

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  
AUGUST 8, 2023  
415 N. COLLEGE AVE.  
5:30 P.M.**

**CALL TO ORDER**

**EXECUTIVE SESSION** – *City Council will convene into regular session following the 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
  - Dannheim Complaint Against The City of Justin; PUCT Docket No. 53836
  - Petition of Town of Northlake and City of Justin ; PUCT Docket No. 54243
  - Oncor Transmission Line

Convene into executive session.

Adjourn into open meeting.

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

**REGULAR SESSION**

Invocation and Pledge of Allegiance  
American Flag

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

**UPCOMING MEETINGS AND EVENTS**

August 15– Planning and Zoning Commission  
August 17– EDC/CDC  
August 22– City Council  
September 5- Parks and Recreation Advisory Board  
September 11- Municipal Court  
September 12- City Council  
September 19 – EDC/CDC  
September 21– Planning and Zoning Commission  
September 26 – City Council

## **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.***

2. Consider and take appropriate action to approve City Council minutes from July 25, 2023.
3. (*second reading*) Consider approval of Ordinance No. 757-23, an ordinance of the City Council of the City of Justin, Texas approving the 2023 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Roll, for the Timberbrook Public Improvement District No. 1 in accordance with Chapter 372, Local Government Code, as amended; and providing an effective date.
4. Consider and take appropriate action to approve Resolution 618-23 naming the Justin Community Library, Mary Emma Tate Community Library.

## **ITEMS PULLED FROM CONSENT AGENDA**

### **WORKSHOP**

5. Discuss proposed Fiscal Year 2023-2024 budget.
6. Discussion regarding November ballot language.
7. Discuss Ridgeview gates.
8. Discuss financial reporting requirements and standards.
9. Discuss Oncor Ramhorn Hill transmission line.

## **POSSIBLE ACTION ITEMS**

10. (*second reading*) Consider approval of Ordinance 758-23 to consider an amendment to the existing Planned-Development (GB-PD 724) to allow wall signage for Justin Self-Storage legally described as A0207A F.B. BORDEN, TR 8G(PT), 2.725 ACRES addressed as 103 HARDEMAN BLVD.
11. Discuss and consider City Council vacancy applicants.
12. Discuss and consider appointments to and composition of the Justin Board of Ethics.
13. Discuss, consider and take appropriate action regarding future agenda items.

## **ADJOURN**

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 2<sup>nd</sup> day of August, 2023 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

*Brittany Andrews*

Brittany Andrews, City Secretary

City Council Meeting

August 8, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 2(Consent)

Title: Consider approving City Council minutes dated July 25, 2023.

Department: Administration

Contact: City Secretary, Brittany Andrews

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Recommendation:

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Background:

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City Attorney Review:

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Attachments:

1. Draft July 25, 2023



**Mayor, James Clark**

**MINUTES**

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

**Justin City Council Regular Session Meeting- July 25, 2023**

The Justin City Council Meeting convened into a Regular Session being open to the public the 25<sup>th</sup> day of July 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, 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. Not present: Councilwoman Hartle.

**CALL TO ORDER**

Mayor Clark called the meeting to order at 5:30PM.

**EXECUTIVE SESSION – *City Council will convene into regular session following the 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
  - Dannheim Complaint Against The City of Justin; PUCT Docket No. 53836
  - Petition of Town of Northlake and City of Justin ; PUCT Docket No. 54243
  - Oncor Transmission Line

Convene into executive session at **5:31PM**

Adjourn into open meeting at **6:15PM**

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

## **REGULAR SESSION**

Invocation and Pledge of Allegiance led by Mayor Clark  
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**

August 1– Parks and Recreation Advisory Board  
August 7– Municipal Court  
August 8– City Council  
August 15– Planning and Zoning Commission  
August 17– EDC/CDC  
August 22– City Council

## **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.***

2. Consider and take appropriate action to approve City Council Orientation minutes from July 6-7, 2023 and City Council meeting minutes dated July 11, 2023.
3. Consider and take appropriate action regarding the appointment to and membership of the Planning and Zoning Commission.
4. Consider and take appropriate action to City Council for a Preliminary Plat for Justin Town Square legally described as Lots 1 - 7, Block 1, Lots 1-3, BLOCK 2, Lot A, Block 3, Lot 1, Block 4, Lots 1-3, Block 5, Lots 1-2, Block 6, and Lot 1, Block 7.

