LLC
222 SOUTH ELM STREET, SUITE: 200
DENTON, TX 76201
940.222.3009

OWNER

NEW CORE DEVELOPMENT, LLC
8921 CHARLES STREET
LANTANA, TX 76226
206.679.8568

PRELIMINARY PLAT
WILDFLOWER RIDGE ADDITION
LOTS 1-12, BLOCK A

BEING 35.55 ACRES OF LAND SITUATED IN
THE W.A. FERRIS SURVEY, ABSTRACT NO. 419
AND THE M. POLK SURVEY, ABSTRACT NO. 993
ETJ OF THE CITY OF JUSTIN, DENTON COUNTY, TEXAS

PREPARED: 04/12/2023

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
April 18, 2023

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

PROJECT: 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.

APPLICANT: Troy Lewis, Rockwater Developments

EXECUTIVE SUMMARY:

The Applicant is requesting to amend the Planned Development that was approved in 2018. The Applicant would like to decrease the number of lots from 16 to 11 with different design standards. The applicant was unanimously recommended for approval on January 17, 2023, by the Planning and Zoning Commission. However, the applicant withdrew the application on February 27, 2023, to work on revising the screening wall and potentially other changes.

Staff has sat down with both the HOA and the developer to discuss the proposed Planned Development for Phase II and to hear all parties concerns.

PROPOSED STANDARDS:

The Reserve at Meadowlands II - Development Requirements

1. Minimum Width: 56 Feet (70 Feet Typ)
2. Minimum Depth: 104 Feet
3. Minimum Area: 10,029 s.f.
4. No Building in the Development Shall Exceed 35 Feet in Height
5. Front Yard Setback: 25 Feet
6. Side Yard Setback: 7 Feet
7. Minimum Dwelling Area: 2,000 s.f.
8. Each building shall provide 100% masonry exterior surface construction of the front facade, & a minimum of 80% of the other exterior surfaces shall be masonry and masonry including cementitious siding.
9. 8/12 Primary Roof Pitch Shall Be Required.
10. 2-Car Garages are Required.
11. Builder Shall Not Be Permitted to Repeat Any Layouts for at Least 3 Homes on Either Side of a Home.
12. Permitted and Accessory Uses for this Development Shall Include the Permitted and Accessory Uses Set Out in the Use Tables of the Comprehensive Zoning Ordinance for SF-1 Zoning Districts.
13. All Homes Shall Be in The Meadowlands Homeowners Association 2, Inc.
14. HOA shall own and maintain all Common Areas.
15. Required trees shall be planted per the attached Conceptual Landscape Plan. See Tree Planting Schedule.
16. The screening along FM 407 is AS SHOWN ON Fence & Wall Diagram.

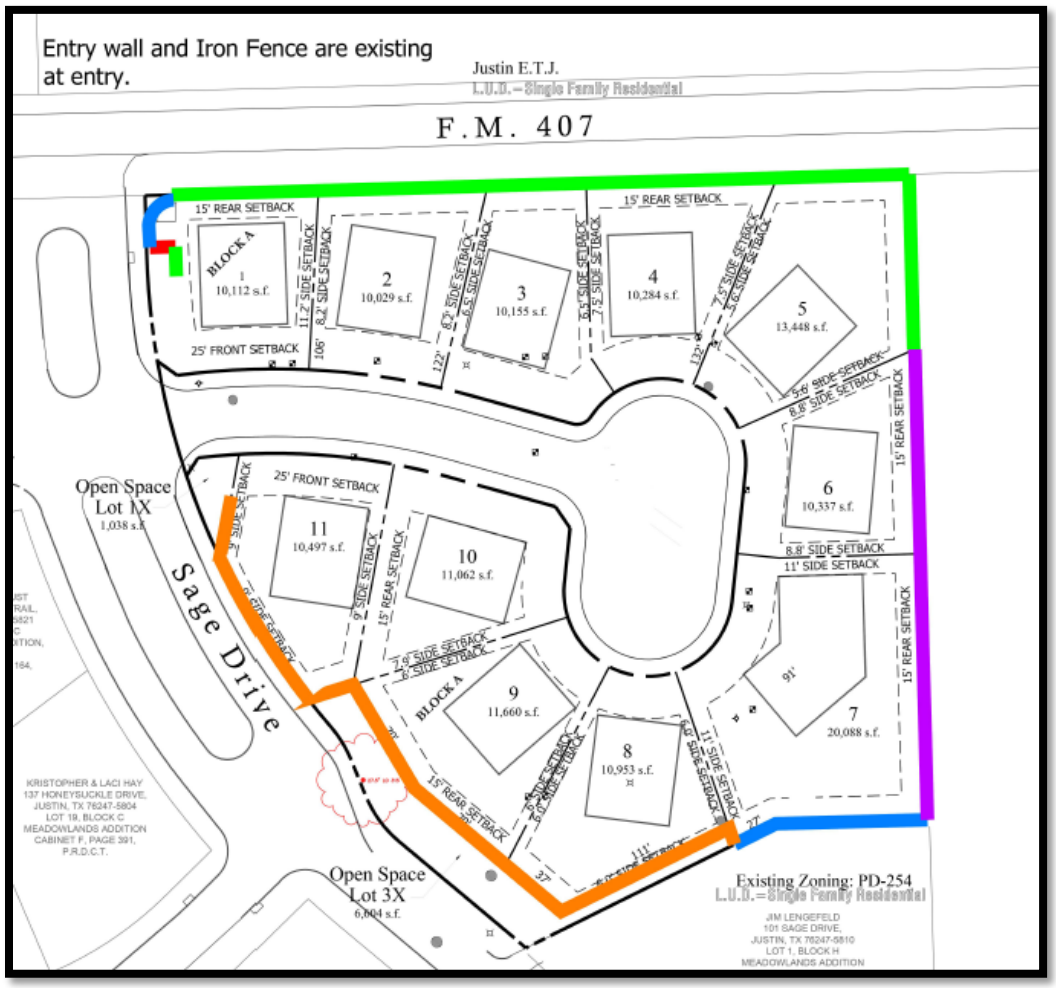
EXISTING STANDARDS:

1. Minimum Width: 50 Feet
2. Minimum Depth: 100 Feet
3. Minimum Area: 5,200 s.f.
4. No Building in the Development Shall Exceed 35 Feet in Height
5. Front Yard Setback: 15 Feet
6. Side Yard Setback: 5 Feet
7. Side Yard from the Street: 15 Feet
8. Garage Setback: 20 Feet
9. Minimum Dwelling Area: 1,800 s.f.
10. Each building shall provide 100% masonry exterior surface construction of the front facade, & a minimum of 80% of the other exterior surfaces shall be masonry.
11. 8/12 Primary Roof Pitch Shall Be Required.
12. 2-Car Garages are Required.

SCREENING:

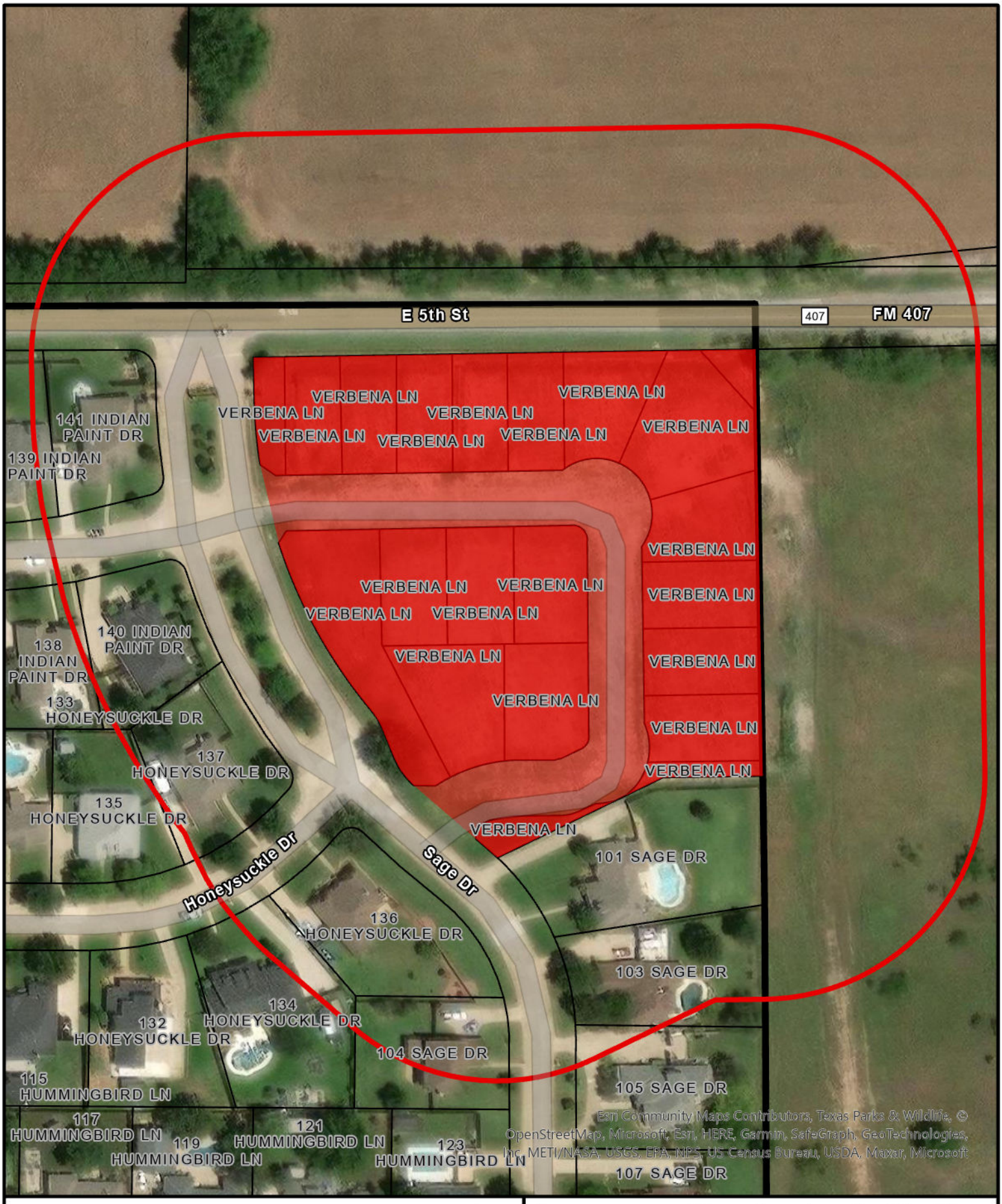
The Applicant is proposing to utilize a 6' masonry screening wall with columns on top (total height with columns is approximately 10') off FM 407. The Applicant is proposing to utilize 6' cedar wood fence adjacent to Sage Drive. This design mimics the spacing from the back of the curb across the street.


