

Tomas Mendoza, Councilmember
John Mounce, Councilmember
Chrissa Hartle, Councilmember



James Clark, Mayor Pro Tem
Jim Tate, Councilmember

Elizabeth Woodall, Mayor

**CITY OF JUSTIN
CITY COUNCIL AGENDA
TUESDAY, APRIL 26, 2022
415 N. COLLEGE AVE.
6:00 P.M.**

CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

Texas Flag: *“Honor the Texas Flag; I pledge allegiance to
thee, Texas, one state, under God, one and indivisible”*

BUSINESS INTRODUCTION

❖ Major League Realty - Cathy Green

IMPORTANT DATES

- May 3, 2022 Parks and Recreation Advisory Board Meeting
- May 10, 2022 City Council Meeting
- May 17, 2022 Planning and Zoning Commission Meeting
- May 19, 2022 Justin Economic Development and Community Development Meeting
- May 27, 2022 Justin Community Library summer reading kick off event
- May 31, 2022 City Council Meeting

STAFF/BOARD UPDATE

- Quarterly Investment Report
- Gaston House Committee

WORKSHOP SESSION

1. Discuss Comprehensive plan.
2. Discuss Old Town drainage project and next steps.

3. Discuss Solicitors Permit regulations.
4. Discuss roles and responsibilities of City Council.
5. Discussion regarding Reatta Ridge pedestrian bridge construction.
6. Discuss regular session agenda items.

CONVENE INTO REGULAR SESSION- Immediately Following Workshop Session

PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the mayor may impose a three-minute limitation on any person addressing the Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

PUBLIC HEARING

7. **PUBLIC HEARING:** Conduct a public hearing to amend the existing Planned-Development (PD-GB) for Justin Self-Storage located approximately 100 feet west from the intersection of FM 156 and Hardeman Boulevard, legally described as A0207A F.B. BORDEN, TR 8G (PT), 2.725 ACRES addressed as 103 Hardeman Boulevard.
 - a. Open public hearing
 - b. Close public hearing
 - c. Consider and take appropriate action

POSSIBLE ACTION ITEMS

8. Consider and take appropriate action regarding Ordinance 722-22 amending Chapter 48-Utilities of the City of Justin Code of Ordinances limiting extension of water and sanitary sewer service to property in the Justin corporate limits.
9. Consider and take appropriate action regarding possible appointments to the Justin Economic Development Corporation and the Justin Community Development Corporation.

CONSENT

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration

10. Consider and take appropriate action approving City Council meeting minutes dated April 12, 2022.

EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

- Under Section 551.071, to conduct private consultation with the City Attorney regarding:
 - Oliver Creek Ranch MUD
 - Justin Crossing Development
- Under Section 551.087, Deliberation regarding economic development negotiations:
 - Chapter 380 Agreement with OES
- Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
 - City Manager, Chuck Ewings

Convene into executive session

Adjourn into open meeting.

11. Discuss, consider, and act on items discussed in Executive Session.

FUTURE AGENDA ITEMS

ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 22nd day of April, 2022 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Brittany Andrews

Brittany Andrews, City Secretary

City Council Meeting

April 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item #1 (Workshop)

Title: Discuss Comprehensive Plan.

Department: Administration

Contact: City Manager, Chuck Ewings

Recommendation: Discussion item.

Background:

This item is on the agenda at the request of Mayor Pro Tem Clark.

Due to staff changes with the selected consultant, Pacheco Koch, their firm is recommending a consultant that can take over the project. They will make a presentation to city council during this workshop.

If council prefers to re-advertise the request for qualifications, staff will be happy to do so.

City Attorney Review: N/A

Attachments: None

City Council Meeting

April 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item #2 (Workshop)

Title: Discuss Old Town drainage project and next steps.

Department: Administration

Contact: City Manager, Chuck Ewings

Recommendation: Discussion item.

Background:

This item is on the agenda at the request of Mayor Pro Tem Clark.

A drainage study was conducted recommending drainage improvements to 3rd, 1st, 4th, 5th, and 7th Streets. The study did not prioritize the improvements and the analysis was not detailed enough to do so. Currently, staff is monitoring for complaints rather than recommending funding a detailed study that would likely be very costly.

City Attorney Review: N/A

Attachments: Drainage Study

Mr. Christopher Cha
City of Justin
 415 N. College Avenue
 Justin, Texas 76247

Re: **CITY OF JUSTIN – OLD TOWN DRAINAGE STUDY**
Justin, Texas

Dear Mr. Cha,

This letter summarizes the findings and conclusions of the drainage study performed for the major streets in the City of Justin Old Town district. The purpose of this study is to analyze existing conditions runoff quantities and propose drainage improvements to help attenuate these flows. The objective of this report is to determine potential improvements to increase drainage capacity in the Old Town area. The existing conditions Drainage Area Map, discharge tables, and hydraulic data are included in the attached Appendix.

Project Location

The study area is bound to the east by FM 156, to the west by Leuty Avenue, to the north by 8th Street, and to the south by 1st Street. The project location is shown in Figure 1.



Figure 1: Project Location Map (Aerial imagery from Bing Maps 2019)

Methodology

PK performed both hydrologic and hydraulic analyses for the Old Town drainage study. For the hydrologic analysis, drainage basins were delineated for the study area that outfall to the existing storm drain system along the southbound lanes of Farm to Market Road 156. These basins vary in size, ranging from less than 1 acre to 30 acres. The Drainage Area Map is included as Exhibit A. Flows were calculated using the Rational Method and are tabulated in the attached Appendix. Please note that the 3rd Street drainage basins included in this study have been analyzed and submitted to the City as a separate design package.

After calculating the discharge draining to each design point, a hydraulic model was assembled using Bentley Flowmaster V8i to analyze the capacity of the drainage ditches adjacent to the streets. Cross sections were modeled for each roadside drainage ditch west of Sealy Avenue and capacities were calculated using Manning's Equation. The cross sections used in the analysis have been included in the Appendix. Table 1 summarizes the results of the hydraulic analysis.

Old Town Justin Existing Conditions Hydraulic Results			
BASIN	25-YR Discharge (cfs)	Ditch Capacity (cfs)	Passing Storm Event
DA 1	42.1	8.6	<1-YR
DA 2	7.4	9.1	100-YR
DA 3*	74.2	6.9	<1-YR
DA 4A	48.0	10.5	<1-YR
DA 4B	21.9	10.6	<1-YR
DA 5	54.1	16.0	<1-YR
DA 6	46.2	5.2	<1-YR
DA 7	90.1	15.6	<1-YR
DA 8	48.0	28.9	2-YR

*A cumulative system capacity analysis is included in the 3rd Street Design Package

Table 1: Old Town Justin Existing Conditions Hydraulic Results

Hydraulic analysis results indicate that the existing drainage ditch systems have less than a one-year capacity and do not effectively convey flow from the City's Old Town streets to the outfalls at FM 156. Potential drainage improvements may include widening/re-grading drainage ditches and improving street culverts to increase the capacity and storage of the system upstream of FM 156. Specifically, expanding drainage ditches to include a 2-foot bottom width and maximum 4:1 side slopes would improve the overall capacity of the ditches to approximately the 10-year storm event. In addition, drop inlets at the intersection of Sealy Avenue would improve conveyance to FM 156 and reduce flooding issues between Sealy Avenue and FM 156.

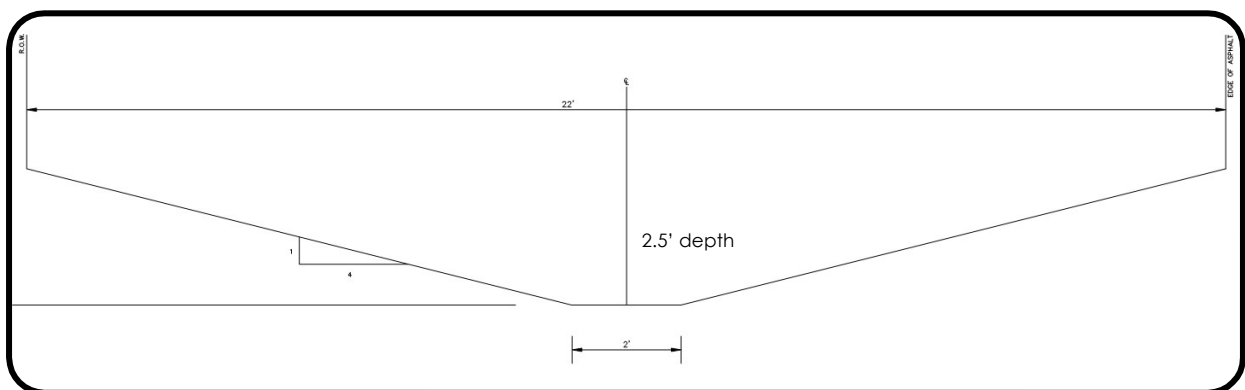


Figure 2: Proposed Ditch Typical Cross-Section

**Conclusions & Recommendations**

Regrading and improving roadside ditches can improve drainage capacity from <1-year to approximately 10-year capacity. Drainage improvements are currently being designed for 3rd Street. Additional drainage improvements for 1st, 4th, 5th, and 7th Streets are recommended and may be phased to meet available City funding.

If you have any questions or comments on the drainage analysis or proposed improvements please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek C. Sellers", written in a cursive style.

Derek C. Sellers, P.E., CFM

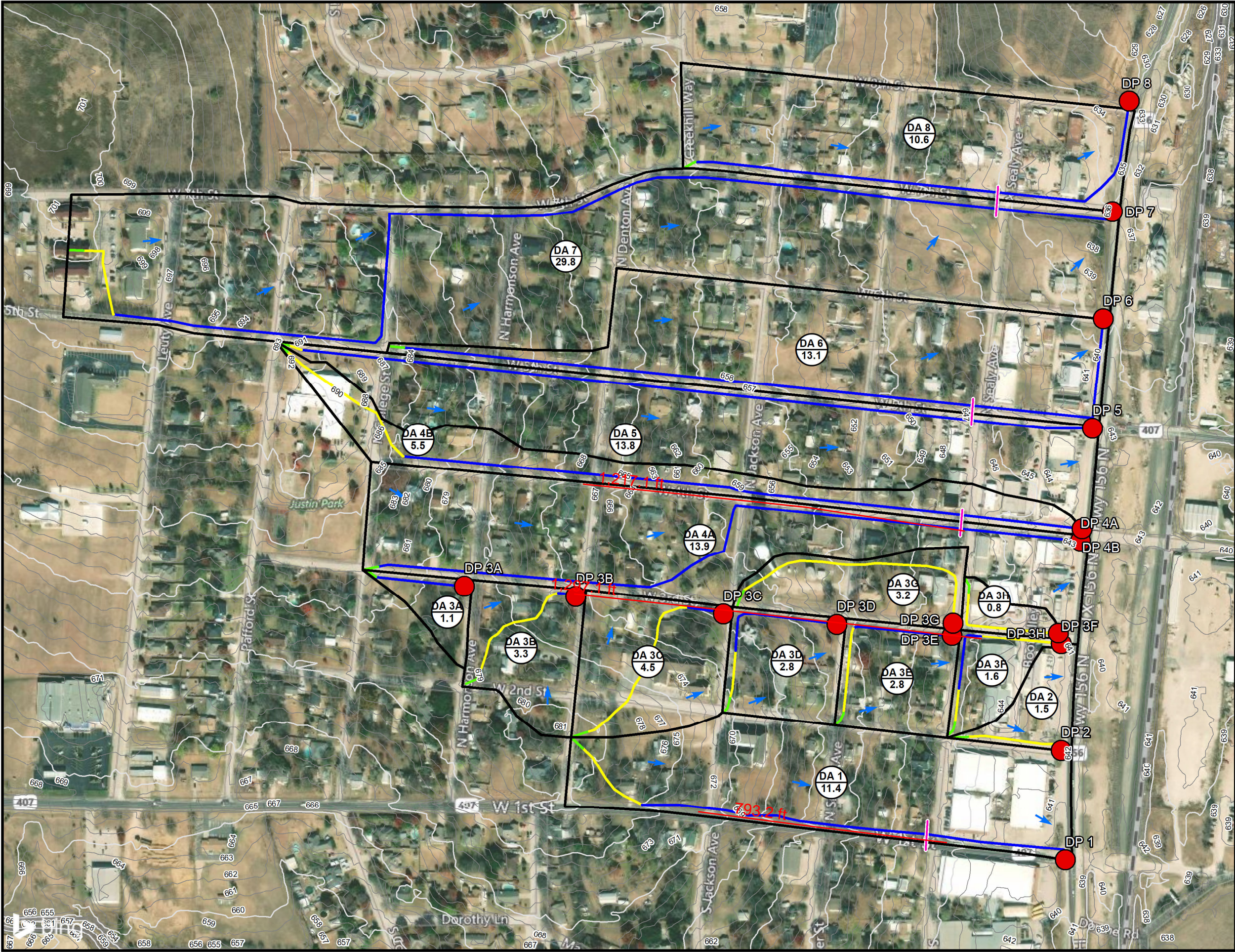


EXHIBIT A: DRAINAGE AREA MAP

CITY OF JUSTIN
OLD TOWN DRAINAGE
STUDY
JUSTIN, TEXAS

KEY TO FEATURES

- BASIN ID
AREA (ACRES)
- FLOW DIRECTION
- DESIGN POINTS
- HYDRAULIC CROSS-SECTIONS
- DRAINAGE AREA
- FLOW TYPE**
 - OVERLAND
 - SHALLOW
 - CHANNEL

NAD 1983
North Central TX
Zone FIPS 4202



0 300
Feet
1 inch = 300 feet

VICINITY MAP

N.T.S.