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

**Seconded by: Councilman Jones**

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

**Not present: Councilwoman Hartle**

**Motion carries**

## **ITEMS PULLED FROM CONSENT AGENDA**

## **WORKSHOP**

5. Presentation and discussion over utility rate study with NewGen.
6. Discuss Oncor Ramhorn Hill transmission line.

## **POSSIBLE ACTION ITEMS**

7. Consider and take appropriate action regarding Ordinance No. 757-23, an ordinance of the City Council of the City of Justin, Texas approving the 2023 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Roll, for the Timberbrook Public Improvement District No. 1 in accordance with Chapter 372, Local Government Code, as amended; and providing an effective date.

**Councilman Jones moved to approve Ordinance 757-23 as presented.**

**Seconded by: Councilman Mendoza**

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

**Not present: Councilwoman Hartle**

**Motion carries**

8. Consider and take any necessary action regarding a Resolution 617-23 approving the placement of consideration and adoption of the 2023 Tax Year Property Tax Rate on the City Council meeting agenda for September 12, 2023, for the City of Justin, Texas for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024; calling a public hearing on the proposed property tax rate to be held on September 12, 2023 at 6 pm; requiring publication of the notice of the 2023 tax year proposed property tax rate in a newspaper of general circulation in the City; posting the notice on the City's website; and providing an effective date.

**Councilman Mounce moved to approve Resolution 617-23 approving the placement of consideration and adoption of the 2023 Tax Year Property Tax Rate on the City Council meeting agenda for September 12, 2023, for the City of Justin, Texas for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024; calling a public hearing on the proposed property tax rate to be held on September 12, 2023 at 6 pm; requiring publication of the notice of the 2023 tax year proposed property tax rate in a newspaper of general circulation in the City; posting the notice on the City's website; and providing an effective date.**

**Seconded by: Councilman Jones.**

**A record vote was called:**

**Ricky Jones – Aye**

**Tomas Mendoza – Aye**

**John Mounce – Aye**

**James Clark – Aye**

**Dylan James – Aye**

**Not present: Councilwoman Hartle**

**Motion carries**

9. Consider and take appropriate action calling a public hearing on the proposed Fiscal Year 2023-2024 Budget for September 12, 2023, at 6pm at Justin City Hall.

Councilman James made the motion to call a public hearing for the proposed Fiscal Year 2023-2024 budget for September 12, 2023 at 6:00PM at Justin City Hall.

Seconded by: Councilman Mendoza

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

**Not present: Councilwoman Hartle**

**Motion carries**

10. Public Hearing and Ordinance 758-23 on first reading to consider an amendment to the existing Planned-Development (GB-PD 724) to allow wall signage for Justin Self-Storage legally described as A0207A F.B. BORDEN, TR 8G(PT), 2.725 ACRES addressed as 103 HARDEMAN BLVD.

**Mayor Clark opened the public hearing at 7:09PM and closed the public hearing at 7:11PM.**

**Tom Cronberger addressed the City Council, address on file, comment on record.**

**Councilman Jones moved to approve Ordinance 758-23 with the exception that the lights on the signage turn off at close of business.**

Seconded by: Councilman Mounce

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

**Nay votes: Councilmembers James and Mendoza**

**Not present: Councilwoman Hartle**

**Motion carries 3-2**

11. Consider and take appropriate action upon a replat to subdivide one lot into two lots legally described as Lots 7R-1 and Lots 7R-2, Fitch Second Addition.

**Mayor Clark opened the public hearing at 7:16PM and closed the public hearing at 7:16PM**

**Lisa Dyer addressed the City Council, address on file, comment on record.**

**Councilman Mendoza moved to approve item 11 as presented.**

Seconded by: Councilman James

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

**Not present: Councilwoman Hartle**

**Motion carries**

12. Consider and take appropriate action for a Replat for Justin Town Square legally described as Lots 1 - 7, Block 1, Lots 1-3, BLOCK 2, Lot A, Block 3, Lot 1, Block 4, Lots 1-3, Block 5, Lots 1-2, Block 6, and Lot 1, Block 7.



**Mayor Clark opened the public hearing at 7:19PM and closed the public hearing at 7:20PM**

**Councilman Jones moved to approve the item as presented.**

**Seconded by: Mayor Pro Tem, Mounce**

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

**Not present: Councilwoman Hartle**

**Motion carries**

13. Consider and take appropriate action to approve a site plan with variance requests to Chapter 52 related to landscaping generally located northeast from the intersection of Timberbrook Parkway and FM 407.