Masonry Wall w/ Columns



Fence / Wall Legend

6' Ornamental Iron Fence	
6' Masonry Wall w/Columns	
6' Wood Fence	
4' Split Rail Fence w/ 5' Masonry Columns	
Retain Existing Fence	



Legend

Reserve at Meadowlands PhII

200ft Notice Radius

0 50 100 150 US Feet

N

Reserve at Meadowlands Ph II
Proposed Planned Development

Dated: 04/05/23

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ACTION CONSIDERED:

1) The Commission is to make a recommendation to City Council to approve, approve with conditions, table with clarification and intent, or deny the variance requests

STAFF RECOMMENDATION:

Staff recommends consideration based on the request.

ATTACHMENTS:

1. Supporting Documentation
2. Proposed Ordinance

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ZONING CHANGE

SELECT APPLICATION TYPE

☐ Zoning Change ☐ Special Use Permit ☒ Planned Development

DEVELOPMENT

Project Address SE Corner of Sage Drive and FM 407

Project Name Reserve at Meadowlands Phase 2

Legal Description Edward Springer Survey, Abstract Number 1166 Acreage 3.769

Current Zoning PD Proposed Zoning PD

Current Use SF PD with 16 Lots Proposed Use SF PD with 11 Lots

OWNER INFORMATION

Company/Name Shelton Real Estate Group LLC

Contact Name Robert D. Shelton Jr

Address 311 S. Oak Street, STE 275.01 City Roanoke State TX Zip 76262

Phone 360-820-0640 Email RShelton@sheltondevelopments.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 Rockwater Developments Contact Name Troy Lewis

Address 311 S. Oak Street, STE 275.01 City Roanoke State TX Zip 76262

Phone 817-602-0578 Email 14Rockwater@gmail.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	3-8-23 Date	Robert Shelton Owner Name (Print)
Agent Signature	3-8-23 Date	Troy Lewis Agent Name (Print)

APPLICATION SUBMITTAL REQUIREMENTS

Applications submitted without original signatures and all required documents and information will not be reviewed and will be returned to the applicant for revision. Please be sure that all required items are included for the type of application requested.

Zoning information is available online in Chapter 52 of the City of Justin Code of Ordinances. If you have questions about the application process or any submittal requirements, please call the Development Services Department at (940) 648-2541 Ext. 5.

ALL APPLICATIONS must be submitted to development@cityofjustin.com.

The following items are required with all types of applications:

- ☐ Zoning Application form.
- ☐ Application filing fee as required by the City of Justin Fee Schedule. This fee is non-refundable.
- ☐ One digital copy of the subdivision plat (if the property is platted)
- ☐ If request is for(i) a portion of a platted lot, or (ii) an unplotted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by a licensed surveyor must be provided electronically in PDF format and paper copy.
- ☐ Original paid receipt or tax certificate indicate that the property taxes have been paid for the property. The certificate may be obtained for a fee from the Denton County Tax Office at
- ☐ Completed trip generation data form, if requested by the City Engineer. This will be used to determine if a traffic impact analysis will be required for the development.
- ☐ If the ownership does not match the ownership on the Denton County Appraisal District website, a warranty deed shall be submitted with this application. Please verify ownership prior to submitting the application.
- ☐ Additional information may be requested by the Development Review Committee if deemed essential for review and consideration by the Planning and Zoning Commission and City Council.
- ☐ Additional application submittal requirements, based on the specific type of application (see below)

ZONING CHANGE

- ☐ Zoning exhibit indicating the proposed land area of the zoning area request. The exhibit must show the abutting properties, adjacent streets, and all structures on the property. A copy of a subdivision plat or a copy of a property survey less than two years old will satisfy this requirement.

PLANNED DEVELOPMENT

- ☐ A written statement describing what the applicant wants to achieve in the development of the property and how the proposal conforms to the development standards established in Chapter 52 Article IV. Planned Developments of the City Code of Ordinances. This statement should be prepared as a narrative description of the character of the proposed development and rationale behind the assumptions and choices made by the applicant, including the use and ownership of open spaces. This is the applicant's opportunity to describe what they want to do with the property and why. The applicant may also submit drawings, photographs, company information and other relevant material with the application.
- ☐ Confirmation of the required pre-submittal meeting with City staff.
- ☐ A Site Plan showing the items indicated in the technical requirements described below for SITE PLAN.

SPECIAL USE PERMIT

- ☐ A written statement describing what is to be achieved in the development proposal for the property.
- ☐ Site Plan showing the items indicated in the technical requirements described below for SITE PLAN.

SITE PLAN

Applications requiring a site plan must show the items indicated in the technical

- ☐ SITE LAYOUT
  - Location map, north arrow, graphic and written scale (not less than 1" = 60').
  - Existing zoning and land use of the properties adjacent to the site.
  - Existing structures on the site, indicating setbacks from property lines.
  - Proposed land uses and building locations, indicating setbacks from property lines.
  - Square footage, acreage, and density of all proposed land use and lots.
  - Location and gross area of all streets, sidewalks, and other paved surfaces and its percentage of total property area.
  - Gross area of open space area and recreational areas and its percentage of total property area.
  - Existing and proposed public and private rights-of-ways, easements, access points into the property, and street names.
  - Calculations and location of all off-street parking and loading facilities.
  - Location, type, and elevation drawings of all signs, including ground and building-mounted signs.
  - For residential uses, the number, type, and density of each type of dwelling unit (i.e., single-family, multi-family, townhouse, etc.).
- ☐ LANDSCAPE PLAN
  - Plans demonstrating compliance with standards described in Chapter 52, Zoning of the City's Code of Ordinances, showing all required and proposed landscape setbacks, buffer yards, screening, and fencing.
  - Tree preservation plan per Chapter 52, Zoning of the City of Justin Code of Ordinances if protected trees are present on the property.
- ☐ BUILDING ELEVATIONS
  - Plans demonstrating compliance with standards for exterior appearance quality as described in Chapter 52, Zoning of City of Justin Code of Ordinances.
  - Elevation drawings of all sides of building, showing dimensions, height, building materials, color, texture, and design.
  - Percentage calculations of building materials for each facade.
- ☐ PHOTOMETRIC PLAN
  - Plans demonstrating compliance with standards described in the Zoning Chapter.
  - Location, type, and number of all exterior lighting, including building and pole mounted fixtures.
  - Lighting manufacturer specifications or cut sheets of each type of luminaire equipment.
  - Calculations and analysis of anticipated light distribution generated by all exterior lights.
- ☐ ENGINEERING PLANS
  - Civil engineering plans for all public and private improvements for water, sanitary sewer, storm-water, grading, and drainage. Plans must demonstrate compliance with the City of Justin TCSS Manual.
  - Traffic impact analysis or traffic circulation analysis, if required by the City Engineer for this property.

Planning & Zoning Department | 415 N. College, Justin, TX 76247
940-648-2541 Ext. 5| www.cityofjustin.com | development@cityofjustin.com

The Reserve at Meadowlands II - Development Requirements

1. Minimum Width: 56 Feet (70 Feet Typ)
2. Minimum Depth: 104 Feet
3. Minimum Area: 10,029 s.f.
4. No Building in the Development Shall Exceed 35 Feet in Height
5. Front Yard Setback: 25 Feet
6. Side Yard Setback: 7 Feet
7. Minimum Dwelling Area: 2,000 s.f.
8. Each building shall provide 100% masonry exterior surface construction of the front facade, & a minimum of 80% of the other exterior surfaces shall be masonry and masonry including cementitious siding.
9. 8/12 Primary Roof Pitch Shall Be Required.
10. 2-Car Garages are Required.
11. Builder Shall Not Be Permitted to Repeat Any Layouts for at Least 3 Homes on Either Side of a Home.
12. Permitted and Accessory Uses for this Development Shall Include the Permitted and Accessory Uses Set Out in the Use Tables of the Comprehensive Zoning Ordinance for SF-1 Zoning Districts.
13. All Homes Shall Be in The Meadowlands Homeowners Association 2, Inc.
14. HOA shall own and maintain all Common Areas.
15. Required trees shall be planted per the attached Conceptual Landscape Plan. See Tree Planting Schedule.
16. The screening along FM 407 is AS SHOWN ON Fence & Wall Diagram.

Legend

Open Space Lots

Residential Lots

The Reserve at Meadowlands II - Site Data Summary Chart

Single Family Residential Lots		11
Common Areas		2
Residential Lots	78.25%	2.95 ac.
Open Space	4.77%	0.18 ac.
R.O.W.	16.98%	0.64 ac.
Res. Gross Acreage	100.00%	3.77 ac.

Site Data

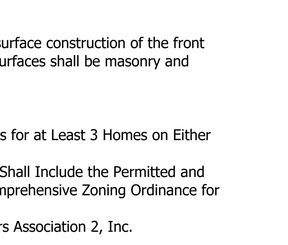
Gross Acreage	3.77
Gross Density	2.91 lots/ac.

Lot Summary

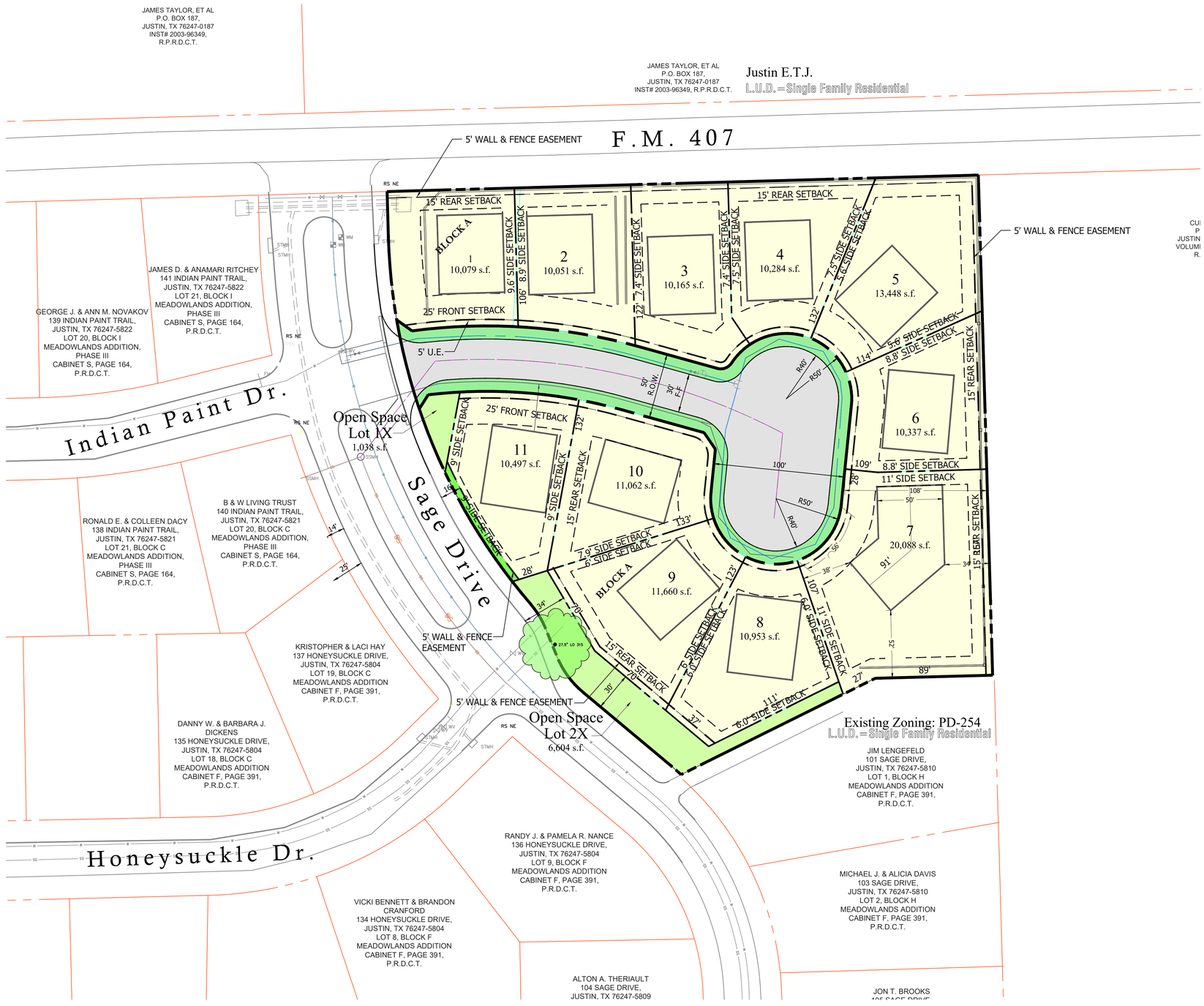
Residential Lots	11
Common Areas	2

L.U.D. / Zoning

Existing Zoning:	PD



LOCATION MAP



Owner:

Shelton Real Estate Group
311 S. Oak Street, Suite 275.01
Roanoke, Texas 76262
817-605-0578
Contact: Troy Lewis

Applicant:

Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817-424-2626
Contact: Curtis Young, AIA

Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture

1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL. 817-424-2626

07 MAR 23

1" = 40'

0 40' 80' 160'

Development Plan

The Reserve at Meadowlands II

Justin, Denton County, Texas

Fence / Wall Legend

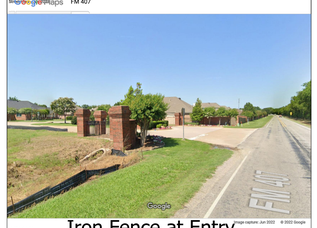
- 6' Ornamental Iron Fence
- 6' Masonry Wall w/Columns
- 6' Wood Fence
- 4' Split Rail Fence w/ 5' Masonry Columns
- Retain Existing Fence



Masonry Wall w/ Columns



Masonry Wall at Entry



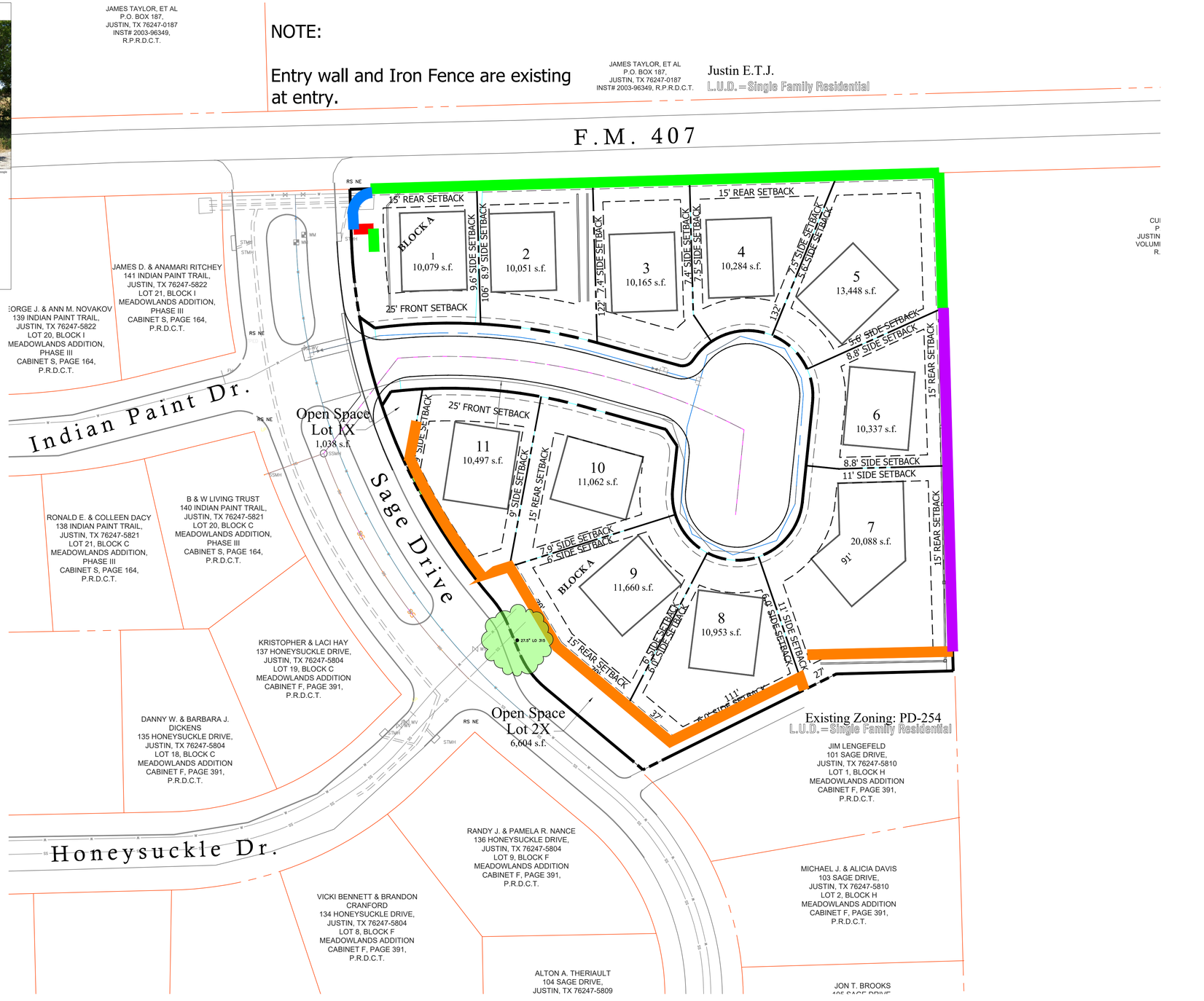
Iron Fence at Entry



6' Wood Fence



Split Rail Fence



Owner:

Shelton Real Estate Group
311 S. Oak Street, Suite 275.01
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07 MAR 23

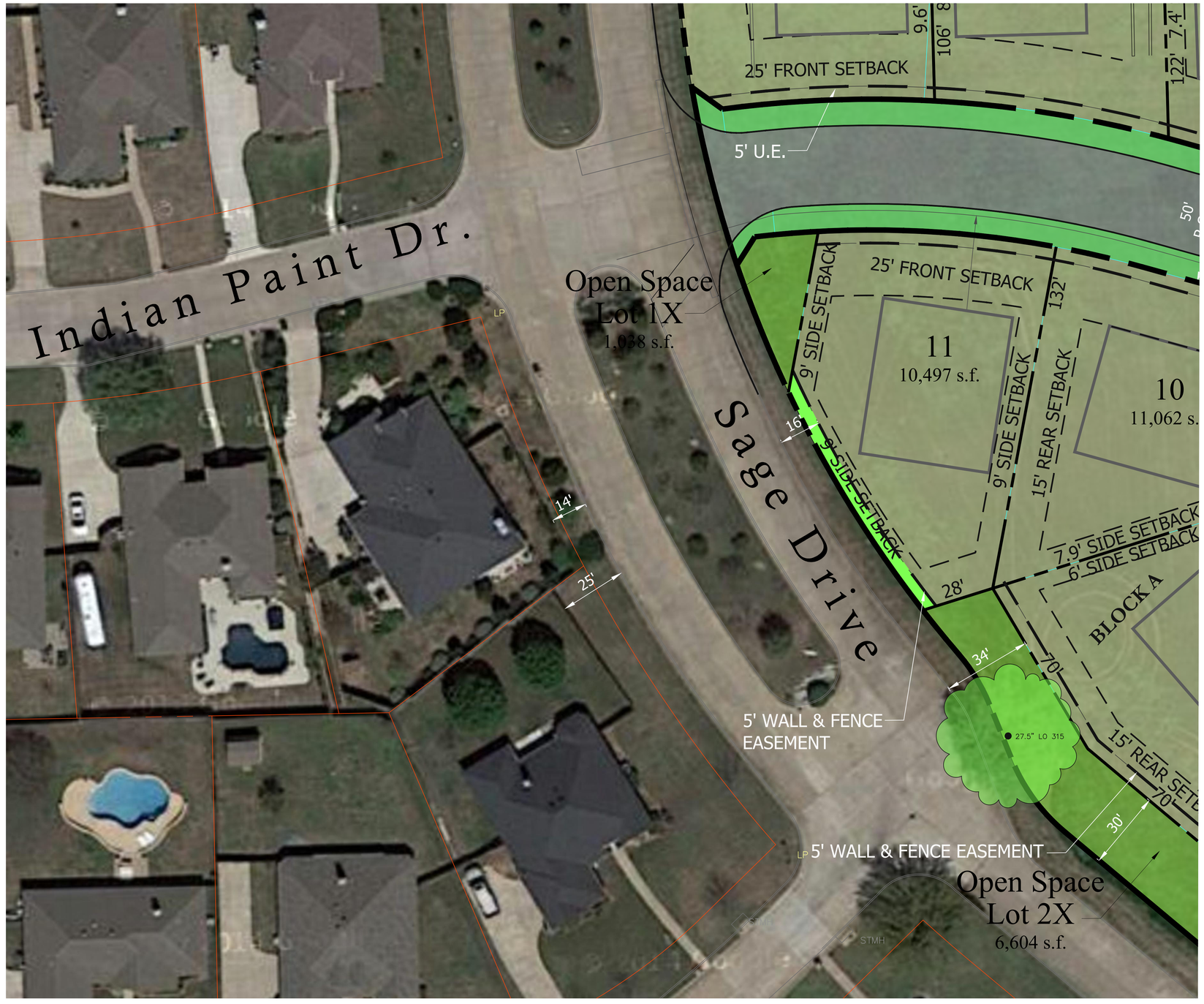
1" = 40'