October 20, 2020



Coordinate System: NAD_1983_StatePlane_Texas_North_Central_FIPS_4202_Feet, Vertical Datum: NADV83

Path: T:\MAP1\City of Justin\EXISTING UPDA TED 10-5\maps\EXISTING DA MAP.mxd

TX REG. SURVEYING FIRM LS-10193824

TX REG. ENGINEERING FIRM F-14439

EXISTING CONDITIONS RATIONAL METHOD CALCULATIONS

1-Year					
BASIN	Tc	C	i (1-yr)	A	Q (1-yr)
DA 1	20.8	0.7	2.7	11.4	21.1
DA 2	15.0	0.8	3.3	1.5	3.8
DA 3A	15.0	0.7	3.3	1.1	2.6
DA 3B	15.0	0.7	3.3	3.3	7.8
DA 3C	15.0	0.7	3.3	4.5	10.6
DA 3D	15.0	0.7	3.3	2.8	6.8
DA 3E	15.0	0.7	3.3	2.8	6.6
DA 3F	15.0	0.8	3.3	1.6	4.1
DA 3G	15.0	0.8	3.3	3.2	8.1
DA 3H	15.0	0.8	3.3	0.8	2.2
DA 4A	26.5	0.7	2.4	13.9	23.5
DA 4B	23.9	0.8	2.5	5.5	10.9
DA 5	18.6	0.7	2.9	13.8	27.4
DA 6	23.8	0.7	2.5	13.1	22.9
DA 7	28.3	0.6	2.3	29.8	43.9
DA 8	17.9	0.8	3.0	10.6	24.4

10-Year					
BASIN	Tc	C	i (10-yr)	A	Q (10-yr)
DA 1	20.8	0.7	4.7	11.4	36.0
DA 2	15.0	0.8	5.5	1.5	6.3
DA 3A	15.0	0.7	5.5	1.1	4.2
DA 3B	15.0	0.7	5.5	3.3	13.0
DA 3C	15.0	0.7	5.5	4.5	17.6
DA 3D	15.0	0.7	5.5	2.8	11.3
DA 3E	15.0	0.7	5.5	2.8	10.9
DA 3F	15.0	0.8	5.5	1.6	6.8
DA 3G	15.0	0.8	5.5	3.2	13.5
DA 3H	15.0	0.8	5.5	0.8	3.7
DA 4A	26.5	0.7	4.1	13.9	40.9
DA 4B	23.9	0.8	4.4	5.5	18.7
DA 5	18.6	0.7	5.0	13.8	46.3
DA 6	23.8	0.7	4.4	13.1	39.4
DA 7	28.3	0.6	4.0	29.8	76.8
DA 8	17.9	0.8	5.1	10.6	41.1

100-Year					
BASIN	Tc	C	i (100-yr)	A	Q (100-yr)
DA 1	20.8	0.7	6.8	11.4	52.3
DA 2	15.0	0.8	7.9	1.5	9.1
DA 3A	15.0	0.7	7.9	1.1	6.1
DA 3B	15.0	0.7	7.9	3.3	18.7
DA 3C	15.0	0.7	7.9	4.5	25.4
DA 3D	15.0	0.7	7.9	2.8	16.3
DA 3E	15.0	0.7	7.9	2.8	15.7
DA 3F	15.0	0.8	7.9	1.6	9.8
DA 3G	15.0	0.8	7.9	3.2	19.4
DA 3H	15.0	0.8	7.9	0.8	5.3
DA 4A	26.5	0.7	6.0	13.9	60.0
DA 4B	23.9	0.8	6.4	5.5	27.4
DA 5	18.6	0.7	7.2	13.8	67.1
DA 6	23.8	0.7	6.4	13.1	57.6
DA 7	28.3	0.6	5.8	29.8	112.9
DA 8	17.9	0.8	7.3	10.6	59.6

2-Year					
BASIN	Tc	C	i (2-yr)	A	Q (2-yr)
DA 1	20.8	0.7	3.3	11.4	25.1
DA 2	15.0	0.8	3.9	1.5	4.5
DA 3A	15.0	0.7	3.9	1.1	3.0
DA 3B	15.0	0.7	3.9	3.3	9.2
DA 3C	15.0	0.7	3.9	4.5	12.5
DA 3D	15.0	0.7	3.9	2.8	8.0
DA 3E	15.0	0.7	3.9	2.8	7.7
DA 3F	15.0	0.8	3.9	1.6	4.9
DA 3G	15.0	0.8	3.9	3.2	9.6
DA 3H	15.0	0.8	3.9	0.8	2.6
DA 4A	26.5	0.7	2.8	13.9	28.2
DA 4B	23.9	0.8	3.0	5.5	13.0
DA 5	18.6	0.7	3.5	13.8	32.5
DA 6	23.8	0.7	3.0	13.1	27.3
DA 7	28.3	0.6	2.7	29.8	52.8
DA 8	17.9	0.8	3.6	10.6	28.9

25-Year					
BASIN	Tc	C	i (25-yr)	A	Q (25-yr)
DA 1	20.8	0.7	5.5	11.4	42.1
DA 2	15.0	0.8	6.4	1.5	7.4
DA 3A	15.0	0.7	6.4	1.1	5.0
DA 3B	15.0	0.7	6.4	3.3	15.2
DA 3C	15.0	0.7	6.4	4.5	20.5
DA 3D	15.0	0.7	6.4	2.8	13.2
DA 3E	15.0	0.7	6.4	2.8	12.7
DA 3F	15.0	0.8	6.4	1.6	8.0
DA 3G	15.0	0.8	6.4	3.2	15.7
DA 3H	15.0	0.8	6.4	0.8	4.3
DA 4A	26.5	0.7	4.8	13.9	48.0
DA 4B	23.9	0.8	5.1	5.5	21.9
DA 5	18.6	0.7	5.8	13.8	54.1
DA 6	23.8	0.7	5.1	13.1	46.2
DA 7	28.3	0.6	4.7	29.8	90.1
DA 8	17.9	0.8	5.9	10.6	48.0

	E	B	D
1-YR	0.82089	43.381	8
2-YR	0.80553	50.455	9
5-YR	0.79891	65.467	11
10-YR	0.78388	70.683	11
25-YR	0.76912	78.538	11
50-YR	0.76817	89.853	12
100-YR	0.7566	95.776	12

5-Year					
BASIN	Tc	C	i (5-yr)	A	Q (5-yr)
DA 1	20.8	0.7	4.1	11.4	31.6
DA 2	15.0	0.8	4.8	1.5	5.6
DA 3A	15.0	0.7	4.8	1.1	3.7
DA 3B	15.0	0.7	4.8	3.3	11.5
DA 3C	15.0	0.7	4.8	4.5	15.5
DA 3D	15.0	0.7	4.8	2.8	10.0
DA 3E	15.0	0.7	4.8	2.8	9.6
DA 3F	15.0	0.8	4.8	1.6	6.0
DA 3G	15.0	0.8	4.8	3.2	11.9
DA 3H	15.0	0.8	4.8	0.8	3.2
DA 4A	26.5	0.7	3.6	13.9	35.9
DA 4B	23.9	0.8	3.8	5.5	16.4
DA 5	18.6	0.7	4.4	13.8	40.8
DA 6	23.8	0.7	3.8	13.1	34.6
DA 7	28.3	0.6	3.5	29.8	67.3
DA 8	17.9	0.8	4.5	10.6	36.2

50-Year					
BASIN	Tc	C	i (50-yr)	A	Q (50-yr)
DA 1	20.8	0.7	6.2	11.4	47.2
DA 2	15.0	0.8	7.1	1.5	8.2
DA 3A	15.0	0.7	7.1	1.1	5.5
DA 3B	15.0	0.7	7.1	3.3	16.9
DA 3C	15.0	0.7	7.1	4.5	22.9
DA 3D	15.0	0.7	7.1	2.8	14.7
DA 3E	15.0	0.7	7.1	2.8	14.2
DA 3F	15.0	0.8	7.1	1.6	8.9
DA 3G	15.0	0.8	7.1	3.2	17.5
DA 3H	15.0	0.8	7.1	0.8	4.8
DA 4A	26.5	0.7	5.4	13.9	54.0
DA 4B	23.9	0.8	5.7	5.5	24.6
DA 5	18.6	0.7	6.5	13.8	60.5
DA 6	23.8	0.7	5.8	13.1	51.9
DA 7	28.3	0.6	5.3	29.8	101.5
DA 8	17.9	0.8	6.6	10.6	53.7

Progressive Q							
BASIN	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
DA 1	21.1	25.1	31.6	36.0	42.1	47.2	52.3
DA 2	3.8	4.5	5.6	6.3	7.4	8.2	9.1
DA 4A	23.5	28.2	35.9	40.9	48.0	54.0	60.0
DA 4B	10.9	13.0	16.4	18.7	21.9	24.6	27.4
DA 5	27.4	32.5	40.8	46.3	54.1	60.5	67.1
DA 6	22.9	27.3	34.6	39.4	46.2	51.9	57.6
DA 7	43.9	52.8	67.3	76.8	90.1	101.5	112.9
DA 8	24.4	28.9	36.2	41.1	48.0	53.7	59.6
South 3rd Street							
DA 3A	1.1	3.0	3.7	4.2	5.0	5.5	6.1
DA 3B	8.9	12.2	15.2	17.2	20.1	22.4	24.8
DA 3C	19.5	24.7	30.7	34.9	40.6	45.3	50.2
DA 3D	26.3	32.8	40.7	46.2	53.8	60.0	66.4
DA 3E	32.9	40.5	50.3	57.1	66.6	74.2	82.2
DA 3F	37.0	45.4	56.4	63.9	74.5	83.1	92.0
North 3rd Street							
DA 3G	8.1	9.6	11.9	13.5	15.7	17.5	19.4
DA 3H	10.3	12.2	15.1	17.2	20.0	22.3	24.7

Cross Section for EX North 1st Street (DP 1)

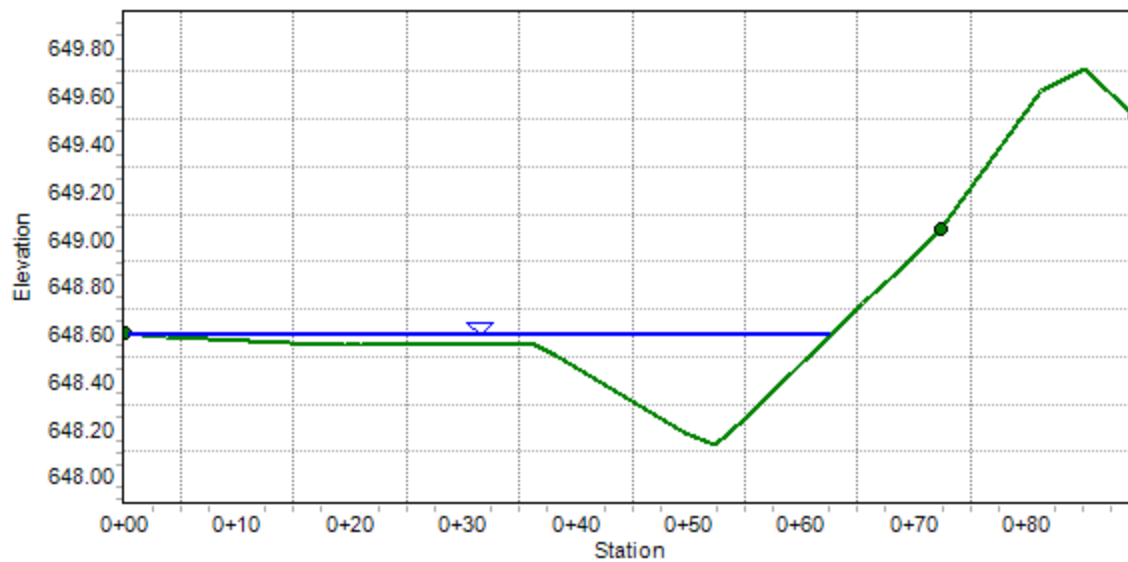
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.01040	ft/ft
Normal Depth	0.47	ft
Discharge	8.60	ft ³ /s

Cross Section Image



Cross Section for EX South 3rd Street (DP 3F)

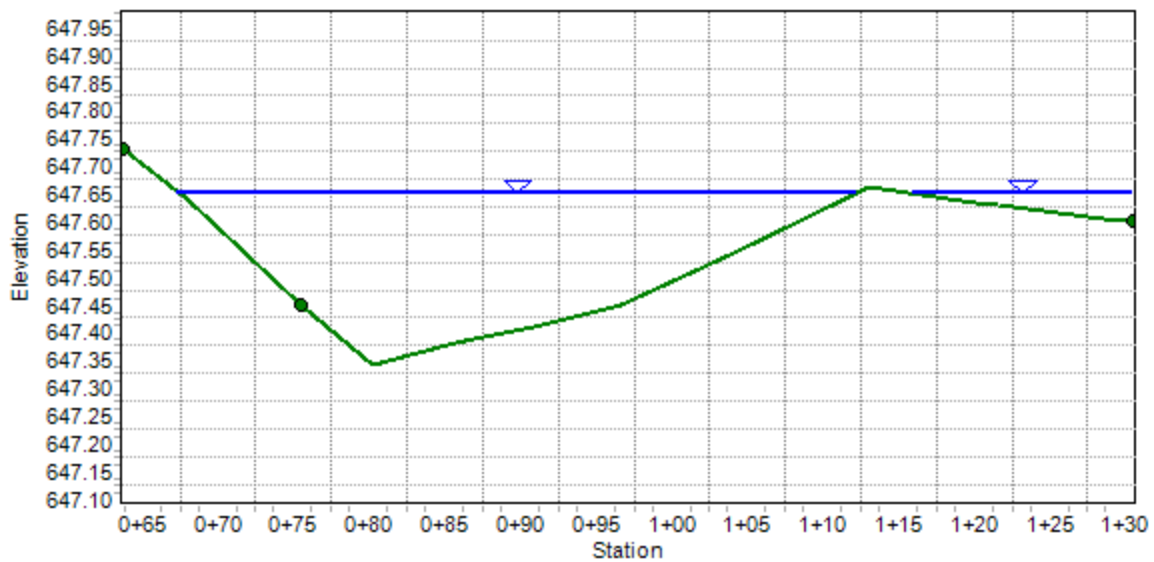
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00500	ft/ft
Normal Depth	0.31	ft
Discharge	6.90	ft ³ /s

Cross Section Image



Cross Section for EX South 4th Street (DP 4A)

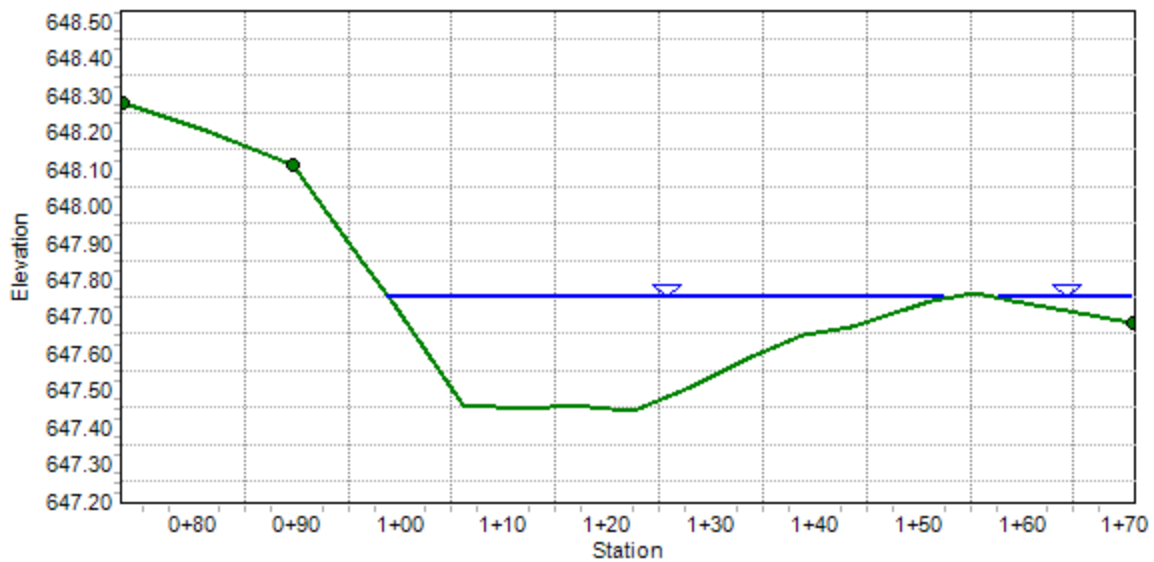
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00660	ft/ft
Normal Depth	0.31	ft
Discharge	10.50	ft ³ /s

Cross Section Image



Cross Section for EX North 4th Street (DP 4B)

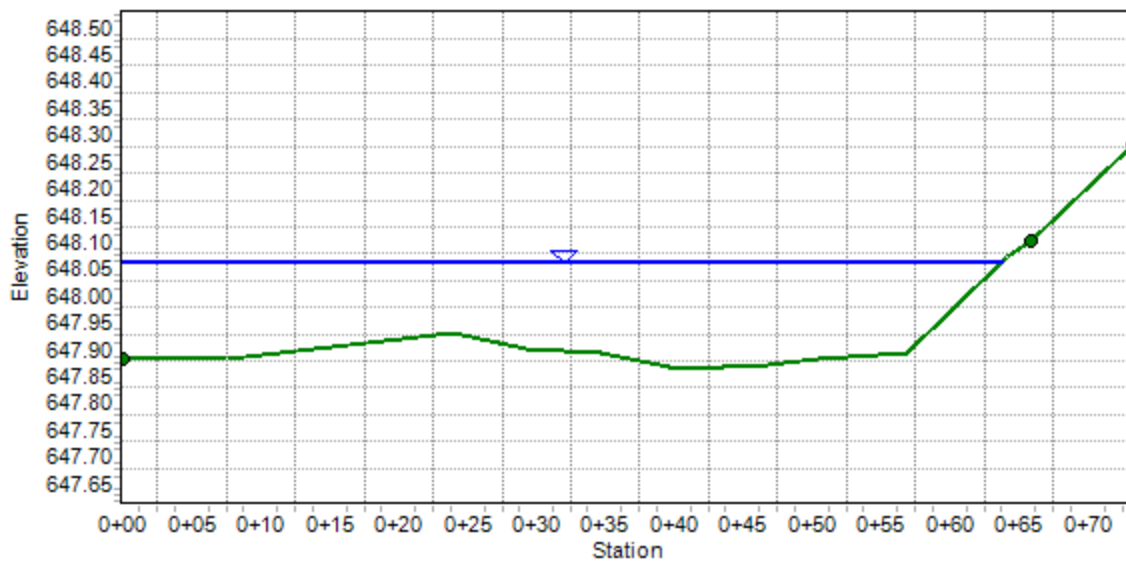
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00650	ft/ft
Normal Depth	0.21	ft
Discharge	10.60	ft ³ /s

Cross Section Image



Cross Section for EX South 5th Street (DP 5)

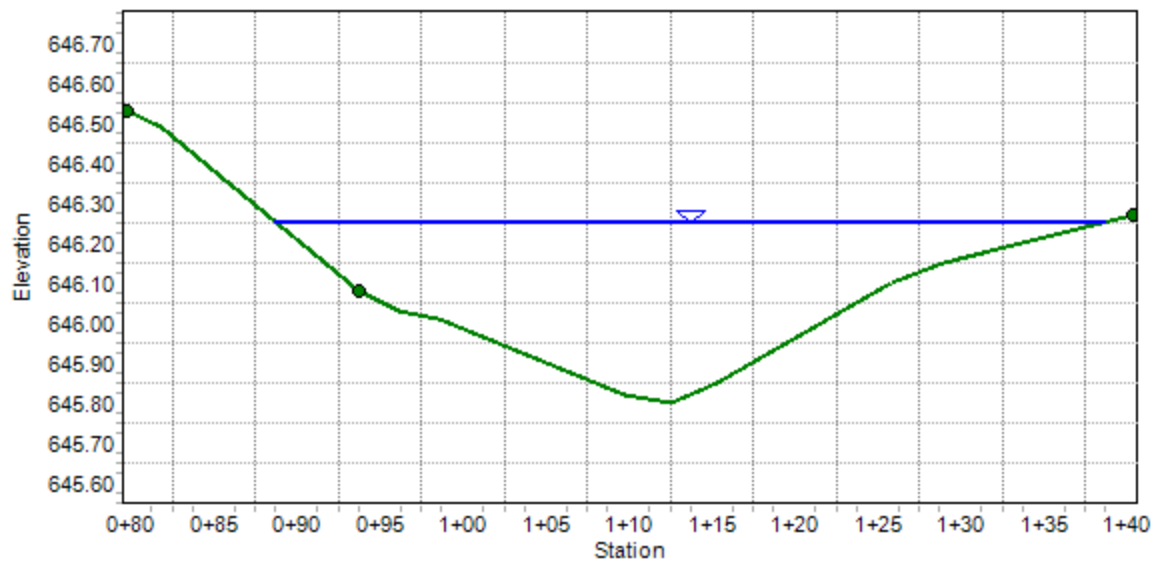
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00720	ft/ft
Normal Depth	0.45	ft
Discharge	16.00	ft ³ /s

Cross Section Image



Cross Section for EX North 5th Street (DP 6)

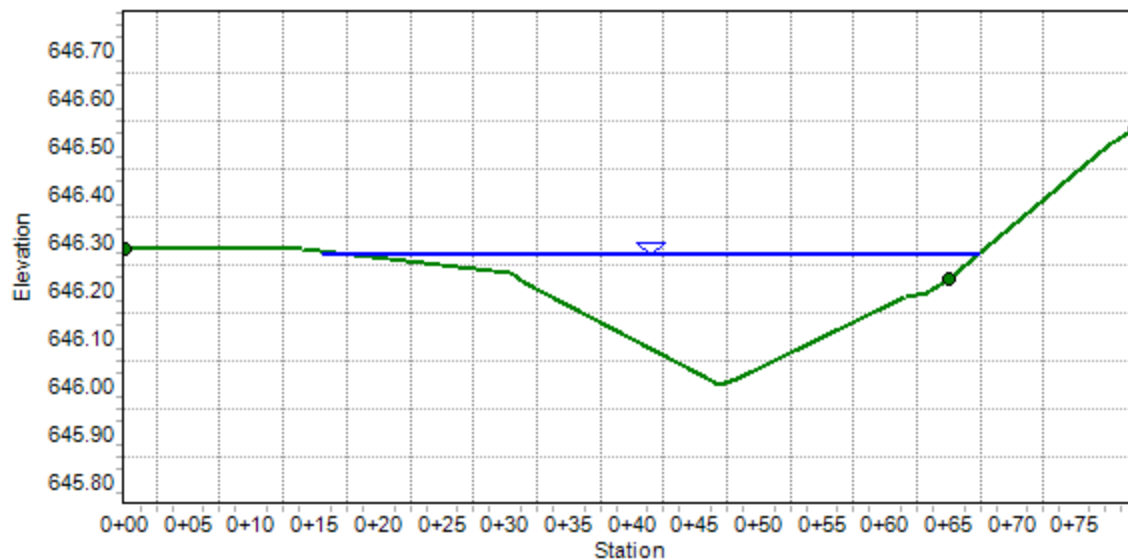
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00740	ft/ft
Normal Depth	0.27	ft
Discharge	5.20	ft ³ /s

Cross Section Image



Cross Section for EX South 7th Street (DP 7)

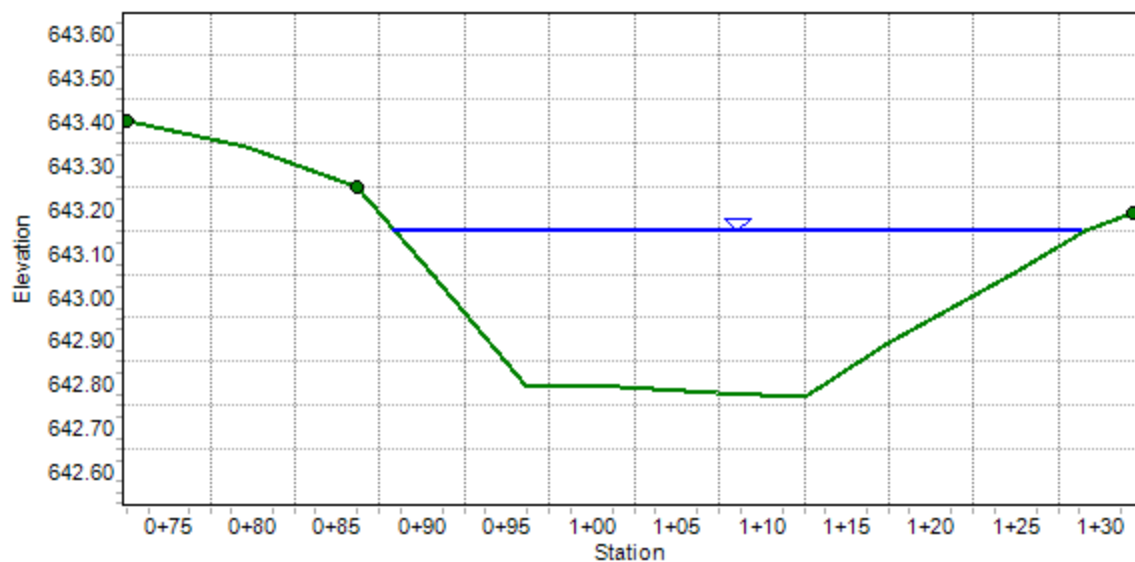
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00750	ft/ft
Normal Depth	0.38	ft
Discharge	15.60	ft ³ /s

Cross Section Image



Cross Section for EX North 7th Street (DP 8)

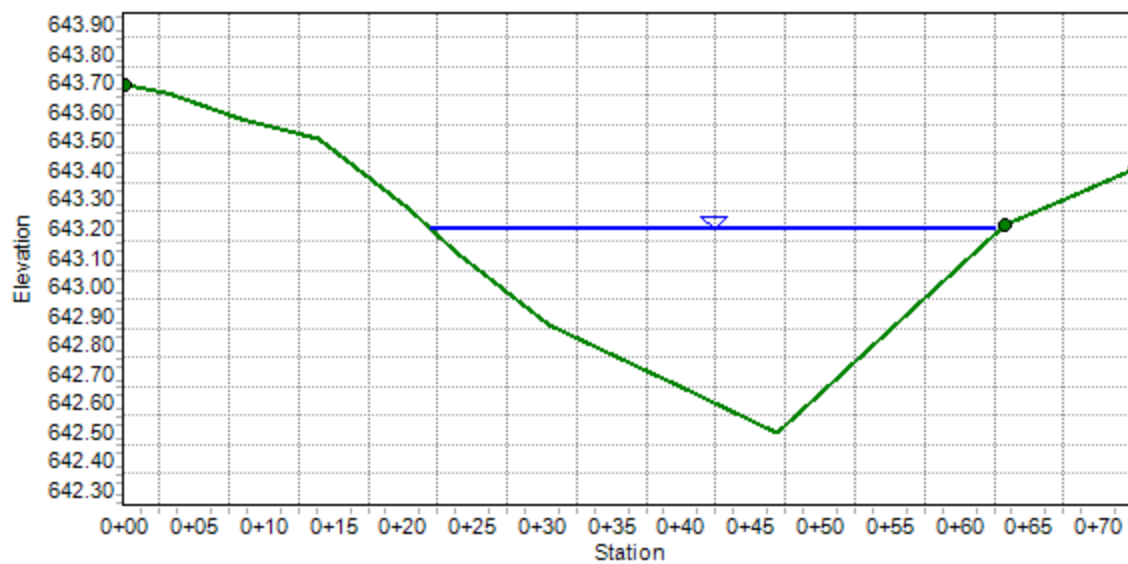
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.00740	ft/ft
Normal Depth	0.69	ft
Discharge	28.90	ft ³ /s

Cross Section Image



City Council Meeting

April 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item #3 (Workshop)

Title: Discussion regarding Solicitors Permit regulations

Department: Administration

Contact: Planning and Development Director, Matt Cyr

Recommendation: Discussion item.

Background:

This item is on the agenda at the request of Mayor Pro Tem Clark.

City Attorney Review: N/A

Attachments: None

City Council Meeting

April 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item #4 (Workshop)

Title: Discuss roles and responsibilities of City Council

Department: Administration

Contact: City Manager, Chuck Ewings

Recommendation: Discussion item.

Background:

This item is on the agenda at the request of Council Member Mendoza.

Below is a related excerpt from the city code.

ARTICLE II. - CITY COUNCIL; RULES OF CONDUCT AND DECORUM FOR COUNCIL MEETINGS

Sec. 2-21. - Mayor and council responsibilities.

(a)The mayor shall be the presiding officer at all meetings. The mayor pro tem shall preside in his absence.

(b)The mayor shall preserve order and decorum and shall require council members engaged in debate to limit discussion to the question under consideration.

(c)The mayor will encourage all council members to participate in council discussion and give each member an opportunity to speak for five minutes before any member can speak again on the same subject.

(d)When addressing an agenda item, the council member shall first be recognized by the mayor, confine himself to the question under debate, avoid reference to personalities, and refrain from impugning the integrity or motives of any other council member or staff member in his argument or vote.

(e)Any council member may appeal to the council as a whole from a ruling by the mayor. If the appeal is seconded, the person making the appeal may make a brief statement and the mayor may explain his position, but no other member may speak on the motion. The mayor will then put the ruling to a vote of the council.

(f)Any council member may ask the mayor to enforce the rules established by the council. Should the mayor fail to do so, a majority vote of the council members present shall require him to do so.

(g)During an open meeting of the council, it will be considered inappropriate for a council member to introduce unexpected issues or information for council consideration. (Code 1994, § 1.1501; Ord. No. 515, § 1, 5-9-2011)

Sec. 2-22. - Code of conduct for mayor and council members.

(a)During the council meetings, council members shall preserve order and decorum, shall not interrupt or delay proceedings, and shall not refuse to obey the orders of the mayor or the rules of the council. Council members shall demonstrate respect and courtesy to each other, to city staff members, and to members of the public appearing before the council. Council members shall refrain from rude and derogatory remarks and shall not belittle staff members, other council members, or members of the public. They should not use their positions to secure special privileges and should avoid situations that could cause any person to believe that they may have brought bias or partiality to a question before the council.

(b)Members of the council will not condone any unethical or illegal activity. All members of the council agree to uphold the intent of this policy and to govern their actions accordingly.

(Code 1994, § 1.1502; Ord. No. 515, § 1, 5-9-2011)

Sec. 2-23. - Council and staff relations; dealings with public.

(a)The city manager is directly responsible for providing information to all the council concerning any inquiries by a specific council member. If the city manager or his staffs time is being dominated or misdirected by a council member, it is his responsibility to inform the mayor or the council.

(b)All city council members will receive the same written information. There will be no preferential dissemination of information.

(c)During regular meetings or workshops of the city council, a consensus of the council members present will be required to direct the city staff.

(d)City council members will direct citizens to the appropriate staff member or department for routine service requests. If results are not achieved after sufficient time has passed, a city council member may contact the city manager for follow up.

(e) Council members should work to establish mutual trust with the other council members.

(f) During regular meetings of the city council, citizens may address the council during the public comment period and public hearings. Citizens may also address the council at other times with the permission of the mayor. Strict order will be maintained at all times. Tirades of individual personalities and personal aspersions will not be tolerated. Council members will not respond to speakers during the public comment period. After a public hearing is closed, the council members may ask questions of the speakers if they are recognized by the mayor.

(Code 1994, § 1.1503; Ord. No. 515, § 1, 5-9-2011; Ord. No. 651-18, § 2, 8-27-2018)

City Attorney Review: N/A

Attachments: None

City Council Meeting

April 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item #5 (Workshop)

Title: Discussion regarding Reatta Ridge pedestrian bridge construction.

Department: Administration

Contact: Planning and Development Director, Matt Cyr

Recommendation: Discussion item.

Background:

This item is on the agenda at the request of Mayor Pro Tem Clark.

City Attorney Review: N/A

Attachments: None

City Council Meeting

April 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item #7 (Public Hearing)

Title: Conduct a public hearing to amend the existing Planned-Development (PD-GB) for Justin Self-Storage located approximately 100 feet west from the intersection of FM 156 and Hardeman Boulevard, legally described as A0207A F.B. BORDEN, TR 8G (PT), 2.725 ACRES addressed as 103 Hardeman Boulevard.

Department: Administration

Contact: Planning and Development Director, Matt Cyr

Recommendation: Staff recommends consideration based on the request.

Background:

On October 23, 2018, the City Council approved a Planned Development for the Justin Self-Storage with multiple conditions. In December of 2020, the City approved Construction Plans and Building Plans for this project.

After reviewing the documents Staff has found inconsistencies between the zoning conditions and the Building Permit that was issued. Staff cannot pass final inspections until these inconsistencies are resolved. The building and site are currently completing construction.

The Applicant is proposing to amend the previous Planned Development for the Justin Self-Storage. The requests are for the following:

1. To reduce the number of parking spaces from six to four
 2. To reduce the landscape buffer off of FM 156 from 20' to 15'
 3. To allow wall signage in accordance with the Code.
 4. To add lighting, benches, and a sidewalk on to the west portion of the property
-

Landscaping:

The landscape plan submitted is meeting all of the ordinance requirements. Staff took a measurement off of FM 156 and found the Landscape Buffer to be approximately 15'. Staff requested the applicant to revise accordingly.

Staff Analysis:

Staff would request the Council to remove the condition to allow a resident to live on the property. The building plans do not reflect designated space for a resident. If a resident were to occupy the building it potentially could require fire rated walls. Staff would also encourage the Council to place a timeline on the temporary parking spaces.

