



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
JULY 21, 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 Briefings from July City Council
- C. Discuss Small Area Planning
- D. Discuss FM 407 update and Thoroughfare Transportation
- E. Discuss Development Update
- F. Discuss Justin Ranch
- 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 Tuesday the same day of the meeting. 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 adopting an ordinance to amend the Code of Ordinances Chapter 52 to modify the schedule of uses.

7. FUTURE AGENDA ITEMS:

- A. Justin Ranch Work Session
- B. Comprehensive Plan Amendment
- C. Plat Variance Request

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 of July 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
July 21, 2026
415 N. COLLEGE AVE.

Agenda Item: A. (PUBLIC HEARING:)

Title: Conduct a Public Hearing and consider adopting an ordinance to amend the Code of Ordinances Chapter 52 to modify the schedule of uses.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration and approval.

Background:

Summary of Proposed Schedule of Uses Amendments

The proposed amendments to the Schedule of Uses represent a comprehensive update to the City's zoning use table rather than a significant change in land use policy. The revisions are intended to improve usability, modernize the Unified Development Code, and better align permitted uses with the City's current zoning districts and development objectives.

The primary changes include:

- **Reorganization of the Schedule of Uses** into a cleaner, more user-friendly format that improves readability for applicants, staff, Planning & Zoning Commission, and City Council.
 - **Removal of obsolete zoning districts and use classifications** that are no longer utilized following recent Unified Development Code updates.
 - **Integration of the Old Town zoning districts** into the updated Schedule of Uses, reflecting the adoption of the Old Town Regulatory Plan earlier this year.
 - **Refinement of permitted, conditional, and specific use permit classifications** to better reflect the intent of each zoning district while maintaining compatibility between adjacent land uses.
 - **Addition and modernization of land use categories** to better address contemporary development patterns and emerging commercial uses that were not adequately addressed in the previous ordinance.
 - **Improved consistency** between the Schedule of Uses and other sections of the Unified Development Code, reducing interpretation issues during development review.
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Overall, the proposed amendments are intended to clarify zoning regulations, reduce ambiguity during project review, provide greater predictability for property owners and developers, and ensure the Schedule of Uses reflects the City's current planning policies and adopted zoning framework. The amendments do **not** substantially alter the City's overall land use strategy but instead refine how uses are categorized and administered.

City Attorney Review: No

Attachments:

1. UDC Use Table 042326

Schedule of Uses								
Chart Legend: "P" Permitted Use, "PC" Permitted with Design Criteria, "PL" Permitted with 3,000 sqft limit, "S" Sp "Blank" Use Not Allowed								
	RESIDENTIAL					NON-RESIDENT		
USE ZONING DISTRICT TYPE	SF-RE	SF-1	SF-2	MM	MF	NC	RC	MU
RESIDENTIAL USES								
Household Living								
One-family detached dwelling	P	P	P	P	P			
One-family zero lot line detached				P	P			
One-family zero lot line attached (twin home)				P	P			P
One-family attached (townhouse, rowhouse)				P	P			P
Two-family dwelling (duplex)				P	P			P
Multi-unit dwelling (multi-plex, triplex, quad plex, etc.)				P	P			P
Residence for security purposes, temporary					S			S
HUD-code manufactured housing*	S	S	S	S	S			
Industrialized housing*	S	S	S	S	S			S
Manufactured home park					S			
Manufactured home subdivision					S			
Multifamily dwelling, apartment					P			P
Model home	P	P	P	P	P			
Accessory Dwelling Unit	PC	PC	PC	PC				
Senior adult housing	S	S	S		P			P
Group Living								
Assisted living facility				S	S		S	S
Community home	S	S	S	S	S			S
Continuing care retirement community				S	S			S
Fraternity or sorority house				S	S			S
Group home	S	S		S	S		S	S
Halfway house	S	S			S	S	S	S
Shelter					S	S	S	S
Home for care of alcoholic, narcotic or psychiatric patients							S	
PUBLIC AND CIVIC USES								
Education								
College, university or private school	S	S	S	P	P	P	P	P
Day care center (child or adult)	S	S	S	S	P	P	P	P
School, elementary or secondary (public or private)	P	P	P	P	P	P	P	P
Trade and commercial schools						S	P	P
Government								

Animal Shelter								
Fire station	P	P	P	P	P	P	P	P
Government maintenance facility								
Government office facility	P	P	P	P	P	P	P	P
Governmental vehicle storage								
Museum, library or fine art center, art gallery or museum						P	P	P
Nonprofit organization or institutional				S	S	P	P	P
Post office				S	S	P	P	P
Probation or parole office								
	Health Care Facilities							
Ambulance dispatch station							P	P
Blood bank							P	
Care facility							S	
Health services facility; including doctor's office or medical clinic						P	P	P
Hospice	P	P	P	P	P	P	P	P
Hospital					S	S	P	P
Massage therapy and spa						P	P	P
Nursing home (with full medical services)						S	S	S
	Recreation							
Center, community recreation, government operated or controlled	P	P	P	P	P	P	P	P
Center, community recreation, private or nonprofit	P	P	P	P	P	P	P	P
Country club (private)	S	S	S	P	P	P	P	P
Country club (public)				S	P	P	P	P
Day camp						P	P	P
Golf course (public)	P	P	P	P	P	P	P	P
Golf driving range					S	S	S	S
Outdoor amusement							S	S
Park or playground (public or private)	P	P	P	P	P	P	P	P
Recreation or amusement establishment							S	S
Stable, commercial, riding or boarding	S						S	S
Tennis or swim club			S	S	P	P	P	P
	Religious							
Place of worship (primary use)				S	S	S	S	S
Institutions of religious or philanthropic nature			S	S	P	P	P	P
Place of worship auxiliary use	S	S	S	S	S	P	P	P
	Utilities							
Electric power substation	S	S	S	S	S	S	S	S

Power plant or central electric station								
Stealth telecommunications towers	S	S	S	S	S	S	S	S
Telecommunications antenna (on structure)					S	S	S	S
Telecommunications tower	S	S	S	S	S	S	S	S
Utility transmission or distribution line	P	P	P	P	P	P	P	P
Sewage pumping stations	S	S	S	S	S	S	S	S
Wastewater (sewage) treatment facility								
Water supply or storage facility	S	S	S	S	S	S	S	S
Water treatment plant					S	S	S	S
COMMERCIAL USES								
	Dining and Entertainment							
Amusement, indoor						P	P	P
Amusement, outdoor							S	S
Baseball/softball facility (commercial)							S	S
Batting cages, indoor						P	P	P
Bowling alley						P	P	P
Bar, tavern, cocktail lounge; club, private or teen							S	S
Club, commercial or business						P	P	P
Dance hall						P	P	P
Drive-in theater							S	S
Fairground or exhibition area					S	P	P	P
Gambling facility (including bingo and 8-liners)							S	S
Go-cart track								S
Health or recreation club					S	P	P	P
Indoor recreation					S	P	P	P
Lodge or civic club				S	S	P	P	P
Museum/cultural facility				S	S	P	P	P
Movie theater (indoor)							S	P
Micro-brewery							P	P
Drag strip or commercial racing; horse, dog or automotive								
Restaurant without drive-through-service, café, cafeteria				S	S	P	P	P
Restaurant with drive-through service (fast food)							S	S
Sexually oriented business (See Art. 4.5)								
Shooting or weapons firing range							S	S
Swimming pool, commercial					S	P	S	S
Theater, movie theater or auditorium						S	S	S
	Lodging							
Bed and breakfast inn	S	S	S	S	S	S	S	S

Hotel, motel or inn				S	S	P	P	P
Recreational vehicle park							S	S
	Office							
Bank, financial institution						P	P	P
Lending institutions						S	S	S
Offices, professional and administrative						P	P	P
	Retail Sales and Services							
Animal hospital						P	P	P
Antique shop or resale						P	P	P
Appliance, sales, supply or repair						P	P	P
Bakery, retail sales						P	P	P
Bakery, confectionery commercial/wholesale or bottling works							P	P
Barber or beauty shop						P	P	P
Boat rental or sales						S	S	S
Book, stationery stores or newsstand						P	P	P
Building material and lumber stores						S	P	S
Business college or commercial school						P	P	P
Candy or cake shop						P	P	P
Caterer or wedding service						P	P	P
Cleaning and dyeing plant, commercial								
Clothing/wearing apparel sales, new						P	P	P
Clothing/wearing apparel sales, used						S	S	S
Convenience store (no gas pumps)						P	P	P
Copy store or commercial print without off-set printing						P	P	P
Dance studio						P	P	P
Dog training school						S	P	S
Drapery shop						P	P	P
Dressmaking, custom; millinery shop						P	P	P
Exterminator/pest control services							P	
Feed store, no processing/milling								
Freestanding department store						P	P	PC
Freestanding discount superstore						P	P	PC
Furniture sales, new and used (office or residential) in a building						P	P	PC
Furniture upholstery, refinishing or resale							P	S
General merchandise store						P	P	PC
Greenhouse or nursery for retail plant sales						P	P	P
Grocery store, meat market						P	P	S

Gunsmithing, repairs or sales							P	P
Handicraft shop						P	P	P
Hardware store						P	P	PC
Home improvement superstore						P	P	
Interior decorating						P	P	PC
Kennel (with no outdoor runs)							S	S
Kennel (with outdoor runs)								
Kiosk						S	S	S
Large retail store						PC	P	PC
Laundry or dry-cleaning collection office						P	P	P
Laundry, dry cleaning or washeteria						P	P	P
Laundry plant, commercial								
Leather goods shop						P	P	P
Liquor or package store						S	S	S
Locksmith						P	P	P
Medical supplies/equipment sales or rental						P	P	P
Mini-warehouses, self-storage							S	S
Mortuary or funeral home							P	
Newspaper distribution center							P	P
Office warehouse								
Optician						P	P	P
Pawnshop							S	S
Pet day care						P	P	P
Pet lodging							S	S
Pharmacy/drugstore with or without drive-through						P	P	PC
Photograph, portrait/camera shop or photo finishing						P	P	P
Plumbing shop							P	P
Plant nursery, no retail sales								
Recording studio						S	P	P
Saddle or harness, repair or sales							P	P
Shoeshine shop						P	P	P
Studio, music, art or photography						P	P	P
Studio for radio or television						P	P	P
Tailor, clothing or apparel shop						P	P	P
Tattoo parlor						S	S	S
Taxidermist shop								
Wedding chapel							S	S
Vapor store						S	S	S
Veterinary clinic (with indoor kennels)							P	P

Veterinary clinic (with outdoor kennels)							S	S
	Vehicle Sales and Service							
New auto accessory and parts sales store						P	P	P
Used auto parts, sales in building							P	
Auto sales & repair							S	
Auto painting & rebuilding (body shop)							S	
Auto inspection and/or lube center						S	S	
Carwash, full or self service							S	
Engine and motor repair							S	
Gasoline/service station with convenience market						P	P	
Heavy machinery sales and storage								
Mobile home or manufactured housing sales								
Parking area or garage, storage commercial or auxiliary						S	S	
Recreational vehicle (RV) sales/service								
Recreational vehicle storage								
Seat cover & muffler installation shop							S	
Towing yard with office								
Truck parking lot								
Truck stop with fuel and accessory services								
Wrecking or salvage yard								
Vehicle sales or rental; including automobiles, motorcycles, boats or trailers; new or used car lot (open)							S	S
LIGHT INDUSTRIAL								
Assaying								
Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes								
Bottling works, milk, dairy or soft drinks								
Carpet and rug cleaning							P	
Coal, coke or wood yard								
Coffee Roasting						PC	P	PC
Crematorium								
Brewery, distillery or winery – Craft, micro or nano								P
Electroplating								
Fabricating or manufactured housing, temporary or office building								
Food processing (no slaughtering)								
Furniture or cabinet repair or construction							P	P

