

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



James Clark, Councilmember  
Jim Tate, Councilmember

**Elizabeth Woodall, Mayor**

**CITY OF JUSTIN  
CITY COUNCIL AGENDA  
TUESDAY, MAY 24, 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**

❖ HR Block

**IMPORTANT DATES**

- June 4, 2022 Justin Fun Day
- June 7, 2022 Parks and Recreation Advisory Board Meeting
- June 14, 2022 City Council Meeting
- June 16, 2022 Justin Economic Development and Community Development Meeting
- June 21, 2022 Planning and Zoning Commission Meeting
- June 28, 2022 City Council Meeting

**STAFF/BOARD UPDATE**

- Budget Review

**ACTION ITEMS**

1. Discuss, consider and take appropriate action to appoint a Mayor Pro Tem.

**WORKSHOP SESSION**

2. Discuss speed bumps in residential areas.

3. Discussion regarding a social media policy.
4. 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.

### **POSSIBLE ACTION ITEMS**

5. Consider and take appropriate action to extend Taco Bell's Specific Use Permit legally described Lot 3, Block 1 of the Hardeman Centre Addition Phase I located on the southwest corner of FM 156 and Centre Blvd.
6. Consider and take appropriate action regarding Resolution 582-22 amending the City of Justin fee schedule.
7. Consider and take appropriate action regarding a social media policy.
8. Consider and take appropriate action to approve a nomination of a candidate to serve on the Denco Board of Managers.

### **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 to approve Resolution 583-22 suspending the effective date of ONCOR Electric Delivery Company's request for a rate change to permit time to study and establish reasonable rate.
10. Consider and take appropriate action approving City Council meeting minutes dated May 10, 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

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 19th day of May, 2022 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

*Brittany Andrews*

Brittany Andrews, City Secretary

City Council Meeting

May 24, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #2

Title: Speed bumps in Residential Areas

Department: Administration

Contact: City Manager, Chuck Ewings

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**Recommendation:** N/A

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This was requested to be placed on the agenda by Council Member Tate. Below is a link to information regarding traffic control devices:

[https://safety.fhwa.dot.gov/speedmgt/ePrimer\\_modules/module3pt2.cfm](https://safety.fhwa.dot.gov/speedmgt/ePrimer_modules/module3pt2.cfm)

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City Attorney Review: N/A

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City Council Meeting

May 24, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #3 (Workshop) #7 (Possible Action)

Title: Discussion regarding a social media policy

Department: Administration

Contact: City Manager, Chuck Ewings

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Recommendation:

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Background:

This item is at the request of Mayor Woodall.

The policy outlines recommendations for use of City or Personal social media platforms.

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City Attorney Review: N/A

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Attachments:

1. Draft policy



## CITY OF JUSTIN

### Social Media Participation Policy

#### City Council

The term “social media” refers to forms of electronic communication through which users create online communities to share information, ideas, personal messages and other content. Some examples include, but are not limited to, Internet-based platforms such as Facebook, Twitter, Instagram, and YouTube.

Many Local governments use social media as a tool to communicate with citizens. Rather than waiting until a regularly scheduled council meeting to receive citizen input, City officials can instantly interact with them via social media. Although this technology greatly increases communication outreach and efficiency, some restrictions are required to comport with federal and state law.

#### **Commenting on City Accounts:**

The City of Justin uses social media to send and receive messages about City information, services, and related programs with community stakeholders, including employees, vendors, citizens, media, and other members of the public.

1. Similar others who engage with the City on social media, as an elected official you should understand the City’s current guidelines for public participation, which are subject to change as new technology and tools emerge.
2. Public comments may be removed from City-administered social media accounts if they contain any one or more of the following:
  - a. Vulgar, physically threatening, or harassing language.
  - b. Content that promotes, fosters, or perpetuates discrimination based on race, religion, gender, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity, source of income or other protected status under applicable law.
  - c. Inappropriate sexual content or similar links.
  - d. Private or otherwise confidential information.

- e. Content that promotes illegal activity or encouragement of actions that may compromise public safety.
- f. Content that violates a legal ownership interest of any other party.
- g. Comments not topically related to the original article or post.
- h. Comments in support of or opposition to political candidates, campaigns, or ballot measures during an election season.
- i. Promoting or advertising a commercial transaction, organization or event that is not sponsored or in direct relationship with the City.
- j. Organized political activity
- k. Information that may compromise the safety or security of the public or public systems.

### **Use of Personal Accounts:**

As a policy-making body, Council members are given more latitude than City employees to publicly express thoughts and opinions on local issues. However, as an elected official, you should be aware of additional risks related to your general participation on social media.

1. Open Meetings Act – Communications between a quorum of Council members about public business, no matter the forum or time, can constitute a “meeting” to which the Texas Open Meetings Act applies. If the Act applies to a discussion, an agenda must be posted 72 hours in advance, and the public must be allowed to attend.

Therefore, you should consider the following when using personal social media accounts.

- a. Remove elected titles from profiles used to identify a personal social media account, and clearly state how constituents should communicate regarding public matters.
- b. Include an introductory statement in the profile or about section of your account that defines the purpose and topical scope of your page:  
*“This account is intended for personal use only. The view, postings, positions, or opinions expressed on this site are my own and do not represent those of the City of Justin. If you are a citizen of Justin and would like to discuss city business, please go to the City of Justin page or contact me at (official email).”*
- c. Redirect information to official government sources and avoid making posts related to your official duties or governmental bodies.
- d. Redirect political dialogue requests to an alternative means of communication (i.e., email, phone, or other preferred social media account).
- e. Avoid commenting on local issues where other Council members are also participating in discussion.
- f. Avoid making posts and/or comments on behalf of the City and/or City Council.
- g. Avoid making posts and/or comments in your official capacity as an elected official.
- h. Avoid making posts and/or comments regarding City business.

2. Public Information Act – State law clarifies the definition of “public information” as information that is written, produced, collected assembled, or maintained in connection with the transaction of official business, which includes email, internet posting, text message, instant message, and other electronic communication.

Therefore, you should consider the following:

- a. Hide, rather than delete, clearly inappropriate public comments on your personal or official social media account, if possible. In some cases, these comments may still be subject to verification or public disclosure in the future. When in doubt do not delete it.
  - b. Avoid responding to inappropriate comments or personal attacks on social media. If the commenter persists, redirect them to an alternate method of communication (i.e., email).
  - c. Be aware that a personal social media account, depending on its content, may still be subject to the Public Information Act.
3. First Amendment – More constituents are posting comments on elected officials’ personal pages to voice concerns on public issues. Once an elected official’s social media page is opened for political discussion it is transformed into a public forum for speech and debate, instantly granting every user a First Amendment right to comment.

Therefore, you should consider the following:

- a. Limit open-ended political and City business discussions from your personal social media accounts and redirect dialogue requests to an alternate channel.
- b. When in doubt, don’t block users. Especially those with whom you have previously engaged. If you must, consult with legal counsel first, and then document your actions and reasons for blocking.

### **Use of Official Accounts**

If you choose to create a social media account to engage with constituents, a best practice is to keep this account distinct and separate from other personal accounts that you maintain.

Elected officials increasingly use social media for reelection purposes as well. However, mixing campaign and constituent communications from the same account could put you at risk for violating laws that prohibit using government resources for political purposes.

Therefore, you should consider the following:

1. Make it official – Your account profile, description and photo should clearly indicate your position as a member of the Justin City Council and your intent to use the account as a way of communicating with constituents.
2. Your account is a public forum – Your engagement with the public on social media as an elected official establishes your platform as limited public forum, which affords users the right to comment on content you publish. It also means that any speech restrictions or Censorship is subject to strict scrutiny, and First Amendment activities generally may not be prohibited. So, when in doubt, don’t delete it.



3. Prohibited content is defined by City Policy – For consistency, consider managing prohibited content on your accounts in the same way City administered accounts are managed.
4. Campaign separately – Council members in office should not use City administered or funded social media accounts for electioneering. It's equivalent to campaigning from the dais during a public meeting, which may violate state law.
5. Involve legal counsel – If you are unsure about publishing certain content, or feel you are justified in the removal of content, involve legal counsel before deciding.

## General Guidelines

1. **Be Transparent** – Your honesty will be quickly noticed in the social media environment. If your private sector work could present a conflict of interest, be the first to point it out. And be clear about why you support, or don't support, certain policies or programs.
2. **Be judicious-** Make sure your efforts to be transparent do not violate any applicable legal guidelines for external communication. Consult with legal counsel before sharing conversations that are meant to be private or internal to the City or any other public entities. What is published is widely accessible, not easily retractable, and will be around for a long time, so consider the content carefully. Also, be aware that the social media account and anything published on the social media account may be subject to the Public Information Act.
3. **Be Knowledgeable** – Write in first person and consider linking to your information sources. If you publish to a website outside of the City, consider using a clarifier such as: "These comments and opinions reflect my position as on member of the City of Justin City Council." If you have any questions about complying with brand, trademark, copyright, fair use, confidentiality, or financial disclosure laws, seek an opinion from legal counsel.
4. **Be Perceptive** – In online social networks, the lines between public and private, personal, and professional are often blurred. By identifying yourself as an elected official, you are creating perceptions about your expertise and the City. Be sure that all content associated with you is consistent with the City's values and professional standards.
5. **Be conversational** – Talk to your readers like you would talk to people in professional situations. Avoid overly "composed" language. Bring in your personality and say what is on your mind. Consider content that is open-ended and invites response. Encourage comments. Broaden the conversation by citing others who are commenting about the same topic and allow your content to be shared.
6. **Be Excited** – The City is making important contributions to the community, state, and nation, as well as to public dialogue on broad range of issues. Our activities are focused on providing services and innovation that benefits citizens and stakeholders. Share what Justin is learning and doing, and open up social media channels to learn from others.
7. **Be Valuable** – There is a lot of written content in the social media environment. The best way to reach an audience is to write about things that they value. Social communication from City leaders should help citizens, partners, and families. It should be thought-provoking and build a sense of community. If it helps people improve knowledge or skills, build their businesses, do their jobs, solve problems or understand the City better, then it adds value.
8. **Be responsible** – What you write is ultimately your responsibility. Pause. If you are about to publish something that makes you even the slightest bit uncomfortable, don't publish. If you

are still unsure, you might want to check with the Public Information Officer or legal counsel. Ultimately, what you publish is yours, but so is the responsibility and potential consequence.

9. **Mistakes happen** – If you make a mistake, admit it. Be upfront and quick with your correction. If you are posting to a blog, you could choose to modify an earlier post. Make it clear that you have done so.

## **Records Retention**

1. Because of your position as an elected official, activity on your social media accounts may create public records. Any content (messages, posts, photographs, videos, etc.) created or received using a social media account may be considered a record.

Therefore, you should consider the following:

- a. The City does not archive or manage Council members social media accounts. You are solely responsible for the retention and archival of content published to your individual accounts.
- b. When in doubt, don't delete content without consulting with legal counsel first.
2. Social media content administered by the City employees, and intended for public access and comments, will follow a minimum retention period of two years as established by the Texas State Library and Archives Commission. This includes Council members comments posted on City Accounts.
3. When Applicable, the City will use a software-assisted social media capture tool to obtain and archive an authentic copy of monitored content. This includes Council member comments posted on City accounts.