**Mayor Clark opened the public hearing at 7:40PM and closed the public hearing at 7:41PM**

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

**Seconded by: Councilman James**

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

**Not present: Councilwoman Hartle**

**Motion carries**

14. Discuss, consider, and act on a Bond Committee.

**Councilman Mendoza moved to approve the creation of a Bond Committee and for the City Manager to begin working with the Committee.**

**Seconded by: Mayor Pro Tem, Mounce**

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

**Not present: Councilwoman Hartle**

**Motion carries**

## **FUTURE AGENDA ITEMS**

## **ADJOURN**

**With there being no further business, the meeting was adjourned at 8:07PM**

*Brittany Andrews*

Brittany Andrews, City Secretary

Seal:

City Council Meeting

August 8, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 3

Title: (*second reading*) Consider approval of Ordinance No. 757-23, an ordinance of the City Council of the City of Justin, Texas approving the 2023 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Roll, for the Timberbrook Public Improvement District No. 1 in accordance with Chapter 372, Local Government Code, as amended; and providing an effective date

Department: Finance

Contact: Assistant City Manager, Abbey Reece; Finance Director, Josh Armstrong

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Recommendation: Approve the ordinance accepting the Service and Assessment Plan (SAP) update for the Timberbrook PID.

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Background: The first reading of the Ordinance was approved at the July 25<sup>th</sup> meeting. This is the second reading as required by City Charter.

The Timberbrook PID requires annual updates to the SAP. This is the annual update to the SAP. The last update was approved in the June 28, 2022, city council meeting. There are no major changes in this update. The main update to the SAP is the assessment roll, which has been updated to include principal and interest payments on PID bonds in the past year.

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City Attorney Review:

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Attachments:

1. Ordinance 757-23
2. Updated Service and Assessment Plan

City Council Meeting

August 8, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 4

Title: Consider and take appropriate action to approve Resolution 619-23 renaming the Justin Community Library, Mary Emma Tate Community Library.

Department: Administration

Contact: City Manager, Jarrod Greenwood

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Recommendation: Recommend approving Resolution 619-23

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Background:

Council (posthumously) honored long-time resident and former Librarian, Mrs. Mary Emma Tate, with a Proclamation at the Regular Council Meeting on May 9, 2023. Council directed staff to bring back an item to rename the Justin Community Library to the Mary Emma Tate to further honor her.

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City Attorney Review:

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Attachments:

1. Resolution

## **RESOLUTION 619-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING AND ADOPTING THE RENAMING OF THE JUSTIN COMMUNITY LIBRARY TO THE MARY EMMA TATE COMMUNITY LIBRARY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on May 9, 2023 City Council posthumously recognized a long time Justin resident, Mary Emma Tate, with a Proclamation in her honor and memory;

**WHEREAS**, Mrs. Tate was a longtime resident and a pillar of the Justin community; and

**WHEREAS**, Mrs. Tate was the City's First Librarian. She restored books in her garage, helped raise funds and assisted with creating the Justin Community Library; and

**WHEREAS**, the City Council finds that the passage of this Resolution is in the best interest of the citizens of Justin.

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

**SECTION 1.** All matters stated in the Resolution above are found to be true and correct and are incorporated herein by reference as copied in their entirety.

**SECTION 2.** That the City Council of the City of Justin hereby approves the renaming of the Justin Community Library to the Mary Emma Tate Community Library, a further authorizes the City Manager to update all signage, letterhead, social media, and any other materials necessary to carry out the renaming.

**SECTION 3.** This Resolution shall take effect immediately from and after its passage and publication of the caption, as the law and Charter in such case provide.

**DULY PASSED** by the City Council of the City of Justin, Texas, on the 8<sup>th</sup> day of August, 2023.

**APPROVED:**

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James Clark, Mayor

**ATTEST:**

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Brittany Andrews, City Secretary

**APPROVED AS TO FORM:**

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City Council Meeting

August 8, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 5

Title: Discuss proposed Fiscal Year 2023-2024 budget.

Department: Finance

Contact: City Manager, Jarrod Greenwood; Finance Director, Josh Armstrong

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Recommendation: N/A

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Background:

The Proposed budget has been submitted to council. A copy can be found online as well as in the city secretary's office. The budget is built on a total tax rate of .628363. The proposed budget consists of a 5% COLA increase for all employees as well as the items included in the priority list provided in the council packet. The coversheet of the budget provides a breakdown of the various individual rates that have been provided by the Denton County Tax Assessor/Collector. There will be at least one more budget workshop to discuss the budget and any proposed changes.

