



**PLANNING & ZONING COMMISSION MEETING  
TUESDAY, JANUARY 17, 2023, 6:30 P.M.**

JUSTIN CITY HALL  
415 NORTH COLLEGE STREET

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

- A. Call to Order and Roll Call.
- B. Discuss QR code and mock-up of new Public Hearing Sign
- C. Discuss future zoning amendments to be recommended to City Council.
- D. Briefing regarding the December 13<sup>th</sup> and January 10th Council Meetings.
- E. Discuss regular agenda items.
- F. Adjourn.

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

- 1. CALL TO ORDER AND ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT:**

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

To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, January 17, 2023, to [mcyr@cityofjustin.com](mailto:mcyr@cityofjustin.com). Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

- 4. CONSENT ITEMS:**

- A. Consider approval of the minutes for December 6, 2022.

## **5. PUBLIC HEARING:**

- A. Conduct a Public Hearing to hear concerns for or against to amend a Planned Development (SF-1- PD 508) for Reserve at Meadowlands Phase II legally described as Lot 1-11 Block A, Lot 1-5, Lot 6-X and Lot 3-X, Block B.
- B. Consider and act upon a recommendation to City Council to amend a Planned Development (SF-1- PD 508) for Reserve at Meadowlands Phase II legally described as Lot 1-11 Block A, Lot 1-5, Lot 6-X and Lot 3-X, Block B.
- C. Conduct a Public Hearing to hear concerns for or against a Site Plan with variances for Justin Coffee legally described as A1359A Wilson, TR 7, Old DCAD TR # 3B generally located northwest of the intersection of Pafford Street and 1<sup>st</sup> street.
- D. Consider and act upon a recommendation to City Council for a Site Plan with variances for Justin Coffee legally described as A1359A Wilson, TR 7, Old DCAD TR # 3B generally located northwest of the intersection of Pafford Street and 1<sup>st</sup> street.

## **6. ACTION ITEMS**

- A. Consider and act upon a Final Plat for the Ranchettes at Oliver Creek Phase I legally described as A0433A T.H.W. FORSYTHE, TR 3, and A0433A T.H.W. FORSYTHE, TR 4, OLD DCAD TR 1B generally located north of FM 1384.
- B. Consider and act upon a recommendation to City Council regarding appointments to membership of the Planning and Zoning Commission.

## **7. FUTURE AGENDA ITEMS:**

- A. Justin Self Storage PD Amendment

## **8. DEVELOPMENT UPDATE:**

- A. Discuss Development Update

## **9. EXECUTIVE SESSION :**

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

## **10. 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.

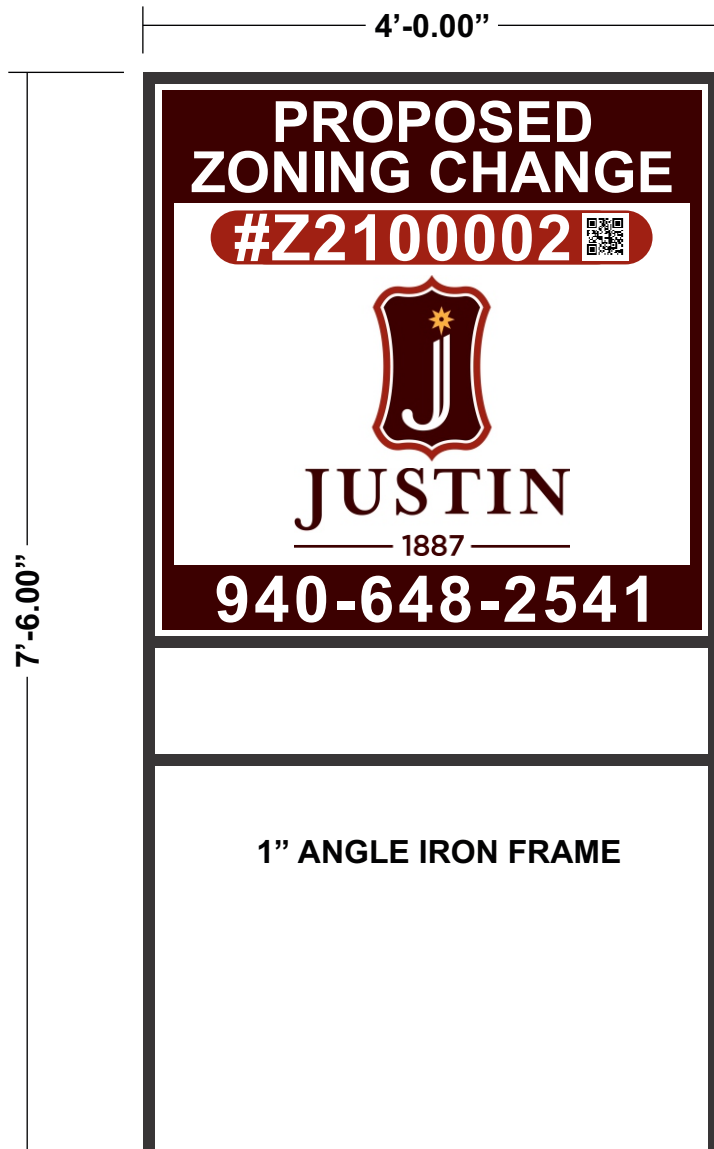
Said notice has been posted this 13<sup>th</sup> Day of January 2023 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

**Attest:**

Matthew Cyr \_\_\_\_\_

Matthew Cyr, Director of Planning and Development Services

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



3MM ACM PANEL

## (1) NEW DOUBLE SIDED ZONING SIGN

SIGN AREA: 16 SF

SCALE: 3/4" = 1'



expert-signs-sign-shop.business.site

17521 Matany Rd  
Suite 7100-7200  
Justin, TX 76247  
940-648-0082

### LANDLORD APPROVAL

The undersigned consents to the installation and maintenance of this sign on my property in accordance with the agreement between **EXPERT SIGNS** and my Tenant(s) and any extension, renewals or modifications thereof.

Property Owner or Authorized Agent

Date

### DESIGN, SPECIFICATIONS AND COLOR APPROVALS

This drawing is the property of **EXPERT SIGNS**. All rights to its use for reproduction are reserved by **EXPERT SIGNS**.

Customer

Date

CLIENT	CITY OF JUSTIN	DATE - 1-10-23
ADDRESS/ DESTINATION	JUSTIN TX	REV
SALES REP	LARRY MCCARTNEY	REV
DESIGN #		REV
DESIGNER	LM	PAGE # - 1 OF 1





## **PLANNING & ZONING COMMISSION**

### **REGULAR MEETING MINUTES TUESDAY, DECEMBER 6, 2023**

JUSTIN CITY HALL  
415 NORTH COLLEGE STREET

#### **Members Present:**

John Tinsley, David Beck, Tom Cronberger, Lisa Leary, Gary Davis, Tory Turner (arrived at 7:05pm)

#### **Staff Present:**

Matt Cyr, Director of Planning and Development Services

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

A. Call to Order and Roll Call.

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

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

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

C. Discuss regular agenda items.

Staff gave a brief overview of the item to the Commission. Discussion was held by the Commission relating to the Preliminary Plat for Traditions. The Commission and Staff discussed the previously approved Developers Agreement and the stipulations relating to the agreement.

D. Adjourn

The work session was adjourned at 7:25 pm by Chairman Beck.

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

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

**2. PLEDGE OF ALLEGIANCE**

**3. PUBLIC COMMENT:**

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking. To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, December, 2022 to [meyr@cityofjustin.com](mailto:meyr@cityofjustin.com). Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

**4. CONSENT ITEMS:**

A. Consider approval of the minutes for October 18, 2022.

Commissioner Leary made a motion to approve the consent agenda.

Commissioner Cronberger seconded.

The motion passed 6/0/0

**5. ACTION ITEMS**

A. Consider and act upon a Preliminary Plat for Traditions Phase I generally located southwest from Strader Lane and FM 407.

The Commission held discussion with the Applicant relating to the type of housing product the Applicant would bring to the City of Justin.

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

Commissioner Leary seconded the motion.

The motion passed 6/0/0

B. Consider and act upon a Final Plat for Timberbrook Phase 4B LOTS 60-96, 97X, BLOCK 14; LOTS 22-29, BLOCK 22; LOTS 1-42, BLOCK 23; LOTS 1-16,

BLOCK 24; 7-14, BLOCK 25 generally located northwest of FM 407 and Boss Range Road.

Commissioner Cronberger made a motion to recommend approval as presented.

Commissioner Tinsley seconded the motion.

The motion passed 6/0/0

C. Consider and act upon a recommendation to City Council for amending Chapter 52 of the Code of Ordinances relating to Public Notification requirements.

The Commission held discussion with Staff and asked if the design of the new sign could be brought forward in work session.

Commissioner Leary made a motion to recommend approval as presented. Commissioner Davis seconded.

D. Consider and act upon appointments or reappointments to the Chair and Vice-Chair positions.

Commissioner Tinsley made a motion to recommend David Beck as Chair.

The Commission unanimously approved the motion.

Commissioner Leary made a motion to approve Commissioner Tinsley as Vice-Chair.

Chairman Beck seconded.

The motion passed unanimously.

## **6. FUTURE AGENDA ITEMS:**

Staff gave a brief overview of the Future Agenda Items. Commissioner Leary asked if

Staff could provide a Development Update moving forward.

A. Reserve at Meadowlands Phase II

B. Justin Town Square Replat

## **7. EXECUTIVE SESSION :**

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

No action was taken by the Commission.

## **8. ADJOURNMENT**

Commissioner Leary made a motion to adjourn.

Commissioner Tinsley seconded.

The motion passed 6/0/0 and the meeting adjourned at 8:30 pm.

## PLANNING & ZONING COMMISSION MEETING

Staff Report  
January 17, 2023

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

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

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### **EXECUTIVE SUMMARY:**

The Applicant is requesting to amend the Planned Development that was approved in 2018. The Applicant would like to decrease the number of lots from 16 to 11 with different design standards.

### **PROPOSED STANDARDS:**

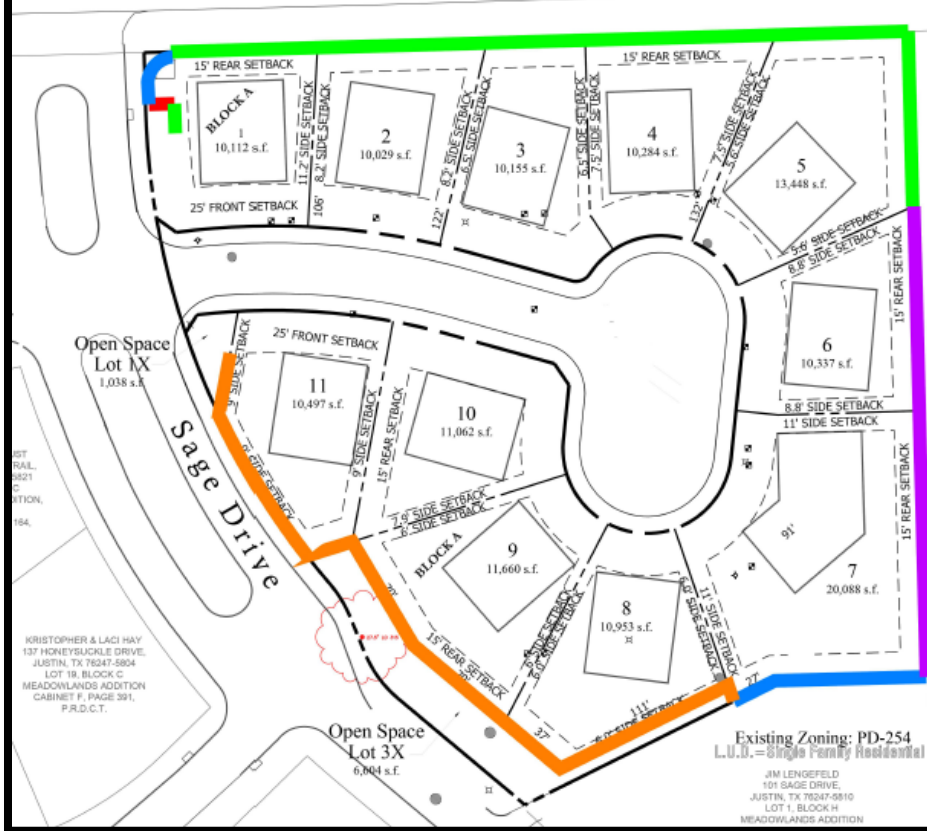
1. Minimum Width: 56 Feet (70 Feet Typ)
2. Minimum Depth: 104 Feet
3. Minimum Area: 10,029 s.f.
4. No Building in the Development Shall Exceed 35 Feet in Height
5. Front Yard Setback: 25 Feet
6. Side Yard Setback: 10% of Lot Width
7. Minimum Dwelling Area: 2,000 s.f.
8. Each building shall provide 100% masonry exterior surface construction of the front facade, & a minimum of 80% of the other exterior surfaces shall be masonry and masonry including cementitious siding.
9. 8/12 Primary Roof Pitch Shall Be Required.
10. 2-Car Garages are Required.
11. Builder Shall Not Be Permitted to Repeat Any Layouts for at Least 3 Homes on Either Side of a Home.
12. Permitted and Accessory Uses for this Development Shall Include the Permitted and Accessory Uses Set Out in the Use Tables of the Comprehensive Zoning Ordinance for SF-1 Zoning Districts.

**EXISTING  
STANDARDS:**

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

**SCREENING:**

The Applicant is proposing to utilize a 6' masonry screening wall off of FM 407 to be compatible with the existing wall in color and features present of the entryway features. The Applicant is proposing to utilize 6' cedar wood fence adjacent to Sage Drive. This design mimics the previously approved Planned Development.



**ACTION CONSIDERED:**

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

**STAFF RECOMMENDATION:**

Staff recommends consideration based on the request.

**ATTACHMENTS:**

1. Supporting Documentation
2. Proposed Ordinance



- The Reserve at Meadowlands II - Development Requirements**
- Minimum Width: 56 Feet (70 Feet Typ)
  - Minimum Depth: 104 Feet
  - Minimum Area: 10,029 s.f.
  - No Building in the Development Shall Exceed 35 Feet in Height
  - Front Yard Setback: 25 Feet
  - Side Yard Setback: 10% of Lot Width
  - Minimum Dwelling Area: 2,000 s.f.
  - Each building shall provide 100% masonry exterior surface construction of the front facade, & a minimum of 80% of the other exterior surfaces shall be masonry and masonry including cementitious siding.
  - 8/12 Primary Roof Pitch Shall Be Required.
  - 2-Car Garages are Required.
  - Builder Shall Not Be Permitted to Repeat Any Layouts for at Least 3 Homes on Either Side of a Home.
  - Permitted and Accessory Uses for this Development Shall Include the Permitted and Accessory Uses Set Out in the Use Tables of the Comprehensive Zoning Ordinance for SF-1 Zoning Districts.
  - All Homes Shall Be in The Meadowlands Homeowners Association 2, Inc.
  - HOA shall own and maintain all Common Areas.
  - The screening along FM 407 is proposed as a six-foot masonry fence and it shall complement the existing color and features of the present entry monument.
  - The equivalent of 3 trees per lot will be planted, per the tree planting schedule. Lots with only 2 trees assigned will have their third tree planted in an open space lot within The Reserve at Meadowlands II. Minimum caliper of three-inch (3" dbh) diameter at breast height for proposed trees.
  - Builder will be responsible for constructing sidewalks adjacent the residential lots. Developer will build sidewalk as shown on Development Plan.

**Legend**

Open Space Lots

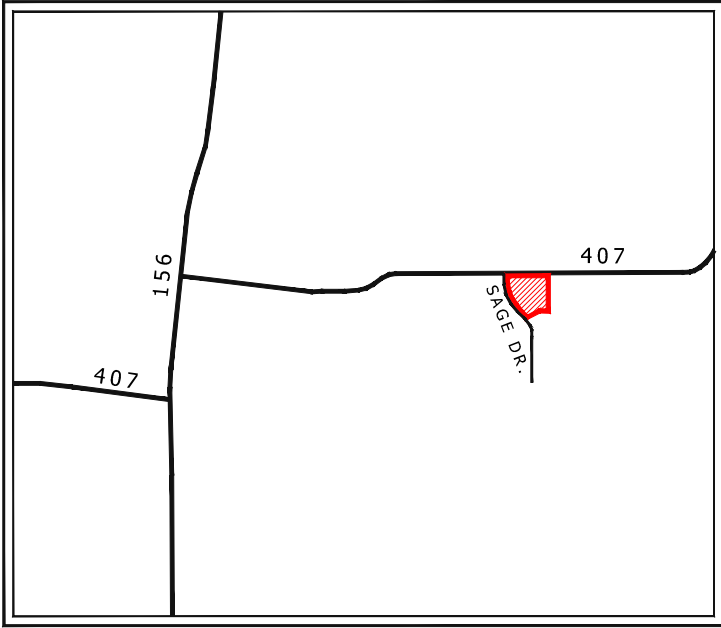
Residential Lots

The Reserve at Meadowlands II - Site Data Summary Chart		
Single Family Residential Lots	11	
Common Areas	2	
Residential Lots	78.25%	2.95 ac.
Open Space	4.77%	0.18 ac.
R.O.W.	16.98%	0.64 ac.
Res. Gross Acreage	100.00%	3.77 ac.

Site Data	
Gross Acreage	3.77
Gross Density	2.91 lots/ac.

Lot Summary	
Residential Lots	11
Common Areas	2

L.U.D. / Zoning	
Existing Zoning:	PD



LOCATION MAP

**Owner:**  
Shelton Real Estate Group  
1709 Joyner Lane  
Keller, TX 76248  
Tel:  
Contact:

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

**Planner:**

**SAGE GROUP, INC.**  
Master Planning  
Urban Design  
Architecture  
Landscape Architecture  
1130 N. Carroll Ave., Ste. 200  
Southlake, Texas 76092  
TEL: 817-424-2626

22 NOV 22

1" = 40'

0

40'

80'

160'

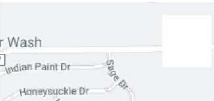
## Development Plan



# The Reserve at Meadowlands II



## Split Rail Fence



All proposed walls and fencing to match previous phases.

All proposed walls and fencing to

match previous phases.

**GROUP, INC.**  
Planning  
Design  
Architecture  
Architecture

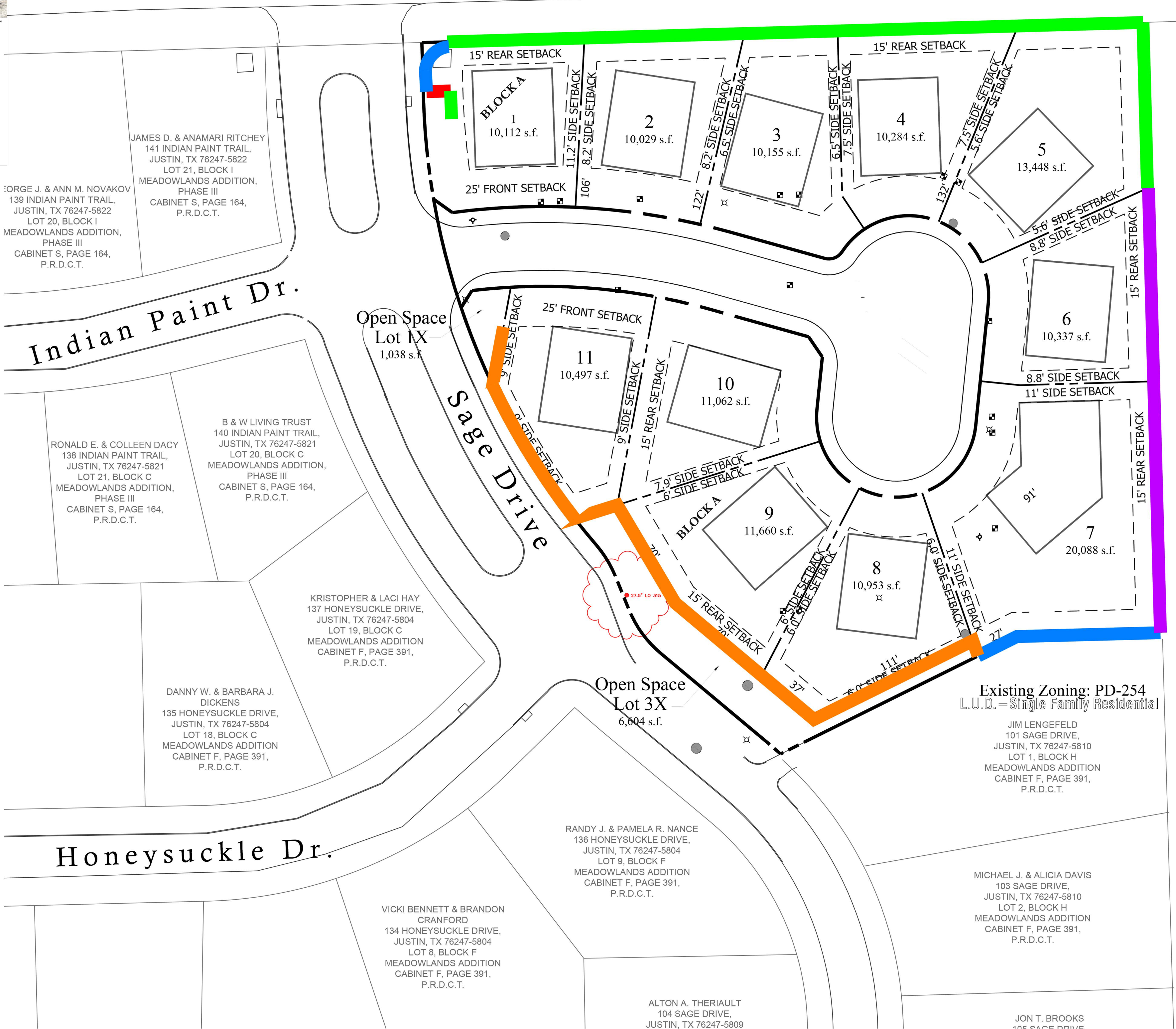
111 Ave., Ste. 200  
Dallas, Texas 76092  
214-424-2626

160

Entry wall and Iron Fence are existing at entry.

**L.U.D. = Single Family Residential**

F.M. 407



Existing Zoning: PD-254  
L.U.D. = Single Family Residential

JIM LENGFELD  
101 SAGE DRIVE,  
JUSTIN, TX 76247-5810  
LOT 1, BLOCK H  
MEADOWLANDS ADDITION  
CABINET F, PAGE 391,  
P.R.D.C.T.

MICHAEL J. & ALICIA DAVIS  
103 SAGE DRIVE,  
JUSTIN, TX 76247-5810  
LOT 2, BLOCK H  
MEADOWLANDS ADDITION  
CABINET F, PAGE 391,  
P.R.D.C.T.

JON T. BROOKS  
105 SAGE DRIVE

# Fence & Wall Diagram

# The Reserve at Meadowlands II



- 1) Block A Lots 1-6: 4 trees per lot = 24
- 2) Block A Lots 7: 5 trees per lot = 5
- 3) Block A Lots 9-11: 4 trees per lot = 16
- 4) Open Space areas: 2 (1 existing tree included)
- 5)

TOTAL = 49 trees

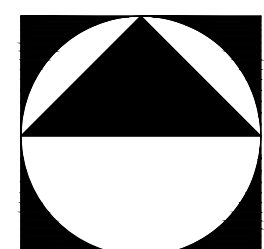


Shelton Real Estate Group  
1709 Joyner Lane  
Keller, TX 76248  
Tel:  
Contact:

Sage Group, Inc.  
1130 N. Carroll Avenue, Suite 200  
Southlake, TX 76092  
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Architecture  
Landscape Architecture

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Southlake, Texas 76092  
TEL. 817-424-2626

$$1'' = 40'$$


1" = 40'

0      40'      80'      160'

# Conceptual Landscape Plan The Reserve at Meadowlands II

Justin, Denton County, Texas



The Reserve at Meadowlands II - Development Requirements

- 1. Minimum Width: 50 Feet
- 2. Minimum Depth: 100 Feet
- 3. Minimum Area: 5,200 s.f.
- 4. No Building in the Development Shall Exceed 35 Feet in Height
- 5. Front Yard Setback: 15 Feet
- 6. Side Yard Setback: 5 Feet
- 7. Side Yard from the Street: 15 Feet
- 8. Garage Setback: 20 Feet
- 9. Minimum Dwelling Area: 1,800 s.f.
- 10. Each building shall provide 100% masonry exterior surface construction of the front facade, & a minimum of 80% of the other exterior surfaces shall be masonry.
- 11. 8/12 Primary Roof Pitch Shall Be Required.
- 12. 2-Car Garages are Required.
- 13. Builder Shall Not Be Permitted to Repeat Any Layouts for at Least 3 Homes on Either Side of a Home.
- 14. Builder Shall Be Required to Sell to End Users.
- 15. A 6 Foot Masonry Fence Shall Be Built along the west side of Block A Lot 1 as well along the rear of Block A Lots 1-7.
- 16. Permitted and Accessory Uses for this Development Shall Include the Permitted and Accessory Uses Set Out in the Use Tables of the Comprehensive Zoning Ordinance for SF-1 Zoning Districts.
- 17. All Homes Shall Be in an HOA.
- 18. HOA shall own and maintain all Common Areas.
- 19. The screening along FM 407 is proposed as a six-foot masonry fence and it shall complement the existing color and features of the present entry monument.
- 20. The equivalent of 3 trees per lot will be planted, per the tree planting schedule. Lots with only 2 trees assigned will have their third tree planted in an open space lot within The Reserve at Meadowlands Phase 2. Minimum caliper of three-inch (3" dbh) diameter at breast height for proposed trees.
- 21. Builder will be responsible for constructing sidewalks adjacent the residential lots. Developer will be responsible for constructing sidewalks in Common Areas.

Legend

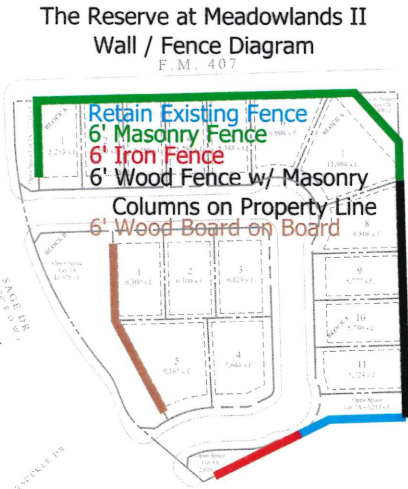
- Common Open Space
- Residential Lots
- To Be Dedicated to the City of Justin for Sign Purposes

PREVIOUSLY  
APPROVED PD  
IN 2018-2019

The Reserve at Meadowlands II - Site Data Summary Chart			
Single Family Residential Lots		16	
Common Areas		4	
Residential Lots	63.66%	2.40 ac.	
Open Space	13.00%	0.49 ac.	
City Property	1.06%	0.04	
R.O.W.	22.28%	0.84 ac.	
Res. Gross Acreage	100.00%	3.77 ac.	
Site Data			
Gross Acreage		3.77	
Gross Density		4.24	

Lot Summary	
Residential Lots	16
Common Areas	4

L.U.D. / Zoning	
Existing Zoning:	PD



The Reserve at Meadowlands II



NOTE: Lot Square footages, as illustrated on the illustration, may change but in no case will be less than the minimums listed under the Development Requirements.

**The Reserve at Meadowlands II - LEGAL DESCRIPTION**

BEING a 3.772 acre tract of land in the E. Springer Survey, Abstract No. 1166 and being a portion of that 56.575 acre tract of land in Denton County, Texas owned by Denton County Development Company and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southeast corner of herein described tract and being by plat call the northeast corner of Lot 1, Block 4 of The Meadowlands Phase 1 as returned in Cabinet F, Page 394 of the Plat Records of Denton County, Texas;

THENCE S 88°38'09" W following a distance of 95.00 feet to a 1/2" iron rod found;

THENCE S 67°44'14" W a distance of 103.40 feet to a 1/2" iron rod found at the southwest corner of said Lot 1 and being the southwest corner of herein described tract and being in the east right-of-way line of Sage Drive and the Point of Curvature of a curve to the left having a Radius of 130.00 feet, a Central Angle of 62°17'30", a Chord Bearing of N 48°47'09" W and a Chord distance of 8.00 feet;

THENCE along said curve and right-of-way a distance of 8.90 feet to a 1/2" iron rod found;

THENCE S 60°01'58" W along said right-of-way a distance of 101.15 feet to a 1/2" iron rod found at the Point of Curvature of a curve to the right having a Radius of 250.00 feet, a Central Angle of 28°02'00", a Chord Bearing of N 30°12'43" W and a Chord distance of 23.93 feet;

THENCE along said curve and right-of-way a distance of 34.27 feet to a 1/2" iron rod found;

THENCE N 21°58'17" W along said right-of-way a distance of 32.77 feet to a 1/2" iron rod found at the Point of Curvature of a curve to the left having a Radius of 70.60 feet, a Central Angle of 18°12'17", a Chord Bearing of N 31°14'23" W and a Chord distance of 22.55 feet;

THENCE along said curve and right-of-way a distance of 22.65 feet to a 1/2" iron rod found at the Point of Reverse Curvature of a curve to the right having a Radius of 450.00 feet, a Central Angle of 38°02'08", a Chord Bearing of N 20°39'29" W and a Chord distance of 366.69 feet;

THENCE along said curve and right-of-way a distance of 336.59 feet to a 1/2" iron rod found;

THENCE N 54°28'12" W a distance of 34.50 feet to a 1/2" iron rod and in the south right-of-way line of FM 407;

THENCE N 68°31'39" E along said south right-of-way line a distance of 452.82 feet to a 1/2" iron rod set;

THENCE S 89°12'05" W following said right-of-way a distance of 368.85 feet to the Point of Beginning and containing in all 164338 square feet or 3.772 acres land.

Tree Planting Schedule

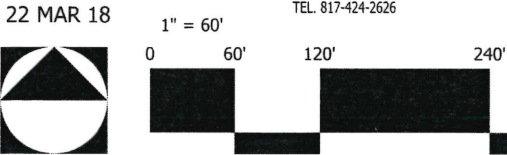
- 1) Block A Lots 1-5: 2 trees per lot = 10
- 2) Block A Lots 6-8: 3 trees per lot = 9
- 3) Block A Lots 9-11: 2 trees per lot = 6
- 4) Block B Lots 1-3: 2 trees per lot = 6
- 5) Block B Lots 4-5: 3 trees per lot = 6
- 6) Open Space areas: 11 (to be allocated anywhere)

TOTAL = 48 trees

Planner:

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

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



Development Plan

The Reserve at Meadowlands II

**ORDINANCE NUMBER \_\_\_\_\_**

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

**WHEREAS**, the landowners of property of Reserve of Meadowlands PH II, having the legal description of Lot 1-11 Block A, Lot 1-5, Lot 6-X and Lot 3-X, Block B, Justin, Denton County, TX, request a Specific Use Permit for an Amendment to SF-1 Planned Development 508; and

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

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

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

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

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

**Section 2.** That the Zoning Ordinance of Justin, Texas, regulating property at the southwest corner of FM 156 and Centre Street with the legal description of Lot 1-11 Block A, Lot 1-5, Lot 6-X and Lot 3-X, Block B, Justin, Denton County, Texas, is amended as further described in the attached documents.

**Section 3. Applicable Regulations/Zoning Ordinance and Zoning Map Amended.** Development and use of the property shall follow this ordinance, including all Exhibits thereto as amended hereby, the Code of Ordinances of the City of Justin, Texas, and all applicable state and federal law.

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

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

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

---

Elizabeth Woodall, Mayor

ATTEST:

---

Brittany Andrews, City Secretary

Approved as to form:

---

City Attorney

## PLANNING & ZONING COMMISSION MEETING

Staff Report  
January 17, 2023

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

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

---

### EXECUTIVE SUMMARY:

The Applicant is constructing a 1,500 square-foot (all square-footage under roof) for a coffee/retail shop proposed as “Justin Coffee” located at 804 W. 1<sup>st</sup> Street. The Applicant is repurposing the existing residential house into a commercial property. The property is zoned Local Retail (LR)

### PARKING & ACCESS:

The Applicant is proposing eleven (11) parking spaces with access off of 1<sup>st</sup> Street and Pafford Street. The applicant meets the requirements for parking spaces, which the ordinance requires eleven (11) and is including one (1) ADA space.

### ELEVATIONS:

BUILDING MATERIALS					
EXTERIOR CLADDING		MATERIAL % PER ELEVATION			
		NORTH	EAST	SOUTH	WEST
SD-01	6" HARDI CLABOARD-PAINTED	37%	56%	33%	56%
SD-02	6" SHIPLAP-STAIN GRADE	0%	0%	2%	0%
B-01	BRICK PAINTED	11%	13%	17%	23%
ROOFING					
R-01	ASPHALT SHINGLES	36%	8%	33%	8%
GLAZING					
G-01	GLASS	16%	7%	15%	13%

### VARIANCE REQUESTS:

1. The Applicant is requesting to utilize parking in the Landscape Buffer. Per Section 52.205 of the Code of Ordinances, parking is not permitted to be located within the Buffer.
2. The Applicant is requesting to utilize a screening wall of Horizontal Planking and Masonry along the north boundary adjacent to a residential use. Per Section 52-202 the Code of Ordinances requires the Applicant utilize a screening wall of all masonry.

**ACTION CONSIDERED:**

- 1) **The Commission will only be reviewing the Variances requested and will make a recommendation based off of those variance requests only.** The choice of actions for the Commission is to make a recommendation to City Council to approve, table with clarification and intent, or deny the variance requests

**STAFF ANALYSIS:**

Staff has reviewed the Variance requests from the Applicant and does not have any major concerns.

**STAFF RECOMMENDATION:**

Staff recommends consideration based on the variance requests.

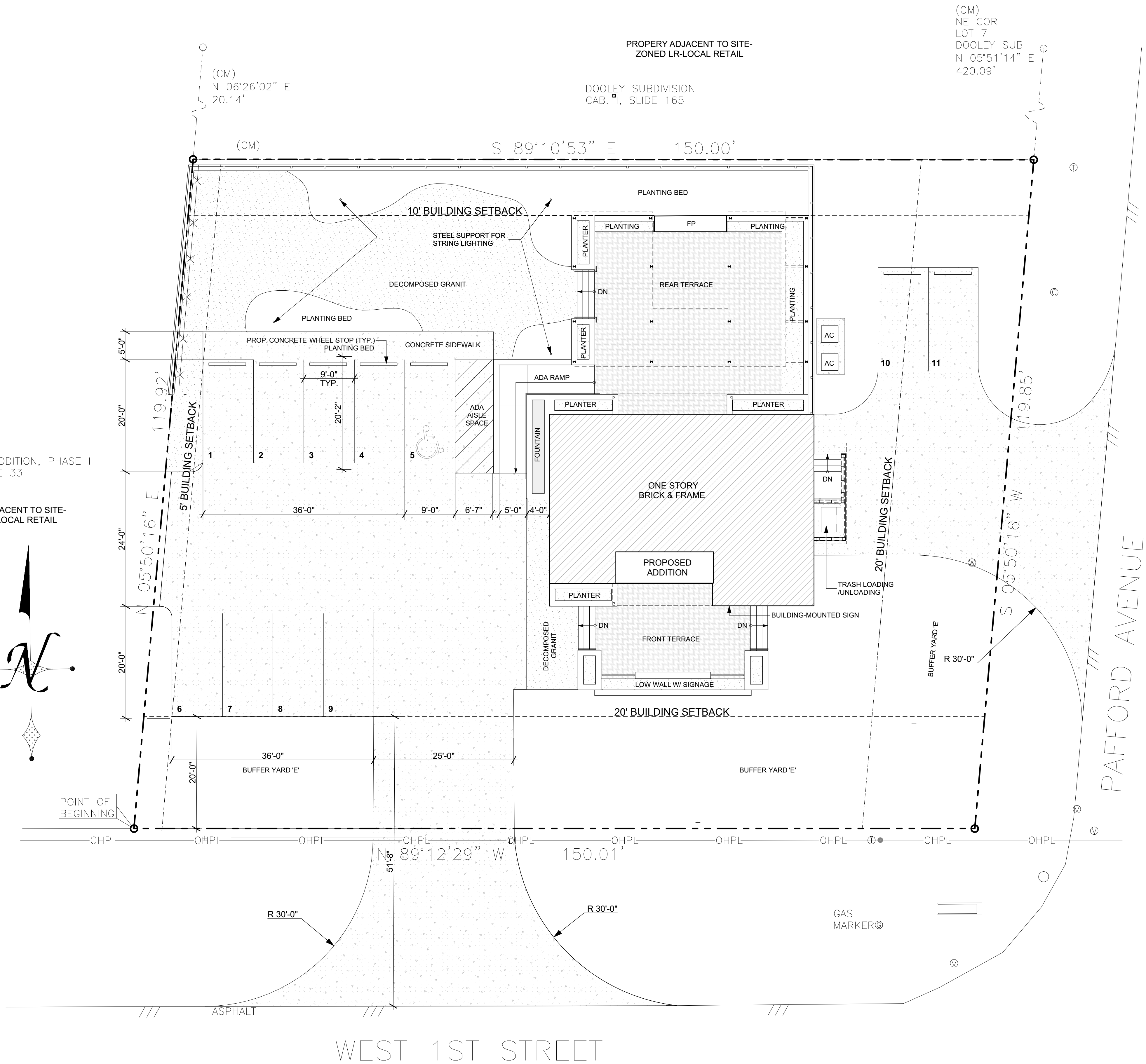
**ATTACHMENTS:**

1. Supporting Documentation
2. Ordinances





LR



1 SITE PLAN  
1" = 10'

PROJECT		
804 W. 1ST STREET, JUSTIN, TEXAS 76247		

AREA USAGE & ROOM SQUARE FOOTAGE		
AREA NAME	SF	OCCUPANT LOAD FACTOR
COFFEE SHOP	613 SF	1 PER 100 SF
KITCHEN	137 SF	
CONFERENCE ROOM	250 SF	1.5 SPACES PER 1,000 SF
OFFICE	53 SF	
APPAREL	226 SF	1 PER 200 SF GROSS
BATHROOM	95 SF	
STOCK ROOM	63 SF	

SITE INFORMATION	
OCCUPANCY CLASSIFICATION	B
OCCUPANT LOAD	13
ZONING CLASSIFICATION	LR, LOCAL RETAIL
LOT SIZE	17,912 SF
PAVED AREA	7,323 SF
PAVED AREA- % OF PROPERTY	41%
OPEN SPACE AREA	2,083 SF
OPEN SPACE AREA- % OF PROP.	12%
OFF-STREET PARKING SPACES	11
ALLOWABLE HEIGHT	35'-0"
FRONT YARD SETBACK	20'-0"
SIDE YARD SETBACK	5'-0"
REAR YARD SETBACK	10'-0"

SQUARE FOOTAGE	
FIRST FLOOR-EXISTING	1,406 SF
FIRST FLOOR-PROPOSED	94 SF
TOTAL CONDITIONED	1,500 SF

TOTAL AREA UNDER ROOF	1,500 SF
-----------------------	----------

PARKING RATIO	
CAFE: 1,000 SF/100 SF = 10 SPACES	
RETAIL: 226 SF/200 SF = 1 SPACES	
REQUIRED PARKING SPACES= 11	
PROVIDED SPACES= 11	



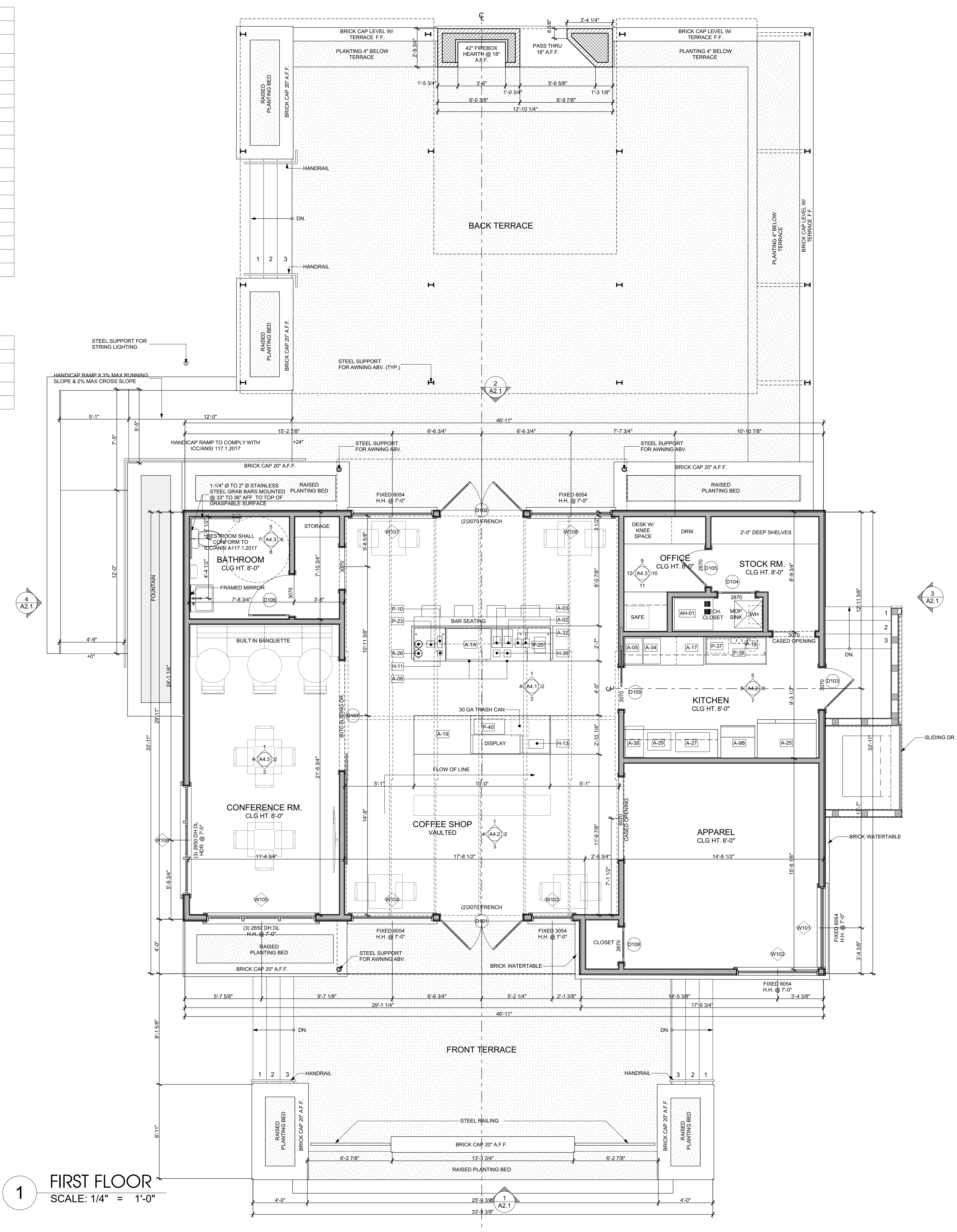
APPLIANCE SCHEDULE						
ROOM NAME	ID	ITEM	MANUFACTURER	MODEL #	ELECTRICAL	QTY.
COFFEE SHOP						
	A-1A	3-GROUP ESPRESSO MACHINE	UNIC STELLA EPIC	STELLA EPIC	230V, 6700 W, 30A-1-PHASE	1
	A-02	ESPRESSO GRINDER	MAHIKONIG	E80 SUPREME	100-115V, 60HZ/1-PHASE	1
	A-03	BULK COFFEE GRINDER	MAHIKONIG	EK43	100-115V, 60HZ/1-PHASE	1
	A-08	36" UNDER COUNTER FRIDGE	BEVERAGE-AIR	UCR36AHC-23 NXT	115V, 2 A, 60HZ/1-PHASE	2
	A-19	50" REF. DESPLAY CASE	FEDERAL INDUSTRIES	SSRC-5952		1
	A-26	BLENDER	BLENDTEC	STEALTH 875		2
	A-32	AUTO TAMPER	PUQ PRESS	1-000-0402-3	100-115V, 50-60HZ/1-PHASE	2
KITCHEN						
	A-05	BATCH BREWER	MARCO JET 6	JET 6	2.8KW-2230V-50HZ	1
	A-9B	30" ICE MACHINE	MANITOWOC	IYT0500A INDIGO	115V, 11.5A	1
	A-17	DISHWASHER	AUTOCHIOR	U34		1
	A-25	52" FRIDGE	BEVERAGE-AIR	HBR49HC-1	115V, 5A, 60HZ/ 1-PHASE	1
	A-27	INDUCTION RANGE	AVANTCO	IC1800		1
	A-29	PANINI GRILL	WARING	WPG300	240V	1
	A-34	BATCH BREWER	MARCO JET 6	JET 6	2.8KW,230V-50HZ	1
	A-38	OVEN	TURBOCHEF	SOTA		1

HARDWARE SCHEDULE						
ROOM NAME	ID	ITEM	MANUFACTURER	MODEL #	ELECTRICAL	QTY.
COFFEE SHOP						
	H-13	POINT OF SALE SYSTEM	"TOAST" REGISTER			1
	H-36	ELECTRIC SCALES	JENNINGS	CJ-4000		2

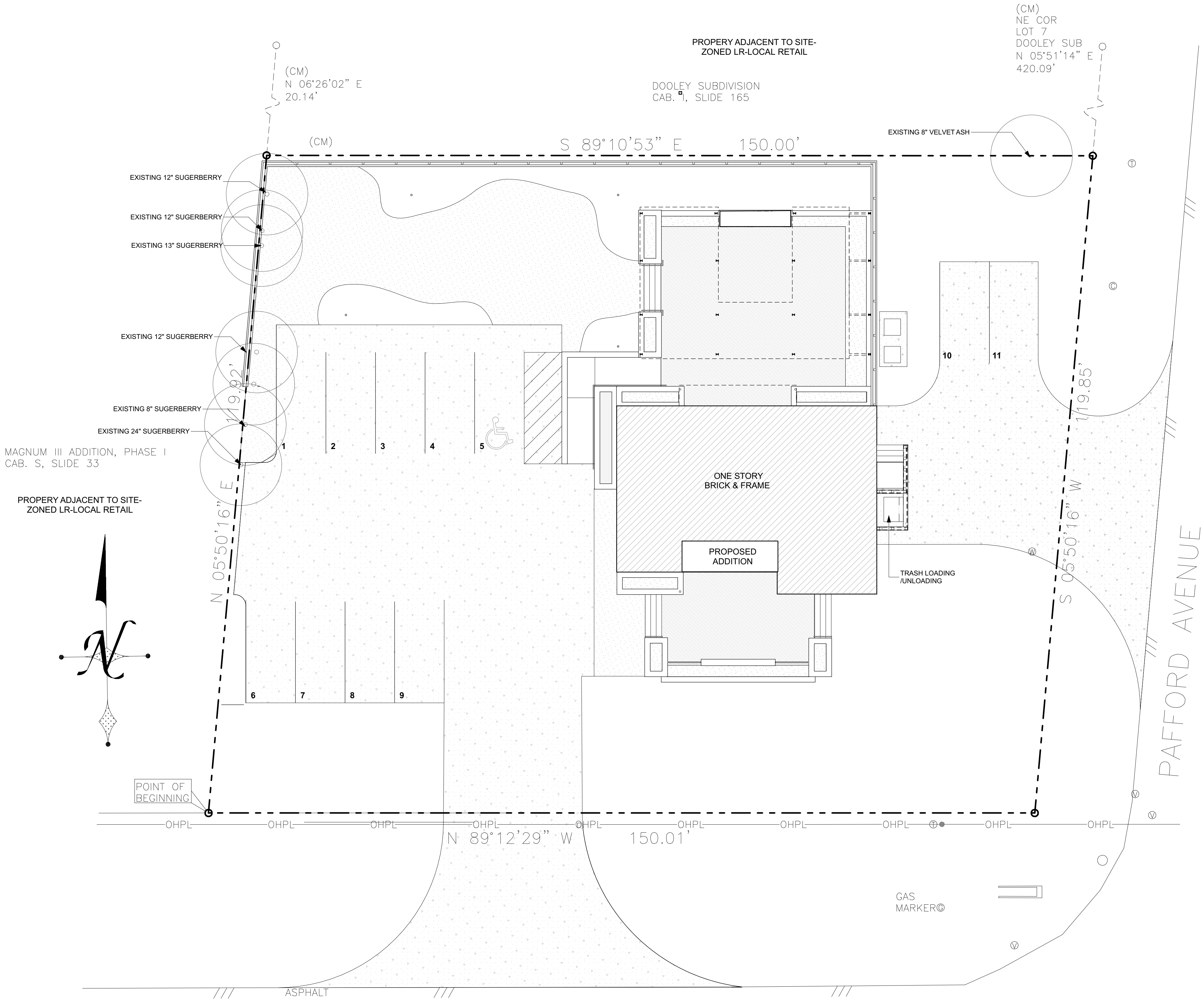
PLUMBING SCHEDULE					
ROOM NAME	ID	ITEM	MANUFACTURER	MODEL #	QTY.
BATHROOM					
	P-01	TOILET	T.B.D	T.B.D	1
	P-02	SINK	T.B.D	T.B.D	1
COFFEE SHOP					
	P-10	PITCHER RINSER	T.B.D	T.B.D	1
	P-20	HAND WASHING SINK	T.B.D	T.B.D	1
	P-23	SPARKLING WATER FILLING STATION			1
	P-40	DROP-IN ICE BIN (62LB CAPACITY)	ADVANCE TABCO	D-30IBL	1
KITCHEN					
	P-16	3 BAY DEEP WELL SINK	ADVANCE TABCO	4-3-54	1
	P-18	REVERSE OSMOSIS WATER FILTRATION SYSTEM	T.B.D	T.B.D	1
	P-37	30 GALLON UNDER SINK GREASE TRAP	T.B.D	T.B.D	1

### PLAN NOTES

1. DIMENSION LINES ARE TO FACE OF STUD WALL, FACE OF RETAINING WALL AND/OR FACE OF CMU WALL.
2. DIMENSIONS ARE TO GRIDLINES AND FACE OF WALLS/FRAMING.
3. LOCATE ALL HOSE BIBS 18" MAX ABOVE FINISH GRADE.
4. CONTRACTOR TO COORDINATE ALL MILLED STONE THRESHOLD LOCATIONS WITH STRUCTURAL; VERIFY DROPS IN SLAB AT ALL PLUSH CONDITIONS PRIOR TO FORMING SLAB.
5. REFER TO INTERIOR ELEVATIONS FOR TREATMENTS AT WINDOW SILLS U.N.O.
6. CONTRACTOR TO VERIFY ALL WINDOW PLACEMENTS WITH CENTER OF ROOM AT ALL WINDOWS AS INDICATED WITH CENTERLINE NOTATION. REFER TO WINDOW DETAILS AND COORDINATE WITH FRAMER AND MASON AS REQUIRED.
7. CONTRACTOR TO VERIFY ALL REQUIRED DOOR AND WINDOW ROUGH OPENINGS WITH DOOR AND WINDOW SCHEDULE AND DETAILS.
8. CONTRACTOR TO VERIFY ALL BLOCKING LOCATIONS FOR ACCESSORIES, ART, MIRRORS, DRAPERY RODS, ETC. WITH INTERIOR CONSULTANT AND OWNER PRIOR TO ENCLOSING ANY FRAMING.
9. CONTRACTOR TO PROVIDE DRAIN AT ALL ICEMAKERS.
10. 6" STUD WALL AT ALL DOOR LOCATIONS
11. OPERABLE WOOD SHUTTERS TO BE COORDINATED WITH WINDOW SCHEDULE
12. INSULATE ALL INTERIOR PARTITIONS FOR SOUND







1 LANDSCAPE PLAN-EXISTING TREES  
1" = 10'

EXISTING TREES TO REMAIN		
QTY.	COMMON NAME	SIZE & REMARKS
7	SUGERBERRY	8"-24"
1	VELVET ASH	8"





PRINTED: 1/11/2023

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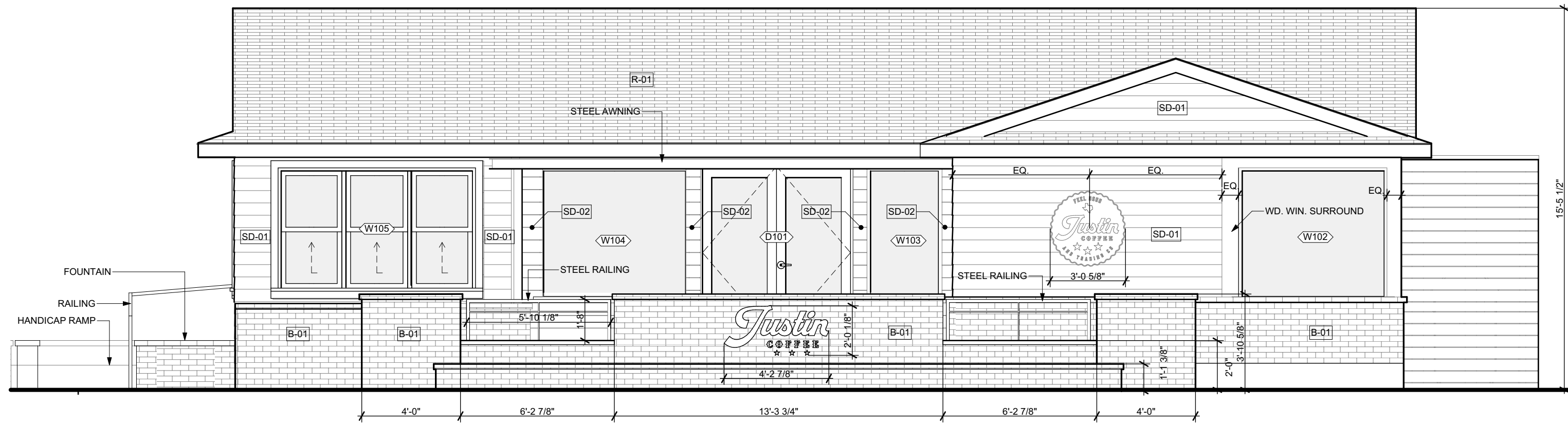


STREET BUFFER REQUIREMENT			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
WEST 1ST STREET		20 FT.	20 FT.
PAFFORD AVENUE		20 FT.	20 FT.

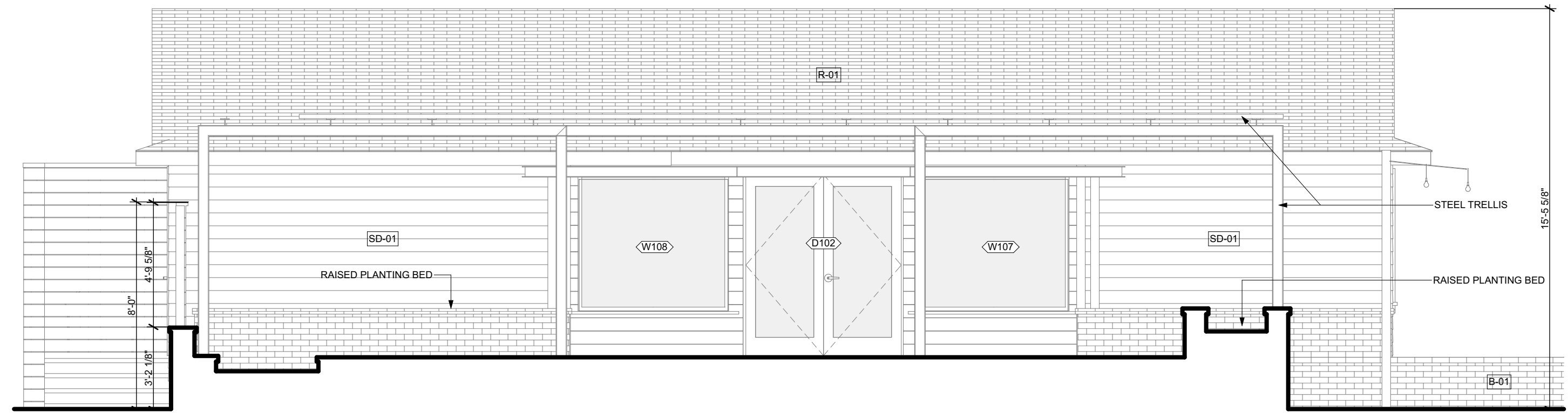
REAR YARD BUFFER LANDSCAPE			
STANDARD	PROPERTY LINE LINEAR FEET	REQUIRED	PROVIDED
4 CANOPY TREES PER 100 LF	150 LF	150/100 = 1.5 1.5 x 4 = 6 CANOPY TREES 1.5 x 4 = 6 UNDERSTORY TREES	6 CANOPY TREES 6 UNDERSTORY TREES
12 SCREENING SHRUBS PER 100 LF	150 LF	150/100 = 1.5 1.5 x 12 = 18 SHRUBS	18 SHRUBS

INTERIOR LANDSCAPE			
10% OF LOT AREA SHALL BE LANDSCAPED	17,912 SF	17,912 SF X 0.10=1,791 SF	5,388 SF
1 CANOPY TREE PER 600 SF	17,912 SF REQUIRED	17,912 SF/600 = 30	30 CANOPY TREES
1 UNDERSTORY TREE PER 300 SF		17,912 SF/300 = 60	60 UNDERSTORY TREES

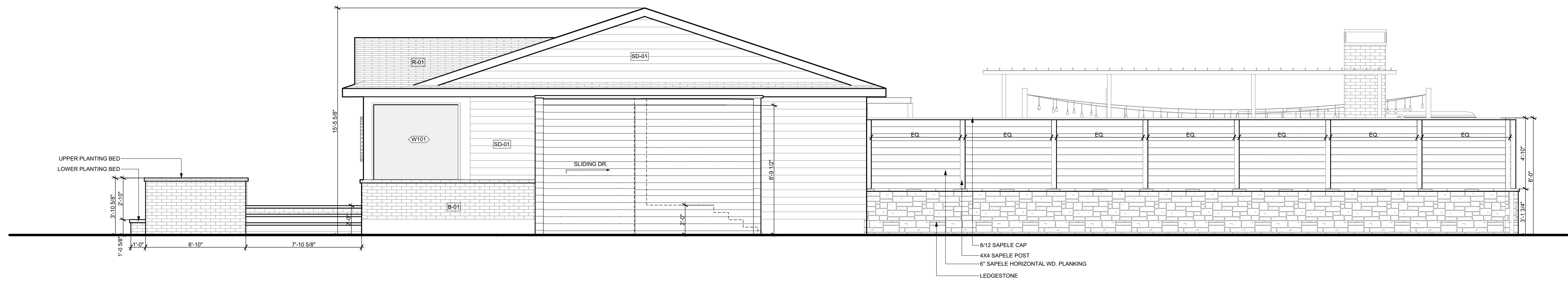




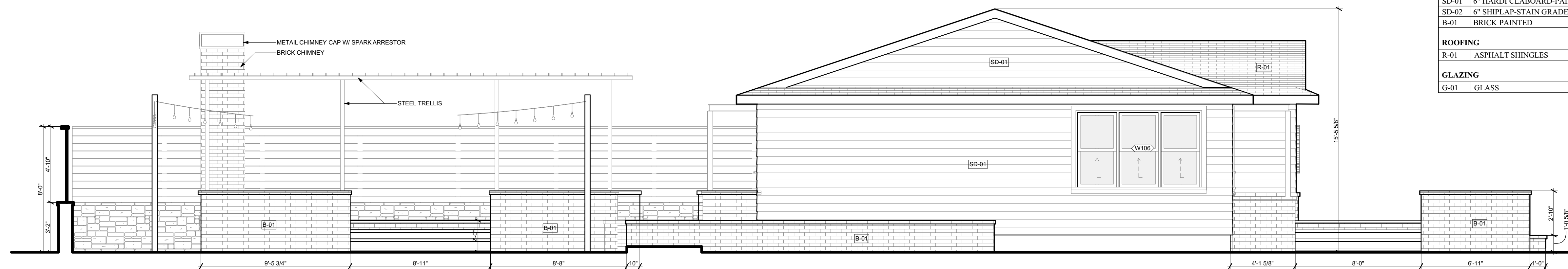
1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

BUILDING MATERIALS					
		MATERIAL % PER ELEVATION			
		NORTH	EAST	SOUTH	WEST
EXTERIOR CLADDING					
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R-01	ASPHALT SHINGLES	36%	8%	33%	8%
GLAZING					
G-01	GLASS	16%	7%	15%	13%



415 N. College Ave  
Justin, Texas 76247  
(940) 648-2541

# City of Justin Variance Application

Reference #: 22-001013

FEEL GOOD PROPERTIES, LLC

Variance Requestor

P.O. BOX 1566, GRAPEVILLE, TX 76099

Address

(817) 829-6944

Telephone #

Email

A1359A WILSON, TR 7, OLD DCKD TR #3B(1) .41 ACRES

Lot(s)

Blocks(s)

Acreage

Requested Variance

1) LOADING/UNLOADING AND EMPLOYEE PARKING IS WITHIN BUFFER ZONE  
ON PARKED AVE.

2) FENCE CONSTRUCTION ON THE NORTH PROPERTY LINE IS PROPOSED TO BE MASSIVE WITH WOOD PLANKING.

Reason for Variance Request

1) TO SEPARATE THE SERVICE ACCESS FROM GUEST ACCESS. 2) TO MAINTAIN A CONSISTENT  
DESIGN STYLE WITH THE REST OF  
THE PROPERTY.

Please attach all necessary supporting documents

Property Owner Information: (For multiple owners - submit info on each owner)

FEEL GOOD PROPERTIES LLC

Name

P.O. BOX 1566, GRAPEVILLE, TX 76099

Address

(817) 829-6944

Telephone #

Email

Bcunningham@eklands.com

If the property owner(s) is(are) represented by an authorized agent, please complete the following:

Agent Name

Agent's Address

Agent Title

Telephone #

Email

I, the undersigned, do hereby certify that I am the authorized Applicant/Owner/Agent of the property above described on the date of this application.

Signature of Applicant, Owner, or Authorized Agent

Date

11/16/2022

## Planning Official

Fee: \$ \_\_\_\_\_

Date of BOA Hearing

Signature of Planning Official

## \*\*FOR OFFICE USE ONLY\*\*

Received By

Date Received

Date Approved

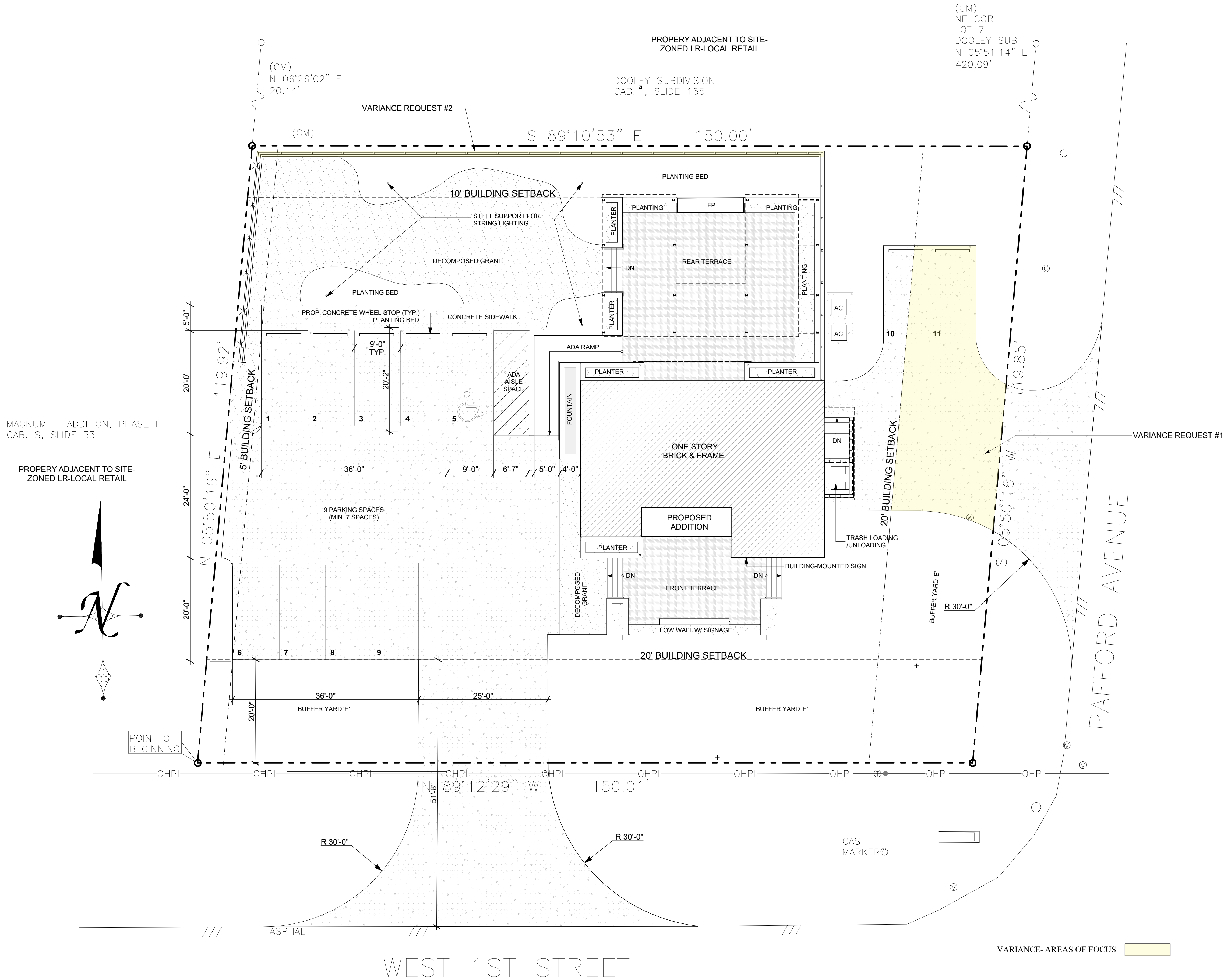
Date Paid

☐ Cash

☐ CC

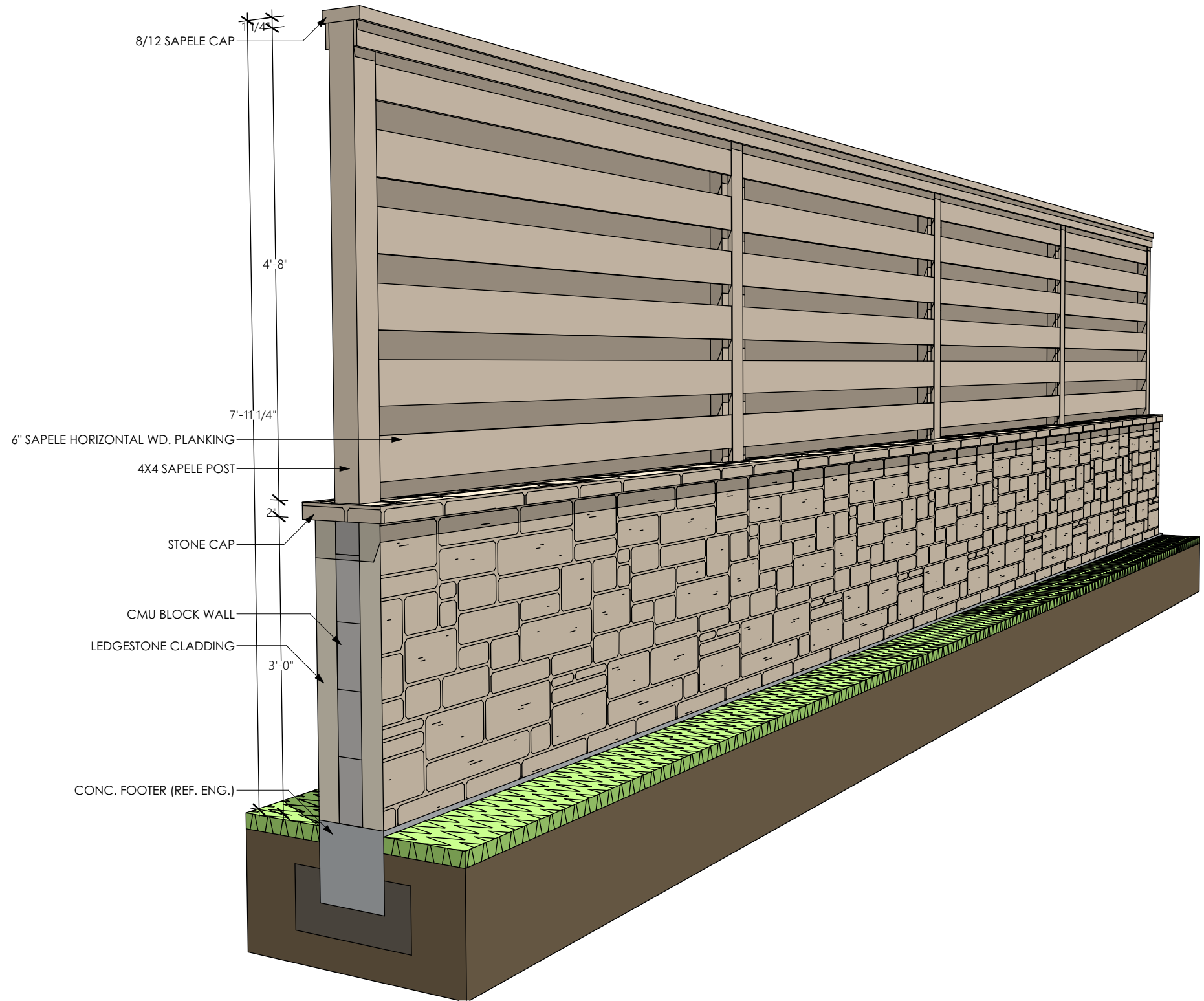
☐ Check #(s): \_\_\_\_\_

CONCEPTUAL ONLY TO SHOW  
VARIANCES



1 SITE PLAN  
1" = 10'





# 1 FENCE DETAIL

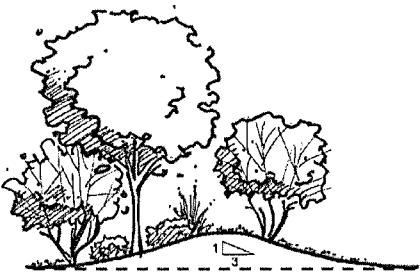
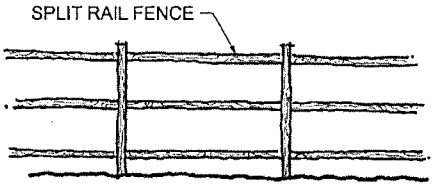
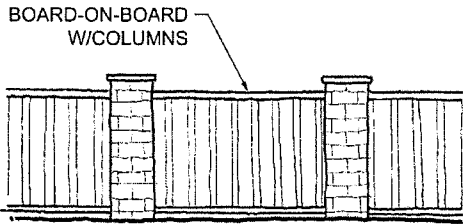
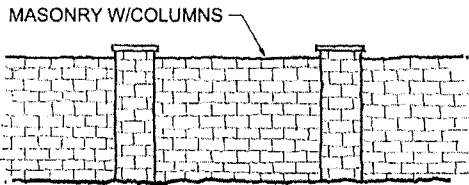
1/8" = 1'-0"

**Sec. 52.205. Uses of buffer yards.**

A buffer yard may be used for passive recreation, such as pedestrian, bike or equestrian trails, provided that (a) no plant material is eliminated, (b) the total width of the buffer yard is maintained, and all other requirements of this section are met. Buffer yards may not be used for play fields, stables, swimming pools, tennis courts, accessory buildings, parking facilities or trash dumpster locations.

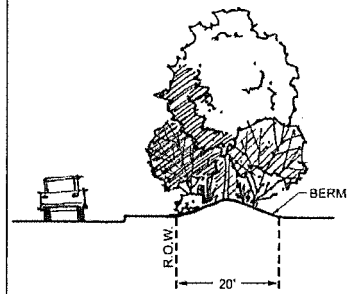
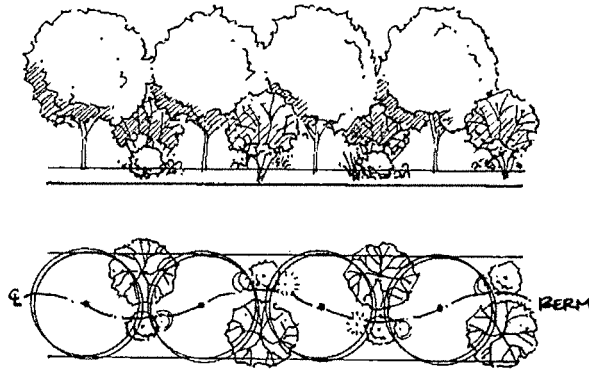
(Ord. No. 639-18A , § 2(Exh. A), 2-26-2018)

Zoning of Developing Tract	Existing Adjacent Zoning				
SF-LL, SF-1, SF-1A, SF2, 2F	MF	LR, GB	LI	MH	
SF-OT	*	F1	F1	F2	
SF-LL, SF-1, SF-1A, SF-2, 2F	*	F2	F2	F2	
MF	F2	A	F2	F2	
LR, GB	F2	F2	A	B	F2
LI	F2	F2	F2	A	F1
MH	F2	D	A	F1	A

Structure Type	Typical Examples	Notes
E (Berm)	 <p>A cross-sectional diagram of a berm. It shows a grassy slope with several trees of varying sizes. A dashed line at the base of the slope indicates the ground level. A small triangle with '1' on the vertical side and '3' on the horizontal side indicates the required slope ratio.</p>	<p>Berms shall be a min. three (3) feet in height, curvilinear in plan and non-continuous in profile (no more than 75% of the buffer yard length), with a maximum side-slope of 3:1.</p>
F1 (Fence)	 <p>A diagram of a split rail fence. It consists of three horizontal rails supported by vertical posts. An arrow points to the top rail with the label 'SPLIT RAIL FENCE'.</p>	
F1 (Fence)	 <p>A diagram of a board-on-board fence with columns. It features vertical wooden boards installed side-by-side, with stone pillars (columns) at regular intervals. An arrow points to the boards with the label 'BOARD-ON-BOARD W/COLUMNS'.</p>	<p>Split-rail fences shall be four (4) feet in height, all other types shall be six (6) feet in height. If completed finish differs from side-to-side, the less-finished side shall face the more intensive land-use.</p>
F2 (Wall)	 <p>A diagram of a masonry wall with columns. It shows a wall constructed from masonry blocks or bricks, with stone pillars (columns) at regular intervals. An arrow points to the wall with the label 'MASONRY W/COLUMNS'.</p>	

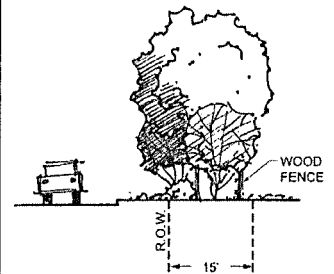
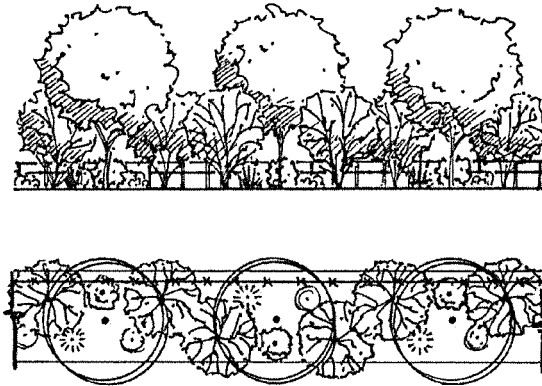
### Buffer Yard 'E'

- 20-foot min. width
- Min. 4 canopy trees
- Min. 4 understory trees
- Min. 10 screening shrubs
- Min. 3-ft high berm required, with max. slope of 3:1



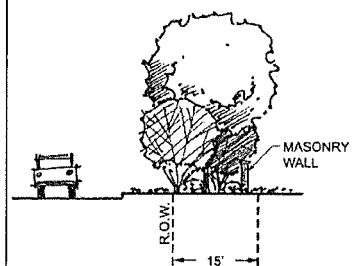
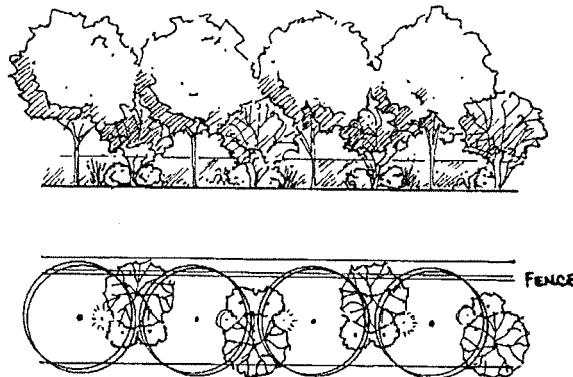
### Buffer Yard 'F1'

- 15-foot min. width
- Min. 3 canopy trees
- Min. 6 understory trees
- Min. 10 screening shrubs
- 6-ft high fence required, see Item 3 for required structures, this section.



### Buffer Yard 'F2'

- 15-foot min. width
- Min. 4 canopy trees
- Min. 4 understory trees
- Min. 12 screening shrubs
- 6-ft high fence required, see Item 3 for required structures, this section.



## **PLANNING & ZONING COMMISSION MEETING**

Staff Report  
January 17, 2023

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

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

---

### **EXECUTIVE SUMMARY:**

The Applicant is requesting a Final Plat for twelve residential lots within the Extra-Territorial Jurisdiction. The applicant will not be utilizing any City services.

### **ACTION CONSIDERED:**

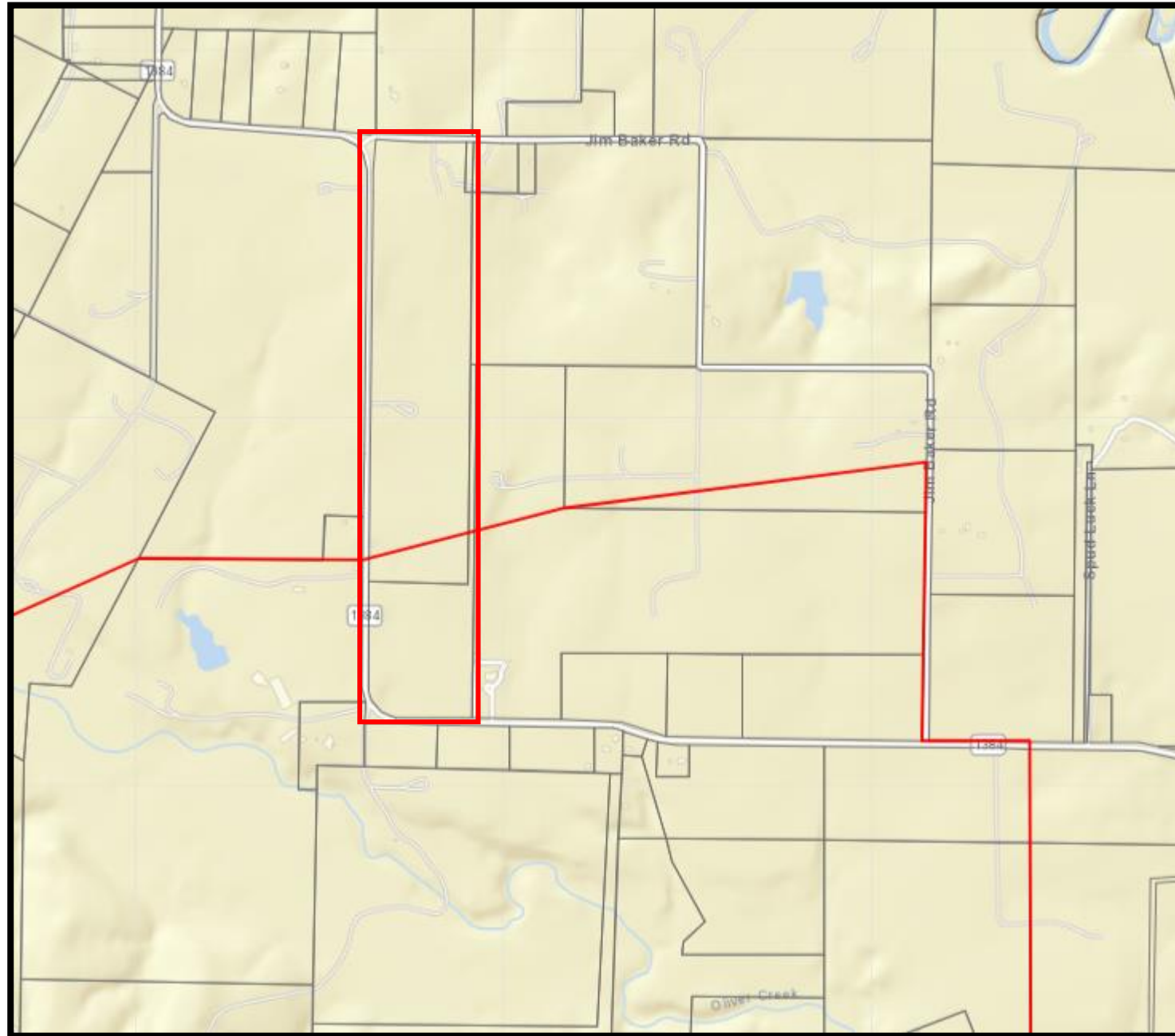
- 1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent, or deny.

### **STAFF RECOMMENDATION:**

Staff recommends approval.

### **ATTACHMENTS:**

1. Map
2. Proposed Plat





LINETYPE LEGEND	
PROPERTY LINE	---
EASEMENT LINE	---
DEED OF LINES	---
ADJOINER LINES	---
OVERHEAD UTILITY	---
90° FEET RADII	---
FROM WELLHEAD	---
GRAVEL ROAD	---
FENCE LINE	---

LEGEND	
●	PROPERTY CORNER
+	BENCHMARK
⊠	TELEPHONE/UTILITY RISER (TR/UR)
⊞	BURIED CABLE MARKER (BCM)
⊙	TELEPHONE MANHOLE (TMH)
⌘	POWER/UTILITY POLE (P/UP)
⌘	LIGHT POLE (LP)
⌘	GLUY WIRE (GLW)
⌘	ELECTRIC VAULT (ELV)
⌘	ELECTRIC TRANSFORMER (TRAN)
⌘	WATER METER (WM)
⌘	WATER VALVE (WV)
⌘	FIRE HYDRANT (FH)
⌘	WATER MANHOLE (WMH)
⌘	BURIED PIPELINE MARKER (BPM)
⌘	GAS METER (GM)
⌘	GAS VALVE/TEST STATION (GVTS)
⌘	GAS WELL HEAD (WH)
⌘	PROANE TANK (PT)
⌘	SEPTIC CLEANOUT (CO)
⌘	SEPTIC LID (SEPT)
⌘	SANITARY SEWER MANHOLE (SSMH)
⌘	STORM DRAIN MANHOLE (SDMH)
⌘	SIGN
⌘	FLAGPOLE
⌘	MAILBOX
⌘	ABSTRACT CORNER
⌘	CONTROL MONUMENT
⌘	BEARING BASIS
⌘	FINISHED FLOOR
⌘	MFCP
⌘	WFCP
⌘	PLAT DRED CALLS
⌘	POINT OF BEGINNING
⌘	RIGHT-OF-WAY
⌘	DRAINAGE EASEMENT
⌘	ELECTRIC EASEMENT
⌘	UTILITY EASEMENT
⌘	PUBLIC UTILITY EASEMENT
⌘	BUILDING/SETBACK LINE
⌘	ACCESS EASEMENT
⌘	FIRELANE EASEMENT
⌘	SIDEWALK EASEMENT
⌘	SANITARY SEWER EASEMENT
⌘	IRON ROD FOUND
⌘	CAPPED IRON ROD FOUND
⌘	CAPPED IRON ROD SET
⌘	PK NAIL FOUND
⌘	PK NAIL SET
⌘	30' X 30' ACCESS ESMT.
⌘	ASPHALT SURFACE
⌘	GRAVEL SURFACE

**W. HARRISON SURVEY  
ABSTRACT NO. 523**

TRUSTEE OF THE MARK WALLACE  
EXEMPT FAMILY TRUST AND TRUSTEE  
OF THE HANCO HOLLINGSWORTH  
EXEMPT FAMILY  
INST. NO. 2018-157304  
D.R.D.C.T.

**W. HARRISON SURVEY  
ABSTRACT NO. 523**

TRUSTEE OF THE MARK WALLACE  
EXEMPT FAMILY TRUST AND TRUSTEE  
OF THE HANCO HOLLINGSWORTH  
EXEMPT FAMILY  
INST. NO. 2018-157304  
D.R.D.C.T.

ENGINEER  
ALLISON ENGINEERING  
2415 N. ELM ST.  
DENTON, TX 76201  
940-380-9453

SURVEYOR  
JOHN E. THOMPSON, II  
ALL AMERICAN SURVEYING  
111 N. DIXON ST.  
GAINESVILLE, TX 76240  
940-665-9105

OWNER / DEVELOPER  
THE RANCHETTES AT OLIVER CREEK LLC.  
11700 PRESTON ROAD, STE 600-510  
DALLAS, TX 75230

UTILITY PROVIDERS:  
ELECTRIC:  
COSERV ELECTRIC  
7701 SOUTH STEMMONS  
CORINTH, TX 76240  
(940) 321-4640

WATER:  
BOLIVAR WATER SUPPLY CORP.  
4151 F.M. 455  
SANGER, TX 76266  
(940) 458-3931

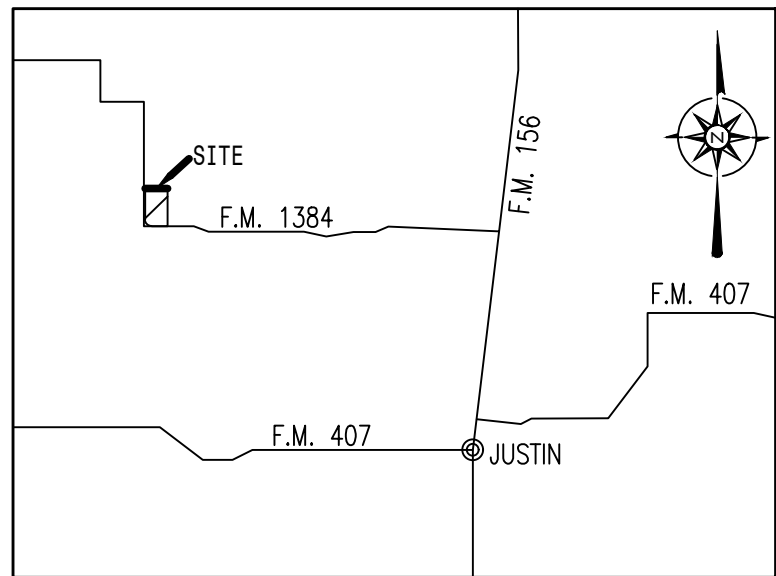


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	436.64'	278.35'	89°52'41"	N 45°00'47" W	393.22'
C2	1729.90'	358.56'	128°45'15"	N 14°23'52" W	1176.02'
C3	34.02'	44.37'	43°56'15"	S 66°59'36" W	33.20'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 90°00'00" W	99.33'	L4	N 82°46'14" W	162.83'	L7	N 73°14'37" W	149.82'	L10	N 10°59'00" W	155.15'
L2	N 00°03'30" E	36.02'	L5	N 86°14'47" W	1178.25'	L8	N 52°53'54" W	35.82'	L11	N 00°03'19" W	847.90'
L3	N 89°56'17" E	30.00'	L6	N 89°53'44" W	304.72'	L9	N 41°21'07" W	102.28'	L12	N 00°02'59" W	3988.73'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L13	N 05°20'45" E	33.66'	L16	N 85°32'51" E	11.89'	L19	EAST	73.69'	L22	N 15°59'56" W	52.03'
L14	N 89°56'00" E	320.48'	L17	S 85°13'51" E	32.66'	L20	WEST	73.69'	L23	S 17°23'35" W	52.39'
L15	N 89°48'08" E	135.01'	L18	N 45°00'00" E	21.21'	L21	N 45°00'00" W	21.21'			

MATCH LINE PAGE 2



VICINITY MAP  
(NOT TO SCALE)



0' 150' 300'

**FINAL PLAT**  
**THE RANCHETTES AT OLIVER CREEK**  
**BLOCK A, PHASE 1,**  
**(LOTS 1-12)**  
**BEING 42.560 ACRES OF LAND LOCATED IN THE**  
**T. FORSYTH SURVEY, ABSTRACT NO. 433,**  
**AN ADDITION WITHIN THE ETJ**  
**OF THE CITY OF JUSTIN,**  
**DENTON COUNTY, TEXAS.**



DRAWN BY: EDC Jr. DATE: 11/02/2022 JOB NO.: 22044 P.J. SCALE: 1" = 150' PAGE: 1 OF 2

111 N. DIXON ST.  
GAINESVILLE, TX 76240  
PH 940-665-9105  
FAX 940-665-9106  
TBPLS FIRM NO. 10048000



OWNER'S DEDICATION:

WHEREAS THE RANCHETTES AT OLIVER CREEK, L.L.C ARE THE OWNERS OF ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE T. FORSYTH SURVEY, ABSTRACT NUMBER 433, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 204.878 ACRE TRACT DESCRIBED IN DEED TO THE RANCHETTES AT OLIVER CREEK L.L.C. AS RECORDED IN INSTRUMENT NUMBER 2022-69309, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A CAPPED IRON FOUND FOR CORNER AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 204.878 ACRE TRACT, THE SOUTHWEST CORNER OF A CALLED 259.427 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CACTUS THORN, L.P. AS RECORDED IN DOCUMENT NUMBER 2001-140504 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND IN THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET ROAD 1384;

THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST WITH THE SOUTH LINE OF SAID 204.878 AND SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 669.71 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE, AN ARC LENGTH OF 436.64 FEET, A RADIUS OF 278.35 FEET, AND WHOSE CHORD BEARS NORTH 45 DEGREES 00 MINUTES 47 SECONDS WEST A DISTANCE OF 393.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 03 MINUTES 43 SECONDS WEST WITH THE WEST LINE OF SAID 204.878 ACRE TRACT AND THE EAST RIGHT OF LINE OF SAID FARM TO MARKET ROAD 1384 A DISTANCE OF 1872.42 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 89 DEGREES 56 MINUTES 17 SECONDS EAST SEVERING SAID 204.878 ACRE TRACT A DISTANCE OF 949.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 46.456 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT THE FOLLOWING 3.903 ACRES TRACT 2;

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A POINT, FROM WHICH AN IRON ROD FOUND AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 204.878 ACRE TRACT BEARS NORTH 06 DEGREES 13 MINUTES 59 SECONDS WEST A DISTANCE OF 4358.70 FEET;

THENCE EAST A DISTANCE OF 400.00 FEET TO A POINT;

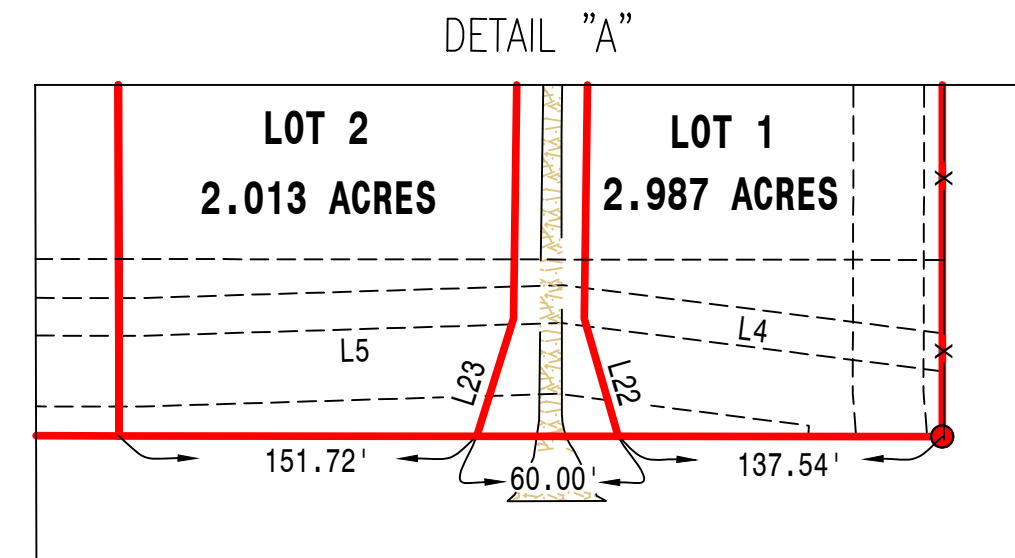
THENCE SOUTH A DISTANCE OF 425.00 FEET TO A POINT;

THENCE WEST A DISTANCE OF 400.00 FEET TO A POINT;

THENCE NORTH A DISTANCE OF 425.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.903 ACRES OF LAND, MORE OR LESS.

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.
2. USE A COMBINED SCALE FACTOR OF 1.002344296 TO CONVERT FROM GRID TO SURFACE COORDINATES.



ENGINEER  
ALLISON ENGINEERING  
2415 N ELM ST.  
DENTON, TX 76201  
940-380-9453

SURVEYOR  
JOHN E. THOMPSON, II  
ALL AMERICAN SURVEYING  
111 N. DIXON ST.  
GAINESVILLE, TX 76240  
940-665-9105

OWNER / DEVELOPER  
THE RANCHETTES AT OLIVER CREEK L.L.C.  
11700 PRESTON ROAD, STE 600-510  
DALLAS, TX 75230

UTILITY PROVIDERS:  
ELECTRIC:  
COSERV ELECTRIC  
7701 SOUTH STEMMONS  
CORINTH, TX 76210  
(940) 321-4640

WATER:  
BOLIVAR WATER SUPPLY CORP.  
4151 F.M. 455  
SANGER, TX 76266  
(940) 458-3931



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	436.64	278.35	89°52'41"	N 45°00'47" W	393.22
C2	173.90	358.39	28°45'50"	N 14°23'52" W	173.02
C3	34.02	44.37	43°56'15"	S 68°59'38" W	33.20

LINE	BEARING	DISTANCE
L1	N 90°00'00"	W 99.33'
L2	N 00°03'39"	E 36.01'
L3	N 89°56'17"	E 30.00'

LINE	BEARING	DISTANCE
L4	N 82°46'14"	W 162.83'
L5	S 68°14'47"	W 117.82'
L6	N 89°53'44"	W 304.74'

LINE	BEARING	DISTANCE
L7	N 73°14'37"	W 149.82'
L8	N 52°53'54"	W 35.82'
L9	N 41°21'07"	W 102.28'

LINE	BEARING	DISTANCE
L10	N 10°59'00"	W 155.15'
L11	N 00°03'18"	W 84.79'
L12	N 00°02'58"	W 398.73'

LINE	BEARING	DISTANCE
L13	N 05°20'45"	E 33.66'
L14	N 89°56'00"	E 320.48'
L15	S 88°48'06"	E 133.01'

LINE	BEARING	DISTANCE
L16	N 85°32'51"	E 11.89'
L17	S 85°13'51"	E 32.66'
L18	N 45°00'00"	E 21.21'

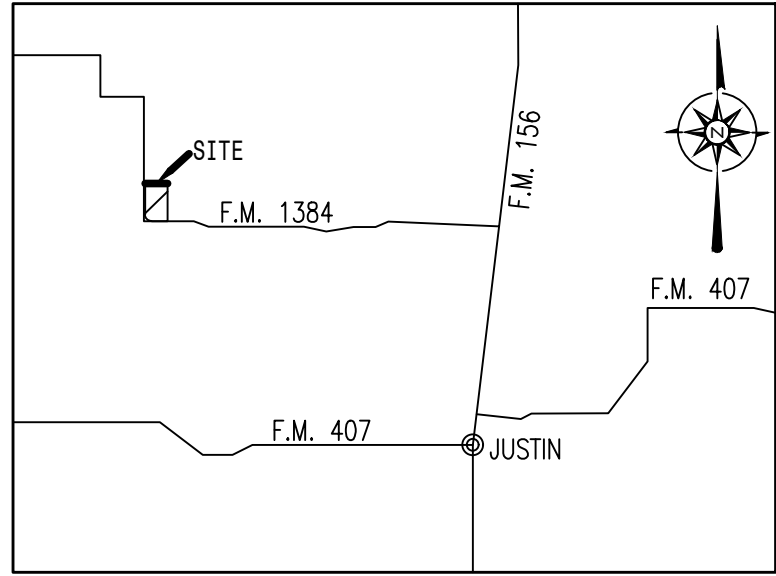
LINE	BEARING	DISTANCE
L19	EAST	73.69'
L20	WEST	73.69'
L21	N 45°00'00"	W 21.21'

LINE	BEARING	DISTANCE
L22	N 15°59'56"	W 52.03'
L23	S 17°23'35"	W 52.39'



DRAWN BY: EDC Jr. DATE: 11/02/2022 JOB NO.: 22044 P J SCALE: 1" = 150' PAGE: 2 OF 2

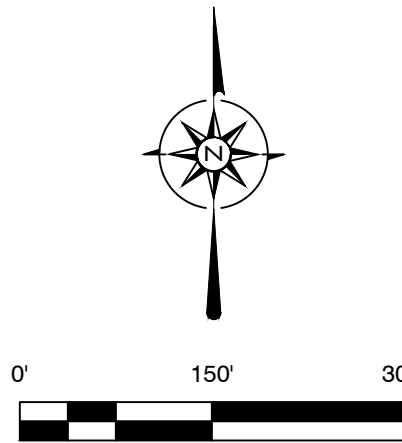
111 N. DIXON ST.  
GAINESVILLE, TX 76240  
PH: 940-665-9105  
FAX: 940-665-9106  
TBPLS FIRM NO. 10048000



VICINITY MAP  
(NOT TO SCALE)

LINETYPE LEGEND	
PROPERTY LINE	---
EASEMENT LINES	---
DEED LOT LINES	---
ADJACENT LINES	---
OVERHEAD UTILITY	---
300 FEET RADIUS FROM WELLS	---
GRAVEL ROAD	---
FENCE LINES	---

LEGEND	
●	= PROPERTY CORNER
+	= BENCHMARK
⊠	= TELEPHONE/UTILITY RISER (TR/UR)
⊞	= BURIED CABLE MARKER (BCM)
⊟	= TELEPHONE MANHOLE (TMH)
⊠	= POWER/UTILITY POLE (PP/UP)
⊡	= LIGHT POLE (LP)
⊢	= GUY WIRE (GUW)
⊣	= ELECTRIC VAULT (E.V.)
⊤	= ELECTRIC TRANSFORMER (TRAN)
⊥	= WATER METER (WM)
⊦	= WATER VALVE (WV)
⊧	= FIRE HYDRANT (FH)
⊨	= GAS METER (GM)
⊩	= GAS VALVE/TEST STATION (GV/TS)
⊪	= GAS WELL HEAD (WH)
⊫	= PROPANE TANK (PT)
⊬	= SEPTIC CLEANOUT (C/O)
⊭	= SEPTIC LID (SEPT)
⊮	= SANITARY SEWER MANHOLE (SSMH)
⊯	= STORM DRAIN MANHOLE (SDMH)
⊰	= SIGN
⊱	= FLAGPOLE (FP)
⊲	= MAILBOX (MB)
⊳	= ABSTRACT CORNER
CM	= CONTROL MONUMENT
*	= BEARING BASIS
FF	= FINISHED FLOOR
MCSP	= METAL FENCE CORNER POST
WFSP	= METAL FENCE CORNER POST
( )	= PLAT/DEED CALLS
POB	= POINT OF BEGINNING
R.O.W.	= RIGHT-OF-WAY
D.E.	= DRAINAGE EASEMENT
E.E.	= ELECTRIC EASEMENT
U.E.	= UTILITY EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
B.L.	= BUILDING/SETBACK LINE
A.E.	= ACCESS EASEMENT
F.L.E.	= FIRELANE EASEMENT
S.W.E.	= SIDEWALK EASEMENT
S.S.E.	= SANITARY SEWER EASEMENT
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
PKF	= PK NAIL FOUND
PKS	= PK NAIL SET
30' X 30'	= 30' X 30' ACCESS ESMT.
ASPH	= ASPHALT SURFACE
GRVL	= GRAVEL SURFACE



APPROVED BY THE PLANNING AND ZONING COMMISSION DATE \_\_\_\_\_

CHAIR, PLANNING AND ZONING COMMISSION \_\_\_\_\_

ATTEST, CITY SECRETARY \_\_\_\_\_

APPROVED BY THE CITY COUNCIL DATE \_\_\_\_\_

MAYOR, CITY OF JUSTIN \_\_\_\_\_

ATTEST, CITY SECRETARY \_\_\_\_\_

FINAL PLAT  
THE RANCHETTES AT OLIVER CREEK  
BLOCK A, PHASE 1,  
(LOTS 1-12)

BEING 42.560 ACRES OF LAND LOCATED IN THE  
T. FORSYTH SURVEY, ABSTRACT NO. 433,  
AN ADDITION WITHIN THE ETJ  
OF THE CITY OF JUSTIN,  
DENTON COUNTY, TEXAS.

CITY OF JUSTIN APPROVAL

## **PLANNING & ZONING COMMISSION MEETING**

Staff Report  
January 17, 2023

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

**PROJECT:** Consider and act upon a recommendation to City Council regarding appointments to membership of the Planning and Zoning Commission.

---

### **EXECUTIVE SUMMARY:**

Staff received three applications for the vacancy of Place 1. The Applications were brought forward to City Council on January 10, 2023. After discussion City Council would like the Planning and Zoning Commission to provide a recommendation on the Applications for consideration.

### **ACTION CONSIDERED:**

- 1) Make a recommendation to City Council for Place 1 of the Planning and Zoning Commission.

### **STAFF RECOMMENDATION:**

Staff recommends consideration based on the request.

### **ATTACHMENTS:**

1. Applications

Print

Board, Commission & Committee Application - Submission #1457

Date Submitted: 12/2/2022

First Name\*

Vicente

Last Name\*

Barrientos

Address\*

911 Timber Ridge Drive

City\*

Justin

State\*

Texas

Zip Code\*

76247

Mailing Address (If different)

City

State

Zip Code

Phone Number

7608192078

Email Address\*

vincebarrientos@outlook.com

Are you over the age of 18?\*



Yes



No

Are you a registered voter?\*



Yes



No

Are you a Justin resident, property, business owner, or City Staff?\*



Yes



No

Current Occupation/Employer

Field Operations Manager/Merit Professional Services

Education, Licenses, or Certifications

Bachelor of Applied Arts and Sciences w/Minor in Anthropology, University of North Texas, 2020; Bachelor of Arts in Urban Policy and Planning, University of North Texas, In Progress

Are you a current or past member of a Council-appointed Board, Commission, or Corporation?\*

☐ Yes

☒ No

If yes, please specify

On which Board, Commission, or Committee are you interested in serving? (First Choice)\*

Planning and Zoning Commission

If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.

-- Select One --

What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?\*

Both my previous career in the military and as well as my current one working in environmental consulting have taught me the importance of time management, leadership, project management, problem solving, and customer service.

List any additional information which you believe would be of value for the City Council to know about you.\*

In my both my current career and as well as in the pursuit of my 2nd Bachelor's degree, I am understanding the importance of land use and proper planning and zoning and the effect that it has on the future of a community and is something greatly interests me.

Do you or any member of your immediate family residing in your household, hold a position (paid or unpaid) with any person or organization, or have a contract with or any obligation to any person or entity which might constitute a conflict of interest?\*

☐ Yes

☒ No

If yes, please explain.

**Have you ever been convicted of a felony, violation of law, or misdemeanor involving moral turpitude (any offense involving lying, stealing, or cheating?)\***

☐

Yes

☒

No

**Are there any criminal charges or proceedings pending against you?\***

☐

Yes

☒

No

**By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.\***

Vicente Barrientos

**Date of Submission\***

12/1/2022

Print

Board, Commission & Committee Application - Submission #1470

Date Submitted: 12/12/2022

First Name\*

D. Scott

Last Name\*

Hill

Address\*

1227 Brookview Drive

City\*

Justin

State\*

Texas

Zip Code\*

76247

Mailing Address (If different)

City

State

Zip Code

Phone Number

(817) 602-3466

Email Address\*

dscotthill4920@gmail.com

Are you over the age of 18?\*



Yes



No

Are you a registered voter?\*



Yes



No

Are you a Justin resident, property, business owner, or City Staff?\*



Yes



No

Current Occupation/Employer

Commercial Airline Pilot / American Airlines

Education, Licenses, or Certifications

AAS in Aviation Support BA in History Airline Transport Pilot License with 12 additional type ratings.

Are you a current or past member of a Council-appointed Board, Commission, or Corporation?\*

☒ Yes

☐ No

If yes, please specify

Participated in the Home Rule Charter Commission in 2021.

On which Board, Commission, or Committee are you interested in serving? (First Choice)\*

Planning and Zoning Commission

If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.

Home Rule Charter Commission

What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?\*

I was formerly the Chief Pilot for a fairly large municipalities company in charge of managing their 4 aircraft flight department. I was responsible for the department budget as well as managing flight and maintenance schedules. I participated in the Home Rule Charter committee during the Spring and Summer of 2021. Unfortunately, health issues precluded me from volunteering for any other positions with the city of Justin last year.

List any additional information which you believe would be of value for the City Council to know about you.\*

I am a hard-working, dedicated professional that has lived in the city of Justin since 2011. I have a vested interest in making sure Justin continues to grow and thrive well into the future.

Do you or any member of your immediate family residing in your household, hold a position (paid or unpaid) with any person or organization, or have a contract with or any obligation to any person or entity which might constitute a conflict of interest?\*

☐ Yes

☒ No

If yes, please explain.



Have you ever been convicted of a felony, violation of law, or misdemeanor involving moral turpitude (any offense involving lying, stealing, or cheating?)\*

☐

Yes

☒

No

Are there any criminal charges or proceedings pending against you?\*

☐

Yes

☒

No

By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.\*

Denver Scott Hill

Date of Submission\*

12/12/2022



Print

Board, Commission & Committee Application - Submission #1478

Date Submitted: 12/29/2022

First Name\*

Thomas

Last Name\*

Hover

Address\*

1113 Heritage Dr

City\*

Justin

State\*

Texas

Zip Code\*

76247

Mailing Address (If different)

City

State

Zip Code

Phone Number

9727402450

Email Address\*

Tomhover934@gmail.com

Are you over the age of 18?\*



Yes



No

Are you a registered voter?\*



Yes



No

Are you a Justin resident, property,  
business owner, or City Staff?\*



Yes



No

Current Occupation/Employer

Deputy Police Chief, city of Irving

Education, Licenses, or Certifications

Are you a current or past member of a Council-appointed Board, Commission, or Corporation?\*

☐ Yes

☒ No

If yes, please specify

On which Board, Commission, or Committee are you interested in serving? (First Choice)\*

Planning and Zoning Commission

If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.

Home Rule Charter Commission

What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?\*

Have worked in city government as a peace officer for 21 years. In my roll I have worked with parks department, health and human services, wellness unit to work on joint projects for community outreach

List any additional information which you believe would be of value for the City Council to know about you.\*

Not at this time.

Do you or any member of your immediate family residing in your household, hold a position (paid or unpaid) with any person or organization, or have a contract with or any obligation to any person or entity which might constitute a conflict of interest?\*

☐ Yes

☒ No

If yes, please explain.

Have you ever been convicted of a felony, violation of law, or misdemeanor involving moral turpitude (any offense involving lying, stealing, or cheating?)\*

☐

Yes

☒

No

Are there any criminal charges or proceedings pending against you?\*

☐

Yes

☒

No

By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.\*

Thomas Hover

Date of Submission\*

12/29/2022