## **Definitions**

For the purposes of this policy unless otherwise stated, the following definitions apply:

1. Comment – a message posted by site visitors, either in response to an existing topic or introducing a new topic. In general, the content of comments is controlled solely by the user, but often can be deleted, accepted, or rejected prior to publishing by the site or page administrator.
2. Connections – Any deliberate links between a user and a social media channel or page, whether it is initiated by the individual or by the site moderator. Terms used by various sites to describe a connection include friend, fan, follower, or subscriber.
3. Limited Forum – a public forum created by the government voluntarily for expressive activity that may be restricted as to subject matter or class of speaker. Forum restrictions must be able to withstand strict judicial scrutiny of its effect on First Amendment rights.
4. Post – In relation to social media accounts or online activity, anything published in an online forum or social media account.
5. Social media – Internet based third party platforms that facilitate interaction and engagement among individuals in a network or virtual community. Social media offers a participatory environment and includes user generated content such as videos, photos, blogs and wikis.

## **Violation of Policy**

This policy is not meant to circumvent or bypass any of the other processes, policies or laws that are applicable to the City Council. Social media activity and conduct by Council members should not only comply with these policy terms, but all other processes, policies and laws that may apply as well.

#### **Policy Updates**

The City Council reserves the right to update these terms of use at any time.

City Council Meeting

May 24, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #5 (Possible Action)

Title: Consider extending Taco Bell's Specific Use Permit, legally described as Lot 3, Block 1 of the Hardeman Centre Addition Phase I, located on the southwest corner of FM 156 and Centre Blvd.

Department: Administration

Contact: City Manager, Chuck Ewings

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Staff Recommendation: Staff recommends approving the extension of the permit until a date specified that is mutually agreeable with Council and the Applicant.

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Background:

The Applicant was required to obtain and secure a building permit within six-months of approval according to Sec. 52-63 (e) of the Code of Ordinances.

The SUP was approved with conditions by City Council on September 22, 2021. Due to some delays, the Applicant was not able to secure a building permit within this timeframe. Therefore, they are required to ask for an extension.

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P&Z Recommendation:

On May 17, 2022, the Commission unanimously recommended approval of the extension with the extension timeframe to be discussed between the Council and the Applicant.

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City Attorney Review: N/A

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1. Taco Bell Approved Ordinance and Plans



ORDINANCE NUMBER 709-2

**AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR A DRIVE-THROUGH A GENERAL BUSINESS DISTRICT AT THE SOUTHWEST CORNER OF FM 156 AND CENTRE BLVD HAVING THE LEGAL DESCRIPTION OF LOT 3, BLOCK 1 OF THE HARDEMAN CENTRE ADDITION PHASE I, 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 of property located Centre Street, having the legal description of Lot 3, Block 1 of the Hardeman Centre Addition Phase I, Justin, Denton County, TX, request a Specific Use Permit for a drive-through restaurant in a General Business Zoning District; 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 for the residential development 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 SUP for a drive-through in General Business with the following conditions outlined below is approved and made a part of this ordinance;

1. The west access drive shall be relocated south to align with the Pizza Hut drive
2. The Applicant shall plant five additional understory trees on the west landscape buffer

**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 at the southwest corner of FM 156 and Centre Street with the legal description of Lot 3, Block 1 Hardeman Centre Addition Phase I, Justin, Denton County, Texas, is amended to establish a Specific Use Permit for a drive-through restaurant (fast food) in General Business Zoning 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

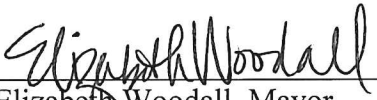
amended hereby, the Code of Ordinances of the City of Justin, Texas, and all applicable state and federal law.

**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

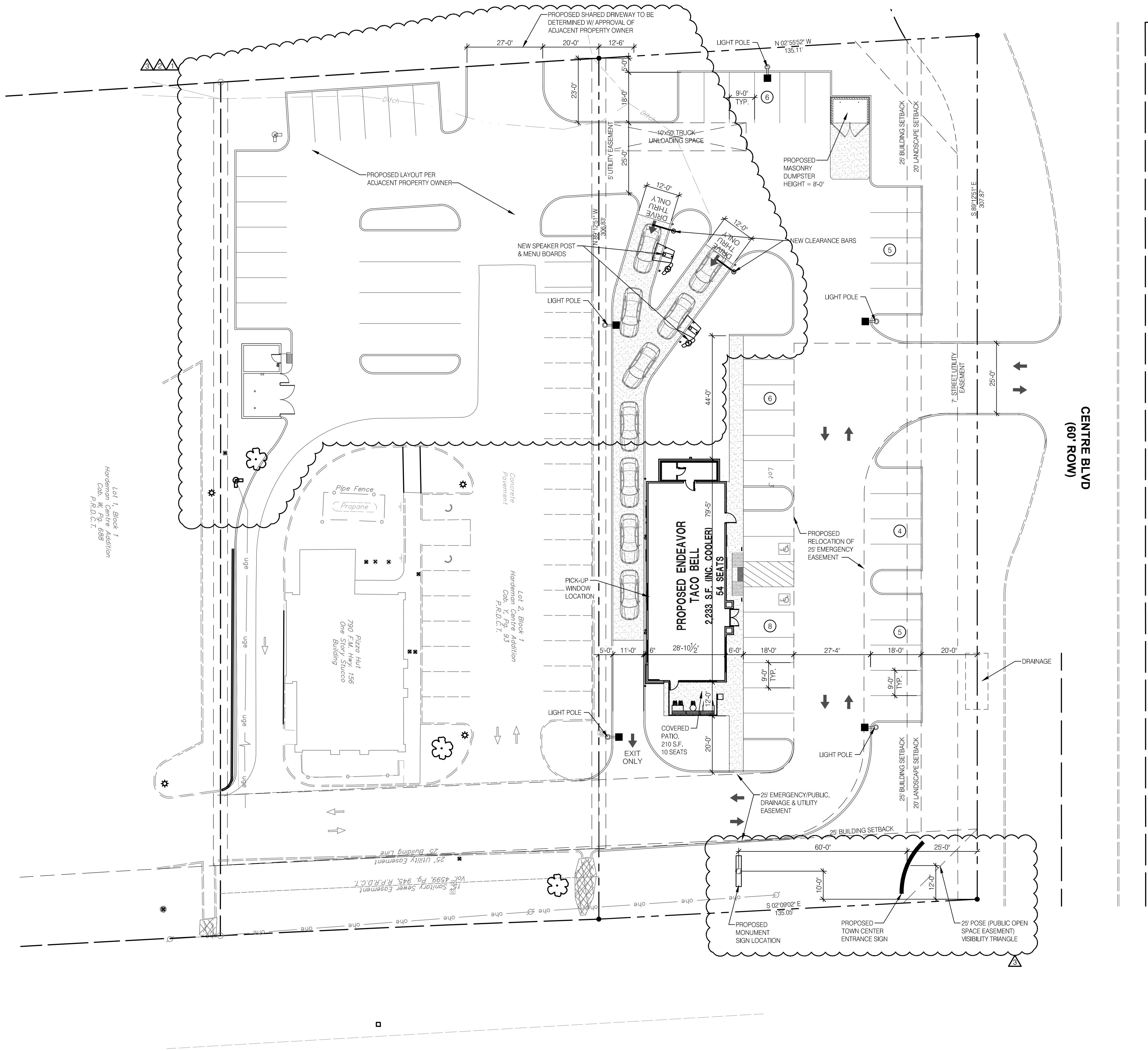
ATTEST:

  
Brittany Andrews, City Secretary

Approved as to form:

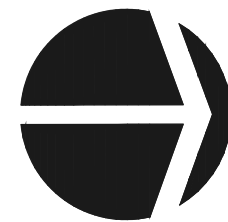
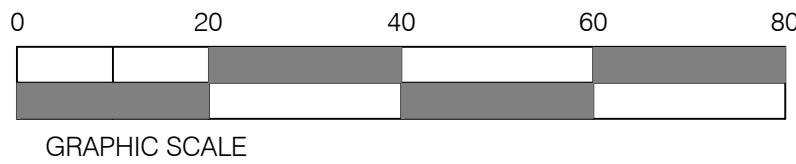
  
City Attorney





SPECIAL USE PERMIT SITE PLAN

SCALE: 1" = 20'-0"



Revised  
05/03/2022 8:39:07 AM

APPLICANT

SOUTHERN MULTI-FOODS  
101 EAST CHEROKEE ST.  
JACKSONVILLE, TX 75766  
CONTACT: MIKE STANSBERRY  
PHONE: (903) 586-1524

APPLICANT INFORMATION

⑧ PARKING SPACES PROVIDED = 34  
PARKING SPACES REQUIRED = 25

PARKING

SITE AREA = 40,610 S.F. (0.93 ACRE)  
BUILDING AREA = 2,233 S.F.  
BUILDING AREA COVERAGE RATIO = 5.5%  
PROPOSED USE = GB W/ SUP  
BUILDING HEIGHT AT TALLEST PARAPET = 23'-0"  
ROOFTOP UNITS SHALL BE SCREENED.

SITE / BUILDING INFORMATION

	DATE	REMARKS
1	10-01-21	CITY REVISION
2	10-06-21	OWNER REVISION
3	10-21-21	OWNER REVISION

PLAN DATE: 07-28-21  
BUILDING TYPE: END. MED40  
PLAN VERSION: MARCH 2021  
BRAND DESIGNER: ###  
SITE NUMBER: ###  
STORE NUMBER: ###  
PA/PM: LS  
DRAWN BY.: WCS  
JOB NO.: 21752

TACO BELL  
HARDEMAN CENTRE ADDITION  
PHASE 1, BLK 1  
LOT 3 - FM156  
JUSTIN, TX 76247



ENDEAVOR 2.0  
SPECIAL USE  
PERMIT  
SITE PLAN

SK-E

LONGIE SMITH

ARCHITECT

phone 859.624.3755  
fax 859.624.3745

2150 Lexington Road, Suite H  
Richmond, KY 40475

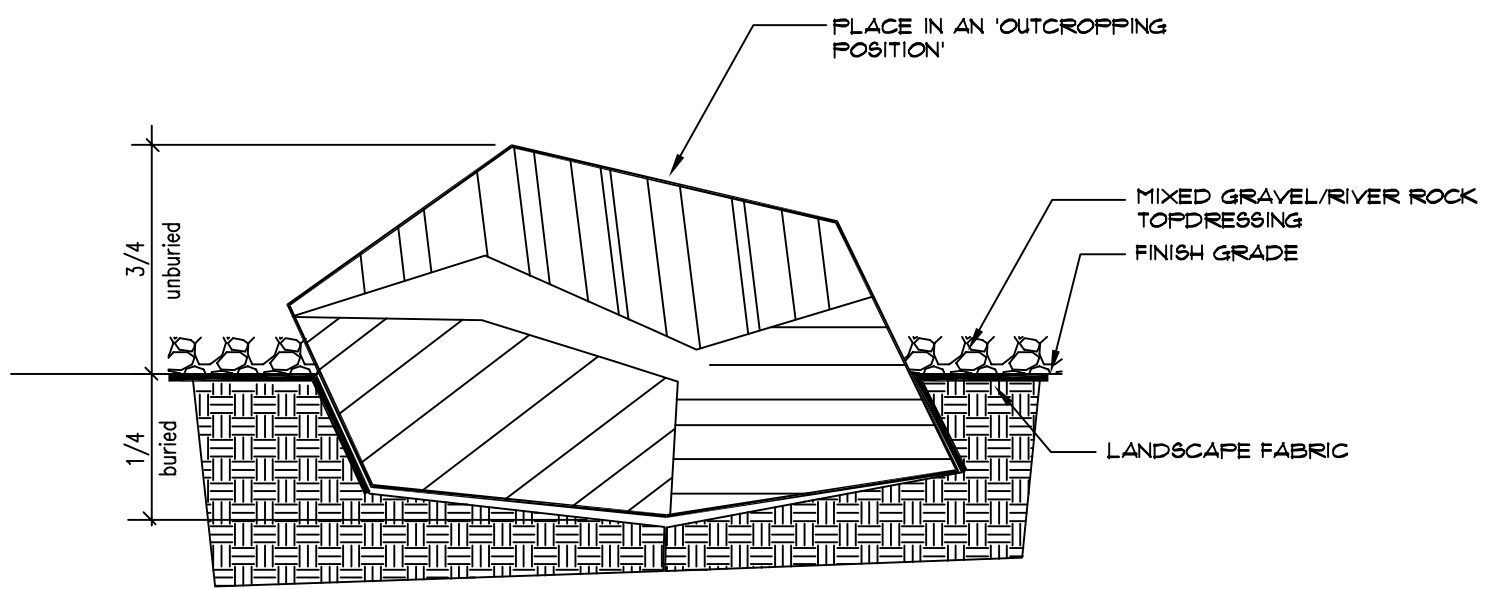


FOR INTERIM REVIEW  
THESE DOCUMENTS ARE FOR  
INTERIM REVIEW AND ARE NOT  
INTENDED FOR BIDDING, PERMIT,  
OR CONSTRUCTION PURPOSES.

ROBERT E. GIGNAC # 1559  
EXP. DATE: 2/28/22

# REVISED

03/07/2022



## ACCENT BOULDER DETAIL

N.T.S.

[illegible]

PLAN DATE:	12-27-21
BUILDING TYPE:	END. MED40
PLAN VERSION:	MARCH 2021
BRAND DESIGNER:	
SITE NUMBER:	###
STORE NUMBER:	###
PA/PM:	LS
DRAWN BY.:	C.T.
JOB NO.:	21752

TACO BELL

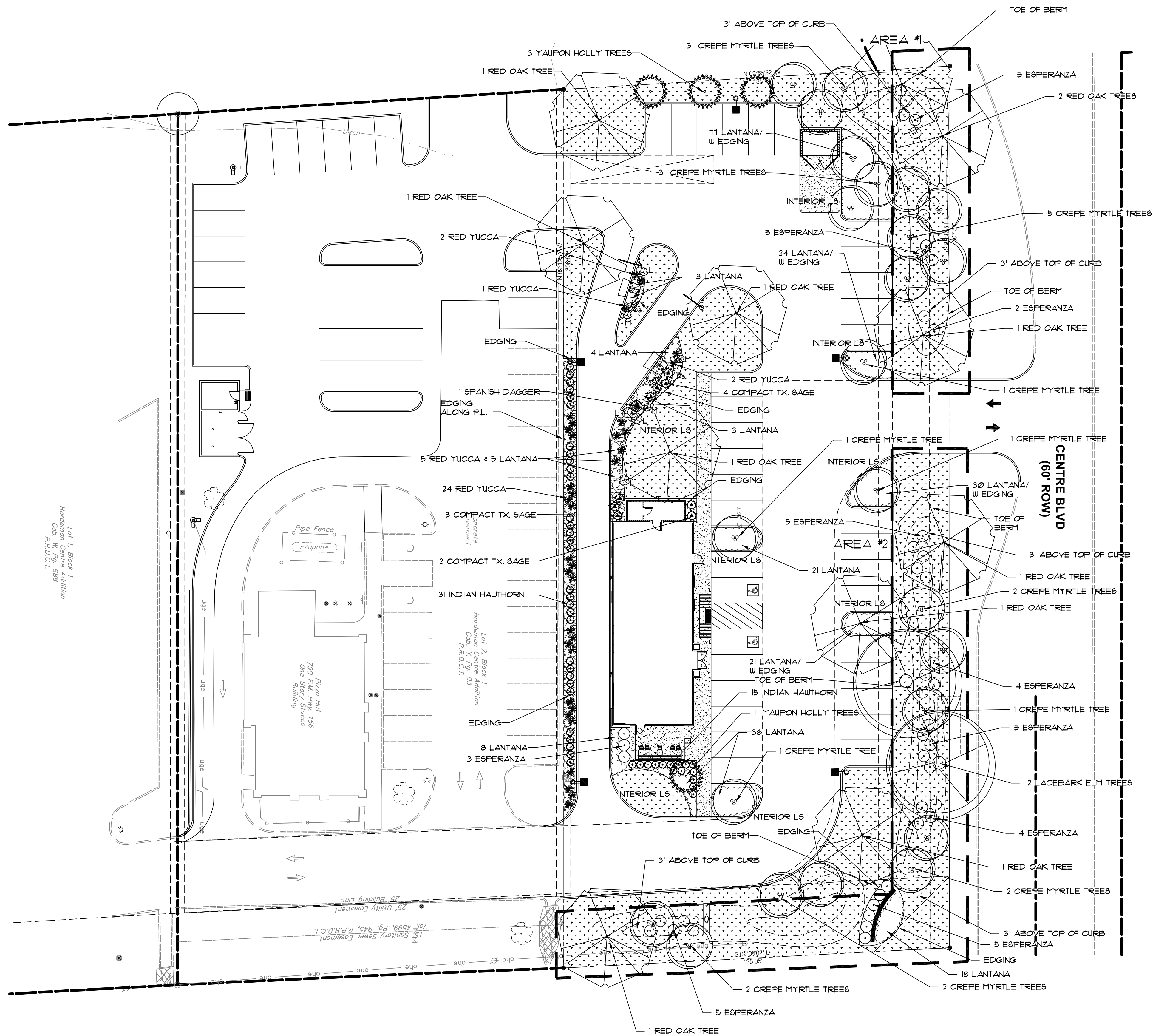
LOT 3 - FM156  
JUSTIN, TX 76247



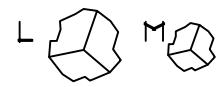
ENDEAVOR 2.0

# ALTERNATE LANDSCAPE PLAN

# L1.0



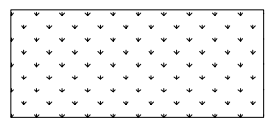
### LEGEND



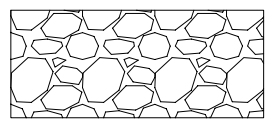
BROWN ACCENT BOULDER

L-LARGE- 3' X 2' X 2'

M-MEDIUM- 2' X 1' X 2'



SOLID BERMUDA SOD W/ 3" OF TOPSOIL



4" OF 1'- 1 1/2" RIVER ROCK ON A  
LANDSCAPE FABRIC - (ALL PLANTING  
BEDS)



BERM HEIGHT TO BE 3'  
ABOVE TOP OF CURB

# ALTERNATE LANDSCAPE PLAN

SCALE: 1"=20'



- CONTRACTOR SHALL EXAMINE THE SITE & FAMILIARIZE HIMSELF w/ ALL CONDITIONS PERTINENT TO THIS WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR w/ ALL UNDERGROUND UTILITIES, PIPES & LINE RUNS. CONTRACTOR SHALL LOCATE & ESTABLISH ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA BEFORE ANY EXCAVATION SHALL OCCUR.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH IRRIGATION AND SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL LANDSCAPE OPERATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL FINE & FINISHED GRADING. ALL ROUGH & SOIL WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. INSTALLER SHALL PROVIDE PROPER & POSITIVE DRAINAGE IN ALL LAWN & PLANTING BEDS. COORDINATE SITE WORK w/ G.C.
- ALL TREES & SHRUBS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR.
- PREPARE ALL PLANTING BEDS BY TILLING 5' OF SPECIFIED PLANTING MIX  $\frac{1}{2}$  COMPOST,  $\frac{1}{2}$  BARK MULCH, &  $\frac{1}{2}$  TOPSOIL TO A TOTAL DEPTH OF 8". CONTRACTOR MAY BACKFILL ALL BEDS WITH 6" OF PLANTING MIX IN LIEU OF SITE TILLING. COORDINATE w/ SITE CONTRACTOR.
- TOPDRESS ALL BEDS w/  $1\frac{1}{2}$ " MIXED GRAVEL (4" DEPTH) ON A DEWITT PRO 5 FABRIC. SUBMIT SAMPLE FOR APPROVAL.
- BACKFILL MATERIALS FOR ALL TREES SHALL BE IN THE FOLLOWING PROPORTIONS : TREE - 2/3 NEW TOP SOIL & 1/3 PEAT HUMUS PLACE 'AGRIFORM' TABLETS IN ALL BACKFILL MIX.
- STAKE & GUY ALL TREES w/ 3 or 4 8" 'T' POSTS. FLAG ALL GUY w/  $\frac{3}{4}$ " ARBORTIE.
- SOIL SCHEDULE TO BE 4" TOPSOIL FOR ALL LAWN AREAS & 12" OF TOPSOIL WITH A PLANTING MIX COMBINATION. CONTRACTOR TO MATCH ALL NEW GRADES & ELEVATIONS WITH TOPSOIL.
- FINISHED SOIL LEVEL AFTER BED PREPARATION TO BE 4" BELOW TOP OF WALK OR CURB OR FLATWORK.
- EDGING TO BE A 1" x 4" BROWN STEEL EDGE. INSTALL AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL REQUIRED LANDSCAPING WILL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES UNTIL FINAL ACCEPTANCE FROM OWNER. THIS WILL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPE AREAS WILL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER MATERIAL NOT A PART OF THE LANDSCAPING. PROVIDE OWNER WITH A TYPE-WRITTEN MAINTENANCE PROGRAM FOR A CONTINUOUS ONE YEAR MAINTENANCE.
- PLACE ALL BOULDERS IN A 'OUT CROPPING' POSITION. BOULDERS TO BE BROWN TO CREAM IN COLOR.

QTY.	NAME	SIZE	COMMENTS	SPACING
9	Compact Texas Sage <i>Leucophyllum frutescens</i> 'compacta'	3 Gallon	30" ht., 18" sprd., full pots	4' Apart
40	Esperanza <i>Tecoma stans</i>	3 Gallon	Good Color 30" Ht., 24" Sprd.	4' O.C.
34	Red Yucca <i>Hesperaloe parviflora</i>	5 Gallon	3 Plant Minimum Full Pots, 15" Ht.	4' Apart or As Shown
250	Lantana <i>Lantana horrida</i>	1 Gallon	Rooted, 12" Sprd., Blooms	32" O.C.
67	Indian Hawthorn <i>Raphiolepis indica</i>	3 Gallon 'Snow White'	15' Ht. & Sprd., full, not leggy	32" O.C.
11	Red Oak Tree <i>Quercus shumardii</i>	3" Caliper Container	7'-9' Ht., 5'-6' Sprd.	As Shown
4	Yaupon Holly Tree <i>Ilex vomitoria</i>	4" Caliper	6'-8' Ht., Female, Multi Trk	As Shown
1	Spanish Dagger <i>Yucca rostrata</i>	5'-6' Container	Specimen, Multi, Bayonets	As Shown
24	Crepe Myrtle 'Basham' <i>Lagerstroemia indica</i>	3" Caliper Container	7'-9' Ht., 4-5' Sprd., multi. trk, 4 trk max	As Shown
2	Lacebark Elm Tree <i>Ulmus parvifolia</i>	3" Caliper Container	Str. Trk., 5'-6' Sprd., 8'-10' Ht.	As Shown

