

John Mounce, Mayor Pro Tem
Tomas Mendoza, Councilmember
Chrissa Hartle, Councilmember



James Clark, Councilmember
Jim Tate, Councilmember

Elizabeth Woodall, Mayor

**CITY OF JUSTIN
CITY COUNCIL AGENDA
NOVEMBER 10, 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”*

PRESENTATION

- Traffic Enforcement Update

WORKSHOP SESSION

1. Discussion regarding animal control options and recommendations.

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

2. **PUBLIC HEARING:** Conduct a Public Hearing for a Planned Development (SF-2 and GB) for a Church and age restricted living legally described as OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D generally located northeast from the intersection of Strader Lane and FM 407.
 - a. Open public hearing
 - b. Close public hearing
 - c. Consider and take appropriate action
3. **PUBLIC HEARING:** Conduct Public Hearing for Specific Use Permit Amendment for a Temporary Batch Plant legally described as A0419A W.A. FERRIS, TR 1, 27.25 ACRES, OLD DCAD TR 4 and A0285A WM CABLE, TR 1(PT), 80.5650 ACRES generally located southwest from the intersection of Boss Range Road and FM 407.
 - a. Open public hearing
 - b. Close public hearing
 - c. Consider and take appropriate action

POSSIBLE ACTION ITEMS

4. Consider and take appropriate action to award a contract to Crescent Constructors, Inc., in the amount of \$5,347,000 for the construction of a ground storage tank and pump station.
5. Consider and act upon a Preliminary Plat for the Ranchettes at Oliver Creek Phase I legally described as A0433A T.H.W. FORSYTHE, TR 3, and A0433A T.H.W. FORSYTHE, TR 4, OLD DCAD TR 1B located north of FM 1384.

CONSENT

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

6. Consider and take appropriate action to approve Resolution 593-22 designating Denton Record Chronicle as the official newspaper for publications for the City of Justin.
7. Consider and take appropriate action to approve City Council minutes dated October 25, 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:
 - Preserve Development Agreement

Convene into executive session.

Adjourn into open meeting.

8. 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 4th day of November, 2022 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Brittany Andrews

Brittany Andrews, City Secretary

City Council Meeting

November 10, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item #1 (Workshop)

Title: Discuss animal control options and recommendations.

Department: Administration

Contact: City Manager, Chuck Ewings

Recommendation: N/A

Background:

Council Member Mounce requested this item be placed on the agenda for discussion.

City Attorney Review: N/A

Attachments:

City Council Meeting

November 10, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #2

Title: **PUBLIC HEARING:** Conduct a Public Hearing for a Planned Development (SF-2 and GB) for a Church and age restricted living legally described as OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D generally located northeast from the intersection of Strader Lane and FM 407.

The applicant has requested to table this item until December 13, 2022, due to a scheduling conflict.

Department: Administration

Contact: Director of Planning and Development, Matt Cyr

Recommendation: Staff recommends consideration based on the request.

Background:

The Applicant is proposing a Planned Development for an approximately 47,000 square-foot Church off of FM 407 and for an age restricted development located behind the Church.

The site is approximately 41 acres and is located on the frontage of FM 407 going north. The residential units being proposed is 157 units (10 units to be duplexes), while the Church is proposed at approximately 47,000 square-feet.

Zoning:

The property is currently vacant and is zoned Planned Development Single-Family 2 and General Business. The base zoning will remain, however, since the Applicant is requesting to utilize an age restricted concept, a Planned Development is required because there is no current zoning district that accommodates the proposed lot standards.

FLUP:

The property is currently classified as Residential and Commercial. The Planned Development is consistent with the Future Land Use Plan.

LaDera (Residential):

The residential portion of this development will contain several amenities. Such as a 3.93 acre-pond feature with a dock, an 5' trail that meanders around the residential portion of the development, pickleball, two hang-out buildings ("The Shack" and "The Hub"), a gazebo, sitting areas, and a pool. The development will have two gated entrances and exits to the community on the east side of the development.

Residential buildings and the activity center shall be a total of eighty (80) percent masonry including brick or stone on the main floor. An exception to that requirement is if the Activity or Shack use The Craftsman/Farmhouse style in which they may have up to one hundred (100) percent cementitious fiberboard lap-siding.

The residential development will be platted as one entire lot, with multiple dwellings. The layouts shown on the plans are of the building pad and not the lot layout. The building separation or setbacks is proposed to be at least 6' from each structure. The buildings will have fire rated walls and will meet all the International Fire Code requirements.

Milestone Church (Commercial):

The applicant is proposing to build approximately a 47,000 square-foot Church. The Church would be built after the first two phases if approved.

The development requires 267 parking spaces according to the ordinance. They are providing 470 parking spaces. The parking dimensions are 8 x 18 and meet the code requirements. The proposed materials would meet the requirements in the ordinance.

The Church will also feature a .63 acre pond along with open space with additional landscaping to the north. The maximum height of the building will be 40', which differs from our ordinance requirement of 35'.

Fencing:

To the north of the residential development the Applicant is proposing a 6' ornamental fence or a Simtek wall. To the east of the residential development the Applicant is proposing a 6' ornamental metal with masonry columns. To the west of the residential development the Applicant is proposing a 6; ornamental metal fence.

To the north of the Church, north of the Mitchell property, and east of the church the Applicant is proposing a 6' Simtek wall.

Signage:

The applicant is meeting all of the sign requirements except for the wall signage off of FM 407 for the Church. The max requirement is 200 square-feet. The Applicant is requesting 300 square-feet.

Staff Analysis:

The land use for the residential development is a good transition use in this location. The development will be surrounded by 60' single-family residential lots, which eases the transition over to Commercial off of FM 407.

Staff would prefer to see Retail, Restaurant, and Office uses off of FM 407 for commercially zoned properties, however, due to the Religious Land Use Institutionalized Persons Act (RLUIPA) cities are restricted in some capacities from regulating churches. Overall, Staff has no major concerns with this application.

City Attorney Review: N/A

Attachments:

1. Email request to table the item
2. Map
3. Supporting Documentation

From: [John Delin](#)
To: [Matthew Cyr](#)
Subject: RE: PZ Meeting Tomorrow
Date: Wednesday, October 19, 2022 9:41:46 AM

Matt,

Per our call this morning, I have a conflict with the Nov 8 or 10th meeting for CC. For the time being, please move me to Dec 13th and I'll confirm asap on being able to make that one.

Best,

John Delin

817.252.4281 **D**
817.919.8111 **C**
john@integritygroups.com

[IntegrityGroups.com](#) | [LaderaTexas.com](#)
361 W Byron Nelson Blvd Ste. 104, Roanoke, TX 76262
Main Office (817) 430-3318



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From: Matthew Cyr <mcyр@cityofjustin.com>
Sent: Tuesday, October 18, 2022 1:45 PM
To: John Delin <john@integritygroups.com>
Subject: RE: PZ Meeting Tomorrow

No worries. The PowerPoint has been recieved.

Thanks,

Matt Cyr

Director of Planning and Development
City of Justin
(940)-648-2541 Ext. 106

From: John Delin <john@integritygroups.com>

Other Map Features:

- ☒ City of Justin Extra-Territorial Jurisdiction (ETJ)

[Zoom To](#)

[Create Parcel Details page](#)

[Delete selection](#)

[Dismiss](#)

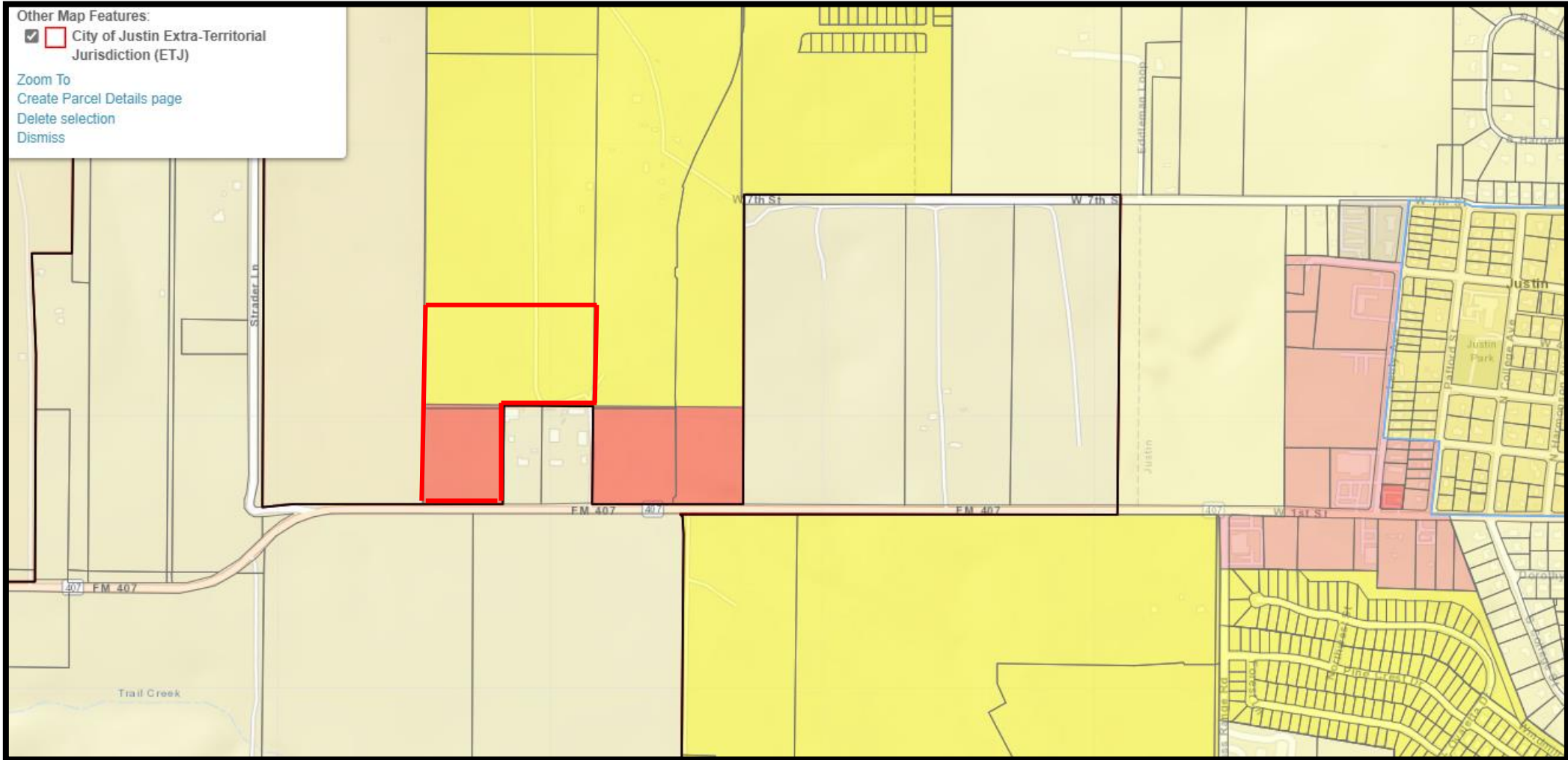


EXHIBIT "B"
LEGAL DESCRIPTION
41.217 ACRES

Being all that certain lot, tract or parcel of land situated in the Margaret Garnett Survey, Abstract Number 439, City of Justin, Denton County, Texas, being part of that certain called 411.268 acre tract of land described in deed in favor of Justin Timberbrook, LLC, recorded in Document Number 2016-55837 of the Real Property Records of Denton County, Texas, being all of that certain called 6.483 acre tract of land described as Tract 2 in deed in favor of Bloomfield Homes, LP, recorded in Document Number 2021-106330 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found at the southwest corner of said Tract 2 and the southwest corner of said 411.268 acre tract, being the southeast corner of that certain called 241.210 acre tract of land described in deed in favor of Justin Timberbrook, LLC, recorded in Document Number 2017-5803 of the Real Property Records of Denton County, Texas, being the northwest corner of that certain called 1.04 acre tract of land described in Right-of Way deed in favor of the State of Texas recorded in Volume 348, Page 450 of the Real Property Records of Denton County, Texas, and being the northeast corner of that certain called 0.42 acre tract of land described in Right-of Way deed in favor of the State of Texas recorded in Volume 348, Page 451 of the Real Property Records of Denton County, Texas, and being on the north right-of-way line of F.M. 407 (90' right-of-way);

THENCE N 00°25'43" W, with the west line of said 411.268 acre tract and the west line of said Tract 2 passing at 589.13 feet the northwest corner of said Tract 2 and continuing for a total distance of 1563.75 feet to 1/2" capped rebar set "McAdams" from which a 1" spiral square pipe on the west line of said 411.268 acre tract and the east line of said 241.210 acre tract bears N 00°25'43" W, 3878.3' and the northwest corner of said 411.268 acre tract and the northeast corner of said 241.210 acre tract bears N 00°25'43" W, 4058.56' from which a 1" spiral square pipe bears N 19°26'40" E, 5.6 feet;

THENCE N 89°27'48" E, 1553.61 feet to the west line of that certain called 186.362 acre tract of land described as Tract 1 in the aforementioned deed in favor of Bloomfield Homes, LP;

THENCE with the west line of said Tract 1 the following nine (9) calls:

S 00°32'12" E, 108.44 feet;

S 44°27'48" W, 14.14 feet;

S 00°32'12" E, 50.00 feet;

S 45°32'12" E, 14.14 feet;

S 00°32'12" E, 720.19 feet;

S 44°27'48" W, 14.14 feet;

S 00°32'12" E, 50.00 feet;

S 45°32'12" E, 14.14 feet;

S 00°32'12" E, 5.33 feet;

THENCE S 89°31'09" W, 553.79 feet with a north line of said Tract 1 to a 1/2" capped rebar found "Goodwin & Marshall" at the westerly northwest corner thereof, and being at a reentrant corner on the south line of said 411.268 acre tract and being the northwest corner of that certain called 4.05 acre tract of land described in deed in favor of Pete Allen Michell and wife, Sheron Lanelle Mitchell, recorded in Document Number Volume 1226, Page 392 of the Real Property Records of Denton County, Texas;

THENCE S 89°20'19" W, with the south line of said 411.268 acre tract and the north line of said 4.05 acre tract passing the northwest corner thereof and being the northeast corner of that certain called 3.003436 acre tract of land described in deed in favor of William Dwayne Michell and wife, Cheryl D. Mitchell recorded in Document Number Volume 2292, Page 269 of the Real Property Records of Denton County, Texas and continuing with the north line thereof a total distance of 522.50 feet to a 1/2" capped rebar found "Goodwin & Marshall" at the northwest corner thereof, being the northeast corner of the aforementioned Tract 2 and being at a reentrant corner on the south line of said 411.268 acre tract;

THENCE S 00°32'43" E, 588.16 feet with the west line of said 3.003436 acre tract, the east line of said Tract 2 and the south line of said 411.268 acre tract to a 5/8" rebar found at the southwest corner of said 3.003436 acre tract, the southeast corner of said Tract 2, the most westerly southeast corner of said 411.268 acre tract, and being on the north line of said F.M. 407;

THENCE S 89°20'19" W, 480.36 feet with the south line of said 411.268 acre tract, the south line of said Tract 2 and with the north line of said F.M. 407 to the POINT OF BEGINNING and containing approximately 41.217 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.

PRELIMINARY DOCUMENT:

**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
COLE CARPENTER, RPLS 6892 03/09/22**



September 7, 2022

Mrs. Sasha Torres
Planning and Development Services
Justin City Hall
415 N College Ave.
Justin, TX 76247

**RE: Ladera Timberbrook – Planned Development Application
McAdams Job Number 2021310647**

Mrs. Torres,

Please accept this letter, on behalf of Integrity Group and Milestone Church, as an explanation of the proposed application. We are submitting a Planned Development Application for review and approval on approximately 41.217 acres within Justin, TX. The proposed zoning designation is a Planned Development Single Family-2 and General Business, for an active adult, age-restricted, condominium-style, single family residential development and a church.

PROJECT OVERVIEW

Tract 1 will be the Ladera at Timberbrook. The Ladera communities have experienced immense success throughout the DFW area by providing active seniors with amenity rich options and a lock and leave lifestyle in their own familiar neighborhoods close to family and friends. The existing communities are in Highland Village, Rockwall, Keller, Fort Worth, Mansfield (2), Prosper, and Little Elm. For many of these communities, there is a waiting list of homebuyers before the construction even starts.

One of the unique aspects about Ladera is the gated-community will be maintained and managed by a Condominium Owners Association (which has stricter enforcement than a HOA)– including all green space and amenities. The homes are right-sized to attract empty nesters and those adults looking to down-size and still have high-end kitchens, large open living areas and quality finish out. There are several customization options for the size and the amenities within the homes. In addition, each home will have a private courtyard. The homes will not be on individually platted lots, as is typical for a traditional subdivision. Instead, the homeowners will own their house and a portion of the common grounds, which is similar to a vertical condominium-style development. The fees they pay to the COA will allow Ladera to be privately maintained, inclusive of the streets.

Ladera Timberbrook will provide a home ownership living option for area residents who are looking to sell their existing home and stay within their community or for grandparents that want to move to the area to be close to their

loved ones. These types of buyers help support the local economy, not only by their increased discretionary spending but, because they do most of their spending during the day which benefits area businesses.

Ladera Timberbrook is a gated, privately maintained development containing up to 157 residential units, a gross density of 4.87 units per acre, with amenity features such as fitness trails over 6,000 linear feet in length; an approximately 3,000 SF activity center (The HUB) with resort style amenities such as, an exercise room, pool, kitchen, outdoor gathering areas, pickleball courts, arbors, firepit, and a community event lawn and another smaller amenity building, The Shack. Of the 32.216 acres over 30% is greenbelts, parks, gathering spaces, and landscape buffers.

Tract 1 has a current land use designations of Low Density Residential. The existing zoning is Planned Development SF-2. We are submitting a Planned Development application to change the existing zoning to a new PD for the age-restricted residential development.

Tract 2 will be Milestone Church. The church property contains a building that measures to be approximately 50,000 SF and sits on approximately 9 acres. The Tract 2 is zoned in the City of Justin, which can be found in Denton County, Texas. The current zoning is set as Planned Development-General Business. The proposed Zoning will be set to Planned Development – General Business. The Future Land use is utilized for a Church. The Planned Development will include the church's zoning district with the northern property, which is planned to be developed as Low Density Residential by Integrity Groups. The two property's will use a shared drive coming off of Timberbrook Parkway.

Thank you for your consideration of the presented request. We look forward to working with the City of Justin on this exciting project, specifically tailored to the growing Active Adult market. Please feel free to contact us to discuss any comments or questions you have during the review of this request.

Sincerely,
Patricia Fant
Planning + Entitlements, Designer III
MCADAMS

File: W:\Projects\110310201\202110647_Timberbrook\04_Preliminary\Platting\Platting.dwg
User: jdelin
Date: 08/08/2022
Time: 10:10:10
Plotter: HP DesignJet T1100e
Printer: HP DesignJet T1100e
Scale: 1"=1,000'

A0439A M. GARNETT, TR 4, OLD DCAD TR 1
EXISTING ZONING/EXISTING LAND USE:
JUSTIN ETJ

A0439A M. GARNETT, TR 3, OLD DCAD TR 2
EXISTING ZONING: PD-SINGLE FAMILY RESIDENTIAL 2
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL

A0439A M. GARNETT, TR 2
EXISTING ZONING: PD-SINGLE FAMILY RESIDENTIAL 2
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL

TRACT 01
32.216 Acres
Ladera at Timberbrook
Current Zoning:PD-SF2
Proposed Zoning:PD-SF2
Development: Single-Family Condominium
Future Land Use: Low Density Residential

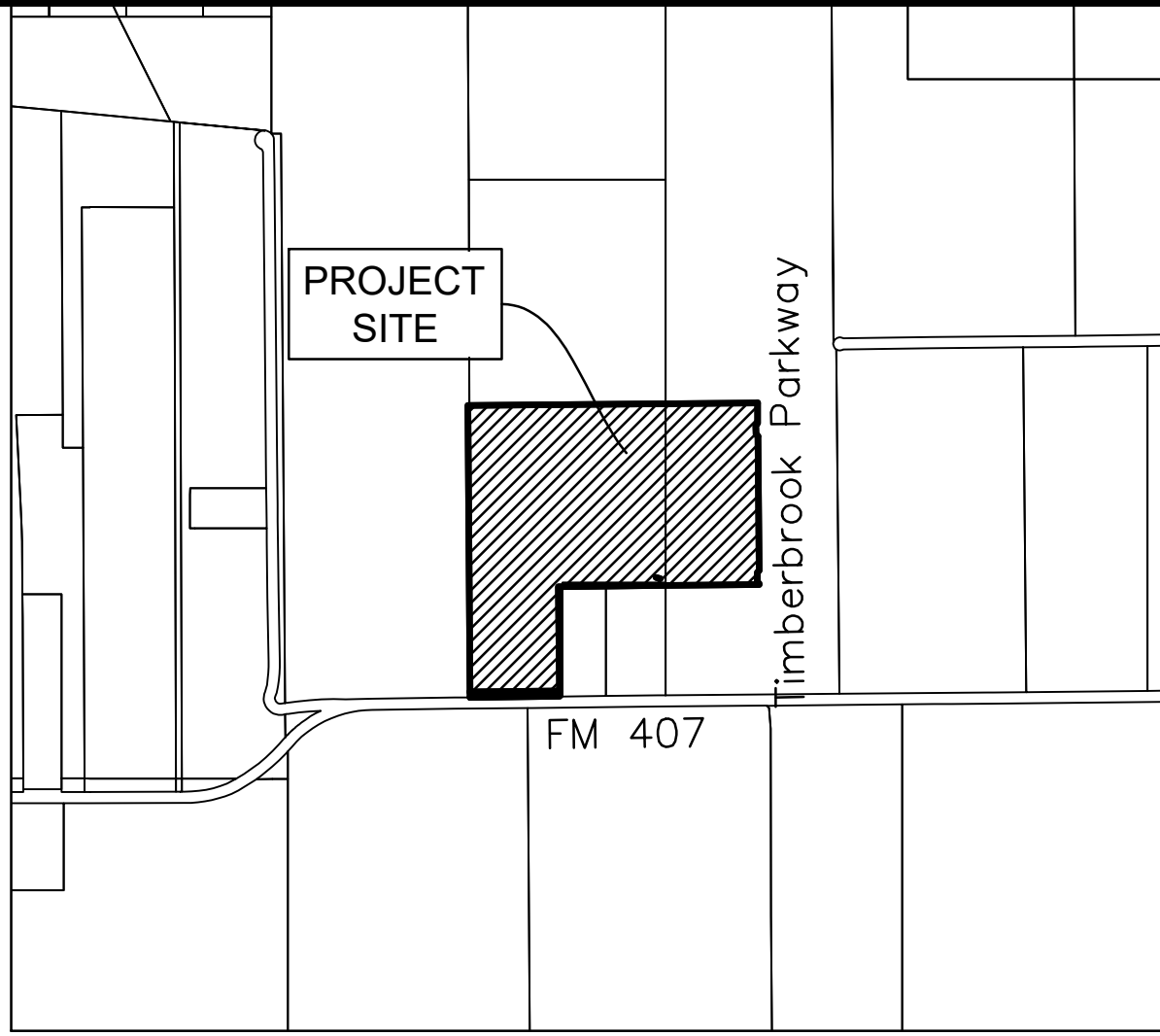
TRACT 02
9.001 Acres
Milestone Church
Current Zoning:PD-GB
Proposed Zoning:PD-GB
Development: Church
Future Land Use:Commercial

OWNER/DEVELOPER
INTEGRITY GROUP
361 W. BYRON NELSON BLVD STE 104
ROANOKE, TEXAS
PH. 817-430-3318
Contact: JOHN DELIN

A0439A M. GARNETT, TR 3C, EXISTING
ZONING/EXISTING LAND USE:
JUSTIN ETJ

A0439A M. GARNETT, TR 5, OLD DCAD TR 1A
EXISTING ZONING/EXISTING LAND USE: JUSTIN ETJ

A0439A M. GARNETT, TR 2A,
EXISTING ZONING: PD-GENERAL BUSINESS
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL/LIGHT INDUSTRIAL,
HEAVY INDUSTRIAL, OTHER



Vicinity Map 1"=1,000'
LEGAL DESCRIPTION
41.217 ACRES

Being all that certain lot, tract or parcel of land situated in the Margaret Garnett Survey, Abstract Number 439, City of Justin, Denton County, Texas, being part of that certain called 411.268 acre tract of land described in deed in favor of Justin Timberbrook, LLC, recorded in Document Number 2016-55837 of the Real Property Records of Denton County, Texas, being all of that certain called 6.483 acre tract of land described as Tract 2 in deed in favor of Bloomfield Homes, LP, recorded in Document Number 2021-106330 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

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THENCE N 00°25'43" W, with the west line of said 411.268 acre tract and the west line of said Tract 2 passing at 589.13 feet the northwest corner of said Tract 2 and continuing for a total distance of 1563.75 feet to 1/2" capped rebar set "McAdams" from with a 1" spiral square pipe on the west line of said 411.268 acre tract and the east line of said 241.210 acre tract bears N 00°25'43" W, 3878.3' and the north west corner of said 411.268 acre tract and the northeast corner of said 241.210 acre tract bears N 00°25'43" W, 4058.56' from which a 1" spiral square pipe bears N 19°26'40" E, 5.6 feet;

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S 00°32'12" E, 50.00 feet;

S 45°32'12" E, 14.14 feet;

S 00°32'12" E, 720.19 feet;

S 44°27'48" W, 14.14 feet;

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S 45°32'12" E, 14.14 feet;

S 00°32'12" E, 5.33 feet;

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Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.

LADERA TIMBERBROOK

Lot 76.89, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 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EXHIBIT "C"

LADERA AT TIMBERBROOK

MILESTONE CHURCH

DEVELOPMENT REGULATIONS

Planned Development – 41.217 Acres

I. PURPOSE

This Planned Development includes two tracts of land as shown on Exhibit "A".

Tract 1 is planned as Ladera at Timberbrook is a proposed aged-restricted, low-maintenance gated, single family home, residential community integrated with quality amenities such as walking trails, activity center "The HUB", with pool, pickle ball courts, an additional activity building called "The Shack", amenity pond, parks, and open space areas that provide for an enhanced quality of life for active adults seeking a lock and leave, low-maintenance lifestyle within the City of Justin.

Tract 2 is planned as Milestone Church, which is an approximately fifty thousand (50,000) square foot church. The church is planning on having an entrance/exit onto Timberbrook Parkway as well as FM 407.

The development regulations herein apply to either Tract 1 or Tract 2 as indicated.

II. DEVELOPMENT PLAN

Each tract shall be developed in accordance with the Timberbrook Planned Agreement and then the City of Justin regulations unless stated otherwise herein or shown otherwise on the Development Plan (Exhibit "D"), Elevations and Floorplans (Exhibit "E"), and Landscape Plans (Exhibit "F").

TRACT 1- LADERA AT TIMBERBROOK

The following standards shall apply to Tract 1, Ladera at Timberbrook.

III. USES

- A. Permitted Uses - The following uses shall be permitted by right:
 - 1) Single Family Detached Dwelling- Shall be age restricted to residents 55 years of age and older.
 - 2) Two-Family Residential- Two family attached dwelling units
 - 3) Activity Center (HUB)
 - 4) Community Pool
 - 5) The Shack (reduced size additional amenity building)
- B. Accessory Uses - The following uses shall be permitted as accessory uses:
 - 1) Gazebos
 - 2) Pavilions
 - 3) Tennis and Sport Courts

EXHIBIT "C"

4) Accessory Buildings

5) Pond

IV. CONDOMINIUM ASSOCIATION

A Condominium Owners Association (COA) shall be required and shall be responsible for the maintenance of the common areas, entry features, accessory structures, and perimeter fencing and landscaping.

V. LANDSCAPE SETBACK REQUIREMENTS

There shall be a landscape setback with a minimum width of twenty (20) feet from the perimeter property line to a residential structure. Trails shall be permitted within the landscape easement.

VI. AREA REQUIREMENTS

Ladera at Timberbrook is a condominium community and individual dwelling units will not be platted into individual residential lots. The site will remain as one lot with approximately one hundred and fifty-seven (157) dwellings units. There shall not be more than five (5) two-family residential buildings, ten (10) dwelling units total. Therefore, the reference to setbacks shall be used as building separation from other buildings and from the private street.

Side Yard Setback (Between Buildings)	Front Yard Setback (Front of Building to Back of Curb)	Rear Yard Setback (Between Buildings)
6' Minimum	20' Minimum	20' Minimum

VII. DEVELOPMENT AND PERFORMANCE STANDARDS

Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Maximum Height	Maximum Lot Coverage (percent of lot area)	Minimum Dwelling Size (square feet)
N/A	N/A	N/A	35' or 2 ½ Stories	65%*	1,250**

* Lot Coverage based on total building coverage (excluding accessory uses) for the entire 41.217-acre site.