0 40' 80' 160'

Fence & Wall Diagram

The Reserve at Meadowlands II

Justin, Denton County, Texas



Owner:

Shelton Real Estate Group
311 S. Oak Street, Suite 275.01
Roanoke, Texas 76262
817-605-0578
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TEL. 817-424-2626

07 MAR 23

1" = 20'

0 20' 40' 80'

Wall Easement Exhibit

The Reserve at Meadowlands II

Justin, Denton County, Texas

Tree Planting Schedule

1) Block A Lots 1: 4 trees per lot = 1
2) Block A Lots 2-3: 3 trees per lot = 6
3) Block A Lot 4: 2 trees per lot = 2
4) Block A Lot 5: 3 trees per lot = 3
5) Block A Lots 6-7: 4 trees per lot = 8
6) Blcok A Lots 8-9: 3 trees per lot = 6
7) Block A Lots 10: 3 trees per lot = 3
8) Block A Lot 11: 4 trees per lot = 4
9) Open Space areas: 2 (1 existing tree included)

TOTAL = 35 trees



Owner:

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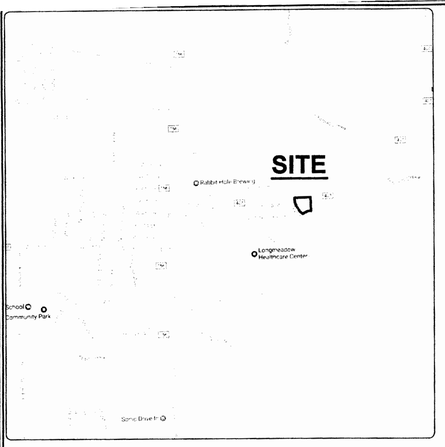
07 MAR 23

1" = 40'

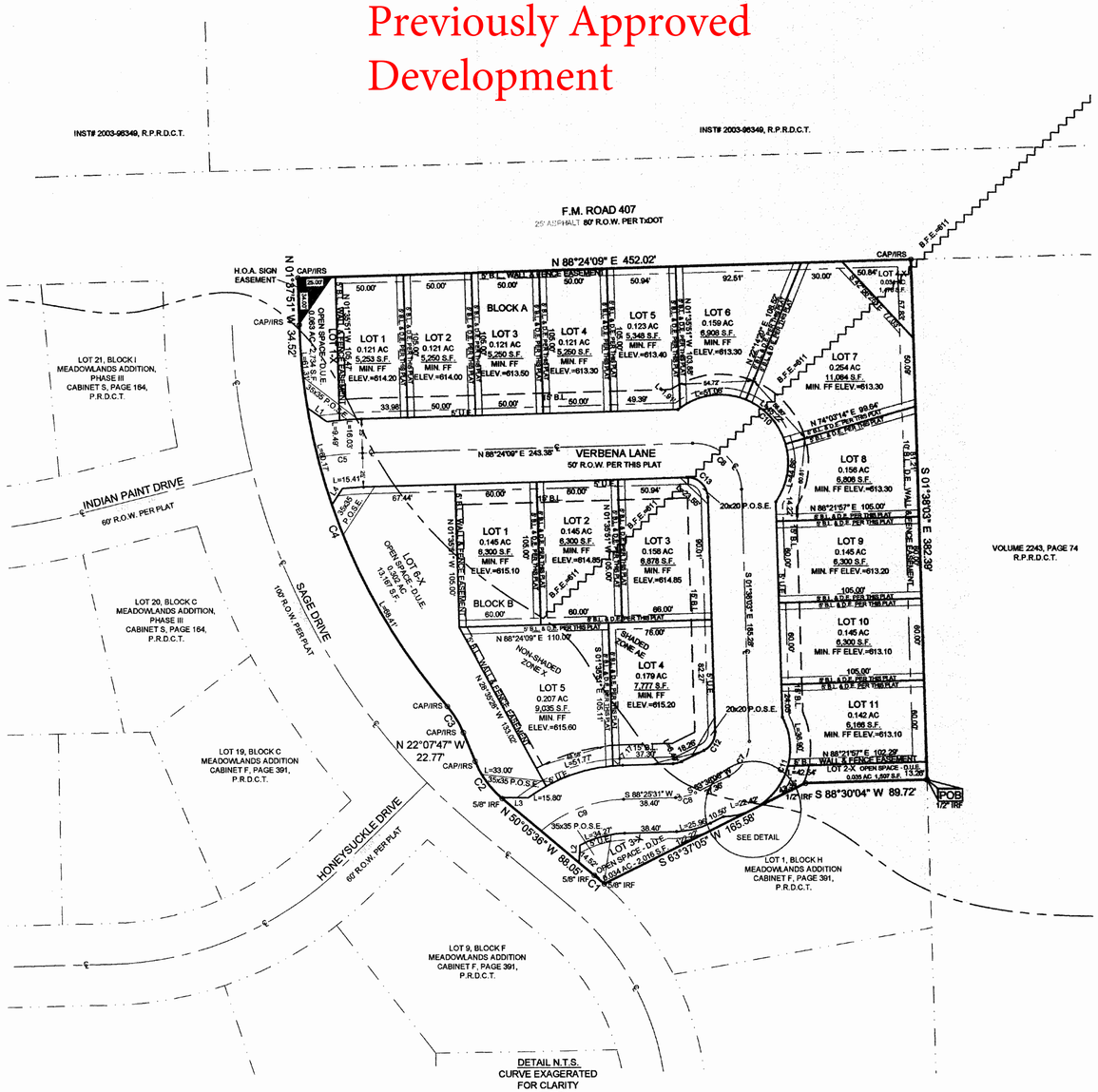
0 40' 80' 160'

Conceptual Landscape Plan The Reserve at Meadowlands II

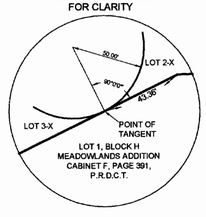
Justin, Denton County, Texas



Previously Approved Development



DETAIL N.T.S.
CURVE EXAGERATED FOR CLARITY



NOTES:

1. Property is Zoned "SF-1 PD-598"
   a) Requirements:
   b) Minimum Lot Width = 50 feet
   c) Minimum Lot Depth = 100 feet
   d) Minimum Lot Area = 5,200 square feet
   e) Minimum Garage Setback = 20 feet
   f) 6 foot masonry fence shall be built along the West side of Block A, Lot 1, as well as along the rear of Block A, Lots 1 - 7.
   g) All homes shall be in a Home Owners Association
   h) Home Owners Association shall own and maintain all Common Areas
   i) The screening along FM 407 shall be a 6 foot tall masonry fence and it shall complement the existing color and features of the present entry monument
   j) The equivalent of 3 trees per lot will be planted, per the tree planting schedule. Lots with only 2 trees assigned will have their third tree planted in an open space lot within The Reserve at Meadowlands, Phase 2. Minimum caliper of three-inch diameter at breast height (3" DBH) for proposed trees
   k) Builder will be responsible for constructing sidewalks adjacent to the residential lots. Developer will be responsible for constructing sidewalks in Common Areas
2. Contours taken from the Denton County GIS.
3. **FLOOD STATEMENT:** I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Justin, Community Number 480778 effective date 4-18-2011 and that map indicates as scaled, that a portion of this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" and a portion of this property is within "Shaded Zone AE" defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with base flood elevations determined" as shown on Panel 485 G of said map.
4. FEMA B.F.E., and Minimum FF based on NAVD88.
5. Open Space lots are to be reserved for HOA use, and maintained by the HOA.
6. Any franchised public utility, including the City of Justin shall have the right to move and keep moved all or part of of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the Plat. Any franchised public utility including the City of Justin, shall have the right at all times of ingress and egress to and from and upon said easements for the purposes of constructing reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
7. The City of Justin will not maintain Drainage Easements.
8. The maintenance of the Drainage Easements, Wall & Fence Easements shall be the responsibility of the Home Owners Association or the individual property owners.
9. This subdivision consists of:

	Residential	Open Space	Road	Total
# of lots	16	5		21
Acreage	2.433ac	0.478ac	0.858ac	3.769ac

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00'	9.75'	9.75'	N 49°05'30" W	2°25'46"
C2	70.00'	34.27'	33.93'	N 36°09'13" W	28°03'05"
C3	70.00'	22.65'	22.55'	N 31°23'53" W	18°32'17"
C4	450.00'	306.59'	300.69'	N 21°08'55" W	39°02'08"
C5	250.00'	33.04'	33.02'	N 84°36'56" E	7°34'22"
C6	35.00'	54.96'	49.46'	S 46°36'57" E	89°57'48"
C7	27.50'	31.33'	29.66'	S 31°00'02" W	65°16'09"
C8	35.00'	15.14'	15.03'	S 78°01'48" W	24°47'25"
C9	100.00'	66.41'	65.20'	S 69°24'00" W	38°03'02"
C10	50.00'	142.86'	98.99'	S 46°36'57" E	163°42'12"
C11	50.00'	101.86'	85.14'	S 30°05'12" W	116°43'17"
C12	15.00'	17.09'	16.18'	S 31°00'02" W	65°16'09"
C13	15.00'	23.55'	21.21'	N 46°36'57" W	89°57'48"

LINE	BEARING	DISTANCE
L1	N 54°40'53" W	17.55'
L2	N 03°15'43" E	12.89'
L3	N 89°32'43" W	19.85'
L4	N 32°37'44" E	14.49'

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446

OWNER/SUBDIVIDER:
ROCKWATER DEVELOPMENTS, LLC
P.O. BOX 6
ROANOKE, TX 76262
PHONE: (817) 602-0578

SJ1437A G01,C09,S11

168252 A1166A E.F. SPRINGER TR 2, 3.772AC/ALL

Approved by the Planning and Zoning Commission Date November 19, 2019

Chair, Planning and Zoning Commission

Attest, Secretary

Approved by the City Council Date December 16, 2019

Mayor, City of Justin

Attest, City Secretary

CITY OF JUSTIN, TEXAS

STATE OF TEXAS
COUNTY OF DENTON

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

WHEREAS, Rockwater Developments, LLC., is the owner of that certain tract of land situated in the EDWARD F. SPRINGER SURVEY, Abstract No. 1166, in the City of Justin, Denton County, Texas; and being all of Tract 2 as described in a deed to Rockwater Developments, LLC., as recorded in Instrument No. 2016-147690 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the Northeast corner of Lot 1, Block H, of Meadowlands Addition, an addition to the City of Justin, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 391 of the Plat Records of Denton County, Texas;

THENCE South 88 degrees 30 minutes 04 seconds West, with said common line, a distance of 89.72 feet to a 1/2-inch iron rod found for angle point;

THENCE South 63 degrees 37 minutes 05 seconds West, with said common line, a distance of 165.58 feet to a 5/8-inch iron rod found for the most Westerly corner of said Lot 1, in the East right-of-way line of Sage Drive; at the beginning of a non-tangent curve to the left, having a radius of 230.00 feet and a chord bearing and distance of North 49 degrees 05 minutes 30 seconds West, 9.75 feet;

THENCE along said curve, and said right-of-way, an arc distance of 9.75 feet to a 5/8-inch iron rod found;

THENCE North 50 degrees 05 minutes 36 seconds West, with said right-of-way, a distance of 88.05 feet to a 5/8-inch iron rod found at the beginning of a non-tangent curve to the right, having a radius of 70.00 feet and a chord bearing and distance of North 36 degrees 09 minutes 13 seconds West, 33.93 feet;

THENCE along said curve, and said right-of-way, an arc distance of 34.27 feet to a 1/2-inch iron rod capped "KAZ" set for corner;

THENCE North 22 degrees 07 minute 47 seconds West, with said right-of-way, a distance of 22.77 feet to a 1/2-inch iron rod capped "KAZ" set for corner, at the beginning of a non-tangent curve to the left, having a radius of 70.00 feet, and a chord bearing and distance of North 31 degrees 23 minutes 53 seconds West, 22.55 feet;

THENCE along said curve, and said right-of-way, an arc distance of 22.65 feet to a 1/2-inch iron rod capped "KAZ" set for corner; at the beginning of a non-tangent curve to the right, having a radius of 450.00 feet, and a chord bearing and distance of North 21 degrees 08 minutes 55 seconds West, 300.69 feet;

THENCE along said curve, and said right-of-way, an arc distance of 306.59 feet to a 1/2-inch iron rod capped "KAZ" set for corner;

THENCE North 01 degree 37 minutes 51 seconds West, with said right-of-way, a distance of 34.52 feet to a 1/2-inch iron rod capped "KAZ" set for corner, in the South right-of-way line of F.M Road 407;

THENCE North 88 degrees 24 minutes 09 seconds East, with said right-of-way, a distance of 452.02 feet to a 1/2-inch iron rod capped "KAZ" set for corner;

THENCE South 01 degree 38 minutes 03 seconds East, a distance of 382.39 feet to the PLACE OF BEGINNNING and enclosing 3.769 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Rockwater Developments, LLC., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as the RESERVE AT MEADOWLANDS, PHASE II, an addition to the City of Justin, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown , except that landscape improvements may be placed in Landscape Easements, if approved by the City of Justin. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, and said use by public utilities being subordinate to the Public's and City of Justin's se thereof. The City of Justin and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Justin and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this 1ST day of DECEMBER, 2020

Troy Lewis, President

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared, Troy Lewis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 1st day of December, 2020

Notary Public

HALEY BENEFIELD
My Notary ID # 132508589
Expires June 5, 2024

STATE OF TEXAS
COUNTY OF DENTON

CERTIFICATE OF SURVEYOR

I, Michael R. Kersten, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my direction and supervision in accordance with the Subdivision Regulations of the City of Justin, Texas.

Michael R. Kersten, R.P.L.S # 6677

STATE OF TEXAS
REGISTERED
MICHAEL R KERSTEN
6677
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared, Michael R. Kersten, Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 6th day of February, 2020

Notary Public

ALIX DOREEN DELEON
Notary Public, State of Texas
Comm. Expires 08-14-2023
Notary ID 132128749

FINAL PLAT
RESERVE AT MEADOWLANDS, PHASE II

BEING 3.769 ACRES IN THE EDWARD F. SPRINGER SURVEY, ABSTRACT NUMBER 1166, IN THE CITY OF JUSTIN, DENTON COUNTY, TEXAS

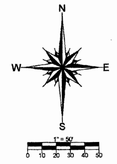
KAZ SURVEYING
1720 WESTMINSTER STREET
DENTON, TX 76205
(940) 382-3446
TX FIRM REGISTRATION # 10002100

JOB NUMBER:	160746-002-FP
CREW:	NA
DRAWN BY:	HCI
CHECKED BY:	KAZ
DATE:	10-23-2019

REVISIONS:

LEGEND

U.E.	= UTILITY EASEMENT
D.U.E.	= DRAINAGE & UTILITY EASEMENT
P.O.S.E.	= PUBLIC OPEN SPACE EASEMENT
F.F.	= FINISHED FLOOR
B.F.E.	= BASE FLOOD ELEVATION
FIR	= FOUND IRON ROD
FIRCAP	= FOUND IRON ROD W/CAPPED
SIRCAP	= SET IRON ROD W/CAPPED
( )	= PLAT OR DEED CALL
POB	= POINT OF BEGINNING



Filed for Record
in the Official Records Of:
Denton County
On: 12/4/2020 1:35:54 PM
In the PLAT Records
RESERVE AT MEADOWLANDS PHAS
Doc Number: 2020 – 423
Number of Pages: 1
Amount: 50.00
Order#:20201204000481
By: DB

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AN AMENDMENT TO (SF-1 PD-508) PLANNED DEVELOPMENT FOR RESERVE AT MEADOWLANDS PHASE II HAVING THE LEGAL DESCRIPTION OF LOT 1-11 BLOCK A, LOT 1-5, LOT 6-X AND LOT 3-X, BLOCK B, DENTON COUNTY, TEXAS; PROVDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowners of property of Reserve of Meadowlands PH II, having the legal description of Lot 1-11 Block A, Lot 1-5, Lot 6-X and Lot 3-X, Block B, Justin, Denton County, TX, request a Specific Use Permit for an Amendment to SF-1 Planned Development 508; 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 for the residential development the Commission determined that the change of the proposed Planned Development Amendment 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 Planned Development Amendment is approved and made a part of this ordinance

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 at the southwest corner of FM 156 and Centre Street with the legal description of Lot 1-11 Block A, Lot 1-5, Lot 6-X and Lot 3-X, Block B, Justin, Denton County, Texas, is amended 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

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
April 18, 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 Planned Development (SF-2 and GB PD-722) for LaDera Farms legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.

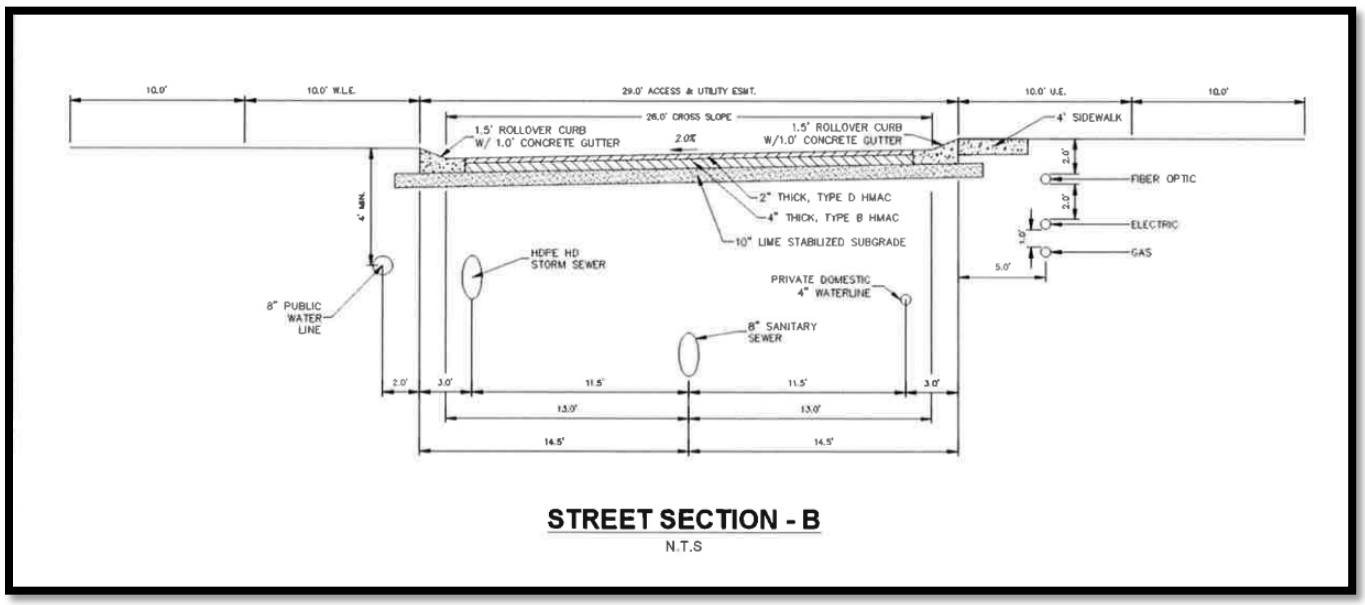
APPLICANT: Justin Lansdowne; McAdams, John Delin (Developer); Integrity Groups

EXECUTIVE SUMMARY:

The Applicant is requesting to amend the Planned Development that was approved on December 13, 2023, to allow for asphalt roads. Currently, the Planned Development conditions prohibit asphalt and requires concrete for the roads. The developer plans to utilize asphalt (Street Section B) for the majority of the development. An exhibit will be provide during the presentation for the Commission.

The development is a privately maintained development, which means the City is not responsible for the maintenance of the roads.

PROPOSED STREET SECTION:



JUSTIN
1887

ACTION CONSIDERED:

1) The Commission is to make a recommendation to City Council to approve, approve with conditions, table with clarification and intent, or deny the variance requests

STAFF ANALYSIS:

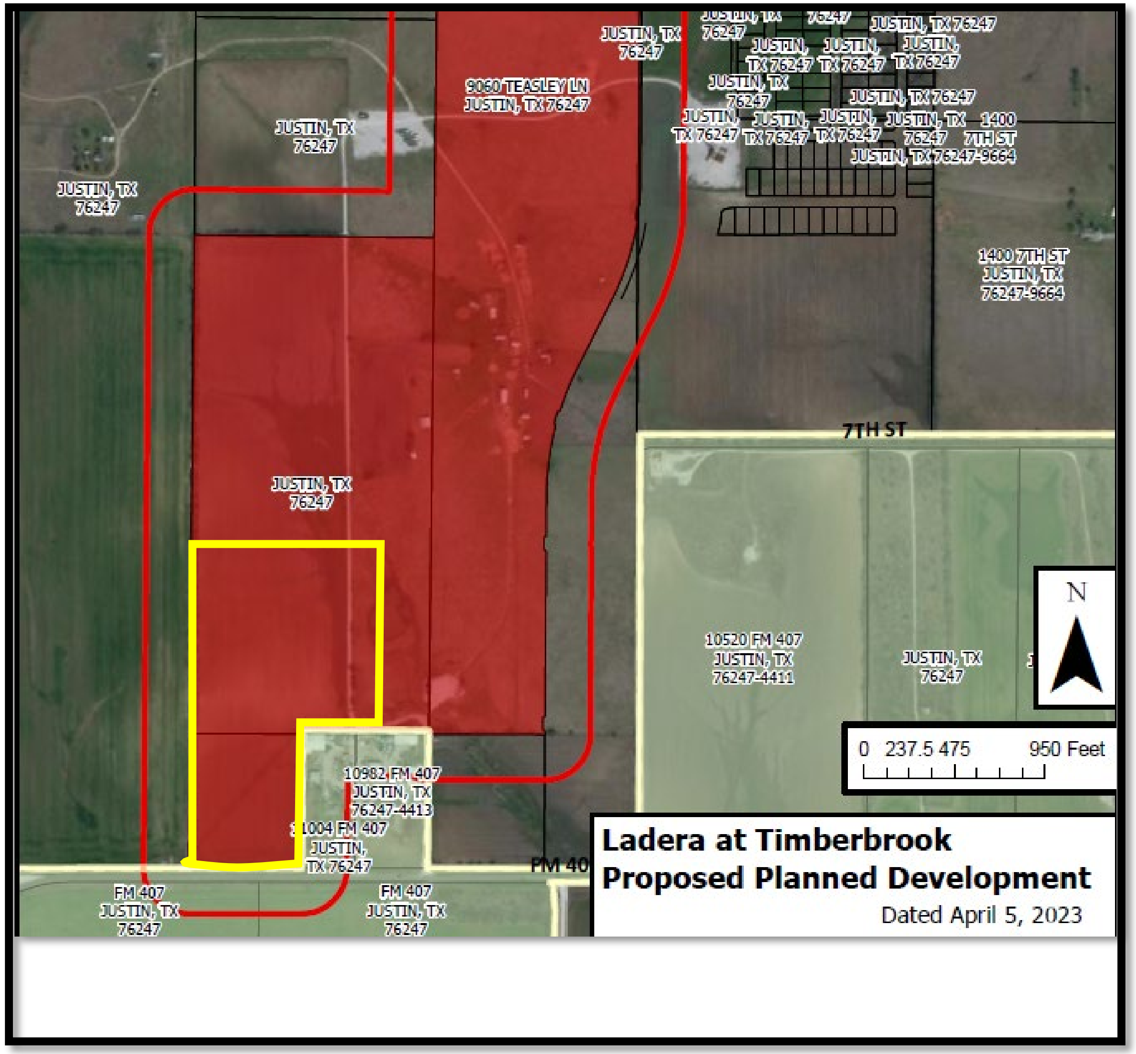
Overall, the difference between asphalt and concrete is that asphalt is less durable than concrete and an inferior product. With proper maintenance, asphalt can typically last around 30 years. Alternatively, concrete provides a sturdy, long-lasting option and can last more than 50 years. However, the roads within LaDera are planned to be private since it is a gated community and traffic will be less intensive based on the use. The ultimate question is whether the Commission and Council want to approve a change from the current Planned Development to allow asphalt as an option.

STAFF RECOMMENDATION:

Staff recommends consideration based on the request.

ATTACHMENTS:

1. Supporting Documentation
2. Proposed Ordinance



Yellow area is estimated LaDera Property

April 4, 2023

City of Justin
Matt Cyr
Director of Development Services
415 N College Avenue
Justin, TX 76247
RE: Ladera at Timberbrook PD Amendment

Dear Matt Cyr,

On behalf of our client John Delin with Integrity Group, we respectfully submit the attached amended Development Regulations for Ladera at Timberbrook.

The proposed changes to the PD are to modify Exhibit C LADERA AT TIMBERBROOK MILESTONE CHURCH DEVELOPMENT REGULATIONS to add a "Street Section – B" in Tract 1, Section XII - Streets and Access. This new street section makes use of asphalt pavement.

If you have any questions or need any further information please let us know.

Sincerely,
MCADAMS

Justin Lansdowne, PE
Senior Project Manager

INTEGRITY GROUP
Developing & Building Dreams

April 18, 2023

Justin Planning & Zoning Commission
Justin, Texas

RE: Street Variance - Ladera Timberbrook

Members;

Per our application for this hearing, outlined below are additional facts which we'll cover in greater detail at the meeting.

Integrity/Developer Reasons

*Based upon Ph 1 of 80 lots, the development costs are reduced by an ~ $11,500/lot
*The Ph 1 concrete estimate is above ~ $250,000 OVER our entire budget for concrete when designed

Consumer Reasons

*Base price from CC Presentation has gone from $310k to $379k. With Asphalt, can bring to $348k
*Lower maintenance costs
*Integrity will handle concreting of intersection valley's & other crucial locations
*Integrity will holdoff final 2" cap until major construction has been completed
*Once final cap is installed, less traffic on our Streets. UPS & Garbage trucks. Occasional moving van
*Integrity will fund an additional $100,000 to the reserve fund for maintenance costs. Will already fund ~$266k for the Reserve fund by time of completing the project.

When home costs rise $10,000, another 1000 people are eliminated from buying. NAHB

Respectfully submitted,

John Delin

361 W. BYRON NELSON BLVD. * SUITE 104 * ROANOKE, TX 76262 * 817.430.3318
www.**integritygroups**.com

JUSTIN
1887

ZONING CHANGE

SELECT APPLICATION TYPE

☐ Zoning Change ☐ Special Use Permit ☑ Planned Development

DEVELOPMENT

Project Address: West of Timberbrook Pkwy, North of 407
Project Name: Ladera at Timberbrook
Legal Description: 37.216 AC in Margaret Garnett Survey, AB-439, Justin, TX Acreage: 326
Current Zoning: PD - Ladera Timberbrook Proposed Zoning: Changing to Asphalt Streets
Current Use: PD - Ladera Timberbrook Proposed Use: " " " "

OWNER INFORMATION

Company/Name: JT Ladera, LLC.
Contact Name: John Dellin
Address: 361 W. Byron Nelson Blvd., Ste 104 City: Roanoke State: TX Zip: 76262
Phone: 817.919.8111 Email: John@integritygroups.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: McAdams Contact Name: Justin Lansdowne
Address: 201 Country View Dr City: Roanoke State: TX Zip: 76262
Phone: 940.390.0355 Email: jlansdowne@mcadamsco.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 — Managing Member — Date: 04-03-23 — John Dellin (Owner Name (Print))

Agent Signature — Date: 4/4/23 — Justin Lansdowne (Agent Name (Print))

APPLICATION SUBMITTAL REQUIREMENTS

Applications submitted without original signatures and all required documents and information will not be reviewed and will be returned to the applicant for revision. Please be sure that all required items are included for the type of application requested.

Zoning information is available online in Chapter 52 of the City of Justin Code of Ordinances. If you have questions about the application process or any submittal requirements, please call the Development Services Department at (940) 648-2541 Ext. 5.

ALL APPLICATIONS must be submitted to development@cityofjustin.com.

The following items are required with all types of applications:

- ☐ Zoning Application form.
- ☐ Application filing fee as required by the City of Justin Fee Schedule. This fee is non-refundable.
- ☐ One digital copy of the subdivision plat (if the property is platted)
- ☐ If request is for(i) a portion of a platted lot, or (ii) an unplotted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by a licensed surveyor must be provided electronically in PDF format and paper copy.
- ☐ Original paid receipt or tax certificate indicate that the property taxes have been paid for the property. The certificate may be obtained for a fee from the Denton County Tax Office at
- ☐ Completed trip generation data form, if requested by the City Engineer. This will be used to determine if a traffic impact analysis will be required for the development.
- ☐ If the ownership does not match the ownership on the Denton County Appraisal District website, a warranty deed shall be submitted with this application. Please verify ownership prior to submitting the application.
- ☐ Additional information may be requested by the Development Review Committee if deemed essential for review and consideration by the Planning and Zoning Commission and City Council.
- ☐ Additional application submittal requirements, based on the specific type of application (see below)

ZONING CHANGE

- ☐ Zoning exhibit indicating the proposed land area of the zoning area request. The exhibit must show the abutting properties, adjacent streets, and all structures on the property. A copy of a subdivision plat or a copy of a property survey less than two years old will satisfy this requirement.

PLANNED DEVELOPMENT

- ☑ A written statement describing what the applicant wants to achieve in the development of the property and how the proposal conforms to the development standards established in Chapter 52 Article IV. Planned Developments of the City Code of Ordinances. This statement should be prepared as a narrative description of the character of the proposed development and rationale behind the assumptions and choices made by the applicant, including the use and ownership of open spaces. This is the applicant's opportunity to describe what they want to do with the property and why. The applicant may also submit drawings, photographs, company information and other relevant material with the application.
- ☐ Confirmation of the required pre-submittal meeting with City staff.
- ☐ A Site Plan showing the items indicated in the technical requirements described below for SITE PLAN.

SPECIAL USE PERMIT

- ☐ A written statement describing what is to be achieved in the development proposal for the property.
- ☐ Site Plan showing the items indicated in the technical requirements described below for SITE PLAN.

SITE PLAN

Applications requiring a site plan must show the items indicated in the technical

- ☐ SITE LAYOUT
  - Location map, north arrow, graphic and written scale (not less than 1" = 60').
  - Existing zoning and land use of the properties adjacent to the site.
  - Existing structures on the site, indicating setbacks from property lines.
  - Proposed land uses and building locations, indicating setbacks from property lines.
  - Square footage, acreage, and density of all proposed land use and lots.
  - Location and gross area of all streets, sidewalks, and other paved surfaces and its percentage of total property area.
  - Gross area of open space area and recreational areas and its percentage of total property area.
  - Existing and proposed public and private rights-of-ways, easements, access points into the property, and street names.
  - Calculations and location of all off-street parking and loading facilities.
  - Location, type, and elevation drawings of all signs, including ground and building-mounted signs.
  - For residential uses, the number, type, and density of each type of dwelling unit (i.e., single-family, multi-family, townhouse, etc.).
- ☐ LANDSCAPE PLAN
  - Plans demonstrating compliance with standards described in Chapter 52, Zoning of the City's Code of Ordinances, showing all required and proposed landscape setbacks, buffer yards, screening, and fencing.
  - Tree preservation plan per Chapter 52, Zoning of the City of Justin Code of Ordinances if protected trees are present on the property.
- ☐ BUILDING ELEVATIONS
  - Plans demonstrating compliance with standards for exterior appearance quality as described in Chapter 52, Zoning of City of Justin Code of Ordinances.
  - Elevation drawings of all sides of building, showing dimensions, height, building materials, color, texture, and design.
  - Percentage calculations of building materials for each facade.
- ☐ PHOTOMETRIC PLAN
  - Plans demonstrating compliance with standards described in the Zoning Chapter.
  - Location, type, and number of all exterior lighting, including building and pole mounted fixtures.
  - Lighting manufacturer specifications or cut sheets of each type of luminaire equipment.
  - Calculations and analysis of anticipated light distribution generated by all exterior lights.
- ☐ ENGINEERING PLANS
  - Civil engineering plans for all public and private improvements for water, sanitary sewer, storm-water, grading, and drainage. Plans must demonstrate compliance with the City of Justin TCSS Manual.
  - Traffic impact analysis or traffic circulation analysis, if required by the City Engineer for this property.

A0439A M. GARNETT, TR 3, OLD DCAD TR 2
EXISTING ZONING: PD-SINGLE FAMILY RESIDENTIAL 2
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC, COMMERCIAL

6' Ornamental Metal Fence or SIMTEK wall

A0439A M. GARNETT, TR 2
EXISTING ZONING: PD-SINGLE FAMILY RESIDENTIAL 2
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC, COMMERCIAL

A0439A M. GARNETT, TR 4, OLD DCAD TR 1
EXISTING ZONING: PD-SINGLE FAMILY RESIDENTIAL 2
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC, COMMERCIAL
JUSTIN ETJ

6' Ornamental Metal Fence

20' LANDSCAPE BUFFER

GAZEBO AND DOCK

POND
171,150 SF

SEATING AREA

DOCK

PICKLE BALL

THE SHACK

THE HUB

GAS WELL

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STREET G

STREET H

GATE

TIMBERBROOK PARKWAY
(120' ROW)

6' Ornamental Metal Fence
with Masonry Columns

6' SIMTEK Wall

20' LANDSCAPE BUFFER

MONUMENT SIGNS

CHURCH

POND
27,513 SF

20' LANDSCAPE BUFFER

MONUMENT SIGN

29.0' FM 407
RIGHT-OF-WAY DEDICATION

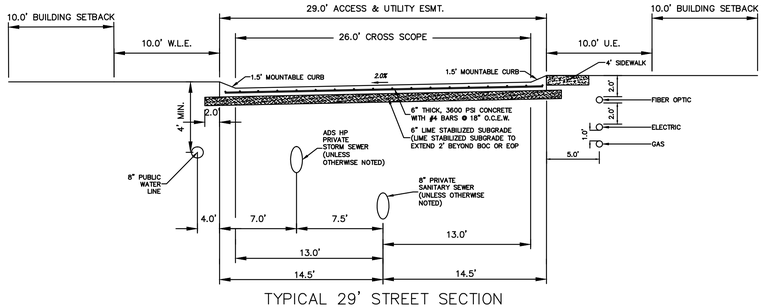
82.3'

140.4'

80 0 80 160 240 Feet
SCALE: 1"=80'

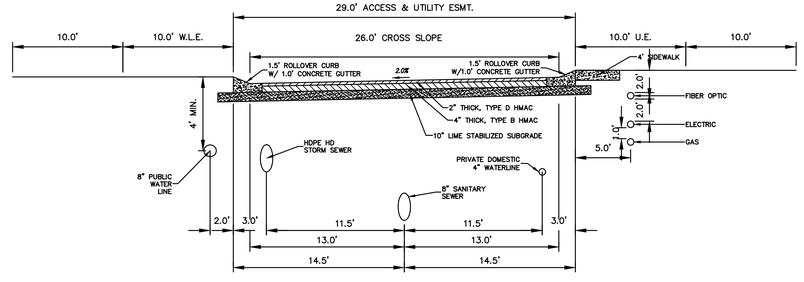
CONCRETE PAVEMENT

ASPHALT PAVEMENT



TYPICAL 29' STREET SECTION

STREET SECTION - A
N.T.S



STREET SECTION - B
N.T.S

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: John Delin

The John R. McAdams Company, Inc.
111 Lyndon Lane, Suite 205
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1510

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

McADAMS

LADERA A TIMBERBROOK

LADERA TIMBERBROOK
Lot 76,89,92,93,76 (B),91, 92 (A), 93(A)
41.217 Acres
in the
D.M.CULE SURVEY, ABSTRACT NO. A0226
DENTON COUNTY, TEXAS

PAVING EXHIBIT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 4/13/2023

Drawn By: PF
Date: 8/2/2022
Scale: 1"=80'
Revisions:

2020310647

EX

File: M:\Projects\17\01\2017010647-Timberbrook\04-Production\Engineering\Exhibits\Asphalt & Concrete Exhibit\2017010647 Asphalt & Concrete Exhibit.dwg
Plotted: 4/13/2023 5:07 PM, by Roy Evans Saved: 4/13/2023 5:03 PM, by rmolina

EXHIBIT "C"

LADERA AT TIMBERBROOK

MILESTONE CHURCH

DEVELOPMENT REGULATIONS

Planned Development – 41.217 Acres

I. PURPOSE

This Planned Development includes two tracts of land as shown on Exhibit "A".

Tract 1 is planned as Ladera at Timberbrook is a proposed aged-restricted, low-maintenance gated, single family home, residential community integrated with quality amenities such as walking trails, activity center "The HUB", with pool, pickle ball courts, an additional activity building called "The Shack", amenity pond, parks, and open space areas that provide for an enhanced quality of life for active adults seeking a lock and leave, low-maintenance lifestyle within the City of Justin.

Tract 2 is planned as Milestone Church, which is an approximately fifty thousand (50,000) square foot church. The church is planning on having an entrance/exit onto Timberbrook Parkway as well as FM 407.

The development regulations herein apply to either Tract 1 or Trat 2 as indicted.

II. DEVELOPMENT PLAN

Each tract shall be developed in accordance with the Timberbrook Planned Agreement and then the City of Justin regulations unless stated otherwise herein or shown otherwise on the Development Plan (Exhibit "D"), Elevations and Floorplans (Exhibit "E"), and Landscape Plans (Exhibit "F").

TRACT 1- LADERA AT TIMBERBROOK

The following standards shall apply to Tract 1, Ladera at Timberbrook.

III. USES

A. Permitted Uses - The following uses shall be permitted by right:

1) Single Family Detached Dwelling-Shall be age restricted to residents 55 years of age and older.
2)Two-Family Residential- Two family attached dwelling units
3) Activity Center (HUB)
4) Community Pool
5) The Shack (reduced size additional amenity building)

B. Accessory Uses - The following uses shall be permitted as accessory uses:

1) Gazebos
2) Pavilions
3) Tennis and Sport Courts

EXHIBIT "C"

4) Accessory Buildings
5) Pond

IV. CONDOMINIUM ASSOCIATION

A Condominium Owners Association (COA) shall be required and shall be responsible for the maintenance of the common areas, entry features, accessory structures, and perimeter fencing and landscaping.

V. LANDSCAPE SETBACK REQUIREMENTS

There shall be a landscape setback with a minimum width of twenty (20) feet from the perimeter property line to a residential structure. Trails shall be permitted within the landscape easement.

VI. AREA REQUIREMENTS

Ladera at Timberbrook is a condominium community and individual dwelling units will not be platted into individual residential lots. The site will remain as one lot with approximately one hundred and fifty-seven (157) dwellings units. There shall not be more than five (5) five-family residential buildings, ten (10) dwelling units total. Therefore, the reference to setbacks shall be used as building separation from other buildings and from the private street.

Side Yard Setback (Between Buildings)	Front Yard Setback (Front of Building to Back of Curb)	Rear Yard Setback (Between Buildings)
6' Minimum	20' Minimum	20' Minimum

VII. DEVELOPMENT AND PERFORMANCE STANDARDS

Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Maximum Height	Maximum Lot Coverage (percent of lot area)	Minimum Dwelling Size (square feet)
N/A	N/A	N/A	35' or 2 ½ Stories	65%*	1,100**

* Lot Coverage based on total building coverage (excluding accessory uses) for the entire 41.217-acre site.

** Air-conditioned space.

VIII. RESIDENTIAL DENSITY

The gross residential density for Ladera at Timberbrook not exceed five (5) units per gross acre (du/ac). Residential density shall be calculated using the gross land area of thirty two (32) acres.

EXHIBIT "C"

IX. BUILDING DESIGN

A. The dwelling units and activity center shall be generally constructed in accordance with the building elevations shown in Exhibit "E".

B. Residential buildings and the activity center shall be a total of eighty (80) percent masonry including brick or stone on the main floor. An exception to that requirement is the Activity Center and Shack shall have a minimum of fifty (50) percent masonry.

C. Minimum roof pitch of residential structures shall be 4:12 for rear elevations and 8:12 minimum for front elevations, with exceptions to dormers and shed roofs.

D. Mailboxes shall be cluster boxes of 14 or greater boxes. Sufficient structural support to keep the mailbox upright is required. Mailboxes may be made from metal.

