



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
APRIL 28, 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 format of P&Z Meetings
- C. Discuss Small Area Planning
- D. Discuss Briefings from March and April City Council Meetings
- E. Discuss FM 407 update and Thoroughfare Transportation
- F. Discuss Development Update
- G. Discuss regular agenda items.
- H. 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. DEVELOPMENT UPDATE:

- A. Discuss and Recieve a presentation on the Building Codes.

7. PUBLIC HEARING:

- A. Conduct a Public Hearing to consider a recommendation to City Council for a proposed Replat with a variance to the lot standards; legally proposed as Lots 2R and 3R Block A Roberson Addition and Lots 1 and 2, Block 5 Hardeman Ranch Estates.

8. ACTION ITEMS:

- A. Consider and act on a recommendation for appointments and reassignments to fill vacancies on the Planning and Zoning Commission.
- B. Consider and act on a recommendation for an application for the Planning and Zoning Commission.

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 22nd day of April by 5:00 p.m., at least 72 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
April 28, 2026
415 N. COLLEGE AVE.

Agenda Item: A. (PUBLIC HEARING:)

Title: Conduct a Public Hearing to consider a recommendation to City Council for a proposed Replat with a variance to the lot standards; legally proposed as Lots 2R and 3R Block A Roberson Addition and Lots 1 and 2, Block 5 Hardeman Ranch Estates.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

Background:

The Applicant is requesting a replat for the purpose of extending his lot to acquire a shed approximately two lots over. Staff did discuss the ability to remove and relocate the shed, however, the applicant stated there were some issues associated with this. Staff has reviewed the proposed replat and compared the current zoning ordinance requirements for lot width, lot depth, and lot area against the dimensions shown on the submitted plat.

Property Information

Item	Description
Plat Type	Replat
Total Area	Approximately 4.752 acres
Existing Lots	4
Proposed Lots	4
Subdivision	Roberson Addition / Hardeman Ranch Estates
Location	Creek Hill Way and 12th Street

The replat reorganizes several existing platted lots while maintaining overall development potential.

The property is currently zoned SF-1, which requires a minimum lot width of 80 feet, minimum lot area of 10,000 square feet, and minimum lot depth of 100 feet.

The proposed lot configuration includes a lot width of approximately 40 feet, which does not meet the SF-1 minimum width requirement. However, the lot depth of approximately 212 feet exceeds the required minimum depth, and the lot area of approximately 17,500 square feet also exceeds the minimum area requirement.

Overall, the proposal complies with the lot depth and lot area standards but does not comply with the minimum lot width requirement of the SF-1 zoning district.

Per Section 52-901, the lot width is measured at the front of the property, specifically the build line. A staff created exhibit is attached for further review.

Standard SF-1 Requirement		Proposed	Compliance
Lot Width	80 ft	~40 ft	Does Not Comply
Lot Depth	100 ft	~212 ft	Complies
Lot Area	10,000 sq ft	~17,500 sq ft	Complies

Consideration per Section 52-502:

Modifications, waivers, and exceptions. The city council may approve waivers to these subdivision regulations so that substantial justice may be done, and the public interest secured when it finds that unreasonable hardships or difficulties may result from strict compliance with these regulations, and/or the purposes of these regulations may be served to a greater extent by an alternative proposal. Any variance granted shall not have the effect of nullifying the intent and purpose of these regulations. When considering a waiver, the city council shall consider the following:

(1)

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;

(2)

The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property.

(3)

Because of the physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

(4)

The waiver will not, in any manner, vary the provisions of the zoning ordinance or future land use plan, thoroughfare plan, and other adopted plans, except that those documents may be amended in the manner prescribed by law.