Storage and repair of furniture & appliances inside a building							P	P
Storage and sale of furniture outside a building							P	
Galvanizing, small utensils								
Machine shops								
Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28 feet in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats, or dresses for wholesale trade								
Manufacture of aluminum, brass or other metals or from bone, paper, rubber, leather and plastics								
Manufactured home/RV repair								
Manufacturing medical marijuana						S	S	
Monument work, finishing, carving, sales								
Paint shop, mixing or spraying								
Paper box manufacture								
Printing, lithographing, bookbinding, newspapers or publishing								
Rubber stamping, shearing/punching								
Rubber stamp manufacture								
Scientific and research labs						P	P	P
Sheet metal shop								
Tire retreading and capping								
Transfer storage and baggage terminal								
Storage warehouse or bulk storage								
Welding shop, custom work (not structural)								
Wholesale: bakery, produce market or wholesale house							P	
Wholesale office and/or sample room							P	
Yards, contractors, lumber or storage, automobiles, storage yards, building materials							S	
HEAVY INDUSTRIAL								
Animal by-products processing								
Batch plant, concrete or asphalt (permanent)								
Brewery, distillery or winery						P	P	S
Brick, clay, glass, shale, tile or terra cotta products manufacture								
Cement products plant								
Cement, lime, gypsum, or plaster of Paris manufacture								

Concrete products manufacture								
Cotton gin, cotton oil mill, baling or compress								
Creosote, treatment/manufacture								
Egg cracking or processing								
Furnace, blast; forge plant, boiler works manufacture								
Gas (natural or artificial) manufacture processing/storage								
Glue manufacture								
Grain elevator								
Magnesium casting, machining or fabricating								
Manufacture of acetylene or oxygen gas, alcohol, computers and related electronic products, airplanes, automobiles, trucks and tractors (including assembly plants), ball or roller bearings, steel tanks, candles and celluloid, cash registers, cutlery, disinfectants, dextrin, dyestuff, electrical machinery, farm tools, type writers and vinegar								
Manufacture of basket material, bicycles, boots, boxes other than paper, caskets, shoes								
Manufacture of dyes, cores, die-casting molds								
Manufacture, processing/production of hazardous chemicals								
Metal casting								
Metal foundry plant or fabrication plant								
Metal smelting, reclamation or ore production								
Metal stamping, dying, shearing or punching								
Mill, feed or flour								
Mining quarry, dredging or excavation of rock, dirt, gravel, sand, stone								
Packing plant								
Paper or pulp manufacture								
Petroleum, refining or wholesale storage								
Planing mill or woodworking shop								
Poultry killing or dressing								
Rock cement crushers								
Rolling mill								
Soap manufacture								
Soda or compound manufacture								
Stone yard, building stone, cutting, sawing or storage								

Tar distillation/manufacturing								
Tobacco (chewing) manufacture or treatment								
Welding shop								
OTHER USES								
	Transportation							
Airport, aviation field, helistop or landing area							S	
Railroad or bus passenger station							S	S
Railroad team track, freight depot & docks or classification yard								
Railroad roundhouse or RR car repair shop								
Terminal; truck, freight, rail or water								
	Waste Related							
Junk and used material storage yards								
Landfill, recycling center, household hazardous waste or waste tire facility								
Pet cemetery								
Recycling collection only facility								
Salvage yard (other than automotive)								
	Agriculture							
Agricultural uses, general farming and sales	P							
Indoor Agriculture	P						P	P
Urban Agriculture	P	P	P	P	P	P	P	P
	Natural Gas and Oil							
Compression facilities, gathering stations+	S	S	S	S	S	S	S	S
Gas drilling and production+	S	S	S	S	S	S	S	S
Oil drilling and production+	S	S	S	S	S	S	S	S
	Accessory Uses							
Accessory use or building	P	P	P	P	P			
Commercial outside display	S						S	S
Home occupations	P	P	P	P	P			P
Outside storage, screened ^{\$}	P	P	P		P	P	P	S
Outside storage, unscreened ^{\$}						S	S	S
Stable, stockyards or feeding pens (noncommercial)	P							
Swimming pool, private	P	P	P	P	P	P	P	P
	Temporary Uses							
Amusement, outdoor (temporary)							S	S
Batch plant, concrete or asphalt (temporary)	PC ¹	PC ¹	PC ¹	PC ¹	PC ¹	PC ¹	PC ¹	PC ¹
Residence for security purposes, temporary	S			S	S	S	S	S
Trailer, portable; sales, construction or storage	P	P	P	P	P	P	P	P

Specific Use Permit required,				
IAL	OLD TOWN			
LI	TN	NE	RM	OTC
	P	P	P	
		P	P	P
		P	P	P
		P	P	P
		P	P	P
			P	P
			PC	PC
	PC	P	P	P
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Separation Requirement to limit

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