**CITY OF JUSTIN**
**PLANNING AND ZONING COMMISSION AGENDA**
**SEPTEMBER 15, 2026**
**415 N. COLLEGE AVE.**
**6:30 PM**

**1. <u>WORK SHOP SESSION AGENDA (6:30 PM)</u>**

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

**2. 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 Thursday September 10th 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
September 15, 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.

August 18th PZ Commission Meeting:
Please see the email attachment.

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. Re_ Haddock P&Z Workshop Comments - Matthew Cyr - Outlook (1)
2. September P&Z Updated PowerPoint

Outlook

## Re: Haddock P&Z Workshop Comments

**From** Matthew Cyr <mcyr@cityofjustin.com>
**Date** Fri 8/21/2026 8:02 AM
**To** Tanner Sheets <tanner.sheets@westwoodps.com>; Dustin Eggleston <dustin.eggleston@pultegroup.com>; Marc Zett <marc.zett@pultegroup.com>; Matt Lee <Matthew.Lee@westwoodps.com>; Sydney Weddle <Sydney.Weddle@westwoodps.com>; John Jaeger <john.jaeger@pultegroup.com>

2 attachments (11 MB)
FM407 at Timberbrook Parkway Flooding Assessment.pdf; 2026-07-08 Final Park Design Guidelines - Reduced.pdf;

Hi Tanner,

Yes, here is what I have:

**Commission Comments:**

1. FM 407 Interim Conditions: Provide additional detail regarding the proposed interim condition of FM 407, including the number of lanes and anticipated roadway materials. We can coordinate further on this item.
2. Pedestrian Lighting: Incorporate pedestrian-scale lighting along the proposed trail system.
3. FM 407 Drainage: Ensure that existing and future drainage concerns along FM 407 are adequately addressed. Refer to the attached drainage report for additional context regarding the Commission's concerns.
4. East-West Pedestrian Connectivity: Review opportunities to provide safe and convenient pedestrian connections between the east and west sides of the development.
5. FM 407 Commercial: Explore relocating the commercial area currently shown in the northeast portion of the development to the west side and consider increasing the overall amount of commercial development along FM 407. Staff will review the meeting video to confirm the Commission's specific direction on this item.
6. Pocket Park and Amenities: Add the proposed pocket park and amenity center to the west side of the development. Add the amenity center to the northwest corner of the western phase.
7. Dog Park: Explore incorporating a dog park into the development, including appropriate lighting to allow for evening use.
8. Outparcel Concept: Provide a preliminary sketch or conceptual layout illustrating how the proposed outparcel could develop.
9. Pipeline Easement Trail: Extend the trail proposed along the pipeline easement south to provide a connection to the FM 407 frontage.
10. 7th Street Trail Connection: Account for and illustrate the continuation of the trail across the proposed outparcel along 7th Street to ensure long-term pedestrian connectivity.
11. Review and comply with the tree preservation ordinance. A comment was made about tree preservation towards the end of the workshop.

**Video:** Aug 18, 2026 Planning & Zoning - Justin, TX

**Staff Comments:**

1. Please send over the proposed term sheet for the DA.

2. We would like to note that it looks as if you are not meeting the land dedication policy, which means there would be a capital contribution or park development fee. Please review what I sent earlier this week and let's discuss.
3. Please also see the parks design manual as you look at the parks.
4. We need to schedule a meeting with our Planning Consultant to go over the Architectural Elevations for the homes in the Old Town Zoning District. Please let me know your availability.

Let me know if we need to discuss.

I would advise that we jump on a Teams call in a few weeks.

Thanks,

**Matt Cyr**
**Director of Development Services and Economic Development**
City of Justin
Phone: (940) 648-2541 x 106
www.cityofjustin.com

---

**From:** Tanner Sheets <tanner.sheets@westwoodps.com>
**Sent:** Thursday, August 20, 2026 4:51 PM
**To:** Matthew Cyr <mcyr@cityofjustin.com>; Dustin Eggleston <dustin.eggleston@pultegroup.com>; Marc Zett <marc.zett@pultegroup.com>; Matt Lee <Matthew.Lee@westwoodps.com>; Sydney Weddle <Sydney.Weddle@westwoodps.com>; John Jaeger <john.jaeger@pultegroup.com>
**Subject:** Haddock P&Z Workshop Comments

Matt,

Could you provide the comments P&Z had during the workshop to ensure we can update the concept plan accordingly?

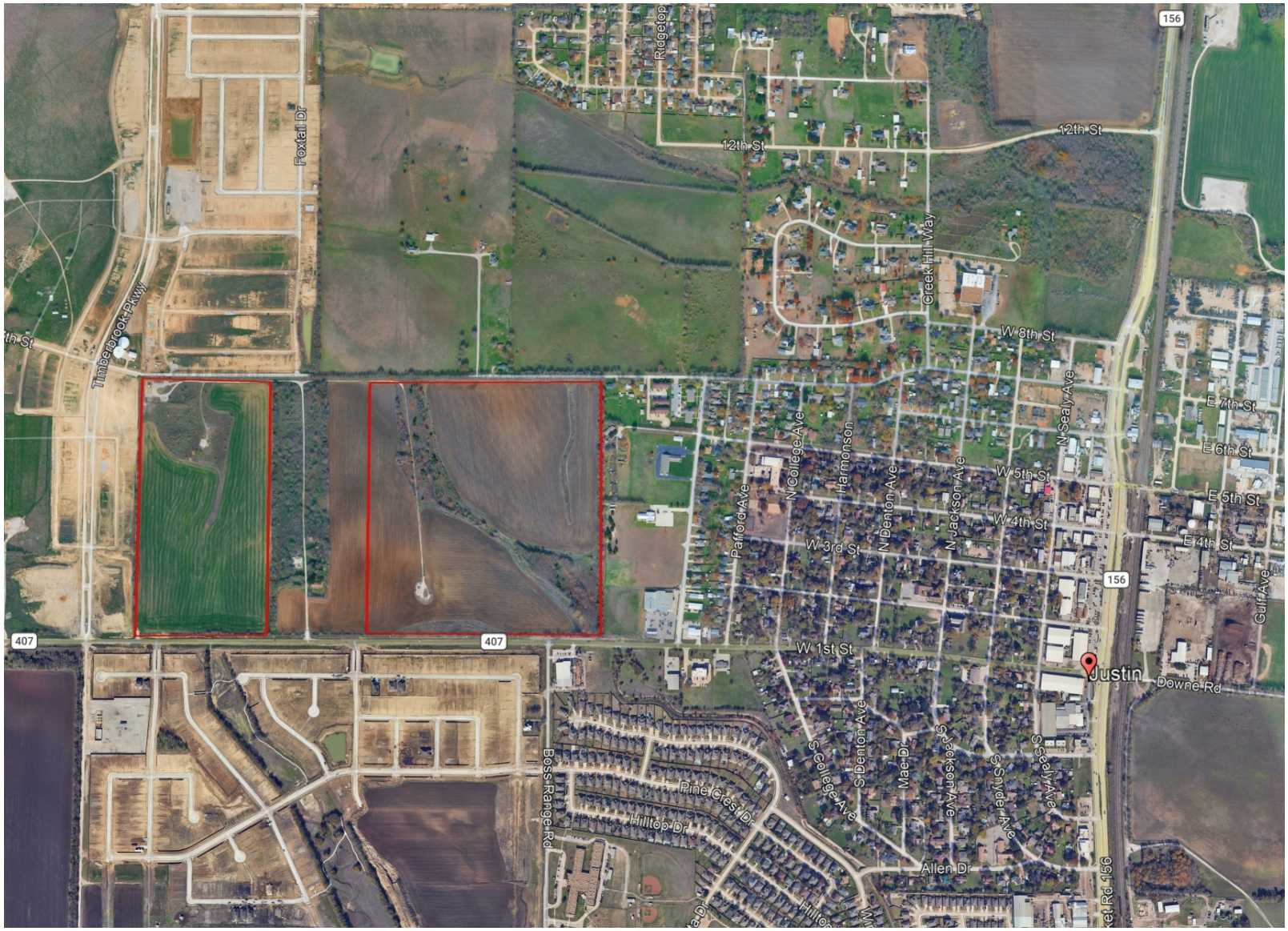
Thank you!

