

PARK POLICIES + STANDARDS

As the Parks Board, Planning Commission and City Council coordinate future development standards, the following policies are recommended for improving the cohesiveness and the equity for access to public parks.



ALL PARKS WILL BE ACCESSIBLE

Prioritize non-motorized trail connections to, through and from all parks, including appropriate access under ADA design guidelines.



ALL PARKS WILL BE SUSTAINABLE

Utilizing native grasses and species that promote drought tolerant, low maintenance and habitat programming is a priority for landscaping.



ALL PARKS WILL HAVE A COMMON IDENTITY

Branded trash bins, benches, shade structures, signage and lighting to signify the relationship to the greater Justin park system.



TRAILS WILL SUPPORT CITY-WIDE MOBILITY

From street-side multi-use trails to off-street natural trails, a successful system will be connections throughout the City and between neighborhoods.



TRAILS WILL HELP TO EDUCATE THE PUBLIC

Signage on history, biosciences and protection of habitats and native species will support education for all ages.

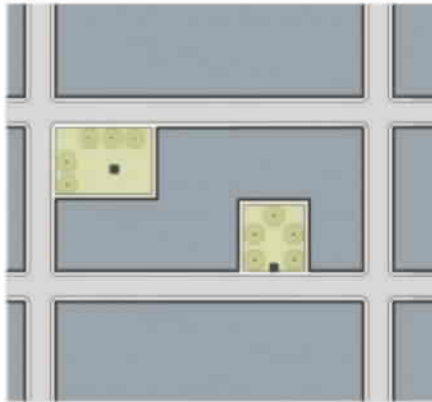


FLOODPLAINS WILL BE PROTECTED

Preserved floodplain areas will be protected with riparian buffers to support runoff filtration and maintain a rural environment within Justin.

NEW PARK + FACILITY CLASSIFICATIONS

The following park and facility classifications support alternative design approaches from the typical Community and Neighborhood Park classes. The use of these will be important as developments choose to design and manage their own parks within neighborhoods, or as new public spaces are proposed as infill developments in the Old Town or other constrained development areas.

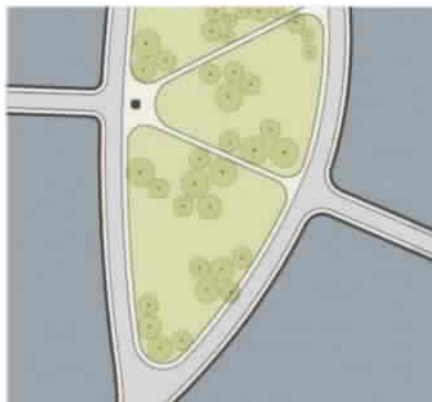
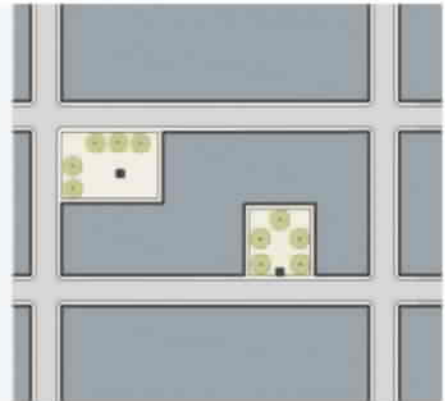


Pocket Park

An Open Space, available for unstructured recreation. A pocket park is spatially defined by building edges. Its landscape shall consist of lawn and trees, naturally disposed. No minimum size and the maximum shall be 1/4 acres.

Pocket Plaza

An Open Space, available for unstructured recreation. A pocket plaza is spatially defined by building edges. Its hardscape shall consist of formal arrangement of paving and seating, with some trees for shade. No minimum size and the maximum shall be 1/4 acres.

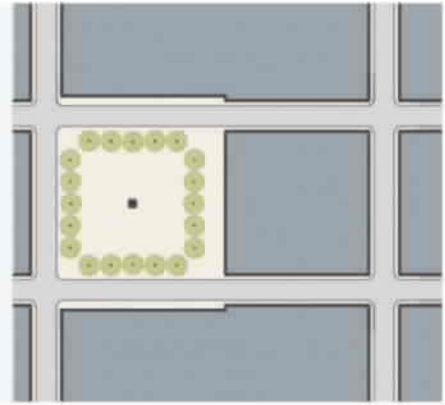


Green

An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building edges. Its landscape shall consist of lawn and trees, naturally disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.

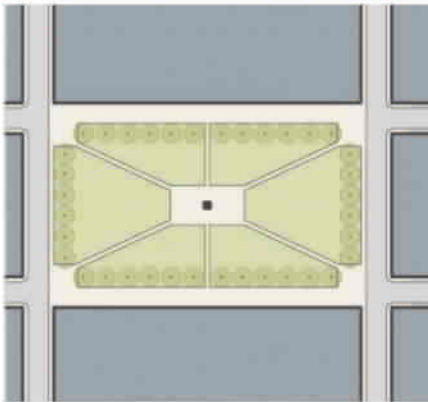
Plaza

An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building edges. Its landscape shall consist primarily of pavement. Trees are recommended. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.



Square

An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building edges. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.



Multi-Use Trail

A paved trail placed within the right-of-way or outside of the right-of-way of a street. Minimum width for a multi-use trail is 10 feet in commercial districts and 12 feet when in residential areas, where right-of-way permits. Multi-use Trails are intended for recreation and commuting of pedestrians and bicyclists.



Natural Trail

An unpaved trail placed within environmentally sensitive areas, like floodplains and riparian buffers. Minimum width for a natural trail is 4 feet, where space permits. Natural trails are intended for recreational activity such as hiking and mountain biking.



RIPARIAN BUFFER SYSTEMS

Justin continues to grow with the potential of flooding growing with it. This hits the budgets of residents directly as mortgage lenders begin to require additional flood insurance policies.

As development continues, it will be imperative to include a floodplain buffer to mitigate impacts both to the existing waterway and to future homes against floodplains. Similar to work on The Preserve, the City has had experience providing for these types of floodplain conservation areas.

As downstream development occurs, and as it potentially impacts floodplain areas, it will cause problems for older neighborhoods, such as Old Town, often built to a past standard flood elevations.

By including riparian buffer systems (RBS) for all new subdivisions and developments along waterways and floodplains, the City is able to dynamically respond to the goals of this Imagine Justin Comprehensive Plan. The RBS will preserve a rural environment, protect existing and new development, and allow for a citywide recreation system by incorporating active transportation along specific floodplain corridors.

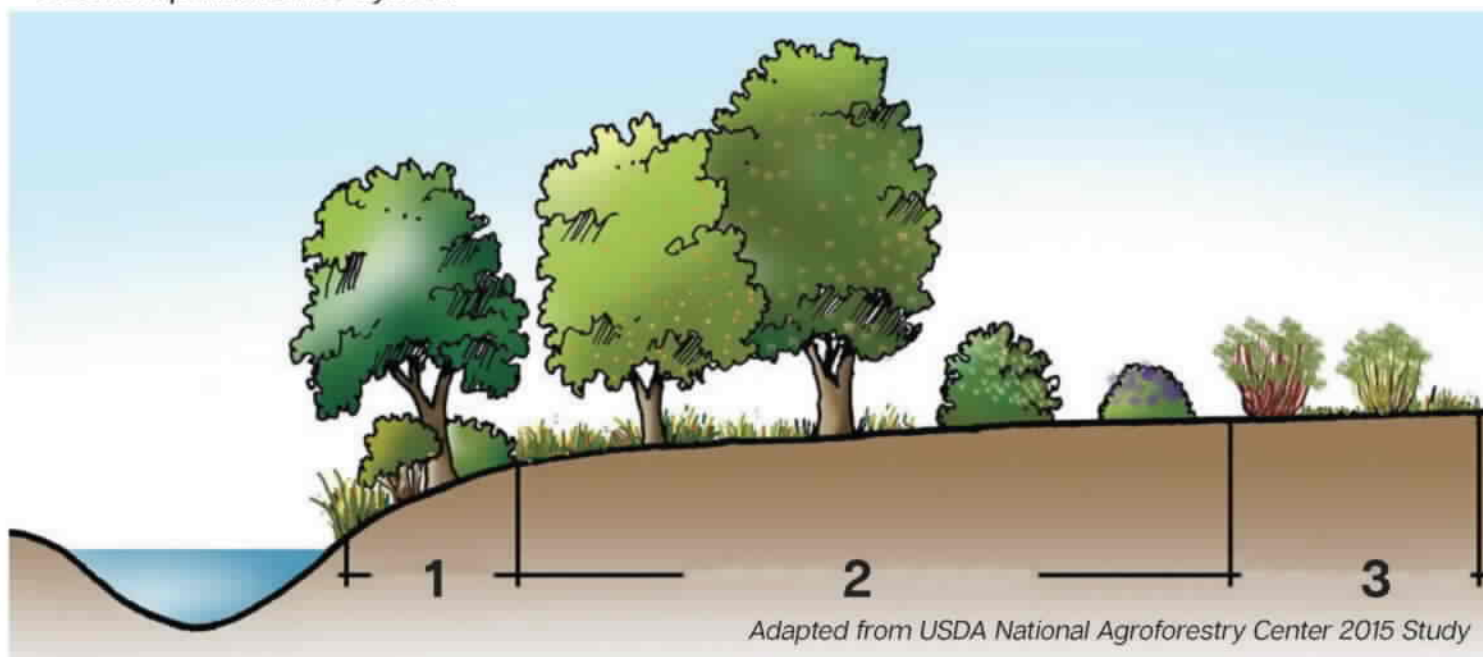
Additional educational impacts could be managed by including a wayfinding and education system along the trails to identify key habitats, specific species of plants, or the inclusion of the history of Justin. This helps to identify key partners and funding in the projects.



Riparian Buffers protect waterways from agricultural, industrial, and vehicular runoffs that threaten fish and wildlife habitats.

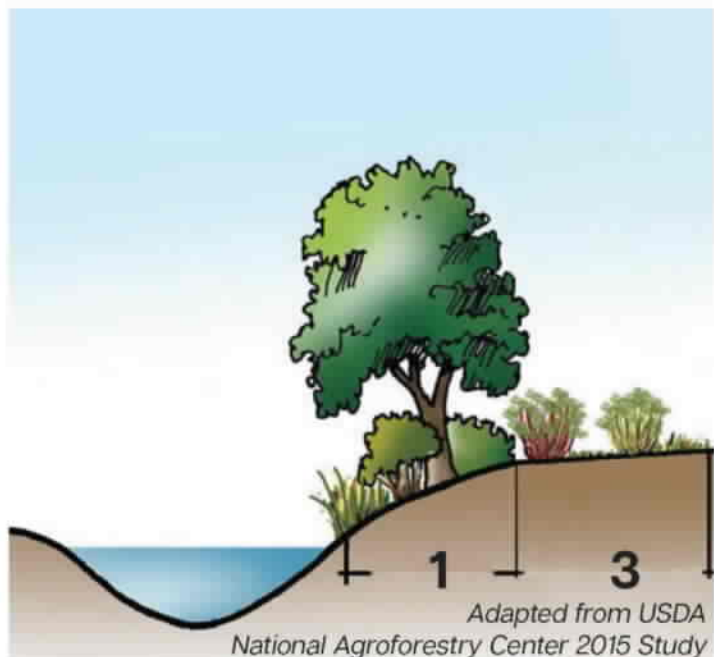
Direct intervention through preservation techniques like Riparian Buffers have supported enhancements to game and wildlife activity in rural and urban communities.

3-Zone Riparian Buffer System



Recommended for Oliver Creek, the 3-Zone RBS will provide 100 feet of offset from the top of slope of those waterbodies and their floodplain. The furthest 20 feet from the top of slope will be encouraged as a hike and bike trail easement for public access.

2-Zone Riparian Buffer System



Riparian Buffer System Zones

Zone 1 - 20 feet wide

- Intended to protect the natural edges with native plants and trees
- Avoid maintenance in this area

Zone 2 - 60 feet wide

- Intended to protect the natural edges with native plants and trees
- Maintenance solely for litter and leaf removal in this area

Zone 3 - 20 feet wide

- Intended for dense grasses and recreation easements
- Maintenance as needed

Recommended for all other floodplains in Justin, the 2-Zone RBS will provide 40 feet of offset from the edge of the floodplain of those waterbodies and their floodplain. The furthest 20 feet from the top of slope will be encouraged as a hike and bike trail easement for public access, where appropriate.

APPLICABILITY + PRIORITIZING NEEDS

As parks and trails are addressed, prioritizing public funds are strategically implemented. As new development comes along the City will manage new park space (public or common) to align with the goals of this plan. Improvements will be key to emphasizing the identity of Justin and ensure a minimum standard of maintenance for city parks.

For existing parks:

Enhancing connectivity between neighborhoods and parks, and between individual parks will be a first step to achieving access priorities. Connectivity projects should be planned through Capital Improvement Plan (CIP) projects and grants funded programs available to the City. For the next 5 years, a higher than average amount for parks and trails should be introduced to CIP budgets, to bring up the level of parks and trails to a quality standard for all parks.

A branding and wayfinding plan should be performed with a landscape architect to identify the minimum design standard for all park amenities and equipment, to match in color, brand, design and signage. This plan should also coordinate the design and program for minimum standards for all parks which should be the basis for all public and private parks throughout the City.

For areas in floodplain, consult with mountain bike clubs in North Texas to identify ideal areas for natural trails. Many times these clubs will also establish development and maintenance agreements with cities to support extensions and upkeep over time, usually with a nominal annual amount of support for tools and supplies.

For new parks: (public + private)

Utilize the branding and wayfinding plan for city parks to define the expectations for new parks developed by the City or by developers. Many new developments will want to “brand” parks with their developments. At a minimum, the new parks should have the amenities and equipment prescribed by the minimum standards, and the wayfinding signage for parks should be incorporated into the neighborhood signage plan.

As city staff is reviewing plans for new parks, they must ensure that parks are connected to a project-wide trails and sidewalk system. These trails should also be connected to any city-wide or on-street trail and sidewalk system, which includes extending city-wide trails to the development connections.

New city parks shall follow policies and ensure that park budgets are increased as new city-managed park space is developed. Increases in budget are allocated through both full-time equivalent staffing or contracting amounts, in addition to financial budgeting for maintenance and improvements of parks and trails.

Adopting strong park policies that guide park development and land allocation will support future developments without making the process feel like a subjective process during zoning.

IMPLEMENTATION + UPDATES



Using the Comprehensive Plan to implement the vision of the community.

The following tables highlight the short-term, mid-term, and long-term strategies for focusing limited City time and funding toward tangible outcomes for the community. As these tasks are completed, marking them off and adjusting this section will be the way to continue progressing over the lifespan of this comprehensive plan.



GENERAL

Overarching strategies will span the whole life of the comprehensive plan, and these focus on general procedures, such as regulation updates and research.



SHORT TERM

Items that should be accomplished within the next five years to ensure that the appropriate mechanisms to activate this comprehensive plan are met.



MID TERM

Strategies that span over the next ten years, focusing on building from short term strategies, and looking many years ahead for budgeting purposes.



LONG TERM

These are strategies that lead the community towards the future that we envision. Decisions in the short and mid term should take these strategies into account to avoid derailing these future endeavors.



GENERAL STRATEGIES

General Strategies represent overarching guidance for continued success through all short-term, mid-term and long-term programs. As City staff and elected officials shift over time, these strategies can help update the efforts and continue on the vision. This can also be used to adjust tactics or realign a program in case the appropriate funding,

staffing or implementation process has shifted. This can be due to the City receiving a grant, or not. It can also be used to adjust alignments with partner agencies, if their goals and strategies have adjusted. As the Imagine Justin Comprehensive Plan is implemented, there will be alignment adjustments and coordinated shifting over time.

General Strategies			
Strategy	Time Requirement	Cost	Partners
Perform annual updates of GIS maps, online and in this plan, to ensure development of infrastructure and city boundaries are continuously aligned in this document.	Moderate	\$	TxDOT NCTCOG Planning + Engineering
Perform amendments to the comprehensive plan to update maps accordingly.	Low	\$	Planning + Engineering
Develop a performance tracking system to highlight the work performed and support future comprehensive plan updates with data.	Low	\$	Planning + Engineering
Support and foster the creation of a Justin Merchants Association to create a consortium on Justin Businesses, or partner with regional agencies to create a Justin specific division.	Moderate	\$\$	Local Businesses Metroport Chamber
Perform demographic updates every five (5) years to understand changes in the Justin community. Update those findings in the Imagine Justin Comprehensive Plan, as demographic update report attachments to the plan.	Low	\$	Planning NCTCOG Market Economist
Update Parks, Recreation and Open Space (PROS) Master Plan every five (5) years to ensure conformance with the Texas Parks and Wildlife Department requirements for grant funding.	Low	\$\$	Planning + Parks Dept Park Planner

SHORT-TERM STRATEGIES (0-5 YEARS)

Short-term strategies cover the next 5 years, but are not limited to just these strategies. Additional important and emergency tasks develop every day, so often these tasks take a side step to those endeavors.

Keeping in mind that gradual implementation of short-term strategies help to realize the long-term vision on a quicker pace. Having a City staff advocate in charge of implementing the comprehensive plan and other special projects will support continued implementation of these efforts.

Short-Term Strategies			
Strategy	Time Requirement	Cost	Partners
Create or update and adopt development regulations to align with the goals and outcomes of this Imagine Justin Comprehensive Plan.			
Zoning and Subdivision Code Update as needed after adoption	High	\$\$	Planning
Engineering Design Criteria Manual Update as needed	Medium	\$	Engineering TxDOT
Capital Improvement Plan Update annually	Medium	\$	All Departments
Parks, Recreation and Open Space Plan Update every five (5) years	Medium	\$	Planning Parks
Economic Development Plan Update every two (2) years	Low	\$	Economic Development Corporation
Coordinate and support the development of the Justin Heritage Foundation to preserve and program the historic sites of Justin.	Low	\$	Justin Heritage Foundation
Develop a brand and identity program that links all public facilities into a common brand, color scheme and material palette.	Medium	\$\$	All Departments EDC Brand Consultant

Short-Term Strategies, cont.

Strategy	Time Requirement	Cost	Partners
Initiate an Old Town Master Plan in coordination with the business community and adjacent neighborhoods to improve pedestrian connectivity to Old Town and link it to the new Town Square.	Medium	\$\$	Planning Engineering
Support TxDOT on the design of FM 407 by identifying programmed wayfinding and branding inclusion in the development. Identifying pedestrian improvements at intersections, permission for signage and banners, upgraded landscaping and special lighting.	Medium	\$\$\$	TxDOT NCTCOG Planning Engineering City Manager
Support TxDOT on the design of FM 1171 by identifying programmed wayfinding and branding inclusion in the development. Identifying pedestrian improvements at intersections, permission for signage and banners, upgraded landscaping and special lighting.	Medium	\$\$\$	TxDOT NCTCOG Planning Engineering City Manager
Work with developers to align their visions for master plans to adhere to the goals and outcomes of this Imagine Justin Comprehensive Plan.	Low	\$	Planning Engineering
Update park policies to align with the goals and outcomes of the Parks, Recreation, and Open Space Master Plan. This includes operation policy, budgeting and dedication and/or fee-in-lieu policies.	Low	\$	Planning Parks
Under the guidance of the brand and identity program, work with the Justin Merchants Association and/or regional partner to develop hire an activation specialist and calendar of events for the various gathering spaces. Include annual, quarterly, and monthly events, while allowing room for non-city special events to be programmed as well.	High	\$\$	Activation Specialist Merchants Association Metroport Chamber

MID-TERM STRATEGIES (5-10 YEARS)

Mid-term strategies build off the efforts in the short-term. These strategies allow for implementation of the more aggressive planning programs through fulfillment of construction of major infrastructure plans, implementing ideas and concepts, and improving on those short-term strategies

that were not completed. Ideally, with a five year update of the Imagine Justin Comprehensive Plan, these mid-term strategies will be folded into the short-term strategies and adjusted as needed.

Mid-Term Strategies			
Strategy	Time Requirement	Cost	Partners
Perform a five (5) year update to the Imagine Justin Comprehensive Plan and Parks, Recreation and Open Space Master Plan.	Medium	\$	Planning Engineering Parks
For any major alignment changes, update City development codes and manuals to reflect substantial changes to align with updated comprehensive plan.	Low	\$	Planning Engineering Parks
Continue to implement and install brand and identity program recommendations, specifically as it applies to parks and trails improvements.	Medium	\$\$	All Departments EDC Developers
Continue to implement and install improvements recommended in Old Town Master Plan or other special area plans performed in the previous five years.	Medium	\$\$	Planning Engineering Developers
Support TxDOT on the construction of FM 407 and FM 1171 according to the designed upgrades the City has coordinated and approved funding to implement.	Medium	\$\$\$	TxDOT NCTCOG Planning Engineering City Manager
Continue to work with developers to align their visions for master plans to adhere to the goals and outcomes of this Imagine Justin Comprehensive Plan.	Low	\$	Planning Engineering

LONG-TERM STRATEGIES (10+ YEARS)

Long-term strategies are the progressive continuation of the Imagine Justin Comprehensive Plan. With each update, the long-term strategies should be used to fill in the strategies for short-term and mid-term time frames. As direction changes, or as build-out of the City is realized, new long-

term strategies can be introduced to guide City staff, the community, partner agencies, or decision-makers. These long term strategies are the fulfillment of the three guiding principles of Culture, Community and Identity.

Long-Term Strategies			
Strategy	Time Requirement	Cost	Partners
Perform a five (5) year update to the Imagine Justin Comprehensive Plan and Parks, Recreation and Open Space Master Plan.	Medium	\$	Planning Engineering Parks
For any major alignment changes, update City development codes and manuals to reflect substantial changes to align with updated comprehensive plan.	Low	\$	Planning Engineering Parks
Evaluate the programming within the Activation strategy for public gathering spaces in the City. Support the creation of a department serving under the activation specialist at the City or partner agency for managing programming and events as a marketing division of the City.	Medium	\$\$	Planning Engineering Developers
Work with developers and TxDOT to continue improving the access and connectivity throughout the City, following the Mobility Plan and Active Transportation Plan	Medium	\$\$\$	TxDOT NCTCOG Planning Engineering City Manager
Continue to work with developers to align their visions for master plans to adhere to the goals and outcomes of this Imagine Justin Comprehensive Plan.	Low	\$	Planning Engineering

EXPERIENCE DISTRICT ZONING

DISTRICT NAME	LOW	LM	MED	MH	HIGH
LARGE LOT SINGLE FAMILY RESIDENTIAL (SF-LL)	●				
SINGLE FAMILY RESIDENTIAL (SF1-)	●	●	●		
SINGLE FAMILY RESIDENTIAL (SF1-A)		●	●	●	
SINGLE FAMILY RESIDENTIAL (SF2-)		●	●	●	
SINGLE FAMILY RESIDENTIAL; OLD TOWN (SF-OT)			●	●	
TWO FAMILY RESIDENTIAL (2F)			●	●	
MULTIFAMILY RESIDENTIAL (MF)				●	●
LOCAL RETAIL (LR)		●	●	●	
GENERAL BUSINESS (GB)			●	●	●
LIGHT INDUSTRIAL (LI)		●	●		
OLD TOWN OVERLAY (OT)				●	●
PLANNED DEVELOPMENT (PD)	●	●	●	●	●
MOBILE HOMES (MH)					●



IMAGINE JUSTIN

COMPREHENSIVE PLAN