

Ricky Jones, Place 1
Tomas Mendoza, Place 2
John Mounce, Mayor Pro Tem, Place 3



Dylan James, Place 5
Chrissa Hartle, Place 6

James Clark, Mayor

**CITY OF JUSTIN
CITY COUNCIL AGENDA
JULY 11, 2023
415 N. COLLEGE AVE.
5:30 P.M.**

CALL TO ORDER

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 AND EVENTS

July 13 – Town Hall
July 18 – Planning & Zoning Commission meeting
July 20 – EDC/CDC meeting
July 21 – Blood Drive at City Hall
July 25 – City Council meeting

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 City Council minutes dated June 13, 2023, and June 27, 2023.
2. Consider and take appropriate action to approve Resolution 606-23 amending the City of Justin fee schedule.

3. *(second reading)* Consider and take appropriate action approving Ordinance 754-23 regarding FM 407 speed limits within the City of Justin.
4. *(second reading)* Consider and take appropriate action regarding Ordinance 755-23 amending Chapter 10 related to fence regulations.
5. Consider and act upon a Final Plat for Timberbrook Ph. 6 legally described as LOTS 1-14, 15X, 16X, 17X, BLOCK 37; LOTS 1-12, BLOCK 38.
6. Consider and take appropriate action approving Resolution 615-23 with Exhibit "A" - a joint resolution of the City of Justin City Council, City of New Fairview City Council, City of Rhome City to address the Ramhorn Hill-Dunham 345 KV Transmission Line project proposed by Oncor Electric Delivery through our communities.

ITEMS PULLED FROM CONSENT AGENDA

BUDGET WORKSHOP

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

Brittany Andrews

Brittany Andrews, City Secretary

AGENDA

ITEM

1

City Council Meeting

July 11, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 1 (Consent)

Title: Consider approving City Council minutes dated June 13, 2023, and June 27, 2023.

Department: Administration

Contact: City Secretary, Brittany Andrews

Recommendation:

Background:

City Attorney Review:

Attachments:

1. Draft June 13th minutes
2. Draft June 27th minutes

Ricky Jones, Place 1
Tomas Mendoza, Place 2
John Mounce, Mayor Pro Tem, Place 3



Dylan James, Place 5
Chrissa Hartle, Place 6

Mayor, James Clark

MINUTES

State of Texas
County of Denton
City of Justin

Justin City Council Regular Session Meeting- June 13, 2023

The Justin City Council Meeting convened into a Regular Session being open to the public the 13th day of June 2023 at 5:00 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, James Clark, Mayor Pro Tem, John Mounce, Councilmembers, Tomas Mendoza, Chrissa Hartle, Dylan James and Ricky Jones. City Staff: City Manager, Jarrod Greenwood, Assistant City Manager, Abbey Reece, Public Works Director, Josh Little, Director of Development Services, Matt Cyr, Director of Finance, Josh Armstrong, and City Attorney, Matthew Boyle.

Convene into Session: Mayor Clark called the meeting to order at 5:00PM
Invocation led by: Councilmember, Dylan James

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.

Mark Montanari, 1200 Misty Ridge Dr. Justin, TX 76247 – Mr. Montanari sent in his public comment through email which was read into the record by Mayor Clark.

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.

*Councilmembers asked to pull consent items 2 and 3.

Councilman Mounce moved to approve items 1 and 4 as presented.

Seconded by: Councilwoman Hartle

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

Motion carries

ITEMS PULLED FROM CONSENT AGENDA

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

Item Tabled

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.

Councilman James made the motion to approve item 3 as presented.

Seconded by: Councilmember Jones

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

Motion carries

POSSIBLE ACTION ITEMS

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

Councilman Mendoza moved to nominate for appointment Councilman Mounce as Mayor Pro Tem.

Seconded by: Mayor Clark

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

Motion carries

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).*

Item Tabled

7. Discuss City Council vacancy and process for appointment.

Item Tabled

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 at 6:51PM

Adjourn into open meeting at 8:04PM

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

FUTURE AGENDA ITEMS

- Discuss council meeting days, times and sequence

ADJOURN

With there being no further business, the meeting was adjourned at 8:13PM

Brittany Andrews

Brittany Andrews, City Secretary

Seal:

Ricky Jones, Place 1
Tomas Mendoza, Place 2
John Mounce, Mayor Pro Tem, Place 3



Dylan James, Place 5
Chrissa Hartle, Place 6

Mayor, James Clark

MINUTES

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

Justin City Council Regular Session Meeting- June 27, 2023

The Justin City Council Meeting convened into a Regular Session being open to the public the 27th day of June 2023 at 6:01 pm in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Mayor, James Clark, Mayor Pro Tem, John Mounce, Councilmembers, Tomas Mendoza, Chrissa Hartle, Dylan James, and Ricky Jones. City Staff: City Manager, Jarrod Greenwood, Assistant City Manager, Abbey Reece, City Secretary, Brittany Andrews Public Works Director, Josh Little, Director of Development Services, Matt Cyr, Director of Finance, Josh Armstrong, Human Resources Generalist, Janet Holden, Library Director/Court Administrator Lesa Keith, and City Attorney, Sarah Walsh.

Convene into Session: Mayor Clark called the meeting to order at 6:01PM
Invocation led by: Councilman Mendoza

UPCOMING MEETINGS AND EVENTS

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

PRESENTATIONS/STAFF UPDATES

- Presentation from Northwest Metroport Chamber of Commerce
- Justin Community Library Kickoff event update
- Justin Fun Day event update

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.

James Castle, 301 Pafford St. Justin, TX 76247 – comment on record

Daniel Dennis, 215 Cedar Crest Dr. Justin, TX 76247 – 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 June 13, 2023.
2. Consider and take appropriate action to approve the contract with Venus Construction Company for the construction of the West Side Sewer Segment CP1 to CP2 in the amount of \$3,287,252 plus Alternative Bid Items.

*Councilmembers pulled item 2 from the consent agenda.

Councilmembers moved to table consent item 1.

ITEMS PULLED FROM CONSENT AGENDA

2. Consider and take appropriate action to approve the contract with Venus Construction Company for the construction of the West Side Sewer Segment CP1 to CP2 in the amount of \$3,287,252 plus Alternative Bid Items.

Mayor Pro Tem, Mounce moved to approve the item as presented.

Seconded by: Councilwoman Hartle

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

Motion carries

POSSIBLE ACTION ITEMS

3. Consider and take appropriate action regarding Resolution 611-23 approving amendments to the City of Justin Personnel Policy.

Councilman Mendoza moved to approve Resolution 611-23 as presented.

Seconded by: Councilman James

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

Motion carries

4. Consider and take appropriate action regarding appointments to and membership of the Justin Community Library Board.

Mayor Pro Tem, Mounce moved to appoint Kayce Strader to Place 5 and Heather Beatty to Place 7 on the Justin Community Library Board.

Seconded by: Councilman Mendoza

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

Motion carries

5. Consider and take appropriate action to approve the 2023 Economic Development Action Plan.

Mayor Pro Tem, Mounce moved to approve the item as presented.

Seconded by: Councilwoman Hartle

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

Motion carries

6. Consider and take appropriate action to approve an Economic Development Incentives Policy.

Mayor Pro Tem, Mounce moved to approve the item as presented.

Seconded by: Councilman Jones

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

Motion carries

7. *(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 6/13/23)*

Mayor Pro Tem, Mounce moved to deny item 7 as presented.

Seconded by: Councilwoman Hartle

Aye votes: Councilmembers Hartle, James, Mounce, Mendoza and Jones

Nay votes: Mayor, Clark

Motion carries

5-1

8. *(first reading)* Consider and take appropriate action approving Ordinance 754-23 regarding FM 407 speed limits within the City of Justin.

Councilwoman Hartle moved to approve Ordinance 754-23.

Seconded by: Councilman James

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

Motion carries

9. *(first reading)* Consider and take appropriate action regarding Ordinance 755-23 amending Chapter 10 related to fence regulations.

Councilman Jones moved to approve Ordinance 755-23.

Seconded by: Councilwoman Hartle

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

Motion carries

10. Consider and take appropriate action regarding City Council process for appointment.

Item Tabled

11. Consider and take appropriate action approving Resolution 612-23 to hold a public hearing for the appointment of City Council member, Place 4 for the remainder of the term.

Mayor Clark opened the public hearing at 7:38PM and continued the public hearing.

Item Tabled

12. Discuss, consider and take appropriate action regarding City Council meeting days and times.

Councilwoman Hartle moved to change the council meeting day to Thursday starting October 12th at 5:30PM with executive session first on the agenda. Mayor Clark made an amendment to not include the executive session change in the motion. Councilwoman Hartle accepted the amendment.

Seconded by: Mayor Pro Tem, Mounce

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

Motion carries

EXECUTIVE SESSION

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

- Under Section 551.071, to conduct private consultation with the City Attorney regarding:
 - City of Justin/Town of Northlake Interlocal Cooperative Agreement for Wastewater Improvements
 - Oncor Transmission Line
- 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 9:04PM

Adjourn into open meeting at 10:05PM

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

No Action

FUTURE AGENDA ITEMS

- Ad Hock Committee policy for appointment and establishment of said committee
- Update on Ethics applications

ADJOURN

With there being no further business, the meeting was adjourned at 10:16PM

Brittany Andrews

Brittany Andrews, City Secretary

Seal:

AGENDA

ITEM

2

City Council Meeting

July 11, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 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.

On June 13, 2023, City Council requested that Staff revise the accessory building fees and add a replacement fence fee. Staff has revised the accessory building fee to \$.50 per square-foot and has added a replacement fence fee of \$25. Staff also lowered the base fee for all zoning applications to match up closer with the other cities.

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 \$.50 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 11th day of July 2023.

APPROVED:

James Clark, Mayor

ATTEST:

Brittany Andrews, City Secretary

APPROVED AS TO FORM:

City Attorney

**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
New Fence	\$100
Replacement Fence	\$25
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
\$1 to \$500	\$28.20	Min. \$100.00
\$501 to \$2,000	\$28.20 for the first \$500, plus \$3.66 for each additional \$100 or fraction thereof	Min. \$100.00
\$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
\$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
\$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
\$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
\$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
\$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
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
Developers Agreement Application	\$500	\$250	\$250	\$1,000
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 (Varies with size)
Civil Plan	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$435	\$250	\$1,085 (Varies with size)
Replat Fee	\$150	\$435	\$300	\$885
Zoning Change	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$200	\$250	\$750 (Varies with size)

Planned Development	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$200	\$500	\$1,000 (Varies with size)
Civil Plans Additional Review	\$300 + \$5 per residential lot or \$5 per commercial acre	N/A	N/A	\$300 (Varies with size)
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	\$250	\$500	N/A	\$750

(Commercial, MF, Non-Owner-Occupied)				
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	\$500	\$0	\$0	\$500

(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/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
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)

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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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
<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	

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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>
<u>New Fence</u>	\$80 <u>100</u>
<u>Replacement Fence</u>	<u>\$25</u>

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Accessory Building	\$150 <u>1.00 per square-foot</u>
<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	

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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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Commercial Fee Valuation Chart

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Commercial Valuation	Permit Fee	Totals
\$1 to \$500	\$28.20	Min. \$100.00
\$501 to \$2,000	\$28.20 for the first \$500, plus \$3.66 for each additional \$100 or fraction thereof	Min. \$100.00
\$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
\$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
\$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
\$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
\$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
\$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
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	\$80 <u>100</u>

Rental Certificate of Occupancy Fees

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

(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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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

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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>
<u>Complaint Investigative Fee</u>	<u>\$125</u>

(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

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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

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>
<u>Developers Agreement Application</u>	<u>\$500</u>	<u>\$250</u>	<u>\$250</u>	<u>\$1,000</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	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$435	\$250	\$1,085 (Varies with size)
Civil Plan	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$435	\$250	\$1,085 (Varies with size)
Replat Fee	\$150	\$435	\$300	\$885

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Zoning Change	\$400 + \$20 <u>per residential</u> <u>lot or \$20 per</u> <u>acre if</u> <u>commercial</u>	\$580 <u>200</u>	\$250	\$1,230 <u>750</u> (Varies with size)
Planned Development	\$400 + \$20 <u>per residential</u> <u>lot or \$20 per</u> <u>acre if</u> <u>commercial</u>	\$750 <u>200</u>	\$500	\$1,650 <u>1,000</u> (Varies with size)
<u>Civil Plans</u> <u>Additional Review</u>	\$300 + \$5 <u>per</u> <u>residential lot</u> <u>or \$5 per</u> <u>commercial</u> <u>acre</u>	<u>N/A</u>	<u>N/A</u>	<u>\$300</u> (Varies with size)
Minor Subdivision Additional Review	\$50	\$150 + \$5 / <u>20</u> <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 / <u>acre</u> \$20 <u>per residential</u> <u>lot or \$20 per</u> <u>acre if</u> <u>commercial</u>	\$725 + either \$10 / <u>20</u> /res. lot or \$20/ com. acre	\$900 + either \$100 / <u>res. per</u> <u>residential lot</u> or \$250 / <u>com.</u> <u>per</u> <u>commercial</u> acre	\$1,925 + (Varies with size)
Major Subdivision Additional Review	\$150 + \$1 / <u>acre</u> \$20 <u>per</u> <u>residential lot</u> <u>or \$20 per</u> <u>acre if</u> <u>commercial</u>	\$350 + either \$5 / <u>res. lot or</u> \$10 / <u>com.</u> <u>acre</u> \$20 per <u>residential lot</u> <u>or \$20 per acre</u> <u>if commercial</u>	\$450 + either \$50 / <u>res. per</u> <u>residential lot</u> or \$125 / <u>com.</u> <u>per</u> <u>commercial</u> acre	\$950 + (Varies with size)
Major Subdivision Final Plat	\$450 + \$3 / <u>lot</u> or \$5 / <u>acre</u> \$20 <u>per residential</u> <u>lot or \$20 per</u> <u>acre if</u> <u>commercial</u>	\$725 + either \$10 / <u>res. lot or</u> \$20 / <u>com.</u> <u>acre</u> \$20 per <u>residential lot</u> <u>or \$20 per acre</u> <u>if commercial</u>	\$900 + either \$25 / <u>res. per</u> <u>residential lot</u> or \$50 / <u>com.</u> <u>per</u> <u>commercial</u> acre	\$2,025 + (Varies with size)
Multi-Family Preliminary Plat & Supporting Plans	\$300 + \$3 / <u>acre</u> \$50 <u>per</u> <u>acre</u>	\$750 + \$50 / <u>acre per</u> <u>acre</u>	\$900 + \$300 / <u>acre per</u> <u>acre</u>	\$1,950 + (Varies with size)

Approved by City Council Resolution #~~598XXX~~-23 on ~~02/14/2023~~07/11/2023

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 <u>\$500</u>	\$0	\$0	\$300 <u>\$500</u>

(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~~IX. SPECIAL EVENT

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

Approved by City Council Resolution #~~598XXX~~-23 on ~~02/14/2023~~07/11/2023

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 #~~598XXX~~-23 on ~~02/14/2023~~07/11/2023

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 #~~598XXX~~-23 on ~~02/14/2023~~07/11/2023

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)

Examples

<u>Application Type</u>	<u>Square-footage</u>	<u>Current Application Fees</u>	<u>Proposed Application Fees</u>	<u>Net or Loss</u>
Accessory Building	144	\$ 150.00	\$ 100.00	\$ (50.00)
Accessory Building	1500	\$ 150.00	\$ 750.00	\$ 600
Single-Family Residential House	4,018	\$ 3,284.00	\$ 4,018.00	\$ 734.00
Single-Family Residential House	2,000	\$ 2,275.00	\$ 2,000.00	\$ (275.00)
Single-Family Residential House	1,600	\$ 2,075.00	\$ 1,600.00	\$ (475.00)
Commercial Building (Assuming \$300,000 value)	2,000	1,875.00	4,211.73	\$ 2,336.73

Fee Analysis 2023 (1/1/2023- 6/1/2023)

	<u>Number of Permits</u>	<u>Current Application Fees</u>	<u>Proposed Application Fees</u>	<u>Net or Loss</u>
Accessory Buildings	12	\$ 1,800.00	\$ 2,210.00	\$ 410.00
Certificate of Occupancy	8	\$ 800.00	\$ 1,200.00	\$ 400.00
New Fence Permits	23	\$ 1,840.00	\$ 2,300.00	\$ 460.00
Mechanical, Electric, Plumbin, and Irrigation	91	\$ 7,280.00	\$ 9,100.00	\$ 1,820.00
Swimming Pool	4	\$ 320.00	\$ 1,600.00	\$ 1,280.00
Single-Family Residential	22	\$ 70,370.00	\$ 76,990.00	\$ 6,620.00

[illegible]

AGENDA

ITEM

3

City Council Meeting

July 11, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 3

Title: *(second reading)* Consider and take appropriate action approving Ordinance 754-23 regarding FM 407 speed limits within the City of Justin.

Department: Administration

Contact: Director of Planning and Development, Matt Cyr

Recommendation: Staff recommends consideration based upon the request. The TXDOT recommendation is to lower the speed limit by 10 mph as FM 407 enters City Limits. Staff does not see any reason to deviate from TXDOT's recommendation.

Background:

At the end of 2022, the City Council initiated discussions regarding the possibility of reducing speed limits on residential streets as well as throughout the entire City. In response, the City Staff contacted TXDOT to conduct a speed study specifically for FM 407, with the aim of assessing the feasibility of reducing the speed limit. The results of the study were received on April 19, 2023, and subsequently reviewed by Staff.

Based on the study conducted, TXDOT has recommended a reduction of the speed limit by 5-10 mph in certain areas along FM 407 within City limits. After review, Staff did not find any inconsistencies or concerns with the speed study.

City Attorney Review: Yes

Attachments:

1. Speed Study
2. Speed Exhibit
3. Proposed Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 46, TRAFFIC AND VEHICLES, ARTICLE III SPEED LIMITS, SECTION 46.89 – FM HIGHWAY 407; REPEALING CONFLICTING ORDINANCES;; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Texas Transportation Code § 545.356 provides that the City Council of a municipality, for a highway or a part of a highway in an urban district in the municipality, including a highway in the state highway system, may set by ordinance the prima facie speed limits from the results of an engineering and traffic investigation if the governing body determines that the prima facie speed limit on the highway is unreasonable or unsafe;

WHEREAS, An engineering and traffic study has been conducted of FM 407 within the corporate city limits of the City of Justin and determined the current posted speed limit is unreasonable and unsafe and should be lowered by ten (10) miles;

WHEREAS, the City Council of the City of Justin deems the passage of this ordinance as necessary to protect the public, health, safety, and welfare;

WHEREAS, the City Council of the City of Justin deems the current prima facie speed limit on FM 407 to be unreasonable and unsafe and in need of lowering; and,

WHEREAS, the City Council of the City of Justin has complied with all necessary legislative prerequisites to the passage of this ordinance.

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

Section 1. All matters stated herein above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That Chapter 46, Section 46-89, of the Code of Ordinances, City of Justin, Texas, is hereby amended and replaced as follows:

CHAPTER 46, TRAFFIC AND VEHICLES

ARTICLE III, SPEED LIMITS

SEC. 46-89, FM 407

No person shall drive or operate a motor vehicle on, along and upon Farm to Market Road 407 from the east city limits to the west city limits at a speed in excess of 35 miles per hour.

Section 3. That all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect; provided, however, that the ordinance or ordinances under which the cases currently filed and pending in the Municipal Court of the City of Justin, Texas, shall be deemed repealed only when all such cases filed and pending under such ordinance or ordinances have been disposed of by a final conviction or a finding not guilty or nolo contendere, or dismissal.

Section 4. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 5. This ordinance shall become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS on this the _____ day of __, 20__.

APPROVED:

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney



4777 EAST US HIGHWAY 80, MESQUITE, TEXAS 75150-6643 | 214-320-6100 | WWW.TXDOT.GOV

April 19, 2023

Control: 1568-02
Highway: FM 407
County: Denton

Josh Little
Public Works Director
415 N. College Avenue
Justin, TX 76247

Subject: Speed Zones

Dear Mr. Little:

Attached for your information and handling is a computer printout of the speed zone study on FM 407 in the City of Justin. The speed zone study was done after the request from the City of Justin, Denton County to re-evaluate the speed for the section of FM 407 within the city limits of Justin. The printout shows that the recommended speeds correspond to the speeds at which the normal and prudent driver is driving under the existing conditions.

To proceed with the changing of the speed limits, TxDOT requires a signed city ordinance matching the zones on the speed study. To assist the city in the preparation of the ordinance, a sample speed zone ordinance has been attached to serve as a guide. Please forward the signed ordinance to our office by May 31, 2023, for further processing. Upon receipt of the ordinance from the City of Justin, TxDOT will furnish and install the necessary signs at the proper locations.

If we may be of further assistance, please feel free to contact Bahman Afsheen, P.E. at the above address or by telephone at 214-320-6229.

Sincerely,

DocuSigned by:

Bahman Afsheen

4A1EA37ACB9C4BD...

Bahman Afsheen, P.E.
Traffic Engineering Supervisor

Attachments

cc: Traffic – Speed Zone Folder
Miller, Area Engineer
B. Bush/Afsheen
J. Bush
TF

OUR VALUES: *People • Accountability • Trust • Honesty*

OUR MISSION: *Connecting You With Texas*

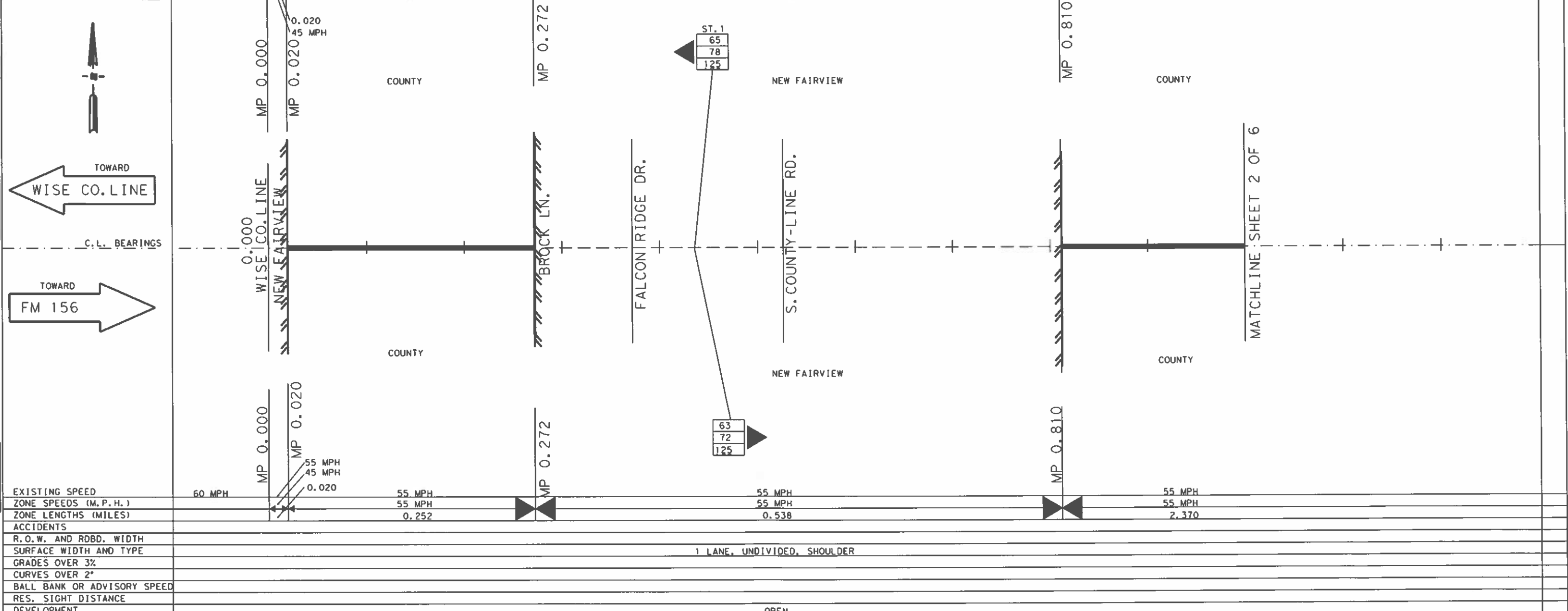
An Equal Opportunity Employer

FM 407

DEVELOPMENT
RES. SIGHT DISTANCE
BALL BANK OR ADVISORY SPEED
CURVES OVER 2"
GRADES OVER 3%
SURFACE WIDTH AND TYPE
R.O.W. AND RDBD. WIDTH
ACCIDENTS
ZONE LENGTHS (MILES)
ZONE SPEEDS (M.P.H.)

OPEN

1 LANE, UNDIVIDED, SHOULDER



EXISTING SPEED

ZONE SPEEDS (M.P.H.)

ZONE LENGTHS (MILES)

ACCIDENTS

R.O.W. AND RDBD. WIDTH

SURFACE WIDTH AND TYPE

GRADES OVER 3%

CURVES OVER 2"

BALL BANK OR ADVISORY SPEED

RES. SIGHT DISTANCE

DEVELOPMENT

DISTRICT: DALLAS COUNTY: DENTON

HIGHWAY: FM 407 CITY: JUSTIN/NEW FAIRVIEW

DATE OF STUDY 01-13-23 SCALE 1" = 0.1 MILES

MINUTE NO. : _____ DATE __/__/____
REPLACES : _____ DATE __/__/____
REPLACED BY : _____ DATE __/__/____
CANCELLED BY : _____ DATE __/__/____

LIMITS OF ZONE

SECTION ONE				SECTION TWO			
LENGTH 0.252 MILES				LENGTH 2.370 MILES			
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	- - -	()		0 + 810	- - -	()
	MP 0.020	- - -	()		MP 0.810	- - -	()
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	- - -	()		MP 3.180	- - -	()
	MP 0.272	- - -	()			- - -	()

OPEN

LEGEND

- 42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
○ PERSONAL INJURY ACCIDENT
○ PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- ▲ SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE

CONT. 1568 SEC. 02

LIMITS: WISE COUNTY LINE TO FM 156

SHEET 1 OF 6

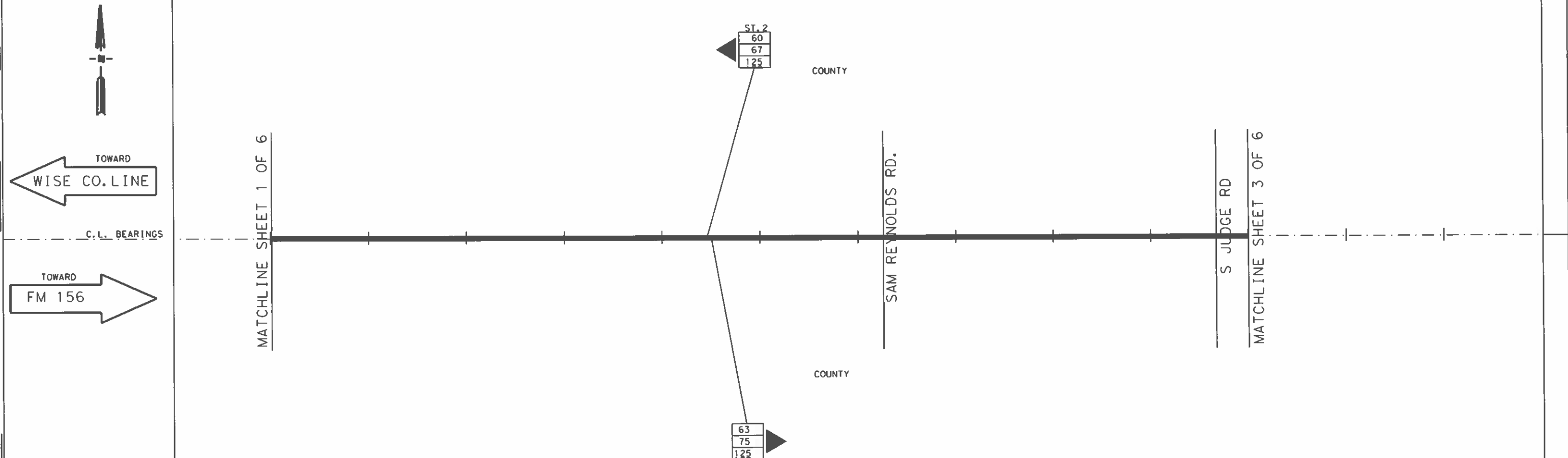
Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 407

DESIGN TEAM	FED. RD. DIST. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO. HIGHWAY NO.

FM 407

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2"	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	2.370
ZONE SPEEDS (M.P.H.)	55 MPH



EXISTING SPEED	55 MPH
ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	2.370
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER
GRADES OVER 3%	
CURVES OVER 2"	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. :	DATE / /
HIGHWAY: FM 407	CITY: JUSTIN/NEW FAIRVIEW	REPLACES :	DATE / /
DATE OF STUDY 01-13-23	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /

LIMITS OF ZONE			
SECTION ONE		SECTION TWO	
LENGTH 1.561 MILES		LENGTH 0.863 MILES	
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()
	MP 3.180		
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()
	MP 4.741		

LEGEND

- 42 85 PERCENTILE SPEED
- 62 TOP SPEED MEASURED
- 125 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE
CONT. 1568 SEC. 02
LIMITS: WISE COUNTY LINE TO FM 156

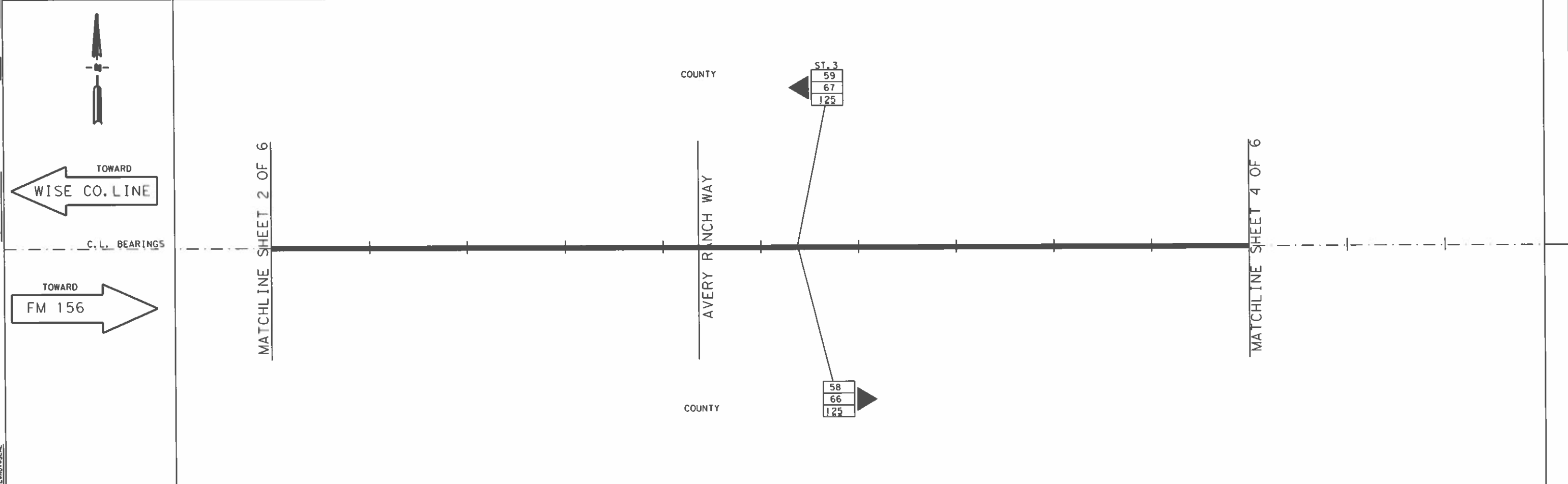
SHEET 2 OF 6

Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 407

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.
			HIGHWAY NO.

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2"	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	2.370
ZONE SPEEDS (M.P.H.)	55 MPH



EXISTING SPEED	55 MPH
ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	2.370
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER
GRADES OVER 3%	
CURVES OVER 2"	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. :	DATE / /
HIGHWAY: FM 407	CITY: JUSTIN/NEW FAIRVIEW	REPLACES :	DATE / /
DATE OF STUDY 01-13-23	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /

LIMITS OF ZONE			
SECTION ONE		SECTION TWO	
BEGINS	ENDS	BEGINS	ENDS
STA. OR M.P.	CONT. AND SECT.	STA. OR M.P.	CONT. AND SECT.
MP	MP	MP	MP

LEGEND

- 42 85 PERCENTILE SPEED
- 62 TOP SPEED MEASURED
- 125 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE
CONT. 1568 SEC. 02
LIMITS: WISE COUNTY LINE TO FM 156

SHEET 3 OF 6

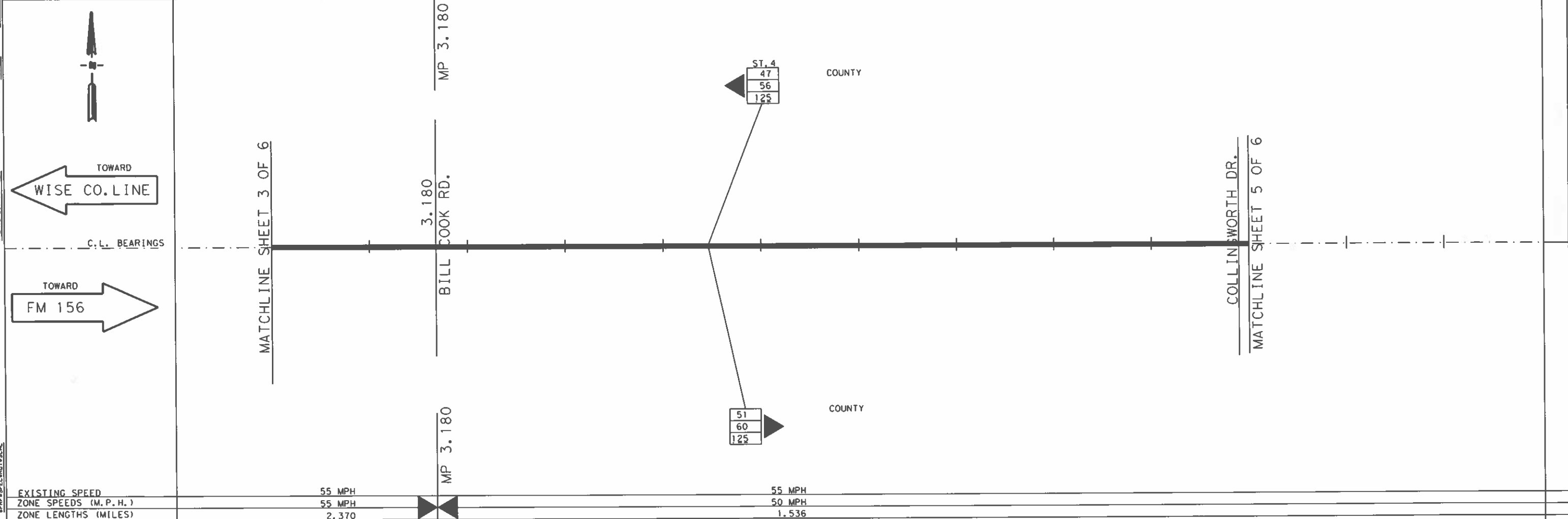
Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 407

DESIGN TEAM	FED. NO. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
CHECKED	STATE	STATE DIST. NO.	COUNTY
	CONTROL NO.	SECTION NO.	JOB NO.
			HIGHWAY NO.

FM 407

DEVELOPMENT	OPEN	
RES. SIGHT DISTANCE		
BALL BANK OR ADVISORY SPEED		
CURVES OVER 2"		
GRADES OVER 3%		
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER	
R.O.W. AND RDBD. WIDTH		
ACCIDENTS		
ZONE LENGTHS (MILES)	2.370	1.536
ZONE SPEEDS (M.P.H.)	55 MPH	50 MPH



EXISTING SPEED	55 MPH	55 MPH
ZONE SPEEDS (M.P.H.)	55 MPH	50 MPH
ZONE LENGTHS (MILES)	2.370	1.536
ACCIDENTS		
R.O.W. AND RDBD. WIDTH		
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER	
GRADES OVER 3%		
CURVES OVER 2"		
BALL BANK OR ADVISORY SPEED		
RES. SIGHT DISTANCE		
DEVELOPMENT	OPEN	

DISTRICT: DALLAS COUNTY: DENTON
HIGHWAY: FM 407 CITY: JUSTIN/NEW FAIRVIEW
DATE OF STUDY 01-13-23 SCALE 1" = 0.1 MILES

LIMITS OF ZONE			
SECTION ONE		SECTION TWO	
LENGTH	MILES	LENGTH	MILES
BEGINS	STA. OR M.P.	BEGINS	STA. OR M.P.
ENDS	STA. OR M.P.	ENDS	STA. OR M.P.

LEGEND

- 42 85 PERCENTILE SPEED
- 62 TOP SPEED MEASURED
- 125 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE
CONT. 1568 SEC. 02
LIMITS: WISE COUNTY LINE TO FM 156

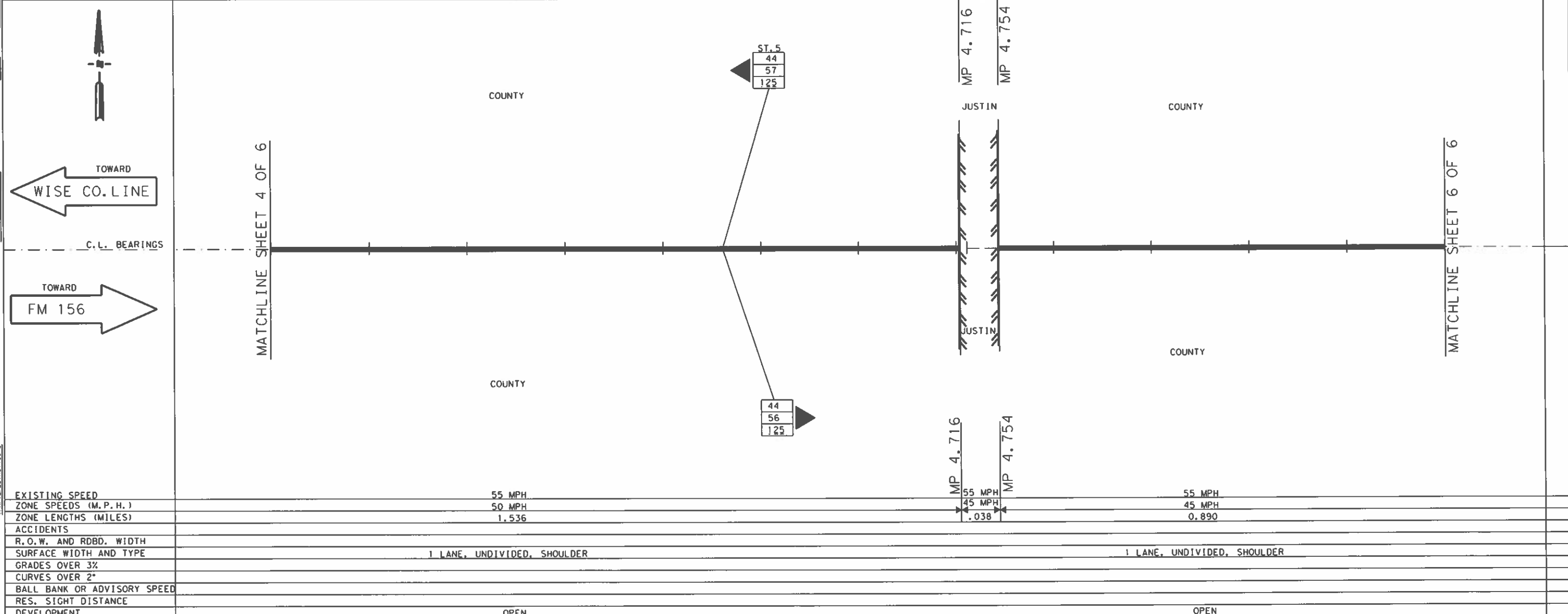
SHEET 4 OF 6

Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 407

DESIGN TEAM	FED. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
CHECKED	STATE	STATE DIST. NO.	COUNTY
	CONTROL NO.	SECTION NO.	JOB NO.
			HIGHWAY NO.

DEVELOPMENT	OPEN	OPEN
RES. SIGHT DISTANCE		
BALL BANK OR ADVISORY SPEED		
CURVES OVER 2°		
GRADES OVER 3%		
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER	1 LANE, UNDIVIDED, SHOULDER
R.O.W. AND RDBD. WIDTH		
ACCIDENTS		
ZONE LENGTHS (MILES)	1.536	0.890
ZONE SPEEDS (M.P.H.)	50 MPH	45 MPH



DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. :	DATE / /
HIGHWAY: FM 407	CITY: JUSTIN/NEW FAIRVIEW	REPLACES :	DATE / /
DATE OF STUDY 01-13-23	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /
LIMITS OF ZONE			
SECTION ONE	LENGTH MILES	SECTION TWO	LENGTH MILES
BEGINS	STA. OR M.P. CONT. AND SECT. PROJECT	BEGINS	STA. OR M.P. CONT. AND SECT. PROJECT
ENDS	STA. OR M.P. CONT. AND SECT. PROJECT	ENDS	STA. OR M.P. CONT. AND SECT. PROJECT

LEGEND

- 42 85 PERCENTILE SPEED
- 62 TOP SPEED MEASURED
- 125 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE

CONT. 1568 SEC. 02

LIMITS: WISE COUNTY LINE TO FM 156

SHEET 5 OF 6

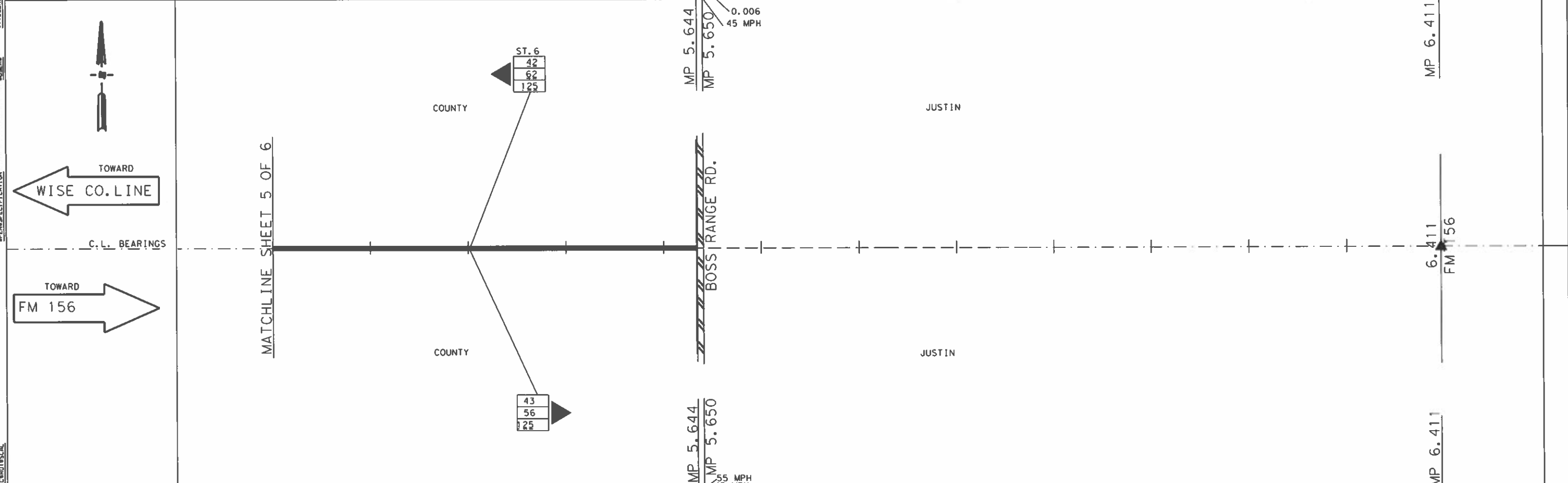
Texas Department of Transportation

SPEED STUDY
DENTON COUNTY
FM 407

DESIGN TEAM	FED. PROJ. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	DIV. NO.		
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.
			HIGHWAY NO.

FM 407

DEVELOPMENT	OPEN	OPEN/RESI.	828'	COMM.
RES. SIGHT DISTANCE				
BALL BANK OR ADVISORY SPEED			OTHER TIMES	
CURVES OVER 2"			35 MPH ALL	
GRADES OVER 3%			BOTH DIRECTIONS	
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER	1 LANE, UNDIVIDED, SHOULDER	SCHOOL ZONE	
R.O.W. AND RDBD. WIDTH			SO SIGNED FOR	1 LANE, UNDIVIDED, SHOULDER
ACCIDENTS			20 MPH WHEN	
ZONE LENGTHS (MILES)	0.890	0.761		0.761
ZONE SPEEDS (M.P.H.)	45 MPH	**35 MPH		**35 MPH



EXISTING SPEED	55 MPH	45 MPH	35 MPH	30 MPH
ZONE SPEEDS (M.P.H.)	45 MPH	**35 MPH	**35 MPH	
ZONE LENGTHS (MILES)	0.890	0.761	0.761	
ACCIDENTS				
R.O.W. AND RDBD. WIDTH				
SURFACE WIDTH AND TYPE	1 LANE, UNDIVIDED, SHOULDER	1 LANE, UNDIVIDED, SHOULDER	SEE ABOVE	1 LANE, UNDIVIDED, SHOULDER
GRADES OVER 3%				
CURVES OVER 2"				
BALL BANK OR ADVISORY SPEED				
RES. SIGHT DISTANCE				
DEVELOPMENT	OPEN	OPEN/RESI.	OPEN/RESI.	

DISTRICT: DALLAS	COUNTY: DENTON	MINUTE NO. :	DATE / /
HIGHWAY: FM 407	CITY: JUSTIN/NEW FAIRVIEW	REPLACES :	DATE / /
DATE OF STUDY 01-13-23	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /

LIMITS OF ZONE			
SECTION ONE	LENGTH	MILES	SECTION TWO
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	Q + 00	-	()
	MP		
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	Q + 00	-	()
	MP		

LEGEND

- 42 85 PERCENTILE SPEED
- 62 TOP SPEED MEASURED
- 125 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE
 CONT. 1568 SEC. 02
 LIMITS: WISE COUNTY LINE TO FM 156
 **SPEED LIMIT REDUCED BY 5 MPH
 BELOW THE 85TH PERCENTILE SPEED
 DUE TO THE FOLLOWING FACTOR:
 HIGH DRIVEWAY DENSITY

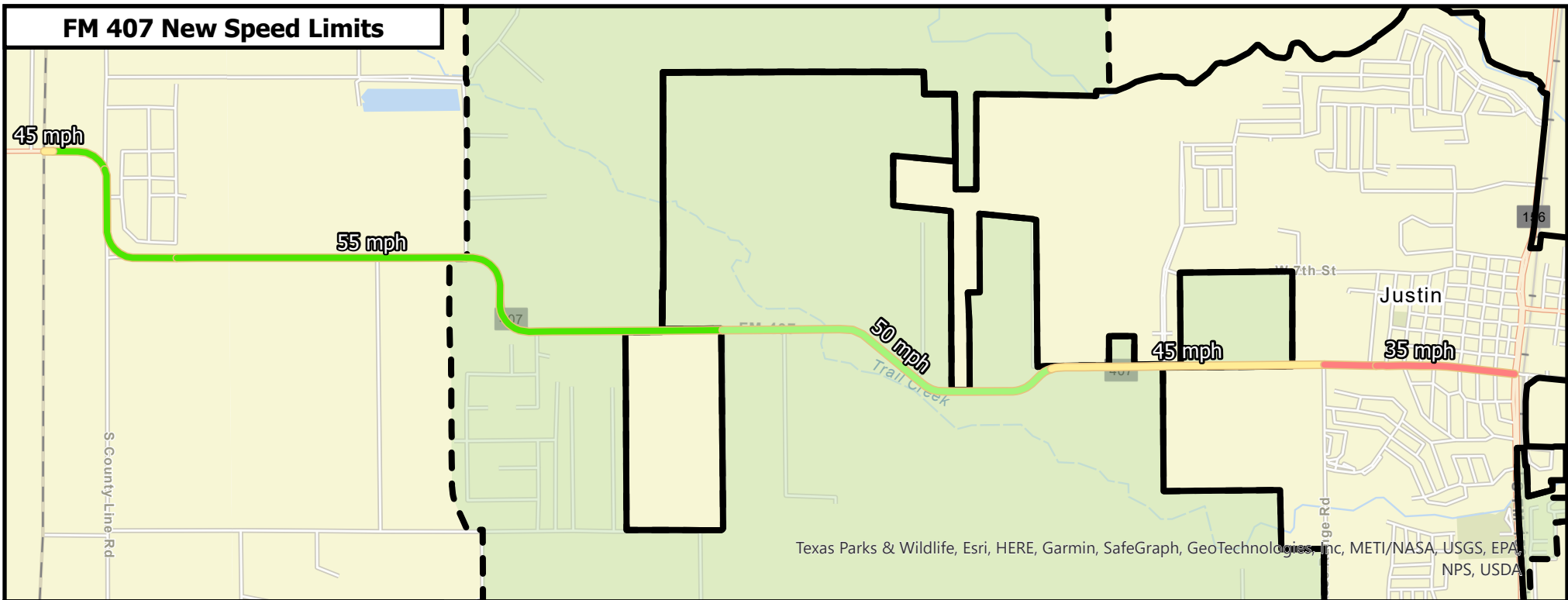
SHEET 6 OF 6

Texas Department of Transportation

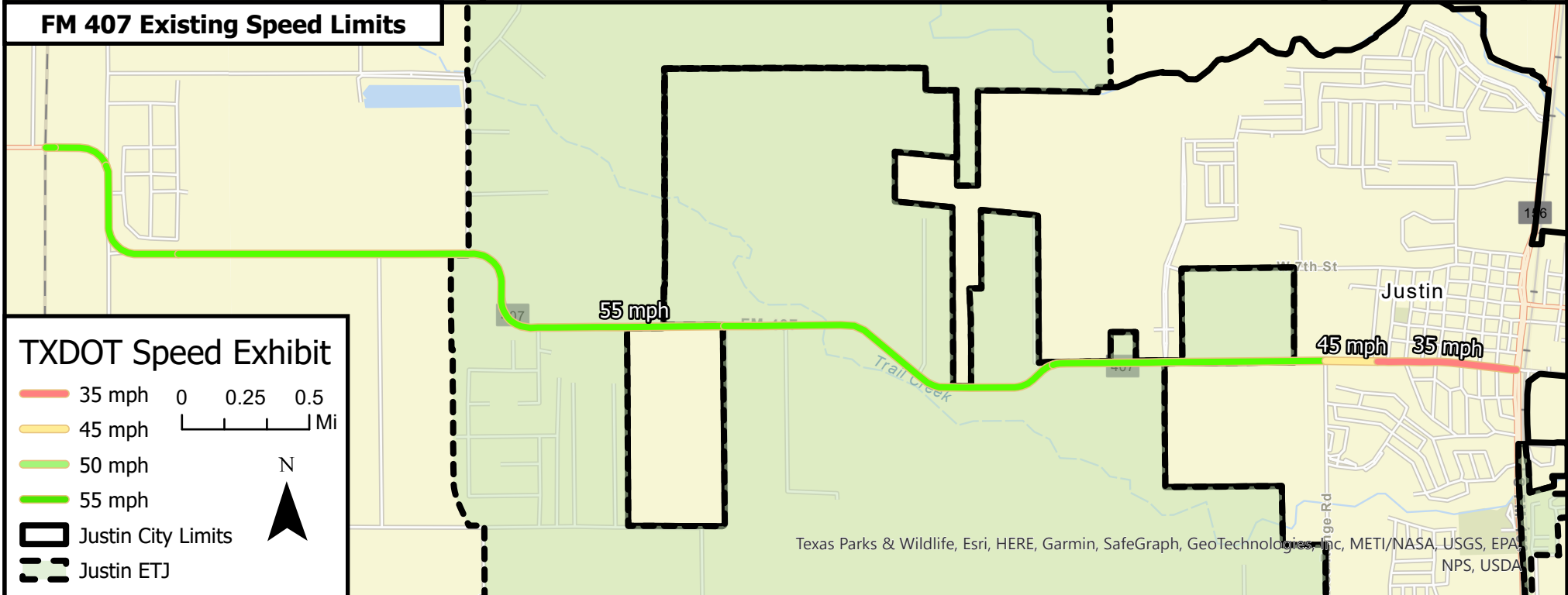
SPEED STUDY
DENTON COUNTY
FM 407

DESIGN TEAM	FED. AID PROJECT NO.	SHEET NO.
STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.
	JOB NO.	HIGHWAY NO.

FM 407 New Speed Limits



FM 407 Existing Speed Limits



AGENDA

ITEM

4

City Council Meeting

July 11, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 4

Title: (*second reading*) Consider and take appropriate action regarding Ordinance 755-23 amending Chapter 10 related to fence regulations.

Department: Administration

Contact: Director of Planning and Development, Matt Cyr

Recommendation: Staff recommends consideration based upon the request

Background:

On June 13, 2023, City Council directed Staff to revise the fee schedule related to several items. One of these items was regarding a Fence Replacement Application and Fee. However, the City of Justin currently does not have a definition or provisions on fence replacements. The goal of this ordinance is to make it clear what a fence replacement is categorized so Staff can carry out this policy effectively.

A fence replacement is being categorized “The act of removing an existing fence and installing a new one in its exact location, using the same materials and maintaining the same height. Replacement of these materials shall be 51 percent or more of the total length of the fence to be considered a replacement. The purpose of a replacement fence is to restore or upgrade the existing fence while preserving its original characteristics without altering its position, materials, or height specifications.”

City Attorney Review: N/A

Attachments:

1. Fence Amendment Document
2. Proposed Ordinance

Sec. 10-246. Fences—Generally; definitions.

For the purposes of this article, the following words and phrases will have the meanings respectively ascribed to them by this section:

City means the City of Justin, Texas.

Column means a vertical fence support structure or pillar constructed of masonry (brick or stone).

Easement means a real property right created by grant, reservation, agreement, prescription, or necessary implication, which one has in the land of another, dedicated by plat, deed or implied by right. It is for the benefit of appurtenant land including but not limited to the right to use or cross the land of another, ingress or egress, such as a public utility easement or joint access easement. An easement may or may not have descriptive bounds.

Fence means an artificially constructed barrier enclosing, separating, or screening areas of land, serving as a boundary, a means of visually modifying the view, and/or for confinement. A fence is any part of a fence including the base, footings, supporting columns, post, braces, structural members, or any other of its appendages.

Game court means a structure having a playing surface, paved, or unpaved, with or without enclosing fences, designed to be used for playing or practicing tennis, badminton, volleyball, paddle tennis handball, baseball batting, handball, racquet ball, squash, basketball, or similar uses.

Large lot residential means a residential lot at least one acre in size.

Lot, key means a corner lot that is so designed that the lots located directly behind it face the side street of the corner lot and are not separated by an alley.

Opacity means the degree of openness of a fence by which light or views are not blocked, measured perpendicular to the fence for each fence section between supports.

Post means a vertical fence support constructed of wood or metal which is non-decorative.

Public right-of-way means a strip of land which is used as a roadbed for a street, alley, or highway intended for use by the public at large, or land set aside as an easement or in fee, either by agreement or condemnation.

Repair means maintenance to a fence where replacement of materials does not exceed 50 percent of the total length of the fence and does not change the scope, location, or dimensions of the fence. Repairs shall be made using the same material, or material with comparable composition, size, shape, color and quality of the original fence to which the repair is being made.

Replacement means the act of removing an existing fence and installing a new one in its exact location, using the same materials and maintaining the same height. Replacement of these materials shall be 51 percent or more of the total length of the fence to be considered a replacement. The purpose of a replacement fence is to restore or upgrade the existing fence while preserving its original characteristics without altering its position, materials, or height specifications.

Residential district means a district where the primary purpose is residential use and is defined in the comprehensive zoning ordinance excluding multifamily.

Retaining wall means a wall not laterally supported at the top that resists lateral soil loads and other imposed loads.

Screening fence means a fence or wall constructed to visually obscure the view of the adjoining property.

Street means any dedicated public thoroughfare that affords the principal means of access to abutting property.

Temporary fence means a non-permanent fence constructed for a limited period.

Vision or visibility triangle is determined at the intersection of two streets which intersect at or near right angles by measuring along the two rights-of-way/property lines from their point of intersection a distance equivalent to the required setback for the abutting yard as required for the zoning district in which the property is situated and 45 feet for streets of collector size or larger, and then connecting these two points with an imaginary line to form the corner visibility triangle.

Yard means an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward. In measuring a yard for the purpose of determining the width of the side yard, the depth of a front yard or the depth of a rear yard, the shortest horizontal distance between the lot line and the main building shall be used.

Yard, front means a yard located in front of the front elevation of a building and extending across a lot between the side yard lines and being the minimum horizontal distance between the front property line and the outside wall of the main building.

Yard, rear means the area extending across the rear of a lot measured between the lot lines and being the minimum horizontal distance between the rear lot line and the rear of the outside wall of the main building. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

Yard, side means the area between the building and side line of the lot and extending from the front lot line to the rear lot line and being the minimum horizontal distance between a side lot line and the outside wall of the side of the main building.

(Ord. No. 624-17, § 1, 7-31-2017)

Sec. 10-249. Fences in residential areas.

- (a) *Fences and gates in front yards.* All fences, walls, gates, or other enclosures constructed in the front yard of a residential property shall:
 - (1) Not exceed 48 inches in height.
 - (2) Allow a minimum of 50 percent opacity.
 - (3) Not encroach into a vision or visibility triangle.
- (b) *Fences and gates in side yard.* It is unlawful for any person to construct, erect, maintain, suffer, or permit a fence or gate in any side yard or along any side yard lot line which fence exceeds eight feet in height. On key lots, where side yards are required adjacent to the street to conform to minimum front yard setback of lots fronting upon such street, within the same block and upon the same side, no fence shall be constructed or maintained within such required side yard.
- (c) *Fences and gates in rear yards.* It is unlawful for any person to construct, erect, maintain, suffer, or permit a fence or gate in any rear yard or along any rear lot line which fence exceeds eight feet in height.
- (d) *Decorative gate embellishments.* Ornate gates may exceed the maximum height of a fence by up to two feet.
- (e) *Electrically charged fences in residential districts.* It is unlawful for any person to erect, maintain, or permit a fence that is electrically charged in any manner, except single-strand wires designed to conduct electricity through a low-voltage regulator shall be allowed along the fence's interior for the purposes of securing pets within a fenced yard.
- (f) Replacement fences are classified as a "Replacement Fence" if the following conditions are met:
 - 1. Installation in the same location.
 - 2. Utilizing the same materials.

3. Maintaining the same height.

Should these conditions not be fulfilled, the fence application will be classified as a “New Fence Application”. All replacement fences are permitted if these conditions are satisfied.

(Ord. No. 624-17, § 1, 7-31-2017)

ORDINANCE NUMBER 755-23

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AN AMENDMENT TO CHAPTER 10 RELATING TO FENCE REGULATIONS PROVIDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, On June 13, 2023, City Council requested that a replacement fence be permitted and reflected in the fee scheduled ; and

WHEREAS, Staff brought City Council an ordinance for consideration to define replacement fences; and

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

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 Chapter 10 Ordinance of Justin, Texas, is amended to as further described in the attached documents.

Section 3. 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 4. 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 5. 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.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 27th DAY OF JUNE 2023.

PASSED ON SECOND READING BY THE CITY COUNCIL ON THE ____ DAY OF _____,
2023.

James Clark, Mayor

ATTEST:

Brittany Andrews, City Secretary

Approved as to form:

City Attorney

AGENDA

ITEM

5

City Council Meeting

July 11, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 5

Title: Consider and act upon a Final Plat for Timberbrook Ph. 6 legally described as
LOTS 1-14, 15X, 16X, 17X, BLOCK 37; LOTS 1-12, BLOCK 38.

Department: Administration

Contact: Director of Planning and Development, Matt Cyr

Recommendation:

Staff recommends approval as presented. Staff has reviewed the application to ensure the proposed plat complies with the Preliminary Plat and Developers Agreement.

Background:

The Applicant is requesting to plat 29 lots with 26 of them being residential for Phase 6 of Timberbrook. The Final Plat complies with the Preliminary Plat (attached as part of the Developers Agreement) and Developers Agreement.

No Public Parks are proposed, but three Private Open Spaces are proposed for a total of 4.561 acres. The Private Open space are to be maintained by the HOA.

City Attorney Review: N/A

Attachments:

1. Map
2. Supporting Documentation



PLANNING & ZONING COMMISSION MEETING

Staff Report
June 20, 2023

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

PROJECT: Consider and act upon a recommendation for a Final Plat for Timberbrook Ph. 6 legally described as LOTS 1-14, 15X, 16X, 17X, BLOCK 37; LOTS 1-12, BLOCK 38.

APPLICANT: Jason Weaver, GM Civil

**EXECUTIVE
SUMMARY:**

The Applicant is requesting to plat 29 lots with 26 of them being residential for Phase 6 of Timberbrook. The Final Plat complies with the Preliminary Plat (attached as part of the Developers Agreement) and Developers Agreement.

No Public Parks are proposed, but three Private Open Spaces are proposed for a total of 4.561 acres. The Private Open space are to be maintained by the HOA.

ACTION CONSIDERED:

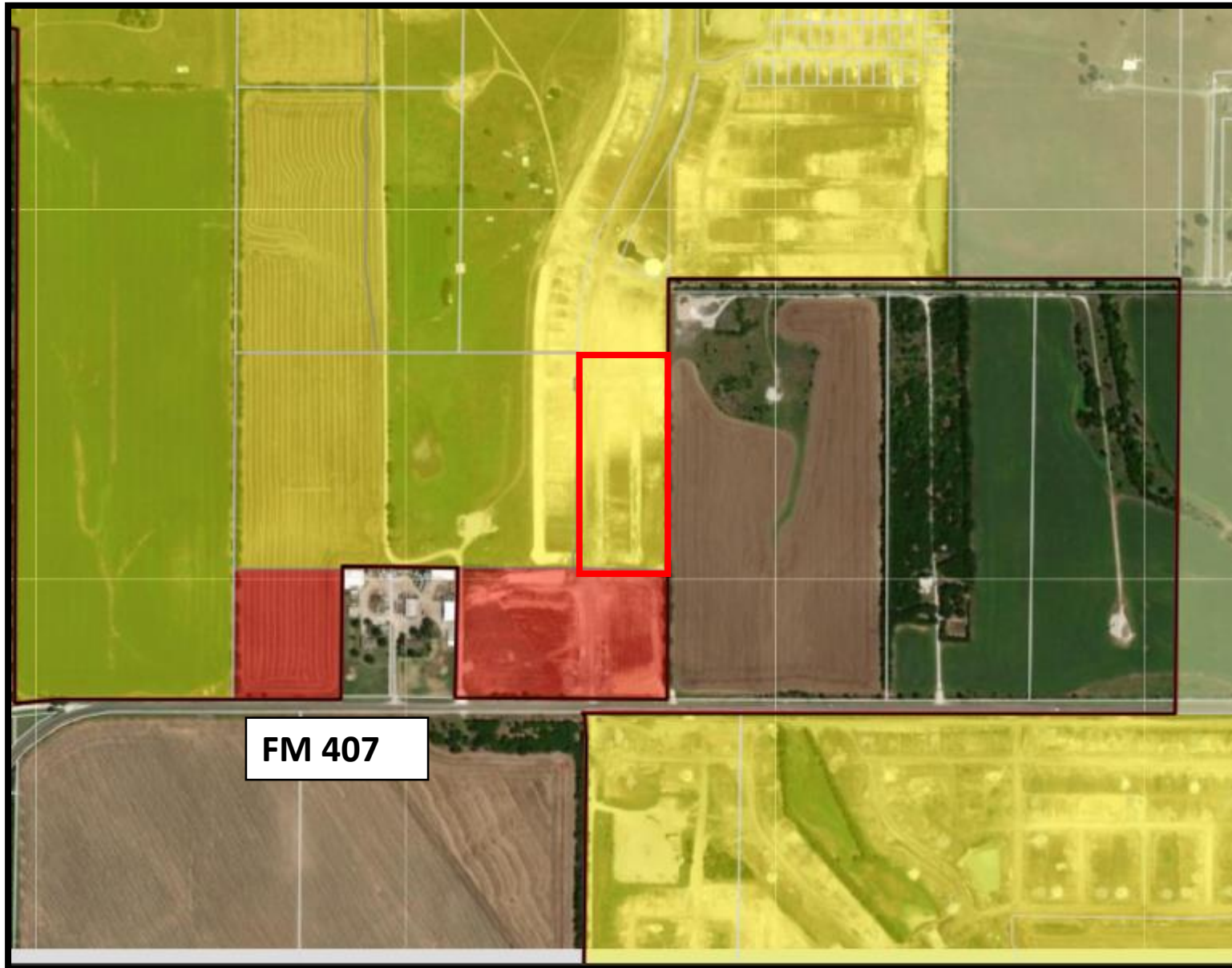
- 1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

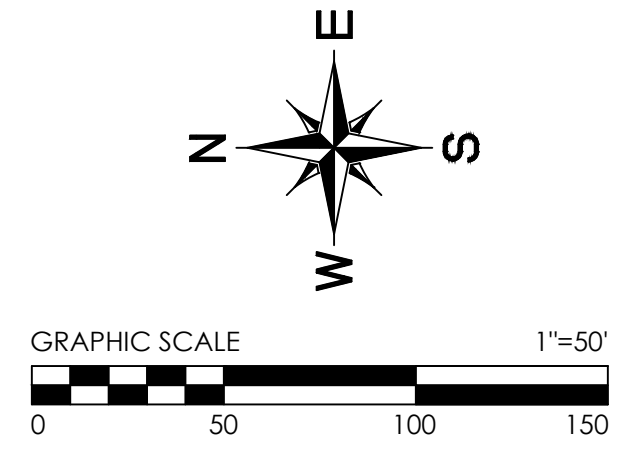
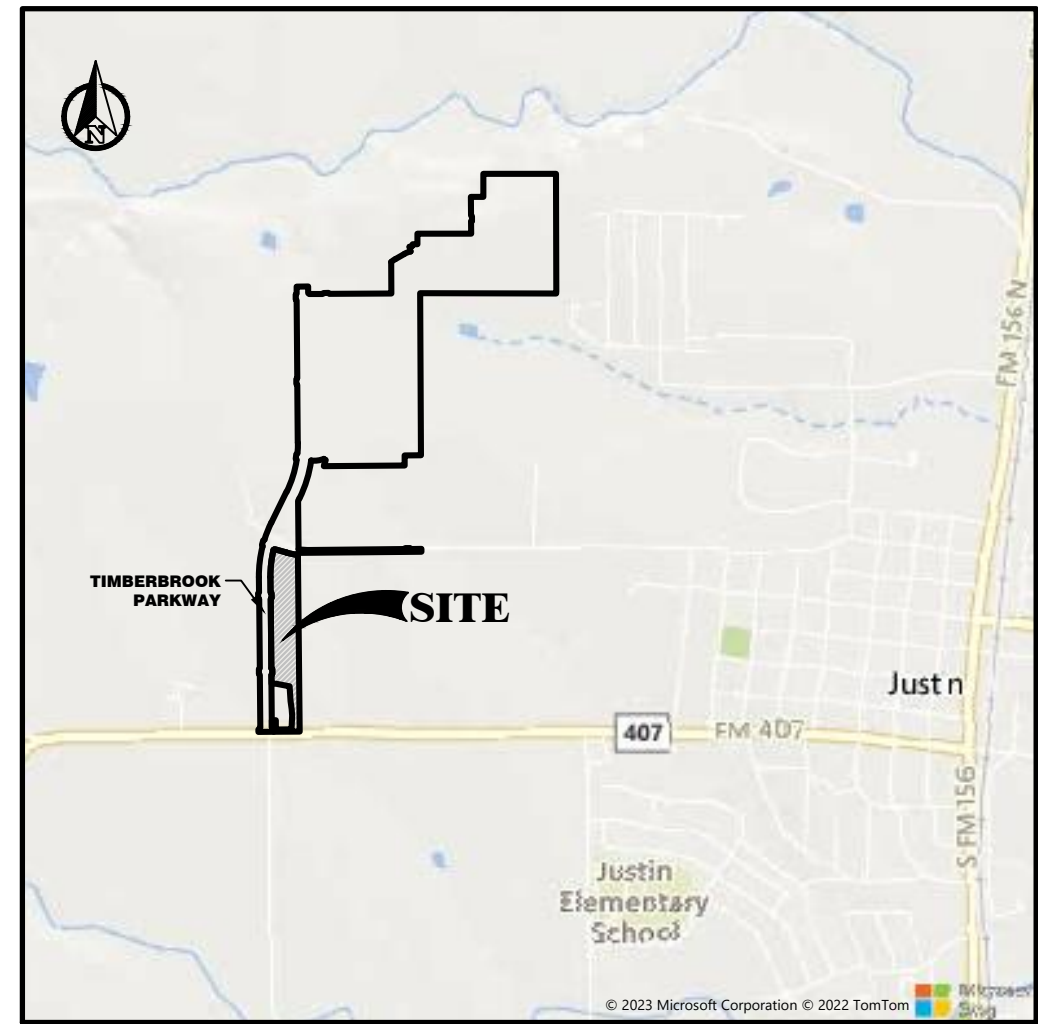
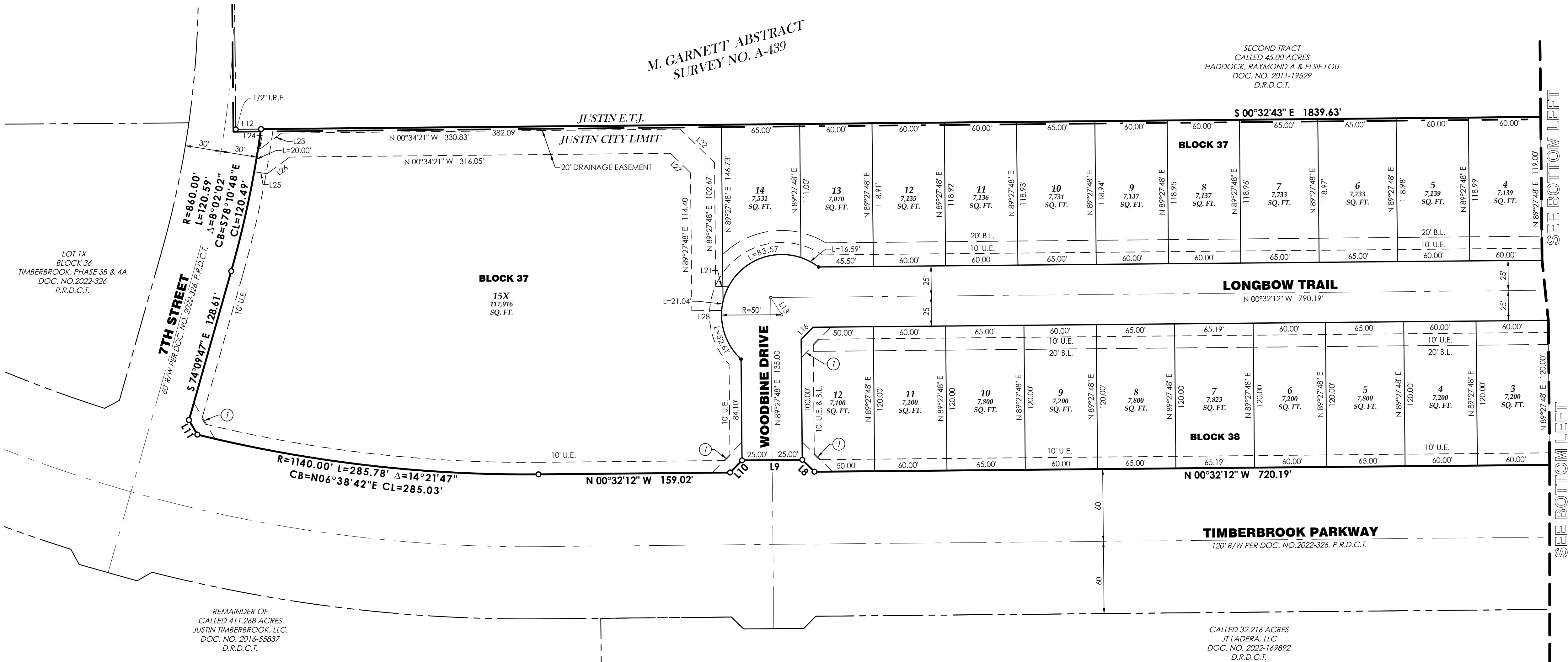
STAFF RECOMMENDATION:

Staff recommends approval as presented. Staff has reviewed the application to ensure the proposed plat complies with the Preliminary Plat and Developers Agreement.

ATTACHMENTS:

- (A) Map
- (B) Supporting Documentation





LEGEND

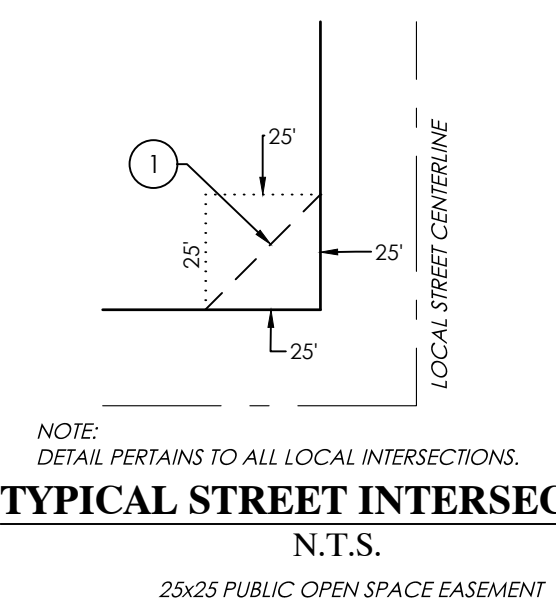
O	1/2" C.I.R.S. (GOODWIN & MARSHALL) UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
---	BOUNDARY LINE
- - -	ADJOINER LINE
- . -	ABSTRACT LINE
- - -	EASEMENT LINE
---	CENTERLINE OF CREEK

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N00°32'12"W	25.00'
L2	N45°32'56"W	28.28'
L3	N00°32'12"W	75.52'
L4	N89°27'48"E	41.53'
L5	N44°27'48"E	14.14'
L6	N00°32'12"W	50.00'
L7	N45°32'12"W	14.14'
L8	N44°27'48"E	14.14'
L9	N00°32'12"W	50.00'
L10	N45°32'12"W	14.14'
L11	N59°57'26"E	13.92'
L12	N00°32'43"W	20.93'
L13	N57°02'06"E	17.00'
L14	N45°32'12"W	21.21'

LINE TABLE

LINE #	BEARING	DISTANCE
L15	S44°27'48"W	14.14'
L16	S45°32'12"E	14.14'
L17	S00°32'43"E	5.30'
L18	N00°32'12"W	31.95'
L19	N63°21'21"E	133.63'
L20	N00°32'12"W	13.24'
L21	N00°33'29"W	10.79'
L22	N44°27'48"E	39.90'
L23	N36°31'15"W	21.41'
L24	N08°28'45"E	2.23'
L25	N08°28'45"E	10.88'
L26	N36°31'15"W	23.20'
L27	N44°27'48"E	23.32'
L28	N00°33'29"W	24.79'



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

PREPARED BY:
GMcivil
Engineering & Surveying
2539 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
LOTS 1-14, 15X, 16X, 17X, BLOCK 37; LOTS 1-12, BLOCK 38
TIMBERBROOK, PHASE 6
BEING
10.232 ACRES
SITUATED IN THE
M. GARNETT SURVEY, ABSTRACT No. 439
CITY OF JUSTIN, DENTON COUNTY, TEXAS
26 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: May 2023

OWNERS DEDICATION

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439, City of Justin, Denton County, Texas, being part of that certain called 186.362 acre tract described in a deed to Bloomfield Homes recorded in Document No. 2021-106330 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a Mag nail found for the Southwest corner of a called 45.00 acre tract described as Second Tract in a deed to Haddock, Raymond A. & Elise Lou recorded in Document No. 2011-19529 (DRDCT); the most southerly Southeast corner of said 186.362 acre tract and being in the North right-of-way line of Farm-to-Market Highway No. 407 (a 90' width right-of-way);

THENCE South 89 deg. 26 min. 19 sec. West along said North right-of-way line and the South of said 186.362 acre tract, a distance of 269.11 feet to a 1/2" capped iron rod set stamped "GMcivil" hereinafter referred to as 1/2" capped iron rod set, for the Southeast corner of Timberbrook Parkway (120' width right-of-way) recorded in Document No. 2022-326 of the Plat Records of Denton County, Texas (PRDCT);

THENCE North 00 deg. 32 min. 12 sec. West along the East right-of-way line of said Timberbrook Parkway, a distance of 25.00 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 32 min. 56 sec. West along said East right-of-way line, a distance of 28.28 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 32 min. 12 sec. West along said East right-of-way line, a distance of 75.52 feet to a 1/2" capped iron rod set for the most westerly Southwest corner of a called 2.069 acre tract described as Commercial Area 1 in a deed to Timberbrook Crossings, LLC recorded in Document No. 2022-126633 (DRDCT);

THENCE in an easterly and northerly direction along the South, East, and North lines of said 2.069 acre tract, the following nine (9) courses;

North 89 deg. 27 min. 48 sec. East, a distance of 41.53 feet to a 1/2" capped iron rod set for an ell corner of said 2.069 acre tract;

South 00 deg. 31 min. 05 sec. East, a distance of 97.06 feet to a 1/2" capped iron rod set for the most southerly Southwest corner of said 2.069 acre tract;

North 89 deg. 28 min. 55 sec. East, a distance of 162.43 feet to a 1/2" capped iron rod set for the Southeast corner of said 2.069 acre tract;

North 02 deg. 52 min. 45 sec. East, a distance of 142.82 feet to a 1/2" capped iron rod set;

North 04 deg. 27 min. 09 sec. West, a distance of 68.81 feet to a 1/2" capped iron rod set;

North 07 deg. 29 min. 56 sec. West, a distance of 82.87 feet to a 1/2" capped iron rod set;

North 03 deg. 48 min. 51 sec. West, a distance of 155.63 feet to a 1/2" capped iron rod set for the Northeast corner of said 2.069 acre tract;

North 79 deg. 03 min. 58 sec. West, a distance of 142.61 feet to a 1/2" capped iron rod set;

South 89 deg. 27 min. 48 sec. West, a distance of 49.03 feet to a 1/2" capped iron rod set for the Northwest corner of said 2.069 acre tract and being in the East right-of-way line of said Timberbrook Parkway;

THENCE in a northerly and easterly direction along the East right-of-way line of said Timberbrook Parkway and the South line of 7th Street (60' width right-of-way) recorded in Document No. 2022-326 (PRDCT), the following thirteen (13) courses;

North 00 deg. 32 min. 12 sec. West, a distance of 92.33 feet to a 1/2" capped iron rod set;

North 44 deg. 27 min. 48 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 00 deg. 32 min. 12 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

North 45 deg. 32 min. 12 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 00 deg. 32 min. 12 sec. West, a distance of 720.19 feet to a 1/2" capped iron rod set;

North 44 deg. 27 min. 48 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 00 deg. 32 min. 12 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

North 45 deg. 32 min. 12 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 00 deg. 32 min. 12 sec. West, a distance of 159.02 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 1,140.00 feet, a central angle of 14 deg. 21 min. 47 sec., and being subtended by a chord which bears North 06 deg. 38 min. 42 sec. East - 285.03 feet;

Continue in a northerly direction along said curve to the right, a distance of 285.78 feet to a 1/2" capped iron rod set;

North 59 deg. 57 min. 26 sec. East non-tangent to said curve, a distance of 13.92 feet to a 1/2" capped iron rod set;

South 74 deg. 09 min. 47 sec. East, a distance of 128.61 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 860.00 feet, a central angle of 08 deg. 02 min. 02 sec., and being subtended by a chord which bears South 78 deg. 10 min. 48 sec. East - 120.49 feet;

Continue in an easterly direction along said curve to the left, a distance of 120.59 feet to a 1/2" capped iron rod set for and ell corner of said 7th street, being in the West line of said 45.00 acre tract and being in the East line of said 186.362 acre tract, from which a 1/2" iron rod found for the Northwest corner of said 45.00 acre tract bears North 00 deg. 32 min. 43 sec. West - 20.93 feet;

THENCE South 00 deg. 32 min. 43 sec. East non-tangent to said curve and continue along said East and West lines, a distance of 1,839.63 feet to the **POINT OF BEGINNING**, containing 445,695 square feet or 10,232 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, BLOOMFIELD HOMES, LP acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of TIMBERBROOK, PHASE 6A, a subdivision to the City of Justin, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way, and public places thereon shown for the purpose and consideration therein expressed.

WITNESS our hand, this the ____ day of _____, 20____.

BLOOMFIELD HOMES, LP
a Texas Limited Partnership

By: BLOOMFIELD PROPERTIES, INC.,
a Texas Corporation, General Partner

By: _____
Donald J. Dykstra, President

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donald J. Dykstra, President of Bloomfield Properties, Inc., the General Partner of Bloomfield Homes, LP, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

this the ____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires: _____

GENERAL NOTES:

- Bearings are oriented to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
- All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GOODWIN & MARSHALL", unless otherwise noted.
- Selling a portion of this subdivision by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
- According to the Flood Insurance Rate Map (FIRM) panel 48121C048G, effective April 18, 2011, this subdivision is located in a portion of Flood Insurance Zone "X" (non-shaded), being defined as areas determined to be outside the 0.2% annual chance floodplain (500-year).
- Any franchised public utility, including the City of Justin shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective system on any of the easements shown on the Plat. Any franchised public utility including the City of Justin, shall have the right at all times of ingress and egress to to and from upon said easements for the purpose of constructing, reconstructing, inspection, patrol, maintaining, and adding or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining two (2) intersecting public streets and shall have a minimum dimension of twenty-five feet (25) along each portion adjacent to a public street right-of-way. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining (1) public street and an alley and/or an improved private street and shall have a minimum dimension of twenty feet (20') along the portion adjacent to an alley and/or approved private street.
- Lots 15X, 16X, 17X, Block 37 are private HOA/Developer owned and maintained by the Timberbrook Homeowner's Association.
- The offsite Storm Water Detention & All Drainage Easements shall be maintained by the Timberbrook Homeowner's Association.

FLOODPLAIN RESTRICTION

No construction, without the written approval of the City of Justin shall be allowed within a Floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. These engineering studies shall be done in compliance with the FEMA (Federal Emergency Management Agency) guidelines which address acceptance studies, methods, and limits of work done inside the 100 year floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

The existing creek, creeks, lakes, reservoirs, or drainage channel traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The City of Justin will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property shall keep the natural drainage channels traversing adjacent to is property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the City of Justin shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water over flow and natural bank erosion to an extent that cannot be definitely defined. The City of Justin shall not be reliable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structures within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plat.

CERTIFICATE OF SURVEYOR

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground August 2015
GMCivil
2559 SW Grapevine Pkwy.,
Grapevine, Texas 76051
(817) 329-4373

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review
2/10/2023 4:18 PM

LAND USE TABLE	
Development Yield	
Gross Site Area	10.232 Acres
Total Number Lots	29
Residential Lots Area	4.405 Acres
Number Residential Lots	26
Number Single Family Detached	26
Number Dwelling Units	26
Non-Residential Lots Area	4.561 Acres
Number Non-Residential Lots	3
Private Open Space Lots Area	4.561 Acres
Number Private Open Space Lots	3
Right-of-way Area	1.266 Acres
No Public Parks Proposed	

CERTIFICATE OF APPROVAL

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Justin, Texas, and is hereby approved by such Commission.

Dated this ____ day of _____, 20____.

By: _____
Chairman

ATTEST :

By: _____
Secretary

THE CITY COUNCIL OF JUSTIN ON _____, 20____, VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

By: _____
Mayor

ATTEST :

By: _____
City Secretary

PREPARED BY:



OWNER:

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

FINAL PLAT
OF
LOTS 1-14, 15X, 16X, 17X, BLOCK 37; LOTS 1-12, BLOCK 38
TIMBERBROOK, PHASE 6
BEING
10.232 ACRES
SITUATED IN THE
M. GARNETT SURVEY, ABSTRACT No. 439
CITY OF JUSTIN, DENTON COUNTY, TEXAS
26 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: February 2023

AGENDA

ITEM

6

City Council Meeting

July 11, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 6 (Consent)

Title: Consider and take appropriate action approving Resolution 615-23 with Exhibit “A” - a joint resolution of the City of Justin City Council, City of New Fairview City Council, City of Rhome City to address the Ramhorn Hill-Dunham 345 KV Transmission Line project proposed by Oncor Electric Delivery through our communities.

Department: Administration

Contact: City Manager, Jarrod Greenwood

Recommendation:

Background:

Council passed Resolution 597-23 on February 6, 2023 expressing concern over the potential impact of this project on existing neighborhoods and proposed development projects, seeking a more collaborative planning effort between Oncor, the City of Justin, and other impacted municipalities. Since then, Oncor has proposed two “recommended routes” through the City of Justin that pose a serious impact to current and future identical and commercial properties.

The proposed Resolution would provide a regional voice for the Cities of Justin, New Fairview, and Rhome.

City Attorney Review:

Attachments:

1. Resolution 615-23 with attachments

RESOLUTION 615-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS APPROVING A JOINT RESOLUTION WITH THE CITY OF NEW FAIRVIEW CITY COUNCIL, CITY OF RHOME CITY COUNCIL ADDRESSING THE RAMHORN HILL-DUNHAM 345 KV TRANSMISSION LINE PROJECT PROPOSED BY ONCOR ELECTRIC DELIVERY COMPANY, LLC ("ONCOR"); EXPRESSING CONCERN OVER THE POTENTIAL IMPACT OF THIS PROJECT ON EXISTING NEIGHBORHOODS AND PROPOSED DEVELOPMENT PROJECTS; SEEKING A MORE COLLABORATIVE REGIONAL PLANNING EFFORT BETWEEN ONCOR, THE CITIES OF JUSTIN, NEW FAIRVIEW AND RHOME, RESIDENTS; AND SEEKING CONSTRUCTION OF THE TRANSMISSION LINE ALONG A REGIONALLY PREFERRED ROUTE.

WHEREAS, the City of Justin desires to protect and preserve their community and residents; and,

WHEREAS, the presence of high-voltage power lines can have a detrimental impact on property values, potentially affecting homeowners, businesses, and future development plans; and

WHEREAS, residents have expressed concerns about the projects impact upon their property and general well-being; and

WHEREAS, Oncor has proposed multiple possible routes for construction of the project, none of which satisfy the significant personal and financial concerns of our impacted residents and businesses; and

WHEREAS, the City Council of the City of Justin finds that the attached Joint Resolutions in the best interest of its citizens.

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

SECTION 1. The recitals set forth above are true and correct and are incorporated herein by reference as part of this Resolution.

SECTION 2. The City Council formally expresses strong concern over Oncor's proposed transmission line routes, which pose substantial material and personal risks to City of Justin residents and businesses.

SECTION 3. The City Council of the City of Justin, Texas authorizes the Mayor to execute the Joint Resolution with the Cities of New Fairview and Rhome, attached as Exhibit "A"

SECTION 4. That this Resolution shall become effective from and after its date of passage in accordance with law.

DULY PASSED by the City Council of the City of Justin, Texas, on the 11th day of July, 2023.

ATTEST :

James Clark, Mayor

Brittany Andrews, City Secretary

Jarrod Greenwood, City Manager

APPROVED AS TO FORM:

Matthew Boyle, City Attorney

JOINT RESOLUTION

A JOINT RESOLUTION OF THE CITY OF JUSTIN CITY COUNCIL, CITY OF NEW FAIRVIEW CITY COUNCIL, CITY OF RHOME CITY COUNCIL ADDRESSING THE RAMHORN HILL-DUNHAM 345 KV TRANSMISSION LINE PROJECT PROPOSED BY ONCOR ELECTRIC DELIVERY COMPANY, LLC ("ONCOR"); EXPRESSING CONCERN OVER THE POTENTIAL IMPACT OF THIS PROJECT ON EXISTING NEIGHBORHOODS AND PROPOSED DEVELOPMENT PROJECTS; SEEKING A MORE COLLABORATIVE REGIONAL PLANNING EFFORT BETWEEN ONCOR, THE CITIES OF JUSTIN, NEW FAIRVIEW AND RHOME, RESIDENTS; AND SEEKING CONSTRUCTION OF THE TRANSMISSION LINE ALONG A REGIONALLY PREFERRED ROUTE.

WHEREAS, the Cities of Justin, New Fairview and Rhome are governmental entities engaged in the protection and preservation of their community and its citizenry, which is a recognized governmental function; and,

WHEREAS, the City of Justin (the "City"), Texas is a Home Rule municipality acting under its charter pursuant to Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City of New Fairview (the "City"), Texas is a Type A, General Law municipality acting under _____ of the Texas Local Government Code; and

WHEREAS, the City of Rhome (the "City"), Texas is a Type A, General Law municipality acting under _____ of the Texas Local Government Code; and

WHEREAS, Oncor has proposed the Ramhorn Hill-Dunham 345 kV Transmission Line Project, which is to consist of a new double-circuit transmission line beginning near the City of Rhome, passing through the Cities of Rhome, New Fairview, and Justin and ending within the Town of Flower Mound; and

WHEREAS, as responsible representatives of our cities, we understand the importance of reliable and efficient energy infrastructure. However, after careful consideration and consultation with our constituents, we believe that the proposed construction of the 345 kV circuit through our cities poses significant risks and challenges that cannot be overlooked; and

WHEREAS, the City Councils of Justin, New Fairview, and Rhome strongly oppose any proposed Oncor's 345 kv Transmission Line route through our communities that has a negative impact to our residents, business, public infrastructure, open space/parks/trails, and quality of life; and

WHEREAS, any decision regarding the routing of transmission lines should be made only after thorough and collaborative discussion between Oncor, impacted residents, businesses, and the cities of Justin, New Fairview, and Rhome; and

WHEREAS, the presence of high-voltage power lines can have a detrimental impact on property values, potentially affecting homeowners, businesses, and future development plans; and

WHEREAS, residents have expressed concerns about the project's impact upon their property and

general well-being; and

WHEREAS, Oncor has proposed multiple possible routes for construction of the project, none of which satisfy the significant personal and financial concerns of our impacted residents and businesses; and

WHEREAS, a less-disruptive route, attached as Attachment “1”, to construct the transmission line provides the best possible route scenario for our region; and

WHEREAS, the City Council has determined that it is necessary and proper to safeguard the public health, safety, and general welfare by formally addressing the project; and

WHEREAS, the City Councils of Justin, New Fairview, and Rhome have determined that it is in the best interest of the health, safety, and welfare of the public to adopt this Resolution.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCILS OF THE CITIES OF JUSTIN, NEW FAIRVIEW, AND RHOME TEXAS, THAT:

SECTION 1. The recitals set forth above are true and correct and are incorporated herein by reference as part of this Resolution.

SECTION 2. The City Councils formally expresses strong concern over Oncor's proposed transmission line routes, which pose substantial material and personal risks to Cities of Justin, New Fairview, and Rhome residents and businesses.

SECTION 3. That this Resolution shall become effective from and after its date of passage in accordance with law.

DULY PASSED by the City Council of the City of Justin, Texas, on the 11th day of July, 2023.

DULY PASSED by the City Council of the City of Rhome, Texas, on the 13th day of July, 2023.

DULY PASSED by the City Council of the City of New Fairview, Texas, on the 17th day of July, 2023.

FOR THE CITY OF JUSTIN

ATTEST :

James Clark, Mayor

Brittany Andrews, City Secretary

Jarrod Greenwood, City Manager

APPROVED AS TO FORM:

Matthew Boyle, city Attorney

FOR THE CITY OF RHOME

ATTEST :

Patricia Mitchell, Mayor

Shaina Odom, City Secretary

Amanda DeGan, City Administrator

APPROVED AS TO FORM:

Carvan E. Adkins, City Attorney

FOR THE CITY OF NEW FAIRVIEW

ATTEST :

John R. Taylor, Mayor

Brooke Boller, City Secretary

John Cabrales, City Administrator

APPROVED AS TO FORM:

Robin Cross, City Attorney