AREA#1	
0' BUFFER E REQUIRED	2,172 SF.
0' BUFFER E PROVIDED	
LINEAR FOOTAGE	109 LF.
CANOPY TREES REQUIRED	
109 X 4 TREES	4.36 TREES
CANOPY TREES PROVIDED	3 TREES
UNDERSTORY TREES REQUIRED	
109 X 4 TREES	4.36 U.TREES
UNDERSTORY TREES PROVIDED	5 TREES
MINIMAL OF 10 SCREENING SHRUBS REQUIRED	
109 X 10 SCREENING SHRUBS	11 SHRUBS
SCREENING SHRUBS PROVIDED	12 SHRUBS
0'-4' BERM REQUIRED	
PROVIDED A 3' BERM	

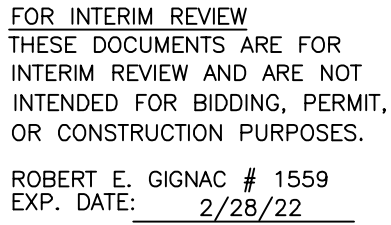
<b>AREA 2</b>	
0' BUFFER E REQUIRED	5,109 SF.
0' BUFFER E PROVIDED	
LINEAR FOOTAGE	267 L.F.
CANOPY TREES REQUIRED	
267 X 4 TREES	1068 TREES
CANOPY TREES PROVIDED	4 TREES
UNDERSTORY TREES REQUIRED	
267 X 4 TREES	11 U.TREES
UNDERSTORY TREES PROVIDED	7 TREES
MINIMAL OF 10 SCREENING SHRUBS REQUIRED	
267 X 10 SCREENING SHRUBS	26.7 SHRUBS
SCREENING SHRUBS PROVIDED	46 SHRUBS
5'-4' BERM REQUIRED	
PROVIDED A 3' BERM	

(1) CANOPY TREE PER 600 S.F.  
8.3 CANOPY TREES REQUIRED  
6 CANOPY TREES PROVIDED

(1) SHRUB PER 60 SF. REQUIRED 83 SHRUBS REQUIRED  
SHRUBS PROVIDED (265)  
GROUND COVER AREA 25% (1246 GROUND COVER AREA REQUIRED  
GROUND COVER AREA PROVIDED 1378 SF.

\_\_\_\_\_, ROBERT GIGNAC, A PROFESSIONAL LANDSCAPE ARCHITECT, DO  
HEREBY CERTIFY THAT THESE PLANS SATISFY THE REQUIREMENTS  
OF CITY OF JUSTIN LANDSCAPE & BUFFER REQUIREMENTS.

# REVISED



PLAN DATE:	12-27-21
BUILDING TYPE:	END. MED40
PLAN VERSION:	MARCH 2021
BRAND DESIGNER:	
SITE NUMBER:	###
STORE NUMBER:	###
PA/PM:	LS
DRAWN BY.:	C.T.
JOB NO.:	21752

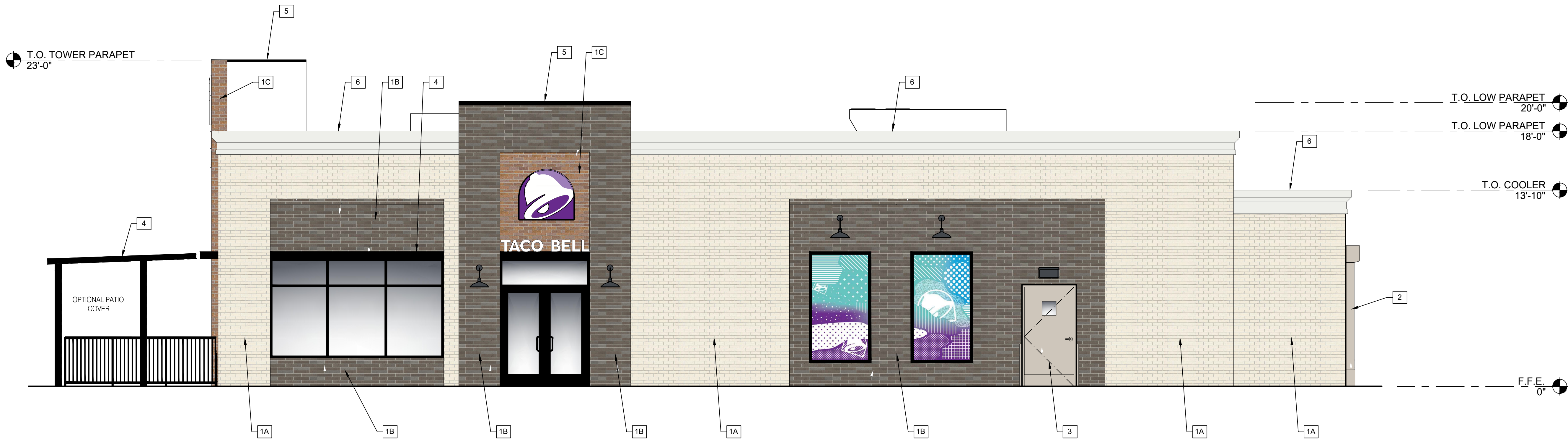
LOT 3 - FM156  
JUSTIN, TX 76247



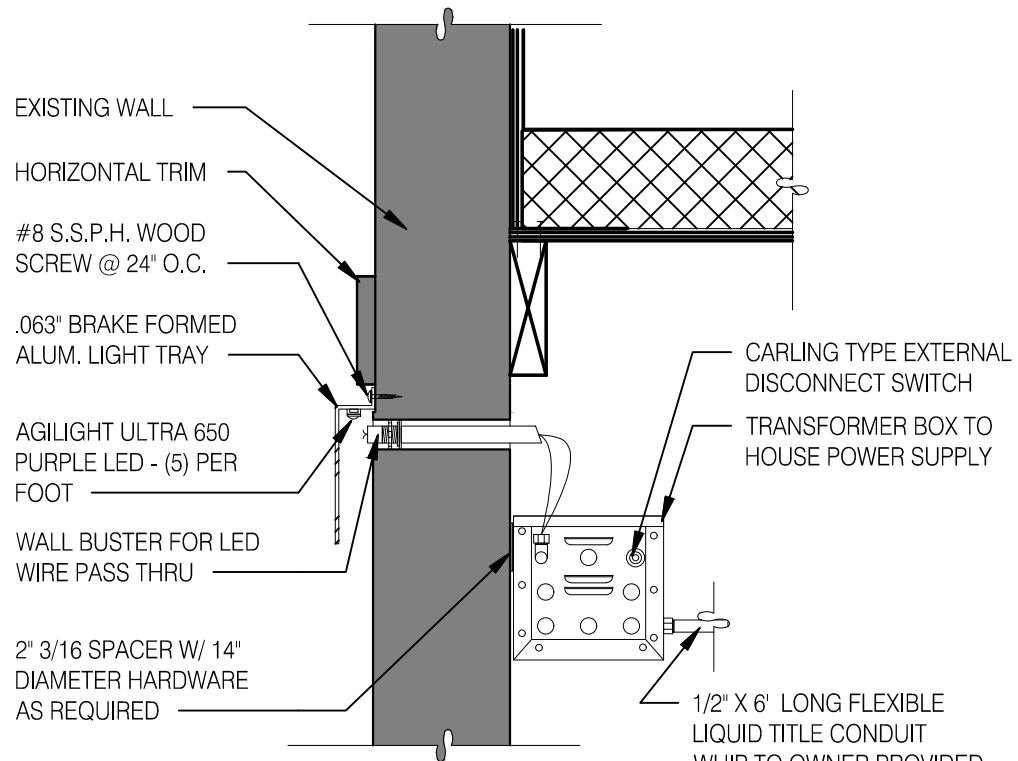
## LANDSCAPE NOTES & DETAILS

## L1.1





FRONT ELEVATION 1/4" = 1'-0" 1



LED WALL WASHER DETAIL F

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14' WHITE CHANNEL LETTERS VERTICAL	A4.1
SIDE ENTRY			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-200.EN	1	SIDE ENTRY AWNING 6' 4" X 6' 3" BLACK	A4.0
V-11.10W	1	TB 10' LETTER - FLAT CUT OUT - LINEAR - AWNING MOUNTED - UP LIT - WHITE	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9' 0" X 4' 0" BLACK	A4.1
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16' 7" X 6" H X 1' 4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7' 8" L X 6" H X 1' 4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12' L X 6" H X 1' 4" D BLACK	A4.0

SIGNAGE E

**MISCELLANEOUS**  
A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

**SEALERS (REFER TO SPECS)**  
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.  
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.  
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

**CRITICAL DIMENSIONS**  
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES C

**PAINTING**  
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.  
PRIMER: 1 COAT SW A24W8300  
FINISH: 2 COATS SW A82-100 SERIES. MATCH COLORS FROM MATERIAL SCHEDULE.  
A-100 EXTERIOR LATEX SATIN.

PAINT NOTES A

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFORMATION
1A	BRICK	INTERSTATE BRICK		ALMOND	
1B	BRICK	INTERSTATE BRICK		MIDNIGHT BLACK	
1C	BRICK	INTERSTATE BRICK		COPPERSTONE	
2	SCUPPERS & DOWNSPOUTS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	
3	HOLLOW METAL DOOR		-	SW PURPLE TB2603C, SEMI-GLOSS	
4	AWNINGS	SIGNAGE VENDOR		BLACK BY THE SIGNAGE VENDOR	
5	METAL PARAPET CAP	-	24GA GALVANIZED	CYBERSPACE (SW7076) KYNAR 500 COATING	
6	CORNICE & METAL PARAPET CAP	SHERWIN WILLIAMS		EXTRA WHITE (SW7006)	

EXTERIOR FINISH SCHEDULE D

- 401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.  
407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.  
408 CO2 FILLER VALVE & COVER.  
416 HOSE BIB BOX AT 18" A.F.F.  
419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.  
422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.

KEY NOTES B

LONGIE SMITH  
ARCHITECT

phone 888.684.5778  
fax 888.624.5745

2130 Lexington Road, Suite H  
Richmond, KY 40475

DATE	REMARKS

PLAN DATE: 08-20-21  
BUILDING TYPE: END. MED40  
PLAN VERSION: MARCH 2021  
BRAND DESIGNER:  
SITE NUMBER: ###  
STORE NUMBER: ###  
PA/PM: LS  
DRAWN BY.: WCS  
JOB NO.: 21752

TACO BELL

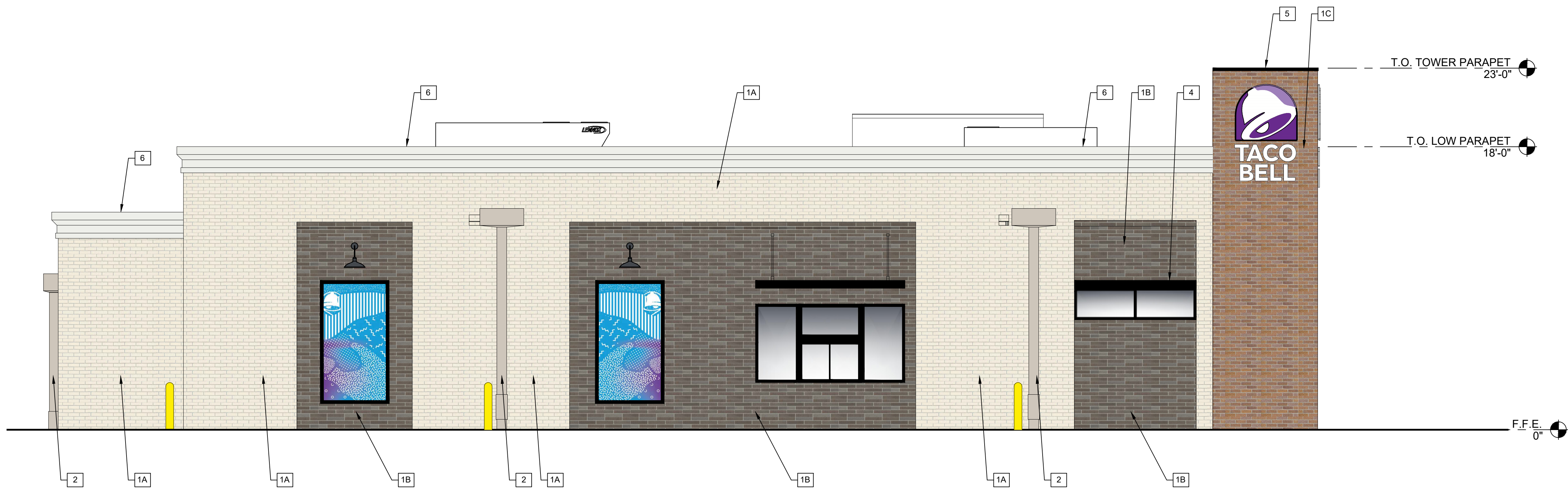
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JUSTIN, TX 76247



ENDEAVOR 2.0  
EXTERIOR  
ELEVATIONS

A4.0





REAR ELEVATION 1/4" = 1'-0" **1**

KEY NOTES

**A**

DATE	REMARKS

PLAN DATE: 08-20-21  
 BUILDING TYPE: END. MED40  
 PLAN VERSION: MARCH 2021  
 BRAND DESIGNER:  
 SITE NUMBER: ###  
 STORE NUMBER: ###  
 PA/PM: LS  
 DRAWN BY.: WCS  
 JOB NO.: 21752

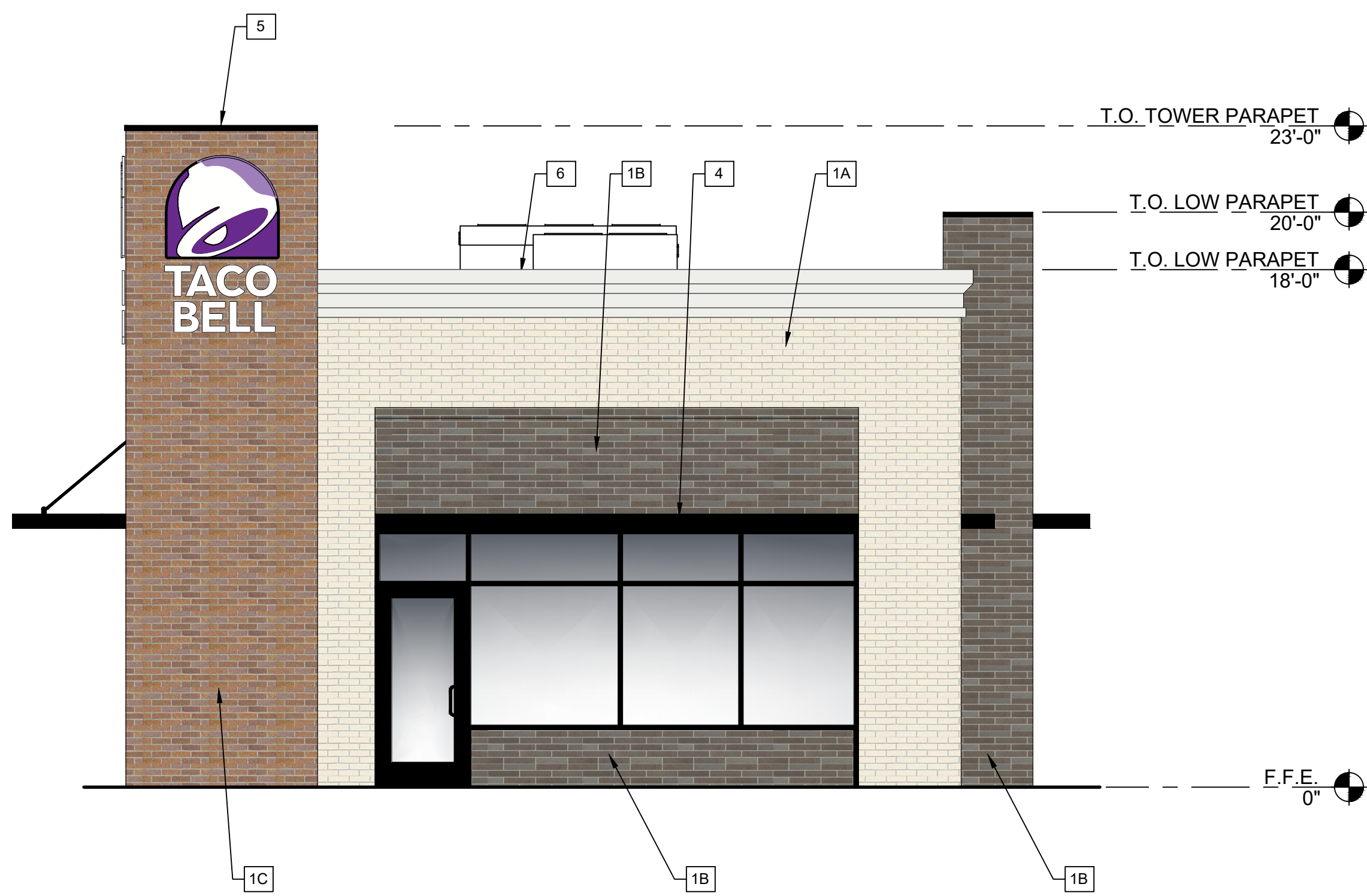
TACO BELL

LOT 3 - FM156  
 JUSTIN, TX 76247

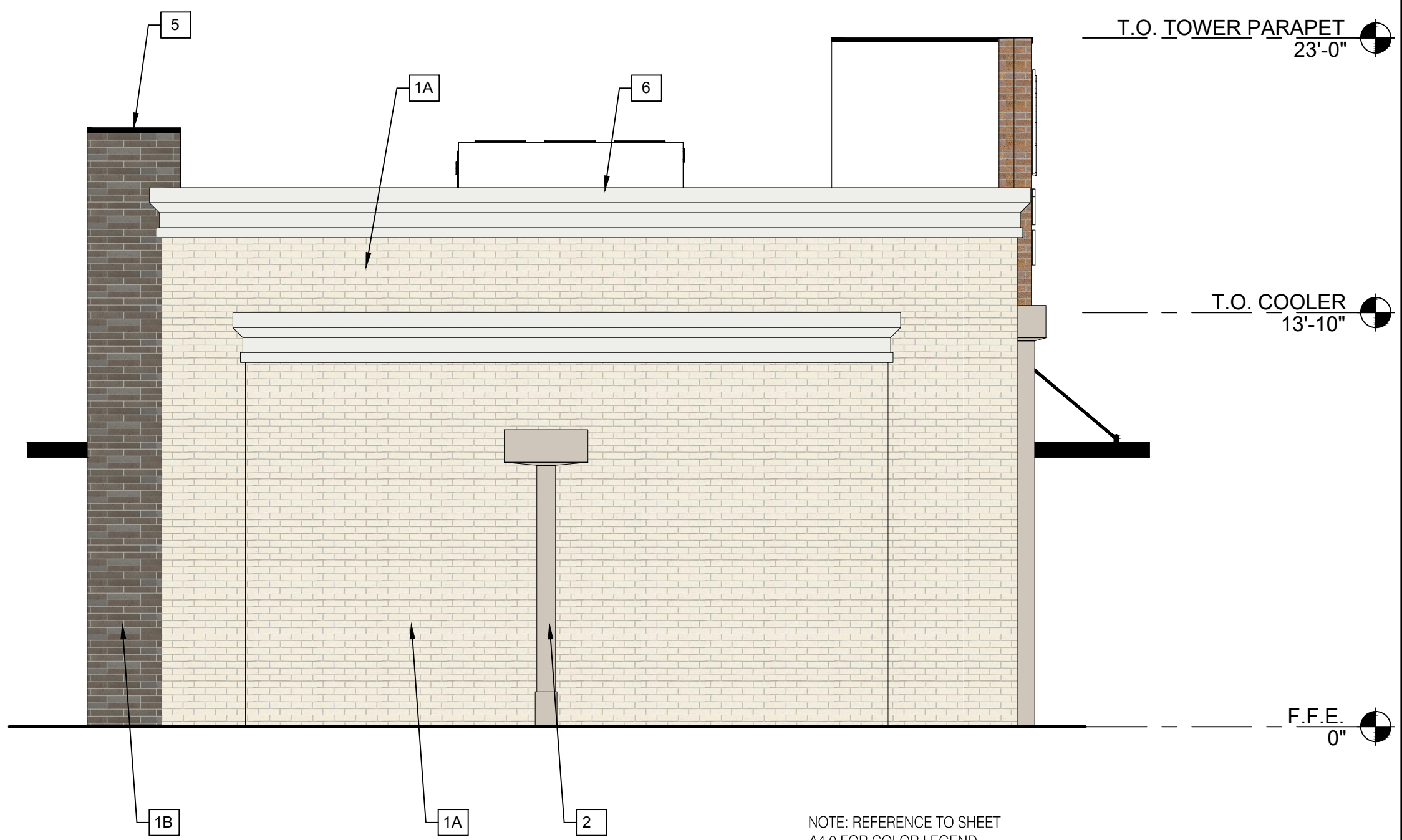


ENDEAVOR 2.0  
 EXTERIOR  
 ELEVATIONS

A4.1



FRONT ELEVATION 1/4" = 1'-0" **2**



NOTE: REFERENCE TO SHEET  
 A4.0 FOR COLOR LEGEND

REAR ELEVATION 1/4" = 1'-0" **3**

LONGIE SMITH

ARCHITECT

phone 888.624.5745  
 fax 888.624.5745

2130 Lexington Road, Suite H  
 Richmond, KY 40475



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## **Sec. 52-63. Specific use permit regulations.**

- (a) In recommending that a specific use permit for the premises under consideration be granted, the planning and zoning commission shall determine that such uses are harmonious with and adaptable to building structures and uses of abutting property and other property in the vicinity of the requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures, and compatibility of building construction.
- (b) Every specific use permit granted under these provisions shall be considered as an amendment to the city zoning regulations as applicable to such property under consideration, but shall not be considered as a permanent change in zoning. In the event the building, premise, or land uses under the specific use permit is voluntarily vacated for a period of no less than six months, or if such building, premise, or land is more than 50 percent destroyed by fire to other cause, the use of the same shall conform to the regulations of the original zoning district of such property unless a new and separate specific use permit is granted for continuation of the use.
- (c) In granting a specific use permit, the city commission may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the building inspector for use of the building on such property pursuant to such specific use permit; and such conditions shall not be construed as conditions precedent to the granting of the certificate of occupancy.
- (d) No specific use permit shall be granted unless the applicant, owner, and grantee of the specific use permit shall be willing to accept and agree to be bound by and comply with the written requirements of the special use permit, as attached to the site plan drawing (or drawings and approved by the planning and zoning commission).
- (e) A building permit shall be applied for and secured within six months from the time of granting the specific use permit; provided, however, that the city council may authorize an extension of this time upon recommendation by the planning and zoning commission.
- (f) No building, premise, or land used under a specific use permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless a separate specific use permit is granted for such enlargement, modification, structural alteration, or change.
- (g) The board of adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the granting, extension, revocation, modification, or any other action taken relating to such specific use permit.
- (h) When the city council authorizes granting of a specific use permit, the zoning map shall be amended according to its legend to indicate that the affected area has conditional and limited uses, the amendment to indicate the appropriate zoning district for the approved use and suffixed by an S designation.
- (i) The city council, in its determination that a specific use permit be granted, shall set additional conditions to those specifically enumerated in subsection (a) of this section, as it may deem in the best interest of the community. The specific use permit shall be effective for 90 days to two years following date of issuance. The city council may, upon expiration, extend the specific use permit upon the affirmative recommendation of the planning and zoning commission for a like amount of time.

