



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
FEBRUARY 24, 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 and receive legal training from the City Attorney
- C. Discuss Briefings from January and February City Council Meetings
- D. Discuss Development Update
- E. Discuss FM 407 update and Thoroughfare Transportation
- 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. ACTION ITEMS:

- A. 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 17th day of February by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Matthew Cyr

Matthew Cyr, Director of Planning and Development Services

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



Planning and Zoning Commission Coversheet
February 24, 2026
415 N. COLLEGE AVE.

Agenda Item: A. (ACTION ITEMS:)

Title: 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: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

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

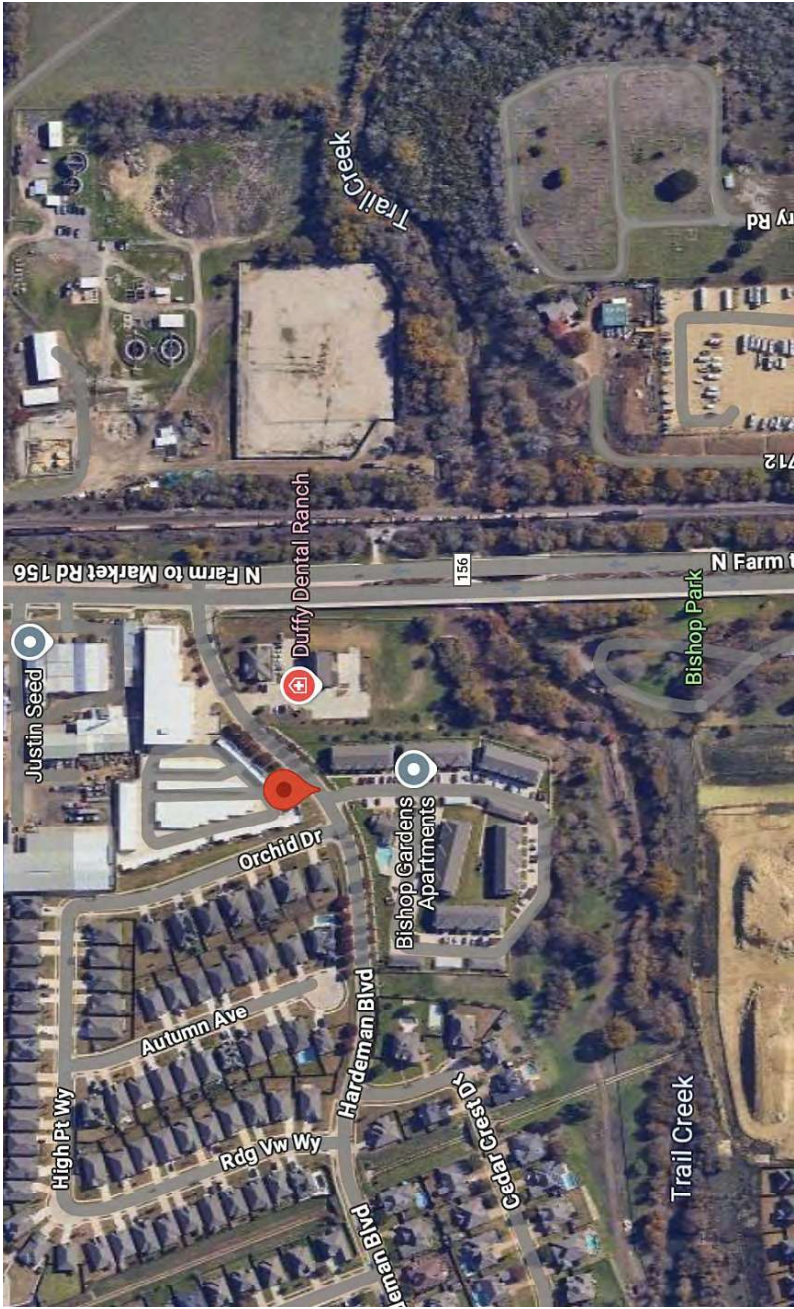
EXTRA SPACE STORAGE

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 SPACE 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.



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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	STORME GLASSHOOPER	06.15.25	AB	R4	Sign A to Non-Illuminated

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ExtraSpaceStorage



LEGACY SIGNS
OF TEXAS

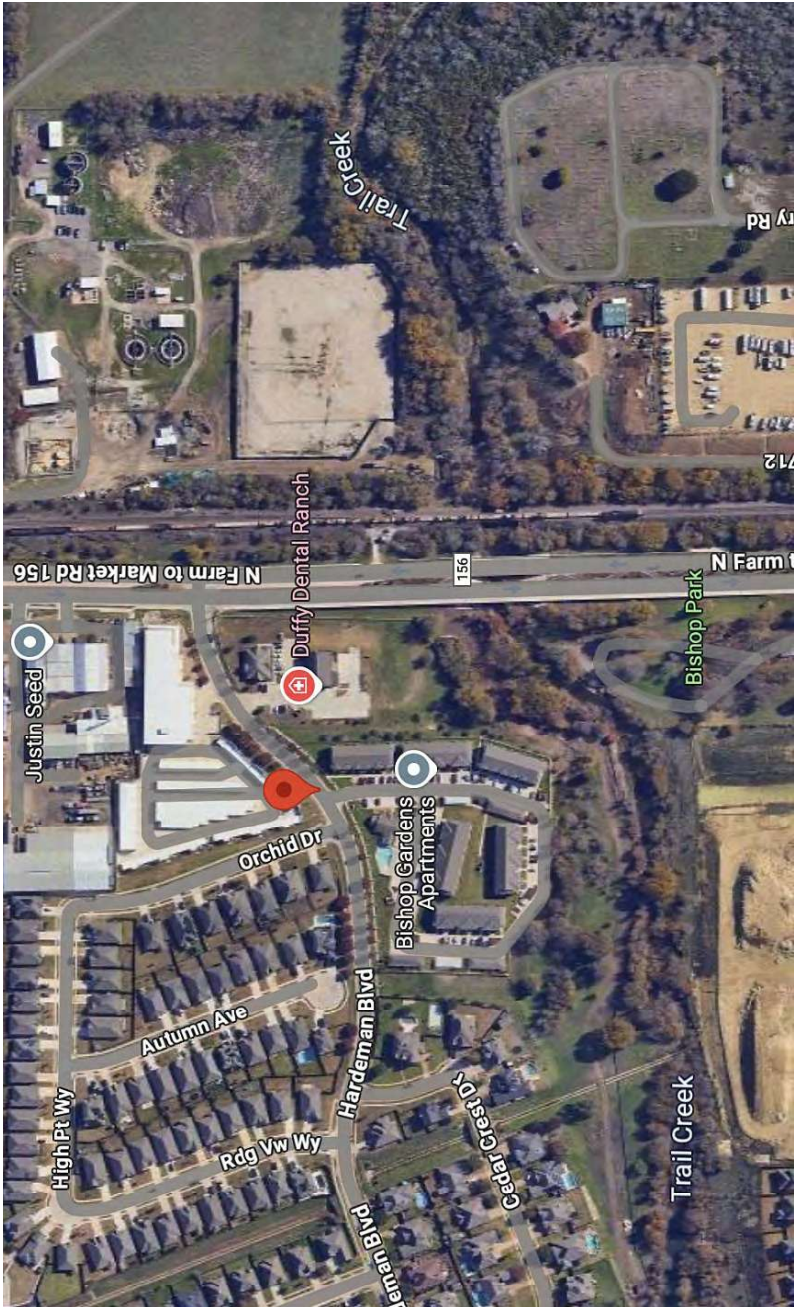
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JUSTIN, TX | 08.06.25

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JOB NUMBER
250687

JOB DESCRIPTION
SIGN PACKAGE

JOB NAME
EXTRA SPACES STORAGE

ADDRESS
1031 N. HARDAMAN BLVD JUSTIN, TX

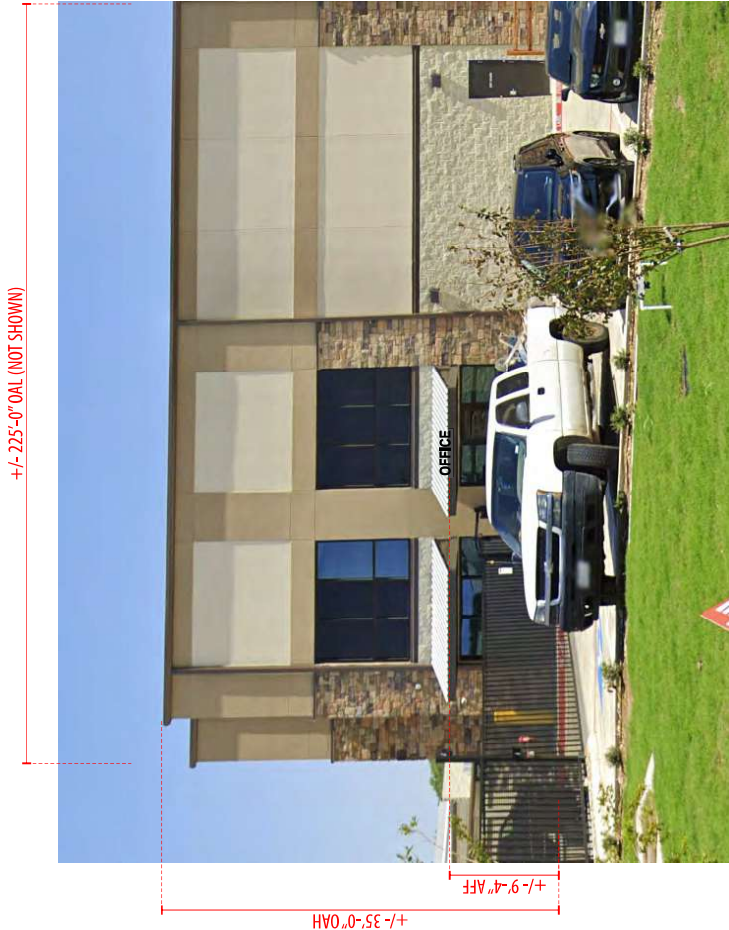
SALES
ROGER CHING

PROJECT MANAGER
STORME GLASSHOOPER

DATE	BY	REV	NOTES
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SITE SURVEY REQUIRED
BLDG MEASUREMENTS & ELEC.



EXSTG. CONDITION
NO EXISTING SIGNAGE TO REMOVE

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



LEGACY SIGNS
OF TEXAS

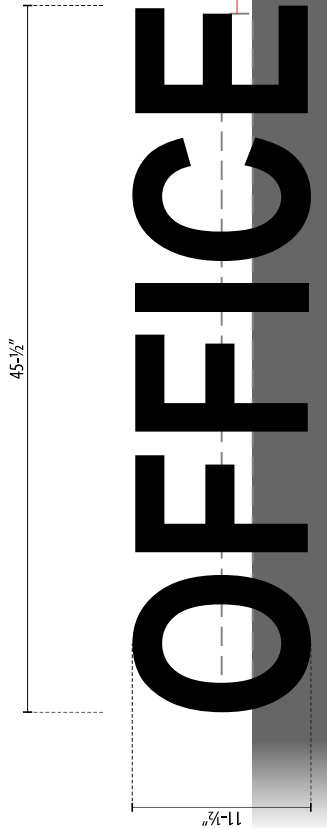
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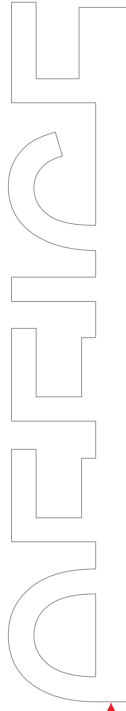
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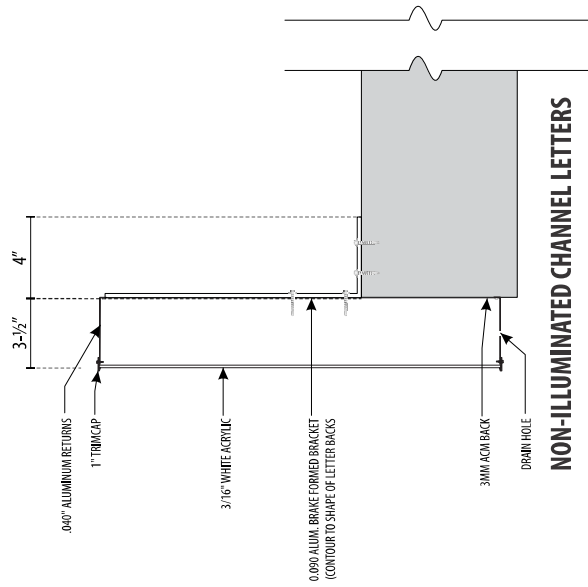
A **NON-ILLUMINATED CHANNEL LETTERS ON BRACKET**
(1) REQUIRED - MANUFACTURE & INSTALL

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)



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



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PROJECT MANAGER				

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