



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
FEBRUARY 20, 2024
415 N. COLLEGE AVE.
6:30 PM**

WORK SHOP SESSION AGENDA (6:30 PM)

- A. Call to Order and Roll Call.
- B. Briefing regarding the January 25th and February 8th Council Meetings
 - a. Glen Coe Carwash SUP (February 8th)
 - b. Foxbane Estates Replat (February 8th)
 - c. Temporary Batch Plant Timberbrook (February 8th)
- C. Discuss Unified Development Code Update
- D. Discuss Talley Blvd Breakout from FM 1171
- E. Discuss Range Creek Development
- F. Discuss regular agenda items.
- G. 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 February 20, 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 and act upon a recommendation to City Council for a final plat for Timberbrook Crossing legally described as Lots 1-4, Block A. Generally located northeast from the intersection of FM 407 and Timberbrook Parkway.

5. FUTURE AGENDA ITEMS:

- A. Gaston House SUP
- B. Meadowlands Ph I
- C. Trafford Terrace
- D. Justin Elementary School

6. DEVELOPMENT UPDATE:

- A. Development Update

7. EXECUTIVE SESSION :

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.

8. 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 16th of February by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

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 and Zoning Commission Coversheet
February 20, 2024
415 N. COLLEGE AVE.

Agenda Item: A. (CONSENT ITEMS:)

Title: Consider and act upon a recommendation to City Council for a final plat for Timberbrook Crossing legally described as Lots 1-4, Block A. Generally located northeast from the intersection of FM 407 and Timberbrook Parkway.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval as presented based on the plat meeting all of the requisite regulations.

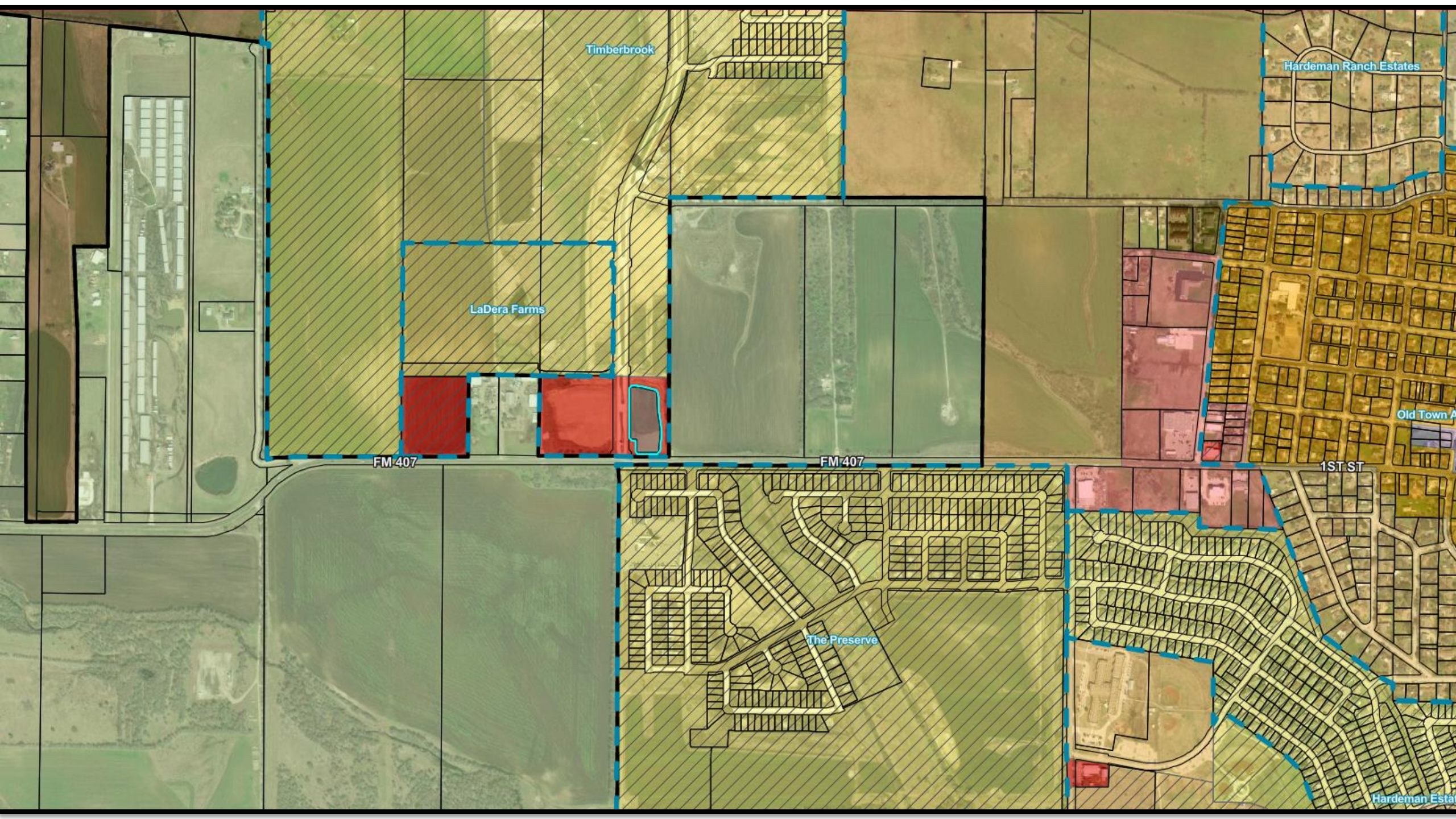
Background:

On July 25, 2023, City Council approved a Site Plan with a variance to landscaping requirement for the Timberbrook Commercial development. The Applicant is requesting a final plat for Timberbrook Crossing. The plat consists of four commercial lots, which will entail office buildings, a daycare, and medical uses. If approved the Applicant expects to submit Building Permits in early March.

City Attorney Review: No

Attachments:

1. Final Plat
2. Timberbrook Crossing Map



Timberbrook

Hardeman Ranch Estates

LaDera Farms

FM 407

FM 407

1ST ST

Old Town A

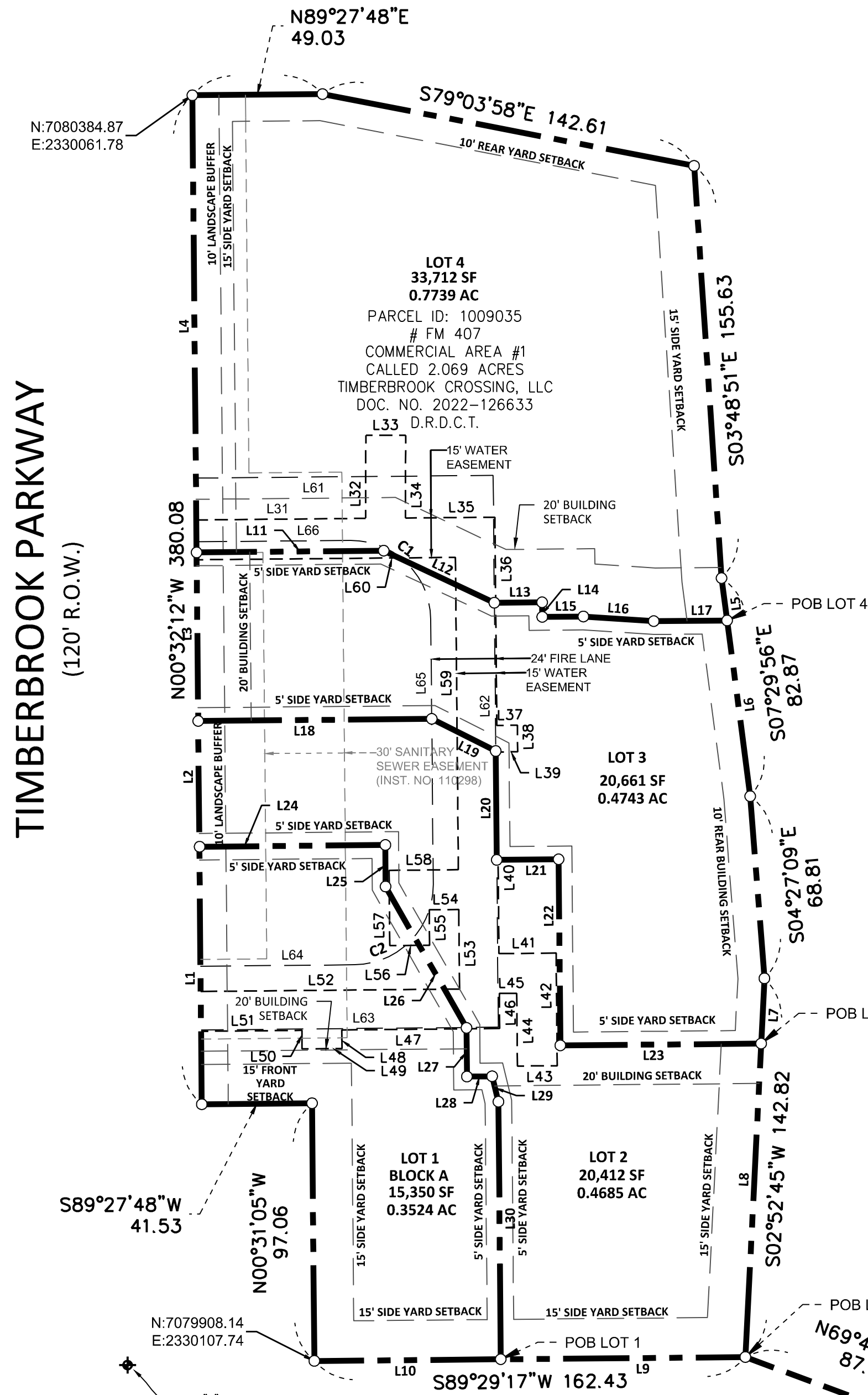
The Preserve

Hardeman Estates

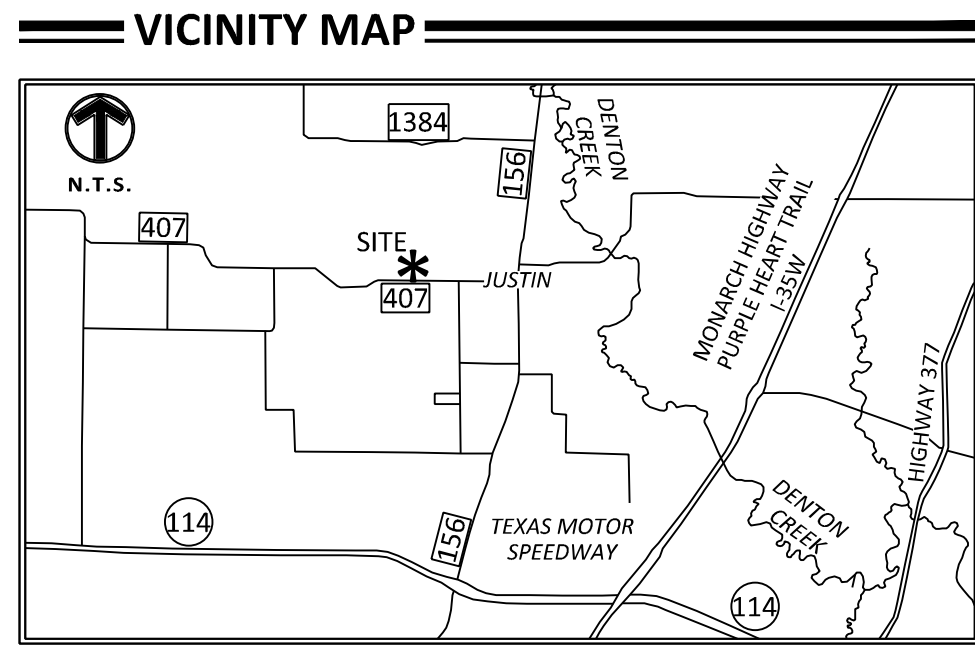
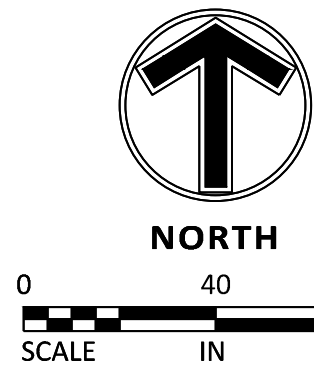
NO	DATE	BY	CKD	APPR	COMMENT

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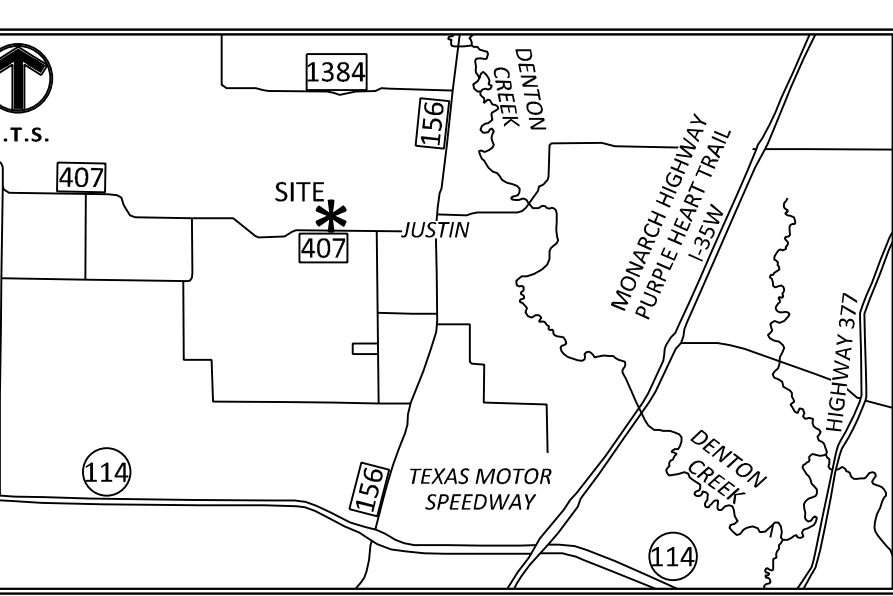
PARCEL ID: 983714
(REMAINDER OF)
TRACT 1
CALLED 186.362 ACRES
BLOOMFIELD HOMES, LP
DOC. NO. 2021-106330, D.R.D.C.T.



PARCEL ID: 68280
10520 F.M. 407
FIRST TRACT, CALLED 45 ACRES
RAYMOND A. HADDOCK & ELSE LOU HADDOCK
DOC. NO. 2011-19599, D.R.D.C.T.



VICINITY MAP



SITE DATA

AREA		
GROSS SITE AREA	90,128.21 SF	2.07 AC
NET SITE AREA	90,128.21 SF	2.07 AC
LOT SUMMARY		
LOT 1 SIZE	15,347 SF	0.3523 AC
LOT 2 SIZE	21,114 SF	0.4847 AC
LOT 3 SIZE	19,958 SF	0.4582 AC
LOT 4 SIZE	33,712 SF	0.7739 AC

LEGEND

● FOUND MONUMENT	— BOUNDARY LINE	--- EASEMENT LINE
○ FOUND CAST IRON MONUMENT	— RIGHT-OF-WAY LINE	--- SETBACK LINE
⊙ FOUND RIGHT-OF-WAY MONUMENT	--- UNDERLYING / ADJACENT LOT TIE LINE	--- RESTRICTED ACCESS TREE LINE
○ SET 5/8" MARKED "SAMBATEK"	--- SECTION LINE	--- CONCRETE CURB
○ SET CIM	--- PLAT DISTANCE (100.00)	--- BUILDING LINE
⊗ GATE VALVE / HYDRANT	--- WATERMAIN	--- BUILDING CANOPY
⊙ SANITARY MANHOLE	--- SANITARY SEWER	--- BITUMINOUS SURFACE
⊙ CLEAN OUT	--- STORM SEWER	--- CONCRETE SURFACE
⊙ STORM MANHOLE	--- UNDERGROUND ELECTRIC	
⊙ STORM CATCH BASIN	--- UNDERGROUND TELEPHONE	○ DECIDUOUS TREE
△ FLARED END SECTION	--- UNDERGROUND GAS	○ CONIFEROUS TREE
△ TRANSFORMER	--- OVERHEAD ELECTRICAL WIRE	○ SPOT ELEVATION
★ LIGHT	--- CHAIN LINK FENCE	--- CONTOUR
✓ GUY ANCHOR	--- WOOD FENCE	
□ UTILITY POLE	--- WIRE FENCE	
□ GUARD POST	--- WET LAND	
□ SIGN	--- RETAINING WALL	ST # 999.9 SOIL BORING
□ GAS METER	--- BLOCK RETAINING WALL	## REGULAR PARKING
⊙ GAS MANHOLE	--- STONE RETAINING WALL	TRAFFIC MARKERS
⊙ ELECTRIC MANHOLE	--- POND / WATER LINE	
⊙ ELECTRIC METER	--- FEMA FLOOD ZONE LINE	
□ TELEPHONE PEDESTAL	--- CITY LIMIT LINE	
□ CABLE TV BOX	--- EXIST. FLOW DIRECTION	
⊙ COMMUNICATIONS MANHOLE	POB POINT OF BEGINNING	
	POC POINT OF COMMENCEMENT	
	ROW RIGHT OF WAY	

OWNER/DEVELOPER
TIMBERBROOK CROSSING, LLC
2819 EXCHANGE BLVD
SOUTHLAKE, TEXAS 76092
TEL: (252) 626-5279
CONTACT: STEVE SCHREIBER

ENGINEER/SURVEYOR
SAMBATEK
13355 NOEL ROAD, SUITE 1100 DALLAS, TEXAS 75240
TEL: (972) 836-3190
ENGINEER CONTACT: CONNOR MURRELL
SURVEYOR CONTACT: LONDON RYON

LOT LINE TABLE		
LINE ID	LENGTH	DIRECTION
L1	97.01	N0°32'12"W
L2	47.36	N0°32'12"W
L3	63.50	N0°32'12"W
L4	172.21	N0°32'12"W
L5	16.09	S7°29'56"E
L6	66.78	S7°29'56"E
L7	24.58	S2°52'45"W
L8	118.24	S2°52'45"W
L9	92.18	S89°29'17"W
L10	70.24	S89°29'17"W
L11	70.50	N89°27'48"E
L12	46.07	S64°48'21"E
L13	18.00	N89°27'48"E
L14	5.50	S0°32'12"E
L15	15.50	N89°27'48"E
L16	26.58	S86°13'14"E
L17	27.64	N89°27'48"E
L18	88.00	N89°27'48"E
L19	27.00	S63°17'18"E
L20	41.00	S0°32'12"E

LOT LINE TABLE		
LINE ID	LENGTH	DIRECTION
L21	23.31	N89°27'32"E
L22	70.11	S0°32'11"E
L23	75.66	N89°27'53"E
L24	70.08	N89°27'48"E
L25	15.64	S0°13'40"E
L26	61.36	S29°48'18"E
L27	18.33	S0°32'12"E
L28	9.50	N89°27'48"E
L29	9.87	S13°52'32"E
L30	97.00	S0°31'05"E
L31	63.81	N89°28'20"E

WATER EASEMENT TABLE		
LINE ID	LENGTH	DIRECTION
L31	63.81	N89°28'20"E
L32	31.18	N0°07'01"E
L33	15.00	S89°52'59"E
L34	31.18	N0°07'01"E
L35	33.69	N89°28'20"E
L36	78.43	S0°32'01"E
L37	7.74	N89°27'48"E
L38	10.00	S0°32'12"E
L39	7.74	S89°27'48"W
L40	75.97	S0°32'12"E
L41	21.54	N89°27'48"E
L42	42.42	S0°32'12"E
L43	15.00	S89°27'48"W
L44	27.42	N0°32'12"W
L45	6.54	S89°27'48"W
L46	13.19	S0°32'12"E
L47	59.50	S89°27'48"W
L48	7.00	S0°32'12"E
L49	15.00	S89°27'48"W
L50	7.00	N0°32'12"W

WATER EASEMENT TABLE		
LINE ID	LENGTH	DIRECTION
L51	38.00	S89°27'48"W
L52	97.50	N89°27'48"E
L53	29.94	N0°32'12"W
L54	11.12	S89°27'48"W
L55	13.36	S0°32'12"E
L56	15.00	S89°41'29"W
L57	28.30	N0°32'12"W
L58	26.12	N89°27'48"E
L59	117.65	N0°32'08"W
L60	97.50	S89°28'20"W

FIRE LANE LINE TABLE		
LINE ID	LENGTH	DIRECTION
L61	112.00	S89°27'48"W
L62	207.86	N0°32'12"W
L63	112.00	N89°27'48"E
L64	58.00	N89°27'48"E
L65	99.86	N0°32'12"W
L66	58.00	S89°27'48"W

FIRE LANE CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.12	30.00	90°00'02"	42.43	N45°32'10"W
C2	47.12	30.00	90°00'00"	42.43	N44°27'48"E

THIS PLAT FILED AS INSTRUMENT NO. D _____, DATE _____

FINAL PLAT OF TIMBERBROOK CROSSING LOTS 1-4, BLOCK A

SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN, DENTON COUNTY, TEXAS

SHEET
1
1 OF 2

NO.

TIMBERBROOK CROSSING

