



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
JANUARY 20, 2026
415 N. COLLEGE AVE.
6:30 PM**

1. WORK SHOP SESSION AGENDA (6:30 PM)

- A. Call to Order and Roll Call.
- B. Discuss PZ Training opportunity in February.
- C. Discuss Old Town Plan Update
- D. Discuss FM 407 Update
- E. Discuss Development Update
- F. Discuss regular agenda items.
- G. Adjourn.

2. CONVENE INTO REGULAR SESSION AT 7:30 PM

3. CALL TO ORDER AND ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. 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 the day of the meeting, to meyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

6. PUBLIC HEARING:

- A. Conduct a Public Hearing and consider a recommendation approving the Old Town Master Plan; and take appropriate action.
- B. Conduct a Public Hearing and consider a recommendation to rezone Old Town to the new designation; and take appropriate action.

- C. Conduct a Public Hearing and consider a recommendation amending Section 52-315 of the Unified Development Code to include the regulatory plan and provisions for Old Town; and take appropriate action.
- D. Public Hearing: Consider a recommendation to City Council to amend the existing Planned-Development (GB-PD 724) to allow blade signage for Extra Space Storage legally described as A0207A F.B. BORDEN, TR 8G(PT), 2.725 ACRES addressed as 103 HARDEMAN BLVD

7. FUTURE AGENDA ITEMS:

8. DEVELOPMENT UPDATE:

A. Development Update

9. 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.

10. ADJOURNMENT:

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

Said notice has been posted this 15th day of January by 5:00 p.m., at least 72 business hours preceding the scheduled meeting time.

Matthew Cyr

Matthew Cyr, Director of Development and Economic Development

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
January 20, 2026
415 N. COLLEGE AVE.

Agenda Item: A. (
PUBLIC HEARING:
)

Title: Conduct a Public Hearing and consider a recommendation approving the Old Town Master Plan; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

Background:

On May 8, 2025, the City Council approved Phase III of the City's strategic planning deliverables. Phase III includes two major components: a Comprehensive Plan for the Old Town Area and a corridor plan for the FM 156 area. These documents were developed to provide long-range guidance for growth, preservation, and reinvestment in some of the City's most important and visible areas.

At the direction of City Council, staff was requested to bring this item back for formal consideration in January. In response, staff finalized the planning materials and coordinated the final review process with the Old Town Committee and the public.

Since the initiation of this effort, the City has undertaken an extensive public engagement and research process. This has included four Old Town Committee meetings, stakeholder interviews with residents, business owners, and property owners, three public open houses, multiple social media outreach efforts, and a regional tour of neighboring communities with established "Old Town" districts. The Old Town Committee was intentionally comprised of landowners, business owners, and residents, primarily from within the Old Town area, to ensure the plan reflects the perspectives of those most directly impacted.

On Wednesday, January 14, the Old Town Committee formally recommended adoption of all three components of the plan. As part of that recommendation, the Committee requested that the same body be reappointed within one year to re-review the Old Town Plan and provide feedback on its effectiveness and implementation.

The Old Town Master Plan establishes a clear vision for what Old Town is intended to be over the next

20 years. It balances the preservation of existing neighborhoods and historic character with opportunities for thoughtful reinvestment, redevelopment, and economic vitality. The plan provides policy direction, design concepts, and implementation strategies that will guide future zoning decisions, capital improvements, and private development within the Old Town area.

This action item requests City Council consideration of adopting the Old Town Master Plan as the City's guiding vision for the future of Old Town. Adoption formalizes the community's shared goals and provides a framework for consistent, predictable decision-making as the area evolves over time.

There are still components of the Plan that are still in draft form due to needing feedback from the Planning and Zoning Commission, which is scheduled for January 20th.

City Attorney Review: No

Attachments:

1. Master Old Town Plan Ordinance
2. Draft Old Town Justin Master Plan (1)

ORDINANCE NO. 835-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, ADOPTING THE OLD TOWN MASTER PLAN; PROVIDING FOR INCORPORATION OF THE PLAN INTO THE CITY'S PLANNING FRAMEWORK; ESTABLISHING THE PLAN AS THE GUIDING VISION FOR THE OLD TOWN AREA; PROVIDING FOR IMPLEMENTATION AND FUTURE REVIEW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 8, 2025, the City Council approved Phase III of the City's strategic planning deliverables, which included the preparation of a Comprehensive Plan for the Old Town Area and a corridor plan for the FM 156 area; and

WHEREAS, the City conducted an extensive public engagement process, including four Old Town Committee meetings, stakeholder interviews with residents, landowners, and business owners, three public open houses, social media outreach, and a regional tour of neighboring "Old Town" districts; and

WHEREAS, an Old Town Committee was formed and comprised primarily of landowners, business owners, and residents from within the Old Town area to ensure the planning process reflected the perspectives of those most directly impacted; and

WHEREAS, at the direction of City Council, staff was requested to bring the Old Town Master Plan forward for formal consideration in January; and

WHEREAS, on Wednesday, January 14, the Old Town Committee formally recommended adoption of all components of the Old Town Master Plan, with the additional recommendation that the same Committee be reappointed within one year to re-review the Plan and provide feedback on its effectiveness and implementation; and

WHEREAS, the City Council finds that the Old Town Master Plan establishes a clear, long-range vision for the Old Town area, balances preservation with thoughtful reinvestment, and provides policy direction and implementation strategies to guide future decisions; and

WHEREAS, the City Council desires to adopt the Old Town Master Plan as the guiding vision for the Old Town area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:

SECTION 1. The Old Town Master Plan attached as Exhibit A, including all associated components, is hereby adopted by the City Council as an official planning document of the City of Justin.

SECTION 2. The Old Town Master Plan shall serve as the City's guiding vision and policy framework for the Old Town area. The Plan is intended to guide future land use decisions, zoning actions, capital improvements, infrastructure investments, and private development within the Old Town area.

SECTION 3. City staff, boards and commissions, and the City Council shall consider the Old Town Master Plan in the review of zoning, development applications, capital projects, and other actions affecting the Old Town area. The Plan is advisory in nature and does not, by itself, amend zoning regulations or confer development rights.

SECTION 4. Consistent with the recommendation of the Old Town Committee, the City Council directs staff to reappoint the same Old Town Committee, or a substantially similar body, within one (1) year of adoption to re-review the Old Town Master Plan and provide feedback on its effectiveness and implementation.

SECTION 5.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held invalid, such invalidity shall not affect the validity of the remaining portions of this ordinance.

SECTION 6.

This ordinance shall take effect immediately upon its passage and adoption.

DULY PASSED by the City Council of the City of Justin, Texas, on the 22nd day of January 2026.

On first reading, the 22nd day of January 2026.

On the second and final reading, the 12th day of February 2025.

APPROVED:

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

City Attorney

OLD TOWN MASTER PLAN

UNIQUE RAIL TOWN
ESTABLISHED IN 1887

Justin, Texas

A SMALL AREA PLANNING PROJECT FOCUSED ON OLD TOWN
JUSTIN.

Prepared for:	City of Justin			
Company Name	Place Strategies, Inc.			
415 N College Avenue, Justin, Texas 76247				
940-648-2541		CityofJustin.com		
Draft Version:	11.21.25		Adopted Version:	



JUSTIN
1887

OLD TOWN PLAN

SMALL AREA
PLANNING PROJECT

- A GUIDED PLAN TOWARDS A UNIFIED VISION
- PRACTICAL ACTIONS THAT CONTINUE THE VISION
- A COMMUNITY PROCESS THAT IS INCLUSIVE

TABLE OF CONTENTS

1 Introduction

A short summary of the plan, how to use it, and why it matters.

3 Engagement

An in-depth look at the education and public events used to craft the vision outlined from the community.

5 Illustrative Plan

An illustrative view of a built out Old Town based on the vision within the Old Town Plan.

2 Existing Conditions

A snapshot look into the Old Town Area and how it is administered today.

4 Guiding Principles

The structured outcome from the engagement and outreach process that guides the decisions, plans, and policy of the Old Town.

6 Implementation

An action plan that outlines implementable actions with comparative resources to allow prioritization.



MAYOR'S LETTER

“OUR CITY’S PULSE DOESN’T BEAT IN CONCRETE AND TRAFFIC, IT LIVES IN THE PULSE OF OLD TOWN. IT’S WHERE STORIES BREATHE, NEIGHBORS CONNECT, AND HERITAGE HOLDS STRONG. THIS IS WHAT WE SEEK TO PRESERVE, NURTURE, AND GROW.”



JAMES CLARK

Mayor + Old Town Resident

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Establish a unique identity that differentiates.

Business friendly environment

Preservation of our heritage.

OLD TOWN COMMUNITY PLANNING PROCESS TO ESTABLISH A VISION

VOICES OF THE COMMUNITY

JARROD GREENWOOD, CITY MANAGER

“Old Town is the heart of Justin—not just historically, but culturally. As we plan for growth, we’re committed to protecting the character that makes our city feel like home.”

1 INTRODUCTION

The Small Area Planning Process

A Small Area Plan is a detailed road map created with community input to guide future land use, development, and investment within a specific, smaller geographic area, such as a neighborhood or corridor. The plan provides focused, detailed strategies for issues like land use, transportation, urban design, and open space, offering specific recommendations and a shared vision to help create desirable, successful, and sustainable places.

FOCUSED SCOPE

Within the umbrella of the Imagine Justin comprehensive plan, a small area plan focuses on a specific part of a community, such as a distinct neighborhood, a commercial corridor, or a district.

COMMUNITY DRIVEN

The process involves and considers the input and vision of residents, business owners, property owners, and other stakeholders who have a stake in the area.

DETAILED GUIDANCE

It provides a higher level of detail and specific recommendations for issues unique to the area, including land use, zoning, transportation improvements, urban design, open space, and capital investments.

UNIQUE ARCHITECTURE IN OLD TOWN CREATES A UNIQUE FEEL

The Old Town residential area includes many unique architecture forms such as Victorian, Tudor, and craftsman.



JUSTIN OLD TOWN MASTER PLAN

PURPOSE OF A THE OLD TOWN JUSTIN MASTER PLAN

LOCAL CONTEXT

To address localized issues and development pressures that are not adequately covered by broader city or county-wide plans.

COMMUNITY

To create a shared road map and represent the community's specific vision for its neighborhoods and districts.

PROACTIVE

To allow neighborhoods to be proactive in identifying priorities and making specific land use and development recommendations.

CATALYST

To identify opportunities for revitalization, improved public amenities, and increased investment within the focused area.

PREDICTABILITY

To provide greater clarity and predictability for future development, land use, and investment decisions for all stakeholders.

CONSISTENCY

To establish a consistent goal across city administrations that lead to the community vision outlined in plan.

Robin Amerine - Parks & Recreation Board Chairperson

Our historic Old Town is where Justin's past meets the present. It tells the story of how we got here. Preserving Old Town keeps this story alive, for our friends and neighbors today and for the pioneers of the future who follow us.

USING THE PLAN

DECISION MAKING

Council + Commissions

Elected and appointed officials should use the Old Town Plan for consistent policy change decisions, creating new programs, and assessing zoning district change requests through the development process.

City Council and Planning + Zoning Commission make routine decisions involving the Old Town and this plan will help solidify that decision making process.

COLLABORATION

Federal and State Agencies

Federal, state, and regional agencies control different types of projects such as roadway alignments and infrastructure, regional trails, and economic development and infrastructure incentives that provide opportunity for input based on local context.

TXDOT, NCTCOG, and regional agencies use adopted policy documents to orient their plans.

PLANNING

City Administration

City staff capital planning is done yearly and can impact the overall development capacity of an area. The Old Town Plan can assist in prioritizing roadway, water, and sewer projects, roadway design and constructions, and strategic land use and ETJ planning decisions.

A clear role and identity for the Old Town helps define other areas of Justin.

It goes beyond a list of needs and instead paints a picture of what the community wants to look, feel, and be like, guiding actions toward that desired future state.



A community vision is developed through a participatory process where residents, stakeholders, and others have a voice in defining the future they want.

It looks ahead to the future, typically 5, 10, or even 20+ years, to define a desired state of being for the community.

It reflects common values and aspirations, translating them into clear goals and priorities that guide the community.

The vision serves as a foundational document, a “lighthouse,” that provides direction and a framework for long-term planning, policy making, and decision-making.

Visions often encompass aspects like quality of life, economic prosperity, community health, education, safety, and the environment.

Instead of just focusing on problems, a strong vision emphasizes community strengths and potential for growth.

The Old Town Master Plan framework can be characterized into three segments: current conditions, process and feedback, and outcomes and implementation. This structured framework provides a clear delineation of the path taken and intended outcomes that can feed the implementation items and the partnered regulatory code.

This segment of the plan is intended to provide a clear understanding of the existing conditions. It seeks to identify where we are starting from and what history has guided the community to this point. This portion of the plan can review what has worked well and identify elements that have not served the community's vision.

CURRENT DEVELOPMENT

This segment of the plan is intended to document all the community feedback garnered from the process and how it steered the plan and code that is ultimately taken forward. This portion of the plan should clearly outline the plan's outcomes and provide an explanation for implementation.

PUBLIC OPEN HOUSES

This segment of the plan is the deliverables and results produced from the process and feedback portion. Deliverables are categorized into an illustrative plan and an implementation plan, which serve as policy and vision directives.

IMPLEMENTATION PLAN

**POLICY VISION OF OLD TOWN THAT
WILL GUIDE THE FUTURE**

PLAN VS CODE - WHAT'S THE DIFFERENCE?

There is a distinct difference between policy and law that must be acknowledged when adopting plans and codes. As defined in this document, a plan is a high-level vision of the community's future.

ENFORCEABILITY

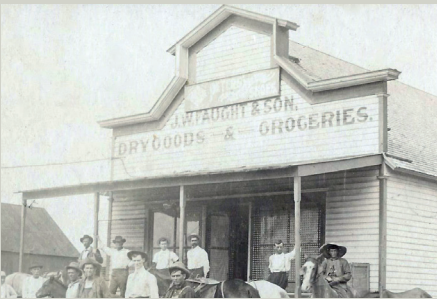
The Old Town Master Plan is an adopted policy document that can guide decision makers in making changes to ordinances and laws. This process is typically done through the legislative arm of government.

POLICY VS LAW

The Old Town Master Plan is not a law ordinance that is prescriptive of development, but a plan reference similar to a future land use plan that can be used to gauge whether a specific decision is bringing the community closer to its goal or away from it.

ADMINISTRATION

Administrators and elected officials shall primarily administer this plan and corresponding code, but in addition, the public and development community can also provide guidance that references back to the community vision to provide a consistent administration through staff and elected changes.



DIFFERENT SHAPES AND SIZES OF OLD TOWN

The Old Town area of Justin is made up of a varied mix of different architectural styles but also masses.



“AS WE LOOK FORWARD, WE HOLD ON TO WHAT MATTERS MOST: COMMUNITY, CHARACTER, AND THE CHARM THAT MAKES JUSTIN HOME FOR OUR RESIDENTS.”

MATT CYR
DIRECTOR OF DEVELOPMENT AND ECONOMIC DEVELOPMENT



APPLICABILITY TO THE CITY-WIDE COMPREHENSIVE PLAN

FUTURE LAND USE PLANNING

- Coordination and deeper understanding of the Old Town area that helps further clarify the vision that is outlined in the Comprehensive Plan.
- The Future Land Use Plan (FLUP) in the comprehensive plan provides a high-level view of the City of Justin by categorizing experience districts, but it does not provide a block-by-block look, which is prepared in this plan.

MASTER THOROUGHFARE PLANNING

- Thoroughfare planning within the City of Justin and the types of development that will benefit and fit within the street designation.
- When assessing the Old Town block by block and street by street, decisions about thoroughfares can gain more context.

STRATEGIC ACTION PLANNING

- Implementation items listed within the comprehensive plan can directly or indirectly be accomplished through the small area planning of the Old Town.
- Additional strategic action steps detailed for Old Town will support the over arching Comprehensive Plan action steps and guide staff at a more micro level.

IMAGINE JUSTIN COMPREHENSIVE PLAN

Summary
Comprehensive Plan for the City of Justin

ADDRESS
415 N College Ave
Justin, TX 76247

Place Strategies, Inc.
Catalyst Commercial
Pacheco Koch

OLD TOWN

DISTRICT PROFILE

Development Intensity
Regulatory Guidance

Residential
Commercial
Industrial

Old Town has one of the highest development ranges due to the commercial and mixed-use intensity developed as the city's original plat. This core has been the heart of commercial development for generations, and continuing to develop this area will promote more economic development.

IDENTITY + CHARACTER

Old Town is the original Justin town and has a significant historical context. Development is reminiscent of traditional main streets, and walkable mixed-use is encouraged by having buildings close to the road, street trees, and pedestrian-focused amenities that make walking comfortable.

CHALLENGES

As the original town of Justin, the infrastructure in this area is amongst the oldest in town, which can be a challenge with new development and right-sizing the services needed for higher intensity.

OPPORTUNITIES

As the historical core, this area is situated to accommodate higher intensity developments that can include mixed use which is successful in areas with plenty of services and retail. With added residential in the area, it can create a substantial amount of foot traffic that can sustain more retail businesses.

AREAS OF FOCUS

4th Street has developed as the main street and is off of the FM 156 corridor, which is highly vehicular and not conducive to downtown development. Transitioning the businesses and services into the existing residential neighborhood should also be focused on to ensure appropriate action on the edges of the commercial area.

THE IMAGINE JUSTIN COMPREHENSIVE PLAN LAID THE FRAMEWORK FOR THE CONTINUED PLANNING OF THE OLD TOWN.

COMP PLAN EXCERPT

2

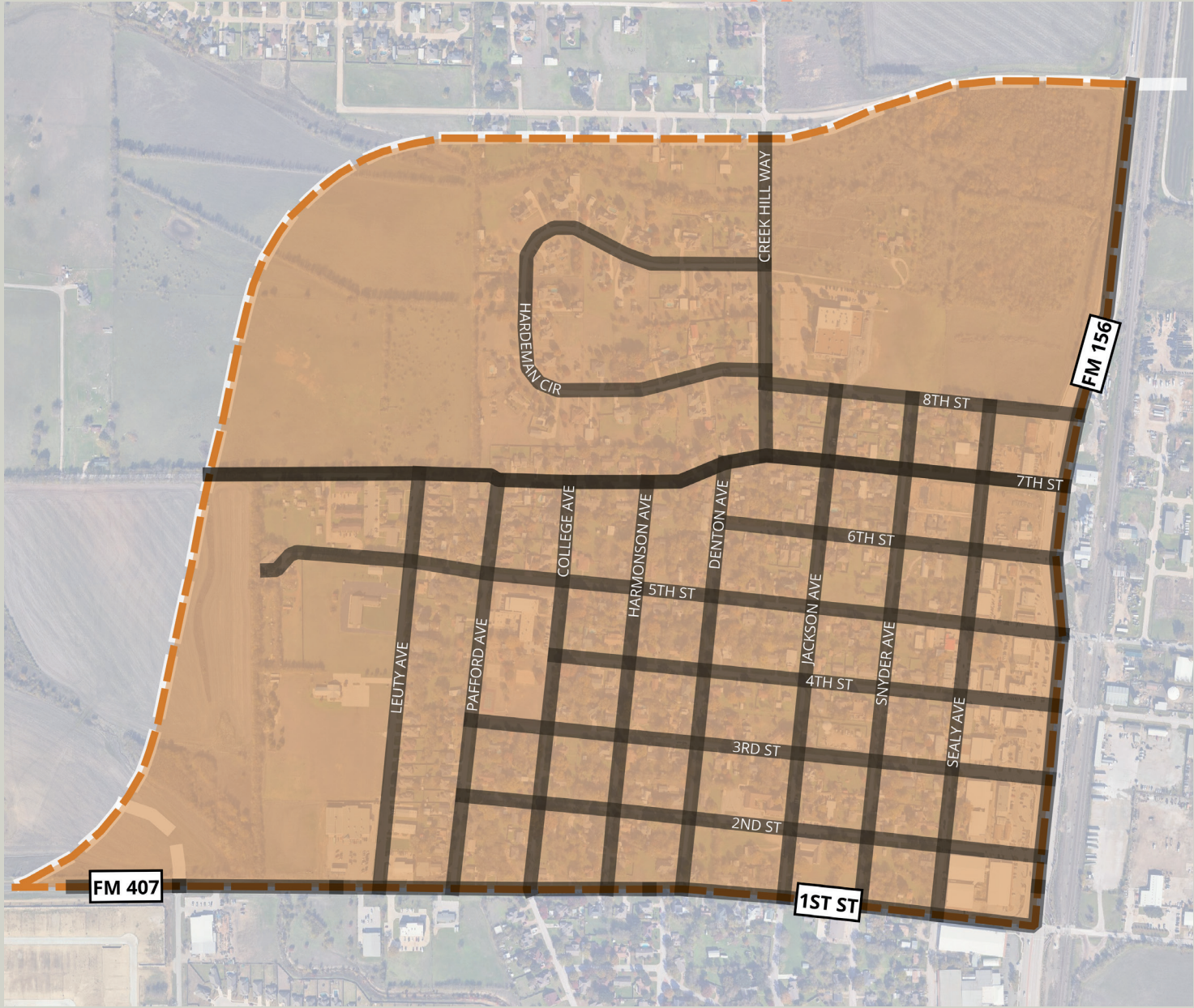
EXISTING
CONDITIONS

WHEN ESTABLISHING THESE BOUNDARIES, THE STEERING COMMITTEE CONSIDERED THE ORIGINAL TOWN PLAT AS WELL AS NATURAL AND MAN MADE BARRIERS, AND POTENTIAL GREENFIELD DEVELOPMENT THAT WOULD BENEFIT FROM BEING COMPATIBLE WITH THE OLD TOWN.

STUDY AREA

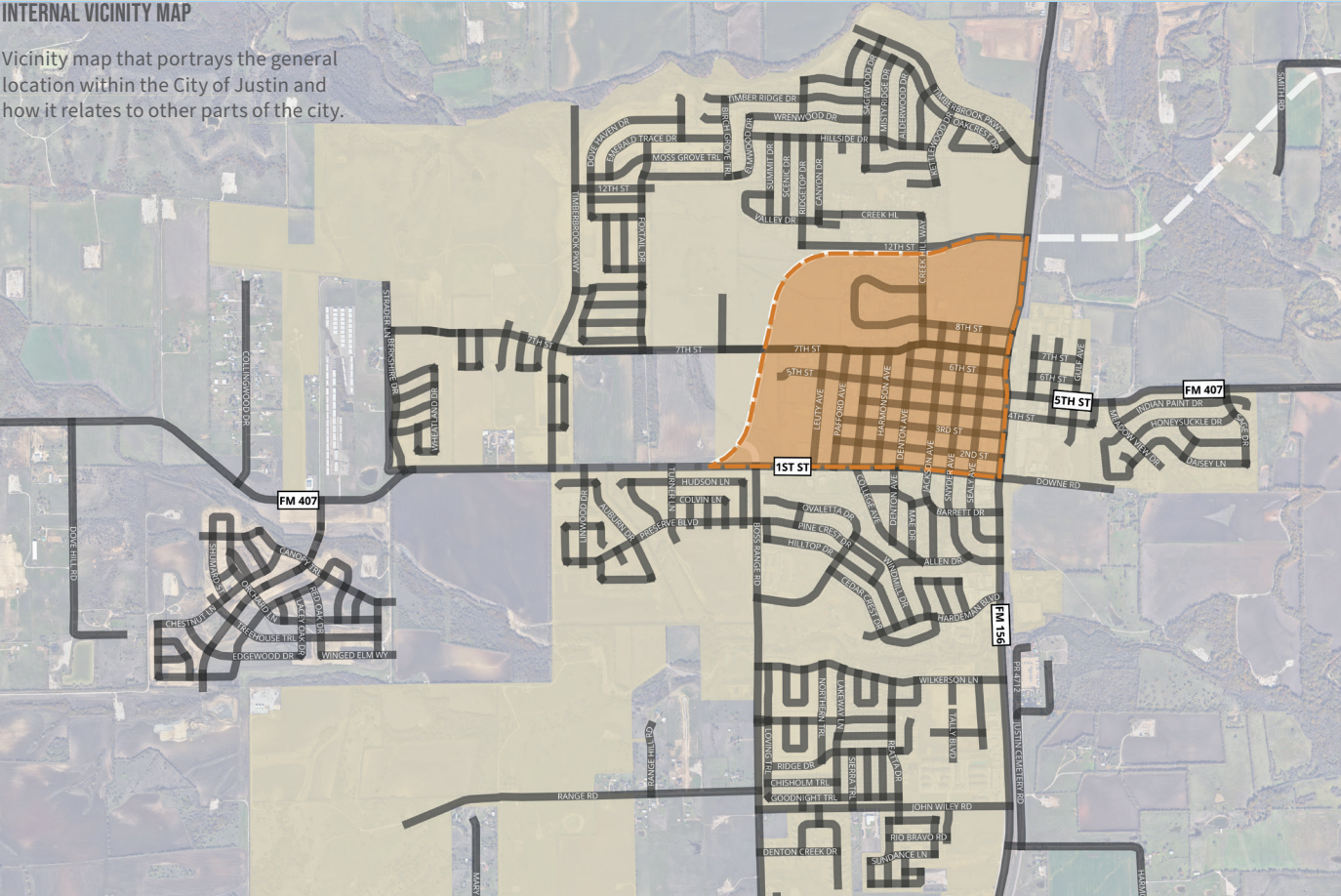
ESTABLISHED BOUNDARIES

The general boundaries of the study area are encompassed by FM 156 on the east, the FM 407 realignment on the north and west, and 1st street on the south.



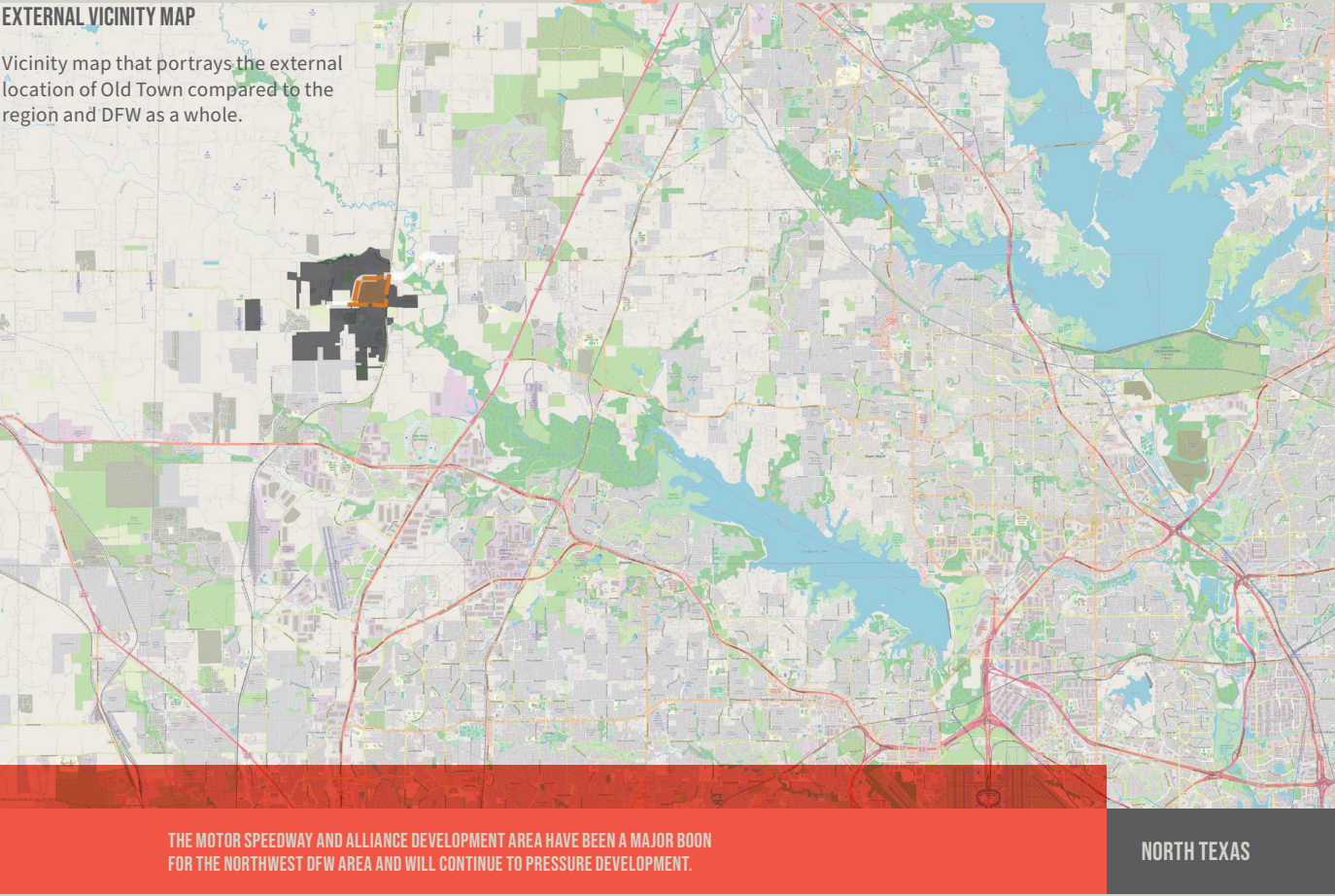
INTERNAL VICINITY MAP

Vicinity map that portrays the general location within the City of Justin and how it relates to other parts of the city.



EXTERNAL VICINITY MAP

Vicinity map that portrays the external location of Old Town compared to the region and DFW as a whole.



DEMOGRAPHICS

A GROWING COMMUNITY IN NORTH TEXAS

Justin’s housing market features a blend of affordable and luxury options, vigorous growth, and a variety of styles that appeal to families and those seeking a suburban-rural lifestyle near Fort Worth.

There is significant new construction, with predicted population growth already increasing interest and housing demand. Key facts include the variety of price points, the prevalence of owner-occupied homes, and the high ranking of the local Northwest ISD schools.

- Rapid Growth: The population is predicted to more than double in the next decade, increasing housing demand.
- Owner-Occupied: The majority of residents own their homes, giving the area a distinct feel from rental-heavy suburbs.
- Family-friendly: Justin is considered family-friendly, with many neighborhoods designed with families in mind and a strong sense of community.



OLD TOWN PROVIDES A UNIQUE MARKET

HOUSING



HOUSING CONTINUES TO GROW AT AN EXPONENTIAL RATE WITH NEW SUBDIVISIONS AND CONTINUED PRESSURE FROM DFW.



INTERESTING FACTS REGARDING OLD TOWN JUSTIN

✂ French Utopian Community
Around 1848, French socialist Étienne Cabet led about 70 followers to establish an “Icarian” community in the area, which ultimately failed a year later.

💡 Historic Buildings
Justin still contains historic buildings, such as the structure dating to 1898 that is now The Country Abbey, a special event venue.

📷 Railroad Naming
The community petitioned for a post office in 1887 and named it “Justin” in honor of Justin Sherman, the chief engineer for the Santa Fe Railroad line that was being built through the area.

🏠 “Boot Capital” Nickname
While not officially tied to the boot company’s name origin, the town has a strong “western appeal” and is sometimes referred to as the “boot capital of the western world” due to local businesses like Justin Discount Boots & Cowboy Outfitters.

🚚 Agricultural Hub
The railroad’s arrival solidified Justin’s importance as a shipping point for agricultural products, with prosperous wheat and dairy farms in the region.

🌐 City Core Retail Area
Old Town Justin is the historic core of the City even though the City has continued to grow westerly which has continued to push development towards the western city limits.

6,127

CURRENT POPULATION

ESTIMATED POPULATION FOR THE CITY OF JUSTIN

City of Justin is estimated to reach 12,428 by the year 2032. This estimate continues to increase each year and shows the opportunity for a diverse and unique city center.

DEVELOPMENT PATTERNS



SUBDIVISION OF LAND

OLD TOWN JUSTIN WAS PREDOMINATELY SUBDIVIDED INTO 300 FT. BLOCKS WITH ALLEYS THAT CREATED A STANDARD GRID SYSTEM. LOT LINES VARIED DEPENDING ON INTERNAL OR CORNER LOTS AND HAD 4-5 HOUSES PER STREET SIDE.



BUILDING VARIETY



RESIDENTIAL TO COMMERCIAL BREAKDOWN

Old Town is predominately residential even though it has the highest concentration of commercial within city limits.

HISTORIC NEIGHBORHOODS

The Old Town Neighborhood is made of a variety of eclectic architecture forms that are the oldest housing in the city.

AVERAGE HOME SIZE

The average housing size in Old Town is smaller than other parts of the city due to the age of the housing stock.

AVERAGE HOME AGE

The Old Town has the oldest housing stock in the City of Justin and ranges from late 1800's to some recent new builds.

ORIGINAL TOWN PLAT WAS RECORDED IN 1887

The original plat was designed in a grid like form that maximized walkability and ease of use in street naming and locating addresses.

AVERAGE LOT SIZE

While the current configuration of Old Town varies wildly, the average lot size according to the historic plat remains at 7,800 square feet.

TYPICAL STREETS

RURAL RESIDENTIAL

This street configuration ranges from 50-60 feet and does not include sidewalks or curb and gutter.

MAIN STREET COMMERCIAL

This street configuration ranges from 50-60 feet and includes sidewalks, curbs and gutters, and buildings to the property line.

HIGHWAY FRONTAGE

Street configuration ranges from 80-120 feet and includes sidewalks, buffer areas and multiple lanes as part of TXDOT right-of-way.



FAUX FACADE ADDED TO THIS 4TH STREET BUILDING WAS AN ATTEMPT TO MOVE TOWARDS A MORE WESTERN ARCHITECTURE.

4TH STREET

ARCHITECTURAL IDENTITY

RESIDENTIAL

COMMERCIAL



COTTAGE
Steep, pitched roofs with multiple gables, charming small windows, mixed natural materials, prominent chimneys, and front porches.



CRAFTSMAN
Low-pitched roof with wide, overhanging eaves, visible rafters, a large porch with tapered columns, and built-in features.



VICTORIAN
Heavy ornamentation, asymmetrical designs, towers or turrets, and vibrant colors.



TUDOR
Steeply pitched roofs, decorative half-timbering on stucco, or stone exteriors, prominent gables, tall, narrow windows, and ornate, elaborately decorated chimneys.



FARMHOUSE
A simple, practical design with elements like pitched gable roofs, an asymmetrical facade, and large, covered porches.



MISSION
Curvilinear parapets, overhanging eaves with exposed rafter tails, and deep, simple shapes, reflecting a blend of simplicity and grandeur.



THE LOOK AND FEEL OF OLD TOWN IS DEFINED THROUGH THE DIFFERENT ARCHITECTURAL STYLES AND TIME PERIODS THAT THEY REPRESENT.

THIS IS A LOOK AT THE MOST PROMINENT RESIDENTIAL TYPES IN OLD TOWN.



ART DECO
Bold geometric shapes, strong vertical lines, and a sense of lavish, modern luxury. Key features include the use of rich and modern materials like stucco, chrome, and glass, ornamental motifs such as chevrons, sunbursts, and zigzags, and streamlined, symmetrical designs often with setbacks and flat roofs.



WESTERN
False front style for commercial buildings (a decorative facade hiding a simple structure), the use of natural materials like timber and stone in styles like the Craftsman style, and the integration of landscape in styles like the Prairie School.

SMALL COMMERCIAL (TYPICAL MAIN STREET)
Common designs for small businesses are one or two-story buildings, sometimes with living quarters above the storefront. Often a rectangular, three-bay-wide, 3 1/2 story building with a gable roof.



REGARDLESS OF THE DIFFERENT ARCHITECTURAL STYLES AND TIME PERIODS, THERE ARE CONSISTENT ELEMENTS ALONG 4TH STREET SUCH AS BUILDING PLACEMENT AND AWNINGS.

4TH STREET

3

ENGAGEMENT

Gathering Local Knowledge was a central part of the entire engagement process.

Outreach involves providing information to the public about an issue, opportunity, or decision. It is essential for raising awareness and inviting initial participation, especially for those who might not actively seek out planning information through traditional channels.

Residents offer unique, personal knowledge and experiences that can lead to more practical and tailored solutions.

STEERING COMMITTEE

A project specific committee to act as the primary sounding board for the Old Town Master Plan as well as the Old Town Zoning Code. Committee was made up of a diverse array of residents in the community and business owners.

COMMISSION AND COUNCIL

The City Council and Planning and Zoning Commission are the decision making body and the recommending body of development and planning adopted documents that affect the zoning ordinance.

STAKEHOLDERS

Individual residents and business owners were interviewed through the process to evaluate areas of improvement or areas that should be preserved due to great performance.

PROCESS OVERVIEW

The overall engagement and outreach was multi-faceted throughout the process and included group and individual settings, interactive and digital methods, and validation of previous community feedback.

OPEN HOUSES

Three separate open houses were held to showcase project process and provide the general public a forum to provide feedback and ask questions to the city or consultant team.

ONLINE PROJECT SITE

Throughout the process, a project site was created to allow residents to stay informed based on their schedule. Project specifics such as time line, drafts, and interactive maps are available for display.

PREVIOUS ENGAGEMENT

Leading up to this Old Town Plan there had been previous engagement such as the Comprehensive Plan, Unified Development Code, and other development projects that provided additional data points that were used for the Old Town Plan.

ROBUST ENGAGEMENT PROCESS

Engagement goes beyond mere information dissemination. It is an ongoing, collaborative process that builds relationships and seeks to incorporate community input into the actual decision-making and implementation of the plan.



STEERING COMMITTEE

OLD TOWN MASTER PLAN

James Castle	James Castle is a City of Justin Council member and Old Town property owner.
Mike Russ	Mike Russ is a Justin resident and a member of the CDC and EDC groups.
Coltin Sherrill	Coltin Sherrill is a Justin resident and Old Town business owner.
Jeremy Hill	Jeremy Hill is a long time Old Town Resident and a historic preservation enthusiast.
Greg Davis	Gary Davis is a Justin resident and member of the Planning and Zoning Commission.
Carla Hardeman	Carla Hardeman is Old Town resident and long-term landowner in Justin.
Jason Palmer	Jason Palmer is a Justin resident and member of the Parks Board.

DIFFERENT PERSPECTIVES

THE STEERING COMMITTEE WAS APPOINTED BASED ON DIFFERENT BACKGROUNDS TO ACCOUNT FOR THE MANY WAYS PEOPLE INTERACT WITH THE OLD TOWN AREA.

OLD TOWN JUSTIN MASTER PLAN

ELECTED AND APPOINTED FEEDBACK



PUBLIC MEETINGS

WORK SESSIONS

PUBLIC HEARINGS

04

TOTAL MEETINGS
HELD WITH THE FULL
CITY COUNCIL GROUP
THROUGHOUT THE
PROCESS.

CITY COUNCIL

The Justin City Council is the final approval of the Old Town Master Plan and is the municipal approval body for most decisions in the City of Justin. Convening the City Council requires mandatory public notice and all applicable open meetings laws to be complied with.

FINAL APPROVAL

ELECTED GROUP

INCLUDES JOINT PUBLIC WORK SESSIONS WITH
PLANNING AND ZONING COMMISSION

03

TOTAL MEETINGS
HELD WITH THE
FULL PLANNING AND
ZONING COMMISSION
GROUP THROUGHOUT
THE PROCESS.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission (PZC) is an appointed municipal group that is charged with advising and recommending on planning and development policy to the City Council for their approval.

The PZC uses land use and other adopted document to base their decisions on zoning.

RECOMMENDING BODY

APPOINTED GROUP

INCLUDES JOINT PUBLIC WORK SESSIONS WITH
CITY COUNCIL.

OLD TOWN MASTER PLAN

STAKEHOLDERS

INDIVIDUAL INTERVIEW BREAKDOWN

7	Residents	Priority topics included rural feel of the residential neighborhood, more options for shopping and dining, and historic preservation.
4	Business Owners	Priority topics included building flexibility, strategic parking initiatives, and more walkability.
3	Appointed or Elected Officials	Priority topics included a sense of identity, higher variety of dining and entertainment, and overall more vibrant downtown.
2	Developers and Builders	Priority topics include more administrative procedures with more specific regulations, more walkability, and more predictability.
3	Old Town Residents	Priority topics include preservation of existing residential homes, more entertainment in Old Town but not mixing into residential.

BENEFITS OF INDIVIDUAL INTERVIEWS DURING A PLANNING PROCESS.

Individual interviews offer the benefits of in-depth, honest responses, direct interaction with participants, and the ability to explore complex topics in a small area planning project.

They allow for a deeper understanding of residents' experiences, beliefs, and concerns by using open-ended questions and nonverbal cues to gain richer qualitative data, which may not be possible through surveys or focus groups alone.

HIGHER QUALITY DATA

Skilled interviewers can explain the purpose of the interview, clarify questions, and probe responses to get more thoughtful and honest answers.



Face-to-face interviews build rapport quickly, creating a comfortable environment for the participant to share their honest opinions.

ONLINE
PROJECT SITE

THE ONLINE PROJECT SITE
ALLOWS FOR 7 DIFFERENT
WAYS TO INTERACT WITH
THE OLD TOWN AND FM 156
CORRIDOR PROJECTS

7

INTERACTIVE TOOLS
TO BETTER ASSESS
COMMUNITY FEEDBACK
IN MULTIPLE FORMATS

SCREENSHOTS OF LIVE PORTIONS OF THE PROJECT SITE

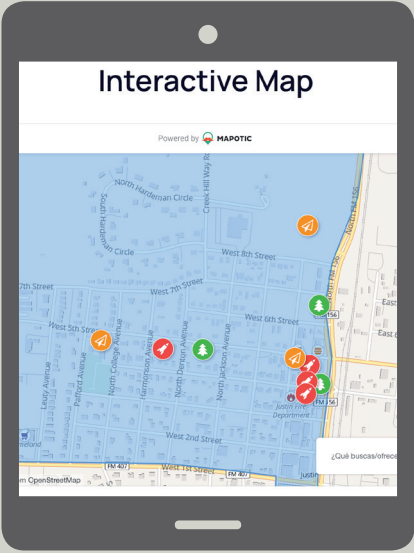


A 24/7 ONLINE HUB FOR ALL PROJECT RESOURCES
AND OPPORTUNITIES TO BE INVOLVED.

Online platforms remove traditional barriers to participation like fixed meeting times, transportation issues, or physical disabilities, allowing residents to contribute at their convenience from anywhere. This inclusivity helps gather input from a more diverse cross-section of the community, including younger individuals, people who work during traditional meeting hours, and those with family obligations.

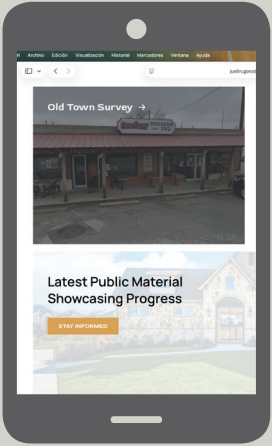
- 1 Online mailing list to stay informed throughout the process is available on the project site.
- 2 Educational and informational items listed out through the website that lays out the basics of the planning project.
- 3 All open house materials and boards are posted on the website for viewing after the live event.
- 4 Contact information for the planning project staff members is listed on the website for additional communication.

By leveraging a hybrid approach that combines online methods with traditional in-person interactions, small area planning projects can ensure broad and meaningful participation, leading to stronger community ties and more resilient, equitable, and vibrant neighborhoods.



LIVE INTERACTIVE MAP

The interactive map was live throughout the year-long process and included comments regarding historic buildings, walkability, and potential open spaces. All comments from open houses were also added to the map.



COMMUNITY SURVEYS

The community surveys were designed to allow online participants that same opportunity as participants from the open house and selected public boards that indicated types of developments.

- 5 Interactive Map is provided with a helpful video on how it works. This map allows for participants to post ideas to specific geographic areas.
- 6 Old Town Community Survey is an interactive survey based on the Old Town area and the types of development that could be appropriate. The survey is intended to provide a similar experience to the open house.
- 7 FM 156 Corridor Survey is an interactive survey based on the FM 156 corridor and the types of developments that could be appropriate. The survey is intended to provide a similar experience to the public open house.

INCREASED ACCESSIBILITY AND REACH

JUSTIN OLD TOWN PLAN
USED A HYBRID APPROACH
INCLUDING LIVE AND
DIGITAL FORMATS.

COMMUNITY OWNERSHIP AND SUPPORT

COMMUNITY
FEEDBACK

PUBLIC OPEN HOUSES
ARE CRUCIAL BECAUSE
THEY FACILITATE DIRECT
COMMUNITY ENGAGEMENT,
ALLOWING PLANNERS
TO GATHER VALUABLE
FEEDBACK, BUILD TRUST,
AND INFORM RESIDENTS
ABOUT COMPLEX PLANS IN
AN ACCESSIBLE FORMAT.

THREE (3) OPEN
HOUSES WERE HELD
THROUGHOUT THE
PROCESS FOR CITIZEN
INPUT



COMMUNITY MEETINGS WERE
HELD IN DIFFERENT VENUES

Attendance varied through the process
and public meetings were held in several
different locations in town to facilitate
attendance.

PUBLIC MEETINGS
ALLOWED FOR DIVERSE
DISCUSSIONS.

INTRODUCTORY OPEN HOUSE

Event based on understanding the
basics of the process, time line, and
verbiage. In addition, why residents
and business owners should care
about this initiative.

DESIGN ELEMENTS OPEN HOUSE

Event based on understanding design
elements and functional attributes in
Old Town as well as in a future code.

MASTER PLAN ELEMENTS OPEN HOUSE

Event based on understanding the
highlights and concepts of the master
plan and how it is applied.

PLAN AND CODE PUBLIC HEARING

Event based on state regulations when
amending policy documents that will
impact land use and future decisions
on development.



PUBLIC OPEN HOUSE FOCUSED ON DEVELOPMENT TYPES AND INCLUDED
SEVERAL COMMITTEE MEMBERS, STAFF, AND RESIDENTS.

AUGUST 2025

- PURPOSE-DRIVEN
- ALIGNED WITH CORE VALUES
- AMBITIOUS AND ACHIEVABLE

4 GUIDING PRINCIPLES

A STRONG VISION PLAN STARTS WITH “THE WHY”

THE FUNDAMENTAL REASON FOR THE OLDTOWN’S EXISTENCE. THIS PURPOSE SHOULD MOTIVATE BOTH RESIDENTS AND BUSINESS OWNERS.

Guiding principles for a vision plan are high-level, values-based statements that provide a framework for decision-making and ensure consistency toward a shared future goal.

They should be clear, aspirational, and aligned with the Old Town’s core values and mission. Key principles include being future-focused, inspiring, feasible, and defining the expected behaviors of the team as it pursues the vision



- 1 Strategic**
The principles should act as an evaluation framework for decisions, helping to filter opportunities and prioritize actions that will advance the vision.
- 2 Inspiring**
The principles should motivate and engage people, creating a sense of shared purpose and commitment to the cause.
- 3 Simple**
The language should be concise, easy to understand, and free of jargon to ensure it can be easily communicated and remembered by everyone.

OLD TOWN JUSTIN IS MORE THAN JUST 4TH STREET

OLD TOWN VALUES

OLD TOWN GUIDING PRINCIPLES ARE MEANT TO KEEP MOMENTUM OVER TIME.

BY PROVIDING AN ADOPTED VISION POLICY, RESIDENTS AND BUSINESS OWNERS ARE ABLE TO ALIGN THEIR PLANS WITH THE COMMUNITY VISION THAT HAS BEEN VETTED AND AGREED UPON BY ELECTED LEADERS.



SUCCESSFUL RAIL TOWN

Live, Work, and Dine

Preserve historic character while adding complementary development and a walkable shopping, dining, and entertainment district.



NEIGHBORHOODS

Livability and Community

Maintain traditional neighborhoods and a rural feel through clear transitions between commercial and residential areas.



COMMUNITY VISION

Shared Success over Time

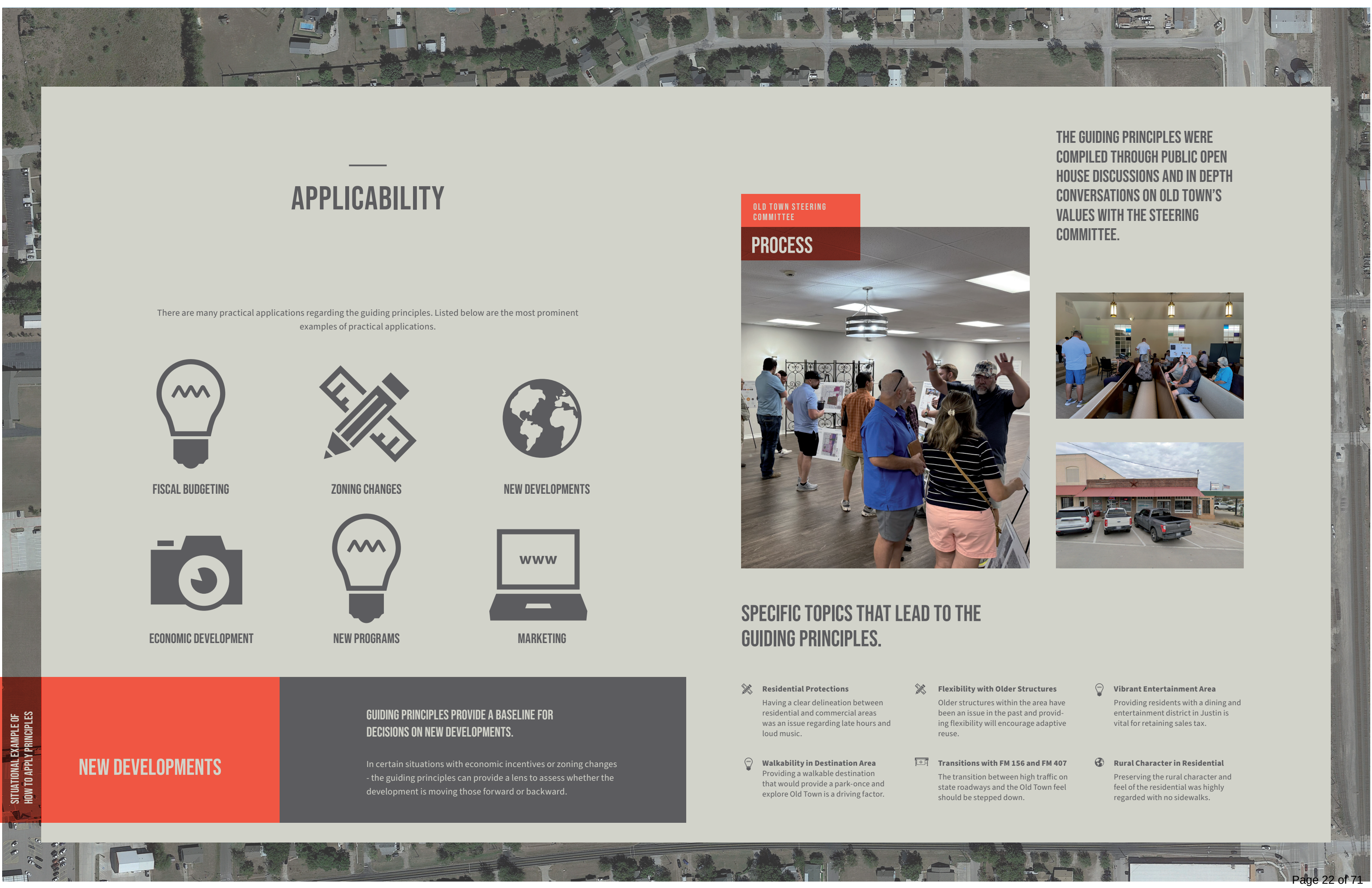
Establish an Old Town Vision to guide development, redevelopment, and rehabilitation toward connected and flexible outcomes.

COMPILED BASED ON COMMUNITY DISCUSSIONS.

OLD TOWN JUSTIN IDENTITY IS A UNIQUE ASPECT THAT FEELS DIFFERENT.

OLD TOWN UNIQUENESS IS BASED ON A SHARED HISTORY

Due to the different periods in which the Old Town developed as a rail town - the neighborhood has preserved its grid street system, unique one-off architecture and general rural feel.



APPLICABILITY

There are many practical applications regarding the guiding principles. Listed below are the most prominent examples of practical applications.



FISCAL BUDGETING



ZONING CHANGES



NEW DEVELOPMENTS



ECONOMIC DEVELOPMENT



NEW PROGRAMS



MARKETING

NEW DEVELOPMENTS

GUIDING PRINCIPLES PROVIDE A BASELINE FOR DECISIONS ON NEW DEVELOPMENTS.

In certain situations with economic incentives or zoning changes - the guiding principles can provide a lens to assess whether the development is moving those forward or backward.

OLD TOWN STEERING COMMITTEE PROCESS



THE GUIDING PRINCIPLES WERE COMPILED THROUGH PUBLIC OPEN HOUSE DISCUSSIONS AND IN DEPTH CONVERSATIONS ON OLD TOWN'S VALUES WITH THE STEERING COMMITTEE.



SPECIFIC TOPICS THAT LEAD TO THE GUIDING PRINCIPLES.



Residential Protections

Having a clear delineation between residential and commercial areas was an issue regarding late hours and loud music.



Flexibility with Older Structures

Older structures within the area have been an issue in the past and providing flexibility will encourage adaptive reuse.



Vibrant Entertainment Area

Providing residents with a dining and entertainment district in Justin is vital for retaining sales tax.



Walkability in Destination Area

Providing a walkable destination that would provide a park-once and explore Old Town is a driving factor.



Transitions with FM 156 and FM 407

The transition between high traffic on state roadways and the Old Town feel should be stepped down.



Rural Character in Residential

Preserving the rural character and feel of the residential was highly regarded with no sidewalks.

5 ILLUSTRATIVE PLAN

SETTING A VISION

This illustrative plan sets a tone and guidelines for development within Old Town. There are many ways to achieve this through many different development ideas.

These visioning concepts help graphically illustrate creative ways to achieve a range of goals and expectations for Old Town.



5.1 LAND PLAN

OLD TOWN CORE OPPORTUNITIES

WALKABLE SPACES AND MIXED-USE DEVELOPMENT SUPPORT THE CHARACTER OF THE OLD TOWN CORE.

PAYING ATTENTION TO INFILL OPPORTUNITIES AND COMMUNITY BENEFITS ARE PRIORITY.



Shared street on 4th St can provide flexibility



Walkable streets support mixed uses



Pocket park or small gathering space

PROMOTING GROWTH WITHIN THE CORE AND LIMITING IMPACT TO THE OLD TOWN NEIGHBORHOOD

The traditional neighborhood in Old Town is protective of its rural character, but the residents understand the business needs of collective impact within the Old Town commercial core. This illustrative plan explores infill development or using vacant or underutilized space for additional building footprint to explore where new construction could fit within the current development pattern.

Providing key elements of placemaking, such as sidewalks, street trees, gathering spaces, shared parking areas, etc., within a specified area east of Snyder Street identifies a strict boundary to help preserve a rural character west of Snyder. This includes a reinvention of Sealy Avenue to promote walkability North-South, introducing shared parking areas, and terminating the roadway on a new location for entertainment and hospitality north of 8th Street.

Lining shared parking with mixed-use buildings, such as incubator retail with shared office space or lofts above, would provide a meaningful

edge to the street.

Providing a shared street, or street plaza, on 4th Street between Sealy Avenue and FM 156 will provide a central gathering spot for community events, while still allowing parking during regular work hours. Having a shared street program promotes flexibility and provides continued support for community events.

Utilizing alleys to access additional parking and providing pedestrian access between blocks creates a fun opportunity to feature murals, string lighting, and safety for casual visitors to the area.

As development is introduced west of Sealy Avenue, a focus on small-lot housing, non-retail uses, and continued promotion of alleys for rear parking will be key to supporting walkability. This is a good area for townhouses, pocket neighborhoods, and some live-work type housing units.

- A** Promote Mixed-Use Streets
Reinvent Sealy Avenue as a walkable street to connect Old Town and offer a strong transition between traditional neighborhood and Old Town commercial.
- B** Sense of Place
Create public gathering spaces in key locations to support events, attractions and local businesses.
- C** Opportunities to Expand
Consider and recruit development for an entertainment and hospitality hub at the North end of Old Town.
- D** Shared Parking for Local Businesses
Introduce shared parking options in largely vacant lots to support growth of entertainment and food/beverage establishments.
- E** Amenitize the Floodplain
Provide public amenities by requiring flood plain edges to be used for valley storage and trail connections through development.



5.1
LAND PLAN

FIRST STREET
OPPORTUNITIES

AS FIRST STREET TRANSITIONS FROM A TXDOT THOROUGHFARE TO A LOCAL STREET, THE CONTEXT OF THE DEVELOPMENT CAN ADAPT TO A WALKABLE STREET.



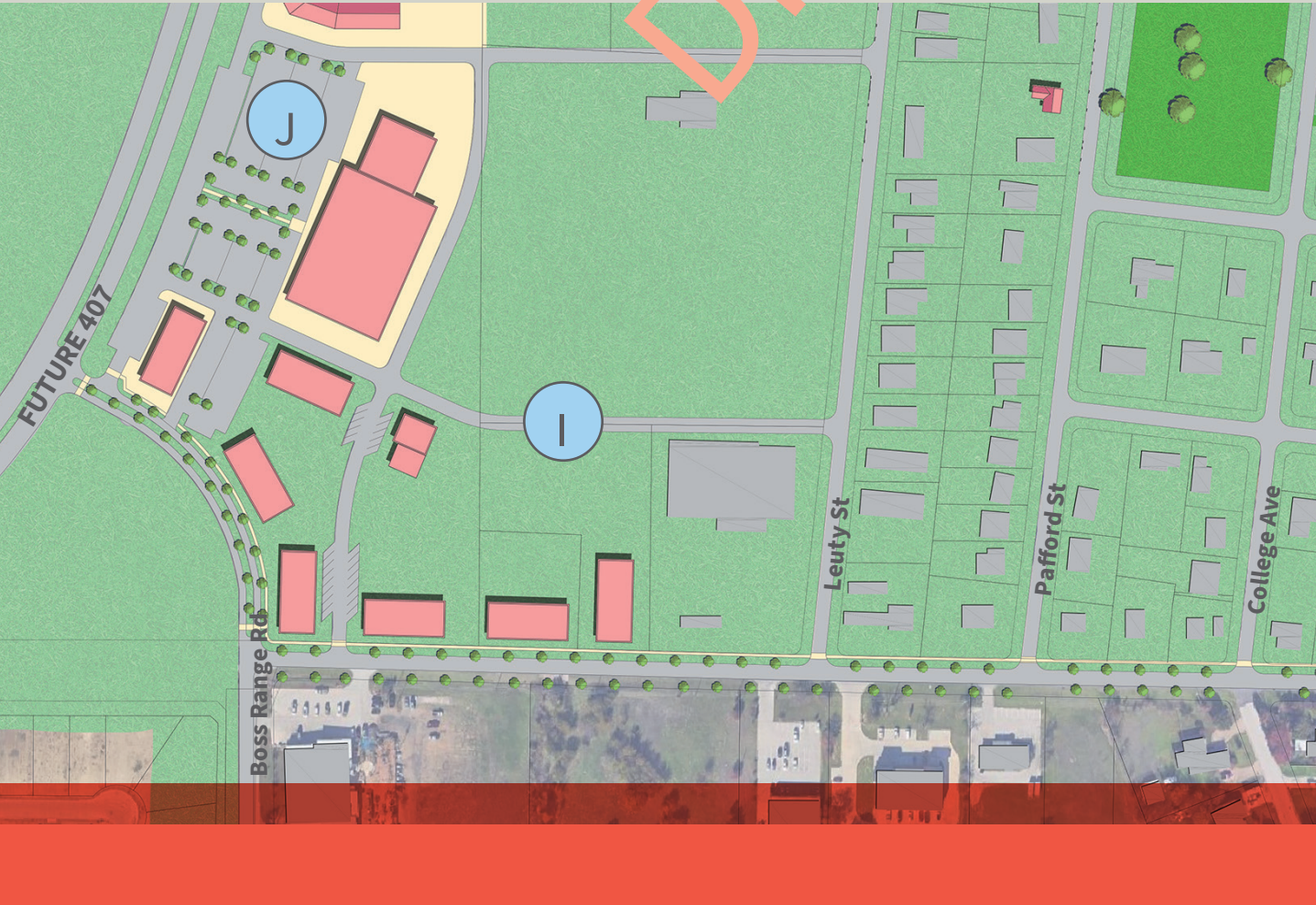
Shared street on 4th Street can provide flexibility



Pedestrian paths connect neighborhoods to parks and schools
Photo by Eddie Moore/Albuquerque Journal, Zumapress.com



Pocket neighborhood development



RESIDENCES AND SMALL BUSINESSES ARE SUPPORTED BY INVESTMENTS IN INFRASTRUCTURE

To support the residents of Old Town, promote easy access to parks, the Old Town commercial core, and nearby schools.

As First Street (FM 407) is replaced by a future FM 407, there is an opportunity to redesign this roadway to support sidewalks and multi-use trails connecting Old Town to neighborhoods south, schools, and parks. This will further support walkability and reduce some vehicle traffic in

Old Town. Additional on-street parking within the proximity of commercial areas along this street will also provide better context and expand the developable area for businesses.

As new residential is introduced, incorporating pocket neighborhoods can soften the edges of new small residential housing types, promote attainable housing prices, and create small common areas

designed to enhance the rural character in the area.

Introducing walkable trail connections between City Hall Park, City Hall, and the Old Town commercial core will provide accessible paths without sacrificing the rural character of the roadways. These paths would be ideal in the alleys between 3rd and 5th Streets from College Avenue to Sealy Avenue.

F

Home Development on Vacant Lots
Allow for infill housing and pocket neighborhoods where common open space is provided to fill in vacant or underutilized residential lots.

G

Future of First Street
Reinvent First Street to be a local mixed-use street that allows for a variety of heritage uses that will support Old Town residents and visitors.

H

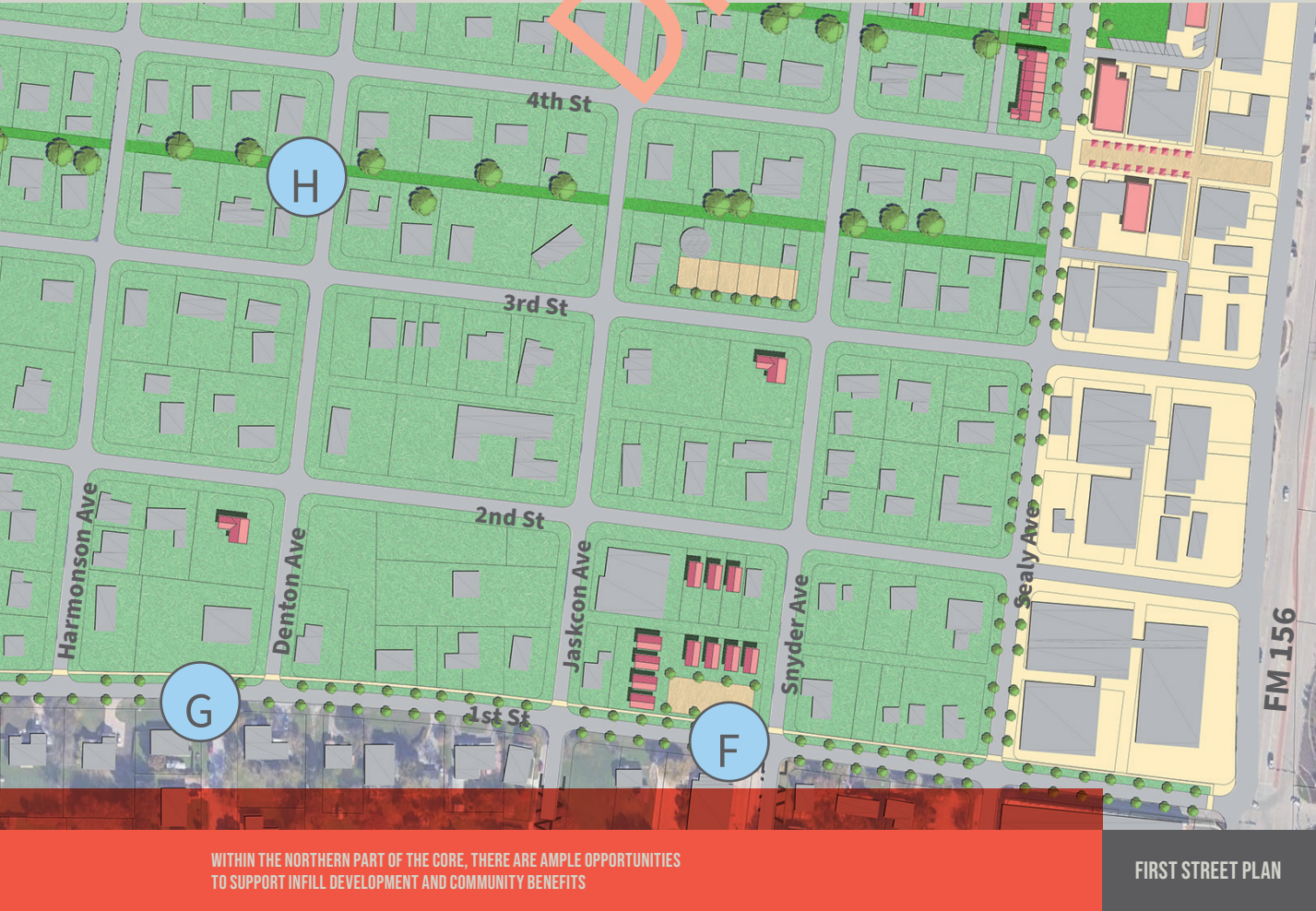
Trail Connections for Old Town
Provide trail connections between Old Town and City Hall Park, then look at expanding beyond Old Town. Consider unused alleys as safe passageways for pedestrians.

I

Maximize Connectivity
Create connections with streets and trails that promote local traffic patterns, instead of relying on TxDOT highway for access to development.

J

Regional Commercial Development
When the future FM 407 is built, opportunities for new development will be supported by the new access. As development is planned, focusing on extending the traditional grid and utilizing slip lanes to build smaller block sizes.



WITHIN THE NORTHERN PART OF THE CORE, THERE ARE AMPLE OPPORTUNITIES TO SUPPORT INFILL DEVELOPMENT AND COMMUNITY BENEFITS

FIRST STREET PLAN

5.2 MOBILITY

EXTENDING THE OLD TOWN GRID

CONTINUE TO CONNECT NEW STREETS, LIMIT CUL-DE-SACS, SUPPORT WALKABLE CONNECTIONS BETWEEN PARKS, SCHOOLS, NEIGHBORHOODS AND ATTRACTIONS

MOBILITY SUPPORTING LOCAL MOVEMENT OF PEOPLE

This mobility plan introduces key connectivity updates for the Old Town area. Supporting connectivity for Old Town residents and improving pedestrian conditions for the Old Town commercial core are key elements.

- Local Connector with multi-use trails
- Local Mixed-Use Roadway
- Commercial Slip Lane
- Accessible Pedestrian Trail



NEW STREET AND TRAIL TYPES WITHIN THE OLD TOWN AREA

MOBILITY PLAN

5.2 MOBILITY

FIRST STREET CHARACTER DEVELOPMENT

TO STITCH THE NEIGHBORHOODS AROUND OLD TOWN INTO A COHESIVE WALKABLE PATTERN, FIRST STREET ACTS AS A PRIMARY SOLUTION TO MOVING PEOPLE BY WALKING, BIKING, AND VEHICLES.



Existing First Street View

CONNECTING NEIGHBORHOOD AROUND OLD TOWN TO ENHANCE ACTUAL AND PERCEIVED CONNECTIONS

The principles of economics, when applied to community building and placemaking, involve both qualitative and quantitative analyses. The ultimate goal is to create value, whether actual or perceived, and a community does so by improving its infrastructure within and around its Old Town.

Improvements to FM 156 were a big leap for Justin. As FM 407 is constructed, it will create an opportunity to slow traffic, build community assets, and better connect adjacent neighborhoods to Old Town.

Value to residential neighborhoods is perceived and realized through inherent connections and proximity to valued places. As people desire to be closer to the heart of Justin, being Old Town, there will be an ever-growing value increase as neighborhoods are physically connected by means other than vehicles.

In addition, Old Town’s businesses and systems cannot rely solely on vehicle traffic and parking spaces to drive success. Neighborhoods should be connected to Old Town with key placemaking elements,

such as:

- Street trees
- Sidewalks
- Pedestrian lighting
- Crosswalks
- Wayfinding signage and decorations
- Benches and trash bins; and
- On-street parking

Introducing these elements establishes a visual and physical connection that symbolizes what the residents already feel as a direct relationship to the history and culture of Justin.

The land uses can stay predominantly residential, the sidewalks and trails can serve as access to schools and parks, so things don’t need to change on the private side to be successful. Old Town is for residents, businesses, and visitors alike, mixing uses and using design criteria to instill transitions that will support all of Old Town. Still, the most critical element is how our infrastructure supports a variety of needs for those who want to be near Old Town.

1 Existing First Street
Currently serves as a TxDOT highway (FM 407) and is vehicle serving only. There are no sidewalks, crosswalks, or trails.

2 Adding Sidewalks
Simply adding sidewalks changes the dynamics of First Street for two major demographics, seniors with disabilities, and children walking to school. Adding sidewalks supports their needs directly to have better mobility in the neighborhood.

3 Adding Street Trees and Parking
As businesses develop along First Street, using street trees for shade elements, and on-street parking, will support additional value through built improvements, allowing property owners to maximize their land uses instead of using a majority for parking.

4 Placemaking Final Touches
Once there is established need, incorporating street furniture and expanding the brand of Old Town and Justin into the pedestrian realm adds a sense of belonging for the community using First Street.



First Street with sidewalks added



First Street with street trees and on-street parking added



First Street with placemaking elements from public and private improvements

ALIGNING THE STEPS TO MAKING FIRST STREET INTO A PEDESTRIAN-ORIENTED STREET

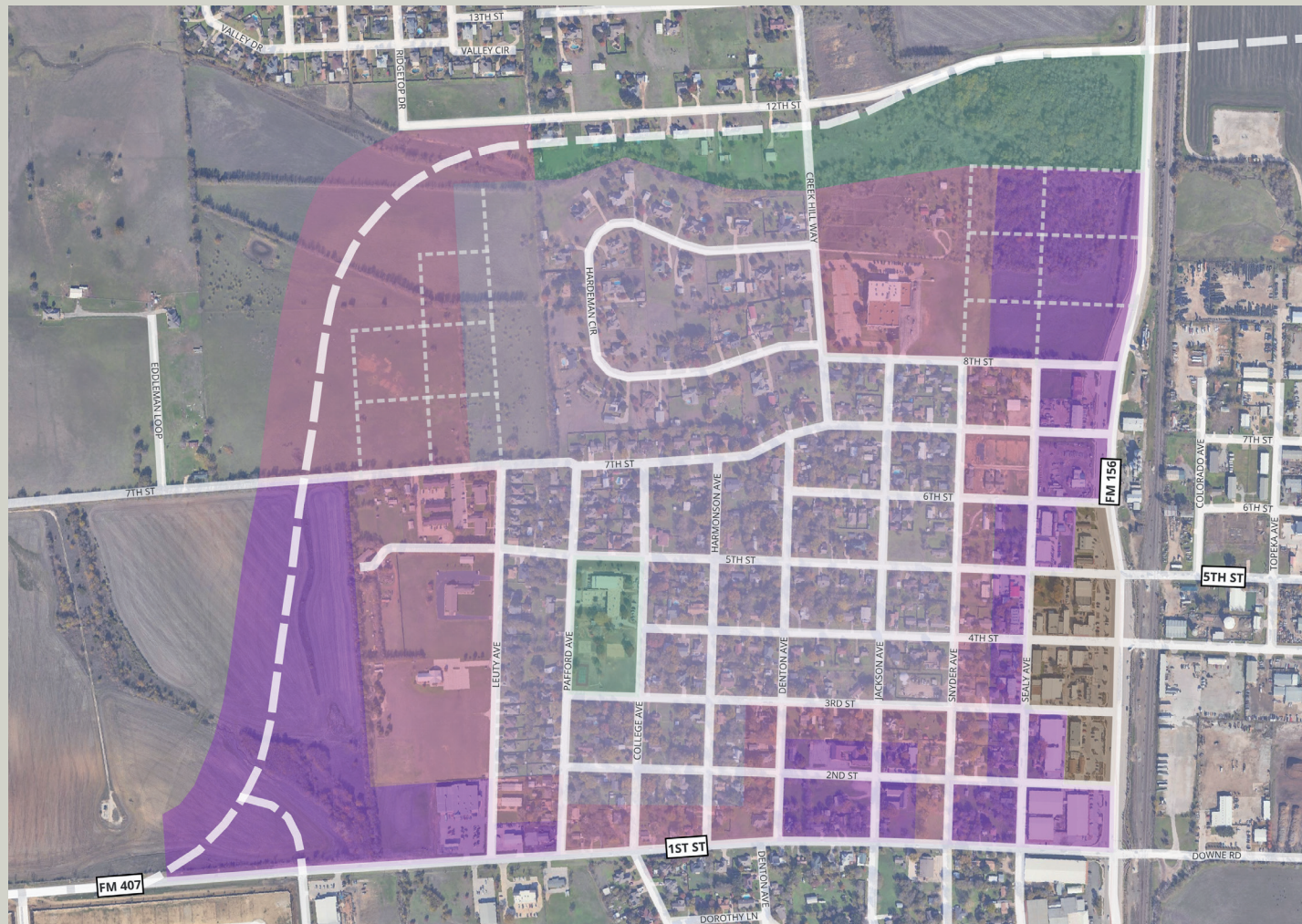
FIRST STREET VISION

5.3 AREA CHARACTER

OLD TOWN DISTRICTS

EXPLORES CAREFUL CONSIDERATION OF
RECOMMENDED DEVELOPMENT TYPES AND
THEIR IMPACT ON EXISTING RESIDENTIAL
AND BUSINESSES.

THE FOLLOWING MAP AND CORRESPONDING
DISTRICT DESCRIPTIONS SUMMARIZE THE
PURPOSE OF EACH DISTRICT AND HOW THEY
WILL SUPPORT THE OLD TOWN CHARACTER.



Recommended districts within Old Town to support neighborhood character and business growth



OLD TOWN CORE

The purpose and intent of Old Town Core (OT) is to encourage a vibrant and walkable dining, retail, and entertainment district. The district is primarily commercial but does allow for residential uses on second levels.



RURAL MIXED-USE

The purpose and intent of Rural Mixed Use (RMU) is to transition the intensity of the Old Town Core into a more residential mix of uses. The district is primarily commercial but starts to mix in more residential as a step down in intensity from the Old Town Core.



NEIGHBORHOOD EDGE

The purpose and intent of Neighborhood Edge (NE) is to transition the walkable Old Town Core shops and retail into the traditional neighborhood by creating a buffer of residential friendly mixed use.



TRADITIONAL NEIGHBORHOOD

The purpose and intent of Traditional Neighborhood (TN) is to preserve the existing neighborhood fabric of Old Town. This district is completely residential and focuses on the original platting proportions of the neighborhood.

THE DISTRICTS ALIGN DIRECTLY WITH DESIRED DEVELOPMENT PATTERNS AND
WILL TRANSLATE INTO THE ZONING RECOMMENDATIONS FOR OLD TOWN

OLD TOWN DISTRICTS

6

ACTION PLAN

IMPLEMENTATION OF THE COMMUNITY VISION

CLEAR GOALS AND OBJECTIVES WITH ACTIONABLE TASKS

IDENTIFY ALL NECESSARY RESOURCES, INCLUDING FINANCIAL, HUMAN, AND TECHNICAL, AND CONFIRM THEIR AVAILABILITY.

An implementation action plan for small-area planning is a detailed road map that outlines the specific steps, timelines, and resources needed to execute the strategies outlined in a strategic or master plan for a localized area. It includes defining clear goals, listing all necessary tasks, assigning responsibilities, setting deadlines, identifying risks, and establishing metrics for progress and success. This plan serves as a practical, step-by-step guide to turning the overarching vision of a small-area plan into tangible results.

Below is an example of the format that details the task, priority level, time frame, resources, and lead.

Action Description	Priority	Timeframe	Resources	Lead
Example 1	High	Short	Low	Organization 1
Example 2	Low	Med	Low	Organization 2
Example 3	High	Long	High	Organization 1
Example 4	Med	Short	Med	Organization 3

Longevity of the Master Plan

The action tasks provide a detailed roadmap for implementing the overall vision and a metric to gauge progress towards that goal. Each year, there should be a report on progress in implementing this vision and on adding new action items to replace those that have been achieved.

MATRIX

RESOURCE ALLOCATION

MANAGEMENT AND BUDGET

METRICS AND EVALUATION

Action Description	Priority	Timeframe	Resources	Lead
Policy Action Items				
Facade Rehabilitation Program	Low	Med	Med	Development Services
Annual Report and Update of Master Plan	Med	Short	Low	Development Services
Evaluate Old Town Water and Sewer Infrastructure, recommend CIP projects	Med	Short	Med	Engineering
Evaluate Current Parking and Adopt Old Town Parking Policy	High	Med	Low	Development Services
Incorporate Economic Development Incentives based on the Old Town Area Boundary	Med	Short	Med	Economic Development Committee
Incorporate Complete Streets Policy and Branding Strategy into infrastructure improvements	High	Short	High	Engineering
Evaluate and Adopt Enhanced Sidewalk Policy within the Old Town Commercial Area	High	Med	Med	Development Services
Incorporate Old Town Master Plan into all staff reports evaluating consistency with Master Plan	High	Short	Low	City Manager
Prioritize Old Town Capital Improvements During Annual Budget Session	High	Short	High	Engineering

MATRIX

IMPLEMENTATION OF THE COMMUNITY VISION

Action Description	Priority	Timeframe	Resources	Lead
Land Use and Transportation Action Items				
Study the Feasibility of Designing Trails in Alley Right-of-way connecting Old Town Residential to Old Town Core.	Med	Med	Med	Engineering
Annual Review of Old Town Code for Updates and Clarifications.	High	Short	Low	Development Services
Review Old Town Boundary Yearly for Expansions or Exclusions.	Med	Short	Low	Development Services
Incorporate additional parking regulations based on shared parking policy.	Med	Med	Low	Development Services
Study and amend the City-Wide Transportation Plan based on changes from the Old Town.	Med	Short	Med	Development Services
Designate 4th Street a Pedestrian Priority Street for Hosting Festivals.	Med	Long	High	City Manager
Incorporate Adopted Old Town Master Plan into discussions with TXDOT regarding FM 407.	High	Med	Low	Development Services
Provide Land Use Recommendations based on Old Town Plan to City Council	Low	Short	Low	Planning and Zoning Commission
Align any TIF district with Old Town Master Plan Boundaries.	Med	Long	High	Development Services

MATRIX

RESOURCE ALLOCATION

MANAGEMENT AND BUDGET

METRICS AND EVALUATION

Action Description	Priority	Timeframe	Resources	Lead
Miscellaneous Action Items				
Create a Old Town Justin Working Group	High	Short	Med	Business Owners
Update Building Code to 2021 with COG amendments and Existing Building Code.	Med	Short	Low	Building Official
Evaluate a Local Amendment to the Building Code regarding buildings of a certain age.	Med	Short	Low	Building Official
Evaluate and Adopt any Possible Amendments with Historic Building Flexibility.	Med	Short	Low	Fire Chief
Adopt a Wayfinding Plan that incorporates Old Town Identity and Vision.	Med	Med	Med	Development Services
Showcase Old Town Businesses to drive more foot traffic for their sustained success.	High	Short	Low	Communications
Foster Partnerships with other Peer Communities that are in Similar Circumstances.	Med	Short	Low	City Manager
Identify Catalyst Business and Recruit to Old Town.	Med	Long	High	Economic Development
Prepare First Street ultimate design for shovel-ready status to implement when FM 407 is open.	Med	Long	Med	Development Services and Engineering

OLD TOWN IS THE HEART OF JUSTIN

“OUR CITY’S PULSE DOESN’T BEAT IN CONCRETE AND TRAFFIC, IT LIVES IN THE PULSE OF OLD TOWN. IT’S WHERE STORIES BREATHE, NEIGHBORS CONNECT, AND HERITAGE HOLDS STRONG. THIS IS WHAT WE SEEK TO PRESERVE, NURTURE, AND GROW” - MAYOR CLARK



CITYOFJUSTIN.COM



Planning and Zoning Commission Coversheet
January 20, 2026
415 N. COLLEGE AVE.

Agenda Item: B. (
PUBLIC HEARING:
)

Title: Conduct a Public Hearing and consider a recommendation to rezone Old Town to the new designation; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

Background:

At the upcoming City Council meeting, Council will conduct a public hearing and consider adopting Ordinance 838-26, which rezones the Old Town area to the new Old Town designation established through the Old Town Master Plan and Form-Based Code.

This item represents the zoning implementation of the Old Town planning process. While the Master Plan establishes the community's vision and Ordinance 837-26 amends the Unified Development Code to create the regulatory framework, this rezoning action applies that framework to the properties within Old Town. Adoption of this ordinance formally places the area under the new Old Town zoning district.

The rezoning is intended to:

- Align existing zoning with the adopted Old Town vision;
- Provide predictable, place-based standards tailored to the historic context of Old Town;
- Protect established neighborhoods while allowing compatible infill and reinvestment; and
- Support a walkable, small-town environment for residents, businesses, and visitors.

Importantly, the new designation is designed to preserve existing uses and patterns while guiding future

development toward forms and scales that are compatible with the surrounding context. The rezoning does not require property owners to change how their properties are currently used. Instead, it establishes standards for how future development or redevelopment will occur over time.

Notice of the public hearing has been provided in accordance with state law and City ordinances. Following the public hearing, Council may take action to adopt Ordinance 838-26 or provide direction to staff.

Staff recommends consideration of this rezoning as a necessary step to implement the Old Town Master Plan and ensure that the regulatory framework adopted by Council is effectively applied within the Old Town area.

City Attorney Review: No

Attachments:

1. OT Rezone Ordinance
2. Exhibit A- Old Town Plan Area Exhibit 2026.01.15

ORDINANCE NO. 838-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, REZONING CERTAIN PROPERTIES DEPICTED IN *EXHIBIT A* TO THE “OLD TOWN” ZONING DISTRICT; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Justin has completed the Old Town Master Plan and adopted amendments to the Unified Development Code establishing a new “Old Town” zoning district and regulatory framework; and

WHEREAS, the City Council desires to implement that framework by rezoning the properties within the Old Town area to the new “Old Town” designation; and

WHEREAS, the properties proposed for rezoning are depicted on the map attached hereto as *Exhibit A* and incorporated herein by reference; and

WHEREAS, notice of a public hearing was provided in accordance with state law and the City’s ordinances, and the City Council conducted a public hearing on this rezoning request; and

WHEREAS, the City Council finds that rezoning the subject properties to the “Old Town” zoning district is consistent with the City’s adopted plans, promotes the public health, safety, and welfare, and implements the community’s vision for Old Town;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:

SECTION 1. All properties depicted within *Exhibit A* attached hereto are hereby rezoned from their existing zoning classifications to the “Old Town” zoning district.

SECTION 2. The purpose of this rezoning is to apply the Old Town regulatory framework to the subject properties and ensure that future development, redevelopment, and reinvestment within the Old Town area occur in a manner consistent with the adopted Old Town Master Plan and Unified Development Code. Existing lawful uses may continue in accordance with the City’s Code of Ordinances.

SECTION 3. Upon the effective date of this ordinance, all development, redevelopment, and use of property within the area shown on *Exhibit A* shall be governed by the standards and provisions of the “Old Town” zoning district as set forth in the Unified Development Code.

SECTION 4. The City Secretary is hereby directed to cause the zoning map and any related records of the City to be amended to reflect the rezoning established by this ordinance.

SECTION 5.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held invalid, such invalidity shall not affect the validity of the remaining portions of this ordinance.

SECTION 6.

This ordinance shall take effect immediately upon its passage and adoption.

DULY PASSED by the City Council of the City of Justin, Texas, on the 22nd day of January 2026.

On first reading, the 22nd day of January 2026.

On the second and final reading, the 12th day of February 2025.

APPROVED:

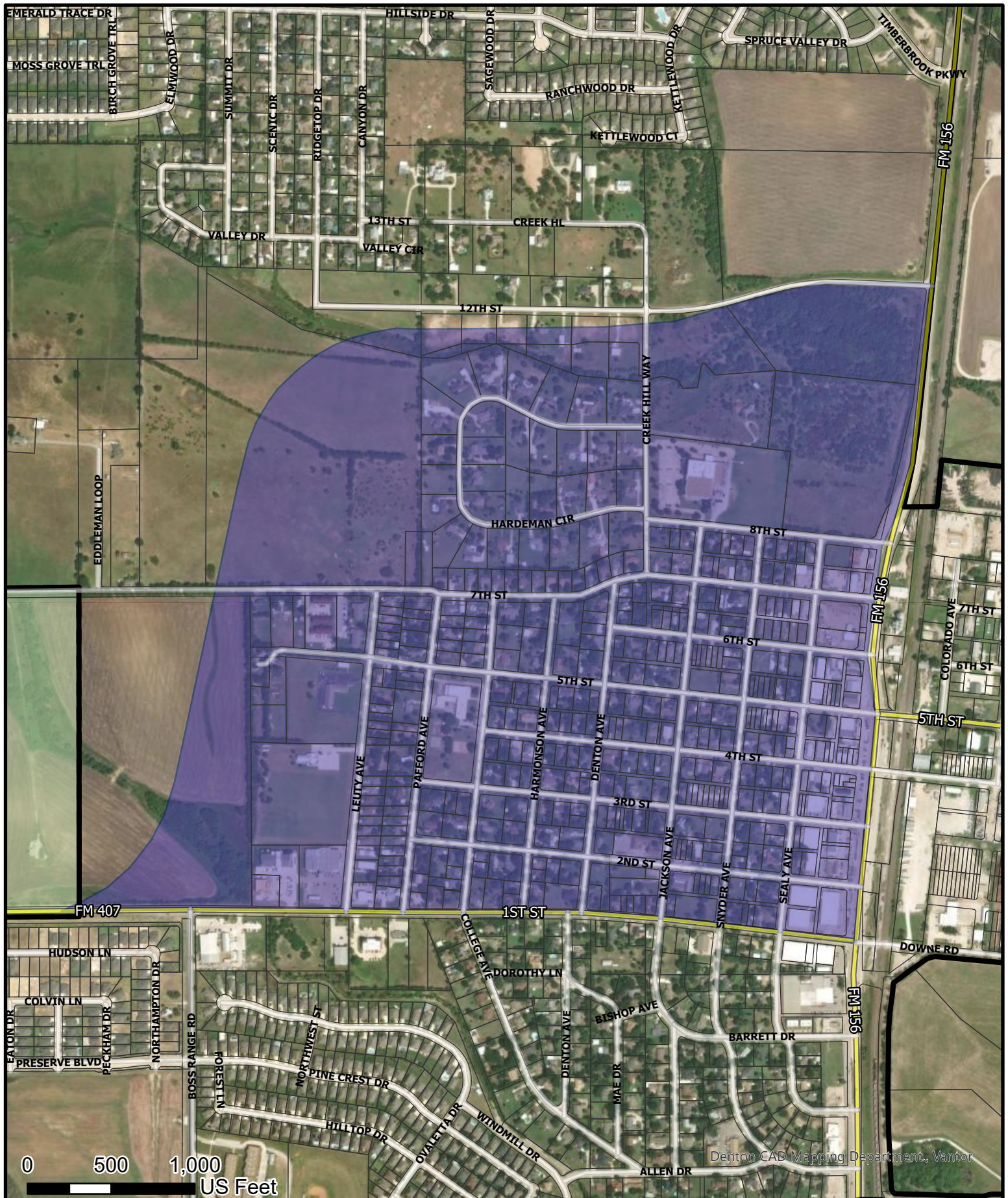
James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

City Attorney



Legend

 OT Plan Area
 Parcels

 Justin City Limits
 Justin ETJ



**Old Town
Master Plan Area
City of Justin, TX**



Planning and Zoning Commission Coversheet
January 20, 2026
415 N. COLLEGE AVE.

Agenda Item: C. (
PUBLIC HEARING:
)

Title: Conduct a Public Hearing and consider a recommendation amending Section 52-315 of the Unified Development Code to include the regulatory plan and provisions for Old Town; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration based on the request.

Background:

At the upcoming City Council meeting, Council will conduct a public hearing and consider adopting Ordinance 837-26, which amends Section 52-315 of the Unified Development Code (UDC) to incorporate the Old Town Regulatory Plan and establish development standards and provisions for the Old Town area.

This item represents the implementation phase of the Old Town Master Plan. While the Master Plan establishes the community's vision, this ordinance embeds that vision into the City's development regulations. Adoption of this ordinance provides the legal and administrative framework necessary to guide future development, redevelopment, and reinvestment in a manner that reflects the historic character and small-town identity of Old Town.

The Old Town Form-Based Code is specifically designed to preserve and reinforce Old Town's historic character, pedestrian orientation, and architectural heritage while accommodating thoughtful growth. The plan emphasizes:

- Preservation of historic character while allowing complementary infill and reinvestment;
 - In the commercial area creating a walkable, human-scaled environment that prioritizes pedestrians and public life;
-

- Clear transitions between commercial areas and traditional neighborhoods; and
- Predictable, place-based standards for building form, frontage, public spaces, and architectural style.

Key regulatory components implemented through this ordinance include:

- Establishment of distinct Old Town subdistricts, such as the Old Town Core, Rural Mixed-Use, Neighborhood Edge, and Traditional Neighborhood, each tailored to its context;
- Building form standards that regulate height, setbacks, and massing to ensure new construction remains compatible with historic patterns;
- Frontage requirements that reinforce Main Street-style development, including shopfronts, porches, stoops, and forecourts that activate the street;
- Public realm standards that prioritize sidewalks, trees, lighting, crosswalks, and shared parking to support walkability and civic life; and
- Architectural and signage standards that encourage authentic materials, traditional proportions, and small-town character while discouraging generic or out-of-scale development.

City Attorney Review: No

Attachments:

1. Form-Based Code for Old Town Justin, Texas Working Document
2. Master regulatory Plan Ordinance

Old Town Justin, Texas Form-Based Code

Section 1: Introduction and Purpose

Statement of Purpose

Old Town Justin is historic and iconic, having served as the city's economic hub since its establishment in the 1800s. The original town center was platted in a traditional grid, oriented towards the railroad, a critical mode of transportation at the time. Due to the area's historical and cultural significance, new development or redevelopment within this area is very different from that in other areas that were not part of a historical settlement.

The Old Town Justin Form-Based Code (“OTJ FBC”) is crafted to preserve and reinforce the unique historic character, pedestrian orientation, and architectural heritage of Old Town Justin. Public input has clarified that residents want to keep the authenticity of the Old Town area of Justin while understanding that significant growth pressures will continue. The OTJ FBC aims to foster **walkability**, promote a mix of uses, and maintain architectural cohesion appropriate to Justin’s small-town Texas legacy. The code establishes predictable, place-based standards that will revitalize Old Town Justin as a vibrant, resilient community center, balancing effective historic preservation with the evolving needs of businesses, residents, and civic life.

Intent

The Old Town Justin Form-Based Code provides a **comprehensive, locally tailored zoning and urban design framework** that safeguards the area’s rich history while enabling a thriving, walkable, and economically resilient future. By integrating clear standards for building form, frontages, public spaces, uses, and architectural character, Justin will retain its unique small-town Texas charm while fostering **mixed-use infill, enhanced walkability, and architectural harmony**.

Modeled using specific elements of downtown codes within the region but scaled to Justin's context, this code offers prescriptive yet flexible regulations, a path for engaged

Old Town Justin, Texas Form-Based Code

community stewardship, and a strategic blueprint for the future growth of Old Town as the heart of the Justin community. The consistent use of clear standards, proactive engagement, and a focus on preservation ensures Old Town Justin remains both a living museum and a modern, connected place to live, work, and gather for generations.

Vision for Old Town: The vision for Old Town is derived from the community-led engagement process that establishes three guiding principles for development in Old Town:

- Preserve historic character while adding complementary development and a walkable shopping, dining, and entertainment district.
- Establish an Old Town Vision to guide development, redevelopment, and rehabilitation toward connected and flexible outcomes.
- Maintain traditional neighborhoods and a rural feel through clear transitions between commercial and residential areas.

Relationship with the Imagine Justin Comprehensive Plan and the Old Town Small Area Plan: The application of these Regulations seeks to encourage community development in accordance with the Imagine Justin Comprehensive Plan and the Old Town Small Area Plan.

Implementation: This effort represents a step toward implementing an element of the Comprehensive Plan. The plan states, “Initiate an Old Town Master Plan in coordination with the business community and adjacent neighborhoods to improve pedestrian connectivity to Old Town and link it to the new Town Square.”

Legal Framework & Authority (Reference UDC)

The code applies to all parcels designated within the Old Town Justin Regulating Plan. The standards govern new construction, exterior renovation, additions, and site development. Where conflicts arise with other sections of the Justin Code of Ordinances, the provisions of the OTJ FBC shall prevail within the Old Town area.

Old Town Justin, Texas Form-Based Code

Section 2: Applicability and Administration (If needed)

Applicability to other sections of the UDC

- Development and Design standards within the UDC do not apply to this Old Town District except where referenced explicitly within this article.

Section 3: Regulating Plan and Subdistricts

Context

The Regulating Plan divides Old Town Justin into place-based subdistricts that reflect its unique history, land use patterns, development context, and scale.

Subdistricts: The following subdistricts are established as the zoning districts within the Old Town District.

OLD TOWN SUBDISTRICTS



Old Town Core: The commercial and mixed-use core within the historic context of Old Town that also incorporates historic scale and design standards for community design context in the area.

Old Town Justin, Texas Form-Based Code



Rural Mixed-Use: Areas for mixed use that will retain a rural feel but be more flexible on uses appropriate within a new development context, versus Old Town Core's focus on scale and design-specific regulations.



Neighborhood Edge: Density, scale, and use transition zone between Old Town Core and Traditional Residential Subdistricts.



Traditional Neighborhood: The traditional neighborhood homes and homesteads within the Old Town district. This area is intended to allow infill of residential homes without substantially changing the rural residential character of the subdistrict.

Old Town Justin, Texas Form-Based Code

Street Frontage Types

OLD TOWN STREET FRONTAGE TYPES



Pedestrian-Oriented Street: A street type that includes maximum accommodation of pedestrian movement, and limits conflicts with vehicular driveways, parking lot edges, or blank walls on buildings.



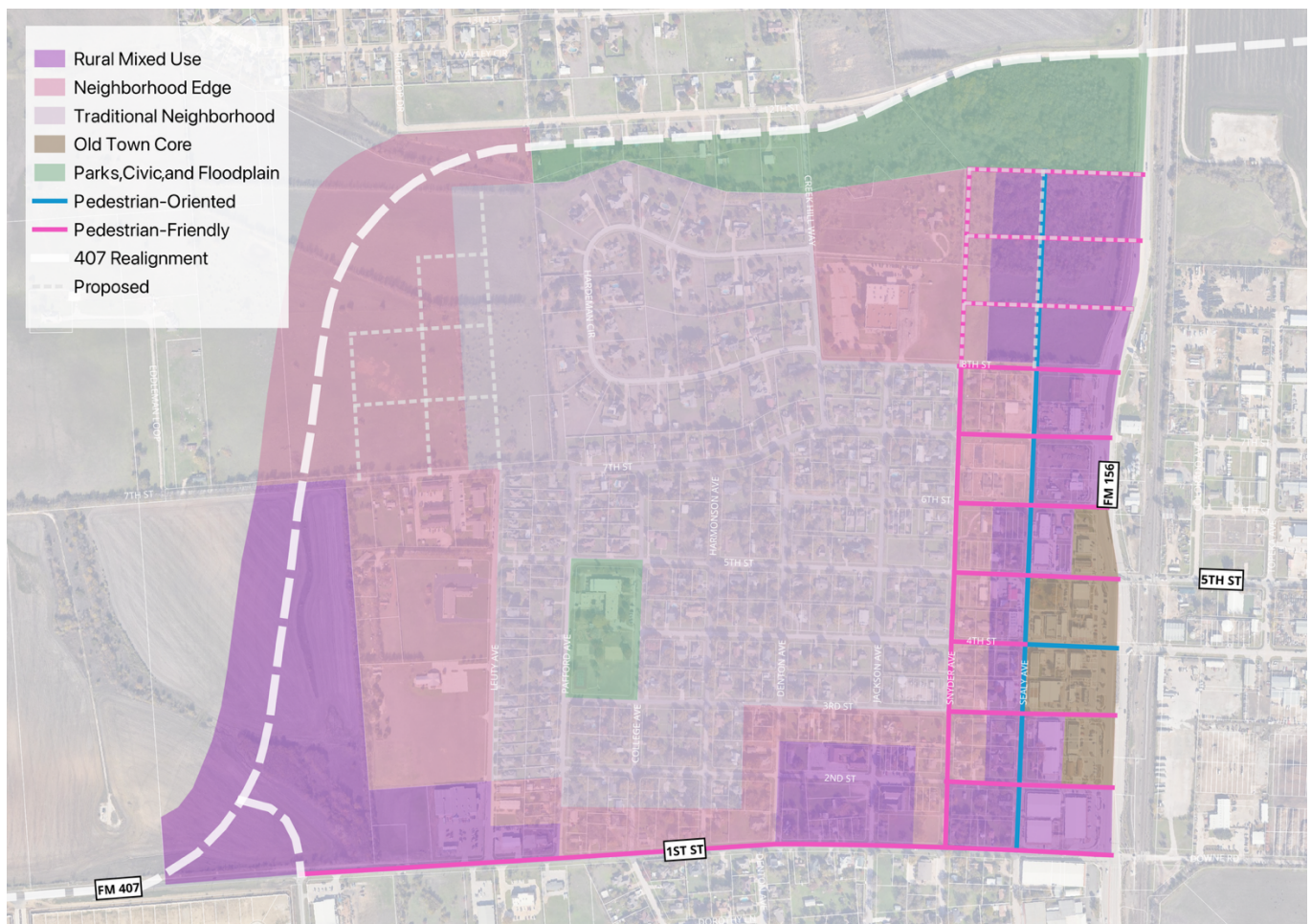
Pedestrian-Friendly Street: A street type that prioritizes pedestrian movement and limits conflicts with vehicular driveways, parking lot edges, or blank walls on buildings. Allows for some vehicular interruptions when no other option is available.



General Street: A street type that accommodates necessary services and vehicular access, while still accommodating pedestrian movement.

Old Town Justin, Texas Form-Based Code

REGULATING PLAN



Old Town Justin, Texas Form-Based Code

Section 4: Building Form Standards

Overview

Form standards establish the shape, size, and placement of buildings to protect Justin’s historic streetscape, encourage compatible infill, and ensure a walkable, human-scaled environment.

Building Frontage Intent

The “built-to-line” requirement for the Historic Core maintains the traditional Main Street character with storefronts flush to the sidewalk, while the Neighborhood Edge provides for additional relief and landscaping. Maximum height and length controls prevent out-of-scale new development and retain legibility of Justin’s historic urban form.

Historic forms such as cottages, two-part block commercial buildings, and modest Victorian elements are strongly encouraged; monolithic “big box” buildings and non-historic façade modulation are discouraged.

Key Building Types Permitted:

		Permitted Subdistricts
	Detached single-family homes A residential building designed to accommodate one household or family, providing private living spaces without shared walls or common areas with other units.	Traditional Neighborhood, Neighborhood Edge

Old Town Justin, Texas Form-Based Code

	Attached townhomes • Structure: A multi-story home that shares one or more walls with adjacent units but has its own separate entrance. • Ownership: Typically, the homeowner owns both the interior and exterior of the unit, including the land beneath it (unlike condos). • Layout: Often 2–3 stories, with living spaces on the ground floor and bedrooms above. • Density: Higher than detached single-family homes but lower than apartment complexes.	Neighborhood Edge, Rural Mixed-Use
	Missing Middle Residential A range of multi-unit or clustered housing types that fit between single-family homes and large apartment buildings in terms of scale, density, and form. These housing types are designed to provide more affordable, walkable, and community-oriented living options while maintaining compatibility with traditional neighborhoods. • Scale: Human-scaled, typically 1–3 stories, similar in size to single-family homes. • Density: Higher than detached houses but lower than mid-rise apartments. • Types Include: • Duplexes; • Triplexes and; • Fourplexes	Neighborhood Edge, Rural Mixed-Use

Old Town Justin, Texas Form-Based Code

	Cottage Court A cluster of small, detached homes arranged around a shared central courtyard or green space. It is designed to promote community interaction while maintaining privacy for individual units. • Configuration: Multiple small homes (often 4–12 units) oriented toward a common courtyard rather than the street. • Scale: Typically single-story or one-and-a-half-story homes, smaller than standard single-family houses. • Shared Space: A landscaped courtyard serves as a communal area for residents, enhancing social interaction. • Access: Homes often have front doors facing the courtyard, with parking located at the rear or along the perimeter.	Neighborhood Edge
	Main Street (shopfront) mixed-use buildings • Street-facing façade: Large display windows for retail visibility. • Entrances: Direct access from the sidewalk to encourage walkability. • Scale: Usually 1–3 stories, maintaining a human-scale streetscape. • Architectural Style: Varies by era and region (e.g., Art Deco, Victorian, Craftsman, Modern). Mixed-Use Potential: Often includes residential units on upper floors in traditional downtowns.	Rural Mixed-Use, Old Town Core

Old Town Justin, Texas Form-Based Code

	Accessory Building A secondary structure located on the same lot as a primary dwelling, designed to support or complement the main residence. It is not intended to serve as the primary living space but provides additional functionality.	Traditional Neighborhood, Neighborhood Edge, Rural Mixed-Use, Old Town Core
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Table 1: Building Form Standards

Standard	Old Town Core	Rural Mixed-Use	Neighborhood Edge	Traditional Neighborhood
Lot Area	n/a	n/a	3,000 square feet minimum	7000 square feet minimum
Minimum Lot Width (ft)	n/a	n/a	30	70
Minimum Lot Depth (ft)	n/a	n/a	100	100
Front Setback (ft) - General	0 minimum 10 maximum	0 minimum 25 maximum	0 minimum 25 maximum	10 minimum, OR Within 5 ft of the adjacent structures
Front Setback (ft) – FM 156	20 minimum 75 maximum	20 minimum 75 maximum	n/a	n/a
Minimum Side Setback (ft)*	0 minimum	0 minimum	0 minimum 5 ft when adjacent to TN District	5 ft minimum
Maximum Height (stories)**	2 (with 3rd step back)	3 (with 4th step back)	2	2

Old Town Justin, Texas Form-Based Code

Maximum Height (ft)	45	55	35	35
Minimum Transparency, Ground Floor (%)	60	60 – commercial 40 - residential	10	10
Max Building Length (ft)	150	150	n/a	n/a
Blank Wall Length (ft)	20 maximum	20 maximum	n/a	n/a
Block Length	300 ft			

*Zero-lot-line permitted for party-wall/row buildings or attached historic forms.

**Third story must be set back at least 15' from principal facade in Historic Core.

Frontage Types

Overview

Frontage regulations ensure that buildings meet the public realm and shape the walkable character of streets. They determine both allowable architectural expressions and the relationship between private space and the sidewalk.

Table 2: Frontage Type Summary

Frontage Type	Allowed in	Design Features
Shopfront	Old Town Core, Rural Mixed-Use	60% transparency, recessed entries, awnings/canopies, direct sidewalk access
Stoop	All zones	Elevated entry 12-18 in. above grade, steps, small garden

Old Town Justin, Texas Form-Based Code

Porch	Neighborhood Edge & Traditional Residential	Covered entry, minimum 6' depth, open on 2+ sides
Forecourt	Old Town Core, Rural Mixed-Use	Courtyard area recessed into the building frontage allowing for multiple ground floor spaces to be accessed from the forecourt or the sidewalk edge
Gallery (optional)	Old Town Core, Rural Mixed-Use	Covered, open-air "arcade" or colonnaded walk

Design Standards and Regulations

Shopfronts: Building frontages must align with the pedestrian zone. Ground-floor glazing must comprise at least 60% of the width between two and ten feet above grade; doors must open directly to the sidewalk. Recessed entries no greater than 5 feet are permitted to provide weather protection.



Porches and Stoops: Porches must be usable outdoor spaces, not merely decorative; a minimum clear area of 6 feet wide by 8 feet deep. Stoops should be set back a minimum of 5 feet (can encroach 5 feet in setback) from the property line and oriented to the sidewalk.



Forecourts and Galleries: Allowed at corner or prominent sites, these frontage types encourage flexible placemaking for public activities, farmers markets, and community events.



Old Town Justin, Texas Form-Based Code

Section 5: Public Realm Standards and Guidelines

Intent

Strong public realm standards are critical in reinforcing walkability, preserving Old Town's character, and supporting a safe, comfortable, and convivial pedestrian environment. These guidelines regulate sidewalks, crosswalks, civic spaces, on-street parking, lighting, landscaping, and furnishings, modeled on comparable Texas towns.

Streetscape and Sidewalk Standards

Table 3: Public Realm Requirements

Element	Historic Core	Rural Mixed-Use	Neighborhood Edge	Traditional Neighborhood
Sidewalk width (min)	6 feet	6 feet	5 feet	None Required
Tree spacing (feet)	Average 40 feet per block face	Average 40 feet per block face	Average 40 feet per block face	None Required
Lighting (fixture height, ft)	12	12	12	None Required
Bench spacing	Two per block face	Two per block face	None Required	None Required
Bike Parking*	None Required	1 bike rail per 40 parking spaces	None Required	None Required
*CH52-401 Bike Parking standards shall apply to the design and construction of required bike parking				

Crosswalks: Are required for Historic Core, Rural Mixed-Use, and Neighborhood Edge intersections. These crosswalks shall comply with ADA requirements, enhance pedestrian visibility, and provide appropriate signage to support driver awareness.

Old Town Justin, Texas Form-Based Code

Alleys: Alleys may be used for services to homes, parking access, and as public access trails, as determined by the Administrator or designee.

Parking: Shared parking is encouraged within the Old Town District based on on-street, public, and offset hours of use management.

- On-street parking permitted and encouraged along pedestrian streets
 - Off-street parking minimum requirements for residential uses only at 1 space per dwelling unit.
 - Off-street parking maximum is 1 space per 300 sq ft within the Old Town District.
-

Section 6: Architectural Cohesion and Style Guidelines

Intent

Design standards in Old Town Justin assure architectural cohesion, supporting both **preservation and compatible new construction** that respects the area's Victorian, early 20th-century, and vernacular Texas Main Street heritage. The standards encourage repair and adaptive reuse of historic structures, and ensure that infill and new buildings "fit" within the established context².

Standards and Guidelines

- **Windows and doors:** Vertically proportioned, multi-paned (except original storefront windows, which may be horizontal).
- **Roofs:** Gabled or hipped, with allowable flat roofs for commercial buildings screened by historic-style parapets or cornices.
- **Facade articulation:** Buildings must be divided into visually identifiable "modules" (max 30'-40' each) via pilasters, in-sets, or other architectural massing.

Old Town Justin, Texas Form-Based Code

- **Storefronts:** Maintain or replicate recessed entries, transom windows, and traditional signage bands. Modern cladding, mirrored glass, or illuminated/cabinet signage is not permitted.
- **Porches, stoops, and awnings:** Encouraged on most residential and commercial building types; construction must be consistent with historic examples.
- Attachments (balconies, galleries, overhangs) are allowed where historically documented.

Inappropriate Treatments:

- Franchise “look” architecture (generic corporate prototypes)
- Large, blank facades or “false front” massing
- Faux historicism with inaccurate or overly ornate features

Commercial Recommended Styles

Art Deco	Bold geometric shapes, strong vertical lines, and a sense of lavish, modern luxury. Key features include the use of rich and modern materials like stucco, chrome, and glass, ornamental motifs such as chevrons, sunbursts, and zigzags, and streamlined, symmetrical designs often with setbacks and flat roofs.	
Western	False front style for commercial buildings (a decorative facade hiding a simple structure), the use of natural materials like timber and stone in styles like the Craftsman style, and the integration of landscape in styles like the Prairie School.	
Small Main Street	Common designs for small businesses are one or two-story buildings, sometimes with living quarters above the storefront. Often a rectangular, three-bay-wide, 3 . story building with a gable roof.	

Old Town Justin, Texas Form-Based Code

Residential Historic Styles

Cottage	Steep, pitched roofs with multiple gables, charming small windows, mixed natural materials, prominent chimneys, and front porches.	
Craftsman	Low-pitched roof with wide, overhanging eaves, visible rafters, a large porch with tapered columns, and built-in features.	
Farmhouse	A simple, practical design with elements like pitched gable roofs, an asymmetrical facade, and large, covered porches.	
Mission	Curvilinear parapets, overhanging eaves with exposed rafter tails, and deep, simple shapes, reflecting a blend of simplicity and grandeur.	
Tudor	Steeply pitched roofs, decorative half-timbering on stucco, or stone exteriors, prominent gables, tall, narrow windows, and ornate, elaborately decorated chimneys.	

Old Town Justin, Texas Form-Based Code

Victorian	Heavy ornamentation, asymmetrical designs, towers or turrets, and vibrant colors.	
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Old Town Justin, Texas Form-Based Code

Section 7: Signage

Table 1: Permitted Sign Types in Old Town Justin District Core

Sign Type	Description & Use	Illumination	Typical Materials
Monument Sign	Low, ground-integrated, masonry base, business or district identity	External/Indirect	Brick, stone, wood, metal
Wall Sign (Flush-Mounted)	Lettering and logos affixed parallel to façade	Internal/External	Painted wood/metal, hand-lettered
Projecting/Blade Sign	Perpendicular to façade, oriented for pedestrians	External/Indirect	Wood, metal, painted finish
Awning/Canopy Sign	Graphics/lettering on valance/skirt of awning/canopy	Internal/External	Canvas, wood slats (painted)
Window Sign	Painted or applied graphics on glass	None/Indirect	Paint, etched/frosted glass
Historic Marker/Plaque	Informational plaque designating historic site or event	None	Cast/etched metal
Temporary or Removable Banner/Poster	Short-term, cloth/vinyl, business sandwich boards, only for daily use or special events	None	Fabric, vinyl, sandwich board

Prohibited or Restricted Sign Types:

- Rotating/animated/flashing signs
- Internally illuminated cabinets

Old Town Justin, Texas Form-Based Code

- Pole signs (unless historical precedent is documented)
- Billboards, off-premises advertising

Sign Type	Placement Requirements	Minimum Height/Setback	Maximum Projection
Monument Sign	Minimum 5 ft from right-of-way (ROW), 25 ft from adjacent properties, not in visibility triangle	Not in visibility triangle, max 10 ft height	N/A
Wall Sign	On façade, not above roofline or parapet, one per frontage	Not above parapet	1 ft from wall, no ROW overhang
Projecting/Blade Sign	Mounted at corner or above principal entry; perpendicular to façade	Min 8 ft above sidewalk; Not above 2nd story	3 ft from façade, not over vehicular ROW
Awning/Canopy Sign	On face/valance or skirt of awning/canopy	N/A	3 ft from awning edge/2 ft from curb
Window Sign	On interior/exterior glass, not obscuring architectural details	Max 20% of window area	N/A
Directional/Wayfinding	As needed (at corners, major entries, intersections); never interfering with traffic sightlines	Min 3 ft, not in ROW	N/A
Historic Plaque/Marker	Wall-mounted (preferred) or post-mounted in landscape buffer	3-5 ft above grade (wall)	N/A
Temporary Banner	On building wall only, not on roofs, poles, fences, trees	N/A	N/A

Old Town Justin, Texas Form-Based Code

Table 3: Approved Materials and Illumination by Sign Type

Sign Type	Approved Materials	Illumination Type (if any)	Restrictions
Monument Sign	Brick, stone, natural wood, mortar, painted/baked enamel metal	Indirect (ground uplight); shielded goosenecks	No glare, no spill, face-focused only
Wall/Blade Sign	Painted/engraved wood, painted metal, cast metal, frosted glass	Indirect, shielded, or halo	No internal plastic cabinets, no exposed conduit
Awning/Canopy	Painted canvas, duck cloth, period-correct metal	Indirect/halo/internal by approval	Internal only if visually subdued
Window Sign	Paint, etched glass, vinyl film (temporary only)	None/indirect only	No internal lighting
Historic Plaque/Marker	Cast bronze/brass/aluminum, engraved metal, routed wood	None	N/A
Directional/Wayfinding	Painted steel, cast bronze/brass, routed wood	None/indirect	N/A

Old Town Justin, Texas Form-Based Code

Section 8: Murals

Table 1: Permitted Mural Standards in Old Town Justin District Core

Title	Description	Standard	Approval Body
Content	The subject matter, message, meaning, or narrative depicted in the artwork.	No hate speech, obscenity, or clear advertising.	Staff Administrator
Location	The specific physical site and its surrounding environmental, social, and cultural context.	Side/rear walls of buildings, respecting historic context.	Staff Administrator
Size	The physical, measurable dimensions (height and width) of the artwork, as well as its scale in relation to the surrounding environment and the human body.	Up to 50% of individual façade wall surface.	Staff Administrator
Materials	The substances and media used by an artist to create the artwork directly on a permanent surface like a wall, ceiling, or floor.	Use exterior-grade paints and sealants resistant to weather, UV, and graffiti.	Staff Administrator
Maintenance	The routine, regular inspection and care of the artwork to preserve its condition, protect its value, and ensure its long-term viability.	Property owners are responsible for upkeep; neglected murals can become a public nuisance.	Staff Administrator
1. All mural submittals that are outside of these standards shall be independently reviewed for approval with the Justin City Council. 2. All murals require a permit for approval.			

ORDINANCE NO. 837-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, AMENDING SECTION 52-315 OF THE CITY'S UNIFIED DEVELOPMENT CODE TO INCORPORATE THE OLD TOWN REGULATORY PLAN AND ESTABLISH DEVELOPMENT STANDARDS AND PROVISIONS FOR THE OLD TOWN AREA; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Justin has undertaken a comprehensive planning effort for the Old Town area, including public engagement, stakeholder interviews, committee meetings, and public hearings; and

WHEREAS, the City Council has adopted the Old Town Master Plan to establish a clear vision for the Old Town area; and

WHEREAS, the City Council desires to implement that vision through the City's Unified Development Code by establishing a regulatory framework for the Old Town area; and

WHEREAS, the City Council finds that amending Section 52-315 of the Unified Development Code to include the Old Town Regulatory Plan and related provisions is in the best interest of the public health, safety, and welfare;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:

SECTION 1. Section 52-315 of the City of Justin Unified Development Code is hereby amended to include the Old Town Regulatory Plan and to establish development standards, procedures, and provisions applicable to property within the Old Town area, as depicted and described in the Old Town Regulatory Plan attached hereto and incorporated herein by reference as *Exhibit A*.

SECTION 2. The purpose of this amendment is to implement the vision of the Old Town Master Plan by providing a clear and predictable regulatory framework that promotes compatibility, preservation of character, and thoughtful reinvestment within the Old Town area.

SECTION 3. The provisions of amended Section 52-315 shall apply to all property located within the boundaries of the Old Town area as shown on the Old Town Regulatory Plan. In the event of a conflict between the Old Town provisions and other sections of the Unified Development Code, the Old Town provisions shall control within the Old Town area.

SECTION 4. The City Secretary is hereby directed to cause this amendment to be codified in the Unified Development Code and to make such non-substantive formatting or numbering changes as may be necessary for codification.

SECTION 5.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held invalid, such invalidity shall not affect the validity of the remaining portions of this ordinance.

SECTION 6.

This ordinance shall take effect immediately upon its passage and adoption.

DULY PASSED by the City Council of the City of Justin, Texas, on the 22nd day of January 2026.

On first reading, the 22nd day of January 2026.

On the second and final reading, the 12th day of February 2025.

APPROVED:

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

City Attorney



Planning and Zoning Commission Coversheet
January 20, 2026
415 N. COLLEGE AVE.

Agenda Item: D. (
PUBLIC HEARING:
)

Title: Public Hearing: Consider a recommendation to City Council to amend the existing Planned-Development (GB-PD 724) to allow blade signage for Extra Space Storage legally described as A0207A F.B. BORDEN, TR 8G(PT), 2.725 ACRES addressed as 103 HARDEMAN BLVD

Department: Administration

Contact:

Recommendation:

Staff recommends approval.

Background:

On October 23, 2018, the City Council approved a Planned Development for the Just Self-Storage with multiple conditions. In December of 2020, the City approved Construction Plans and Building Plans for this project.

There was an amendment requested that was brought forward to the Planning and Zoning Commission in April of 2022 relating to the site design (parking, landscape buffer, and signage). The Planning and Zoning Commission recommended approval with the condition that wall signage be permitted in lieu of the monument sign that was approved. City Council approved the amendment to the Planned Development with one of the conditions requiring a monument sign be placed in lieu of wall signage.

The Applicant came forward again in February of 2023. The Commission unanimously recommended approval based on the sign meeting the ordinances and the businesses to the south employing wall signage. The City Council denied the request 3-2 on the first reading on March 28th of 2023. The application was withdrawn before the second reading.

The Applicant has now changed ownership from Justin Self Storage to Extra Space Storage and is requesting signage that the original Planned Development did not contemplate. However, due to constraints with equipment, the previously approved signage was unable to be installed due to the powerlines.

The request is to amend the Planned Development and approve signage as proposed.

City Attorney Review: No

Attachments:

1. sign_c_plans
2. sign_a_plans

ExtraSpaceStorage



LEGACY SIGNS
OF TEXAS

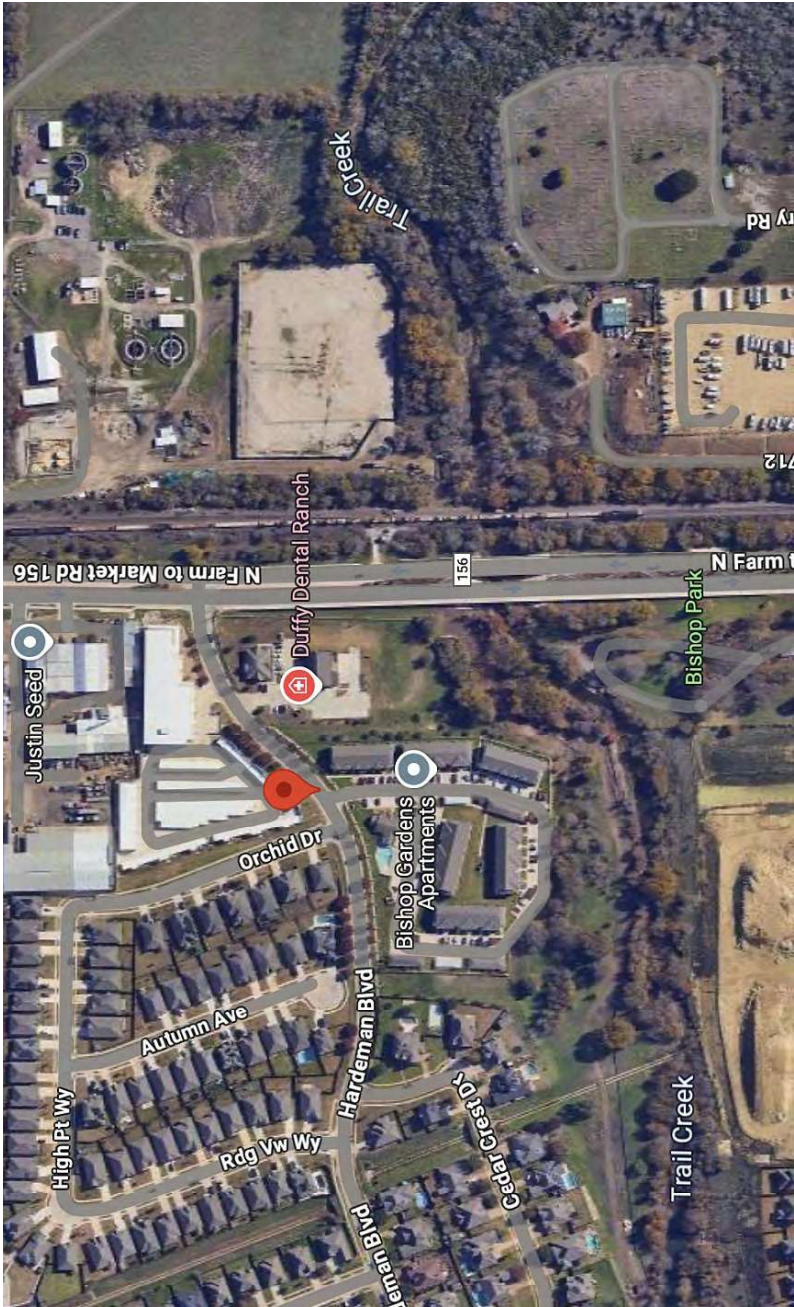
EXTRA SPACE STORAGE

JUSTIN, TX | 08.06.25

UL E226292  TDLR 18933

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____/____/____



SITE PLAN - AERIAL VIEW

7923 E. McKinney St.
Denton, TX 76208
Office: 817.431.5700
Fax: 817.431.5799



PRESENTATION DOCUMENT
THE COLORS, SIZES AND PROPORTIONS INCLUDED IN THIS PRESENTATION DOCUMENT ARE
FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS
AND PROPORTIONS MAY BE REQUIRED TO CHANGE UPON THE RESULTS OF A TECHNICAL SURVEY.

JOB NUMBER	250687
JOB DESCRIPTION	SEMI PACKAGE
JOB NAME	EXTRA SPACES STORAGE
ADDRESS	1031 N. HARDAMAN BLVD JUSTIN, TX
SALES	ROGER CHING
PROJECT MANAGER	STORME GLASSHOOPER

DATE	BY	REV	NOTES
06.05.25	MA		
06.06.25	MB	R1	Permit Drawings
06.08.25	MB/CR	R2	Temp Signage Added
06.12.25	LN	R3	Change page 2 to replacement face note. Note sign is perpendicular to street
06.15.25	AB	R4	Sign A to Non-Illuminated

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SITE SURVEY REQUIRED
BLDG MEASUREMENTS & ELEC.



SIMULATED NIGHT VIEW



SIMULATED NIGHT VIEW



EXSTG. CONDITION
NO EXISTING SIGNAGE TO REMOVE

B C **PROPOSED ELEVATION** SCALE: 3/32" = 1'-0"
(1 EACH) REQUIRED - MANUFACTURE & INSTALL
54.4 SQ. FT. B
29 SQ. FT. C

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250687	SEMI PACKAGE	06.05.25	MA		
	EXTRA SPACE STORAGE	06.06.25	MB	R1	Permit Drawings
	1031 N. HARDMAN BLVD. JUSTIN, TX	06.08.25	MB/CR	R2	Temp Signage Added
	ROGER CHING	08.12.25	LN	R3	Change page 2 to replacement face note. Note sign is perpendicular to street
	STORME GLASSHOOPER	08.15.25	AB	R4	Sign A to Non-Illuminated

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ExtraSpaceStorage



LEGACY SIGNS
OF TEXAS

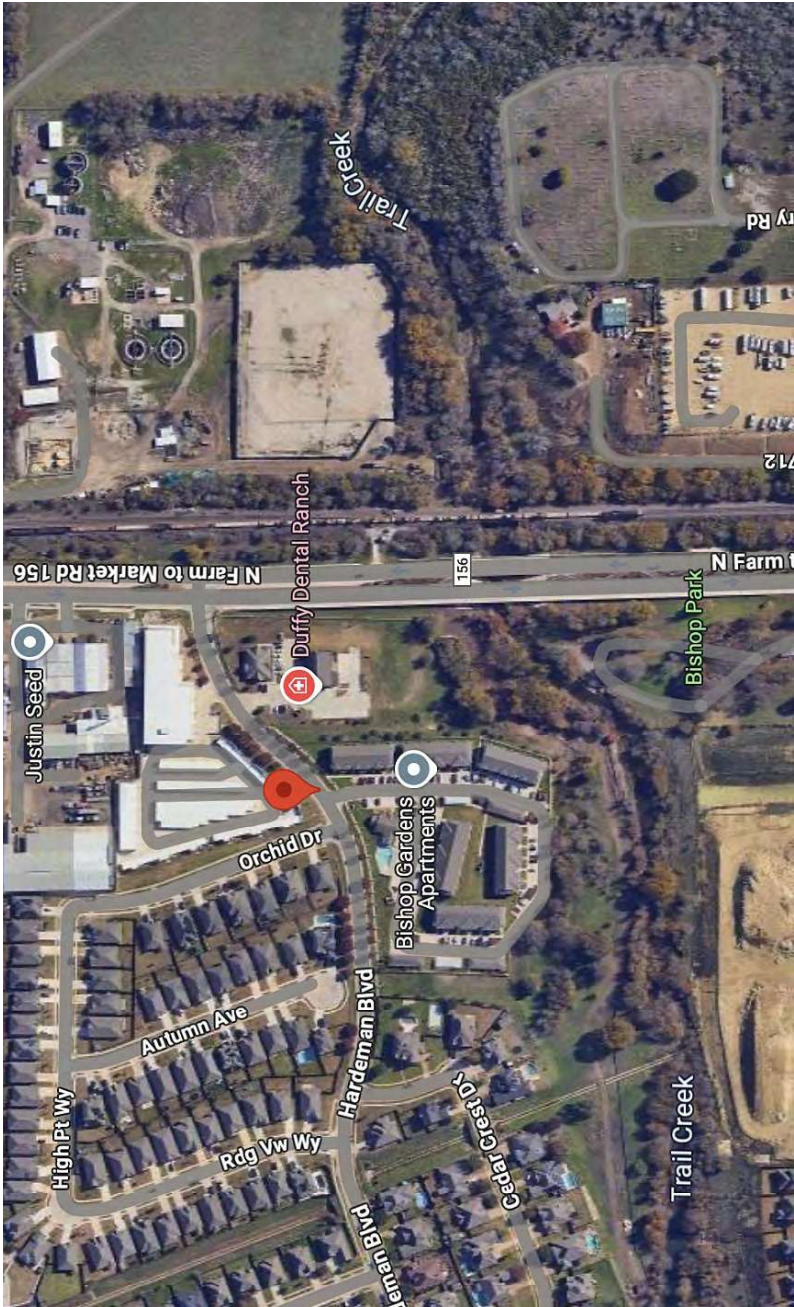
EXTRA SPACE STORAGE

JUSTIN, TX | 08.06.25

UL E226292  TDLR 18933

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____/____/____



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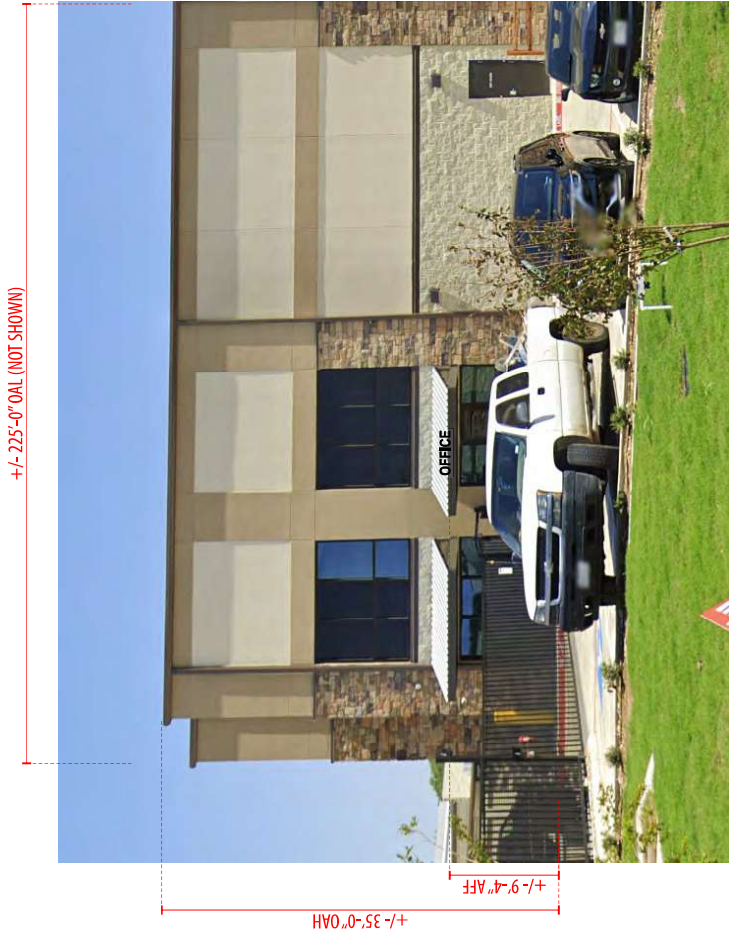
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JOB NAME	EXTRA SPACES STORAGE
ADDRESS	1031 N. HARDAMAN BLVD JUSTIN, TX
SALES	ROGER CHING
PROJECT MANAGER	STORME GLASSHOOPER

DATE	BY	REV	NOTES
06.05.25	MA		
06.06.25	MB	R1	Permit Drawings
06.08.25	MB/CR	R2	Temp Signage Added
06.12.25	LN	R3	Change page 2 to replacement face note. Make sign is perpendicular to street
06.15.25	AB	R4	Sign A to Non-Illuminated

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SITE SURVEY REQUIRED
BLDG MEASUREMENTS & ELEC.



EXSTG. CONDITION
NO EXISTING SIGNAGE TO REMOVE

A PROPOSED ELEVATION SCALE: 3/32" = 1'-0"
(1) REQUIRED - MANUFACTURE & INSTALL **3.6 SQ. FT.**



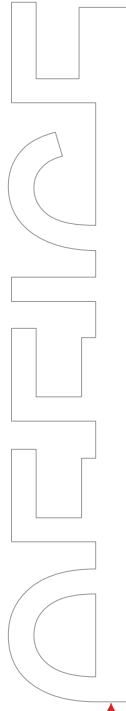
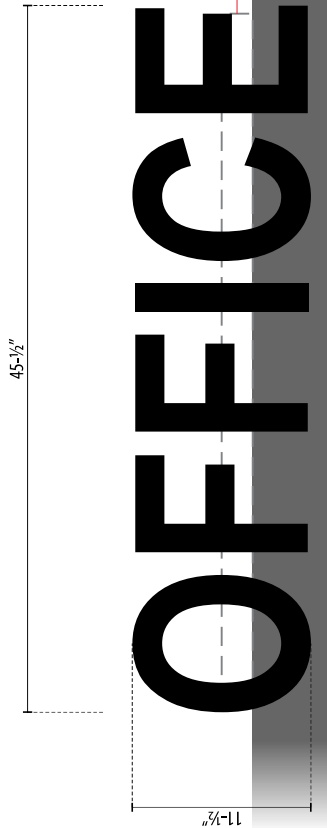
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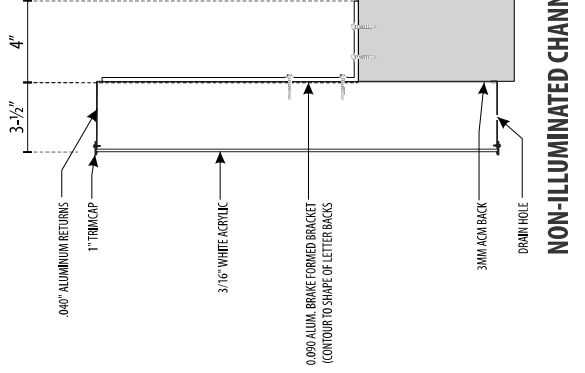
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	ROGER CHING	06.12.25	LN	R3	Change page 2 to replacement face, note: Male sign is perpendicular to street
	STORME GLASS/DOORER	06.15.25	AB	R4	Sign A to Non-Illuminated

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0.090 ALUM. BRAKE FORMED BRACKET (CONTOUR TO SHAPE OF LETTER BACKS)



NON-ILLUMINATED CHANNEL LETTERS

A NON-ILLUMINATED CHANNEL LETTERS ON BRACKET

(1) REQUIRED - MANUFACTURE & INSTALL

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

3.6 SQ. FT.

NON-ILLUMINATED CHANNEL LETTER	
ITEM	DESCRIPTION
BACKS	3MM WHITE ACM
RETURNS	3" x .040" PRE-FINISHED BLACK
FACES	3/16" BLACK ACRYLIC
TRIMCAP	1" BLACK
BRACKET	0.090 BRAKE FORMED BRACKET (COLOR TBD)



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