P&Z Recommendation:

On April 19, 2022, the Planning and Zoning Commission recommended approval as presented with conditions. The total amendments are below:

1. To reduce the number of parking spaces from six to four.
2. To reduce the landscape buffer off of FM 156 from 20' to 15'.
3. *To allow wall signage in accordance with the Code, but to prohibit any monument signs.
4. To add lighting, benches, and a sidewalk on to the west portion of the property.
5. *To remove the residential component from the development.
6. *For Staff to work with the Applicant to define either "short term parking" or "temporary parking".

*P&Z Recommendation

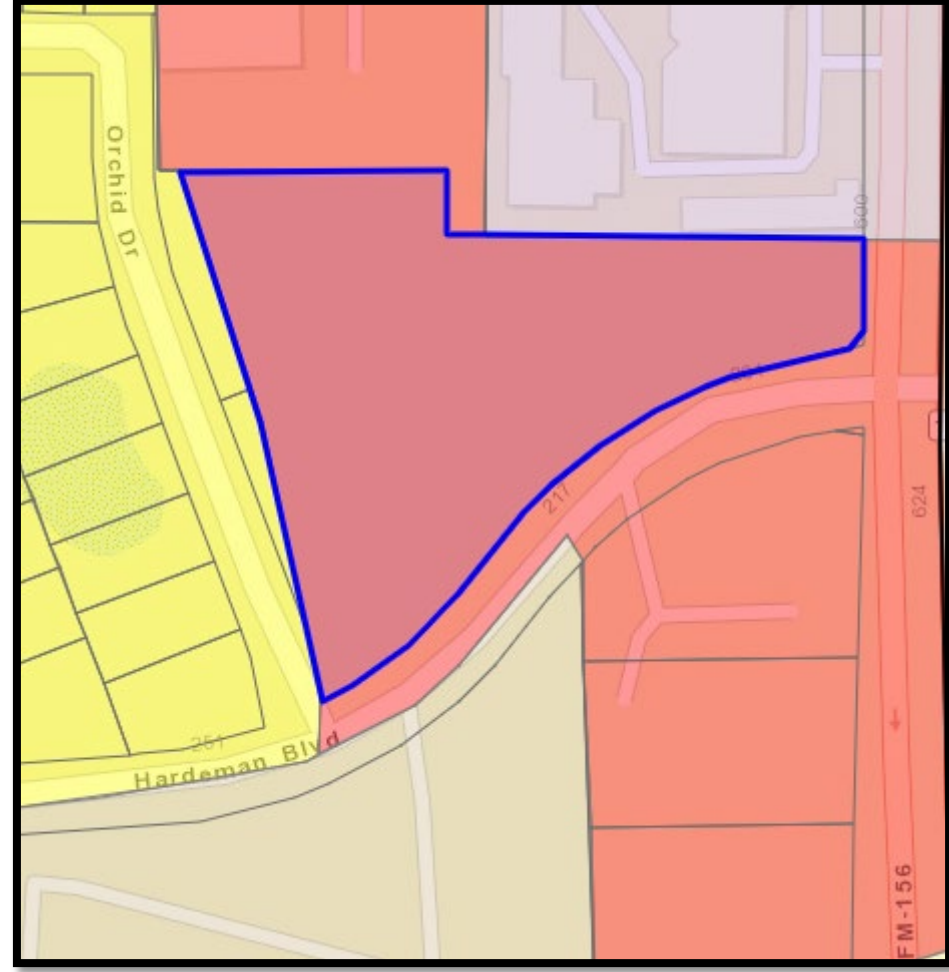
Staff is currently working with the architect to make these changes. Once completed, Staff will send out a separate email with the updated sheet.

City Attorney Review: N/A

Attachments:

- (A) Maps
- (B) Supporting Documentation
- (C) Proposed Ordinance





SELECT APPLICATION TYPE

☒ Zoning Change ☐ Special Use Permit ☐ Planned Development

DEVELOPMENT

Project Address 103 Hardeman Blvd.
Project Name JTX Storage
Legal Description Tract 1, Barthold Estates, LTD. Inst#2008-82353 R.P.R.D.C.T. Acreage 2.727
Current Zoning GB-PD Proposed Zoning GB-PD
Current Use Self-storage Proposed Use Self-storage

OWNER INFORMATION

Company/Name JTX Storage, LLC.
Contact Name Nick Zala
Address 1102 Shady Rest Ln City Corinth State TX Zip 76208
Phone 940-999-0163 Email nickpzala@gmail.com

For additional owners, please include additional copies of this page. The property owner MUST sign the application or submit a notarized letter of authorization.

REPRESENTATIVE/AGENT INFORMATION

Company IntegraTX Construction Contact Name Steve Bulleri
Address 1404 N. Corinth St, Ste. 319 City Corinth State TX Zip 76208
Phone 940-331-6100 Email steve@integratx.com

CERTIFICATION

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and City Council public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Development Services Department.



Owner Signature


Agent Signature

3/7/2022

Date
3/7/2022

Date

Nick Zala

Owner Name (Print)
Steve Bulleri

Agent Name (Print)

ORIGINAL CONDITIONS

Exhibit “A”

PLANNED DEVELOPMENT – PD 19-01

CONDITIONS OF APPROVAL - JUSTIN SELF STORAGE FACILITY

ZONING

Existing Zoning—General Business (GB) District

Proposed Zoning- GB – PD (Planned Development)

All requirements of the GB zoning district shall apply and remain in effect, except as hereby amended and listed below:

1) PERMITTED USES:

Self-Storage warehousing and storage development is allowed with compliance with listed conditions of approval. A single resident apartment, maximum of 800 square feet, shall also be allowed for a resident employee. Hours of operations, as approved, shall be confined within the following hours: 6AM to 9PM, M-F and 6AM – 8PM Saturday and Sunday.

2) PARKING REGULATIONS:

- a) A minimum of 6 parking spaces, including one (1) ADA parking space in front of the office location, shall be installed. 8 additional temporary parking spaces shall be installed around the proposed buildings and also shall be striped outside the designated fire lanes.
- b) No RV's, boats or trailers shall be allowed to be parked, stored or maintained on property at any time.
- c) Fire lanes shall be open and accessible by fire protection or emergency vehicles at all times.

3) DEVELOPMENT REGULATIONS:

Setbacks:

- a) Front yard setbacks for Hardeman Boulevard and FM 156 – **20 feet from property line.**
- b) Side yard setbacks for Orchid Drive – **10 feet from property line**
- c) Rear yard setback – **10 feet from property line**
- d) Rear yard setback for Building E (as shown on plot plan) – **5 feet on north and east sides of this building to property line**
- e) Rear yard setback for Building A – **10 feet on north side of building**

Building Height:

Maximum building height shall be limited to 35 feet for all buildings.

Lot Coverage:

Maximum Lot Coverage for all buildings shall be no more than 42% lot coverage or 49,891 total square feet for 1st floor footprint.

Landscaping:

A landscaping buffer of 20 foot minimum width shall be installed along FM 156 and Hardemann Boulevard frontages. Landscape buffer on these frontages shall be planted in front of a planned eight (8) foot high masonry wall and shall be mounded berm configurations.

Existing trees shall remain in place and incorporated into the overall site landscape plan to the maximum extent possible.

A landscaping buffer of 10 foot minimum shall be installed along Orchid Drive frontage. Landscape buffer shall be planted in front of planned eight (8) foot high masonry wall and shall use a berm along this frontage.

Landscape buffer materials shall be Type E as described in ordinance and include, at a minimum (per every 100 linear feet): One (1) canopy tree with a minimum height of 20 feet, two (2) accent trees with a minimum of 10 feet and eight or more shrubs planted in berms located along FM 156, Hardeman Boulevard and Orchid Drive. The submitted concept landscape plan is approved and shall be used for landscape installation.

A final landscape plan incorporating above listed changes and revised to match revised site plan must be submitted for City review prior to issuance of a building permit.

Architectural Treatments:

Building and site improvements shall also include “old west” features and shall include, at a minimum: wagon wheels, hitching post, cedar railing and a wagon.

A masonry wall, at least 8 feet high with masonry columns, shall be installed along Orchid Drive, Hardeman Boulevard and FM 156.

Signage:

One monument sign, in accordance to City sign ordinance regulations, shall be allowed on FM 156 frontage and Hardeman Boulevard frontages solely. No wall signs or pole signs are allowed. Building unit numbers or lettering is allowed.

Illumination:

Any proposed lighting shall not reflect toward or shine onto any residential, including single and multi-family residences.

Building Exterior Color:

Prior to any building permit, the builder shall meet with the Hardeman Estates Homeowners Association to review building color scheme to be installed.



NEW CONSTRUCTION OF :

JUSTIN SELF STORAGE

103 HARDEMAN BLVD.
JUSTIN, TX

OWNER: JTX STORAGE, LLC.
1102 SHADY REST LANE
CORINTH, TX 76208

ARCHITECT :
HBJ Haberman • Bulleri • Johnson
ARCHITECTS
2225 E. RANDOL MILL, STE. 524, ARLINGTON, TEXAS 76011 P 972-438-4380 F 972-438-7855 www.HBJarch.com

CIVIL ENGINEER :
CCM ENGINEERING
CONTACT: CODY CRANNELL
2570 FM 407, SUITE 209 HIGHLAND VILLAGE, TEXAS 75077
PHONE (972) 691-6633 www.crannelleng.com

MECHANICAL, ELECTRICAL, PLUMBING :
RENE’ A. CULROSS, PE
CONTACT: RENE CULROSS
TX FIRM F-12230 raculross@gmail.com 817-798-6642

CONDITIONS OF APPROVAL

ADDRESS

103 HARDEMAN BLVD.
JUSTIN, TEXAS

EXISTING ZONING:

PROPOSED ZONING:

GENERAL BUSINESS (GB) DISTRICT
GB - PD (PLANNED DEVELOPMENT)

ALL REQUIREMENTS OF THE GB ZONING DISTRICT SHALL APPLY AND REMAIN IN EFFECT, EXCEPT AS HEREBY AMENDED AND LISTED BELOW :

1) PERMITTED USES :

SELF-STORAGE WAREHOUSING AND STORAGE DEVELOPMENT IS ALLOWED WITH COMPLIANCE WITH LISTED CONDITIONS OF APPROVAL. A SINGLE RESIDENT APARTMENT, MAXIMUM OF 800 SQUARE FEET, SHALL ALSO BE ALLOWED FOR A RESIDENT EMPLOYEE. HOURS OF OPERATIONS, AS APPROVED, SHALL BE CONFINED WITHIN THE FOLLOWING HOURS : 8 AM TO 9 PM, M - F AND 6 AM - 8 PM SATURDAY AND SUNDAY.

2) PARKING REGULATIONS :

a) A MINIMUM OF 4 PARKING SPACES, INCLUDING ONE (1) ADA PARKING SPACE IN FRONT OF THE OFFICE LOCATION, SHALL BE INSTALLED. 8 ADDITIONAL TEMPORARY PARKING SPACES SHALL BE INSTALLED AROUND THE PROPOSED BUILDINGS AND ALSO SHALL BE STRIPED OUTSIDE THE DESIGNATED FIRE LANES.

b) NO RV'S, BOATS, OR TRAILERS SHALL BE ALLOWED TO BE PARKED, STORED, OR MAINTAINED ON PROPERTY AT ANY TIME.

c) FIRE LANES SHALL BE OPEN AND ACCESSIBLE BY FIRE PROTECTION OR EMERGENCY VEHICLES AT ALL TIMES.

3) DEVELOPMENT REGULATIONS :

SETBACKS :

a) FRONT YARD SETBACKS FOR HARDEMAN BOULEVARD AND FM 156 - 20 FEET FROM PROPERTY LINE.

b) SIDE YARD SETBACKS FOR ORCHID DRIVE - 10 FEET FROM PROPERTY LINE.

c) REAR YARD SETBACK - 10 FEET FROM PROPERTY LINE.

d) REAR YARD SETBACK FOR BUILDING ' E ' (AS SHOWN ON PLOT PLAN) - 5 FEET ON NORTH AND EAST SIDES OF THIS BUILDING TO PROPERTY LINE.

e) REAR YARD SETBACK FOR BUILDING ' A ' - 10 FEET ON NORTH SIDE OF BUILDING.

BUILDING HEIGHT :
MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 35 FEET FOR ALL BUILDINGS.

LOT COVERAGE :
MAXIMUM LOT COVERAGE FOR ALL BUILDINGS SHALL BE NO MORE THAN 42% LOT COVERAGE OR 49,891 TOTAL SQUARE FEET FOR 1ST FLOOR FOOTPRINT.

LANDSCAPING :

A LANDSCAPING BUFFER OF 20 FOOT MINIMUM WIDTH SHALL BE INSTALLED ALONG HARDEMAN BOULEVARD AND A 15 MINIMUM WIDTH ALONG FM 156 FRONTAGES. LANDSCAPE BUFFER ON THESE FRONTAGES SHALL BE PLANTED IN FRONT OF A PLANNED EIGHT (8) FOOT HIGH MASONRY WALL AND SHALL BE MOUNDED BERM CONFIGURATIONS.

EXISTING TREES SHALL REMAIN IN PLACE AND INCORPORATED INTO THE OVERALL SITE LANDSCAPE PLAN TO THE MAXIMUM EXTENT POSSIBLE.

A LANDSCAPING BUFFER OF 10 FOOT MINIMUM SHALL BE INSTALLED ALONG ORCHID DRIVE FRONTAGE. LANDSCAPE BUFFER SHALL BE PLANTED IN FRONT OF PLANNED EIGHT (8) FOOT HIGH MASONRY WALL AND SHALL USE A BERM ALONG THIS FRONTAGE.

LANDSCAPE BUFFER MATERIALS SHALL BE TYPE E AS DESCRIBED IN ORDINANCE AND INCLUDE, AT A MINIMUM (PER EVERY 100 LINEAR FEET) : ONE (1) CANOPY TREE WITH A MINIMUM HEIGHT OF 20 FEET, TWO (2) ACCENT TREES WITH A MINIMUM OF 10 FEET AND EIGHT OR MORE SHRUBS PLANTED IN BERMS LOCATED ALONG FM 156, HARDEMAN BOULEVARD AND ORCHID DRIVE.

A FINAL LANDSCAPE PLAN INCORPORATING ABOVE LISTED CHANGES AND REVISED TO MATCH REVISED SITE PLAN MUST BE SUBMITTED FOR CITY REVIEW PRIOR TO ISSUANCE OF A BUILDING PERMIT.

ARCHITECTURAL TREATMENTS :

BUILDING AND SITE IMPROVEMENTS SHALL ALSO INCLUDE ' OLD WEST ' FEATURES AND SHALL INCLUDE, AT A MINIMUM : WAGON WHEELS, HITCHING POST, CEDAR RAILING, AND A WAGON.

A MASONRY WALL, AT LEAST 8 FEET HIGH WITH MASONRY COLUMNS, SHALL BE INSTALLED ALONG ORCHID DRIVE, HARDEMAN BOULEVARD, AND FM 156.

SIGNAGE :

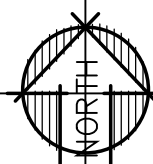
ONE MONUMENT SIGN, IN ACCORDANCE WITH CITY SIGN ORDINANCE REGULATIONS, SHALL BE ALLOWED ON FM 156 FRONTAGE AND HARDEMAN BOULEVARD FRONTAGES SOLELY. WALL SIGNS, ACCORDANCE WITH CITY SIGN ORDINANCE REGULATIONS, SHALL BE ALLOWED ON FM 156 FRONTAGE AND HARDEMAN BOULEVARD FRONTAGES. BUILDING UNIT NUMBERS OR LETTERING IS ALLOWED.

ILLUMINATION :

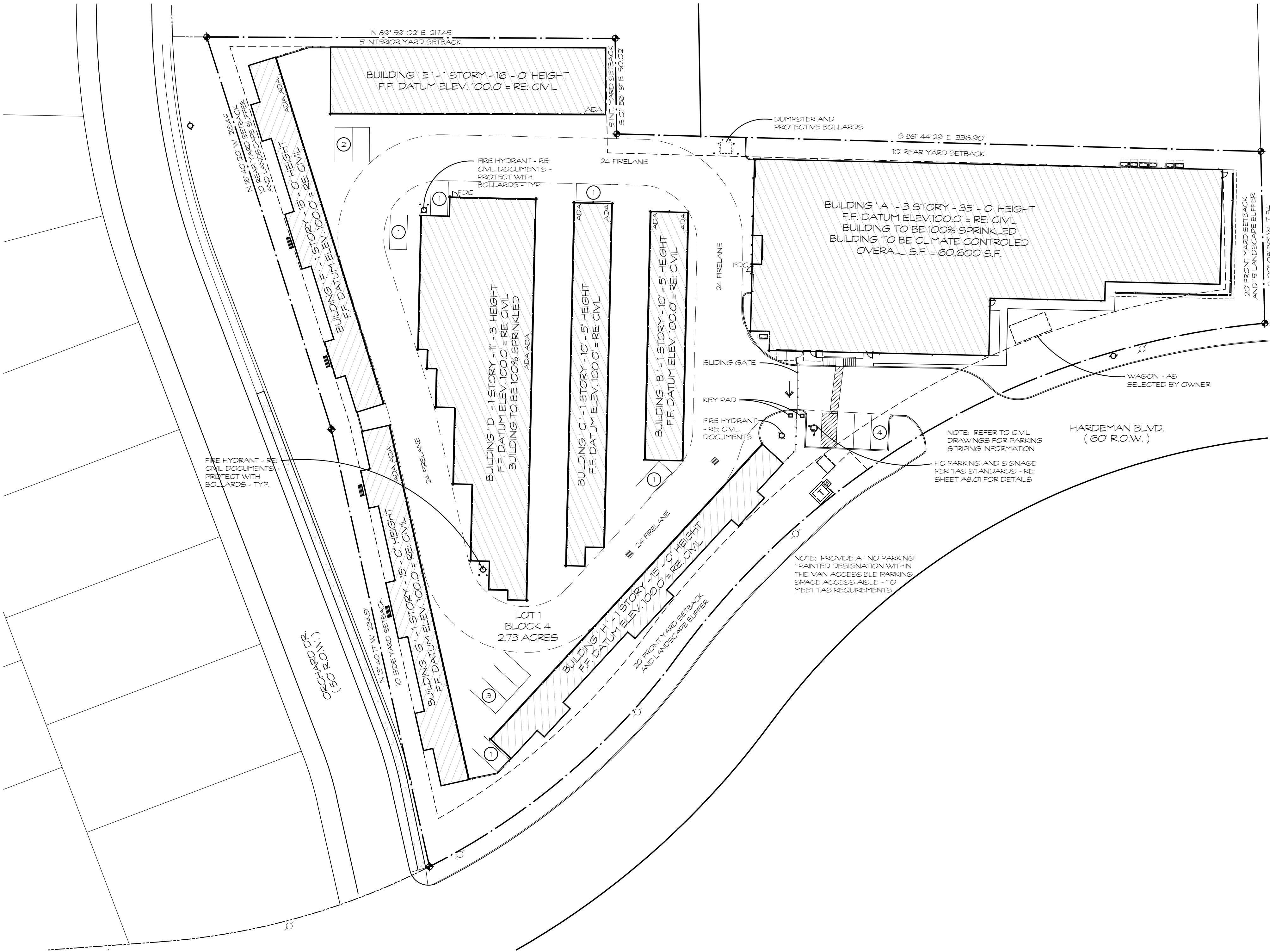
ANY PROPOSED LIGHTING SHALL NOT REFLECT TOWARD OR SHINE ONTO ANY RESIDENTIAL, INCLUDING SINGLE AND MULTI-FAMILY RESIDENCES.

BUILDING EXTERIOR COLOR :

PRIOR TO ANY BUILDING PERMIT, THE BUILDING SHALL MEET WITH THE HARDEMAN ESTATES HOMEOWNERS ASSOCIATION TO REVIEW BUILDING COLOR SCHEME TO BE INSTALLED.



2 OF 5



STATE HIGHWAY 156
(VARIABLE WIDTH R.O.W.)

SITE PLAN / GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON PLANS AT THE EXISTING SITE PRIOR TO BIDDING. THE ARCHITECT SHALL BE NOTIFIED OF CONFLICTS, VARIATIONS, OR DISCREPANCIES PRIOR TO SUBMITTAL OF A B.O.
2. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS. FAILURE TO DO SO PRIOR TO CONSTRUCTION INDICATES THE CONTRACTOR'S ASSUMPTION OF ALL RESPONSIBILITY RELATED TO THE CONFLICTS IN THE FIELD.
3. REFER TO CIVIL DOCUMENTS FOR FINISH GRADES. EXACT GRADES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO THE START OF WORK.
4. THE CONTRACTOR SHALL COORDINATE WITH LANDSCAPING AND SHALL SUPPLY SLEEVES AS REQUIRED FOR COMPLETE INSTALLATION AND IRRIGATION SYSTEM, SITE LIGHTING, ETC.
5. REFER TO CIVIL DRAWINGS FOR ALL SITE CONCRETE /FLAT WORK, CURBS, AND DRIVES.
6. ALL FLAT WORK TO SLOPE AWAY FROM BUILDING TO CREATE POSITIVE WATER FLOW AWAY FROM OCCUPIED SPACES.
7. GENERAL CONTRACTOR TO INSTALL CONCRETE PADS AS REQUIRED FOR ALL MECHANICAL / ELECTRICAL EQUIPMENT, TRANSFORMERS, ETC.
8. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF ALL SERVICES (I.E. SANITARY SEWER, STORM, WATER, TELEPHONE, ETC.) PRIOR TO SUBMITTING A B.O. NO ADDITIONAL COST WILL BE CONSIDERED AFTER THE AWARD OF THE CONTRACT.
9. THE CONTRACTOR SHALL LOCATE ALL ROOF DRAINS, DOWN SPOUTS, ETC. AND SHALL COLLECT WATER AND SHALL ROUTE TO CREATE POSITIVE RUN-OFF A MINIMUM OF 10'-0" AWAY FROM THE BUILDING (REFER TO CIVIL DRAWINGS).
10. CONTRACTOR SHALL VERIFY WITH THE OWNER ALL AREAS TO RECEIVE LANDSCAPING AND THE AREAS WHERE THE CONTRACTOR SHALL LEAVE ROUGH GRADE BELOW FINISH GRADES SHOWN ON PLANS. PLANS SHOW FINISH GRADES UNLESS NOTED OTHERWISE.
11. THE CONTRACTOR SHALL FENCE THE CONSTRUCTION AREAS AS REQUIRED AND/OR INSTRUCTED BY THE OWNER/ARCHITECT TO SECURE THE AREA AND TO ELIMINATE THE PUBLIC FROM THE CONSTRUCTION SITE.
12. ALL STAGING ON THE SITE AND SCHEDULING OF SITE WORK SHALL BE CLOSELY COORDINATED WITH THE OWNER AND THE CITY DEPARTMENTS (I.E. FIRE DEPARTMENT) AS TO MINIMIZE INTERRUPTION TO THE NORMAL OPERATION OF EXISTING ADJACENT FACILITIES.
13. NO INTERRUPTION OF SERVICES TO ADJACENT EXISTING OPERATIONS WILL BE PERMITTED WITHOUT PERMISSION OF THE OWNER AND A MINIMUM OF 3 DAYS WRITTEN NOTICE.
14. THE CONTRACTOR SHALL PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO THE EXISTING CONSTRUCTION AND / OR SITE AREAS NOT TO BE REMOVED UNDER THIS CONTRACT AND ANY AND ALL ITEMS INDICATED TO REMAIN IN PLACE.
15. ALL PUBLIC PARKING SPACES SHALL BE 8' - 0" WIDE BY 18'-0" LONG PAVED UNLESS DESIGNATED FOR THE HANDICAPPED. IN WHICH CASE THEY SHALL BE 8' - 0" WIDE PARKING SPACES WITH A 5' - 0" WIDE (8' - 0" FOR VANS) BY 18' - 0" DEEP AISLE AND SHALL BE MARKED PER ANSI / ADA / TAS AND OTHER STATE REQUIREMENTS.

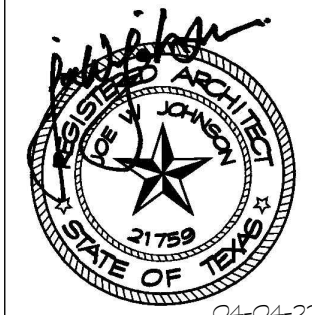
PARKING TABULATION

TOTAL PARKING REQUIRED = REFER TO CONDITIONS OF APPROVAL
TOTAL PARKING PROVIDED = (14) SPACES
TOTAL HC PARKING PROVIDED = (1) SPACE
TOTAL HC PARKING REQUIRED = (1) SPACE

HBJ

Haberman • Buller • Johnson
ARCHITECTS
A.I.A. MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS
228 E RABOOL, WILLOU, TX 76181 972-488-4380 www.hbj.com

NEW SELF STORAGE FACILITY :
JUSTIN SELF STORAGE JUSTIN, TX
103 HARDEMAN BLVD
FOR : JTX STORAGE



PROJECT#	1816
DRWN BY	DMY
CHKD BY	JWJ
DATE	04-04-22
ISSUED	09-29-20
REVISION	04-04-22

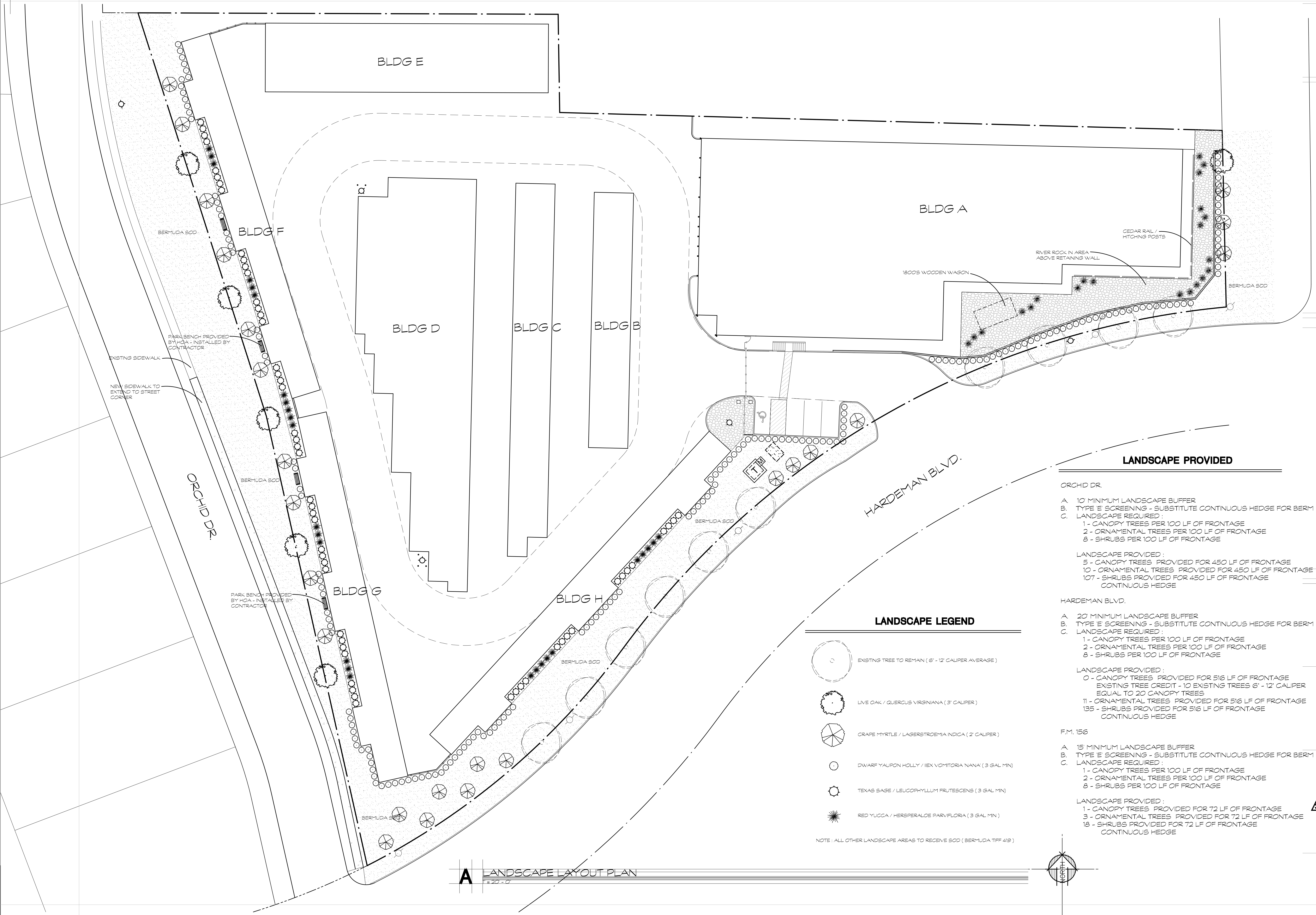
CONSTRUCTION
DOCUMENTS
DATED 09-29-20

SITE
PARKING
PLAN

SHEET NUMBER

A1.02P

X OF 82



A LANDSCAPE LAYOUT PLAN
1" = 20' - 0"

LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN (6" - 12' CALIPER AVERAGE)
- LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- CRAPE MYRTLE / LAGERSTROEMIA INDICA (2" CALIPER)
- DWARF YAUPOIN HOLLY / ILEX VOMITORIA NANA (3 GAL MIN)
- TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (3 GAL MIN)
- RED YUCCA / HESPERALOE PARVIFLORA (3 GAL MIN)

NOTE : ALL OTHER LANDSCAPE AREAS TO RECEIVE SOD (BERMUDA TIFF #19)

LANDSCAPE PROVIDED

- ORCHID DR.
- A. 10' MINIMUM LANDSCAPE BUFFER
 - B. TYPE 'E' SCREENING - SUBSTITUTE CONTINUOUS HEDGE FOR BERM
 - C. LANDSCAPE REQUIRED :
 - 1 - CANOPY TREES PER 100 LF OF FRONTAGE
 - 2 - ORNAMENTAL TREES PER 100 LF OF FRONTAGE
 - 8 - SHRUBS PER 100 LF OF FRONTAGE
- LANDSCAPE PROVIDED :
5 - CANOPY TREES PROVIDED FOR 450 LF OF FRONTAGE
10 - ORNAMENTAL TREES PROVIDED FOR 450 LF OF FRONTAGE
107 - SHRUBS PROVIDED FOR 450 LF OF FRONTAGE
CONTINUOUS HEDGE

- HARDEMAN BLVD.
- A. 20' MINIMUM LANDSCAPE BUFFER
 - B. TYPE 'E' SCREENING - SUBSTITUTE CONTINUOUS HEDGE FOR BERM
 - C. LANDSCAPE REQUIRED :
 - 1 - CANOPY TREES PER 100 LF OF FRONTAGE
 - 2 - ORNAMENTAL TREES PER 100 LF OF FRONTAGE
 - 8 - SHRUBS PER 100 LF OF FRONTAGE
- LANDSCAPE PROVIDED :
0 - CANOPY TREES PROVIDED FOR 516 LF OF FRONTAGE
EXISTING TREE CREDIT - 10 EXISTING TREES 6" - 12' CALIPER
EQUAL TO 20 CANOPY TREES
11 - ORNAMENTAL TREES PROVIDED FOR 516 LF OF FRONTAGE
135 - SHRUBS PROVIDED FOR 516 LF OF FRONTAGE
CONTINUOUS HEDGE

- F.M. 156
- A. 15' MINIMUM LANDSCAPE BUFFER
 - B. TYPE 'E' SCREENING - SUBSTITUTE CONTINUOUS HEDGE FOR BERM
 - C. LANDSCAPE REQUIRED :
 - 1 - CANOPY TREES PER 100 LF OF FRONTAGE
 - 2 - ORNAMENTAL TREES PER 100 LF OF FRONTAGE
 - 8 - SHRUBS PER 100 LF OF FRONTAGE
- LANDSCAPE PROVIDED :
1 - CANOPY TREES PROVIDED FOR 72 LF OF FRONTAGE
3 - ORNAMENTAL TREES PROVIDED FOR 72 LF OF FRONTAGE
18 - SHRUBS PROVIDED FOR 72 LF OF FRONTAGE
CONTINUOUS HEDGE

Haberman • Bulleri • Johnson
A R C H I T E C T S
A.I.A. MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS
2808 E RANDOL MILL RD, SUITE 200, ARLINGTON, TX 76010 817-498-4880 www.hbj.com

NEW SELF STORAGE FACILITY :
JUSTIN SELF STORAGE JUSTIN, TX
103 HARDEMAN BLVD
FOR : JTX STORAGE

PROJECT#	1818
DRWN BY	PHM
CHKD BY	JWJ
DATE	02-28-22
ISSUED	09-29-20
REVISION	02-28-22

CONSTRUCTION DOCUMENTS
DATED 09-29-20

LANDSCAPE LAYOUT PLAN

SHEET NUMBER
L1
1 OF 1

R Series

12" Angle Shades

UL LISTED FOR WET LOCATIONS



RAS12-SR
Shade Only.
Shown with optional
RGN15-SR Goose Neck



RAS12-SG
Shade Only.
Shown with optional
RGN15-SG Goose Neck



RAS12-SB
Shade Only.
Shown with optional
RGN15-SB Goose Neck



RAS12-GA
Shade Only.
Shown with optional
RGN15-GA Goose Neck
and RWG12-GA Wire Guard

Galvanized
finishes may be
inconsistent



RAS12-ABR
Shade Only.
Shown with optional
RGN15-ABR Goose Neck
and RWG12-ABR Wire Guard

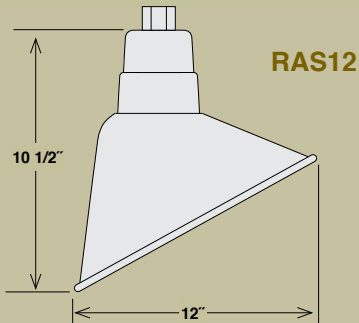


RAS12-WH
Shade Only.
Shown with optional
RGN15-WH Goose Neck

EASY TO ORDER:

1. Choose a Shade
2. Choose a Goose Neck
3. Wire Guard Optional

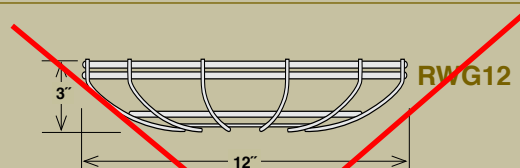
Angle Shades



RAS12

ITEM #	WIDTH	LAMPS	WIRE	FINISH
RAS12-ABR	12"	Med. 200W A21	100"	Architectural Bronze
RAS12-GA	12"	Med. 200W A21	100"	Galvanized
RAS12-SB	12"	Med. 200W A21	100"	Satin Black
RAS12-SG	12"	Med. 200W A21	100"	Satin Green
RAS12-SR	12"	Med. 200W A21	100"	Satin Red
RAS12-WH	12"	Med. 200W A21	100"	White

Wire Guards

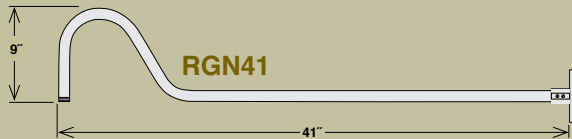
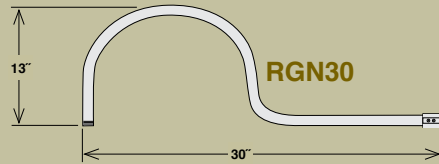
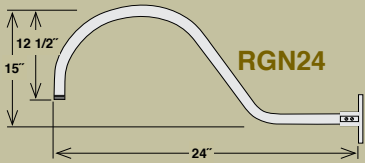
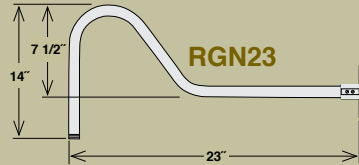
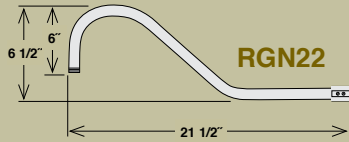
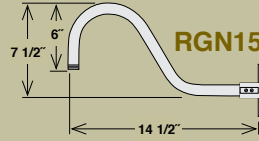
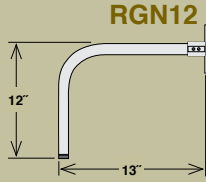
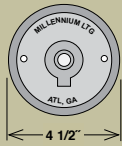


RWG12

ITEM #	WIDTH	FINISH
RWG12-ABR	12"	Architectural Bronze
RWG12-GA	12"	Galvanized
RWG12-SB	12"	Satin Black
RWG12-SG	12"	Satin Green
RWG12-SR	12"	Satin Red
RWG12-WH	12"	White

Goose Necks (Actual Photos Shown on Page 58)

Back Plate included
with goose neck



ITEM #	ID	LENGTH	FINISH
RGN12-ABR	3/4"	13"	Architectural Bronze
RGN12-GA	3/4"	13"	Galvanized
RGN12-SB	3/4"	13"	Satin Black
RGN12-SG	3/4"	13"	Satin Green
RGN12-SR	3/4"	13"	Satin Red
RGN12-WH	3/4"	13"	White
RGN15-ABR	3/4"	14 1/2"	Architectural Bronze
RGN15-GA	3/4"	14 1/2"	Galvanized
RGN15-SB	3/4"	14 1/2"	Satin Black
RGN15-SG	3/4"	14 1/2"	Satin Green
RGN15-SR	3/4"	14 1/2"	Satin Red
RGN15-WH	3/4"	14 1/2"	White
RGN22-ABR	3/4"	21 1/2"	Architectural Bronze
RGN22-GA	3/4"	21 1/2"	Galvanized
RGN22-SB	3/4"	21 1/2"	Satin Black
RGN22-SG	3/4"	21 1/2"	Satin Green
RGN22-SR	3/4"	21 1/2"	Satin Red
RGN22-WH	3/4"	21 1/2"	White
RGN23-ABR	3/4"	23"	Architectural Bronze
RGN23-GA	3/4"	23"	Galvanized
RGN23-SB	3/4"	23"	Satin Black
RGN23-SG	3/4"	23"	Satin Green
RGN23-SR	3/4"	23"	Satin Red
RGN23-WH	3/4"	23"	White
RGN24-ABR	3/4"	24"	Architectural Bronze
RGN24-GA	3/4"	24"	Galvanized
RGN24-SB	3/4"	24"	Satin Black
RGN24-SG	3/4"	24"	Satin Green
RGN24-SR	3/4"	24"	Satin Red
RGN24-WH	3/4"	24"	White
RGN30-ABR	3/4"	30"	Architectural Bronze
RGN30-GA	3/4"	30"	Galvanized
RGN30-SB	3/4"	30"	Satin Black
RGN30-SG	3/4"	30"	Satin Green
RGN30-SR	3/4"	30"	Satin Red
RGN30-WH	3/4"	30"	White
RGN41-ABR	3/4"	41"	Architectural Bronze
RGN41-GA	3/4"	41"	Galvanized
RGN41-SB	3/4"	41"	Satin Black
RGN41-SG	3/4"	41"	Satin Green
RGN41-SR	3/4"	41"	Satin Red
RGN41-WH	3/4"	41"	White



103 HARDEMAN BLVD.
JUSTIN, TX

EXTERIOR SIGNAGE

11.15.2021

21OP5205-3



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow; Always follow written specifications. All rights reserved: This design has been created for you in connection with a project being planned for you by SSC Signs & Lighting. It may not be reproduced in any manner without prior consent.

SITE MAP

SIGN SCHEDULE

LOCATION	SIGN TYPE	QTY	ITEM DESCRIPTION
001	ICL	2	ILLUMINATED CHANNEL LETTERS W/LOGO
002	LB	1	LED ROOF BORDER
003	LC	1	SINGLE-FACE LOGO CABINET
004	ICL	1	ILLUMINATED CHANNEL LETTERS



CLIENT
JTX Storage

ADDRESS
103 Hardeman Blvd.
Justin, TX

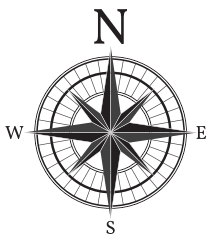
DATE 11.15.21
DESIGNER - GO
DRAWING NO.
#21OP5205-3

REVISION	DATE
CHG'D LED BORDER TO ORANGE; DELETED C/L OPTION A	GO 11.18.21
ADDED C/L ON NORTH ELEVATION	GO 01.05.22
REDUCED "JTX"	GO 02.07.22

APPROVAL DATE -

APPROVED BY -

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1. INTERNALLY ILLUMINATED CHANNEL LETTERS & LOGO



CLIENT

JTX Storage

ADDRESS

103 Hardeman Blvd.
Justin, TX

DATE 11.15.21

DESIGNER - GO

DRAWING NO.

#21OP5205-3

REVISION

DATE

CHG'D LED BORDER TO ORANGE;
DELETED C/L OPTION A

GO
11.18.21

ADDED C/L ON NORTH ELEVATION

GO
01.05.22

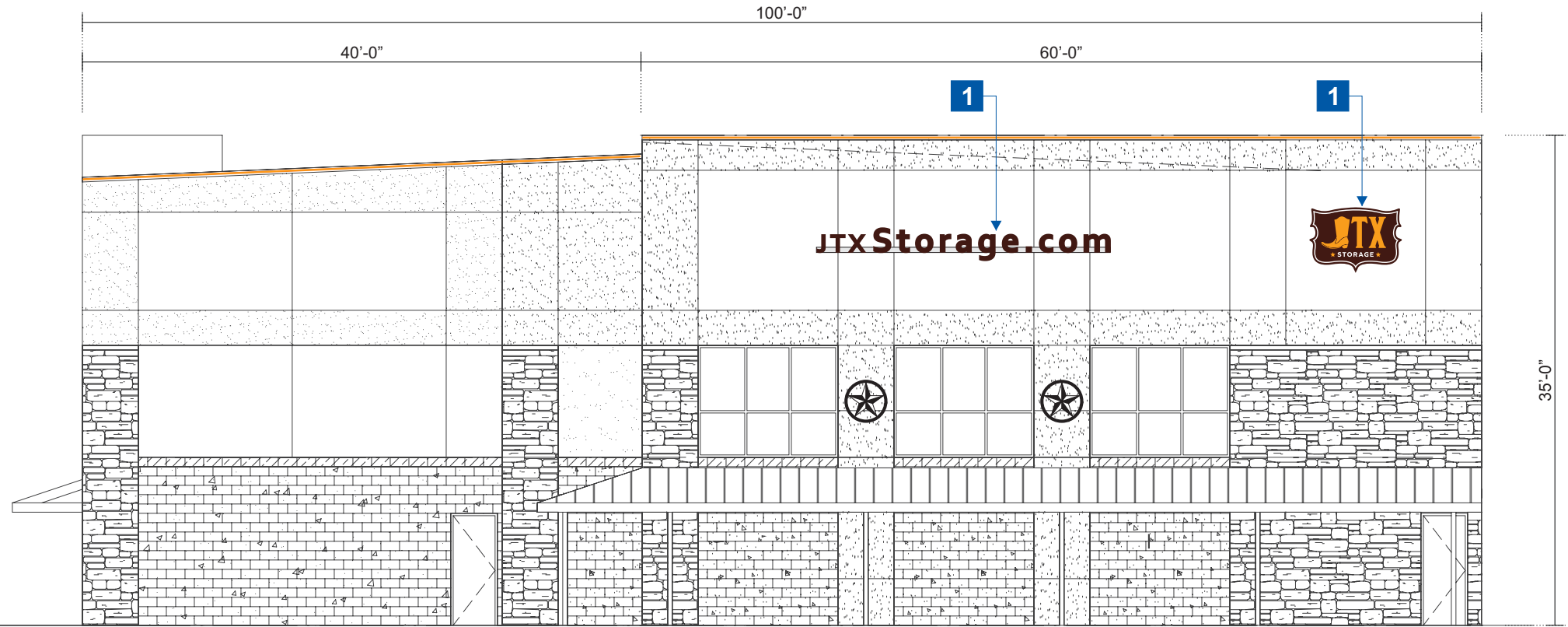
REDUCED "JTX"

GO
02.07.22

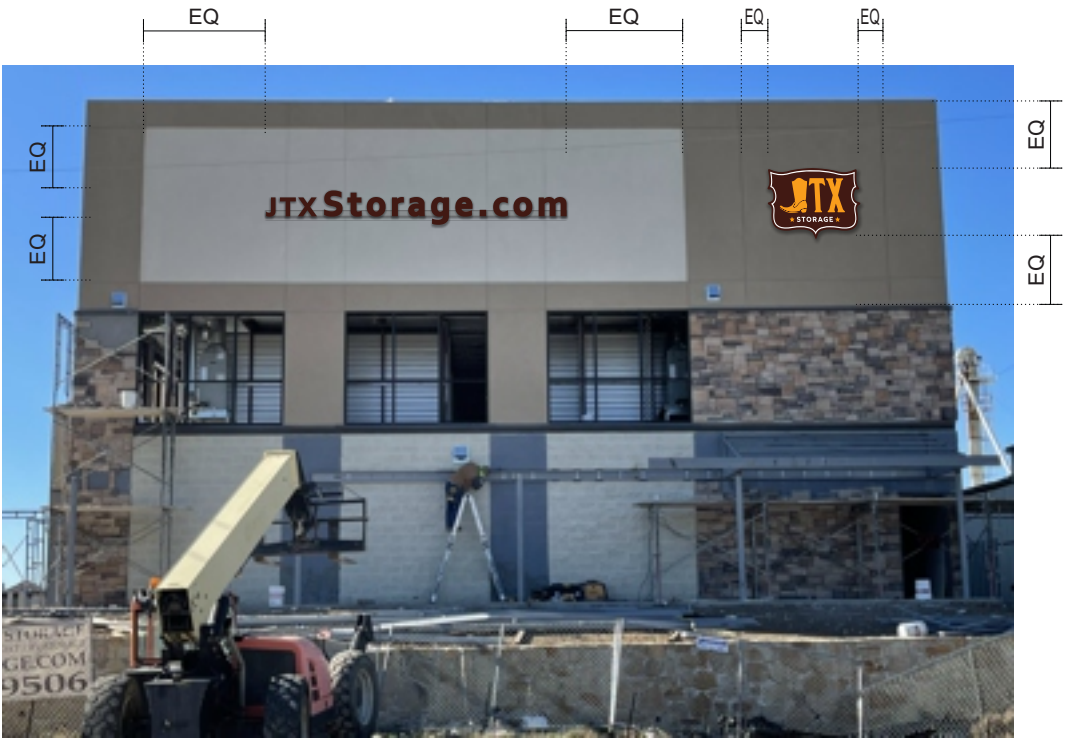
APPROVAL DATE -

APPROVED BY -

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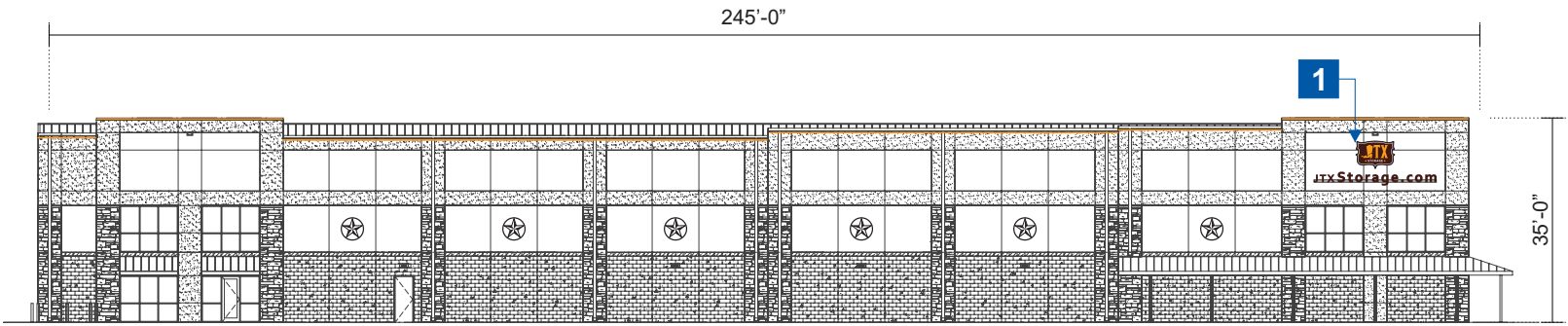
001 EAST ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION

N.T.S.

1. INTERNALLY ILLUMINATED CHANNEL LETTERS & LOGO



002 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



CLIENT

JTX Storage

ADDRESS

103 Hardeman Blvd.
Justin, TX

DATE 11.15.21

DESIGNER - GO

DRAWING NO.

#21OP5205-3

REVISION

DATE

CHG'D LED BORDER TO ORANGE;
DELETED C/L OPTION A

GO
11.18.21

ADDED C/L ON NORTH ELEVATION

GO
01.05.22

REDUCED "JTX"

GO
02.07.22

APPROVAL DATE -

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1. INTERNALLY ILLUMINATED CHANNEL LETTERS



CLIENT
JTX Storage

ADDRESS
103 Hardeman Blvd.
Justin, TX

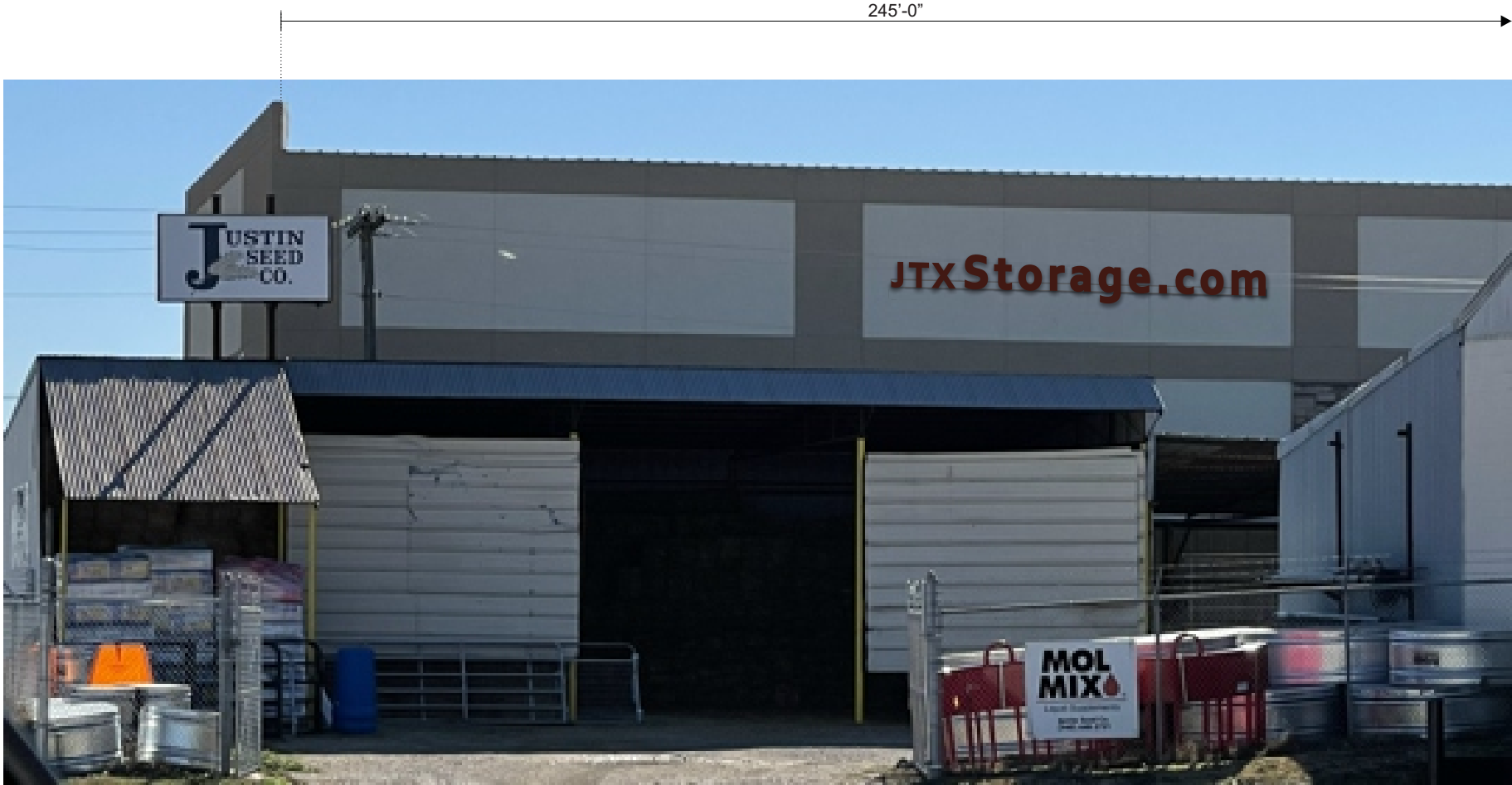
DATE 11.15.21
DESIGNER - GO
DRAWING NO.
#21OP5205-3

REVISION	DATE
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APPROVAL DATE -

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004 NORTH ELEVATION
N.T.S.



A

CHANNEL LETTERS

155.3 SQ. FT.

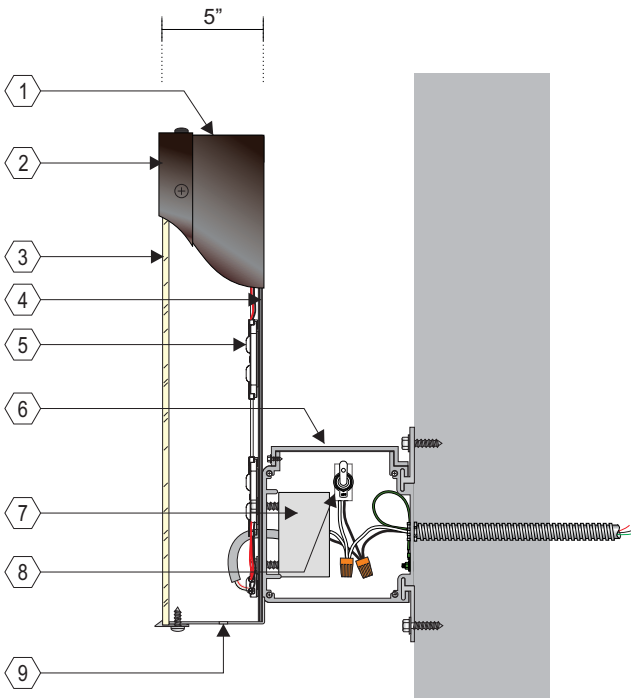
SCALE: 3/8" = 1'-0"

QTY: 2 LOGOS

3 CHANNEL LETTERS SETS

SPECIFICATIONS

1. .040 PREFINISHED BROWN ALUM. RETURNS
 2. 1" BROWN TRIM CAP
 3. #7328 WHITE ACRYLIC FACES W/VINYL GRAPHICS
 4. 3MM ACM BACKS
 5. WHITE LED LIGHTING
 6. EXTRUDED ALUM. RACEWAY P.T.M. FASCIA
 7. POWER SUPPLY
 8. DISCONNECT SWITCH
 9. WEEP HOLES FOR DRAINAGE
- *NOTE: LOGO IS DIRECT MOUNT W/ SELF-CONTAINED POWER SUPPLY



- V1 - 3M 3630-59 DK. BROWN (LOGO)
- V2 - 3M DUAL COLOR (PERFORATED) DK. BROWN (LETTERS)
- V3 - 3M 3630-144 POPPY ORANGE

CLIENT
JTX Storage

ADDRESS
103 Hardeman Blvd.
Justin, TX

DATE 11.15.21
DESIGNER - GO
DRAWING NO.
#21OP5205-3

REVISION	DATE
CHG'D LED BORDER TO ORANGE; DELETED C/L OPTION A	GO 11.18.21
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APPROVAL DATE -

APPROVED BY -

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A

LOGO CABINET

SCALE: 3/8" = 1'-0"

17.2 SQ. FT.

QTY: 1



- SPECIFICATIONS
1. .040 PREFINISHED BROWN ALUM. RETURNS

2. 1" BROWN TRIM CAP

3. #7328 WHITE ACRYLIC FACE W/VINYL GRAPHICS

4. 3MM ACM BACK

5. WHITE LED LIGHTING

6. POWER SUPPLY

7. WEEP HOLES FOR DRAINAGE

SSC

SIGNS&LIGHTING

972.219.2495

CLIENT
JTX Storage

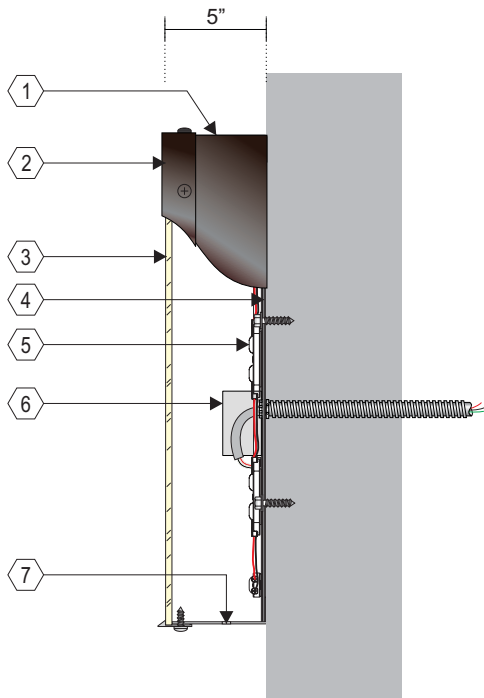
ADDRESS
103 Hardeman Blvd.
Justin, TX

DATE 11.15.21
DESIGNER - GO
DRAWING NO.
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APPROVAL DATE -

APPROVED BY -



- V1 - 3M 3630-59 DK. BROWN
- V3 - 3M 3630-144 POPPY ORANGE

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CLIENT NOTES:

- 1) CLIENT TO PROVIDE VECTOR ARTWORK INCLUDING CORRECT FONTS.
- 2) CLIENT TO PROVIDE ALL COLORS FOR SIGNS WITHIN DESIGN INCLUDING RACEWAY COLORS. COLORS TO BE PROVIDED ARE TO BE IN A SHERWIN WILLIAMS OR PANTONE / PMS COLORS. CMYK COLORS ARE NOT USABLE.
- 3) CLIENT TO APPROVE AND INITIAL DESIGNS THEN RETURN TO SSC SIGNS & LIGHTING ONCE APPROVED.
- 4) CLIENT TO PROVIDE ELECTRICAL TO ALL ILLUMINATED SIGNS. ELECTRICAL TO BE WITHIN 5'-0" OF SIGNAGE PRIOR TO INSTALL DATE.
- 5) ALL ELECTRICAL SCOPE TO BE INSTALLED BY TENANT CONTRACTOR

MANUFACTURING NOTES:

- 1) IF SIGN NEEDS TO BE PERMITTED, MANUFACTURING WILL START AS SOON AS PERMITS ARE APPROVED BY CITY.
- 2) MANUFACTURING TO SUPPLY ALL NEEDED HARDWARE AND ELECTRICAL COMPONENTS NEEDED FOR INSTALLATION OF SIGN.
- 3) A MINIMUM OF 6'-0" WHIPS FROM THE BACK OF EACH CHANNEL LETTERS FOR INSTALLATION WHEN NEEDED.

INSTALLATION NOTES:

- 1) INSTALLER TO INSPECT SIGN UPON RECEIPT AND REPORT ANY ISSUES OR DAMAGED ITEMS. INSTALLER WILL BE HELD LIABLE FOR ANY DAMAGES OR ISSUES REPORTED AFTER DAY SIGN IS RECEIVED.
- 2) INSTALLER TO VERIFY WITH CLIENT THAT SIGN IS BEING INSTALLED IN CORRECT LOCATION.
- 3) INSTALLER TO VERIFY ALL SERVICE IS COMPLETE PRIOR TO LEAVING THE SITE FOR THAT DAY AND/OR NIGHT INCLUDING COMPLETION PHOTOS OF SIGNS INSTALLED AND ILLUMINATED.
- 4) INSTALLER TO CLEAN UP ALL TRASH AND DEBRIS. ALSO, CLEAN ALL SIGNS AS NEEDED INCLUDING FACES.

CLIENT

JTX Storage

ADDRESS

103 Hardeman Blvd.
Justin, TX

DATE 11.15.21

DESIGNER - GO

DRAWING NO.

#21OP5205-3

REVISION

DATE

CHG'D LED BORDER TO ORANGE;
DELETED C/L OPTION A

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GO
01.05.22

REDUCED "JTX"

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02.07.22

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ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AN AMENDMENT TO THE PREVIOUS PLANNED DEVELOPMENT (PD-GB) FOR JUSTIN SELF-STORAGE APPROXIMATELY 100 FEET WEST FROM THE INTERSECTION OF FM 156 AND HARDEMAN BOULEVARD HAVING THE LEGAL DESCRIPTION A0207A F.B. BORDEN, TR 8G (PT) 2.725 ACRES, DENTON COUNTY, TEXAS; PROVIDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowners authorized the applicant (Justin Self-Storage) of property legally described as A0207A F.B. BORDEN, TR 8G (PT), zoned as Planned Development-General Business, Justin, Denton County, TX, requested an Amendment to the previous approved Planned Development; 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, having reviewed the request the Commission determined that the change of the proposed SUP was compatible with surrounding uses and the City's Future Land Use Plan and recommended approval of this Ordinance; and

WHEREAS, the City Council of the City of Justin, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, having held public hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard, and having considered the recommendation of the Planning and Zoning Commission, has determined that the proposed amendment is approved and made a part of this ordinance with the following conditions:

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 Zoning Ordinance of Justin, Texas, regulating property legally described as legally described as A0207A F.B. BORDEN, TR 8G (PT), Justin, Denton County, Texas, is amended to establish accordingly as further described in the attached documents.

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.

Elizabeth Woodall, Mayor

ATTEST:

Brittany Andrews, City Secretary

Approved as to form:

City Attorney



NEW CONSTRUCTION OF :

JUSTIN SELF STORAGE

103 HARDEMAN BLVD.

JUSTIN, TX

OWNER:

JTX STORAGE, LLC.
1102 SHADY REST LANE
CORINTH, TX 76208

ARCHITECT :

HBJ

Haberman • Bulleri • Johnson

ARCHITECTS

2225 E. RANDOL MILL, STE. 524, ARLINGTON, TEXAS 76011 P 972-438-4380 F 972-438-7855 www.HBJarch.com

CIVIL ENGINEER :

CCM ENGINEERING

CONTACT: CODY CRANNELL
2570 FM 407, SUITE 209 HIGHLAND VILLAGE, TEXAS 75077
PHONE (972) 691-6633 www.crannelleng.com

MECHANICAL, ELECTRICAL, PLUMBING :

RENE’ A. CULROSS, PE

CONTACT: RENE CULROSS
TX FIRM F-12230 raculross@gmail.com 817-798-6642

Δ	<div>CONDITIONS OF APPROVAL</div> <div>ADDRESS103 HARDEMAN BLVD. JUSTIN, TEXAS</div> <div>EXISTING ZONING:GENERAL BUSINESS (GB) DISTRICT PROPOSED ZONING:GB - PD (PLANNED DEVELOPMENT)</div> <div>ALL REQUIREMENTS OF THE GB ZONING DISTRICT SHALL APPLY AND REMAIN IN EFFECT EXCEPT AS HEREBY AMENDED AND LISTED BELOW:</div> <div>1) PERMITTED USES: SELF-STORAGE WAREHOUSING AND STORAGE DEVELOPMENT IS ALLOWED WITH COMPLIANCE WITH LISTED CONDITIONS OF APPROVAL. HOURS OF OPERATIONS, AS APPROVED, SHALL BE CONFINED WITHIN THE FOLLOWING HOURS : 6 AM TO 9 PM, M - F AND 6 AM - 8 PM SATURDAY AND SUNDAY.</div> <div>2) PARKING REGULATIONS: a) A MINIMUM OF 4 PARKING SPACES, INCLUDING ONE (1) ADA PARKING SPACE IN FRONT OF THE OFFICE LOCATION, SHALL BE INSTALLED. 8 ADDITIONAL TEMPORARY PARKING SPACES, WITH A ONE HOUR TIME LIMIT PLACED ON THE PARKING SPACES, SHALL BE INSTALLED AROUND THE PROPOSED BUILDINGS AND ALSO SHALL BE STRIPED OUTSIDE THE DESIGNATED FIRE LANES.</div> <div>b) NO RV'S, BOATS, OR TRAILERS SHALL BE ALLOWED TO BE PARKED, STORED, OR MAINTAINED ON PROPERTY AT ANY TIME.</div> <div>c) FIRE LANES SHALL BE OPEN AND ACCESSIBLE BY FIRE PROTECTION OR EMERGENCY VEHICLES AT ALL TIMES.</div> <div>3) DEVELOPMENT REGULATIONS: SETBACKS: a) FRONT YARD SETBACKS FOR HARDEMAN BOULEVARD AND FM 156 - 20 FEET FROM PROPERTY LINE.</div> <div>b) SIDE YARD SETBACKS FOR ORCHID DRIVE - 10 FEET FROM PROPERTY LINE.</div> <div>c) REAR YARD SETBACK - 10 FEET FROM PROPERTY LINE.</div> <div>d) REAR YARD SETBACK FOR BUILDING ' E ' (AS SHOWN ON PLOT PLAN) - 5 FEET ON NORTH AND EAST SIDES OF THIS BUILDING TO PROPERTY LINE.</div> <div>e) REAR YARD SETBACK FOR BUILDING ' A ' - 10 FEET ON NORTH SIDE OF BUILDING.</div> <div>BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 35 FEET FOR ALL BUILDINGS.</div> <div>LOT COVERAGE: MAXIMUM LOT COVERAGE FOR ALL BUILDINGS SHALL BE NO MORE THAN 42% LOT COVERAGE OR 49,891 TOTAL SQUARE FEET FOR 1ST FLOOR FOOTPRINT.</div>
Δ	<div>LANDSCAPING:</div> <div>A LANDSCAPING BUFFER OF 20 FOOT MINIMUM WIDTH SHALL BE INSTALLED ALONG HARDEMAN BOULEVARD AND A 15' MINIMUM WIDTH ALONG FM 156 FRONTAGES. LANDSCAPE BUFFER ON THESE FRONTAGES SHALL BE PLANTED IN FRONT OF A PLANNED EIGHT (8) FOOT HIGH MASONRY WALL AND SHALL BE MOUNDED BERM CONFIGURATIONS.</div> <div>EXISTING TREES SHALL REMAIN IN PLACE AND INCORPORATED INTO THE OVERALL SITE LANDSCAPE PLAN TO THE MAXIMUM EXTENT POSSIBLE.</div> <div>A LANDSCAPING BUFFER OF 10 FOOT MINIMUM SHALL BE INSTALLED ALONG ORCHID DRIVE FRONTAGE. LANDSCAPE BUFFER SHALL BE PLANTED IN FRONT OF PLANNED EIGHT (8) FOOT HIGH MASONRY WALL AND SHALL USE A BERM ALONG THIS FRONTAGE.</div> <div>LANDSCAPE BUFFER MATERIALS SHALL BE TYPE B AS DESCRIBED IN ORDINANCE AND INCLUDE, AT A MINIMUM (PER EVERY 100 LINEAR FEET) : ONE (1) CANOPY TREE WITH A MINIMUM HEIGHT OF 20 FEET, TWO (2) ACCENT TREES WITH A MINIMUM OF 10 FEET AND EIGHT OR MORE SHRUBS PLANTED IN BERMS LOCATED ALONGS FM 156, HARDEMAN BOULEVARD AND ORCHID DRIVE.</div> <div>A FINAL LANDSCAPE PLAN INCORPORATING ABOVE LISTED CHANGES AND REVISED TO MATCH REVISED SITE PLAN MUST BE SUBMITTED FOR CITY REVIEW PRIOR TO ISSUANCE OF A BUILDING PERMIT.</div> <div>ARCHITECTURAL TREATMENTS: BUILDING AND SITE IMPROVEMENTS SHALL ALSO INCLUDE * OLD WEST * FEATURES AND SHALL INCLUDE, AT A MINIMUM: WAGON WHEELS, HITCHING POST, CEDAR RAILING, AND A WAGON.</div> <div>A MASONRY WALL, AT LEAST 8 FEET HIGH WITH MASONRY COLUMNS, SHALL BE INSTALLED ALONG ORCHID DRIVE, HARDEMAN BOULEVARD, AND FM 156.</div>
Δ	<div>SIGNAGE:</div> <div>MONUMENT SIGNAGE SHALL NOT BE ALLOWED. WALL SIGNS IN ACCORDANCE WITH CITY SIGN ORDINANCE REGULATIONS, SHALL BE ALLOWED ON FM 156 FRONTAGE AND HARDEMAN BOULEVARD FRONTAGES. BUILDING UNIT NUMBERS OR LETTERING IS ALLOWED.</div> <div>ILLUMINATION: ANY PROPOSED LIGHTING SHALL NOT REFLECT TOWARD OR SHINE ONTO ANY RESIDENTIAL, INCLUDING SINGLE AND MULTI-FAMILY RESIDENCES.</div> <div>BUILDING EXTERIOR COLOR: PRIOR TO ANY BUILDING PERMIT, THE BUILDING SHALL MEET WITH THE HARDEMAN ESTATES HOMEOWNERS ASSOCIATION TO REVIEW BUILDING COLOR SCHEME TO BE INSTALLED.</div>

City Council Meeting

April 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item #8 (Possible Action)

Title: Consider and take appropriate action regarding Ordinance 722-22 amending Chapter 48- Utilities of the City of Justin Code of Ordinances limiting extension of water and sanitary sewer service to property in the Justin corporate limits.

Department: Administration

Contact: City Manager, Chuck Ewings

Recommendation: Consider recommended ordinance

Background:

Mayor Woodall requested this item be placed on the agenda. If approved, the City's utilities code would be amended limiting the extension water and sanitary sewer service to property within the city's corporate boundary or city limit.

The attached ordinance was amended based on comments from City Council during its last meeting.

City Attorney Review: N/A

Attachments: Ordinance 722-22

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 48, ARTICLE I. – IN GENERAL, PROVIDING THAT UTILITY SERVICE WILL BE EXTENDED ONLY TO PROPERTIES LOCATED WITH THE CORPORATE LIMITS OF THE CITY OF JUSTIN PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin is a Type A general-law municipality in the State of Texas;
and

WHEREAS, the City Council has previously adopted ordinances and regulations related to the provision of water and sanitary sewer service; and

WHEREAS, the City Council finds that it is in the city's interest to limit water and sewer service to properties located within the City's corporate boundaries unless otherwise approved by the City Council on a case-by-case basis.

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

SECTION 1.

Chapter 48, Article I – IN GENERAL of the Justin Code is hereby amended to add Section 48-2, which shall read as follows:

Section 48-2. – Extension of services to properties outside of the city

- (a) Except as provided by subsection (b), extension of water and sanitary sewer service shall be limited to properties located entirely in the corporate limits of the City of Justin.
- (b) The City Council may approve the extension of water or sanitary sewer service, or both, to properties outside the corporate limits of the City of Justin through the

approval of a developer's agreement adopted via resolution by a majority of the City Council.

SECTION 2. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 3. PUBLICATION REQUIREMENTS

The City Secretary is directed to publish in the official newspaper of the City of Justin the caption, penalty clause, publication clause, and effective date clause of this Ordinance one (1) time within ten (10) days after approval of this Ordinance as required.

SECTION 4. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed and approved on the 12th day of April 2022.

ELIZABETH WOODALL, MAYOR

ATTEST:

BRITTANY ANDREWS, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

City Council Meeting

April 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item #9 (Possible Action)

Title: Consider and take appropriate action regarding possible appointments to the Justin Economic Development Corporation and the Justin Community Development Corporation.

Department: Administration

Contact: Director of Strategic Services, Abbey Reece

Recommendation: Appoint Lisa Hott to Place 4 on the EDC and CDC Boards.

Background:

The EDC/CDC Boards unanimously approved Lisa's application. She has been invited to attend the meeting to answer questions.

City Attorney Review: N/A

Attachments:

1. Lisa Hott Application

Board, Commission & Committee Application

First Name	Lisa
Last Name	Hott
Address	264 Hilltop
City	Justin
State	TX
Zip Code	76247
Mailing Address (If different)	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip Code	<i>Field not completed.</i>
Phone Number	8177132943
Email Address	lisarhott@gmail.com
Are you over the age of 18?	Yes
Are you a registered voter?	Yes
Are you a Justin resident, property, business owner, or City Staff?	Yes

Current Occupation/Employer	Admin Asst to Director of Academic and College Advising - Grapevine Faith Christian School
Education, Licenses, or Certifications	Texas Paralegal School
Are you a current or past member of a Council-appointed Board, Commission, or Corporation?	No
On which Board, Commission, or Committee are you interested in serving? (First Choice)	Type B Community Development Board
If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.	Type A Economic Development Board
What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?	I recently (2/2020-7/2021) worked for Government Capital Corporation, a municipal finance company that finances many EDC projects for EDCs in the state of Texas. I worked on behalf of several EDCs and cities to finance everything from land acquisition, road equipment, emergency equipment and construction projects. I worked for the Boy Scouts of America for almost 40 years; 25 of those years managing print and advertising contracts and 6 years managing the contracts and relationships of their corporate sponsors. I thrive in building relationships and seeing contract details come to life.
List any additional information which you believe would be of value for the City Council to know about you.	My husband and I have lived in Justin for 5 years. I love this town! I'm excited to see growth, but it must be the right growth... growth that meets the needs of the Justin residents; yet works to maintain the hometown feel of Justin.

Do you or any member of your immediate family residing in your household, hold a position (paid or unpaid) with any person or organization, or have a contract with or any obligation to any person or entity which might constitute a conflict of interest?

No

Have you ever been convicted of a felony, violation of law, or misdemeanor involving moral turpitude (any offense involving lying, stealing, or cheating?)

No

Are there any criminal charges or proceedings pending against you?

No

By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.

Lisa Hott

Date of Submission

4/4/2022

Email not displaying correctly? [View it in your browser.](#)

City Council Meeting

April 26, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #10 (Consent)

Title Consider and take appropriate action approving City Council minutes dated April 12, 2022.

Department: Administration

Contact: City Secretary, Brittany Andrews

Recommendation: Motion to approve minutes as presented.

Background:

City Attorney Review: N/A

Attachments:

1. April 12, 2022 City Council Minutes



Mayor, Elizabeth Woodall

MINUTES

**State of Texas
County of Denton
City of Justin**

Justin City Council Regular Session Meeting- March 22, 2022

The Justin City Council Meeting convened into a Regular Session being open to the public the 22nd day of March, 2022 at 6:01 pm in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Mayor, Elizabeth Woodall, Mayor Pro Tem, James Clark, Councilmembers, John Mounce, Tomas Mendoza, Jim Tate, and Chrissa Hartle. City Staff: City Manager, Chuck Ewings, Planning and Development Director, Matt Cyr, Public Works Director, Josh Little, City Secretary, Brittany Andrews and City Attorney, Matthew Butler.

Convene into Session: Mayor Woodall called the meeting to order at 6:01PM
Invocation led by: Julie Wright

BUSINESS INTRODUCTION

- ❖ Adams Furniture

PROCLAMATION

- Proclamation, Mental Health Month/ Children's Mental Health Awareness Day

MAYORAL UPDATE

- Mayor to recognize Sophia Jordan, Operation Homefront 2022 Military Child of the Year Award Recipient - USMC

WORKSHOP SESSION

1. Discuss entrance signs.
2. Discuss water bill opt-out fees.
3. Discussion regarding Reatta Ridge pedestrian bridge construction.
4. Discuss next phases of street rehabilitation.
5. Discuss regular session agenda items.

CONVENE INTO REGULAR SESSION- Immediately Following Workshop Session

PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the mayor may impose a three-minute limitation on any person addressing the Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

No citizen comment

PUBLIC HEARING

6. **PUBLIC HEARING (7:00 P.M):** Conduct a Public Hearing to consider a zoning change from Local Retail (LR) to Single-Family Old-Town (SF-OT) for 115 Pafford Avenue, located approximately 250 feet northwest from the intersection of Pafford Avenue and 1st Street, legally described as Dooley Subdivision Block 1, Lot 2.
 - a. Open public hearing at **7:05PM**
 - b. Close public hearing at **7:05PM**
 - c. Consider and take appropriate action

Mayor Pro Tem, Clark made the motion to deny the rezoning.

Seconded by: Councilman Mendoza

Aye votes: Councilmembers Clark, Tate, Mounce, Hartle and Mendoza

Motion carries

7. **PUBLIC HEARING (7:00 P.M):** Conduct a Public Hearing to consider a Specific Use Permit for a Temporary Batch Plant located at 9060 Teasley Lane, located on the north side of FM 407, legally described as Garnett Survey, Tract 2.
 - a. Open public hearing at **7:39PM**
 - b. Close public hearing at **7:39PM**
 - c. Consider and take appropriate action

Mayor Pro Tem, Clark made the motion to approve the temporary batch plant with the following considerations: the plant must have an 18-inch earth and burm on the perimeter of plant, a 2-inch silt wall on the west side, a water truck on site to help with dust when needed, and construction speed signage on 407.

Seconded by: Councilman Tate

Aye votes: Councilmembers Clark, Tate, Mounce, Hartle and Mendoza

Motion carries

POSSIBLE ACTION ITEMS

8. Consider and take appropriate action regarding Ordinance 722-22 amending Chapter 48- Utilities of the City of Justin Code of Ordinances limiting extension of water and sanitary sewer service to property in the Justin corporate limits.

Councilman Mounce made the motion to approve with the amendment to include a variance clause as stated. Councilman Mounce withdrew his motion. A motion to table was accepted.

CONSENT

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration

9. Consider and take appropriate action approving City Council meeting minutes dated March 22, 2022.

Councilman Mounce moved to approve consent items as presented.

Seconded by: Mayor Pro Tem, Clark

Aye votes: Councilmembers Clark, Tate, Mounce, Hartle and Mendoza

Motion carries

EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

- Under Section 551.071, to conduct private consultation with the City Attorney regarding:
 - Oliver Creek Ranch MUD
 - Range Property Development Agreement
 - Justin Crossing Development
 - Constellation Wastewater Service Agreement
- Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
 - City Manager, Chuck Ewings

Convene into executive session at 8:08PM

Adjourn into open meeting 9:04PM

10. Discuss, consider, and act on items discussed in Executive Session.

FUTURE AGENDA ITEMS

- Update on bridge
- Old Town drainage project and hydrology study
- Solicitors permit requirements
- Update on Comprehensive plan

ADJOURN

With there being no further business, the meeting was adjourned at 9:07PM

Brittany Andrews

Brittany Andrews, City Secretary

Seal: