



**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 19, 2022, 6:30 P.M.**

**JUSTIN CITY HALL
415 NORTH COLLEGE STREET**

CALL TO ORDER

Invocation and Pledge of Allegiance

I. 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 19, 2022 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.**

II. PUBLIC HEARING:

- 1.** A Public Hearing to consider a recommendation to City Council for a Specific Use Permit for Twice the Ice (Kiosk use) located approximately 200 feet northeast from the intersection of FM 156 and 5th Street, legally described as A1127A ROBERTS, TR 10A(PT), 0.44 ACRES addressed as FM 407/ HWY 156 (Denton County Parcel # 158751).
- 2.** A Public Hearing to consider a recommendation to City Council to amend the existing Planned-Development (PD-GB) for Justin Self-Storage located approximately 100 feet west from the intersection of FM 156 and Hardeman Boulevard, legally described as A0207A F.B. BORDEN, TR 8G (PT), 2.725 ACRES addressed as 103 Hardeman Boulevard.
- 3.** A Public Hearing to consider a recommendation to City Council to amend Chapter 52 of the Code of Ordinances relating to accessory structures and definitions.

III. CONSENT ITEMS:

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

IV. FUTURE AGENDA ITEMS:

5. Preserve Batch Plant and AFV Carwash SUP Amendment.

V. DISCUSSION ITEMS:

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

VI. ACTION ITEMS:

7. Appoint a new Chairperson.

VII. 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 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 OFFICE AT 940-648-2541 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT A SIGN LANGUAGE INTERPRETER CAN BE SCHEDULED BY CITY OFFICES.

PLANNING & ZONING COMMISSION MEETING

Staff Report
April 19, 2022

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

PROJECT: A Public Hearing to consider a recommendation to City Council for a Specific Use Permit for Twice the Ice (Kiosk use) located approximately 200 feet northeast from the intersection of FM 156 and 5th Street, legally described as A1127A ROBERTS, TR 10A(PT), 0.44 ACRES addressed as FM 407/ HWY 156 (Denton County Parcel # 158751).

**EXECUTIVE
SUMMARY:**

The Applicant is proposing an Ice Kiosk (business name is Twice the Ice) for the location described above.

**ADJACENT
PROPERTIES:**

North: Justin Seed Co

South: NA

East: Railroad

West: TxDOT owned property (see aerial map parcel #679799)

ZONING:

The property is currently vacant and is zoned Light Industrial. All kiosks is Light Industrial require a Specific Use Permit. They are providing a 10' setback to the north property line.

LANDSCAPING:

This property is a beneficiary of the Green Ribbon Project. There are plantings from the intersection of 5th street to the south side of the site entry drive along highway frontage of the site. The trees consist of Live Oaks and the large shrubs are Nellie Stevens Holly. They are not proposing any landscaping in addition to the Green Ribbon project.

SITE DETAILS:

The building is approximately 201.6 square-feet. The lot size is .44 acres, which is approximately 19,166 square-feet.

PAVING:

The applicant is proposing to utilize asphalt around the proposed kiosk. The parking will be striped and will be asphalt as well.

**MAINTENANCE
PLAN:**

The City Council and Commission discussed Kiosk Uses and specifically Ice Kiosk uses on October 19, 2021. The Council mentioned ensuring Ice Kiosk uses had some sort of maintenance plan to keep the site clean. Staff has requested a plan, document, or information relating to this. Please see the attachment "Maintenance Plan" for additional information. This information has been conveyed to the Applicant and they plan on discussing further with the Commission and the Council.

DRAINAGE: The Applicant is proposing to utilize French drains to the north. They will be required to provide documentation at the Building Permit Stage that shows they are not adversely impacting any adjacent properties.

PARKING: The applicant is providing three spaces (9 x 20) for potential customers to park. Usually Ice Kiosks utilize existing parking for their businesses, but since there is not any existing parking to utilize then the applicant is required to provide some. According to the ordinance this use would be classified as “business” since there is no identified parking use for Kiosks. The applicant is required to provide three spaces and is meeting the ordinance.

STAFF ANALYSIS: Staff has concerns regarding the parking placement and circulation of the site. The parking spaces conflict with the entry off of FM 156. We have provided this analysis to the Applicant. Staff would also encourage the Commission to consider “The Highest and Best Use” for this property when discussing this item.

P&Z

CONSIDERATION: According to Section 52-63 (a) “In recommending that a specific use permit for the premises under consideration be granted, the planning and zoning commission shall determine that such uses are harmonious with and adaptable to building structures and uses of abutting property and other property in the vicinity of the requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures, and compatibility of building construction.”

ACTION CONSIDERED:

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

STAFF RECOMMENDATION:

Staff recommends consideration based on the request.

ATTACHMENTS:

- (A) Maps
- (B) Site Plan/Survey
- (C) Landscaping (Green Ribbon)
- (D) Vending Detail
- (E) Maintenance Plan
- (F) Proposed Ordinance



Specific Use Permit Application

Specific Use Permit #: _____

Development Services Department
415 N. College Ave., Justin, TX 76247

JUSTIN
1887

Email: permits@cityofjustin.com
940-648-2541

Property Information

Location Address: <i>FM-156-5th Street (Survey)</i>	Property Legal Description: Lot #/Block #/Subdivision/Zoning: <i>A1127A Roberts TR 10A CPT 0</i>
Current Zoning: <i>Light Industrial</i>	Requested Zoning: <i>Light retail? (Kiosk)</i>
Existing Use: <i>VACANT</i>	Proposed Use: <i>ICE/WATER Vending Machine</i>

Reason for Requesting Change in Zoning:

Location, AVAILABLE Lot w/ Parking

Property Owner Name: <i>ROSE THORN Real Estate</i>	Property Owner/Company Address: <i>111 FM 156, Justin TX 76247</i>
Property Owner Phone Number: <i>940-368-0424</i>	Property Owner Email Address:

Applicant Information (if different from Property Owner)

Applicant Name/Company: <i>Big TEX ICE LLC</i>	Applicant Name/Company Address: <i>P.O. Box 733 Decatur TX 76234</i>
Applicant Phone Number: <i>940-577-9629</i>	Applicant Email Address: <i>auctioneercharlie@yahoo.com</i>

The application shall be accompanied by the following:

- ◆ Site Plan Drawn to scale and showing the general arrangement of the project.
- ◆ Written permission from property owner (if different) to modify use of property.
- ◆ Application attachments must show:
 - ◆ Off-street Parking facilities;
 - ◆ Size, height, construction materials, locations of buildings and the uses to be permitted;
 - ◆ Location and construction of signs;
 - ◆ Means of ingress and egress to public streets;
 - ◆ The type of visual screening such as walls, paintings, and fences;
 - ◆ Relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of 200 feet.

info provided w/ initial application

I, the undersigned, do hereby certify that I am the Authorized Agent/Owner of the property above described and that I am applying for this permit at the request and with the permission of the same.

Signature of Applicant: _____

Date: *10/14/2021*

Office Use Only

Application Received By: _____

Date Paid: _____

P&Z Meeting Date: _____

Application Complete: _____

☐ Cash ☐ CC ☐ Check #:

Council Meeting Date: _____

Date Received: _____

Staff Report Created: _____

Result: ☐ Approved ☐ Denied

Mark Wallace

Rose Thorn Real Estate LLC

Justin Texas

Mr. Wallace,

Big Tex Ice LLC is in the process of getting permitted to build/own/operate the ice vending machine/kiosk on leased property located at FM 156 & 5th street.

The area we have leased from you is zoned "light industrial", we have asked for a variance to allow us to build as "light retail" to complete the permitting process.

They have requested permission from you to help finalize the process

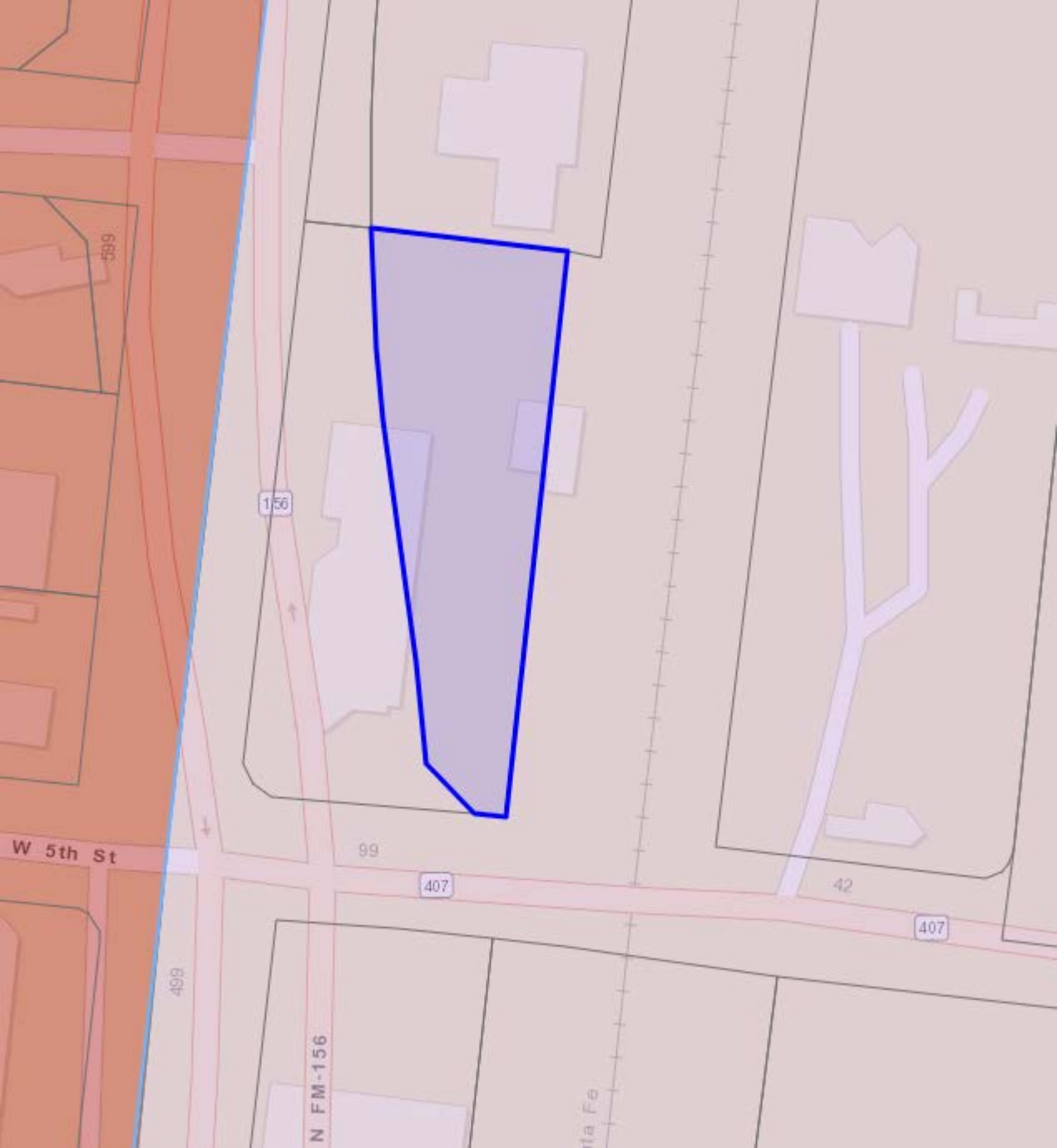
Big Tex Ice LLC is requesting permission to allow us the variance from you.

If this is agreeable, please sign below

Mark Wallace/dba Rose Thorn RE LLC

A handwritten signature in black ink, appearing to read "Mark Wallace", is written over a horizontal line.





599

156

W 5th St

99

407

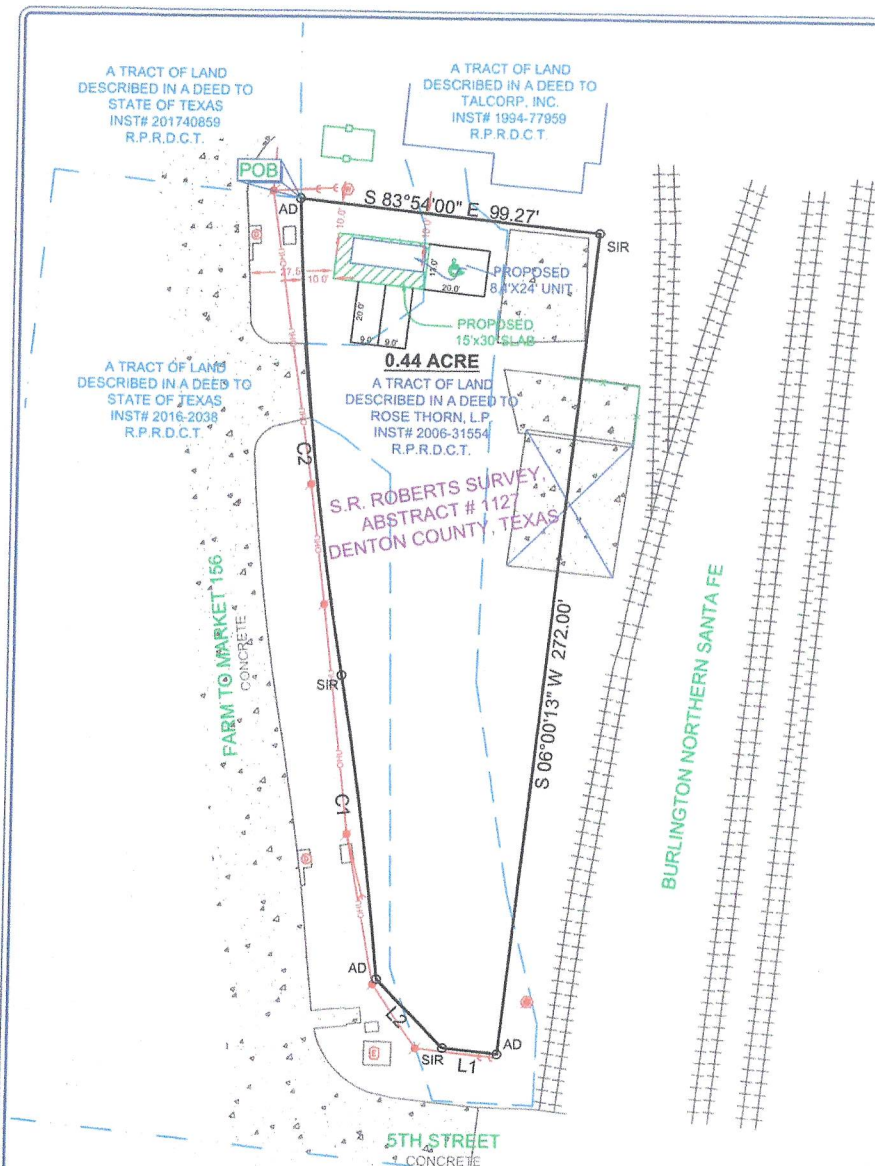
42

407

499

N FM-156

ita Fe



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1266.23'	100.97'	100.94'	N 07°40'05" W	4°34'07.04"
C2	1146.23'	157.82'	157.70'	N 06°00'09" W	7°53'20.64"

LINE	BEARING	DISTANCE
L1	N 84°12'01" W	18.35'
L2	N 44°37'42" W	31.38'

All that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being a part of the S.R. Roberts Survey, Abstract Number 1127 and also being a part of that called 1.30 acre tract of land described in deed to Rose Thorn, L.P. recorded in Instrument Number 2006-31554, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a TXDOT aluminum disk found for the Southeast corner of a tract of land described in deed to the State of Texas, recorded in Instrument Number 2017-40859, Real Property Records, Denton County, Texas, same being the Northeast corner of a tract of land described in deed to the State of Texas, recorded in Instrument Number 2016-2038, Real Property Records, Denton County, Texas, in the East right-of-way line of Farm to Market Road 156;

THENCE South 83 degrees 54 minutes 00 seconds East, a distance of 99.27 feet to a capped iron rod set stamped "KAZ" in the West line of Burlington Northern Santa Fe Railroad;

THENCE South 06 degrees 00 minutes 13 seconds West, along said West line, a distance of 272.00 feet to a TXDOT aluminum disk found;

THENCE North 84 degrees 12 minutes 01 second West, a distance of 18.35 feet to a capped iron rod set stamped "KAZ";

THENCE North 44 degrees 37 minutes 42 seconds West, a distance of 31.38 feet to a TXDOT aluminum disk found in the East right-of-way line of said Farm to Market Road 156, at the beginning of a curve to the left, having a radius of 1266.23 feet and a chord bearing and distance of North 07 degrees 40 minutes 05 seconds West, 100.94 feet;

THENCE along said curve, an arc length of 100.97 feet to a capped iron rod set stamped "KAZ" at the beginning of a curve to the right, having a radius of 1146.23 feet and a chord bearing and distance of North 06 degrees 00 minutes 09 seconds West, 157.70 feet;

THENCE along said curve, an arc length of 157.82 feet to the POINT OF BEGINNING and containing 0.44 of an acre of land, more or less.

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 this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 485 G of said map.

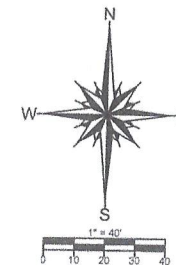
SURVEYORS CERTIFICATION

Certified to Charlie Smither

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 08-20-2021, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.

LEGEND

	= POWER POLE
	= GUY WIRE
	= ELECTRIC METER
	= WATER METER
	= STORM DRAIN MANHOLE
	= ELECTRIC RISER
AD	= TXDOT ALUMINUM DISK
SIR	= SET IRON ROD W/CAPPED
()	= PLAT OR DEED CALL
POB	= POINT OF BEGINNING
	= WROUGHT IRON FENCE
	= WIRE FENCE
	= OVER-HEAD UTILITIES
	= ASPHALT
	= RAILROAD
	= CONCRETE



SITE PLAN
BIG TEX ICE, LLC.



TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 210678

DRAWN BY: MMF

DATE: 09-07-2021

R.P.L.S.

KENNETH A. ZOLLINGER

French drain - Landscape
Shrubs, Rock (Decorative)

LANDSCAPE

5' 8'

COIN

BAG

EXCISE

water

unit
(See photo)

HANDICAP



9'



Parking
Asphalt

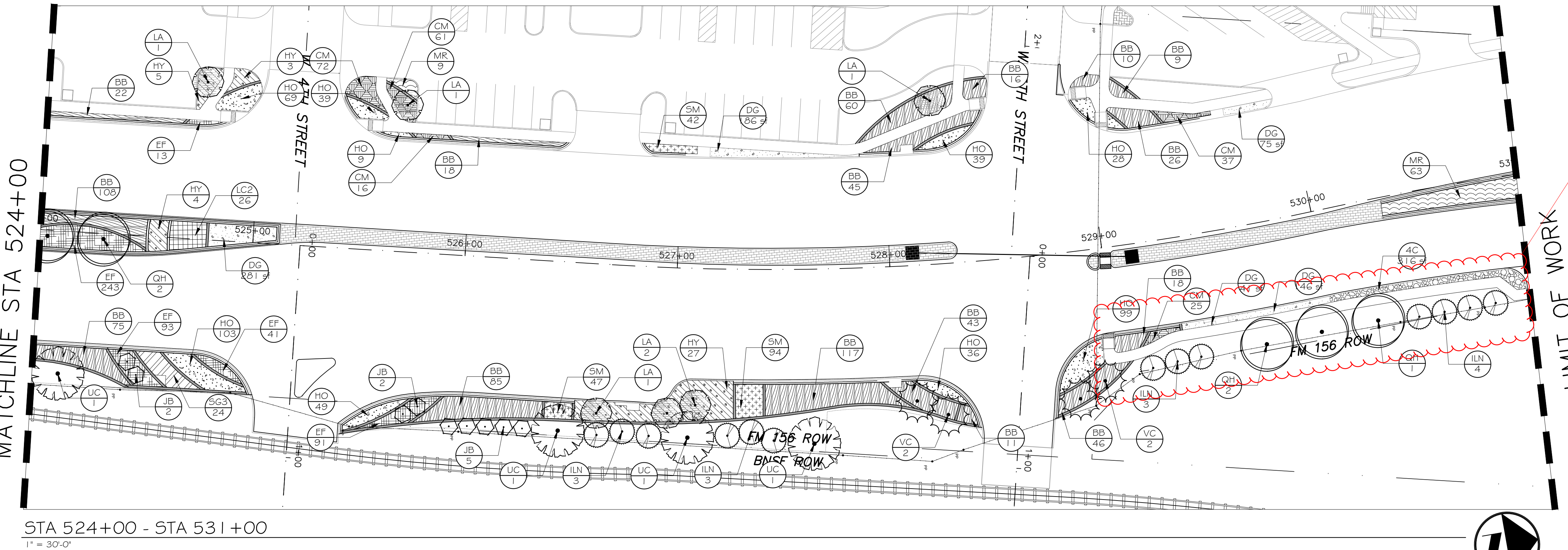


9'

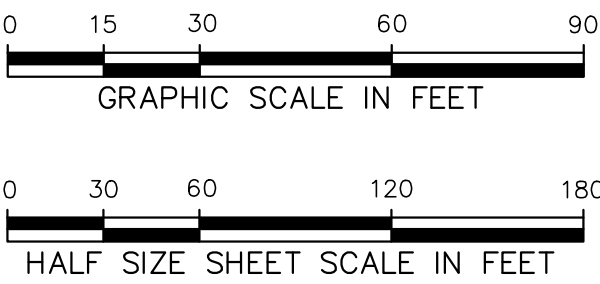


Parking
Asphalt

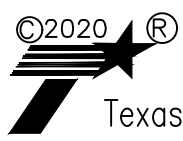




ESTIMATE OF QUANTITIES - BY SHEET				
ITEM NO	DESC	DESCRIPTION	UNIT	TOTAL
161	6017	COMPOST MANUF TOPSOIL (4")	SY	XX
161	6019	EROSION CONTROL COMPOST (1.5")	SY	XX
180	6002	WILDFLOWER SEEDING (WEEPING LOVE)	AC	XX
180	6002	WILDFLOWER SEEDING (BLUE GRAMA)	AC	XX
180	6002	WILDFLOWER SEEDING (NATIVE SUNTURF)	AC	XX
192	6002	LANDSCAPE PLANTING (1 GAL)	EA	XX
192	6003	LANDSCAPE PLANTING (3 GAL)	EA	XX
192	6013	LANDSCAPE PLANTING (MULCH)	SY	XX
192	6025	PLANT MATERIAL (30 GAL)	EA	XX
193	6001	PLANT MAINTENANCE	MO	12

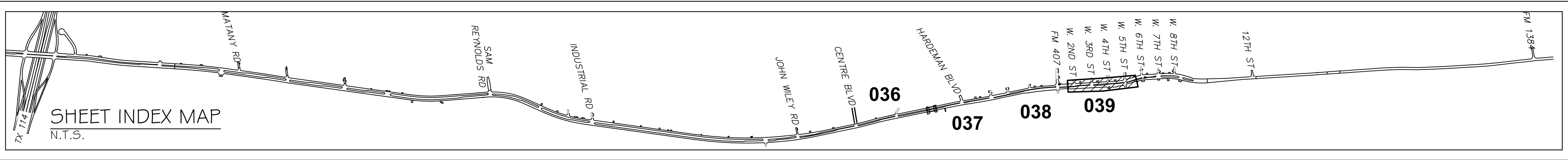
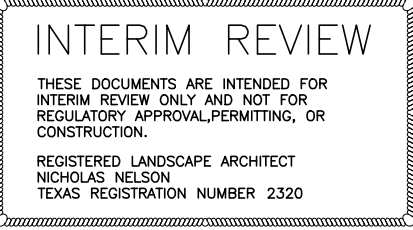


Pacheco Koch 4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109 817.412.7155
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008001



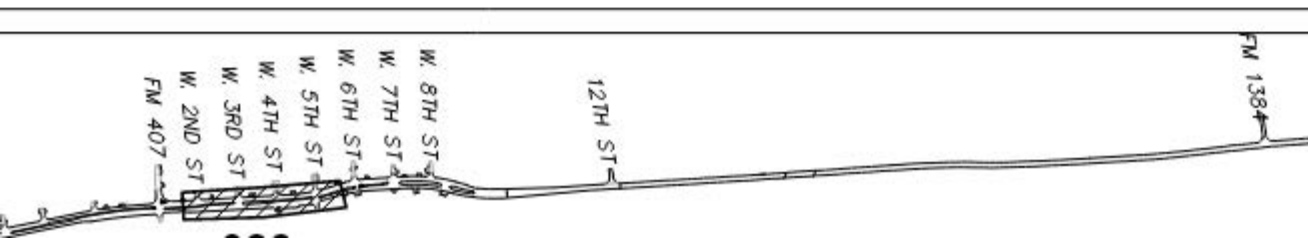
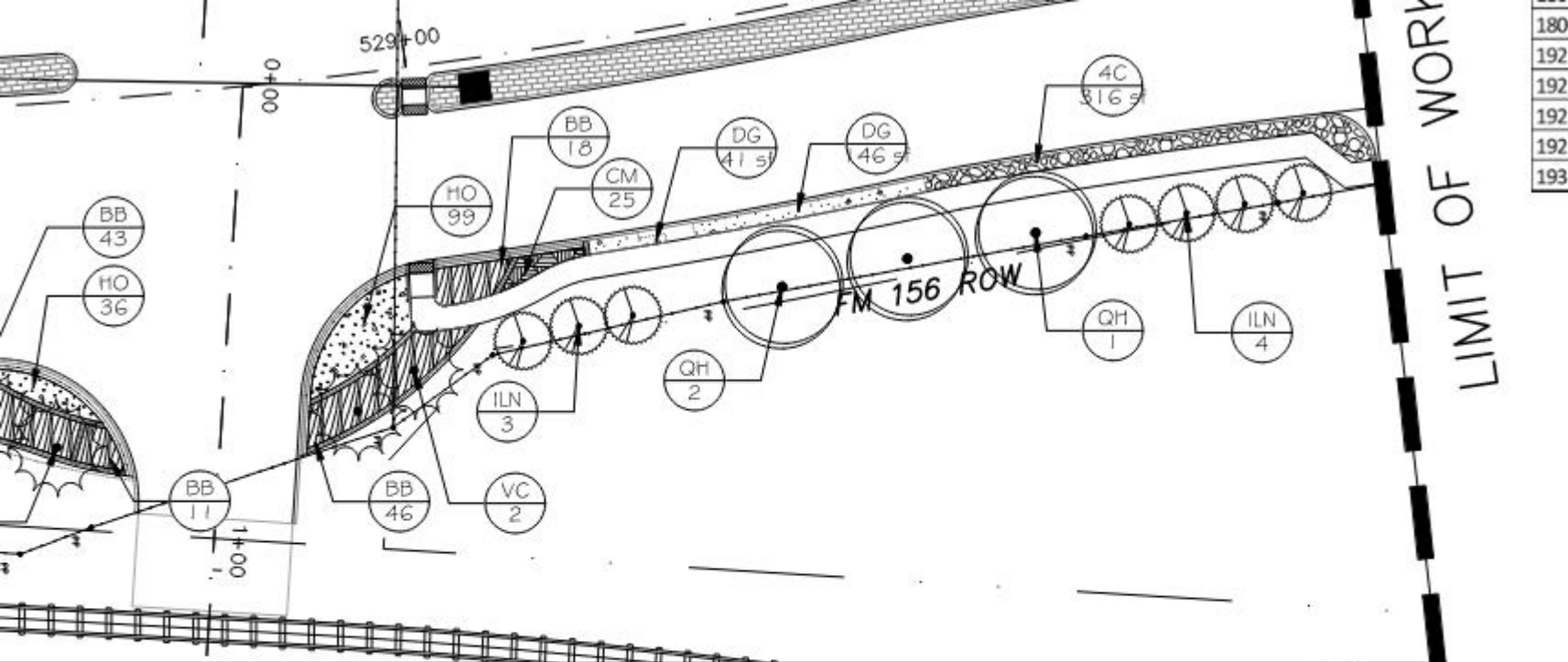
PLANTING PLAN
STA 517+00 - STA 531+00

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
0	XX-XXX-XXX		039
STATE	DISTRICT	COUNTY	
TEXAS	DAL	DENTON	
CONTROL	SECTION	JOB	HIGHWAY NO
0000	00	000	FM 156



LKING
02/07/2020 - 10:31 AM
M: \DWG-41\4196-18.488\DWG\LANDSCAPE C3D 2015\SHEETS\PLANTING PLAN_3.DWG

FEBRUARY 2019



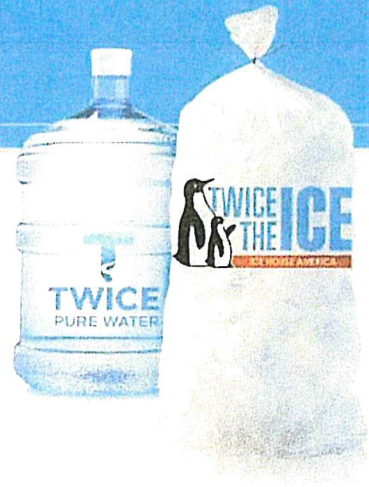
INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR
INTERIM REVIEW ONLY AND NOT FOR
REGULATORY APPROVAL, PERMITTING, OR
CONSTRUCTION.

180
192
192
192
192
193



3,500+
ICE VENDING
MACHINES AROUND THE WORLD



LARGEST CAPACITY HIGH VOLUME DESTINATION

The Ice House is our premier ice and water vending machine, offering the highest capacity production and storage of any of our three models. It is the nation's leading ice and water vending destination and features five patented technologies plus a filtration process that ensures the freshest, most hygienic ice and water product available. About the size of two parking spaces, the Ice House is the high capacity, high volume solution for your high traffic location, such as retail business centers, home improvement locations, recreational centers and convenience store locations.



ICE HOUSE



Our Story

In 2003, Ice House America revolutionized the ice industry by combining precision manufacturing, state of the art engineering and cutting-edge technology to provide premium ice direct to the consumer at a wholesale price. Since that time, we have grown to support over 3,500 machines worldwide with a new machine installed every 2-3 days. Our Vision is to be the most recognized consumer ice and bulk water brand in the world. To accomplish this Vision, we committed to innovating our models to evolve with the consumer marketplace.

Scalable Business Opportunity

The retail ice business is a \$4 billion recession-proof industry. Ice vending is rapidly growing in this industry and is well-suited for entrepreneurs looking for bankable ROI with a low-cost operation and a simple to manage business model. Our independent ownership opportunity offers you the flexibility to operate one ice vending machine or scale your fleet of machines to capture a larger portion of this industry.

Innovative Leadership

Our machines represent over 90% of the ice vending business in the world. We maintain this level of market share by investing time and resources into continuously improving the reliability, quality and customer experience of our machines. However, don't just take our word. Come visit our manufacturing facility and see for yourself why our machines are the best in class.

Warranty

Ice House America models have a one-year warranty plus each major component has its own manufacturer warranty policy.

High Capacity Destination

The Ice House is the original ice vending machine concept we launched in 2003. With a 200 ft² footprint (2 parking spaces) and up to 13,000 lbs of ice production capacity, the Ice House is truly a manufacturing plant that can accommodate up to 50,000 customer visits annually. It is the ultimate destination model, that will attract customers not only by its curb appeal, but equally by the unique design of the machine.

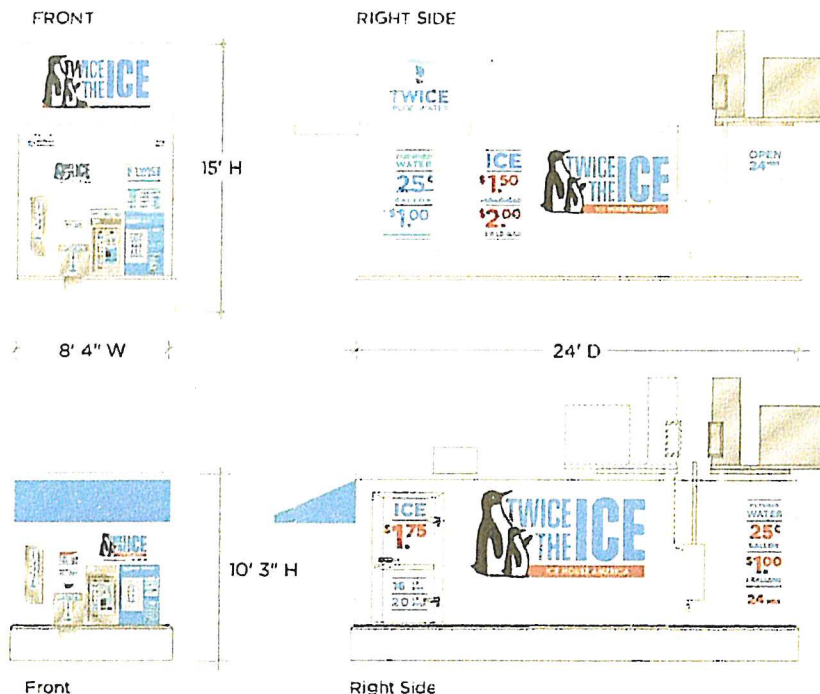
Water Vending by Twice Pure Water

Water vending is a sustainable and profitable business that continues to grow thanks to the increased awareness of water quality concerns throughout the world. Combining ice and water vending not only increases the profitability of the business, it attracts different consumers to increase the overall traffic flow to the location. Add to this the purified water quality from our Twice Pure Water™ and there is a great potential to own both the ice and water business in your market.

SmartIce™ Remote Management System

SmartIce™ Remote Management System, a web-based application, lets you manage all aspects of the vending machine - including location information, product sales, technical operations, and customer service. It offers real-time alert messages and current sales data. It lets you compare sales trends, benchmark locations and evaluate machine performance. Most importantly, SmartIce gives you the visibility to see what your machine is doing from the comfort of your home or anywhere you can connect to the internet.

Twice the Ice™ is an Ice House America Independent Owner Brand. Tel 888.391.8065 www.twicetheice.com sales@icehouseamerica.com



Technical Specifications

- Dimensions : 8' 4" W x 24' D x 15' H (2 parking spaces)
- Products
 - Bulk Ice
 - Bagged Ice: 10 lb, 16 lb, and 20 lb options
 - Purified or Filtered Water: 1, 3, and 5 gal options
- Ice Bin Capacity: 6,500 lbs
- Ice Production Capability: 4,500 - 13,000 lbs in 24 hours
- Healthwise™ Filtration System
- SmartIce™ Remote Management

Ice House with 5200SM Ice Maker

- Power Requirement: 77A @ 208- 240/60/3 (123A w/2nd Ice Maker)
- Power Consumption: 216 KWH per 4,500 lbs
- Water Consumption: 542 gal per 4,500 lbs
- Ice Production: up to 4,500 lb per 24 hrs (9,000 lbs w/2nd Ice Maker)

Ice House with 1000SM Ice Maker

- Power Requirement: 98A @ 208-240/60/3 (158A w/2nd Ice Maker)
- Power Consumption: 300 KWH per 6,500 lbs
- Water Consumption: 783 gal per 6,500 lbs
- Ice Production: up to 6,500 lbs per 24 hrs (13,000 lbs w/ 2nd Ice Maker)

From: [Charlie Smither](#)
To: [Matthew Cyr](#)
Subject: Maintenance
Date: Wednesday, April 13, 2022 3:54:31 PM

Maintenance Plan:

- 1) There is a person typically 4-5 days collecting funds
- 2) Responsible for picking up ALL trash including ice bags left behind
- 3) we mow at least twice monthly all grassy areas around the machine as well as maintain the landscape beds on a weekly basis
- 4) individual is responsible for keeping all debris within 40-50 feet of machine picked up at all times
- 5) Big Tex typically power washes building on a semiannual basis or as needed

Regards,

Charles Smither
Realtor/Auctioneer
Ready Real Estate LLC
Greenwood/Decatur, Texas
(940)-577-9629 cell
auctioneercharlie@yahoo.com
www.readyrealestate.com

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR AN ICE KIOSK USE IN A LIGHT INDUSTRIAL ZONING DISTRICT APPROXIMATELY 200 FEET NORTHEAST FROM THE INTERSECTION OF FM 156 AND 5TH STREET STREET HAVING THE LEGAL DESCRIPTION A1127A ROBERTS, TR 10A(PT), 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 (Twice the Ice) of property legally described as A1127A ROBERTS, TR 10A(PT), zoned as Light-Industrial, Justin, Denton County, TX, requested a Specific Use Permit for an Ice Kiosk; 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 SUP for a Kiosk use in Light Industrial 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 legally described as A1127A ROBERTS, TR 10A(PT), Justin, Denton County, Texas, is amended to establish a Specific Use Permit for Twice the Ice in Light Industrial Zoning 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

PLANNING & ZONING COMMISSION MEETING

Staff Report
April 19, 2022

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

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

EXECUTIVE SUMMARY:

The Applicant is proposing to amend the previous Planned Development for the Justin Self-Storage. The requests are for the following:

1. To reduce the number of parking spaces from six to four
2. To reduce the landscape buffer off of FM 156 from 20' to 15'
3. To allow wall signage in accordance with the Code.
4. To add lighting, benches, and a sidewalk on to the west portion of the property

BACKGROUND: On October 23, 2018, the City Council approved a Planned Development for the Just Self-Storage with multiple conditions. In December of 2020, the City approved Construction Plans and Building Plans for this project.

After reviewing the documents Staff has found inconsistencies between the zoning conditions and the Building Permit that was issued. Staff cannot pass final inspections until these inconsistencies are resolved. The building and site are currently completing construction.

LANDSCAPING: The landscape plan submitted is meeting all of the ordinance requirements. Staff took a measurement off of FM 156 and found the Landscape Buffer to be approximately 15'. Staff requested the applicant to revise accordingly.

STAFF

ANALYSIS:

Staff would request the Commission and the Council to remove the condition to allow a resident to live on the property. The building plans do not reflect designated space for a resident. If a resident were to occupy the building it potentially could require fire rated walls. The applicant also has no plans for a resident to live on the property anymore.

Staff would also encourage the Commission and Council to place a timeline on the temporary parking spaces.



ACTION CONSIDERED:

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

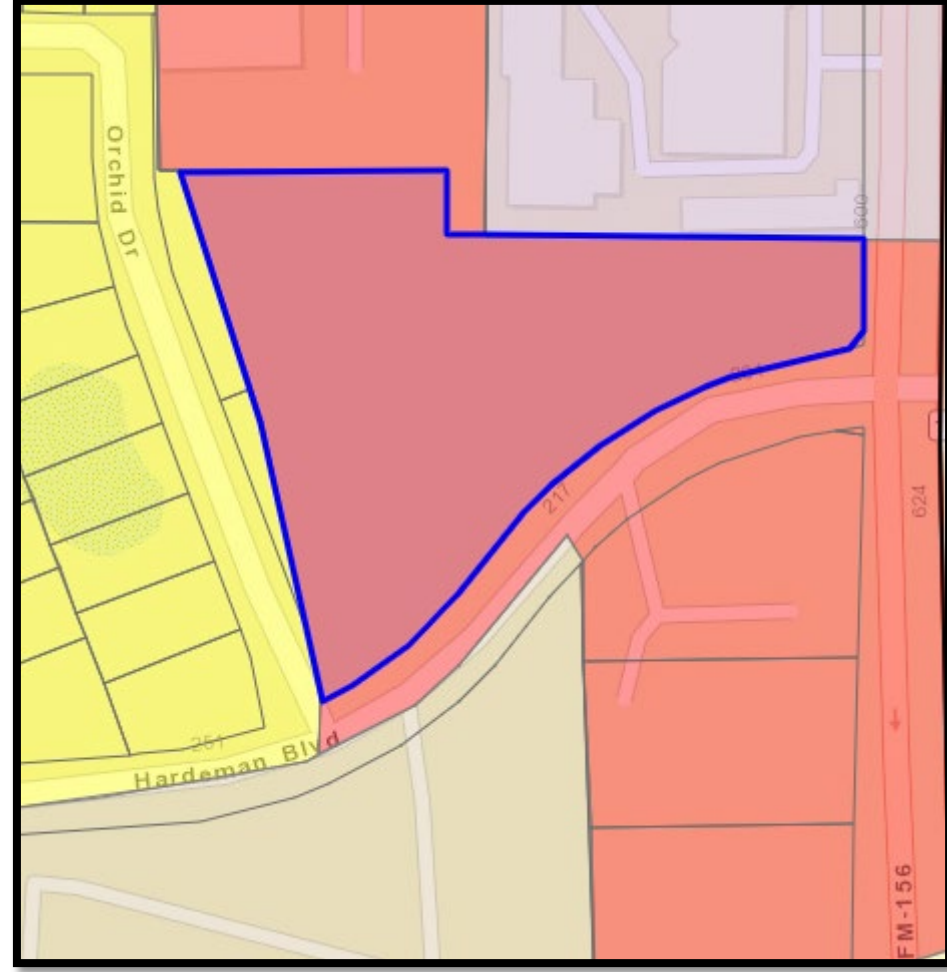
STAFF RECOMMENDATION:

Staff recommends consideration based on the request.

ATTACHMENTS:

- (A) Maps
- (B) Supporting Documentation
- (C) Proposed Ordinance





SELECT APPLICATION TYPE

☒ Zoning Change ☐ Special Use Permit ☐ Planned Development

DEVELOPMENT

Project Address 103 Hardeman Blvd.
Project Name JTX Storage
Legal Description Tract 1, Barthold Estates, LTD. Inst#2008-82353 R.P.R.D.C.T. Acreage 2.727
Current Zoning GB-PD Proposed Zoning GB-PD
Current Use Self-storage Proposed Use Self-storage

OWNER INFORMATION

Company/Name JTX Storage, LLC.
Contact Name Nick Zala
Address 1102 Shady Rest Ln City Corinth State TX Zip 76208
Phone 940-999-0163 Email nickpzala@gmail.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 IntegraTX Construction Contact Name Steve Bulleri
Address 1404 N. Corinth St, Ste. 319 City Corinth State TX Zip 76208
Phone 940-331-6100 Email steve@integratx.com

CERTIFICATION

I certify that the above information is correct and complete to the best of my knowledge 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


Agent Signature

3/7/2022

Date
3/7/2022

Date

Nick Zala

Owner Name (Print)
Steve Bulleri

Agent Name (Print)



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

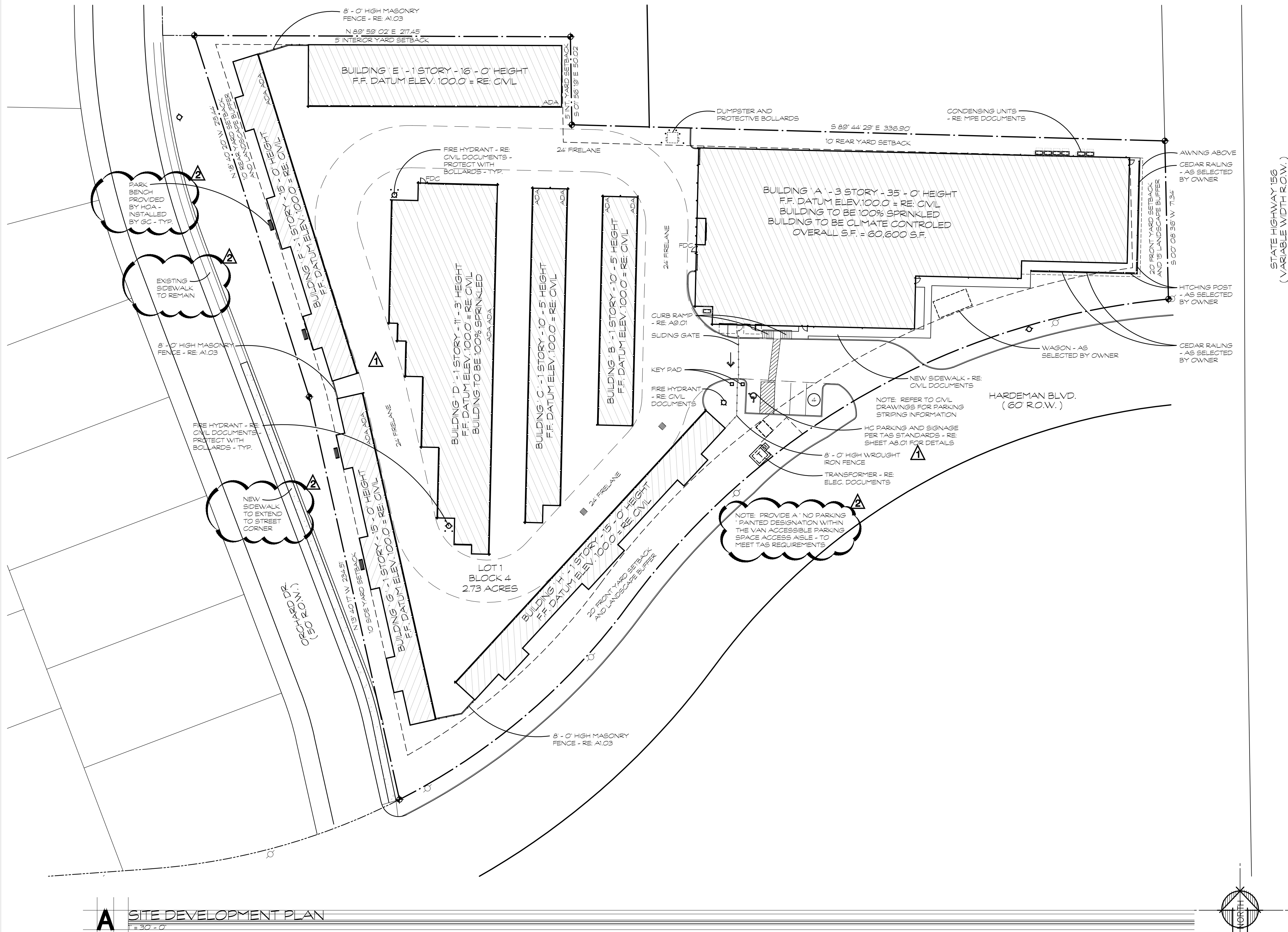
ADDRESS103 HARDEMAN BLVD.
JUSTIN, TEXAS

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. A SINGLE RESIDENT APARTMENT, MAXIMUM OF 800 SQUARE FEET, SHALL ALSO BE ALLOWED FOR A RESIDENT EMPLOYEE. HOURS OF OPERATIONS, AS APPROVED, SHALL BE CONFINED WITHIN THE FOLLOWING HOURS : 8 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 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 ' E ' (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.
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. WALL SIGNS, ACCORDANCE WITH CITY SIGN ORDINANCE REGULATIONS, SHALL BE ALLOWED ON FM 156 FRONTAGE AND HARDEMAN BOULEVARD FRONTAGES. 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
1/32" = 1' - 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 B.O.
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 CONTRACTOR'S 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 BUILDING 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 B.O. 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 (5' - 0" FOR VANS) BY 18' - 0" DEEP AISLE AND SHALL BE MARKED PER ANSI A117.1 / ADA / TAS AND OTHER STATE REQUIREMENTS.

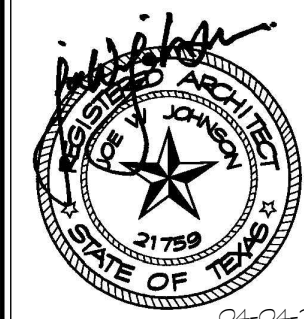
UNIT MIX

		5	10	15	20	25	30	35	TOTALS
CLIMATE CONTROLLED									
BUILDING A - 1F	20,200	1	8	7	19	35	5	6	81
ACCESSIBLE UNITS		1	-	-	2	2	1	1	7
BUILDING A - 2F	20,200	2	16	89	17	6	0	0	130
ACCESSIBLE UNITS		-	2	6	1	1	-	-	10
BUILDING A - 3F	20,200	2	57	93	10	0	0	0	162
ACCESSIBLE UNITS		-	3	5	-	-	-	-	8
TOTALS	60,600	6	86	100	48	41	6	7	398
NON-CLIMATED CONTROLLED									
BUILDING B	2,600	0	0	24	0	0	0	0	24
ACCESSIBLE UNITS		-	-	2	-	-	-	-	2
BUILDING C	3,700	0	0	35	0	0	0	0	35
ACCESSIBLE UNITS		-	-	2	-	-	-	-	2
BUILDING D	9,350	0	0	10	1	12	4	14	41
ACCESSIBLE UNITS		-	-	-	-	-	1	1	2
BUILDING E	5,040	0	0	0	0	0	0	0	11
ACCESSIBLE UNITS		-	-	-	-	-	-	1	1
BUILDING F	3,200	0	0	0	11	6	0	0	17
ACCESSIBLE UNITS		-	-	-	1	1	-	-	2
BUILDING G	3,200	0	0	0	11	6	0	0	17
ACCESSIBLE UNITS		-	-	-	1	1	-	-	2
BUILDING H	3,500	0	0	0	14	7	0	0	21
ACCESSIBLE UNITS		-	-	-	-	-	-	-	-
TOTALS	30,580	0	0	69	37	31	4	14	166
ACCESSIBLE UNITS		-	-	4	2	2	1	1	11
OVERALL TOTALS	91,180	6	86	173	88	77	11	22	578

HBJ

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228 E RABOLD, MLL RD, STE 80A, ARLINGTON, TX 76010 872-488-4380 www.hbj.com

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



PROJECT# 1816
DRWN BY DMY
CHKD BY JWC
DATE 04-04-22
ISSUED 09-29-20
REVISION 04-04-22

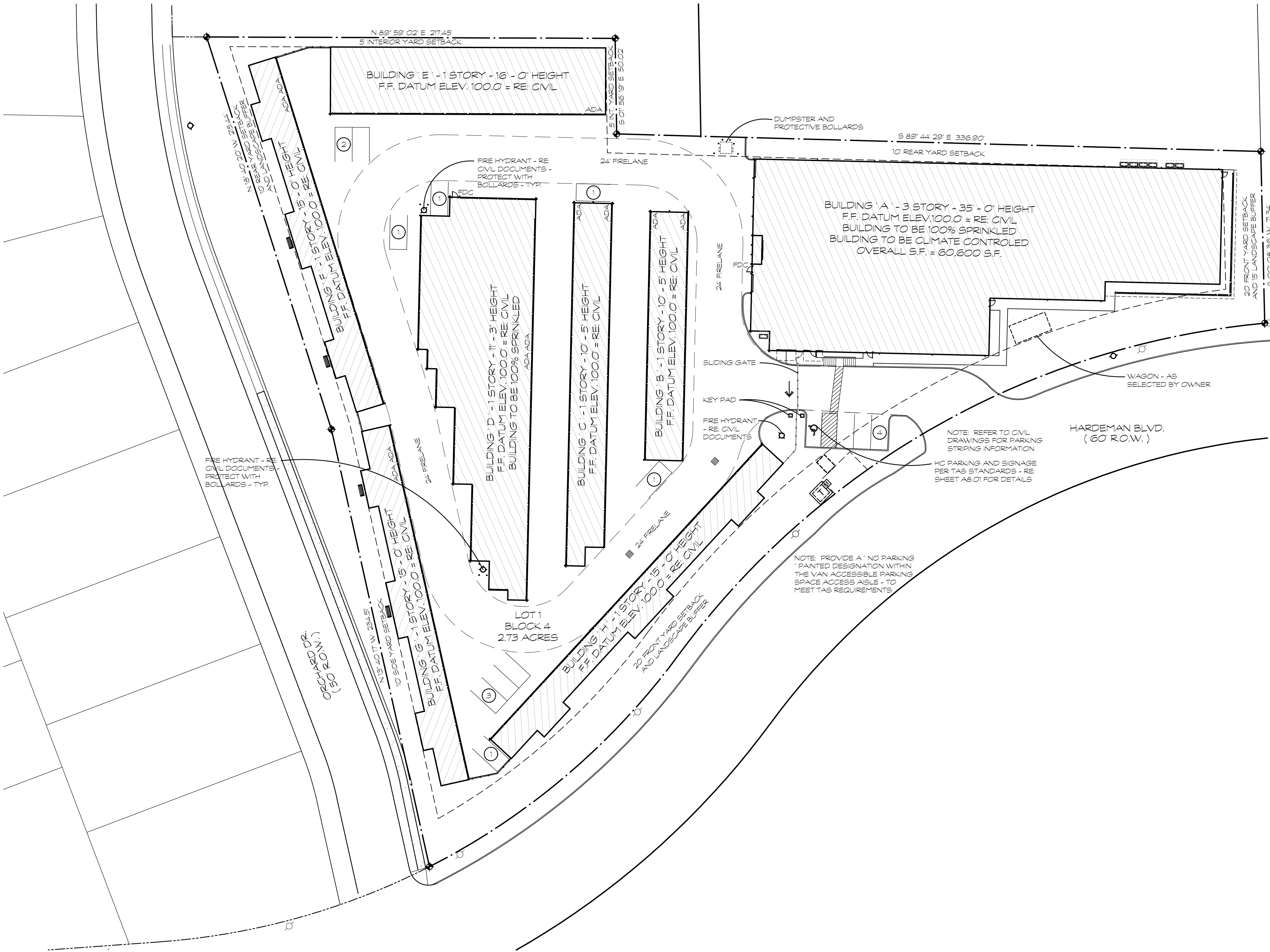
CONSTRUCTION DOCUMENTS
DATED 09-29-20

SITE DEVELOP. PLAN

SHEET NUMBER

A1.02

2 OF 82



STATE HIGHWAY 156
(VARIABLE WIDTH R.O.W.)

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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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228 E RABOL, MLL RD, STE 80A, ARLINGTON, TX 76010 817-488-4380 www.hbj.com

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



PROJECT#	1816
DRWN BY	DMY
CHKD BY	JWJ
DATE	04-04-22
ISSUED	09-29-20
REVISION	04-04-22

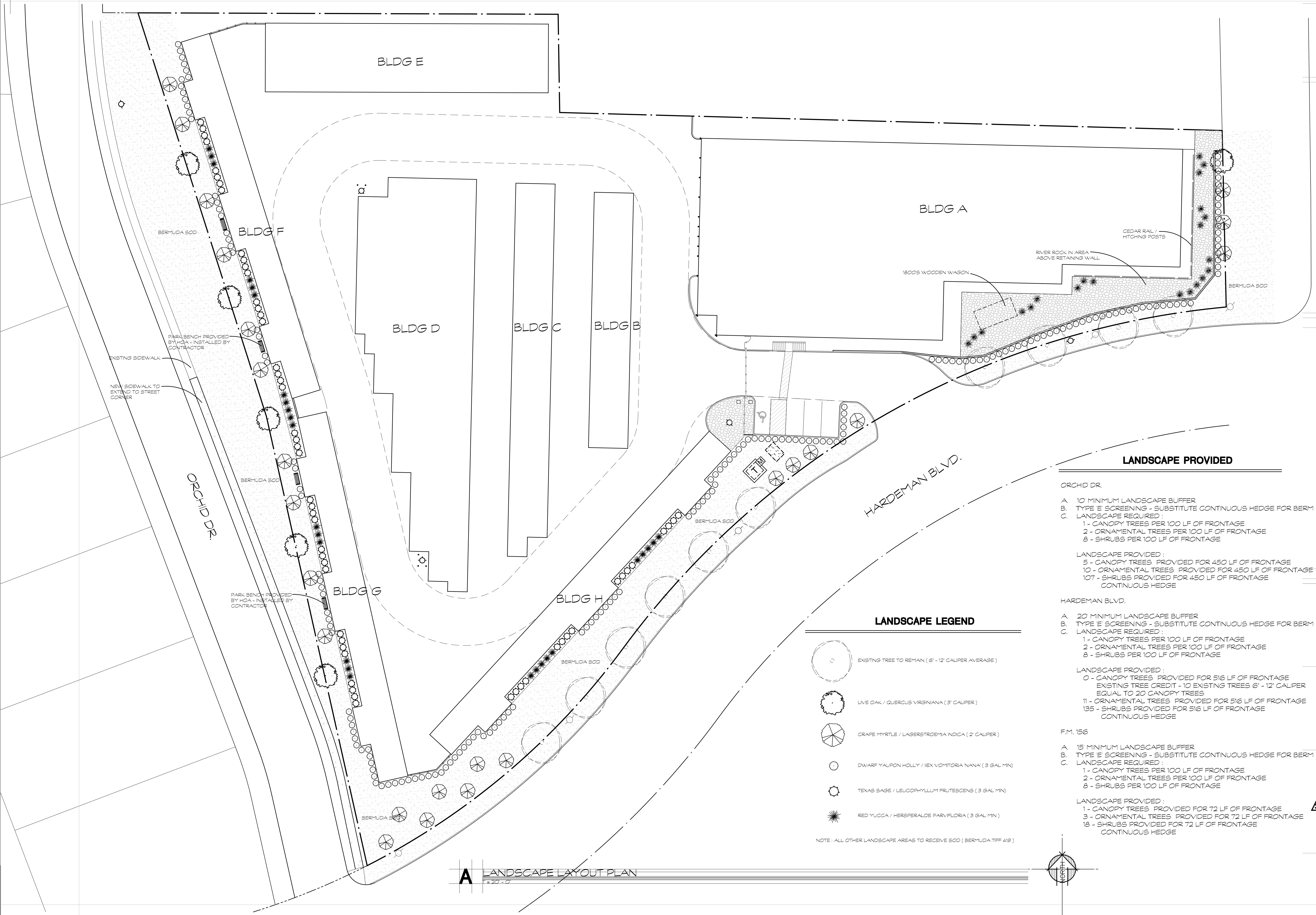
CONSTRUCTION
DOCUMENTS
DATED 09-29-20

SITE
PARKING
PLAN

SHEET NUMBER

A1.02P

X OF 82



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 / ILEX VOMITORIA NANA (3 GAL MIN)
- TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (3 GAL MIN)
- RED YUCCA / HESPERALOE PARVIFLORA (3 GAL MIN)

NOTE : ALL OTHER LANDSCAPE AREAS TO RECEIVE SOD (BERMUDA TIFF #19)

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

Haberman • Bulleri • Johnson
A R C H I T E C T S
A.I.A. MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS
2208 E RANDOL MILL RD, SUITE 200, ARLINGTON, TX 76010 817-498-4880 www.hbj.com

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

PROJECT#	1618
DRWN BY	PHM
CHKD BY	JWJ
DATE	02-28-22
ISSUED	09-29-20
REVISION	02-28-22

CONSTRUCTION DOCUMENTS
DATED 09-29-20

LANDSCAPE LAYOUT PLAN

SHEET NUMBER
L1
1 OF 1

R Series

12" Angle Shades

UL LISTED FOR WET LOCATIONS



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



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

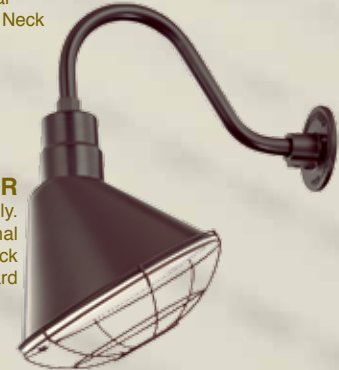


RAS12-SB
Shade Only.
Shown with optional
RGN15-SB Goose Neck



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

Galvanized
finishes may be
inconsistent



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

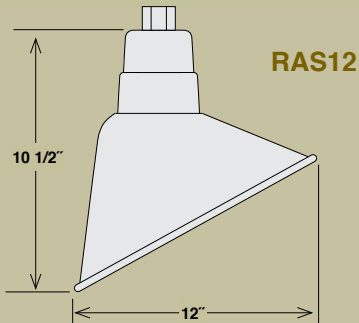


RAS12-WH
Shade Only.
Shown with optional
RGN15-WH Goose Neck

EASY TO ORDER:

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

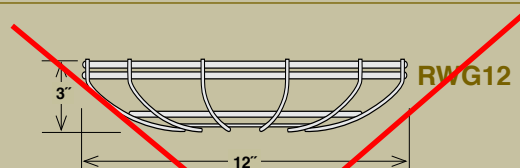
Angle Shades



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

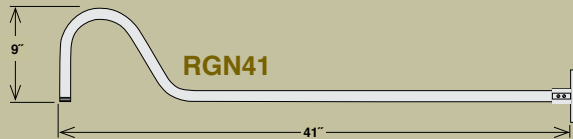
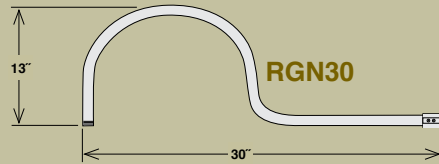
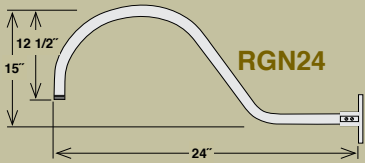
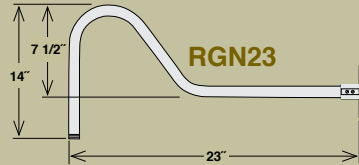
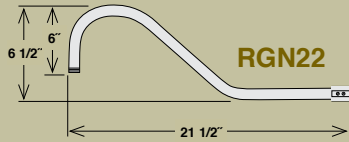
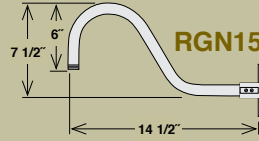
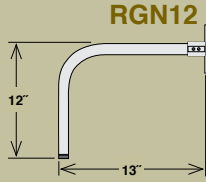
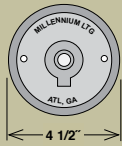


RWG12

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



103 HARDEMAN BLVD.
JUSTIN, TX

EXTERIOR SIGNAGE

11.15.2021

21OP5205-3



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SITE MAP

SIGN SCHEDULE

LOCATION	SIGN TYPE	QTY	ITEM DESCRIPTION
001	ICL	2	ILLUMINATED CHANNEL LETTERS W/LOGO
002	LB	1	LED ROOF BORDER
003	LC	1	SINGLE-FACE LOGO CABINET
004	ICL	1	ILLUMINATED CHANNEL LETTERS



CLIENT
JTX Storage

ADDRESS
103 Hardeman Blvd.
Justin, TX

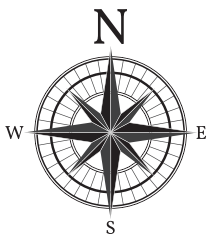
DATE 11.15.21
DESIGNER - GO
DRAWING NO.
#21OP5205-3

REVISION	DATE
CHG'D LED BORDER TO ORANGE; DELETED C/L OPTION A	GO 11.18.21
ADDED C/L ON NORTH ELEVATION	GO 01.05.22
REDUCED "JTX"	GO 02.07.22

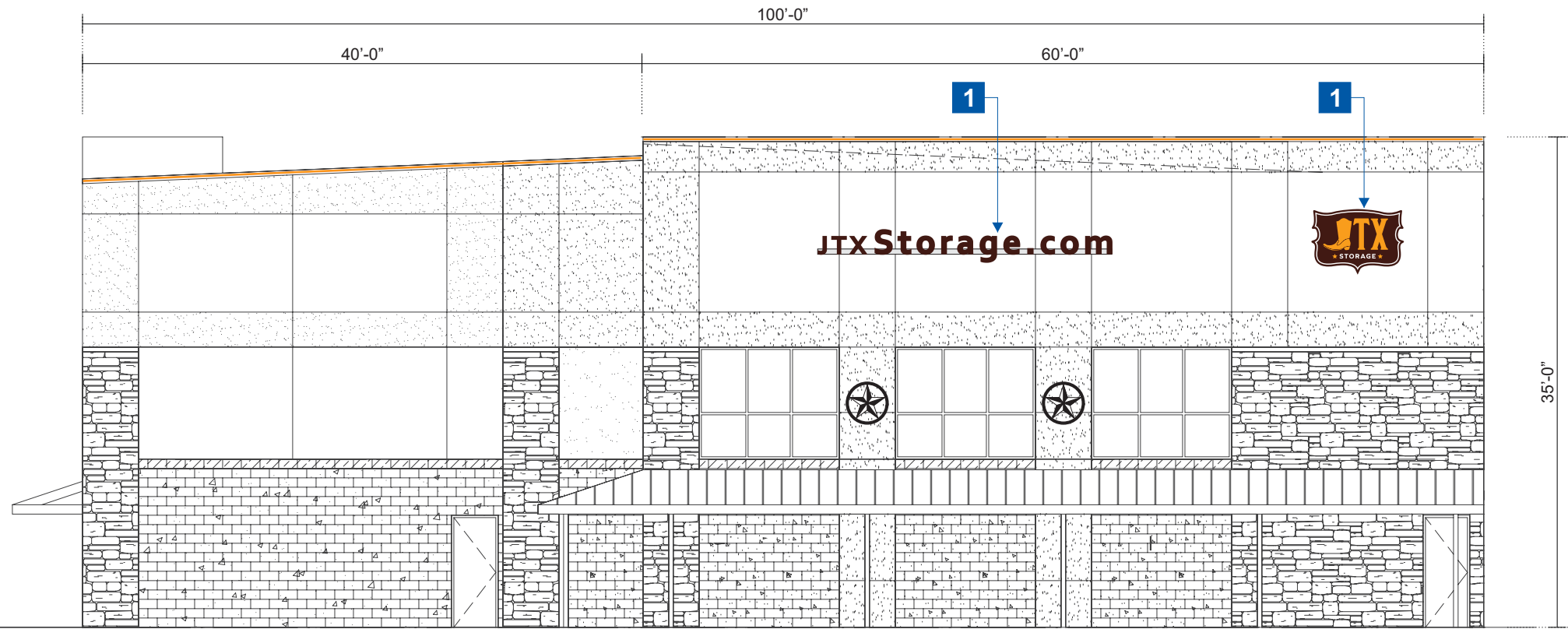
APPROVAL DATE -

APPROVED BY -

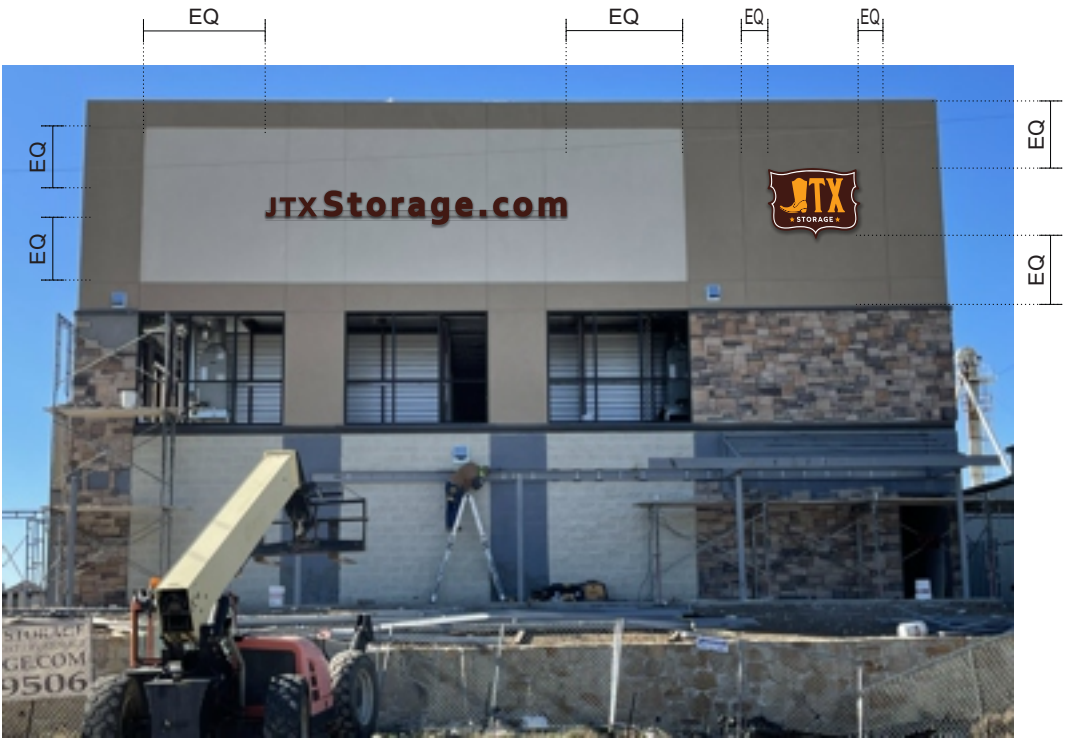
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown areas close as printing will allow; Always follow written specifications. All rights reserved: This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.



1. INTERNALLY ILLUMINATED CHANNEL LETTERS & LOGO



001 EAST ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
N.T.S.

CLIENT
JTX Storage

ADDRESS
103 Hardeman Blvd.
Justin, TX

DATE 11.15.21
DESIGNER - GO
DRAWING NO.
#21OP5205-3

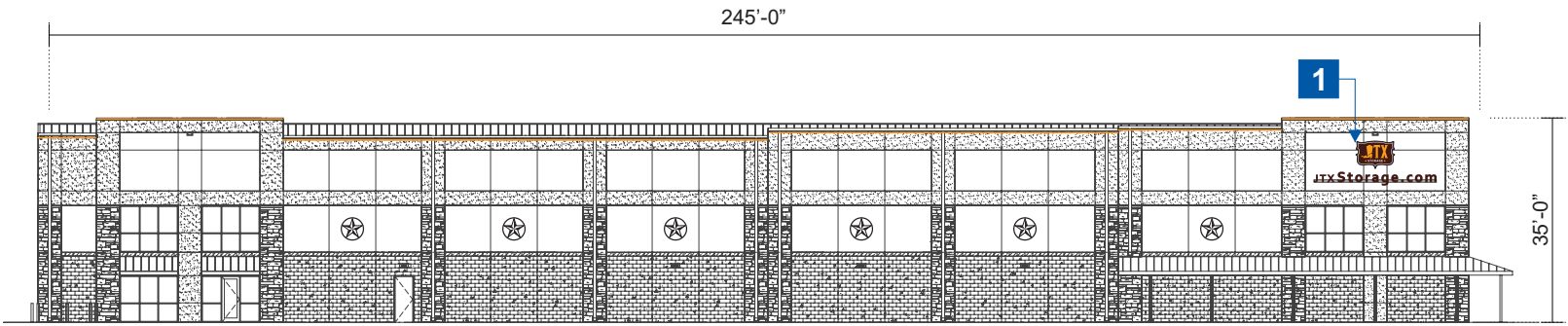
REVISION	DATE
CHG'D LED BORDER TO ORANGE; DELETED C/L OPTION A	GO 11.18.21
ADDED C/L ON NORTH ELEVATION	GO 01.05.22
REDUCED "JTX"	GO 02.07.22

APPROVAL DATE -

APPROVED BY -

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1. INTERNALLY ILLUMINATED CHANNEL LETTERS & LOGO



002 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



CLIENT

JTX Storage

ADDRESS

103 Hardeman Blvd.
Justin, TX

DATE 11.15.21

DESIGNER - GO

DRAWING NO.

#21OP5205-3

REVISION

DATE

CHG'D LED BORDER TO ORANGE;
DELETED C/L OPTION A

GO
11.18.21

ADDED C/L ON NORTH ELEVATION

GO
01.05.22

REDUCED "JTX"

GO
02.07.22

APPROVAL DATE -

APPROVED BY -

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1. INTERNALLY ILLUMINATED CHANNEL LETTERS



CLIENT
JTX Storage

ADDRESS
103 Hardeman Blvd.
Justin, TX

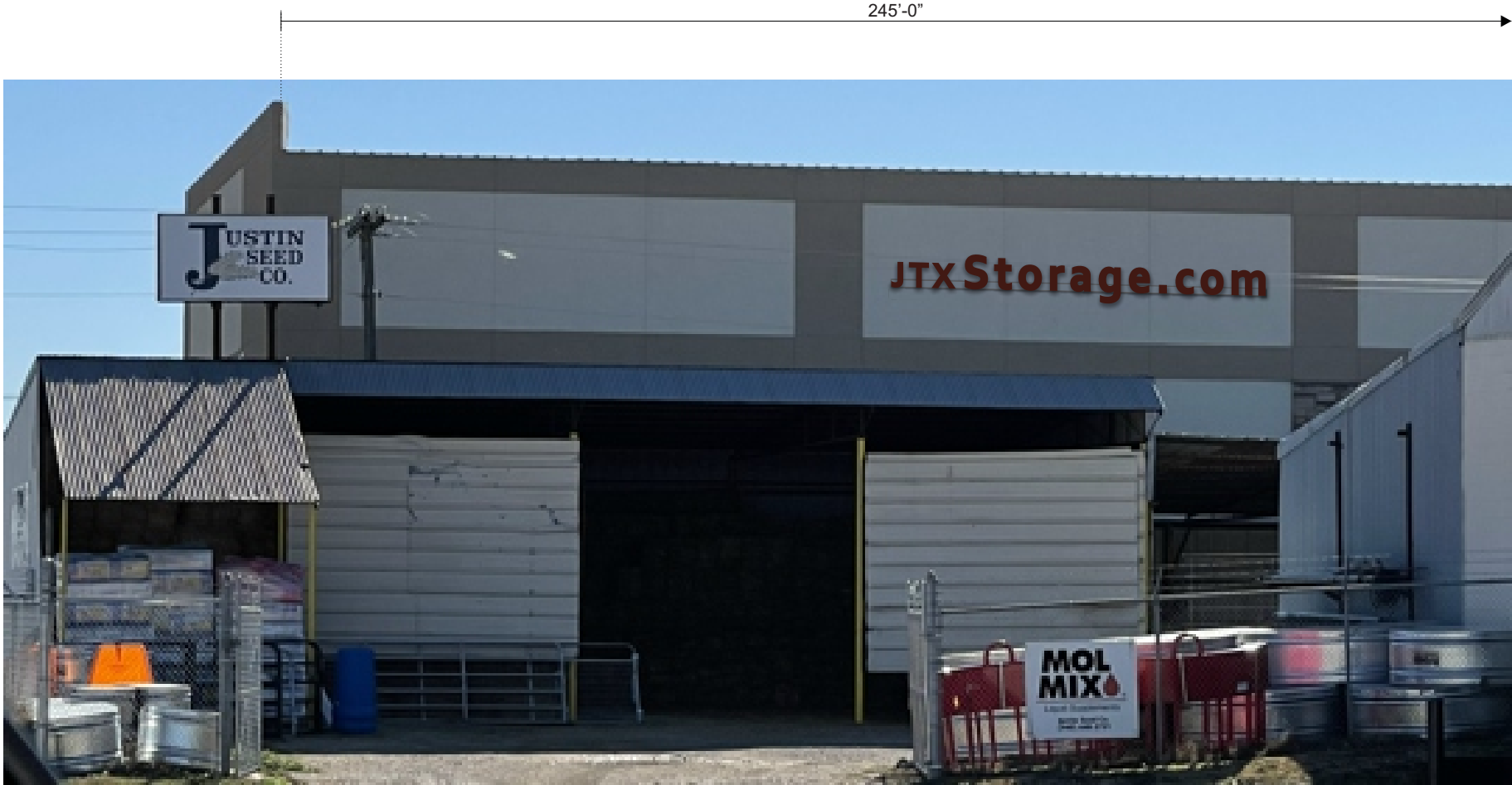
DATE 11.15.21
DESIGNER - GO
DRAWING NO.
#21OP5205-3

REVISION	DATE
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004 NORTH ELEVATION
N.T.S.



A

CHANNEL LETTERS

SCALE: 3/8" = 1'-0"

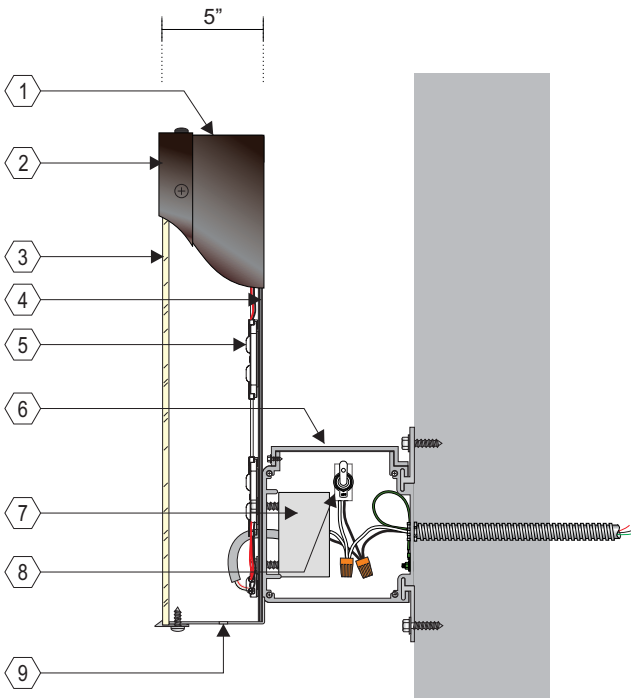
155.3 SQ. FT.

QTY: 2 LOGOS

3 CHANNEL LETTERS SETS

SPECIFICATIONS

1. .040 PREFINISHED BROWN ALUM. RETURNS
 2. 1" BROWN TRIM CAP
 3. #7328 WHITE ACRYLIC FACES W/VINYL GRAPHICS
 4. 3MM ACM BACKS
 5. WHITE LED LIGHTING
 6. EXTRUDED ALUM. RACEWAY P.T.M. FASCIA
 7. POWER SUPPLY
 8. DISCONNECT SWITCH
 9. WEEP HOLES FOR DRAINAGE
- *NOTE: LOGO IS DIRECT MOUNT W/ SELF-CONTAINED POWER SUPPLY



- V1 - 3M 3630-59 DK. BROWN (LOGO)
- V2 - 3M DUAL COLOR (PERFORATED) DK. BROWN (LETTERS)
- V3 - 3M 3630-144 POPPY ORANGE

CLIENT
JTX Storage

ADDRESS
103 Hardeman Blvd.
Justin, TX

DATE 11.15.21
DESIGNER - GO
DRAWING NO.
#21OP5205-3

REVISION	DATE
CHG'D LED BORDER TO ORANGE; DELETED C/L OPTION A	GO 11.18.21
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REDUCED "JTX"	GO 02.07.22

APPROVAL DATE -

APPROVED BY -

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A **LOGO CABINET** **17.2 SQ. FT.**
SCALE: 3/8" = 1'-0" **QTY: 1**



SPECIFICATIONS

1. .040 PREFINISHED BROWN ALUM. RETURNS
2. 1" BROWN TRIM CAP
3. #7328 WHITE ACRYLIC FACE W/VINYL GRAPHICS
4. 3MM ACM BACK
5. WHITE LED LIGHTING
6. POWER SUPPLY
7. WEEP HOLES FOR DRAINAGE



CLIENT
JTX Storage

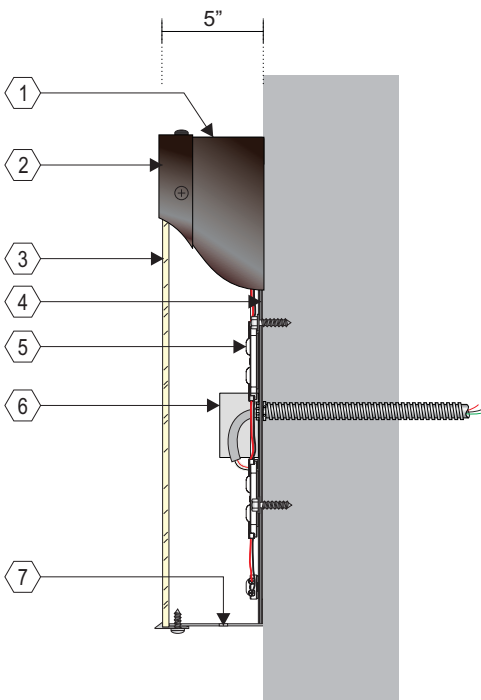
ADDRESS
103 Hardeman Blvd.
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APPROVAL DATE -

APPROVED BY -



- V1 - 3M 3630-59 DK. BROWN
- V3 - 3M 3630-144 POPPY ORANGE

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CLIENT, MANUFACTURING, AND INSTALLATION NOTES FOR ALL DESIGNS



CLIENT NOTES:

- 1) CLIENT TO PROVIDE VECTOR ARTWORK INCLUDING CORRECT FONTS.
- 2) CLIENT TO PROVIDE ALL COLORS FOR SIGNS WITHIN DESIGN INCLUDING RACEWAY COLORS. COLORS TO BE PROVIDED ARE TO BE IN A SHERWIN WILLIAMS OR PANTONE / PMS COLORS. CMYK COLORS ARE NOT USABLE.
- 3) CLIENT TO APPROVE AND INITIAL DESIGNS THEN RETURN TO SSC SIGNS & LIGHTING ONCE APPROVED.
- 4) CLIENT TO PROVIDE ELECTRICAL TO ALL ILLUMINATED SIGNS. ELECTRICAL TO BE WITHIN 5'-0" OF SIGNAGE PRIOR TO INSTALL DATE.
- 5) ALL ELECTRICAL SCOPE TO BE INSTALLED BY TENANT CONTRACTOR

MANUFACTURING NOTES:

- 1) IF SIGN NEEDS TO BE PERMITTED, MANUFACTURING WILL START AS SOON AS PERMITS ARE APPROVED BY CITY.
- 2) MANUFACTURING TO SUPPLY ALL NEEDED HARDWARE AND ELECTRICAL COMPONENTS NEEDED FOR INSTALLATION OF SIGN.
- 3) A MINIMUM OF 6'-0" WHIPS FROM THE BACK OF EACH CHANNEL LETTERS FOR INSTALLATION WHEN NEEDED.

INSTALLATION NOTES:

- 1) INSTALLER TO INSPECT SIGN UPON RECEIPT AND REPORT ANY ISSUES OR DAMAGED ITEMS. INSTALLER WILL BE HELD LIABLE FOR ANY DAMAGES OR ISSUES REPORTED AFTER DAY SIGN IS RECEIVED.
- 2) INSTALLER TO VERIFY WITH CLIENT THAT SIGN IS BEING INSTALLED IN CORRECT LOCATION.
- 3) INSTALLER TO VERIFY ALL SERVICE IS COMPLETE PRIOR TO LEAVING THE SITE FOR THAT DAY AND/OR NIGHT INCLUDING COMPLETION PHOTOS OF SIGNS INSTALLED AND ILLUMINATED.
- 4) INSTALLER TO CLEAN UP ALL TRASH AND DEBRIS. ALSO, CLEAN ALL SIGNS AS NEEDED INCLUDING FACES.

CLIENT

JTX Storage

ADDRESS

103 Hardeman Blvd.
Justin, TX

DATE 11.15.21

DESIGNER - GO

DRAWING NO.

#21OP5205-3

REVISION

DATE

CHG'D LED BORDER TO ORANGE;
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01.05.22

REDUCED "JTX"

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APPROVAL DATE -

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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 INTERSECTION 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



PLANNING & ZONING COMMISSION MEETING

Staff Report
April 19, 2022

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

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

EXECUTIVE SUMMARY:

Staff is bringing forward an amendment to provide better framework for accessory structures and definitions.

BACKGROUND: On March 8, 2022, in a discussion regarding setbacks from the main residence, City Council directed Staff to bring forward an amendment to clearly define accessory structures. The goal from Staff is to ensure our regulations and practices are consistent.

Staff has also taken the time to provide definitions for several uses that did not have one.

ACTION CONSIDERED:

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

STAFF RECOMMENDATION:

Staff recommends consideration based on the request.

ATTACHMENTS:

- (A) Proposed Amendments
- (B) Proposed Ordinance

Sec. 52-1. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~*Accessory building or use* means a subordinate building having a use customarily incident to and located on the lot occupied by the main building; or a use customarily incident to the main use of the property. A building housing an accessory use is considered and integral part of the main building when it has any part of a wall in common with the main building, or is under an extension of the main roof and designed as an integral part of the main building.~~ a subordinate detached building, located on the same lot as the main building. Accessory buildings may include garages, home workshops, tool houses, pool houses, storage sheds, etc.

~~*Accessory use* means a use customarily incidental and subordinate to the principal use of land or building(s) and located upon the same lot.~~

Alley means a minor way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

~~*Amusement Indoor* means an amusement enterprise that is wholly enclosed within a building and provides activities, services and/or instruction for the entertainment of customers or members. Uses may include, but are not limited to, the following: bowling alley, ice skating rink, martial arts club, racquetball/handball club, indoor tennis courts/club, indoor swimming pool, and other similar types of uses.~~

~~*Amusement Outdoor* means an amusement enterprise offering entertainment and/or games of skill to the general public for a fee wherein any portion of the activity takes place outdoors and including, but not limited to, a golf driving range, archery range, miniature golf course, batting cages, go-cart tracks, amusement parks, and other similar types of uses.~~

Apartment means a room or suite or rooms in an apartment house arranged, designed, or occupied as the residence by a single family, individual, or group of individuals.

Apartment hotel means any building larger than an apartment house designed or built to be occupied as a series of separate apartments by persons living independently of each other.

Apartment house means any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three or more apartments or which is occupied as the home or residence of three or more families living independently of each other maintaining separate cooking facilities.

Area of the lot means the net area of the lot and shall not include portions of streets or alleys.

~~*Assisted Living Facility* means a housing facility for people with disabilities. These facilities provide supervision or assistance with activities of daily living (ADLs); coordination of services by outside health care providers; and monitoring of resident activities to help to ensure their health, safety, and well-being. Facilities may be large apartment-like settings or private residences. (Refer to Texas Health & Safety Code and Texas Department of Aging and Disability Services for Assisted Living Facilities for most current regulations).~~

Automobile sales area means an open area or lot used for the display or sale of automobiles, where no repair work's done except minor reconditioning of the cars to be displayed and sold on the premises, and no dismantling of cars or sale or keeping of used car parts or junk on the premises.

Basement means a story below the first story is defined under story counted as a story for height regulations if subdivided and used for dwelling purposes other than by a janitor or watchman employed on the premises.

Bed and breakfast means a residence where one or more rooms are leased on an overnight basis for accommodations for profit. A bed and breakfast is an accessory use to a residence and the owner of the property must also be the operator of the bed and breakfast establishment.

Block means a method for locating and identifying a parcel of land.

Boardinghouse means a house where you can pay to stay and receive meals.

Breezeway means a covered passage one story in height and six feet or more in width connecting a main structure and an accessory building. A breezeway shall be considered an accessory building.

Buffer yard means a buffer yard is a unit of land, together with a specified amount of planting thereon, and any structures, which may be required between, land uses to eliminate or minimize conflicts between them.

Building means any structure with a roof and walls.

Building line means a line that establishes, beyond which no building may extend.

Building site means a piece of land on which a house or other building is being built.

Business means and includes local retail, commercial, industrial, and manufacturing uses and districts as herein defined.

Caliper means the diameter of the trunk measured one foot above ground level.

Care Facility means a private establishment that provides living quarters and care for chronically ill, usually elderly patients.

Carport means a structure designed or used to shelter vehicles.

Canopy trees means a perennial woody plant, single or multiple trunk, contributing to the uppermost spreading branch layer of a forest and may be commonly referred to as shade trees.

Cellar means that portion of a building between floor and ceiling which is partly below and partly above grade but so located that the vertical distance from grade to the floor below is greater than the vertical distance from grade to ceiling.

Clinic means offices for one or more physicians, surgeons, or dentists engaged in treating the sick or injured, but not including rooms of the abiding of patients.

Clothing/wearing apparel sales, used means a retail establishment in which the majority of the sales, at least 51% of all items, are used goods. Outdoor storage shall follow Sec. 10-345 of the Code of Ordinances.

Community center means a building dedicated to social or recreational activities serving the city or a neighborhood and owned and operated by the city, or by a non-profit organization dedicated to promoting the health, safety, morals or general welfare of the city.

Community Home means a place where not more than six (6) physically or mentally impaired or handicapped persons are provided room and board, as well as supervised care and rehabilitation by not more than two (2) persons as licensed by the Texas Department of Mental Health and Mental Retardation.

Comprehensive plan means policies in graphic and text form adopted by the city council to govern the general location recommended for land uses, transportation routes, public and private buildings, streets, alleys, squares, parks, and other public and private development and improvements. One plan may cover the entire city and all of its functions and services, or the comprehensive plan may consist of a combination of plans governing specific geographic areas which together cover the entire city and all of its functions and services. The term "comprehensive plan" includes, but is not limited to, the city zoning regulations, the land use plan, thoroughfare plan, and floodplain map. The city's comprehensive plan is on file in the office of the city secretary.

Continuing Care Retirement Community means residents with a full continuum of care. Ranging from independent active adult living and can include 24-hour skilled nursing care. Usually this use is on one campus.

Convalescent home means any structure used for or occupied by persons recovering from illness or suffering from the infirmities of old age.

Court means an open unoccupied space other than a yard, on the same lot with a building and which is bounded on three or more sides by the building.

Day nursery means a place where children are left for care a part of the 24 hours of the day.

Depth of lot means the mean horizontal distance between the front and rear lot lines. (See App. Figure 2.)

Depth of rear yard means the mean horizontal distance between the front and rear line of a building other than an accessory building and the rear lot line except as modified in the text of any section in this chapter.

District means a section of the city for which the regulations governing the area, height, or use of buildings are uniform for each type and class of structure.

Dwelling, manufactured, or mobile home means a manufactured home or mobile home, as defined in this section used as a dwelling, with or without a permanent foundation.

Dwelling, multiple, means a building or portion thereof, arranged, intended, or designed for occupancy by three or more families, including apartment houses, row houses, tenements and apartment hotels.

Dwelling, one-family, means a detached building arranged, intended, or designed for occupancy by one family.

Dwelling, two-family, means a detached building arranged, intended, or designed for occupancy by two families.

Efficiency apartment means an apartment having a combination living and bedroom (no separate bedroom).

Enhanced pavement means any permeable or impermeable decorative pavement material intended for pedestrian or vehicular use. Enhanced pavement includes brick or stone pavers, grass pavers and stamped or stained concrete.

Family means one or more persons who are related by blood or marriage, living together and occupying a single housekeeping unit with single kitchen facilities, or a group of not more than five (excluding servants) living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities, on a non-profit cost-sharing basis.

Farm or ranch means a tract of land consisting of a minimum of ten acres used for agriculture.

Field offices (temporary) means and includes structures conforming to the uniform code used in conjunction with construction work accessory and incidental to the construction work accessory and incidental to the construction of a permanent structure which the permanent structure this Code and state and federal law. The temporary structure may be permitted by the building official at the time the permit is granted for the permanent structure and the temporary structure shall be completely removed at the time of occupancy of the permanent structure.

Floor area ratio means a numerical value obtained by dividing the sum of the gross horizontal area of all floors of a building, including interior balconies and mezzanines, measured to the exterior faces of walls, by the total area of the lot, excluding streets, alleys, and dedicated drainage ways.

Floor space per dwelling unit means the total number of square feet of habitable floor space contained within a dwelling unit exclusive of porches, breezeways, carports, garages, and storage areas not directly accessible from within the dwelling unit.

Front yard means an open, unoccupied space on a lot facing a street between a building and a street line. If no building exists, a front yard is an open unoccupied space facing a street and adjacent thereto.

Garage, auto repair, means an auto repair garage is a building or portion thereof whose principal use is for the repair, servicing, equipping, or maintenance of motor vehicles or motor vehicle components,

including engines, radiators, starters, transmissions, brakes, tires and wheels, seats and similar components.

Garage, private, when attached to a house, the garage typically has an entry door into the house.

Garage, public, means a building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

Garage, storage, means a building or portion thereof, other than a private garage, used exclusively for parking or storage of self-propelled vehicles, but with no other services provided except facilities for washing and normal maintenance.

Grade means:

- (1) For buildings having walls adjoining one street only, the elevation of the sidewalk at the center of the wall adjoining the street;
- (2) For buildings having walls adjoining more than one street, the average of the elevation of the sidewalk at the center of all walls adjoining the street;
- (3) For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior wall of the building.

Any wall approximately parallel to and not more than five feet from a street line is to be considered as adjoining the street. Where no sidewalk has been constructed, the city engineer shall establish the street level or its equivalent for the purpose of these regulations.

Gross floor area. The gross floor space of an apartment house shall be measured by taking the outside dimension of the apartment building at each floor level, excluding, however, the floor area of basements or attics not used for residential purposes.

Ground cover means low growing, dense spreading plants typically planted from containers.

Group housing project means a building project consisting of three or more buildings, to be constructed on a plot of ground which is not subdivided into customary streets or lots.

Height of buildings means the vertical distance measured from the highest of the following three levels:

- (1) From the street curb level;
 - (2) From the established or mean street grade incase the curb has not been constructed;
 - (3) From the average finished ground level adjoining the building if it sets back from the street line;
- to the level of the highest point of the roof beams of flat roofs or roof inclining not more than one inch to the foot, or to the mean height level of the top of the main plates and highest ridge for other roofs.

Height of yard or court means the vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

Hobby shop means an accessory use housed in a dwelling or in an accessory building in which the residents of the premises engage in recreational activities, none of which shall disturb the neighbors on either side or in the rear thereof, and from which no revenue may be derived, and in which no goods may be publicly displayed, offered for sale, or advertised for sale, nor may any sign be used in connection therewith.

Home occupations means, in connection with the operation of a dwelling, any use permitted as a home occupation may be operated subject to compliance with the following conditions:

- (1) The use is operated in its entirety within the dwelling unit or other accessory structures and only by the person or persons maintaining a dwelling therein.
- (2) The home occupation does not have a separate entrance from outside the building to an isolated area of the house that is exclusively used for the home occupation.

- (3) The use does not display or create outside the building any external evidence of the operation of the home occupation.
- (4) The home occupation does not have any employee or regular assistant not residing in the dwelling unit in which the home occupation is operated or maintained, unless the employee does not perform services on the property.
- (5) No traffic or parking shall be generated by such home occupation that would unreasonably impact a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
- (6) Commercial delivery service required by the home occupation shall not deliver goods or products to the home more than four times per month. Commercial delivery service shall be limited to vehicles with two axles.
- (7) No home occupation shall constitute a nuisance.
- (8) No outdoor storage of any type shall be permitted with any home occupation.

Hospital means an institution or place where sick or injured in-patients are given medical or surgical care either at public (charity) or private expenses.

Hotel means a building containing rooms intended or designed to be used or which are used, rented or hired out to be occupied by guests and where only a general kitchen and dining room are provided within the building or in an accessory building.

Housing project means an unplatted area of three or more acres arranged according to a site plan to be submitted to and to be approved by the city planning and zoning commission and the city council on which is indicated the amount of land to be devoted to housing facilities, their arrangement thereon, together with the arrangement of access streets and alleys, and the entire area is to be zoned as multifamily upon the recommendations of the city planning and zoning commission and the action of the city council, and in which it shall not be necessary to subdivide the area into lots and blocks. The site plan shall indicate that all access streets, alleys, sidewalks, storm sewers, storm sewer inlets, shall be provided as required by the city and built in accordance with city specifications.

Junk means and includes scrap iron, scrap brass, scrap copper, scrap lead or scrap zinc and all other scrap metals and their alloys, and bones, rags, used cloth, used rubber, used rope, used tinfoil, used bottles, old cotton or used machinery, used tools, used appliances, used fixtures, used utensils, used boxes or crates, used pipe or pipe fittings, used vehicular or airplane tires, and other manufactured goods that are so worn, deteriorated, or obsolete as to make them unusable in their existing condition; subject to being dismantled for junk.

Kennel means any lot or premises on which four or more dogs, cats, or other domestic animals at least four months of age, are housed or accepted for boarding, trimming, grooming or bathing for which remuneration is received.

Kindergarten means a school for little children of pre-public school age in which constructive endeavors, object lessons, and helpful games are prominent features of the curriculum.

Landscape architect means a person registered as a landscape architect in this state pursuant to state law.

Landscape area means an area that is covered by natural grass, ground cover, or other natural plant materials.

Lawn grasses means thin bladed surface growing plants typically planted from seed, sprigs or plugs.

Legal nonconforming use, building or yard means a use, building or yard existing legally at the time of the passage of the ordinance from which this chapter is derived which does not by reason of design, use, or dimensions conform to the regulations of the district in which it is situated. A use, building or yard established after the passage of the ordinance from which this chapter is derived that does not conform to regulations of the district in which it is situated shall be considered an illegal nonconforming use.

Licensed irrigator means a person duly licensed by the state to design and install irrigation systems.

Lot means a parcel of land occupied or to be occupied by one building, or unit group of buildings, and the accessory buildings or uses customarily incident thereto, including such open spaces as are required under this chapter, and having its principal frontage upon a public street or a place.

Lot, corner, means a lot abutting upon two or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the city engineer.

Lot, interior, means a lot whose side lines do not abut upon any street.

Lot, through, means an interior lot having frontage on two streets.

Lot, lines means the lines bounding a lot as defined herein.

Lot line, front, means the boundary between a lot and the street on which it fronts.

Lot line, rear, means the boundary line which is opposite and most distant from the front street line; except that in the case of uncertainty the building inspector shall determine the rear line.

Lot line, side, means any lot boundary line not a front or rear line thereof. A sideline may be a party lot line, a line bordering on an alley or place or side street line.

Lot depth. See *Depth of lot*.

Lot width means the horizontal distance between sidelines, measured at the front building line, as established by the minimum front yard requirement of this chapter.

Lot of record means a lot which is part of a subdivision, a map of which has been recorded in the office of the county clerk.

Manufactured and mobile home park means any premises complying with city manufactured and mobile home park regulations.

Manufactured home means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and at least eight body feet in width or at least 40 body feet in length in traveling mode or at least 320 square feet when erected on site, and includes the plumbing, heating, air conditioning, and electrical systems of the home. The term "manufactured home" does not include a recreational vehicle as defined by 24 CFR 3282.8(g).

Mobile home means a structure constructed before June 15, 1976, and built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and at least eight body feet in width or at least 40 body feet in length in the traveling mode or at least 320 square feet when erected on site and includes the plumbing, heating, air conditioning, and electrical systems of the home.

Motel, motor hotel or tourist court means a motel, motor hotel or tourist court is any establishment offering to the transient public the use of guest rooms or sleeping accommodations for compensation. Such an establishment consists of a group of attached or detached guest rooms or sleeping accommodations the majority of which have private and direct access from parking areas not through common entrance and lobby. The establishment furnishes customarily hotel services and may contain a restaurant, club, lounge, banquet hall, or meeting rooms. A motel is a nonresidential use.

Modular home. See *Dwelling, mobile home*.

Off-street loading space means a space located outside of a public street or alley for the discharge of passengers or a space directly accessible to the building it serves for bulk pick-up and deliveries of delivery vehicles.

Off-street parking place means a concrete or asphalt surface located outside of the right-of-way of a public street or alley adequate for parking an automobile with room for opening doors both sides, together with properly related access to a public street or alley and maneuvering room without backing into a public street.

Office warehouse means the primary function of an office warehouse facility is the storage of goods and merchandise. Although a limited amount of retail or wholesale, and cash-and-carry sales will occur in an office warehouse facility, the majority of sales will be phone or mail orders to be delivered or shipped to the purchaser. The office portion of an office warehouse use would typically consist of management, accounting, order desk personnel.

Open space means area included in any side, rear, or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projection of cornices, eaves, or porches.

Open structure means a structure that is not enclosed with any building walls, but which may include a roof or canopy.

Paved means an all-weather, dust-free surface intended for vehicular traffic or parking, which is concrete, asphalt, or other surface.

Pet Lodging means an establishment that offers a variety of services such as, but not limited to: boarding, grooming, daycare, and training services.

Place means an open, unoccupied space other than a street or alley permanently established or dedicated as the principal means of access to property abutting thereon.

Recreational vehicle storage facility means a commercial facility in a controlled access and screened compound that leases spaces for the long term storage of private boats, trailers, campers and recreational vehicles.

Residence means a building occupied as the abiding place of one or more persons in which the use and management of sleeping quarters, all appliances for cooking, ventilating, heating or lighting are under one control and which shall include single-family dwellings, which shall be the principal building on any lot in residential districts.

Restaurant or cafe means a building or portion of a building, not operated as a dining room in connection with a hotel or boarding house, where food is served for pay and for consumption in the building, and where provisions may be made for serving food on the premises outside the building.

Screening device means a screening device shall consist of a barrier of stone, brick, pierced brick or block, uniformly colored wood, or other permanent material of equal character, density, and acceptable design, at least six feet in height, where the solid area equals at least 65 percent of the wall surface, including an entrance gate or gates; or foliage of an acceptable combination of these materials.

Seasonal color means landscape areas used for annual and perennial flowers intended to maintain year-round color accents.

Self-storage facilities (mini-warehouse) means a building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of a customer's goods or wares. The rented space shall be for private use only.

Senior adult housing means a housing development that is restricted to people that are 55 years old and over.

Setback means the minimum horizontal distance between the front wall of any projection of the building, excluding steps and unenclosed porch and the street line.

Sexually-oriented business or adult business means a sex parlor, nude studio, modeling studio, love parlor, adult bookstore, adult movie theater, adult video arcade, adult movie arcade, adult video store, adult motel, or other commercial enterprise the primary business of which is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer as regulated by Chapter 4, Article II of this Code.

Shopping village means an area consisting of three acres or more arranged according to a site plan to be submitted to and to be approved by the city plan commission and the city council, on which is indicated the amount of the various buildings, parking area, streets, and type of zoning desired. The city plan commission shall require installation of all utilities, drainage structures, the paving of streets, parking

areas, alleys, and the installation of sidewalks in accordance with the city specifications for each type of improvement.

Shrubs means plants that grow vertically in a multi-branched growth pattern.

Story means that part of a building included between the surface of one floor and the surface of the floor next above, or if there be no floor above, that part of the building which is above the surface of the highest floor thereof. A top story attic is a half story when the main line of the eaves is not above the middle of the interior height of such story. The first story is the highest story having its interior floor surface, not more than four feet above the curb level, established or mean street grade, or average ground level, as mentioned in height of buildings in this section.

Street means a thoroughfare which affords principal means of access to property abutting thereon.

Street line means the dividing line between the street and the abutting property.

Structure means anything constructed or erected, which required location on the ground, or attached to something having a location on the ground, including, but not limited to, advertising signs, billboards, and poster panels, but exclusive of customary fences or boundary or retaining walls.

Subdivision developer sales office means and includes structures conforming to the uniform building code used for the purpose of selling residential structures within the immediate proximity of the sales office.

Terminal, motor freight, means the use of property of buildings for the temporary parking motor freight vehicles or trucks of common carriers during loading and unloading and between trips, including necessary warehouse space for storage of transitory freight.

Tourist cabin or trailer camps or recreational vehicle parks means a tract or parcel of land upon which two or more tourist cabins are located, or where temporary accommodations are provided for two or more automobile trailers, tents or house cars, open to the public either free or for a fee.

Understory/accents trees means small evergreen or deciduous perennial woody plants which would grow below the top layer of the forest and typically has unique branching, textural or seasonal color characteristics.

Used car lot means a lot or portion thereof to be used only for the display and sale of automobiles that are in condition to be driven on or off the lot. A used car lot shall not be used for the storage of wrecked automobiles, or the storage of automobile parts.

Variance means a modification or variation of the provisions of this chapter, as applied to a specific piece of property, as distinct from rezoning.

Yard means an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear, the least horizontal distance between the lot line and the main building shall be used.

Yard, front, means a yard across the full width of the lot extending from line of the main building to the front line of the lot.

Yard, rear, means a yard between the rear lot line and the rear line of the main building and the side lot lines.

Yard, side, means a yard between the building and the sideline of the lot and extending from the front yard to the required minimum rear yard.

Yard, size, means a yard between the main building and the adjacent sideline of the lot, and extending entirely from the front yard to the rear yard thereof.

(Code 1994, § 12.300; Ord. No. 338, § 1, 10-14-2002; Ord. No. 379, § 1, 10-11-2004; Ord. No. 418, § 1, 2-12-2007; Ord. No. 555, § 1, 5-20-2005)

Sec. 52-85. - Accessory buildings.

- (a) An accessory building shall not exceed~~ing~~ 20 feet in height nor may occupy more than 25 percent of the area of a required rear yard.~~but~~
- (b) No accessory building shall be closer than five feet to the main building or closer than two feet to any interior rear or interior side lot line.
- (c) Accessory buildings may be located in the side yard if the accessory building is behind a screening fence.
- (d) Detached garages and Carports are exempt from the screening fence requirement.
- (e) Accessory buildings may be located on the rear lot line with a two-foot setback where the rear lot line is a dedicated alley right-of-way; except that detached garages taking motor vehicular access from the alley shall be set back at least 20 feet from the alley right-of-way.
- (f) Accessory buildings may not be located on or across a dedicated utility or drainage easements.
- (g) Open structures and carports are permitted to encroach the five-foot setback to the main residence. Carports are permitted to encroach the front setback up to the property line. Open structures and carports shall abide by all other setbacks.

(Code 1994, § 12.1004; Ord. No. 375, § 1, 8-9-2004; Ord. No. 378, § 1, 10-11-2004; Ord. No. [640-18B](#), § 2, 4-9-2018)

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AN AMENDMENT RELATING TO ACCESSORY STRUCTURES AND DEFINITIONS PROVIDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, On March 8, 2022, City Council directed Staff to bring forward an amendment relating to accessory structures and definitions in Chapter 52 of the Code of Ordinances ; 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 amendment the Commission determined that the change was appropriate 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.

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, is amended to as further described in the attached documents.

Section 3. Applicable Regulations/Zoning Ordinance and Zoning Map Amended. Development 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



PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES TUESDAY, MARCH 15, 2022

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:

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

Staff Present:

Matt Cyr, Director of Planning and Development Services

CALL TO ORDER

Chairman Loya called the meeting to order at 6:32 p.m. A quorum was determined by the roll call.

I. PUBLIC COMMENT:

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

II. PUBLIC HEARING:

1. A Public Hearing to consider a recommendation to City Council for a zoning change from Local Retail (LR) to Single-Family Old-Town (SF-OT) for 115 Pafford Avenue, located approximately 250 feet northwest from the intersection of Pafford Avenue and 1st Street, legally described as Dooley Subdivision Block 1, Lot 2.

Staff provided an overview of the case.

Commissioner Dyer made a motion to recommend approval of the item with the request for City Council to consider rezoning the adjacent residential properties to Single-Family Old Town. Commissioner Tinsley seconded. The motion passed unanimously.

2. A Public Hearing to consider a recommendation to City Council for a Specific Use Permit for a Temporary Batch Plant located at 9060 Teasley Lane, located on the north side of FM 407, legally described as Garnett Survey, Tract 2.

Staff provided an overview of the case.

Commissioner Parsons made a motion to recommend approval of the item as presented.
Commissioner Taylor seconded.

III. ACTION ITEMS:

3. Consider a recommendation for a Final Plat for The Preserve Phase I approximately 108.93 acres located at the Southwest corner of the intersection of FM 407 and Boss Range Road.

Commissioner Tinsley made a motion to recommend approval of the item as presented.
Commissioner Dyer seconded.

IV. CONSENT ITEMS:

4. Consider approval of the minutes for March 1, 2022.

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

V. FUTURE AGENDA ITEMS:

5. P&Z Application and Justin Self-Storage PD Amendment

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

VI. ADJOURNMENT:

Chairman Loya adjourned the meeting at 7:02 p.m.