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Item Number - 1216

ORDINANCE NO. 747-23

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, ADOPTING A COMPREHENSIVE PLAN FOR THE CITY; PROVIDING THAT THE ADOPTED COMPREHENSIVE PLAN SHALL SUPERSEDE AND REPLACE ANY COMPREHENSIVE PLAN PREVIOUSLY ADOPTED; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin, Texas, is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City of Justin ("City") City Charter provides in Section 5.05 – Comprehensive Plan that the plan shall contain "recommendations for growth, development and beautification of the city"; and

WHEREAS, the current Future Land Use Plan and Master Thoroughfare Plan of the City was approved by the City Council in 2017; and

WHEREAS, the Planning and Zoning Commission of the City of Justin (the "Commission"), in compliance with the laws of the State of Texas, gave the requisite notices by publication and otherwise, and held public hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard; and

WHEREAS, Section 213.003 of the Local Government Code provides that a comprehensive plan may be amended or adopted by ordinance following (a) a hearing at which the public is given the opportunity to give testimony and present written evidence; and (b) review by the municipality's planning commission, and each of the foregoing items has been satisfied in connection with the amended comprehensive plan and the adoption of it by this Ordinance; and

WHEREAS, the adoption of the comprehensive plan by this Ordinance, attached hereto, will promote the sound development of the City and is in the best interests of and will promote the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

Section 1. Incorporation of Premises. That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

Section 2. That the Comprehensive Plan of Justin, Texas, Denton County, is adopted as further described in "Exhibit A".

Section 3. Applicable Regulations/Zoning Ordinance and Zoning Map Amended. Development and use of the property shall follow this ordinance, including all Exhibits thereto as amended hereby, the Code of Ordinances of the City of Justin, Texas, and all applicable state and federal law.

Section 4. Cumulative/Repealer Clause. This ordinance shall be cumulative of all provisions of state or federal law and all ordinances of the City of Justin, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 5. Severability Clause. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portions of this ordinance, or the Comprehensive Zoning Ordinance, Chapter 52 of the City of Justin Code of Ordinances, and the remaining portions shall remain in full force and effect.

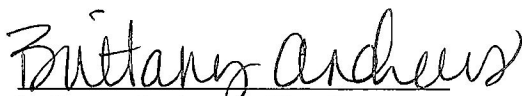
Section 6. Effective Date. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 14th DAY OF MARCH 2023.

PASSED ON SECOND READING BY THE CITY COUNCIL ON THE 28th DAY OF MARCH, 2023.



ATTEST:


Brittany Andrews, City Secretary


Elizabeth Woodall, Mayor

Approved as to form:

A handwritten signature in cursive script, appearing to read "M. Butler", is written over a horizontal line.

City Attorney

EXHIBIT A

[attach Comprehensive Plan]



City of Justin

IMAGINE JUSTIN

COMPREHENSIVE PLAN



Summary

Comprehensive Plan for the
City of Justin

ADDRESS

415 N College Ave
Justin, TX 76247

Place Strategies, Inc.
Catalyst Commercial
Pacheco Koch



IMAGINE JUSTIN COMPREHENSIVE PLAN

Project spanned over the course of six months
and was started in July 2022.



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Community Vision for
the Future of Justin.

INTRODUCTION



The Comprehensive Plan is a community-driven vision to guide decisions over time.

Imagine Justin is a city-wide comprehensive plan that reimagines the core planning documents used by the city to create policy, inform decisions, and establish an expectation of the general direction of the community.

The plans included within the comprehensive plan are: Future Land Use Plan (Experience Districts Plan), Master Thoroughfare Plan (Mobility Plan), and a Parks + Trails Plan. All of these revised plans are derived from the extensive engagement and outreach process that was an integral part of the planning process. Engagement and outreach is the first chapter in order to establish the importance of the process that led to the community plans that follow.



ENGAGEMENT + OUTREACH

Detailed review of the many outreach methods and results that were shed from the process and how they affected the plans that were revised.



LAND USE + DEVELOPMENT

Review of existing conditions and a new FLUP that takes into consideration different districts and identities that make up Justin.



MOBILITY + CONNECTIVITY

Review of existing conditions and a new Master Thoroughfare Plan that looks at mobility and connectivity at different levels to inform plans.



PARKS + TRAILS

Review of existing conditions, Texas Parks and Wildlife metrics, and a detailed plan to continue the quality of life amenities that make Justin special.



IMPLEMENTATION

Review of all chapters and an implementation plan that takes into consideration short and long term policies and regulations that will further support the community vision.

LETTER FROM THE MAYOR

ELIZABETH WOODALL

City of Justin



It is my pleasure to introduce the Imagine Justin Comprehensive Plan. The comprehensive plan is the result of extensive collaboration and input from community members, local officials, and other stakeholders who care deeply about the future of Justin.

By engaging with our citizens and various stakeholders, the plan was designed to reflect the values and aspirations of our community while strengthening our presence within the North Texas Alliance corridor. During the process, community driven core values were identified and served as a framework.

This plan brings multiple aspects of the city together and serves as a road map to guide future decision making and investment within the community. It includes our Future Land Use Plan, Master Thoroughfare Plan and a Parks and Trail Plan. Together, these plans address a wide range of topics, including land use, transportation, economic development, housing, public facilities, natural resources, and community services.

The comprehensive plan will help guide future decision making to keep Justin a vibrant and thriving community. It will help ensure that we are making investments that align with our community's vision for the future, and we are using our resources in the most effective way possible.

I encourage all residents of Justin to review the comprehensive plan. This is a living document that will continue to evolve over time, and your input will be essential to ensuring that it remains relevant and responsive to our community's needs.

Thank you to everyone who participated throughout this process. Whether you participated online, filled out a survey or shared comments to city staff or elected officials, your contributions will help define the future of Justin for the next 20 years. Thank you for your ongoing commitment to the City of Justin, and we look forward to working with you to bring this plan to life.

Elizabeth Woodall

DEMOGRAPHICS + MARKET DEMAND

The City has experienced and is projected to continue to experience rapid population growth.

As the growth pressure moving outwards from Fort Worth and Dallas has become more significant, Justin will have increased needs for infrastructure, parks, new development, and additional retail and commercial.

Balanced growth is a major priority due to the rapid population growth projected for Justin. The City of Justin has a projected annual growth rate of 12% for the next five years. Balanced growth includes maintaining or bettering the character of Justin while ensuring infrastructure, parks, and thoroughfares can sustain higher volumes of traffic. Lastly, creating or expanding a market that can benefit from the growth.

Economic development is seen as a priority in Justin as a new market is established to support the next wave of growth for the City. This will include supporting new and emerging industries, downtown, other retail centers, and regional destinations like Justin Discount Boots & Cowboy Outfitters.

Creating destinations in the City of Justin is an emerging priority as these will improve the quality of life for residents and increase the regional draw for populations outside of Justin. Such destinations include restaurants, boutique shops, arts and entertainment, parks and trails, and festivals or parades. Creating community events is an excellent way to draw in regional visitors and showcase the Justin economy while capturing additional retail and commercial spending or tax dollars.

Lastly, aligning with Justin's brand and identity will be crucial to steering growth in the right direction as Justin grows and priorities change. Justin is a city that promotes a rural community culture while maintaining a desire to grow the population and tax base.

Macro Population Trends

Texas makes up nearly 9% of the total population in the United States yet accounted for more than 32% of the total population growth between 2019 and 2020. According to the US Census Bureau, Texas reached a population of 29,527,941 by July 2021 and is one of the top recipients of domestic migration. More specifically, the urbanized areas of Texas have generated almost all the population growth annually. This trend is anticipated to continue considering Texas is home to five of the largest fifteen cities in the US and has 40 cities with over 100,000. 13 of the 100 largest cities in the US are in Texas. The US Census Bureau estimated that Texas' population grew by 310,288 from July 2020 to July 2021. The suburban ring counties are among the fastest growing, even faster than the Texas population. Based on population projections from the Texas Demographic Center (TDC) utilizing historical growth patterns, it's projected that Texas could reach nearly 55 million residents by 2050.

Regional Population Trends

Denton County is one of the fastest-growing counties in the United States. It is estimated that Denton County grew 3.9% between April 2020 and July 2021, a significant growth that has happened historically and is projected to continue. Denton County grew by 243,808 residents between 2010 and 2020, a total increase of 36.8%. The Texas Water Development Board estimates that Denton County will be home to 1,329,551 people by 2040 and reach a population of 1.6 million by 2050, a significant increase from the current population of 941,647.

Historical Population of Justin

Justin was established in 1848 but experienced its first significant growth in 1883 after the northern expansion of the Santa Fe Railroad. By 1904 the population in Justin was 476 and increased to 700 by 1941. In 1946 the City of Justin was officially incorporated. The City of Justin had a population of 496 in 1950, a decrease from local counts in years prior after incorporating in 1946. This is likely due to the City of Justin being incorporated in 1946 and establishing city limits, excluding those who may have been counted previously. By 2000, the population had nearly quadrupled since 1950, bringing the total population to 1,891.

Justin Historical Population		
Year	Population	10-Year Population Growth
1950	496	-
1960	622	25.4%
1970	741	19.1%
1980	920	24.2%
1990	1,234	34.1%
2000	1,891	53.2%
2010	3,246	71.7%
2020	4,409	35.8%

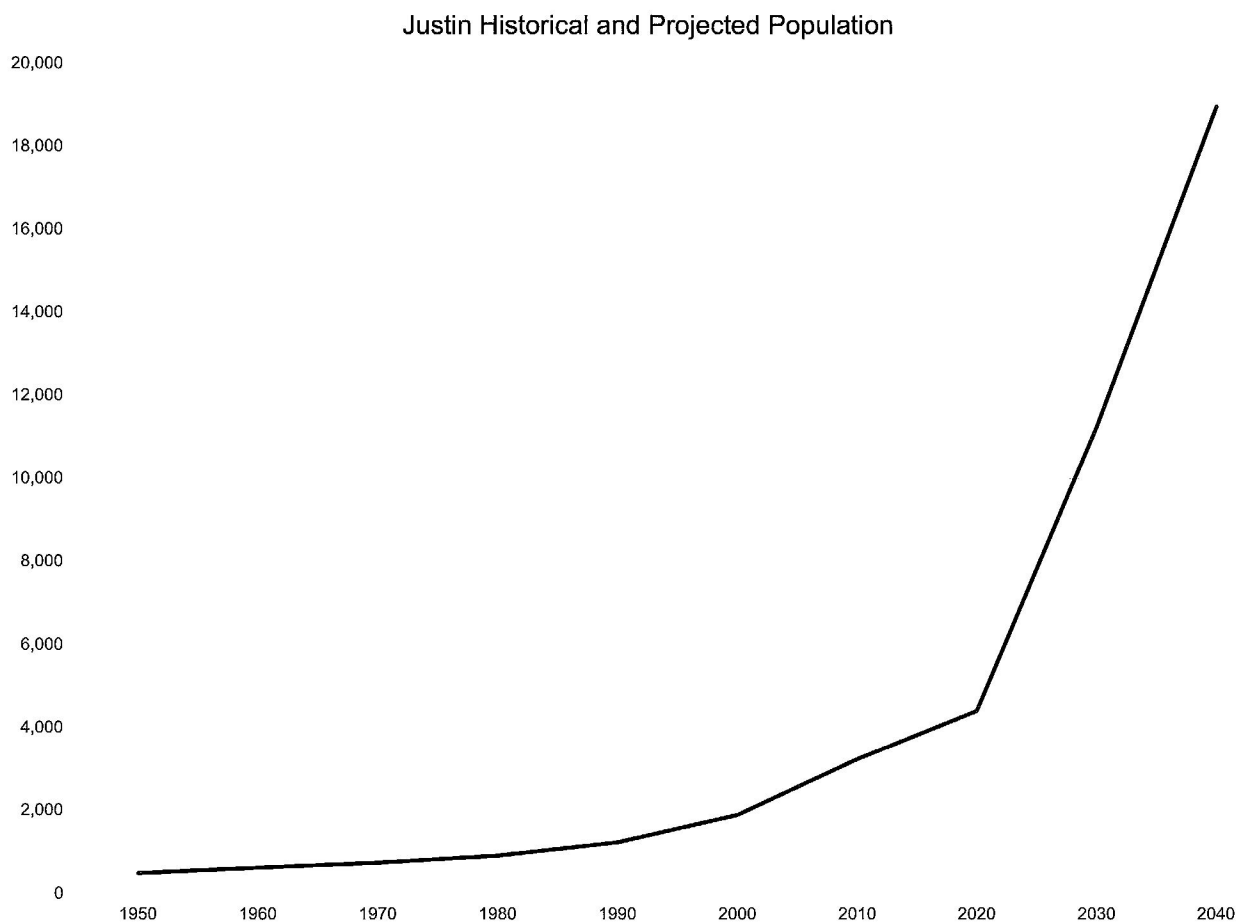
Current and Projected Population

The 2022 population of the City of Justin is 5,451, up from 4,409 in 2020. The City of Justin accounts for only 0.56% of the total Denton County population, with most of the population in the County along Interstate 35E and the City of Denton. The City of Justin is estimated to grow by 12% over the next five years to a population of 9,606 in 2027. The estimated population in 2032 is projected to be 12,428 and is anticipated to grow to 19,764 by 2042 as Justin approaches its buildout.

The City of Justin is located within the comparatively fast-growing Dallas-Fort Worth Metroplex that has grown from a population of 5.2 million in the year 2000 to a current population of over 7.6 million. With exponential growth anticipated, Justin's future growth should be managed to guide future development. A comprehensive plan serves as the guiding document in creating a community-driven vision for managing growth. Development pressure is moving outwards from the urban core of Dallas and Fort Worth due

to land prices, supply of buildable land, and other factors. As the Dallas Fort Worth Metroplex grows, communities like Justin are positioned to absorb this growth, as seen in the map below. This chart shows the population visually by dot density.

Justin Projected Population	
Year	Population
2022	6,127
2027	9,327
2030	11,247
2035	15,232
2040	18,963
2042	19,764



Income

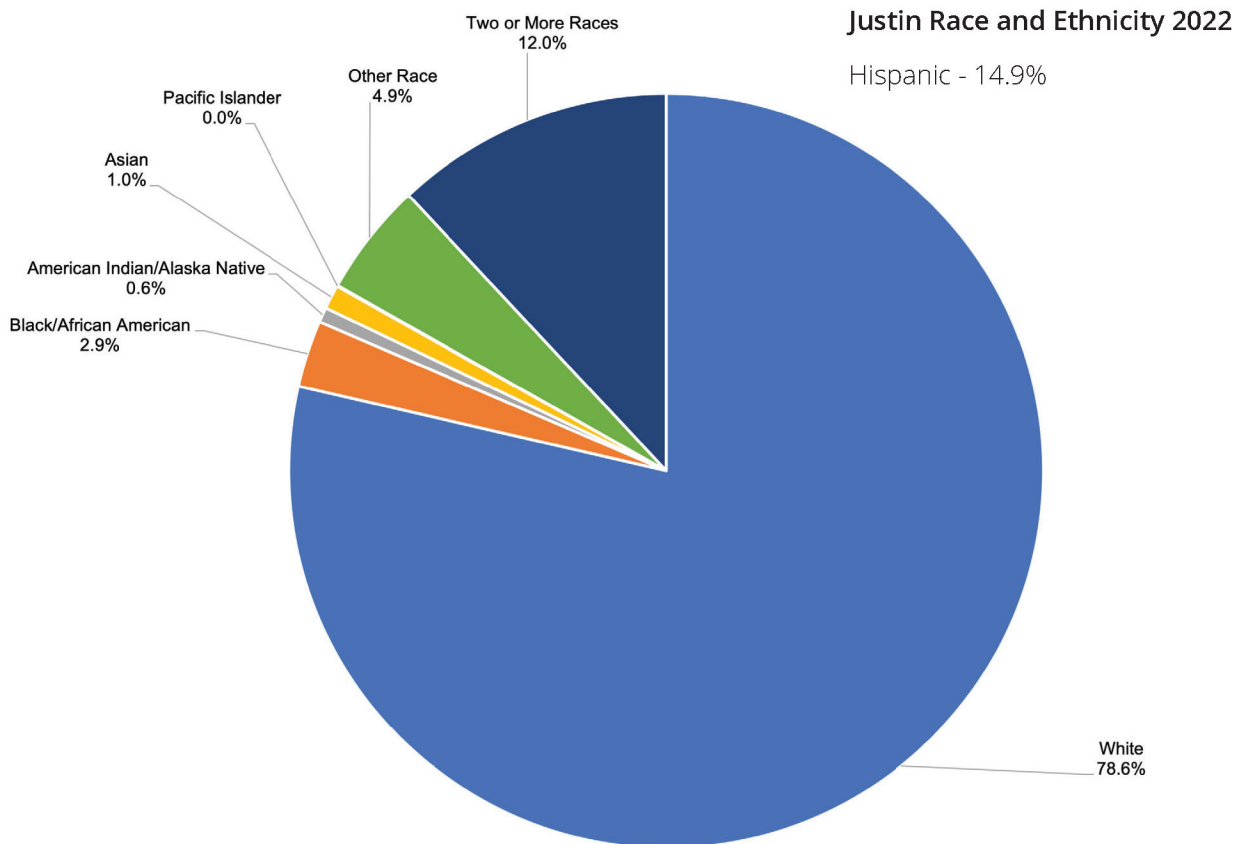
The City of Justin has a strong income base, with the median household income at \$97,013, similar to Denton County's median income of \$99,674 and above the DFW Metroplex's median income of \$79,627. The average income for the City of Justin is \$122,172, while the median disposable income is \$81,204. Income is an indicator of the ability of residents to spend on retail, entertainment, and food, resulting in an estimation of the commercial health of a market. Households earning between \$100,000 to \$149,999 make up the largest share of Justin's households (21.8%). Approximately 48.5% of households within Justin make \$100,000 or greater. Justin's overall wealth and spending power are strong and should allow for future commercial and supporting uses.

Justin Projected Population

	Median Household Income	Average household Income	Median Disposable Income
Justin	\$97,013	\$122,172	\$81,204
Denton County	\$99,674	\$133,545	\$82,338
DFW MSA	\$79,627	\$112,622	\$66,332

Race and Ethnicity

The dominant racial and ethnic make-up of the City of Justin is White, at 78.6%, and Hispanic, at 14.9%. In comparison, Denton County is 57.3% White and 20.8% Hispanic. Diversity in population brings about different retail needs, preferences, and choices.

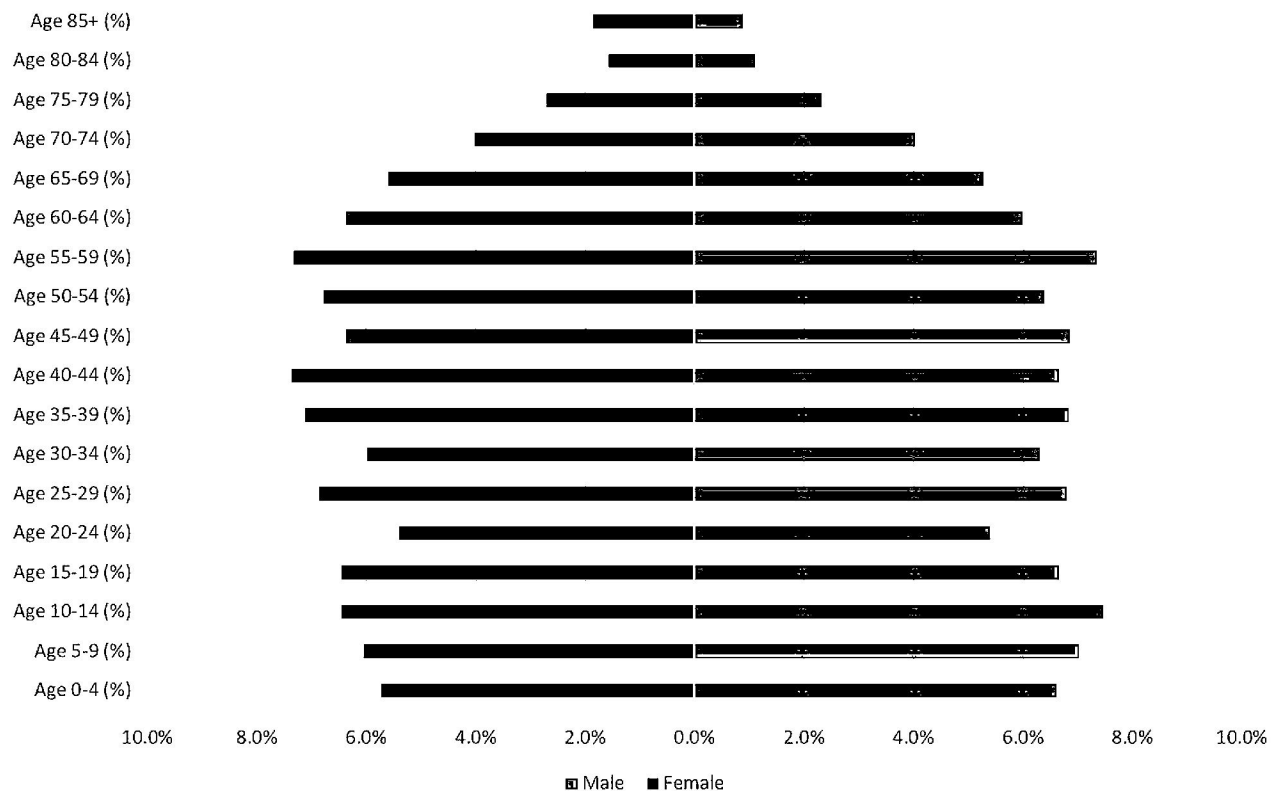


Age

The median age in Justin is 38.9, the same as the national median age and slightly higher than the State of Texas (35.4). Compared to Denton County, which has a median age of 34.9, Justin has a somewhat older population. Roughly 27% of the population is

between the ages of 35 and 54, which the Bureau of Labor Statistics defines as the prime earning years. Over half of the residents within this prime earning years category are between the ages of 35 and 44.

Age Distribution



Employment

Justin residents are primarily employed in what would be considered White Collar industries, with 42.2% of residents employed in the Professional or Management/Business/Financial industries. The employed population by industry and occupation helps provide a snapshot of potential businesses that could find an experienced workforce within Justin. Inflow and Outflow data from the US Census Bureau

shows that 98.2% of Justin residents commute to a location outside of Justin daily for work. A visual representation of this inflow and outflow is seen below. This drain of the daytime population is a missed opportunity for capturing daytime retail sales for lunch or errands during the day. Without the numerous commercial services available for a workforce population, those needs are being satisfied

elsewhere. Conversely, 97.5% of those employed within the City of Justin live outside the city limits. This large swap of workforce populations into and out of Justin can, over time, significantly impact mobility and traffic congestion. Targeting industries for locations within Justin that can employ Justin residents would decrease the traffic volume and can reduce that congestion as residents live closer to where they work.

Educational Attainment

The City of Justin is well educated; 93.7% of the 25+ population have received a high school diploma, including a GED equivalent. This is compared to the State of Texas, which reported 86.5% of the 25 or older population had received a high school diploma or a GED equivalent. 35.2% of the Justin residents have obtained a bachelor's degree, while 9.6% have achieved a graduate/professional degree. A well-educated population generally translates to higher incomes and discretionary spending within the city.

Psychographics

Psychographics are developed through quantitative and qualitative methodologies to understand the nuances of consumers' psychological attributes. Psychographics study personality, values, opinions, attitudes, interests, and lifestyles in concert with traditional demographic factors. This includes various topics, such as health, politics, and technology adoption. Each consumer's unique attitudes influence their lifestyle choices. And their lifestyles impact their purchasing decisions on housing, clothing, food, entertainment, and more.

Psychographics are critical in understanding a population's attitudes and interests rather than being limited by "objective" demographics. While demographics can tell us about a household's size

Justin Employed Population (16+) by Occupation	
White Collar	66.5%
Management/Business/ Financial	22.0%
Professional	20.2%
Sales	11.4%
Administrative Support	12.8%
Services	10.7%
Blue Collar	22.8%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	6.4%
Installation/Maintenance/ Repair	4.0%
Production	4.2%
Transportation/Material Moving	8.2%

and average income, psychographics can help to paint a picture of why that family may purchase a particular item or have preferences related to technology. These insights enable people to find similar-interest households, linking those with similar interests and attitudes, even if they're from different communities.

The segmentation profile for Justin is based on the Esri Tapestry lifestyle segmentation. Each household's psychographic segment is assigned based on the dominant lifestyle segment. Once aggregated, a descriptive snapshot of the customer base can be derived. Tapestry classifies residential neighborhoods across the US into 67 unique segments based on demographic and socioeconomic characteristics. This generates more insight so that the best customers and underserved markets can be identified. The top segments within Justin are summarized as follows:

PSYCHOGRAPHICS

Workday Drive (51.3%)

US Households: 3,541,300

Average Household Size: 2.97

Median Age: 37.0

Median Household Income: \$90,500

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, online banking or housekeeping services, and family-oriented pursuits.

Middleburg (35.1%)

US Households: 3,511,200

Average Household Size: 2.75

Median Age: 36.1

Median Household Income: \$59,800

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

Southern Satellites (13.5%)

US Households: 3,856,800

Average Household Size: 2.67

Median Age: 40.3

Median Household Income: \$47,800

Southern Satellites is the second largest market in rural settlements but within metropolitan areas located primarily in the South. This market is typically slightly older, settled married-couple families who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in various industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than in the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

HOUSING CHARACTER

There are 2,027 housing units in the City of Justin (2022). For most homes, approximately 61% were built from 1990 to 2009; this number excludes the recent surge in home development. Within the total housing units, 89.1% are owner-occupied, and 11.0% are renter-occupied. 9.9% of housing units in Justin are vacant. Some housing vacancy is necessary for people to move into and out of an area. Still, this high vacancy rate (compared to 5.7% in Denton County and 6.5% in the Dallas-Fort Worth Metroplex) is possibly due to recently completed residential construction that is not yet occupied.. A city with significant increases in housing stock may experience these vacancy rates until the units and projects have stabilized.

The housing stock is trending towards owner-occupied as renter-occupied housing is projected to decrease to 6.1% of total units by 2027. Most housing units are single-family detached at 96.6%, with the remaining units split evenly between the 10 to 19 units in structure and 50 or more units in structure categories. Below is a table of current and projected owner-occupied homes by value, with the most prevalent category being homes valued between \$200,000 and \$299,999 (28.3%). The largest category by the percentage of housing units is expected to be \$300,000 and \$399,999 by 2027 (29.8%). Currently, over half of the housing units within Justin are valued at over \$300,000.

Single-Family

The development of single-family units in the City of Justin has risen rapidly in the last ten years. Justin currently has numerous single-family projects in the planning, development, or construction phases. To date (August 2022), there have been 92 single-family permits approved in 2022.

The following is an overview of currently active single-family projects within Justin:

Owner-Occupied Housing Units by Value		
Category	2022	2027
< \$50,000	1.9%	0.0%
< \$99,999	1.7%	0.0%
\$100,000 - \$199,999	15.7%	2.4%
\$200,000 - \$299,999	28.3%	21.2%
\$300,000 - \$399,999	21.8%	29.8%
\$400,000 - \$499,999	12.3%	25.2%
\$500,000 - 749,999	15.8%	18.6%
\$750,000 - \$999,999	1.0%	1.5%
\$1,000,000 - \$1,999,999	1.2%	1.1%
\$2,000,000 +	0.3%	0.1%

Single-Family Building Permits	
Year	Permits
2011	1
2012	2
2013	10
2014	22
2015	32
2016	57
2017	65
2018	105
2019	151
2020	206
2021	233

- Timberbrook, located on the northern edge of the Justin city limits, will have 1,642 lots, with 459 completed. 1,183 lots are remaining, and it is estimated that 79 will be developed annually.
- The Preserve, located west of downtown, will have 629 lots, though none have started development. It is estimated that 15 lots will be developed annually.

- Reatta Ridge, located on the southern edge of the Justin city limits, will have 571 lots once complete. There are currently 251 lots remaining, and it is estimated that 59 lots will be developed annually.
- Justin Crossing, located south across from Reatta Ridge, will have 159 lots once complete. There are currently 49 lots remaining, and it is estimated that they will be completed within a year.

To understand the capacity of the single-family residential market, an analysis was performed using historical data and projected growth rates within Denton County. It is estimated that Justin could capture up to 422 new owner-occupied, single-family detached units annually. Just under half of the demand (47%) is for units at a price point above \$350k, a total of 200 units annually. There is also demand for an additional 80 owner-occupied units annually in the form of multi-unit buildings, townhomes, rowhomes, or condos. This represents just under 16% of the owner-occupied demand within Justin. These annual

Traditional Single-Family Detached Demand

Types	Units Annually
Homes < \$200k	61
Homes \$200k - \$250k	50
Homes \$250k - \$350k	111
Homes \$350k - \$450k	97
Homes \$450k+	103
Total	422

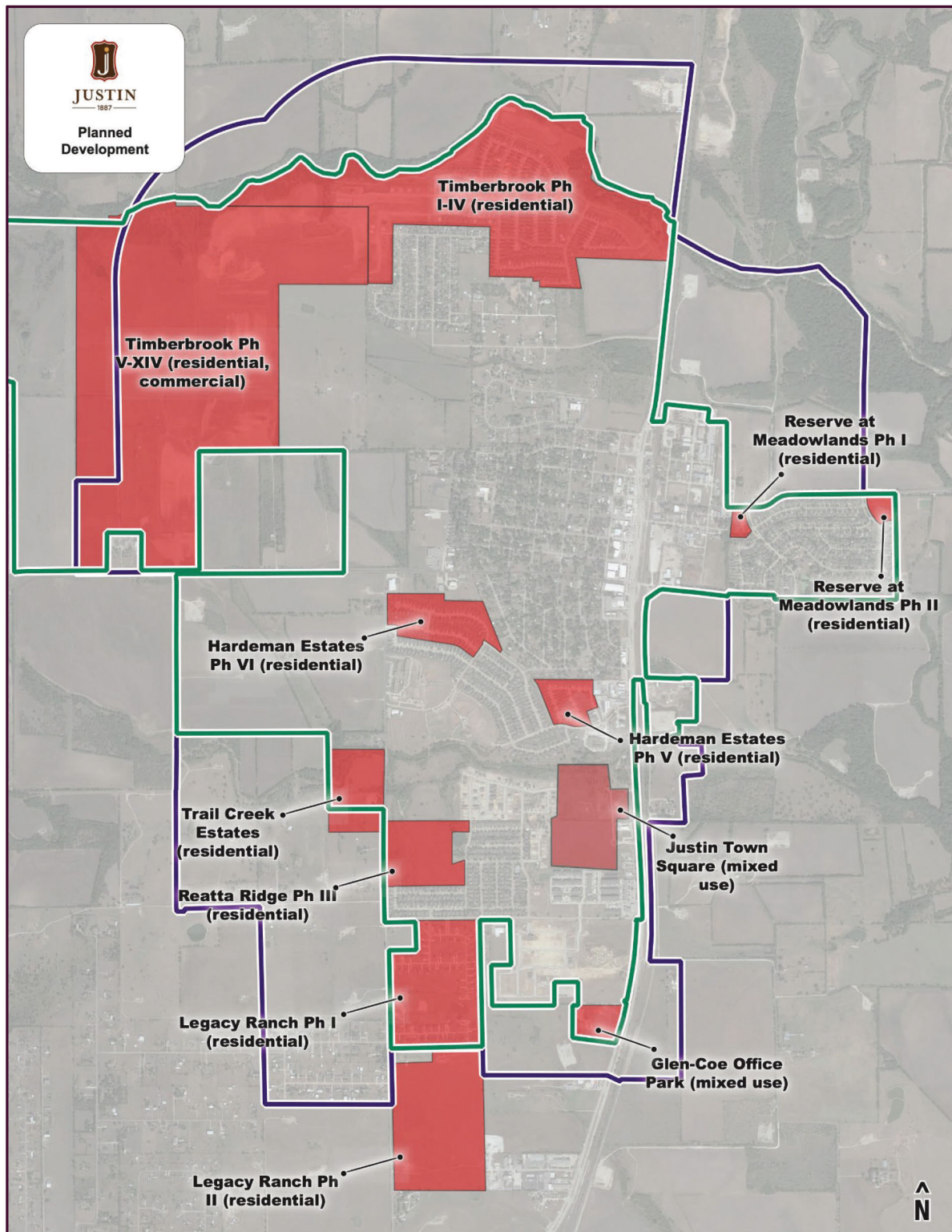
Alternative Single-Family Product Demand

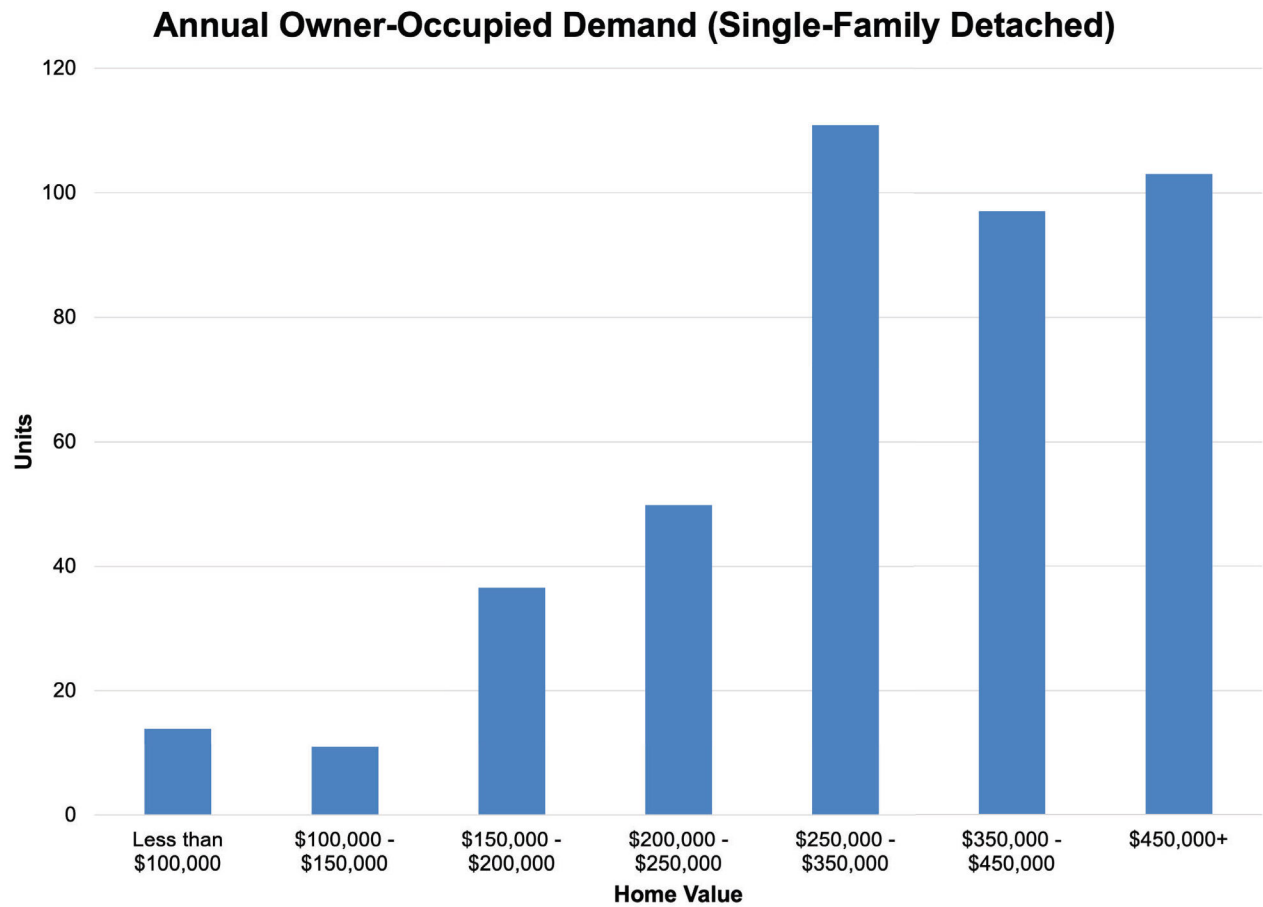
All Types	80
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demand numbers do not represent what the City of Justin must absorb but represent the annual amount that Justin could absorb if the development of all types and price points were targeted.

Alternative Single-Family Housing Townhomes and Rowhouses







Multifamily

There are currently four existing multifamily projects, totaling 420 units, in the City of Justin. The current market rent is \$1,359 per unit, with a healthy vacancy rate of 3%.

Snapshot:

- Market Inventory: 420 Units
- Market Rent: \$1,359 Per Unit
- Existing Buildings: 4
- Vacancy: 3.0%
- 12 Month Net Absorption: 108 Units

Justin's most recent multifamily development is a 300-unit project called "The Village at Reatta Ridge." This project was developed by Landcore Development &

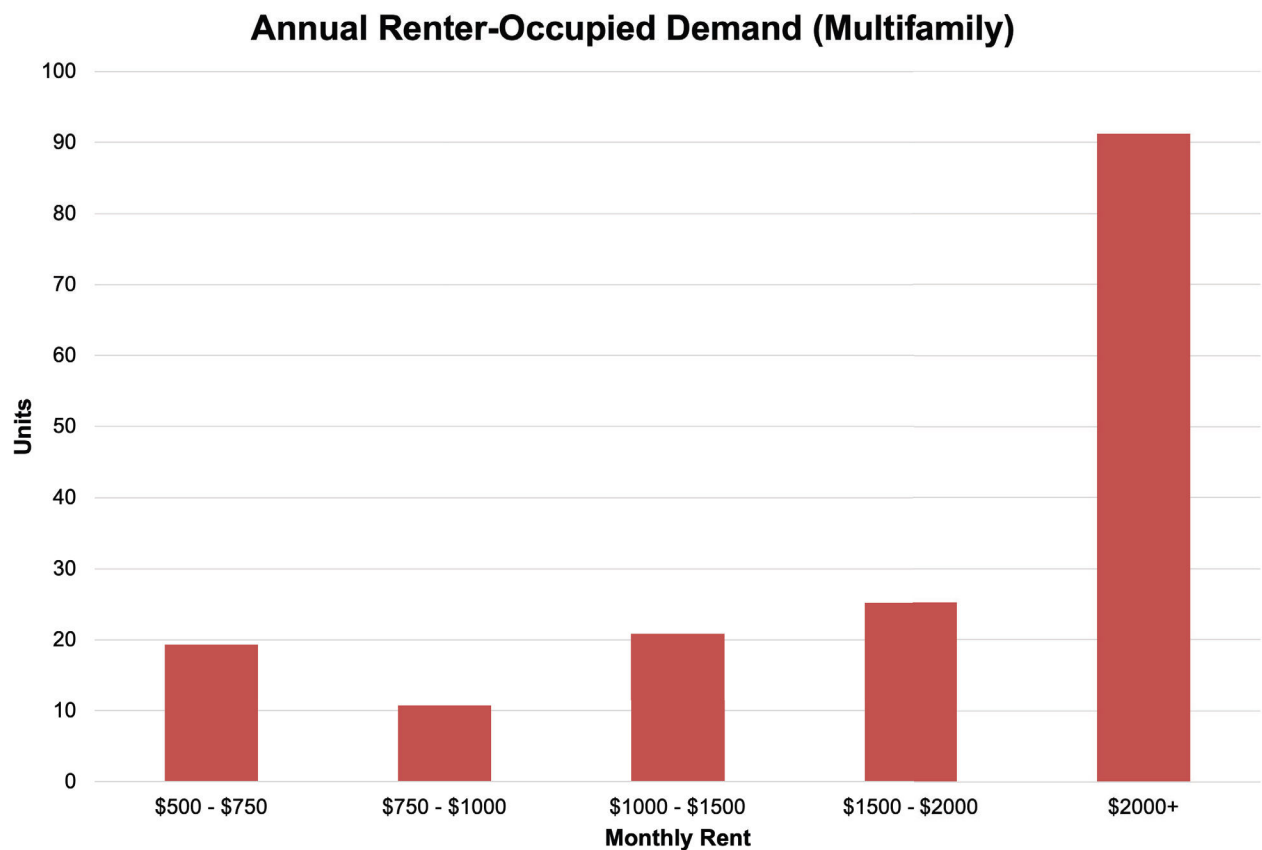
Construction Company based out of Highland Village, Texas. This project has a current vacancy rate of 3.6%, and asking rents are \$1.55 PSF (per square foot) or \$1,596 per unit. Market rents in the Dallas-Fort Worth Metroplex for "garden" style multifamily are currently higher at \$1.76 PSF but have a higher vacancy rate of 8.8%.

In addition to single-family demand, a regional analysis was performed to understand the renter-occupied residential market. It is estimated that Justin could capture and absorb 167 units annually of renter-occupied housing in the form of multifamily residential. There is additional capacity for 50 units of renter-occupied housing in other formats such as

duplex/triplex/fourplex or single-family build-to-rent. Most (55%) of the multifamily demand is for units commanding rents of \$2,000+ per unit. Demand for units with rents of \$1,500+ per unit is at 70% or 116 units annually. For reference, The Village at Reatta Ridge in Justin has an average rent of \$1,596 per unit. A large portion of the demand for new multifamily units in Justin would be for units that are equivalent to more expensive than units at The Village at Reatta Ridge. As stated previously, these annual demand numbers do not represent what the City of Justin must absorb but represent the annual amount that Justin could absorb if the development of all types and price points were targeted.

Annual Multifamily Demand	
Types	Units Annually
Rental Rate <\$1,000	30
Rental Rate \$1,000 - \$1,500	21
Rental Rate \$1,500 - \$2,000	25
Rental Rate \$2,000+	91
Total	167

Alternative Renter-Occupied Housing Demand	
All Types	50



OFFICE

The office market in the Dallas-Fort Worth Metroplex has performed well for the first two quarters of 2022. According to the Dallas-Fort Worth office Q2 report by Cushman and Wakefield, 2022 is the first year since 2020 that absorption is positive, currently at 353,375 square feet for Q2 and 619,848 square feet this year to date. The vacancy is high at 21.1%, with an average asking rent of \$28.59 per square foot. Lastly, 8,321,792 square feet of office space has been leased this year, with 5,112,603 square feet under construction.

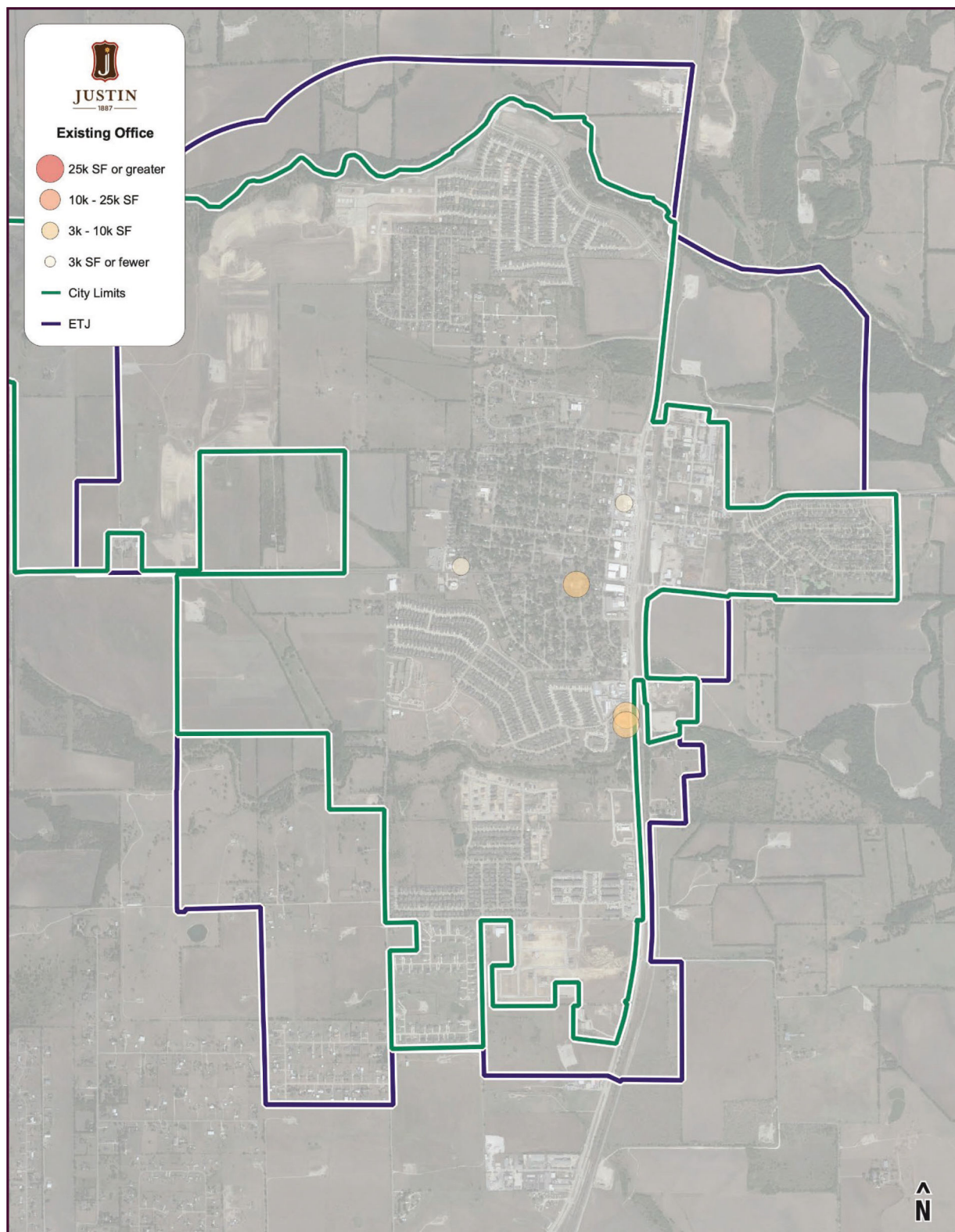
North Fort Worth, the submarket Justin belongs to, has the lowest vacancy rate in all of the Dallas-Fort Worth Metroplex at 4.6%. The market comprises 1,944,574 square feet of office space, with 182,000 square feet under construction and 37,884 square feet leased this year.

According to CoStar, the City of Justin currently has five office properties totaling 19,700 square feet. Market rent is \$26.30 per square foot.

The market has absorbed 5,500 square feet within the last 12 months and is not reflecting any vacancy in the current space. However, based on historical absorption and future employment growth, it is estimated that the City of Justin can conservatively absorb 1,400 square feet of office space annually.

Currently, 98.2% of the workforce that lives in Justin commute to work outside of the city. Therefore, office demand could grow by inducing demand that other markets currently serve for the workforce of Justin. This would include creating competitive mixed-use with placemaking, high-quality merchandising, and robust design that fosters walkability, increased landscaping, open space, and other amenities.

The Justin Town Square is the newest project to break ground in Justin. This project will include a mix of uses, including offices. This project is located on the west side of FM 156, south of Bishop Park and north of The Village at Reatta Ridge. Brookson Offices on 6th Street were recently approved and will include four separate office buildings. Lastly, the Glen-Coe Office Park is currently under construction and will provide 93,396 square feet of office, industrial, and retail.



RETAIL

The southwest corner of State Highway 114 and Interstate 35W is home to 498K square feet of national restaurant and retail chains, Tanger Outlets, Big Shots, Buc-ee's, and other primarily national uses. This major intersection is part of Champions Corners, located across from the Texas Motor Speedway. It benefits from being located at two significant connections, strong traffic counts, and its regional location with access to over 4M customers within 30 minutes (Tanger). There is an additional 72K square feet of retail space in Northlake on the southeast and northeast corners of this same intersection.

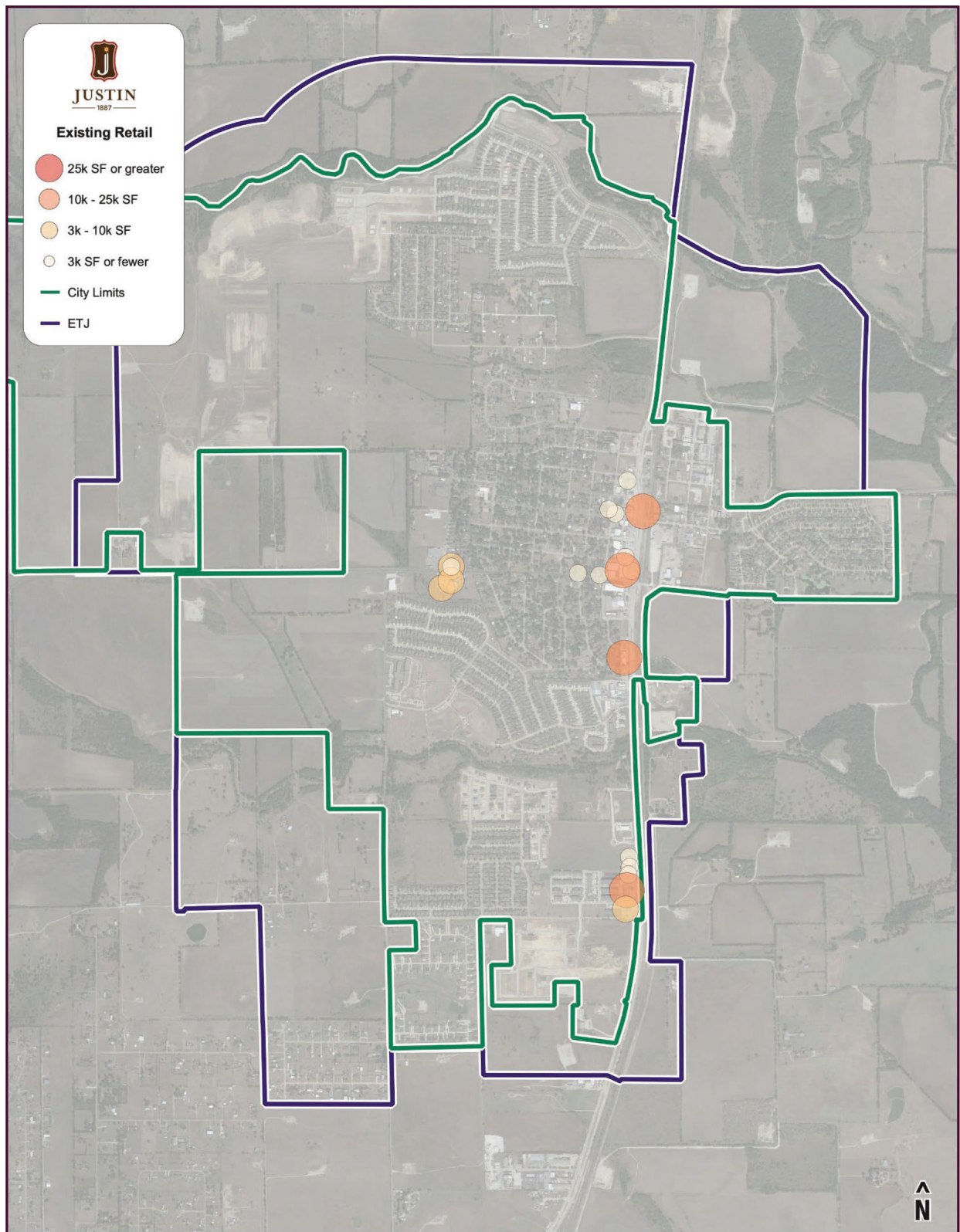
Additional retail is part of the 800-acre Chadwick Farms masterplan, located just east of State Highway 114 and Interstate 35W at the nearby intersection of Cleveland Gibbs Rd and State Highway 114 in Northlake. The retail component, Chadwick Commons, will be another emerging retail node totaling 47.4K square feet of retail and another 8.3K square feet under construction. This area is planned for additional retail, restaurant, and big-box uses.

Another regional node is Alliance Town Center. Alliance Town Center includes retail, office, residential, medical, and national anchors. Alliance Town Center is located just north of the interchange of Interstate 35W and US Route 287 in North Fort Worth. Alliance Town Center is a 1 million square feet regional mixed-use center and is part of the AllianceTexas 26,000-acre master-planned community north of Fort Worth.

Justin currently has approximately 101,000 square feet of retail, across 19 properties, per CoStar. Market rent is now \$18.51 per square foot. Currently, 12,000 square feet of retail space are under construction in Justin at the northeast corner of Topeka Ave and FM 407. This project is being developed by AF Ventures and is planned to have retail, restaurants, and a car

wash. In addition, OES intends to build more than 72,000 square feet of retail, office, and medical space as part of Justin Town Square, located on the west side of FM 156, south of Bishop Park and north of The Village at Reatta Ridge.

It is estimated that the City of Justin currently demands an additional 14,000 square feet of retail space. With the recent population boom within Justin and the projected growth, we can expect retail demand to continue to grow. Nearby and competing retail geographies will factor in what new retail could be sustained within Justin as the surrounding areas are developed with additional retail space.



INDUSTRIAL

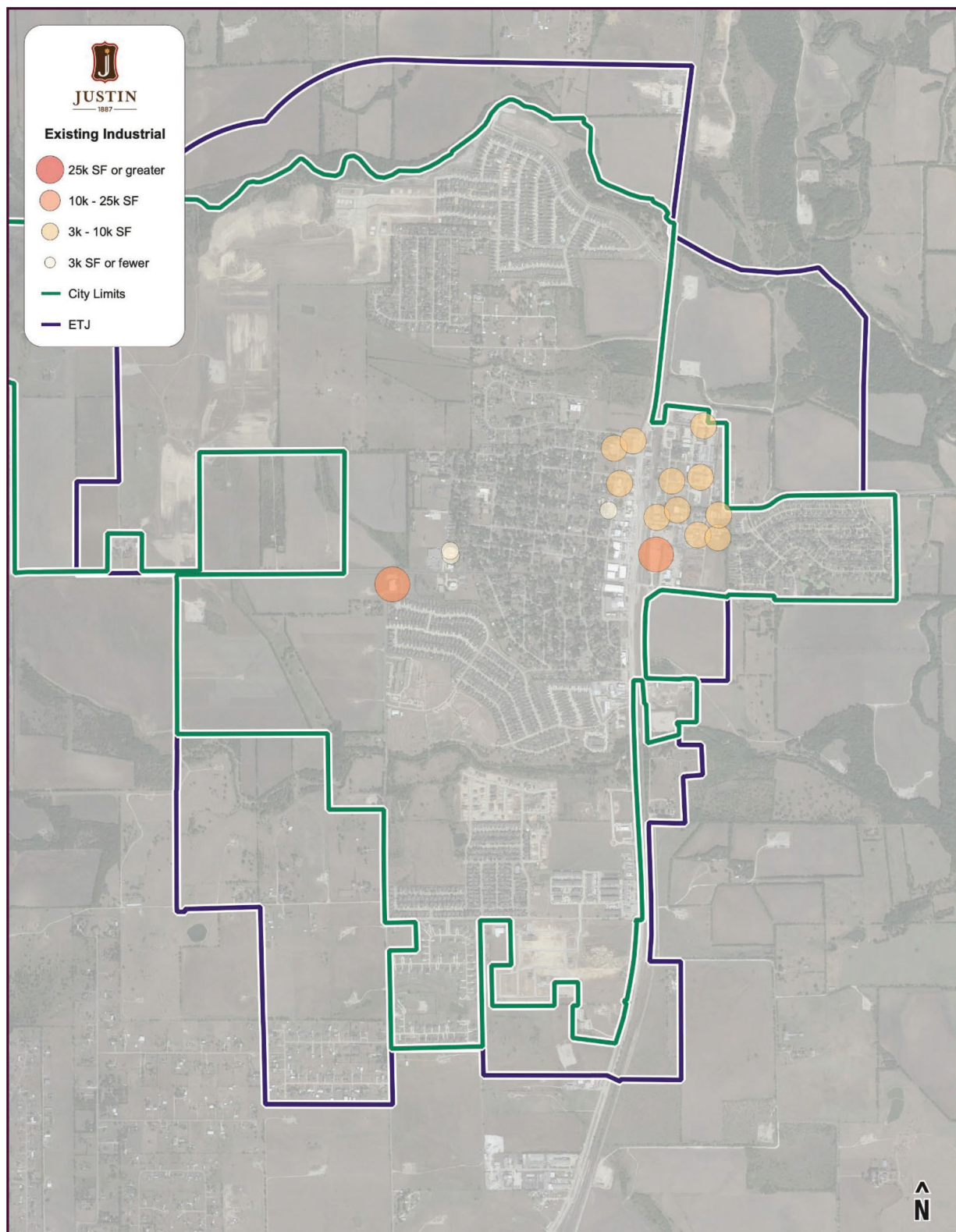
The Dallas-Fort Worth Metroplex has 876,897,705 square feet of industrial space with a 5.2% vacancy rate. Year-to-date net absorption is 17,157,413 square feet, with 70,081,021 square feet under construction. The average market rent is \$5.75 per square foot.

The Alliance submarket encompasses Justin and has 60,669,699 square feet of industrial space with an 8.9% vacancy rate. Year-to-date net absorption is 3,032,136 square feet, with 13,938,302 square feet under construction. Lastly, the average market rent is \$4.30 per square foot, lower than the surrounding Dallas-Fort Worth market.

The region surrounding Justin has a strong industrial base. Many of these industrial uses are located within the AllianceTexas regional project, extending west of FM 156 (south of Justin) east into Roanoke. This project is home to Bridgestone/Firestone, General Motors, and many others. Another resource the region offers is the Alliance Airport, the first sole industrial airport of its kind serving the Dallas-Fort Worth area by maximizing air freight capabilities.

Industrial space is prominent in the City of Justin, with 16 buildings totaling 85,100 square feet. Most of the existing industrial space is located east of FM 156, across from downtown. Market rent is currently \$9.65 per square foot, with a vacancy rate of 4.2%. Most of the industrial properties within Justin are located on the east side of FM 156, between Downe Rd in the south and the city limits to the north. Due to the small

industrial market size, looking at absorption year by year shows large swings in positive or negative net absorption. From 2012 to 2021, there was an average annual absorption of 1,790 square feet. Some years in this timeframe had up to 15K square feet of positive absorption, and some years had 14K square feet of negative absorption. It is estimated that this average of 1,790 square feet of annual industrial absorption could be continued in the future.



DEMAND PROGRAM

The tables below summarize the previous sections to show the current demand and opportunities for commercial and residential development while keeping in mind the challenges associated with those developments. This program justification is intended to align with the City of Justin's intended goals and vision.

Demand Program		
Category	Owner-Occupied Residential	Renter-Occupied Residential
Demand	High	High
Opportunities	Large master planned residential projects	Medium- or low-density multi-family around commercial nodes
	Infill on vacant or underutilized lots near downtown	Infill on vacant or underutilized lots near downtown
Challenges	Rapid population growth could strain existing infrastructure if not sufficiently planned for	Opposition by neighboring properties
		Aligning product type with city vision
Target	Mid- to upper-tier single-family homes	High-quality, amenitized projects
Planned SF	92 units as of August 2022	None
Market Values	\$350,000+	\$1,500+ monthly per unit
Absorption	Demand for 502 units annually (422 single-family detached units and 80 units of alternative single-family product)	Demand for 217 units (167 multi-family units and 50 units of alternative product)

Demand Program, continued		
Office	Retail	Industrial
Low	Moderate	Low
Justin Town Square	Destination retail	Industrial development or re-development east of FM 156
Master planned office parks	Entertainment Uses not currently present in market	
Most of Justin's population works outside the city	Competition from nearby retail nodes	Low demand Use may not align with the future vision
Small to mid-sized businesses	Neighborhood services	Small-format industrial uses
Executive suites	Destination	
Local serving uses (law, tax, insurance, real estate)	Grocery Restaurant	
Justin Town Square, Brookson Offices on 6th Street, Glen-Coe Office Park	Justin Town Square, Glen-Coe Office Park	None
\$26.30 PSF	\$18.47 PSF	\$9.65 PSF
Demand for 1.4K SF annually	Demand for an additional 14K SF total	1.8K SF annually

ENGAGEMENT + OUTREACH

Open houses were hosted at the Country Abbey in Justin and provided an open forum to residents and businesses to talk about their concerns and dreams for the city.



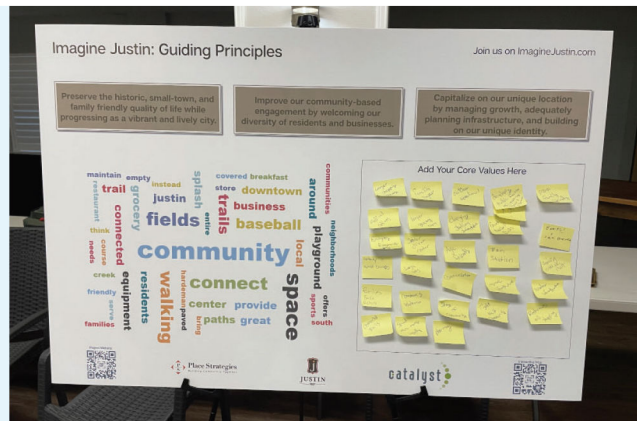
In addition to the open houses, all materials were subsequently added to the online website for additional viewership.



In-person interactions provided a boost to the online interactions which in turn created more visits to other in-person events.

01 September Open House

Hosted a community open house to discuss our guiding principles and land use topics. The public gave feedback on everything. There was an attendance of over 50 people.

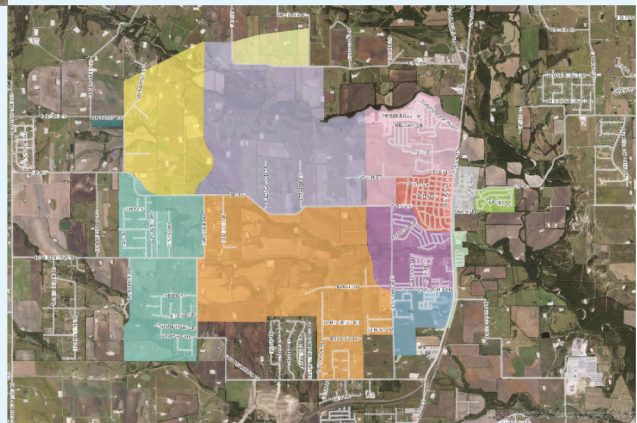


02 October Open House

Hosted a community open house to discuss mobility and recreational facilities. The public gave feedback on the direction of the community. There were over 30 people in attendance.

03 November Joint Work Session

Hosted a joint workshop with City Council and Planning and Zoning Commission to discuss findings from open houses and introduce the component plans.





Crafting a comprehensive vision for the future of a community stems from the engagement of the process and the implementation derived from that process.

By maximizing the public engagement through the process there is an understanding that the comprehensive plan is a community initiative that establishes guidance for projects moving forward.

10

STAKEHOLDER INTERVIEWS

The planning team conducted ten stakeholder interviews over the course of a month. Stakeholders included business owners, developers, residents, city officials, builders, and other community members.

15

STAFF CHECK-INS

The planning team conducted biweekly staff check-ins to review engagement and public feedback throughout the process. Reviewed analyzed data from market studies, interviews, and regional/state organizations.

IMAGINEJUSTIN.COM

Imagine Justin is the online website launched as part of the engagement and outreach strategy dedicated to the comprehensive plan.

An online presence increases diversity in outreach for different resident schedules.



Event Information

Details about in-person open houses, public hearings, and CPAC meetings are all displayed on the website.



Interactive Mapping

Mapping exercise for pinpointing new ideas, opportunities, and challenges within the city and ETJ.



Online Surveys

Multiple surveys on the website spanning different topics including values, experience districts, and parks/trails. Participation levels ranged from 2-7%.



Collaborative Budgeting

An interactive activity that uses a set budget to prioritize different categories within the comprehensive plan. Achieved 26 respondents over the course of three weeks.



Virtual Open Houses

All open house materials during the in person event are displayed on the website for expanded viewing.



Social Pinpoint

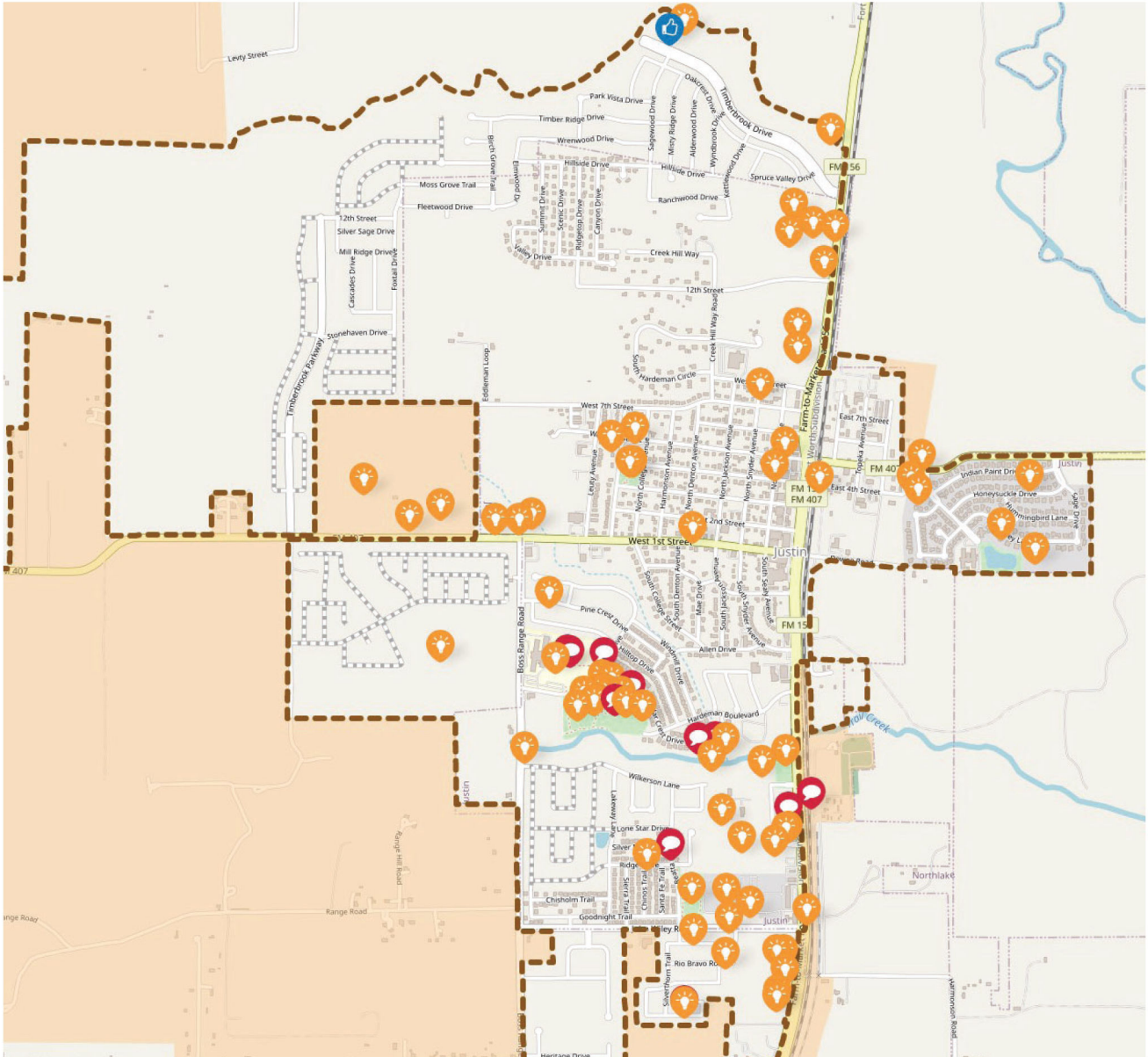
This tool was used to host the website and create innovative engagements for the residents of Justin.

The most frequent and most voted comment in the process was more options for groceries.

Imagine Justin had 8,294 total visits, 2,097 unique users, 423 survey responses, and 395 unique stakeholders.



INTERACTIVE MAP



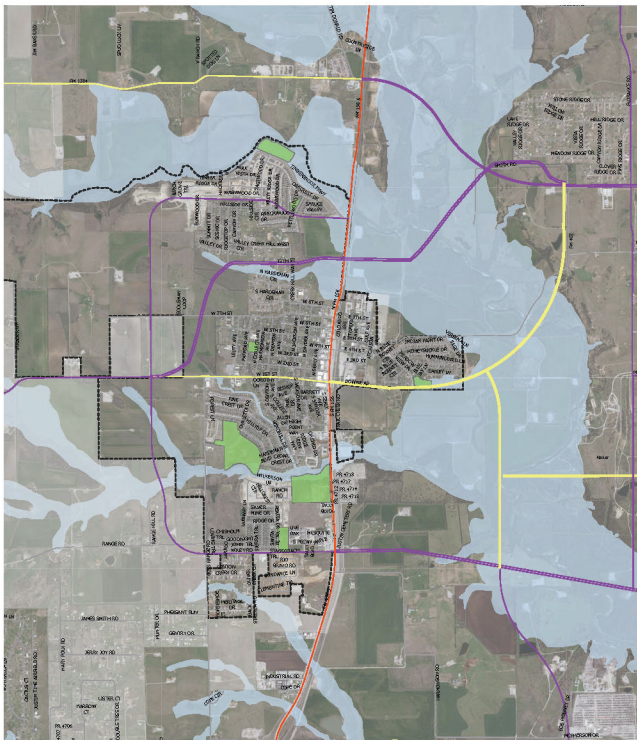
The online project map was active from the beginning of the process to the end and recorded 80 comments.

The interactive map allowed visitors to explore the City of Justin and its extraterritorial jurisdiction (ETJ) by leaving comments on areas of interest. The categories of comments included the ability to present Ideas and suggestions, general comments, and something they like. When a comment was pinned, visitors were also able to up vote or down vote the comments according to merit.

ADVISORY COMMITTEE

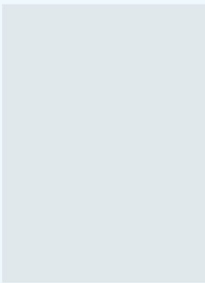


MEMBERS



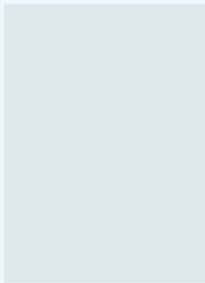
Organizational Representation

The Comprehensive Plan Advisory Committee (CPAC) is made of representation from four councils/commissions that make up city departments and groups. The groups range from elected officials in City Council or appointed members that make recommendations regarding zoning issues. Having these members represented is important through the advisory role and providing different perspectives from groups that will interact with the final comprehensive plan.



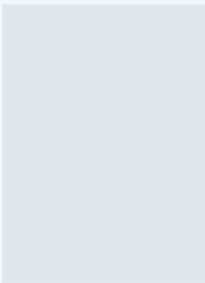
JOHN MOUNCE
CITY COUNCIL

City Council is the elected body that takes on the final decision in regulatory policies, budgets, and action.



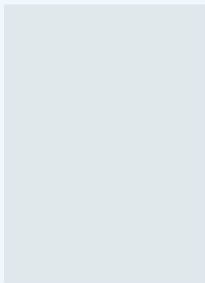
LISA LEARY
PLANNING + ZONING COMMISSION

PZC is the commission that recommends action to City Council on matters concerning land use and transportation policy.



ALYSSA LINENKUGEL
PARKS BOARD

The Parks Board reviews and recommends parks and trails planning policies to better enhance the Justin system.



STEVEN TURNEY
ECONOMIC DEVELOPMENT

The EDC/CDC work on retaining and recruiting existing and new businesses to the Justin area.

GUIDING PRINCIPLES

The Guiding Principles were crafted by careful consideration of all the engagement and outreach by the Comprehensive Plan Advisory Committee.

This framework serves as the guidance for all the subsequent planning. Each decision must have a rational tie to how they will further the established guiding principles that the community has bought into and expects to be implemented.



CULTURE

Preserve the historic, small-town, and family friendly quality of life while progressing as a vibrant and lively city.



COMMUNITY

Improve our community-based engagement by welcoming our diversity of residents and businesses.



IDENTITY

Capitalize on our unique location by managing growth, adequately planning infrastructure, and building on our unique identity.

COMMUNITY DRIVEN CORE VALUES

STRATEGIC PLANNING ALIGNMENT

Identified connected objectives.

The Comprehensive Plan uses these pillars and follows recommendations established in 2020.

The City Council of Justin held Strategic Visioning Retreats in early 2020 for developing a clear strategic vision for the future. The comprehensive plan rewrite brought in the results from that retreat to further validate the direction of the city.



STRATEGIC PILLARS FOR THE FUTURE

LAND USE + DEVELOPMENT



Planning how Justin continues to grow benefits the community over time.

The land use and development chapter explores the existing conditions, future land use plan, using a land use plan to help promote the vision and guidance, and utilizing the plan in everyday implementation. The findings and material in this chapter will flow into the implementation chapter and tasks that can be done in the short, mid, and long term.



MANAGING GROWTH

Justin will continue to experience growth, and actively planning for this growth will help the community better integrate with existing neighborhoods.



PRESERVING EXISTING FABRIC

Justin’s existing neighborhoods and businesses are integral to the character of the area and should be a part of the continued progress.



BUILDING UNIQUE IDENTITY

Towns and cities with historical and cultural backgrounds can showcase a unique experience and create separators from other communities.



COMMUNITY ENGAGEMENT

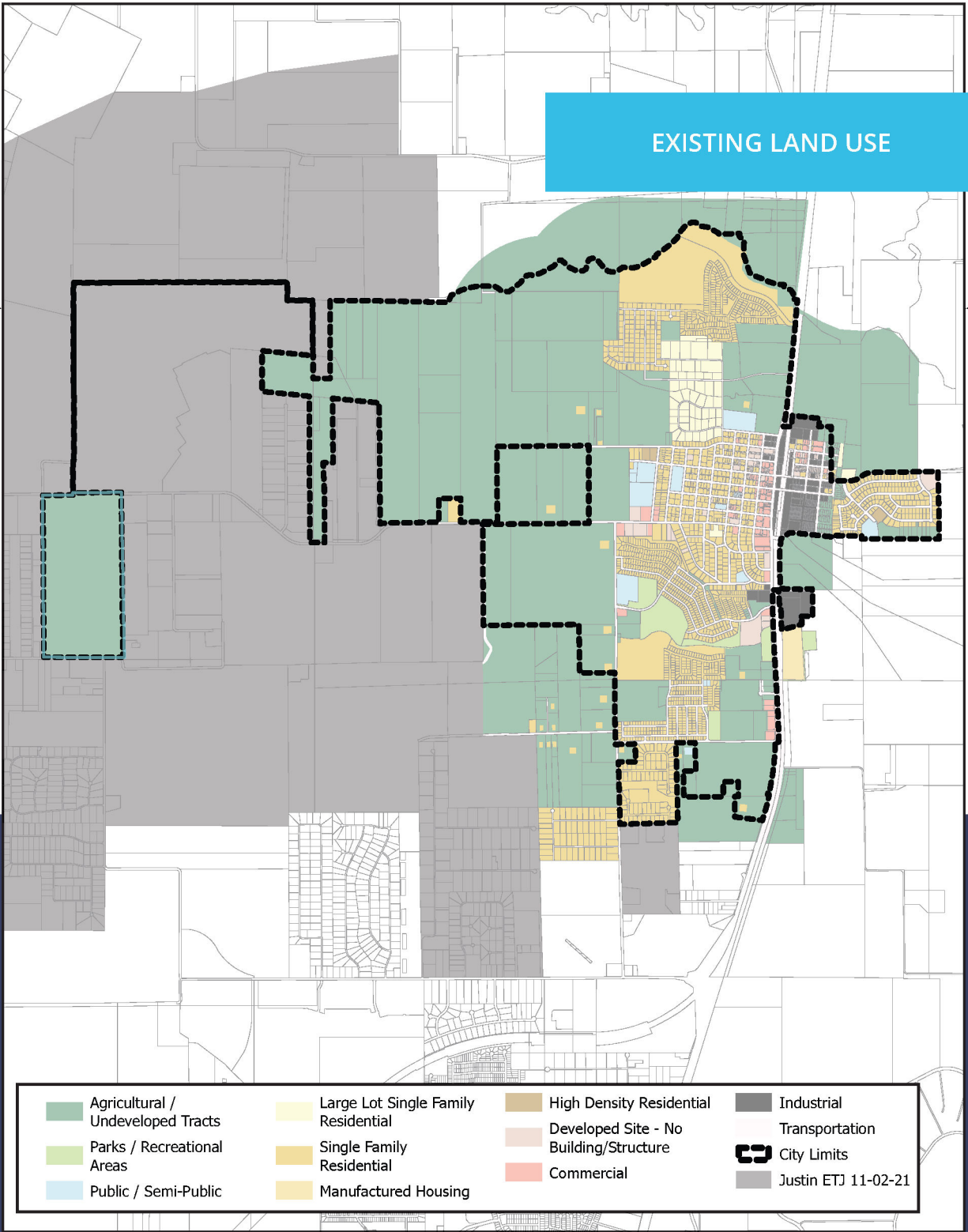
Expanding the engagement with the residents and businesses in the community to create better decisions and outcomes in public policy.

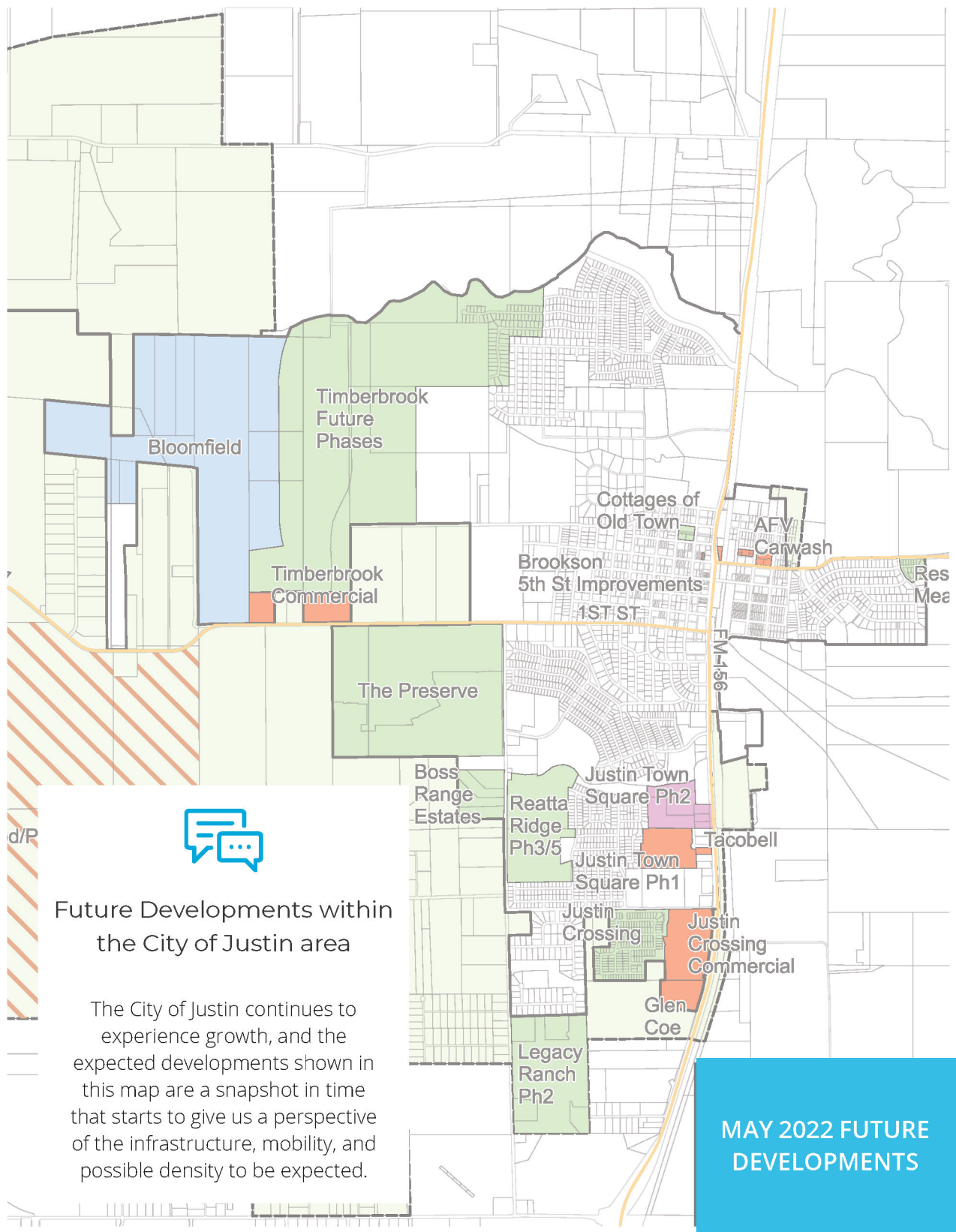
The purpose and intent of this plan are to:

- Provide development guidance on population and economic growth in Justin.
- Establish criteria for zoning decision makers, including the City Council, Planning and Zoning Commission, and staff.
- Coordinate development uses with infrastructure needs, including transportation, water, and sewer.
- Support the health and well-being of the residents and visitors of the City of Justin.



EXISTING CONDITIONS





OVERVIEW

The current land uses within the City of Justin are primarily agricultural or undeveloped, which is changing fast. Upcoming developments and subdivisions are bringing in more residents and, with that, more demand for services. Examining the existing land uses can give us a perspective of how the community and identity function. The majority of new development that is projected is single-family residential, which can be a challenge, and thinking through the supporting land uses and where they can go is important.

The ongoing trend of developing agricultural land as single-family residential has been boosted by unprecedented demand for housing and the continued rise in prices. As development moves further west, there needs to be a plan for

needed services and connections to the existing city and services. Land use designations such as commercial and residential can be misleading and, depending on the area context, can be developed differently. Future Land Use Plans have traditionally not distinguished these differences in easy-to-use terms for zoning decisions.

This chapter will explore an innovative method to build on the context of the area and appropriately guide development, and set expectations for build-outs. The Future Land Use Plan will only be successful with an implementation and education process. The conclusion of this chapter will consider this fact and help explain how a Future Land Use Plan should be used and interpreted.

HISTORICAL CONTEXT



Old Town, Justin

Old Town Justin is historic and iconic, having been the economic hub for the city since its establishment in the 1800s. The original town center was platted in a traditional grid oriented towards the railroad, a critical transportation method at the time. Due to the historical and cultural significance, new development or redevelopment within this area is much different from new development in other areas that were not part of a historical settlement.

EXPERIENCE DISTRICTS

66

An innovative way to use identity context for land use implementation.



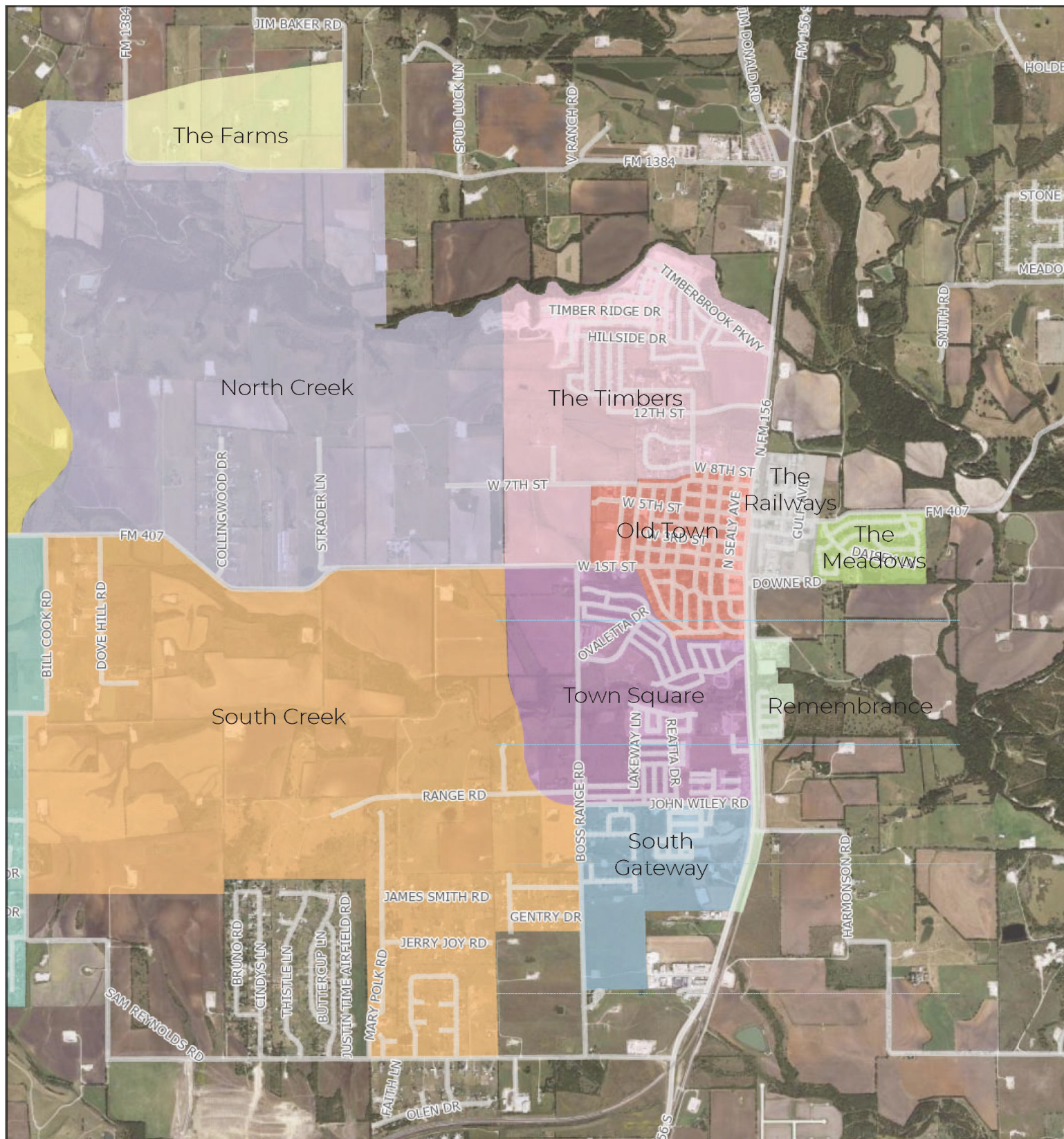
Flexible land use designations are created to shift with development and the market. Guidance is based on development intensity, land use transitions, and the identity of today's neighborhoods.



Context-sensitive administration of land use decisions, including zoning, infrastructure, and transportation. Each district is defined using its principles, character, and possibilities.

	The Railways		The Meadows
	The Farms		The Timbers
	North Creek		Town Square
	Old Town		Remembrance
	South Gateway		Western Plains
	South Creek		The Ranches





EXPERIENCE DISTRICTS

The Future Land Use Plan is designed to guide growth at a macro level and help city decision-makers. A broader look focusing on each district's uniqueness can help focus priorities.

Why use experience districts as a Future Land Use Plan?



Preservation

The people and businesses that built Justin are important and should be preserved through appropriate land uses.



Identity

Each area has its own character and new additions have a responsibility to help promote that identity for a cohesive feel.



Context

The districts are unique and so are the opportunities and challenges that can face them.



Connectivity

Knowing how a district works also helps us target multi-modal transportation options that promotes more efficient mobility.



Functionality

Residents and businesses depend on the functionality of a district and services that create commerce and healthy living.

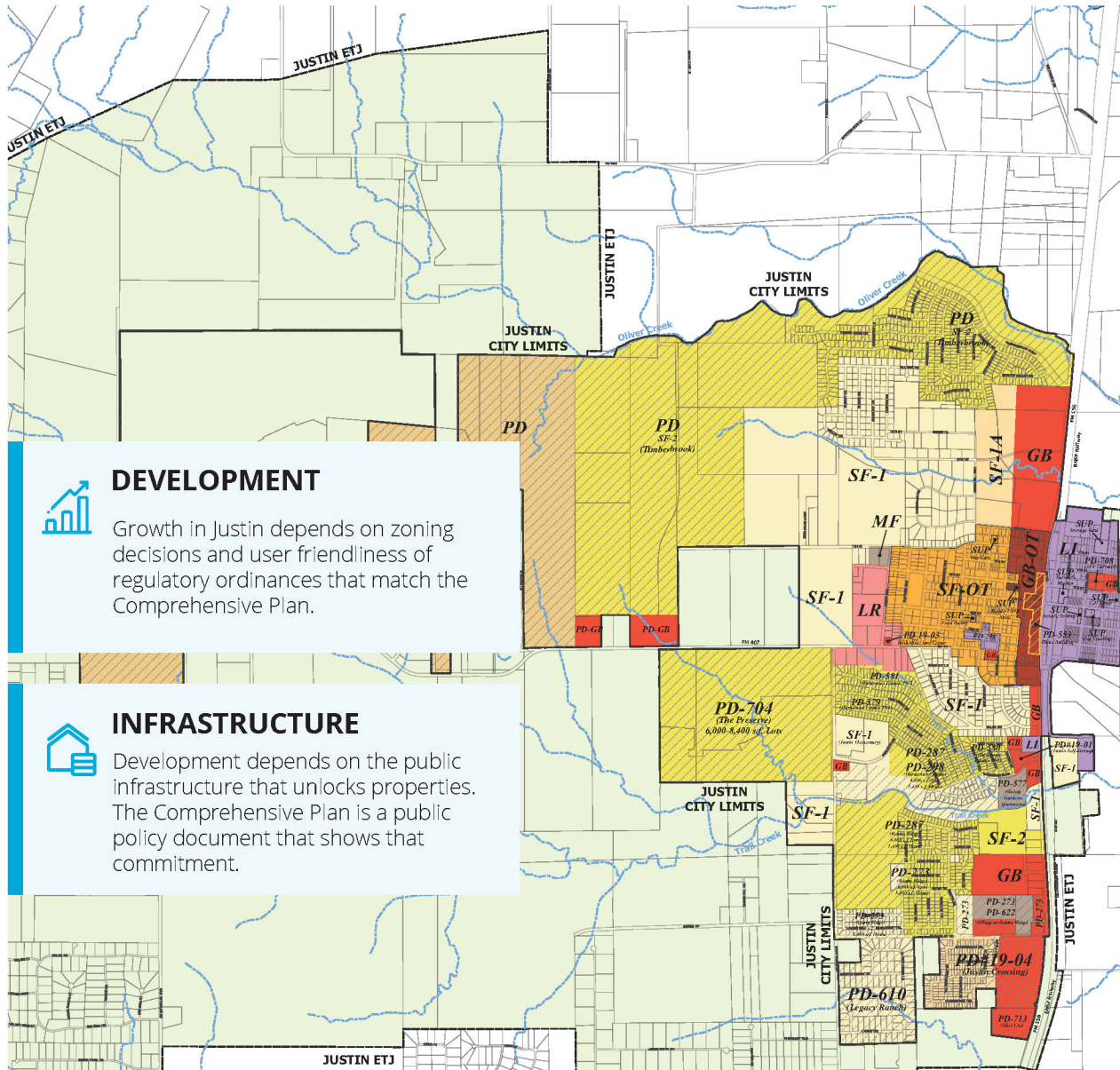


Implementation

Knowing how to use the plan is one of the most important aspects of a comprehensive plan, and this chapter will help answer that question.



ZONING



How can we apply the experience of an area to zoning decisions that can be high pressured and divisive?

By using ranges of intensity that include low to high categories, the comprehensive plan creates a menu of options that can be used at the zoning level for appropriate development according to that district. This approach allows the comprehensive plan to remain relevant for an extended time. Those metrics can be applied consistently, even through updates to the zoning code. **A zoning table including the experience intensity is attached to this plan for implementation.**

THE FARMS



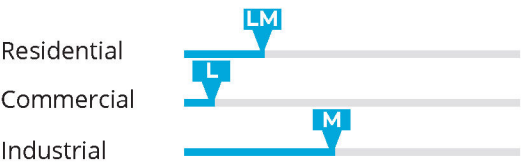
DISTRICT PROFILE



FM 1384 looking north towards estate.

Development Intensity

Regulatory Guidance



The Farms District is on the northern end of the Justin ETJ and consists of farming ranches and agricultural/rural uses. This area is separated from the rest of the districts by FM 1384. This area of the city functions in a similar way as the western districts.

IDENTITY + CHARACTER

The Farms are categorized by their charming farmsteads and expansive open space. Large tracts of land and agriculturally focused development fit well in this district and should be preserved.

OPPORTUNITIES

Separated from all other districts with FM 1384, this district is isolated and should be preserved as green space and agriculture. The district depends heavily on the other districts regarding commercial and residential. Developments in this category should be free of expansive infrastructure commitments.

CHALLENGES

Infrastructure is nonexistent, and all farmsteads in this area are self-sustaining and within the county. Adding more development would be a challenge to sustain the load of residential or industrial.

AREAS OF FOCUS

Preservation along the highway should be a focus of this district. Justin has its roots in agricultural uses, and this district can conserve that sense of lifestyle.

THE MEADOWS



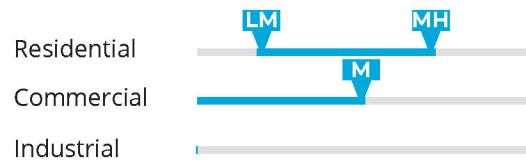
DISTRICT PROFILE



Entrance to Meadowlands Neighborhood

Development Intensity

Regulatory Guidance



The Meadows is located on the far east side of the City of Justin and lies within city limits. An unincorporated county surrounds the district on three sides and The Railways District to the west, which primarily contains manufacturing uses.

IDENTITY + CHARACTER

The Meadows is a residential neighborhood that is encapsulated on all sides by county and industrial development. This district is unique in when it was developed as well as nature and green space focus of the neighborhood.

OPPORTUNITIES

Due to the mature nature of the neighborhood and the geographic area, there is an excellent opportunity to continue to be a vibrant community as the closest neighborhood to Interstate 35.

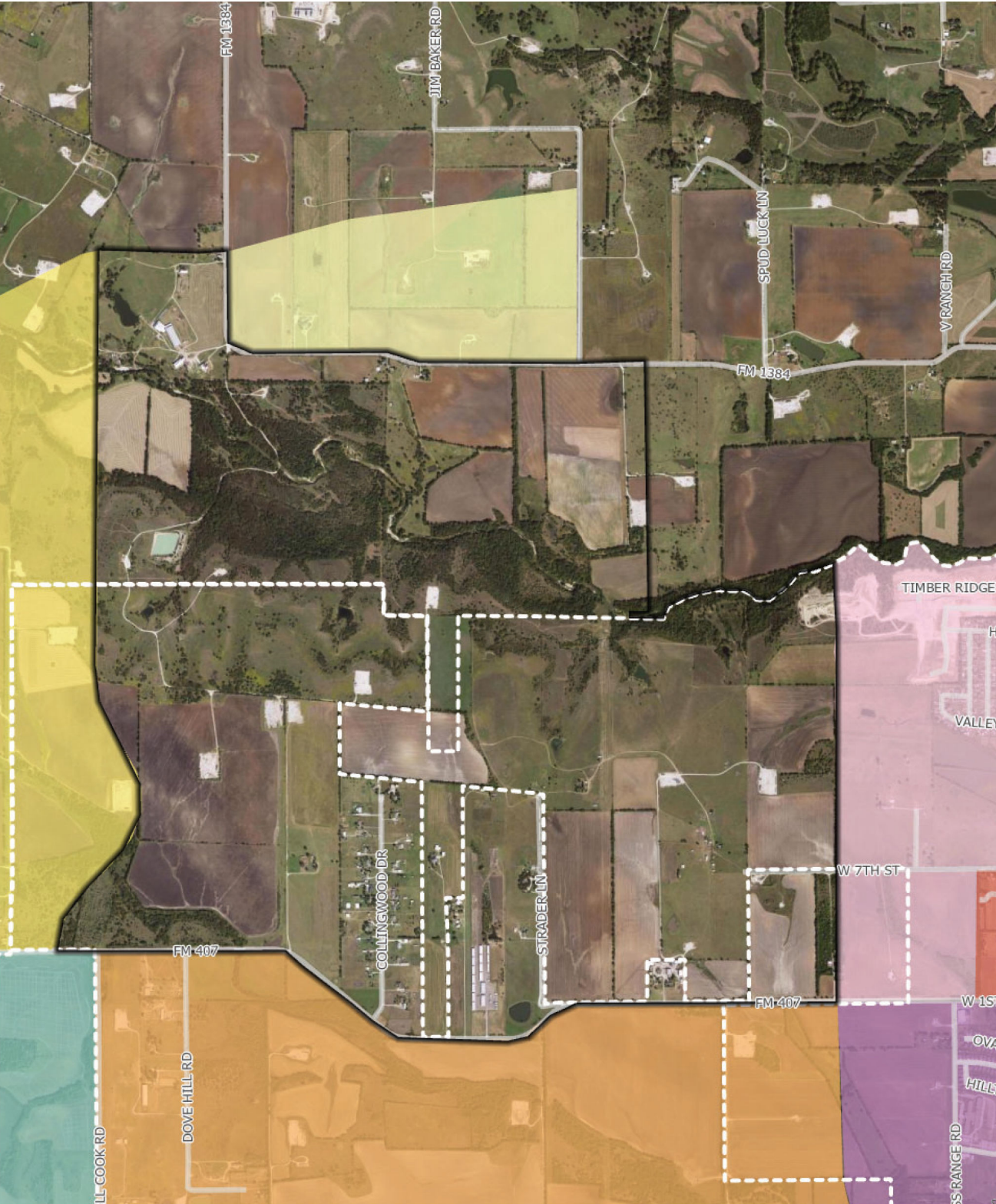
CHALLENGES

The district is segregated from the rest of the community, and connectivity is a genuine concern when considering FM 156 and the railway. The district is fully built out, making introducing different approaches challenging.

AREAS OF FOCUS

Connectivity and access should be the primary area of focus. With FM 156 and the railroad, this can be challenging. Still, as connections are created with pedestrian facilities and trails in other districts, finding a creative way to connect this area will also be essential.

NORTH CREEK



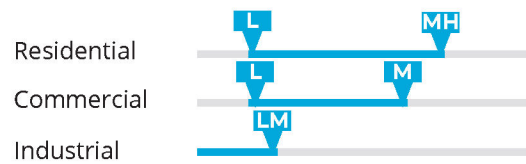
DISTRICT PROFILE



Existing residential home in North Creek

Development Intensity

Regulatory Guidance



North Creek is located on the northern portion of the extraterritorial jurisdiction and is seen as an extension of the type of development in The Timbers. This area is seeing pressure with single-family residential but is also a key connector for a regional mobility plan and needs to plan for amenities required in modern residential subdivisions.

IDENTITY + CHARACTER

This area is made up of creeks and gentle hills that can make for very scenic views. Several developments are planned for this area and including single-family subdivisions. The natural features of this area should be preserved and incorporated into future developments.

OPPORTUNITIES

With natural creeks and hills, this district is an excellent opportunity to expand the regional parks and trails system to provide natural amenities along floodplains that are otherwise unable to be developed. These amenities allow for residential and commercial development to thrive in a complementary role.

CHALLENGES

This area is set to grow exponentially, and one of the challenges is to appropriately plan public amenities for this growth to ensure their appropriate placement. Clear and decisive outreach and information for developers are vital to accomplishing this.

AREAS OF FOCUS

Areas of focus should stem commercial along wider corridors and intersections of corridors, as well as smaller scale development along creeks and natural features that integrate the residential instead of separating.

OLD TOWN



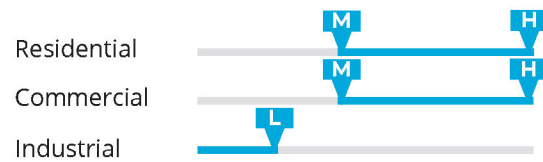
DISTRICT PROFILE



Historic building in Old Town

Development Intensity

Regulatory Guidance



Old Town has one of the highest development ranges due to the commercial and mixed-use intensity developed as the city's original plat. This core has been the heart of commercial development for generations, and continuing to develop this area will promote more economic development.

IDENTITY + CHARACTER

Old Town is the original Justin town and has a significant historical context. Development is reminiscent of traditional main streets, and walkable mixed-use is encouraged by having buildings close to the road, street trees, and pedestrian-focused amenities that make walking comfortable.

OPPORTUNITIES

As the historical core, this area is situated to accommodate higher intensity developments that can include mixed use which is successful in areas with plenty of services and retail. With added residential in the area, it can create a substantial amount of foot traffic that can sustain more retail businesses.

CHALLENGES

As the original town of Justin, the infrastructure in this area is amongst the oldest in town, which can be a challenge with new development and right-sizing the services needed for higher intensity.

AREAS OF FOCUS

4th Street has developed as the main street and is off of the FM 156 corridor, which is highly vehicular and not conducive to downtown development. Transitioning the businesses and services into the existing residential neighborhood should also be focused on to ensure appropriate action on the edges of the commercial area.

THE RAILWAYS



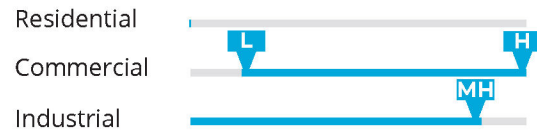
DISTRICT PROFILE



Grain Silos facing FM 156

Development Intensity

Regulatory Guidance



The Railways District is located on the eastern side of Justin along the railroad and FM 156. These two freight transportation options have shaped the type of development in the area. As a significant employment district, this district has been an afterthought regarding connectivity and improvements to the streets that connect it to the rest of the community.

IDENTITY + CHARACTER

The Railways District consists of light to heavy industrial uses and buildings on the east side of FM 156. This area developed because of the two freight transportation options that are adjacent. This area functions as a manufacturing district and serves as the primary access to The Meadows.

OPPORTUNITIES

The Railways is immediately adjacent to the main corridor in Justin and an established neighborhood, but the two currently don't function well and are separated. There is an opportunity to provide more connections and meaningful foot traffic to support additional businesses.

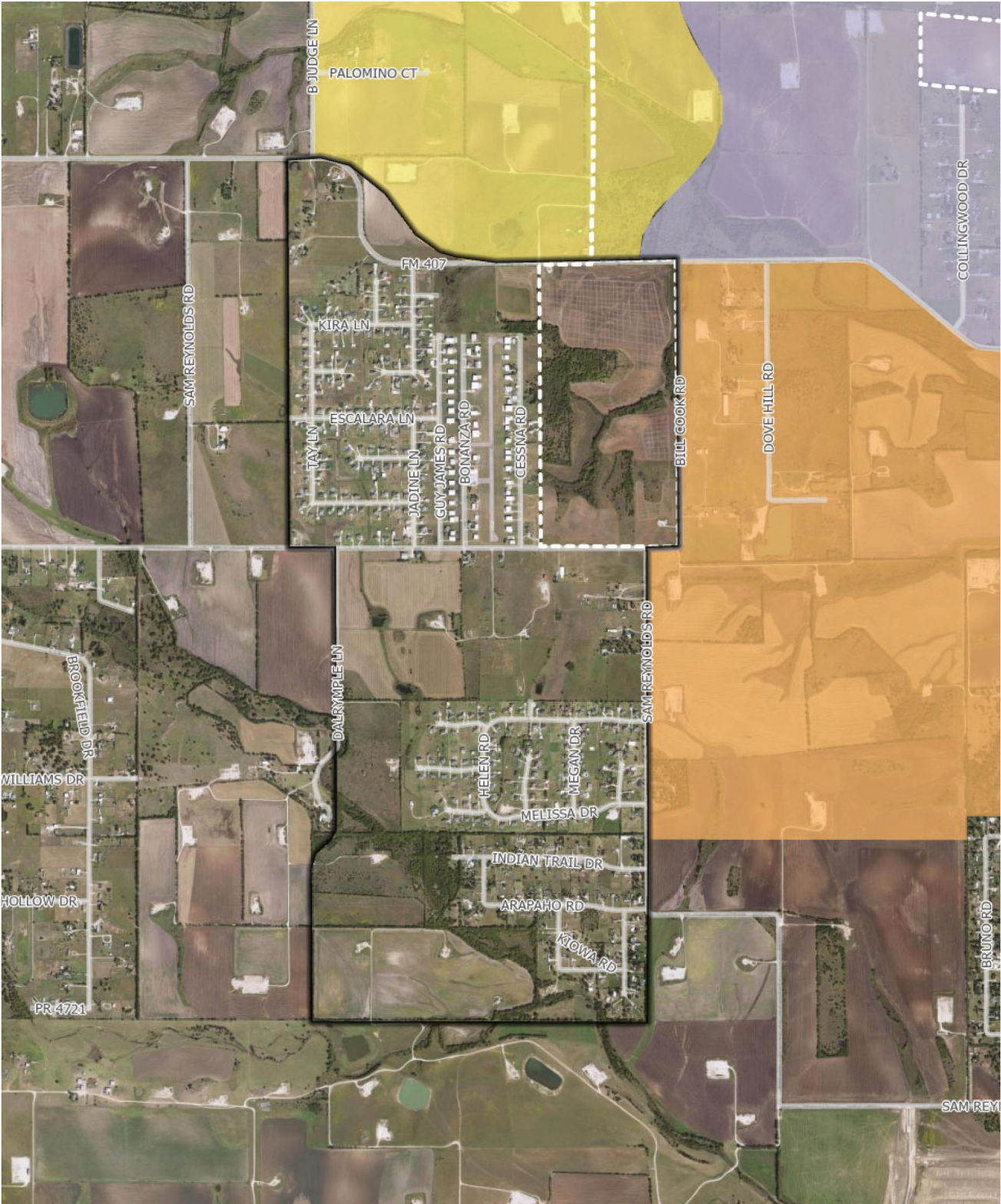
CHALLENGES

Working with the railroad company and TXDOT is a challenge. Their facilities are major dividers within the district, which are very challenging. National and Federal institutions are so large that working together can be difficult because of the amount of time they need to allocate to coordination.

AREAS OF FOCUS

Focusing on the FM 156 frontage and 5th street as major connectors that provide access to vehicles but also pedestrians and bicyclists should be a priority.

THE RANCHES



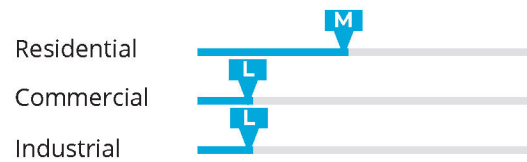
DISTRICT PROFILE



Residential home within the Ranches District

Development Intensity

Regulatory Guidance



The Ranches District is located on the western side of the extraterritorial jurisdiction of the City of Justin. Established ranch housing and large estates are common in this district. Residents of this district rely heavily on the services within the town.

IDENTITY + CHARACTER

The Ranches are an established neighborhood district with large tracts that provide residents with a rural environment. Roadways and public amenities are according to county specifications. Residents in this area prefer seclusion and large estates.

OPPORTUNITIES

This area of the plan will be better connected in the future due to roadway connections by TxDOT and can further connect to the rest of town through trails. While further from the urban core, there is an opportunity to add to the rural nature of the district by adding connections to a trail network that prioritizes nature and scenic views.

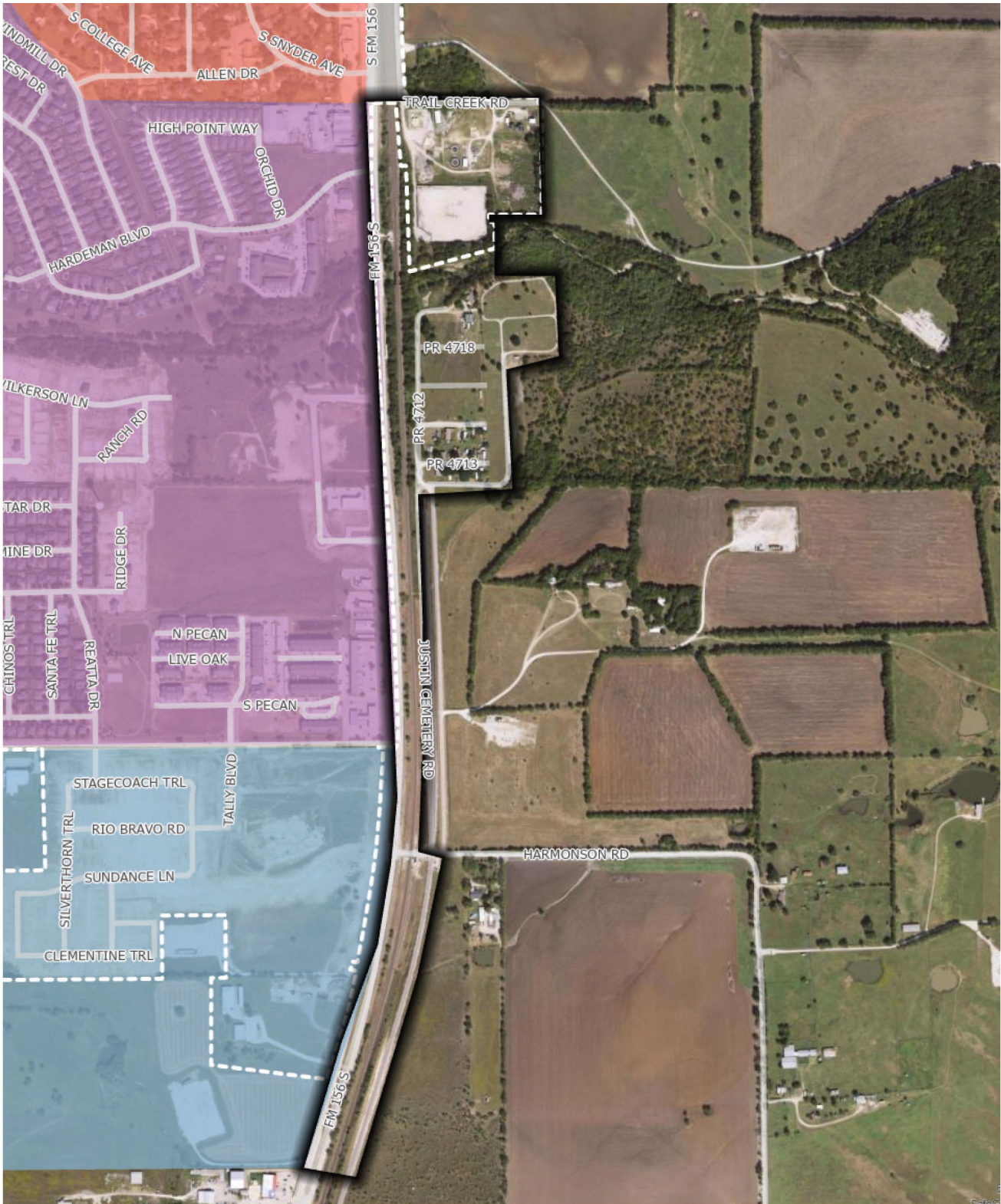
CHALLENGES

Due to the outer location of this district, it is a challenge to connect any infrastructure to help alleviate some of its concerns. Ensuring that amenities provided to this district stay rural can also be a challenge; prioritizing open space and rural aesthetics will be essential.

AREAS OF FOCUS

Trail connections and the preservation of existing neighborhood fabric will be necessary. Commercial and industrial uses should be minimal, but links to areas of employment and quality-of-life amenities can help bolster this neighborhood and allow it to succeed.

REMEMBRANCE



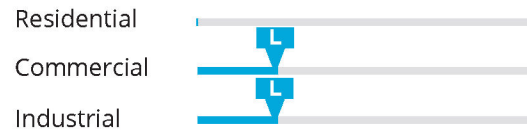
DISTRICT PROFILE



Justin Cemetery

Development Intensity

Regulatory Guidance



The Remembrance District is located on the east side of Justin and along FM 156. The district is one of the smaller areas, mostly made up of the Justin Cemetery and some industrial uses along the highway frontage. As one of the gateway districts, this area can impact Justin's identity and visuals.

IDENTITY + CHARACTER

The Remembrance District is a functional area with light industrial uses and the city cemetery. Residents don't visit this area often, which is hard to see because of the established tree line along FM156 and the railroad. Trail Creek is a significant potential trail connection that would allow this area of town to become more prominent.

OPPORTUNITIES

Trail Creek is a significant opportunity and could become a major amenity tied to the cemetery. Many cemeteries become public gathering spaces for remembering loved ones but can also be resting stops for trails. These connections can make the area more visible by utilizing the public space that is already maintained well.

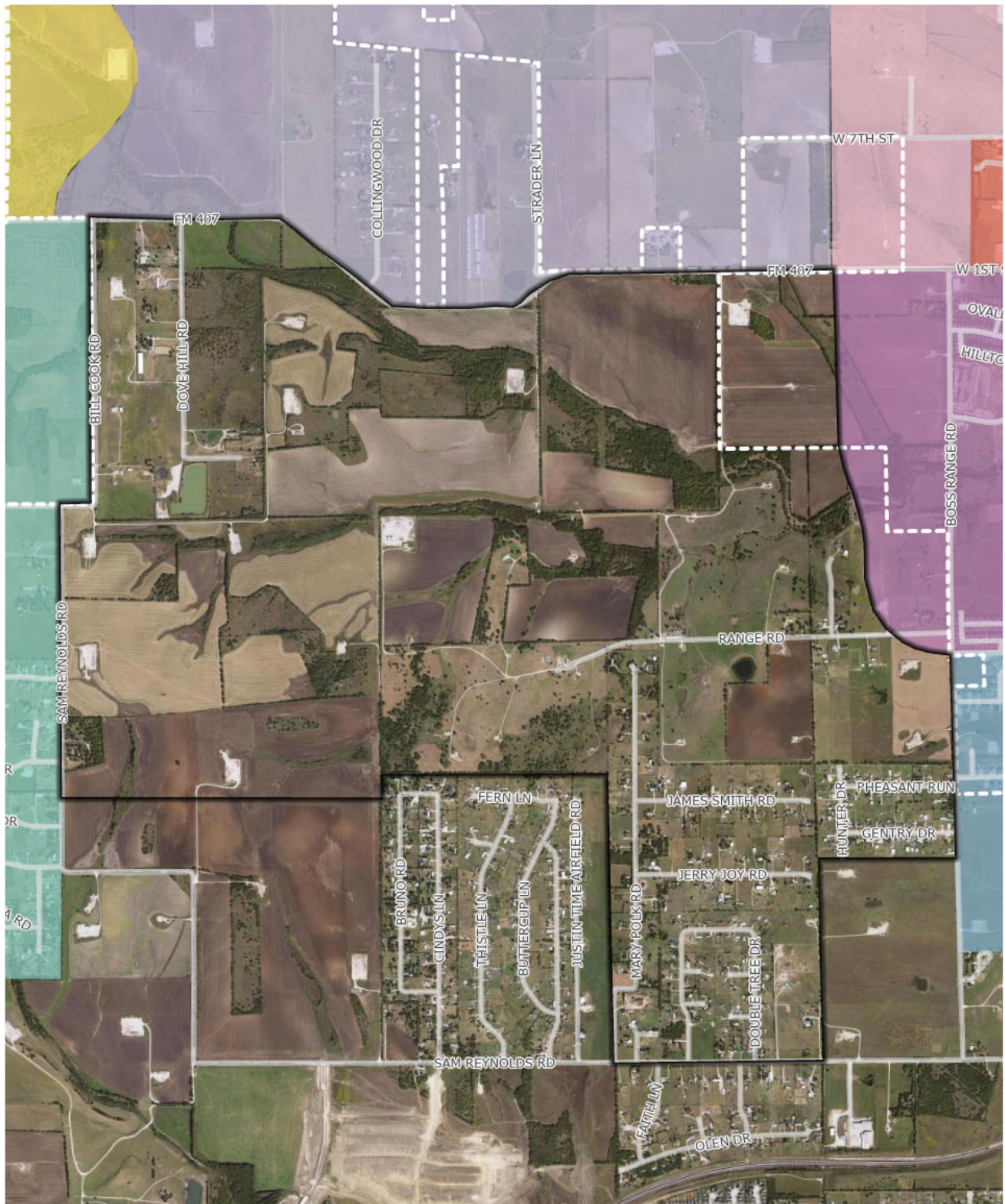
CHALLENGES

Access is a significant challenge because of the railroad and highway separating this district from the city. The topography also does not lend to visibility, making it hard for any business to succeed depending on traffic.

AREAS OF FOCUS

The area of focus for this district would be the cemetery and the walk and biking connections that can add to the quality-of-life amenities of other surrounding districts. This area has a great tree canopy and shaded areas that would make great trails.

SOUTH CREEK



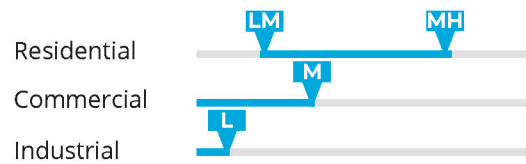
DISTRICT PROFILE



Residential home in South Creek District

Development Intensity

Regulatory Guidance



The South Creek District is located on the central southern portion of the ETJ and has a northeast portion within city limits. FM 407 is generally the northern border and has Trail Creek running through the extent of the district.

IDENTITY + CHARACTER

The largest undeveloped area within the Justin ETJ, this district has the opportunity to create an identity that is in line with the residential development that is already happening but with a more prominent outdoor recreational presence.

OPPORTUNITIES

The largest area of undeveloped land and closest to the urban core, this area can pull the community's core further west and provide some creative transportation connections that work well with walking and biking. Careful consideration of commercial uses should complement the Old Town and Town Square Districts.

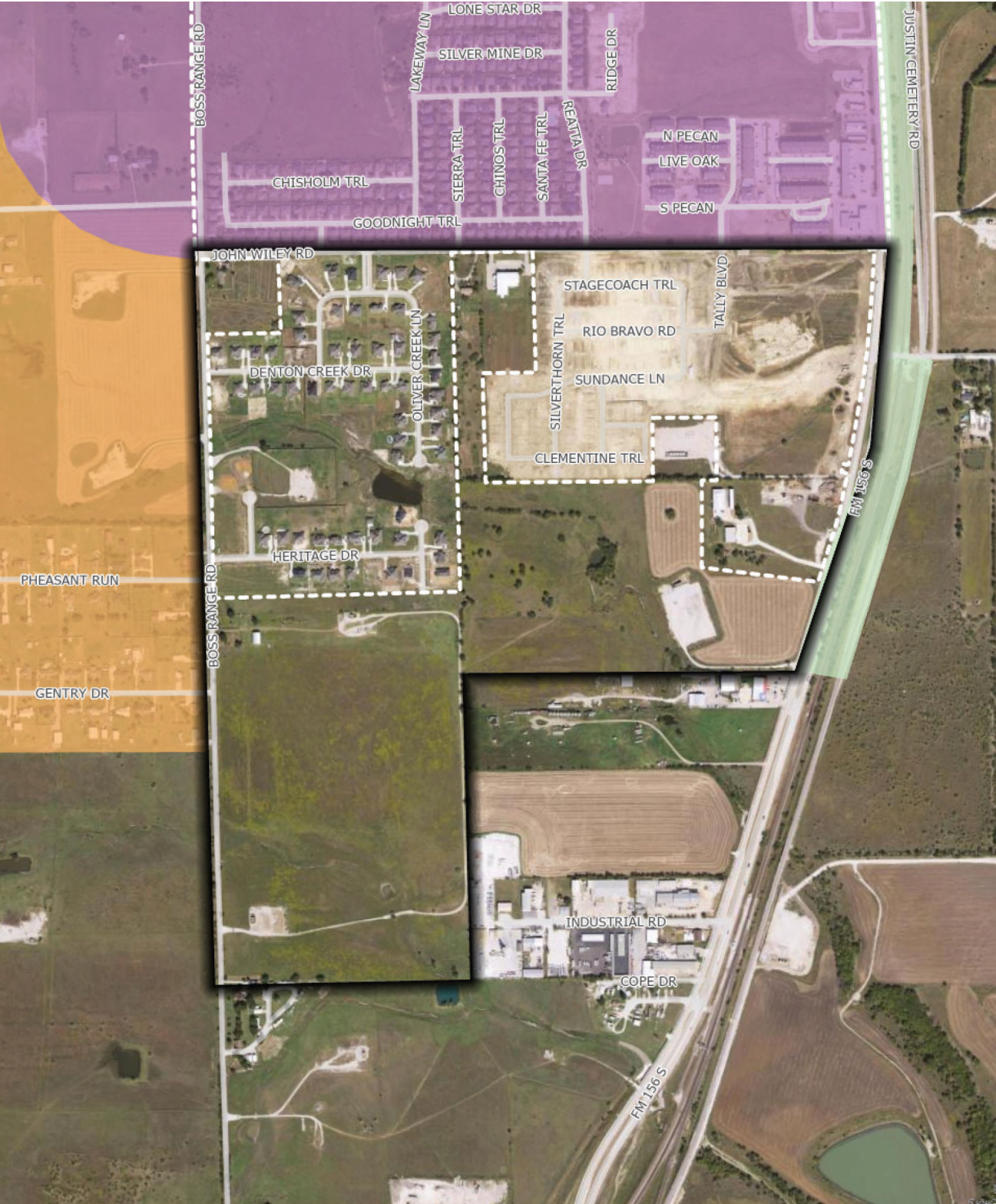
CHALLENGES

The challenge with this area is also an opportunity. The vast undeveloped land is a challenge in terms of infrastructure and planning what could be appropriate and complementary to the infill development happening in the core of Justin.

AREAS OF FOCUS

Infrastructure connections and being a part of the area trail system should be a focus as filling in the missing residential and commercial pieces afterward. Commercial uses should be complementary and scaled to fit within the outdoor and residential components of the district.

SOUTH GATEWAY



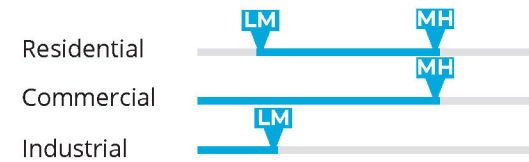
DISTRICT PROFILE



Building set back from FM 156

Development Intensity

Regulatory Guidance



The South Gateway District is in the south-eastern section of the City of Justin. This district has a mix of residential, commercial, and light industrial. This area serves as the first impression of the community from the Fort Worth area; half of the district is within the ETJ.

IDENTITY + CHARACTER

This district's character is primarily composed of the neighborhood south of John Wiley Rd and the commercial/industrial uses fronting FM156. As the first district approached from the Dallas Fort Worth Metroplex, this district is the gateway into the community. Establishing a historic and charming town entrance should be a priority.

OPPORTUNITIES

As the gateway into the City of Justin, this district can create place-making experiences representative of the entire community. The businesses anchored in this district should be carefully considered to maximize the Justin experience.

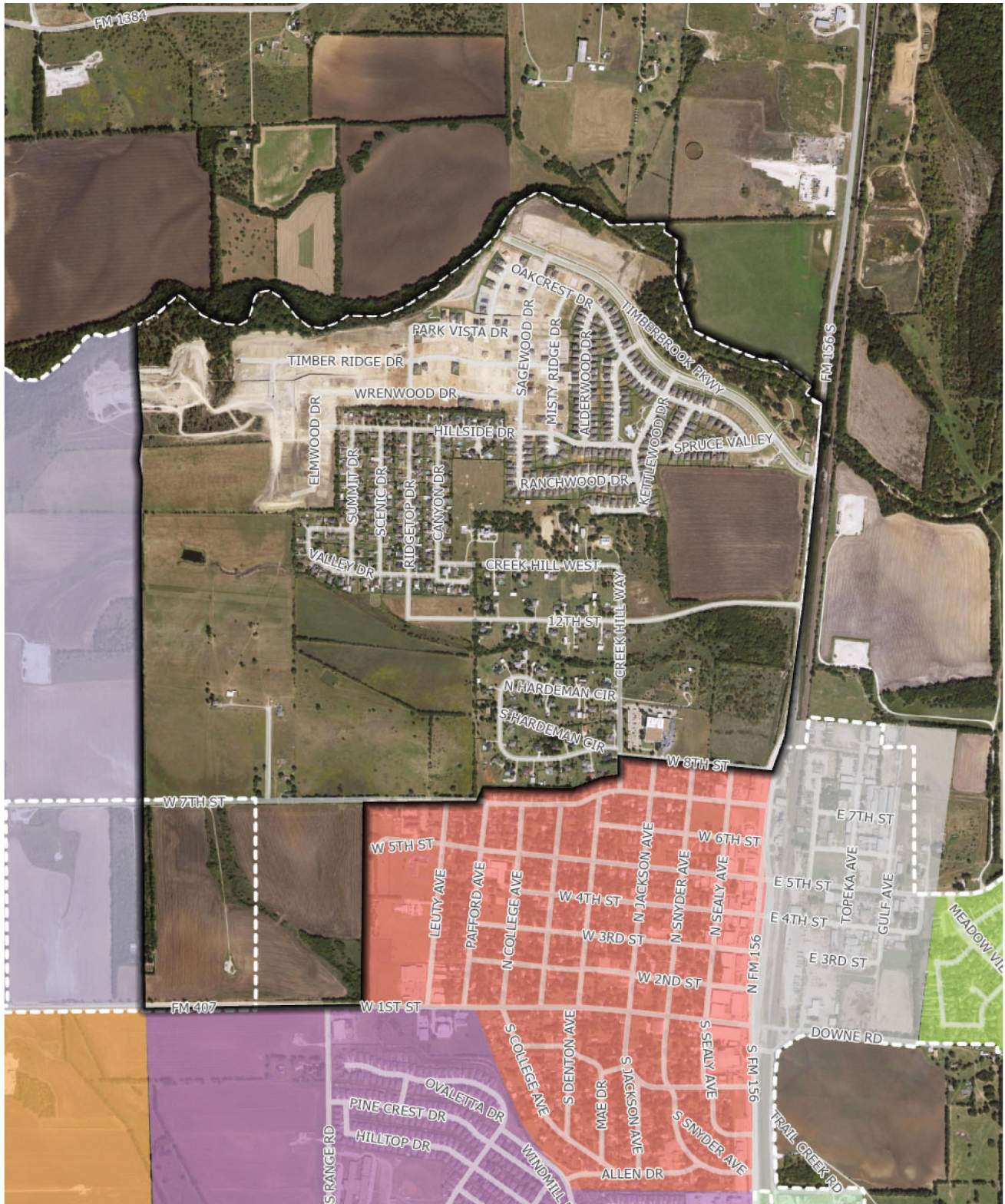
CHALLENGES

Limited land and connectivity through FM 156 are a challenge. Major roadways border this district on all sides, impacting access to public amenities.

AREAS OF FOCUS

Public spaces should be focused on, and a sense of arrival along FM156. New developments and redevelopment should attempt to create more connections with the rest of the community through sidewalks, trails, and redesigned roadways.

THE TIMBERS



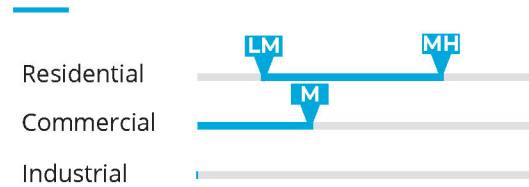
DISTRICT PROFILE



Neighborhood entrance

Development Intensity

Regulatory Guidance



The Timbers District is on the northeastern portion of the City of Justin and includes new neighborhoods as well as established neighborhoods within the district. Just north of the Old Town core district, this area also includes frontage on FM156 and will have future frontage on FM407 with the realignment.

IDENTITY + CHARACTER

This district includes residential neighborhoods that are nature and trail focused. Focusing on public amenities such as parks and trails can reinforce stronger connections between the new and old. Since this district is primarily residential, commercial areas and connections are important to phase in.

OPPORTUNITIES

The creek on the north side is an opportunity to create a network of trails that will connect to the regional plan. Connections to the south are just as important to connect to the community's commercial and urban core, which will house most restaurants and shops.

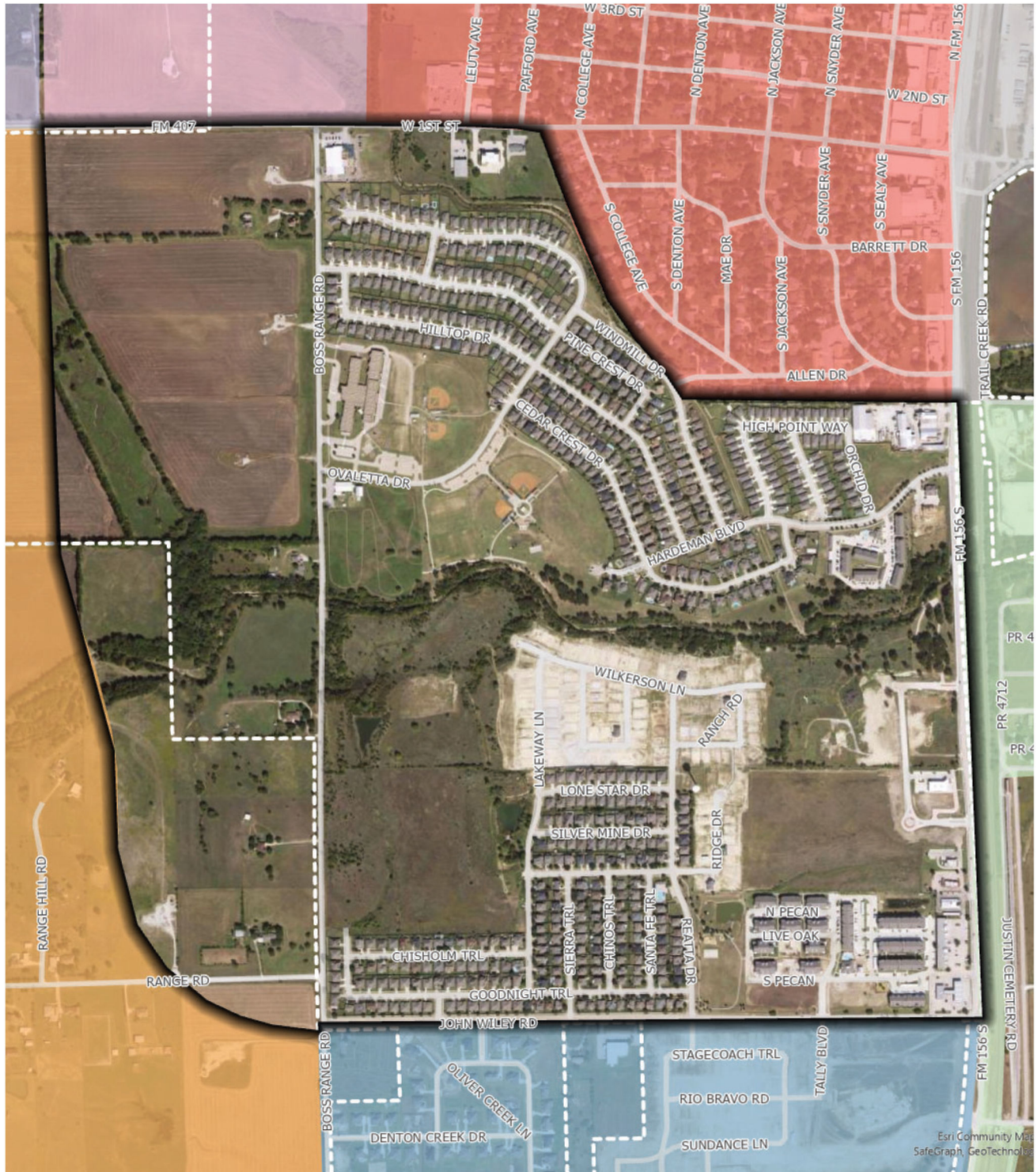
CHALLENGES

The realignment of FM407 can be a challenge regarding connectivity and providing the residents of these neighborhoods access to the amenities of Old Town. The juxtaposition between new and older development can also be a challenge because of the repercussions on the existing fabric.

AREAS OF FOCUS

Connections through the realignment of FM407 and appropriate and compatible commercial options interconnected to the neighborhood are important to manage traffic patterns and added amenities.

TOWN SQUARE



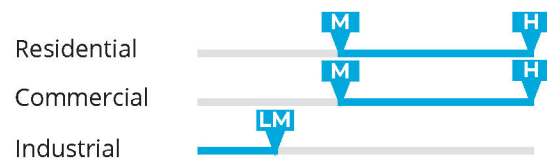
DISTRICT PROFILE



Justin Seed on FM156

Development Intensity

Regulatory Guidance



The Town Square District is located south of Old Town and is named after the development that will create a modern Justin core to complement the historic Justin core. This area comprises healthy commercial, existing residential, and outdoor recreational areas.

IDENTITY + CHARACTER

The Town Square District can support a higher intensity of development and a modern town square concept to complement the historic old town. This innovative and contemporary district should transition with the established neighborhoods and provide access to the retail and shops.

OPPORTUNITIES

Access from FM156 and the increase in residential around this district provides an opportunity to create a modern mixed-use development that supports significant retail and restaurants in the area. Using the creek that runs through the district's center as an amenity and connection point will be necessary.

CHALLENGES

Provide non-vehicular external connections to minimize vehicle traffic and parking needed to serve neighborhood foot traffic to support commercial businesses in the District. Coordination with TxDOT on the frontage.

AREAS OF FOCUS

The town square development and ease of access with the existing neighborhood fabric. Wayfinding and gateway projects from FM 156 and the neighborhood. Transition intensive development with residential development.

WESTERN PLAINS



DISTRICT PROFILE



Aerial of neighborhood in Western Plains

Development Intensity

Regulatory Guidance



The Western Plains District is on the north-western side of the City of Justin ETJ and is one of the most rural districts within the Comprehensive Plan. Residential in this area are individual ranches and estates that have not been a part of any subdivision or organized development.

IDENTITY + CHARACTER

Agricultural uses and large estates are characteristic of this district. Creeks and large plain areas with some mineral wells throughout the district. This district is the furthest from the urban core of the City of Justin and is all on self-sustaining infrastructures like wells and septic.

OPPORTUNITIES

The rural nature of the landscape and large estates provide a secluded area of the ETJ but within driving distance of several amenities. This area has limited accessibility that will be enhanced with new TxDOT improvements making it easier to live and commute from this region.

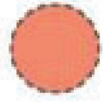
CHALLENGES

The rural nature of this district is a challenge, and appropriate enhancements must be weighed with the impact on the district's character. The uses allowed should be limited to residential and more transportation options.

AREAS OF FOCUS

FM 407 frontage and connections to access the resources within the City of Justin. Biking and hiking opportunities will increase recreational amenities without increasing the intensity of development.

COMMERCIAL TYPES



Regional Commercial

Retail and commercial uses should be located at major intersections. This format serves a citywide or regional market. Emphasis shall be placed on anchored developments with shared parking and cross-access between developments to minimize pedestrian/vehicular conflicts and driveway road openings.



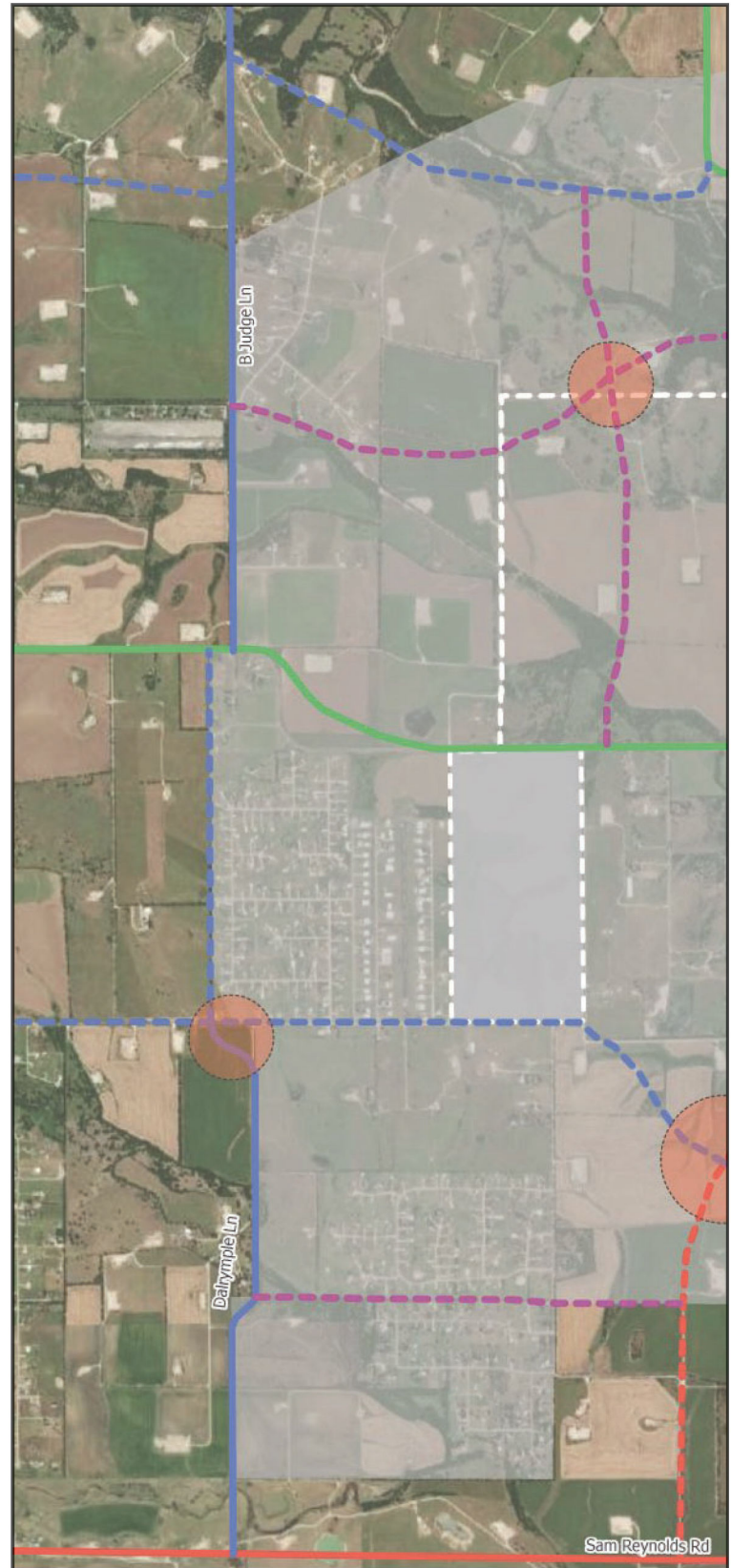
Neighborhood Commercial

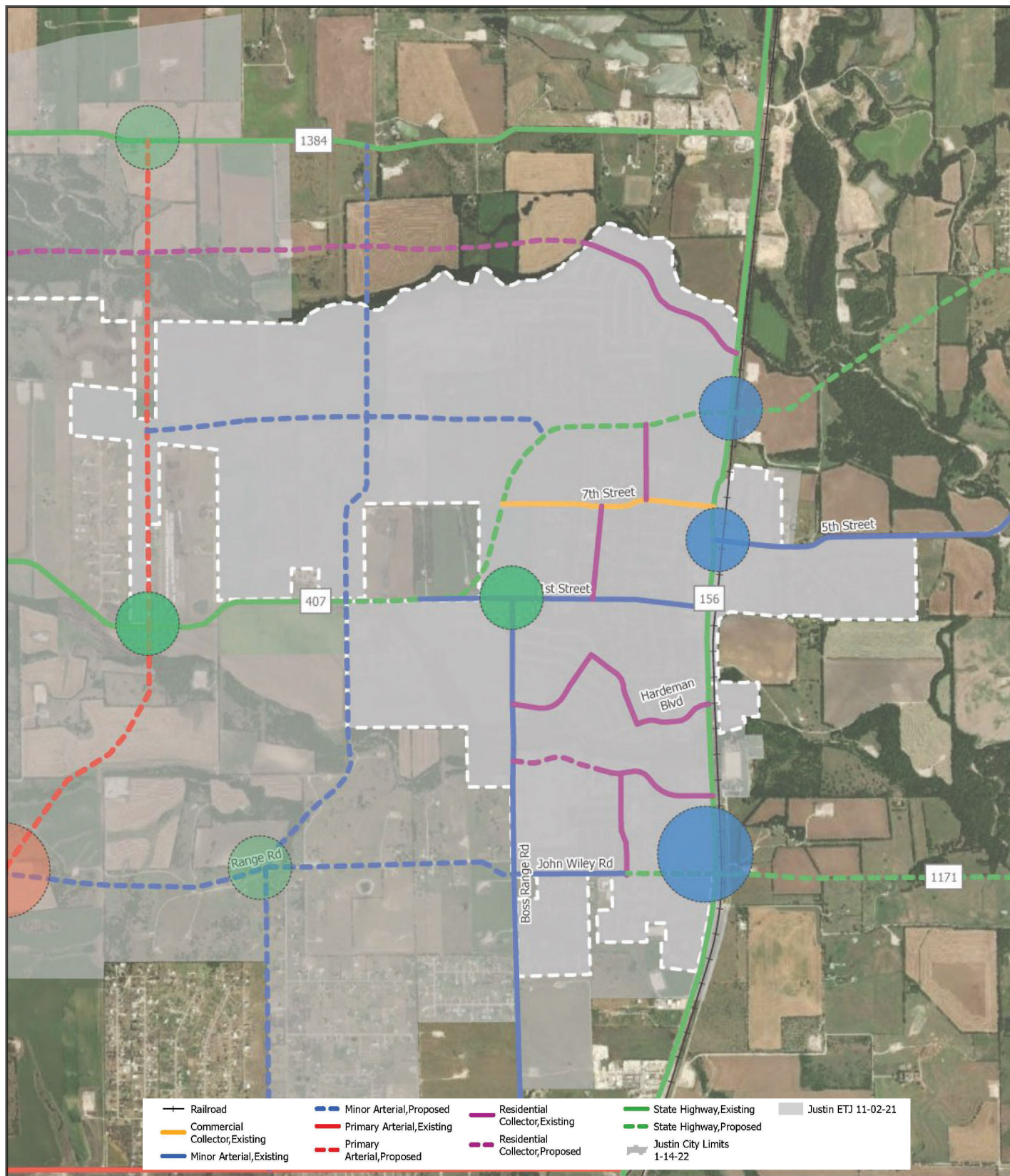
A format that provides a wide variety of neighborhood, and small-scale commercial serves a diverse set of neighborhoods. Commercial uses shall be built in a nodal or corridor development pattern, oriented towards major intersections or along arterial corridors, with connections to adjacent residential.



Mixed-Use Commercial

A format that includes a mix of uses, including retail, commercial, and residential. Development should be compact, pedestrian-oriented, and connected to support multi-modal transportation. When adjacent to residential neighborhoods, emphasis shall be placed on using connections to maximize bicycle and pedestrian accessibility.





HOW TO GUIDE

Experience Districts are a new take on Future Land Use but can better guide residents, businesses, and developers on what the appropriate way of development should be for each property.



Each zoning district has a set intensity that dictates the appropriate development and type of development.



Cross-referencing with the subdivision code creates an unofficial map of potential areas and infrastructure needs that could arise as opportunities do.

01 ZONING ORDINANCE

Each experience district evaluates the intensity of land uses through the three different residential, commercial, and industrial categories.



02 SUBDIVISION ORDINANCE

Appropriate infrastructure is a significant issue for the majority of the city, and the subdivision code can help address this with the help of the experience districts. Each region showcases areas of focus and the type of development suitable for those areas.

03 CAPITAL IMPROVEMENT PLAN

Identifying locations within each region that are primed for development or preserved from development is a powerful method of coordinating improvements throughout the year.



APPLICABILITY



Experience Districts allow developers to start their projects based on a community vision that aligns with their expectations and makes it easier to implement.

Each district has its own identity, which impacts daily decisions. Context-based decisions based on the neighborhood are essential for setting the expectation of what is appropriate.

04

EXTRATERRITORIAL JURISDICTION

While not all of the Comprehensive Plan area has zoning authority, planning for it allows us to think ahead on the appropriate development before there is a need. This also allows us to better apply the applicable regulations, such as the subdivision code.

05

QUALITY OF LIFE

Better connected and regional parks and trail amenities are a significant component of what the residents of Justin consider the quality of life. Planning and understanding the different areas of the plan allows us to connect these better and create a more impactful system.

MOBILITY + CONNECTIVITY



PRIORITIZING JUSTIN'S MOBILITY + CONNECTIVITY FOR SUCCESS

I thought of that while riding my bicycle.

– Albert Einstein

ALIGNMENT WITH GOALS OF NCTCOG'S MOBILITY 2045 UPDATE



MOBILITY

Improve transportation options
Support travel efficiency strategies
Ensure community access to system and process



QUALITY OF LIFE

Enhance environment and life styles
Encourage sustainable development



SYSTEM SUSTAINABILITY

Ensure adequate maintenance, safety, and reliability
Pursue long-term, sustainable financial resources



IMPLEMENTATION

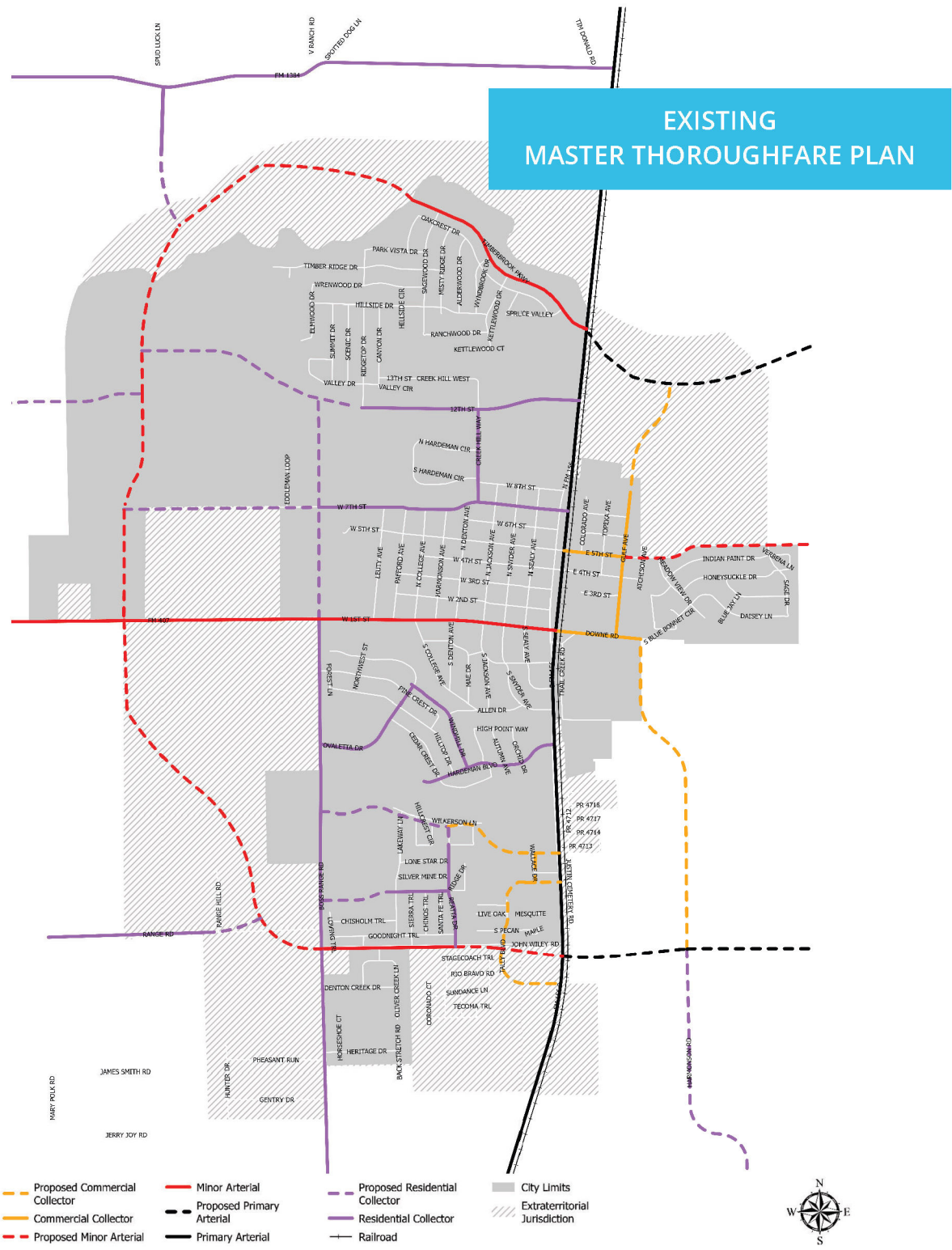
Provide timely planning and implementation
Develop cost effective projects and programs

Adapted from North Central Texas Council of Governments, Mobility 2045 Update

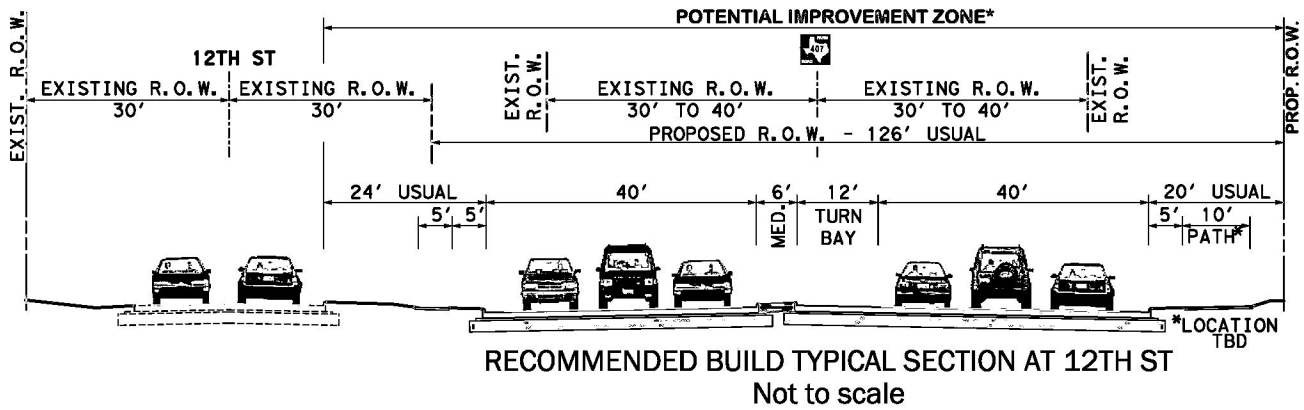
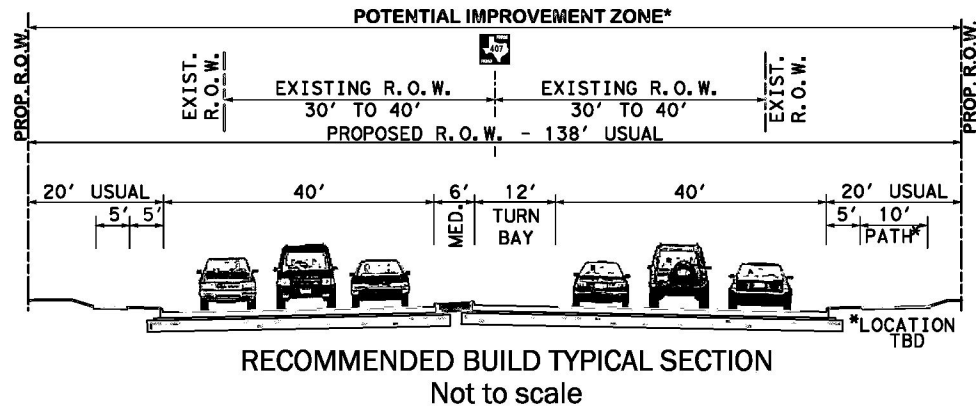
The purpose and intent of this section are to:

- Unify the approach for mobility and connectivity in the City as development continues over the next twenty years.
- Set a standard for future connectivity between neighborhoods as they are developed.
- Program connectivity on and off-street to ensure that developments consider multi-modal connections.
- Establish priorities with new or renovated roadways, their established function, and context-supporting character over time.
- Promote local mobility to sustain local connections and minimize congestion on regional roadways.
- Set a standard for pedestrian and bicycle connectivity through active transportation.

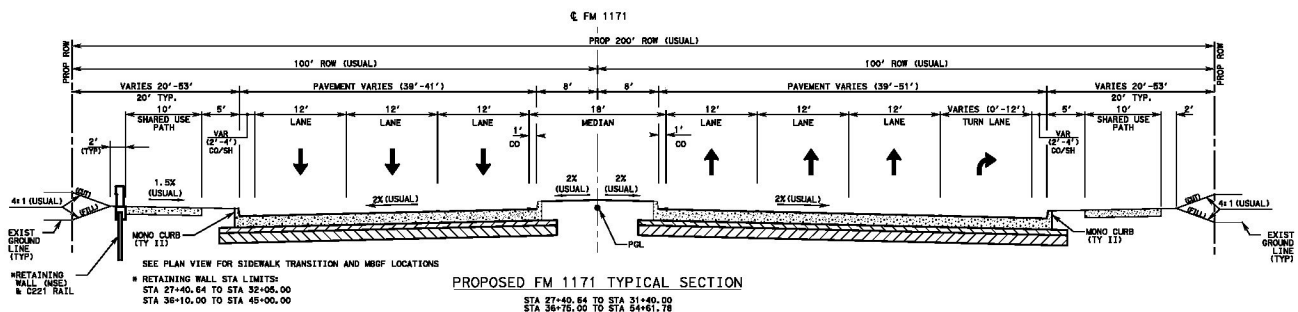
EXISTING CONDITIONS



FM 407 CONCEPT DESIGN



FM 1171 CONCEPT DESIGN



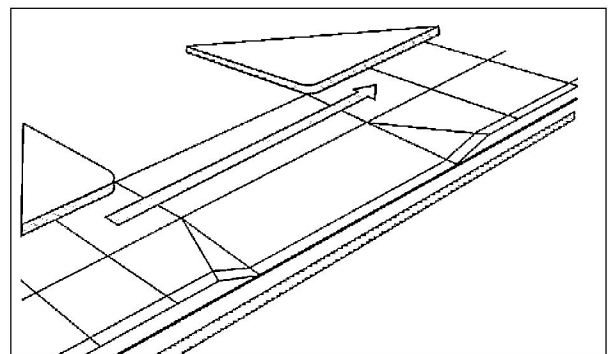
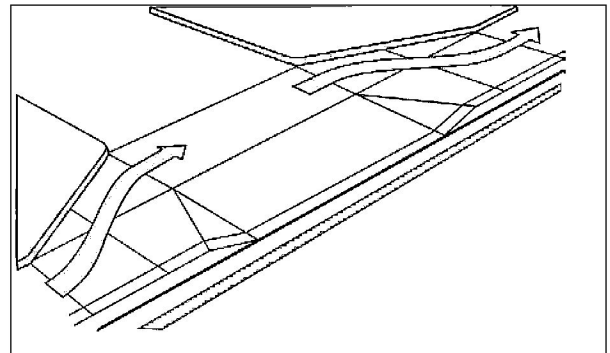
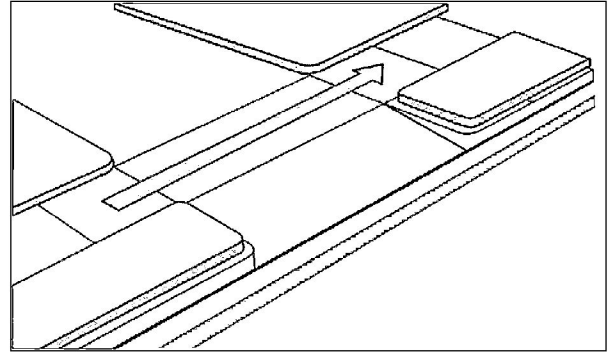
PLANNING FOR MOBILITY + CONNECTIVITY BUILDS ON THE PREVIOUS MASTER THOROUGHFARE PLAN (MTP) BY INCORPORATING SPECIFIC ROADWAY TYPES AND ALIGNING PREFERRED ALIGNMENTS AND CONNECTIONS FOR FUTURE ROADWAYS.

The current MTP is based on a smaller footprint than the current extraterritorial jurisdiction (ETJ). with growth in population and annexation of properties within the ETJ, additional mobility planning is required.

The primary focus in the past has been on connectivity to SH 156 and commercial development has been relegated to that alignment. As new improvements of east-west roadways are developed, an enhanced map of connectivity to align improved access also allows for a new look on development patterns. This was explored in the previous Land Use section.

Additional north-south roadways were created with a focus on the general connections and alignments with existing roadways, property boundaries, floodplain, and future development projects. The street types are also nuanced between primary and secondary roadways, to differentiate types of roads from TxDOT and local roadways that would normally serve regional and local traffic. The overall impact of this new Mobility Plan is the creation of a hierarchy of streets that aligns with a function and context appropriate to the development adjacent to the roadway. Street types also present new facilities to typical streets that include multi-use trails or sidewalks as appropriate to the street type.

These new roadway types align with TxDOT priorities for FM 407 and the future FM 1171 in their design and context.



Diagrams from ITE Manual for Walkable Urban Thoroughfares

Prioritizing the pedestrian should be found in details like these for sidewalks and driveways. Ensuring that the pedestrian does not have to ramp up and down makes an essential difference for those that choose to walk.

STREET TYPES

Street classifications contain standards for regional and commuter roadways to organize the movement of people within and through the City. As development continues, more connectivity and intersections within these primary and local roadways will help provide options for

travel (motor vehicle, bike, and pedestrian) while alleviating significant traffic on the primary roads.

New classifications will be introduced to support local development types that will reduce the life-cycle costs of roads for the City of Justin.

PRIMARY ARTERIAL

Description: primary routes through the City of Justin that are not state highways and are used everyday by the majority of residents for commuting. Primary arterials are designed and maintained by the City of Justin.

Average Size: 4-Lane Divided roadway with shared use trails.

MINOR ARTERIAL

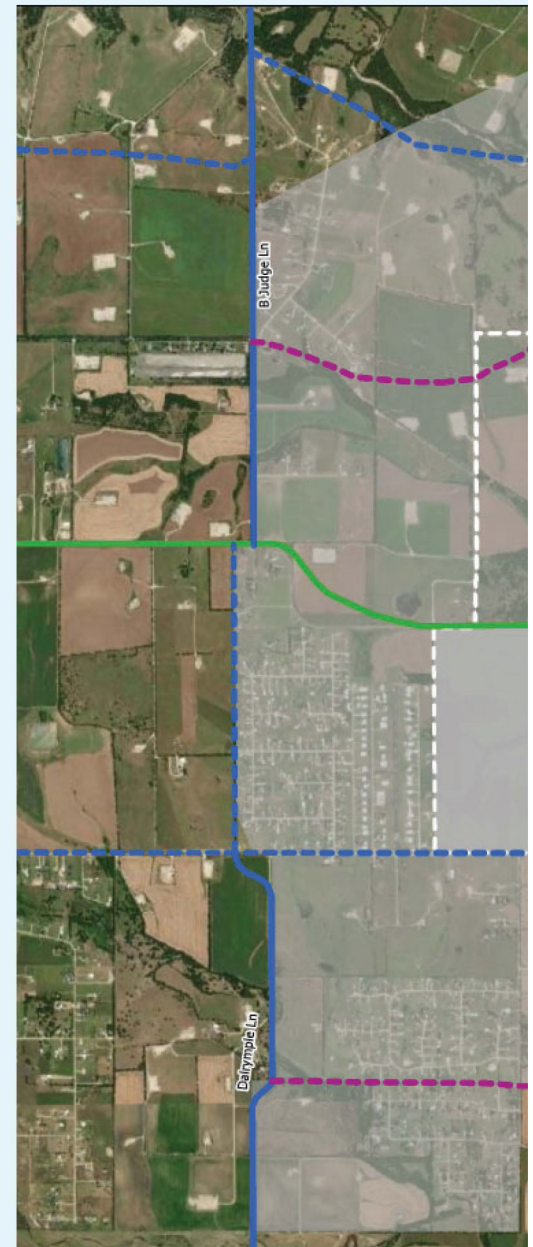
Description: secondary access point to neighborhoods within the City of Justin and serve as alternative paths to everyday traffic and emergency situations. Minor Arterials typically can accommodate more interruptions and are lower speed.

Average Size: 2-Lane Undivided up to 4-Lane Divided with shared use trails.

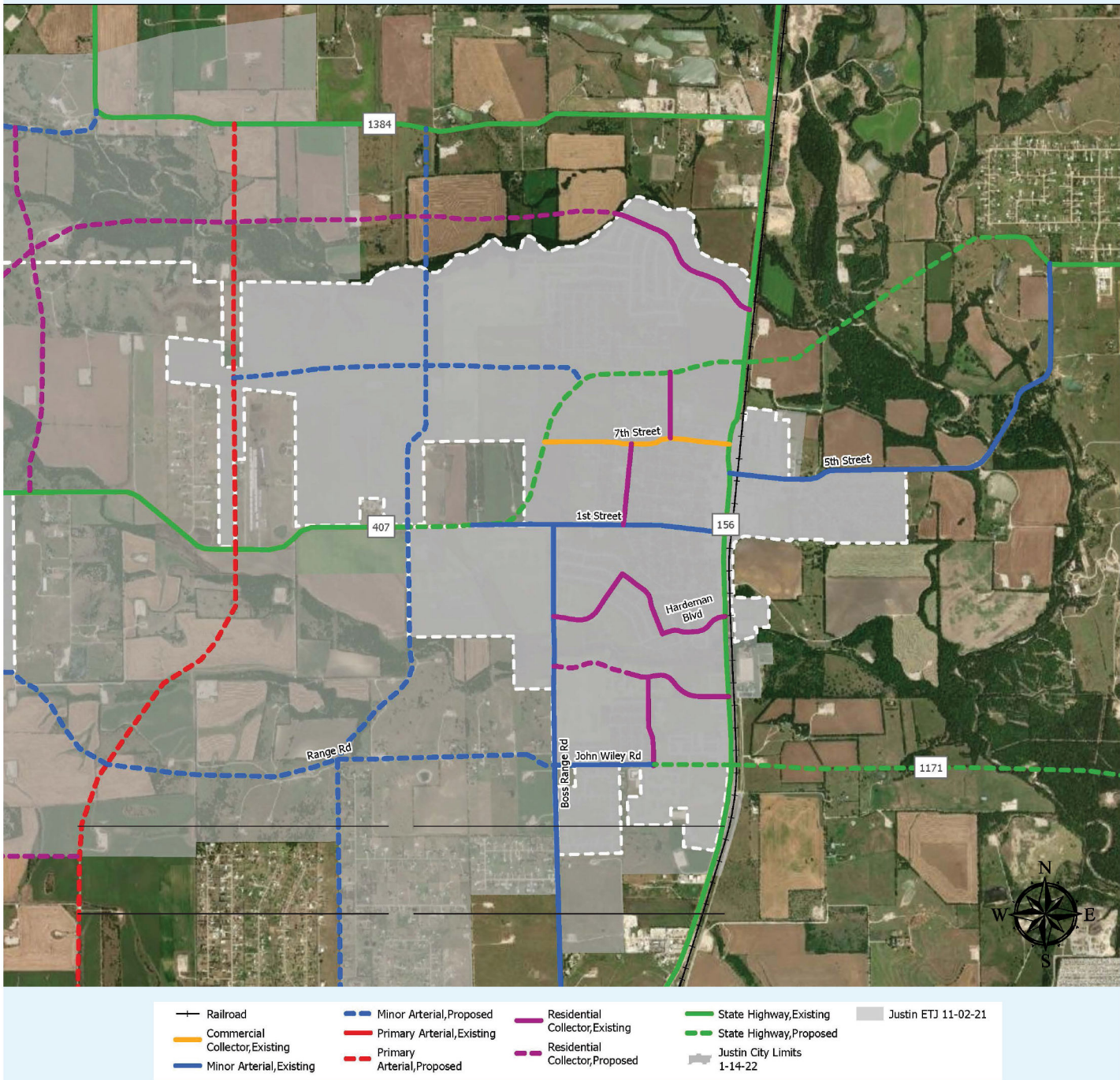
COMMERCIAL + RESIDENTIAL COLLECTOR

Description: context sensitive based on the primary use. Commercial collectors should prioritize experience and maximize multi-modal traffic to increase economic development opportunities. Driveways should be limited through all collector streets, prioritizing access through side streets, slip lanes or alleys. Enhances lighting and pedestrian amenities should be considered.

Average Size: 2-Lane Undivided up to 4-Lane Divided with shared use trails.



MOBILITY PLAN



CONNECTING MOBILITY THROUGH RECREATION

ALL NEW STREETS SHOULD INCLUDE APPROPRIATE SHARED-USE TRAILS, CONNECT TO OFF-STREET TRAIL INTERSECTIONS AND PROVIDE FOR UNIVERSAL ACCESS AND DESIGN CRITERIA.

Combining on-street walking and biking facilities with off-street trail connections allows for a comprehensive active transportation network that builds on the community's desire for trail connectivity in the City. These sidewalks and trails will link all public and private parks to make them more accessible to the neighborhoods they serve and act as alternative transportation for those that choose to walk or bike to their destinations. Managing this network growth will be a long-term focus and will require coordination with developers as they plan and design their new developments in the City. Local roadways are often less connected between subdivisions. As new development is planned, an emphasis on stubbing connections to adjacent properties and requiring development on those adjacent parcels to connect to those stub-outs will be paramount to preserving long-term connectivity.

Public roads between neighborhoods provide internal connectivity for pedestrians and bicycles, which improves connectivity to parks, schools, and shopping destinations. This system, in turn, also reduces traffic congestion on major roadways where a neighborhood abuts a waterway or floodplain, and trail connections from streets to the floodplain support access to public trails and parks.

01. Community Park

Community Park

02. Bishop Park

Neighborhood Park

03. Reatta Park

Neighborhood Park

04. Justin Park

Neighborhood Park

05. Tally Park

Neighborhood Park

06. Timberbrook Park

Pocket Park

07. Timberbrook Dog Park + Trail

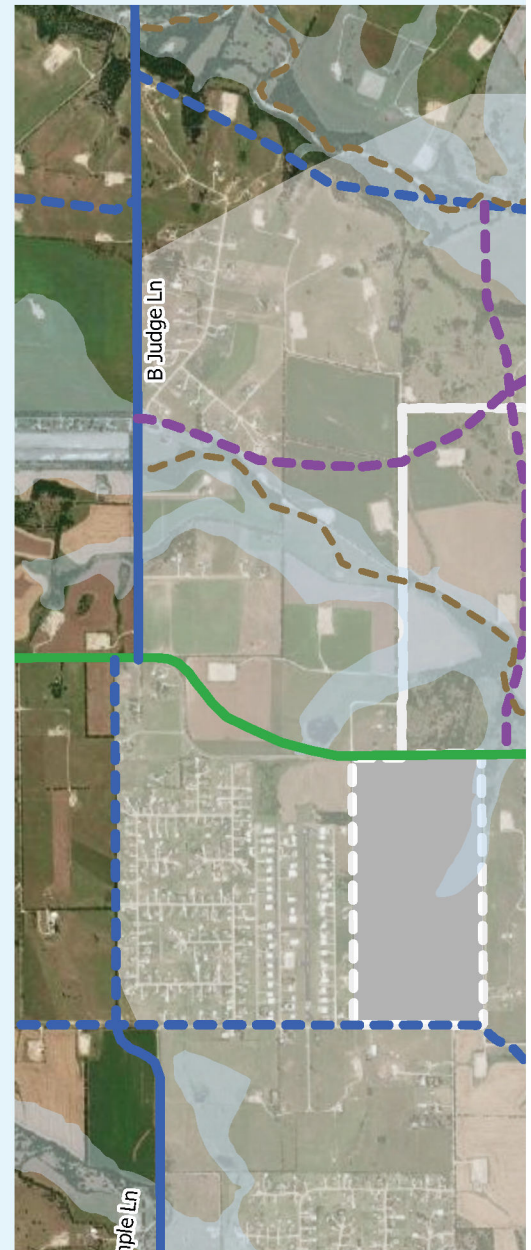
Neighborhood Park

08. The Preserve (6 Planned Parks)

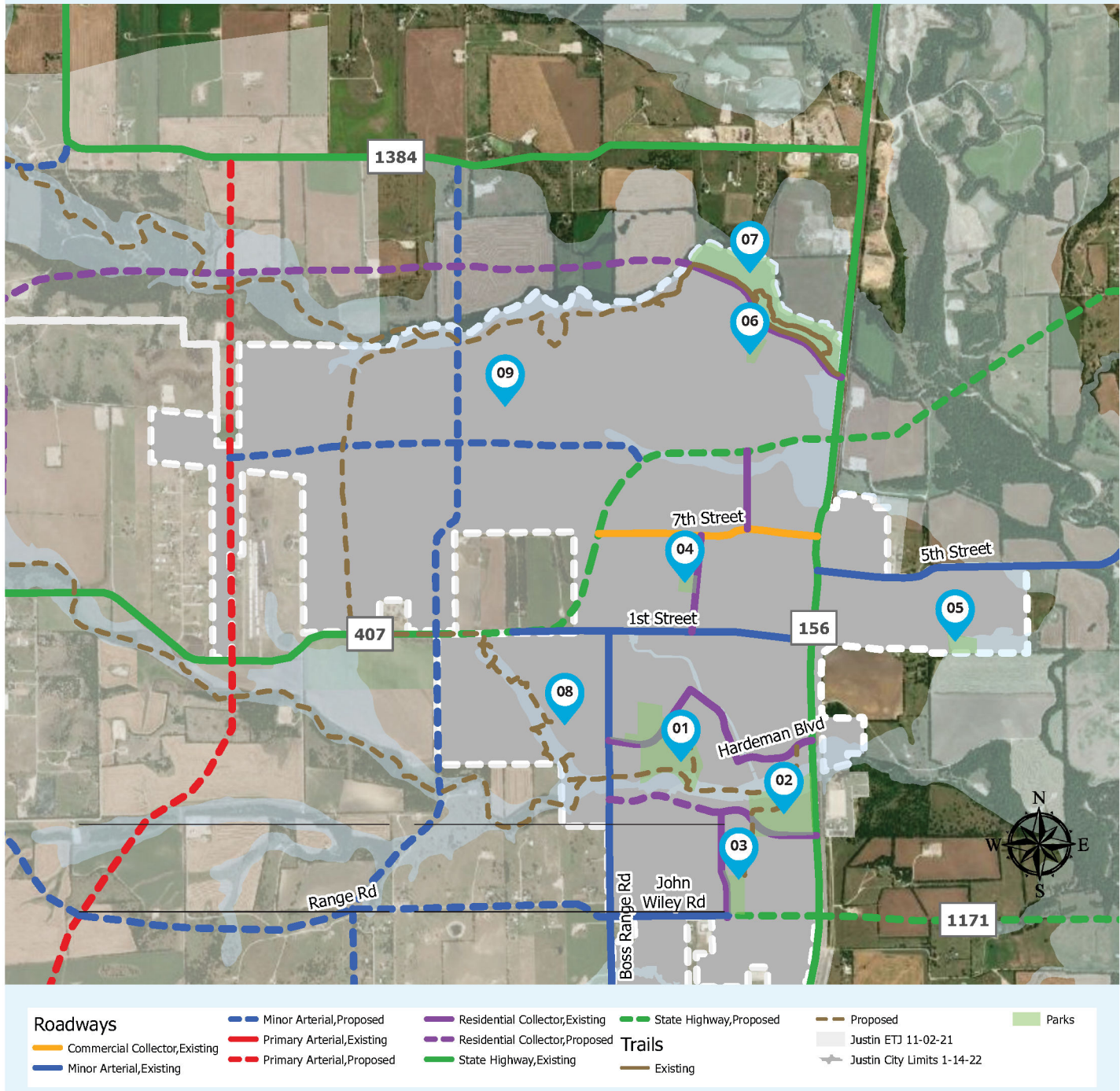
Neighborhood Parks

09. Timberbrook (2 Planned Parks)

Neighborhood Parks



ACTIVE TRANSPORTATION PLAN



TYPICAL STREET DESIGN

Justin residents desire to make streets more equitable for pedestrians and bicyclists, and recommended street cross sections for the city streets are provided. These serve as illustrative concepts for typical minimum sizing, and each roadway should reflect its context and need based on sound engineering best practices and consultation with design manuals such as the *ITE design manual for Walkable Urban Thoroughfares*.

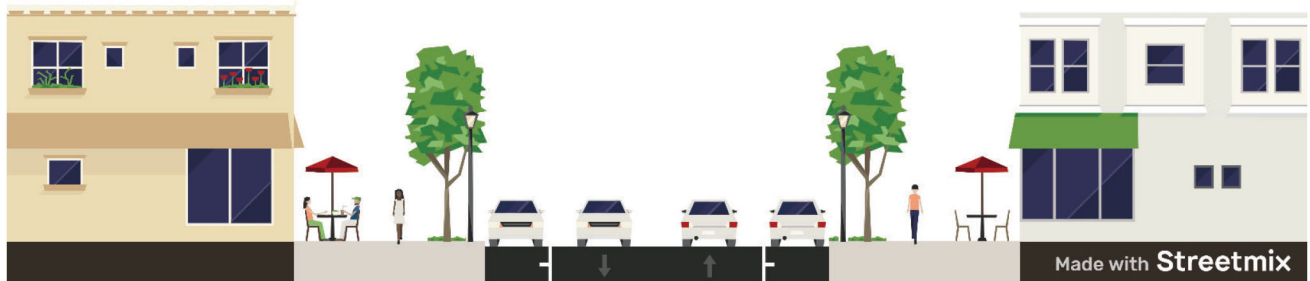
PRIMARY ARTERIAL



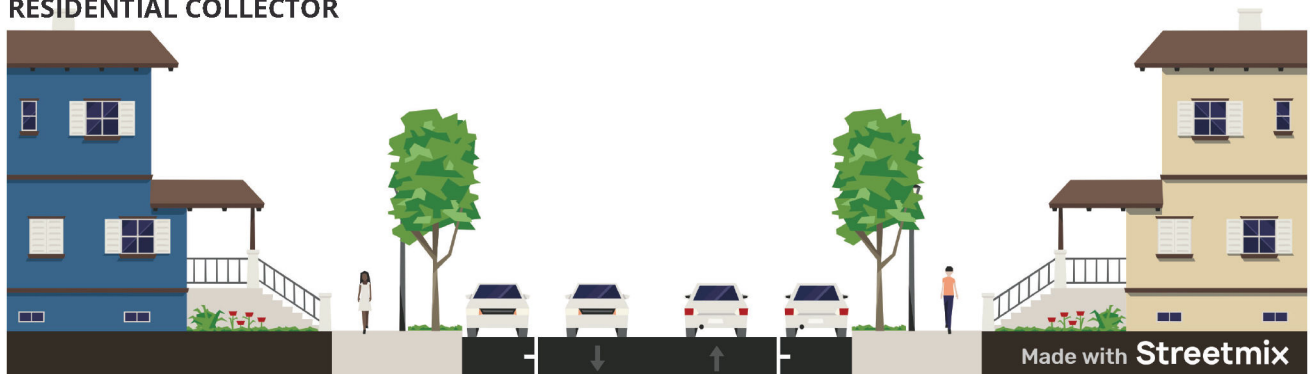
MINOR ARTERIAL



COMMERCIAL COLLECTOR



RESIDENTIAL COLLECTOR



APPLICABILITY

Roadways are a consistent maintenance focus for cities, especially as their new neighborhoods age and markets cycle. As new development occurs, there are meaningful ways to impact life-cycle maintenance and safety costs so that, over time, the roadways better serve Justin's needs.

For existing streets:

Using street updates to catalyze investment in neighborhoods and commercial areas will be helpful for Justin. Since SH 156 and the new FM 407 improvements, looking at ways the City can influence design, layout, wayfinding, and branding within the roadway and any monuments will be helpful. Introducing street trees and curbs/gutters to the commercial district will support park-once strategies, and introducing on-street parking will shrink the size of private parking lots and support larger commercial or mixed-use spaces.

As neighborhoods are reinvested, looking at ways to introduce safe routes to schools by introducing shared-use trails for walking and biking, and supporting more crosswalks and connectivity between neighborhoods will enhance the investment in neighborhoods.

Supporting connectivity between parks and schools and between neighborhoods and parks will help quality-of-life improvements.

In older neighborhoods, before resurfacing streets, identify critical infrastructure updates, utility pipe replacement, and underground placement of power and fiber lines so that the road is updated completely. Slow but regular updates to neighborhood streets will match the current development requirements of the City.

For new streets:

Continuing to implement best practices for the new construction of roadways will support growth of Justin. As development continues, look for ways to reduce the amount of city-maintained pavement within the right-of-way. This effort, even minimal, will reduce the costs for development and overall expenses for replacing that pavement when the City needs to replace it.

Efforts to increase walkability and connectivity will be influenced by having more intersections (smaller blocks) and requiring connections between subdivisions instead of requiring all travel onto arterials and highways. These local connections will reduce the need for extensive roadways in the City and increase the community's property values.

Sidewalks, shared-use paths, and trails connecting throughout the City will respond to a critical need identified by the community. So as City staff are considering development plans, think first about pedestrians and bicyclists, then about cars. Stitching together new parks, connecting new schools, and supporting pedestrian connectivity to commercial areas will influence a greater quality-of-life for all residents over the next twenty years.

PARKS + TRAILS



PRIORITIZING JUSTIN'S PARKS AND RECREATION FOR FUTURE GENERATIONS

To manage and conserve the natural and cultural resources of Texas and to provide hunting, fishing, and outdoor recreation opportunities for the use and enjoyment of present and future generations.

– Agency Strategic Plan (2021-2025)
Texas Parks & Wildlife Department

ALIGNMENT WITH TEXAS PARKS AND WILDLIFE AGENCY STRATEGIC PLAN GOALS



NATURE + CULTURE

Practice, Encourage, and Enable Science-based Stewardship of Natural and Cultural Resources



ACCESS + PARTICIPATION

Actively planning essential connections, enhanced trail systems, and beneficial access using floodplains and existing rights-of-way.



EDUCATE, INFORM + ENGAGE

The direct focus on the conservation of natural areas and floodplains, along with the inclusion of multi-use trails, and biology education through programming.



EFFICIENT + SUSTAINABLE

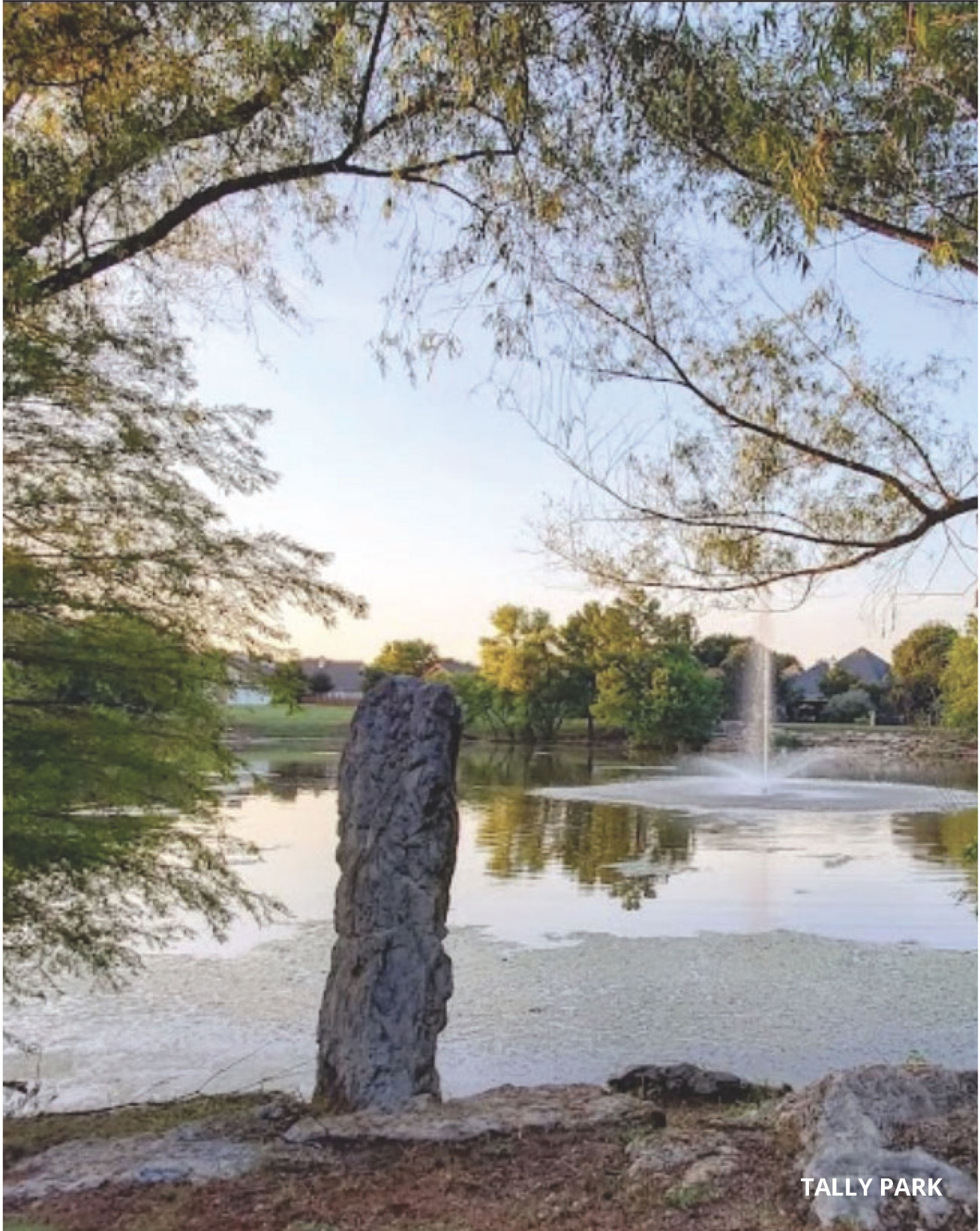
Focusing parks and trails on easily managed and natural, native landscaping will help the current public works staff have a more sustainable maintenance program.

The purpose and intent of this section are to:

- Unify the approach for future parks and trails in the City as development continues over the next twenty years.
- Establish a minimum standard for upkeep and maintenance in all city parks and trails.
- Bring a sense of pride to the amenities of the City and support the quality of life expected of Justin's residents.
- Support Justin's residents' and visitors' overall health and well-being through exceptional open space and trails.
- Minimize future impact on development by preserving existing floodplains and open space.
- Develop environment preservation systems to maintain the rural character of Justin.

EXISTING CONDITIONS





A ROBUST PLANNING PROCESS WAS CONDUCTED IN COLLABORATION WITH THE IMAGINE JUSTIN COMPREHENSIVE PLAN. THE PARK, RECREATION, AND OPEN SPACE PART OF THE PLANNING PROCESS INCLUDES:

- A thorough analysis of the City's existing parks, recreational facilities, and open spaces, including assessing their condition, usage, and potential constraints or challenges;
- A review of community needs and preferences through public engagement and outreach efforts to determine the types of parks, recreational facilities, and open spaces that would be most beneficial to residents;
- A focus on accessibility, ensuring that all residents have equitable access to parks, recreational facilities, and open spaces. This focus may include the development of new facilities in underserved areas, as well as the improvement of existing facilities to make them more accessible to people with disabilities;
- A commitment to sustainability, with a focus on preserving natural resources and integrating sustainable design principles in developing new parks, recreational facilities, and open spaces;
- A comprehensive strategy for managing and maintaining the City's parks, recreational facilities, and open spaces, including allocating resources and personnel and developing partnerships with community organizations and volunteers; and
- A plan for developing and implementing programming and events in the City's parks, recreational facilities, and open spaces to provide residents with a wide range of recreational opportunities and foster a sense of community.



ISSUES AND OPPORTUNITIES

Our City is on the verge of a new identity; now, as a Home Rule Charter city, many of the traditional standards for operations, development, and citizen expectations become heightened and require a new look. With the potential of quadrupling the population in the next twenty years, many of the old systems for maintenance, programs, and public service are going through some growing pains. Funding will continue to be limited, but as the city plans for its future in parks, realizing that it is a top priority for the citizens in the next twenty years sets a standard for how the City should plan to grow its program.



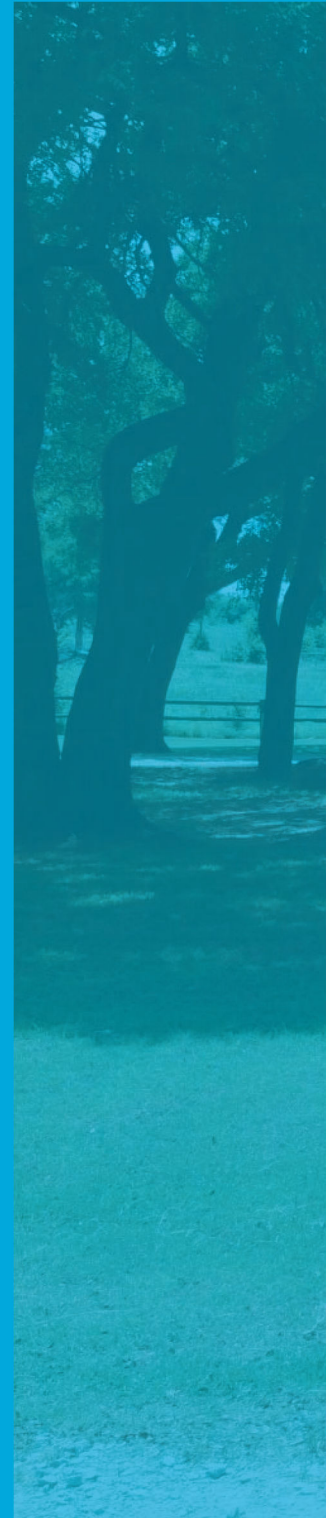
POPULATION GROWTH

As previously stated, the population for Justin is primed for high growth (from 5,451 in 2022 to 19,764 by 2042) in the next twenty years. However, the current park plan will see population growth of 12,428 in the next ten years. This plan aligns with the Imagine Justin Plan, which covers twenty years. The coordination helps the City set its progress for a longer term and allows the City to see the needs for the future and not wait to make critical improvements in the short term.



DEVELOPMENT STANDARDS AND PRIORITIES

Coordination of development standards, park dedication, and park fees will be essential as new developments develop in the City and its ETJ. A lack of perceived requirements for the new development has left some in the community wanting a greater understanding of what developers will expect as services are extended farther into the country. For others, the standard of quality of existing parks, compared to the new development parks, has left them wanting a more sophisticated park system that provides more than just open fields. The blend of these expectations and priorities will be the compromise to achieve the community's goals for future park programming.



“

The new vision for Justin should focus on engagement, parks, walking trails, new businesses & restaurants.

”

OPPORTUNITIES

Though the future management of growth and development can be daunting, there are many opportunities that align with advancement in parks and trails in Justin.



Justin is a desirable place to live and is realizing its prominence and opportunities in the market.



With ample open land and aligned floodplain and drainage topography, there are ways to implement natural conservation programs that save the rural environment without impeding property rights.



The collection of new roadways by TxDOT and the Mobility Plan help differentiate east-west and north-south access ways in the City while providing a circuitous route for city-wide biking, running, and walking.



There is a strong desire by citizens to focus on parks and trails as a quality-of-life focus for future improvements in the City.

NEEDS ASSESSMENT + IDENTIFICATION

Three areas of analysis organize the parks and recreation needs for the City of Justin: demographics, survey results, and national benchmarking. Ample detail of demographics were provided earlier in this plan, but the ones that pertain directly to Parks are summarized below.

Demographic Analysis Summary for Parks



Age

Largest age distribution is Generation X (40-59), followed by Generation Z (10-24) and Millennials (25-39).



Population Changes

Current population is 5,451 with a population of 12,428 by 2032 (22.8% growth per year).



Race + Ethnicity

White (79%), Other (17%), Black (3%), Asian (1%), with a Hispanic ethnicity at 14%.



Median Household Income

\$97,013

Top Survey Findings

The top survey findings that pertain to parks and trails are:

- A focus on Parks and Trails are the number one area of priority for residents in Justin.
- Generally, a majority of residents believe that parks in Justin need more maintenance and upkeep.
- A majority of residents consider parks, facilities and programming to be important to their quality of life in Justin.
- Half of respondents drive to parks, while the remaining walk or bike.
- Highest priority for parks and trails is the development or acquisition of additional parkland and trail connections.
- Most respondents desire hike, bike and walking trails, in addition to amenities like water features and multi-use courts.
- Many of the desired outcomes reflect improved amenities and programming consistently in all parks.

BENCHMARKING

TWENTY YEAR BENCHMARKING COMPARISON (2022 - 2042)										
NATIONAL RECREATION AND PARK ASSOCIATION (NRPA)		CITY OF JUSTIN								
BENCHMARK BASIS		EXISTING STATUS	2022 BENCHMARK		2027 BENCHMARK		2032 BENCHMARK		2042 BENCHMARK	
		ACTUAL	LOW VALUE	HIGH VALUE	LOW VALUE	HIGH VALUE	LOW VALUE	HIGH VALUE	LOW VALUE	HIGH VALUE
RESIDENTS	Less than 20,000	6,127	6,127		9,327		12,428		19,764	
NUMBER OF PARKS (PUBLIC + PRIVATE)	761 - 1924 Residents per Park	15 PARKS**	3 Parks	8 Parks	5 Parks	12 Parks	7 Parks	17 Parks	11 Parks	26 Parks
PARK-ACRES	5.2 - 217 Acres per 1,000 Residents	141 ACRES **	32 Acres	133 Acres	49 Acres	203 Acres	65 Acres	270 Acres	103 Acres	429 Acres
TRAILS (EXISTING AND PLANNED)	2 - 10 Miles	6.0 MILES **	0.6 Miles	3.1 Miles	1 Mile	4.7 Miles	1.3 Miles	6.2 Miles	2 Miles	9.9 Miles
FULL-TIME EQUIVALENT (FTE) STAFF	6.4 - 21.1 FTE per 10,000 Residents	10 FTE *	3.9 FTE	12.9 FTE	6.0 FTE	19.7 FTE	8.0 FTE	26.2 FTE	12.7 FTE	41.7 FTE
ANNUAL OPERATING EXPENDITURES	\$551,925 to \$2,443,647 per year	\$832,650*	\$169,082	\$748,611	\$257,390	\$1,139,595	\$342,966	\$1,518,482	\$545,412	\$2,414,812
* Does not include volunteer time or budget										
** Includes future build-out of Timberbrook and The Preserve (Timberbrook counted as one park)										

	Actual Exceeds Amount		Actual Within 2x of Amount		Actual Less than 2x of Amount
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Using 2022 National Recreation and Parks Association (NRPA) Agency surveys, the benchmarking for Justin lies within similar ranges of cities with a population of fewer than 20,000 people within the ten-year horizon.

The table lays out the five, ten, and twenty-year projections of population and how the City currently reflects in the five top categories of park acres, the number of parks, miles of trails, full-time equivalent staffing, and annual budgeting.

Each benchmark year has an associated population in the future, as well as the low and high ranges of each of the five categories of evaluation.

Cells highlighted in green show that the City is currently meeting projections, tan shows that the projection is within two times (2x) the current, and red shows that the projection is over two times (2x) the current.

INVENTORY OF PARKS + FACILITIES

“

We would love to see improvement! We really miss having walking and biking trails and parks for the kids.

”

The classifications for parks are currently organized between Community Park and Neighborhood Park, as is typical in many cities.

As development looks to handle many of their parks privately, there will be a standard requirement for

these parks in order for them to be accepted as in-kind facilities.

In addition, new classifications will be introduced to support more urban development types that may come with future Old Town development.

COMMUNITY PARK

Description: a large city-managed facility incorporating a variety of ball fields, activity areas and programming.

Number per Population: 1 per 10,000

Average Size: 20 to 100 acres

Ideal Location: centrally located within the City with access to trails and at least one collector street.

Typical Amenities: Playground, organized sports fields, internal trail network, parking, restrooms, and shade structures or trees

NEIGHBORHOOD PARK

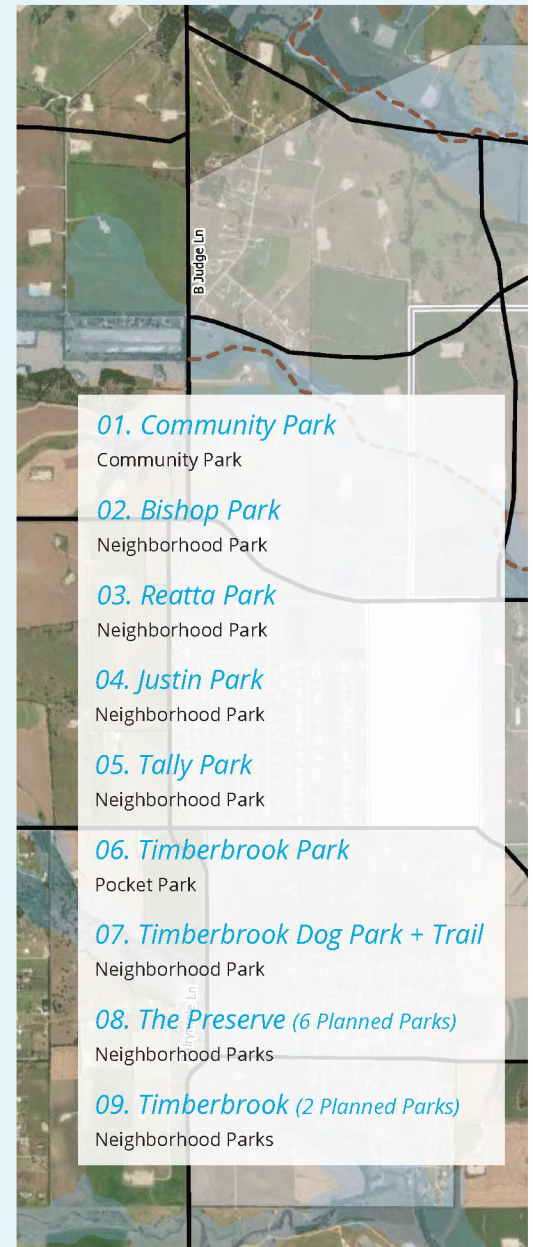
Description: a typical park for a neighborhood area, may also be a collection of smaller parks within a master planned community.

Number per Population: 1 per 1,000

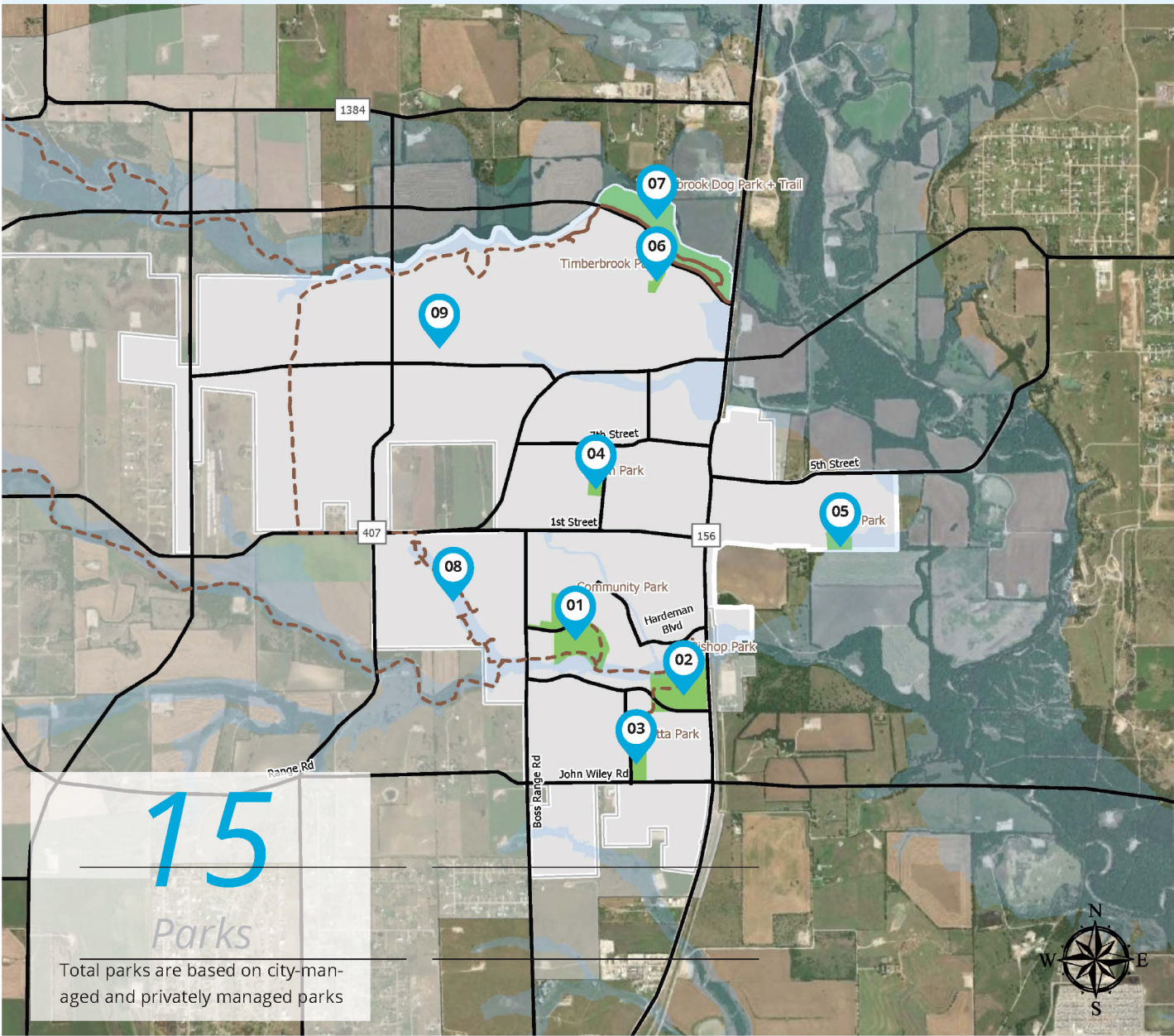
Average Size: 5 to 20 acres

Ideal Location: centrally located within a neighborhood with access to sidewalks and at least one local street.

Typical Amenities: Playground, passive play area, internal trail network, and shade structure or trees



PARKS + TRAILS MASTER PLAN





TIMBERBROOK PARK

EXISTING PARKS + FACILITIES



Community Park

420 Ovaletta Dr, Justin, TX 76247

Amenities	Condition
Play Structures	
Baseball/Softball Fields	
Soccer Fields/Basketball	
Disc Golf (9-Hole)	
Walking Trail (Concrete)	
Shade Structures/Trees	
Parking Lot	
Trash Bins	
Benches	
Picnic Tables	



Bishop Park

Wallace Dr and SH 154, Justin, TX 76247

Amenities	Condition
Observation Deck	
Walking Trail (gravel)	
Historical Marker	
Shade Structures/Trees	
Picnic Tables	
Trash Bins	
Benches	
B.B.Q. Grills	



Justin Park (City Hall)

415 N College Ave, Justin, TX 76247

Amenities

Condition

Tennis Court



Sand Volleyball Court



Play Structures



Shade Structures/Trees



Picnic Tables



Trash Bins



Benches



B.B.Q. Grills



Parking Lot



Reatta Park

John Wiley Rd and Reatta Dr, Justin, TX 76247

Amenities

Condition

Basketball Court



Walking Trail (gravel)



Play Structures



Shade Structures/Trees



Observation Deck



Trash Bins

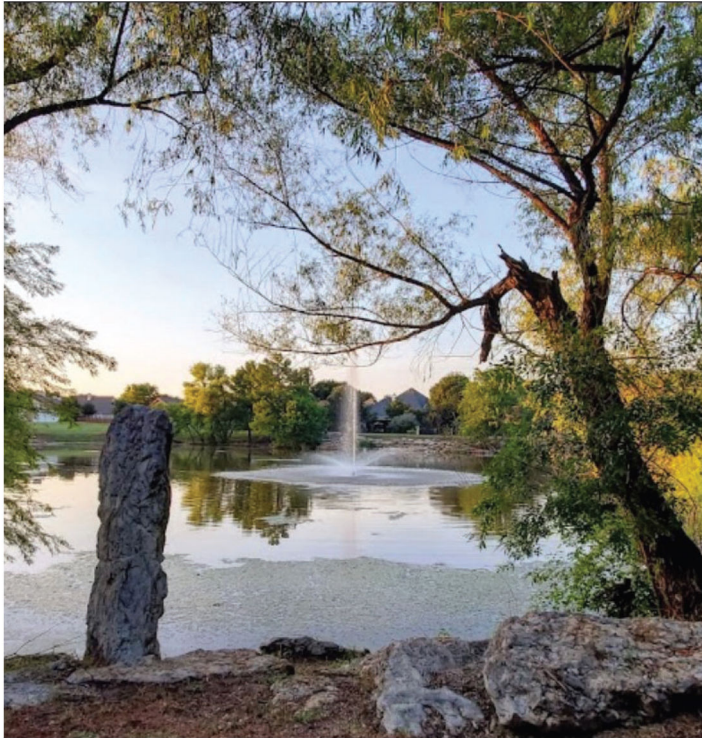


Picnic Tables



B.B.Q. Grills





Tally Park

Meadowview Dr, Justin, TX 76247

Amenities

Pond/Fountain

Shade Trees

Condition



Timberbrook Park

1100 Kettlewood Dr, Justin, TX 76247

Amenities

Play Structure

Walking Trail (concrete)

Shade Structures/Trees

Picnic Tables

Trash Bins

Benches

Condition





Timberbrook Dog Park

415 N College Ave, Justin, TX 76247

Amenities

Shade Trees

Dog Park Areas

Walking Trails (Concrete)

Condition



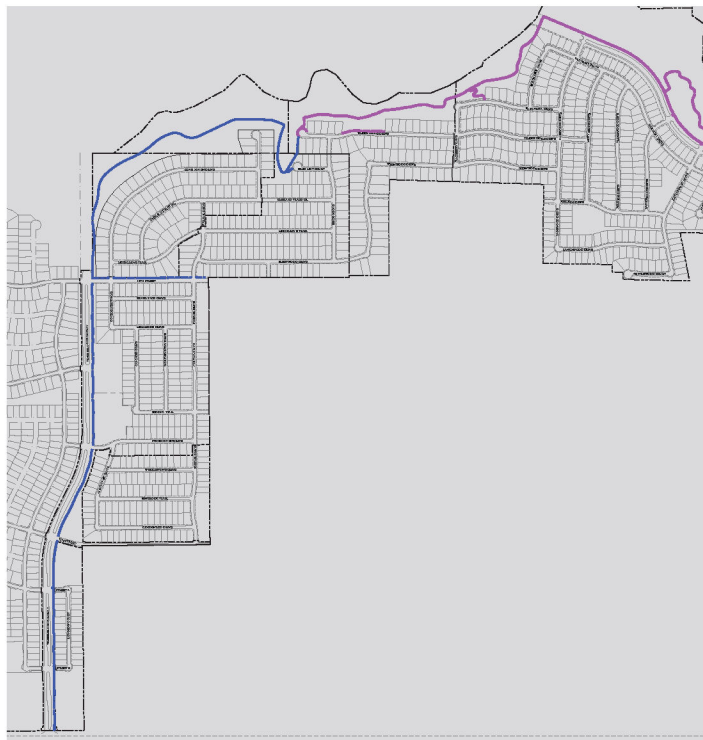
PLANNED PARKS + FACILITIES



The Preserve

SH 407 and Boss Range Rd, Justin, TX 76247

A master planned community with six (6) neighborhood parks planned throughout the community, along with the preservation of floodplain as natural open space and trail connections.



Timberbrook

1100 Kettlewood Dr, Justin, TX 76247

A master planned community with at least four (4) total neighborhood parks planned throughout the community, along with an extended trail system through the development and riparian edges along the Oliver Creek.