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City Attorney Review:

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Attachments:

1. Priority List

Department	Request	Detail of request	Amount	Priority Number
Police	Taser Training Equipment	Axon Taser Simulation Training Suit (\$855), plus thirty (30) training cartridges (\$35.40 each)	\$ 1,917	6
Police	Drug Incinerator	Pilar Products Drug Terminator Incinerator	\$ 5,820	7
Police	LeadsOnline Service	Nationwide Property Recovery/ Suspect Identification Software and Service	\$ 2,820	8
Police	Events Budget	Coffee with Cops, Awards Banquet, TBD	\$ 5,000	9
Police	Safe (Money)	Property Room Storage of money (Evidence)	\$ 200	10
Police	Safe (Guns)	Property Room Storage of guns (Evidence)	\$ 400	11
Police	Dehumidifier	Property Room Dehumidifier to prevent mold and rust	\$ 300	12
Parks	Equipment (Gator)	Maintain parks system	\$ 13,817	2
Parks	Baseball Backstop Netting		\$ 11,056	9
Admin	Citizen Survey	A resident survey has not been completed in two years. Staff has researched three companies and would like to go with OnPointe.	\$ 15,960	4
Admin	Agenda Mgmt Software	The initial costs are being utilized in the FY22-23 budget but reoccurring costs are \$3,850/year with a 5% increase after year 3.	\$ 3,850	2
Admin	Laserfiche	In order to save on building capacity/space there has been a push for going digital in our filing system. This would be the ultimate highest costs, could be lower.	\$ 44,000	5
Admin	Videographer/Photographer	More photography and videography for community events. Chamber presentations also benefit from this.	\$ 20,000	3
Development	Increase Certification Pay	The request to increase Certification Pay was approved last year to increase from \$1,500 to \$4,500. Due to added personnel I am requesting this be reflected in certification pay.	\$ 1,800	5
Development	Increase Planner Line item Budge number.	With momentum gaining for small area plans, this item is proposed to increase to \$50,000. This money will be set aside for long term planning activities. Depending on the scope of work Council may want, we may need to increase this	\$ 35,000	6
Development	Increase software for GIS	A slight increase has been requested to accommodate GIS services and support. There have already been cost savings by switching from MyGov to iWorQ, however, a conintous investment is needed in GIS for increased levels of service. Also, iff approved for new positions we would need additional software bluebeam (\$370)	\$ 4,250	3
Development	Add Planning/Development Inter	A request to add a Planning Intern is proposed to help support with development applications, reviews, and research. If approved the hourly rate would start at \$12 per hour and the intern would work no more than 20 hours a week.	\$ 12,480	7
Development	Office Equipment	Development will need to order a new surface for Code Compliance next year. Also, if approved we would need to computers and webcams (\$1,500), chairs (\$300), and miscellanous office equipment.	\$ 750	8
Development	Increase Travel and Training	With an additional person as part of the Development Department and a requested 1 FTE and part time employee. Also, this line item will be utilized to send P&Z to training and to pay for the attorney to conduct annual training.	\$ 2,000	9
Development	Increase Uniform Budget	With PW utilizing this line item and an increase in positions being requested for PW and Development, the increase here is to reflect additional personnel.	\$ 500	11
Development	Increase in Health Inspector Budge	With more commercial buildings comiong online, the icncrease here is a result of additional plan reviews we know are coming forward.	\$ 1,300	10
Total General Fund			\$ 183,220	

Water	Dump Truck		\$ 10,800	3
Water	Storage Building		\$ 100,000	1
Water	Shoring Box		\$ 10,755	2
Wastewater	Dump Truck		\$ 10,800	6
Wastewater	Storage Building		\$ 100,000	1
Wastewater	Vac Truck	maintain collection system	\$ 375,000	2
Wastewater	Shoring Box		\$ 10,755	5
Wastewater	Jetter		\$ 160,473	3
Total Water/Sewer Fund			\$ 778,583	



City Council Meeting

August 8, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 6

Title: Discussion regarding November ballot language

Department: Finance

Contact: Assistant City Manager, Abbey Reece

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Recommendation: Discussion.

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Background:

This item is placed on the agenda to allow discussion of potential bond language for the November election. A representative from Norton Rose Fulbright will be present to answer any questions.

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City Attorney Review:

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Attachments:

1.

City Council Meeting

August 8, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 7

Title: Discuss Ridgeview gates.

Department: Administration

Contact: Jarrod Greenwood

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Recommendation: N/A

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Background:

Councilman Mounce requested this item for discussion.

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City Attorney Review: N/A

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Attachments:

1. N/A

City Council Meeting

August 8, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 8

Title: Discuss financial reporting requirements and standards.

Department: Administration

Contact: Josh Armstrong

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Recommendation: N/A

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Background:

Councilman Mounce requested this item for discussion.

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City Attorney Review: N/A

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Attachments:

1. N/A

City Council Meeting

August 8, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 9

Title: Discuss Oncor Ramhorn Hill transmission line.

Department: Administration

Contact: City Manager, Jarrod Greenwood

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Recommendation: N/A

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Background: This item is on the agenda for discussion.

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City Attorney Review: N/A

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Attachments:

1.

City Council Meeting

August 8, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item:10

Title: (*second reading*) Consider approval of Ordinance 758-23 to consider an amendment to the existing Planned-Development (GB-PD 724) to allow wall signage for Justin Self-Storage legally described as A0207A F.B. BORDEN, TR 8G(PT), 2.725 ACRES addressed as 103 HARDEMAN BLVD

Department: Development

Contact: Director of Planning and Development, Matt Cyr

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Staff Recommendation: Staff recommends consideration based on the request.

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Background:

The Applicant is requesting to utilize wall signage. According to the existing PD conditions that was approved, wall signage is not permitted.

There was an amendment requested that was brought forward to the Planning and Zoning Commission in April of 2022 relating to the site design (parking, landscape buffer, and signage). The Planning and Zoning Commission recommended approval with the condition that wall signage be permitted in lieu of the monument sign that was approved. City Council approved the amendment to the Planned Development with one of the conditions requiring a monument sign be placed in lieu of wall signage.

The following properties to the south have wall signage. These properties are Justin Family Dentistry, Duffy Dental, and Bishop Gardens.

The Applicant has amended the cover sheet to comply with Council's previous motion on July 25, 2023, which was to permit wall signage in accordance with the code of ordinances, however, all lighting shall be turned off at 10:00pm.

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City Attorney Review: N/A

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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 to City Council for an amendment to the existing Planned-Development (GB-PD 724) to allow wall signage for Justin Self-Storage legally described as A0207A F.B. BORDEN, TR 8G(P), 2.725 ACRES addressed as 103 HARDEMAN BLVD.

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**APPLICANT:** IntegraTX Construction LLC, Steve Bulleri

**EXECUTIVE SUMMARY:** The Applicant is requesting to utilize wall signage. According to the existing PD conditions that was approved, wall signage is not permitted.

**DETAILS:** There was an amendment requested that was brought forward to the Planning and Zoning Commission in April of 2022 relating to the site design (parking, landscape buffer, and signage). The Planning and Zoning Commission recommended approval with the condition that wall signage be permitted in lieu of the monument sign that was approved. City Council approved the amendment to the Planned Development with one of the conditions requiring a monument sign be placed in lieu of wall signage.

The Applicant came forward again in February of 2023. The Commission unanimously recommended approval based on the sign meeting the ordinances and the businesses to the south employing wall signage. The City Council denied the request 3-2 on the first reading on March 28th of 2023. The application was withdrawn before the second reading.

**ADJACENT PROPERTIES:** The following properties to the south have wall signage. These properties are Justin Family Dentistry, Duffy Dental, and Bishop Gardens.

**ACTION CONSIDERED:**

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

**STAFF RECOMMENDATION:**

Staff has reviewed the application and recommend consideration of the request.

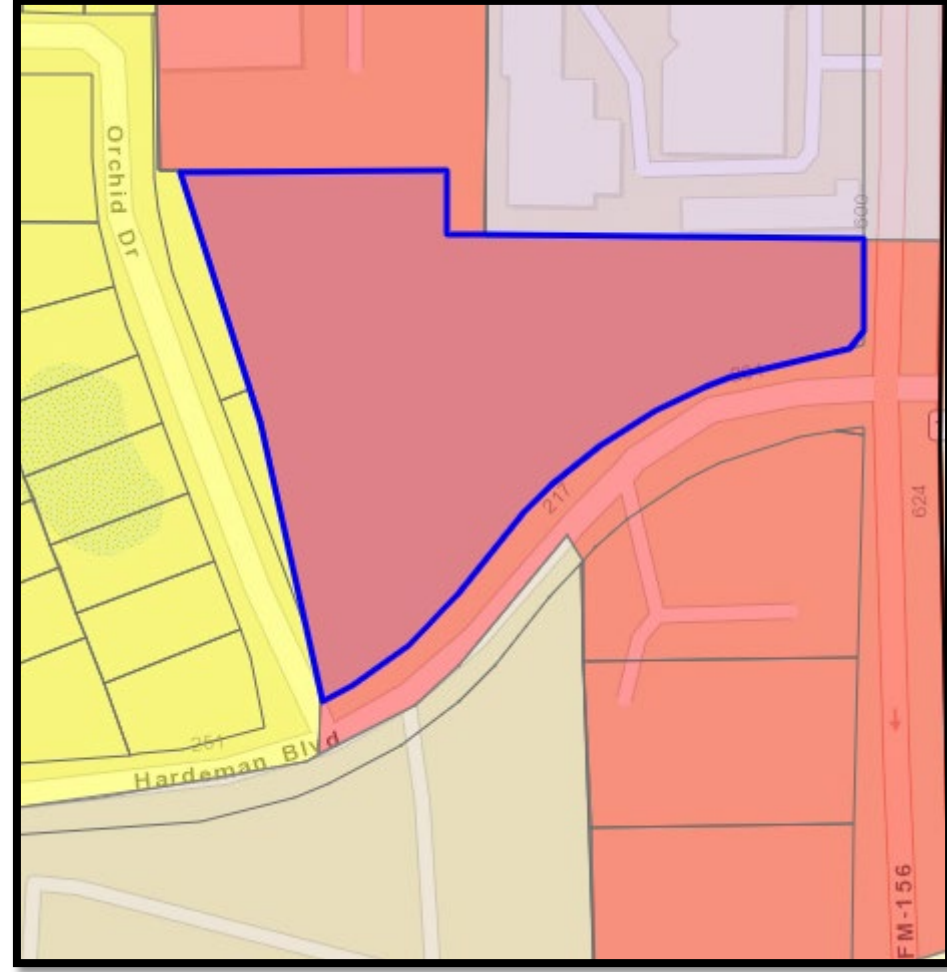
**ATTACHMENTS:**



- (A) Map
- (B) Supporting Documentation











NEW CONSTRUCTION OF :

JUSTIN SELF STORAGE

103 HARDEMAN BLVD.

JUSTIN, TX

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

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

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

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

CONDITIONS OF APPROVAL

ADDRESS 103 HARDEMAN BLVD.  
JUSTIN, TEXAS

EXISTING ZONING: GENERAL BUSINESS ( GB ) DISTRICT  
PROPOSED ZONING: GB - PD ( PLANNED DEVELOPMENT )

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

1) PERMITTED USES :

SELF-STORAGE WAREHOUSING AND STORAGE DEVELOPMENT IS ALLOWED WITH COMPLIANCE WITH LISTED CONDITIONS OF APPROVAL. HOURS OF OPERATIONS, AS APPROVED, SHALL BE CONFINED WITHIN THE FOLLOWING HOURS : 6 AM TO 9 PM, M - F AND 6 AM - 8 PM SATURDAY AND SUNDAY.

2) PARKING REGULATIONS :

a ) A MINIMUM OF 4 PARKING SPACES, INCLUDING ONE (1) ADA PARKING SPACE IN FRONT OF THE OFFICE LOCATION, SHALL BE INSTALLED ; 8 ADDITIONAL TEMPORARY PARKING SPACES, WITH NO OVERNIGHT PARKING ALLOWED, SHALL BE INSTALLED AROUND THE PROPOSED BUILDINGS AND ALSO SHALL BE STRIPED OUTSIDE THE DESIGNATED FIRE LANES.

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

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

3) DEVELOPMENT REGULATIONS :

SETBACKS :

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

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

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

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

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

BUILDING HEIGHT :

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

LOT COVERAGE :

MAXIMUM LOT COVERAGE FOR ALL BUILDINGS SHALL BE NO MORE THAN 42% LOT COVERAGE OR 48,691 TOTAL SQUARE FEET FOR 1ST FLOOR FOOTPRINT.

LANDSCAPING :

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

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

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

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

JTX STORAGE AGREES TO MAINTAIN THE LANDSCAPING OF THE PROPERTY OWNED BY HARDEMAN ESTATES HOA LOCATED FROM THE WEST PROPERTY LINE AND TO BACK OF CURB ALONG ORCHID DRIVE.

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

ARCHITECTURAL TREATMENTS :

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

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

SIGNAGE  
WALL SIGNAGE SHALL BE PERMITTED IN ACCORDANCE WITH THE ORDINANCES AND THE LIGHTING WILL BE SHUT OFF AT 10:00 PM EVERY DAY.

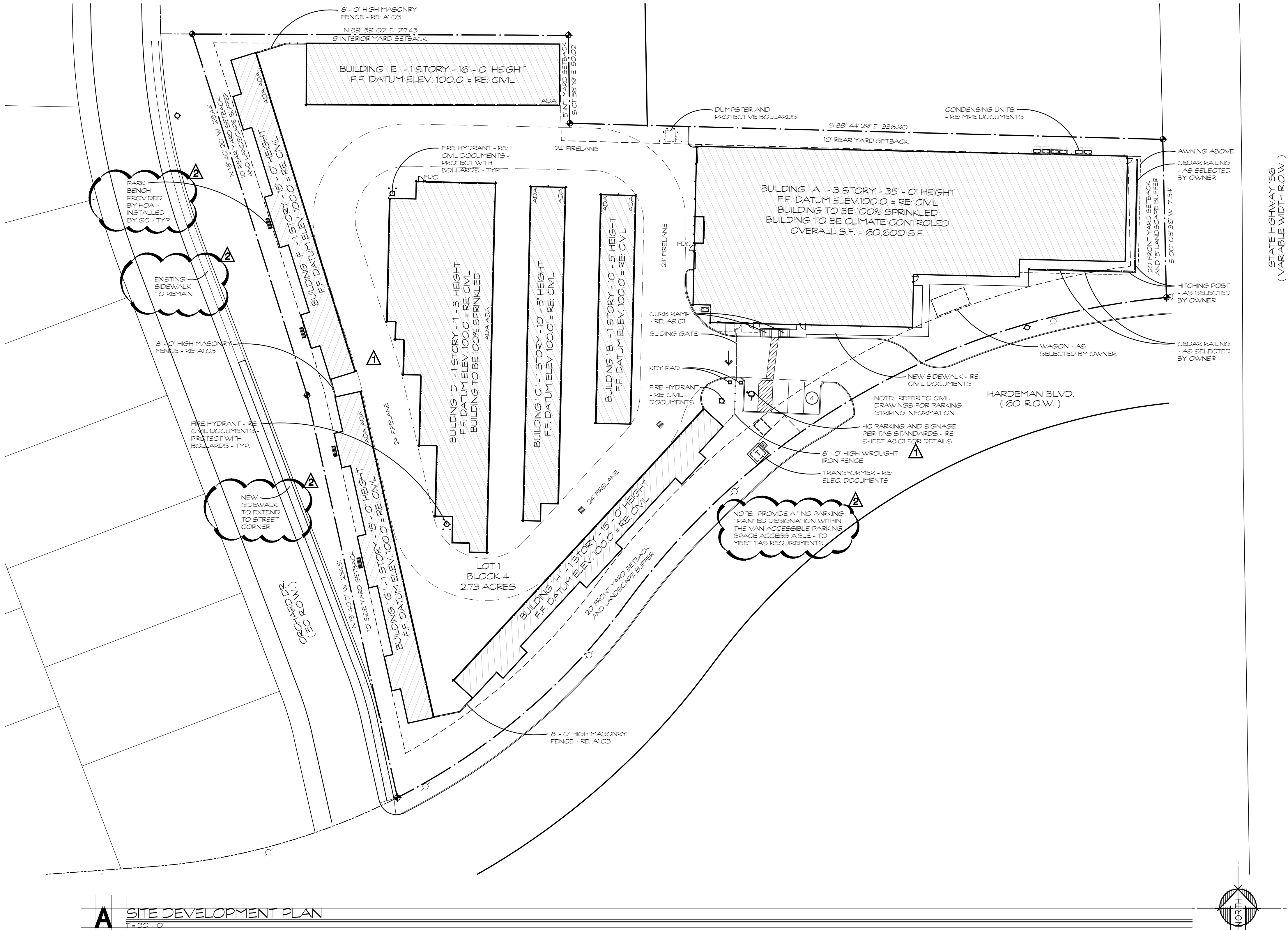
ILLUMINATION :

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

BUILDING EXTERIOR COLOR :