** Air-conditioned space.

VIII. RESIDENTIAL DENSITY

The gross residential density for Ladera at Timberbrook not exceed five (5) units per gross acre (du/ac). Residential density shall be calculated using the gross land area of thirty two (32) acres.

EXHIBIT "C"

IX. BUILDING DESIGN

- A. The dwelling units and activity center shall be generally constructed in accordance with the building elevations shown in Exhibit "E".
- B. Residential buildings and the activity center shall be a total of eighty (80) percent masonry including brick or stone on the main floor. An exception to that requirement is if the Activity or Shack use The Craftsman/Farmhouse style in which they may have up to one hundred (100) percent cementitious fiberboard lap-siding.
- C. Minimum roof pitch of residential structures shall be 4:12 for rear elevations and 8:12 minimum for front elevations, with exceptions to formers and shed roofs.
- D. Mailboxes shall be cluster boxes of 14 or greater boxes. Sufficient structural support to keep the mailbox upright is required. Mailboxes may be made from metal.
- E. Cementitious fiberboard may constitute up to one hundred (100) percent of the exterior facades of stories other than the first floor.
- F. Attached Pergolas and Patio Covers shall be permitted and shall extend no more than five (5) feet into the rear yard.

X. TRAILS, SCREENING AND LANDSCAPING

Screening and landscaping shall be generally installed in accordance with the Landscape Plan, Exhibit "F" in addition to the following:

- A. There shall be an ornamental metal fence or pre-cast (Simtek) wall of at least six (6) in height located around the perimeter of the property.
- B. Each front yard shall have one (1) canopy tree with a minimum caliper size of four (4) inches, as measured six (6) inches above grade, from the approved plant list for the City of Justin.
- C. Residential fencing shall consist of ornamental metal or vinyl and have a minimum height of four (4) feet and a maximum height of six (6) feet.
- D. Residential fencing shall be permitted within the twenty foot (20) perimeter landscape buffer.
- E. There shall be a minimum of twenty (20) foot landscape buffer between Tract 1 and Tract 2. The following standards shall apply for every one hundred (100) linear feet of landscape buffer length:
 - a. There shall be a minimum of two (2) canopy trees.
 - b. There shall be a minimum of three (3) understory trees.

EXHIBIT "C"

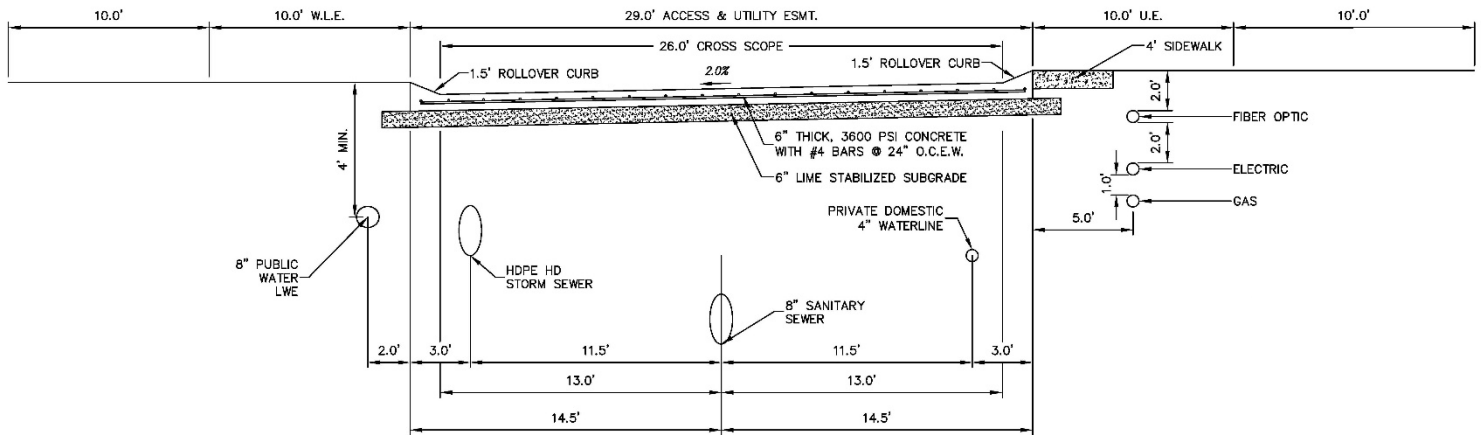
- c. There shall be a minimum of twelve (12) screening shrubs.
- d. There shall be a six foot (6') pre-cast (Simtek) wall on the Trat 1 side of the property.
- F. There shall be a minimum twenty (20) foot landscape buffer along Timberbrook Parkway. The following standards shall apply for every one hundred (100) linear feet of landscape buffer length:
 - a. There shall be a minimum of four (4) canopy trees.
 - b. There shall be a minimum of four (4) understory trees.
 - c. There shall be a minimum of ten (10) screening shrubs.
 - d. There shall be a six foot (6') ornamental metal fence with masonry columns.
 - e. Berms shall not be required.
- G. There shall be no fences on or within the trail.
- H. A Landscape Plan with tree species shall be submitted at the time of Construction Plans.

XI. PARKING

Off street parking shall be allowed in areas shown on the approved Development Plan, Exhibit "D".

XII. STREETS AND ACCESS

- A. The proposed streets shall be privately maintained by the Condominium Association of Ladera of Timberbrook.
- B. The private streets shall conform to the street section on the Development Plan, "Exhibit D", also shown below.
- C. All storm and streets shall be labeled private and maintained by the Condominium Owners Association.

EXHIBIT "C"

TYPICAL 31' STREET SECTION

XIII. OPEN SPACE

The minimum required designated open space area shall be thirty percent (30%) of the gross land area.

- A. The perimeter landscape buffer shall be counted toward open space.

XIV. EXHIBITS

All attached Exhibits to be adopted by this ordinance.

TRACT 2- MILESTONE CHURCH**I. LANDSCAPE AND BUFFER REQUIREMENTS**

Screening and landscaping shall be generally installed in accordance with the Landscape Plan. Exhibit "F" in addition to the following:

- A. The interior landscaping area of the property shall be a minimum of ten percent (10%).
- Detention and Retention ponds shall be counted toward interior landscaping.
 - Street buffer trees shall be counted toward the total plant count.
- B. Interior Landscape Planting Requirements are as follows:

EXHIBIT "C"

- a. One canopy tree per six hundred (600) square feet of the required ten percent (10%) of the interior landscape, planted a minimum of twelve feet (12') on center.
 - b. One understory tree per three hundred (300') square feet of the required ten percent (10%) of the interior landscape, planted a minimum of eight feet (8') on center
 - c. Shrubs shall be planted along the street frontage and along parking isles where applicable.
 - d. There shall be no ground cover requirement.
- C. There shall be a twenty (20') foot landscape buffer along FM 407. The following standards shall apply for every one hundred (100) linear feet of landscape buffer:
- a. There shall be a minimum of four (4) canopy trees.
 - b. There shall be a minimum of four (4) understory trees.
 - c. There shall be a minimum of ten (10) screening shrubs.
 - d. There shall be no fencing requirement.
 - e. Three foot (3') berms shall not be required.
- D. A Landscape Plan with tree species shall be submitted at the time with Construction Plans.

II. Non-Residential Design Standards

- A. The total exterior wall surface of all main building facing public streets shall have a minimum of seventy-five (75) percent stone construction, excluding windows and doors.
- B. The maximum building height shall be forty (40') feet.
- C. The façade adjacent to a street shall be constructed of a minimum of seventy-five (75) percent of the following materials including but not limited to:
 - a. Stone
 - b. Cast stone
 - c. Decorative concrete stamped and stained to resemble the appearance of stone.
 - d. Or similar
- D. Accent materials for the architectural details shall be in conformance with the architectural style of the main building. There shall be no old west material required.

EXHIBIT "C"

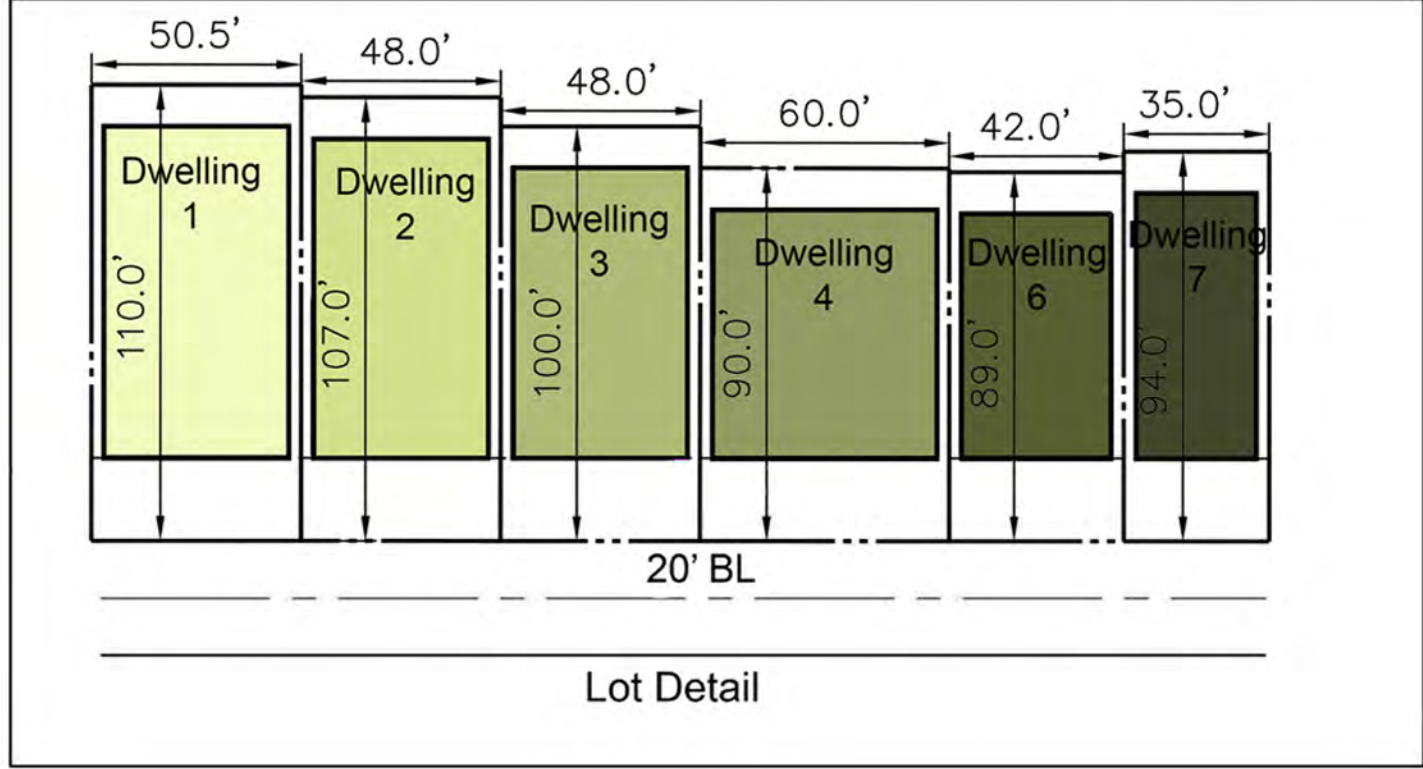
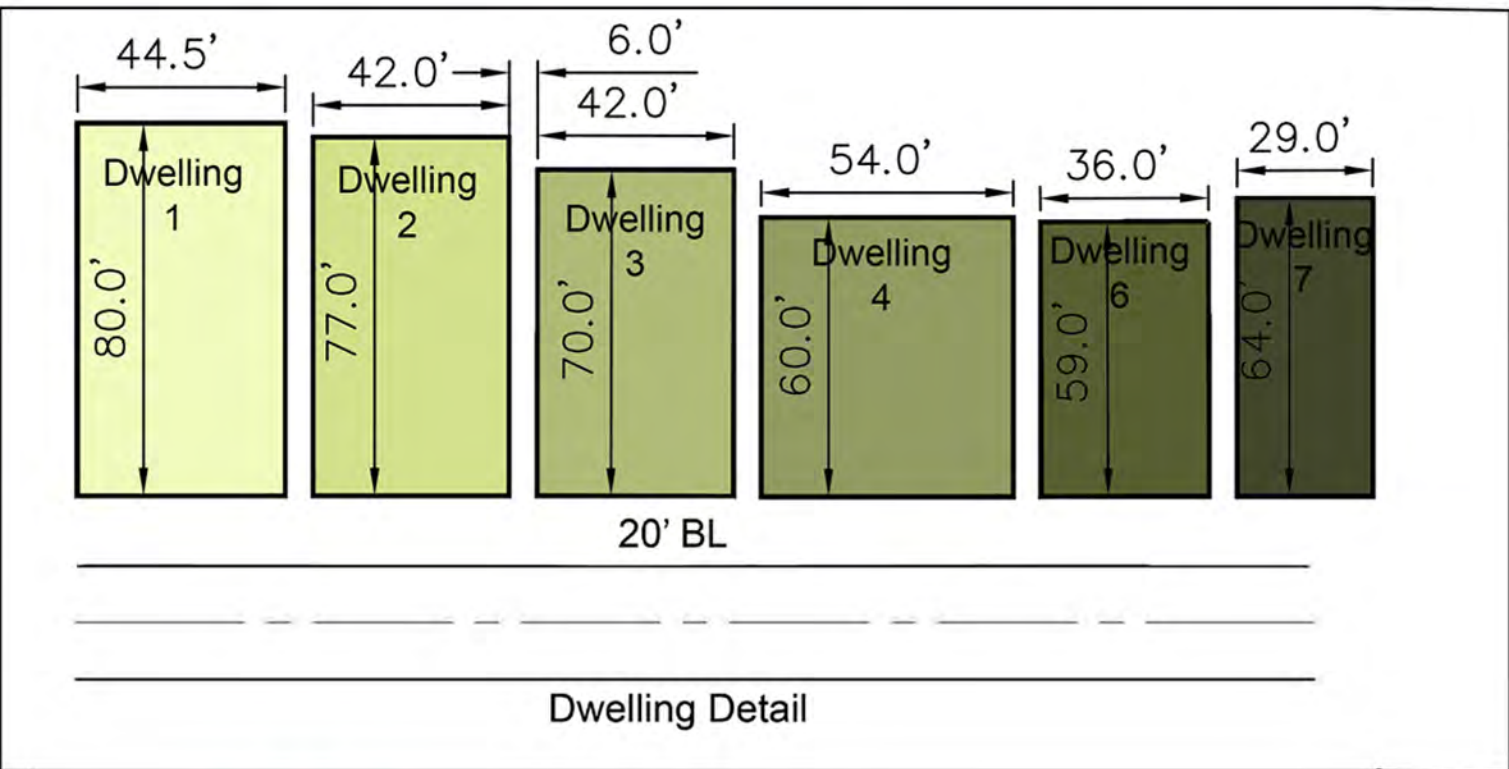
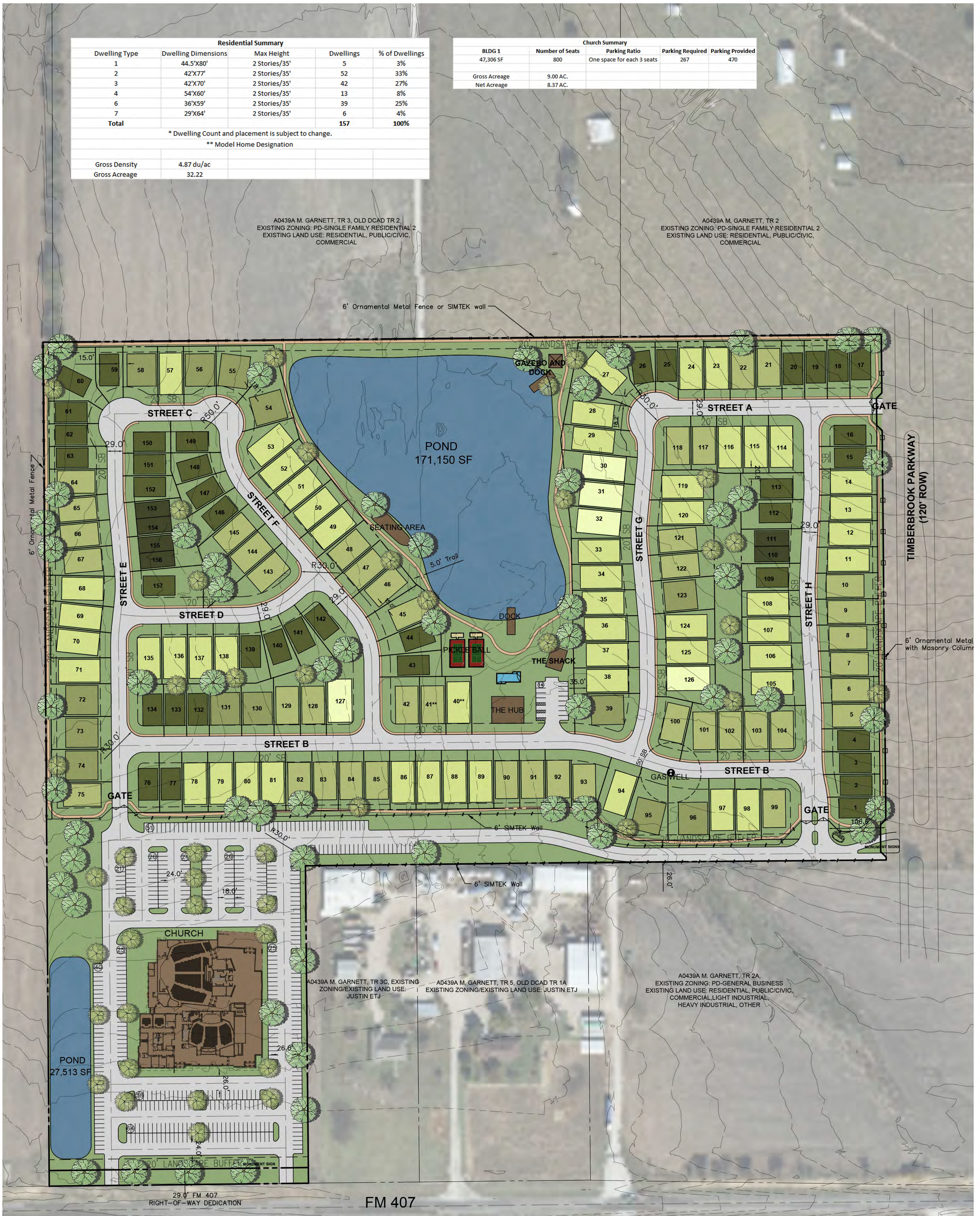
- E. Along the façade adjacent to the street, buildings shall provide an awning with a pitch of no greater than 2:12, for fifty (50) percent of the frontage which projects no less than six (6) feet from the building face, with no required posts.
- F. Old West detail devices shall not be required.
- G. In lieu of "old west" detail devices not being required the church will work with the City of Justin to add enhancements to the building and to the landscaping.

III. Signage

- A. The total area of the building mounted sign facing FM 407 shall be three hundred (300) square feet.
- B. Monument Signage shall be permitted within the landscape buffer along FM 407.
- C. Signage shall be permitted separately.

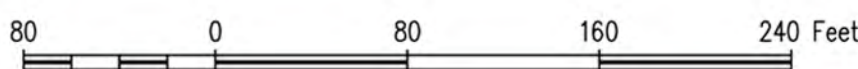
Residential Summary				
Dwelling Type	Dwelling Dimensions	Max Height	Dwellings	% of Dwellings
1	44.5'X80'	2 Stories/35'	5	3%
2	42'X77'	2 Stories/35'	52	33%
3	42'X70'	2 Stories/35'	42	27%
4	54'X60'	2 Stories/35'	13	8%
6	36'X59'	2 Stories/35'	39	25%
7	29'X64'	2 Stories/35'	6	4%
Total			157	100%
* Dwelling Count and placement is subject to change.				
** Model Home Designation				
Gross Density	4.87 du/ac			
Gross Acreage	32.22			

Church Summary				
BLDG 1	Number of Seats	Parking Ratio	Parking Required	Parking Provided
47,306 SF	800	One space for each 3 seats	267	470
Gross Acreage	9.00 AC.			
Net Acreage	8.37 AC.			



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
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201 Country View Drive
Roanoke, Texas 76262
940.240.1012
www.jrco.com
www.mcadamsco.com

Ladera Timberbrook
Zoning Plan
+/- 41.2 AC.
City of Justin
Denton County, Texas



Job No. 2023110647 Date: July 09, 2023 By: P/P
M:\Projects\ITG\2021\2023110647 Timberbrook\04-Production\Planning
and LA\Exhibits\Planning\2022.05.26 Concept E.dwg

This concept plan is intended for conceptual
developmental use and shall not be interpreted
as an official or submitted document. All aerial
and map images were obtained from best
available information. This plan is subject to
change.

A0439A M. GARNETT, TR 3, OLD DCAD TR 2
EXISTING ZONING: PD-SINGLE FAMILY RESIDENTIAL 2
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL

6' Ornamental Metal Fence or SIMTEK wall

A0439A M. GARNETT, TR 2
EXISTING ZONING: PD-SINGLE FAMILY RESIDENTIAL 2
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: John Delin

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 101944
www.gaecon.com
www.mcadamsco.com



MCADAMS

LADERA TIMBERBROOK
Lot 76.89,92,93,76 (B),91, 92 (A),
93(A)

D.M. CULE SURVEY, ABSTRACT NO. A0226
DENTON COUNTY, TEXAS

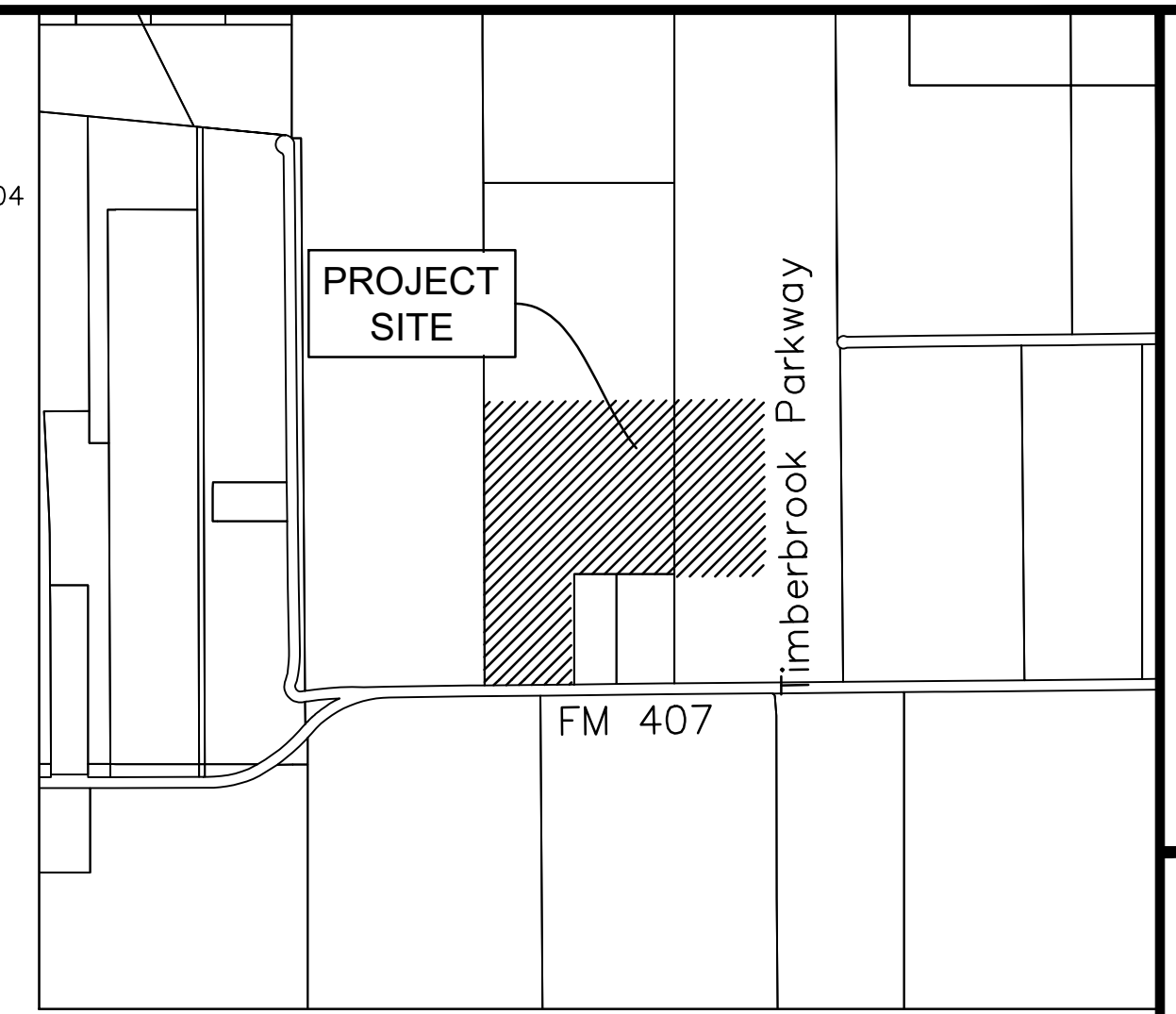
EXHIBIT "D" SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
BY THE JOHN R. MCADAMS
COMPANY, INC.
'BPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/27/2022

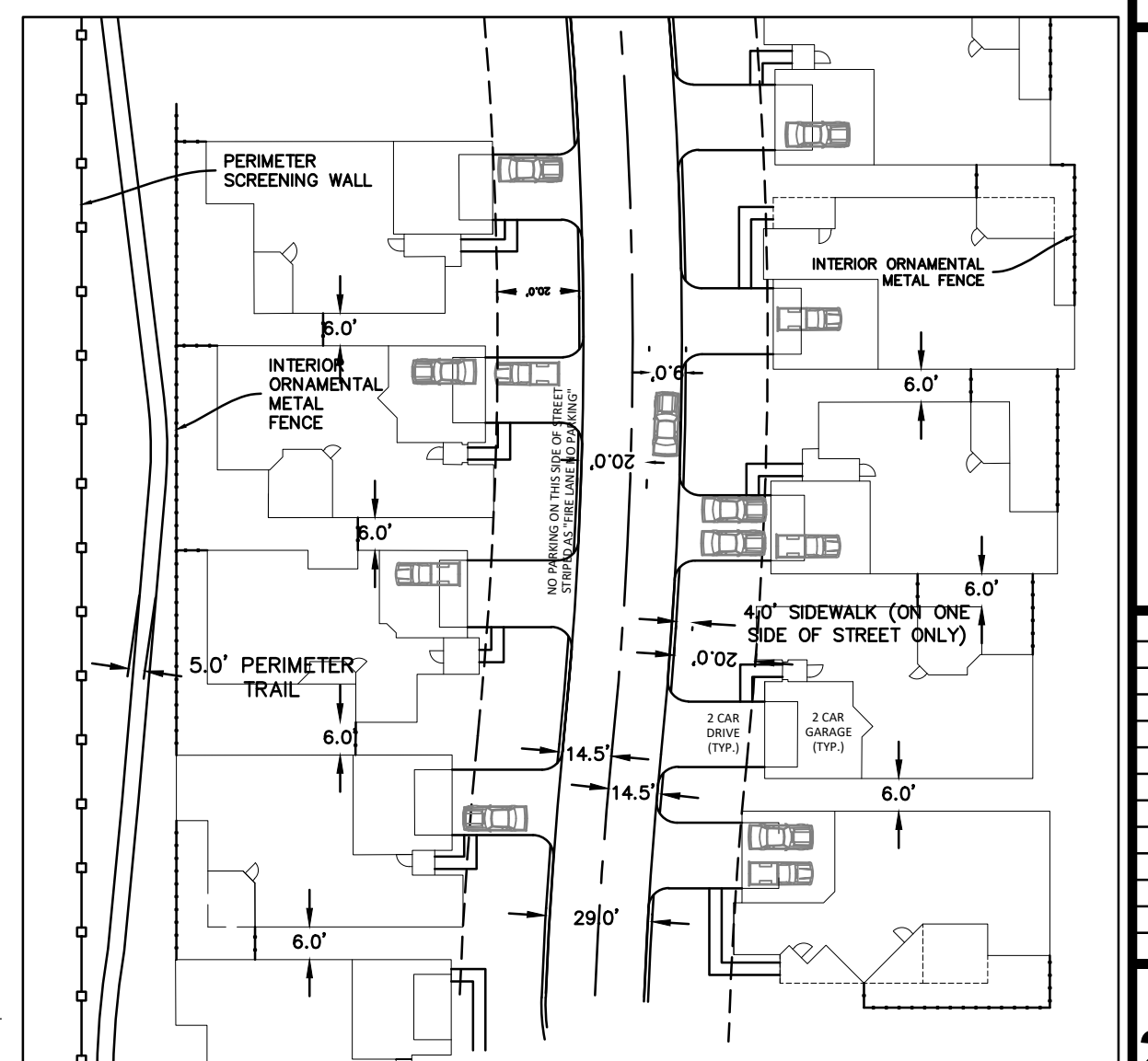
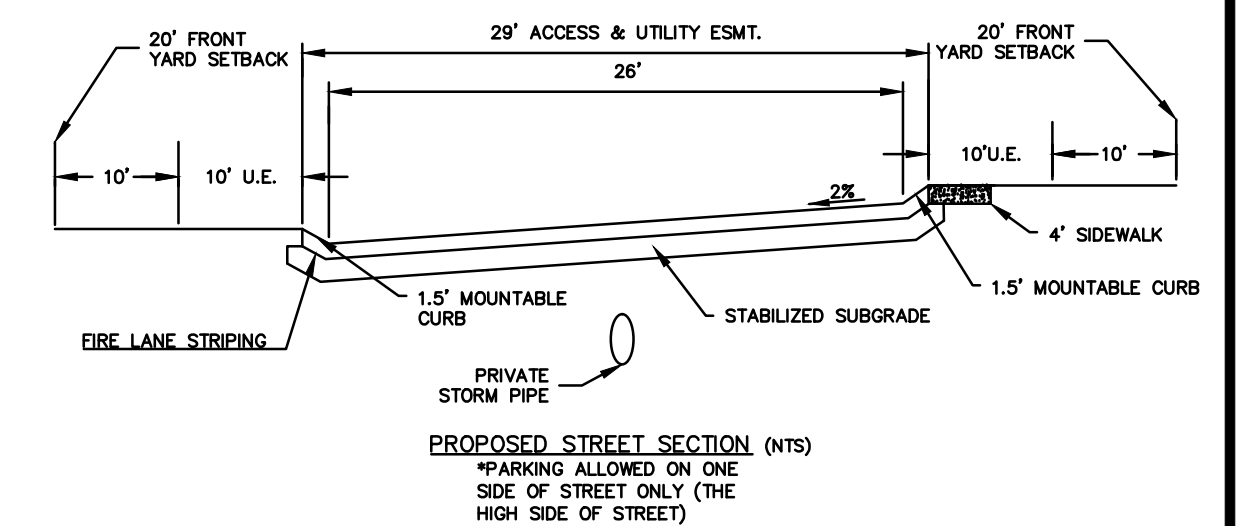
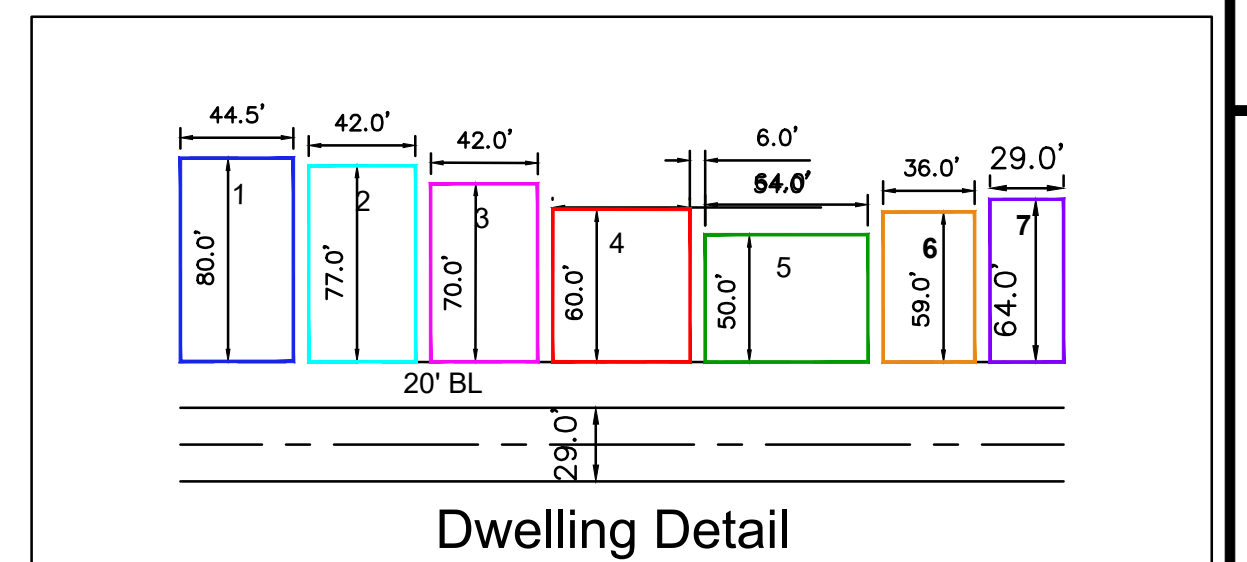
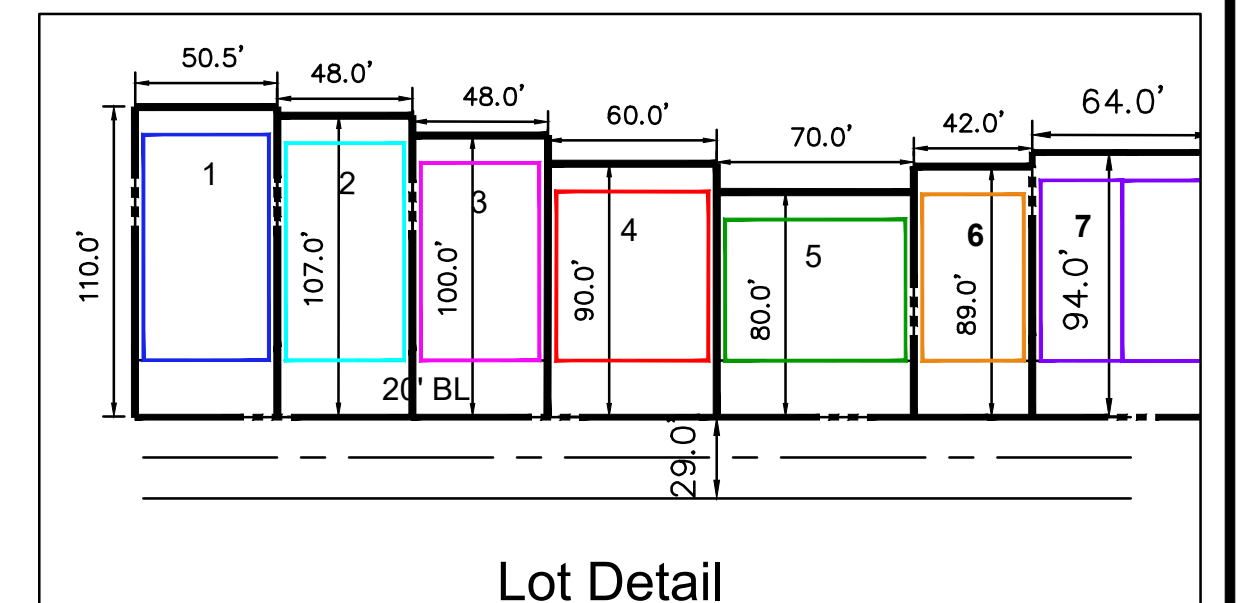
Drawn By: PF
Date: 8/2/2022
Scale: 1"=100'
Revisions:

2020310647

SP



Vicinity Map 1" = 1,000'



Dwelling Envelope and Driveway Detail

The lot lines shown are representative of the delineation of ownership apart of the Condominium Association and will not undergo the platting process.

Notes

1. A mandatory owners association will be responsible for the maintenance of the open space, streets, fences, sidewalks, trails, activity center, games courts, landscape buffers, landscaping, enhanced entryway features, swimming pool, and The Shack.
2. Dimensions for The Activity Center, The Shack, and the swimming pool are subject to change based on the final site design.
3. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final Plat.
4. The lot lines shown are representative of the delineation of ownership apart of the Condominium Association and will not undergo the plating process.

Ladera
active adult life

A0439A M. GARNETT, TR 3C, EXISTING
ZONING/EXISTING LAND USE:
JUSTIN ETJ

A0439A M. GARNETT, TR 5, OLD DCAD TR 1A
EXISTING ZONING/EXISTING LAND USE: JUSTIN ETJ

A0439A M. GARNETT, TR 2A,
EXISTING ZONING: PD-GENERAL BUSINESS
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC
COMMERCIAL, LIGHT INDUSTRIAL,
HEAVY INDUSTRIAL, OTHER

Residential Summary				
Dwelling Type	Dwelling Dimensions	Max Height	Dwellings	% of Dwellings
1	44.5'X80'	2 Stories/35'	5	3%
2	42'X77'	2 Stories/35'	52	33%
3	42'X70'	2 Stories/35'	42	27%
4	54'X60'	2 Stories/35'	13	8%
6	36'X59'	2 Stories/35'	39	25%
7	29'X64'	2 Stories/35'	6	4%
Total			157	100%

* Dwelling Count and placement is subject to change.

** Model Home Designation

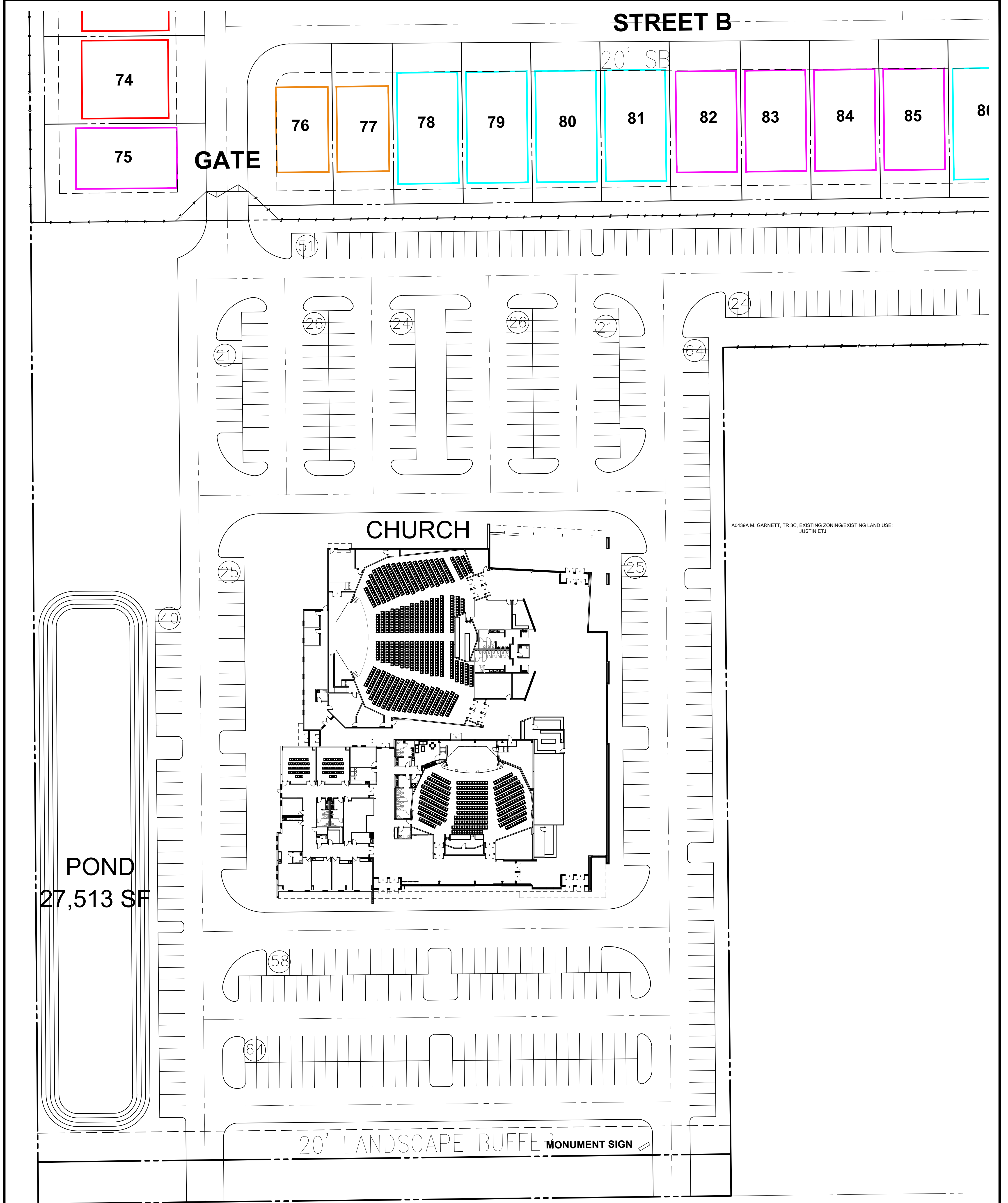
Gross Density	4.87 du/ac			
Gross Acreage	32.22			
Church Summary				
BLDG 1	Number of Seats	Parking Ratio	Parking Required	Parking Provided
47,306 SF	800	One space for each 3 seats	267	470
Gross Acreage	9.00 AC.			
Net Acreage	8.37 AC.			

29.0' FM 407
RIGHT-OF-WAY DEDICATION

FM 407

100 0 100 200 300 Feet

SCALE: 1"=100'

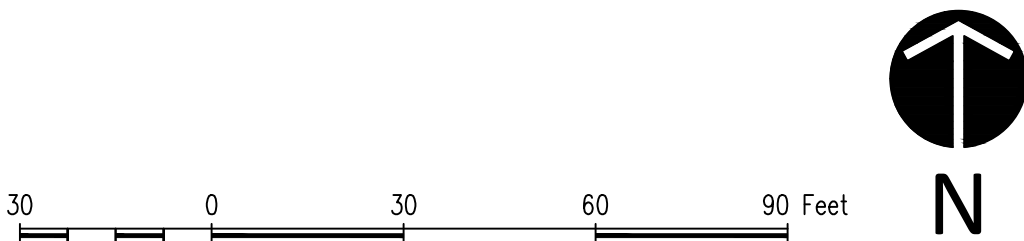


Church Summary				
BLDG 1	Number of Seats	Parking Ratio	Parking Required	Parking Provided
47,306 SF	800	One space for each 3 seats	267	470
Gross Acreage	9.00 AC.			
Net Acreage	8.37 AC.			

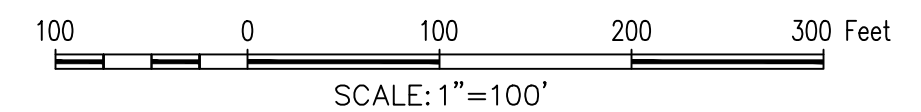


The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gason.com
www.mcadamsco.com

Milestone Church
Parking Exhibit
City of Justin
Denton County, Texas



Job No: 1102021310647 Date: September 2, 2022 By: PP
M:\Projects\ITG\2021\2021310647 Timberbrook\04-Production\Planning and
LA\Exhibits\Planning\CAD\Zoning\2022-08-02 2021310647 Ladera Timberbrook Site Plan.dwg
This concept plan is intended for conceptual
developmental use and shall not be interpreted
as an official or submitted document. All aerial
and map images were attained from best
available information. This plan is subject to
change.



Ladera
active adult life.



Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

BPE: 19762 TBPLS: 101944
www.mccadamsco.com

MCADAMS

LADERA A IMBERBROOK

LAUDERA TIMBERBROOK
t 76.89, 92, 93, 76 (B), 91, 92 (A),

93(A)
41.217 Acres
in the

D.M. CULE SURVEY, ABSTRACT NO. A0226
DENTON COUNTY, TEXAS

PHASING EXHIBIT

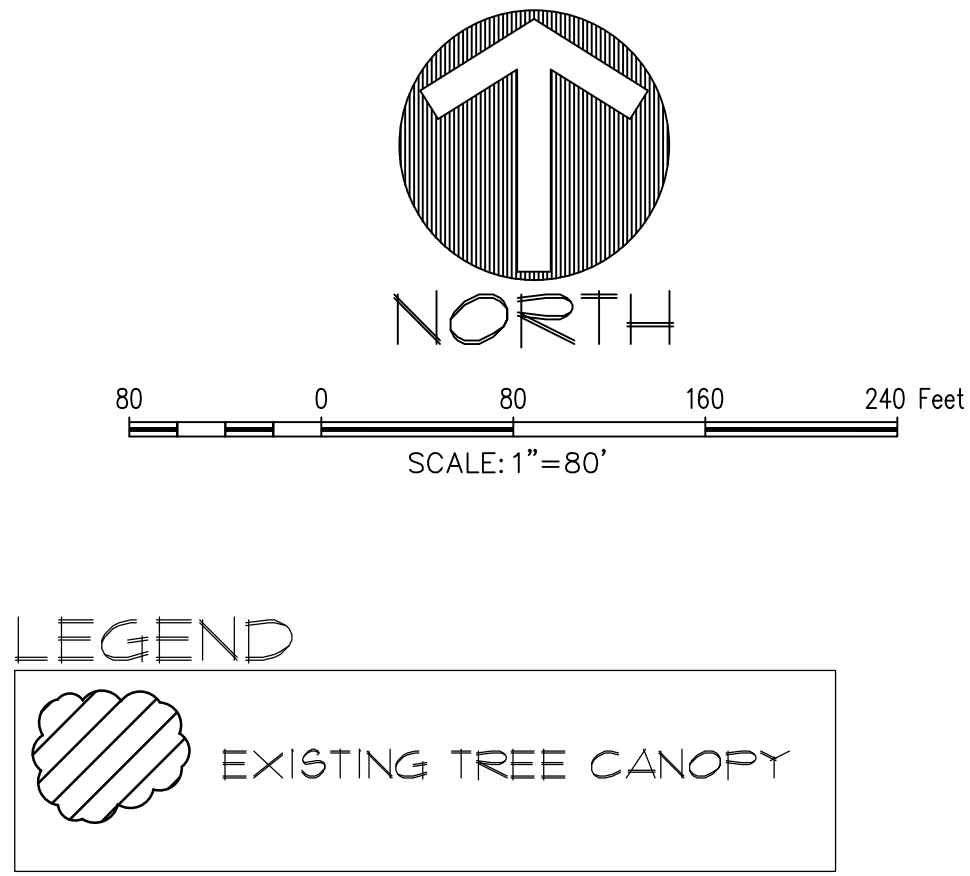
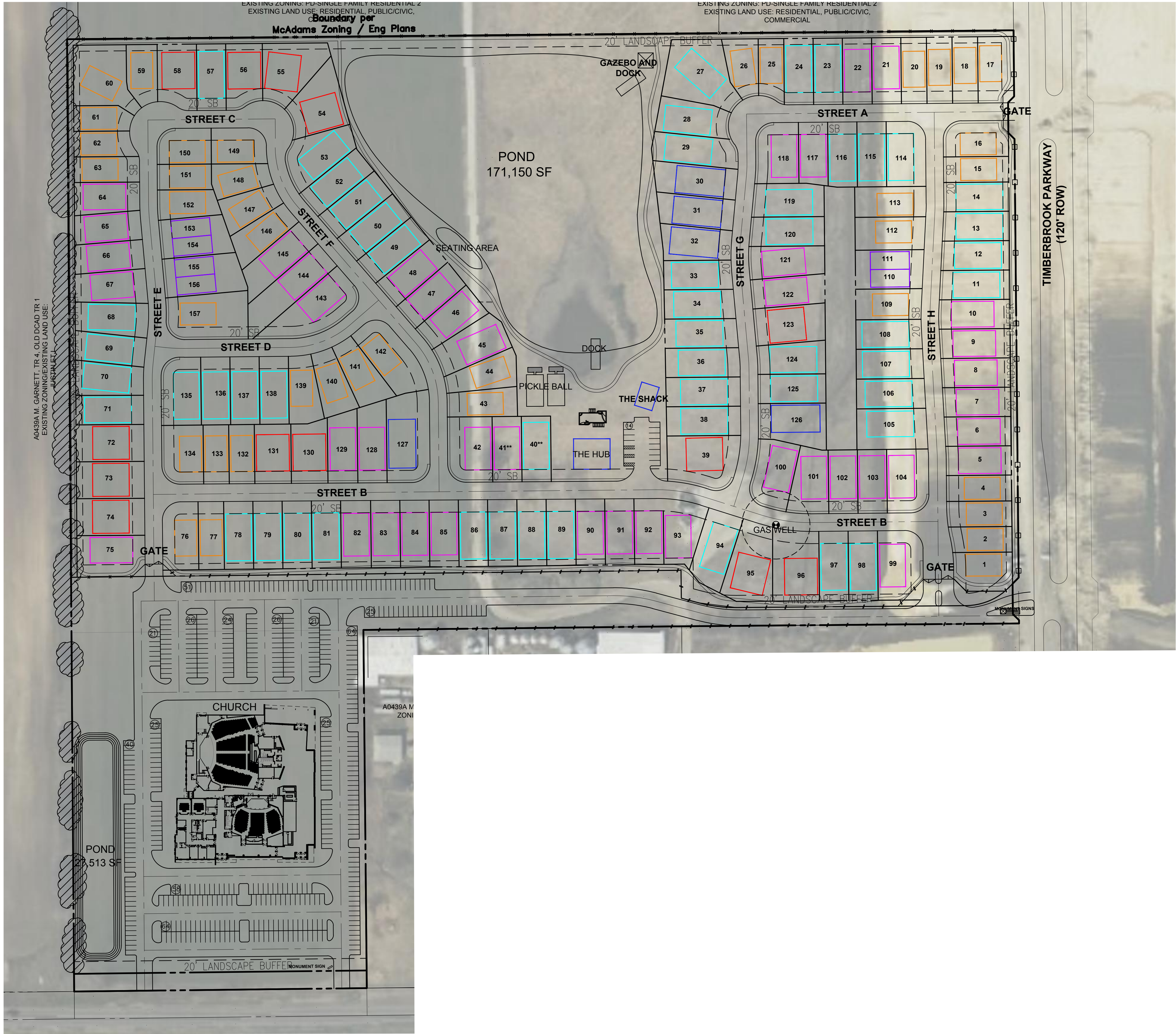
PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
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CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
BPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/27/2022

Drawn By: PF
Date: 9/5/2022
Scale: 1"=100'
Revisions:

2020310647

PE



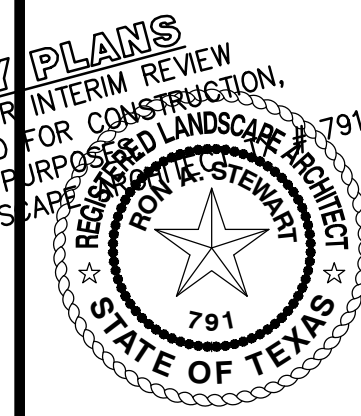
The John B. McAdams
Company, Inc.
(DBA, G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.336.9712
201 Country View Drive
Round Rock, Texas 78682
TBP#: 87962 TBP#: S-10194440
www.mcadams.com



LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNETT SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

CANOPY TREE SURVEY

PRELIMINARY PLANS
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AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDS
DATED 9/28/2022



Drawn By: VC
Date: 08/15/2022
Scale: 1"=80'
Revisions:

2021310647

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

TS

LADERA TIMBERBROOK

File: M:\Projects\100\2021\10647 - Timberbrook - Production (Planning and Engineering) - 9/27/2022 3:50 PM, by: Justin E. T. J. Date: 9/27/2022 3:50 PM, by: Justin E. T. J.

A0439A M. GARNETT, TR 4, OLD DCAD TR 1
EXISTING ZONING/EXISTING LAND USE:
JUSTIN ETJ

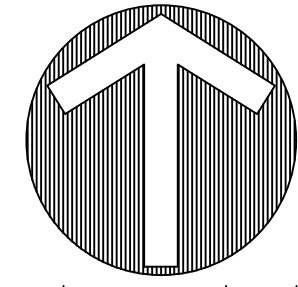
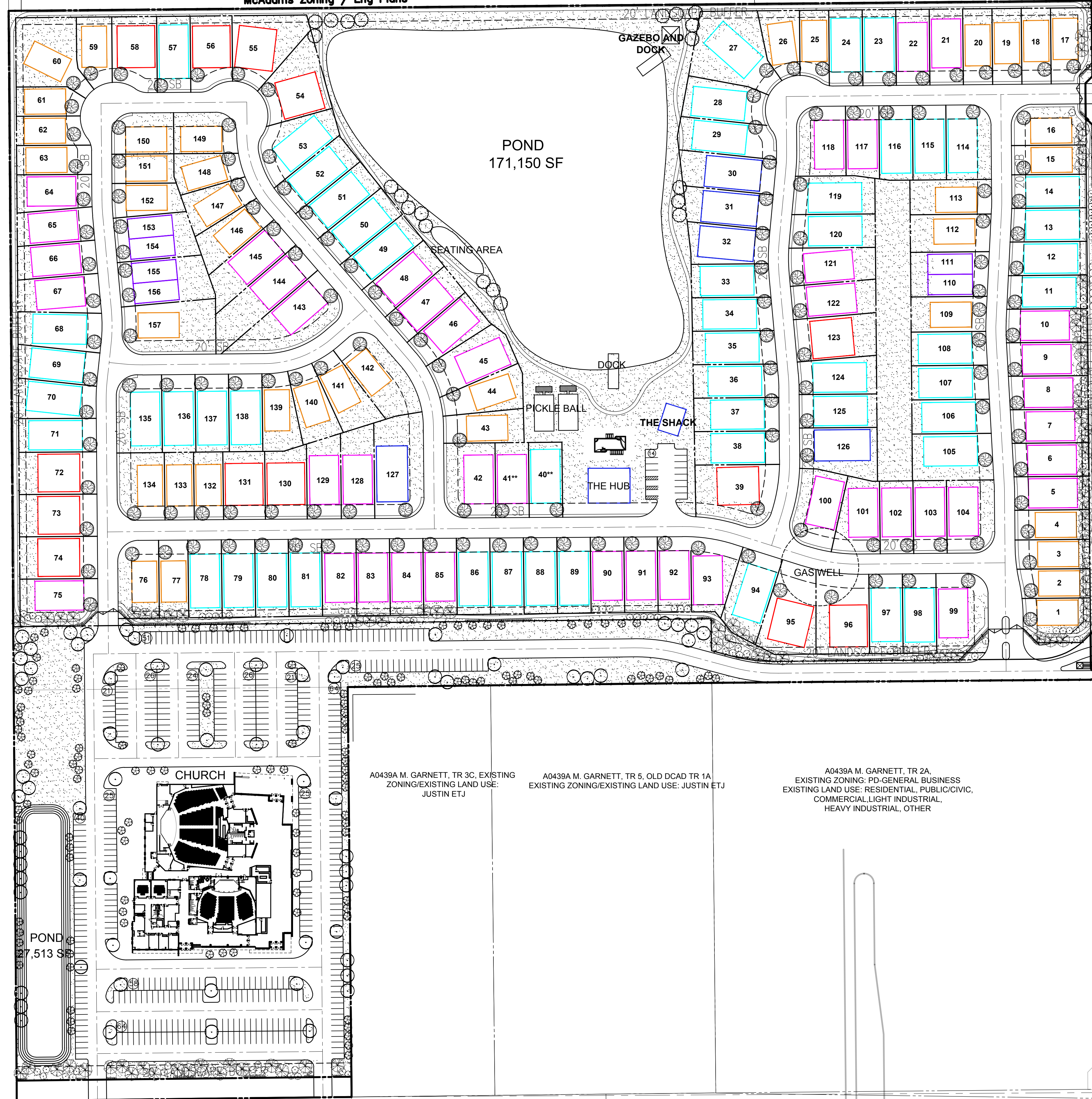
A0439A M. GARNETT, TR 3, OLD DCAD TR 2
EXISTING ZONING: PD-SINGLE FAMILY RESIDENTIAL 2
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL
Boundary per
McAdams Zoning / Eng Plans

A0439A M. GARNETT, TR 2
EXISTING ZONING: PD-SINGLE FAMILY RESIDENTIAL 2
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL

A0439A M. GARNETT, TR 3C, EXISTING
ZONING/EXISTING LAND USE:
JUSTIN ETJ

A0439A M. GARNETT, TR 5, OLD DCAD TR 1A
EXISTING ZONING/EXISTING LAND USE: JUSTIN ETJ

A0439A M. GARNETT, TR 2A,
EXISTING ZONING: PD-GENERAL BUSINESS
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL, LIGHT INDUSTRIAL,
HEAVY INDUSTRIAL, OTHER



80 0 80 160 240 Feet
SCALE: 1"=80'

LADERA LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF JUSTIN

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Timberbrook Parkway		20 ft.	20 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
3 canopy trees per 100 L.F. 4 understory trees per 100 L.F.	Timberbrook Parkway 910 L.F.	910 / 100 = 9.1 10 x 3 = 30 canopy trees 10 x 4 = 40 understory trees	30 Canopy Trees 40 Understory Trees
10 shrubs per 100 L.F.	Timberbrook Parkway 910 L.F.	910 / 100 = 9.1 10 x 10 = 100 shrubs	101 shrubs
ZONING BUFFER LANDSCAPE			
2 canopy trees per 100 L.F. 3 understory trees per 100 L.F.	North property = 1,490 L.F.	1,490 / 100 = 14.9 15 x 2 = 30 canopy trees 15 x 3 = 45 understory trees	30 canopy trees 45 understory trees
12 shrubs per 100 L.F.	North property = 1,490 L.F.	1,490 / 100 = 14.9 15 x 12 = 180 shrubs	194 shrubs

LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF JUSTIN

STREET BUFFER REQUIREMENT			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
FM 407		20 ft.	20 ft.
STREET BUFFER LANDSCAPE			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
4 canopy trees per 100 L.F.	FM 407 - 429 L.F.	429 / 100 = 4.3 5 x 4 = 20 canopy trees 5 x 4 = 20 understory trees	20 Canopy Trees 20 Understory Trees
10 screening shrubs per 100 L.F.	FM 407 - 429 L.F.	429 / 100 = 4.3 5 x 10 = 50 shrubs	50 shrubs
INTERIOR LANDSCAPE			
10% of lot area shall be landscaped	9 acres = 392,040 sq ft	392,040 sq ft x 0.10 = 39,204 sf	127,077 sq ft
1 canopy tree per 600 s.f. 1 understory trees per 300 s.f.	39,204 sq ft required	39,204 / 600 = 66 39,204 / 300 = 131	66 canopy trees 134 understory trees

NOTE: TREES SPECIES SHALL BE SELECTED
FROM THE TOWN-APPROVED PLANT LIST.

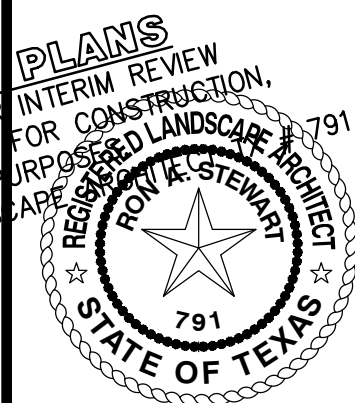
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 9/27/2022

The John B. McAdams
Company, Inc.
(DBA, G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.336.9712
201 Country View Drive
Round Rock, Texas 78662
TBP#: 07962 TBP#: 10194440
www.mcadams.com



LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNETT SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

EXHIBIT F - OVERALL CONCEPT LANDSCAPE PLAN



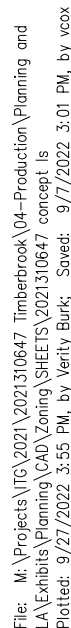
Drawn By: VC
Date: 08/15/2022
Scale: 1"=80'
Revisions:

2021310647


OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

EX F

LADERA TIMBERBROOK



LEGEND

	6' PREFABRICATED SIMTEX WALL
---	---------------------------------

NOTE: TREES SPECIES SHALL BE SELECTED FROM THE TOWN-APPROVED PLANT LIST.

STREET BUFFER REQUIREMENT			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
FM 407		20 ft.	20 ft.
STREET BUFFER LANDSCAPE			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
4 canopy trees per 100 l.f.	FM 407 - 429 l.f.	$429 / 100 = 4.3$ $5 \times 4 = 20$ canopy trees $5 \times 4 = 20$ understory trees	20 Canopy Trees 20 Understory Trees
10 screening shrubs per 100 l.f.	FM 407 - 429 l.f.	$429 / 100 = 4.3$ $5 \times 10 = 50$ shrubs	50 shrubs
INTERIOR LANDSCAPE			
10% of lot area shall be landscaped	9 acres = 392,040 sq ft	392,040 sq ft $\times 0.10 = 39,204$ sf	127,077 sq ft
1 canopy tree per 600 s.f. 1 understory tree per 300 s.f.	39,204 sq ft required	$39,204 / 600 = 66$ $39,204 / 300 = 131$	66 canopy trees 134 understory trees

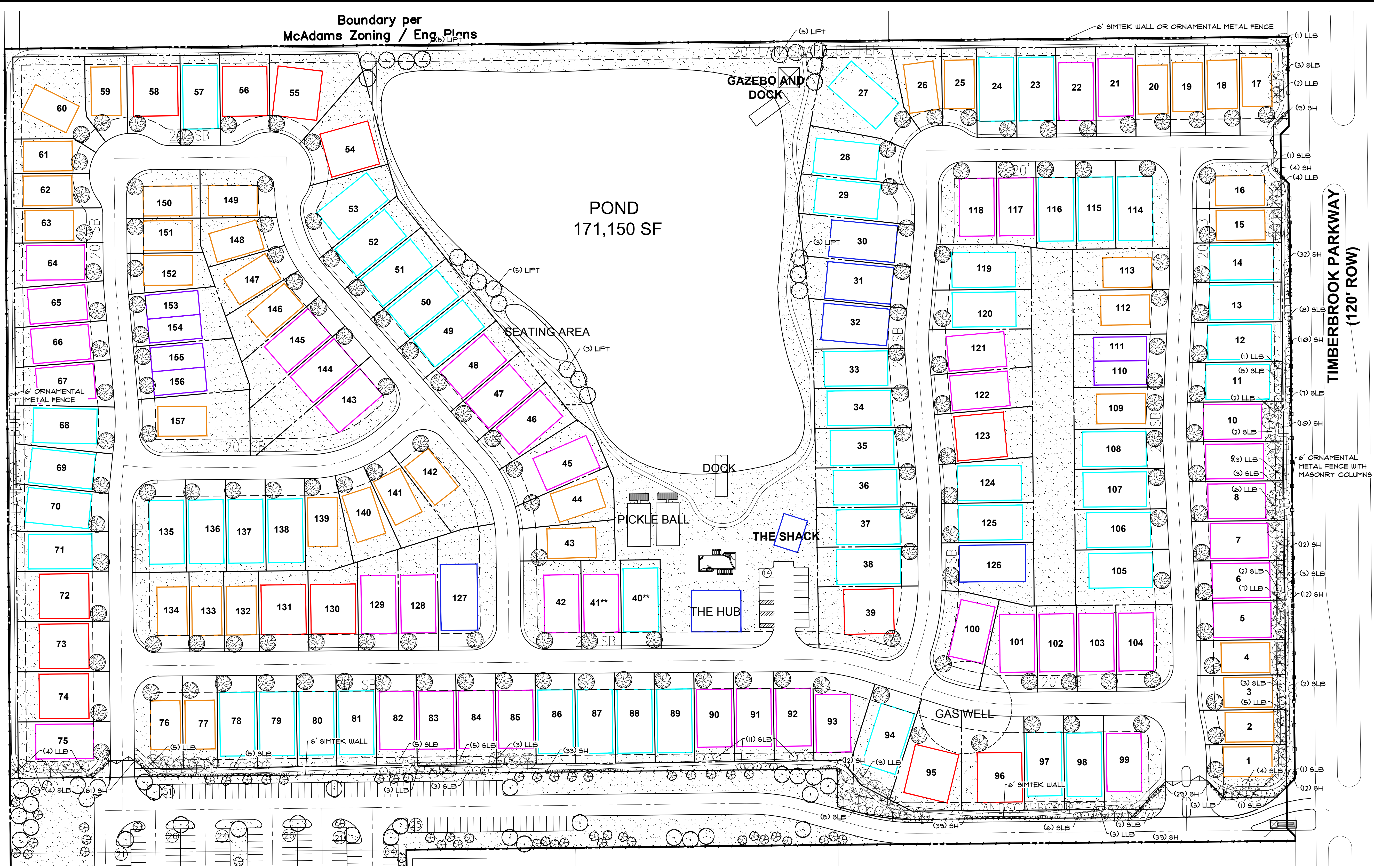
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE REGISTERED LANDSCAPE ARCHITECT
791
DATED 9/27/2022
791

Drawn By: VC
Date: 08/15/2022
Scale: 1"=40'
Revisions:

2021310647

EX F

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Date: 9/27/2022 3:59 PM, by: John Delin, Sheet: 9/27/2022 3:59 PM, by: John Delin



LADERA LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF JUSTIN

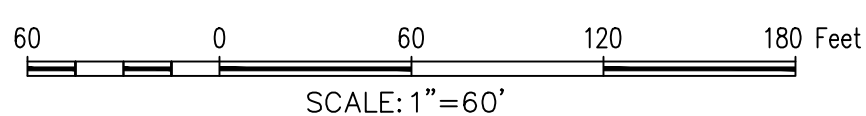
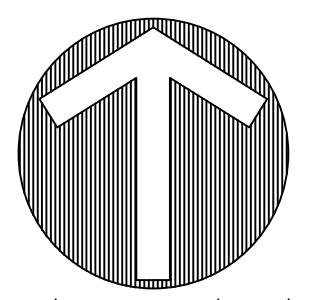
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Timberbrook Parkway		20 ft.	20 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
3 canopy trees per 100 L.F. 4 understory trees per 100 L.F.	Timberbrook Parkway 910 L.F.	910 / 100 = 9.1 10 x 3 = 30 canopy trees 10 x 4 = 40 understory trees	30 Canopy Trees 40 Understory Trees
10 shrubs per 100 L.F.	Timberbrook Parkway 910 L.F.	910 / 100 = 9.1 10 x 10 = 100 shrubs	101 shrubs
ZONING BUFFER LANDSCAPE			
2 canopy trees per 100 L.F. 3 understory trees per 100 L.F.	North property = 1,490 L.F.	1,490 / 100 = 14.9 15 x 2 = 30 canopy trees 15 x 3 = 45 understory trees	30 canopy trees 45 understory trees
12 shrubs per 100 L.F.	North property = 1,490 L.F.	1,490 / 100 = 14.9 15 x 12 = 180 shrubs	194 shrubs

PLANT SCHEDULE

TREES	CODE	COMMON NAME
LIT		Large Interior Tree
BT		Builder's Tree
LLB		Large Landscape Buffer Trees
ORNAMENTAL TREES	CODE	COMMON NAME
SLB		Small Landscape Buffer Trees
SIT		Small Interior Trees
SHRUBS	CODE	COMMON NAME
SH		Shrub
GROUND COVERS	CODE	COMMON NAME
SOD		Bermuda Grass

LEGEND

— x — x — x —	6' ORNAMENTAL METAL FENCE
— □ — □ — □ —	6' ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS
— // — // —	6' PREFABRICATED SIMTEX WALL



NOTE: TREES SPECIES SHALL BE SELECTED FROM THE TOWN-APPROVED PLANT LIST.

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.336.9712
201 Country View Drive
Round Rock, Texas 78662
TSP# 19762 TSP# S-1019440
www.mcadams.com

McADAMS

LADERA TIMBERBROOK

LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNETT SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

**EXHIBIT F - LADERA
CONCEPT LANDSCAPE PLAN**

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
FOR BIDDING, OR PERMIT PLACEMENT,
CONSULT THE FINAL LANDSCAPE ARCHITECTURE
DATE: 08/15/2022
DATED 9/27/2022

Drawn By: VC
Date: 08/15/2022
Scale: 1"=60'
Revisions:

2021310647

EX F

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

Ladera

active adult **life.**

Toscana

2,248 SF

2BR / 2BA

3 Elevations

***Will Have Faux
Cedar Garage Doors**



Ladera

active adult **life.**

Avanti

1,964 SF

2BR / 2BA

5 Elevations

*Will Have Faux
Cedar Garage Doors



Ladera

active adult **life.**

Casina

2,231 SF

2BR / 2BA

5 Elevations

***Will Have Faux
Cedar Garage Doors**



Ladera

active adult **life.**

Castella

2,419 SF

2BR / 2BA

3 Elevations

***Will Have Faux
Cedar Garage Doors**



Ladera

active adult **life.**

Verona

2,809 SF

2BR / 2BA

5 Elevations

***Will Have Faux
Cedar Garage Doors**



Ladera

active adult **life.**

Verona 2-Story

2,146 SF

3BR / 3BA

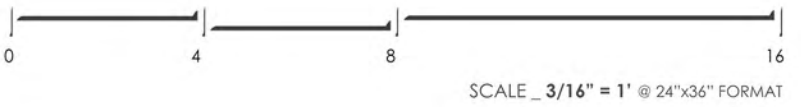
3 Elevations

***Will Have Faux
Cedar Garage Doors**





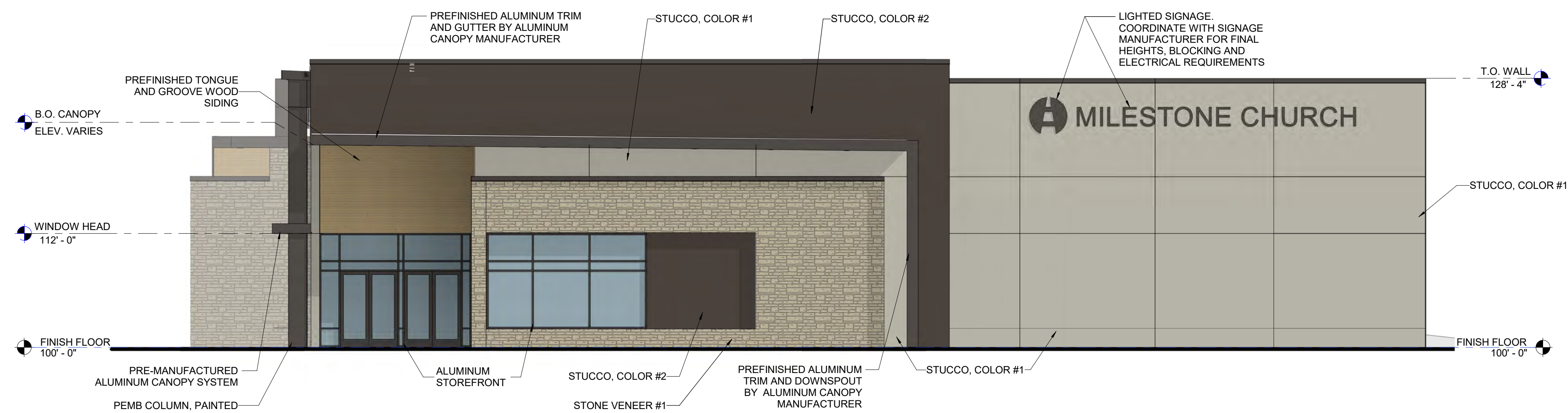
LADERA AMENITY BUILDING _ PROTOTYPE DESIGN _ ELEVATION STUDY
THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION



KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRR@KENKILLIAN.COM
830 CENTRAL PKWY. EAST | STUDIO 300
PLANO, TX 75074

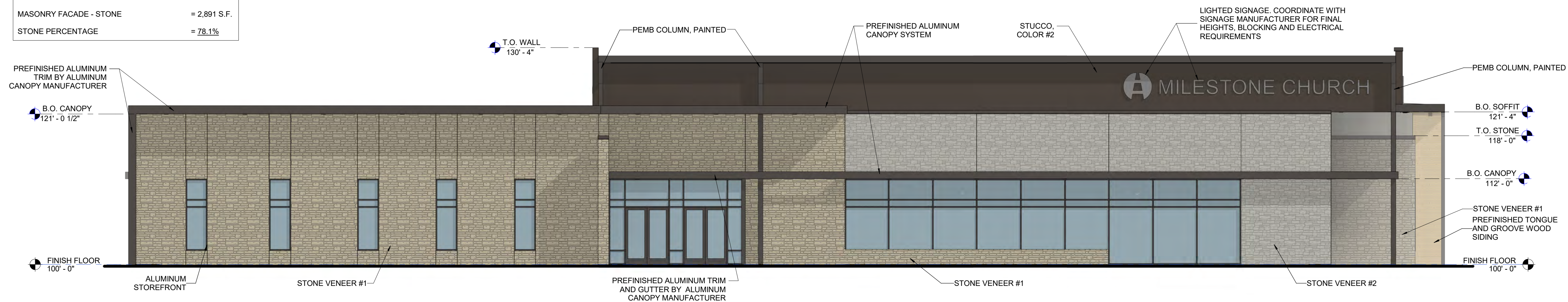






EAST ELEVATION - PHASE 01 | 2
SCALE: 1/8" = 1'-0" A3.00-01

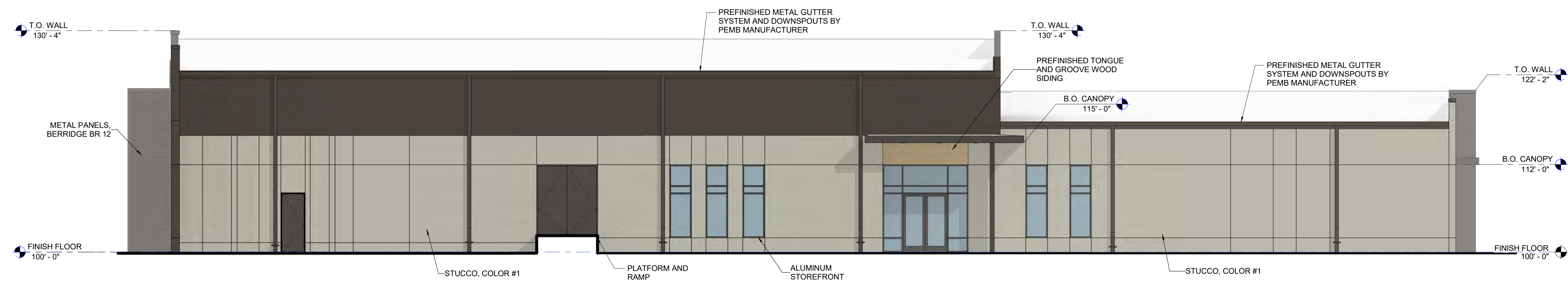
FACADE STONE CALCULATIONS FACING 407	
TOTAL FACADE MINUS WINDOWS AND DOORS =	3,701 S.F.
MASONRY FACADE - STUCCO	= 810 S.F.
MASONRY FACADE - STONE	= 2,891 S.F.
STONE PERCENTAGE	= 78.1%



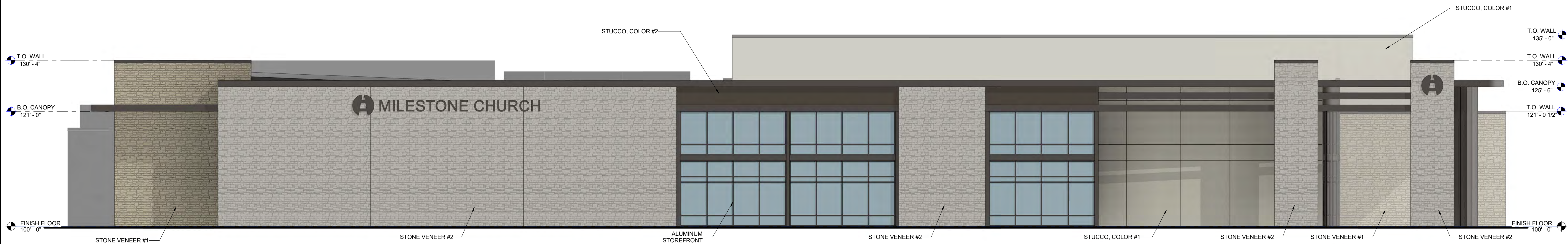
SOUTH ELEVATION - PHASE 01 | 1
SCALE: 1/8" = 1'-0" A3.00-01



WEST ELEVATION - PHASE 01 | 2
SCALE: 1/8" = 1'-0" A3.01-01

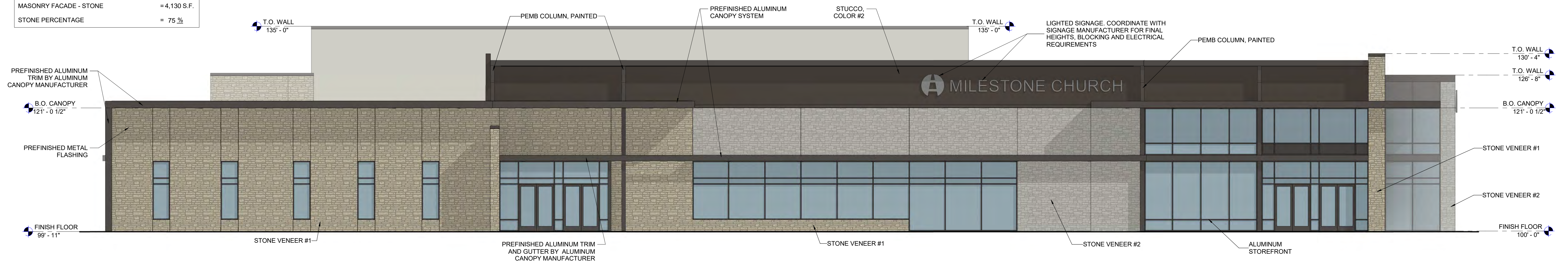


NORTH ELEVATION - PHASE 01 | 1
SCALE: 1/8" = 1'-0" A3.01-01



EAST ELEVATION - PHASE 02 | 2
SCALE: 1/8" = 1'-0"

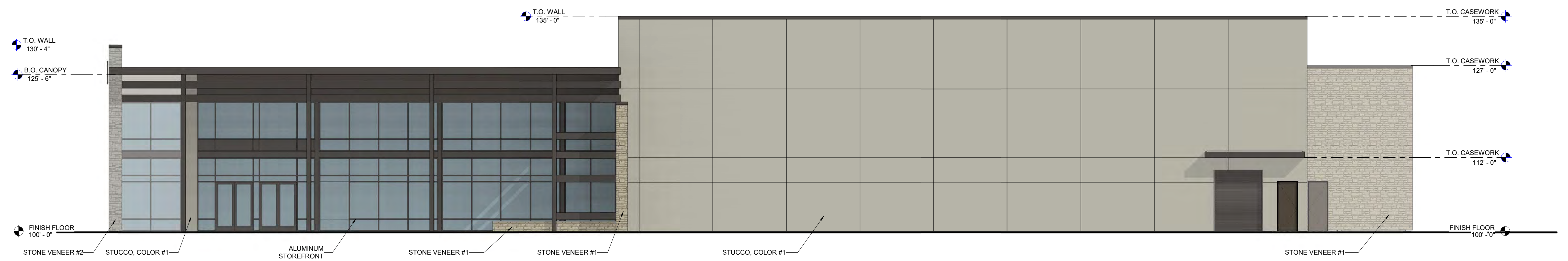
FACADE STONE CALCULATIONS FACING 407	
TOTAL FACADE MINUS WINDOWS AND DOORS =	5,506 S.F.
MASONRY FACADE - NON-STONE	= 1,376 S.F.
MASONRY FACADE - STONE	= 4,130 S.F.
STONE PERCENTAGE	= 75 %



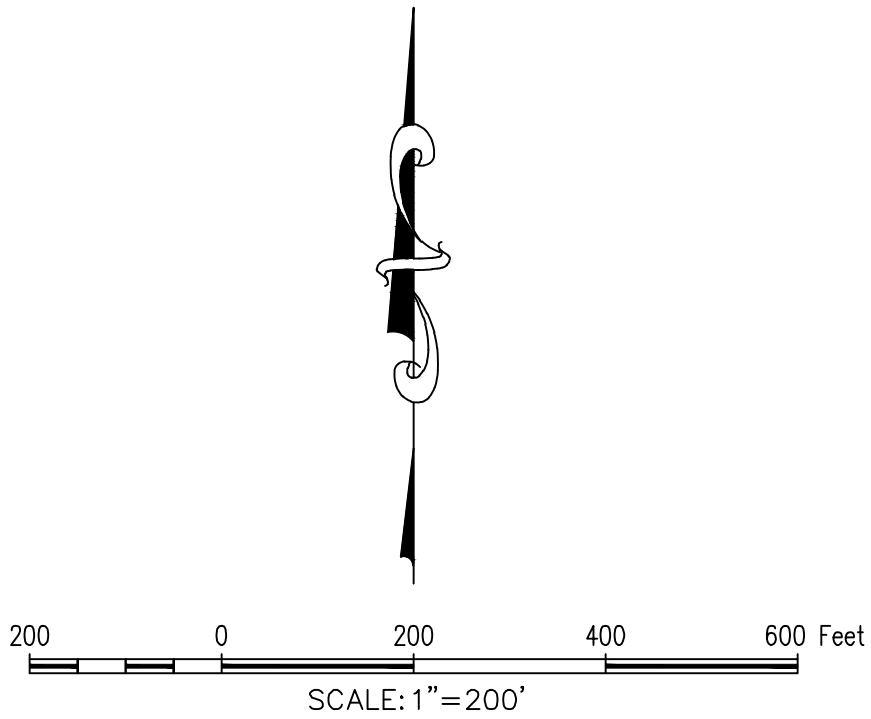
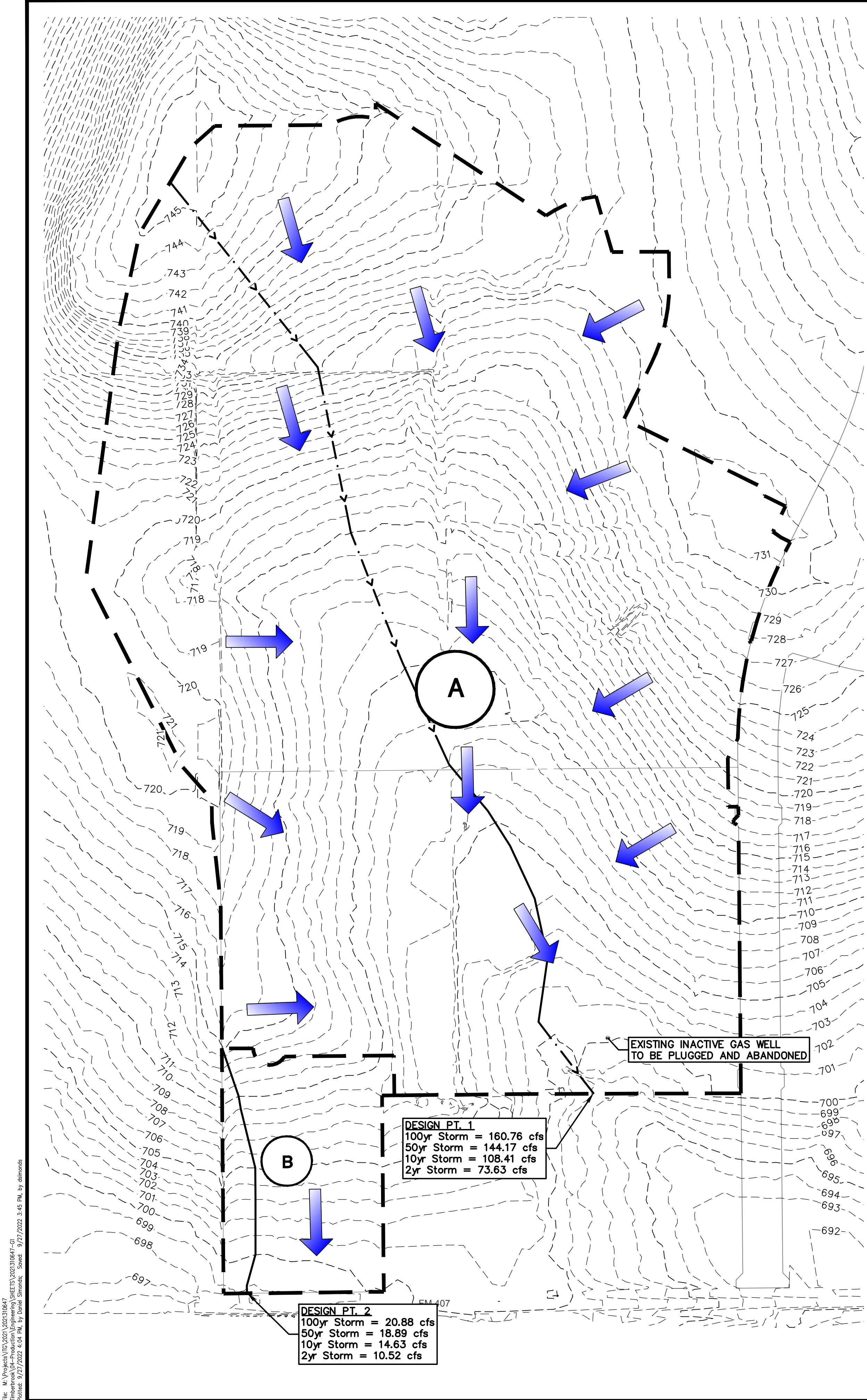
SOUTH ELEVATION - PHASE 02 | 1
SCALE: 1/8" = 1'-0"



WEST ELEVATION - PHASE 02 | 2
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - PHASE 02 | 1
SCALE: 1/8" = 1'-0"



COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE, AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,338,373.36, Z. 627.43

1/2" CAPPED REBAR SET (CONTROL) LOCATED APPROXIMATELY 20' NORTH OF THE NORTH LINE OF F.M. 407 AND APPROXIMATELY 30' EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. N. 7080934.9410, E. 2328774.6670, Z. 697.61'

EXISTING Q = C*I*A (I = in/hr, Q=cfs)																	
Design Point	Area	Acreage	Tc	C	I2	I5	I10	I25	I50	I100	Q2	Q5	Q10	Q25	Q50	Q100	Comments
1	A	106.65	37	0.3	2.3	2.96	3.39	3.99	4.51	5.02	73.63	94.73	108.41	127.6	144.17	160.76	Flow to ditch south of site
2	B	7.92	12	0.3	4.43	5.44	6.16	7.16	7.95	8.79	10.52	12.93	14.63	17.02	18.89	20.88	Flow to FM 407 R.O.W.
	Totals	114.57									84.15	108	123.04	145	163.06	181.64	

Existing Design Point 1 Ladera				
AREA A				
SHEET FLOW				
Tc=	(((0.007(nL)^0.8)/(((P^0.5)(S^0.4)))))*60			10.58
	n=	0.13		
	L=	100		
	P=	3.8		<rainfall
	S=	0.01		<slope
Tc=	10.6	mins		
SHALLOW CONCENTRATED FLOW				
Tc=	(L*60)/(3600*V)			26.19
	L=	3142.28		
	V=	2		
Tc=	26.2	mins	SUM	36.8

Existing Design Point 2 Church				
SHEET FLOW				
Tc=	(0.007(nL)^0.8)/(((P^0.5)(S^0.4))))*60			6.82
	n=	0.13		
	L=	100		
	P=	3.8		<rainfall
	S=	0.03		<slope
Tc=	6.8	mins		
SHALLOW CONCENTRATED FLOW				
Tc=	(L*60)/(3600*V)			4.70
	L=	649.15		
	V=	2.3		
Tc=	4.7	mins	SUM	11.5



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TBPE: 19762 TBPLS: 10184440
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LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

EXISTING DRAINAGE
AREA MAP

PRELIMINARY PLANS

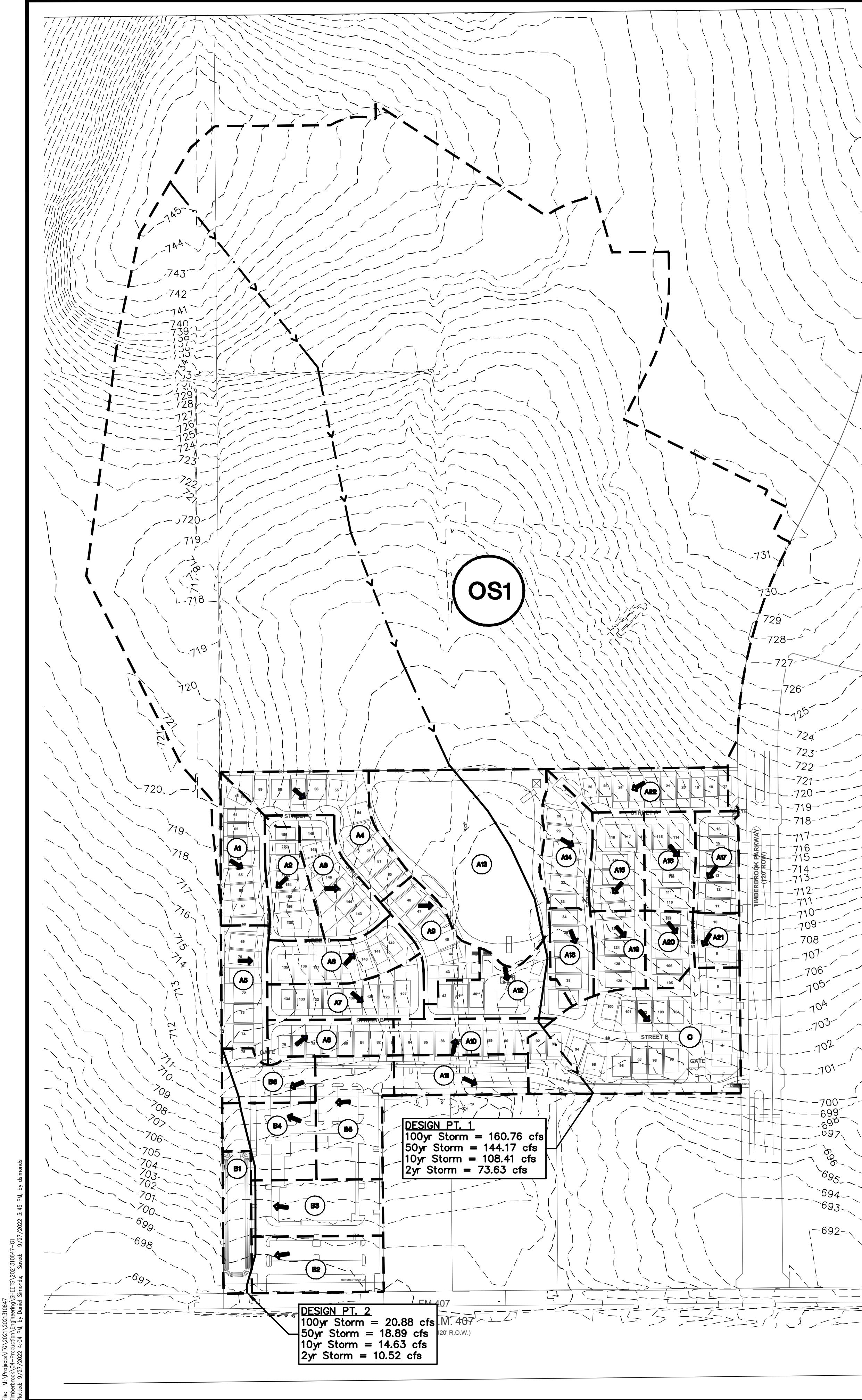
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Date: 08/15/2022
Scale: 1"=200'
Revisions:

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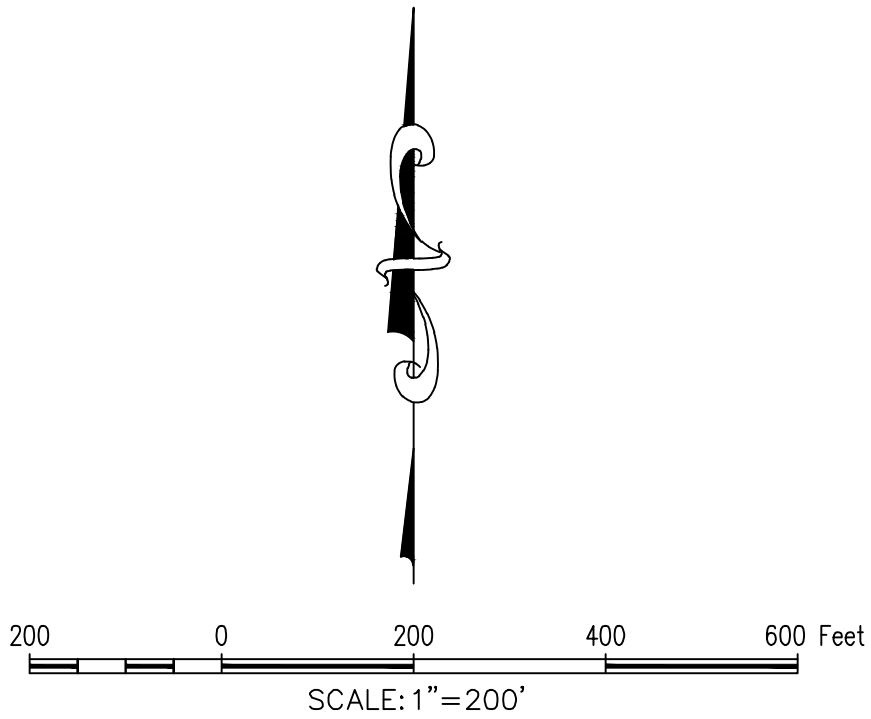
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OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76282
Ph. 817-430-3318
Contact: JOHN DELIN



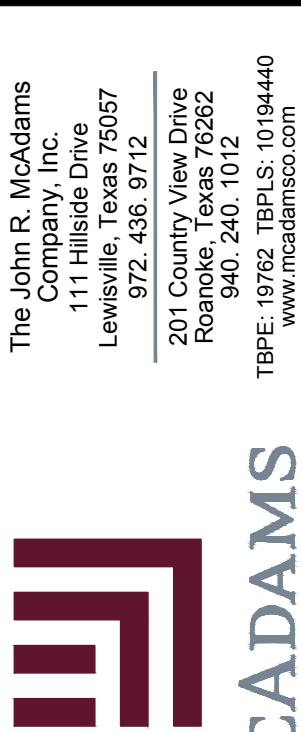
PROPOSED Q = C*I*A (I = in/hr, Q=cfs)																	
Design Point	Area	Acreage	Tc	C	I2	I5	I10	I25	I50	I100	Q2	Q5	Q10	Q25	Q50	Q100	Comments
1	A1	1.24	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.13	3.9	4.42	5.15	5.74	6.36	Flow to main pond
1	A2	1.03	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.6	3.23	3.66	4.27	4.76	5.27	Flow to main pond
1	A3	1.33	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.36	4.18	4.73	5.52	6.15	6.81	Flow to main pond
1	A4	1.91	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	4.84	6.02	6.83	7.96	8.88	9.83	Flow to main pond
1	A5	1.21	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.07	3.82	4.33	5.05	5.63	6.23	Flow to main pond
1	A6	1.33	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.38	4.2	4.76	5.55	6.19	6.86	Flow to main pond
1	A7	1.35	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.42	4.25	4.82	5.62	6.27	6.94	Flow to main pond
1	A8	0.97	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.46	3.06	3.47	4.04	4.5	4.99	Flow to main pond
1	A9	1.11	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.82	3.5	3.97	4.63	5.16	5.71	Flow to main pond
1	A10	1.06	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.68	3.33	3.78	4.4	4.91	5.44	Flow to main pond
Bypass	A11	1.11	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.8	3.49	3.95	4.61	5.14	5.69	Bypass
1	A12	1.41	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.56	4.43	5.02	5.85	6.53	7.23	Flow to main pond
1	A13	5.23	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	13.26	16.48	18.68	21.78	24.28	26.89	Pond
1	A14	1.16	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.95	3.67	4.16	4.84	5.4	5.98	Flow to main pond
1	A15	1.09	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.77	3.44	3.9	4.55	5.07	5.62	Flow to main pond
1	A16	1.04	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.63	3.27	3.71	4.32	4.82	5.33	Flow to main pond
1	A17	0.91	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.31	2.87	3.26	3.8	4.24	4.69	Flow to main pond
Bypass	A18	0.76	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	1.92	2.39	2.7	3.15	3.52	3.89	Bypass
Bypass	A19	0.86	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.19	2.72	3.08	3.59	4	4.43	Bypass
Bypass	A20	0.72	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	1.81	2.25	2.55	2.98	3.32	3.68	Bypass
Bypass	A21	0.52	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	1.31	1.63	1.85	2.15	2.4	2.66	Bypass
1	A22	1.45	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.66	4.55	5.16	6.02	6.71	7.43	Flow to main pond
2	B1	0.83	15	0.9	3.9	4.85	5.5	6.41	7.14	7.91	2.9	3.6	4.09	4.76	5.31	5.88	Church Pond
2	B2	1.53	15	0.9	3.9	4.85	5.5	6.41	7.14	7.91	5.38	6.69	7.58	8.84	9.86	10.92	Flow to church pond
2	B3	1.54	15	0.9	3.9	4.85	5.5	6.41	7.14	7.91	5.39	6.7	7.6	8.86	9.88	10.94	Flow to church pond
2	B4	1.32	15	0.9	3.9	4.85	5.5	6.41	7.14	7.91	4.65	5.78	6.55	7.64	8.51	9.43	Flow to church pond
2	B5	1.79	15	0.9	3.9	4.85	5.5	6.41	7.14	7.91	6.29	7.82	8.87	10.34	11.52	12.76	Flow to church pond
2	B6	0.91	15	0.9	3.9	4.85	5.5	6.41	7.14	7.91	3.2	3.98	4.51	5.25	5.86	6.49	Flow to church pond
Bypass	C	4.48	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	11.35	14.11	15.99	18.65	20.79	23.02	Bypass
1	OS1	73.4	26	0.3	2.86	3.63	4.14	4.86	5.46	6.07	62.94	80.02	91.22	106.92	120.28	133.73	Flow to main pond
	Totals	114.57									175	219.38	249.2	291.09	325.63	361.13	

Time of Concencration OS1			
AREA A			
SHEET FLOW			
Tc =	(((0.007(nL) ^{0.8})/((P ^{0.5})(S ^{0.4}))))*60		10.58
	n=	0.13	
	L=	100	
	P=	3.8	<rainfall
	S=	0.01	<slope
Tc=	10.6 mins		
SHALLOW CONCENTRATED FLOW			
Tc =	(L*60)/(3600*V)		15.76
	L=	1891	
	V=	2	
Tc=	15.8 mins	SUM	26.3



COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,338,373.36, Z. 627.43

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LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

**PROPOSED DRAINAGE
AREA MAP**

PRELIMINARY PLANS

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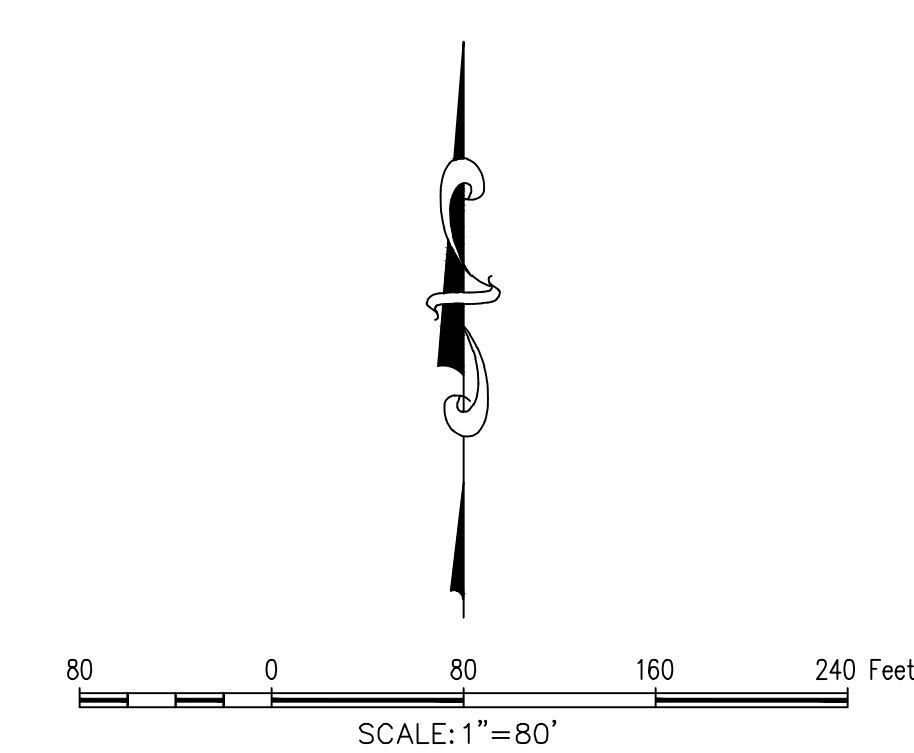
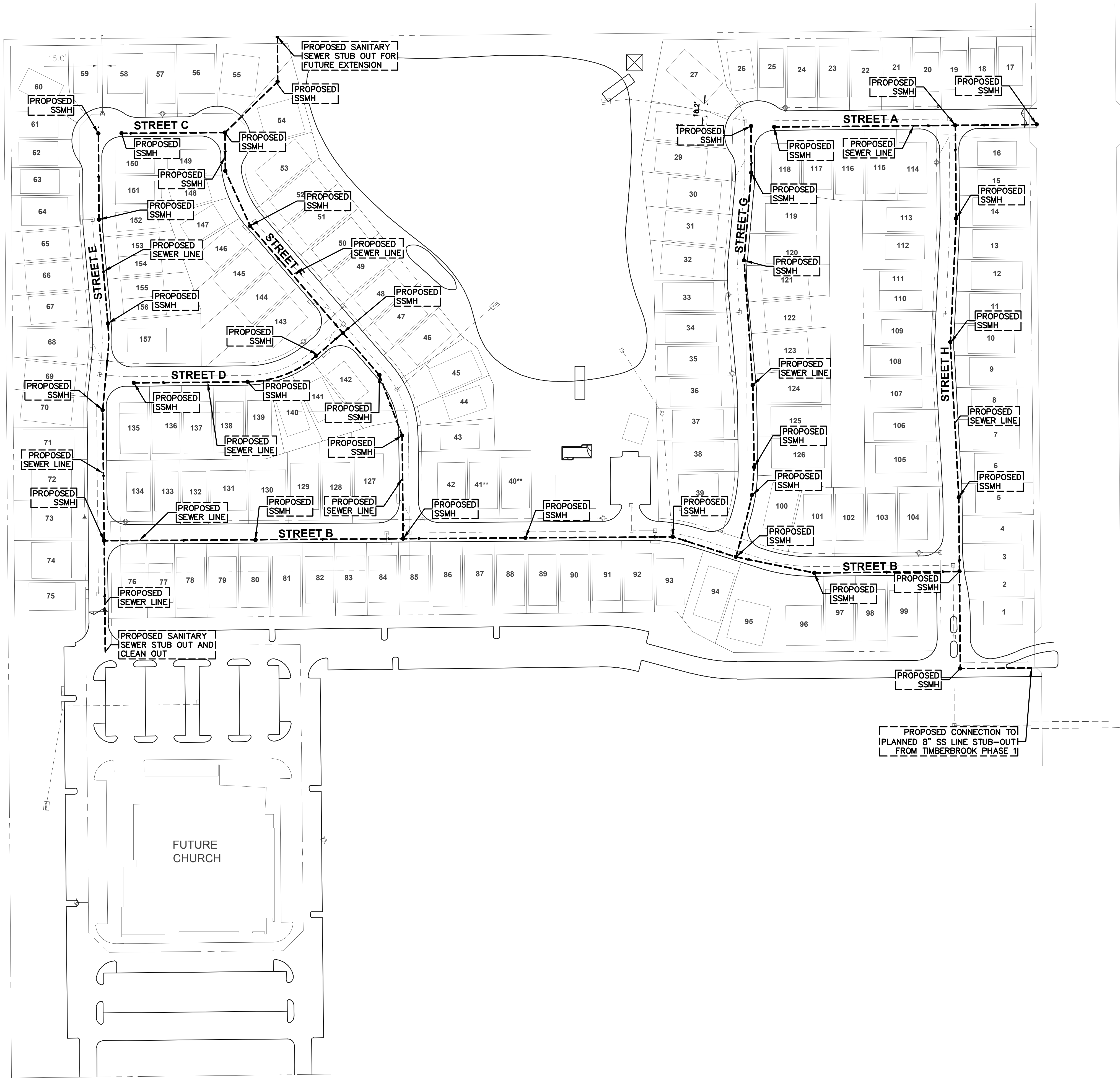
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**OVERALL SANITARY
SEWER PLAN**

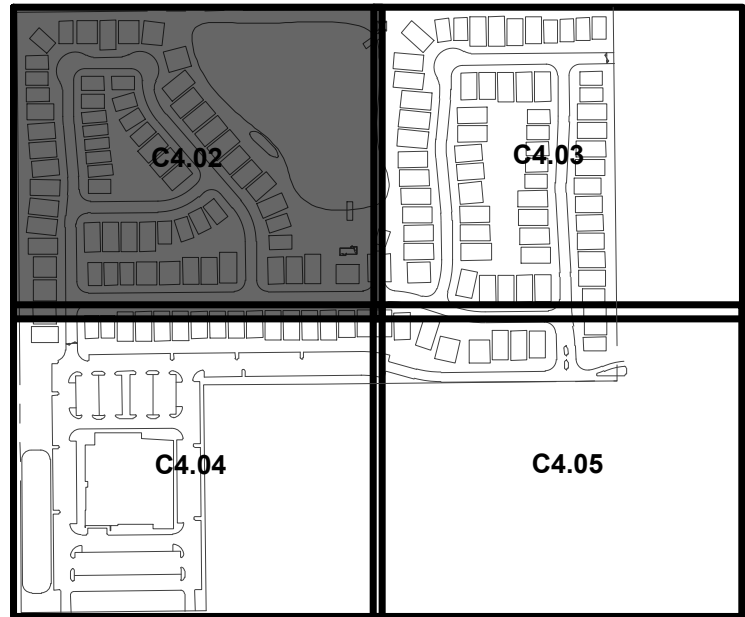
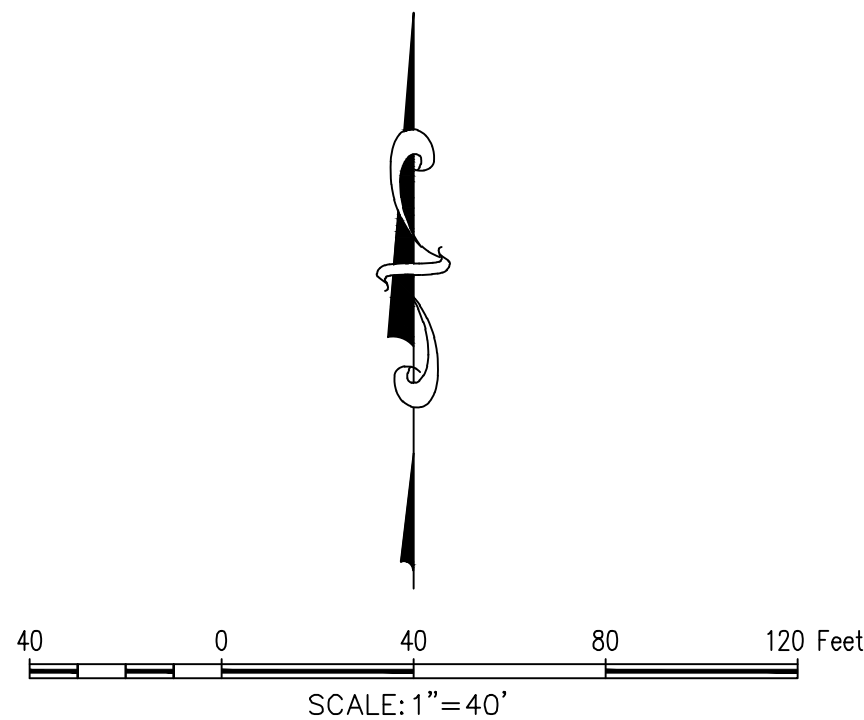
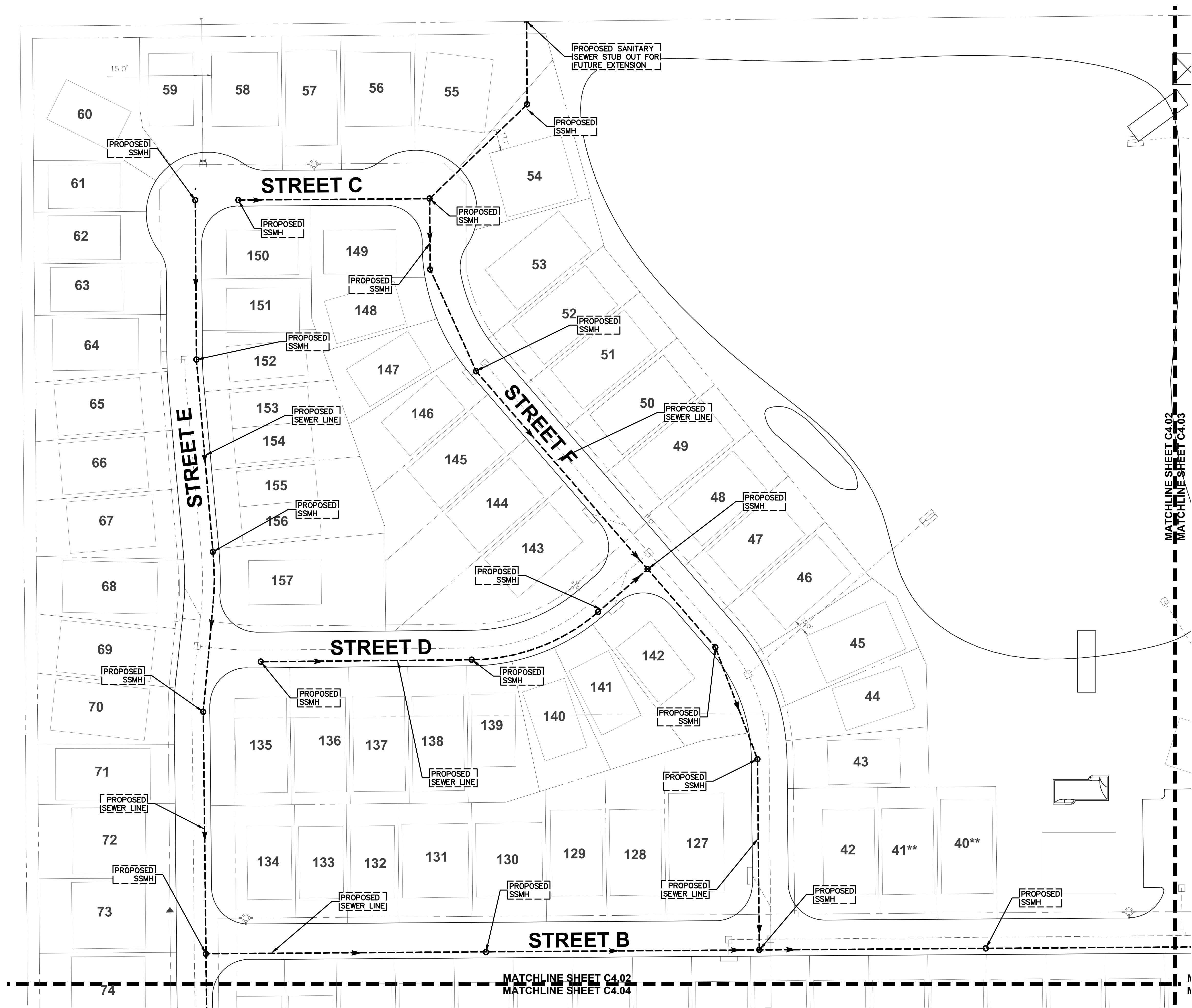
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VICINITY MAP 1" = 500'

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Ph: 817-430-3318
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LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

SANITARY SEWER PLAN

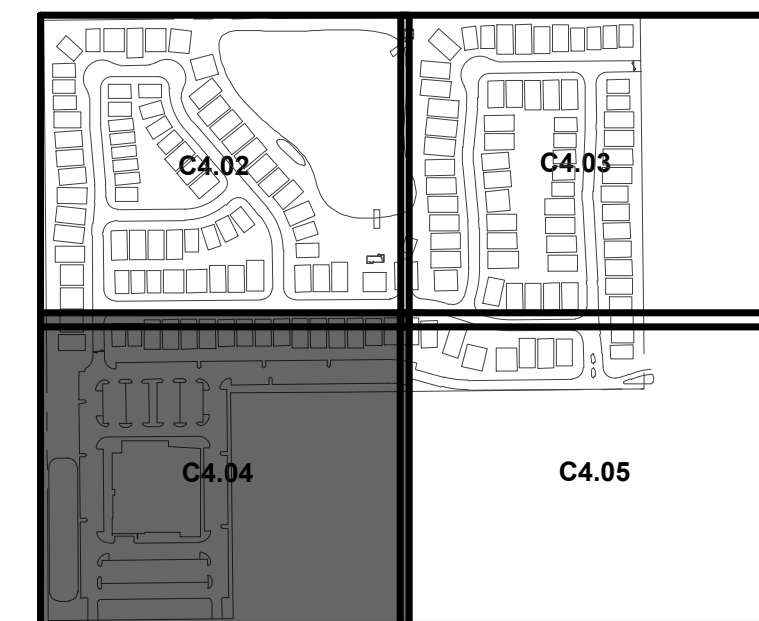
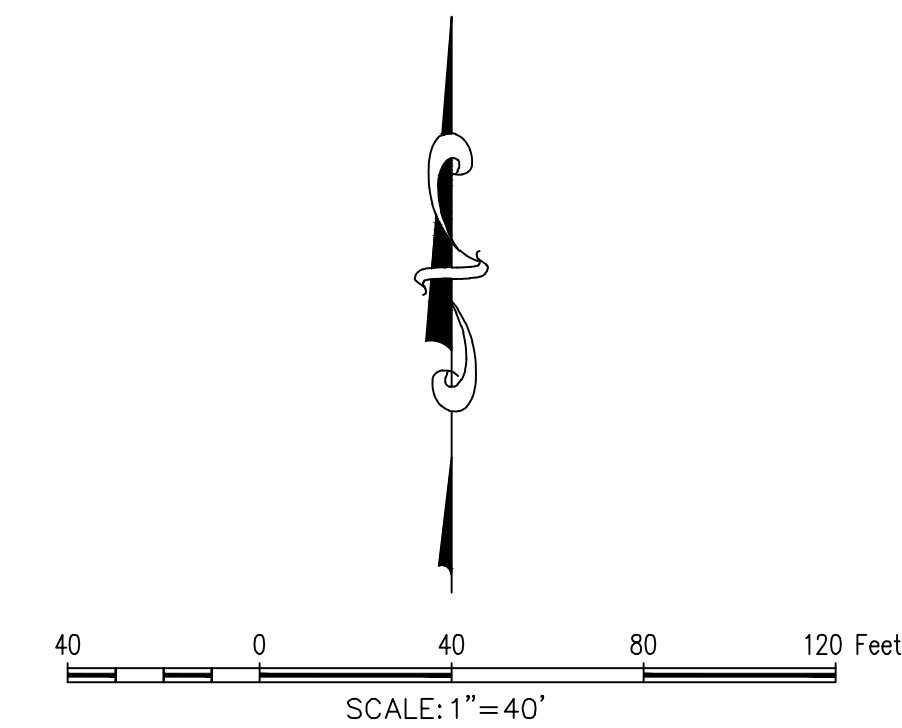
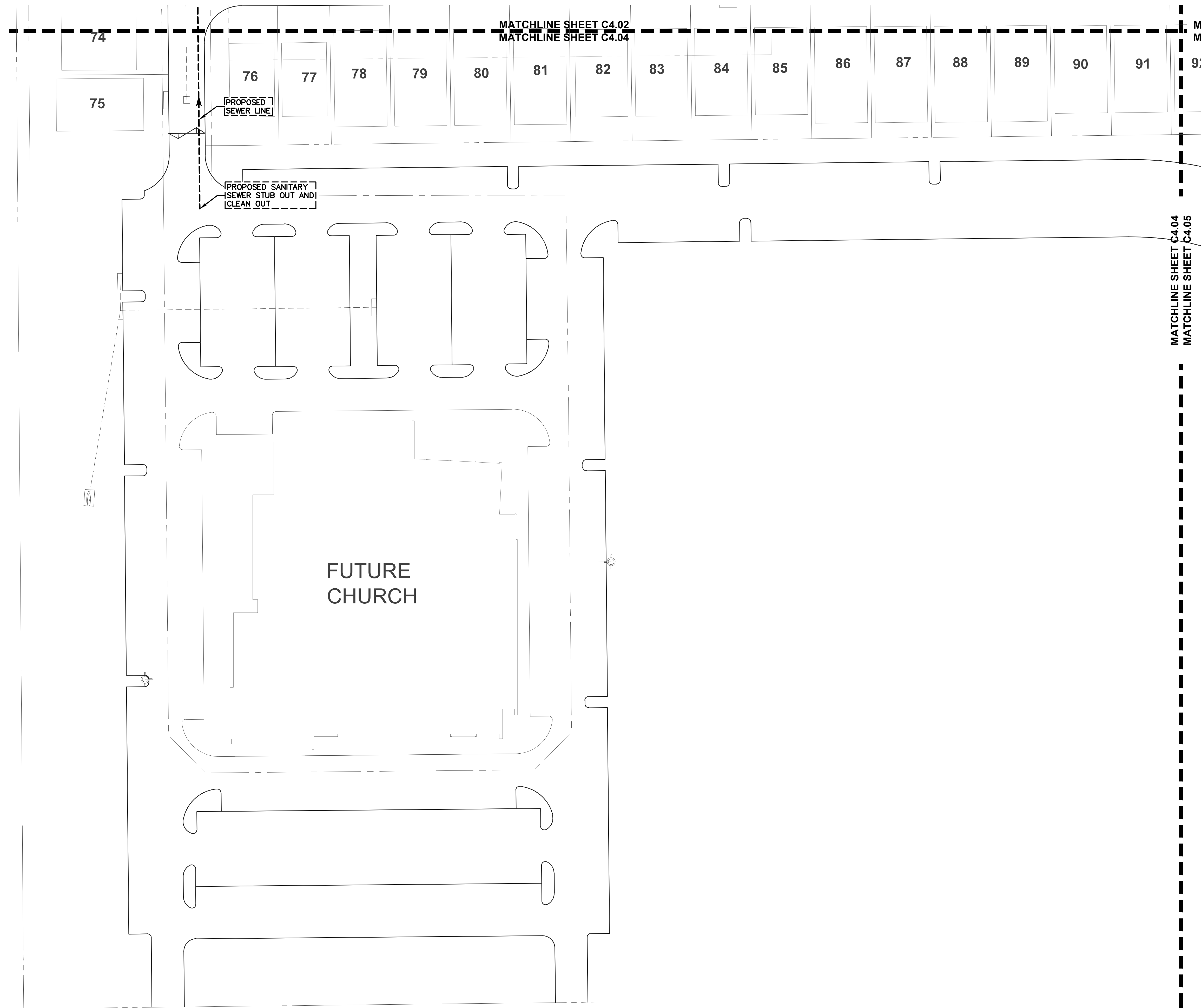
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VICINITY MAP 1" = 500'

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LADERA TIMBERBROOK

LADERA TIMBERBROOK
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in the
MARGARET GARNET SURVEY, ABSTRACT NO.
CITY OF JUSTIN
DENTON COUNTY, TEXAS

SANITARY SEWER PLAN

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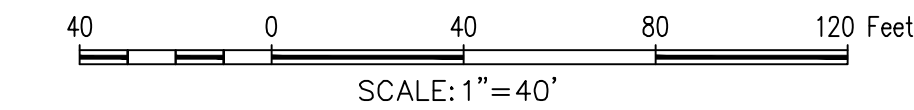
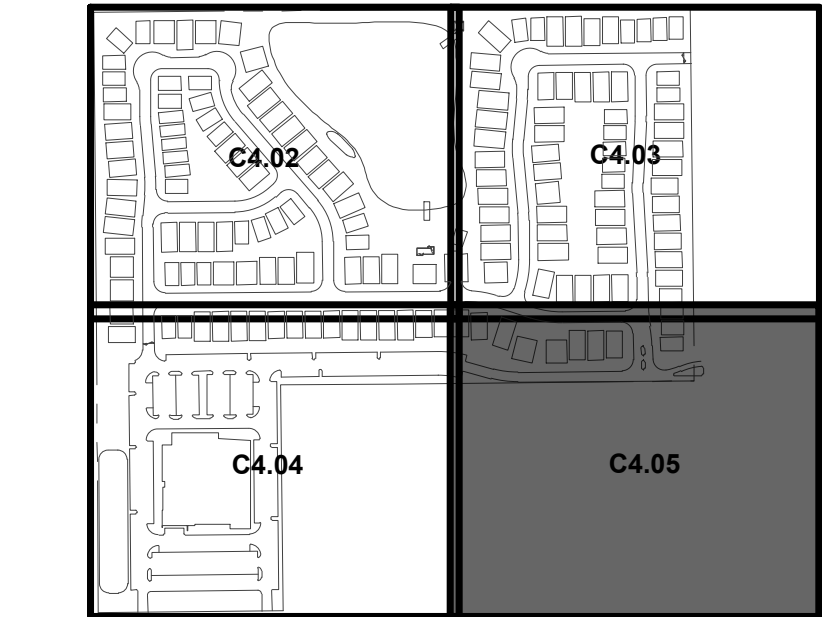
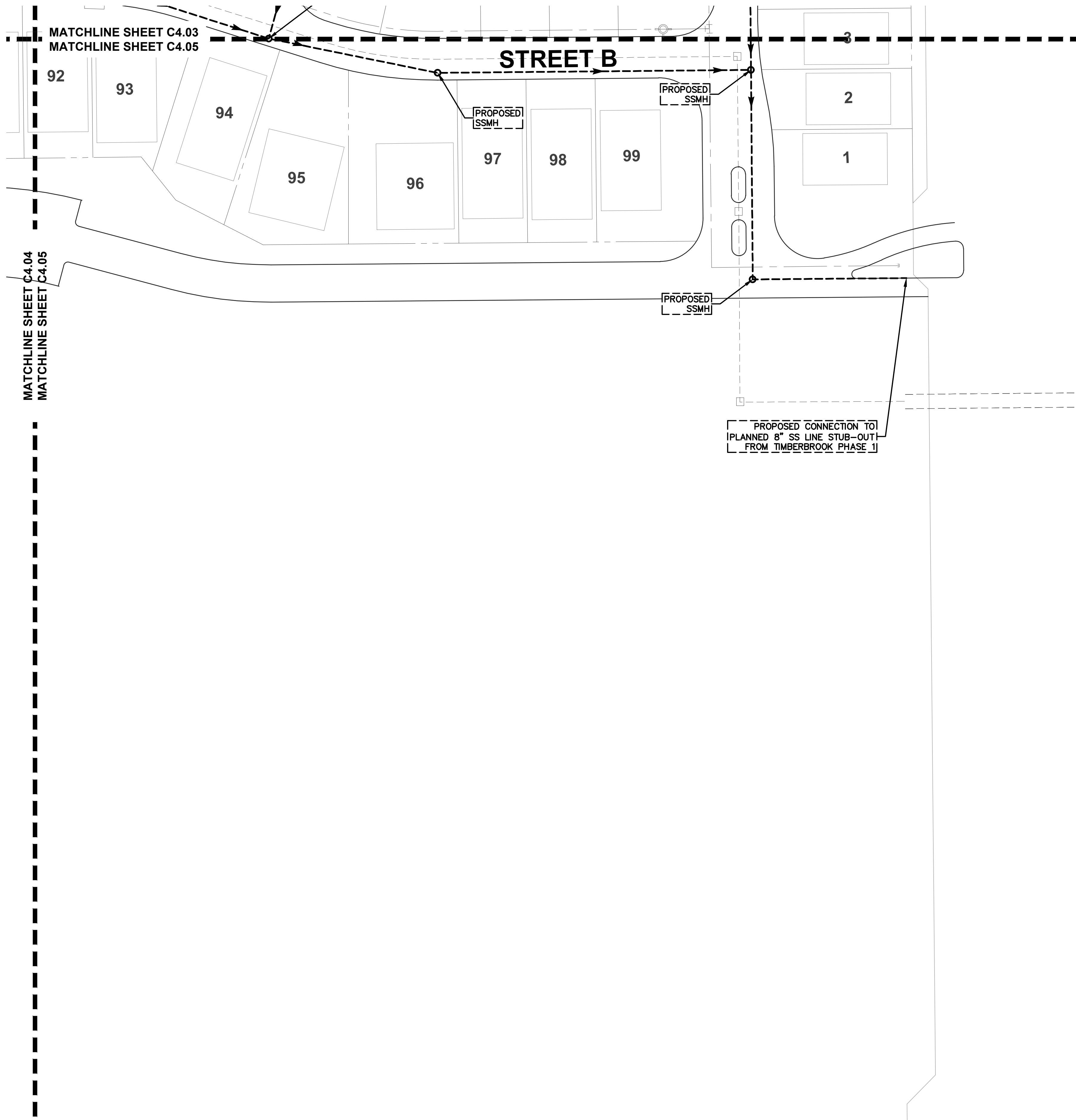
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9/27/2022 3:56 PM by McAdams



COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,336,373.36, Z. 627.43

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LADERA TIMBERBROOK
41217 Acres
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DENTON COUNTY, TEXAS

SANITARY SEWER PLAN

PRELIMINARY PLANS

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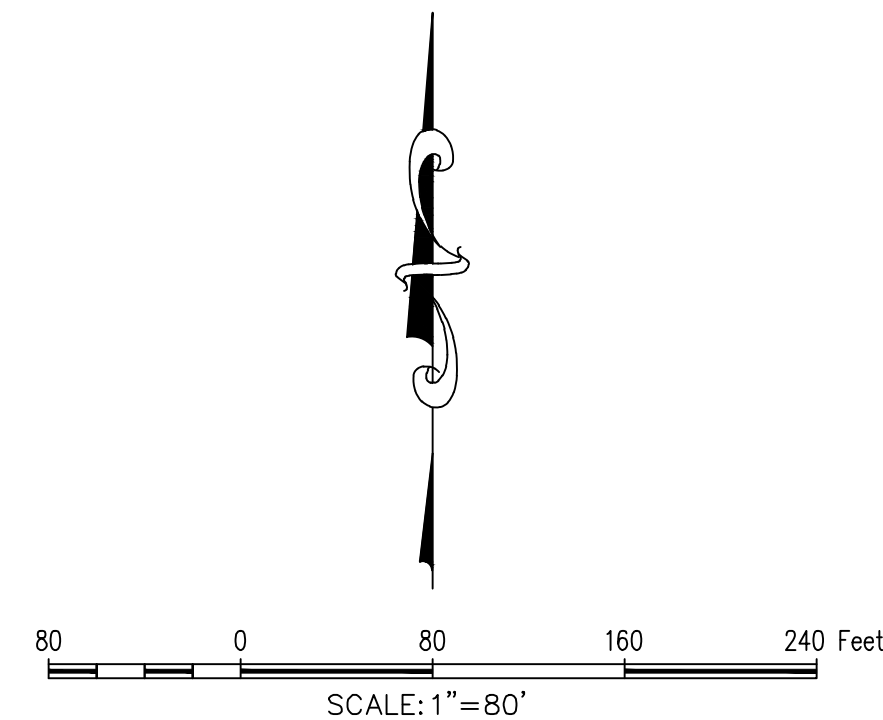
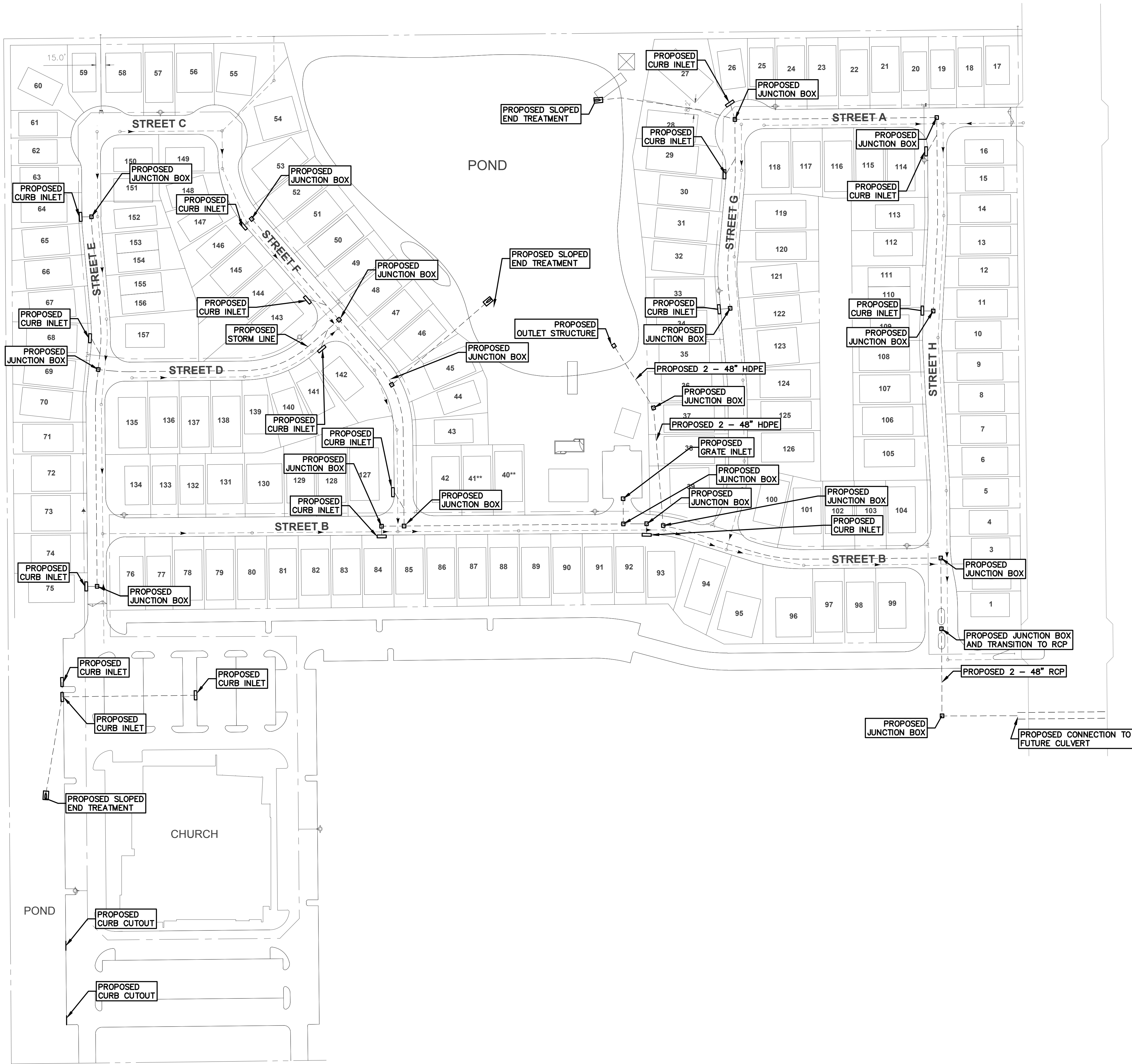
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LADERA TIMBERBROOK

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GENERAL NOTES

1. ALL STORM SEWERS ARE PRIVATE AND WILL BE MAINTAINED BY COA

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LADERA TIMBERBROOK

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DENTON COUNTY, TEXAS

OVERALL STORM PLAN

PRELIMINARY PLANS

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DARREN ANDREWS,
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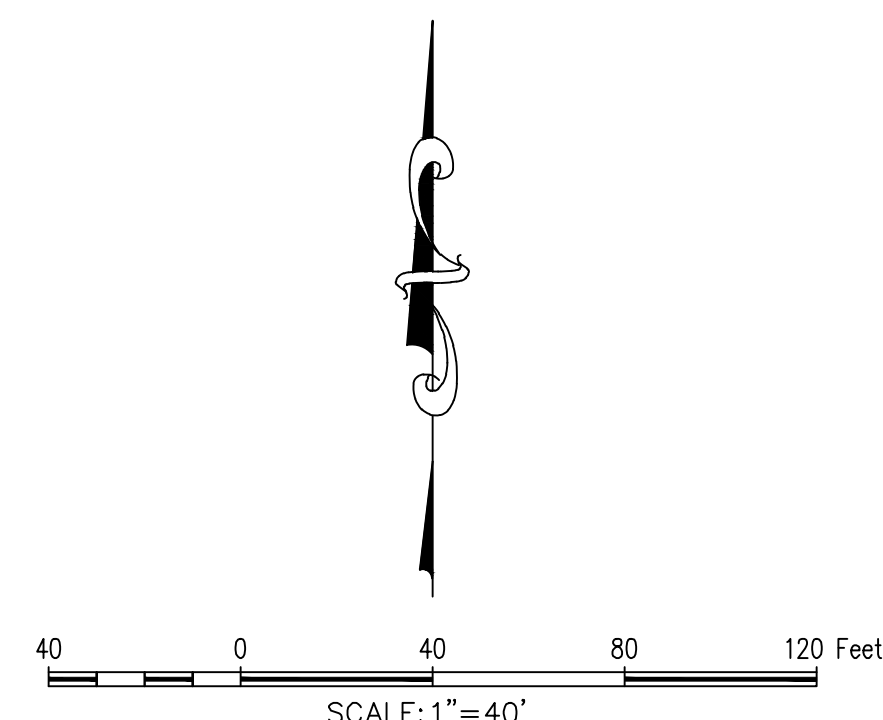
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Ph. 817-430-3318
Contact: JOHN DELIN

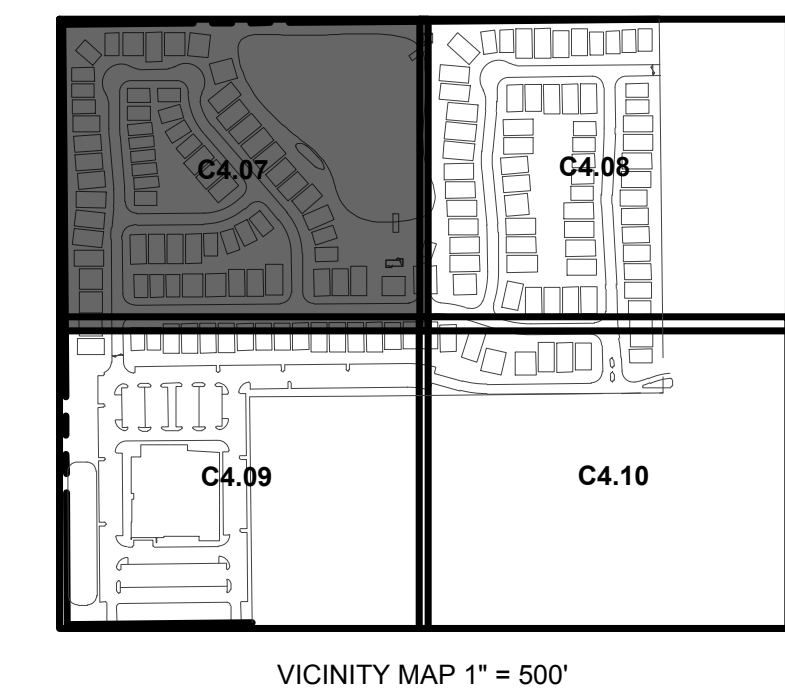
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Date: 9/27/2022 4:05 PM, by Darren Andrews, Sheet: 9/27/2022 4:02 PM, by dladams



COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE, AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN, N. 7,086,177.13, E. 2,336,373.36, Z. 627.43

1/2" CAPPED REBAR SET (CONTROL) LOCATED APPROXIMATELY 20' NORTH OF THE NORTH LINE OF F.M. 407 AND APPROXIMATELY 30' EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY, N. 7080934.9410, E. 2328774.6670, Z. 697.61'

- GENERAL NOTES
1. ALL STORM SEWERS ARE PRIVATE AND WILL BE MAINTAINED BY COA



OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

The John B. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10184440
www.mcadamsco.com



LADERA TIMBERBROOK

LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

STORM SEWER PLAN

PRELIMINARY PLANS

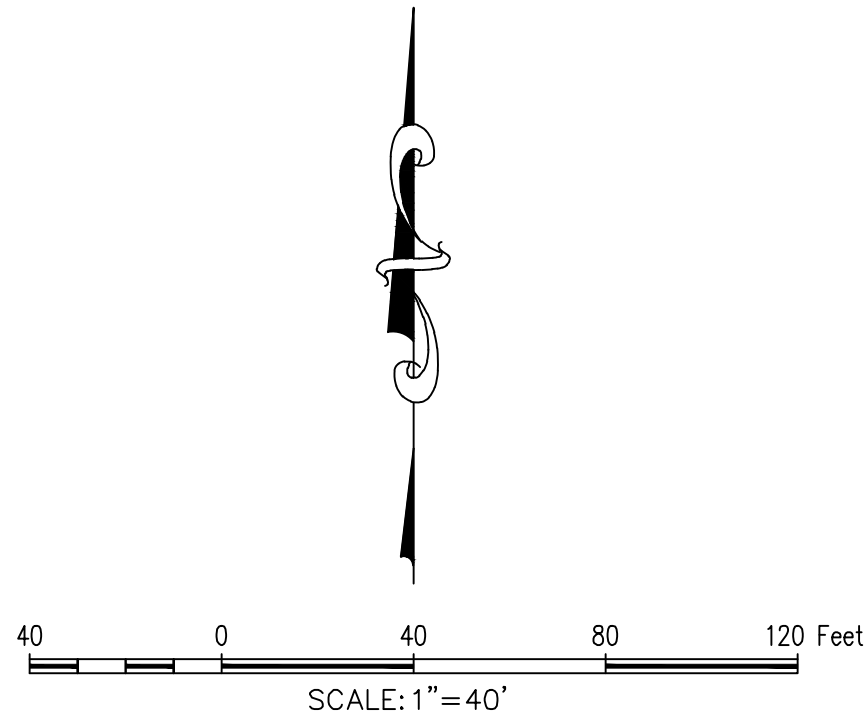
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. MCADAMS, TBPE: 19762 DARREN ANDREWS, P.E. #90067 DATE: 9/27/2022

Drawn By: CR
Date: 08/15/2022
Scale: 1"=40'
Revisions:

2021310647

C4.07

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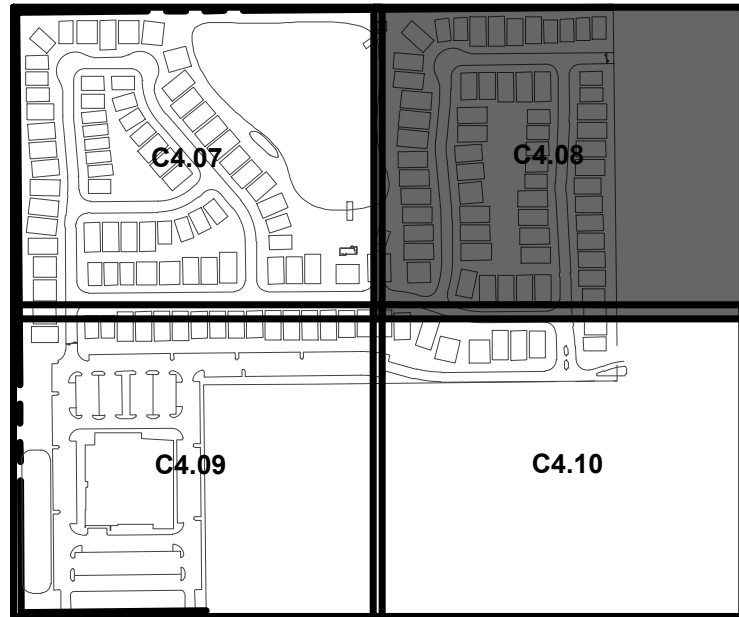


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VICINITY MAP 1" = 500'

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STORM SEWER PLAN

PRELIMINARY PLANS

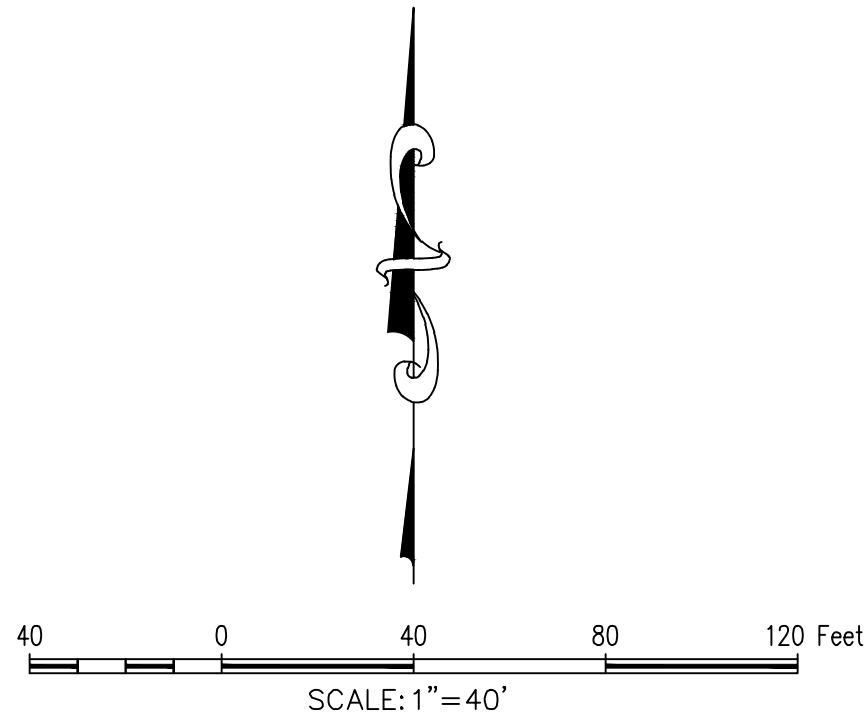
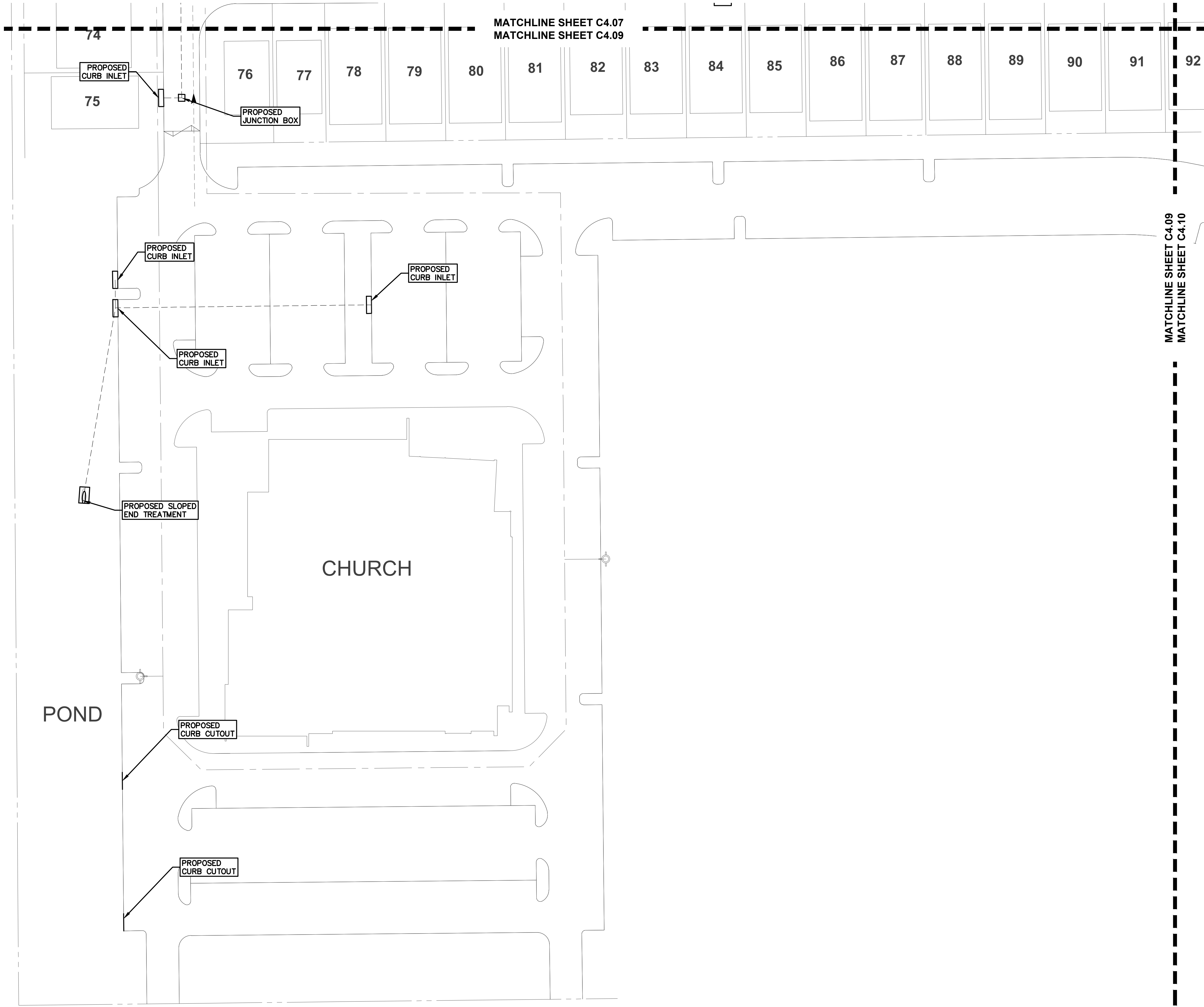
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TBPE: 19762
DARREN ANDREWS,
P.E. #90067
DATE: 9/27/2022

Drawn By: CR
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Revisions:

2021310647

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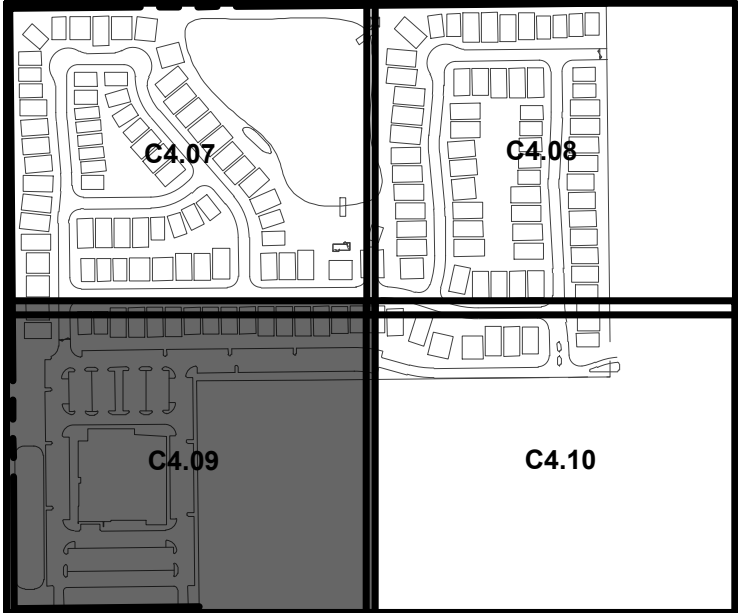


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MCADAMS

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DENTON COUNTY, TEXAS

STORM SEWER PLAN

PRELIMINARY PLANS

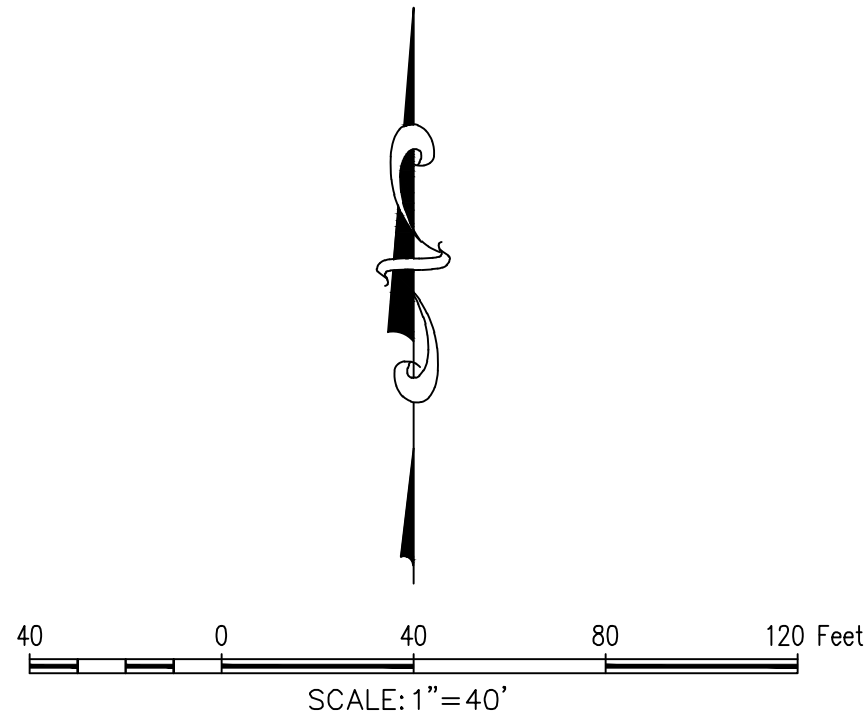
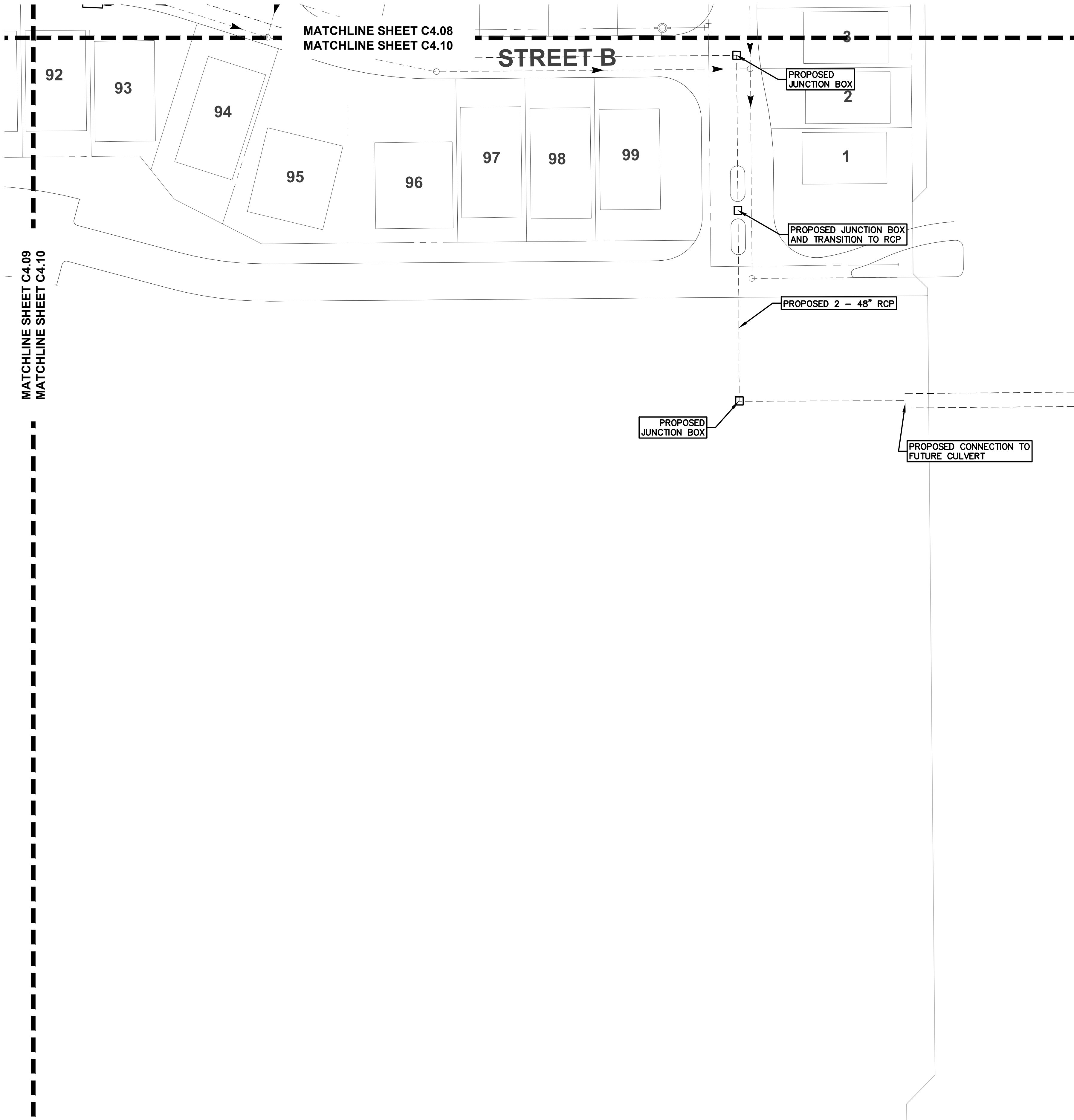
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Drawn By: CR
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Revisions:

2021310647

C4.09

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9/27/2022 4:02 PM by McAdams



COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,336,373.36, Z. 627.43

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STORM SEWER PLAN

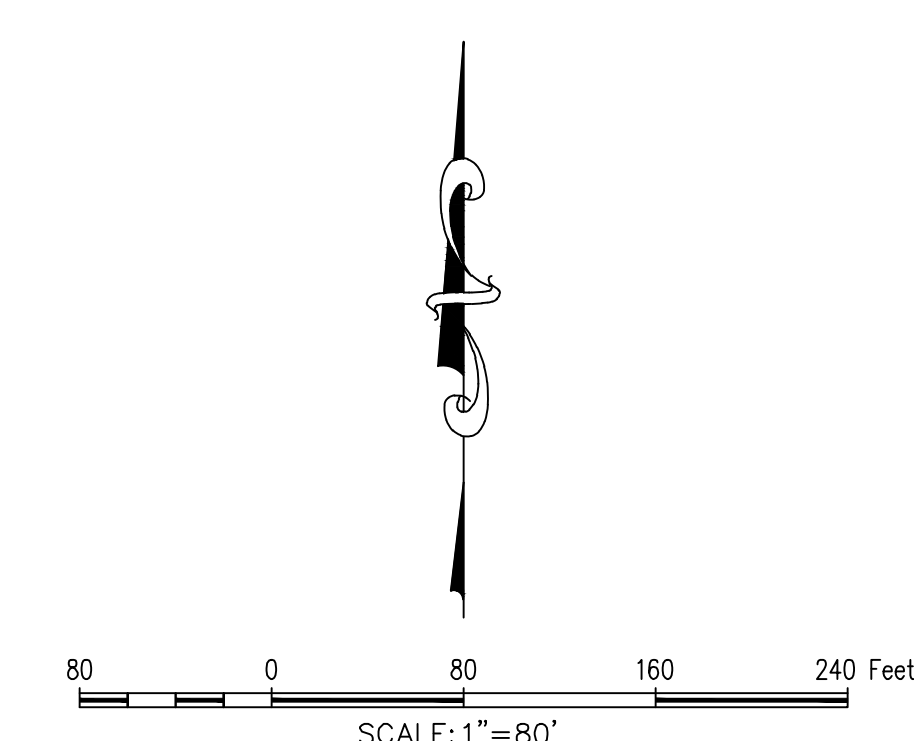
PRELIMINARY PLANS

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DATE 9/27/2022

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2021310647

C4.10



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MCADAMS

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DENTON COUNTY, TEXAS

OVERALL WATER PLAN

PRELIMINARY PLANS

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MCADAMS,
TBPE: 19762
DARREN ANDREWS,
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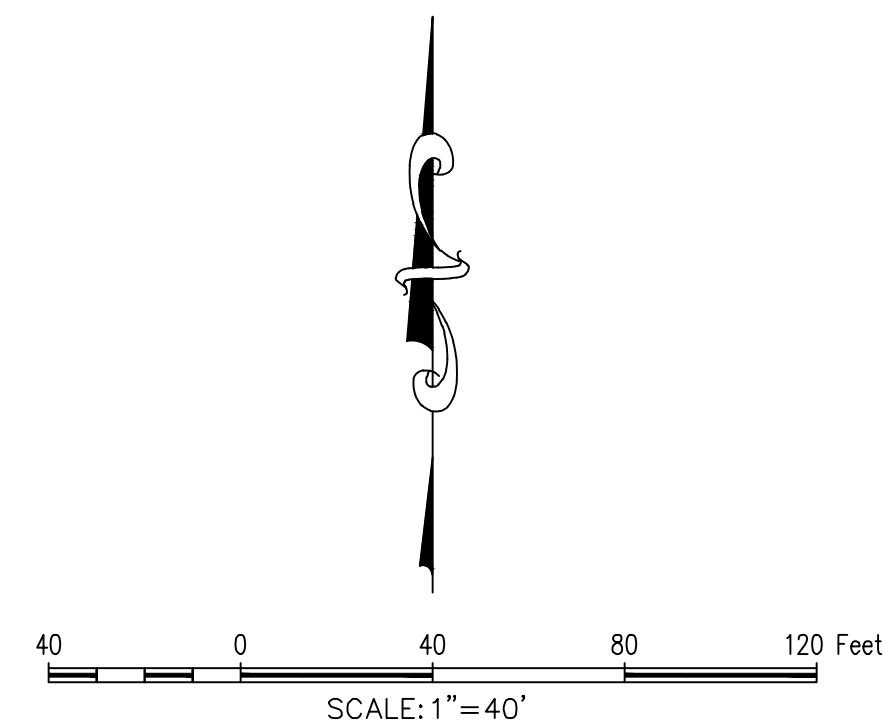
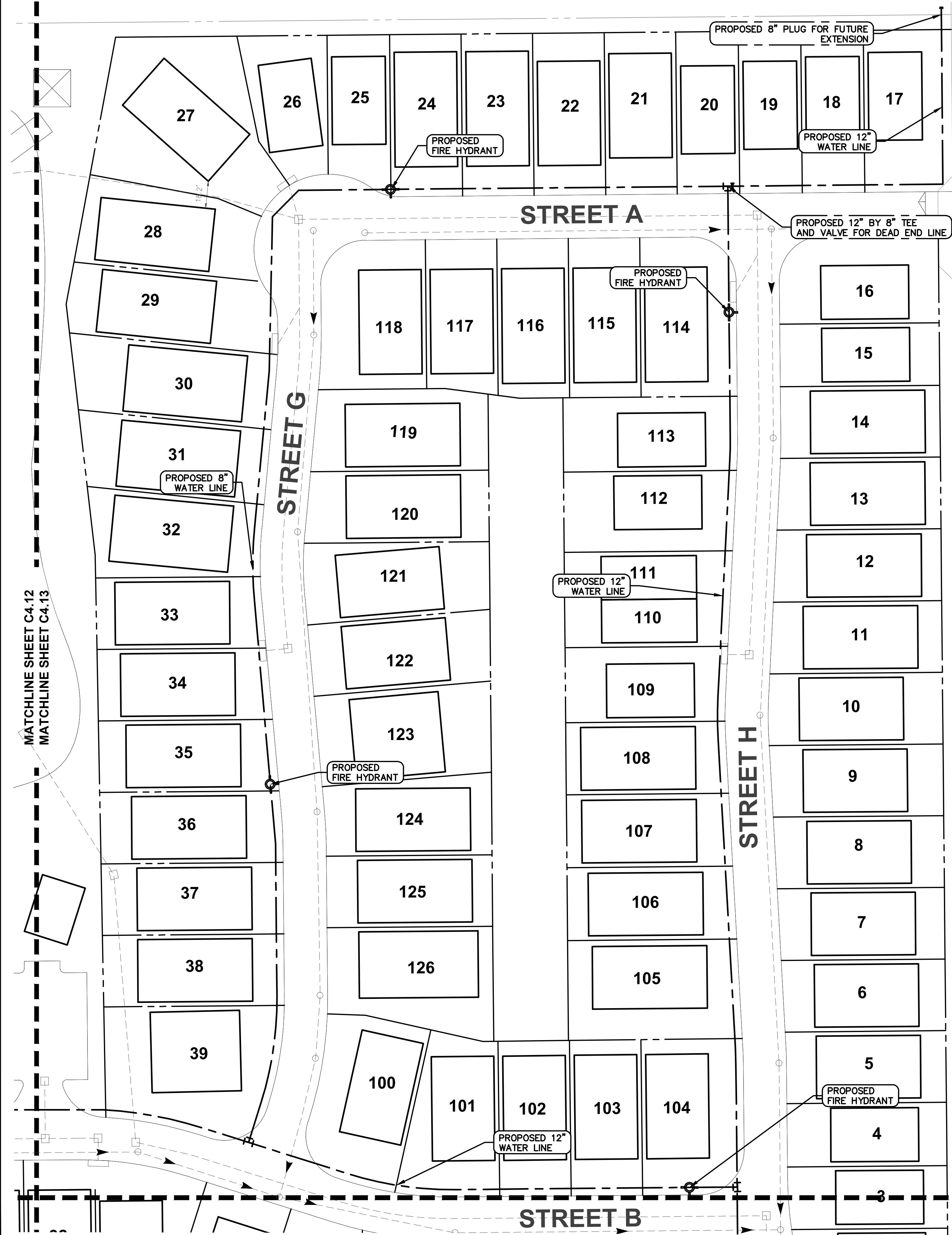
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C4.11

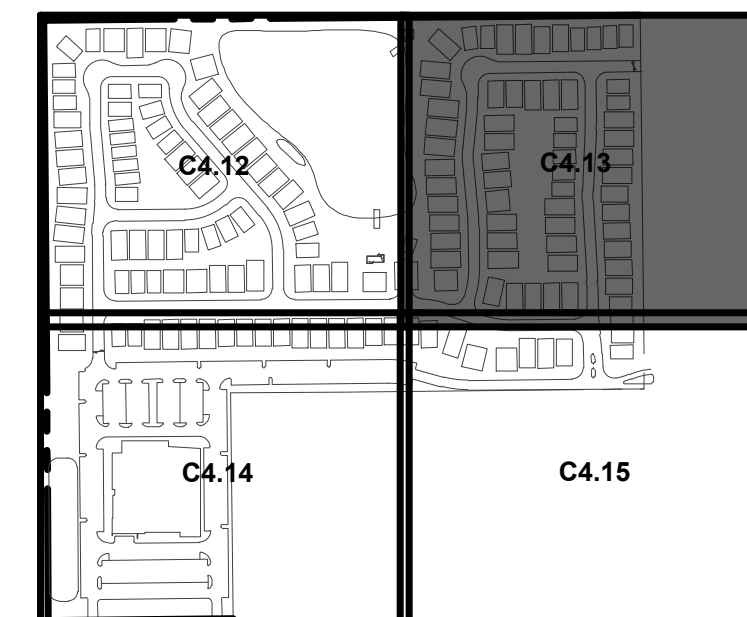
OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

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COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN
DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE
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VICINITY MAP 1" = 500'

**The John R. McAdams
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111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 10194444
www.mcadamsco.com



MCADAMS

LADERA TIMBERBROOK

LADERA TIMBERBROOK

41.217 Acres
In the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

WATER PLAN

PRELIMINARY PLANS

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MCADAMS,
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DARREN ANDREWS,
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2021310647

C4.13

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN



MATCHLINE SHEET C4.12
MATCHLINE SHEET C4.14

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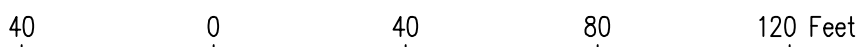
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MAINTENANCE SHEET C4.15

MATCHLINE SHEET C4.15



VICINITY MAP 1" = 500'



SCALE: 1"=40'

COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN
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940. 240. 1012

PE: 19762 TBPLS: 1019444
www.mcadamsco.com



McADAMS

LADERA TIMBERBROOK

LADERA TIMBERBROOK
41.217 Acres

41.217 Acres

in the
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DENTON COUNTY, TEXAS

WATER PLAN

PRELIMINARY PLANS

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Drawn By: DS
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Revisions:

2021310647

C4.14

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

Ladera Timberbrook Trip Generation per ITE Trip Generation Manual 11th Edition										
ITE #	Use	Quantity	Unit	Weekday	Weekday AM Peak Hour			Weekday PM Peak Hour		
					Total	In	Out	Total	In	Out
251	Senior Adult Housing -Detached	157	Dwelling Units	869	78	34	44	96	54	42

Milestone Church Trip Generation per ITE Trip Generation Manual 11th Edition													
ITE #	Use	Quantity	Unit	Weekday	Weekday AM Peak Hour			Weekday PM Peak Hour			Sunday Peak Hour		
					Total	In	Out	Total	In	Out	Total	In	Out
560	Church	53	1000 Sq. Ft Gross Floor Area	337	36	20	16	33	19	14	510	245	265

~~OWNER/PERMITEE/~~
~~INTERESTY GRABOP~~
~~366W83R09N1E30N8WUS81E1004~~
~~RECORD/EJTX76222~~
~~PH.817-233-3381~~
~~Contract/OWNDEEMIN~~

Drawn By: DS
Date: 08/15/2022
Scale: N/A
Revisions:

PRELIMINARY PLANS
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TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

TRIP GENERATION

2021310647

(C5.01

City Council Meeting

November 10, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #3

Title: **PUBLIC HEARING:** Conduct Public Hearing for Specific Use Permit Amendment for a Temporary Batch Plant legally described as A0419A W.A. FERRIS, TR 1, 27.25 ACRES, OLD DCAD TR 4 and A0285A WM CABLE, TR 1(P.T), 80.5650 ACRES generally located southwest from the intersection of Boss Range Road and FM 407.

Department: Administration

Contact: Director of Planning and Development, Matt Cyr

Recommendation:

Staff recommends approval with the condition the permit expires on February 28, 2023.

Background:

The Applicant is requesting an extension beyond the six-month time frame. According to the ordinance any extension beyond six-months requires approval from City Council.

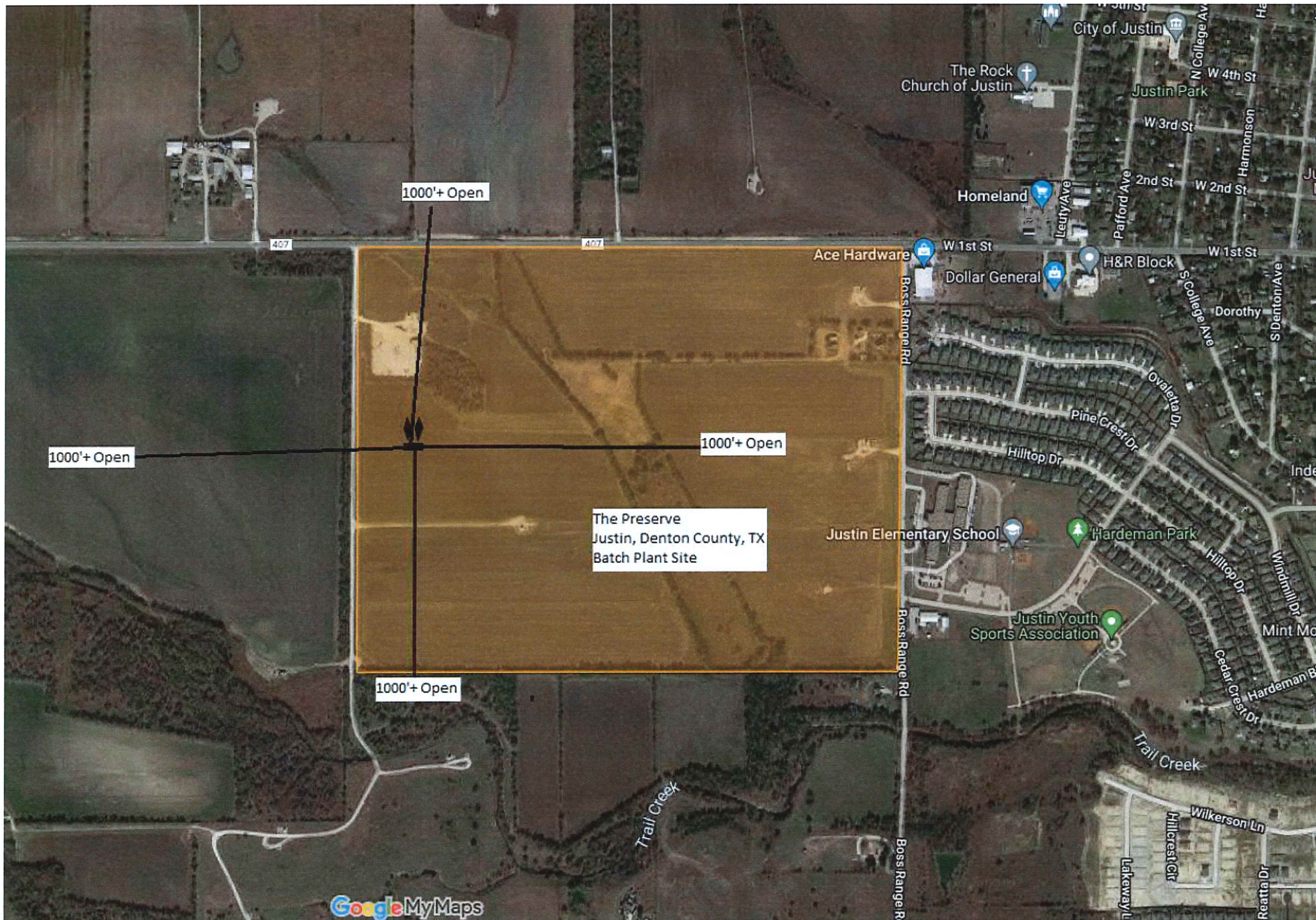
The Phase I Preserve Plat was approved by City Council on March 22, 2022.
The Applicant was approved for a temporary batch plant on June 15, 2022.

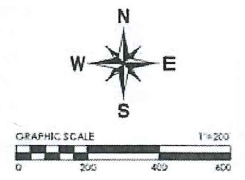
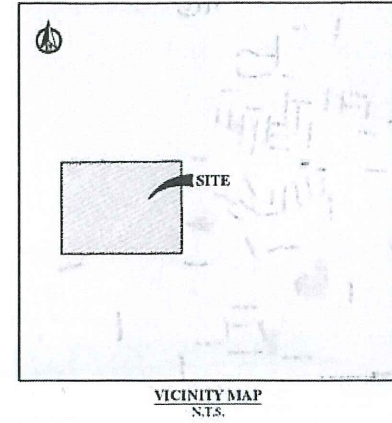
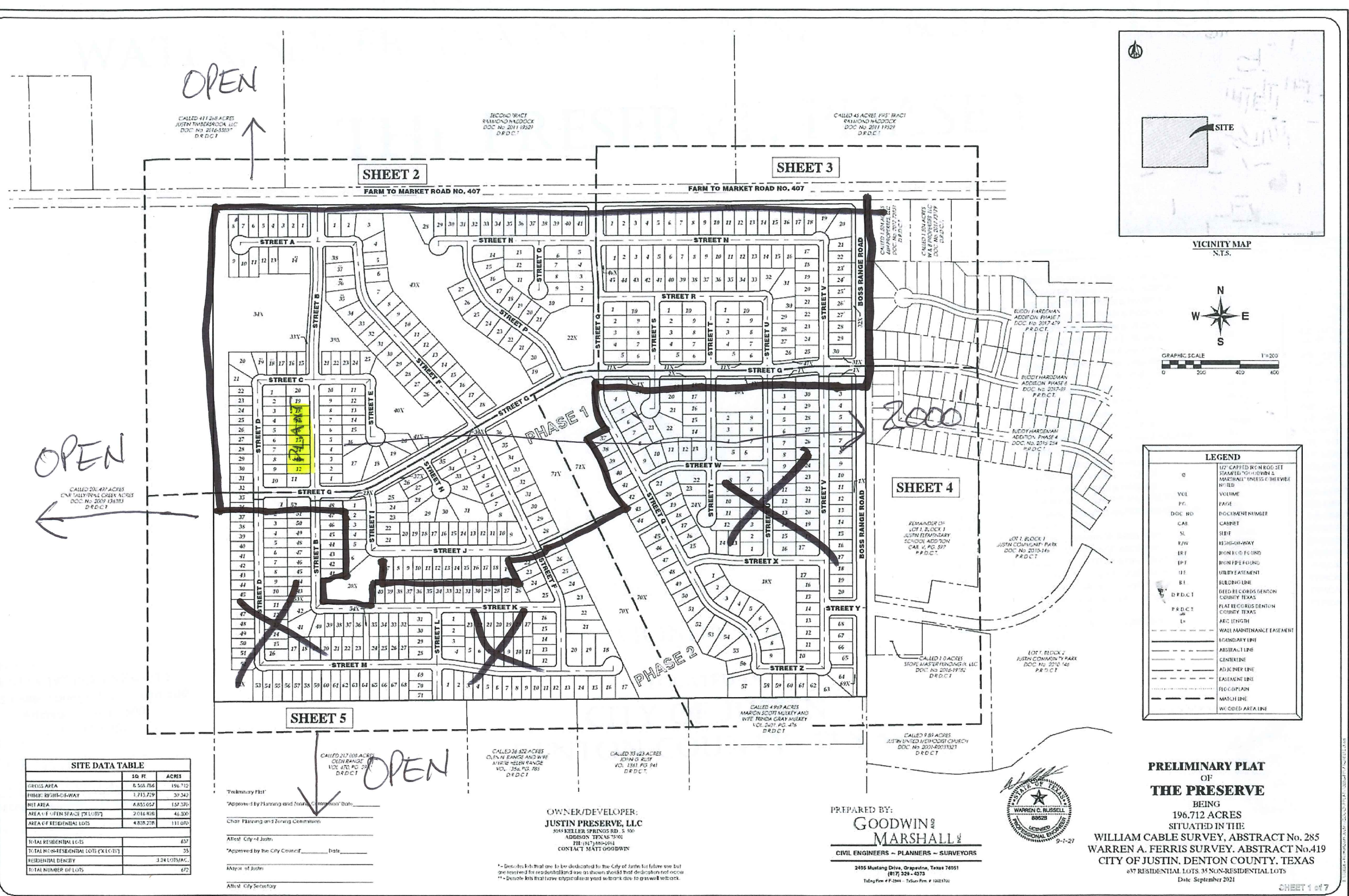
The time-frame to complete the work expires on December 15, 2022. The Applicant is requesting an extension until February 28, 2023, however, they anticipate the work to be done sometime in mid-January.

