



**PLANNING & ZONING COMMISSION MEETING
TUESDAY, JANUARY 16, 2024, 6:30 P.M.**

**JUSTIN CITY HALL
415 NORTH COLLEGE STREET**

WORK SHOP SESSION AGENDA (6:30 PM)

- A. Call to Order and Roll Call.
- B. Briefing regarding the January 11th Council Meeting.
 - a. Discuss Strategic Vision Workshop
- C. Discuss North Central Texas Council of Governments Training from January 10th and January 11th.
- D. Discuss update on the Atmos Gas line extension to Justin Town Square.
- E. Discuss FM 1171 Update.
- F. Discuss Update on New Gen Study.
- 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 January 16, 2024, to mcyr@cityofjustin.com. Staff

will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

4. CONSENT ITEMS:

- A. Consider approval of the minutes for the October 17, 2023, Planning and Zoning Commission meeting.
- B. Consider approval of the minutes for the December 19, 2023, Planning and Zoning Commission meeting.
- C. Consider and act upon a recommendation to City Council for a Final Plat for Ladera Timberbook, legally described as Lot 1 Block A. Generally located northwest from the intersection of FM 407 and Timberbook Parkway.
- D. Consider and act upon a recommendation to City Council for a Final Plat for Timberbrook Phase 7 legally described as LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-30, 31X, BLOCK 66, LOT 1X, BLOCK 67, LOT 1X, BLOCK 68. Generally located northwest from the intersection of FM 407 and Timberbrook Parkway.
- E. **All items can be pulled from consent for additional discussion by the Commission.**

5. PUBLIC HEARING:

- A. Conduct a Public Hearing to hear concerns for or against a Replat to subdivide one lot into two lots legally described as Lot 8R and Lot 8R1 Fox Bane Estates. Generally located north from the intersection of Sam Reynolds Road and Mary Polk Road.
- B. Consider and act upon a recommendation for a Replat to subdivide one lot into two lots legally described as Lot 8R and Lot 8R1, Fox Bane Estates. Generally located north from the intersection of Sam Reynolds Road and Mary Polk Road.

6. FUTURE AGENDA ITEMS:

- A. Meadowlands PH. 1

7. DEVELOPMENT UPDATE:

- A. 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 12th day of January, 2024 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Attest:

Matthew Cyr _____

Matthew Cyr, Director of Planning and Development Services

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



PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES TUESDAY, OCTOBER 17, 2023

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:

Tom Cronberger, Emily Krzyzek, Vicente Barrientos, Tory Turner, John Tinsley, Scott Hill, Gary Davis and David Beck.

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 started work shop session at 6:30pm and did roll call. The above were present.

B. Briefing regarding the September 26th and October 12th Council Meeting.

Staff gave a brief update of City Council action for the past two meetings.

- a. Legacy Ranch Ph II Annexation (October 12th).
- b. Daycare Replat (October 12th).
- c. New Gen Rate Study (October 12th).
- d. Amendment to fee schedule and policy relating to Emergency Services outside City Limits (October 12th).

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

Staff gave a brief update on items C-G

D. Discuss November and December Commission Meetings.

E. Discuss Board Policy and Procedures

F. Discuss Training Schedule.

G. Discuss regular agenda items.

H. Adjourn.

CONVENE INTO REGULAR SESSION AT 7:30 PM

Chairman Beck started the meeting at 7:30 pm.

1. CALL TO ORDER AND ROLL CALL

Chairman Beck called roll. The following members were present:

Tom Cronberger, Emily Krzyzek, Vicente Barrientos, Tory Turner, John Tinsley, Scott Hill, Gary Davis and David Beck.

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, October 17, 2023, to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

Chairman Beck opened the floor to Public Comment at 7:31pm

No one came forward.

Chairman Beck closed the floor to Public Comment at 7:31 pm.

4. CONSENT ITEMS:

Commissioner Tinsley recused himself from item 4B.

Commissioner Barrientos made a motion to approve the consent agenda.

Commissioner Hill seconded.

Chairman Beck called for a vote.

- A. Consider approval of the minutes for the September 19, 2023, Planning and Zoning Commission meeting.

The motion passed 7/0/0.

- B. Consider and act upon a recommendation to City Council for a preliminary plat for Meadowlands Phase II consisting of twelve lots. Generally located southeast from the intersection of Sage Drive and FM 407.

The motion passed 6/0/1 (Commissioner Tinsley recused himself).

- C. Consider and act upon a recommendation to City Council for a Final Plat for Timberbrook Phase 5 legally described as LOTS 6-13, 14X, BLOCK 32; LOTS 13-25, BLOCK 33, LOTS 1-28, BLOCK 34; LOTS 1-30, BLOCK 35; LOTS 3-31, BLOCK 36. Generally located northeast from the intersection of Timberbrook Parkway and FM 407.

The motion passed 7/0/0.

- D. Consider and act upon a recommendation to City Council for a Final Plat for Wildflower Ridge Addition legally described as Lots 1-12, Block A. Generally located northwest from the intersection of Boss Range Road and Range Road.

The motion passed 7/0/0.

5. PUBLIC HEARING:

- A. Conduct a Public Hearing to hear concerns for or against a Site Plan for a 4,900 square-foot Retail Strip and 11,654 square-foot Daycare Center legally described as MAGNUM III PH I ADDN BLK 1 LOT 1. Generally located northeast from the intersection of FM 407 and Boss Range Road.

Staff made a brief presentation on the item.

Kiew Kam (Applicant and Engineer), 1782 West McDermott Drive, Allen, Texas.

Commissioner Kryzek asked about pick up and drop off logistics with the amount of kids.

The Applicant responded that pick up and drop will be staggered through peak periods and the pick-up line will be orchestrated with the porte cochere.

Commissioner Kryzek asked about contact with Homeland for cross connection to the west.

The Applicant said they made attempts but could not reach anyone.

Commissioner Turner asked about a deceleration lane.

The Applicant responded that they do not meet the criteria for a deceleration lane, but had requested one from TXDOT and were denied.

Commissioner Cronberger asked if a member of staff would be at the door for drop logistics.

Ravi Meddi (Owner), 8619 Valley Road, Irving, Texas.

The Owner stated they are required to do this according to State Law.

Chairman Beck opened the Public Hearing at 8:45pm

No one came forward.

Chairman Beck closed the Public Hearing at 8:45pm.

- B. Consider and act upon a Site Plan for a 4,900 square-foot Retail Strip and 11,654 square-foot Daycare Center legally described as MAGNUM III PH I ADDN BLK 1 LOT 1. Generally located northeast from the intersection of FM 407 and Boss Range Road.

Commissioner Tinsley made a motion to approve the item as presented.

Commissioner Barrientos seconded the motion.

The motion passed 6/1/0.

- C. Conduct a Public Hearing to hear concerns for or against a Specific Use Permit for a Carwash legally described as GLEN COE ADDITION BLK 1 LOT 1. Generally located southwest from the intersection of FM 407 and John Wiley Road.

Staff gave a brief presentation on the item.

Commissioner Turner asked about the minimum parking requirements.

Staff answered approximately 15-18 parking spots.

Commissioner Turner asked if the Applicant could remove the parking to the east and replace it with a landscape buffer.

Laura Hill (Applicant), came forward and stated they could make the recommended changes.

Commissioner Cronberger asked about timing for lighting.

The Applicant stated yes.

Commissioner Tinsley asked about the pipeline easement.

The Applicant stated they have an agreement with the Pipeline easement holder. She mentioned that they are looking at reducing the pavement width near the pipeline easement.

Chairman Beck asked if they could update the plans before it moves forward to City Council.

Chairman Beck opened the Public Hearing at 7:58pm

No one came forward.

Chairman Beck closed the Public Hearing at 7:58pm.

- D. Consider and act upon a recommendation to City Council for a Specific Use Permit for a Carwash legally described as GLEN COE ADDITION BLK 1 LOT 1. Generally located southwest from the intersection of FM 407 and John Wiley Road.

Commissioner Tinsley made a motion with the condition that the lights be placed on a timer to turn off outside operation hours.

Commissioner Davis Seconded the motion.

Commissioner Tinsley withdrew his motion.

Commissioner Tinsley made a motion with the conditions that the lights be placed on a timer to turn off outside operation hours and the parking on the east side be removed and replaced by a landscape buffer in accordance with the ordinances.

Commissioner Davis seconded the motion.

The motion passed 7/0/0.

6. FUTURE AGENDA ITEMS:

A. Meadowlands PH. 1

Staff gave a brief update on Future Agenda Items.

7. DEVELOPMENT UPDATE:

A. Discuss Development Update

Staff gave an update relating to 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:

Chairman Beck adjourned the meeting at 8:08pm.



PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES TUESDAY, DECEMBER 19, 2023

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:

Tom Cronberger, Emily Krzyzek, Vicente Barrientos, Tory Turner, John Tinsley, and David Beck.

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 did started work shop session at 6:30pm and did roll call. The above were present.

B. Briefing regarding the November 9th and December 14th Council Meeting.

Staff gave a brief update of City Council action for the past two meetings.

- a. Reserve at Meadowlands Ph II Preliminary Plat (November 9th).
- b. Gaston House Timeline (December 14th).
- c. Creation of Tax Increment Reimbursement Zone #1 (November 9th and December 14th).
- d. Timberbrook CCN release (December 14th).

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

Staff gave a brief update on items C-F

D. Discuss update on Justin Crossing Commercial and FM 1171 project

E. Discuss Training Schedule.

F. Discuss regular agenda items.

G. Adjourn.

The work session adjourned at 7:25pm.

CONVENE INTO REGULAR SESSION AT 7:30 PM

Chairman Beck started the meeting at 7:30 pm.

1. CALL TO ORDER AND ROLL CALL

Chairman Beck called roll. The following members were present:

Tom Cronberger, Emily Krzyzek, Vicente Barrientos, Tory Turner, John Tinsley, and David Beck.

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 19, 2023, to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

Chairman Beck moved to the Administraive Comment Section of the agenda first.

Chairman Beck opened the floor to Public Comment at 7:34pm

No one came forward.

Chairman Beck closed the floor to Public Comment at 7:34 pm.

4. ADMINISTRATIVE COMMENTS

Chairman Beck acknowledged Lynn Heysgter and conveyed appreciation, both personally and on behalf of the Commission, for her dedicated service to the recently established ethics board. He also recognized Robert Heygster for his prior contributions to the Commission in past years. Chairman Beck acknowledged the pledges be done in the late Robert Heygster's memory.

Chairman Beck and the rest of the Commission expressed their gratitude towards City Councilmember Tomas Mendoza for serving as Council liaison to the Planning and Zoning Commission.

Chairman Beck moved back to the Public Comment section of the agenda.

5. ACTION ITEMS:

- A. Consider and act upon appointment or reappointment to the Vice-Chair position.

Chairman Beck opened the floor for the Vice-Chair position.

Commissioner Cronberger made a motion to nominate and appoint Commissioner Tinsley as Vice-Chair.

Chairman Beck asked if there were other nominations to be considered.

There were no other nominations mentioned by the Commission.

Chairman Beck asked Commissioner Tinsley if he would be willing to continue serving in the Vice-Chair role.

Commissioner Tinsley confirmed that he was willing to continue serving as Vice-Chair.

Chairman Beck seconded the motion and called for a vote.

The motion passed 6/0/0.

- B. Consider and act upon a recommendation to City Council for the Chair position.

Chairman Beck turned the meeting over to the Vice-Chair for this item.

Commissioner Tinsley requested a nomination for the Chair position.

Commissioner Turner nominated and requested a motion to recommend to City Council that Chairman Beck be reappointed as Chair.

Commissioner Tinsley seconded the motion and called for a vote

The motion passed 6/0/0.

6. PUBLIC HEARING:

- A. Conduct a Public Hearing to hear concerns for or against a Site Plan for a 4,900 square-foot Retail Strip and 11,654 square-foot Daycare Center legally described as MAGNUM III PH I ADDN BLK 1 LOT 1. Generally located northeast from the intersection of FM 407 and Boss Range Road.

Staff gave a brief presentation over the item.

Alan Walter (Applicant), 2206 Patterson Place Arlington Texas came forward.

Commissioner Cronberger asked about the parking to the north and if the applicant would be interested in revising their plan.

The Applicant agreed to make the change.

Commissioner Tinsley asked if the Applicant would be filing for a floodplain development permit in the future.

Staff confirmed this would be correct.

Chairman Beck asked about potential cross access to the east.

The Applicant responded there was a creek immediately to the east, but would help facilitate cross access if the opportunity arose.

Chairman Beck asked about access to the back of the building.

The Applicant explained that there would be access to the back for pick-up of online orders.

Chairman Beck asked about the screening around the storage yard.

The Applicant explained it would be wrought iron fence about 8' with mesh screening to screen the storage properly.

Commissioner Turner asked if the pavement in the back would extend all the way to the west.

The Applicant stated that it would not extend all the way to the west connecting to Boss Range Road.

Chairman Beck opened the Public Hearing at 7:48pm.

No one came forward.

Chairman Beck closed the Public Hearing at 7:48pm.

- B. Consider and act upon a Site Plan for a 4,900 square-foot Retail Strip and 11,654 square-foot Daycare Center legally described as MAGNUM III PH I ADDN BLK 1 LOT 1. Generally located northeast from the intersection of FM 407 and Boss Range Road.

Commissioner Cornberger made a motion to approve with the condition that the parking to the north along FM 407 be angled for better traffic flow.

Chairman Beck seconded and called for a vote.

The motion passed 6/0/0.

- C. Conduct a Public Hearing to hear concerns for or against a Specific Use Permit for a Carwash legally described as GLEN COE ADDITION BLK 1 LOT 1. Generally located southwest from the intersection of FM 407 and John Wiley Road.

Staff gave a brief presentation on the item.

Joshua Crowley (Applicant), 17388 Nevada, Texas came forward.

Chairman Beck asked if Chris Harper construction did the previous phases and if there timeframe was three weeks.

The Applicant responded yes to both questions.

Chairman Beck opened the Public Hearing at 7:53pm

No one came forward.

Chairman Beck closed the Public Hearing at 7:53pm

- D. Consider and act upon a recommendation to City Council for a Specific Use Permit for a Carwash legally described as GLEN COE ADDITION BLK 1 LOT 1. Generally located southwest from the intersection of FM 407 and John Wiley Road.

Commissioner Tinsley made a motion to recommend approval as presented.

Commissioner Cronberger seconded the motion.

Chairman Beck called for a vote.

The motion passed 6/0/0.

7. FUTURE AGENDA ITEMS:

- A. Meadowlands PH. 1
- B. Legacy Ranch Ph. II
- C. Reserve at Meadowlands PH II Final Plat
- D. LaDera Timberbrook Final Plat

Staff gave a brief update on Future Agenda Items.

8. DEVELOPMENT UPDATE:

- A. Discuss Development Update

Staff gave an update relating to development projects.

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:

Chairman Beck adjourned the meeting at 8:02pm.



PLANNING & ZONING COMMISSION MEETING

Staff Report
January 16, 2024

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

PROJECT: Consider and act upon a recommendation to City Council for a Final Plat for Ladera Timberbrook, legally described as Lot 1 Block A. Generally located northwest from the intersection of FM 407 and Timberbrook Parkway.

APPLICANT: Justin Lansdowne, McAdams (Engineer)

**EXECUTIVE
SUMMARY:**

The Applicant is requesting a final plat for one-lot for LaDera Timberbrook, which is a private subdivision. The subdivision will be an Age Restricted Development (55+), which will consist of up to 157 residential units. The Condominium Owners Association will maintain the roads, open spaces, fences and other areas. A note is placed on the plat referencing this.

DETAILS:

On December 13, 2022, City Council approved a Planned Development for Milestone Church and LaDera at Timberbrook. The church property contains a building that measures to be approximately 50,000 SF and sits on approximately 9 acres. The current zoning is set as Planned Development-General Business.

Ladera Timberbrook is a gated, privately maintained development containing up to 157 residential units, a gross density of 4.87 units per acre, with amenity features such as fitness trails over 6,000 linear feet in length; an approximately 3,000 SF activity center (The HUB) with resort style amenities such as, an exercise room, pool, kitchen, outdoor gathering areas, pickleball courts, arbors, firepit, and a community event lawn and another smaller amenity building, The Shack. Of the 32.216 acres over 30% is greenbelts, parks, gathering spaces, and landscape buffers.

ACCESS & SERVICES: The development will have two point of access. One access point to the east off of Timberbrook Parkway and one access point to the south off Milestone Lane. The City of Justin will provide Water and Sewer.

ROW DEDICATION: No ROW dedication is required due to the development being private. The streets are placed in an all encompassing easement that is approximately 29' wide.

ACTION CONSIDERED:

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

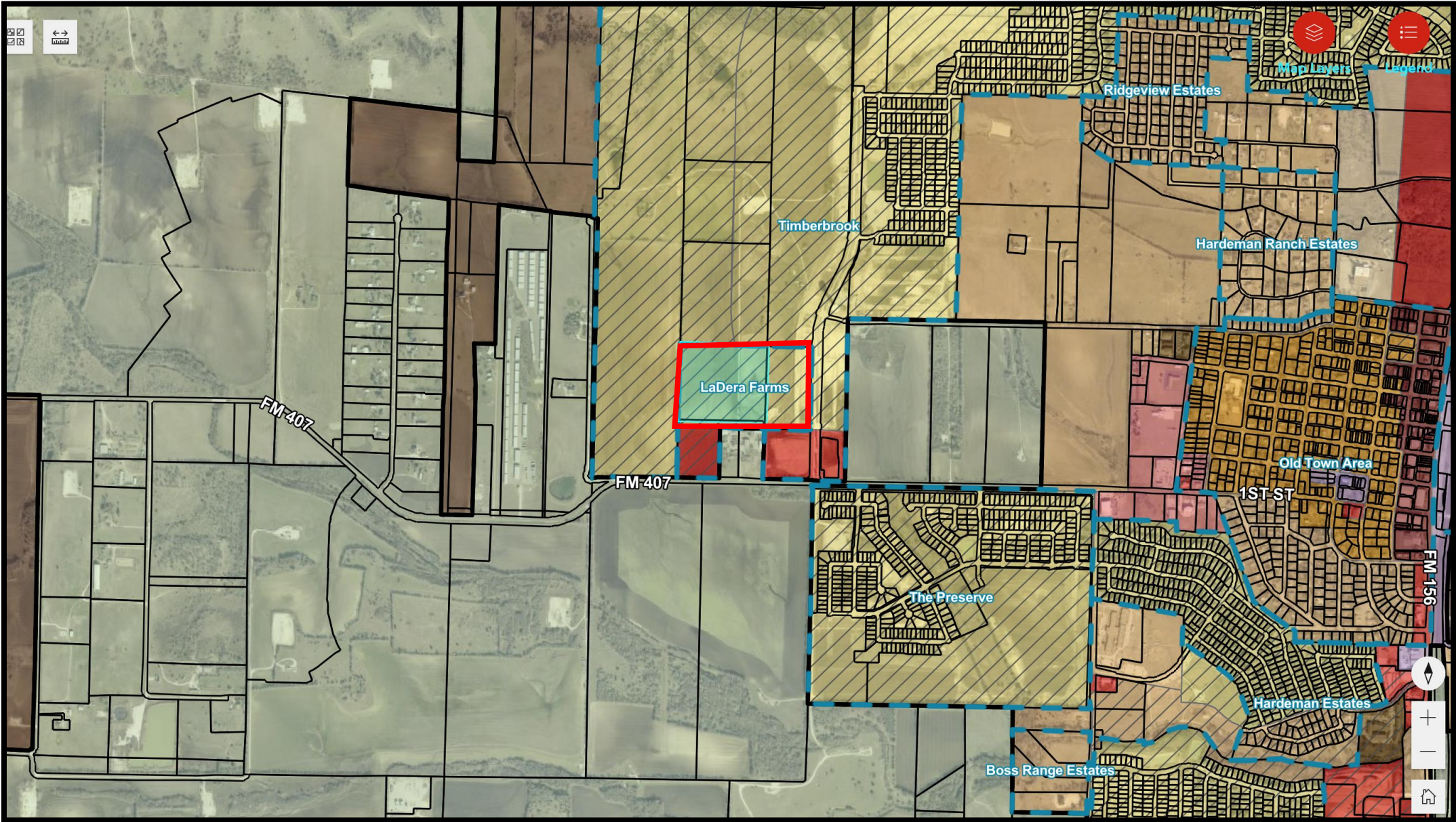


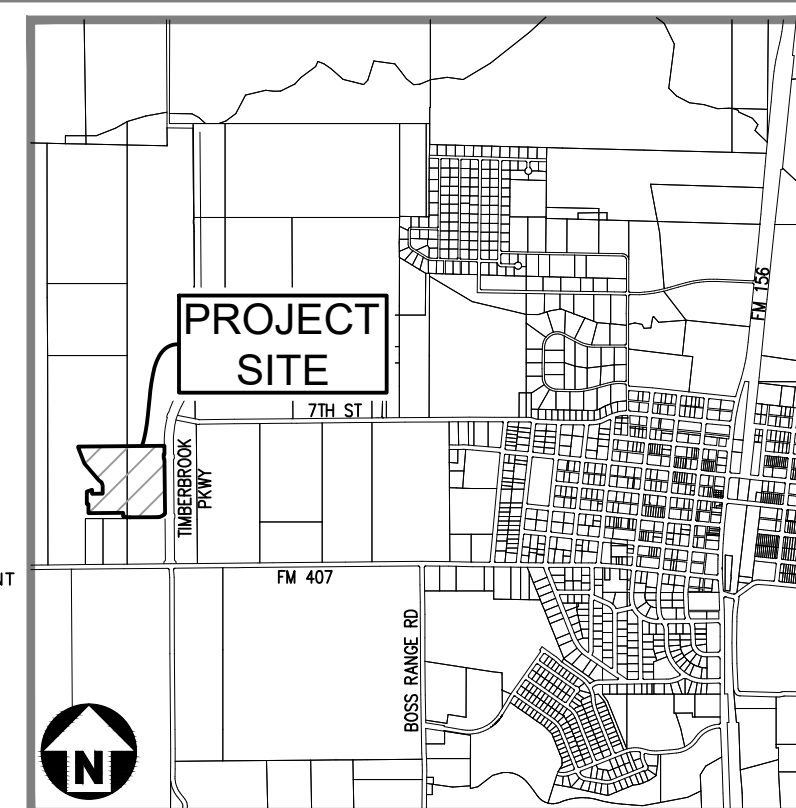
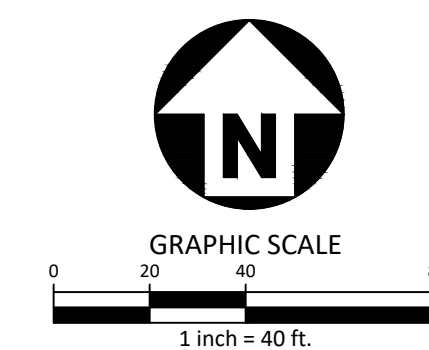
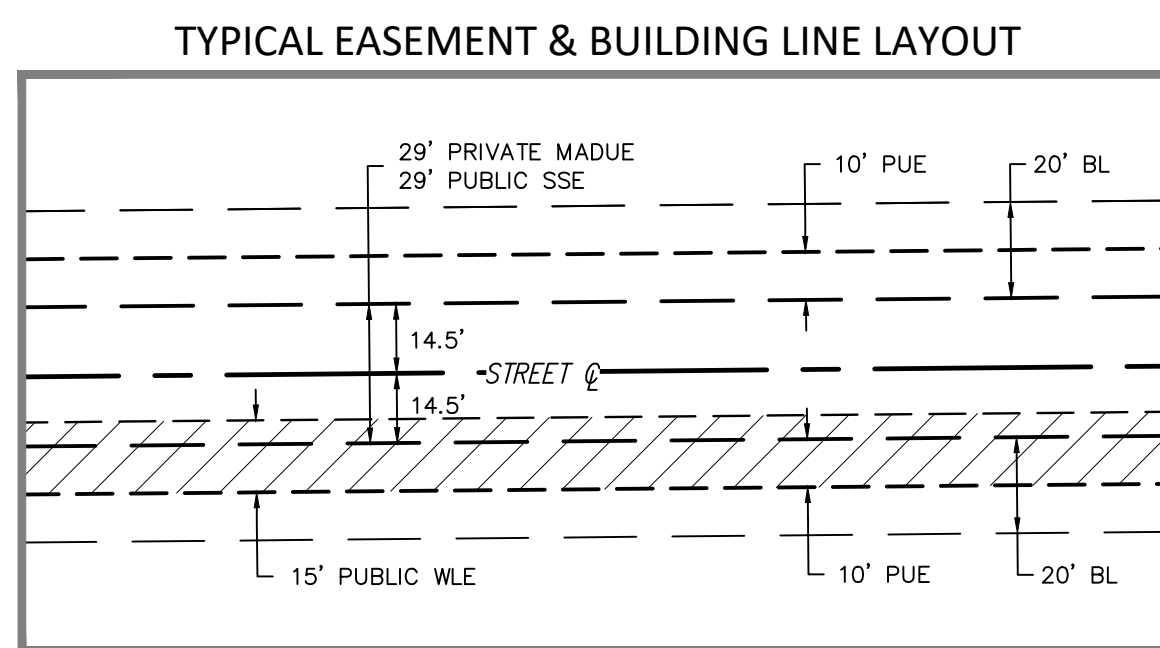
STAFF RECOMMENDATION:

Staff recommends approval based on the plat meeting all of the requisite conditions.

ATTACHMENTS:

- (A) Map
- (B) Supporting Documentation



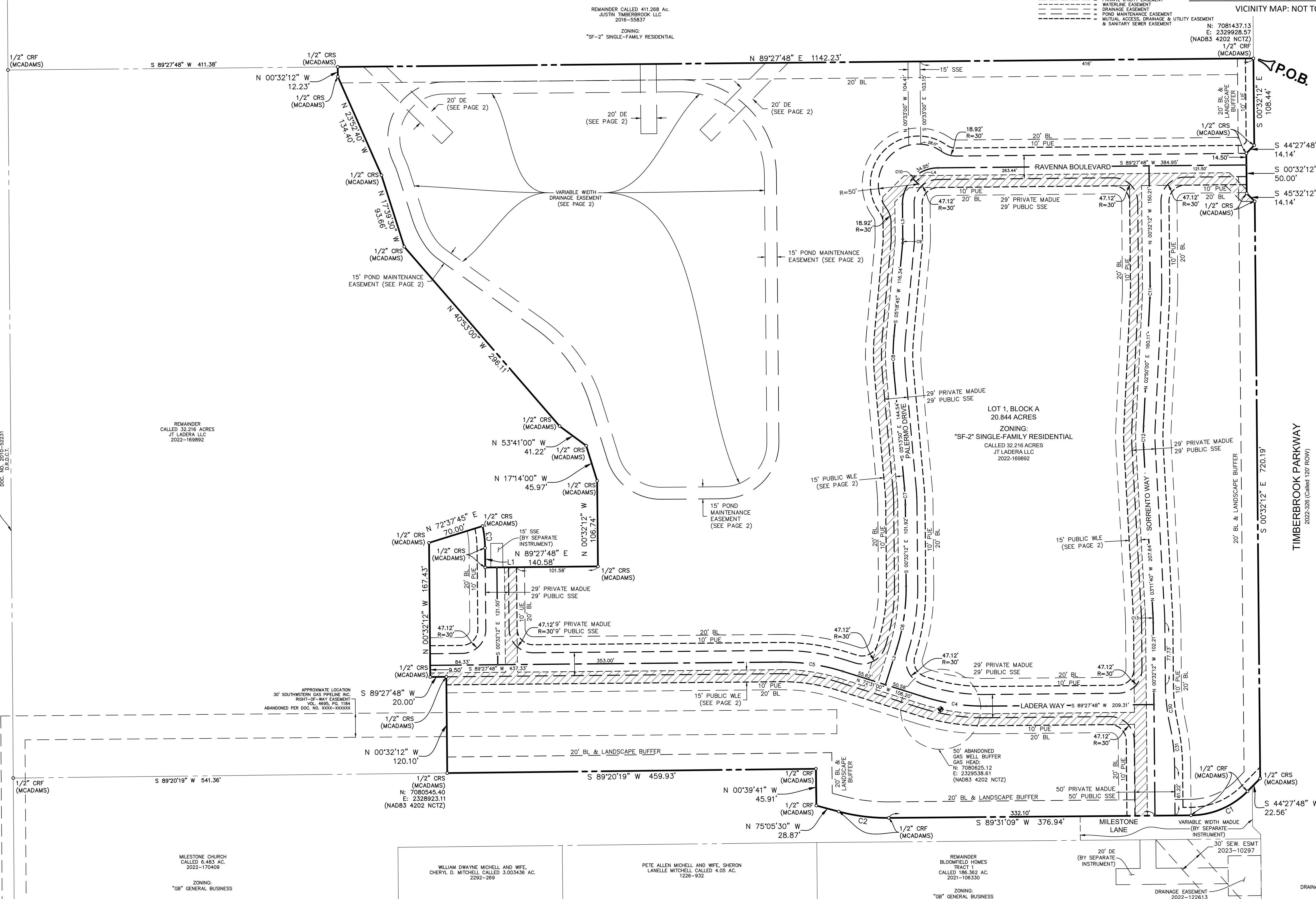
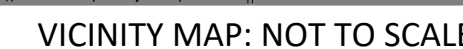
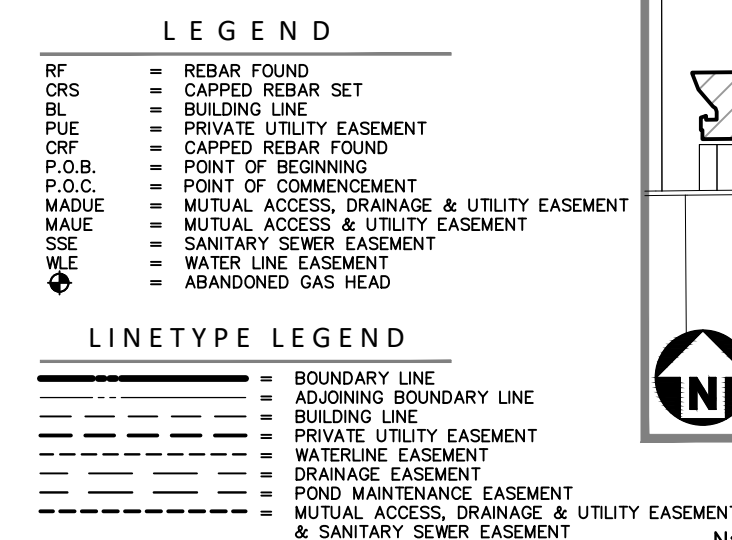


McADAMS

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Lewisville, Texas 75057

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLs: 10194440

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CLIENT

JT LADERA LLC
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ROANOKE, TX 76262
PHONE: 817. 430. 3318

SURVEYOR

MCADAMS
COLE CARPENTER, RPLS 6892
201 COUNTRY VIEW DRIVE
ROANOKE, TX 76262

FINAL PLAT
LADERA TIMBERBROOK
LOT 1, BLOCK A
20.844 ACRES

MARGARET GARNETT SURVEY ABSTRACT NO. 439,
AN ADDITION TO THE CITY OF JUSTIN, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO.	ITG 2021310647
FILENAME	ITG2021310647 F
CHECKED BY	CC
DRAWN BY	AT
SCALE	1"=60'
DATE	08.17.2023



www.mcadamsco.com

MCADAMS
COLE CARPENTER, RPLS 6892
201 COUNTRY VIEW DRIVE
ROANOKE, TX 76262

MARGARET GARNETT SURVEY ABSTRACT NO. 439,
AN ADDITION TO THE CITY OF JUSTIN, DENTON COUNTY, TEXAS

TIMBERBROOK PARKWAY
2022-326 (Called 120' ROW)

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 00°32'12" E	24.18'	L17	S 89°27'48" W	15.00'
L2	S 17°29'00" W	47.65'	L18	N 00°32'12" W	87.00'
L3	S 00°32'12" E	43.99'	L19	S 42°27'50" W	134.50'
L4	S 45°32'12" E	10.00'	L20	N 45°32'10" W	15.00'
L5	N 23°52'40" E	76.63'	L21	N 42°27'50" E	119.50'
L6	S 89°27'48" W	77.30'	L22	S 72°46'00" W	20.00'
L7	N 17°14'00" W	73.09'	L23	S 89°27'48" E	103.47'
L8	N 17°39'30" E	61.63'	L24	N 45°32'12" E	29.70'
L9	N 23°52'40" E	76.63'	L25	N 89°27'48" E	16.53'
L10	S 89°27'48" W	77.09'	L26	N 45°32'12" W	30.14'
L11	N 17°14'00" W	73.30'	L27	S 17°29'00" W	54.00'
L12	N 17°39'30" E	61.63'	L28	N 72°31'00" W	31.12'
L13	S 45°28'45" E	119.53'	L29	S 72°31'00" W	60.08'
L14	S 44°34'15" E	15.00'	L30	N 17°29'00" E	57.15'
L15	N 45°28'45" E	134.47'	L31	N 00°32'12" W	46.46'
L16	S 00°32'12" E	87.00'	L32	N 45°09'40" E	25.10'

DATE 08/17/2023

PLANNING & ZONING COMMISSION MEETING

Staff Report
January 16, 2024

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

PROJECT: Consider and act upon a recommendation to City Council for a Final Plat for Timberbrook Phase 7 legally described as LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-30, 31X, BLOCK 66, LOT 1X, BLOCK 67, LOT 1X, BLOCK 68. Generally located northwest from the intersection of FM 407 and Timberbrook Parkway.

APPLICANT: Jason Weaver, GM Civil (Engineer)

**EXECUTIVE
SUMMARY:**

The Applicant is requesting a final plat for Timberbrook Ph.7, which will consist of 203 residential lots and 5 non-residential lots. This phase of Timberbrook will also have the elementary school, which will go on Lot 1X Block 68. The Fire Station will also be located here, which will be constructed on Lot 29X Block 66

DETAILS: The Timberbrook Ph. 7, 8, &9 Planned Development (PD-SF 2) was approved by City Council on April 25, 2023. The Planned Development consisted of 828 lots with plans for an elementary school and fire station.

ACCESS: There are two access points off of FM 407 with connectivity to the other portion of Timberbrook to the east.

ACTION CONSIDERED:

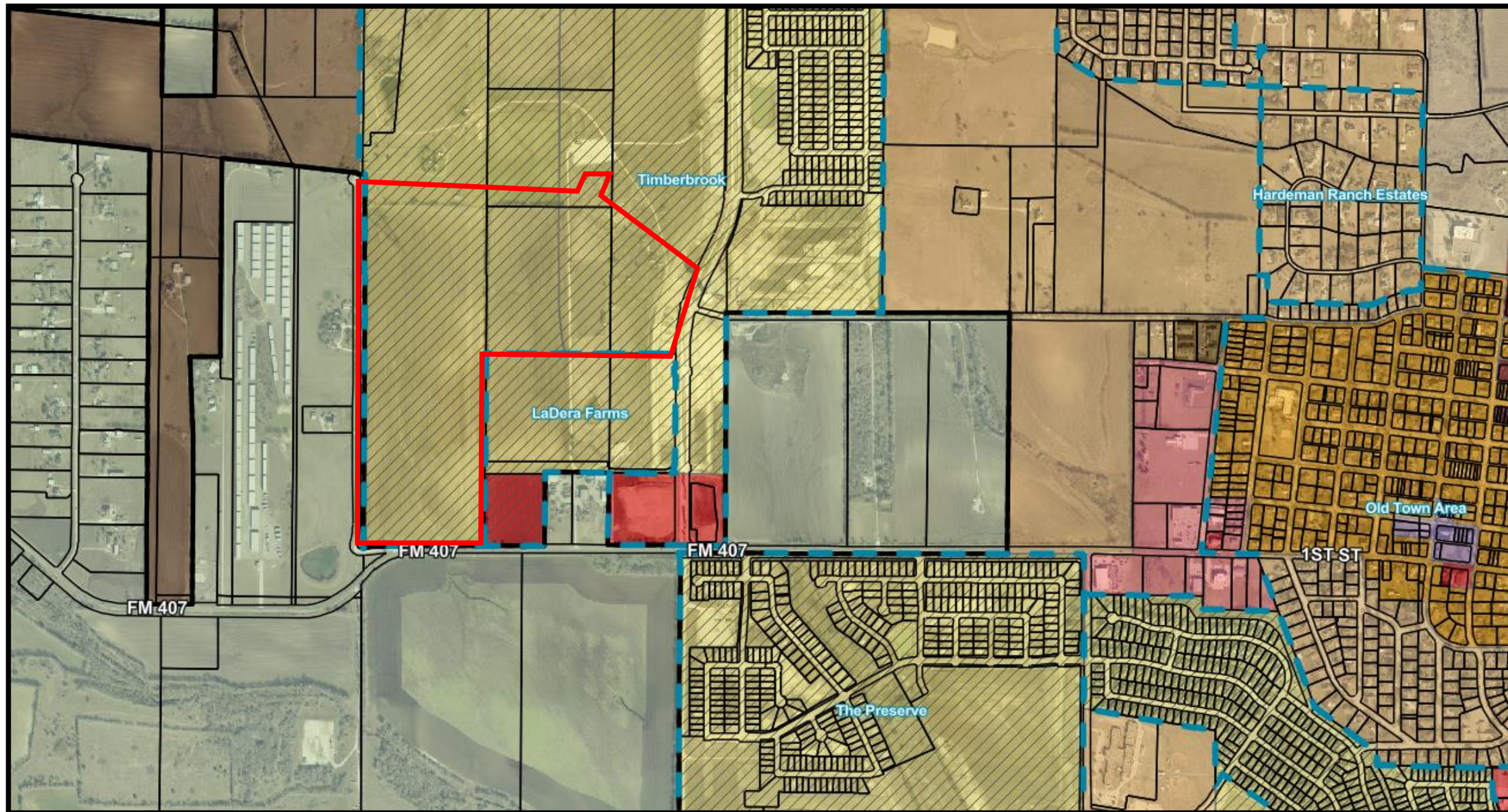
- 1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

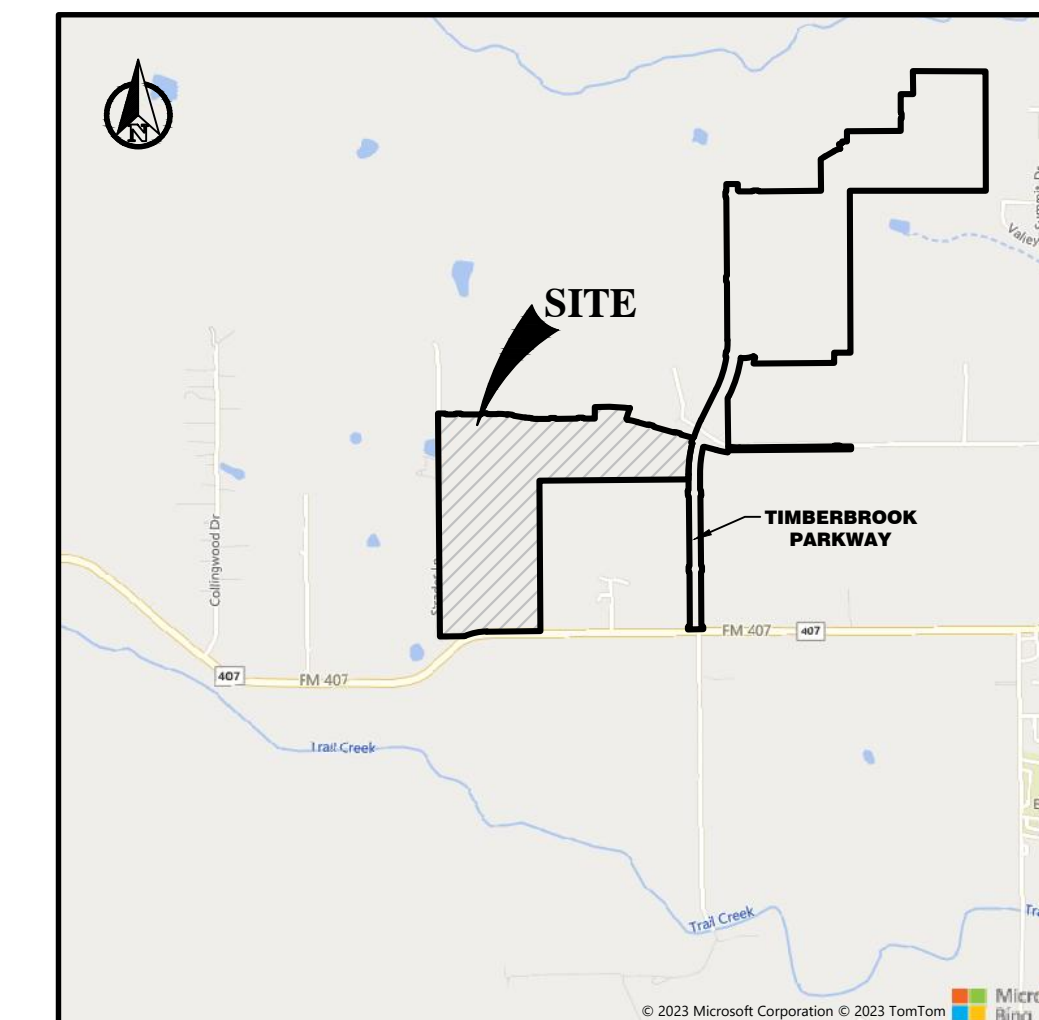
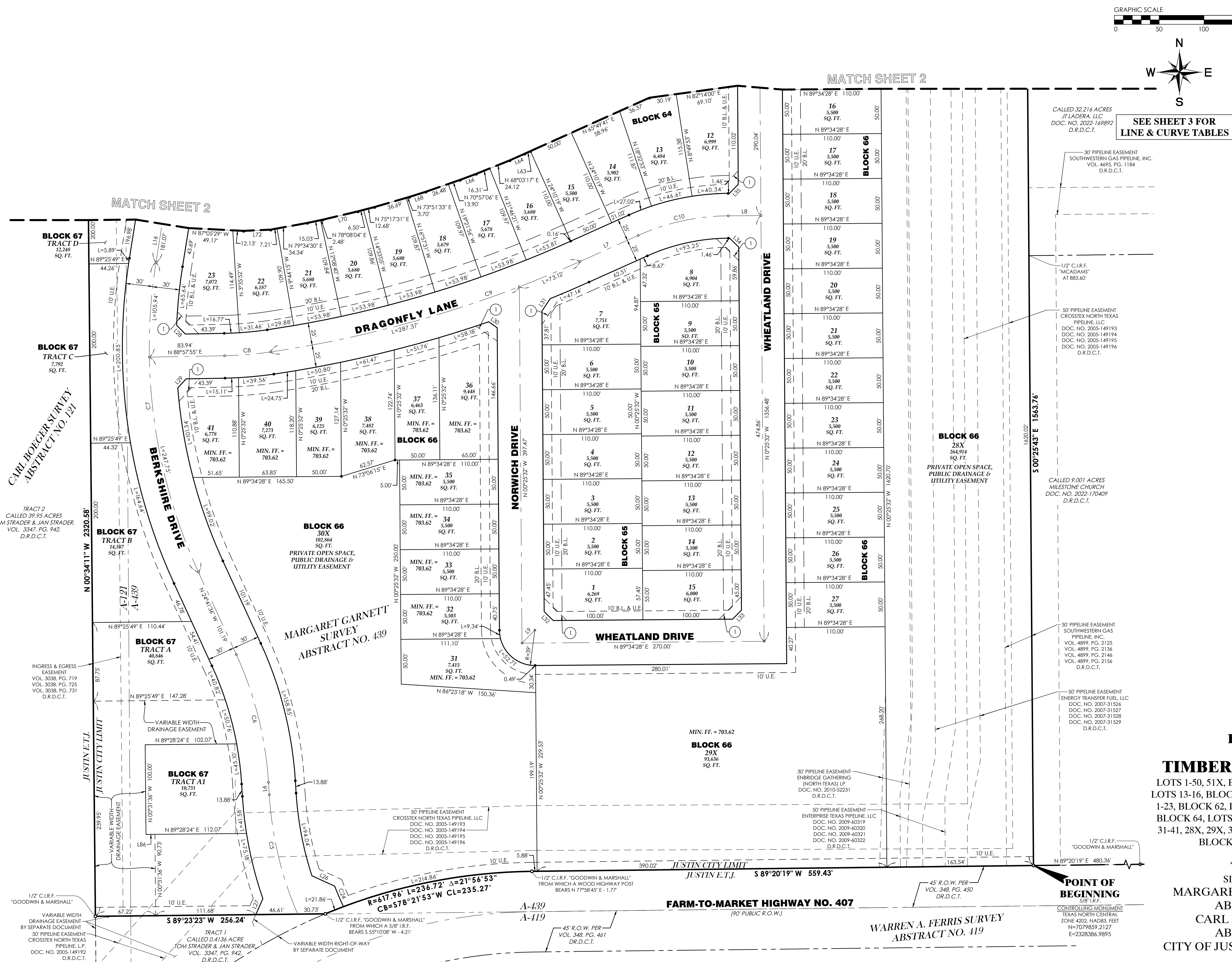
STAFF RECOMMENDATION:

Staff recommends approval based on the plat meeting all of the requisite conditions.

ATTACHMENTS:

- (A) Map
- (B) Supporting Documentation





VICINITY MAP
N.T.S.

LEGEND	
○	1/2" C.I.R.S. (GMCIVIL) UNLESS OTHERWISE NOTED
●	CORNER FOUND AS NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
_____	BOUNDARY LINE
_____	ADJOINER LINE
_____	ABSTRACT LINE
_____	EASEMENT LINE
_____	CITY LIMIT LINE

OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247

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

PREPARED BY:



FINAL PLAT

TIMBERBROOK, PHASE 7
 LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40
 LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOT
 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23
 BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-27
 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1
 BLOCK 67, LOT 1X, BLOCK 68

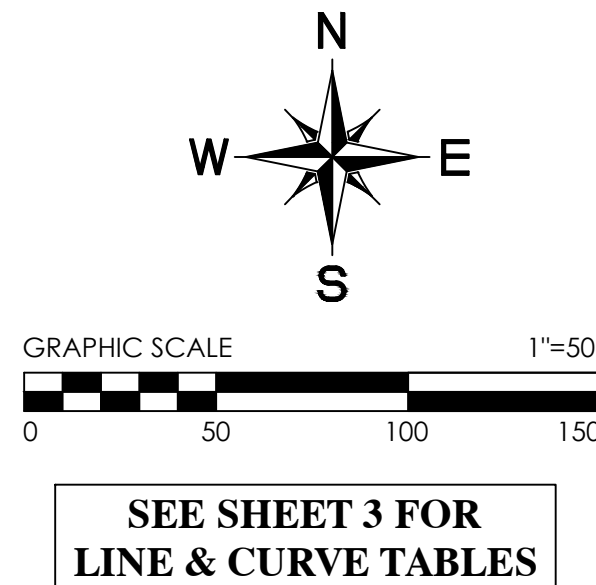
CITY CASE No.
XX-XXX-XXXXX

77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY,
ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY
TEXAS

203 RESIDENTIAL LOTS, 15 NON-RESIDENTIAL LOTS
Date: November 2023 SH

MATCH SHEET 3

MATCH SHEET 3

SEE SHEET 3 FOR
LINE & CURVE TABLES

MATCH SHEET 4

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
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OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247

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

PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxDury Firm # 10021700

FINAL PLAT OF TIMBERBROOK, PHASE 7

LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67, LOT 1X, BLOCK 68

BEING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
203 RESIDENTIAL LOTS, 15 NON-RESIDENTIAL LOTS
Date: November 2023

SHEET 2 of 5

CARL BOEGER SURVEY
ABSTRACT NO. 121

BLOCK 67
TRACT H
5,627
SQ. FT.

BLOCK 67
TRACT G
7,264
SQ. FT.

TRACT 2
CALLED 39.95 ACRES
TOM STRADER & JAN STRADER,
VOL. 3347, PG. 942,
D.R.D.C.T.

INGRESS & EGRESS
EASEMENT
VOL. 3038, PG. 719
VOL. 3038, PG. 725
VOL. 3038, PG. 731
D.R.D.C.T.

BLOCK 67
TRACT F
14,480
SQ. FT.

BLOCK 67
TRACT E
26,707
SQ. FT.

BLOCK 67
TRACT D
12,348
SQ. FT.

BLOCK 68
1X
610,641
SQ. FT.

CANDLEWYCK DRIVE
N 65°49'41" E 354.36'

BIRKDALE DRIVE
N 65°49'41" E 354.36'

CUMBERLAND DRIVE
N 65°49'41" E 177.70'

WHEATLAND DRIVE

BLOCK 66
28X
264,914
SQ. FT.
PRIVATE OPEN SPACE,
PUBLIC DRAINAGE &
UTILITY EASEMENT

MARGARET GARNETT SURVEY
ABSTRACT NO. 439

CALLED 32.214 ACRES
JT LADERA, LLC
DOC. NO. 2022-169892
D.R.D.C.T.

30' PIPELINE EASEMENT
ENBRIDGE GATHERING
(NORTH TEXAS) LP
DOC. NO. 2010-52231
D.R.D.C.T.

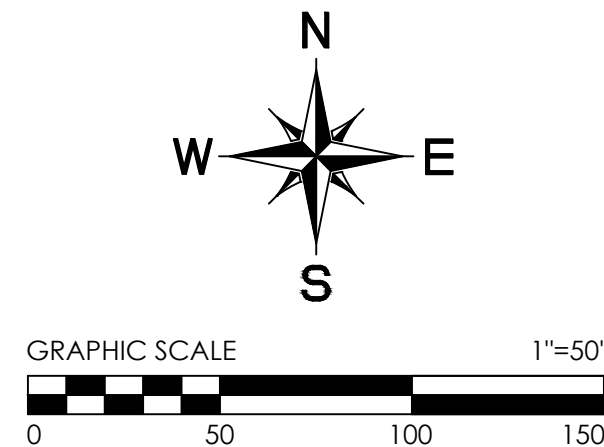
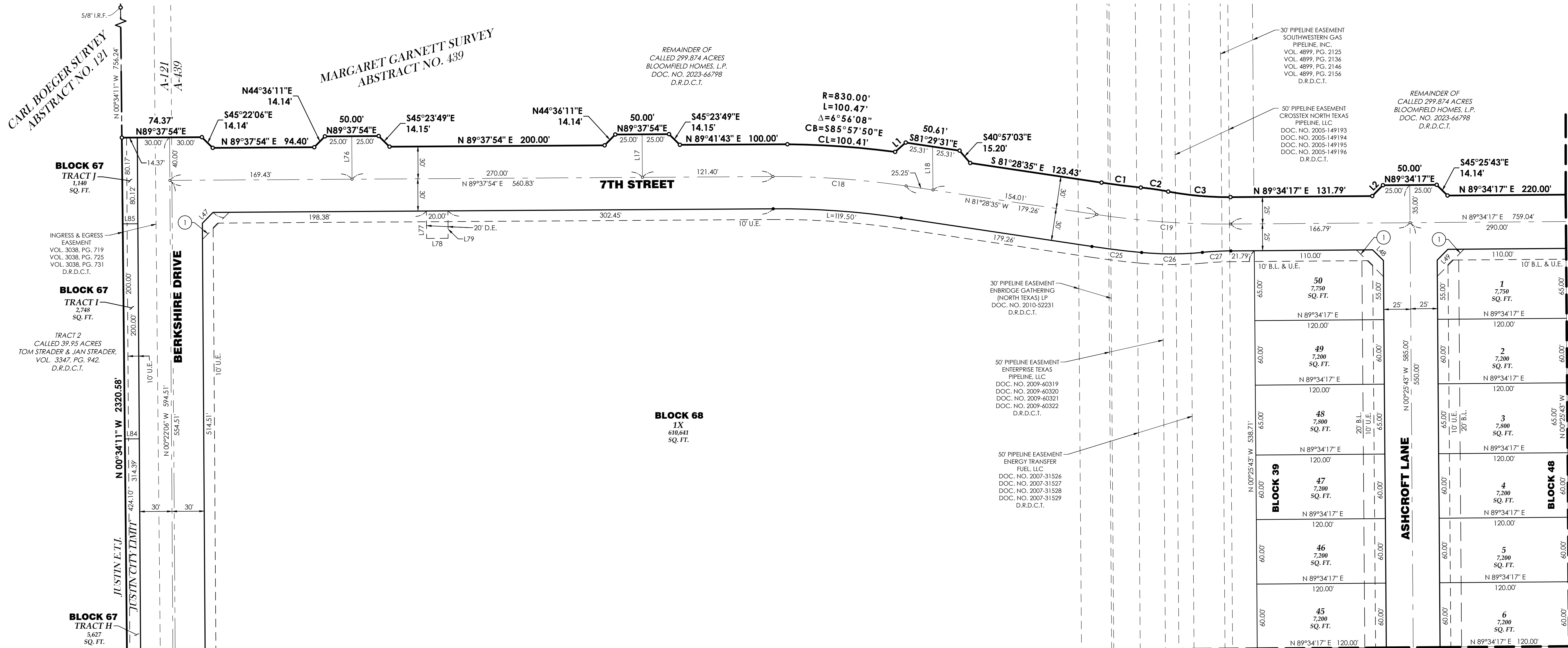
50' PIPELINE EASEMENT
ENTERPRISE TEXAS
PIPELINE, LLC
DOC. NO. 2009-40319
DOC. NO. 2009-40320
DOC. NO. 2009-40321
DOC. NO. 2009-40322
D.R.D.C.T.

50' PIPELINE EASEMENT
ENERGY TRANSFER FUEL, LLC
DOC. NO. 2007-31526
DOC. NO. 2007-31527
DOC. NO. 2007-31528
DOC. NO. 2007-31529
D.R.D.C.T.

30' PIPELINE EASEMENT
SOUTHWESTERN GAS
PIPELINE, INC.
VOL. 4899, PG. 2125
VOL. 4899, PG. 2136
VOL. 4899, PG. 2146
VOL. 4899, PG. 2156
D.R.D.C.T.

50' PIPELINE EASEMENT
CROSSTEX NORTH TEXAS
PIPELINE, LLC
DOC. NO. 2005-149193
DOC. NO. 2005-149194
DOC. NO. 2005-149195
DOC. NO. 2005-149196
D.R.D.C.T.

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MATCH SHEET 2

MATCH SHEET 2

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N48°42'42"E	13.08'	L31	S33°49'13"W	16.53'	L61	N44°34'17"E	14.14'
L2	N44°34'17"E	14.14'	L32	N45°25'32"W	14.14'	L62	S45°25'43"E	14.14'
L3	S32°01'13"E	13.25'	L33	S44°34'28"W	14.14'	L63	S65°35'27"W	7.20'
L4	S15°50'13"W	50.00'	L34	N45°25'32"W	14.14'	L64	S66°07'36"W	18.06'
L5	S29°50'43"E	14.31'	L35	N44°34'28"E	14.14'	L65	S68°03'17"W	40.43'
L6	N03°31'40"W	13.88'	L36	N45°25'32"W	14.14'	L66	S69°29'43"W	19.16'
L7	N65°49'41"E	71.18'	L37	N44°34'28"E	14.14'	L67	S70°57'06"W	40.39'
L8	N89°34'28"E	36.46'	L38	S53°49'48"W	14.20'	L68	S72°22'45"W	19.18'
L9	S44°34'28"W	20.51'	L39	S36°14'31"E	14.06'	L69	S73°51'33"W	40.39'
L10	N89°34'28"E	47.68'	L40	S38°23'48"W	15.10'	L70	S76°45'08"W	40.39'
L11	S80°55'05"E	33.71'	L41	S53°53'09"E	13.60'	L71	S79°34'30"W	41.55'
L12	N89°34'28"E	2.76'	L42	N49°14'20"W	13.17'	L72	S87°24'31"W	30.21'
L13	N56°57'04"E	23.75'	L43	N41°30'38"E	14.88'	L73	S66°50'42"W	22.54'
L14	S89°34'28"W	2.76'	L44	N47°04'09"W	13.73'	L74	S04°24'18"E	29.45'
L15	S79°08'41"W	29.93'	L45	S33°52'05"W	14.21'	L75	N00°32'12"W	16.81'
L16	N09°04'55"E	248.67'	L46	N56°10'04"W	14.06'	L76	N00°25'32"W	40.00'
L17	N00°25'32"W	40.00'	L47	N44°37'54"E	14.14'	L77	S00°22'06"E	25.46'
L18	N00°25'32"W	40.36'	L48	S45°25'43"E	14.14'	L78	N89°37'54"E	20.03'
L19	N00°32'12"W	9.25'	L49	S44°34'17"W	14.14'	L79	N00°26'26"W	25.46'
L20	N45°33'23"W	17.67'	L50	N45°25'43"W	14.14'	L80	N04°33'55"W	47.40'
L21	N44°26'28"E	17.69'	L51	N44°34'17"E	14.14'	L81	N85°26'05"E	20.00'
L22	S00°32'12"E	9.54'	L52	S34°54'54"E	12.99'	L82	S04°33'55"E	43.76'
L23	N89°56'08"E	18.00'	L53	N56°10'45"E	15.34'	L83	N89°25'49"E	19.17'
L24	N45°25'43"W	17.68'	L54	N56°57'07"E	14.82'	L84	N89°25'49"E	13.39'
L25	N44°34'17"E	17.68'	L55	S29°39'15"E	14.26'	L85	N89°25'49"E	14.09'
L26	S65°24'48"E	27.90'	L56	S60°19'53"W	14.02'	L86	N89°28'24"E	10.00'
L27	N23°54'56"E	19.29'	L57	N29°45'06"W	14.29'			
L28	S44°31'36"E	13.77'	L58	N60°13'39"E	13.99'			
L29	S42°27'25"W	13.77'	L59	N44°50'31"E	14.25'			
L30	N54°49'20"W	11.64'	L60	S45°13'10"E	14.05'			

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	770.00'	36.78'	2°44'14"	S82°50'41"E	36.78'
C2	300.00'	25.74'	4°55'01"	S81°45'18"E	25.74'
C3	300.00'	58.29'	11°07'56"	S84°51'45"E	58.20'
C4	1990.00'	114.97'	3°18'37"	S18°18'02"W	114.95'
C5	400.00'	137.53'	19°42'00"	N13°22'40"W	136.86'
C6	400.00'	147.76'	21°09'57"	N14°06'38"W	146.93'
C7	600.00'	353.69'	33°46'31"	N07°48'21"W	348.59'
C8	400.00'	51.46'	7°22'14"	N85°16'48"E	51.42'
C9	1310.00'	360.49'	15°46'00"	N73°42'41"E	359.35'
C10	250.00'	103.61'	23°44'47"	N77°42'05"E	102.87'
C11	250.00'	103.61'	23°44'47"	N77°42'05"E	102.87'
C12	770.00'	213.87'	15°54'52"	N73°47'07"E	213.19'
C13	230.00'	95.32'	23°44'47"	N77°42'05"E	94.64'
C14	505.00'	209.30'	23°44'47"	S77°42'05"W	207.80'
C15	495.00'	115.05'	13°9'00"	S72°29'11"W	114.79'
C16	800.00'	278.38'	19°56'14"	N00°53'12"W	276.97'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C17	800.00'	146.43'	10°29'14"	N05°36'43"W	146.22'
C18	800.00'	124.16'	8°53'31"	N85°55'20"W	124.03'
C19	800.00'	125.00'	8°57'09"	N85°57'09"W	124.87'
C20	1000.00'	283.89'	16°15'56"	N82°17'45"W	282.94'
C21	1435.00'	410.08'	16°22'25"	N07°39'01"E	408.69'
C22	1725.00'	527.95'	17°32'09"	S08°13'53"W	525.89'
C23	2015.00'	697.34'	19°49'43"	N09°51'00"E	693.86'
C24	350.00'	24.89'	4°04'30"	S23°13'31"E	24.89'
C25	830.00'	46.57'	3°12'52"	S83°05'01"E	46.56'
C26	300.00'	56.57'	10°48'17"	N89°54'25"E	56.49'
C27	300.00'	26.53'	5°04'00"	S87°02'17"W	26.52'
C28	16.00'	7.55'	27°03'13"	N12°44'42"W	7.48'
C29	16.00'	19.20'	68°44'27"	N36°02'23"E	18.07'
C30	1285.00'	342.22'	15°15'32"	S07°05'34"W	341.21'
C31	1040.00'	243.00'	13°23'15"	N72°31'19"E	242.45'
C32	200.00'	69.35'	19°51'58"	N89°08'55"E	69.00'

OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247

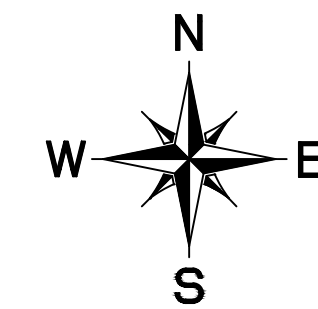
OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

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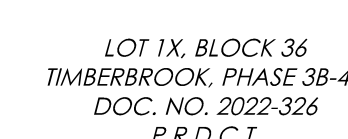
PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
TIMBERBROOK, PHASE 7
LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 62, LOTS 1-23, BLOCK 66, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67,
LOT 1X, BLOCK 68
BEING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
203 RESIDENTIAL LOTS, 15 NON-RESIDENTIAL LOTS
Date: November 2023

CITY CASE No.
XX-XXX-XXXXX



MARGARET GARNETT SURVEY
ABSTRACT NO. 439



REMAINDER OF
CALLED 411.268 ACRES
JUSTIN TIMBERBROOK, LLC
DOC. NO. 2016-55837
D.R.D.C.T.

LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48,
LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65,
LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67, LOT 1X, BLOCK 68
BEING

\\23001-Timberbrook\COGQ\FPIAT\PHASE 7\23001-FPIAT-PH7 SHEETS.dwg

PREPARED BY:



**B BLOOMFIELD
HOMES, LP**
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247

OWNERS DEDICATION

STATE OF TEXAS:
COUNTY OF DENTON:

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439, the Carl Boeger Survey, Abstract No. 121, City of Justin, Denton County, Texas, being part of that certain called 299.874 acre tract described in a deed to Bloomfield Homes, L.P. recorded in Document No. 2023-66798 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod found for the most southerly Southeast corner of said 299.874 acre tract, the Southwest corner of a called 9.001 acre tract described in a deed to Milestone Church recorded in Document No. 2022-170409 (DRDCT), and being in the North right-of-way line of FM Highway No. 407 (90' right-of-way width);

THENCE South 89 deg, 20 min, 19 sec, West, along the South line of said 299.874 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", 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 curve to the left, the South line of said 299.874 acre tract, and said North right-of-way line, a distance of 236.72 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", 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 departing said North right-of-way line and continue along said South line and being non-tangent to said curve, a distance of 256.24 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Southwest corner of said 299.874 acre tract;

THENCE North 00 deg, 34 min, 11 sec, West along the West line of said 299.874 acre tract, a distance of 2,320.58 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred as 1/2" capped iron rod set;

THENCE North 89 deg, 37 min, 54 sec, East departing said West line, a distance of 74.37 feet to a 1/2" capped iron rod set;

THENCE South 45 deg, 22 min, 06 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 37 min, 54 sec, East, a distance of 94.40 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 36 min, 11 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 37 min, 54 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg, 23 min, 49 sec, East, a distance of 14.15 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 37 min, 54 sec, East, a distance of 200.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 36 min, 11 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 37 min, 54 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg, 23 min, 49 sec, East, a distance of 14.15 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 41 min, 43 sec, East, a distance of 100.00 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 830.00 feet, a central angle of 06 deg, 56 min, 08 sec., and being subtended by a chord which bears South 85 deg, 57 min, 50 sec, East - 100.41 feet;

THENCE in an easterly direction along said curve to the right, a distance of 100.47 feet to a 1/2" capped iron rod set;

THENCE North 48 deg, 42 min, 42 sec, East non-tangent to said curve, a distance of 13.08 feet to a 1/2" capped iron rod set;

THENCE South 81 deg, 29 min, 31 sec, East, a distance of 50.61 feet to a 1/2" capped iron rod set;

THENCE South 40 deg, 57 min, 03 sec, East, a distance of 15.20 feet to a 1/2" capped iron rod set;

THENCE South 81 deg, 28 min, 35 sec, East, a distance of 123.43 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a circular curve to the left, having a radius of 770.00 feet, a central angle of 02 deg, 44 min, 14 sec., and being subtended by a chord which bears South 82 deg, 50 min, 41 sec, East - 36.78 feet;

THENCE in an easterly direction along said curve to the left, a distance of 36.78 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a reverse circular curve to the right, having a radius of 300.00 feet, a central angle of 04 deg, 55 min, 01 sec., and being subtended by a chord which bears South 81 deg, 45 min, 18 sec, East - 25.74 feet;

THENCE in an easterly direction along said curve to the right, a distance of 25.74 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a reverse circular curve to the left, having a radius of 300.00 feet, a central angle of 11 deg, 07 min, 56 sec., and being subtended by a chord which bears South 84 deg, 51 min, 45 sec, East - 58.20 feet;

THENCE in an easterly direction along said curve to the left, a distance of 58.29 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 34 min, 17 sec, East tangent to said curve, a distance of 131.79 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 34 min, 17 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 34 min, 17 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg, 25 min, 43 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 34 min, 17 sec, East, a distance of 220.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 34 min, 17 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 34 min, 17 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg, 25 min, 43 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 34 min, 17 sec, East, a distance of 111.92 feet to a 1/2" capped iron rod set;

THENCE North 00 deg, 25 min, 43 sec, West, a distance of 120.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 34 min, 17 sec, East, a distance of 155.33 feet to a 1/2" capped iron rod set;

THENCE South 89 deg, 06 min, 31 sec, East, a distance of 52.76 feet to a 1/2" capped iron rod set;

THENCE South 85 deg, 06 min, 29 sec, East, a distance of 158.82 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,990.00 feet, a central angle of 03 deg, 18 min, 37 sec., and being subtended by a chord which bears South 18 deg, 18 min, 02 sec, West - 114.95 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 114.97 feet to a 1/2" capped iron rod set;

THENCE South 32 deg, 01 min, 13 sec, East non-tangent to said curve, a distance of 13.25 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,025.00 feet, a central angle of 06 deg, 05 min, 59 sec., and being subtended by a chord which bears South 77 deg, 12 min, 47 sec, East - 109.07 feet;

THENCE in an easterly direction along said curve to the right, a distance of 109.12 feet to a 1/2" capped iron rod set;

THENCE South 74 deg, 09 min, 47 sec, East tangent to said curve, a distance of 111.24 feet to a 1/2" capped iron rod set;

THENCE North 61 deg, 19 min, 41 sec, East, a distance of 14.26 feet to a 1/2" capped iron rod set;

THENCE South 74 deg, 09 min, 47 sec, East, a distance of 50.01 feet to a 1/2" capped iron rod set;

THENCE South 28 deg, 39 min, 27 sec, East, a distance of 14.02 feet to a 1/2" capped iron rod set;

OWNERS DEDICATION CONT...

THENCE South 74 deg, 09 min, 47 sec, East, a distance of 220.03 feet to a 1/2" capped iron rod set;

THENCE North 61 deg, 25 min, 32 sec, East, a distance of 14.29 feet to a 1/2" capped iron rod set;

THENCE South 74 deg, 09 min, 46 sec, East, a distance of 50.01 feet to a 1/2" capped iron rod set;

THENCE South 28 deg, 33 min, 13 sec, East, a distance of 13.99 feet to a 1/2" capped iron rod set;

THENCE South 74 deg, 09 min, 48 sec, East, a distance of 130.03 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" in the East line of said 299.874 acre tract and the West right-of-way line of Timberbrook Parkway as shown in the final plat of Timberbrook, Phase 3B-4A recorded in Document No. 2022-326 of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 15 deg, 50 min, 13 sec, West along said East line and West right-of-way line, a distance of 50.00 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL";

THENCE South 29 deg, 50 min, 43 sec, East along said East line and West right-of-way line, a distance of 14.31 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,260.00 feet, a central angle of 14 deg, 46 min, 55 sec., and being subtended by a chord which bears South 06 deg, 51 min, 16 sec, West - 324.17 feet;

THENCE in a southerly direction along said curve to the left and said East line and West right-of-way line, a distance of 325.07 feet to a 1/2" capped iron rod set;

THENCE South 00 deg, 32 min, 12 sec, East tangent to said curve and continue along said East line and West right-of-way line, a distance of 50.58 feet to a 1/2" capped iron rod set for the most easterly Southeast corner of said 299.874 acre tract and the Northeast corner of a called 32.216 acre tract described in a deed to JT Ladera, LLC recorded in Document No. 2022-169892 (DRDCT);

THENCE South 89 deg, 27 min, 48 sec, West departing said West right-of-way line and continue along the North line of said 32.216 acre tract and the South line of said 299.874 acre tract, a distance of 1,553.61 feet to a 1/2" capped iron rod found stamped "McADAMS" for the Northwest corner of said 32.216 acre tract and an ell corner of said 299.874 acre tract;

THENCE South 00 deg, 25 min, 43 sec, East along the East line of said 299.874 acre tract and the West line of said 32.216 acre tract and the West line of said 9,001 acre tract, a distance of 1,563.76 feet to the **POINT OF BEGINNING**, containing 3,365,525 square feet or 77.262 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, BLOOMFIELD HOMES, LP and NORTHWEST ISD acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of TIMBERBROOK, PHASE 7, a subdivision to the City of Justin, Texas, and whose name is subscribed hereof, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way, and public places thereon shown for the purpose and consideration therein expressed.

WITNESS our hand, this the ____ day of _____, 20__.

BLOOMFIELD HOMES, LP
a Texas Limited Partnership

By: BLOOMFIELD PROPERTIES, INC.,
a Texas Corporation, General Partner

By: _____
Donald J. Dykstra, President

NORTHWEST ISD

By: Northwest ISD

By: _____
Name, Title

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donald J. Dykstra, President of Bloomfield Properties, Inc., the General Partner of Bloomfield Homes, LP, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

this the ____ day of _____, 20__.

Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ of Northwest ISD, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

this the ____ day of _____, 20__.

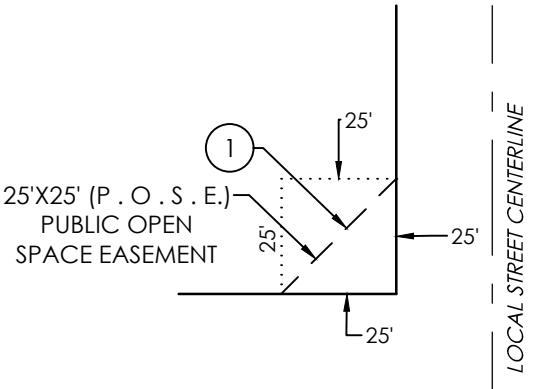
Notary Public, State of Texas

My Commission Expires: _____

GENERAL NOTES:

- Bearings are oriented to Texas State Plane Coordinate System, North Central Zone (4202). North American datum of 1983 as derived from GPS observation.
- All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GMCIVIL", unless otherwise noted.
- Selling a portion of this subdivision by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
- According to the Flood Insurance Rate Map (FIRM) panel 48121C0480G, effective April 18, 2011. This subdivision is located in a portion of Flood Insurance Zone "X" (non-shaded), being defined as areas determined to be outside the 0.2% annual chance floodplain (500-year)
- Any franchised public utility, including the City of Justin shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective system on any of the easements shown on the Plat. Any franchised public utility including the City of Justin, shall have the right at all times of ingress and egress to to and from upon said easements for the purpose of constructing, reconstructing, inspection, patrol,maintaining, and adding or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining two (2) intersecting public streets and shall have a minimum dimension of twenty-five feet (25') along each portion adjacent to a public street right-of -way. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining (1) public street and an alley and/or an improved private street and shall have a minimum dimension of twenty feet (20') along the portion adjacent to an alley and/or approved private street.
- Lot 51X, Block 39, and Lots 28X, 30X, Block 66, is a private HOA/Developer owned and maintained by the Timberbrook Homeowner's Association.
- Tracts A-J, BLOCK 67 to be deeded to adjacent property owner upon recordation of Timberbrook, Phase 7 final plat.
- Tract A1, Block 67 is reserved for a 100' x 100' surface site.

SITE DATA TABLE		
	SQ. FT.	ACRES
GROSS AREA	3365525	77.262
PUBLIC RIGHT-OF-WAY	690103	15.843
NET AREA	2675422	61.419
AREA OF OPEN SPACE ("X LOTS")	1132199	25.992
AREA OF TRACTS A-J, A1	143993	3.306
AREA OF RESIDENTIAL LOTS	1399231	32.122
TOTAL RESIDENTIAL LOTS		203
TOTAL NON-RESIDENTIAL LOTS ("X LOTS")		5
TOTAL NUMBER OF TRACTS A-J, A1		11



NOTE:
DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.

TYPICAL STREET INTERSECTION
N.T.S.

25'x25' PUBLIC OPEN SPACE EASEMENT

PREPARED BY:



GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TrEng Firm # F-5944 | TrSurv Firm # 10021700

OWNER:

BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

OWNER:

NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247

CERTIFICATE OF SURVEYOR

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground March 2023

GMCivil
2559 SW Grapevine Pkwy.
Grapevine, Texas 76051
(817) 329-4373

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 11/17/2023 7:54 AM

CERTIFICATE OF APPROVAL

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Justin, Texas, and is hereby approved by such Commission.

Dated this ____ day of _____, 20__.

By: _____
Chairman

ATTEST :

By: _____
Secretary

The City Council of Justin on _____, 20__, voted affirmatively to adopt this plat and approve it for filing of record.

By: _____
Mayor

ATTEST :

By: _____
City Secretary

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 11/17/2023 7:54 AM

**FINAL PLAT
OF
TIMBERBROOK, PHASE 7**

LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67, LOT 1X, BLOCK 68

BEING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121

CITY OF JUSTIN, DENTON COUNTY, TEXAS

203 RESIDENTIAL LOTS, 15 NON-RESIDENTIAL LOTS
Date: November 2023

SHEET 5 of 5

CITY CASE No.
XX-XXX-XXXXX



PLANNING & ZONING COMMISSION MEETING

Staff Report
January 16, 2024

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

PROJECT: Consider and act upon a recommendation for a Replat to subdivide one lot into two lots legally described as Lot 8R and Lot 8R1, Fox Bane Estates. Generally located north from the intersection of Sam Reynolds Road and Mary Polk Road.

APPLICANT: Marcus Miller, Lonestar Land Survey

**EXECUTIVE
SUMMARY:**

The Applicant is requesting a Replat in the Extraterritorial Jurisdiction (ETJ) to subdivide one lot into two lots. Lot 8R will be 1.78 acres and Lot 8R1 will be one-acre. The City will not be providing any services to the property (water, sewer, roads). Since the proposed plat is under four lots a preliminary plat is not required per Chapter 42 subdivision ordinance.

DETAILS: According to Sec. 52-43 all replats are subject to a Public Hearing and require Planning and Zoning Commission recommendation and Council action.

**ACCESS &
SERVICES:**

There is one access point off of Mary Polk Road. The services utilized will be septic and well water, which is permitted through Denton County and TCEQ. The services that will be provided by the County and TCEQ are noted on the plat.

ROW

DEDICATION: None per the Comprehensive plan.

ACTION CONSIDERED:

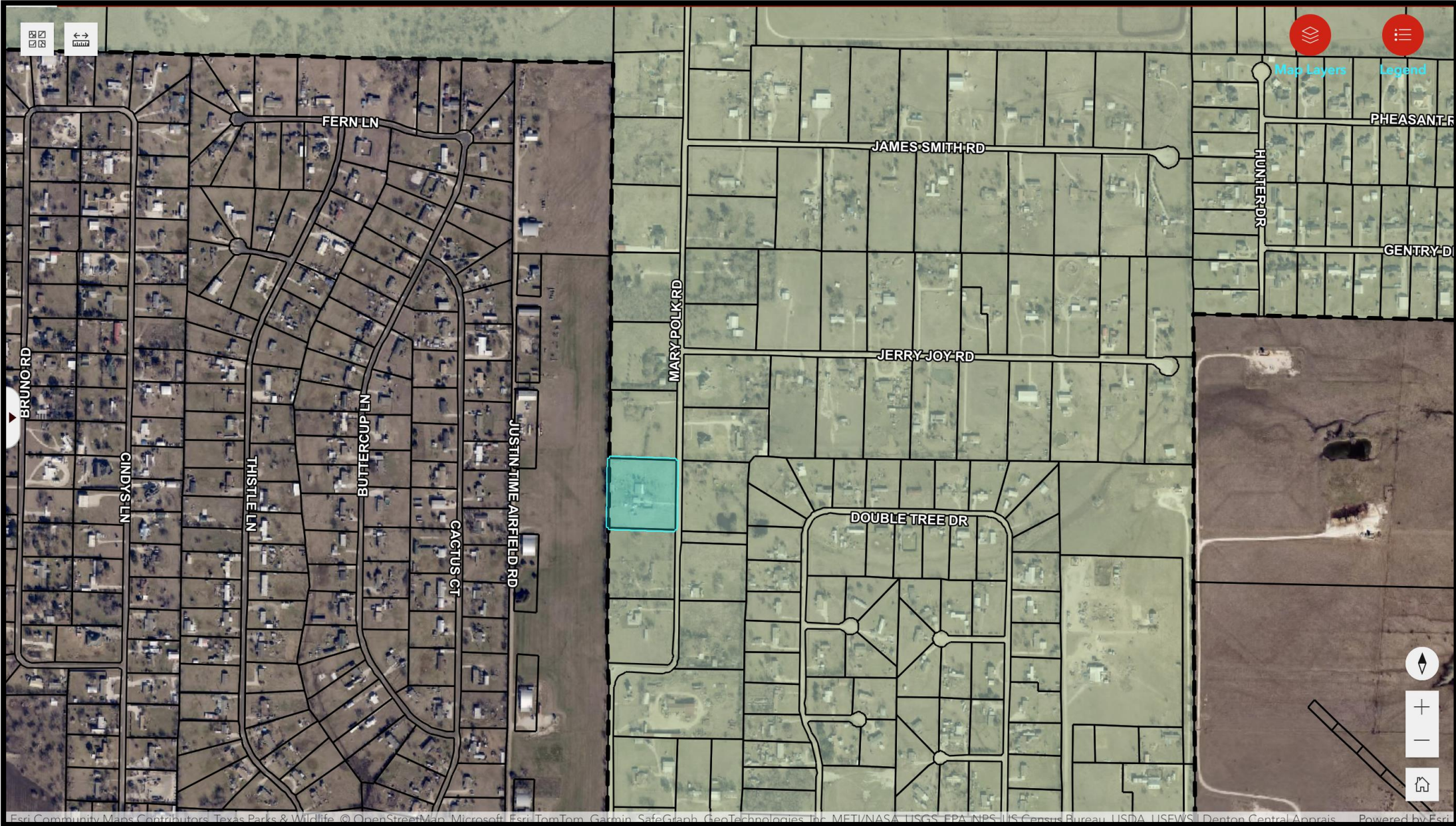
- 1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

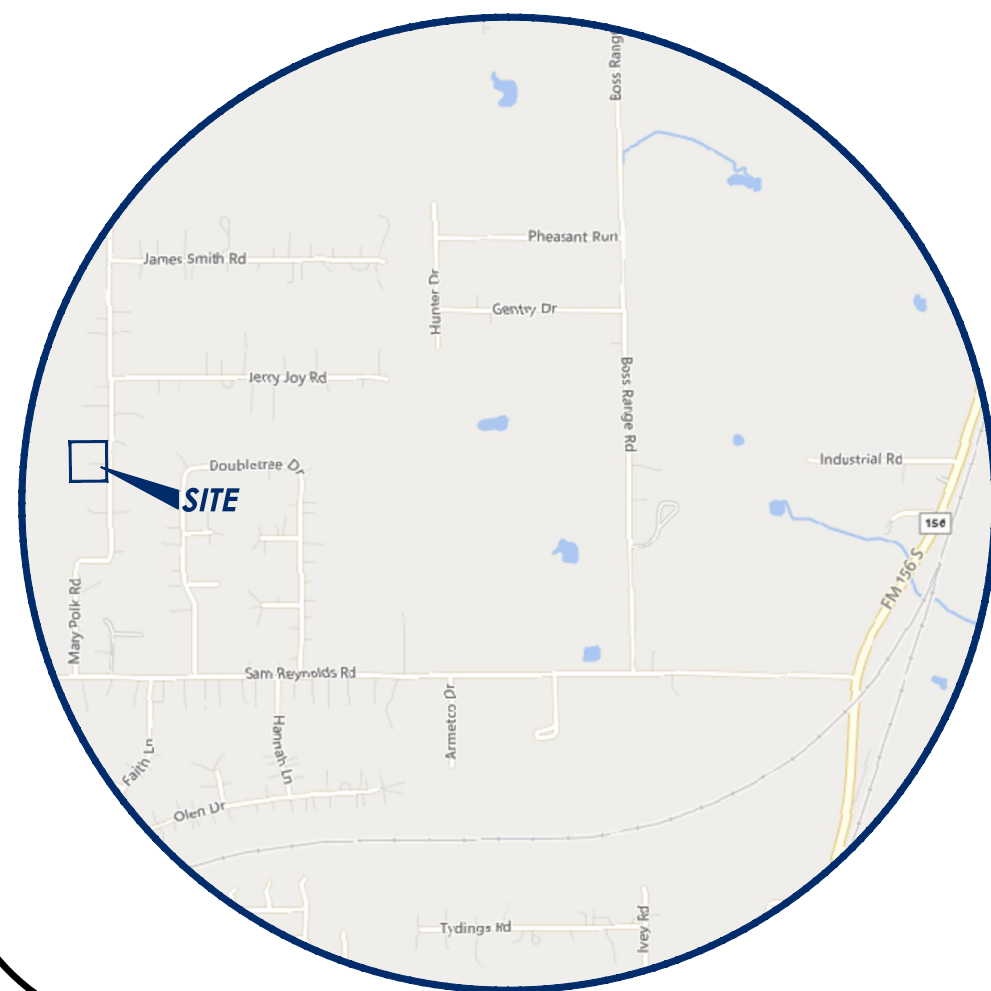
STAFF RECOMMENDATION:

Staff recommends approval based on the Plat meeting all of the requisite conditions.

ATTACHMENTS:

- (A) Map
- (B) Supporting Documentation





MARSHALL.MILLER@LONESTARLANDSURVEYING.COM