



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
AUGUST 18, 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 and August City Council
- C. Discuss Small Area Planning
- D. Discuss FM 407 update and Thoroughfare Transportation
- E. Discuss Justin Ranch
- F. Discuss Haddock Tract Land Planning
- G. Discuss Development Update
- 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 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 take appropriate action, to consider a recommendation for a resolution to City Council for a proposed Replat with an exception to the subdivision standards; legally proposed as Lots 2R and 3R Block A Roberson Addition and Lots 1 and

2, Block 5 Hardeman Ranch Estates.

7. FUTURE AGENDA ITEMS:

A. Comprehensive Plan Amendment

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 13th of August 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
August 18, 2026
415 N. COLLEGE AVE.

Agenda Item: F. (WORK SHOP SESSION AGENDA (6:30 PM))

Title: Discuss Haddock Tract Land Planning

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends discussion.

Background:

The City Council has directed the Planning & Zoning Commission to conduct a workshop with the developer regarding the future land use and development of the Haddock Tract. The purpose of the workshop is to allow the Commission and developer to collaboratively evaluate the property and develop a land use plan that best meets the long-term interests of the City.

The developer has provided a conceptual plan for discussion. The concept includes a mixture of residential lots, commercial areas, open space/amenities, detention, and future roadway connections. The submitted concept identifies approximately **341 residential lots**, along with several commercial areas generally located along FM 407 and the eastern portion of the property.

Workshop Purpose

The conceptual plan is intended to serve as a **starting point for discussion and is not a final development plan**. The Commission is encouraged to work with the developer to determine the most appropriate land use arrangement for the property.

The schedule that the development would follow is tentative as stated below.

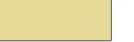
- August 13th - Council Direction on next steps
 - Staff will be recommending moving the Land Plan to Work Shop for PZ. **Ultimate decision is up to City Council.**
 - August 18th - PZ Work Shop on Land Plan, developer to present
 - September 15th- PZ Work Shop Part II (FINAL and if needed)
 - September 24th- Developers Agreement approved by City Council
 - October 20th - Annexation and Zoning PZ
-

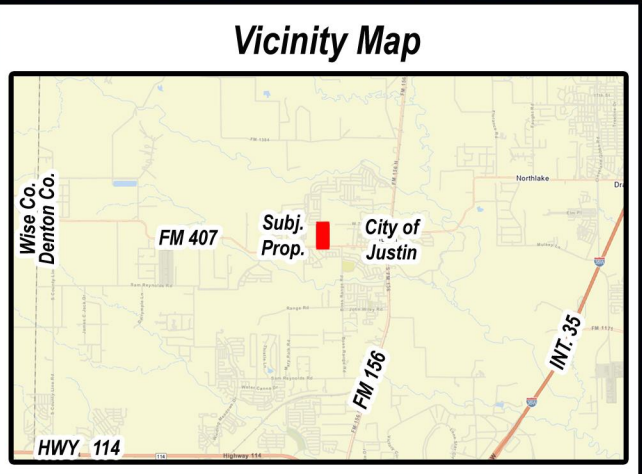
- December 10th - Annexation and Zoning CC (1st Reading)
- January 14th- Annexation and Zoning CC (2nd Reading)
- Preliminary Plat- Administrative
- Civils and Final Plat- Administrative

City Attorney Review: No

Attachments:

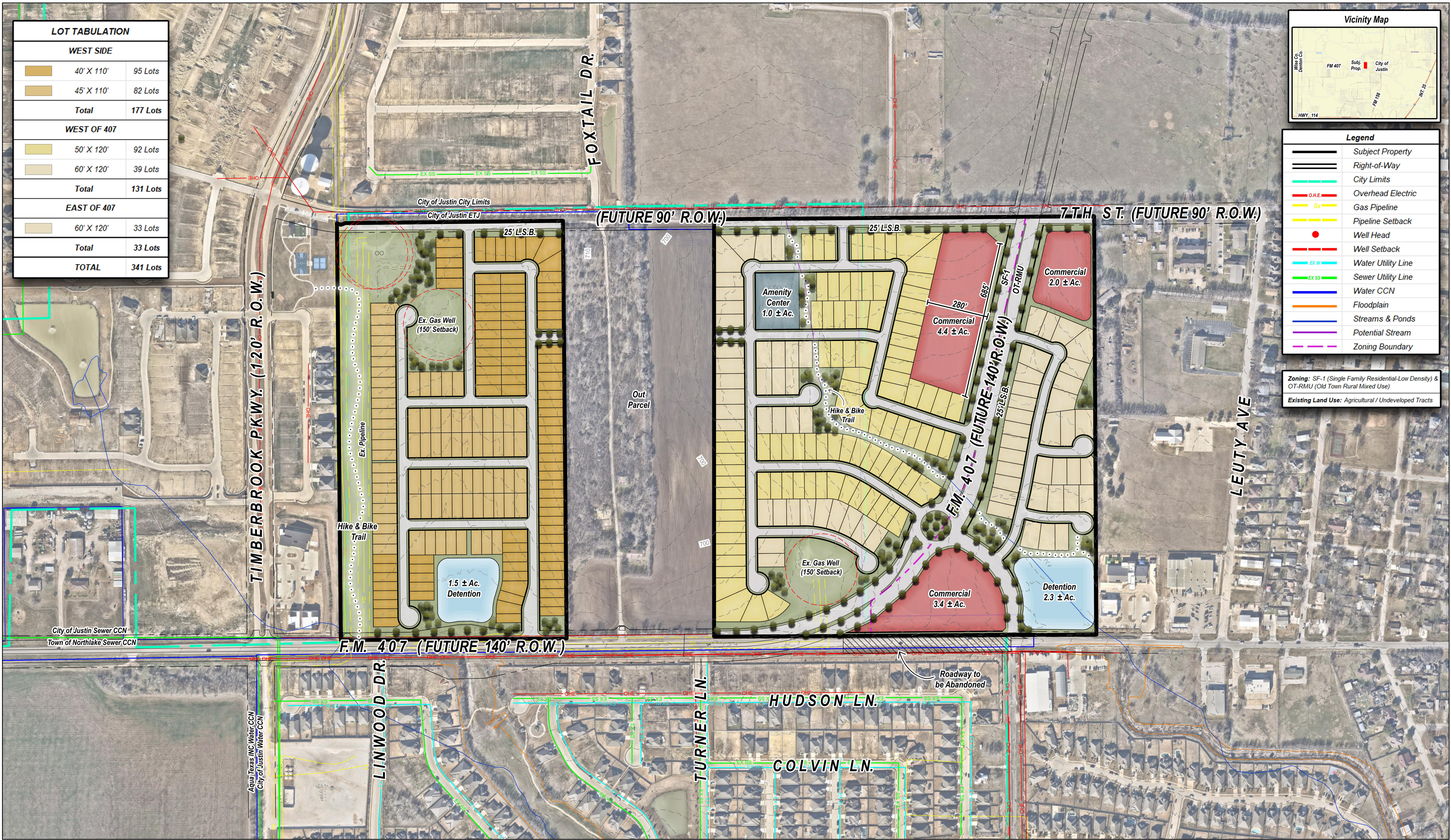
1. 26_0805-HaddockTract-ConceptualLottingStudy-P0078854 Option2 (1)

LOT TABULATION		
WEST SIDE		
	40' X 110'	95 Lots
	45' X 110'	82 Lots
Total		177 Lots
WEST OF 407		
	50' X 120'	92 Lots
	60' X 120'	39 Lots
Total		131 Lots
EAST OF 407		
	60' X 120'	33 Lots
Total		33 Lots
TOTAL		341 Lots



Legend	
	Subject Property
	Right-of-Way
	City Limits
	Overhead Electric
	Gas Pipeline
	Pipeline Setback
	Well Head
	Well Setback
	Water Utility Line
	Sewer Utility Line
	Water CCN
	Floodplain
	Streams & Ponds
	Potential Stream
	Zoning Boundary

Zoning: SF-1 (Single Family Residential-Low Density) & OT-RMU (Old Town Rural Mixed Use)
Existing Land Use: Agricultural / Undeveloped Tracts



Westwood

Westwood Professional Services, Inc.