The Applicant attributed the delay to the drought restrictions imposed on the development. No other changes to the temporary batch plant are requested.

City Attorney Review: N/A

Attachments: Location Maps





LEGEND	
0	10' CAPTIVE BORN ROD SET
1	STANDARD 10' BORN ROD SET
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98	STANDARD 10' BORN ROD SET
99	STANDARD 10' BORN ROD SET
100	STANDARD 10' BORN ROD SET

SITE DATA TABLE		
	SQ. FT.	ACRES
GROSS AREA	8,568,754	196.712
PRIVATE RIGHT-OF-WAY	1,717,759	39.342
NET AREA	6,850,995	157.370
AREA OF OPEN SPACE (EXC. LOT)	2,016,806	46.300
AREA OF RESIDENTIAL LOTS	4,834,189	111.070
TOTAL RESIDENTIAL LOTS		437
TOTAL NON-RESIDENTIAL LOTS (EXC. LOT)		35
RESIDENTIAL DENSITY		3.24 LOTS/AC.
TOTAL NUMBER OF LOTS		472

"Preliminary Plat"
Approved by Planning and Zoning Commission Date: _____
Attest: City of Justin, _____
Approved by the City Council Date: _____
Attest: of Justin, _____
Attest: City Secretary, _____

OWNER/DEVELOPER:
JUSTIN PRESERVE, LLC
3055 KELLER SPRINGS RD., S. 500
ADDISON, TEXAS 75101
TEL: (972) 388-1063
CONTACT: MATT GOODWIN

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
Title Form # F-284 - Title Form # 1021701



PRELIMINARY PLAT OF THE PRESERVE
BEING
196.712 ACRES
SITUATED IN THE
WILLIAM CABLE SURVEY, ABSTRACT No. 285
WARREN A. FERRIS SURVEY, ABSTRACT No. 419
CITY OF JUSTIN, DENTON COUNTY, TEXAS
637 RESIDENTIAL LOTS, 35 NON-RESIDENTIAL LOTS
Date: September 2021

City Council Meeting

November 10, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #4

Title: Consider and take appropriate action to award a contract to Crescent Constructors, Inc. in the amount of \$5,347,000 for the construction of a ground storage tank and pump station.

Department: Administration

Contact: City Manager, Chuck Ewings, Public Works Director, Josh Little

Recommendation: Approval to award a contract to Crescent Constructors, Inc., in the amount of \$5,347,000 for the construction of a ground storage tank and pump station

Background:

As part of the contract with Upper Trinity Regional Water District the City is required to provide a ground storage tank at the point of water delivery to create an air gap to separate the two systems. The proposed pump station will eliminate the requirement to utilize UTRWDs pumps to fill the City's existing elevated storage towers. This project will accomplish two things, provide 500,000 gallons of water storage, and increase the water levels in the existing towers significantly increasing available water capacity. This will be critical as Justin continues to build out in the area these towers serve. The new tower and ground storage tank in the Timberbrook Subdivision will primarily serve new development in the western area of Justin.

During your last meeting, City Council approved a notice of intent to issue \$4,500,000 in certificates of obligation. The remaining balance is proposed to be funded with existing impact fees. If awarded, staff will work with the contractor to seek any possible savings and work with UTRWD on any participation they can provide.

Sealed bids were received and opened on October 18, 2022 with Crescent Constructors, Inc., being the lowest bidder at \$5,347,000. Bid tabulations are included in your packet for review.

City Attorney Review: N/A

Attachments: Bid Tabulations



October 25, 2022
PK No.: 3340-21.139

Mr. Chuck Ewings
City Manager
CITY OF JUSTIN
415 N. College Avenue
Justin, Texas 76247

Re: **WATER SYSTEM GROUND STORAGE TANK & PUMPING STATION**
RECOMMENDATION OF AWARD
Justin, Denton County, Texas

Dear Mr. Ewings:

BID RESULTS

Attached is the Bid Tabulation for the bids received October 18, 2022 for the referenced project for your use.

The lowest bid received for the project was from Crescent Constructors, Inc. Based on the estimated quantities in the Bid Proposal and the unit prices bid by Crescent Constructors, Inc., the total amount of the bid for contract award is \$5,347,000.00.

CONTRACTOR QUALIFICATIONS

Crescent Constructors, Inc. provided a list of experience and references for this project. Pacheco Koch called all of the various references and verified experience and the references' opinion of the work performed by the contractor.

RECOMMENDATION

Based on the information we have received to date, we see no reason not to award a contract for the referenced project to Crescent Constructors, Inc. for the total bid amount of \$5,347,000.00.

Should you have any questions about the information contained herein, please do not hesitate to call.

A handwritten signature in blue ink, reading "Jacob W. Valentien".

Jacob W. Valentien, P.E.

Attachments:
Bid Tabulation
Xc: File

BID TABULATION

City of Justin Ground Storage Tank and High Service Pump Station

Project No. 3340-21.139

Bid Date: 10/18/2022

No.	Description	Quantity	Unit	Contractor: Crescent Constructors, Inc.		Contractor: Dake Construction		Contractor: Archer Western Construction, LLC		Contractor: Summit Solutions, Inc.		Contractor: Fort Worth Civil Constructors, LLC	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Furnish and install all items in relation to GROUND STORAGE TANK AND HIGH SERVICE PUMP STATION including concrete 500,000 gallon ground storage tank and associated foundation, appurtenances, piping; high service pump station and pumps, piping, miscellaneous metals, hardware, instrumentation; control & pump building including foundation, CMU building, hardware, miscellaneous metals; generator and associated foundation and enclosure; yard piping, valves, fittings, restraints, protective coatings; site work including fencing, grading, crushed access road, and site restoration; electrical including service relocation, instrumentation, motor control center and control equipment, conduit, duct bank, lighting; demolition, etc. and all items shown throughout construction drawings and detailed throughout specifications.	1	LS	\$ 4,920,575.00	\$ 4,920,575.00	\$ 5,030,000.00	\$ 5,030,000.00	\$ 5,107,175.00	\$ 5,107,175.00	\$ 5,323,575.00	\$ 5,323,575.00	\$ 5,729,678.00	\$ 5,729,678.00
2	Oncor Electrical Service Allowance, which includes all necessary work to relocate overhead electrical power, Complete in Place.	1	LS	\$40,000.00	\$ 40,000.00	\$40,000.00	\$ 40,000.00	\$40,000.00	\$ 40,000.00	\$40,000.00	\$ 40,000.00	\$40,000.00	\$ 40,000.00
3	Instrumentation & Controls Allowance, per the attached proposal included with the Bid Form	1	LS	\$386,425.00	\$ 386,425.00	\$386,425.00	\$ 386,425.00	\$386,425.00	\$ 386,425.00	\$386,425.00	\$ 386,425.00	\$386,425.00	\$ 386,425.00
				TOTAL	\$ 5,347,000.00	TOTAL	\$ 5,456,425.00	TOTAL	\$ 5,533,600.00	TOTAL	\$ 5,750,000.00	TOTAL	\$ 6,156,103.00
ACKNOWLEDGE ALL ADDENDUMS (2 TOTAL) Y/N					Y		Y		Y		Y		Y
BID BOND ATTACHED Y/N					Y		Y		Y		Y		Y

City Council Meeting

November 10, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #5

Title: Consider and act upon a Preliminary Plat for the Ranchettes at Oliver Creek Phase I legally described as A0433A T.H.W. FORSYTHE, TR 3, and A0433A T.H.W. FORSYTHE, TR 4, OLD DCAD TR 1B located north of FM 1384.

Department: Administration

Contact: Director of Planning and Development, Matt Cyr

Recommendation: Staff recommends approval based on the preliminary plat meeting all the requisite codes.

Background:

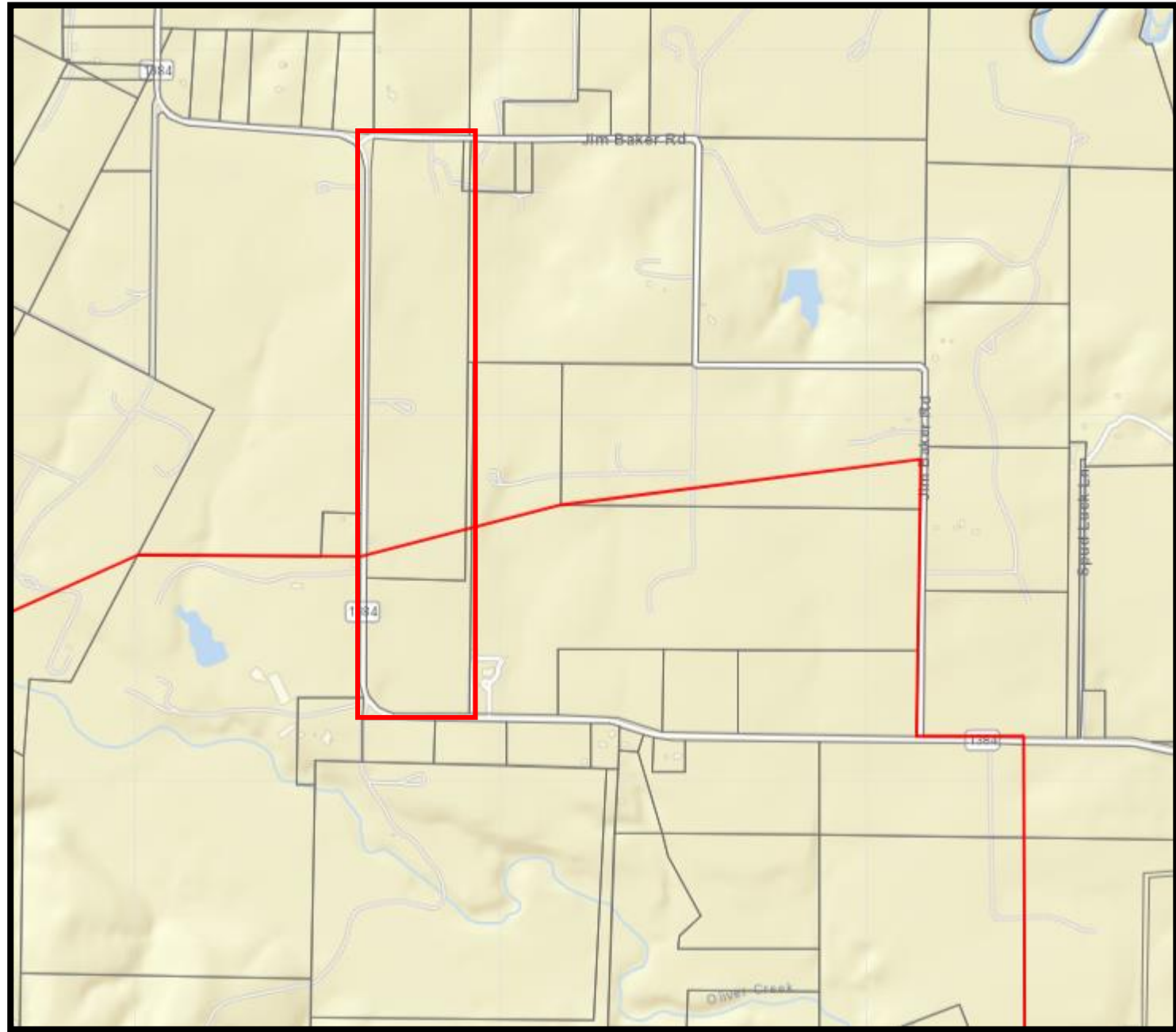
The Applicant is requesting a preliminary plat for twelve residential lots within the Extra-Territorial Jurisdiction, north of FM 1384. The applicant will not be utilizing any City water, sewer, or creating any roads.

According to State Law (Chapter 212) platting authority in the Extra-Territorial Jurisdiction is delegated to municipalities.

City Attorney Review: N/A

Attachments:

1. Map
2. Proposed Preliminary Plat



OWNER'S DEDICATION:

WHEREAS THE RANCHETTES AT OLIVER CREEK, L.L.C ARE THE OWNERS OF ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE T. FORSYTH SURVEY, ABSTRACT NUMBER 433, DENTON COUNTY, TEXAS, AND BEING A PART OF A CALLED 204.878 ACRE TRACT DESCRIBED IN DEED TO THE RANCHETTES AT OLIVER CREEK L.L.C. AS RECORDED IN INSTRUMENT NUMBER 2022-69309, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A CAPPED IRON FOUND FOR CORNER AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 204.878 ACRE TRACT, THE SOUTHWEST CORNER OF A CALLED 259.427 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CACTUS THORN, L.P. AS RECORDED IN DOCUMENT NUMBER 2001-140504 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND IN THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET ROAD 1384;

THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST WITH THE SOUTH LINE OF SAID 204.878 AND SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 669.71 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE, AN ARC LENGTH OF 436.64 FEET, A RADIUS OF 278.35 FEET, AND WHOSE CHORD BEARS NORTH 45 DEGREES 00 MINUTES 47 SECONDS WEST A DISTANCE OF 393.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 03 MINUTES 43 SECONDS WEST WITH THE WEST LINE OF SAID 204.878 ACRE TRACT AND THE EAST RIGHT OF LINE OF SAID FARM TO MARKET ROAD 1384 A DISTANCE OF 1872.42 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 89 DEGREES 56 MINUTES 17 SECONDS EAST SEVERING SAID 204.878 ACRE TRACT A DISTANCE OF 949.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 46.456 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT THE FOLLOWING 3.903 ACRES TRACT 2;

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A POINT, FROM WHICH AN IRON ROD FOUND AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 204.878 ACRE TRACT BEARS NORTH 06 DEGREES 13 MINUTES 59 SECONDS WEST A DISTANCE OF 4358.70 FEET;

THENCE EAST A DISTANCE OF 400.00 FEET TO A POINT;

THENCE SOUTH A DISTANCE OF 425.00 FEET TO A POINT;

THENCE WEST A DISTANCE OF 400.00 FEET TO A POINT;

THENCE NORTH A DISTANCE OF 425.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.903 ACRES OF LAND, MORE OR LESS.

NOTES:

- BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
- USE A COMBINED SCALE FACTOR OF 1.002344296 TO CONVERT FROM GRID TO SURFACE COORDINATES.

W. HARRISON SURVEY
ABSTRACT NO. 523

TRUSTEE OF THE MARK WALLACE
ESTATE FAMILY V. TRUST AND TRUSTEE
OF THE HANCOY HOLLINGSWORTH
ESTATE FAMILY TRUST
INST. NO. 2019-157804
O.P.R.D.C.T.

ENGINEER
ALLISON ENGINEERING
2415 N ELM ST.
DENTON, TX 76201
940-380-9453

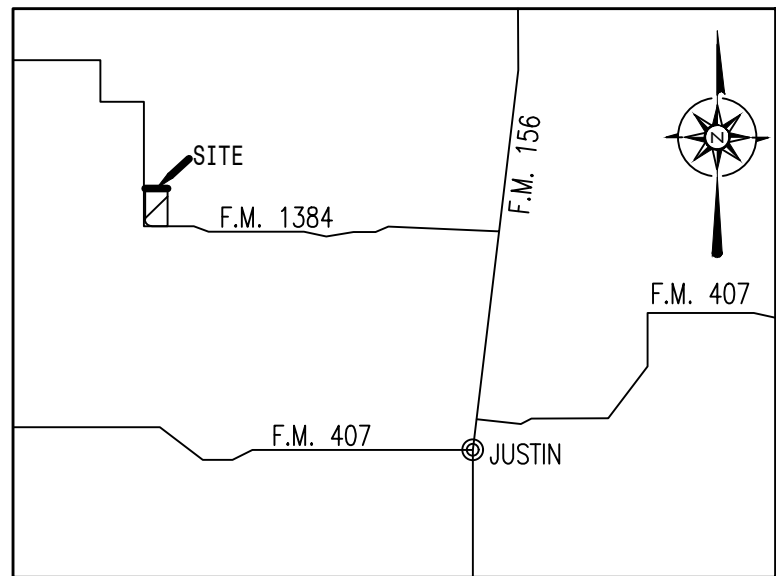
SURVEYOR
JOHN E. THOMPSON, II
ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
940-665-9105

OWNER / DEVELOPER
THE RANCHETTES AT OLIVER CREEK L.L.C.
11700 PRESTON ROAD, STE 600-510
DALLAS, TX 75230

UTILITY PROVIDERS:
ELECTRIC:
COSERV ELECTRIC
7701 SOUTH STEMMONS
CORNTH, TX 76210
(940) 321-4640

WATER:
BOLIVAR WATER SUPPLY CORP.
4151 F.M. 455
SANGER, TX 76266
(940) 458-3931

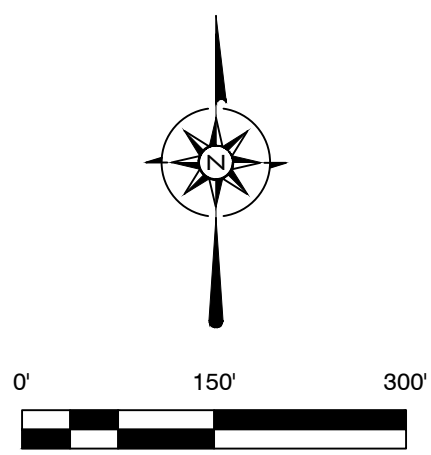
MATCH LINE PAGE 1



VICINITY MAP
(NOT TO SCALE)

LINETYPE LEGEND	
PROPERTY LINE	---
EASEMENT LINES	---
DEED LOT LINES	---
ADJACENT LINES	---
OVERHEAD UTILITY	---
300 FEET RADIUS FROM WELL HEAD	---
GRAVEL ROAD	---
FENCE LINES	---

LEGEND	
● = PROPERTY CORNER	CM = CONTROL MONUMENT
⬮ = BENCHMARK	* = BEARING BASIS
⬮ = TELEPHONE/UTILITY RISER (TRUR)	FF = FINISHED FLOOR
⬮ = BURIED CABLE MARKER (BCM)	MFPC = METAL FENCE CORNER POST
⬮ = TELEPHONE MANHOLE (TMH)	WFPC = METAL FENCE CORNER POST
⬮ = POWER/UTILITY POLE (PUIP)	() = PLAT/DEED CALLS
⬮ = LIGHT POLE (LP)	POB = POINT OF BEGINNING
⬮ = GUY WIRE (GW)	R.O.W. = RIGHT-OF-WAY
⬮ = ELECTRIC VAULT (VLT)	D.E. = DRAINAGE EASEMENT
⬮ = ELECTRIC TRANSFORMER (TRAN)	E.E. = ELECTRIC EASEMENT
⬮ = WATER METER (WM)	U.E. = UTILITY EASEMENT
⬮ = WATER VALVE (WV)	P.U.E. = PUBLIC UTILITY EASEMENT
⬮ = FIRE HYDRANT (FH)	B.L. = BUILDING/SETBACK LINE
⬮ = WATER MANHOLE (WMH)	A.E. = ACCESS EASEMENT
⬮ = BURIED PIPELINE MARKER (BPM)	F.L.E. = FIRELANE EASEMENT
⬮ = GAS METER (GM)	S.W.E. = SIDEWALK EASEMENT
⬮ = GAS VALVE/TEST STATION (GVTS)	S.S.E. = SANITARY SEWER EASEMENT
⬮ = GAS WELL HEAD (WH)	IRF = IRON ROD FOUND
⬮ = PROPANE TANK (PT)	CIRS = CAPPED IRON ROD FOUND
⬮ = SEPTIC CLEANOUT (C/O)	CIRS = CAPPED IRON ROD SET
⬮ = SEPTIC LID (SEPT)	PKF = PK NAIL FOUND
⬮ = SANITARY SEWER MANHOLE (SSMH)	PKS = PK NAIL SET
⬮ = STORM DRAIN MANHOLE (SDMH)	I = 30' X 30' ACCESS ESMT.
⬮ = SIGN	(SIGN)
⬮ = FLAGPOLE (FP)	(FP)
⬮ = MAILBOX (MB)	(MB)
⬮ = ABSTRACT CORNER	(AC)



PRELIMINARY PLAT
THE RANCHETTES AT OLIVER CREEK
BLOCK A, PHASE 1,
(LOTS 1-12)
BEING 42.560 ACRES OF LAND LOCATED IN THE
T. FORSYTH SURVEY, ABSTRACT NO. 433,
AN ADDITION WITHIN THE ETJ
OF THE CITY OF JUSTIN,
DENTON COUNTY, TEXAS.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
C1	436.64	278.35	189°52'41"	N 45°00'47" W	393.22	L1	N 90°00'00" W	99.33	L4	N 82°46'14" W	162.83	L7	N 73°14'37" W	149.82	L10	N 10°59'00" W	155.15
C2	179.90	368.36	28°43'50"	N 142°29'32" W	178.02	L2	N 00°03'50" W	136.61	L5	S 88°14'47" W	173.25	L8	N 52°53'54" W	35.62	L11	N 00°03'18" W	84.73
C3	34.02	44.77	14°56'15"	S 68°59'38" W	33.20	L3	N 89°56'17" E	130.00	L6	N 89°53'44" W	304.73	L9	N 41°21'07" W	102.28	L12	N 00°02'59" W	39.88



DRAWN BY: EDC Jr. DATE: 10/03/2022 JOB NO.: 22044 P.J. SCALE: 1" = 150' PAGE: 2 OF 2

111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FIRM NO. 10048000

MATCH LINE PAGE 2

City Council Meeting

November 10, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #6 (Consent)

Title: Consider and act to approve Resolution 593-22 designating Denton Record

Chronicle as the official newspaper for the City of Justin.

Department: Administration

Contact: City Secretary, Brittany Andrews

Recommendation: Approve Resolution 593-22 designating Denton Record-Chronicle as the official newspaper of the City of Justin for the fiscal year 2022-2023, authorizing the city manager to contract with such newspaper, and providing for an effective date of November 10, 2022.

Background: As a reminder Denton Record Chronicle attained acceptable status to be considered a “paper of record” in 2017, and we have used them since. Staff recommend that the City continue to use the DRC as our paper of record and ask that you approve this resolution.

This is an action that will be taken at the beginning of each fiscal year, per Texas Local Government Code and our Code of Ordinances.

City Attorney Review:

Attachments: Resolution

RESOLUTION NO. 593-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, DESIGNATING THE DENTON RECORD-CHRONICLE AS THE OFFICIAL NEWSPAPER OF THE CITY FOR FISCAL YEAR 2022-2023; AUTHORIZING THE CITY MANAGER TO CONTRACT WITH THE DENTON RECORD-CHRONICLE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 52.004 of the Texas Local Government Code provides that the City Council shall select an official newspaper to publish notices; and,

WHEREAS, the City Council of the City of Justin, Texas desires to officially designate the official newspaper of the City.

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

SECTION 1. That the City Council of Justin, Texas, hereby designates the Denton Record-Chronicle, a public newspaper of general circulation in the City of Justin, Denton County, Texas, as the official newspaper of the City and shall cause to be published therein all resolutions, notices and other matters required by law or by resolution to be published, unless otherwise required by law.

SECTION 2. The City Manager is hereby given authority to contract with the Denton Record-Chronicle for said newspaper to become the official newspaper of the City of Justin, Texas, and to perform the services set out in Chapter 2, Article I, Section 2-1 of the Justin Code of Ordinances.

SECTION 3. All provisions of the Resolutions of the City of Justin, Texas, in conflict with the provisions of this Resolution are hereby rescinded.

SECTION 4. This Resolution shall take effect immediately from and after its passage, as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Justin, Texas, on the 10th day of November, 2022.

APPROVED:

Elizabeth Woodall, Mayor

ATTEST:

Brittany Andrews, City Secretary

APPROVED AS TO FORM:

CITY ATTORNEY

City Council Meeting

November 10, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #7 (Consent)

Title: City Council minutes 10/25/22

Department: Administration

Contact: City Secretary, Brittany Andrews

Recommendation: Approve City Council minutes dated October 25, 2022

Background:

City Attorney Review:

Attachments:

1. Draft October 25, 2022 CC minutes
- 2.



Mayor, Elizabeth Woodall

MINUTES

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

Justin City Council Regular Session Meeting- October 25, 2022

The Justin City Council Meeting convened into a Regular Session being open to the public the 25th day of October, 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 Pro Tem, John Mounce, Councilmembers, Tomas Mendoza, James Clark, Jim Tate and Chrissa Hartle. City Staff: City Manager, Chuck Ewings, Public Works Director, Josh Little, and City Secretary, Brittany Andrews. Not present: Mayor, Elizabeth Woodall.

Convene into Session: Mayor Pro Tem, Mounce called the meeting to order at 6:00PM
Invocation led by: Councilman Mendoza

PRESENTATION

- Fiscal Year 2021-2022 annual audit

WORKSHOP SESSION

Discuss regular session agenda items

No Citizens Spoke.

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.

Traci Kirkpatrick – address on file, Has not received the Home Rule Charter. There was a lot of time spent on the Charter and does not want her time wasted. Full comment on record.

POSSIBLE ACTION ITEMS

1. Consider and take appropriate action to approve a contract with NewGen for a utility rate study.

Councilwoman Hartle moved to approve as presented.

Seconded by: Councilman Clark

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

Motion carries

2. Consider and take appropriate action regarding the purchase of a Skid Steer and equipment in the amount of \$96,993.64.

Councilman Clark moved to approve as presented.

Seconded by: Councilman Mendoza

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

Motion carries

3. Consider and take appropriate action regarding the purchase of a Valve Maintenance Trailer in the amount of \$80,885.25.

Councilman Mendoza moved to approve as presented

Seconded by: Councilman Clark

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

Motion carries

4. Consider and take appropriate action to award a contract to C. Green Scaping, LP, in the amount of \$1,073,455.89 for the construction of lighting and landscaping improvements to parking areas in Old Town.

Councilwoman Hartle moved to approve as presented

Seconded by: Councilman Tate

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

Motion carries

5. Consider all matters incident and related to approving and authorizing the publication of notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto.

Councilman Clark made the motion to approve and authorize the publication of notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto.

Seconded by: Councilwoman Hartle

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

Motion carries

6. Consider and take appropriate action regarding the Justin Veterans Memorial funding plan.

No Action

7. Consider and take appropriate action approving the First Amendment and Renewal Agreement for household hazardous waste residential pickup.

Councilman Mendoza moved to approve as presented

Seconded by: Councilwoman Hartle
Aye votes: Councilmembers Clark, Hartle, Mendoza, Tate and Mounce.
Motion carries

CONSENT

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

8. Consider and take appropriate action to approve City Council minutes dated October 11, 2022.

Councilman Clark moved to approve as presented.

Seconded by: Councilwoman Hartle
Aye votes: Councilmembers Clark, Hartle, Mendoza, Tate and Mounce.
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:
 - Preserve Development Agreement
 - Range Road Development Agreement

Convene into executive session.

Adjourn into open meeting.

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

No Executive Session

FUTURE AGENDA ITEMS

- Conflict of Interest, staff and council
- Police Department update related to speeding in specific areas and what can be done to resolve other issues; commercial truck traffic, traffic control if railroads are down or streetlights not working properly, use of 156 parking lots to avoid traffic on 156.

ADJOURN

With there being no further business, the meeting was adjourned at 7:37PM

Brittany Andrews
Brittany Andrews, City Secretary

Seal: