



**JUSTIN**  
Economic Development  
Corporation

# NEWSLETTER

February 2017



## City of Justin Comprehensive Plan

The purpose of a comprehensive plan is to create a vision for the future by establishing long-range goals and objectives for all activities affecting local government. This allows communities to plan development in a way which protects valued resources and manages development. The city partnered with Dunaway Associates, who are well known for their avid work in urban planning and development, to facilitate the first Justin Comprehensive Plan. It is anticipated the comprehensive plan will address several major issues facing the city, such as community identity, managing new commercial and residential growth, revitalization of older neighborhoods and quality development along FM 156. Other topics included in the plan are redevelopment and enhancement of downtown, annexation and expansion of Justin’s city limits and long term community sustainability, continuing to preserve and enhance Justin’s high quality of life.

“ We envision a community for present and future generations that honors its unique Texas heritage, creates and maintains an attractive appearance, enjoys interconnected neighborhoods and shopping, and supports the needs of all ages. ”

The process and contract are divided into four major sections:



**Justin Today** – This first phase of the planning process is complete. Key tasks in this phase included: project coordination, scheduling, base data research, previous studies and reports reviewed, creation of Justin Tomorrow Committee and the preparation of an existing land use map.

**Justin Hopes** – The second phase of the project focuses on public input. An online community survey was prepared and the results were tabulated and reported. A Town Hall Community Visioning Workshop was held and the outcome was a consensus vision statement for Justin. A series of five individual stakeholder interviews were held and a group business owners meeting was held for input. The Justin Tomorrow Committee met at the Country Abbey to focus on major goals and prioritization. Karen Mitchell, President of Mitchell Planning Group, was instrumental in helping facilitate these public participation efforts.

**Justin Tomorrow** – A portion of the Justin Tomorrow work tasks were jump started prior to the other phases of the project. With the pending improvements to FM 156 and the tremendous opportunity available for parking and streetscape improvements to the Justin Old Town/Downtown area, several conceptual parking, sidewalk and streetscape plans were prepared to influence the final design for FM 156. These conceptual plans will be the basis for final construction plans and be the catalyst for expanding the enhanced streetscape beyond the FM 156 frontage into the adjoining street right-of-ways and adjacent commercial properties. Draft text and new base maps for the comprehensive plan are being prepared. With the input from the Justin Hopes phase of the process, the comprehensive plan document will be prepared.

**Justin Becoming** – This final phase of the Comprehensive Planning Process will focus on implementation strategies and prioritizing various projects and tasks.

## About Your EDC

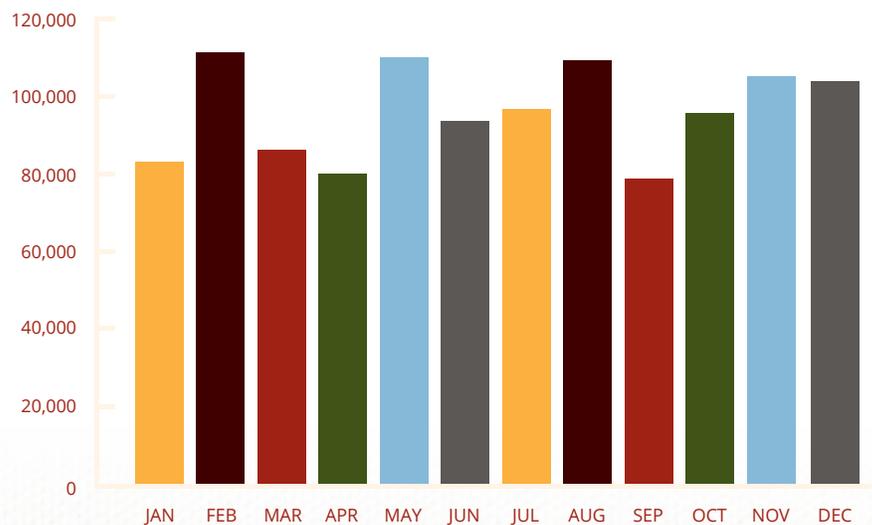
*The purpose of the Justin Economic Development Corporation (EDC), alongside the City of Justin, is to strengthen the local economy by reinvesting local sales tax dollars back into our community.*

The Justin EDC consists of two entities: the Economic Development Corporation (EDC Type A) and Community Development Corporation (CDC Type B). Both share responsibilities on various projects, however, each facilitate diverse economic programs. Each entity receives \$0.005 cent sales tax and is governed by statutes. These funds are overseen by the EDC/CDC Boards. The main projects funded by the Justin EDC promote development, either by expanding, recruiting or retaining businesses; while the Justin CDC works on development and aids in increasing the quality of life for our residents.

One of the projects underway is developing an information campaign for the expansion of FM 156. This campaign will disseminate information to local businesses and residents on the changes occurring with this TXDOT project. The expansion of FM 156 into a four-lane highway will give Justin an opportunity for future development. The EDC staff and boards are here to listen and support our local business in any way we can to ensure your business thrives in Justin!

## Sales Tax Revenue 2016

JAN	83,135.47
FEB	111,603.32
MAR	86,301.29
APR	80,019.35
MAY	110,238.45
JUN	93,781.82
JUL	96,704.57
AUG	109,548.37
SEP	78,827.15
OCT	95,887.21
NOV	105,400.40
DEC	104,571.12



### JOE'S ITALIAN RESTAURANT IS UNDER NEW MANAGEMENT!

*The Restaurant has been newly remodeled and the menu has been updated. Great service, great food!*

**Location** 950 Highway 156, Suite 14, Justin, TX

**Phone** (940) 648-1222

## EDC Staff and Contact Information

### EDC- Type A

David Wilson  
Jeri Beckham  
Todd Siedell  
Charlotte Moore

### CDC- Type B

Mike Russ  
Elizabeth Johnson  
Bonnie Washburn  
Bonnie Knowles  
Mike Holyfield  
Johanna Belwood

Shani Ihnfeldt  
Executive Director  
**940-648-3800**

## Business of the Half

*Cultivate Agency is growing ideas right here in Justin, Texas.*

Cultivate Agency is an agency grown from the ground up to provide any marketing, communications and creative needs their clients may have. Rooted in agriculture, Cultivate's branches spread wide to a large variety of industries.

Started by Anne Kimmey in 2010, Cultivate has provided marketing and communication solutions for companies and organizations of all sizes, such as the State Fair of Texas, Texas Beef Council, Rabbit Hole Brewing, AgWorkers Insurance, Anytime Fitness, Dairy MAX, Justin Discount Boots, the Krum Education Foundation and AccessBank Texas, just to name a few.

"Since our company is engrained in agriculture, we value hard work," said Kimmey. "We all know how to roll up our sleeves and dig in. We also believe if you're not having fun, you're doing it wrong."



“...we are all from small towns and have strong family values. *Justin feels like home for all of us.*”



Cultivate Agency is located at 117 E 7<sup>th</sup> St, Justin, TX

### *Why Justin?*

"Justin's small town atmosphere was a perfect fit for the company. My employees, as well as myself, are all from small towns and have strong family values. Justin feels like home for all of us." —Anne Kimmey

To learn more about Cultivate Agency, visit [cultivateagency.com](http://cultivateagency.com)

## Welcome New Businesses to Justin



### ANYTIME FITNESS

*For information on memberships, visit during staffed hours or call for an appointment today!*

**Location** 217 Hwy 156 N Justin, TX 76247

**Phone** (940) 648-1099

**Staffed Hours** M-F 10am-7pm and Saturday from 10am-2pm

**Website** AnytimeFitness.com

**Social Media** facebook.com/anytimefitnessjustintx/



### JUSTIN PACKAGING COMPANY

*Family owned and operated packaging store, specializing in moving, storage, shipping and gift packaging.*

**Location** 203 Hwy 156 N Justin, TX

**Phone** (940) 648-0804

**Hours** M-F 9am-5pm

**Website** JustinPackaging.com

**Social Media** facebook.com/justinpackaging/

## New Development Coming to Justin

*Everything a hometown should be.*

**Timberbrook** This is the largest planned development in Justin. The 560 acre development will be home to 1,550 single-family homes. The development is north of 12th Street, south of Oliver Creek and west of FM 156. The development will include land for a new school, two amenity centers, public safety facility and extensive hiking and biking trails. The first homes will be built by summer of 2018. The builder will be Bloomfield homes.

**The Reserve I** This development will contain seven single-family lots located at the west entrance on the southwest corner of FM 407 and Meadowview Drive. The developer of this phase is Rockwater.

**Legacy Ranch** This 64.531 acre development is located south of John Wiley Road and east of Boss Range Road. This development will contain 76 single-family half-acre lots. The average home price is \$350,000.



**Bishop Gardens** Now open. This 72 unit development is located on a 10 acre site at FM 156 and Hardeman Blvd. The site is adjacent to historic Bishop Park.

**Reatta Ridge Planned Development (Village at Reatta Ridge)** This multi family/commercial development is located on a 20.61 acre site at the north side of John Wiley Road, west of FM 156 and east of the Reatta Ridge Neighborhood Park. This development is comprised of 300 units with minimum floor area being 700 sq. ft. for one bedroom units, 900 sq. ft. for two bedroom units, and 1,100 sq. ft. for three bedroom units. This planned development includes commercial development along John Wiley Road frontage.

**Hardeman Phase IV, V and VI** These developments are currently in their construction phases on 38 acres just north of Justin Elementary, south of FM 407, east of Boss Range Road and west of Ovaletta. This development features 208 new home sites and the builder is Impression Homes.



## Metroport Chamber of Commerce Seven Communities Strong

The Northwest Metroport Chamber brings together seven communities, each with their own unique stamp on life.

Located northwest of the thriving Dallas/Fort Worth Metroplex, the Northwest Metroport region is an excellent area to live, work and play. Surrounded by Dallas, Denton and Fort Worth, this region is comprised of the communities of Argyle, Haslet, Justin, Northlake, Roanoke, Trophy Club and Westlake. Combined, these communities offer the best of suburban living with proximity to work and a multitude of recreational activities nearby.

Maintaining a small town atmosphere is no easy task for these seven communities with Fortune 500 companies located within them; nevertheless, they have managed to keep the small town feel. Argyle, Haslet, Justin, Northlake, Roanoke, Trophy Club and Westlake are very distinct communities. However, as a coalition, they are represented by the chamber as a large region with a louder voice regarding economic development and transportation issues.

The chamber hosts a wide variety of events for networking, learning, growing your business and enhancing the Justin community. Stop by the Justin Economic Development office or visit the chamber's website at [nwmetroportchamber.org](http://nwmetroportchamber.org) for more information.

## Business Retention Program

*The Justin Economic Development Corporation will be initiating a Business Retention and Expansion Program to support the success and growth of the existing businesses.*

An on-site visitation program is underway and Justin businesses are invited and encouraged to participate. Our goal is to learn more about our businesses, develop working relationships and assist in connecting existing businesses with the right information, resources and programs in ways that will improve the business climate. Through these on-site visits, our goal is to achieve the following objectives:

**Learn more** about each individual operation and share information about the Justin EDC & CDC services

**Gain more comprehensive knowledge** about the types of businesses operating in Justin

**Express our appreciation** to Justin businesses and share in the celebration of current successes and achievements

**Identify business concerns** related to economic development and facilitate dialogue with the appropriate entities to address issues

**Act as a liaison**, advocate and point of contact for Justin's business community

**Identify opportunities** to work with businesses to attract customers in Justin

**Establish and maintain a more consistent and reliable channel of communication** between local businesses and the Justin EDC & CDC, and other community partners

The Justin Economic Development staff will listen to your concerns and help wherever possible. Our goal is to be a key partner with you as your company continues to thrive and grow in Justin.

We will contact businesses on an annual basis. However, if you haven't heard from us and would like to schedule an on-site visit from the Justin Economic Development Corporation, please contact (940) 648-3800 to arrange a time that is convenient for you.

## Property Enhancement Grant

Chapter 380 of the Local Government Code authorizes the City of Justin to offer incentives designed to promote economic development in the city. This program reimburses commercial property owners or business operators for enhancements made to the property. The program goals are to:

- 1) Enhance the commercial viability and sustainability of commercial properties in the city
- 2) Improve the physical appearance of businesses and visibly enhance the city's commercial corridors
- 3) Increase the marketability and occupancy rate of commercial buildings hindered by an outdated appearance

4) Increase the safety of a commercial area and stimulate more public interaction

5) Provide incentives in areas and to businesses most likely to stimulate similar enhancements by other private entities.

The program is funded on a first-come-first serve basis with 50% matching grant funds up to \$5,000. Types of property enhancements include: Façade (window, paint, awnings), landscape, signage, parking and driveways and amenities (benches, umbrellas, window boxes, gazebos.)

Businesses that received a property enhancement grant through the Type B

Community Development Corporation include: Mom's Café, Henderson Oil & Propane, H&R Block, Major League Realty, Mule Barn Sports Bar and Grill, Classy Cactus, Ace Hardware, Rabbit Hole Brewery and Justin Family Chiropractic and Physical Therapy.

Contact the EDC Office at 940-648-3800 for more information and eligibility requirements.





**JUSTIN**  
Economic Development  
Corporation

117 W. 4th  
Justin, Texas 76247

**156**

**OPEN FOR BUSINESS**

**STAY INFORMED - TEXT 156 TO 38470 FOR UPDATES**

To be added to the email list for the updates for the City of Justin, visit the city's website at **[www.cityofjustin.com](http://www.cityofjustin.com)**.

The project covers 4.2 miles of Highway 156 from North of SH 114 to 12th street in Justin. The project will widen FM 156 from a two-lane rural highway to a four-lane divided urban cross section highway with additional parking for the downtown area. Construction will start in early 2017 with an expected completion within 30 months. FM 156 is a busy highway with an average traffic count of 12,700 vehicles per day, and incoming development is only expected to increase the traffic count more.

To keep traffic moving, the city has been working closely with the Texas Department of Transportation and other entities to ensure that traffic flow remains steady, access is maintained to restaurants and businesses at all times and communication on any detours is timely.

The 156 website will serve as the main communication hub for all construction changes during the expansion. The City of Justin will be using an email blast as a form of communication. Please ensure you have signed up to receive notices. In addition, Justin Economic Development Corporation will be starting a 156 committee for business owners to be directly involved with the FM 156 project.

**156UPDATE.COM**