

Ricky Jones, Place 1
Tomas Mendoza, Place 2
John Mounce, Place 3



Dylan James, Place 5
Chrissa Hartle, Place 6

James Clark, Mayor

**CITY OF JUSTIN
CITY COUNCIL AGENDA
JUNE 13, 2023
415 N. COLLEGE AVE.
5:00 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”*

UPCOMING MEETINGS, COMMUNITY EVENTS AND RECOGNITIONS

June 20 – Planning & Zoning Commission meeting
June 27 – City Council meeting
July 3 – Municipal Court
July 4 – City Hall closed for Independence day
July 11- City Council meeting
July 18 – Planning & Zoning Commission meeting
July 20 – EDC/CDC meeting
July 25 – City Council meeting

Texas Water Utility Association Leadership Award – Josh Little, Public Works Director

WORKSHOP

- Budget workshop

PRESENTATION – *Council will convene into the presentations following the budget workshop.*

- Presentation from Sue Tejml

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.

CONSENT AGENDA

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

1. Consider and take appropriate action to approve Special City Council minutes dated May 17, 2023, May 18, 2023, and Regular City Council minutes dated May 23, 2023.
2. Consider and take appropriate action to approve Resolution 606-23 amending the City of Justin fee schedule.
3. Consider and take appropriate action to consider a Preliminary Plat for Timberbrook Ph 7, 8, and 9 legally described as Abstract No. 121 the Margaret Garnett Survey, Abstract No. 439 the William Reed Survey, Abstract No. 1071 and the Joseph Sutton Survey Abstract No. 1151
4. Consider and approve a work authorization for Westwood to design improvements for Boss Range Road for a total of \$353,000.

ITEMS PULLED FROM CONSENT AGENDA

POSSIBLE ACTION ITEMS

5. Discuss, consider and take appropriate action to appoint a Mayor Pro Tem.
6. *(second reading)* Consider an Ordinance regarding an amendment to the Planned Development (SF-2 and GB PD-722) for LaDera Farms legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES. *(Item tabled 5/23/23)*
7. Discuss City Council vacancy and process for appointment.

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:
 - City of Justin/Town of Northlake Interlocal Cooperative Agreement for Wastewater Improvements
 - Oncor Transmission Line
 - Dannheim Complaint Against the City of Justin; PUCT Docket No. 53836

- Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243

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 9th day of June, 2023 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Brittany Andrews

Brittany Andrews, City Secretary

City Council Meeting

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Items: 1 (Consent)

Title: Consider to approve City Council minutes dated May 17, 2023, May 18, 2023,
and Regular City Council minutes dated May 23, 2023.

Department: Administration

Contact: City Secretary, Brittany Andrews

Recommendation:

Background:

City Attorney Review:

Attachments:

1. Draft minutes dated May 17, 2023, May 18, 2023, and May 23, 2023.



Mayor, Elizabeth Woodall

MINUTES

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

Justin City Council Special Session Meeting- May 17, 2023

The Justin City Council Meeting convened into a Regular Session being open to the public the 17th day of May 2023 at 12:30 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 Woodall, Mayor Pro Tem, John Mounce, Councilmembers James Clark, Chrissa Hartle, and Tomas Mendoza.

Convene into Session: Mayor Woodall called the meeting to order at 12:30PM

CONVENE INTO SESSION:

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 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:
 - City Manager

Convene into executive session at 12:31PM

Adjourn into open meeting at 7:44PM

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

Motion by _____ to approve a conditional offer of employment to Mr. Jarrod Greenwood for the position of City Manager for the City of Justin; conditioned upon contractual terms and agreement, pre-employment screenings and acceptance.

Seconded by:

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

Motion carries

ADJOURN

With there being no further business, the meeting was adjourned at 12:02PM

Brittany Andrews

Brittany Andrews, City Secretary

Seal:



Mayor, Elizabeth Woodall

MINUTES

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

Justin City Council Special Session Meeting- May 18, 2023

The Justin City Council Meeting convened into a Regular Session being open to the public the 18th day of May 2023 at 12:00 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, Councilman James Clark and Tomas Mendoza. City Staff: City Secretary, Brittany Andrews

Convene into Session: Mayor Pro Tem, Mounce called the meeting to order at 12:00PM

CONVENE INTO SESSION:

ACTION ITEMS

1. Consider and act on the approval of an Ordinance canvassing and declaring the results for the General and Special Municipal Election for May 6, 2023.

Mayor Pro Tem, Mounce moved to approve Ordinance 753-23 as presented.

**Seconded by: Councilman Clark
Motion carries**

ADJOURN

With there being no further business, the meeting was adjourned at 12:02PM

Brittany Andrews

Brittany Andrews, City Secretary

Seal:



Mayor, Elizabeth Woodall

MINUTES

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

Justin City Council Regular Session Meeting- May 23, 2023

The Justin City Council Meeting convened into a Regular Session being open to the public the 23rd day of May 2023 at 5:30 pm in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Mayor, Elizabeth Woodall, Mayor Pro Tem, John Mounce, Councilmembers, Tomas Mendoza, Chrissa Hartle, and Councilman James Clark. City Staff: Interim City Manager, Jarrod Greenwood, Assistant City Manager, Abbey Reece, City Secretary, Brittany Andrews, Public Works Director, Josh Little, Director of Development Services, Matt Cyr, and City Attorney, Sarah Walsh.

Convene into Session: Colton Rouche, Trash into Treasure Contest winner, called the meeting to order at 5:30PM

Invocation led by: Mayor Woodall

RECOGNITION

- Mayor Woodall to recognize the Trash into Treasure Contest winners

PROCLAMATION

- Proclamation recognizing Public Works

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; comment on record.

CONSENT AGENDA

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

1. Consider and take appropriate action to approve City Council minutes dated May 9, 2023.
2. Consider and take appropriate action to approve Resolution 608-23 regarding an amendment to Preserve Development Agreement.
3. *(second reading)* Consider approval of Ordinance 752-23 to consider an amendment to a Planned Development (SF-1- PD 508) for Reserve at Meadowlands Phase II legally described as Lot 1-11 Block A, Lot 1-5, Lot 6-X and Lot 3-X, Block B.
4. *(second reading)* Consider approval of Ordinance 753-23 canvassing the returns and declaring the results of the General Election and Special Election held on May 6, 2023.

Mayor Pro Tem, Mounce moved to approve consent items as presented.

Seconded by: Councilman Clark

Aye votes: Councilmembers Mounce, Hartle, Mendoza and Clark

Motion carries

ITEMS PULLED FROM CONSENT AGENDA

POSSIBLE ACTION ITEMS

5. Consider and take appropriate action regarding the nomination of a candidate to serve on the Denco Board of Managers.

No Action

6. *(second reading)* Consider an Ordinance regarding an amendment to the Planned Development (SF-2 and GB PD-722) for LaDera Farms legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.

Mayor Pro Tem, Mounce moved to table item 6.

Seconded by: Councilman Clark

Aye votes: Councilmembers Mounce, Hartle, Mendoza and Clark

Motion carries

7. Discuss, consider and act on the appointment process as it relates to any City Board, Commission, or Committee.

Discussion only

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:
 - City of Justin/Town of Northlake Interlocal Cooperative Agreement for Wastewater Improvements
 - Oncor Transmission Line
 - Dannheim Complaint Against The City of Justin; PUCT Docket No. 53836
 - Petition of Town of Northlake and City of Justin ; PUCT Docket No. 54243
- Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:
 - City Manager

Convene into executive session at 6:06PM

Adjourn into open meeting at 6:45PM

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

Mayor Pro Tem, Mounce moved to approve Resolution 609-23 as presented and to approve the City Mangers agreement as presented.

Seconded by: Councilman Clark

Aye votes: Councilmembers Mounce, Hartle, Mendoza and Clark

Motion carries

SWEARING IN CEREMONY OF NEWLY ELECTED OFFICIALS -immediately following the regular meeting.

9. Ceremonial administration of Oaths of Office and issuance of Certificates of Election to James Clark, Ricky Jones, Tomas Mendoza, John Mounce and Dylan James.

City Secretary, Brittany Andrews administered the Oath of Office and issued Certificates of Election to James Clark, Ricky Jones, Tomas Mendoza, John Mounce and Dylan James.

FUTURE AGENDA ITEMS

Future agenda items on record.

ADJOURN

With there being no further business, the meeting was adjourned at 6:58PM

Brittany Andrews

Brittany Andrews, City Secretary

Seal:

City Council Meeting

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item(s): 2

Title: Consider and take appropriate action to approve Resolution 606-23 amending the City of Justin fee schedule.

Department: Development

Contact: Director of Planning and Development, Matt Cyr

Recommendation: Approve Resolution 606-23 amending the City of Justin fee schedule

Background:

Based on process changes and discussion with Staff, it was found that fees in the neighboring cities are charging slightly more than what the City of Justin is charging developers or builders. The proposed changes are also meant to simplify the fee schedule for all stakeholders. The summary of proposed changes for Council consideration are below:

General Changes:

- Fixed various formatting issues.
- Removed “Public Fax” fees from Administrative Services – this service provided by the library for free.
- Added Library section – all fees match currently charged fees in the library.
- Notary to be charged per signature instead of per document in line with state law.

Development:

- Proposed changing development inspection fees from 4% to 6%.
- Proposed changing accessory building applications from \$150 to \$1 per square-foot.
- Proposed changing single-family residential permit fee to \$1.00 per square-foot.
- Proposed changing multi-family residential permit fee to \$1.00 per square-foot.
- Proposed changing multi-family plan review fee based on the ICC valuation chart.
- Proposed changing all mechanical, electrical, plumbing, irrigation, and fence permits from \$80 to \$100.

- Proposed changing residential swimming pools from \$80 to \$400. Previously the residential swimming pool fee was not included in the fee schedule and was being charged as a “miscellaneous” permit.
- Proposed changing format of fees for residential additions and remodels.
- Proposed changing format of fees for commercial additions and remodels.
- Proposed changing all platting applications, zoning changes, site plans, planned developments based on lots or acreage. Replat applications and Specific Use Permits are proposed to stay the same.
- Proposed adding an annexation application fee to \$500.

Water/Sewer:

- Fire Hydrant Flow Test changed to \$150 to match other Cities.
- Added AMR meter amounts for new meters.
- Added a separate Meter Set Fee.

Sanitation:

- The rates presented at the 02/14/2023 meeting had the 30 CY rate in the 20 CY spot, and the 30CY spot was missing a rate. This update is just matching the fee schedule to the current sanitation rates.

Staff will be available to answer any questions regarding these changes.

City Attorney Review: N/A

Attachments:

1. Resolution 606-23
2. Proposed Master Fee Schedule – Redline
3. Proposed Master Fee Schedule – Non-Redline
4. Fee analysis for building permit fees
5. Excel Sheets with surrounding City fees

RESOLUTION NO. 606-23

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

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

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

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

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

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

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

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

DULY PASSED by the City Council of the City of Justin, Texas, on the 13th day of June 2023.

APPROVED:

James Clark, Mayor

ATTEST:

Brittany Andrews, City Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"
MASTER FEE SCHEDULE

I. ADMINISTRATIVE SERVICES

Public Fax (Local)	\$1.00/first page + \$0.10/additional page
Public Fax (Long Distance)	\$2.00/first page + \$0.10/additional page
Insufficient Funds	\$25.00/check
Police Department Accident Report (Uncertified)	\$6.00
Police Department Accident Report (Certified)	\$8.00
Copies (B&W)	\$0.10/page
Copies (Color)	\$0.20/page
Notary Signature	\$3.00/ documents signature
Small Directional Map	N/C
Large Base Map	\$10.00
Credit Card Convenience Fee	3% of Transaction
Open Records Request	
Personnel Labor Cost	\$15.00/hour
Cost per Page (8.5"x11")	\$0.10/page
Cost per Page (Oversized)	\$0.50/page
Shipping	Actual Cost
Personnel Overhead	20% of Total Cost

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

II. LIBRARY

Library Fees

<u>Late Return Fees</u>	<u>Books - \$0.25/day</u> <u>Media - \$1.00/day</u>
<u>Lost/Damage Item Fee</u>	<u>Total cost of item + \$3.00 processing fee</u>
<u>Replacement Library Card</u>	<u>\$1.00</u>
<u>Printing Fee</u>	<u>Black & White - \$0.10/page with ink</u> <u>Color - \$0.25/page with ink</u>

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Approved by City Council Resolution #~~598606~~23 on ~~02/14/2023~~06/13/2023

4.III. BUILDING & PERMITTING

New Construction

New Single Family Residential	
Building Permit	\$700 + \$0.50/sq. foot <u>\$1.00 per square-foot</u>
Plan Review	\$575 <u>N/C</u>
Fire Code Review (If Applicable)	\$100 <u>20% of Building Permit</u>
New Multi-Family Residential	
Building Permit	\$75 + \$0.006/job value <u>\$1.00 per square-foot</u>
Plan Review	65% of Building Permit <u>Based on commercial fee valuation chart</u>
Fire Code Review (If Applicable)	20% of Building Permit
New Commercial	
Building Permit	\$75 + \$0.006/job value <u>Based on commercial fee valuation chart</u>
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit
<u>*ICC Valuation Table to be utilized and determine valuation of construction</u>	
<u>https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf</u>	

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Other New Construction Fees

Final Certificate of Occupancy	\$100 <u>150</u>
Energy Code (Recheck)	\$300
Driveway with Curb Cut	\$100
Driveway with Culvert	\$200
Sign Permit	\$50
Wastewater Plumbing Permit	\$100
Customer Service Inspection	\$100
Irrigation	\$80 <u>100</u>
Fence	\$80 <u>100</u>
Accessory Building	\$150 <u>1.00 per square-foot</u>

Approved by City Council Resolution #~~598606~~-23 on ~~02/14/2023~~06/13/2023

<u>Residential Swimming Pool</u>	<u>\$400</u>
Re-Inspection Fees	
Re-Inspection after first red-tag	\$50.00
Re-Inspection after second red-tag	\$100.00
Re-Inspection after third red-tag	\$150.00
All re-inspections after fourth red-tag	\$300.00

Work Without Permit

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

Alterations, ~~Repairs~~, Remodels, and Add-~~Ons~~itions

Residential (One Trade)Remodels	
Building Permit	\$75 + \$0.006/Sq-Foot <u>\$0.50 per square foot</u>
Plan Review (Not Required)	N/C
Minimum Fee	\$80 <u>100</u>
Residential (Two or more Trades)Additions	
Building Permit	\$75 + \$0.006/Sq-Foot <u>\$0.50 per square foot</u>
Plan Review	65% of Building Permit <u>N/C</u>
Fire Code Review (If Applicable)	20% of Building Permit
Commercial (One Trade)Remodels	
Building Permit	\$75 + \$0.006/job value <u>Based on commercial fee valuation chart</u>
Plan Review	N/C <u>65% of building permit</u>
Fire Code Review (If Applicable)	\$80 <u>20% of building permit</u>
<p><u>*ICC Valuation Table to be utilized and determine valuation of construction</u></p> <p><u>https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf</u></p>	
Commercial (Two or more Trades)Additions	
Building Permit	\$75 + \$0.006/job value <u>Based on commercial fee valuation chart</u>
Plan Review	65% of Building Permit

Approved by City Council Resolution #~~598606~~-23 on ~~02/14/2023~~06/13/2023

Fire Code Review (If Applicable)	20% of Building Permit
<u>*ICC Valuation Table to be utilized and determine valuation of construction</u>	
<u>https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf</u>	

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Commercial Fee Valuation Chart

Commercial Valuation	Permit Fee	Totals	*Grading/Drainage Fee
\$1 to \$500	\$28.20	Min. \$100.00	\$200.00
\$501 to \$2,000	\$28.20 for the first \$500, plus \$3.66 for each additional \$100 or fraction thereof	Min. \$100.00	\$200.00
\$2,001 to \$25,000	\$83.10 for the first \$2,000, plus \$16.80 for each additional \$1,000 or fraction thereof	Min. \$100.00 to \$469.50	\$200.00
\$25,001 to \$50,000	\$469.50 for the first \$25,000, plus \$12.12 for each additional \$1,000 or fraction thereof	\$469.50 to \$772.50	\$200.00
\$50,001 to \$100,000	\$772.50 for the first \$50,000, plus \$8.40 for each additional \$1,000 or fraction thereof	\$772.50 to 1,192.50	\$200.00
\$100,001 to \$500,000	\$1,192.50 for the first \$100,000, plus \$6.72 for each additional \$1,000 or fraction thereof	\$1,192.50 to \$3,880.50	\$200.00
\$500,001 to \$1,000,000	\$3,880.50 for the first \$500,000, plus \$5.70 for each additional \$1,000 or fraction thereof	\$3,880.50 to \$6,730.50	\$200.00
\$1,000,001 and up	\$6,730.50 for the first \$500,000, plus \$4.38 for each additional \$1,000 or fraction thereof	\$6,730.50 and up	\$200.00
Plan Review Fee	a non-refundable plan review fee equal to 65% of permit fee	Plan review fee is due at time of building permit plan submittal.	

Approved by City Council Resolution #~~598606~~23 on ~~02/14/2023~~06/13/2023

Licenses, Registrations, and Trades

Registration for Un-Licensed Contractors	\$50
Registration for State Licensed Contractors	N/C
Electrical, Gas, Mechanical, Plumbing Permit	\$80 <u>100</u>

Rental Certificate of Occupancy Fees

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

Other Charges

Additional Plan Review	\$80 <u>100</u> /review
Inspections Not Specifically Indicated	\$80 <u>100</u>
Demolition Permit <u>(if not associated with any other permit)</u>	\$50 <u>100</u>

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

III.IV. BUSINESS RELATED

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

(Ord. No. 549, § 1, 1-28-13)

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Approved by City Council Resolution #~~598606~~23 on ~~02/14/2023~~06/13/2023

IV.V. FOOD ESTABLISHMENT

Regular Permit for Food Service Establishment	\$200.00 annually
Retail Open Market Permit	\$150.00 annually
Retail Food Store (Grocery) Permit	\$200.00 annually
Mobile Food Permit (Open Food)	\$200.00 annually
Mobile Food Permit (Packaged Food)	\$150.00 annually
Mobile Food Permit (Seasonal - 6 months or less)	\$100.00/season
Temporary Permits	\$35.00 <u>\$75.00</u> /space
Change of Ownership Inspection	\$75.00
Re-Inspection	\$75.00 <u>\$125.00</u>
Complaint Investigative Fee	<u>\$125</u>

(Ord. No. 462-08, §§ 1, 2, 12-8-08)

V.VI. INSPECTION

Fire Prevention Permit Fees

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

Approved by City Council Resolution #~~598606~~23 on ~~02/14/2023~~06/13/2023

Residential Groups R1/R4	\$0.015/ft ² \$50.00 minimum \$300.00 maximum
Storage Group S	\$0.012/ft ² \$50.00 minimum \$300.00 maximum
Miscellaneous	
Tents and Air-supported Structures	\$50.00/structure
Fire Hydrant Flow Test	\$75.00 <u>\$150.00</u>
Explosives/Blasting Agents	\$200.00
Fireworks	\$100.00
Fumigation/Thermal Insect Fog	\$50.00
Places of Assembly	\$50.00
Access Control	\$50.00
Miscellaneous	\$50.00
Flammable/Combustible Liquids/Tanks	\$50.00
Liquefied Petroleum Gases	\$25.00
Christmas Tree Lots	\$50.00
New Installation/Acceptance Test	
Fire Sprinkler System	\$125.00/riser + \$0.012/ft ²
Fire Sprinkler Remodel (First 40 Heads)	\$50.00
Fire Sprinkler Remodel (41+ Heads up to 50% of System)	\$100.00
Fire Sprinkler Remodel (More than 50% of System)	\$125.00 + \$0.012/ft ²
Automatic Extinguishing System	\$75.00/system
Fire Alarm System	\$100.00/system + \$2.00/device
Fire Alarm Remodel/Alteration (First 10 Devices)	\$50.00
Fire Alarm Remodel/Alteration (11+ Devices up to 50% of System)	\$100.00
Fire Alarm Remodel/Alteration (Over 50% of System)	\$100.00/system + \$2.00/device
Standpipe System	\$100.00/system
Re-Inspection	
1 st Re-Inspection	50% of Original Fee
Subsequent Re-Inspections	150% of Original Fee

(Ord. No. 461-08, § 1, 12-8-08)

Pool Permit Fees

Commercial or Public Pool Permit or Inspection	\$75 <u>\$150</u> /Inspection
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Construction Inspection Fees

Approved by City Council Resolution #~~598606~~-23 on ~~02/14/2023~~06/13/2023

A fee of ~~four percent~~ six percent (6%) of the costs of street, drainage, water, and sewerage improvements as approved by the City Engineer shall be paid to the City by the subdivider prior to formal authorization to proceed with construction.

Code Enforcement

Code Enforcement Admin Fee	\$70
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~~VI.VII.~~ NOISE

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

(Ord. No. 557, § 1, 9-9-13)

~~VI.VIII.~~ PLANNING, ZONING, AND DEVELOPMENT (INCLUDING CONSULTANT FEES)

Development Request	City Application Fee	Minimum Planning Review Fee	Minimum Engineering Review Fee	Total Minimum Fees
<u>Annexation Application</u>	<u>\$500</u>	<u>N/A</u>	<u>N/A</u>	<u>\$500</u>
Specific Use Permit (*Note: does not include SUP for gas well drilling; see Ord. No. 496-10)	*\$400	*\$435	*\$250	*\$1,085
Amendment to existing application (SUP, Site Plan, Zoning, or Plat)	\$400	NA	NA	*\$400
Site Plan	<u>\$400 + \$20 per residential lot or \$20 per acre if commercial</u>	\$435	\$250	\$1,085

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Approved by City Council Resolution #~~598606~~-23 on ~~02/14/2023~~06/13/2023

Civil Plan	\$400 + \$20 <u>per residential</u> <u>lot or \$20 per</u> <u>acre if</u> <u>commercial</u>	\$435	\$250	\$1,085
Replat Fee	\$150	\$435	\$300	\$885
Zoning Change	\$400 + \$20 <u>per residential</u> <u>lot or \$20 per</u> <u>acre if</u> <u>commercial</u>	\$580	\$250	\$1,230
Planned Development	\$400 + \$20 <u>per residential</u> <u>lot or \$20 per</u> <u>acre if</u> <u>commercial</u>	\$750	\$500	\$1,650
Minor Subdivision Additional Review	\$50	\$150 + \$5/20 <u>per acre</u>	\$150 + \$50/ <u>per acre</u>	\$350 + (Varies with size)
Minor Subdivision Final Plat	\$350	\$435 + \$20/acre	\$500 + \$100/acre	\$1,285 + (Varies with size)
Preliminary Plat	\$300 + \$3/acre <u>\$20</u> <u>per residential</u> <u>lot or \$20 per</u> <u>acre if</u> <u>commercial</u>	\$725 + either \$10/20/ res. lot or \$20/ com. acre	\$900 + either \$100/res. per <u>residential</u> lot or \$250/com. <u>per</u> <u>commercial</u> acre	\$1,925 + (Varies with size)
Major Subdivision Additional Review	\$150 + \$1/acre <u>\$20 per</u> <u>residential lot</u> <u>or \$20 per</u> <u>acre if</u> <u>commercial</u>	\$350 + either \$5/res. lot or \$10/com. <u>\$20 per</u> <u>residential lot</u> <u>or \$20 per acre</u> <u>if commercial</u>	\$450 + either \$50/res. per <u>residential</u> lot or \$125/com. <u>per</u> <u>commercial</u> acre	\$950 + (Varies with size)
Major Subdivision Final Plat	\$450 + \$3/lot or \$5/acre <u>\$20</u> <u>per residential</u> <u>lot or \$20 per</u> <u>acre if</u> <u>commercial</u>	\$725 + either \$10/res. lot or \$20/com. <u>\$20 per</u> <u>residential lot</u> <u>or \$20 per acre</u> <u>if commercial</u>	\$900 + either \$25/res. per <u>residential</u> lot or \$50/com. <u>per</u> <u>commercial</u> acre	\$2,025 + (Varies with size)
Multi-Family Preliminary Plat & Supporting Plans	\$300 + \$3/acre <u>\$50 per</u> <u>acre</u>	\$750 + \$50/acre <u>per</u> <u>acre</u>	\$900 + \$300/acre <u>per</u> <u>acre</u>	\$1,950 + (Varies with size)

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Multi-Family Additional Review	\$150 + \$1/acre <u>\$50 per acre</u>	\$350 + \$25/acre <u>\$50 per acre</u>	\$450 + \$150 / <u>per acre</u>	\$950 + (Varies with size)
Multi-Family Final Plat	\$400 + \$5/acre <u>\$50 per acre</u>	\$750 + \$50/acre <u>per acre</u>	\$900 + \$150 / <u>per acre</u>	\$2,050 + (Varies with size)
Plat Vacating	\$400	\$290 <u>\$300</u>	\$300	\$990 <u>\$1,000</u>
Board of Adjustment (Commercial, MF, Non-Owner-Occupied)	\$250	\$500	N/A	\$750
Board of Adjustment (Residence)	\$150	\$150	N/A	\$300
Flood Plain Development Permit Exemption Certificate	\$50	-	\$200	\$250
Flood Plain Development Permit (w/o FEMA FIRM amendment)	\$75	-	\$450	\$525
Flood Plain Development Permit (w/FEMA FIRM amendment)	\$150	-	\$900	\$1,050
Pre-Application conference with city engineer and/or planner	\$300	\$0	\$0	\$300

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

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

Application	\$25.00
Block Party Special Event	\$30.00
Business Promotion Special Event	\$50.00
Outdoor Special Event	

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0-200 Attendees	\$25.00
201-400 Attendees	\$50.00
401-800 Attendees	\$75.00
801-1,000 Attendees	\$100.00
1,001-5,000 Attendees	\$200.00
5,000+ Attendees	\$300.00
Security Deposit (Resident)	\$200.00
Security Deposit (Non-Resident)	\$250.00

(Ord. No. 558, § 1, 9-9-13)

~~IX.X.~~ UTILITY RELATED

Water

Deposit	
¾" (65 and older)	\$50.00
¾"	\$150.00
1"	\$200.00
1 ½"	\$250.00
2"	\$450.00
Bulk Water Meter Deposit	\$2,000.00
Meter Cost*	
RG3 Meters:	
¾"	\$179.98
1"	\$279.96
1 ½" Turbine	\$601.09
2" Turbine	\$765.63
4"+	Owner must purchase
Meters: Set Fees Included AMR Meters:	
¾"	\$528.20
1"	\$586.10
1 ½"	\$942.20
2"	\$1,185.60
3"+	Owner must purchase
<i>*Billed based on which meter is used. RG3 meters will be phased out and replaced with AMR meters <u>beginning</u> in 2022.</i>	
<u>Meter Set Fee</u>	<u>\$100</u>
Tap Fees	
Residential	\$1,500 + Estimated Street Repair
Commercial	\$1,500 + Estimated Street Repair
Impact Fees	

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Approved by City Council Resolution #~~598606~~-23 on ~~02/14/2023~~06/13/2023

¾"	\$4,761.00
1"	\$7,951.00
1 ½"	\$15,855.00
2"	\$25,378.00
3"	\$55,566.00
4"	\$99,991.00
6"	\$222,219.00
8"	\$380,920.00
10"	\$603,139.00
Consumption Rates	
¾"	\$28.62/first 1,000 gallons + \$0.00606/additional gallon
1"	\$47.69/first 1,000 gallons + \$0.00606/additional gallon
1 ½"	\$95.40/first 1,000 gallons + \$0.00606/additional gallon
2"	\$152.63/first 1,000 gallons + \$0.00606/additional gallon
Sprinkler Meter	Reference above depending on meter size; first 49 gallons are no charge
Bulk Consumption Rates	
0-10,000 gallons	\$135.00 flat fee
10,001-25,000 gallons	Flat fee + \$0.005/additional gallon
25,001-40,000 gallons	Flat fee + \$0.00525/additional gallon
40,001+ gallons	Flat fee + \$0.0055/additional gallon
Water Main Extensions	
Extension	Actual Cost
Fire Hydrant	Actual Cost
Other Fees (Only one charge per bill between water/sewer)	
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	\$25 per occurrence
Reconnection Fee	\$35 during business hours; \$75 after hours
Meter Tampering Fee	\$100

Sewer

Tap Fees	
Residential	\$2,000 + Estimated Street Repair

Approved by City Council Resolution #~~598606~~-23 on ~~02/14/2023~~06/13/2023

Commercial	\$2,000 + Estimated Street Repair
Impact Fees	
¾"	\$4,761.00
1"	\$7,951.00
1 ½"	\$15,855.00
2"	\$25,378.00
3"	\$55,566.00
4"	\$99,991.00
6"	\$222,219.00
8"	\$380,920.00
10"	\$603,139.00
Consumption Rates	
0-2000 gallons	\$22.67 flat fee
2,001-6,000 gallons	\$22.67+ \$0.00641/additional gallon
6,001+ gallons	No Charge
Sewer Main Extension	
Extension	Actual Cost
Other Fees (Only one charge per bill between water/sewer)	
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	\$25 per occurrence
Reconnection Fee	\$35 during business hours; \$75 after hours

Sanitation Services

Residential Rates	
Residential	\$12.69

Commercial Rates							
Lifts Per Week							
Container Size	1	2	3	4	5	6	Extra Lifts
95 Gal	\$28.81	\$42.16					\$46.82
2 CY	\$71.28	\$126.02	\$179.45	\$251.00			\$107.44
3 CY	\$96.48	\$169.88	\$246.82	\$340.63			\$132.71
4 CY	\$120.14	\$218.07	\$338.71	\$447.67			\$157.99
6 CY	\$128.10	\$229.59	\$345.45	\$510.51	\$618.58	\$751.71	\$183.27
8 CY	\$145.19	\$247.13	\$391.79	\$564.18	\$680.83	\$825.42	\$208.55
Front Load Recycle Rates							
6 CY	\$105.20	\$179.47	\$253.71				\$32.32
8 CY	\$111.39	\$191.85	\$266.11				\$32.32
Other Commercial Front Load Fees							
Container w/casters	\$5.69 per lift		Deliver/removal fee		\$44.24		

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Container w/locks	\$1.77 per lift	Exchange fee	\$44.24
Temporary Front Load Fees			
	Per Lift	Delivery	Daily Rent
6 CY	\$145.94	\$64.20	\$1.20
Roll Off Rate Schedule			
Container Size	Haul	Delivery	Daily Rent
20 CY	\$648.26 <u>\$602.50</u>	\$150.61	\$1.26
30 CY	\$648.26	\$150.61	\$1.26
40 CY	\$721.15	\$150.61	\$1.26
20 CY Sludge	\$714.62	\$150.61	\$1.26
Franchise/Billing Fees – 10% for Residential and Commercial			
All rates subject to sales tax			

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XI. MUNICIPAL FACILITIES

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

(Ordinance 33, Section 3, adopted 2/16/72; Ordinance 172, Sections 4, 22, adopted 2/22/89; Ordinance adopting Code; Ordinance 188, Sections 1, 6, adopted 2/11/91; Ordinance 233 adopted 6/17/96; Ord. No. 235, § 1, 12-15-97; Ord. No. 345, § 1, 11-11-02; Ord. No. 383, § 1, 11-8-04; Ord. No. 399, § 1, 3-13-06; Ord. No. 452-08, § 1, 9-8-08; Ord. No. 471, § 1, 5-11-09; Ord. No. 475, § 1, 8-10-09; Ord. No. 492, § 2, 7-12-10)

XI. ROADWAY RELATED

Roadway Impact Fees

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

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

**EXHIBIT “A”
MASTER FEE SCHEDULE**

I. ADMINISTRATIVE SERVICES

Insufficient Funds	\$25.00/check
Police Department Accident Report (Uncertified)	\$6.00
Police Department Accident Report (Certified)	\$8.00
Copies (B&W)	\$0.10/page
Copies (Color)	\$0.20/page
Notary Signature	\$3.00/signature
Credit Card Convenience Fee	3% of Transaction
Open Records Request	
Personnel Labor Cost	\$15.00/hour
Cost per Page (8.5”x11”)	\$0.10/page
Cost per Page (Oversized)	\$0.50/page
Shipping	Actual Cost
Personnel Overhead	20% of Total Cost

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

II. LIBRARY

Library Fees

Late Return Fees	Books - \$0.25/day Media - \$1.00/day
Lost/Damage Item Fee	Total cost of item + \$3.00 processing fee
Replacement Library Card	\$1.00
Printing Fee	Black & White - \$0.10/page with ink Color - \$0.25/page with ink

III. BUILDING & PERMITTING

New Construction

New Single Family Residential	
Building Permit	\$1.00 per square-foot
Plan Review	N/C
Fire Code Review (If Applicable)	20% of Building Permit
New Multi-Family Residential	
Building Permit	\$1.00 per square-foot
Plan Review	Based on commercial fee valuation chart
Fire Code Review (If Applicable)	20% of Building Permit
New Commercial	
Building Permit	Based on commercial fee valuation chart
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit
<i>*ICC Valuation Table to be utilized and determine valuation of construction</i> https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	

Other New Construction Fees

Final Certificate of Occupancy	\$150
Energy Code (Recheck)	\$300
Driveway with Curb Cut	\$100
Driveway with Culvert	\$200
Sign Permit	\$50
Wastewater Plumbing Permit	\$100
Customer Service Inspection	\$100
Irrigation	\$100
Fence	\$100
Accessory Building	\$1.00 per square-foot
Residential Swimming Pool	\$400
Re-Inspection Fees	
Re-Inspection after first red-tag	\$50.00
Re-Inspection after second red-tag	\$100.00
Re-Inspection after third red-tag	\$150.00
All re-inspections after fourth red-tag	\$300.00

Work Without Permit

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

Alterations, Remodels, and Additions

Residential Remodels	
Building Permit	\$0.50 per square foot
Plan Review (Not Required)	N/C
Minimum Fee	\$100
Residential Additions	
Building Permit	\$0.50 per square foot
Plan Review	N/C
Fire Code Review (If Applicable)	20% of Building Permit
Commercial Remodels	
Building Permit	Based on commercial fee valuation chart
Plan Review	65% of building permit
Fire Code Review (If Applicable)	20% of building permit
<i>*ICC Valuation Table to be utilized and determine valuation of construction</i> https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	
Commercial Additions	
Building Permit	Based on commercial fee valuation chart
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit
<i>*ICC Valuation Table to be utilized and determine valuation of construction</i> https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	

Commercial Fee Valuation Chart

Commercial Valuation	Permit Fee	Totals	*Grading/Drainage Fee
\$1 to \$500	\$28.20	Min. \$100.00	\$200.00
\$501 to \$2,000	\$28.20 for the first \$500, plus \$3.66 for each additional \$100 or fraction thereof	Min. \$100.00	\$200.00
\$2,001 to \$25,000	\$83.10 for the first \$2,000, plus \$16.80 for each additional \$1,000 or fraction thereof	Min. \$100.00 to \$469.50	\$200.00
\$25,001 to \$50,000	\$469.50 for the first \$25,000, plus \$12.12 for each additional \$1,000 or fraction thereof	\$469.50 to \$772.50	\$200.00
\$50,001 to \$100,000	\$772.50 for the first \$50,000, plus \$8.40 for each additional \$1,000 or fraction thereof	\$772.50 to 1,192.50	\$200.00
\$100,001 to \$500,000	\$1,192.50 for the first \$100,000, plus \$6.72 for each additional \$1,000 or fraction thereof	\$1,192.50 to \$3,880.50	\$200.00
\$500,001 to \$1,000,000	\$3,880.50 for the first \$500,000, plus \$5.70 for each additional \$1,000 or fraction thereof	\$3,880.50 to \$6,730.50	\$200.00
\$1,000,001 and up	\$6,730.50 for the first \$500,000, plus \$4.38 for each additional \$1,000 or fraction thereof	\$6,730.50 and up	\$200.00
Plan Review Fee	a non-refundable plan review fee equal to 65% of permit fee	Plan review fee is due at time of building permit plan submittal	

Licenses, Registrations, and Trades

Registration for Un-Licensed Contractors	\$50
Registration for State Licensed Contractors	N/C
Electrical, Gas, Mechanical, Plumbing Permit	\$100

Rental Certificate of Occupancy Fees

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

Other Charges

Additional Plan Review	\$100/review
Inspections Not Specifically Indicated	\$100
Demolition Permit (if not associated with any other permit)	\$100

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

IV. BUSINESS RELATED

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

(Ord. No. 549, § 1, 1-28-13)

V. FOOD ESTABLISHMENT

Regular Permit for Food Service Establishment	\$200.00 annually
Retail Open Market Permit	\$150.00 annually
Retail Food Store (Grocery) Permit	\$200.00 annually
Mobile Food Permit (Open Food)	\$200.00 annually
Mobile Food Permit (Packaged Food)	\$150.00 annually
Mobile Food Permit (Seasonal - 6 months or less)	\$100.00/season
Temporary Permits	\$75.00/space
Change of Ownership Inspection	\$75.00
Re-Inspection	\$125.00

Complaint Investigative Fee	\$125
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(Ord. No. 462-08, §§ 1, 2, 12-8-08)

VI. INSPECTION

Fire Prevention Permit Fees

Multi-family	
Apartment Complex Annual Fire Inspection	\$50.00/building
Multi-Family Unit Inspection	\$50.00/building + \$75.00/unit
Re-inspection Fee for Apartment Complex	150% of Original Fee
Annual Inspection	
Assembly Group A	\$0.015/ft ² \$50.00 minimum \$300.00 maximum
Business Group B	\$0.017/ft ² \$50.00 minimum \$300.00 maximum
Educational Group E	\$0.01/ft ² \$50.00 minimum \$250.00 maximum
Factory Industrial Group F	\$0.02/ft ² \$50.00 minimum \$400.00 maximum
High Hazard Group H	\$0.025/ft ² \$50.00 minimum \$500.00 maximum
Institutional Group I	\$0.01/ft ² \$50.00 minimum \$175.00 maximum
Residential Groups R1/R4	\$0.015/ft ² \$50.00 minimum \$300.00 maximum
Storage Group S	\$0.012/ft ² \$50.00 minimum \$300.00 maximum
Miscellaneous	
Tents and Air-supported Structures	\$50.00/structure
Fire Hydrant Flow Test	\$150.00
Explosives/Blasting Agents	\$200.00
Fireworks	\$100.00
Fumigation/Thermal Insect Fog	\$50.00

Places of Assembly	\$50.00
Access Control	\$50.00
Miscellaneous	\$50.00
Flammable/Combustible Liquids/Tanks	\$50.00
Liquefied Petroleum Gases	\$25.00
Christmas Tree Lots	\$50.00
New Installation/Acceptance Test	
Fire Sprinkler System	\$125.00/riser + \$0.012/ft ²
Fire Sprinkler Remodel (First 40 Heads)	\$50.00
Fire Sprinkler Remodel (41+ Heads up to 50% of System)	\$100.00
Fire Sprinkler Remodel (More than 50% of System)	\$125.00 + \$0.012/ft ²
Automatic Extinguishing System	\$75.00/system
Fire Alarm System	\$100.00/system + \$2.00/device
Fire Alarm Remodel/Alteration (First 10 Devices)	\$50.00
Fire Alarm Remodel/Alteration (11+ Devices up to 50% of System)	\$100.00
Fire Alarm Remodel/Alteration (Over 50% of System)	\$100.00/system + \$2.00/device
Standpipe System	\$100.00/system
Re-Inspection	
1 st Re-Inspection	50% of Original Fee
Subsequent Re-Inspections	150% of Original Fee

(Ord. No. 461-08, § 1, 12-8-08)

Pool Permit Fees

Commercial or Public Pool Permit or Inspection	\$150/Inspection
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Construction Inspection Fees

A fee of six percent (6%) of the costs of street, drainage, water, and sewerage improvements as approved by the City Engineer shall be paid to the City by the subdivider prior to formal authorization to proceed with construction.

Code Enforcement

Code Enforcement Admin Fee	\$70
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VII. NOISE

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

(Ord. No. 557, § 1, 9-9-13)

VIII. PLANNING, ZONING, AND DEVELOPMENT (INCLUDING CONSULTANT FEES)

Development Request	City Application Fee	Minimum Planning Review Fee	Minimum Engineering Review Fee	Total Minimum Fees
Annexation Application	\$500	N/A	N/A	\$500
Specific Use Permit (*Note: does not include SUP for gas well drilling; see Ord. No. 496-10)	*\$400	*\$435	*\$250	*\$1,085
Amendment to existing application (SUP, Site Plan, Zoning, or Plat)	\$400	NA	NA	*\$400
Site Plan	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$435	\$250	\$1,085
Civil Plan	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$435	\$250	\$1,085
Replat Fee	\$150	\$435	\$300	\$885
Zoning Change	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$580	\$250	\$1,230
Planned Development	\$400 + \$20 per residential lot or \$20 per	\$750	\$500	\$1,650

	acre if commercial			
Minor Subdivision Additional Review	\$50	\$150 + \$20 per acre	\$150 + \$50 per acre	\$350 + (Varies with size)
Minor Subdivision Final Plat	\$350	\$435+ \$20/acre	\$500 + \$100/acre	\$1,285 + (Varies with size)
Preliminary Plat	\$300 + \$20 per residential lot or \$20 per acre if commercial	\$725 + either \$20/res. lot or \$20/ com. acre	\$900 + either \$100 per residential lot or \$250 per commercial acre	\$1,925 + (Varies with size)
Major Subdivision Additional Review	\$150 + \$20 per residential lot or \$20 per acre if commercial	\$350 + \$20 per residential lot or \$20 per acre if commercial	\$450 + either \$50 per residential lot or \$125 per commercial acre	\$950 + (Varies with size)
Major Subdivision Final Plat	\$450 + \$20 per residential lot or \$20 per acre if commercial	\$725 + \$20 per residential lot or \$20 per acre if commercial	\$900 + either \$25 per residential lot or \$50 per commercial acre	\$2,025 + (Varies with size)
Multi-Family Preliminary Plat & Supporting Plans	\$300 + \$50 per acre	\$750 + \$50 per acre	\$900 + \$300 per acre	\$1,950 + (Varies with size)
Multi-Family Additional Review	\$150 + \$50 per acre	\$350 + \$50 per acre	\$450 + \$150 per acre	\$950 + (Varies with size)
Multi-Family Final Plat	\$400 + \$50 per acre	\$750 + \$50 per acre	\$900 + \$150 per acre	\$2,050 + (Varies with size)
Plat Vacating	\$400	\$300	\$300	\$1,000
Board of Adjustment (Commercial, MF, Non-Owner-Occupied)	\$250	\$500	N/A	\$750
Board of Adjustment (Residence)	\$150	\$150	N/A	\$300
Flood Plain Development	\$50	-	\$200	\$250

Permit Exemption Certificate				
Flood Plain Development Permit (w/o FEMA FIRM amendment)	\$75	-	\$450	\$525
Flood Plain Development Permit (w/FEMA FIRM amendment)	\$150	-	\$900	\$1,050
Pre-Application conference with city engineer and/or planner	\$300	\$0	\$0	\$300

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

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

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

(Ord. No. 558, § 1, 9-9-13)

X. UTILITY RELATED

Water

Deposit

¾" (65 and older)	\$50.00
¾"	\$150.00
1"	\$200.00
1 ½"	\$250.00
2"	\$450.00
Bulk Water Meter Deposit	\$2,000.00
Meter Cost*	
RG3 Meters:	
¾"	\$179.98
1"	\$279.96
1 ½" Turbine	\$601.09
2" Turbine	\$765.63
4"+	Owner must purchase
AMR Meters:	
¾"	\$528.20
1"	\$586.10
1 ½"	\$942.20
2"	\$1,185.60
3"+	Owner must purchase
<i>*Billed based on which meter is used. RG3 meters will be phased out and replaced with AMR meters beginning in 2022.</i>	
Meter Set Fee	\$100
Tap Fees	
Residential	\$1,500 + Estimated Street Repair
Commercial	\$1,500 + Estimated Street Repair
Impact Fees	
¾"	\$4,761.00
1"	\$7,951.00
1 ½"	\$15,855.00
2"	\$25,378.00
3"	\$55,566.00
4"	\$99,991.00
6"	\$222,219.00
8"	\$380,920.00
10"	\$603,139.00
Consumption Rates	
¾"	\$28.62/first 1,000 gallons + \$0.00606/additional gallon
1"	\$47.69/first 1,000 gallons + \$0.00606/additional gallon
1 ½"	\$95.40/first 1,000 gallons + \$0.00606/additional gallon

2"	\$152.63/first1,000 gallons + \$0.00606/additional gallon
Sprinkler Meter	Reference above depending on meter size; first 49 gallons are no charge
Bulk Consumption Rates	
0-10,000 gallons	\$135.00 flat fee
10,001-25,000 gallons	Flat fee + \$0.005/additional gallon
25,001-40,000 gallons	Flat fee + \$0.00525/additional gallon
40,001+ gallons	Flat fee + \$0.0055/additional gallon
Water Main Extensions	
Extension	Actual Cost
Fire Hydrant	Actual Cost
Other Fees (Only one charge per bill between water/sewer)	
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	\$25 per occurrence
Reconnection Fee	\$35 during business hours; \$75 after hours
Meter Tampering Fee	\$100

Sewer

Tap Fees	
Residential	\$2,000 + Estimated Street Repair
Commercial	\$2,000 + Estimated Street Repair
Impact Fees	
¾"	\$4,761.00
1"	\$7,951.00
1 ½"	\$15,855.00
2"	\$25,378.00
3"	\$55,566.00
4"	\$99,991.00
6"	\$222,219.00
8"	\$380,920.00
10"	\$603,139.00
Consumption Rates	
0-2000 gallons	\$22.67 flat fee
2,001-6,000 gallons	\$22.67+ \$0.00641/additional gallon

6,001+ gallons	No Charge
Sewer Main Extension	
Extension	Actual Cost
Other Fees (Only one charge per bill between water/sewer)	
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	\$25 per occurrence
Reconnection Fee	\$35 during business hours; \$75 after hours

Sanitation Services

Residential Rates	
Residential	\$12.69

Commercial Rates							
Lifts Per Week							
Container Size	1	2	3	4	5	6	Extra Lifts
95 Gal	\$28.81	\$42.16					\$46.82
2 CY	\$71.28	\$126.02	\$179.45	\$251.00			\$107.44
3 CY	\$96.48	\$169.88	\$246.82	\$340.63			\$132.71
4 CY	\$120.14	\$218.07	\$338.71	\$447.67			\$157.99
6 CY	\$128.10	\$229.59	\$345.45	\$510.51	\$618.58	\$751.71	\$183.27
8 CY	\$145.19	\$247.13	\$391.79	\$564.18	\$680.83	\$825.42	\$208.55
Front Load Recycle Rates							
6 CY	\$105.20	\$179.47	\$253.71				\$32.32
8 CY	\$111.39	\$191.85	\$266.11				\$32.32
Other Commercial Front Load Fees							
Container w/casters		\$5.69 per lift		Deliver/removal fee		\$44.24	
Container w/locks		\$1.77 per lift		Exchange fee		\$44.24	
Temporary Front Load Fees							
	Per Lift			Delivery		Daily Rent	
6 CY	\$145.94			\$64.20		\$1.20	
Roll Off Rate Schedule							
Container Size		Haul		Delivery		Daily Rent	
20 CY		\$602.50		\$150.61		\$1.26	
30 CY		\$648.26		\$150.61		\$1.26	
40 CY		\$721.15		\$150.61		\$1.26	
20 CY Sludge		\$714.62		\$150.61		\$1.26	
Franchise/Billing Fees – 10% for Residential and Commercial							
All rates subject to sales tax							

XI. MUNICIPAL FACILITIES

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

(Ordinance 33, Section 3, adopted 2/16/72; Ordinance 172, Sections 4, 22, adopted 2/22/89; Ordinance adopting Code; Ordinance 188, Sections 1, 6, adopted 2/11/91; Ordinance 233 adopted 6/17/96; Ord. No. 235, § 1, 12-15-97; Ord. No. 345, § 1, 11-11-02; Ord. No. 383, § 1, 11-8-04; Ord. No. 399, § 1, 3-13-06; Ord. No. 452-08, § 1, 9-8-08; Ord. No. 471, § 1, 5-11-09; Ord. No. 475, § 1, 8-10-09; Ord. No. 492, § 2, 7-12-10)

XII. ROADWAY RELATED

Roadway Impact Fees

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

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

Examples				
Application Type	Square-footage	Current Application Fees (Building Permit fee and Plan Review Fee if applicable)	Proposed Application Fees (Building Permit fee and Plan Review Fee if applicable)	Net or Loss
Accessory Building	144 sf	\$150	\$144	(\$6)
Accessory Building	2,000 sf	\$150	\$2,000	\$1,850
Single-Family Residential House	4,018 sf	\$3,284	\$4,000	\$716
Single-Family Residential House	2,000 sf	\$2,275	\$2,000	(\$275)
Single-Family Residential House	1,600 sf	\$2,075	\$1,600	(\$475)
New Commercial Building (assuming \$500,000 value and A-2 Occupancy)	2,000 sf	\$5,074	\$2,994	(\$2,079)

Fee Analysis 2023 (1/1/2023 - 6/1/2023)	Number of Permits	Current Application Fees (Building Permit fee and Plan Review Fee if applicable)	Current Application Fees (Building Permit fee and Plan Review Fee if applicable)	Net or Loss
Accessory Buildings	12	\$1,800	\$4,419	\$2,619
Certificate of Occupancy	8	\$800	\$1,200	\$400
Fence Permits	23	\$1,840	\$2,300	\$460
Mechanical, Electrical, Plumbing, and Irrigation	91	\$7,280	\$9,100	\$1,820
Swimming Pool	4	\$320	\$1,600	\$1,280
Single-Family Residential	22	\$70,370	\$76,990	\$6,620
				\$13,199

[illegible]

City Council Meeting

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Items: 3

Title: Consider and take appropriate action to consider a Preliminary Plat for Timberbrook Ph 7, 8, and 9 legally described as Abstract No. 121 the Margaret Garnett Survey, Abstract No. 439 the William Reed Survey, Abstract No. 1071 and the Joseph Sutton Survey Abstract No. 1151

Department: Development

Contact: Director of Planning and Development, Matt Cyr

Recommendation:

Staff has reviewed the application to ensure consistency with the Planned Development that was approved on April 25, 2023. Staff has no concerns with the application.

Background:

The Applicant is requesting a preliminary plat for 822 lot single-family residential subdivision with public and private open spaces, an amenity center lot, and an elementary school site. The proposed subdivision will be a continuation of the existing Timberbrook development for Phases 7, 8, and 9.

On April 26, 2021, City Council approved a Development Agreement with Bloomfield and Royal Crest properties for approximately 1,079 acres of land. In May of 2021 City Council annexed the subject property into the City of Justin. Due to State Law the property is automatically zoned to the lowest density, which would be Large-Lot Residential.

On April 25, 2023, City Council approved the rezone request for Timberbrook Ph. 7-9.

City Attorney Review: N/A

Attachments:

1. Supporting Documentation



PLANNING & ZONING COMMISSION MEETING

Staff Report
May 16, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: Consider and act upon a recommendation to City Council for a Preliminary Plat for Timberbrook Ph 7, 8, and 9 legally described as Abstract No. 121 the Margaret Garnett Survey, Abstract No. 439 the William Reed Survey, Abstract No. 1071 and the Joseph Sutton Survey Abstract No. 1151

APPLICANT: Jason Weaver, GM Civil

EXECUTIVE SUMMARY:

The Applicant is requesting a preliminary plat for 822 lot single-family residential subdivision with public and private open spaces, an amenity center lot, and an elementary school site. The proposed subdivision will be a continuation of the existing Timberbrook development for Phases 7, 8, and 9.

DETAILS:

On April 26, 2021, City Council approved a Development Agreement with Bloomfield and Royal Crest properties for approximately 1,079 acres of land.

In May of 2021 City Council annexed the subject property into the City of Justin. Due to State Law the property is automatically zoned to the lowest density, which would be Large-Lot Residential.

On April 25, 2023, City Council approved the rezone request for Timberbrook Ph. 7-9.

DESIGN STANDARDS:

PD ZONING RESIDENTIAL STANDARDS	SF-5.5	SF-7	SF-8.5
Lot Size (Minimum)			
Lot Area (sq. ft.)	5,500 ¹	7,000 ¹	8,500 ¹
Lot Width (feet)	50 ²	60 ²	70 ²
Lot Depth (feet)	110 ³	110 ³	110 ³
Dwelling Regulations (Minimum Square Footage)			
Minimum Dwelling Floor Area	1,600 ⁴	1,600 ⁴	1,800 ⁴
Yard Requirements			
Front Yard minimum (feet)	20	20	20
Side Yard minimum (feet)	5	5	5
Side Yard of Corner Lots minimum (feet)	10	10	10
Side Yard of Corner Lots (feet) on key lots	20	20	20
Rear Yard minimum (feet)	15 ⁵	15 ⁵	15 ⁵
Lot Coverage Main Structure	50%	50%	50%
Home Requirements			
Main Structure maximum Height (feet)	40	40	40
Accessory Structure Height maximum (feet)	14	14	14
Masonry Percentage minimum	70%	70%	70%
Roof Pitch Minimum	6:12	6:12	6:12

FENCING & SIGNAGE :

Along the east side of the development the Applicant is proposing to utilize a 6' ornamental fencing with stone masonry columns. The Applicant is also utilizing this to the southwest of the development as well. The Applicant will also utilize a 6' masonry (brick veneer) screening wall to the south entrance of the development.

The development will also have a main entry monument sign to the south entrance of the development. These exhibits are included in the agenda packet.

TRAILS:

The development will have a 6' trail that goes down the east side and west side of the development. The trail system will connect with the existing trail system in Timberbrook. The exhibit is attached as well in the agenda packet.

SCHOOL:

Northwest ISD has been in contact with Timberbrook about a school onsite. The lot will be approximately 11.96 acres. Staff has not confirmed if it is an elementary school or middle school. However, we will confirm ahead of the meeting. The School would be part of this Planned Development.



ACTION CONSIDERED:

- 1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

STAFF RECOMMENDATION:

Staff has reviewed the application to ensure consistency with the Planned Development that was approved on April 25, 2023. Staff has no concerns with the application.

ATTACHMENTS:

- (A) Supporting Documentation

CALLLED 149.934 ACRES
SUSAN H. MICHAUD
VOL. 4345, PG. 516
D.R.D.C.T.

FUTURE
TIMBERBROOK, PHASE 4B
REMAINDER OF
CALLED 184.362 ACRES, TRACT 1
BLOOMFIELD HOMES, LP
DOC. NO. 2021-106330
D.R.D.C.T.

TIMBERBROOK, PHASE 3B-4A
DOC. NO. 2022-326
P.R.D.C.T.

FUTURE
TIMBERBROOK, PHASE 5
REMAINDER OF
CALLED 184.362 ACRES, TRACT 1
BLOOMFIELD HOMES, LP
DOC. NO. 2021-106330
D.R.D.C.T.

REMAINDER OF
CALLED 184.362 ACRES, TRACT 1
BLOOMFIELD HOMES, LP
DOC. NO. 2021-106330
D.R.D.C.T.

FUTURE
TIMBERBROOK, PHASE 4A

COMMERCIAL AREA 2
CALLED 7.459 ACRES
TIMBERBROOK CROSSINGS, LLC
DOC. NO. 2022-126633
D.R.D.C.T.

CALLLED 4.05 ACRES
PETE ALLEN MITCHELL, ET UX
VOL. 1226, PG. 932
D.R.D.C.T.

CALLLED 3.0 ACRES
WILLIAM D. MITCHELL
VOL. 2292, PG. 269
D.R.D.C.T.

CALLLED 9.001 ACRES
MILESTONE CHURCH
DOC. NO. 2022-170409
D.R.D.C.T.

CALLLED 206.497 ACRES
CNR TALLY/TRAIL CREEK ACRES
DOC. NO. 2009-136383
D.R.D.C.T.

CERTIFICATE OF APPROVAL

WHEREAS the Planning and Zoning Commission of the City of Justin, Texas, voted affirmatively on this _____ day of _____, 20____ to recommend approval of this plat by the City Council.

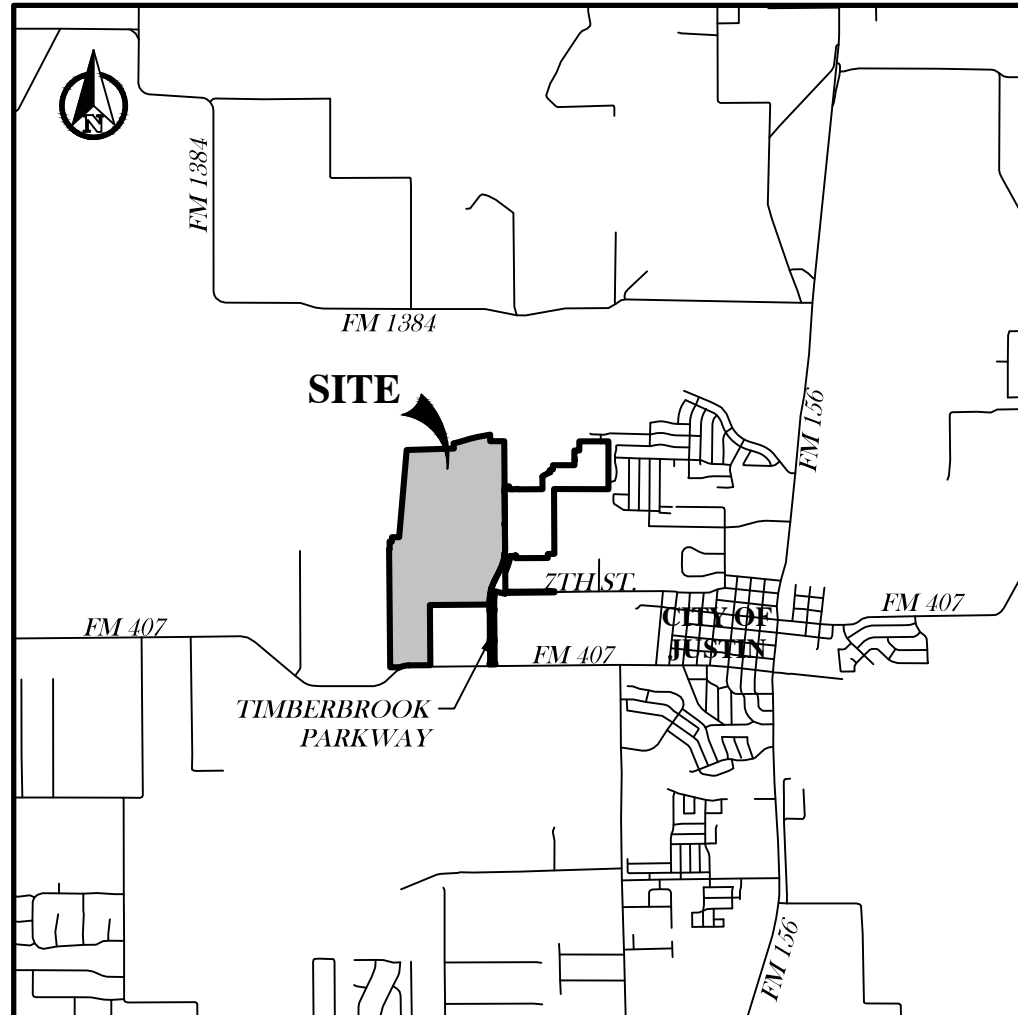
Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this _____ day of _____, 20____ to approve this preliminary plat.

Mayor, City of Justin

Attest: City Secretary



VICINITY MAP
N.T.S.

SHEET 2

SHEET 3

SHEET 4

SHEET 5

LEGEND

- | | |
|------------|--------------------------------------|
| O | BOUNDARY CORNER |
| BL | BUILDING LINE |
| VOL. | VOLUME |
| PG. | PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| D.R.D.C.T. | DEED RECORDS OF DENTON COUNTY, TEXAS |
| P.R.D.C.T. | PAT RECORDS OF DENTON COUNTY, TEXAS |
| --- | BOUNDARY LINE |
| --- | BUILDING LINE |
| --- | CENTERLINE |
| --- | ABSTRACT LINE |
| --- | EASEMENT LINE |
| --- | FLOODPLAIN LINE |
| --- | CITY LIMIT LINE |
| --- | CREEK CENTERLINE |

REMAINDER OF
CALLED 241.210 ACRES
JUSTIN TIMBERBROOK, LLC
DOC. NO. 2017-5803
D.R.D.C.T.

SITE DATA

GROSS AREA	299.874 ACRES
RESIDENTIAL USE AREA	147.499 ACRES
OPEN SPACE AREA	91.653
SCHOOL LOT AREA	14.018 ACRES
RIGHT-OF-WAY	46.705 ACRES
RESIDENTIAL LOTS	822
RESIDENTIAL DENSITY	2.74 LOTS/AC.
OPEN SPACE LOTS	13
SCHOOL SITE	1

SHEET INDEX

SHEET 1	COVER
SHEET 2-5	PRELIM PLAT
SHEET 6	LEGAL DESCRIPTION, LOT DETAILS, STREET CROSS-SECTIONS
SHEET 7-8	LOT AREA TABLES

PREPARED FOR:

BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTH LAKE, TX 76092
(817) 416-1572

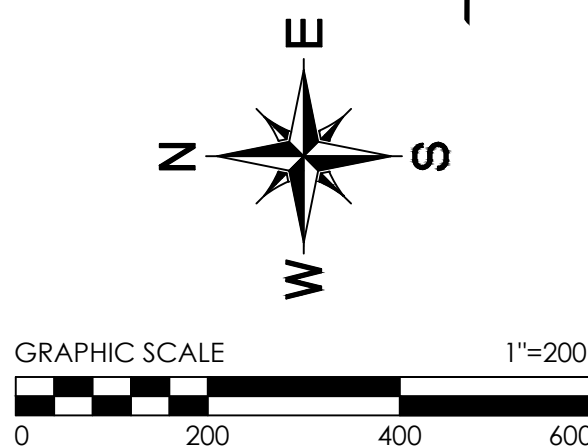
PREPARED BY:

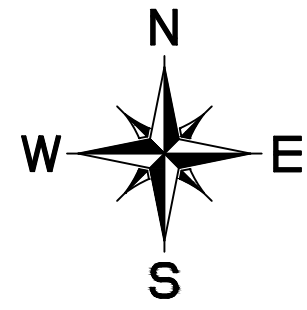
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PRELIMINARY PLAT OF TIMBERBROOK PHASE 7, 8 & 9

822 RESIDENTIAL LOTS
13 OPEN SPACE LOTS
1 SCHOOL LOT
BEING
299.874 ACRES ±
SITUATED IN THE
CARL BOEGER SURVEY, ABSTRACT No.
121, MARGARET GERNETT SURVEY,
ABSTRACT No. 439, WILLIAM REED
SURVEY, ABSTRACT No. 1071, JOSEPH
SUTTON SURVEY, ABSTRACT No. 1151
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: March 2023

SHEET 1 of 8





- ① 30' PIPELINE EASEMENT
ENBRIDGE GATHERING
(NORTH TEXAS) LP
DOC. NO. 2010-52231
D.R.D.C.T.
- ② 50' PIPELINE EASEMENT
CROSSTEX NORTH PIPELINE, LP
DOC. NO. 2005-149193
DOC. NO. 2005-149194
DOC. NO. 2005-149195
DOC. NO. 2005-149196
D.R.D.C.T.
- ③ 50' PIPELINE EASEMENT
ENTERPRISE TEXAS PIPELINE, LLC
DOC. NO. 2009-60319
DOC. NO. 2009-60320
DOC. NO. 2009-60321
DOC. NO. 2009-60322
D.R.D.C.T.
- ④ 50' PIPELINE EASEMENT
ENERGY TRANSFER FUEL, LP
DOC. NO. 2007-31526
DOC. NO. 2007-31527
DOC. NO. 2007-31528
DOC. NO. 2007-31529
D.R.D.C.T.
- ⑤ 30' PIPELINE EASEMENT
SOUTHWESTERN GAS PIPELINE
VOL. 4899, PG. 2125
VOL. 4899, PG. 2136
VOL. 4899, PG. 2146
VOL. 4899, PG. 2156
D.R.D.C.T.
- ⑥ 20' PIPELINE EASEMENT
SOUTHWESTERN GAS PIPELINE
DOC. NO. 2008-129042
DOC. NO. 2008-129044
DOC. NO. 2008-129045
DOC. NO. 2008-129048
D.R.D.C.T.
- ⑦ 30' PIPELINE EASEMENT
SOUTHWESTERN GAS PIPELINE
DOC. NO. 2006-106013
D.R.D.C.T.
- ⑧ APPROXIMATE LOCATION OF
20' PIPELINE EASEMENT
DOC. NO. 2008-129050
D.R.D.C.T.

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 4

SEE SHEET 4

SEE SHEET 5 FOR LINE &
CURVE TABLES

PREPARED FOR:
**BLOOMFIELD
HOMES, LP**
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

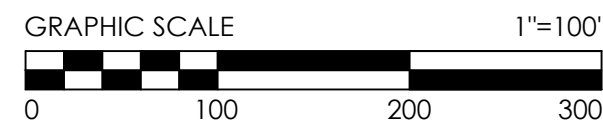
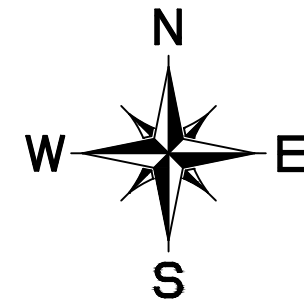
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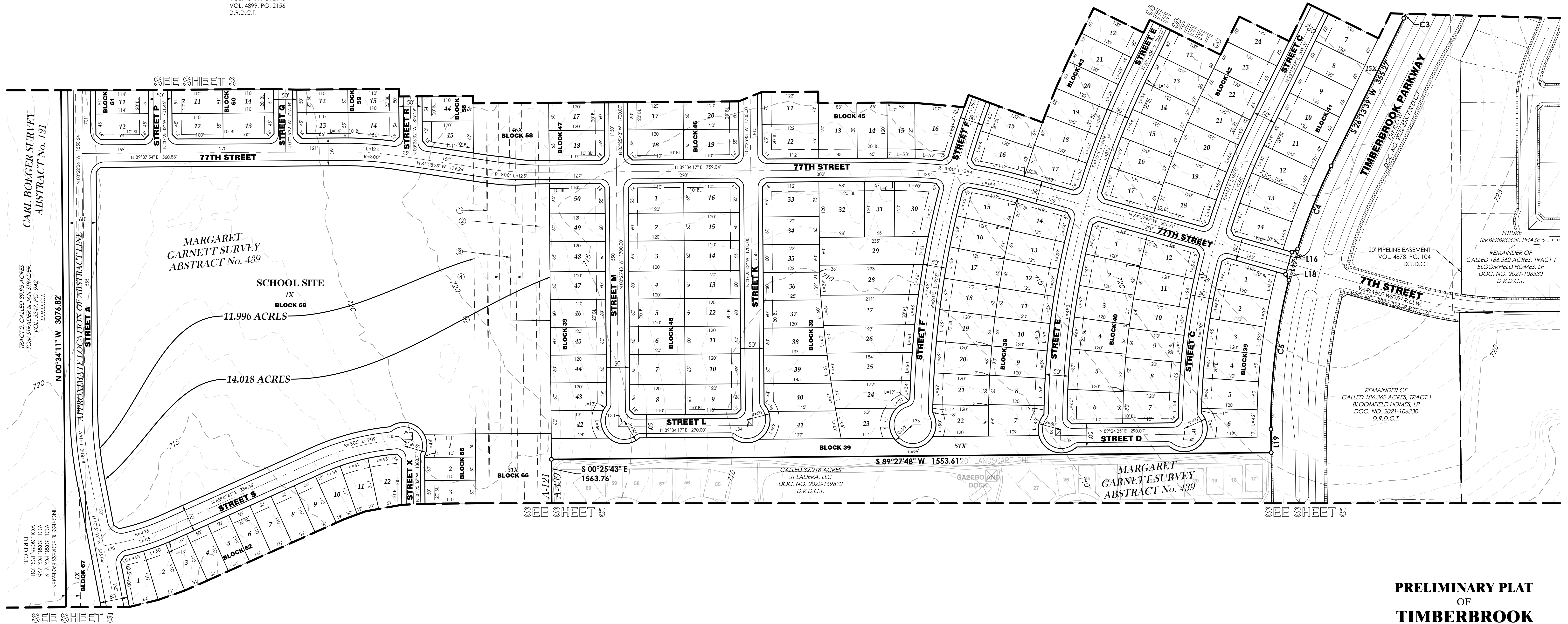
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TIMBERBROOK
PHASE 7, 8 & 9**

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SURVEY, ABSTRACT No. 1071, JOSEPH
SUTTON SURVEY, ABSTRACT No. 1151
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: March 2023
SHEET 3 of 8

E:\23001 Timberbrook\PRELIM\PRELIMINARY PLAT.DWG



- ① 30' PIPELINE EASEMENT
ENBRIDGE GATHERING
(NORTH TEXAS) LP
DOC. NO. 2010-52231
D.R.D.C.T.
- ② 50' PIPELINE EASEMENT
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- ⑤ 30' PIPELINE EASEMENT
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VOL. 4899, PG. 2125
VOL. 4899, PG. 2136
VOL. 4899, PG. 2146
VOL. 4899, PG. 2156
D.R.D.C.T.



**PRELIMINARY PLAT
OF
TIMBERBROOK
PHASE 7, 8 & 9**

822 RESIDENTIAL LOTS
13 OPEN SPACE LOTS
1 SCHOOL LOT
BEING

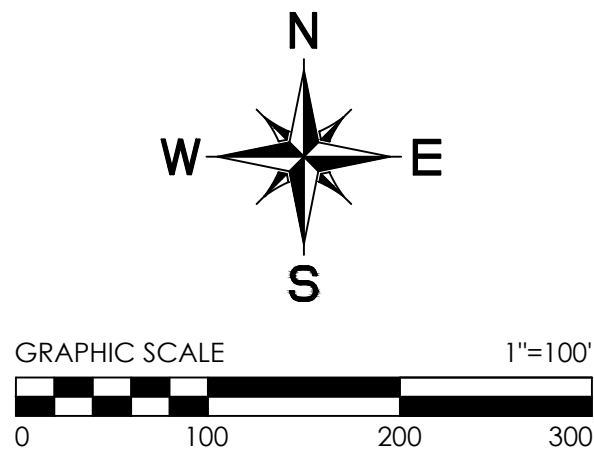
299.874 ACRES ±

SITUATED IN THE
CARL BOEGER SURVEY, ABSTRACT No. 121,
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SUTTON SURVEY, ABSTRACT No. 1151
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: March 2023

PREPARED FOR:
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SEE SHEET 5 FOR LINE &
CURVE TABLES



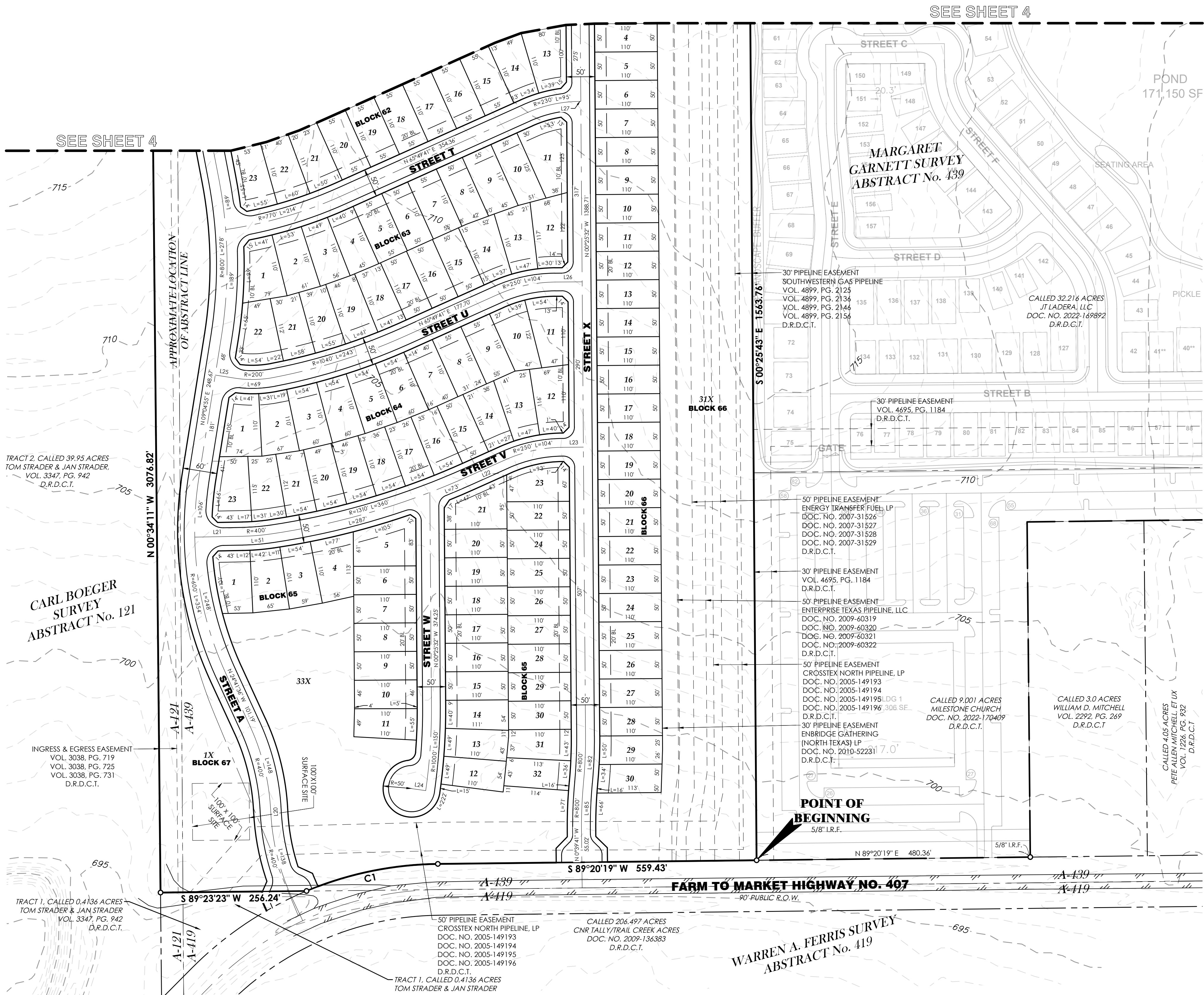
CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	617.96'	236.72'	21°56'53"	S78°21'53"W
C2	1140.00'	109.45'	5°30'03"	S02°20'37"W
C3	1140.00'	350.48'	17°36'54"	S17°25'12"W
C4	1260.00'	193.50'	8°47'56"	S21°49'41"W
C5	1260.00'	325.07'	14°46'55"	S06°51'16"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S85°36'42"E	17.09'
L2	N00°22'06"W	201.64'
L3	N89°37'54"E	60.00'
L4	N00°22'06"W	110.00'
L5	N77°31'56"E	74.88'
L6	N71°02'07"E	83.84'
L7	S44°35'35"W	14.14'
L8	S00°24'25"E	50.00'
L9	S45°24'25"E	14.14'
L10	S44°35'35"W	14.14'
L11	S00°24'25"E	50.00'
L12	S45°24'25"E	14.14'
L13	S50°46'05"W	14.04'
L14	S06°51'12"W	50.00'
L15	S37°43'26"E	13.87'
L16	S61°31'09"W	14.31'
L17	S15°50'13"W	50.00'
L18	S29°50'43"E	14.31'
L19	S00°32'12"E	50.58'
L20	N03°31'40"W	13.88'
L21	N88°57'55"E	83.94'
L22	N65°49'41"E	71.18'
L23	N89°34'28"E	36.46'
L24	S81°51'15"E	25.00'
L25	S80°55'05"E	33.71'
L26	N89°34'28"E	47.68'
L27	N89°34'28"E	2.76'
L28	S79°08'41"W	29.93'
L29	S89°34'28"W	2.76'

LINE TABLE		
LINE #	BEARING	DISTANCE
L30	N56°57'04"E	23.75'
L31	S89°34'17"W	11.76'
L32	N44°21'30"E	28.39'
L33	S44°34'17"W	17.68'
L34	N45°25'43"W	17.68'
L35	S44°34'17"W	17.68'
L36	N89°56'08"E	18.00'
L37	N44°35'48"E	17.67'
L38	S00°32'12"E	9.54'
L39	N44°26'28"E	17.69'
L40	N45°33'23"W	17.67'
L41	N00°32'12"W	9.25'
L42	S89°35'35"W	11.52'
L43	N44°34'17"E	17.68'
L44	S44°34'17"W	17.68'
L45	N81°49'52"W	8.26'
L46	S45°25'32"E	17.68'
L47	S40°58'47"E	16.46'
L48	S44°35'35"W	17.68'
L49	N45°25'43"W	17.68'
L50	N51°36'02"E	15.86'
L51	S12°16'07"E	36.41'
L52	S89°35'35"W	25.00'
L53	N89°35'35"E	25.00'
L54	S53°35'57"W	15.45'
L55	N25°22'18"E	47.78'
L56	S24°46'29"E	16.28'
L57	S77°05'18"E	41.09'
L58	S11°44'19"E	25.50'

PRELIMINARY PLAT
OF
TIMBERBROOK
PHASE 7, 8 & 9

822 RESIDENTIAL LOTS
13 OPEN SPACE LOTS
1 SCHOOL LOT
BEING
299.874 ACRES ±
SITUATED IN THE
CARL BOEGER SURVEY, ABSTRACT No. 121,
MARGARET GERNETT SURVEY,
ABSTRACT No. 439, WILLIAM REED
SURVEY, ABSTRACT No. 1071, JOSEPH
SUTTON SURVEY, ABSTRACT No. 1151
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: March 2023



PREPARED FOR:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-320-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	39	7,996	0.184
2	39	7,447	0.171
3	39	7,447	0.171
4	39	7,447	0.171
5	39	7,594	0.174
6	39	6,920	0.159
7	39	7,504	0.172
8	39	7,351	0.169
9	39	7,351	0.169
10	39	7,351	0.169
11	39	7,351	0.169
12	39	7,351	0.169
13	39	7,348	0.169
14	39	7,975	0.183
15	39	7,986	0.183
16	39	8,000	0.184
17	39	7,997	0.184
18	39	7,997	0.184
19	39	7,997	0.184
20	39	7,997	0.184
21	39	7,997	0.184
22	39	7,843	0.180
23	39	7,460	0.171
24	39	9,695	0.223
25	39	10,684	0.245
26	39	11,427	0.262
27	39	13,245	0.304
28	39	14,141	0.325
29	39	13,747	0.316
30	39	10,068	0.231
31	39	7,800	0.179
32	39	11,744	0.270
33	39	9,094	0.209
34	39	7,315	0.168
35	39	7,315	0.168
36	39	7,369	0.169
37	39	7,640	0.175
38	39	8,007	0.184
39	39	8,457	0.194
40	39	8,909	0.205
41	39	9,175	0.211
42	39	6,684	0.153
43	39	7,159	0.164
44	39	7,200	0.165
45	39	7,200	0.165
46	39	7,200	0.165
47	39	7,200	0.165
48	39	7,800	0.179
49	39	7,200	0.165
50	39	7,750	0.178

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	40	8,582	0.197
2	40	8,036	0.184
3	40	8,033	0.184
4	40	8,033	0.184
5	40	10,127	0.232
6	40	8,566	0.197
7	40	7,990	0.183
8	40	8,275	0.190
9	40	7,381	0.169
10	40	7,381	0.169
11	40	7,993	0.183
12	40	8,023	0.184

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	41	8,242	0.189
2	41	7,858	0.180
3	41	8,109	0.186
4	41	7,485	0.172
5	41	8,095	0.186
6	41	7,200	0.165
7	41	7,800	0.179
8	41	7,200	0.165
9	41	7,800	0.179
10	41	7,200	0.165
11	41	7,894	0.181
12	41	7,447	0.171
13	41	8,067	0.185
14	41	7,996	0.184

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	42	7,750	0.178
2	42	7,899	0.181
3	42	7,568	0.174
4	42	7,568	0.174
5	42	7,568	0.174
6	42	7,568	0.174
7	42	8,190	0.188
8	42	7,200	0.165
9	42	7,200	0.165
10	42	7,800	0.179
11	42	7,200	0.165
12	42	7,200	0.165
13	42	7,856	0.180
14	42	7,415	0.170
15	42	7,417	0.170
16	42	8,036	0.184
17	42	7,970	0.183
18	42	8,023	0.184
19	42	7,993	0.183
20	42	7,993	0.183
21	42	7,345	0.169
22	42	7,800	0.179
23	42	7,800	0.179
24	42	7,200	0.165
25	42	7,800	0.179
26	42	7,800	0.179
27	42	7,455	0.171
28	42	8,248	0.189
29	42	8,246	0.189
30	42	7,612	0.175
31	42	8,247	0.189
32	42	8,248	0.189
33	42	8,141	0.187
34	42	7,750	0.178

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	44	8,233	0.189
2	44	7,800	0.179
3	44	7,800	0.179
4	44	7,800	0.179
5	44	9,808	0.225
6	44	10,084	0.231
7	44	11,188	0.257
8	44	10,340	0.237

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	43	7,750	0.178
2	43	7,775	0.178
3	43	7,806	0.179
4	43	7,806	0.179
5	43	7,737	0.178
6	43	7,200	0.165
7	43	7,200	0.165
8	43	7,200	0.165
9	43	7,200	0.165
10	43	7,200	0.165
11	43	7,238	0.166
12	43	7,379	0.169
13	43	7,382	0.169
14	43	7,382	0.169
15	43	7,384	0.170
16	43	8,162	0.187
17	43	7,979	0.183
18	43	7,962	0.183
19	43	7,351	0.169
20	43	7,351	0.169
21	43	7,920	0.182
22	43	7,200	0.165
23	43	7,200	0.165
24	43	7,800	0.179
25	43	7,200	0.165
26	43	7,200	0.165
27	43	8,156	0.187
28	43	7,826	0.180
29	43	7,835	0.180
30	43	8,493	0.195
31	43	8,620	0.198
32	43	7,750	0.178

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	45	7,875	0.181
2	45	7,925	0.182
3	45	7,315	0.168
4	45	7,315	0.168
5	45	7,925	0.182
6	45	7,315	0.168
7	45	7,315	0.168
8	45	7,925	0.182
9	45	7,315	0.168
10	45	7,315	0.168
11	45	8,509	0.195
12	45	9,094	0.209
13	45	9,970	0.229
14	45	7,800	0.179
15	45	7,192	0.165
16	45	10,327	0.237
17	45	10,133	0.233
18	45	7,621	0.175
19	45	7,986	0.183
20	45	14,509	0.333
21	45	7,949	0.182
22	45	7,674	0.176
23	45	7,675	0.176
24	45	7,675	0.176
25	45	7,675	0.176
26	45	7,675	0.176
27	45	7,550	0.173
28	45	7,625	0.175

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	46	7,750	0.178
2	46	7,200	0.165
3	46	7,200	0.165
4	46	7,200	0.165
5	46	7,200	0.165
6	46	7,200	0.165
7	46	7,800	0.179
8	46	7,800	0.179
9	46	7,200	0.165
10	46	7,200	0.165
11	46	7,200	0.165
12	46	7,200	0.165
13	46	7,200	0.165
14	46	7,200	0.165
15	46	7,800	0.179
16	46	7,200	0.165
17	46	7,200	0.165
18	46	7,750	0.178
19	46	7,750	0.178
20	46	7,200	0.165
21	46	7,200	0.165
22	46	7,800	0.179
23	46	7,200	0.165
24	46	7,200	0.165
25	46	7,200	0.165
26	46	7,200	0.165
27	46	7,200	0.165
28	46	7,200	0.165
29	46	7,200	0.165
30	46	7,800	0.179
31	46	7,200	0.165
32	46	7,200	0.165
33	46	7,200	0.165
34	46	7,200	0.165
35	46	7,200	0.165
36	46	7,750	0.178

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	47	7,750	0.178
2	47	7,200	0.165
3	47	7,800	0.179
4	47	7,200	0.165
5	47	7,200	0.165
6	47	7,200	0.165
7	47	7,200	0.165
8	47	7,200	0.165
9	47	7,200	0.165
10	47	7,200	0.165
11	47	7,200	0.165
12	47	7,200	0.165
13	47	7,200	0.165
14	47	7,200	0.165
15	47	7,800	0.179
16	47	7,200	0.165
17	47	7,200	0.165
18	47	7,750	0.178

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	48	7,750	0.178
2	48	7,200	0.165
3	48	7,800	0.179
4	48	7,200	0.165
5	48	7,200	0.165
6	48	7,200	0.165
7	48	7,800	0.179
8	48	7,750	0.178
9	48	7,750	0.178
10	48	7,800	0.179
11	48	7,200	0.165
12	48	7,200	0.165
13	48	7,200	0.165
14	48	7,800	0.179
15	48	7,200	0.165
16	48	7,750	0.178

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	49	7,200	0.165
2	49	7,200	0.165
3	49	7,200	0.165
4	49	7,200	0.165
5	49	7,200	0.165
6	49	7,388	0.170
7	49	7,575	0.174
8	49	10,939	0.251
9	49	13,274	0.305
10	49	7,925	0.182
11	49	7,315	0.168
12	49	7,315	0.168
13	49	9,094	0.209
14	49	7,200	0.165
15	49	8,230	0.189
16	49	8,603	0.198
17	49	7,206	0.165
18	49	7,200	0.165
19	49	7,200	0.165
20	49	7,200	0.165
21	49	7,200	0.165
22	49	7,200	0.165
23	49	7,200	0.165
24	49	7,200	0.165
25	49	7,800	0.179
26	49	7,750	0.178
27	49	9,479	0.218
28	49	8,750	0.201
29	49	8,750	0.201
30	49	8,750	0.201
31	49	8,750	0.201
32	49	8,750	0.201
33	49	9,282	0.213
34	49	9,488	0.218
35	49	9,488	0.218
36	49	9,488	0.218
37	49	9,488	0.218
38	49	9,488	0.218
39	49	9,325	0.214
40	49	10,013	0.230
41	49	9,859	0.226
42	49	14,940	0.343
43	49	12,210	0.280
44	49	8,750	0.201
45	49	8,750	0.201
46	49	8,750	0.20

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	55	9,214	0.212
2	55	8,750	0.201
3	55	8,750	0.201
4	55	8,750	0.201
5	55	8,750	0.201
6	55	8,750	0.201
7	55	9,760	0.224
8	55	10,125	0.232
9	55	12,910	0.296
10	55	10,096	0.232
11	55	10,000	0.230
12	55	10,000	0.230
13	55	10,000	0.230
14	55	10,815	0.248
15	55	10,815	0.248
16	55	10,000	0.230
17	55	10,000	0.230
18	55	10,000	0.230
19	55	10,000	0.230
20	55	12,732	0.292
21	55	13,286	0.305
22	55	9,358	0.215
23	55	9,228	0.212
24	55	8,750	0.201
25	55	9,698	0.223
26	55	10,004	0.230
27	55	9,373	0.215
28	55	10,000	0.230
29	55	8,750	0.201
30	55	8,750	0.201
31	55	10,000	0.230
32	55	8,750	0.201
33	55	9,325	0.214

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	56	6,000	0.138
2	56	5,500	0.126
3	56	5,500	0.126
4	56	5,500	0.126
5	56	5,500	0.126
6	56	5,500	0.126
7	56	5,500	0.126
8	56	5,500	0.126
9	56	5,500	0.126
10	56	5,500	0.126
11	56	5,500	0.126
12	56	5,500	0.126
13	56	5,500	0.126
14	56	5,500	0.126
15	56	5,500	0.126
16	56	5,500	0.126
17	56	5,500	0.126
18	56	5,500	0.126
19	56	5,500	0.126
20	56	5,500	0.126
21	56	5,500	0.126
22	56	5,500	0.126
23	56	5,500	0.126
24	56	6,000	0.138

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	57	5,594	0.128
2	57	6,373	0.146
3	57	8,057	0.185
4	57	8,057	0.185
5	57	6,775	0.156
6	57	5,749	0.132
7	57	5,500	0.126
8	57	6,050	0.139
9	57	5,500	0.126
10	57	6,050	0.139
11	57	5,500	0.126
12	57	6,050	0.139
13	57	5,500	0.126
14	57	6,050	0.139
15	57	5,500	0.126
16	57	6,050	0.139
17	57	5,500	0.126
18	57	6,050	0.139
19	57	5,500	0.126
20	57	5,500	0.126
21	57	5,500	0.126
22	57	5,500	0.126
23	57	5,500	0.126
24	57	5,500	0.126
25	57	5,973	0.137
26	57	5,963	0.137
27	57	7,712	0.177
28	57	6,481	0.149
29	57	5,899	0.135
30	57	5,798	0.133
31	57	6,050	0.139
32	57	6,286	0.144
33	57	6,302	0.145
34	57	6,737	0.155
35	57	5,500	0.126
36	57	6,050	0.139
37	57	5,609	0.129
38	57	6,000	0.138

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	58	5,500	0.126
2	58	6,050	0.139
3	58	5,662	0.130
4	58	6,961	0.160
5	58	6,976	0.160
6	58	6,384	0.147
7	58	5,638	0.129
8	58	6,481	0.149
9	58	5,899	0.135
10	58	6,481	0.149
11	58	6,428	0.148
12	58	6,050	0.139
13	58	5,500	0.126
14	58	6,184	0.142
15	58	6,000	0.138
16	58	6,000	0.138
17	58	5,500	0.126
18	58	5,500	0.126
19	58	5,500	0.126
20	58	5,761	0.132
21	58	5,920	0.136
22	58	5,930	0.136
23	58	5,928	0.136
24	58	5,928	0.136
25	58	5,872	0.135
26	58	6,313	0.145
27	58	6,772	0.155
28	58	7,758	0.178
29	58	13,497	0.310
30	58	9,123	0.209
31	58	5,651	0.130
32	58	5,500	0.126
33	58	5,500	0.126
34	58	5,500	0.126
35	58	5,500	0.126
36	58	5,500	0.126
37	58	5,500	0.126
38	58	5,500	0.126
39	58	6,050	0.139
40	58	6,050	0.139
41	58	5,500	0.126
42	58	6,050	0.139
43	58	6,050	0.139
44	58	5,930	0.136
45	58	6,620	0.152

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	59	7,627	0.175
2	59	6,030	0.138
3	59	6,050	0.139
4	59	5,500	0.126
5	59	6,050	0.139
6	59	5,500	0.126
7	59	6,050	0.139
8	59	5,500	0.126
9	59	6,050	0.139
10	59	5,500	0.126
11	59	5,500	0.126
12	59	5,500	0.126
13	59	6,007	0.138
14	59	6,398	0.147
15	59	5,500	0.126
16	59	5,500	0.126
17	59	5,500	0.126
18	59	6,050	0.139
19	59	5,500	0.126
20	59	6,050	0.139
21	59	5,500	0.126
22	59	6,050	0.139
23	59	5,500	0.126
24	59	6,050	0.139
25	59	5,500	0.126
26	59	5,874	0.135
27	59	7,499	0.172

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	60	6,030	0.138
2	60	6,050	0.139
3	60	6,050	0.139
4	60	6,050	0.139
5	60	5,500	0.126
6	60	6,050	0.139
7	60	5,500	0.126
8	60	6,050	0.139
9	60	6,050	0.139
10	60	6,050	0.139
11	60	5,654	0.130
12	60	6,006	0.138
13	60	6,018	0.138
14	60	5,654	0.130
15	60	6,050	0.139
16	60	6,050	0.139
17	60	6,050	0.139
18	60	5,500	0.126
19	60	6,050	0.139
20	60	5,500	0.126
21	60	6,050	0.139
22	60	6,050	0.139
23	60	6,050	0.139
24	60	6,941	0.159

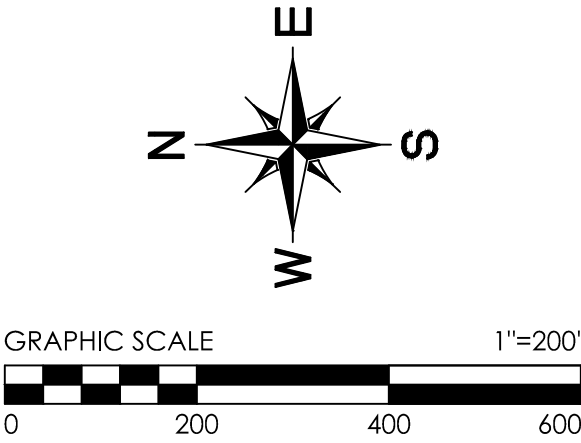
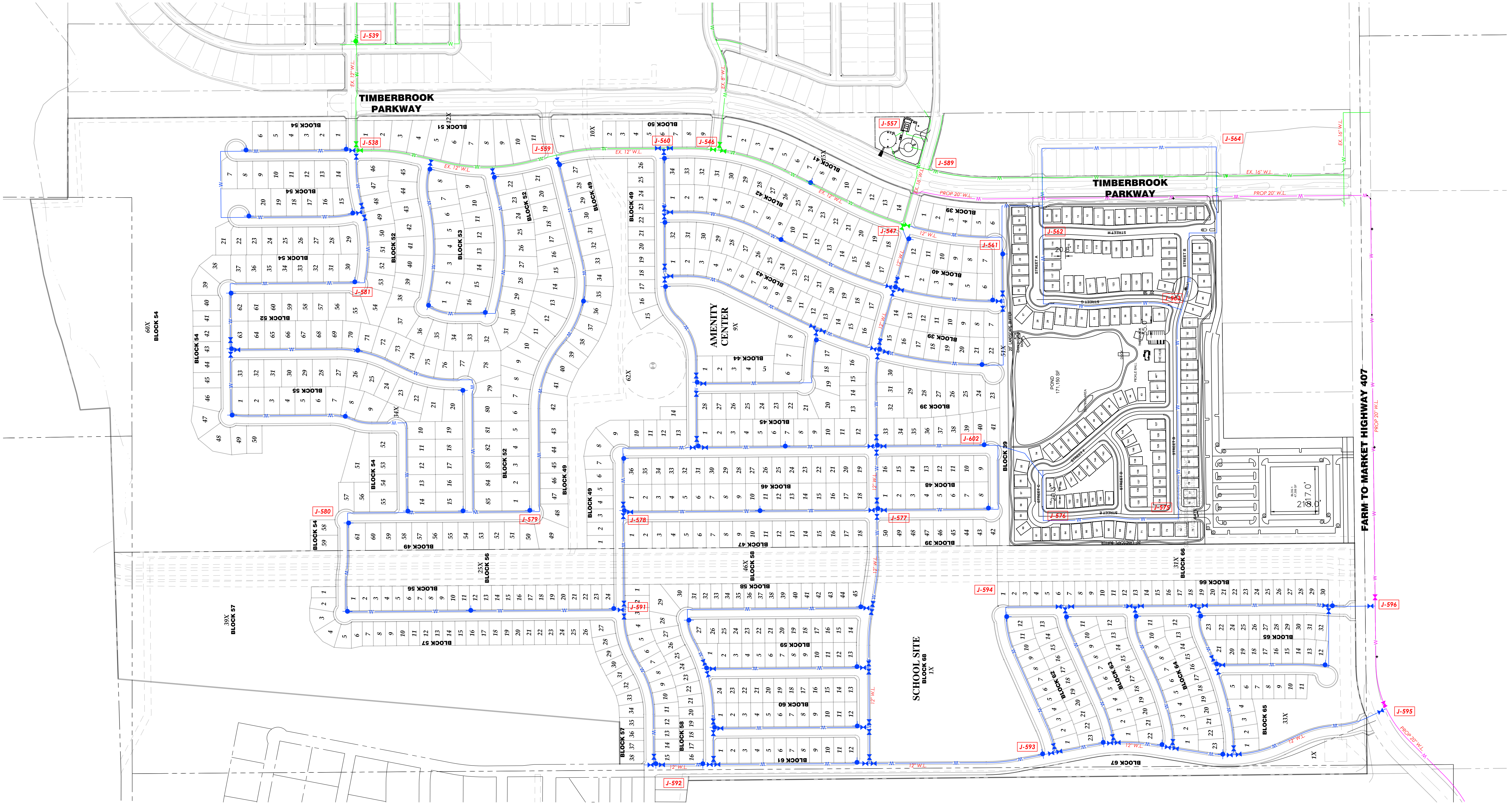
LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	61	6,164	0.142
2	61	6,261	0.144
3	61	6,264	0.144
4	61	6,267	0.144
5	61	5,700	0.131
6	61	6,273	0.144
7	61	5,705	0.131
8	61	6,278	0.144
9	61	6,281	0.144
10	61	6,284	0.144
11	61	5,869	0.135
12	61	6,197	0.142

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	62	6,354	0.146
2	62	6,088	0.140
3	62	5,635	0.129
4	62	5,500	0.126
5	62	5,500	0.126
6	62	5,500	0.126
7	62	5,500	0.126
8	62	6,050	0.139
9	62	5,500	0.126
10	62	5,879	0.135
11	62	6,115	0.140
12	62	6,858	0.157
13	62	6,967	0.160
14	62	5,987	0.137
15	62	6,050	0.139
16	62	6,050	0.139
17	62	6,050	0.139
18	62	6,050	0.139
19	62	6,050	0.139
20	62	6,050	0.139
21	62	6,355	0.146
22	62	6,152	0.141
23	62	6,411	0.147

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	63	6,851	0.157
2	63	6,255	0.144
3	63	5,720	0.131
4	63	5,683	0.130
5	63	6,050	0.139
6	63	5,500	0.126
7	63	6,050	0.139
8	63	5,559	0.128
9	63	6,322	0.145
10	63	6,064	0.139
11	63	8,416	0.193
12	63	7,328	0.168
13	63	6,375	0.146
14	63	6,542	0.150
15	63	5,500	0.126
16	63	5,500	0.126
17	63	5,500	0.126
18	63	5,685	0.131
19	63	6,326	0.145
20	63	5,754	0.132
21	63	6,051	0.139
22	63	7,400	0.170

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	64	6,898	0.158
2	64	6,333	0.145
3	64	6,230	0.143
4	64	6,230	0.143
5	64	6,230	0.143
6	64	6,230	0.143
7	64	6,101	0.140
8	64	6,050	0.139
9	64	6,050	0.139
10	64	6,593	0.151
11	64	7,510	0.172
12	64	7,035	0.161
13	64	6,518	0.150
14	64	5,902	0.135
15	64	5,500	0.126
16	64	5,693	0.131
17	64	5,695	0.131
18	64	5,696	0.131
19	64	5,697	0.131
20	64	5,698	0.131
21	64	5,729	0.132
22	64	6,242	0.143
23	64	7,004	0.161

LOT SUMMARY TABLE			
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	65	6,699	0.154
2	65	6,423	0.147
3	65	6,194	0.142
4	65	7,339	0.168
5	65	8,312	0.191
6	65	5,500	0.126
7	65	5,500	0.126
8	65	5,500	0.126
9	65	5,500	0.126
10	65	5,520	0.127
11	65	5,762	0.132
12	65	5,672	0.130
13	65	5,720	0.131
14	65	5,661	0.130
15	65	5,500	0.126
16	65	5,500	0.126
17	65	5,500	0.126
18	65	5,500	0.126
19	65	5,500	0.126
20	65	5,500	0.126
21	65	7,751	0.178
22	65	5,500	0.126
23	65	6,904	0.15



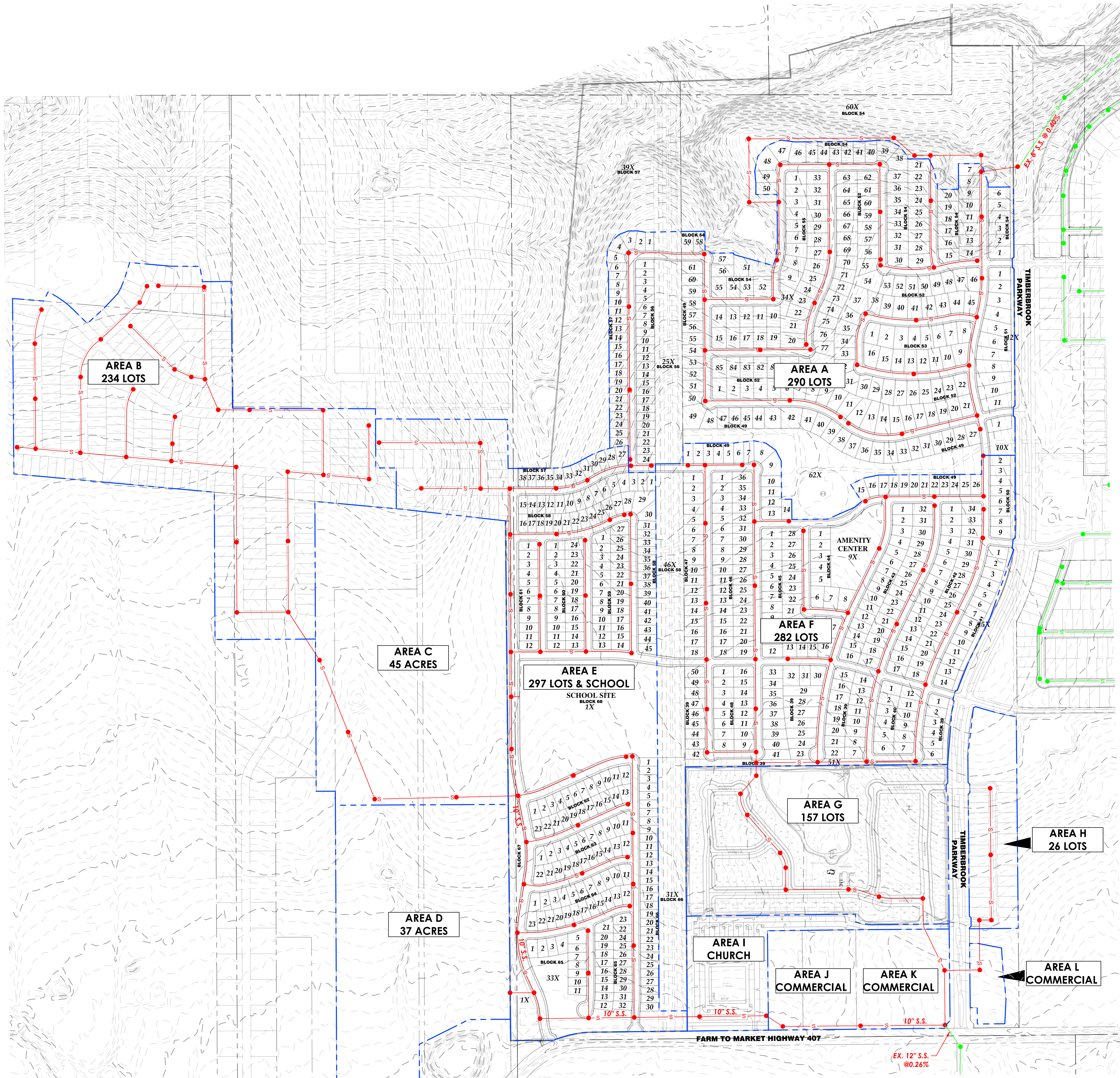
LEGEND	
	PROPOSED 8 1/2" WATER LINE
	PROPOSED 20" WATER LINE
	EXISTING WATER LINE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	WATER MODEL NODE

NOTE: ALL WATER LINES ARE 8" DIAMETER
UNLESS NOTED OTHERWISE

PREPARED FOR:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTH LAKE, TX 76092
(817) 416-1572

PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxsEng Firm # F-2944 | TxsSurv Firm # 10021700

**PRELIMINARY WATER LAYOUT
OF
TIMBERBROOK 7, 8 & 9
BEING
299.874 ACRES ±
SITUATED IN THE
CARL BOEGER SURVEY, ABSTRACT No. 121,
GERNETT SURVEY SURVEY, ABSTRACT No. 439,
WILLIAM REED SURVEY, ABSTRACT No. 1071,
JOSEPH SUTTON SURVEY, ABSTRACT No. 1151,
822 RESIDENTIAL LOTS, 14 OPEN LOTS, 1 SCHOOL LOT
Date: March 2023**



LEGEND

S

EXISTING SEWER

S

PROPOSED SEWER

SUB-BASIN DIVIDE

N

W

E

S

GRAPHIC SCALE

0

300

600

900

1"=300'

TIMBERBROOK SEWER DEMAND						
SEWER SUB-BASIN	# of Lots or Land Area	Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)
A	290	1015	0.0694	70.49	2.50	176.22
Totals		1015		70.49	2.50	176.22

8" SEWER CAPACITY IS 343 GPM @ 0.40%

SEWER SUB-BASIN	# of Lots or Land Area	Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)
B	234	819	0.0694	56.88	2.50	142.19
C	45	473	0.0694	32.81	2.50	82.03
E	297	1040	0.0694	72.19	2.50	180.47
E - SCHOOL	14	700	0.0138	9.66	2.50	24.15
Totals		3031		171.54	2.50	428.84

10" SEWER CAPACITY IS 490 GPM @ 0.25%

SEWER SUB-BASIN	# of Lots or Land Area	Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)
B	234	819	0.0694	56.88	2.50	142.19
C	45	473	0.0694	32.81	2.50	82.03
D	37	389	0.0694	26.98	2.50	67.45
E	297	1040	0.0694	72.19	2.50	180.47
E - SCHOOL	14	700	0.0138	9.66	2.50	24.15
Totals		3420		198.51	2.50	496.29

10" SEWER CAPACITY IS 509 GPM @ 0.27%

SEWER SUB-BASIN	# of Lots or Land Area	Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)
F	282	987	0.0694	68.54	2.50	171.35
G	157	314	0.0694	21.81	2.50	54.51
H	26	91	0.0694	6.32	2.50	15.80
K	1	150	0.0138	2.07	2.50	5.18
L	1	100	0.0138	1.38	2.50	3.45
Totals		439		100.12	2.50	250.29

8" SEWER CAPACITY IS 343 GPM @ 0.40%

SEWER SUB-BASIN	# of Lots or Land Area	Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)
B	234	819	0.0694	56.88	2.50	142.19
C	45	473	0.0694	32.81	2.50	82.03
D	37	389	0.0694	26.98	2.50	67.45
E	297	1040	0.0694	72.19	2.50	180.47
E - SCHOOL	14	800	0.0138	11.04	2.50	27.60
J	1	150	0.0138	2.07	2.50	5.18
K	1	150	0.0138	2.07	2.50	5.18
Totals		3820		204.03	2.50	510.09

10" SEWER CAPACITY IS 527 GPM @ 0.29%

SEWER SUB-BASIN	# of Lots or Land Area	Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)
B	234	819	0.0694	56.88	2.50	142.19
C	45	473	0.0694	32.81	2.50	82.03
D	37	389	0.0694	26.98	2.50	67.45
E	297	1040	0.0694	72.19	2.50	180.47
E - SCHOOL	14	700	0.0138	9.66	2.50	24.15
F	282	987	0.0694	68.54	2.50	171.35
G	157	314	0.0694	21.81	2.50	54.51
H	26	91	0.0694	6.32	2.50	15.80
J	1	150	0.0138	2.07	2.50	5.18
K	1	150	0.0138	2.07	2.50	5.18
L	1	100	0.0138	1.38	2.50	3.45
Totals		5212		300.70	2.50	751.75

12" SEWER CAPACITY IS 768 GPM @ 0.23%

NOTE: ALL WATER LINES ARE 8" DIAMETER UNLESS NOTED OTHERWISE.

OWNER:

B

BLOOMFIELD HOMES, LP

1050 E. HWY 114, SUITE 210

SOUTH LAKE, TX 76092

(817) 416-1572

PREPARED BY:

GM

civil

Engineering & Surveying

2559 SW Grapevine Pkwy, Grapevine, Texas 76051

817-329-4373

txEng Firm # F-2944 | txSurv Firm # 10021700

PRELIMINARY SEWER LAYOUT
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TIMBERBROOK, PHASE 7, 8 & 9
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299.874 ACRES ±
SITUATED IN THE
CARL BOEGER SURVEY, ABSTRACT No. 121,
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JOSEPH SUTTON SURVEY, ABSTRACT No. 1151,
822 RESIDENTIAL LOTS, 14 OPEN LOTS, 1 SCHOOL LOT
Date: March 2023



City Council Meeting

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Items: 4

Title: Consider and approve a work authorization for Westwood to design improvements for Boss Range Road for a total of \$353,000.

Department: Development

Contact: Director of Planning and Development, Matt Cyr

Recommendation: Staff recommends approval as presented.

Background:

Due to procurement laws for the State of Texas, any purchase over \$50,000 is required for approval by City Council. Therefore, the contract to design improvements for Boss Range Road is forwarded to City Council for consideration.

On May 23, 2023, City Council approved an amendment to the Developers Agreement for The Preserve. The agreement was for the developer to provide \$353,000 in lieu of improvements for Boss Range Road. The funds provided by the developer will be utilized to fund the design for Boss Range Road. Denton County will provide approximately \$4,500,000 for the construction of the project. The \$353,000 from the developer will be released to the City within 60 days.

The goal will be to take the design to Denton County at approximately 60% completion, which is estimated around the end of the year, to start the distribution of funds to begin the project in early 2024.

City Attorney Review: N/A

Attachments:

1. Proposed Contract

EXHIBIT 'A' – SCOPE OF SERVICES

**CITY OF JUSTIN – BOSS RANGE ROAD RECONSTRUCTION
1ST STREET (FM 407) TO SAM REYNOLDS ROAD**

PROJECT DESCRIPTION:

The project consists of pavement reconstruction for Boss Range Road from 1st Street (FM 407) to Sam Reynolds Road. Boss Range Road will be three lanes from FM 407 to just north of the bridge over Trail Creek. The remaining section is proposed to be 2 lanes with some turn lanes anticipated at the intersection with John Wily Road and Sam Reynolds Road. Finally, erosion mitigation and scour improvements underneath the bridge over Trail Creek is anticipated. (PROJECT)

BASIC SERVICES:

A. Project Management, Coordination & Permitting

1. Manage the Team:

- Lead, manage and direct design team activities
- Ensure quality control is practiced in performance of the work
- Communicate internally among team members
- Allocate team resources

2. Communications and Reporting:

- Attend a pre-design project kickoff meeting with CITY staff to confirm and clarify scope, understand CITY objectives, and ensure economical and functional designs that meet CITY requirements.
- Conduct review meetings with the CITY at the end of each design phase.
- Prepare and submit monthly invoices in the format acceptable to the CITY.
- Prepare and submit monthly progress reports.
- Prepare and submit baseline Project Schedule initially and Project Schedule updates.
- Coordinate with other agencies and entities as necessary for the design of the proposed infrastructure and provide and obtain information needed to prepare the design.
- With respect to coordination with permitting authorities, CONSULTANT shall communicate with permitting authorities such that their regulatory requirements are appropriately reflected in the designs. CONSULTANT shall work with regulatory authorities to obtain approval of the designs, and make changes necessary to meet their requirements.

EXHIBIT A to Agreement between the
City of Justin, Texas (CITY) and
Westwood Professional Services, Inc.,
(CONSULTANT) for Consulting
Services

3. Permit Coordination:
CONSULTANT will provide coordination with the railroad, USCOE and/or TxDOT or other required agency for Permitting of the proposed infrastructure construction. Included in this item are:
 - Coordination of submittal of Application for Permit.
 - Research and provide appropriate design specifications.
 - Coordination for final plan approval.
 - Up to three (3) coordination meetings, if required.
 - Application and Permitting fees and special insurance premiums are not included.
4. Constructability Review:
 - Prior to the 90 percent review meeting with the CITY, the CONSULTANT shall schedule and attend a project site visit with the CITY Project Manager and Construction personnel to walk the project. The CONSULTANT shall summarize the CITY's comments from the field visit and submit this information to the CITY in writing.
5. Utility Clearance:
 - The CONSULTANT will consult with the CITY, public utilities, private utilities and government agencies to determine the approximate location of above and underground utilities, and other facilities (current and future) that have an impact or influence on the project. CONSULTANT will design CITY facilities to avoid or minimize conflicts with existing utilities, and where known and possible consider potential future utilities in designs.
 - CONSULTANT will provide plans to and coordinate with utility CITY related to the relocation efforts of franchise utilities that remain in conflict with the proposed construction.

B. Preliminary Design (60% Submittal)

1. Prepare preliminary construction plans. Prepare the following sheets at the engineering scale indicated:
 - Cover Sheet
 - General Notes
 - Quantity Sheet
 - Project Layout & Control Sheet
 - Roadway plan and profile sheets.
Scale 1" = 20' Horizontal; 1" = 2' Vertical
 - Drainage plan and profile sheets.
Scale 1" = 20' Horizontal; 1" = 2' Vertical
 - Traffic Control Plan
 - Erosion Control Plans
 - Tree Protection and Mitigation Plans
 - Detail sheets

EXHIBIT A to Agreement between the
City of Justin, Texas (CITY) and
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Services

Information required can be combined on sheets if the information can be clearly shown and is approved by CITY's project manager.

2. Assemble CITY's standard construction contract documents and modify special technical specifications, if needed, for the project (if any).
3. Prepare an estimate of construction quantities and develop the preliminary opinion of probable construction costs.
4. Submit two (2) full sized 22"x34" sets of preliminary 60% plans, one (1) set of preliminary construction contract documents, special conditions and preliminary opinion of probable construction costs to the CITY for review. One (1) set of half size (11"x17") plans will be submitted with the 60% plan submittal.

C. Final Design (90% & 100% Submittals)

1. Revise preliminary plans incorporating comments from the CITY.
2. Submit two (2) full sized 22"x34" sets of 90% plans, one (1) set of 90% construction contract documents and 90% opinion of probable construction costs for CITY review. One (1) set of half size (11"x17") plans will be submitted with the 90% plan submittal.
3. Incorporate final CITY review comments into the plans and construction contract documents to finalize construction plans for proposed improvements.
4. Finalize construction contract documents including CITY standard specifications, special technical specifications and special conditions (if any).
5. Estimate of final construction quantities and final opinions of construction cost.
6. Submit (1) sealed (100%) set of final plans and construction documents.

D. Bid Phase Services

CONSULTANT will support the bid phase of the project as follows.

1. Bid Advertisement:
 - CONSULTANT shall prepare and submit to CITY a draft Bid Advertisement for publishing by the CITY.
2. Bid Document Distribution:

EXHIBIT A to Agreement between the
City of Justin, Texas (CITY) and
Westwood Professional Services, Inc.,
(CONSULTANT) for Consulting
Services

- The CONSULTANT shall sell construction plans and contract bid documents. The CONSULTANT shall also maintain a plan holders list of documents sold.
3. Bidder Assistance:
 - The CONSULTANT will develop and implement procedures for receiving and answering bidders' questions and requests for additional information. The procedures shall include a log of all significant bidders' questions and requests, and the response thereto. The CONSULTANT will provide technical interpretation of the contract bid documents and will prepare proposed responses to all bidders' questions and requests, in the form of addenda.
 - Attend the prebid conference in support of the CITY.
 - Attend the bid opening in support of the CITY.
 4. Bid Analysis and Recommendation of Award:
 - The CONSULTANT will tabulate and review all bids received for the construction project, assist the CITY in evaluating bids, and recommend award of the contract.
 - The CONSULTANT will assist the CITY in determining the qualifications and acceptability of prospective contractors, subcontractors, and suppliers.
 - The CONSULTANT shall make a recommendation of award to the CITY.
 5. Conformed Construction Documents:
 - Upon award of a contract by the CITY, the CONSULTANT shall assist with the execution, assembly and distribution of the construction contract documents for the Project.

E. Construction Administration

1. Preconstruction Conference:
 - The CONSULTANT shall attend the preconstruction conference.
2. Public Meeting:
 - After the pre-construction conference, the CONSULTANT shall provide project exhibits and attend a public meeting, if any, to help explain the proposed project to interested parties. The CITY shall select a suitable location and extend the invitation to the affected parties and the public as deemed appropriate.

EXHIBIT A to Agreement between the
City of Justin, Texas (CITY) and
Westwood Professional Services, Inc.,
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Services

3. Site Visits:
 - The CONSULTANT shall visit the project site at appropriate intervals as construction proceeds to observe and report on progress. It is estimated that one (1) visit per month will be made by the CONSULTANT.
4. Shop Drawing and Lab Report Review
 - The CONSULTANT shall review shop and erection drawings submitted by the contractor for compliance with design concepts. The CONSULTANT shall review laboratory, shop, and mill test reports on materials and equipment.
5. Instructions to Contractor
 - The Engineer shall provide necessary interpretations and clarifications of contract documents, review change orders and make recommendations as to the acceptability of the work, at the request of the CITY.
6. Contractor's Payment Estimates
 - The Engineer shall review monthly and final estimates for payments to contractors. The payment estimates shall include appropriate certifications.
7. Final Inspection
 - The Engineer shall attend final inspection of the Project with representatives of the CITY and the construction contractor.
8. Record Drawings:
 - Prepare construction "Record Drawings" based upon mark-ups and information provided by the construction contractor(s). Submit one (1) set of the record drawings (with "record drawing stamp" bearing the signature of the Engineer and the date) to the CITY on a CD-ROM disk or flash drive containing scanned 22"x34" black and white PDF images.

F. Direct Expenses

1. Included in this item are usual and customary expenses normally incurred during performance of the services described. These expenses could include courier delivery charges, copies of existing engineering plans and/or maps, printing and reproduction (either in-house or by reproduction company) and mileage.

SPECIAL SERVICES:

A. Field Survey

1. Establish Survey Control

Establish survey control along each street or intersecting streets as necessary. These control points will be established based on and tied to established City horizontal and vertical control points. The horizontal control for each street in the PROJECT will be established on the State Plane Coordinate System (NAD'83 Surface Coordinates) from CITY monumentation. Control points will be established using 5/8" iron rods, 18" long. These control points will be established using GPS and conventional surveying methods.

2. Benchmark Loop

A benchmark circuit will be established, based on the vertical control points provided. These benchmarks will be located outside of the construction limits and put in such a place so that they may be easily found for future use. Benchmarks will be located at about 1,000' intervals and will be referenced. Benchmarks shall be looped in accordance with good surveying practice prior to field surveys. All control leveling work will be performed using appropriate modified second order procedures with closed loops into the PROJECT vertical control.

3. Existing Streets, Driveways and Right-of-Way

Existing streets, driveways and right-of-way will be profiled and cross-sectioned at 50' intervals and to a point at least 20' outside of the Right-of-Way line. Low points, high points and other unique features will be noted. Pavement surfacing will be determined by visual inspection only. Intersecting streets will be profiled and cross-sectioned to a point at least 50' beyond the roadway being replaced.

EXHIBIT A to Agreement between the
City of Justin, Texas (CITY) and
Westwood Professional Services, Inc.,
(CONSULTANT) for Consulting
Services

4. Existing Drainage Channels and Drainage Area Verification

Existing drainage channels and swales will be profiled and cross sectioned within the immediate vicinity of the PROJECT, 100' upstream and downstream. Low points, high points and any other unique features will be noted. Additional surveying may be necessary to verify the limits of drainage areas.

5. Existing Underground and/or Overhead Utilities

Utility CITY's will be contacted, on an as-needed basis, and requested to assist in locating existing utilities identified for the PROJECT. Above ground features of existing utilities within the proposed Right-of-Way for the limits of the PROJECT will be field located, including elevations of sanitary and storm sewer manhole flowlines and water/gas valve stems. The location of utilities between above ground features will be determined from visual inspection, utility records, and/or from locations determined by the respective utility companies. The utilities will be tied to the PROJECT control points and depths determined in sufficient detail to identify potential conflicts with proposed construction. The excavation and other costs required to expose or probe the underground utilities will be the responsibility of others.

6. Right-of-Way

Right-of-Way lines along the PROJECT will be located. This information will be included on the PROJECT's plan sheets.

7. Existing Storm Sewers and Culverts

The size of existing culverts will be measured and tied along with existing headwalls, channels and aprons. The size, length, and flowline elevation of existing storm sewers will be surveyed. Drainage areas contributing to the PROJECT or conveying water from the PROJECT will be determined through field investigations and available topographic mapping.

8. Temporary Signs, Traffic Control, Flags, Safety Equipment, Etc.

The Surveyor will exercise care in completing this surveying assignment by using traffic control devices, flags and safety equipment when necessary.

Services not included in this contract:

- *Construction inspection services*

EXHIBIT A to Agreement between the
City of Justin, Texas (CITY) and
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Services

- *Pole foundations are standards and no special foundation will be designed to accommodate custom situations.*
- *As-built surveys of constructed improvements*
- *Subsurface Utility Engineering*
- *Geotechnical Investigation*
- *Public hearings or City Council/Commission meetings*
- *Utility coordination meeting(s) to start relocation process with affected franchise utilities.*
- *Reset property corner monumentation disturbed or removed during or after construction*
- *Required application and permitting fees (LOMR) or special insurance premiums are not included*
- *Phase II Environmental Site Assessments*
- *Storm Water Pollution Prevention Plans (SWPPP)*

END OF EXHIBIT 'A'

EXHIBIT B to Agreement between the
City of Justin, Texas (CITY) and
Westwood Professional Services, Inc.
(CONSULTANT) for Consulting
Services

EXHIBIT 'B' – COMPENSATION AND METHOD OF PAYMENT

**CITY OF JUSTIN – BOSS RANGE ROAD RECONSTRUCTION
1ST STREET (FM 407) TO SAM REYNOLDS ROAD**

COMPENSATION:

For all professional services included in EXHIBIT 'A', Scope of Services, the CONSULTANT shall be compensated a lump sum fee of \$353,000.00 as summarized below. The total lump sum fee shall be considered full compensation for the services described in EXHIBIT A, including all labor materials, supplies, and equipment necessary to deliver the services.

Basic & Special Services

A.	Project Management, Coordination & Permitting	\$ 5,500
B.	Preliminary Design (60% Submittal)	140,000
C.	Final Design (90% & 100% Submittals)	128,000
D.	Bid Phase Services	5,500
E.	Construction Administration	2,000
F.	Direct Expense (Not to Exceed)	2,000
G.	Field Survey	<u>70,000</u>

TOTAL

\$ 353,000.00

METHOD OF PAYMENT:

The CONSULTANT shall be paid monthly payments as described in Article 3 of the AGREEMENT. The cumulative sum of such monthly partial fee payments shall not exceed the total current project budget including all approved Amendments. Each invoice shall be verified as to its accuracy and compliance with the terms of this Agreement by an officer of the CONSULTANT.

Monthly statements for reimbursable services performed by sub consultants will be based upon the actual cost to the CONSULTANT plus ten percent (10%). Direct expenses for services such as printing, express mail, fees, mileage and other direct expenses that are incurred during the progress of the project will be billed at 1.1 times the CONSULTANT'S cost.

END OF EXHIBIT 'B'

City Council Meeting

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Items: 5

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

Department: Administration

Contact: City Manager, Jarrod Greenwood

Recommendation: Discuss and appoint Mayor Pro Tem.

Background:

In the Home Rule Charter, section 3.05 it states;

The Mayor Pro-Tem shall be a Councilmember elected annually by the City Council at the first regular meeting after each election of Councilmembers and/or Mayor, or at the first regular meeting in June. The Mayor Pro-Tem shall act as Mayor during the disability or absence of the Mayor, and in this capacity shall have the rights conferred upon the Mayor.

City Attorney Review: N/A

Attachments:

1.

City Council Meeting

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Items: 6

Title: (*second reading*) Consider an Ordinance regarding an amendment to the Planned Development (SF-2 and GB PD-722) for LaDera Farms legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.

Department: Development

Contact: Director of Planning and Development, Matt Cyr

Recommendation:

Staff recommends consideration based on the request. If City Council is to approve the item, Staff recommends approving with the condition that the Paving Exhibit be included as part of the Planned Development documentation.

P&Z Recommendation: The Planning and Zoning Commission recommended approval by a 3-2 vote on April 18, 2023, with the condition that the Paving Exhibit be inserted into the Planned Development documentation and the concrete be extended to reach the intersections of the streets as outlined in the Paving Exhibit.

The Conversation centered around the following topics: if fiscal consideration should be the sole driver for the change and if pavement in this area is harmonious with the other developments within town. Other comments were made about the City not maintaining the pavement and the use being less intense as well.

Staff Analysis:

Overall, the difference between asphalt and concrete is that asphalt is less durable than concrete and an inferior product. With proper maintenance, asphalt can typically last around 30 years. Alternatively, concrete provides a sturdy, long-lasting option and can last more than 50 years. However, the roads within LaDera are planned to be

private since it is a gated community and traffic will be less intensive based on the use. The ultimate question is whether the Commission and Council want to approve a change from the current Planned Development to allow asphalt as an option.

Engineering Analysis and Miscellaneous:

Below is a general engineering analysis provided by Westwood. Staff will be available to answer any questions if needed.

Asphalt: Asphalt surfaces are generally durable and flexible, capable of withstanding moderate to heavy traffic loads. They can withstand the freeze-thaw cycles experienced in many regions, including Texas. However, over time, asphalt may be prone to cracking and degradation due to factors such as UV exposure, oxidation, and heavy traffic. Regular maintenance, such as sealing and crack filling, is essential to prolong the lifespan of asphalt surfaces.

Concrete: Concrete surfaces offer excellent durability and strength. They can withstand heavy loads and are less susceptible to cracking compared to asphalt. Proper curing, joint placement, and reinforcement are crucial to enhance the longevity of concrete surfaces.

The information below shows the cost to patch concrete and asphalt. Please note the prices and assumptions are an estimate as actual cost depends on a myriad of factors.

Assuming the following:

1. 10 tons of asphalt mix required for asphalt patching.
2. 5 cubic yards of concrete required for concrete patching.
3. 8 labor hours required for both asphalt and concrete patching.

Asphalt Patching:

Material Cost = 10 tons \times \$70/ton = \$700

Labor Cost = 8 hours \times \$65/hour = \$520

Equipment Cost = \$300

Additional Costs = 10% \times Material and Labor (\$700 + \$520) = \$122

Total Cost = (\$700 + \$520 + \$300) + \$122 = **\$1,642**

Concrete Patching:

Material Cost = 5 cubic yards \times \$125/cubic yard = \$625

Labor Cost = 8 hours \times \$80/hour = \$640

Equipment Cost = \$350

Additional Costs = 10% \times Material and Labor (\$625 + \$640) = \$126.50

Total Cost = (\$625 + \$640 + \$350) + \$126.50 = **\$1,741.50**

Background:

The Applicant is requesting to amend the Planned Development that was approved on December 13, 2023, to allow for asphalt roads. Currently, the Planned Development conditions prohibit asphalt and requires concrete for the roads.

The developer plans to utilize asphalt (Street Section B) for the majority of the development. An exhibit will be provide during the presentation for the Commission.

The development is a privately maintained development, which means the City is not responsible for the maintenance of the roads.

City Attorney Review: N/A

Attachments:

1. P&Z Staff Report
2. Supporting Documentation
3. Proposed Ordinance

ACTION CONSIDERED:

- 1) The Commission is to make a recommendation to City Council to approve, approve with conditions, table with clarification and intent, or deny the variance requests

STAFF ANALYSIS:

Overall, the difference between asphalt and concrete is that asphalt is less durable than concrete and an inferior product. With proper maintenance, asphalt can typically last around 30 years. Alternatively, concrete provides a sturdy, long-lasting option and can last more than 50 years. However, the roads within LaDera are planned to be private since it is a gated community and traffic will be less intensive based on the use. The ultimate question is whether the Commission and Council want to approve a change from the current Planned Development to allow asphalt as an option.

STAFF RECOMMENDATION:

Staff recommends consideration based on the request.

ATTACHMENTS:

1. Supporting Documentation
2. Proposed Ordinance

April 4, 2023

City of Justin

Matt Cyr

Director of Development Services

415 N College Avenue

Justin, TX 76247

RE: Ladera at Timberbrook PD Amendment

Dear Matt Cyr,

On behalf of our client John Delin with Integrity Group, we respectfully submit the attached amended Development Regulations for Ladera at Timberbrook.

The proposed changes to the PD are to modify Exhibit C LADERA AT TIMBERBROOK MILESTONE CHURCH DEVELOPMENT REGULATIONS to add a "Street Section – B" in Tract 1, Section XII - Streets and Access. This new street section makes use of asphalt pavement.

If you have any questions or need any further information please let us know.

Sincerely,

MCADAMS



Justin Lansdowne, PE

Senior Project Manager

SELECT APPLICATION TYPE

☐ Zoning Change ☐ Special Use Permit ☒ Planned Development

DEVELOPMENT

Project Address West of Timberbrook Pkwy, North of 407
 Project Name LADERA AT TIMBERBROOK
 Legal Description 37.216 AC IN MARGARET GARNETT SURVEY, AB-439, JUSTIN, TX Acreage 32.6
 Current Zoning PD-LADERA TIMBERBROOK Proposed Zoning CHANGING TO ASPHALT STORAGE
 Current Use PD-LADERA TIMBERBROOK Proposed Use " " " "

OWNER INFORMATION

Company/Name JT LADERA, LLC
 Contact Name JOHN DELIN
 Address 361 W. BYRON NELSON BLVD., SUITE 104 City ROANOKE State TX Zip 76262
 Phone 817.919.8111 Email JOHN@INTEGRITYGROUPPS.COM

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

REPRESENTATIVE/AGENT INFORMATION

Company McAdams Contact Name Justin Lansdowne
 Address 201 COUNTRY VIEW DR City ROANOKE State TX Zip 76262
 Phone 940.390.0355 Email jlanstowne@mcadamsco.com

CERTIFICATION

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

[Signature] MARGARET GARNETT 04-03-23
 Owner Signature Date
[Signature] 4/4/23
 Agent Signature Date

JOHN DELIN
 Owner Name (Print)
JUSTIN LANSDOWNE
 Agent Name (Print)

APPLICATION SUBMITTAL REQUIREMENTS

Applications submitted without original signatures and all required documents and information will not be reviewed and will be returned to the applicant for revision. Please be sure that all required items are included for the type of application requested.

Zoning information is available online in Chapter 52 of the City of Justin Code of Ordinances. If you have questions about the application process or any submittal requirements, please call the Development Services Department at (940) 648-2541 Ext. 5.

ALL APPLICATIONS must be submitted to development@cityofjustin.com.

The following items are required with all types of applications:

- ☐ Zoning Application form.
- ☐ Application filing fee as required by the City of Justin Fee Schedule. This fee is non-refundable.
- ☐ One digital copy of the subdivision plat (if the property is platted)
- ☐ If request is for (i) a portion of a platted lot, or (ii) an unplotted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by a licensed surveyor must be provided electronically in PDF format and paper copy.
- ☐ Original paid receipt or tax certificate indicate that the property taxes have been paid for the property. The certificate may be obtained for a fee from the Denton County Tax Office at
- ☐ Completed trip generation data form, if requested by the City Engineer. This will be used to determine if a traffic impact analysis will be required for the development.
- ☐ If the ownership does not match the ownership on the Denton County Appraisal District website, a warranty deed shall be submitted with this application. Please verify ownership prior to submitting the application.
- ☐ Additional information may be requested by the Development Review Committee if deemed essential for review and consideration by the Planning and Zoning Commission and City Council.
- ☐ Additional application submittal requirements, based on the specific type of application (see below)

ZONING CHANGE

- ☐ Zoning exhibit indicating the proposed land area of the zoning area request. The exhibit must show the abutting properties, adjacent streets, and all structures on the property. A copy of a subdivision plat or a copy of a property survey less than two years old will satisfy this requirement.

PLANNED DEVELOPMENT

- ☒ A written statement describing what the applicant wants to achieve in the development of the property and how the proposal conforms to the development standards established in Chapter 52 Article IV. Planned Developments of the City Code of Ordinances. This statement should be prepared as a narrative description of the character of the proposed development and rationale behind the assumptions and choices made by the applicant, including the use and ownership of open spaces. This is the applicant's opportunity to describe what they want to do with the property and why. The applicant may also submit drawings, photographs, company information and other relevant material with the application.
- ☐ Confirmation of the required pre-submittal meeting with City staff.
- ☐ A Site Plan showing the items indicated in the technical requirements described below for SITE PLAN.

SPECIAL USE PERMIT

- ☐ A written statement describing what is to be achieved in the development proposal for the property.
- ☐ Site Plan showing the items indicated in the technical requirements described below for SITE PLAN.

SITE PLAN

Applications requiring a site plan must show the items indicated in the technical

- ☐ **SITE LAYOUT**
 - o Location map, north arrow, graphic and written scale (not less than 1" = 60').
 - o Existing zoning and land use of the properties adjacent to the site.
 - o Existing structures on the site, indicating setbacks from property lines.
 - o Proposed land uses and building locations, indicating setbacks from property lines.
 - o Square footage, acreage, and density of all proposed land use and lots.
 - o Location and gross area of all streets, sidewalks, and other paved surfaces and its percentage of total property area.
 - o Gross area of open space area and recreational areas and its percentage of total property area.
 - o Existing and proposed public and private rights-of-ways, easements, access points into the property, and street names.
 - o Calculations and location of all off-street parking and loading facilities.
 - o Location, type, and elevation drawings of all signs, including ground and building-mounted signs.
 - o For residential uses, the number, type, and density of each type of dwelling unit (i.e., single-family, multi-family, townhouse, etc.).
- ☐ **LANDSCAPE PLAN**
 - o Plans demonstrating compliance with standards described in Chapter 52, Zoning of the City's Code of Ordinances, showing all required and proposed landscape setbacks, buffer yards, screening, and fencing.
 - o Tree preservation plan per Chapter 52, Zoning of the City of Justin Code of Ordinances if protected trees are present on the property.
- ☐ **BUILDING ELEVATIONS**
 - o Plans demonstrating compliance with standards for exterior appearance quality as described in Chapter 52, Zoning of City of Justin Code of Ordinances.
 - o Elevation drawings of all sides of building, showing dimensions, height, building materials, color, texture, and design.
 - o Percentage calculations of building materials for each facade.
- ☐ **PHOTOMETRIC PLAN**
 - o Plans demonstrating compliance with standards described in the Zoning Chapter.
 - o Location, type, and number of all exterior lighting, including building and pole mounted fixtures.
 - o Lighting manufacturer specifications or cut sheets of each type of luminaire equipment.
 - o Calculations and analysis of anticipated light distribution generated by all exterior lights.
- ☐ **ENGINEERING PLANS**
 - o Civil engineering plans for all public and private improvements for water, sanitary sewer, storm-water, grading, and drainage. Plans must demonstrate compliance with the City of Justin TCSS Manual.
 - o Traffic impact analysis or traffic circulation analysis, if required by the City Engineer for this property.

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) five-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%*	1,100**

* 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 the Activity Center and Shack shall have a minimum of fifty (50) percent masonry.
- C. Minimum roof pitch of residential structures shall be 4:12 for rear elevations and 8:12 minimum for front elevations, with exceptions to dormers 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) feet in height located around the perimeter of the property. The Simtek will be on the North and South side of the project, as detailed on the site plan. The West side will be six (6) foot ornamental metal fencing. The East side will be a combination of ornamental metal and masonry columns.
- 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.

EXHIBIT "C"

- b. There shall be a minimum of three (3) understory trees.
 - 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 Tract 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.

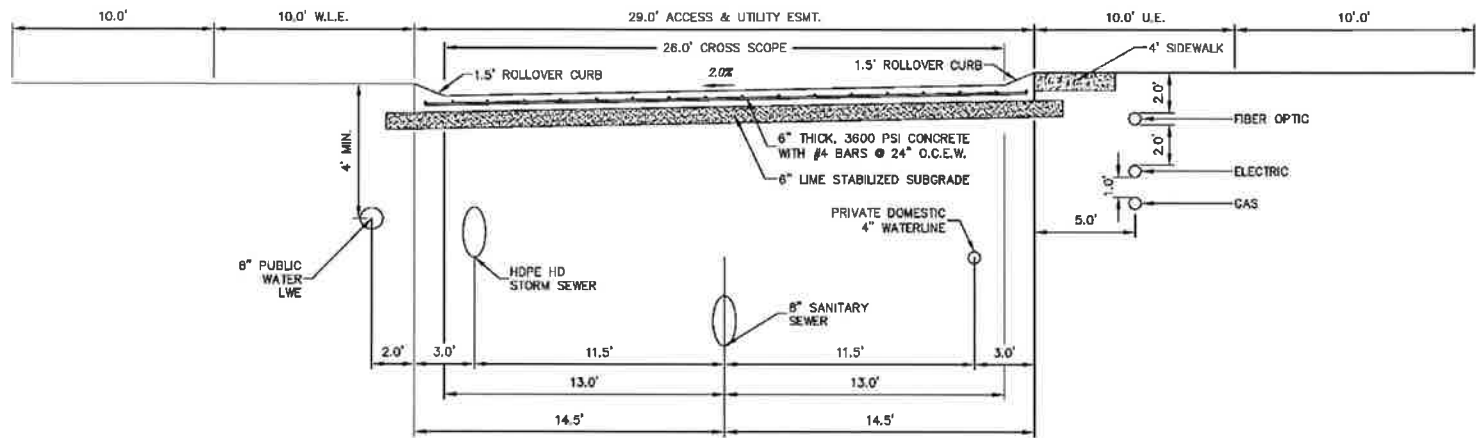
XI. PARKING

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

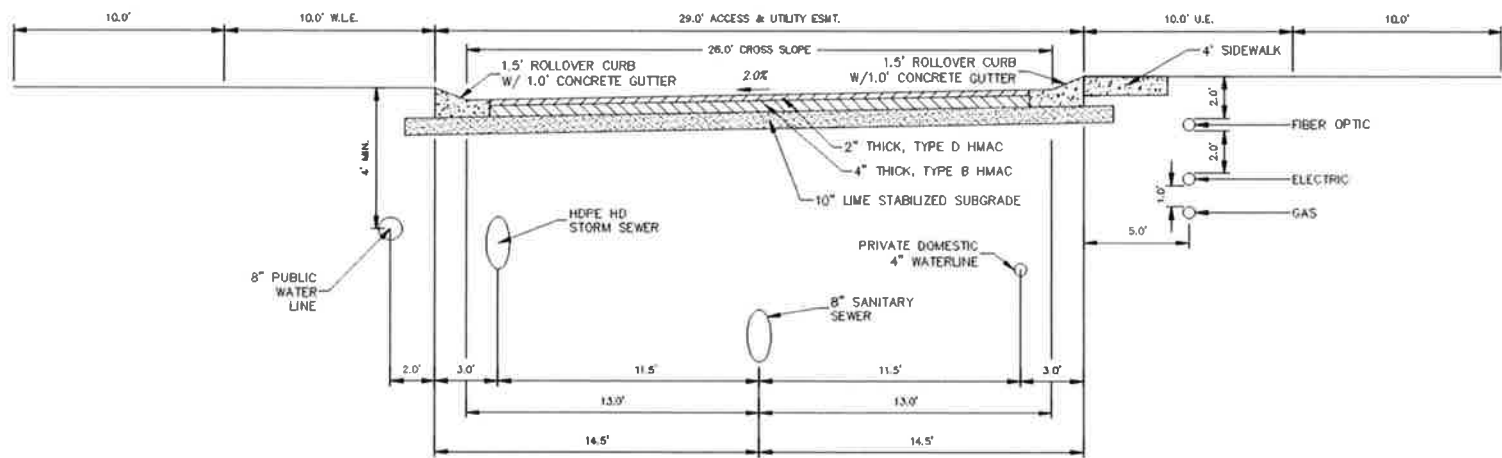
XII. STREETS AND ACCESS

- 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 sections shown below.
- C. All storm and streets shall be labeled private and maintained by the Condominium Owners Association.

EXHIBIT "C"



STREET SECTION - A
N.T.S



STREET SECTION - B
N.T.S

EXHIBIT "C"

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%).
 - a. Detention and Retention ponds shall be counted toward interior landscaping.
 - b. Street buffer trees shall be counted toward the total plant count.
- B. Interior Landscape Planting Requirements are as follows:
 - 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.

EXHIBIT "C"

- 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.
- 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.

From: [John Delin](#)
To: [Matthew Cyr](#)
Subject: May 23 Council Mtg
Date: Thursday, May 11, 2023 9:04:14 AM

Good morning.

Per our call this morning, I would like to Table our zoning variance scheduled to go on the 23rd please.

Thank you.

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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ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AN AMENDMENT TO THE PLANNED DEVELOPMENT FOR LADERA FARMS AND MILESTONE CHURCH HAVING THE LEGAL DESCRIPTION AS OLD DCAD TR 2 AND A0439A M. GARNETT, TR 3D GENERALLY LOCATED NORTHEAST FROM THE INTERSECTION OF STRADER LANE AND FM 407, DENTON COUNTY, TEXAS; PROVIDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowners authorized the applicant of property 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, Justin, Denton County, TX, for a Planned Development amendment to allow asphalt as an option for roads; and

WHEREAS, the Planning and Zoning Commission of the City of Justin (the "Commission"), in compliance with the laws of the State of Texas, gave the requisite notices by publication and otherwise, and held public hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard; and

WHEREAS, having reviewed the request the Commission determined that the proposed Planned Development was compatible with surrounding uses and the City's Future Land Use Plan and recommended approval of this Ordinance; and

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

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

Section 1. Incorporation of Premises. That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

Section 2. That the Zoning Ordinance of Justin, Texas, regulating property legally described as OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D generally located northeast from the intersection of Strader Lane and FM 407, Justin, Denton County, Texas, is amended to establish a Planned Development as further described in the attached documents.

Section 3. Applicable Regulations/Zoning Ordinance and Zoning Map Amended. Development and use of the property shall follow this ordinance, including all Exhibits thereto as

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

Section 4. Cumulative/Repealer Clause. This ordinance shall be cumulative of all provisions of state or federal law and all ordinances of the City of Justin, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 5. Severability Clause. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portions of this ordinance, or the Comprehensive Zoning Ordinance, Chapter 52 of the City of Justin Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 6. Effective Date. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

Elizabeth Woodall, Mayor

ATTEST:

Brittany Andrews, City Secretary

Approved as to form:

City Attorney

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Items: 7

Title: Discuss City Council vacancy and process for appointment.

Department: Administration

Contact: City Manager, Jarrod Greenwood

Recommendation:

Background:

In the Home Rule Charter, section 3.06 it states;

If a vacancy occurs in an office of Councilmember, the City Council shall, at a public hearing, appoint a person to the vacant office by a majority vote of all remaining Councilmembers. A person appointed to a vacated office under this subsection may serve until the next regular municipal election, at which point the vacated office will be filled by election of the voters. Any person who is elected to a vacated Councilmember office midterm shall serve only the remainder of the regular term. A person appointed by this subsection shall meet all requirements and qualifications of the Charter as stated in this article.

Previously, because City Council members were elected at large, the candidate with the next highest votes was considered for appointment to a vacancy.

There is not a policy or procedure outside of what the charter states that defines how the candidates are vetted for appointment. However, anyone who is considered will abide by all the same requirements and qualifications as set forth in the Home Rule Charter section 3.03, and Article VI, Section 6.02.

- (1) *Candidates for elective City offices shall file for office in accordance with the Texas Election Code, as amended.*
- (2) *Candidates for elective City offices shall:*
 - (A) *be at least eighteen (18) years of age at the time of the election for which they are filing;*
 - (B) *meet all requirements to be a qualified voter set forth in the Texas Election Code at the time of the election for which they are filing;*
 - (C) *have resided within the corporate limits of the City, or recently annexed territory, for at least twelve (12) months immediately preceding election day;*
 - (D) *not have been finally convicted of a felony offense or a misdemeanor offense involving moral turpitude from which the person had not been pardoned or otherwise released from the resulting disability (for purposes of this Home Rule*

Charter, a crime of moral turpitude shall mean a criminal offense involving fraud, deceit, dishonesty or a criminal offense that is inherently immoral); and

- (E) comply with all other City ordinances or resolutions that may be applicable.*
- (3) No employee of the City shall continue in such position after filing for an elective office provided for in this Charter.*
- (4) No candidate may file in a single election for more than one (1) office or position as provided by this Charter.*
- (5) A candidate must provide along with the application for office consent for a background investigation. Such investigation shall be limited in scope to confirm compliance with this section.*

City Attorney Review: N/A

Attachments:

1.