(Code 1994, § 12.1202)

City Council Meeting

May 24, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #6

Title: Consider and take appropriate action regarding Resolution 582-22 amending the City of Justin fee schedule to include solicitor vest fees.

Department: Administration

Contact: City Manager, Chuck Ewings

---

Recommendation: Staff recommends consideration based on the request.

---

Background:

City Council approved an amendment on May 10, 2022, to the solicitor's ordinance requiring Applicants to wear a vest for a fee. The cost for each vest is approximately \$20. The fee schedule has been proposed to require a deposit and adjust the price based on the vest's cost.

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City Attorney Review: N/A

---

Attachments:

1. Draft Resolution 582-22 Proposed Fee Schedule

**RESOLUTION NO. # 582-22**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, ADOPTING THE MASTER FEE SCHEDULE ATTACHED HERETO AS EXHIBIT “A”; PROVIDING A REPEALING CLAUSE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council is authorized to charge certain fees for services; and,

**WHEREAS**, fees are established to recover certain costs for providing services to the community; and,

**WHEREAS**, the City Council wishes to establish fees to fund said municipal services;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:**

**SECTION 1.** That the Master Fee Schedule attached as Exhibit “A” is adopted.

**SECTION 2.** That all provisions of the Resolutions of the City of Justin, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions of the Resolutions of the City not in conflict with the provisions of this Resolution shall remain in full force and effect.

**SECTION 3.** This Resolution shall take effect immediately upon its passage.

**DULY PASSED** by the City Council of the City of Justin, Texas, on the 24<sup>h</sup> day of May 2022.

**APPROVED:**

---

Elizabeth Woodall, Mayor

**ATTEST:**

---

Brittany Andrews, City Secretary

**EXHIBIT “A”  
MASTER FEE SCHEDULE**

**I. ADMINISTRATIVE SERVICES**

Public Fax (Local)	\$1.00/first page + \$0.10/additional page
Public Fax (Long Distance)	\$2.00/first page + \$0.10/additional page
Insufficient Funds	\$25.00/check
Police Department Accident Report (Uncertified)	\$6.00
Police Department Accident Report (Certified)	\$8.00
Copies (B&W)	\$0.10/page
Copies (Color)	\$0.20/page
Notary Signature	\$3.00/document
Small Directional Map	N/C
Large Base Map	\$10.00
<b>Open Records Request</b>	
Personnel Labor Cost	\$15.00/hour
Cost per Page (8.5”x11”)	\$0.10/page
Cost per Page (Oversized)	\$0.50/page
Shipping	Actual Cost
Personnel Overhead	20% of Total Cost

(Ord. No. 304, § 1, 3-12-2001; Ord. No. 542, § 1, 5-14-12)

**II. BUILDING & PERMITTING**

**New Construction**

<b>New Single Family Residential</b>	
Building Permit	\$700 + \$0.50/sq. foot
Plan Review	\$575
Fire Code Review (If Applicable)	\$100
<b>New Multi-Family Residential</b>	
Building Permit	\$75 + \$0.006/job value
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit
<b>New Commercial</b>	
Building Permit	\$75 + \$0.006/job value
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit



### Other New Construction Fees

Final Certificate of Occupancy	\$100
Energy Code (Recheck)	\$300
Driveway with Curb Cut	\$100
Driveway with Culvert	\$200
Sign Permit	\$50
Wastewater Plumbing Permit	\$100
Customer Service Inspection	\$100
Irrigation	\$80
Fence	\$80
Accessory Building	\$150
<b>Re-Inspection Fees</b>	
Re-Inspection after first red-tag	\$50.00
Re-Inspection after second red-tag	\$100.00
Re-Inspection after third red-tag	\$150.00
All re-inspections after fourth red-tag	\$300.00

### Work Without Permit

Double the requisite permit fee for anyone caught working without a permit.
-----------------------------------------------------------------------------

### Alterations, Repairs, Remodels, and Add-Ons

<b>Residential (One Trade)</b>	
Building Permit	\$75 + \$0.006/Sq. Foot
Plan Review (Not Required)	N/C
Minimum Fee	\$80
<b>Residential (Two or more Trades)</b>	
Building Permit	\$75 + \$0.006/Sq. Foot
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit
<b>Commercial (One Trade)</b>	
Building Permit	\$75 + \$0.006/job value
Plan Review	N/C
Fire Code Review (If Applicable)	\$80
<b>Commercial (Two or more Trades)</b>	
Building Permit	\$75 + \$0.006/job value
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit

### Licenses, Registrations, and Trades

Registration for Un-Licensed Contractors	\$50
Registration for State Licensed Contractors	N/C
Electrical, Gas, Mechanical, Plumbing Permit	\$80

### Rental Certificate of Occupancy Fees

Rental Certificate of Occupancy Application (includes two inspections)	\$100.00 annually
Additional Inspections	\$100.00/inspection
Appeal (refundable upon decision overturn by Council)	\$200.00

### Other Charges

Additional Plan Review	\$80/review
Inspections Not Specifically Indicated	\$80
Demolition Permit	\$50

(Ord. No. 451-08, § 1, 8-11-08; Ord. No. 492, § 1, 7-12-10)

## III. BUSINESS RELATED

Alcohol Sales with Off-Premise Consumption	50% of state fee
Vendor's License	<del>\$25.00</del> \$30 + <del>\$10.00/additional agent</del> \$20 deposit
Itinerant Business	\$25.00
Sexually Oriented Business	\$1,000.00 annually
Oil and Gas Pipeline	\$14,500.00
Business Registration Fee	\$5.00
<b>Mobile Home Park</b>	
Construction/Placement Permit	\$100.00
Park License	\$100.00 \$10.00/space annually
<b>Alarm System</b>	
Business	\$25.00
Residence	\$15.00
<b>Truck Route Usage</b>	
Single Trip	\$5.00
Period (Not to exceed 30 days)	\$10.00

(Ord. No. 549, § 1, 1-28-13)

**IV. FOOD ESTABLISHMENT**

Regular Permit for Food Service Establishment	\$200.00 annually
Retail Open Market Permit	\$150.00 annually
Retail Food Store (Grocery) Permit	\$200.00 annually
Mobile Food Permit (Open Food)	\$200.00 annually
Mobile Food Permit (Packaged Food)	\$150.00 annually
Mobile Food Permit (Seasonal - 6 months or less)	\$100.00/season
Temporary Permits	\$35.00/space
Change of Ownership Inspection	\$75.00
Re-Inspection	\$75.00

(Ord. No. 462-08, §§ 1, 2, 12-8-08)

**V. INSPECTION****Fire Prevention Permit Fees**

<b>Multi-family</b>	
Apartment Complex Annual Fire Inspection	\$50.00/building
Multi-Family Unit Inspection	\$50.00/building + \$75.00/unit
Re-inspection Fee for Apartment Complex	150% of Original Fee
<b>Annual Inspection</b>	
Assembly Group A	\$0.015/ft <sup>2</sup> \$50.00 minimum \$300.00 maximum
Business Group B	\$0.017/ft <sup>2</sup> \$50.00 minimum \$300.00 maximum
Educational Group E	\$0.01/ft <sup>2</sup> \$50.00 minimum \$250.00 maximum
Factory Industrial Group F	\$0.02/ft <sup>2</sup> \$50.00 minimum \$400.00 maximum
High Hazard Group H	\$0.025/ft <sup>2</sup> \$50.00 minimum \$500.00 maximum
Institutional Group I	\$0.01/ft <sup>2</sup> \$50.00 minimum \$175.00 maximum
Residential Groups R1/R4	\$0.015/ft <sup>2</sup>

	\$50.00 minimum \$300.00 maximum
Storage Group S	\$0.012/ft <sup>2</sup> \$50.00 minimum \$300.00 maximum
<b>Miscellaneous</b>	
Tents and Air-supported Structures	\$50.00/structure
Fire Hydrant Flow Test	\$75.00
Explosives/Blasting Agents	\$200.00
Fireworks	\$100.00
Fumigation/Thermal Insect Fog	\$50.00
Places of Assembly	\$50.00
Access Control	\$50.00
Miscellaneous	\$50.00
Flammable/Combustible Liquids/Tanks	\$50.00
Liquefied Petroleum Gases	\$25.00
Christmas Tree Lots	\$50.00
<b>New Installation/Acceptance Test</b>	
Fire Sprinkler System	\$125.00/riser + \$0.012/ft <sup>2</sup>
Fire Sprinkler Remodel (First 40 Heads)	\$50.00
Fire Sprinkler Remodel (41+ Heads up to 50% of System)	\$100.00
Fire Sprinkler Remodel (More than 50% of System)	\$125.00 + \$0.012/ft <sup>2</sup>
Automatic Extinguishing System	\$75.00/system
Fire Alarm System	\$100.00/system + \$2.00/device
Fire Alarm Remodel/Alteration (First 10 Devices)	\$50.00
Fire Alarm Remodel/Alteration (11+ Devices up to 50% of System)	\$100.00
Fire Alarm Remodel/Alteration (Over 50% of System)	\$100.00/system + \$2.00/device
Standpipe System	\$100.00/system
<b>Re-Inspection</b>	
1 <sup>st</sup> Re-Inspection	50% of Original Fee
Subsequent Re-Inspections	150% of Original Fee

(Ord. No. 461-08, § 1, 12-8-08)

#### **Pool Permit Fees**

Commercial or Public Pool Permit or Inspection	\$75/Inspection
------------------------------------------------	-----------------

#### **Construction Inspection Fees**

A fee of four percent of the costs of street, drainage, water, and sewerage improvements as approved by the City Engineer shall be paid to the City by the subdivider prior to formal authorization to proceed with construction.

**Code Enforcement**

Code Enforcement Admin Fee	\$70
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**VI. NOISE**

Application	\$25.00
Short-term Sound Permit	\$75.00
Outdoor Event Sound Permit	\$150.00
Venue Sound Permit	\$300.00

(Ord. No. 557, § 1, 9-9-13)

**VII. PLANNING, ZONING, AND DEVELOPMENT (INCLUDING CONSULTANT FEES)**

Development Request	City Application Fee	Minimum Planning Review Fee	Minimum Engineering Review Fee	Total Minimum Fees
Specific Use Permit (*Note: does not include SUP for gas well drilling; see Ord. No. 496-10)	*\$400	*\$435	*\$250	*\$1,085
Amendment to existing application (SUP, Site Plan, Zoning, or Plat)	\$400	NA	NA	*\$400
Site Plan	\$400	\$435	\$250	\$1,085
Civil Plan	\$400	\$435	\$250	\$1,085
Replat Fee	\$150	\$435	\$300	\$885
Zoning Change	\$400	\$580	\$250	\$1,230
Planned Development	\$400	\$750	\$500	\$1,650
Minor Subdivision Additional Review	\$50	\$150 + \$5/acre	\$150 + \$50/acre	\$350 + (Varies with size)
Minor Subdivision Final Plat	\$350	\$435+ \$20/acre	\$500 + \$100/acre	\$1,285 + (Varies with size)
Preliminary Plat	\$300 + \$3/acre	\$725 + either \$10/res. lot or \$20/ com. acre	\$900 + either \$100/res. lot or	\$1,925 + (Varies with size)

			\$250/ com. acre	
Major Subdivision Additional Review	\$150 + \$1/acre	\$350 + either \$5/res. lot or \$10/com. acre	\$450 + either \$50/res. lot or \$125/com. acre	\$950 + (Varies with size)
Major Subdivision Final Plat	\$400 + \$3/lot or \$5/acre	\$725 + either \$10/res. lot or \$20/ com. acre	\$900 + either \$25/res. lot or \$50/ com. acre	\$2,025 + (Varies with size)
Multi-Family Preliminary Plat & Supporting Plans	\$300 + \$3/acre	\$750 + \$50/acre	\$900 + \$300/acre	\$1,950 + (Varies with size)
Multi-Family Additional Review	\$150 + \$1/acre	\$350 + \$25/acre	\$450 + \$150/acre	\$950 + (Varies with size)
Multi-Family Final Plat	\$400 + \$5/acre	\$750 + \$50/acre	\$900 + \$150/acre	\$2,050 + (Varies with size)
Plat Vacating	\$400	\$290	\$300	\$990
Board of Adjustment (Commercial, MF, Non-Owner- Occupied)	\$250	\$500	N/A	\$750
Board of Adjustment (Residence)	\$150	\$150	N/A	\$300
Flood Plain Development Permit Exemption Certificate	\$50	-	\$200	\$250
Flood Plain Development Permit (w/o FEMA FIRM amendment)	\$75	-	\$450	\$525
Flood Plain Development Permit (w/FEMA FIRM amendment)	\$150	-	\$900	\$1,050
Pre-Application conference with city engineer and/or planner	\$300	\$0	\$0	\$300


(Ord. No. 358, § 1, 8-11-03; Ord. No. 362, § 1, 12-8-03; Ord. No. 435, § 1, 12-10-07; Ord. No. 507, § 3-14-11)

Fee in lieu of Parkland Dedication	\$2,500.00/dwelling unit
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## VIII. SPECIAL EVENT

Application	\$25.00
Block Party Special Event	\$30.00
Business Promotion Special Event	\$50.00
<b>Outdoor Special Event</b>	
0-200 Attendees	\$25.00
201-400 Attendees	\$50.00
401-800 Attendees	\$75.00
801-1,000 Attendees	\$100.00
1,001-5,000 Attendees	\$200.00
5,000+ Attendees	\$300.00
Security Deposit (Resident)	\$200.00
Security Deposit (Non-Resident)	\$250.00

(Ord. No. 558, § 1, 9-9-13)

## IX. UTILITY RELATED

### Water

<b>Deposit</b>	
¾" (65 and older)	\$50.00
¾"	\$150.00
1"	\$200.00
1 ½"	\$250.00
2"	\$450.00
Bulk Water Meter Deposit	\$2000
<b>Meter Cost*</b>	
RG3 Meters:	
¾"	\$179.98
1"	\$279.96
1 ½" Turbine	\$601.09
2" Turbine	\$765.63
4"+	Owner must purchase
Meters: Set Fees Included	

¾"	\$528.20
1"	\$586.10
1 ½"	\$942.20
2"	\$1,185.60
3"+	Owner must purchase
<i>*Billed based on which meter is used. RG3 meters will be phased out and replaced with AMR meters in 2022.</i>	
<b>Tap Fees</b>	
Residential	\$1,500 + Estimated Street Repair
Commercial	\$1,500 + Estimated Street Repair
<b>Impact Fees</b>	
¾"	\$4,761.00
1"	\$7,951.00
1 ½"	\$15,855.00
2"	\$25,378.00
3"	\$55,566.00
4"	\$99,991.00
6"	\$222,219.00
8"	\$380,920.00
10"	\$603,139.00
<b>Consumption Rates</b>	
¾"	\$28.62/first 1,000 gallons + \$0.00603/additional gallon
1"	\$47.69/first 1,000 gallons + \$0.00603/additional gallon
1 ½"	\$95.40/first 1,000 gallons + \$0.00603/additional gallon
2"	\$152.63/first 1,000 gallons + \$0.00603/additional gallon
Sprinkler Meter	Reference above depending on meter size; first 49 gallons are no charge
<b>Bulk Consumption Rates</b>	
0-10,000 gallons	\$135.00 flat fee
10,001-25,000 gallons	Flat fee + \$0.005/additional gallon
25,001-40,000 gallons	Flat fee + \$0.00525/additional gallon
40,001+ gallons	Flat fee + \$0.0055/additional gallon
<b>Water Main Extensions</b>	
Extension	Actual Cost
Fire Hydrant	Actual Cost



Other Fees (Only one charge per bill between water/sewer)	
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	\$25 per occurrence
Reconnection Fee	\$35 during business hours; \$75 after hours
Meter Tampering Fee	\$100

### Sewer

Tap Fees	
Residential	\$2,000 + Estimated Street Repair
Commercial	\$2,000 + Estimated Street Repair
Impact Fees	
¾"	\$7,600.00
1"	\$13,000.00
1 ½"	\$25,000.00
2"	\$40,000.00
3"	\$90,000.00
4"	\$160,000.00
6"	\$346,341.00
8"	\$600,000.00
10"	\$940,000.00
Consumption Rates	
0-2000 gallons	\$21.73 flat fee
2,001-8,000 gallons	\$21.73+ \$0.00590/additional gallon
8,001+ gallons	No Charge
Sewer Main Extension	
Extension	Actual Cost
Other Fees (Only one charge per bill between water/sewer)	
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	\$25 per occurrence
Reconnection Fee	\$35 during business hours; \$75 after hours

### Sanitation Services

Residential Rates	
Residential	\$11.73

Commercial Rates							
Lifts Per Week							
Container Size	1	2	3	4	5	6	Extra Lifts
95 Gal	\$24.17	\$35.36					\$49.63
2 CY	\$59.79	\$105.89	\$150.49	\$210.61			\$49.63
3 CY	\$80.92	\$152.48	\$207.00	\$285.67			\$49.63
4 CY	\$100.76	\$182.90	\$284.06	\$375.45			\$49.63
6 CY	\$107.44	\$192.55	\$289.71	\$428.15	\$518.78	\$630.43	\$49.63
8 CY	\$121.77	\$207.27	\$328.58	\$473.15	\$570.97	\$692.24	\$49.63
Front Load Recycle Rates							
6 CY	\$97.06	\$165.57	\$234.06				\$34.26
8 CY	\$102.77	\$176.99	\$245.50				\$34.26
Other Commercial Front Load Fees							
Container w/casters	\$5.25 per lift		Delivery/removal fee		\$37.10		
Container w/locks	\$1.65 per lift		Exchange fee		\$37.10		
Temporary Front Load Fees							
	Per Lift		Delivery		Daily Rent		
6 CY	\$142.72		\$62.79		\$1.18		
Roll Off Rate Schedule							
Container Size	Haul		Delivery		Daily Rent		
20 CY	\$505.28		\$126.31		\$1.06		
30 CY	\$543.67		\$126.31		\$1.06		
40 CY	\$604.80		\$126.31		\$1.06		
20 CY Sludge	\$659.25		\$126.31		\$1.06		
Franchise/Billing Fees – 10% for Residential and Commercial							
All rates subject to sales tax							

**X. MUNICIPAL FACILITIES**

Gym Rentals	\$20.00 first hour \$10.00 additional hour
Baseball/Softball field rental *Fee applies only to hourly rentals for practices or events. No pre-work by City staff to prepare fields for games	\$25.00 first hour \$7.50 per additional half hour

### Roadway Impact Fees

(Ordinance 33, Section 3, adopted 2/16/72; Ordinance 172, Sections 4, 22, adopted 2/22/89; Ordinance adopting Code; Ordinance 188, Sections 1, 6, adopted 2/11/91; Ordinance 233 adopted 6/17/96; Ord. No. 235, § 1, 12-15-97; Ord. No. 345, § 1, 11-11-02; Ord. No. 383, § 1, 11-8-04; Ord. No. 399, § 1, 3-13-06; Ord. No. 452-08, § 1, 9-8-08; Ord. No. 471, § 1, 5-11-09; Ord.

Development Type	Assessable Fee	
Single Family	\$ 3,771.29	/Dwelling Unit
Multi Family	\$ 2,396.92	/Dwelling Unit
Retail	\$ 1,889.89	/1,000 SQFT
Light Industrial	\$ 303.87	/1,000 SQFT
General Business	\$ 1,700.98	/1,000 SQFT

No. 475, § 1, 8-10-09; Ord. No. 492, § 2, 7-12-10)

City Council Meeting

May 24, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #8 (Possible Action)

Title: Consider and take appropriate action to approve a nomination of a candidate to serve on the Denco Board of Managers.

Department: Administration

Contact: City Manager, Chuck Ewings

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**Recommendation:**

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Background:

Each year on September 30th, the term of one of the two members appointed by participating municipalities expires. This year it is the term of Jim Carter. Members are eligible for consecutive terms and Mr. Carter has expressed his desire to serve another term.

If Council would like to nominate a candidate other than Mr. Carter to represent the municipalities on the Denco Board of Managers, a motion is needed, and resume submitted to be turned into the Denco district office by May 31st. A candidate can be a current or former elected official, however, there are no official prerequisites.

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City Attorney Review:

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Attachments:

1. Procedure resolution
2. Nomination letter 2022

**DENCO AREA 9-1-1 DISTRICT**

**RESOLUTION**

**DEFINING PROCEDURE FOR APPOINTMENT OF PARTICIPATING  
MUNICIPALITIES' REPRESENTATIVE TO THE DISTRICT BOARD OF MANAGERS**

**WHEREAS**, this resolution shall take the place of Resolution 1999.02.04.R01 by the same title; and

**WHEREAS**, Chapter 772, Texas Health and Safety Code provides for the Denco Area 9-1-1 District Board of Managers to have "two members appointed jointly by all the participating municipalities located in whole or part of the district."; and

**WHEREAS**, each member serves a term of two years beginning on October 1<sup>st</sup> of the year member is appointed; and

**WHEREAS**, one member representing participating municipalities is appointed each year.

**NOW, THEREFORE BE IT RESOLVED BY THE DENCO AREA 9-1-1 DISTRICT BOARD OF MANAGERS:**

The procedure for participating municipalities to appoint a representative to the Denco Area 9-1-1 District Board of Managers shall be the following:

1. **Nominate Candidate:** Prior to April 1<sup>st</sup> of each year, the executive director shall send a written notice to the mayor of each participating municipality advising that nominations are being accepted until May 31<sup>st</sup> of that same year, for one of the municipal representatives to the Denco Area 9-1-1 District Board of Managers. The notice shall advise the mayors that for a nomination to be considered, written notification of council action must be received at the Denco office prior to 5:00 p.m. on May 31<sup>st</sup> of that year. No nominations shall be considered after that time.
2. **Vote for Candidate:** On June 1<sup>st</sup> of each year, the executive director shall send written notice to the mayor of each participating municipality, providing the slate of nominees to be considered for appointment to the Denco Area 9-1-1 District Board of Managers for the term beginning October 1<sup>st</sup>. The notice shall advise the mayor that the city/town council shall vote, by resolution from such city/town, for one of the nominees. Written notice of the council's selection must be received at the district office by 5:00 p.m. on July 31<sup>st</sup>. No votes will be accepted after that time. However, if a nominating municipality does not thereafter formally vote, its nomination will automatically count as a vote for its nominee.
3. **Tally Votes:** The one nominee with the most votes received by the deadline will be the municipal representative appointed for the two-year term beginning October 1<sup>st</sup>.
4. **Tie Breaker:** If there is a tie between two candidates with the most votes, a runoff election will be held immediately with the candidate receiving the most votes serving the remainder of the term. The incumbent representative shall serve in that position until replaced.

**APPROVED and ADOPTED on this 30<sup>th</sup> day of January 2020.**

  
Chairman of the Board

  
Secretary of the Board



# Denco Area 9-1-1 District

1075 Princeton Street ▪ Lewisville, TX 75067

Phone: 972-221-0911 ▪ Fax: 972-420-0709 ▪ Denco.ORG

TO: Denco Area 9-1-1 District Participating Municipal Jurisdictions

FROM: Gregory S. Ballentine, Executive Director

DATE: March 31, 2022

RE: Nomination for the Denco Area 9-1-1 District Board of Managers

Chapter 772, Texas Health and Safety Code, provides for the Denco Area 9-1-1 District Board of Managers to have “two members appointed jointly by all the participating municipalities located in whole or part of the district.” The enclosed resolution describes the appointment process of a municipal representative.

Each year on September 30<sup>th</sup>, the term of one of the two members appointed by participating municipalities expires. This year it is the term of Jim Carter. Members are eligible for consecutive terms and Mr. Carter has expressed his desire to serve another term.

Denco requests the following actions by the governing bodies of each of the 32 municipalities in the district:

1. **Immediate Action (Nominate):** If your city/town would like to nominate a candidate to represent the municipalities on the Denco Board of Managers, please send a letter of nomination, by way of council action, and résumé of the candidate to the Denco Area 9-1-1 District office. Nominees are historically current or former elected officials in the district; however, there are no official prerequisites. **For a nomination to be considered, written notification of council action must reach the Denco Area 9-1-1 District by 5:00 p.m. May 31, 2022.** No nominations shall be considered after that time.
2. **Future Action (Vote):** On June 1, 2022, Denco staff will send the slate of nominees to each city/town for consideration, requesting the city/town council vote by resolution for one of the nominees. **Written notice of the council’s selection must reach the Denco Area 9-1-1 District by 5:00 p.m. on July 30, 2022.** No votes will be accepted after that time. However, if a nominating municipality does not thereafter formally vote, its nomination will automatically count as a vote for its nominee.
3. **Process Closure (Results):** The candidate with the most votes will be the municipalities’ representative to the Denco Area 9-1-1 District Board of Managers for the two-year term beginning October 1, 2022.

Please send a copy of your council’s official action and candidate résumé to the Denco Area 9-1-1 District, **1075 Princeton Street, Lewisville, TX 75067** or to Melinda Camp at [melinda.camp@denco.org](mailto:melinda.camp@denco.org). Denco staff will acknowledge receipt and sufficiency of the submitted documents. **If that acknowledgement is not received within one (1) business day, or you have any other questions, please contact Ms. Camp at 972-221-0911.** As a courtesy, Denco will provide notification of your council’s action to the nominee.

Thank you for your support of the Denco Area 9-1-1 District.

Enclosure

City Council Meeting

May 24, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #9 (Consent)

Title: Consider and take appropriate action to approve Resolution 583-22

Department: Administration

Contact: City Manager, Chuck Ewings

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**Recommendation:** Motion to approve the Resolution 583-22

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Background: Below is a memo from Oncor Steering Committee:

Members of the Steering Committee of Cities Served by Oncor:

Oncor Electric Delivery Company (Oncor) filed a rate case on Friday, May 13, 2022 with all cities in its service area that retain original jurisdiction over distribution rates. Oncor is proposing to increase rates by approximately \$251 million annually. **Unless the city takes action to suspend the June 17, 2022 effective date, the rate increase can be charged to all customers within the city's jurisdiction after June 17, 2022.**

Attached is a cover memo briefly explaining the filing. Also attached is the model suspension resolution, staff report, and a list of Steering Committee members. Please schedule consideration of the suspension resolution for your next available council meeting before June 17, 2022. If your city does not have a regular council meeting scheduled or is otherwise unable to take action before June 17, 2022, please contact us as soon as possible. Once your city has taken action, please forward us a copy of the resolution.

In addition, there are 45 cities in the Steering Committee that have ceded their original jurisdiction to the PUC. **The list of those cities served by Oncor that have ceded jurisdiction is also attached here.** These cities are not legally required to take action. However, we will intervene at the PUC on behalf of these cities consistent with Steering Committee participation resolutions previously adopted.

***It is possible that Oncor local managers may provide model denial resolutions and may recommend that cities take action to deny Oncor's rate increase request.*** If this happens, we do **not** recommend that the city take action to deny the request at this time.

Suspending the effective date gives cities time to evaluate the filing and strategize while the city retains its original jurisdiction.

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City Attorney Review:

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Attachments:

1. Resolution 583-22
2. Memo to Cities
3. List of Cities that have Ceded Original Jurisdiction



## **RESOLUTION NO. 582-22**

**RESOLUTION OF THE CITY OF JUSTIN SUSPENDING THE JUNE 17, 2022 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE**

WHEREAS, on or about May 13, 2022, Oncor Electric Delivery Company (Oncor), pursuant to PURA §§ 33.001 and 36.001 filed with the City of Justin a Statement of Intent to increase electric transmission and distribution rates in all municipalities exercising original jurisdiction within its service area effective June 17, 2022; and

WHEREAS, the City of Justin is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee") and will cooperate with the 169 similarly situated city members and other city participants in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company prior to getting reasonable rates and direct any necessary litigation; and

WHEREAS, PURA § 36.108 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days after the date the rate change would otherwise be effective; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking proceedings are to be reimbursed by the regulated utility.

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

1. That the June 17, 2022 effective date of the rate request submitted by Oncor on or about May 13, 2022, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

2. As indicated in the City's resolution approving membership in the Steering Committee, the Executive Committee of Steering Committee is authorized to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations regarding reasonable rates, and to intervene and direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

3. That the City's reasonable rate case expenses shall be reimbursed by Oncor.

4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

5. A copy of this Resolution shall be sent to Oncor, Care of Howard V. Fisher, Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

PASSED AND APPROVED this the 24th day of May, 2022.

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Mayor, Elizabeth Woddall  
City of Justin

ATTEST:

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City Secretary, Brittany Andrews

Mr. Brocato's Direct Line: (512) 322-5857  
Email: [tbrocato@lglawfirm.com](mailto:tbrocato@lglawfirm.com)

## MEMORANDUM

TO: Steering Committee of Cities Served by Oncor Members

FROM: Thomas Brocato *TB*  
Jamie Mauldin  
Roslyn Dubberstein

DATE: May 16, 2022

RE: Oncor Electric Delivery Company's Statement of Intent to Increase Rates Suspension Packet

### **ACTION REQUIRED TO SUSPEND THE EFFECTIVE DATE BY JUNE 17, 2022**

On Friday, May 13, 2022, Oncor filed a Statement of Intent to Increase Rates with all cities in its service area that retain original jurisdiction. The Company is seeking to increase rates by approximately \$251 million over rates currently in place, or approximately 4.5% over present revenues. Residential customers would see an 11.2% increase in rates. If approved, a residential customer using 1,300 kWh per month would see a bill increase of about \$6.02 per month. Additionally, the Company proposes to increase street lighting rates by 1.6%.

The rate increase requested by Oncor will become effective on June 17, 2022, unless the city takes action to suspend the effective date. By statute, cities are permitted to extend the effective date by up to 90 days in order to study the filing. **The city must take action to suspend the effective date by June 17, 2022.** If your city does not have a regular council meeting scheduled before June 17<sup>th</sup> or is otherwise unable to take action on the suspension resolution June 17<sup>th</sup>, please contact us as soon as possible.

Attached to this memo is a model suspension resolution and staff report. In the past, Oncor local managers have provided cities with a model denial resolution and may recommend that the city immediately deny the rate request. If this occurs, we do not recommend that you deny the request at this time. Suspending the effective date allows cities more time to review the application and decide on the final action, including settlement or denial of Oncor's requested rate increase.

The Steering Committee of Cities Served by Oncor will discuss Oncor's rate request at the quarterly meeting on June 2, 2022. During the call there will also be an opportunity for Steering Committee members to discuss strategy with Steering Committee consultants and attorneys.

If you have any questions, please feel free to contact us:

Thomas – [tbrocato@lglawfirm.com](mailto:tbrocato@lglawfirm.com) / 512-322-5857  
Jamie – [jmauldin@lglawfirm.com](mailto:jmauldin@lglawfirm.com) / 512-322-5890  
Roslyn – [rdubberstein@lglawfirm.com](mailto:rdubberstein@lglawfirm.com) / 512-322-5802

1669/35/7314214.1

City Council Meeting

May 24, 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 meeting minutes dated May 10, 2022.

Department: Administration

Contact: City Secretary, Brittany Andrews

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Recommendation: Motion to approve consent items as presented.

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Background:

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City Attorney Review: N/A

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Attachments:

1. May 10, 2022 draft minutes



**Mayor, Elizabeth Woodall**

**MINUTES**

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

**Justin City Council Regular Session Meeting- May 10, 2022**

The Justin City Council Meeting convened into a Regular Session being open to the public the 10th day of May, 2022 at 6:00 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 6:00PM  
Invocation led by: Councilman Mendoza

**BUSINESS INTRODUCTION**

- ❖ Papa's Sunshine Sno Ball Co.

**STAFF/BOARD UPDATE**

- Code Compliance

**PROCLAMATION**

- Proclamation recognizing public works

**WORKSHOP SESSION**

1. Discuss animal control options and recommendations.
2. Discuss bond issuance and timelines.
3. 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**

#### **POSSIBLE ACTION ITEMS**

4. Consider and take appropriate action regarding appointments to and membership of the Planning and Zoning Commission.

**Mayor Pro Tem, Clark made the motion to appoint Lisa Leary to the Commission in Place 2.**

**Seconded by: Councilman Mendoza**

**Aye votes: Councilmembers Mendoza, Clark, Hartle, Mounce, and Tate**  
**Motion Carries**

5. Consider and take appropriate action to approve a Chapter 380 Policy.

**Mayor Pro Tem, Clark made the motion to approve the Chapter 380 Policy.**

**Seconded by: Councilman Mendoza**

**Aye votes: Councilmembers Mendoza, Clark, Hartle, Mounce, and Tate**  
**Motion Carries**

6. Consider and take appropriate action regarding amendments to the Solicitation Ordinance and regulations.

**Mayor Pro Tem, Clark made the motion to approve with modifications to in section 12.20 replace valid drivers license with government issued ID and in section 12.26 add "for a fee" at the end of the last sentence.**

**Seconded by: Councilman Mounce**

**Aye votes: Councilmembers Clark, Mounce, and Tate**

**Nay votes: Councilmembers Hartle and Mendoza**

**Motion Carries 3-2**

#### **CONSENT**

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

7. Consider and take appropriate action to approve an Interlocal agreement between Denton County and the City of Justin for the use of the Denton County Radio Communication System.

**Mayor Pro Tem, Clark made the motion to approve the Interlocal agreement between Denton County and the City of Justin for the use of the Denton County Radio Communication System.**

**Seconded by: Councilwoman Hartle**

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

**Motion Carries**

8. Consider and take appropriate action approving City Council meeting minutes dated April 26, 2022.

Councilman Tate moved to approve minutes dated April 26, 2022.

Seconded by: Councilman Mendoza

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

**Nay votes: Mayor Pro Tem, Clark**

**Motion Carries 4-1**

### **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

Convene into executive session at **7:39PM**

Adjourn into open meeting at **7:57PM**

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

### **FUTURE AGENDA ITEMS**

- Opt-In fee discussion
- Speed Humps
- Social Media Policy

### **ADJOURN**

**With there being no further business, the meeting was adjourned at 7:59PM**

Brittany Andrews

Brittany Andrews, City Secretary

Seal: