

Vacant, Place 1
Tomas Mendoza, Place 2
John Mounce, Place 3



James Castle, Place 4
Daniel Dennis, Place 5
Shelby St. Claire, Mayor Pro-Tem, Place 6

James Clark, Mayor
CITY OF JUSTIN
CITY COUNCIL AGENDA
JUNE 20, 2024
415 N. COLLEGE AVE.
6:00 PM

A) CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

Texas Flag: *"Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible"*

B) PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the mayor may impose a three-minute limitation on any person addressing the Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

C) JOINT WORK SHOP

1. The City Council will conduct a joint workshop with the Planning and Zoning Commission to discuss updates from the Texas Department of Transportation (TxDot) and Innovative Transportation Solutions, Inc. regarding roadway projects.
2. The City Council will conduct a joint workshop with the Planning and Zoning Commission to discuss the Unified Development Code.

D) ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council 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, and said notice posted this June 14th by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Matthew Cyr

Matthew Cyr, Director of Development Services and Economic Development



City Council Coversheet
June 20, 2024
415 N. COLLEGE AVE.

Agenda Item: 1. (JOINT WORK SHOP)

Title: The City Council will conduct a joint workshop with the Planning and Zoning Commission to discuss updates from the Texas Department of Transportation (TxDot) and Innovative Transportation Solutions, Inc. regarding roadway projects.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Discuss accordingly.

Background:

The Texas Department of Transportation (TxDot) will provide an update regarding roadway projects within the City of Justin and adjacent areas. Innovative Transportation Solutions, Inc. will be providing an update related to Denton County roadway projects and the Denton County Bond program.

Amanda Miller will be available from TxDot to discuss along with John Pollster from Innovative Transportation Solutions, Inc.

City Attorney Review: No

Attachments:

1. 062024 Presentation



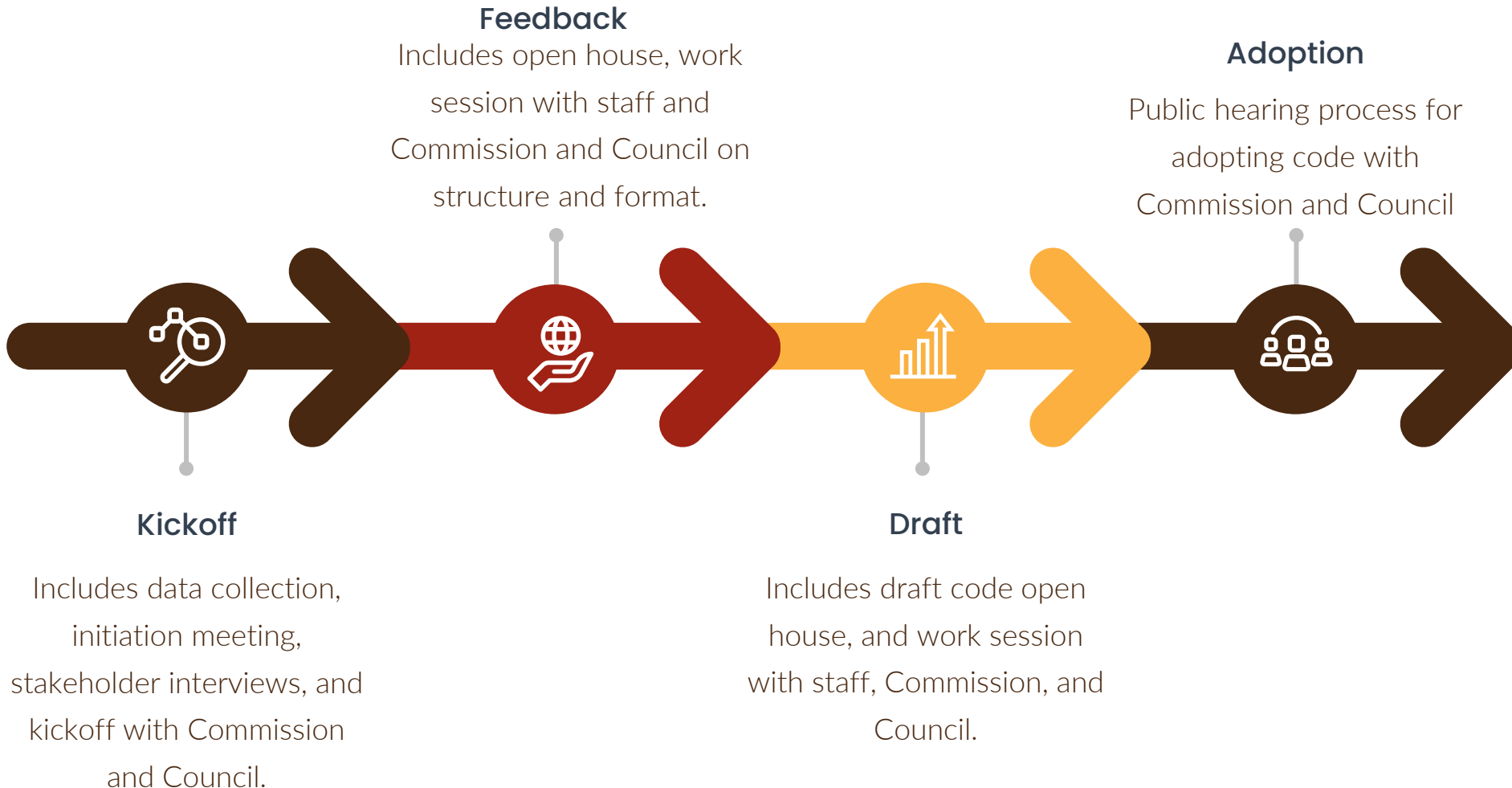
JUSTIN
— 1887 —

Justin Unified Development Code

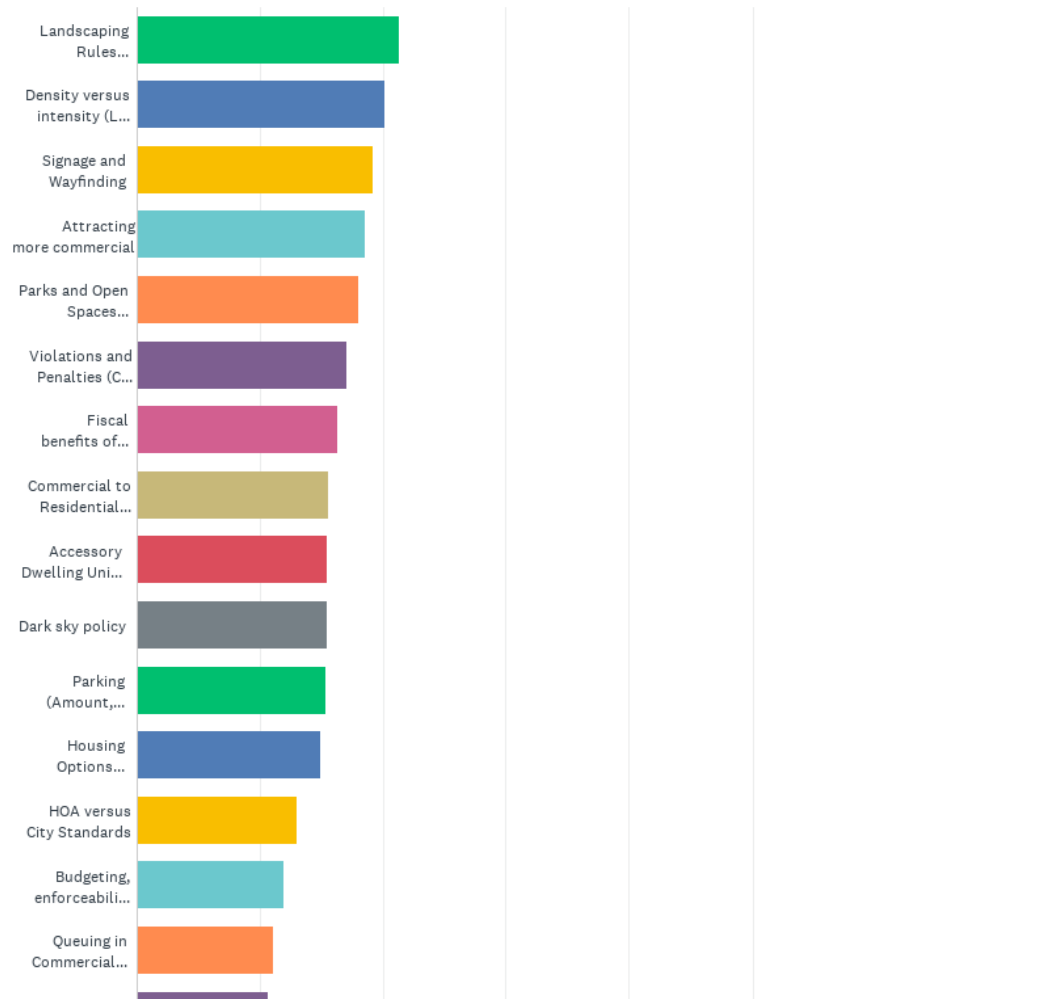
City of Justin

June 20, 2024

Timeline



Q2 Rank your preferred "Hot Topics" from the Joint Work Session. (Place the subject you are most interested in discussing at the top and least at the bottom)



IMAGINE JUSTIN

Hot Topics Rankings



Advisory Group Rankings

Top three rankings are listed below but hot topics are based on the top ten results which design team will use to frame the rest of the code.



LANDSCAPING RULES



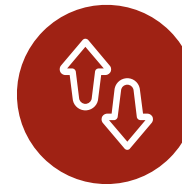
DENSITY VS INTENSITY



SIGNAGE AND WAYFINDING

IMAGINE JUSTIN

Parks and Open Space



Long Range Policies

Plans such as Comprehensive and Parks and Trails give direction on policy and priority of spaces.



Zoning Ordinance – Chapter 52

Requires developments of a certain size to dedicate parkland to continue to grow the park and open space system.

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Parks and Open Space



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Unsuitable if any area primarily located in the 100-year flood way.

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Parks and Open Spaces



Parkland Dedication

Adjust parkland dedication to current city needs based on population, maintenance, and community feedback.



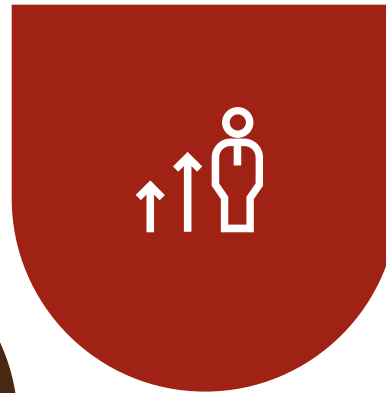
Development Focused

Incentivize private developers to take on the parks and open space community needs by allowing flexible regulations.



Park Standards

Provide more guidance regarding parks and open spaces that are required for development.



Public Project Oriented

Revise the dedication in lieu funding mechanism to better position the City of Justin to take a pro-active approach to parks and open spaces.



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Other Municipalities



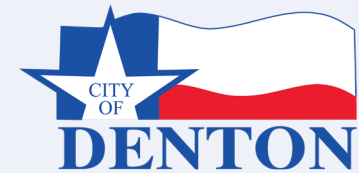
One acre per 30 dwelling units and dedication of trails through non-residential according to master plan.



One acre per 50 dwellings units.
One acre per 50 acres of commercial and industrial development.



One acre per 51 dwelling units.

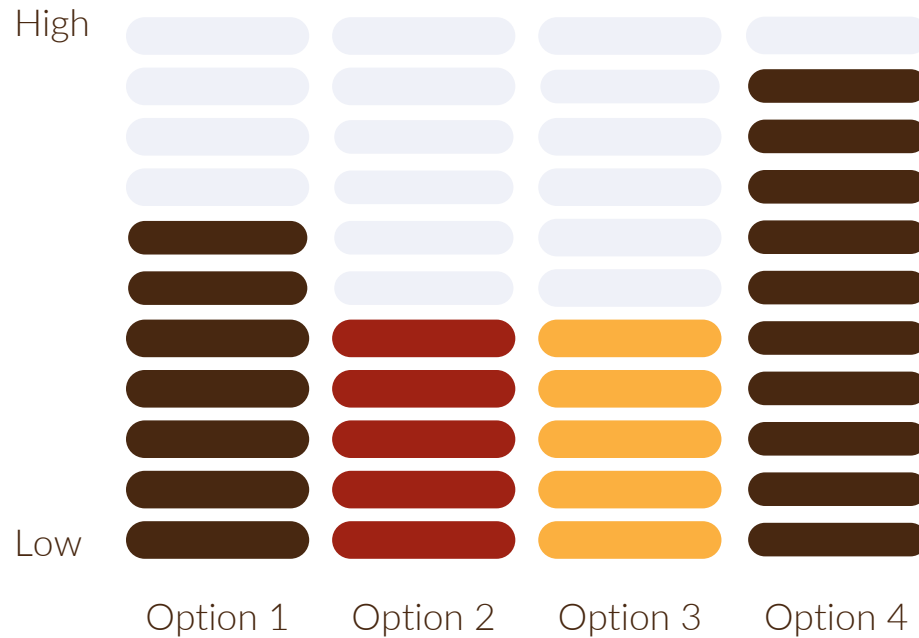


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Hot Topics Development Survey



Parks and Open Spaces



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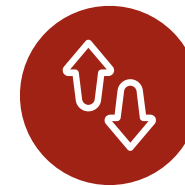
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Residential Conversions



Conversions

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Current Regulations

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Challenges

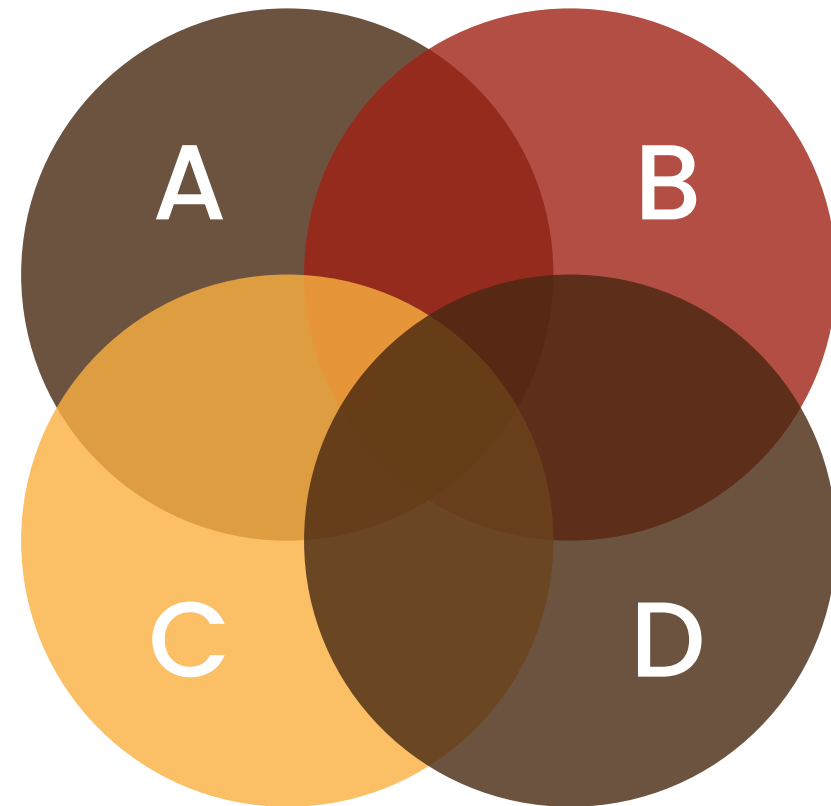
Some common obstacles include fire, ADA, and building codes that require significant investment to comply with.

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Residential Conversions



- ✓ The Zoning Ordinance should allow residential conversions to happen according to private market and streamline process.
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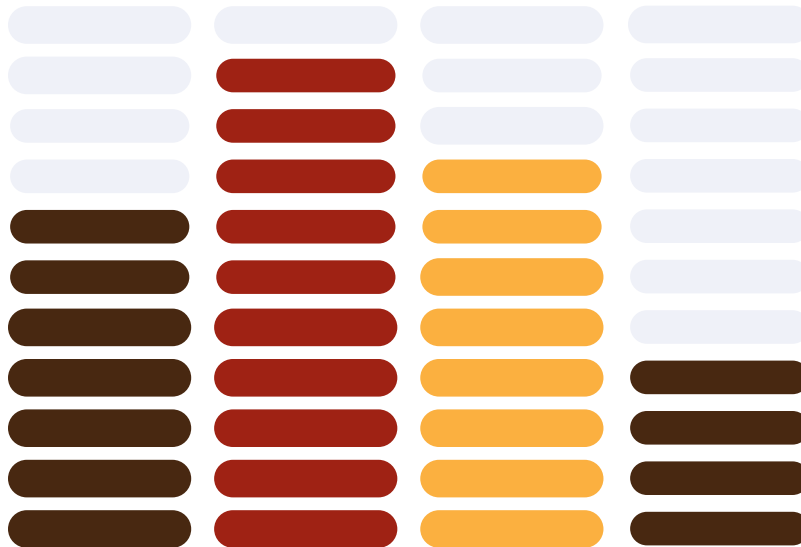


Hot Topics Development Survey



Residential Conversions

High



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Option 2

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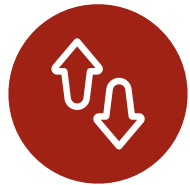
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IMAGINE JUSTIN

Form Based Code



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Priority on District Cohesiveness

This type of code looks to preserve district feel and uniqueness by impacting the design of the building and how it interacts with the public.

Residential Conversions



IMAGINE JUSTIN

Other Municipalities



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Zoning District is a
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code.



Oak Street
Corridor Zoning
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Mixed-use zoning
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Includes several
hybrid form-based
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including overlays and
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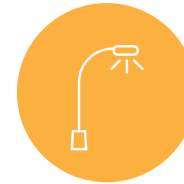
IMAGINE JUSTIN

Dark Sky Regulations



Dark Sky Ordinances

Dark Sky regulations are standards for preserving a view of rural skies.



Current Regulations

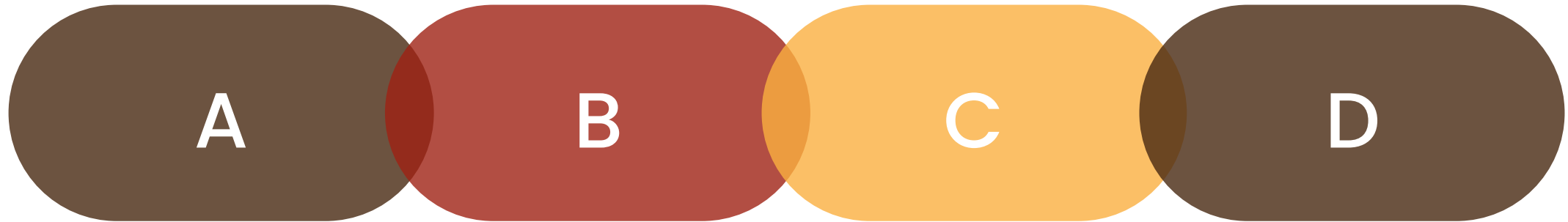
Currently lighting is regulated by Chapter 52 (Zoning Ordinance) with standard rules on residential and non-residential lighting of parking lots.

Dark Sky International

Dark Sky International is an organization that provides model ordinances and user guides for better understanding dark sky regulations.

WRITE SOMETHING HERE

Dark Sky Regulations



Model Code

Justin should adopt the model ordinance from Dark Sky International as part of the UDC.

Hybrid Model Code

Focus on a compromise that pulls in elements of the Dark Sky model but specific to Justin.

Neighbor Focused

Include regulations for light pollution onto other properties but not Dark Sky.

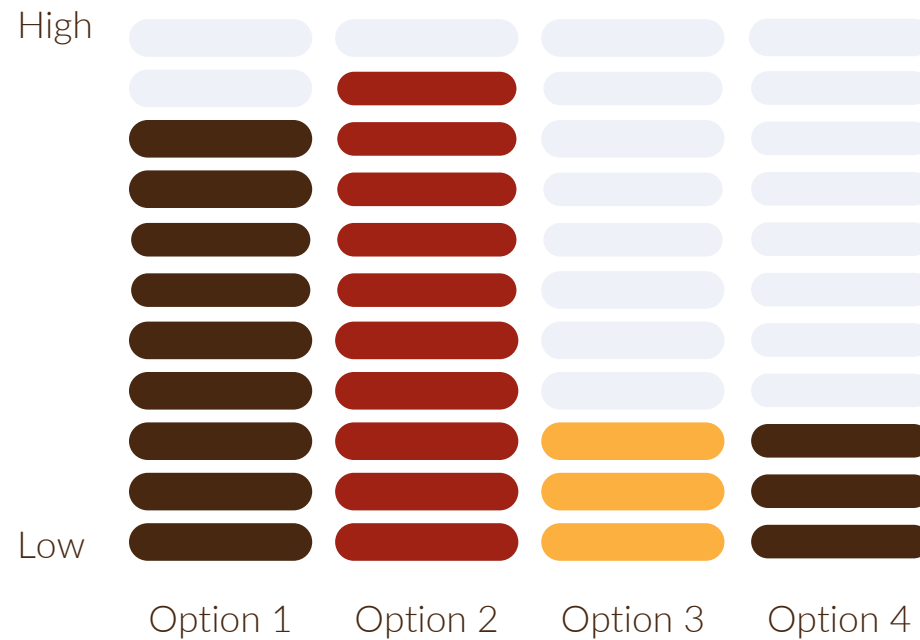
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Hot Topics Development Survey



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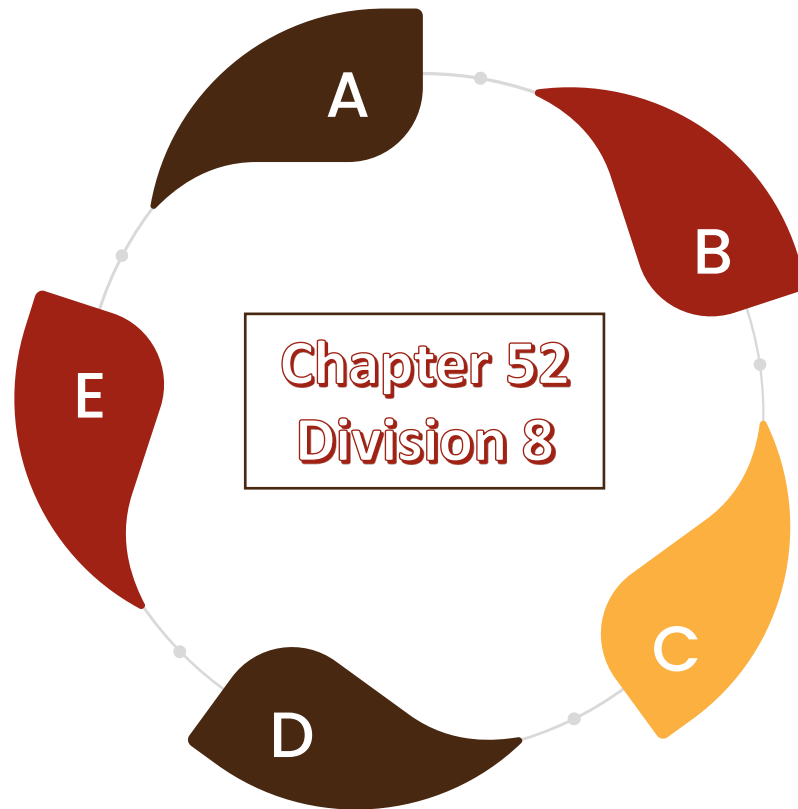
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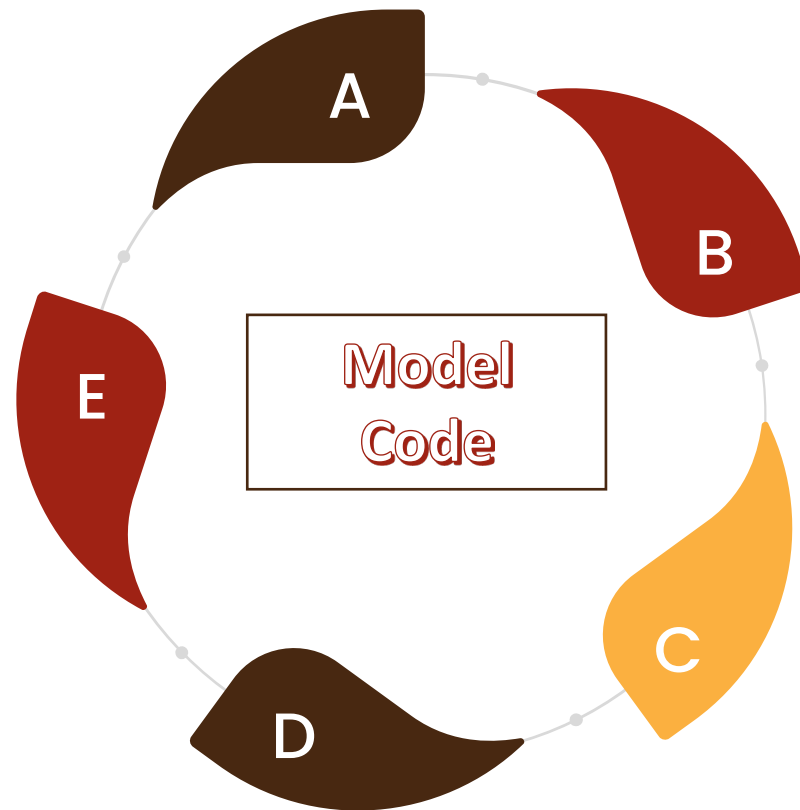
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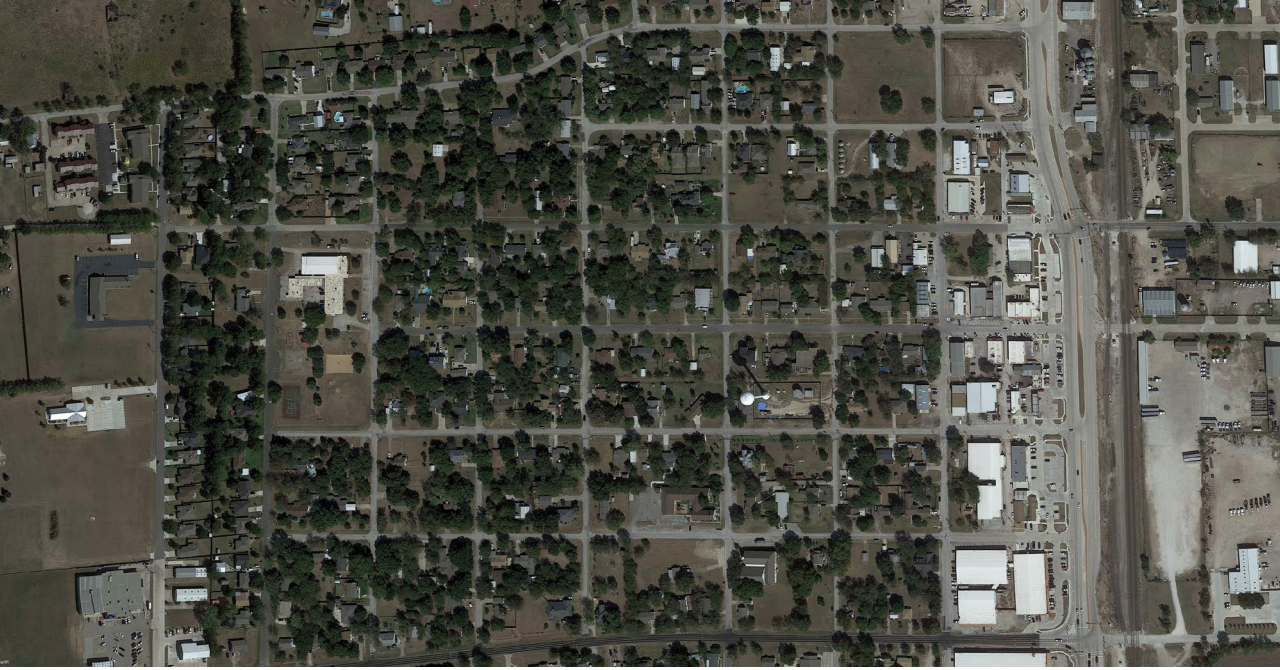
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- Commercial outdoor uplighting is prohibited.
- Commercial lighting shall not shine on adjacent dwellings or produce more than 0.2 foot candles of light on adjacent property.
- Outdoor internally-illuminated signs shall be constructed with opaque or colored backgrounds.
- Minimum graphics to depict definitions or regulations.

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Dark Sky Regulations



- Includes lighting zones that create more specific target regulations based on uses.
- Regulates site based on total site lumens as well as off-site impact.
- Provides definitions and examples of shielded lighting fixtures.
- Regulates lighting based on time of use and automatic dimming or shut offs.
- Special Permit for complex sites including sport facilities, construction lighting, and industrial sites.



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Density vs Intensity



Density

Common metric used for residential land uses including dwelling units per acre or minimum lot sizes. Density can also be used for non-residential land uses by utilizing floor area ratio (FAR) metrics. FAR uses maximum floor area as a ratio for defining density and allowing a certain amount of development within a property whether vertical or horizontal.

Intensity

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Residential

Residential dwellings compared to land creates a baseline of value for both businesses and city services using sales and property tax. Variety of housing is also an important component to retention of population over time.



Commercial and Industrial

Businesses use the residential value to make decisions on viability of an investment in addition to economic incentives.



City Services

City services are derived from their budget which is made primarily from property and sales tax.



Quality of Life

Quality of life is difficult to measure but having a balance of recreational, adequate public infrastructure (streets, water, and sewer), and private amenities including restaurants, shopping, and activities.

UNIFIED DEVELOPMENT CODE

What's Next?



Drafting Phase

Internal drafting of code, organizational scenarios, and peer review through July.



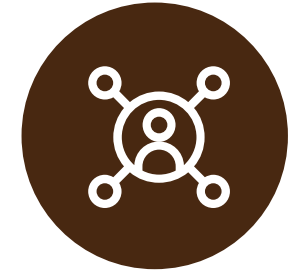
Regular Check-ins

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Staff Review

Internal staff review using development scenarios through July.



Second Public Open House

UDC Draft Public Open House in August/September



City Council Coversheet
June 20, 2024
415 N. COLLEGE AVE.

Agenda Item: 2. (JOINT WORK SHOP)

Title: The City Council will conduct a joint workshop with the Planning and Zoning Commission to discuss the Unified Development Code.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Discuss accordingly.

Background:

This is a continuation from the discussion that occurred on May 2, 2024, regarding the Unified Development Code (UDC). The hot topics that will be discussed are the following: Parks and Open Space, Residential Conversions, Dark Sky Regulations, and Density vs Intensity.

City Attorney Review: No

Attachments:

1. 062024 Presentation



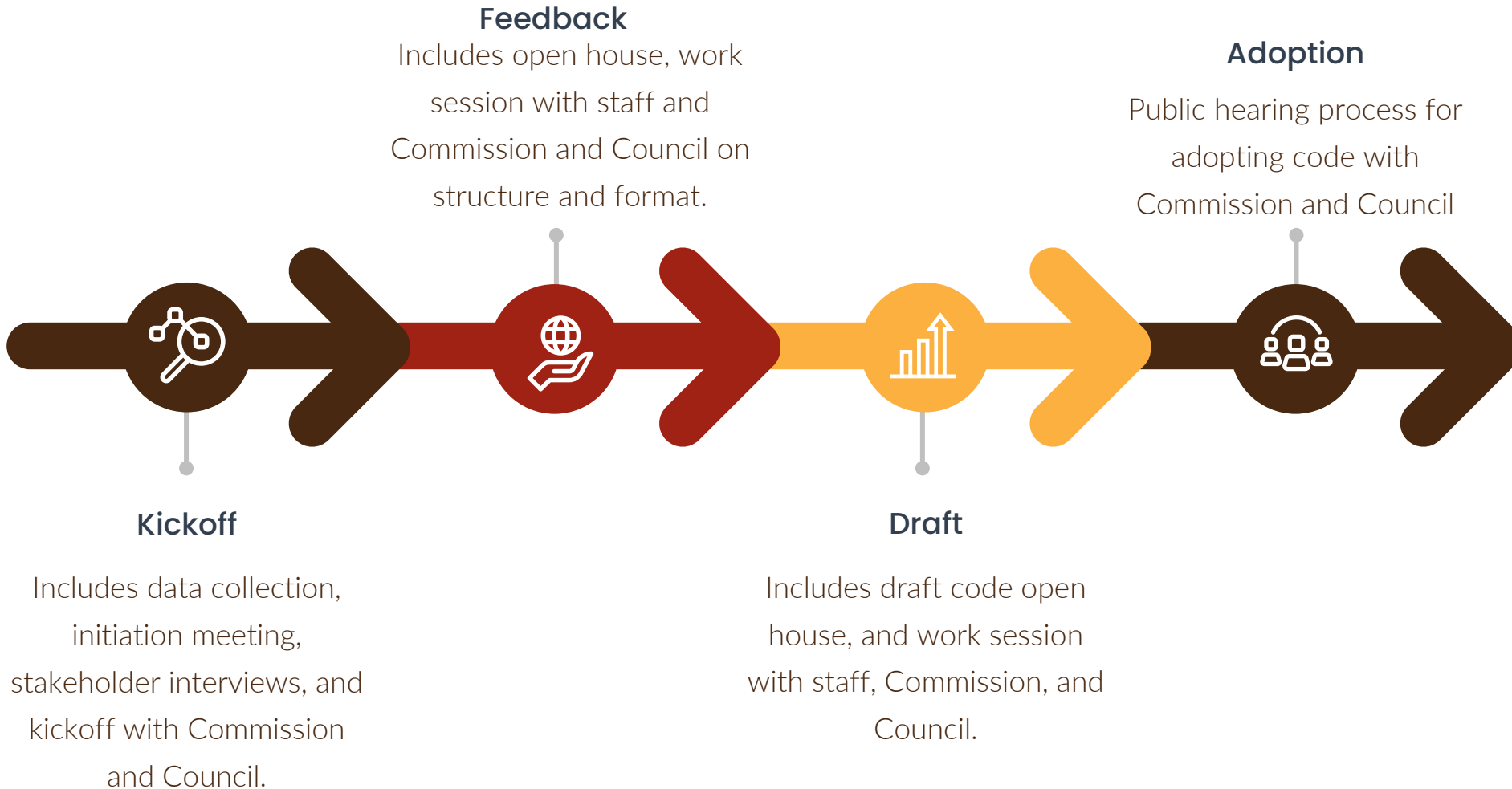
JUSTIN
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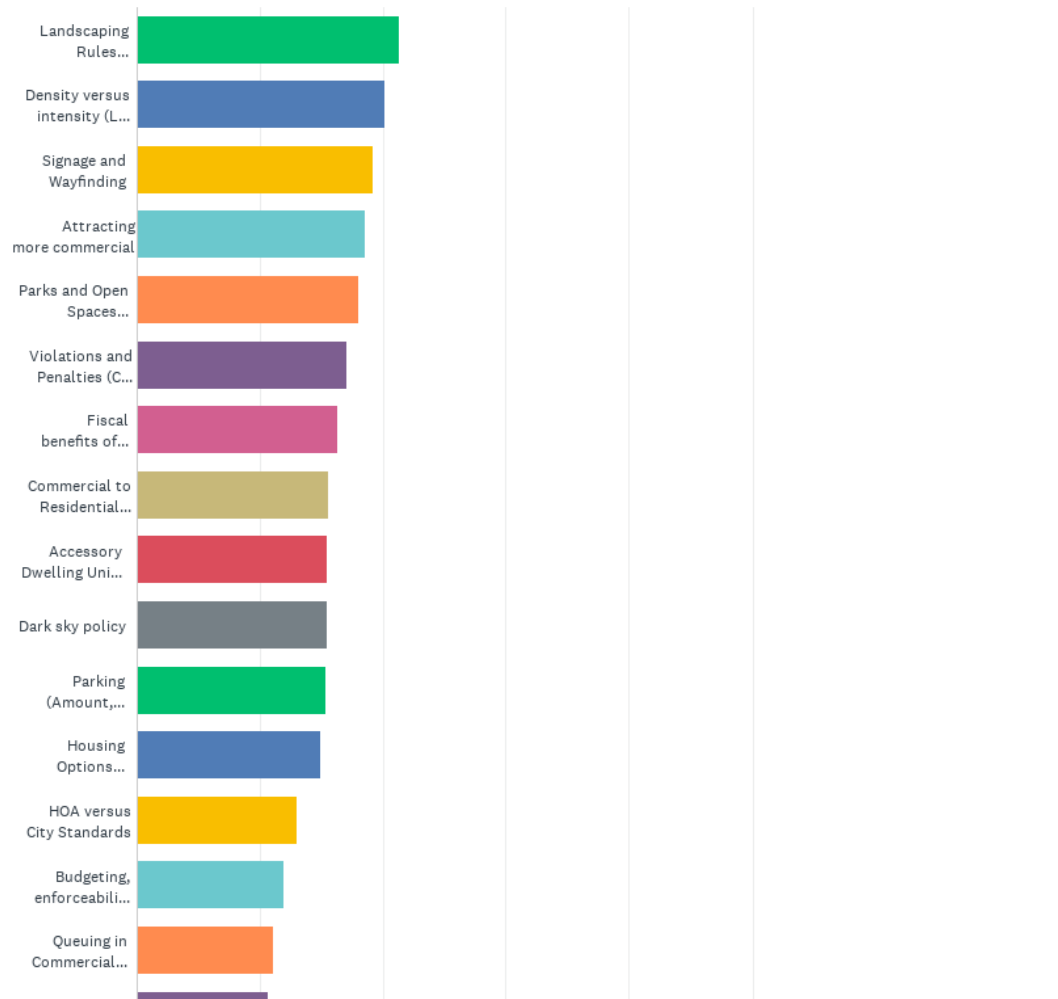
City of Justin

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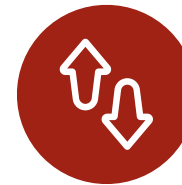
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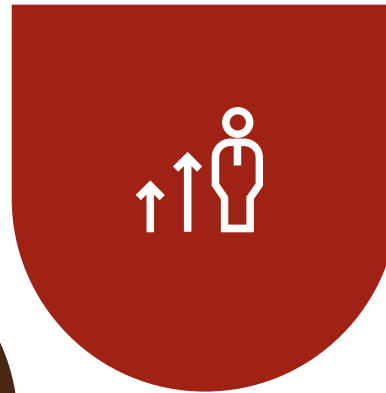
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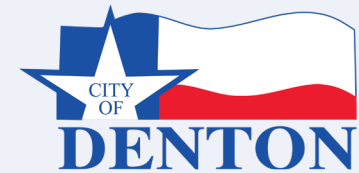
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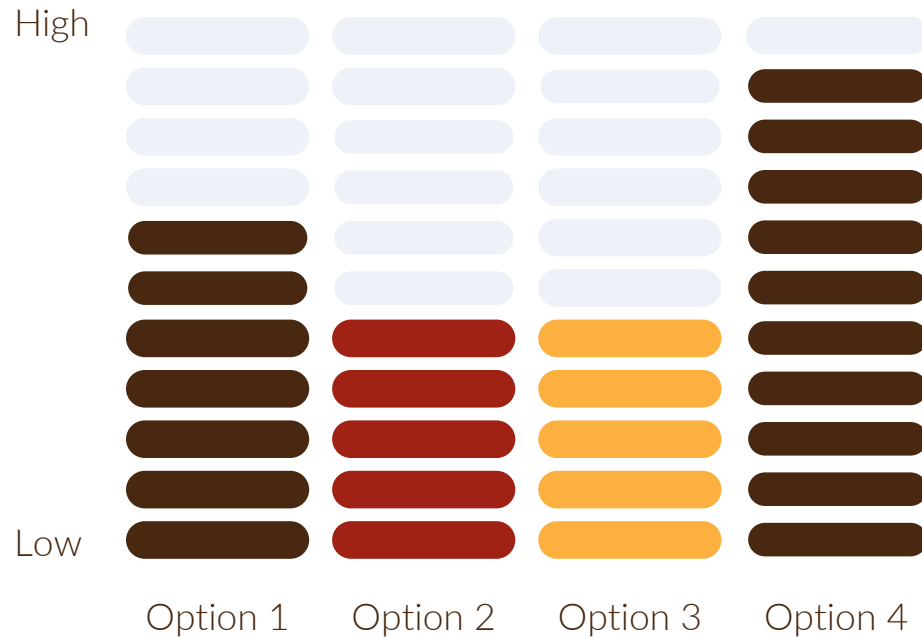


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Hot Topics Development Survey



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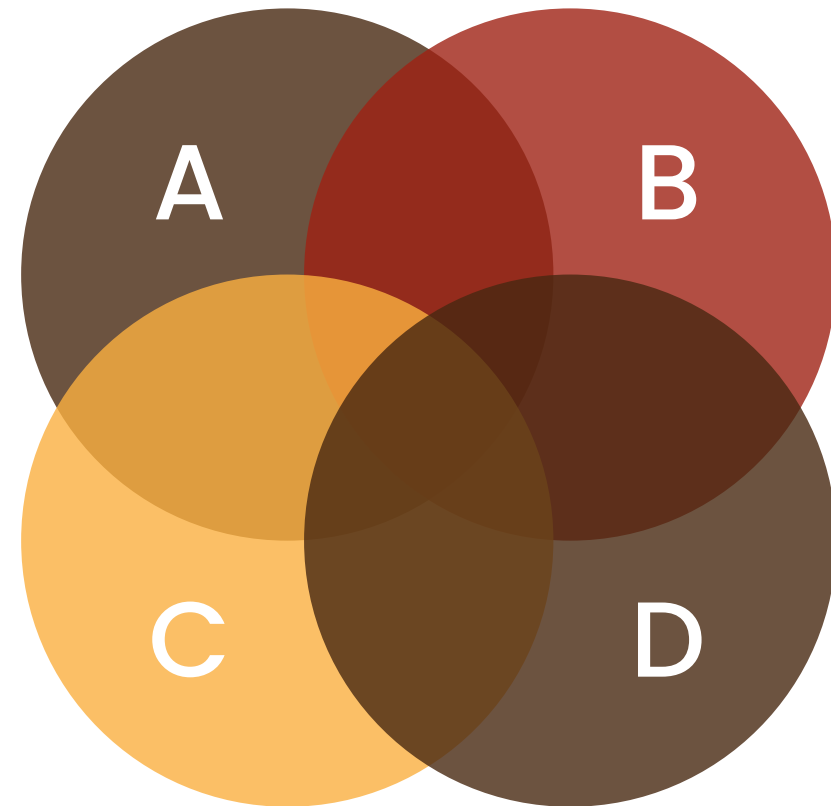
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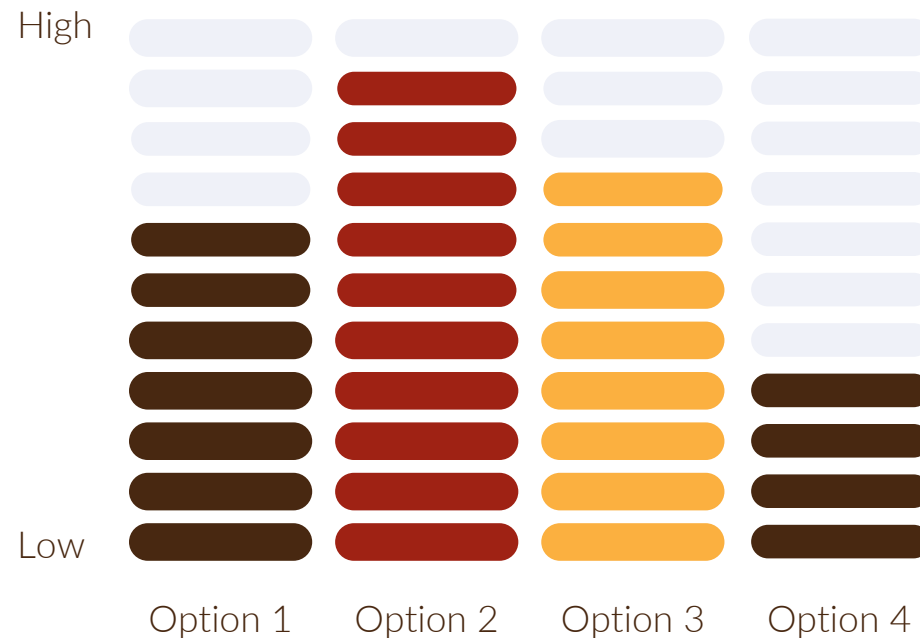


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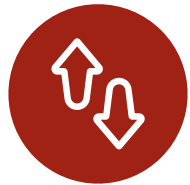
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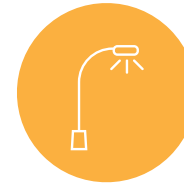
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Dark Sky Regulations



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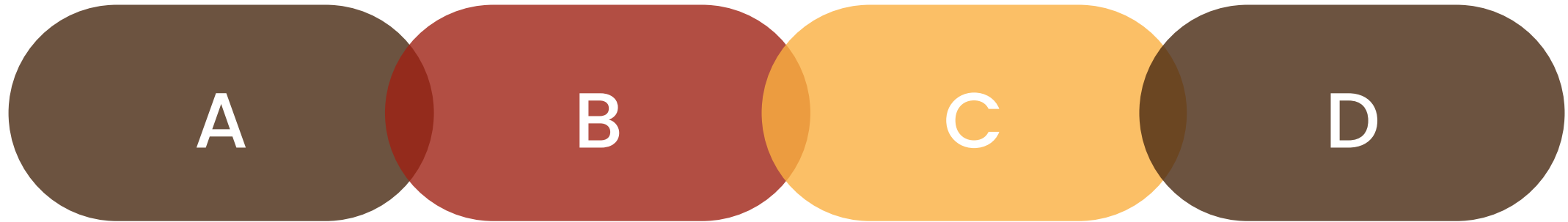
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Hot Topics Development Survey



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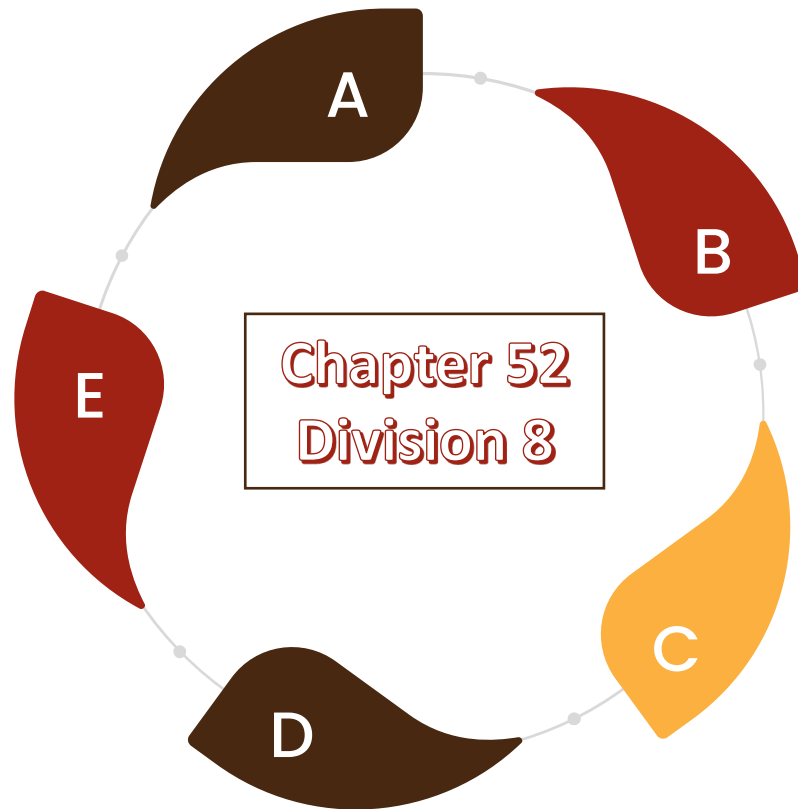
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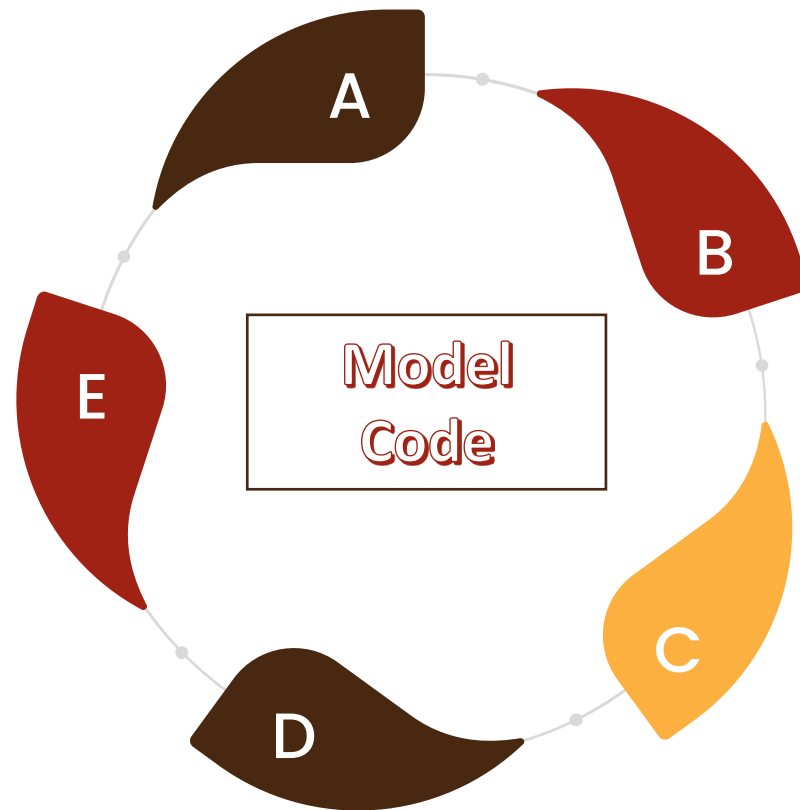
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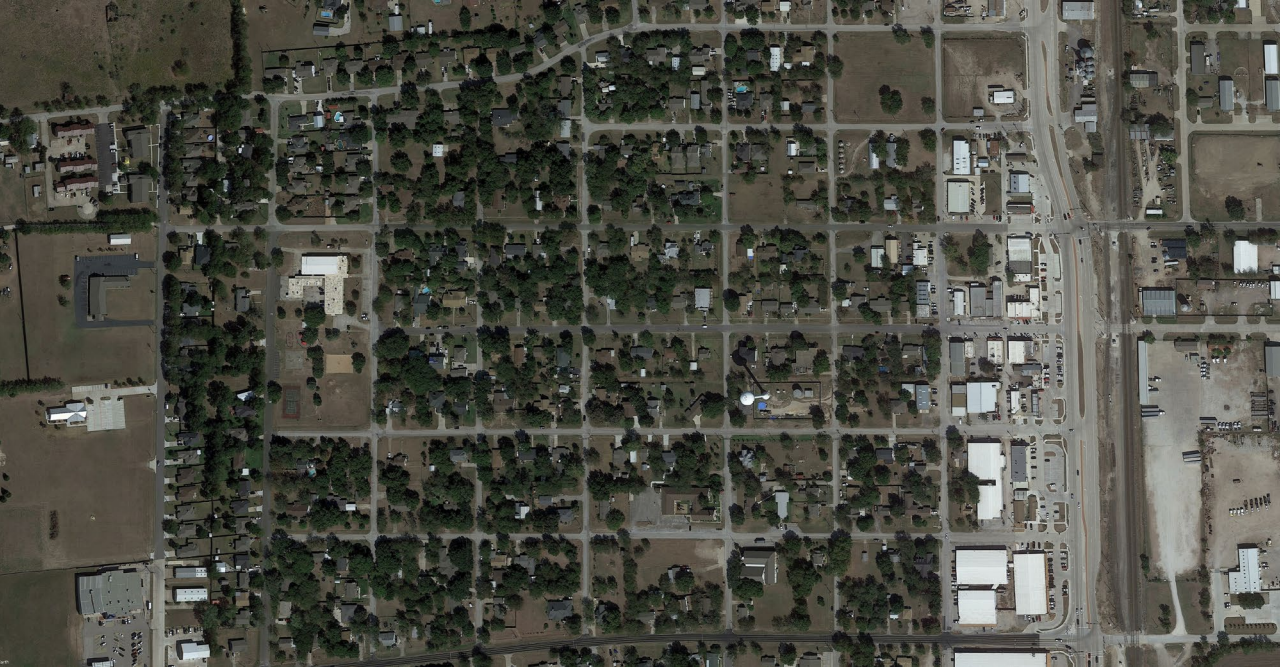
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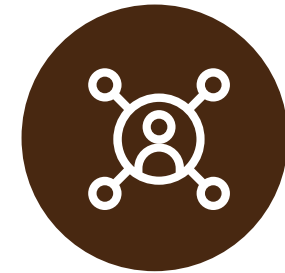
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