



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

**JUSTIN CITY HALL  
415 NORTH COLLEGE STREET**

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

- A. Call to Order and Roll Call.
- B. Discuss future zoning amendments to be recommended to City Council.
- C. Briefing regarding the February 28th and March 14<sup>th</sup> Council Meetings.
  - a. Development Services Report
  - b. Tree City Ordinance (February 28<sup>th</sup>)
  - c. Meadowlands PH II PD (February 28<sup>th</sup>)
  - d. Justin Self-Storage PD Amendment (March 14<sup>th</sup>)
  - e. Temporary Batch Plant Reatta Ridge (March 14<sup>th</sup>)
  - f. Comprehensive Plan (March 14<sup>th</sup>)
  - g. Ch.52 rewrite (March 14<sup>th</sup>)
- D. Discuss Development Services Report
- E. Discuss update on Public Hearing Signage
- F. Discuss Developers Agreements, Planned Developments, and Zoning Districts
- G. Discuss regular agenda items.
- H. 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, March 21, 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 February 21, 2023.

### **5. PUBLIC HEARING:**

A. Conduct a Public Hearing to hear concerns for or against Consider and act upon a recommendation to City Council for a Planned Development (PD-SF-2) for Timberbrook Ph 7, 8, and 9 legally described as Abstract No. 121 the Margaret Garnett Survey, Abstract No. 439 the William Reed Survey, Abstract No. 1071 and the Joseph Sutton Survey Abstract No. 1151.

B. Consider and act upon a recommendation to City Council for a Planned Development (PD-SF-2) for Timberbrook Ph 7, 8, and 9 legally described as Abstract No. 121 the Margaret Garnett Survey, Abstract No. 439 the William Reed Survey, Abstract No. 1071 and the Joseph Sutton Survey Abstract No. 1151.

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

A. 220. W. 7<sup>th</sup> Street Rezone

### **7. DEVELOPMENT UPDATE:**

A. Discuss Development Update

### **8. EXECUTIVE SESSION :**

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

### **9. ADJOURNMENT:**

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

Said notice has been posted this 17<sup>th</sup> Day of March 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

DATE: February 22, 2023  
TO: Mayor and  
Members of the City Council



## DEVELOPMENT SERVICES REPORT 2022

### **Purpose.**

The purpose of the report is to provide City Council a review of permits, projects, and an overall outlook for the Development Services Department for the year of 2022.

### **Staff Members.**

I would like to take this section to thank all of the employees within Development Services. These employees are instrumental in providing information, inspections, and other services to residents, businesses, and other stakeholders. The department would not be able to function without them.

Sasha Torres- Development Services Specialist

Wes Fanning- Code Compliance Officer

Chris Young- GIS Technician

Payne Randell- Building Official

Patti Hollis- Customer Service Representative

### **Permits.**

The Development Services Department issued 127 Single-Family Residential permits for the year of 2022. This is in contrast to 2021 when there were 236 Single-Family Residential building permits issued, which is a decline of 53.8%. However, while SFR building permits were in decline, overall permits issued were up for the year 2022. There were 911 permits issued last year (excluding Certificate of Occupancy permits). In 2021 there were 797 permits issued overall, which is an increase of 14.3%. The City also issued nine Certificate of Occupancy permits throughout 2022. In 2021 the City issued seven Certificate of Occupancy permits, which is an increase of 28.5%.



## **Commercial Developments.**

Staff has been working on a number of commercial developments during 2022, which consist of The Brookson Offices, Taco Bell, Glen Coe, AFV Carwash, Justin Self Storage, and Justin Town Square.

**The Brookson Offices** Site Plan for five office/warehouse buildings (each building ranges from 2,000 square-feet to 3,800 square-feet) was approved on August 9, 2022. The project started the grading process at the time of this report and infrastructure is tentatively expected to start within the next three to four months.

**Taco Bell** located off of FM 156 adjacent to the Pizza Hut was approved for a Specific Use Permit with several conditions. The conditions were pertaining to more understory trees and relocating the drive access to the west of the property on September 28, 2022. On January 6, 2023, Staff walked the site to ensure all conditions were met and Taco bell received their Certificate of Occupancy and has been in operation since.

**Glen Coe** is located off of FM 156 at the south of town and was approved for a Planned Development with seven conditions for approximately 11 buildings containing around 92,000 square-feet (this includes already existing structures) on October 26, 2021. Currently, the project has graded the site and has installed the majority of water, sewer, and storm infrastructure. Building permits have been submitted, however, they are still going through the review process. We anticipate the first two buildings (both retail buildings around 5,990 square-feet) to be issued within the next two months, depending on how fast the Applicant provides the necessary revisions.

**AFV Carwash** Planned Development was approved in August of 2021 and is located off of 5<sup>th</sup> Street and Gulf Avenue. The carwash was under construction for the spring of 2022 and received their Certificate of Occupancy on May 7, 2022. Currently, the development is under construction for the 12,000 square-foot retail building. The timeline to finish the building is expected to be sometime in the summer. There is no timeline as of yet for the future office building that has been told to Staff.

**Justin Self Storage** located off of FM 156 and Hardeman Blvd. was approved by Planned Development in 2018 and received their Certificate of Occupancy on September 22, 2022.

The **Justin Town Square** Planned Development located off of FM 156 adjacent to Pizza Hut and Taco Bell was approved on September 13, 2022. The development is estimated to bring approximately 250,000 square-feet of commercial and municipal facilities, with the majority of the development being commercial. The primary uses will be medical, general office, retail, and restaurants. Currently, the development has completed grading and has started paving certain streets. The City has received the first two site plans to review landscaping, placement of buildings, lighting, and additional design standards. The City expects to receive around four building permits within the next six weeks. Also, City Staff has been working with Atmos and

Office Equity Solutions about providing gas to the Justin Town Square Development to ensure the City attracts a wider variety of restaurants over a long period of time.

### **Residential Developments**

Staff has also been working with multiple developers and contractors pertaining to Residential Developments throughout the community. Below is a brief summary of the status for each residential development.

**Justin Crossing** has been under construction for the last several years. Currently the City has issued approximately 115 Single-Family Residential building permits for the development. There are a total of 159 lots that were platted, which essentially shows the development is around 72% built out.

**The Preserve** is currently finishing up the installation for all infrastructure and has started paving some of the roads. There was a request from the builders of this development for early model permits, however, the City explained the process to them relating to this and permits are not expected to be issued until all requisite items are completed. This is anticipated to be sometime in the summer. Also, the Oil Rig (Gas Well SUP) within the Preserve Development was delivered February 8<sup>th</sup> and has started the fracking process. The City has not received any complaints as of yet, however, the process is still early. The City anticipates the Oil Rig to be removed some time in the summer before building permits are issued (according to the developer).

**Reatta Ridge Ph 3 & 5** is currently finishing up all infrastructure within the development. They will begin paving at the end of March. The tentative timeframe to start issuing building permits would be sometime in late summer.

**Brookson Cottages** is currently finishing up the installation of infrastructure. There is no definitive timeframe for building permits.

**Timberbrook Phase 3B & 4A** installed infrastructure and is finishing up paving roads. These phases are expected to have homes on the ground sometime in the first part of 2024.

**Treeline** (Hillwood) is currently going through review of the infrastructure with Staff to ensure they meet the Developers Agreement requirements. The development is expected to start placing homes on the ground by middle or late 2024.

## PICTURES

The Pictures below show some of the developments progress.



**Justin Town Square Rendering (not official and may change)**



**12,000 Square-foot retail building at AFV Carwash**



**The Preserve Development off of FM 407**

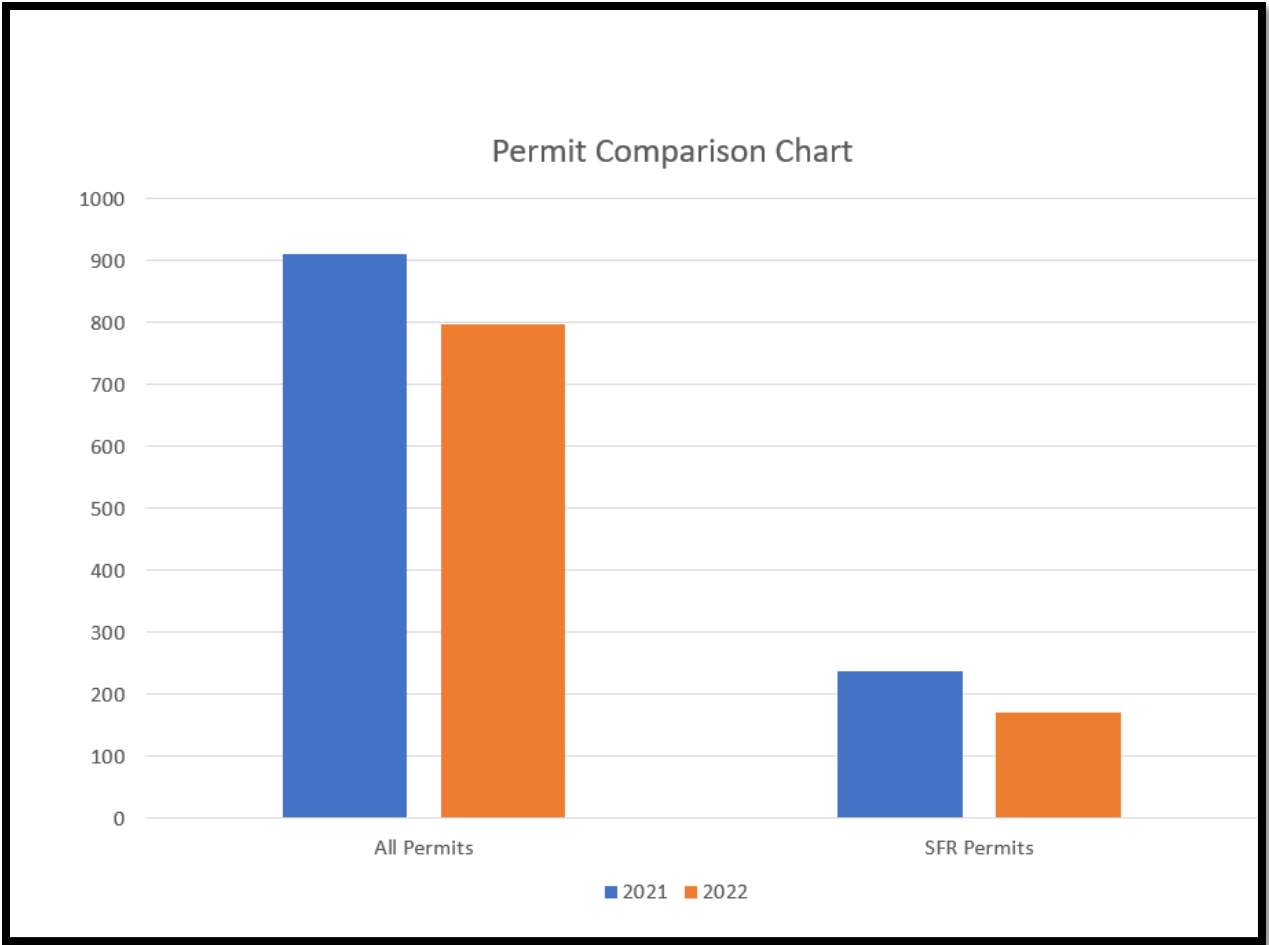


**Oil Rig within the Preserve Development off of FM 407**



**Timberbrook Entryway Sign off FM 407**









## **PLANNING & ZONING COMMISSION**

### **REGULAR MEETING MINUTES TUESDAY, FEBRUARY 21, 2023**

JUSTIN CITY HALL  
415 NORTH COLLEGE STREET

#### **Members Present:**

John Tinsley, David Beck, Vicente Barrientos, Tom Cronberger, Scott Hill (Voting Alternate)

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

Staff held a discussion with the Commission. The Commission requested Staff to present this item to City Council to consider looking into options for a rewrite of the zoning code and potentially other master plans as well.