Tanner Sheets
Director of Land
Westwood Professional Services
972-971-7110

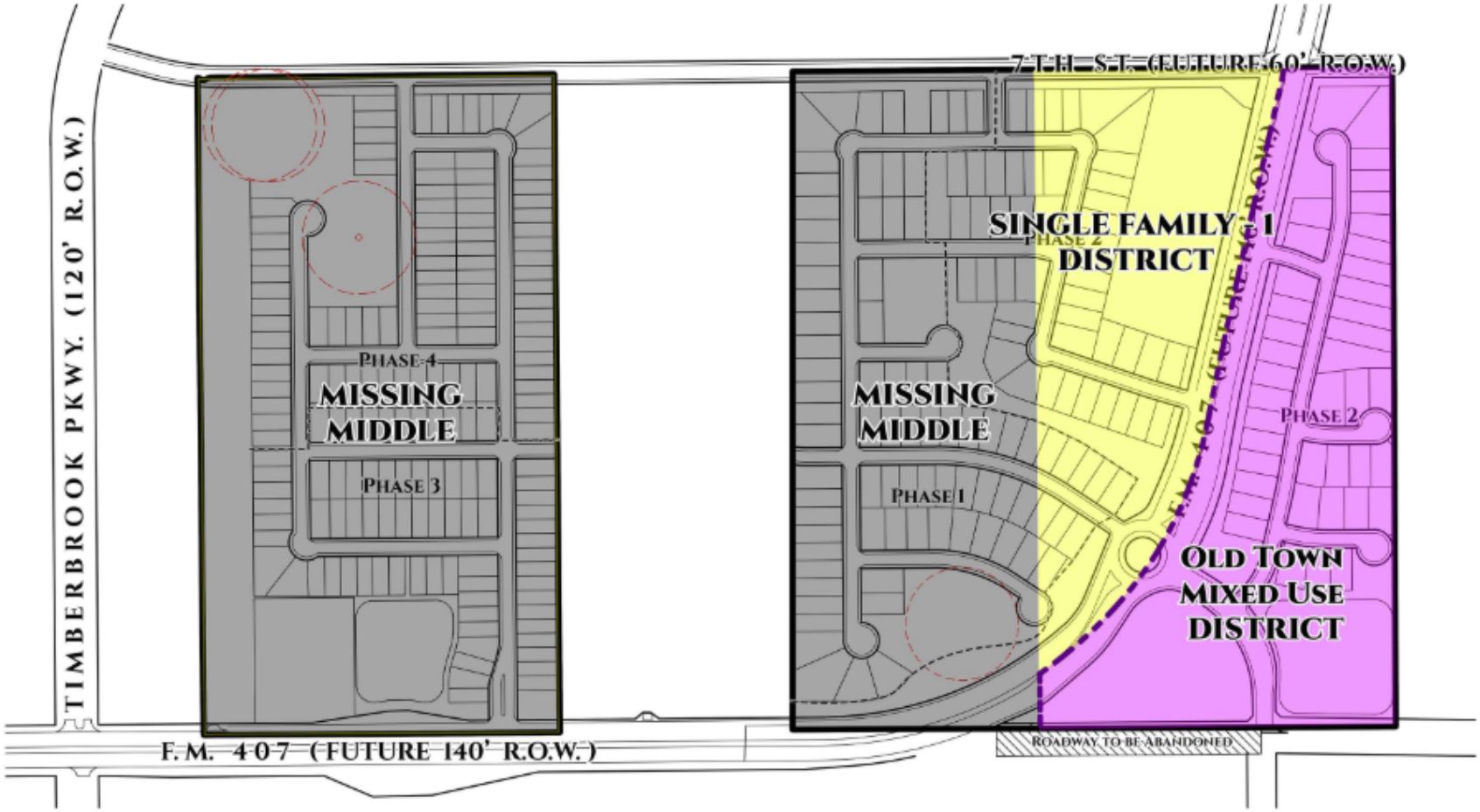
Pulte HOMES

Westwood Kimley»Horn

Justin, TX September 15th P&Z Meeting




Site location map




Pulte HOMES Westwood

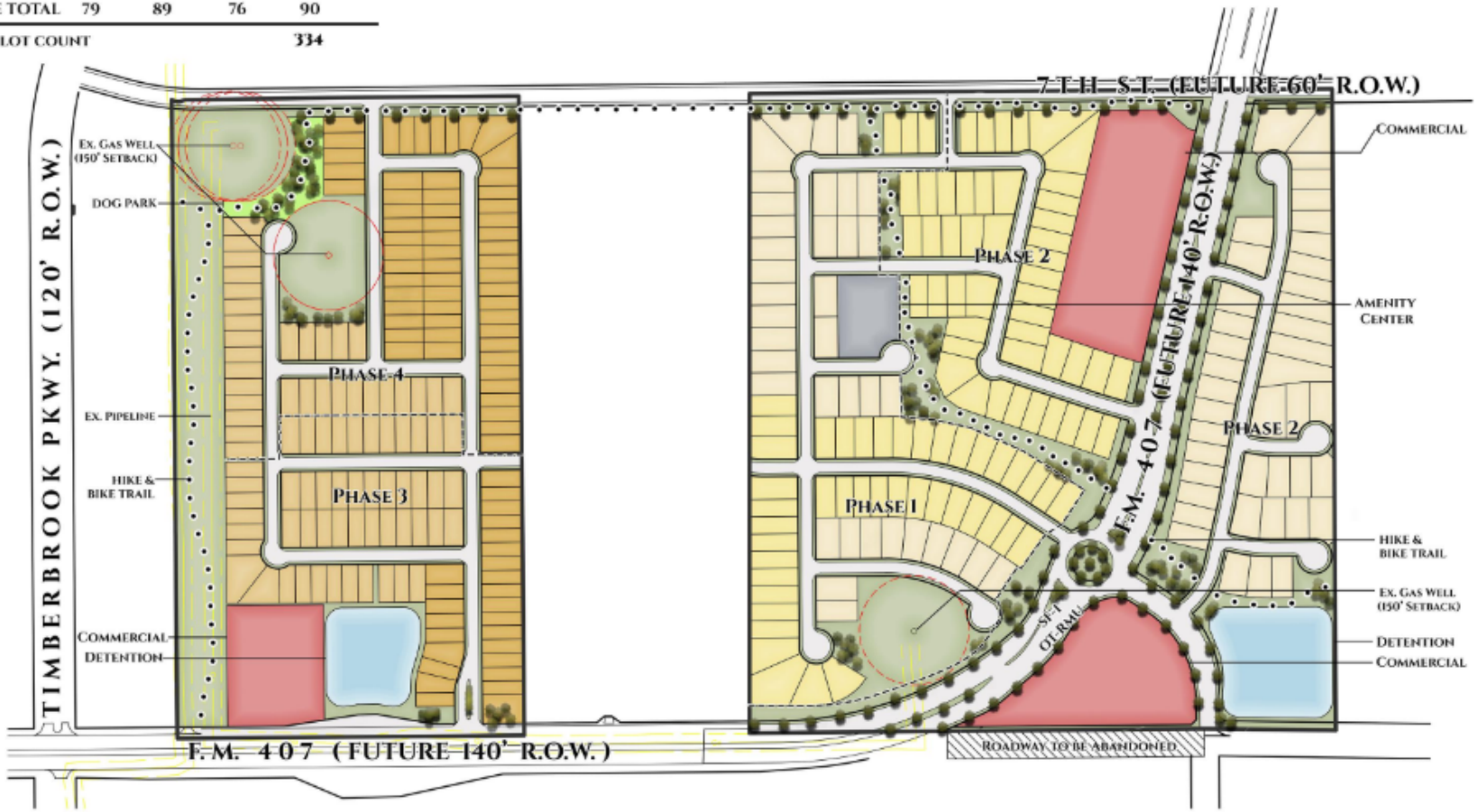
# EXISTING ZONING

SEPTEMBER 2026

N

## LOT TABLULATION

| | PHASE 1 | PHASE 2 | PHASE 3 | PHASE 4 |
|---|---|---|---|---|
| 40' x 110' | | | 26 | 59 |
| 45' x 110' | | | 50 | 31 |
| 50' x 120' | 42 | 49 | | |
| 60' x 120' | 37 | 40 | | |
| PHASE TOTAL | 79 | 89 | 76 | 90 |
| TOTAL LOT COUNT | | | | 334 |