City Attorney Review: No

Attachments:

1. Exhibit Lot Width
2. Proposed Plat
3. Buffer Map

OWNER'S CERTIFICATION

WHEREAS LUTHER ANDERSON, TERRI SMITH, THOMAS J. CONBERGER, AND ROY YANT ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. WILSON SURVEY, ABSTRACT NUMBER 1358, DENTON COUNTY, TEXAS, AND BEING ALL OF A 1.00 ACRE TRACT OF LAND CONVEYED TO LUTHER ANDERSON BY DEED OF RECORD IN VOLUME 5363, PAGE 2678, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALL OF LOT 2, ROBERSON ADDITION, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET R, PAGE 276, PLAT RECORDS, DENTON COUNTY, TEXAS, AND PART OF LOTS 1 AND 2, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET D, PAGE 53 OF SAID PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 144.85 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, IN THE SOUTH LINE OF CREEK HILL WAY;

THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS WEST, PASSING A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF SAID ROBERSON ADDITION AT A DISTANCE OF 29.72 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 300.20 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 1, BLOCK 5, OF SAID HARDEMAN RANCH ESTATES;

THENCE SOUTH 88 DEGREES 23 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 161.36 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 2, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES;

THENCE NORTH 00 DEGREES 20 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 (ROBERSON ADDITION), A DISTANCE OF 272.15 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), AND IN THE SOUTH LINE OF SAID CREEK HILL WAY;

THENCE SOUTH 89 DEGREES 11 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE SOUTH LINE OF SAID CREEK HILL WAY, A DISTANCE OF 323.55 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO JOSEPH VAN HOOSER BY DEED OF RECORD IN DOCUMENT NUMBER 2012-107897 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 20 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE WEST LINE OF SAID 1.00 ACRE (VAN HOOSER) TRACT, A DISTANCE OF 276.69 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION), THE SOUTHWEST CORNER OF SAID 1.00 ACRE (VAN HOOSER) TRACT, AND IN THE NORTH LINE OF LOT 3, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES;

THENCE NORTH 88 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTH LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 203.86 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2 (HARDEMAN RANCH ESTATES);

THENCE SOUTH 00 DEGREES 08 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 173.60 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF SAID LOT 3 (HARDEMAN RANCH ESTATES), AND IN THE NORTH RIGHT OF WAY LINE OF 12TH STREET;

THENCE NORTH 89 DEGREES 04 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 5 OF HARDEMAN RANCH ESTATES AND THE NORTH RIGHT OF WAY LINE OF SAID 12TH STREET, A DISTANCE OF 424.53 FEET TO A 1/2 INCH IRON ROD FOUND WITH AN ILLEGIBLE CAP MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES), AND THE SOUTHEAST CORNER OF A 2.571 ACRE "TRACT 2" OF LANDS CONVEYED TO LONE STAR HOMEMAKERS, LLC BY DEED OF RECORD IN DOCUMENT NUMBER 2021-194029 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 (HARDEMAN RANCH ESTATES) AND THE EAST LINE OF SAID 2.571 ACRE "TRACT 2", A DISTANCE OF 178.74 FEET TO A 1/2 INCH IRON ROD MAINTAINING NORTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES) THE SOUTHWEST CORNER OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 8, RIDGEVIEW ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET N, PAGE 398 OF SAID PLAT RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE A WEST LINE OF SAID RIDGEVIEW ESTATES, A DISTANCE OF 298.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.752 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LUTHER ANDERSON, TERRI SMITH, THOMAS J. CONBERGER, AND ROY YANT, DO HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE REPLAT OF LOTS 2R & 3R, BLOCK A, ROBERSON ADDITION, AND LOTS 1R & 2R, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION TO THE CITY OF JUSTIN, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUTHER ANDERSON DATE

TERRI SMITH DATE

THOMAS J. CONBERGER DATE

ROY YANT DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LUTHER ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

____ COUNTY

MY COMMISSION EXPIRES ON ____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TERRI SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF ____

____ COUNTY

MY COMMISSION EXPIRES ON ____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THOMAS J. CONBERGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF ____

____ COUNTY

MY COMMISSION EXPIRES ON ____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROY YANT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF ____

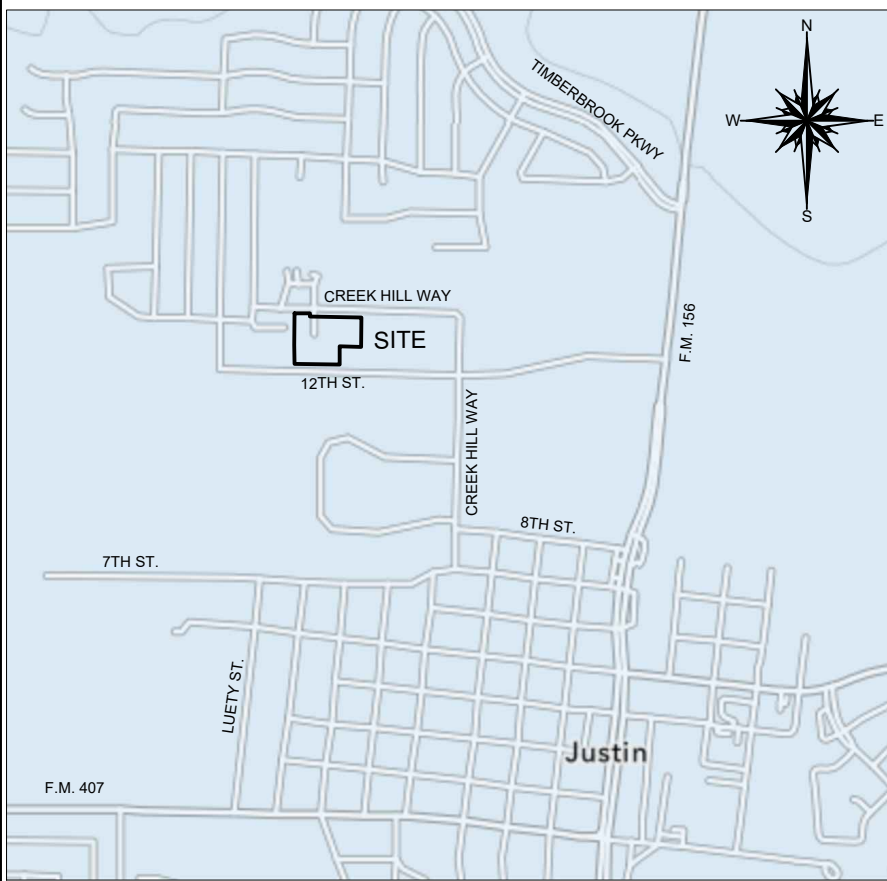
____ COUNTY

MY COMMISSION EXPIRES ON ____

REPLAT
LOTS 2R & 3R, BLOCK A
ROBERSON ADDITION
&
LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
BEING A REPLAT OF ALL OF LOT 2, BLOCK A,
ROBERSON ADDITION
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET R, PAGE 236
AND
ALL OF LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET D, PAGE 23
PLAT RECORDS, DENTON COUNTY, TEXAS

APPROVAL BLOCK:

12/23/2025

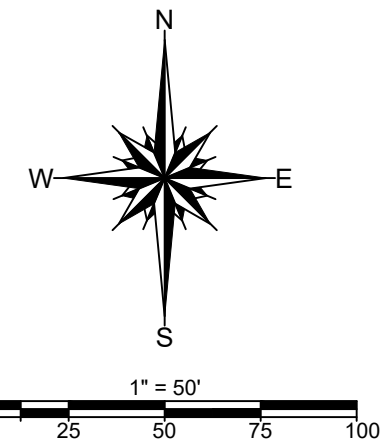


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF JUSTIN, COMMUNITY NUMBER 480778 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 4812C0485 G OF SAID MAP.
- THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF JUSTIN SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF JUSTIN, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."
- ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SPECIFIC TO CITY SANITARY SEWER, WATER AND FRANCHISE UTILITY LINES ONLY.

Closure Report Tue Dec 23 13:29:03 2025			
Northing	Easting	Bearing	Distance
7083970.508	2334714.639	S 89°09'31" E	144.849
7083968.381	2334859.472	S 00°16'53" W	29.721
7083938.660	2334859.326	S 88°59'15" E	161.633
7083935.804	2335020.934	S 89°11'55" E	323.552
7083931.278	2335344.454	S 00°20'05" W	276.690
7083654.593	2335342.837	N 88°23'40" W	203.858
7083660.304	2335139.059	S 00°08'39" W	173.600
7083486.705	2335138.622	N 89°04'58" W	424.526
7083493.500	2334714.151	N 00°14'54" W	178.737
7083672.235	2334713.376	N 00°14'33" E	298.276
7083970.508	2334714.639		
Closure Error Distance> 0.00000 Total Distance> 2215.441 Polyline Area: 250797 sq ft, 5.758 acres			



OWNER: LOT 3R
ROBERSON ADDITION

LUTHER ANDERSON
P.O. BOX 487
JUSTIN, TX 76247

OWNER: LOT 1R
HARDEMAN RANCH ESTATES

THOMAS J. CRONBERGER
111 E. UNIVERSITY DR., STE 105
DENTON, TX 76209

OWNER: LOT 2R
ROBERSON ADDITION

TERRI SMITH
715 CREEK HILL WAY
JUSTIN, TX 76247

OWNER: LOT 2R
HARDEMAN RANCH ESTATES

ROY YANT
620 12TH STREET
JUSTIN, TX 76247

LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
POB = POINT OF BEGINNING
FIR = 1/2" IRON ROD FOUND
CAP/FIR = CAPPED IRON ROD FOUND
R.O.W. = RIGHT OF WAY
CM = CONTROLLING MONUMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT

____ = BOUNDARY LINE
____ = ADJOINER LINE
____ = EASEMENT LINE
____ = R.O.W. CENTERLINE
____ = BUILDING LINE

LINE	BEARING	DISTANCE
L1	S 00°16'53" W	29.72
L2	S 00°20'39" W	5.00
L3	N 00°16'53" E	5.00

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF JUSTIN, DENTON COUNTY, TEXAS.



KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF ____, 2026.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES ____

WHEREAS The Planning and Zoning Commission of the City of Justin, Texas voted affirmatively on this ____ day of ____, 2026, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this ____ day of ____, 2026, to approve this plat for filing of record.

Mayor, City of Justin

Attest: City Secretary

OWNER'S CERTIFICATION

WHEREAS LUTHER ANDERSON, TERRI SMITH, THOMAS J. CONBERGER, AND ROY YANT ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. WILSON SURVEY, ABSTRACT NUMBER 1358, DENTON COUNTY, TEXAS AND BEING ALL OF A 1.00 ACRE TRACT OF LAND CONVEYED TO LUTHER ANDERSON BY DEED OF RECORD IN VOLUME 5363, PAGE 2678, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALL OF LOT 2, ROBERSON ADDITION, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET R, PAGE 276, PLAT RECORDS, DENTON COUNTY, TEXAS, AND PART OF LOTS 1 AND 2, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET D, PAGE 53 OF SAID PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 144.85 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, IN THE SOUTH LINE OF CREEK HILL WAY;

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THENCE SOUTH 00 DEGREES 08 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 173.60 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF SAID LOT 3 (HARDEMAN RANCH ESTATES), AND IN THE NORTH RIGHT OF WAY LINE OF 12TH STREET;

THENCE NORTH 89 DEGREES 04 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 5 OF HARDEMAN RANCH ESTATES AND THE NORTH RIGHT OF WAY LINE OF SAID 12TH STREET, A DISTANCE OF 424.53 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES), AND THE SOUTHEAST CORNER OF A 2.571 ACRE "TRACT 2" OF LANDS CONVEYED TO LONE STAR HOMEMAKERS, LLC BY DEED OF RECORD IN DOCUMENT NUMBER 2021-194029 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 (HARDEMAN RANCH ESTATES) AND THE EAST LINE OF SAID 2.571 ACRE "TRACT 2", A DISTANCE OF 178.74 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES) THE SOUTHWEST CORNER OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 8, RIDGEVIEW ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET N, PAGE 398 OF SAID PLAT RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE WEST LINE OF SAID RIDGEVIEW ESTATES, A DISTANCE OF 298.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.752 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LUTHER ANDERSON, TERRI SMITH THOMAS J. CRONBERGER, AND ROY YANT, DO HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE REPLAT OF LOTS 2R & 3R, BLOCK A, ROBERSON ADDITION, AND LOTS 1R & 2R, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION TO THE CITY OF JUSTIN, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUTHER ANDERSON DATE

TERRI SMITH DATE

THOMAS J. CRONBERGER DATE

ROY YANT DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LUTHER ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TERRI SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THOMAS J. CRONBERGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROY YANT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

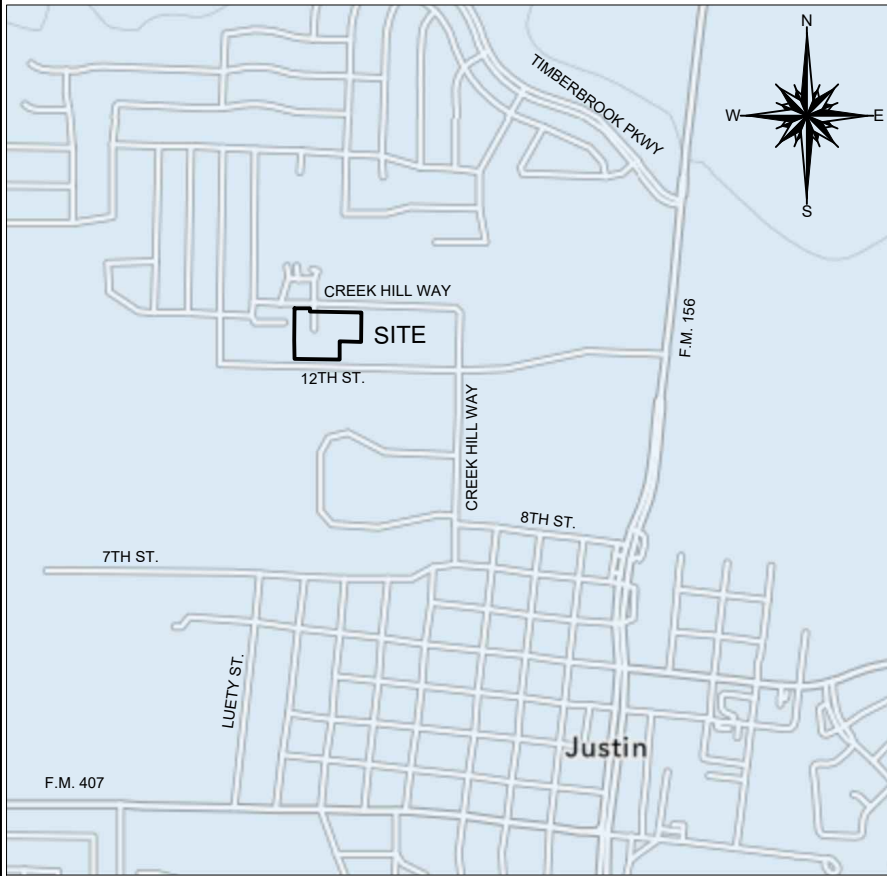
NOTARY PUBLIC IN AND FOR THE STATE OF _____

____ COUNTY

MY COMMISSION EXPIRES ON _____

REPLAT
LOTS 2R & 3R, BLOCK A
ROBERSON ADDITION
&
LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
BEING A REPLAT OF ALL OF LOT 2, BLOCK A,
ROBERSON ADDITION
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET R, PAGE 236
AND
ALL OF LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET D, PAGE 23
PLAT RECORDS, DENTON COUNTY, TEXAS
12/23/2025

APPROVAL BLOCK:

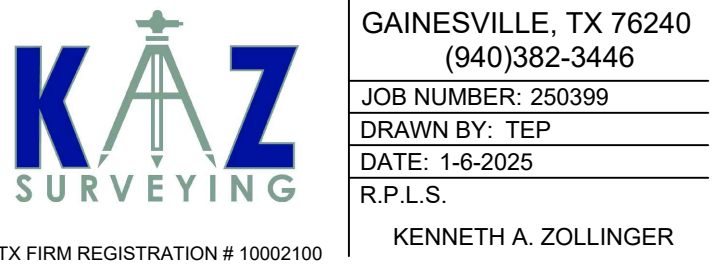
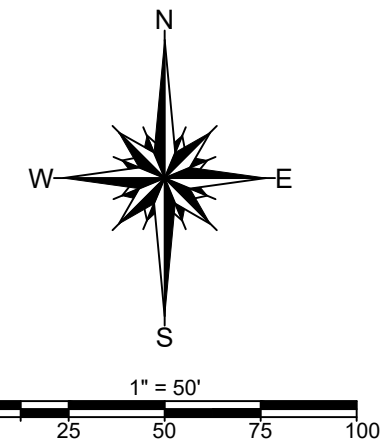


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF JUSTIN, COMMUNITY NUMBER 480778 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 4812100485 G OF SAID MAP.
- THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF JUSTIN SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF JUSTIN, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."
- ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SPECIFIC TO CITY SANITARY SEWER, WATER AND FRANCHISE UTILITY LINES ONLY.

Closure Report Tue Dec 23 13:29:03 2025			
Northing	Easting	Bearing	Distance
7083970.508	2334714.639	S 89°09'31" E	144.849
7083968.381	2334859.472	S 00°16'53" W	29.721
7083938.660	2334859.326	S 88°59'15" E	161.633
7083935.804	2335020.934	S 89°11'55" E	323.552
7083931.278	2335344.454	S 00°20'05" W	276.690
7083654.593	2335342.837	N 88°23'40" W	203.858
7083660.304	2335139.059	S 00°08'39" W	173.600
7083486.705	2335138.622	N 89°04'58" W	424.526
7083493.500	2334714.151	N 00°14'54" W	178.737
7083672.235	2334713.376	N 00°14'33" E	298.276
7083970.508	2334714.639		
Closure Error Distance> 0.00000 Total Distance> 2215.441 Polyline Area: 250797 sq ft, 5.758 acres			



SURVEYOR:

KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER: LOT 3R
ROBERSON ADDITION
LUTHER ANDERSON
P.O. BOX 487
JUSTIN, TX 76247

OWNER: LOT 1R
HARDEMAN RANCH ESTATES
THOMAS J. CRONBERGER
111 E. UNIVERSITY DR., STE 105
DENTON, TX 76209

OWNER: LOT 2R
ROBERSON ADDITION
TERRI SMITH
715 CREEK HILL WAY
JUSTIN, TX 76247

OWNER: LOT 2R
HARDEMAN RANCH ESTATES
ROY YANT
620 12TH STREET
JUSTIN, TX 76247

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF JUSTIN, DENTON COUNTY, TEXAS.



KENNETH A. ZOLLINGER R.P.L.S. #5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

WHEREAS The Planning and Zoning Commission of the City of Justin, Texas voted affirmatively on this ____ day of _____, 2026, to recommend approval of this plat by the City Council.

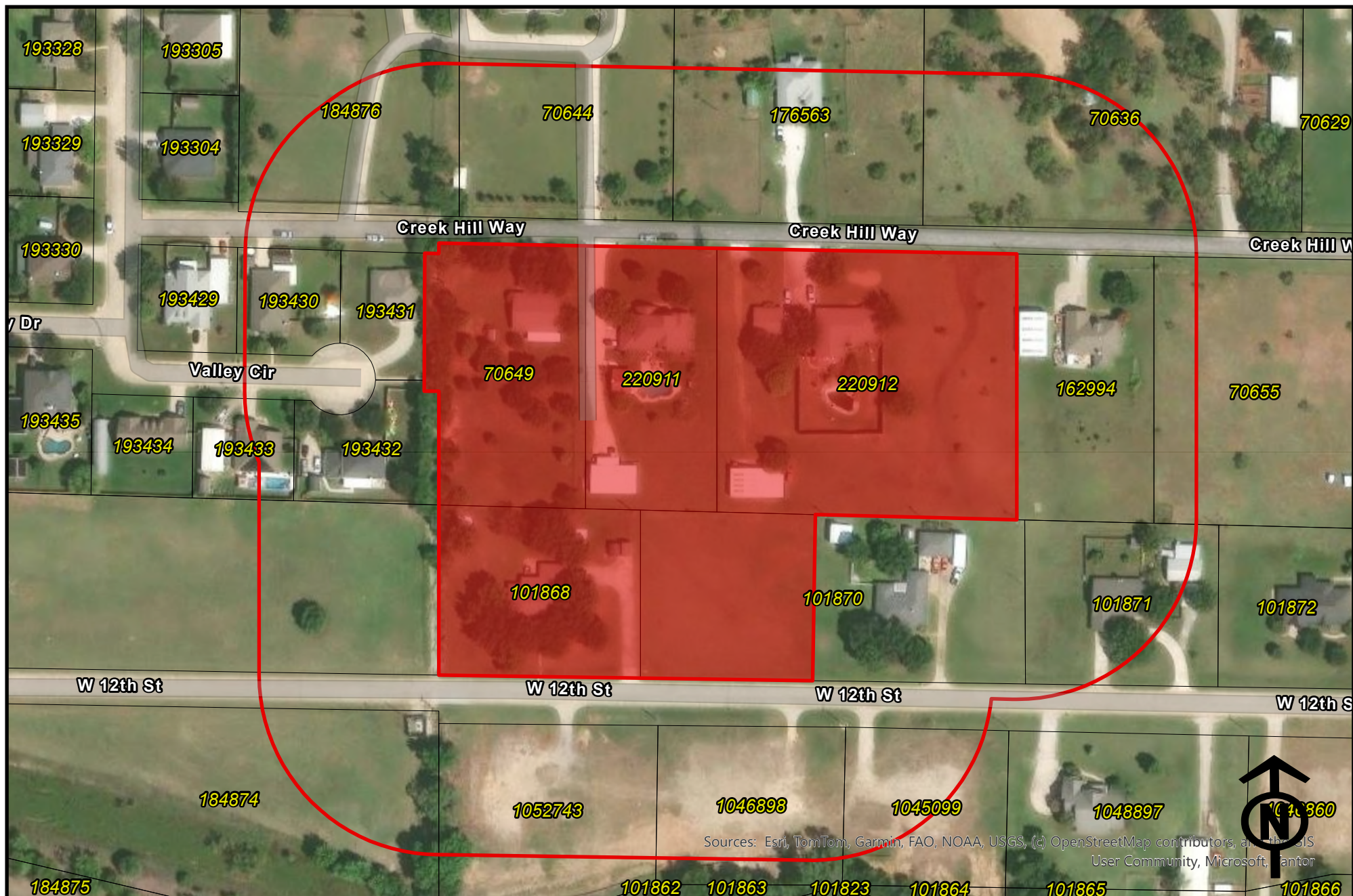
Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this ____ day of _____, 2026, to approve this plat for filing of record.

Mayor, City of Justin

Attest: City Secretary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Pantor

Legend Subject Property 200ft Notice Radius Parcels		Creek Hill Way Replat City of Justin, TX	 0 50 100 200 Feet	Prepared by: Christopher T. Young GIS Technician Date: 03/04/2026
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Planning and Zoning Commission Coversheet
April 28, 2026
415 N. COLLEGE AVE.

Agenda Item: A. (ACTION ITEMS:)

Title: Consider and act on a recommendation for appointments and reassignments to fill vacancies on the Planning and Zoning Commission.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

Background:

Currently the Planning and Zoning Commission has 9 places, with two of the places being alternates.

The Commission could take action to move the two alternates into Place 2 and Place 6, while considering the applicant for an alternate position.

Members

- Place 1: Vicente Barrientos, Chair
 - Place 2: Vacant
 - Place 3: Gary Davis, Member
 - Place 4: Emily Krzyzek, Member
 - Place 5: Tory Turner, Member
 - Place 6: Vacant
 - Place 7: Thomas Cronberger, Member
 - Place 8: Rod Stokes (Alternate #1)
 - Place 9: Courtney Porter (Alternate #2)
-

City Attorney Review: No

Attachments:

None