Phone (469) 213-1800

Toll Free (888) 937-5150

Firm No. F-11756

11000 Frisco Street, Suite 400

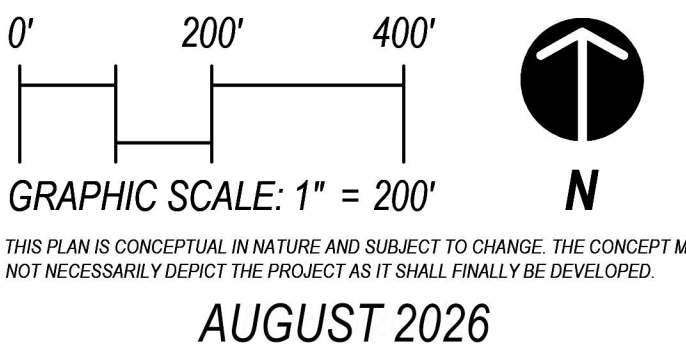
Frisco, TX 75033

westwoodps.com

HADDOCK TRACT

CONCEPTUAL LOTTING STUDY

CITY OF JUSTIN CITY LIMITS & ETJ, TX. | 114 ± AC.





Planning and Zoning Commission Coversheet
August 18, 2026
415 N. COLLEGE AVE.

Agenda Item: A. (PUBLIC HEARING:)

Title: Conduct a Public Hearing and take appropriate action, to consider a recommendation for a resolution to City Council for a proposed Replat with an exception to the subdivision 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 of Lot 2, Block A, Roberson Addition, which currently contains approximately 2.038 acres. The proposed replat would create two lots:

- **Lot 2R-1:** Approximately 1.664 acres
- **Lot 2R-2:** Approximately 0.375 acres

The purpose of the replat is to modify the existing lot configuration to separate a portion of the property containing an existing accessory structure from the remainder of the property.

Zoning and Lot Requirements

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

Based on the revised plat, both proposed lots meet the minimum lot area and lot depth requirements. Lot 2R-2 does not meet the minimum 80-foot lot width requirement and therefore requires consideration of a waiver.

Standard SF-1 Requirement	Lot 2R-1	Lot 2R-2
Lot Width 80 ft	Complies	Does Not Comply
Lot Depth 100 ft	Complies	Complies
Lot Area 10,000 sq. ft.	1.664 acres – Complies	0.375 acres – Complies

Per Section 52-901, lot width is measured at the front of the property, specifically at the building line.

Waiver Consideration

Section 52-502 allows City Council to approve modifications, waivers, or exceptions to the subdivision regulations when strict compliance may create an unreasonable hardship or when an alternative proposal better serves the purpose of the regulations.

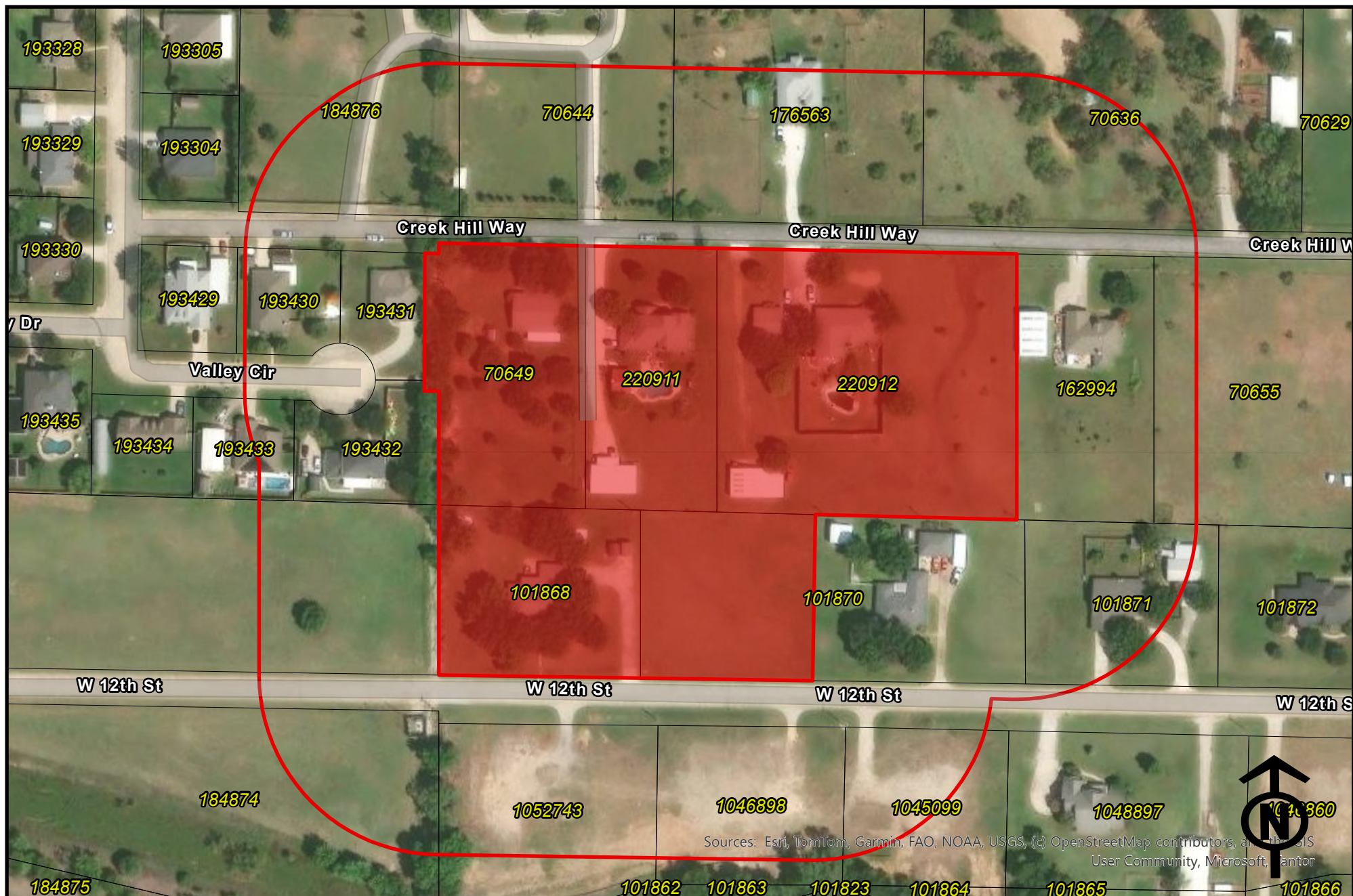
When considering the waiver, the City should consider whether the request:

1. Is detrimental to public safety, health, welfare, or surrounding property;
2. Is based on conditions unique to the property;
3. Addresses a particular hardship associated with the property's physical configuration; and
4. Is consistent with the intent of the City's zoning and adopted plans.

City Attorney Review: No

Attachments:

1. Buffer Map
2. Proposed Replat



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
--	--	---	-----------------------	--

OWNER'S CERTIFICATION

WHEREAS TERRI SMITH IS THE OWNER 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 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 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK A, AND THE NORTHEAST CORNER OF LOT 1, BLOCK A, OF SAID ROBERSON ADDITION, IN THE SOUTH RIGHT OF WAY LINE OF 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 1 AND THE NORTHWEST CORNER OF A 1.000 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 TRACT, A DISTANCE OF 276.69 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT, AND IN THE NORTH LINE OF LOT 3, 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;

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 323.67 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK A, AND THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH 00 DEGREES 20 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 272.15 FEET TO THE **POINT OF BEGINNING** AND CONTAINING **2.038 ACRES** OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **TERRI SMITH**, DOES HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE **REPLAT OF LOTS 2R-1 & 2R-2, BLOCK A, ROBERSON ADDITION**, 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.

TERRI SMITH _____ 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 **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 _____

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.

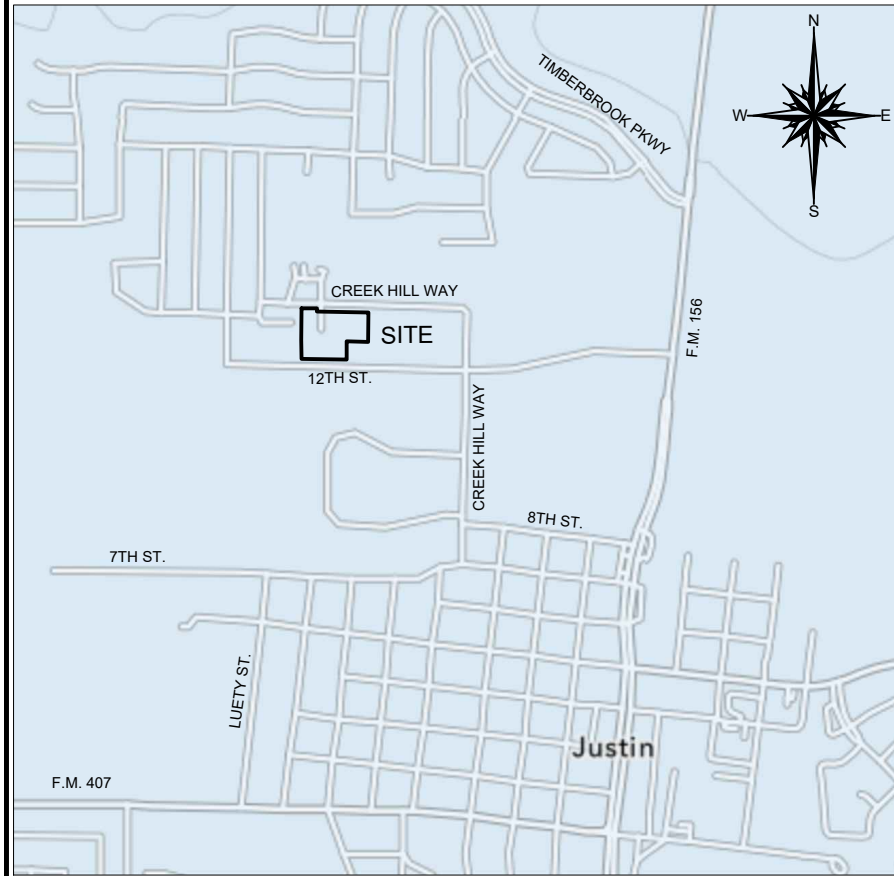
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVAL BLOCK:

REPLAT
LOTS 2R-1 & 2R-2, BLOCK A
ROBERSON ADDITION
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 276
PLAT RECORDS,
DENTON COUNTY, TEXAS

1-6-2026



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

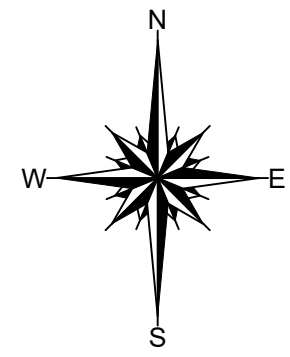
- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF JUSTIN, COMMUNITY NUMBER 480778 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY 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 48121C0485 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 Thu Jan 6 08:25:24 2026			
Northing	Easting	Bearing	Distance
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 323.665	
7083663.661	2335019.299	N 00°20'39" E 272.148	
7083935.804	2335020.934		
Closure Error Distance> 0.00000			
Total Distance> 1196.055			
Polyline Area: 88792 sq ft, 2.038 acres			

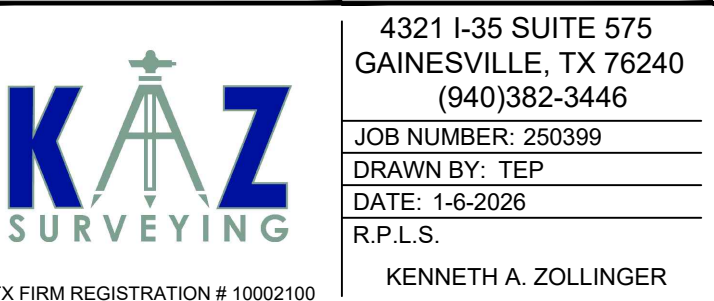
LEGEND

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



1" = 50'
0 25 50 75 100



SURVEYOR:

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

OWNER:

TERRI SMITH
4321 I-35 SUITE 575
JUSTIN, TX 76247

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 _____