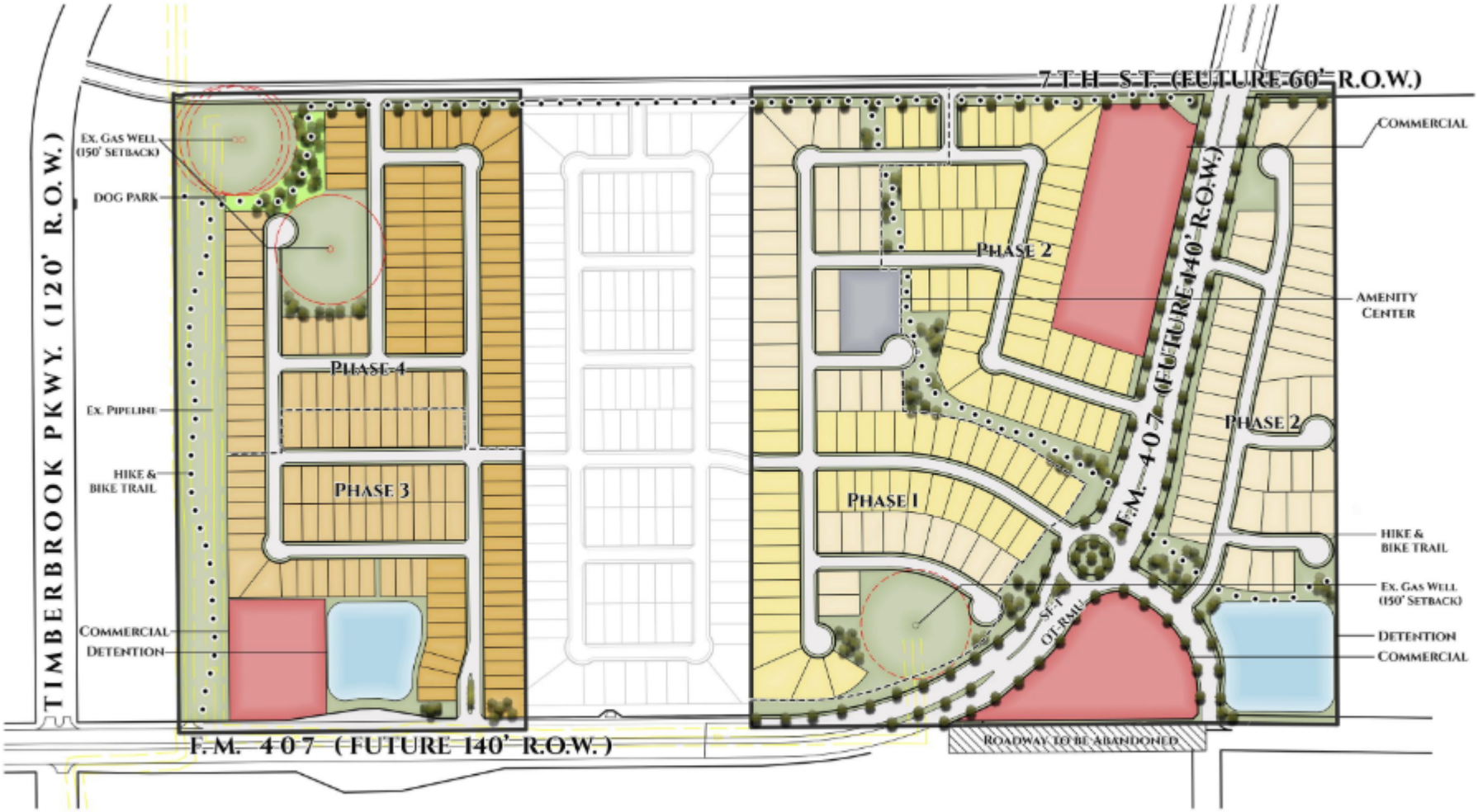



Pulte HOMES Westwood

# CONCEPT PLAN

SEPTEMBER 2026

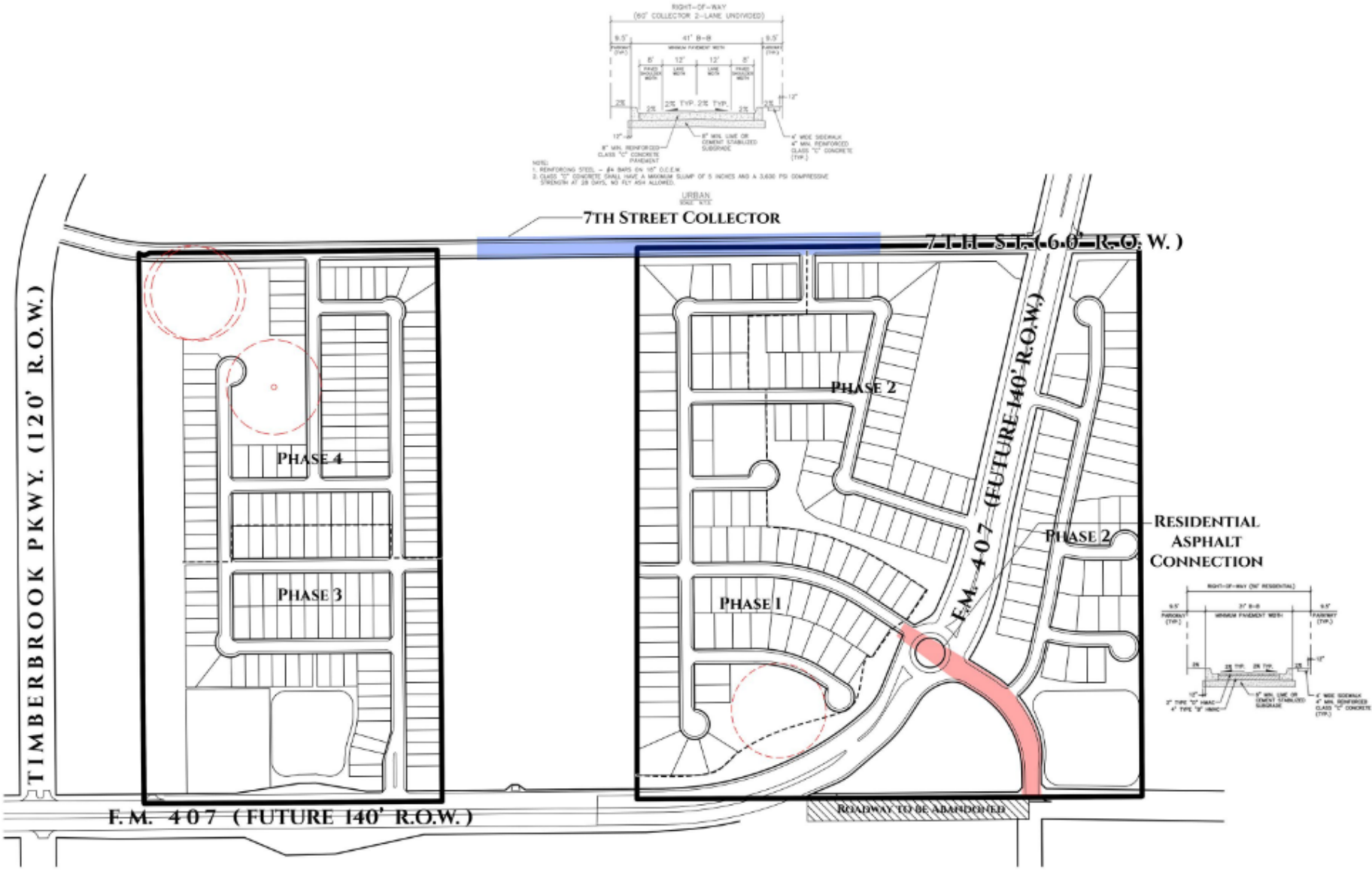
N




# OUT PARCEL CONCEPT

SEPTEMBER 2026

N

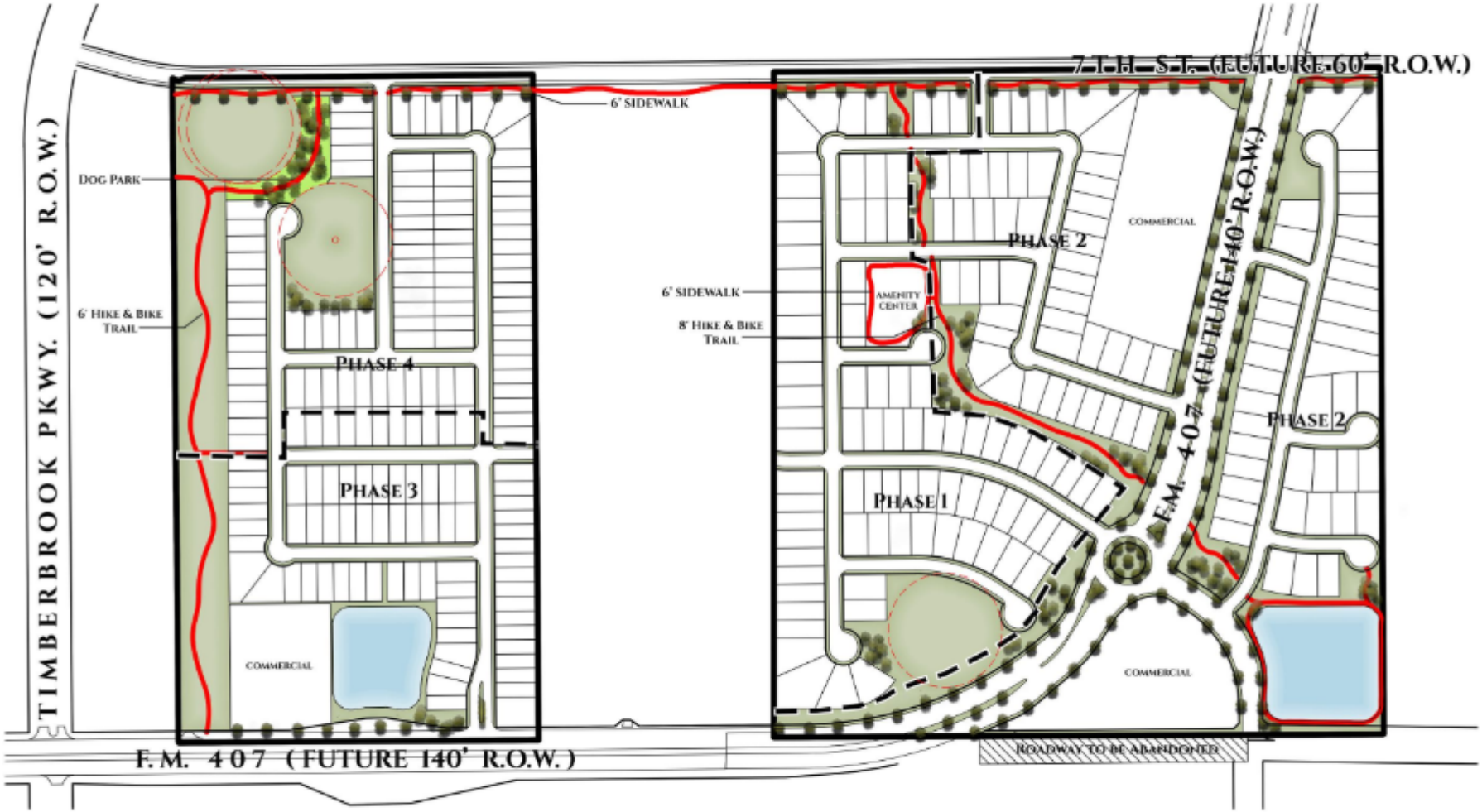



Pulte HOMES Westwood

# ACCESS EXHIBIT

SEPTEMBER 2026

N




Pulte HOMES Westwood

# TRAIL & OPEN SPACE PLAN

SEPTEMBER 2026

N

NOTE: THE DESIGN REPRESENTED IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.

Pulte HOMES

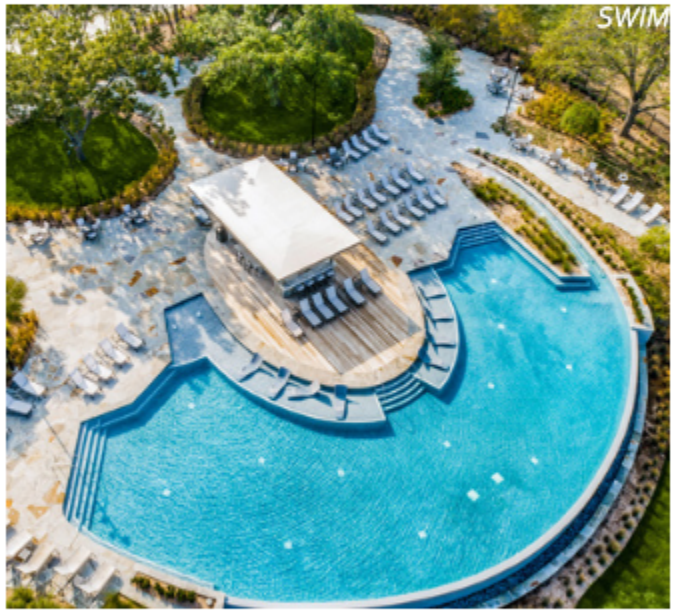
Kimley»Horn

# AMENITY CENTER

SEPTEMBER 2026

N

NOTE: IMAGES SHOWN ARE REPRESENTATIVE OF POTENTIAL PARK FEATURES. EACH NEIGHBORHHOD PARK WILL VARY IN FEATURES.

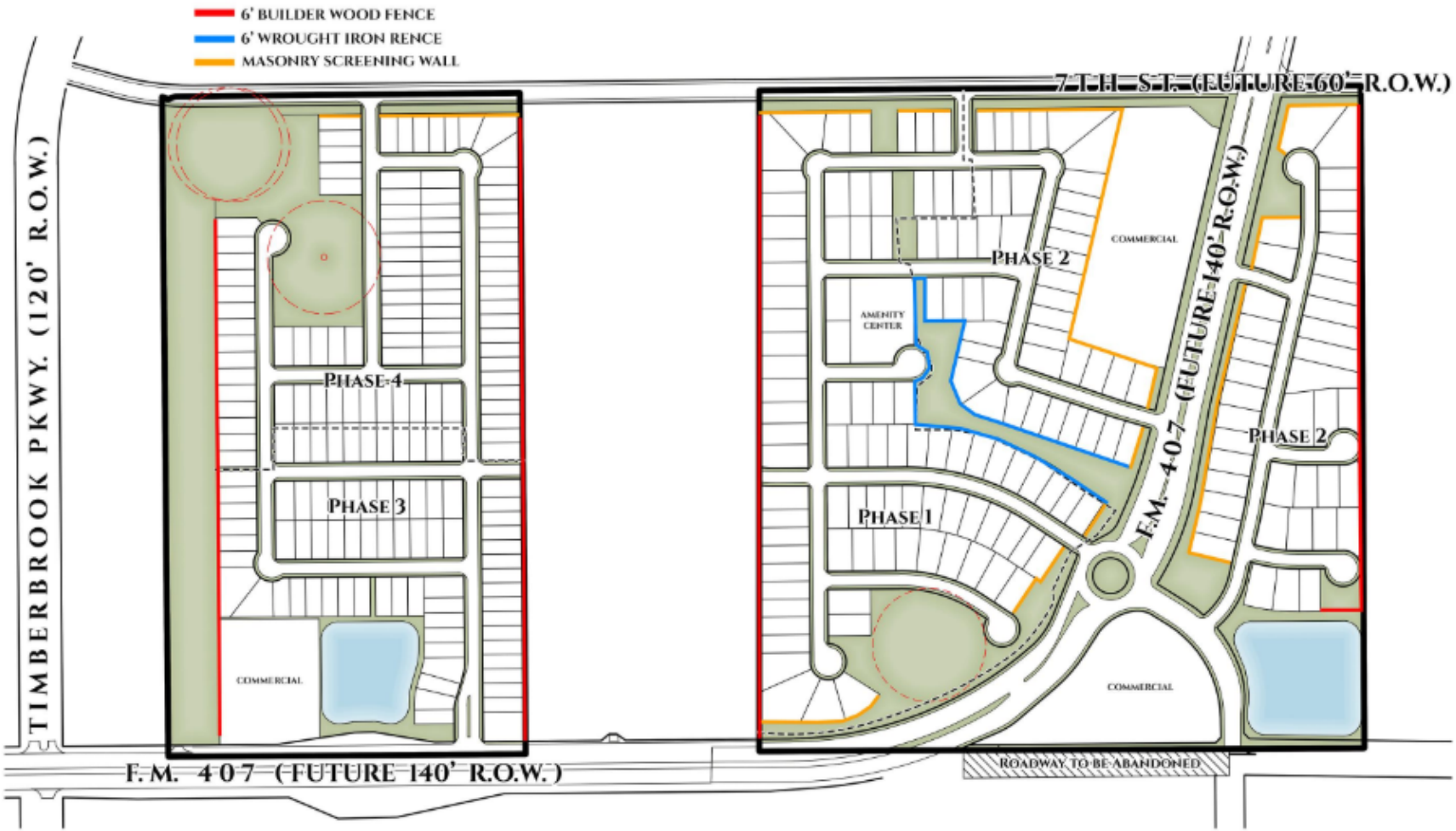


Pulte HOMES

Kimley»Horn

# PARKS AND AMENITY FEATURES

SEPTEMBER 2026




Pulte HOMES Westwood

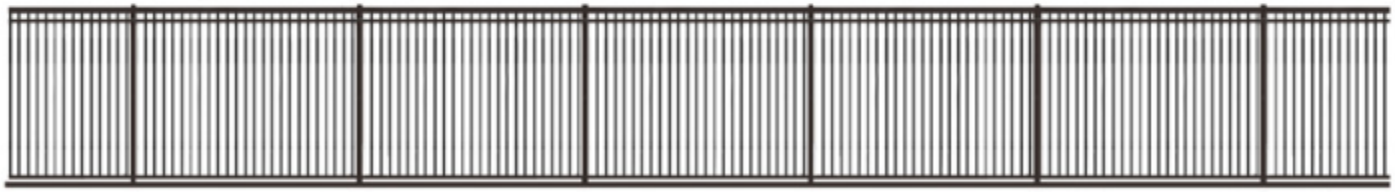
# FENCING PLAN

SEPTEMBER 2026

N

6' HEIGHT MASONRY SCREEN WALL

6' HEIGHT WOOD FENCE



6' HEIGHT ORNAMENTAL IRON FENCE

Pulte HOMES Kimley»Horn

# FENCING ELEVATIONS

SEPTEMBER 2026

## CANOPY TREES

SHUMARD OAK

LIVE OAK

ALLEE ELM

BALD CYPRESS

BUR OAK

CEDAR ELM

OCTOBER GLORY MAPLE

## ORNAMENTAL TREES

VITEX

POSSUMHAW

TEXAS REDBUD

MEXICAN PLUM

## SHRUBS, GRASSES, AND GROUNDCOVER

TWIST LEAF YUCCA

LOROPETALUM

AUTUMN SAGE

PURPLE HEART

LANTANA NEW GOLD

LINDHEIMER'S MUHLY

TEXAS SAGE

SOFT LEAF YUCCA

WEEPING LOVEGRASS

MEXICAN FEATHERGRASS

HENRY DUEL-BERG SAGE

CREEPING GERMANDER

RED YUCCA

DWARF INDIAN HAWTHORN

GULF MUHLY

BERKLEY SEDGE

BERMUDA GRASS

BLACK FOOT DAISY

NEO-MEXICANA AGAVE

THORNLESS PRICKLEY PEAR

MAY NIGHT SALVIA

VERBENA

MEXICAN MINT MARIGOLD

MEXICAN BUSH SAGE

ROSEMARY

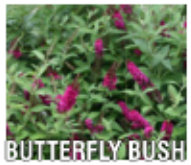
SOTOL

ADAGIO

CORAL HONEYSUCKLE

BLUE FESCUE

FIG IVY

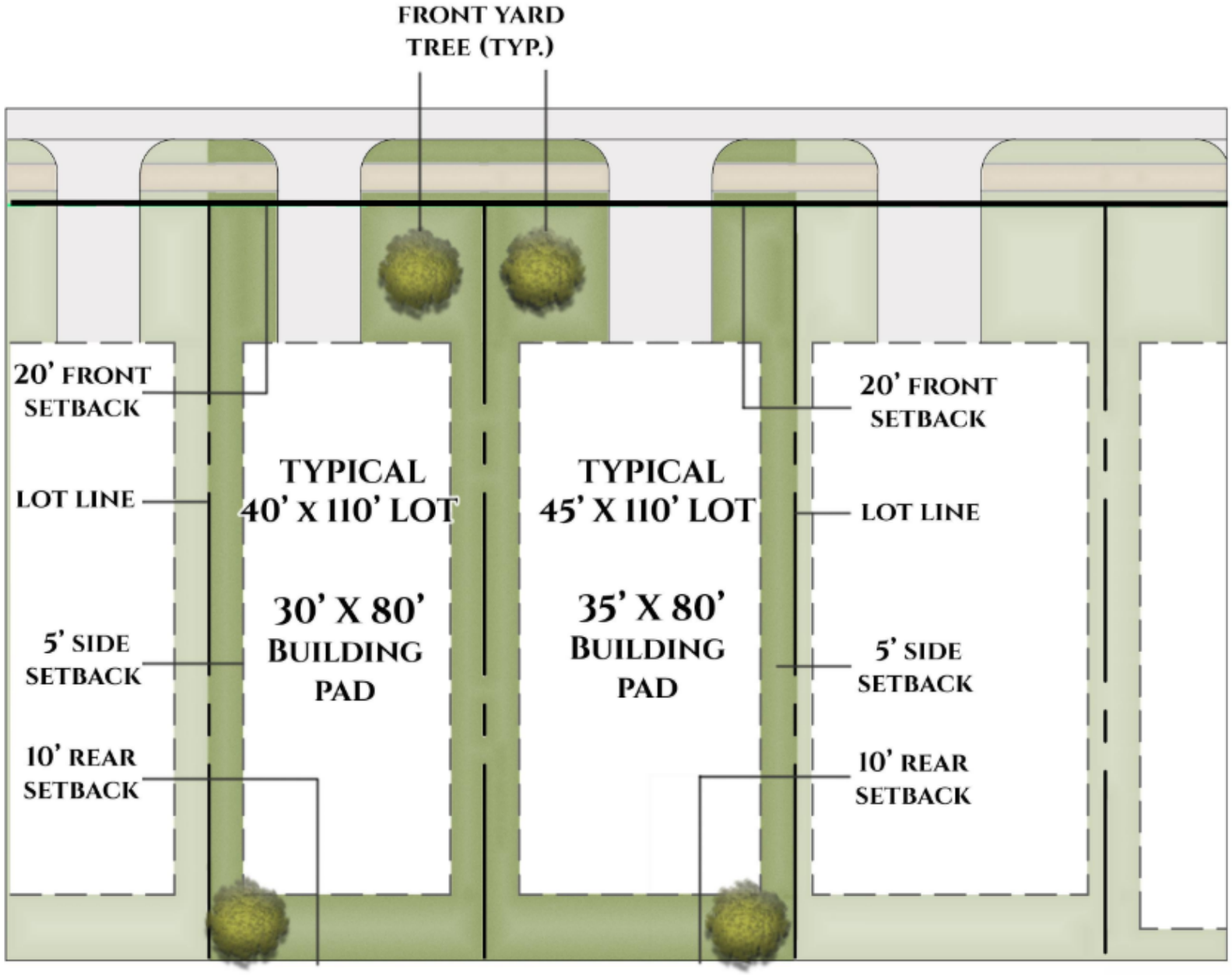

BUTTERFLY BUSH

Pulte HOMES

Kimley»Horn

# PLANT PALLETTE

SEPTEMBER 2026

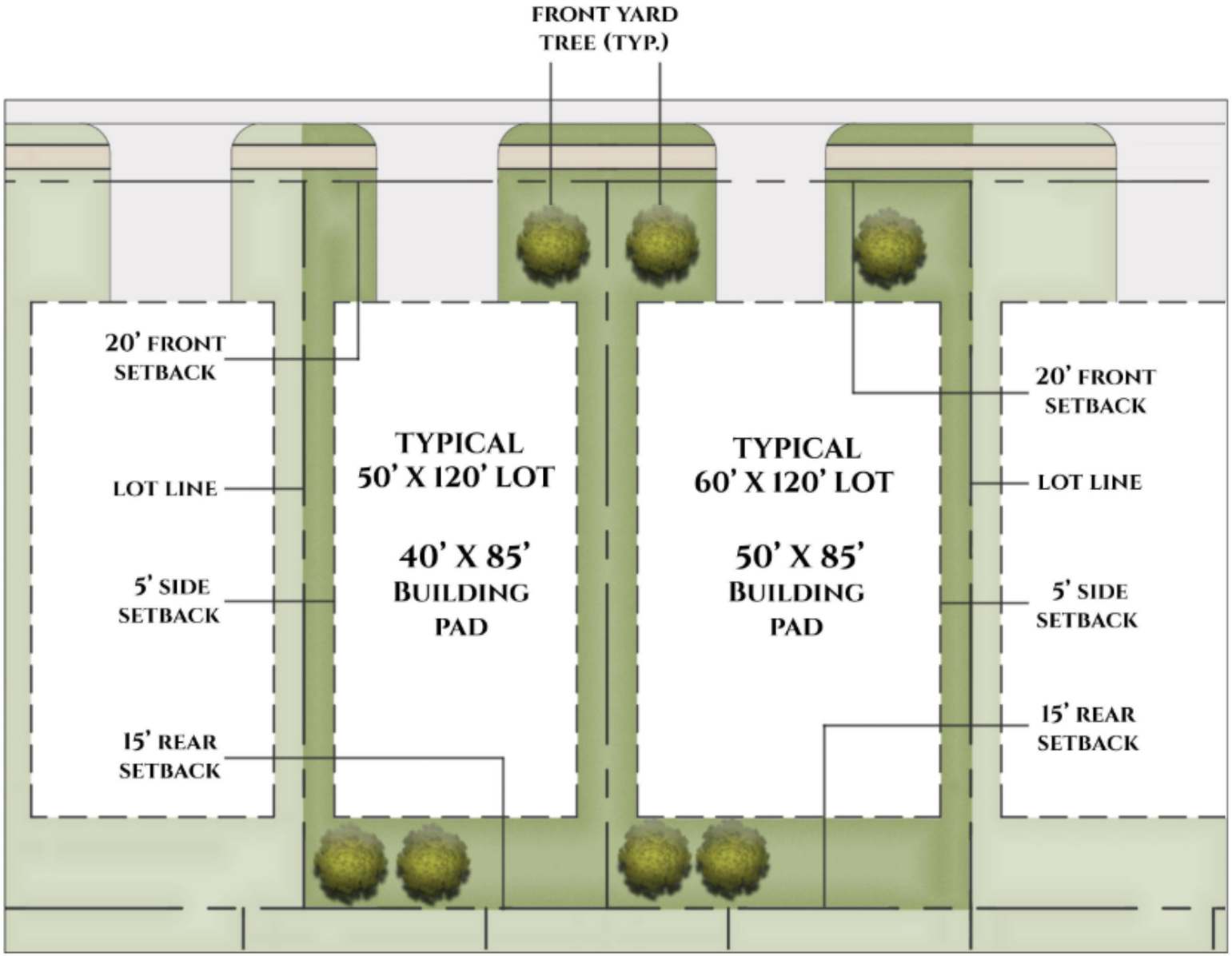



Pulte HOMES Westwood

TYPICAL 40'X110'/45'X110' LOT

SEPTEMBER 2026

N




Pulte HOMES Westwood

TYPICAL 50'X120'/60'X120' LOT

SEPTEMBER 2026

NOTE: THE DESIGN REPRESENTED IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.

Pulte HOMES

Kimley»Horn

# ENTRY FEATURE

SEPTEMBER 2026

centex

# 40’ Lots – Exterior Elevation Examples

Monroe – 2,429 square feet

Gustine - 2,536 square feet

Pierce – 1,661 square feet

Fentress – 2,257 square feet

Springfield – 1,893 square feet

centex

# 45’ Lots – Exterior Elevation Examples

Sandalwood - 2,142 square feet

Hewitt - 1,734 square feet

Dinero - 2,284 square feet

Mesilla - 2,673 square feet

Enloe – 2,520 square feet

# 50' Lots – Exterior Elevation Examples

Wheeler - 3,327 square feet

Sondra - 3,141 square feet

Rainier – 2,793 square feet

Harvard - 2,658 square feet

Sanford – 2,791 square feet

60’ Lots – Exterior Elevation Examples

*Azle – 2,470 square feet*

*Gillett - 3,448 square feet*

*Ferris - 3,525 square feet*