E. Cementitious fiberboard may constitute up to one hundred (100) percent of the exterior facades of stories other than the first floor.

F. Attached Pergolas and Patio Covers shall be permitted and shall extend no more than five (5) feet into the rear yard.

X. TRAILS, SCREENING AND LANDSCAPING

Screening and landscaping shall be generally installed in accordance with the Landscape Plan, Exhibit "F" in addition to the following:

A. There shall be an ornamental metal fence or pre-cast (Simtek) wall of at least six (6) feet in height located around the perimeter of the property. The Simtek will be on the North and South side of the project, as detailed on the site plan. The West side will be six (6) foot ornamental metal fencing. The East side will be a combination of ornamental metal and masonry columns.

B. Each front yard shall have one (1) canopy tree with a minimum caliper size of four (4) inches, as measured six (6) inches above grade, from the approved plant list for the City of Justin.

C. Residential fencing shall consist of ornamental metal or vinyl and have a minimum height of four (4) feet and a maximum height of six (6) feet.

D. Residential fencing shall be permitted within the twenty foot (20) perimeter landscape buffer.

E. There shall be a minimum of twenty (20) foot landscape buffer between Tract 1 and Tract 2. The following standards shall apply for every one hundred (100) linear feet of landscape buffer length:

   a. There shall be a minimum of two (2) canopy trees.

EXHIBIT "C"

b. There shall be a minimum of three (3) understory trees.

c. There shall be a minimum of twelve (12) screening shrubs.

d. There shall be a six foot (6') pre-cast (Simtek) wall on the Tract 1 side of the property.

F. There shall be a minimum twenty (20) foot landscape buffer along Timberbrook Parkway. The following standards shall apply for every one hundred (100) linear feet of landscape buffer length:

a. There shall be a minimum of four (4) canopy trees.

b. There shall be a minimum of four (4) understory trees.

c. There shall be a minimum of ten (10) screening shrubs.

d. There shall be a six foot (6') ornamental metal fence with masonry columns.

e. Berms shall not be required.

G. There shall be no fences on or within the trail.

H. A Landscape Plan with tree species shall be submitted at the time of Construction Plans.

XI. PARKING

Off street parking shall be allowed in areas shown on the approved Development Plan, Exhibit "D".

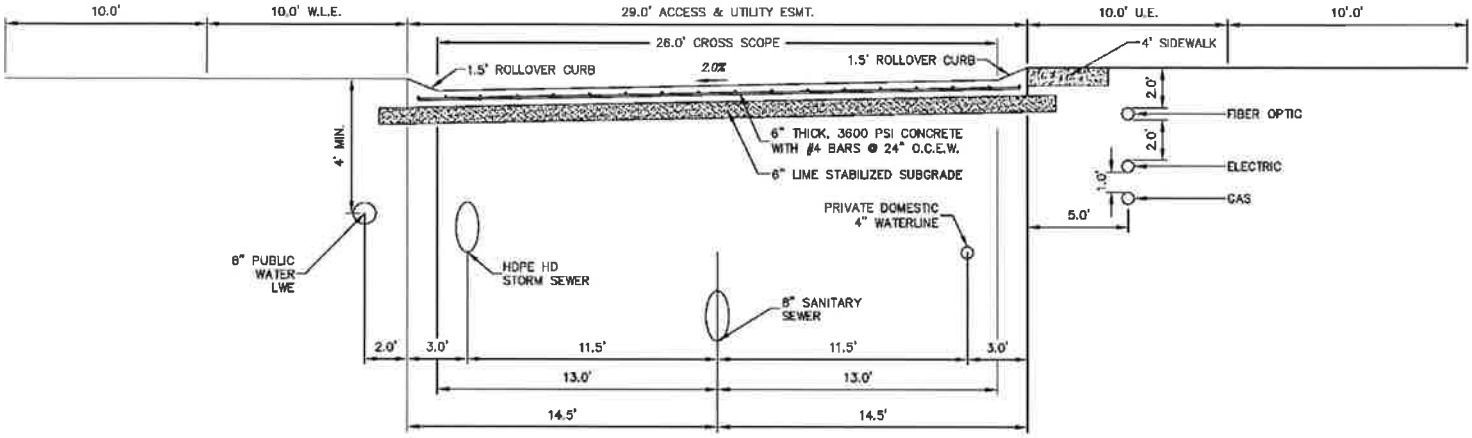
XII. STREETS AND ACCESS

A. The proposed streets shall be privately maintained by the Condominium Association of Ladera of Timberbrook.

B. The private streets shall conform to the street sections shown below.

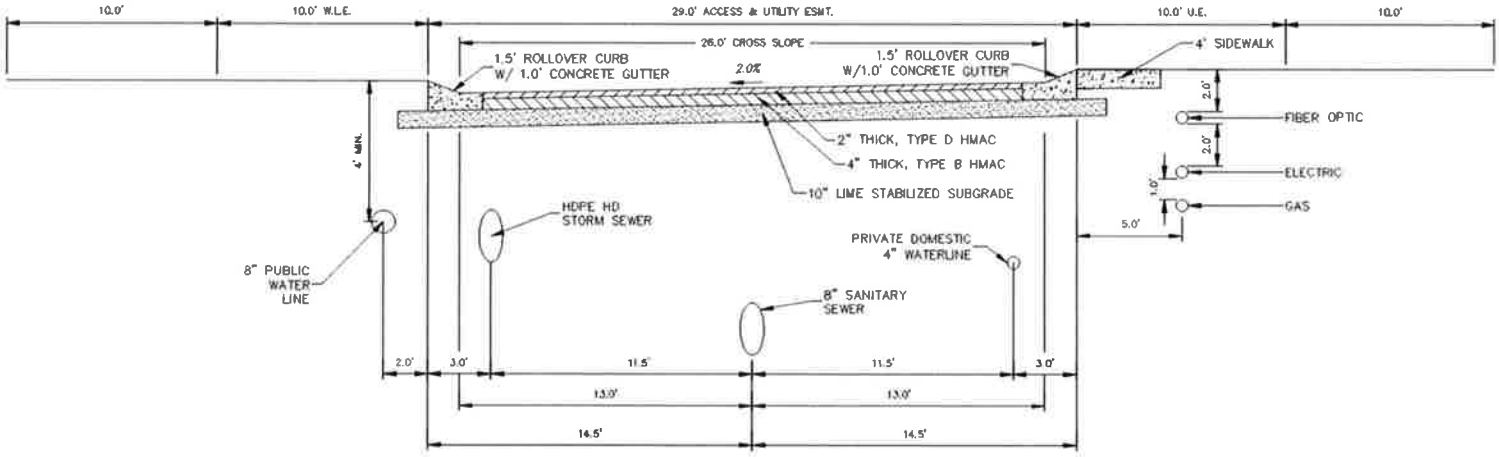
C. All storm and streets shall be labeled private and maintained by the Condominium Owners Association.

EXHIBIT "C"



STREET SECTION - A

N.T.S



STREET SECTION - B

N.T.S

EXHIBIT "C"

XIII. OPEN SPACE

The minimum required designated open space area shall be thirty percent (30%) of the gross land area.

A. The perimeter landscape buffer shall be counted toward open space.

XIV. EXHIBITS

All attached Exhibits to be adopted by this ordinance.

TRACT 2- MILESTONE CHURCH

I. LANDSCAPE AND BUFFER REQUIREMENTS

Screening and landscaping shall be generally installed in accordance with the Landscape Plan. Exhibit "F" in addition to the following:

A. The interior landscaping area of the property shall be a minimum of ten percent (10%).

a. Detention and Retention ponds shall be counted toward interior landscaping.

b. Street buffer tress shall be counted toward the total plant count.

B. Interior Landscape Planting Requirements are as follows:

a. One canopy tree per six hundred (600) square feet of the required ten percent (10%) of the interior landscape, planted a minimum of twelve feet (12') on center.

b. One understory tree per three hundred (300') square feet of the required ten percent (10%) of the interior landscape, planted a minimum of eight feet (8') on center

c. Shrubs shall be planted along the street frontage and along parking isles where applicable.

d. There shall be no ground cover requirement.

C. There shall be a twenty (20') foot landscape buffer along FM 407.The following standards shall apply for every one hundred (100) linear feet of landscape buffer:

a. There shall be a minimum of four (4) canopy tress.

b. There shall be a minimum of four (4) understory trees.

c. There shall be a minimum of ten (10) screening shrubs.

d. There shall be no fencing requirement.

e. Three foot (3') berms shall not be required.

EXHIBIT "C"

D. A Landscape Plan with tree species shall be submitted at the time with Construction Plans.

II. Non-Residential Design Standards

A. The total exterior wall surface of all main building facing public streets shall have a minimum of seventy-five (75) percent stone construction, excluding windows and doors.

B. The maximum building height shall be forty (40') feet.

C. The façade adjacent to a street shall be constructed of a minimum of seventy-five (75) percent of the following materials including but not limited to:

   a. Stone

   b. Cast stone

   c. Decorative concrete stamped and stained to resemble the appearance of stone.

   d. Or similar

D. Accent materials for the architectural details shall be in conformance with the architectural style of the main building. There shall be no old west material required.

E. Along the façade adjacent to the street, buildings shall provide an awning with a pitch of no greater than 2:12, for fifty (50) percent of the frontage which projects no less than six (6) feet from the building face, with no required posts.

F. Old West detail devices shall not be required.

G. In lieu of "old west" detail devices not being required the church will work with the City of Justin to add enhancements to the building and to the landscaping.

III. Signage

A. The total area of the building mounted sign facing FM 407 shall be three hundred (300) square feet.

B. Monument Signage shall be permitted within the landscape buffer along FM 407.

C. Signage shall be permitted separately.

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AN AMENDMENT TO THE PLANNED DEVELOPMENT FOR LADERA FARMS AND MILESTONE CHURCH HAVING THE LEGAL DESCRIPTION AS OLD DCAD TR 2 AND A0439A M. GARNETT, TR 3D GENERALLY LOCATED NORTHEAST FROM THE INTERSECTION OF STRADER LANE AND FM 407, 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 of property legally described as OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D generally located northeast from the intersection of Strader Lane and FM 407, Justin, Denton County, TX, for a Planned Development amendment to allow asphalt as an option for roads; 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 proposed Planned Development 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 Planned Development is approved and made a part of this ordinance.

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 OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D generally located northeast from the intersection of Strader Lane and FM 407, Justin, Denton County, Texas, is amended to establish a Planned Development 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