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

The Commission held discussion but did not request any changes to be brought before the Commission.

D. Briefing regarding the January 28th and February 14<sup>th</sup> Council Meetings.

Staff gave a brief update on the January 28<sup>th</sup> and February 14<sup>th</sup> Council meetings.

E. Administrative and Staff Comments

Staff updated the Commission that Jarrod Greenwood had been appointed by City Council.

F. Discuss regular agenda items.

The Commission discussed some of the regular agenda items with Staff.

Ivan Gonzalez, Place Strategies consultant for the Comprehensive Plan, gave a brief overview of the Comprehensive Plan to the Commission.

G. Adjourn.

The work session adjourned at 7:23pm.

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

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

**2. PLEDGE OF ALLEGIANCE**

**3. PUBLIC COMMENT:**

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

To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, February 21, 2023, to [mcyr@cityofjustin.com](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 January 17, 2023.

Commissioner Cronberger motioned to approve the consent agenda.

Commissioner Tinsley seconded the motion.

The motion passed 5/0/0

**5. PUBLIC HEARING:**

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

Chairman Beck opened the Public Hearing at 8:00pm

No one came forward.

Chairman Beck closed the Public Hearing at 8:01pm

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

Commissioner Tinsley made a motion to recommend approval as presented.

Commissioner Cronberger seconded the motion.

The motion passed 5/0/0

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

Chairman Beck opened the Public Hearing at 8:06 pm

Luke Oliver, a resident at 521 Lakeway Lane, had a concern relating to the size of the batch plant.

Staff responded that the Applicant could respond to this question.

Mike Lawrence, owner of the property from across Reatta Ridge Ph 3 &5, asked if the batch plant would be concrete or asphalt.

Staff responded that it would be concrete.

Mike Lawrence asked how long the batch plant would be in operation.

Chairman Beck stated he would request the Applicant to discuss any questions after the Public Hearing.

Kyle Martin Applicant from Conaster, stated the site would be 150 feet by 75 feet. The timeframe to be onsite no more than 14 days if weather permits.

Lloyd Druss, 988 Boss Range Road, asked where the location would be for the batch plant.

Staff answered that there is documentation that can be shared to show the exact location, however, the placement on the screen is the proposed location.

Lloyd Druss asked how the far the batch plant would be from his residence.

Staff answered that it would be approximately 800 feet.

Tyler Riley, resident of 519 Lakeway Lane, asked about the timeline for clarification.

Staff answered the batch plant would start around March 31<sup>st</sup> and would cease operations after approximately three weeks.

Tyler Riley asked about how this would mitigate construction trucks.

Jeremiah Patton, Applicant from Conaster, stated there would be increased traffic without the batch plant because the materials would need to be transported onsite everyday to pour concrete.

Commission Cronberger asked about the elevation difference for containment purposes.

The Applicants explained there would be containment onsite per TCEQ requirements.

Chairman Beck closed the Public Hearing at 8:17pm

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

Commissioner Barrientos recommended approval as presented.

Commissioner Cronberger seconded the motion.

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

Chairman Beck opened the Public Hearing at 8:18pm

Chairman Beck asked if the signage on the retaining wall was backlit.

Steve Bulleri, Applicant, responded that it was.

Commissioner Tinsley asked if the General Business zoning district permitted wall signage.

Staff responded yes it does.

Commissioner Cronberger asked if the signage on the screen is the signage that is anticipated.

Steve Bulleri responded that it was.

Chairman Beck asked about the previous meetings with City Council.

Staff gave a brief explanation of the history of this item.

Chairman Beck closed the Public Hearing at 8:26pm.

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

Commissioner Hill recommended approval of the item as presented.

Commissioner Tinsley seconded the motion.

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

Staff gave a brief update on Future Agenda Items.

## **7. DEVELOPMENT UPDATE:**

A. Discuss Development Update

Staff gave a brief update on Development projects.

## **8. EXECUTIVE SESSION :**

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

## **9. ADJOURNMENT:**

Commissioner Hill motioned to adjourn the meeting

Commissioner Barrientos seconded the motion.

Chairman Beck adjourned the meeting at 8:33pm.

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 17<sup>th</sup> Day of March 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



## PLANNING & ZONING COMMISSION MEETING

Staff Report  
March 21, 2023

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

**PROJECT:** Consider and act upon a recommendation to City Council for a Planned Development (PD-SF-2) for Timberbrook Ph 7, 8, and 9 legally described as Abstract No. 121 the Margaret Garnett Survey, Abstract No. 439 the William Reed Survey, Abstract No. 1071 and the Joseph Sutton Survey Abstract No. 1151

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**APPLICANT:** Jason Weaver, GM Civil

**EXECUTIVE SUMMARY:** The Applicant is requesting a zoning change from the Large Lot Zoning District to Planned Development (SF-2). The subject property totals 172.822 acres and will be developed as an approximate 830 lot single-family residential subdivision with public and private open spaces, an amenity center lot, and an elementary school site. The proposed subdivision will be a continuation of the existing Timberbrook development for Phases 7, 8, and 9.

**DETAILS:** On April 26, 2021, City Council approved a Development Agreement with Bloomfield and Royal Crest properties for approximately 1,079 acres of land.

In May of 2021 City Council annexed the subject property into the City of Justin. Due to State Law the property is automatically zoned to the lowest density, which would be Large-Lot Residential. To move forward in eventually developing the properties, the Applicant is required to rezone the development.

## DESIGN STANDARDS:

PD ZONING RESIDENTIAL STANDARDS	SF-5.5	SF-7	SF-8.5
<b>Lot Size (Minimum)</b>			
Lot Area (sq. ft.)	5,500 <sup>1</sup>	7,000 <sup>1</sup>	8,500 <sup>1</sup>
Lot Width (feet)	50 <sup>2</sup>	60 <sup>2</sup>	70 <sup>2</sup>
Lot Depth (feet)	110 <sup>3</sup>	110 <sup>3</sup>	110 <sup>3</sup>
<b>Dwelling Regulations (Minimum Square Footage)</b>			
Minimum Dwelling Floor Area	1,600 <sup>4</sup>	1,600 <sup>4</sup>	1,800 <sup>4</sup>
<b>Yard Requirements</b>			
Front Yard minimum (feet)	20	20	20
Side Yard minimum (feet)	5	5	5
Side Yard of Corner Lots minimum (feet)	10	10	10
Side Yard of Corner Lots (feet) on key lots	20	20	20
Rear Yard minimum (feet)	15 <sup>5</sup>	15 <sup>5</sup>	15 <sup>5</sup>
Lot Coverage Main Structure	50%	50%	50%
<b>Home Requirements</b>			
Main Structure maximum Height (feet)	40	40	40
Accessory Structure Height maximum (feet)	14	14	14
Masonry Percentage minimum	70%	70%	70%
Roof Pitch Minimum	6:12	6:12	6:12

### FENCING & SIGNAGE :

Along the east side of the development the Applicant is proposing to utilize a 6' ornamental fencing with stone masonry columns. The Applicant is also utilizing this to the southwest of the development as well. The Applicant will also utilize a 6' masonry (brick veneer) screening wall to the south entrance of the development.

The development will also have a main entry monument sign to the south entrance of the development. These exhibits are included in the agenda packet.

### TRAILS:

The development will have a 6' trail that goes down the east side and west side of the development. The trail system will connect with the existing trail system in Timberbrook. The exhibit is attached as well in the agenda packet.

### SCHOOL:

Northwest ISD has been in contact with Timberbrook about a school onsite. The lot will be approximately 11.96 acres. Staff has not confirmed if it is an elementary school or middle school. However, we will confirm ahead of the meeting. The School would be part of this Planned Development.





**ACTION CONSIDERED:**

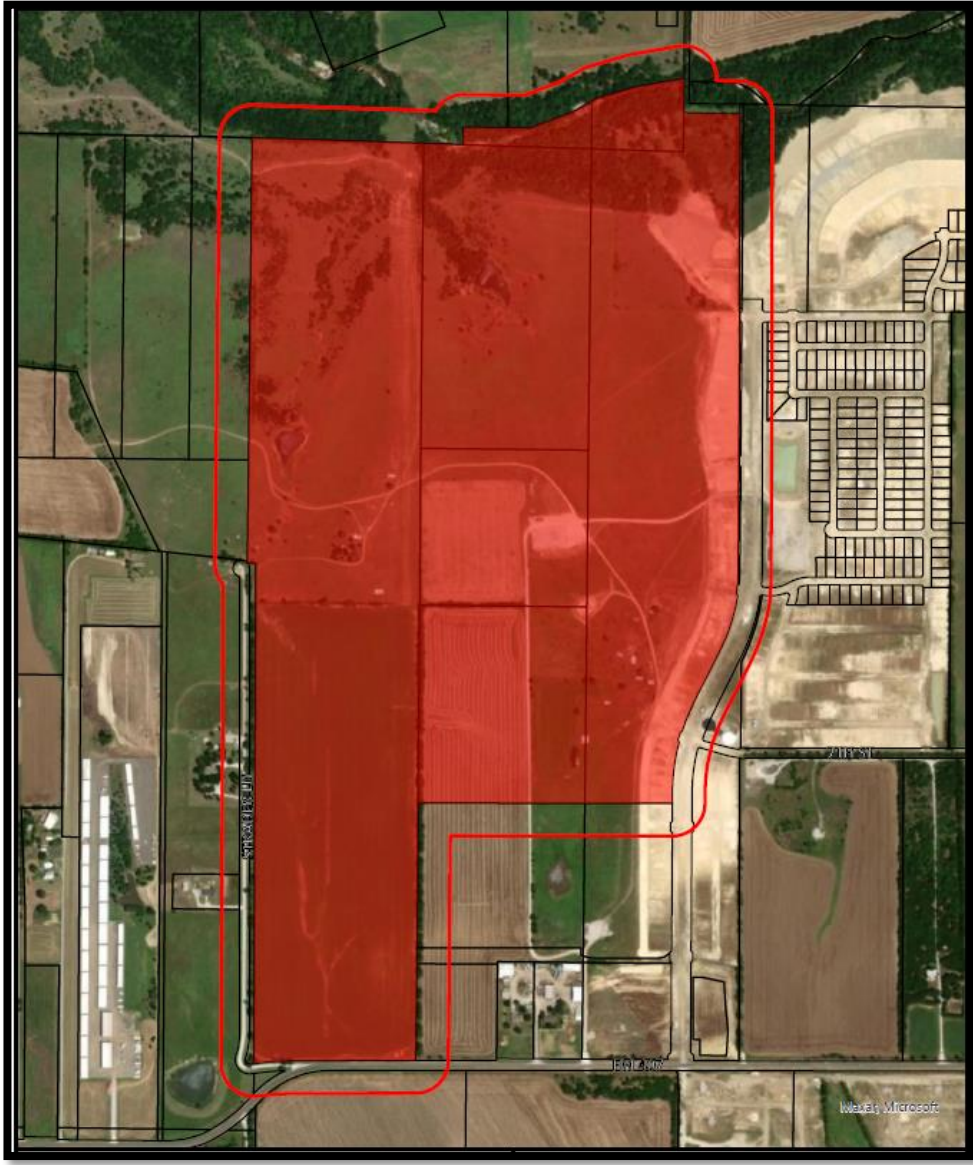
- 1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

**STAFF RECOMMENDATION:**

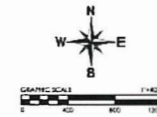
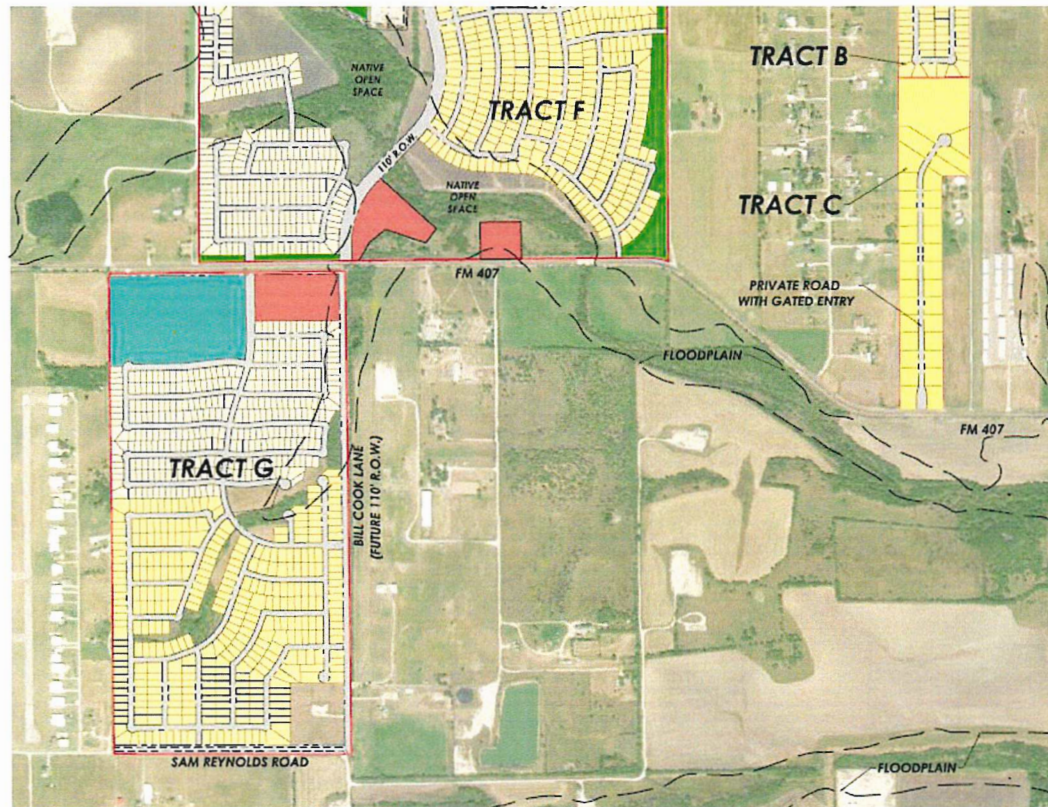
Staff has reviewed the application to ensure consistency with the Developers Agreement that was approved on April 26, 2021. Staff has no concerns with the application.

**ATTACHMENTS:**

- (A) Map
- (B) Supporting Documentation



# APPROVED DEVELOPERS AGREEMENT EXHIBIT



## LEGEND

- 50' X 110' LOTS
- 60' X 120' LOTS
- 1/2 ACRE LOTS (MIN. 100' WIDE)
- AMENITY CENTER
- OPEN SPACE / PUBLIC PARK
- SCHOOL SITE
- COMMERCIAL

EXHIBIT "C"  
LOCATED IN  
DENTON COUNTY, TEXAS  
MARCH, 2021

SHEET 2 OF 2

PREPARED BY:  
**GOODWIN  
MARSHALL**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS  
2000 W. 11th Street, Suite 100  
Ft. Worth, TX 76102  
(817) 416-1077

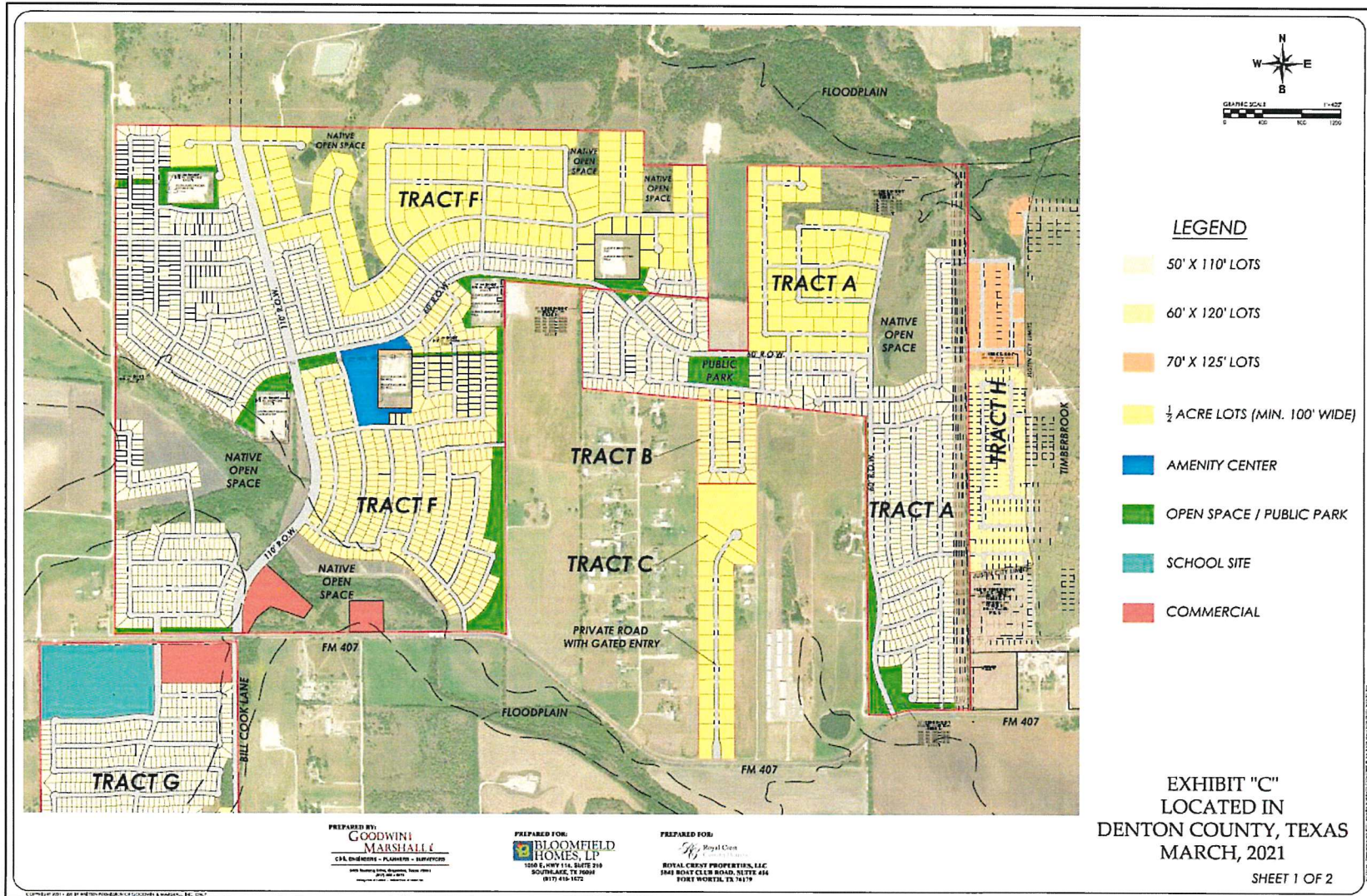
PREPARED FOR:  
**BLOOMFIELD  
HOMES, LP**  
1000 E. WY 11A, SUITE 210  
SOUTH PLAINS, TX 75080  
(817) 416-1077

PREPARED FOR:  
**Royal Crest**  
ROYAL CREST PROPERTIES, LLC  
8000 W. 11th Street, Suite 100  
Ft. Worth, TX 76102  
(817) 416-1077



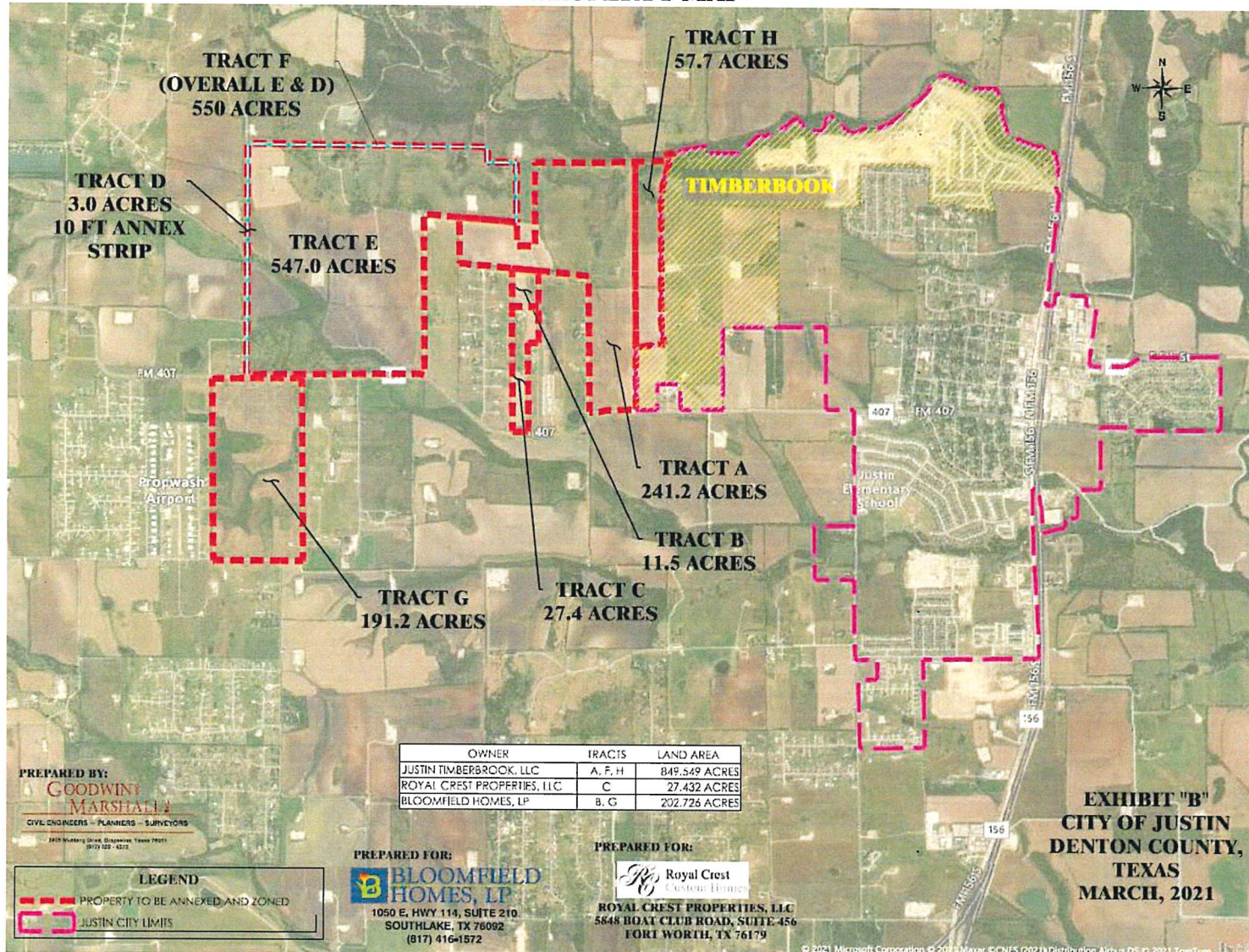
# APPROVED DEVELOPERS AGREEMENT EXHIBIT

## EXHIBIT C CONCEPT PLAN





**EXHIBIT B**  
**PROPERTY MAP**



# **Planned Development of Timberbrook Phases 7, 8, & 9**

## **Justin, Texas**

### **INTRODUCTION**

Justin Timberbrook, LLC being the applicant, hereby request the property described herein to be rezoned from SF-LL to PD – Planned Development SF-2. The subject property totals 172.822 acres and will be developed as an approximate 830 lot single-family residential subdivision with public and private open spaces, an amenity center lot, and an elementary school site. The proposed subdivision will be a continuation of the existing **Timberbrook** development for Phases 7, 8, and 9.

page

### **PROJECT LOCATION AND DESCRIPTION**

**Timberbrook Phases 7, 8, & 9** is located on the north side of F.M. 407 west of Timberbrook Parkway continuing north to Oliver Creek. **Timberbrook Phases 7, 8, & 9** is situated in the Carl Boeger Survey, Abstract Number 121, M. Garnett Survey, Abstract Number 439, Joseph Sutton Survey, Abstract Number 1151, and W.M. Reed Survey, Abstract Number 1071, City of Justin, Denton County, Texas. The property is currently undeveloped and is bordered by undeveloped property to the north of Oliver Creek and along the west property line. The existing Timberbrook development is to the east of the subject property.

### **SUBDIVISION REGULATIONS**

The Subdivision Regulations of the City of Justin shall apply to development of the Property, except as modified as follows:

All water and sanitary sewer plans shall comply with the City's water and sewer Master Plan and be approved by the City Engineer or designee.

All water and sanitary sewer plans, specifications, and construction shall comply with Texas Commission on Environmental Quality requirements 30 TAC Chapter 290, Subchapter D; Rules and Regulations for Public Water Systems (as amended) and Chapter 217: Design Criteria for Domestic Wastewater Systems (as amended)

## DEVELOPMENT STANDARDS

### RESIDENTIAL

PD ZONING RESIDENTIAL STANDARDS	SF-5.5	SF-7	SF-8.5
<b>Lot Size (Minimum)</b>			
Lot Area (sq. ft.)	5,500 <sup>1</sup>	7,000 <sup>1</sup>	8,500 <sup>1</sup>
Lot Width (feet)	50 <sup>2</sup>	60 <sup>2</sup>	70 <sup>2</sup>
Lot Depth (feet)	110 <sup>3</sup>	110 <sup>3</sup>	110 <sup>3</sup>
<b>Dwelling Regulations (Minimum Square Footage)</b>			
Minimum Dwelling Floor Area	1,600 <sup>4</sup>	1,600 <sup>4</sup>	1,800 <sup>4</sup>
<b>Yard Requirements</b>			
Front Yard minimum (feet)	20	20	20
Side Yard minimum (feet)	5	5	5
Side Yard of Corner Lots minimum (feet)	10	10	10
Side Yard of Corner Lots (feet) on key lots	20	20	20
Rear Yard minimum (feet)	15 <sup>5</sup>	15 <sup>5</sup>	15 <sup>5</sup>
Lot Coverage Main Structure	50%	50%	50%
<b>Home Requirements</b>			
Main Structure maximum Height (feet)	40	40	40
Accessory Structure Height maximum (feet)	14	14	14
Masonry Percentage minimum	70%	70%	70%
Roof Pitch Minimum	6:12	6:12	6:12

- 1) Minimum square footage based on maintaining a minimum lot width or depth
- 2) Lot Width for curvilinear lots shall be measured at the tangent of the curve at the front setback of the lot.
- 3) Lot Depths for cul-de-sacs and knuckles may be less than minimum depth, while maintaining the minimum lot area (5,500 SF, 7,000 SF, 8,500 SF).
- 4) No more than 25% of dwelling units may be less than 2,000 S.F.
- 5) Rear Yard setbacks for lots on cul-de-sacs and knuckles shall be 10' minimum.

### **SPECIAL CONDITIONS:**

1. Three-tab roofing shall not be permitted.
2. No alleys shall be required and garage doors may face the street.
3. Developer shall install a minimum 6-foot masonry wall or a minimum 6-foot high decorative iron fence with living screen where lots back to a roadway with a 4-foot sidewalk back of curb. Lots which back onto parkland or open space shall provide a minimum 4-foot high decorative iron fence of uniform design. Lots which back onto parkland shall provide a decorative iron fence of uniform design to be approved by the Owners and be installed by the homebuilder.
4. Hike & Bike Trails may be installed in the Flood Plain and Flood Way.
5. Homes shall be set back a minimum 150 feet from existing well heads.
6. Any trees in right-of-ways, easements, house pads, within 10 feet from any house pad, and future roads shall not be mitigated. Any trees planted on lots, medians, landscape buffers, and private or public open space should count for mitigated trees.
7. The only City Fees that will be paid with this project will be water fees, certificate of occupancy fees and building fees.
8. Water services shall be allowed to tap 12-inch diameter or smaller water lines.
9. Roll over curbs will be allowed.
10. All lot purchasers will be required by deed to be members of a homeowners' association.
11. Type B Lot-to-Lot drainage split from the front or rear pad of the upstream lot will be allowed with defined side yard swales.
12. The owner reserves the right to modify the lot mix, street configuration, and layout for the development as presented on Planned Development Zoning Exhibit through the preliminary plat and final plat process, allowing up to a 10% increase or reduction in density for the single-family residential lots.

### **STREET STANDARDS**

Per the approved Development Agreement (**Agreement**) for **Timberbrook**, the Subdivision Regulations shall apply to the development of the Property, except as modified as follows:

50' R.O.W. streets shall be 31' B-B. All paving or other improvements for the 50' R.O.W. road shall be financed by Assessments or the proceeds of PID Bonds to the extent allowed by law.

60' R.O.W. streets along the west property line and adjacent to the school site shall be 37' B-B for two 12 foot lanes with a 12 foot center two way left turn lane. All paving or other improvements for the 60' R.O.W. road shall be financed by Assessments or the proceeds of PID Bonds to the extent allowed by law.

In constructing the roads subject to the **Agreement**, the Owners shall comply with any applicable standards of the City, the County, the State of Texas, and the United States of America (including any agency thereof) with respect to safety requirements and compliance with the Americans with Disabilities Act in force at the time of construction of such road.

Street sections for each class of street are shown in the attached exhibits.



## **MISCELLANEOUS CONDITIONS**

### **Gas Wells**

Must be set back at least 150 feet from existing well heads, homes and parks, and screened in compliance with the City's ordinances.

### **Park Land, Hike & Bike Trails**

Owners shall offer park land for dedication in the final plat to the City in accordance with the City's park dedication requirements in effect as of the Effective Date and the Owners' development plan, in the Owners' sole discretion. Concrete hike and bike trails shall be installed at a width of 6' in the flood plain and flood way. The concrete hike and bike trails shall be paid for with Assessments on the Property within the PIDs to the extent allowed by law.

### **Screening**

Owners shall, at Owners' sole discretion, install a minimum 6-foot high masonry screening wall or wrought iron fence with living screen where lots back to an arterial or collector roadway, with a 4-foot sidewalk. Lots which back onto park land or private open space shall provide a minimum 4-foot high decorative iron fence of uniform design.

### **Entry Features/Monumentation**

Entry features, landscaping, and monumentation to identify the **Timberbrook** development may be installed within roadway medians. The homeowner's association shall be responsible for maintenance for these improvements within public right-of-way.

50'-0" R.O.W.

31'-0" B-B

4'-0" SIDEWALK

2.00%

6" Pavement

2.00%

6" Lime Stabilized Subgrade

Mountable CURB (MONOLITHIC POUR)

Mountable CURB (MONOLITHIC POUR)

2.00%

4'-0" SIDEWALK

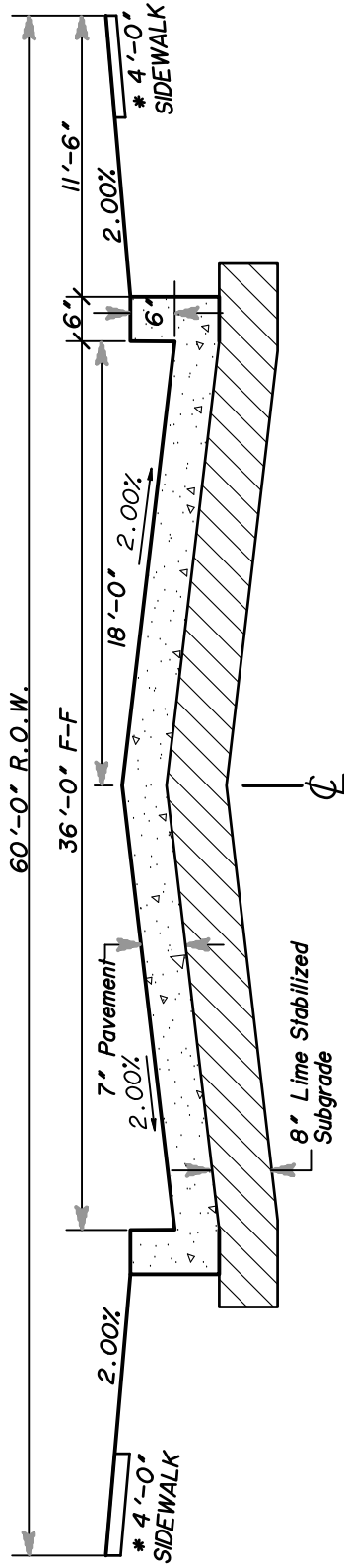
2.00%

9'-6"

**NTS**

NOTES:  
ALL CONCRETE PAVEMENT TO BE 3,600 PSI MIN.  
REINFORCEMENT SHALL BE NO. 4 BARS @ 18" O.C.B.W.  
LIME APPLICATION RATE AS DETERMINED BY LIME  
SERIES TEST BY GEOTECHNICAL ENGINEER.

\* THE 6' HIKE/BIKE TRAIL  
REPLACES THE 4' SIDEWALK  
IF TRAIL IS LOCATED ADJACENT  
TO OR WITHIN THE R.O.W.



## 60' R.O.W. CROSS-SECTION

# TIMBERBROOK STANDARD 60' R.O.W. - COLLECTOR STREET DETAIL

NTS



## **TIMBERBROOK PHASES 7, 8, & 9 - PLANNED DEVELOPEMNT ZONING DESCRIPTION 172.882 ACRES**

All that certain lot, tract, or parcel of land, situated in a portion of the Carl Boeger Survey, Abstract No. 121, the Margaret Garnett Survey, Abstract No. 439, the William Reed Survey, Abstract No. 1071, and the Joseph Sutton Survey, Abstract No. 1151, City of Justin, Denton County, Texas, being part of that certain called 411.268 acre tract described as Tract 1 in a deed to Justin Timberbrook, LLC recorded in Document No. 2016-55837 of the Deed Records of Denton County, Texas (DRDCT) and being part of that certain called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 (DRDCT), and being more completely described as follows, to-wit:

**BEGINNING** at a 5/8" iron rod found for the Southeast corner of said 241.210 acre tract, the Southwest corner of said 411.268 acre tract and being in the North right-of-way line of Farm-to-Market Highway No. 407 (90' wide public right-of-way), from which a 5/8" iron rod found for the most southerly Southeast corner of said 411.268 acre tract and the Southwest corner of a called 3.0 acre tract described in a deed to William D. Mitchell recorded in Volume 2292, Page 269 (DRDCT) bears North 89 deg. 20 min. 19 sec. East – 480.36 feet;

**THENCE** South 89 deg. 20 min. 19 sec. West along the South line of said 241.210 acre tract and said North right-of-way line, a distance of 559.43 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod found, from which a wood highway post bears North 77 deg. 58 min. 45 sec. East – 1.77 feet, said point being a Point of Curvature of a circular curve to the left, having a radius of 617.96 feet, a central angle of 21 deg. 56 min. 53 sec., and being subtended by a chord which bears South 78 deg. 21 min. 53 sec. West - 235.27 feet;

**THENCE** in a westerly direction along said South line, North right-of-way line and curve to the left, a distance of 236.72 feet to a 1/2" capped iron rod found for a PI in said South line and the Northeast corner of called 0.4136 acre tract described as Tract 1 in a deed to Tom Strader and Jan Strader recorded in Volume 3347, Page 942 (DRDCT), from which a 5/8" iron rod found bears South 55 deg. 10 min. 08 sec. West – 4.21 feet;

**THENCE** South 89 deg. 23 min. 23 sec. West non-tangent to said curve and departing said North right-of-way line and continue along the North line of said 0.4136 acre tract and the South line of said 241.210 acre tract, a distance of

256.24 feet to a 1/2" capped iron rod found for the Northwest corner of said 0.4136 acre tract, the most southerly Southwest corner of said 241.210 acre tract and being in the East line of a called 39.95 acre tract described as Tract 2 in said deed to Tom Strader and Jan Strader;

**THENCE** North 00 deg. 34 min. 11 sec. West along the East line of said 39.95 acre tract and the West line of said 241.210 acre tract, a distance of 3,076.82 feet to a 5/8" iron rod found for the Northeast corner of said 39.95 acre tract and an ell corner of said 241.210 acre tract;

**THENCE** South 85 deg. 36 min. 42 sec. East, a distance of 17.09 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred as 1/2" capped iron rod set;

**THENCE** North 00 deg. 22 min. 06 sec. West, a distance of 201.64 feet to a 1/2" capped iron rod set;

**THENCE** North 89 deg. 37 min. 54 sec. East, a distance of 60.00 feet to a 1/2" capped iron rod set;

**THENCE** North 00 deg. 22 min. 06 sec. West, a distance of 110.00 feet to a 1/2" capped iron rod set;

**THENCE** North 89 deg. 37 min. 54 sec. East, a distance of 190.28 feet to a 1/2" capped iron rod set;

**THENCE** North 04 deg. 54 min. 30 sec. East, a distance of 2,281.01 feet to a 1/2" capped iron rod set in the North line of said 241.210 acre tract;

**THENCE** North 88 deg. 14 min. 56 sec. East along said North line and the North line of said 411.268 acre tract, a distance of 1,229.45 feet to a point in Oliver Creek for an ell corner of said 411.268 acre tract;

**THENCE** North 03 deg. 52 min. 41 sec. West departing said Oliver Creek and continue along the West line of said 411.268 acre tract, a distance of 134.57 feet to a 10" cedar fence post for the most northerly Northwest corner of said 411.268 acre tract;

**THENCE** North 77 deg. 31 min. 56 sec. East along the North line of said 411.268 acre tract, a distance of 74.88 feet to a 20" double pecan tree;

**THENCE** North 74 deg. 21 min. 14 sec. East departing said North line, a distance of 163.65 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,640.00 feet, a central angle of 26 deg. 01 min. 14 sec., and being subtended by a chord which bears South 13 deg. 59 min. 29 sec. West - 1,188.66 feet;

**THENCE** in a southerly direction along said curve to the left, a distance of 1,198.94 feet to a 1/2" capped iron rod set;

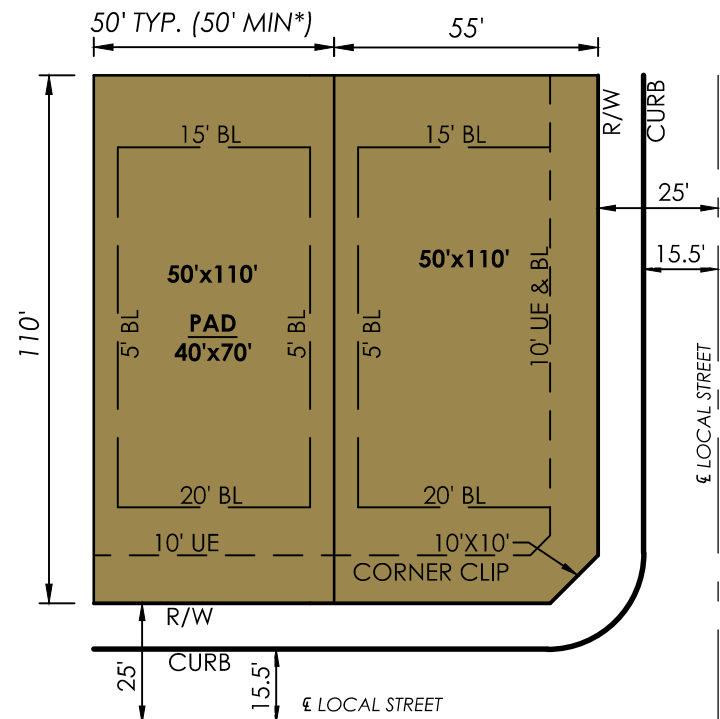
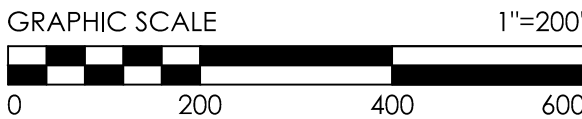
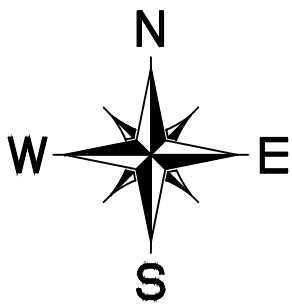
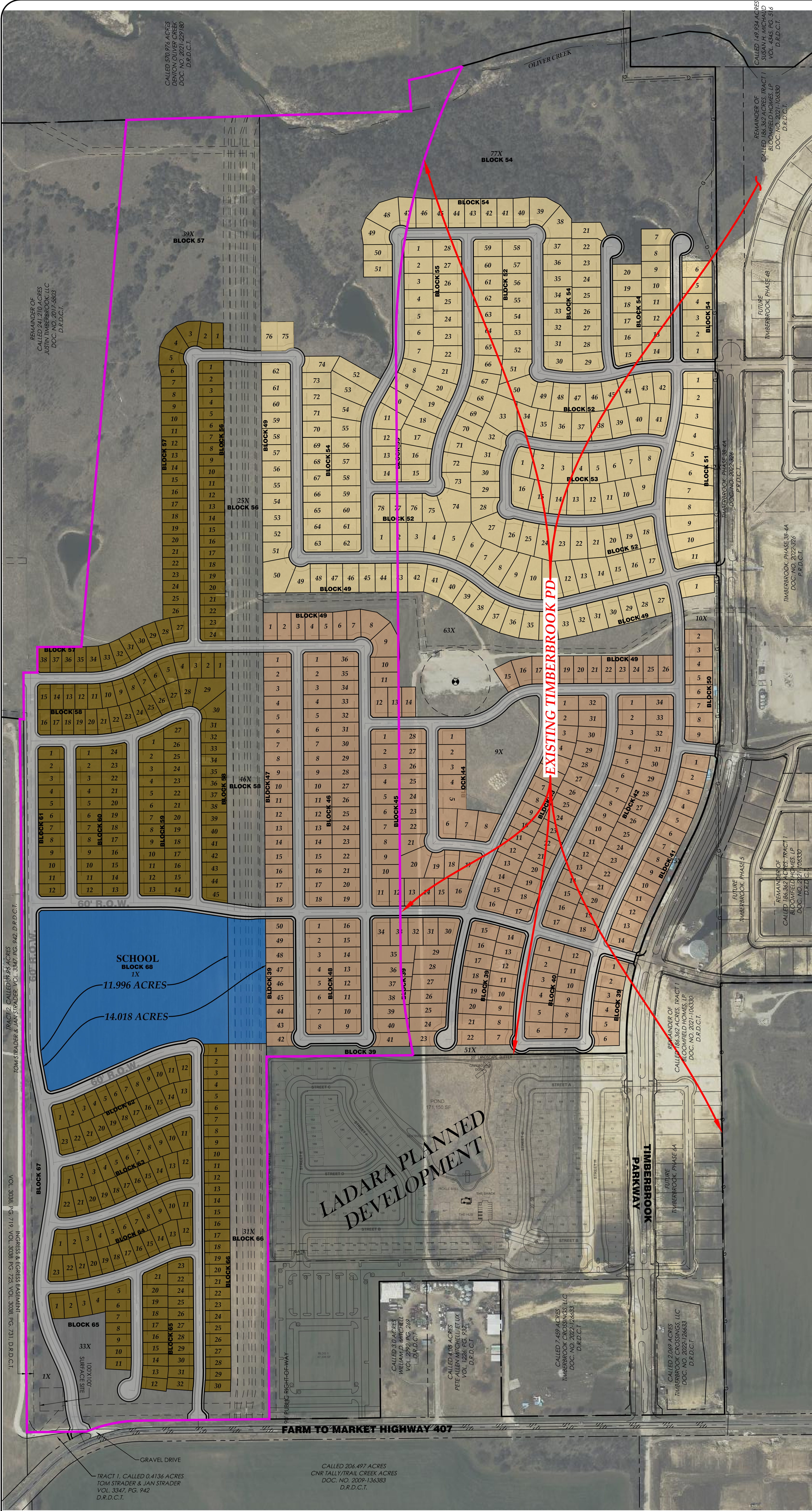
**THENCE** South 00 deg. 25 min. 43 sec. East non-tangent to said curve, a distance of 2,736.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,640.00 feet, a central angle of 08 deg. 17 min. 29 sec., and being subtended by a chord which bears South 08 deg. 13 min. 52 sec. East – 381.71 feet;

**THENCE** in a southerly direction along said curve to the left, a distance of 382.04 feet to a 1/2" capped iron rod set;

**THENCE** South 89 deg. 27 min. 48 sec. West non-tangent to said curve, a distance of 633.74 feet to a 1/2" capped iron rod set in the East line of said 241.210 acre tract and the West line of said 411.268 tract;

**THENCE** South 00 deg. 25 min. 43 sec. East along said East and West lines, a distance of 1,563.75 feet to the **POINT OF BEGINNING**, containing 7,530,737 square feet or 172.882 acres of land, more or less.



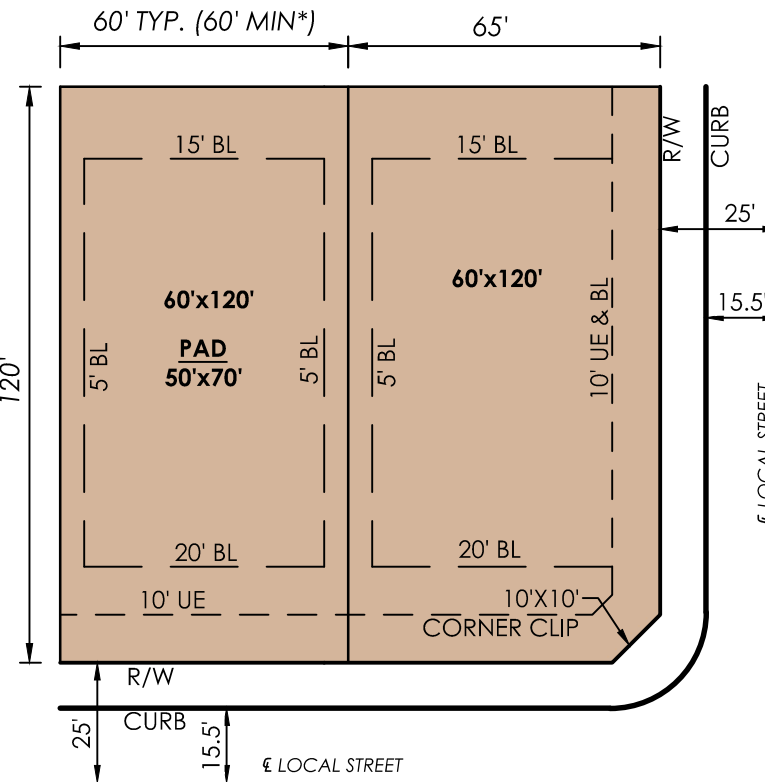


TYPICAL LOT DETAIL - S.F. 5.5

N.T.S.

MINIMUM AREA = 5,500 SQ. FT.

\*LOT WIDTH MAY BE 50 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.

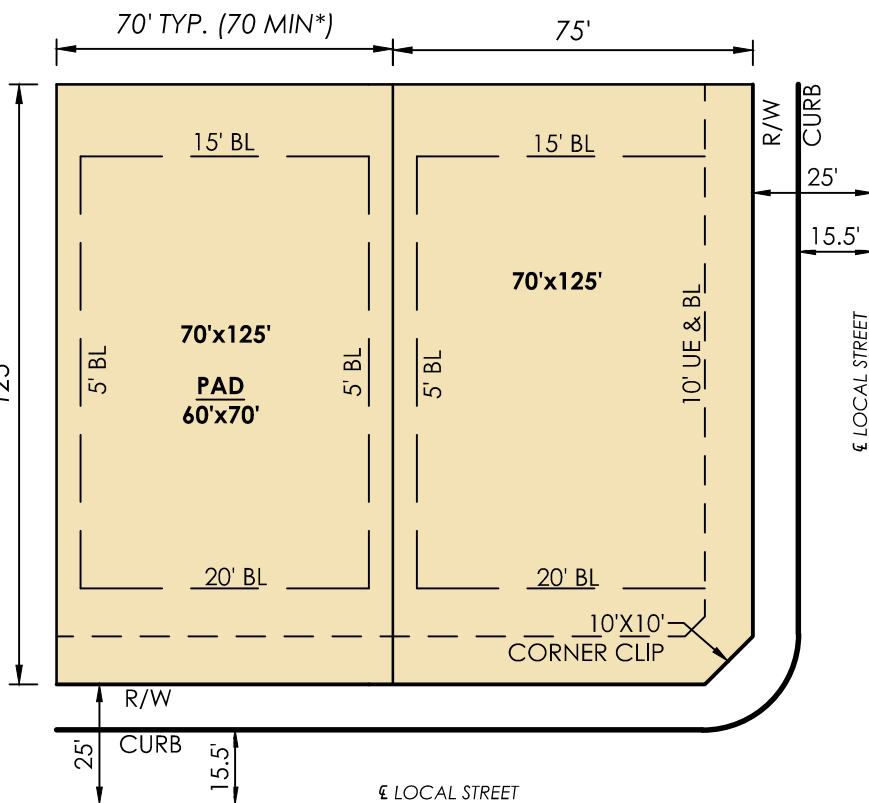


TYPICAL LOT DETAIL - S.F. 7.0

N.T.S.

MINIMUM AREA = 7,000 SQ. FT.

\*LOT WIDTH MAY BE 60 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.



TYPICAL LOT DETAIL - S.F. 8.5

N.T.S.

MINIMUM AREA = 8,500 SQ. FT.

\*LOT WIDTH MAY BE 70 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.

LOT MATRIX TABLE		
PHASE	NUMBER OF LOTS	PERCENTAGE
50' LOTS	300	36.23%
60' LOTS	282	34.06%
70' LOTS	246	29.71%
TOTAL	828	100.00%

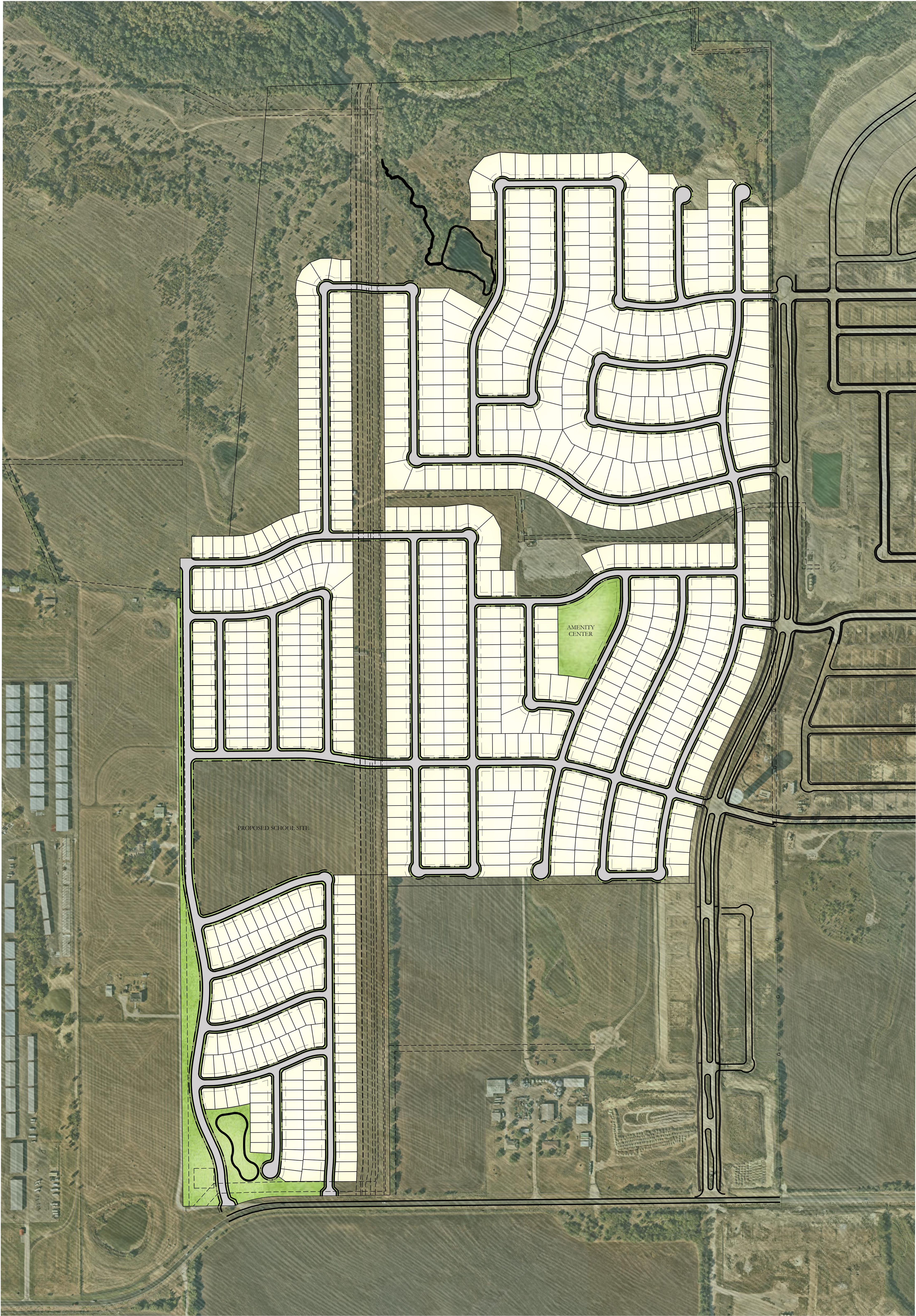
LEGEND	
	BOUNDARY LINE
	ADJOINER LINE
	ABSTRACT LINE
	CREEK CENTERLINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	CURB LINE
	CITY LIMIT LINE
	PROPOSED ZONING PD LINE

**PLANNED DEVELOPMENT  
ZONING EXHIBIT**  
FOR  
**TIMBERBROOK,  
PHASES 7, 8 & 9**  
BEING  
**172.882 ACRES**  
SITUATED IN THE  
CITY OF JUSTIN, DENTON COUNTY,  
TEXAS  
Date: December 2022

DEVELOPER:  
**BLOOMFIELD  
HOMES, LP**  
1050 E. HWY 114, SUITE 210  
SOUTH LAKE, TX 76092  
(817) 416-1572

PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
2557 SW Grapevine Hwy, Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700





NORTH

SCALE: 1" = 200'-0"

## TIMBERBROOK PHASES 7, 8, & 9 / OVERALL CONCEPT PLAN

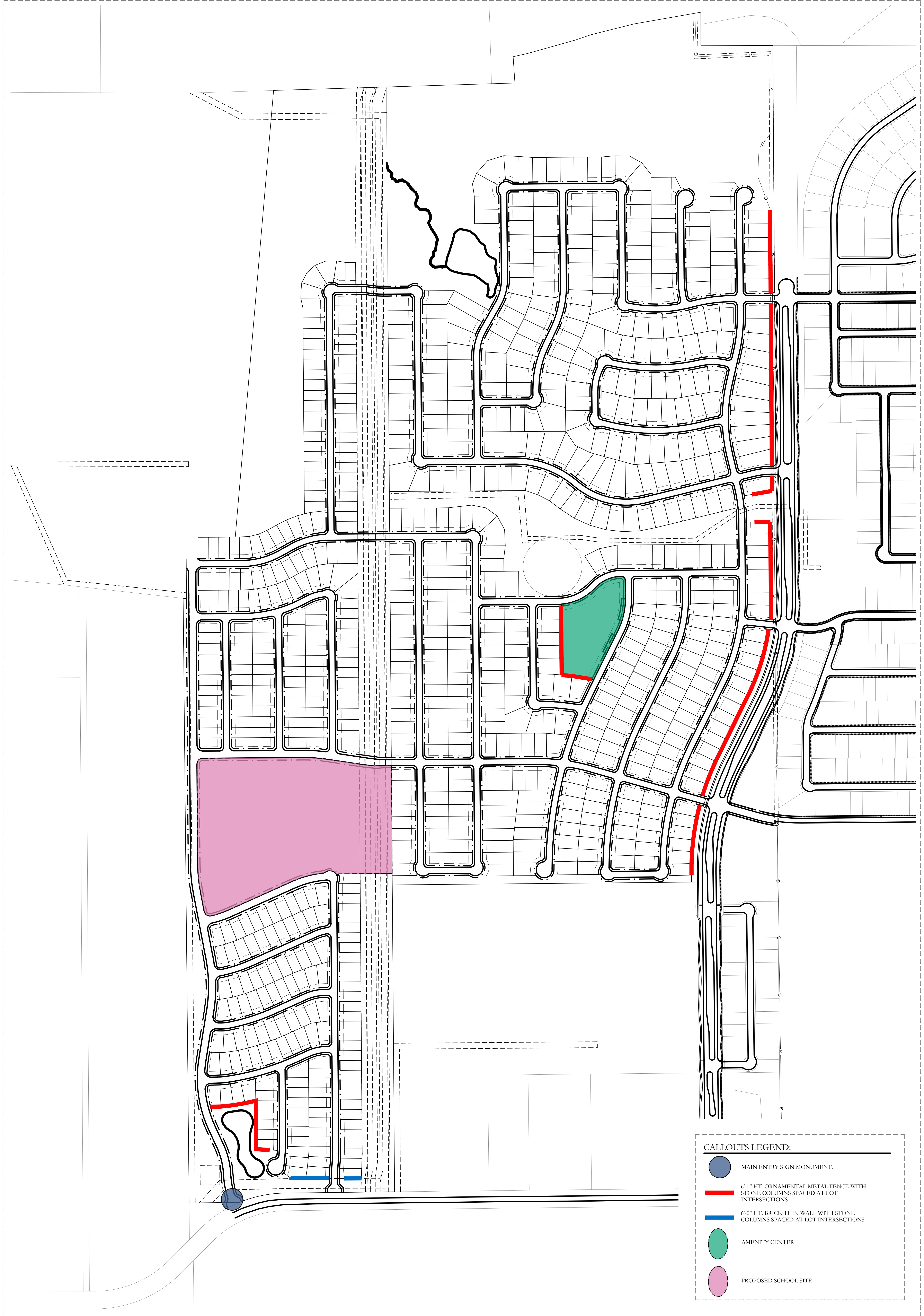
City of Justin, Denton County, Texas



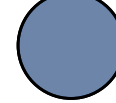




**JOHNSON VOLK**  
CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





**CALLOUTS LEGEND:**

-  MAIN ENTRY SIGN MONUMENT.
-  6'-0" HT. ORNAMENTAL METAL FENCE WITH STONE COLUMNS SPACED AT LOT INTERSECTIONS.
-  6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED AT LOT INTERSECTIONS.
-  AMENITY CENTER
-  PROPOSED SCHOOL SITE



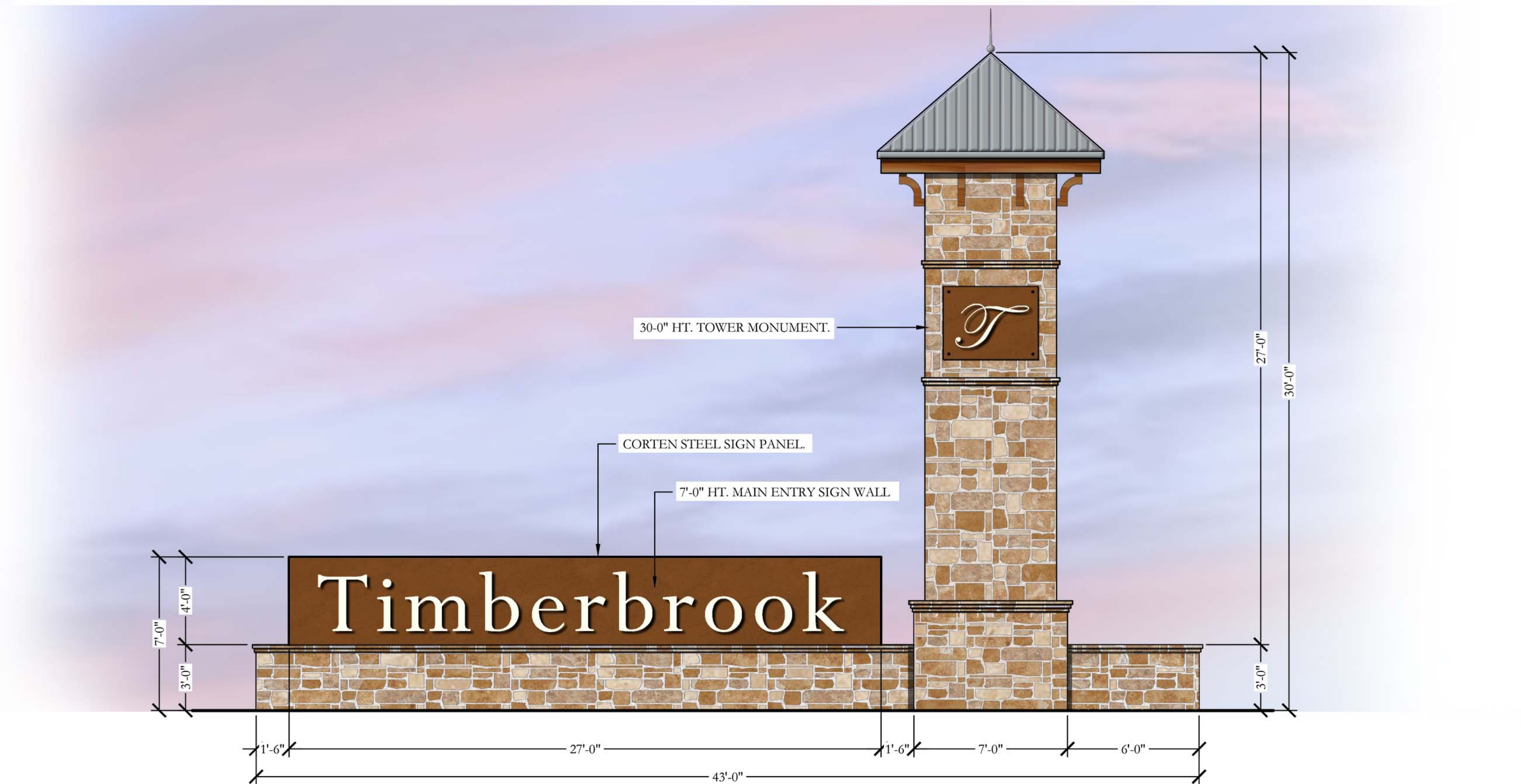
NORTH

SCALE: 1" = 200'-0"

# TIMBERBROOK PHASES 7, 8, & 9 / SCREENING AND ENTRY

City of Justin, Denton County, Texas





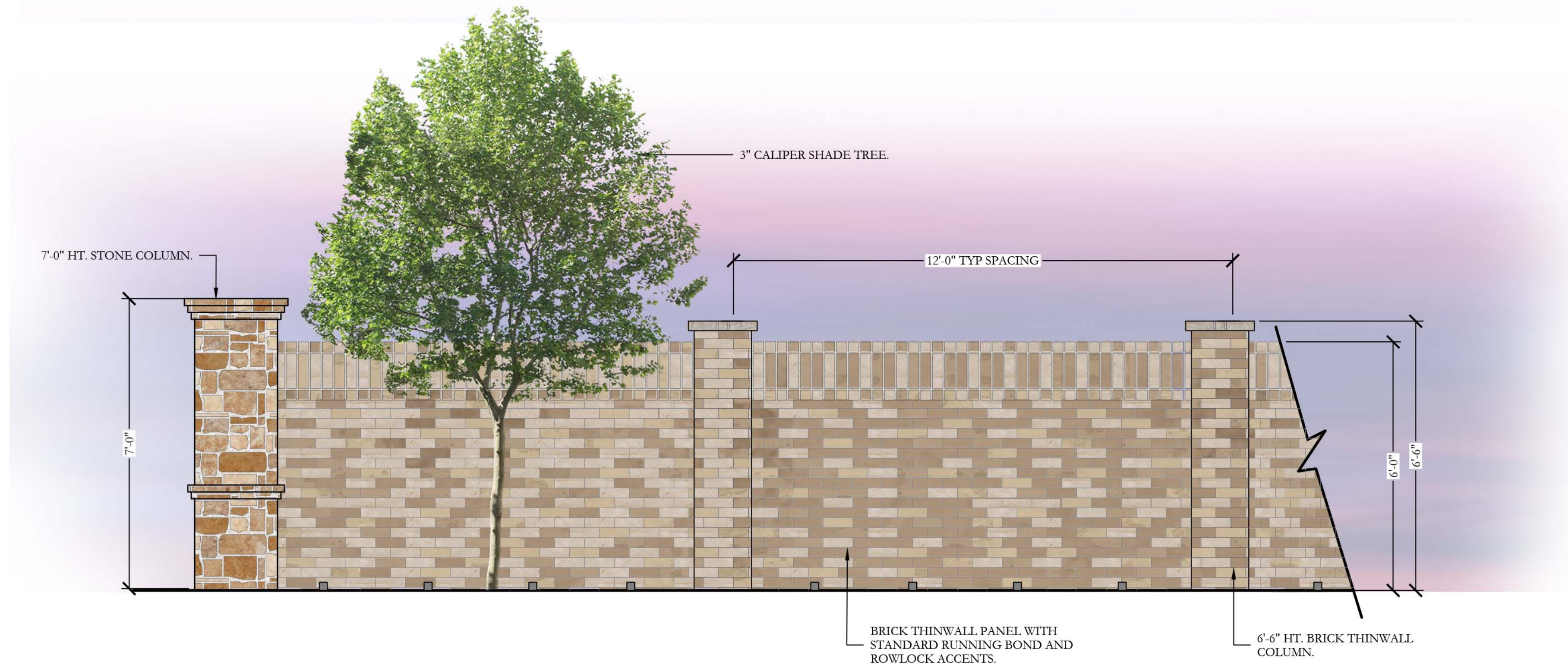
MAIN ENTRY MONUMENT  
ELEVATION

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



COLUMN WITH 6'-0" HT. ORNAMENTAL METAL FENCE  
ELEVATION

SCALE: 1/2" = 1'-0"



COLUMN WITH 6'-0" HT. BRICK THIN WALL  
ELEVATION

SCALE: 1/2" = 1'-0"



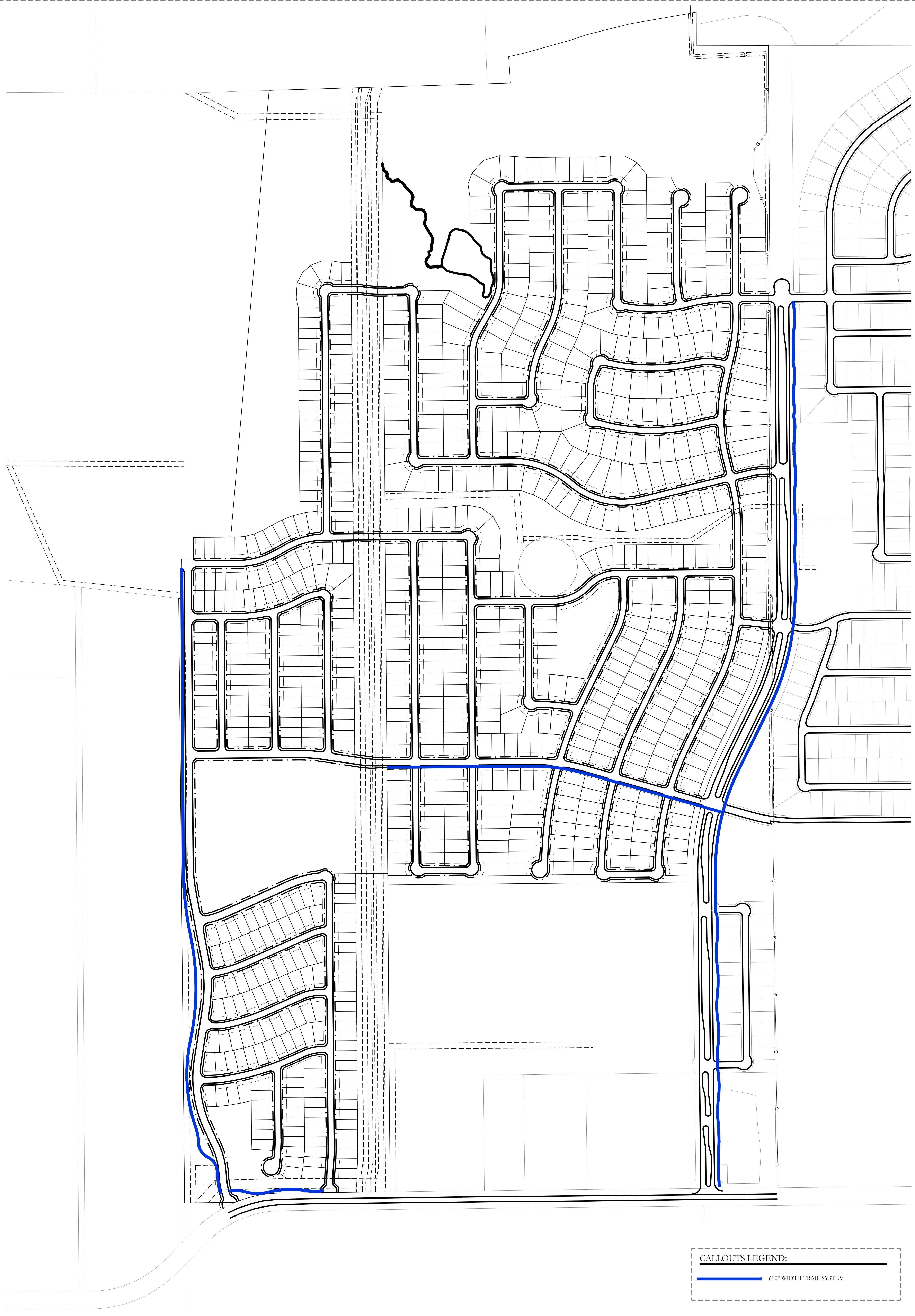
TYPICAL ORNAMENTAL METAL FENCE  
SECTION

SCALE: 1/2" = 1'-0"

# TIMBERBROOK PHASES 7, 8, & 9 / SCREENING AND ENTRY

City of Justin, Denton County, Texas





CALLOUTS LEGEND:

6'-0" WIDTH TRAIL SYSTEM



NORTH

# TIMBERBROOK PHASES 7, 8, & 9 / TRAIL SYSTEM

City of Justin, Denton County, Texas





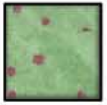
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

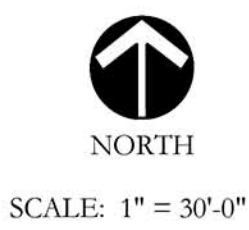
SCALE: 1" = 200'-0"





**CALLOUTS LEGEND:**

-  CONCRETE TRAIL SYSTEM
-  3" CALIPER SHADE TREE; SPECIES TBD.
-  2" CALIPER ORNAMENTAL TREE; SPECIES TBD.
-  SHRUB AND GROUNDCOVER BED.



TIMBERBROOK PHASES 7, 8, & 9 / DETENTION AREA

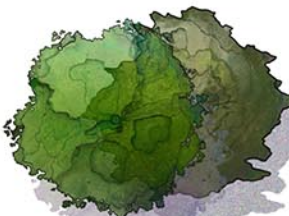
City of Justin, Denton County, Texas





CALLOUTS LEGEND:

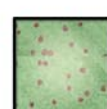
- (A) CEDAR SHADE STRUCTURE
- (B) CONCRETE POOL DECK
- (C) CONCRETE SIDEWALK
- (D) SWIMMING POOL (3,228 SQ. FT.)
- (E) CHILDREN'S POOL AREA
- (F) TANNING LEDGE
- (G) RESTROOM BUILDING (+/- 500 SQ. FT.)
- (H) POOL EQUIPMENT ENCLOSURE
- (I) PROPOSED PARKING LOT (10 PARKING STALLS)
- (J) OPEN PLAY AREA
- (K) PLAYGROUND FACILITY



3" CALIPER SHADE TREE;  
SPECIES TBD.



2" CALIPER ORNAMENTAL  
TREE; SPECIES TBD.



SHRUB AND  
GROUNDCOVER BED.



NORTH

SCALE: 1" = 30'-0"

TIMBERBROOK PHASES 7, 8, & 9 / AMENITY CENTER

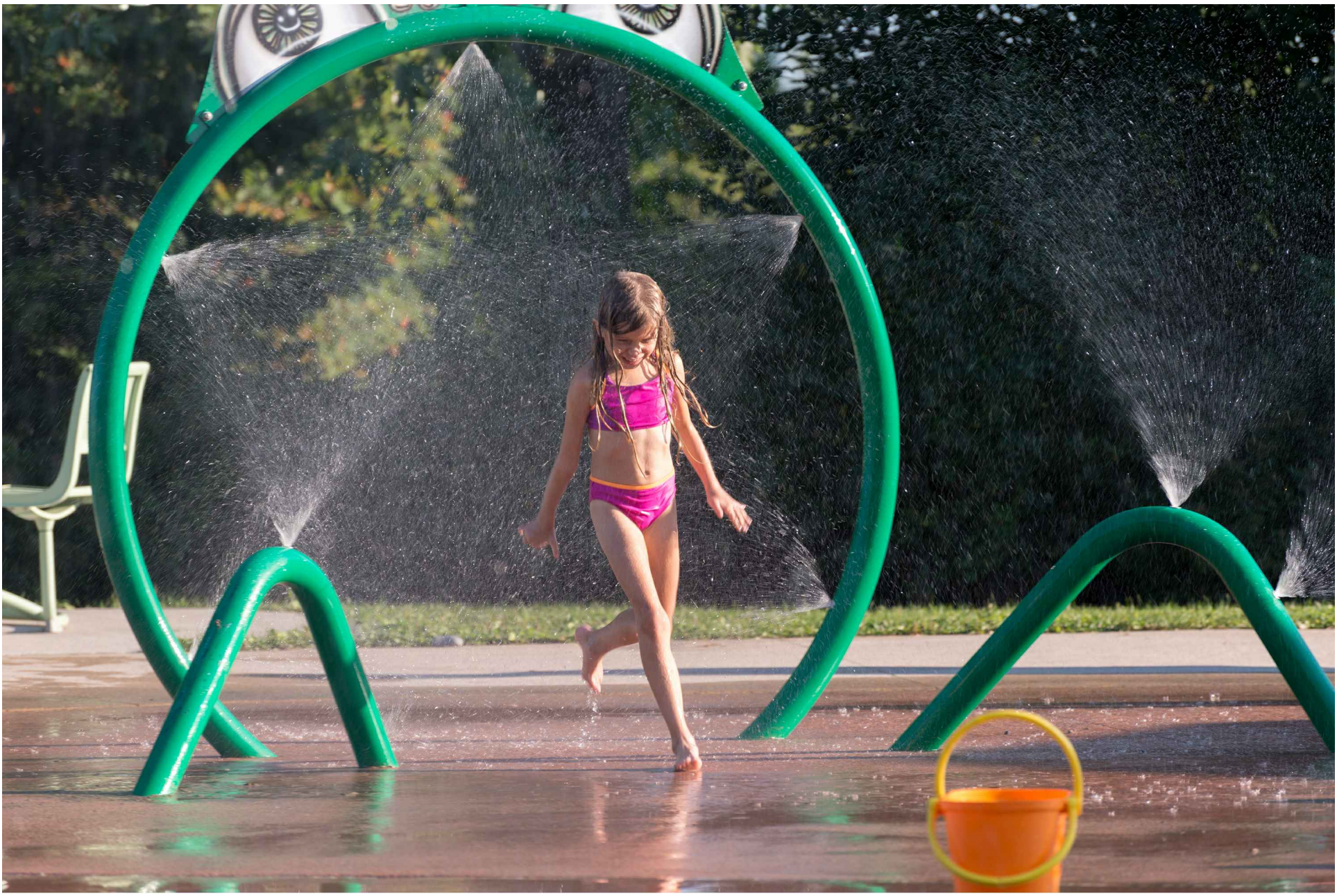
City of Justin, Denton County, Texas



**JOHNSON VOLK  
CONSULTING**

TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





## TIMBERBROOK PHASES 7, 8, & 9 / AMENITY CENTER PHOTO BOARD

City of Justin, Denton County, Texas





TIMBERBROOK PHASES 7, 8, & 9 / LANDSCAPE PHOTO BOARD

City of Justin, Denton County, Texas