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





**A** SITE DEVELOPMENT PLAN  
1/30 = 0'

**SITE PLAN / GENERAL NOTES**

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON PLANS AT THE EXISTING SITE PRIOR TO BIDDING. THE ARCHITECT SHALL BE NOTIFIED OF CONFLICTS, VARIATIONS, OR DISCREPANCIES PRIOR TO SUBMITTAL OF A B.O.
2. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS. FAILURE TO DO SO PRIOR TO CONSTRUCTION INDICATES THE CONTRACTOR'S ASSUMPTION OF ALL RESPONSIBILITY RELATED TO THE CONFLICTS IN THE FIELD.
3. REFER TO CIVIL DOCUMENTS FOR FINISH GRADES. EXACT GRADES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO THE START OF WORK.
4. THE CONTRACTOR SHALL COORDINATE WITH LANDSCAPING AND SHALL SUPPLY SLEEVES AS REQUIRED FOR COMPLETE INSTALLATION AND IRRIGATION SYSTEM, SITE LIGHTING, ETC.
5. REFER TO CIVIL DRAWINGS FOR ALL SITE CONCRETE /FLAT WORK, CURBS, AND DRIVES.
6. ALL FLAT WORK TO SLOPE AWAY FROM BUILDING TO CREATE POSITIVE WATER FLOW AWAY FROM OCCUPIED SPACES.
7. GENERAL CONTRACTOR TO INSTALL CONCRETE PADS AS REQUIRED FOR ALL MECHANICAL / ELECTRICAL EQUIPMENT, TRANSFORMERS, ETC.
8. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF ALL SERVICES (I.E. SANITARY SEWER, STORM, WATER, TELEPHONE, ETC.) PRIOR TO SUBMITTING A B.O. NO ADDITIONAL COST WILL BE CONSIDERED AFTER THE AWARD OF THE CONTRACT.
9. THE CONTRACTOR SHALL LOCATE ALL ROOF DRAINS, DOWN SPOUTS, ETC. AND SHALL COLLECT WATER AND SHALL ROUTE TO CREATE POSITIVE RUN-OFF A MINIMUM OF 10'-0" AWAY FROM THE BUILDING (REFER TO CIVIL DRAWINGS).
10. CONTRACTOR SHALL VERIFY WITH THE OWNER ALL AREAS TO RECEIVE LANDSCAPING AND THE AREAS WHERE THE CONTRACTOR SHALL LEAVE ROUGH GRADE BELOW FINISH GRADES SHOWN ON PLANS. PLANS SHOW FINISH GRADES UNLESS NOTED OTHERWISE.
11. THE CONTRACTOR SHALL FENCE THE CONSTRUCTION AREAS AS REQUIRED AND/OR INSTRUCTED BY THE OWNER/ARCHITECT TO SECURE THE AREA AND TO ELIMINATE THE PUBLIC FROM THE CONSTRUCTION SITE.
12. ALL STAGING ON THE SITE AND SCHEDULING OF SITE WORK SHALL BE CLOSELY COORDINATED WITH THE OWNER AND THE CITY DEPARTMENTS (I.E. FIRE DEPARTMENT) AS TO MINIMIZE INTERRUPTION TO THE NORMAL OPERATION OF EXISTING ADJACENT FACILITIES.
13. NO INTERRUPTION OF SERVICES TO ADJACENT EXISTING FACILITIES WILL BE PERMITTED WITHOUT PERMISSION OF THE OWNER AND A MINIMUM OF 3 DAYS WRITTEN NOTICE.
14. THE CONTRACTOR SHALL PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO THE EXISTING CONSTRUCTION AND / OR SITE AREAS NOT TO BE REMOVED UNDER THIS CONTRACT AND ANY AND ALL ITEMS INDICATED TO REMAIN IN PLACE.
15. ALL PUBLIC PARKING SPACES SHALL BE 9' - 0" WIDE BY 18'-0" LONG PAVED UNLESS DESIGNATED FOR THE HANDICAPPED. IN WHICH CASE THEY SHALL BE 8' - 0" WIDE PARKING SPACES WITH A 5' - 0" WIDE (5' - 0" FOR VANS) BY 18' - 0" DEEP AISLE AND SHALL BE MARKED PER ANSI A117.1 / ADA / TAS AND OTHER STATE REQUIREMENTS.

**UNIT MIX**

BLDG	BLDG SIZ	5	5	10	10	15	20	25	30	35	TOTALS
CLIMATE CONTROLLED											
BUILDING A - 1F	20,200	1	8	7	19	35	5	6	0	0	81
ACCESSIBLE UNITS		1	-	-	2	2	1	1	1	1	7
BUILDING A - 2F	20,200	2	16	89	17	6	0	0	0	0	130
ACCESSIBLE UNITS		-	2	6	1	1	-	-	-	-	10
BUILDING A - 3F	20,200	2	57	93	10	0	0	0	0	0	162
ACCESSIBLE UNITS		-	3	5	-	-	-	-	-	-	8
TOTALS	60,600	5	88	100	48	41	6	7	0	0	398
NON-CLIMATED CONTROLLED											
BUILDING B	2,600	0	0	24	0	0	0	0	0	0	24
ACCESSIBLE UNITS		-	-	2	-	-	-	-	-	-	2
BUILDING C	3,700	0	0	35	0	0	0	0	0	0	35
ACCESSIBLE UNITS		-	-	2	-	-	-	-	-	-	2
BUILDING D	9,350	0	0	10	1	12	4	14	0	0	41
ACCESSIBLE UNITS		-	-	-	-	-	-	-	-	-	2
BUILDING E	5,040	0	0	0	0	0	0	0	0	11	11
ACCESSIBLE UNITS		-	-	-	-	-	-	-	-	-	1
BUILDING F	3,200	0	0	0	11	6	0	0	0	0	17
ACCESSIBLE UNITS		-	-	-	1	1	-	-	-	-	2
BUILDING G	3,200	0	0	0	11	6	0	0	0	0	17
ACCESSIBLE UNITS		-	-	-	1	1	-	-	-	-	2
BUILDING H	3,500	0	0	0	14	7	0	0	0	0	21
ACCESSIBLE UNITS		-	-	-	-	-	-	-	-	-	-
TOTALS	30,580	0	0	69	37	31	4	14	11	0	168
ACCESSIBLE UNITS		-	-	4	2	2	1	1	1	0	11
OVERALL TOTALS	91,180	5	88	173	88	77	11	22	12	0	575



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

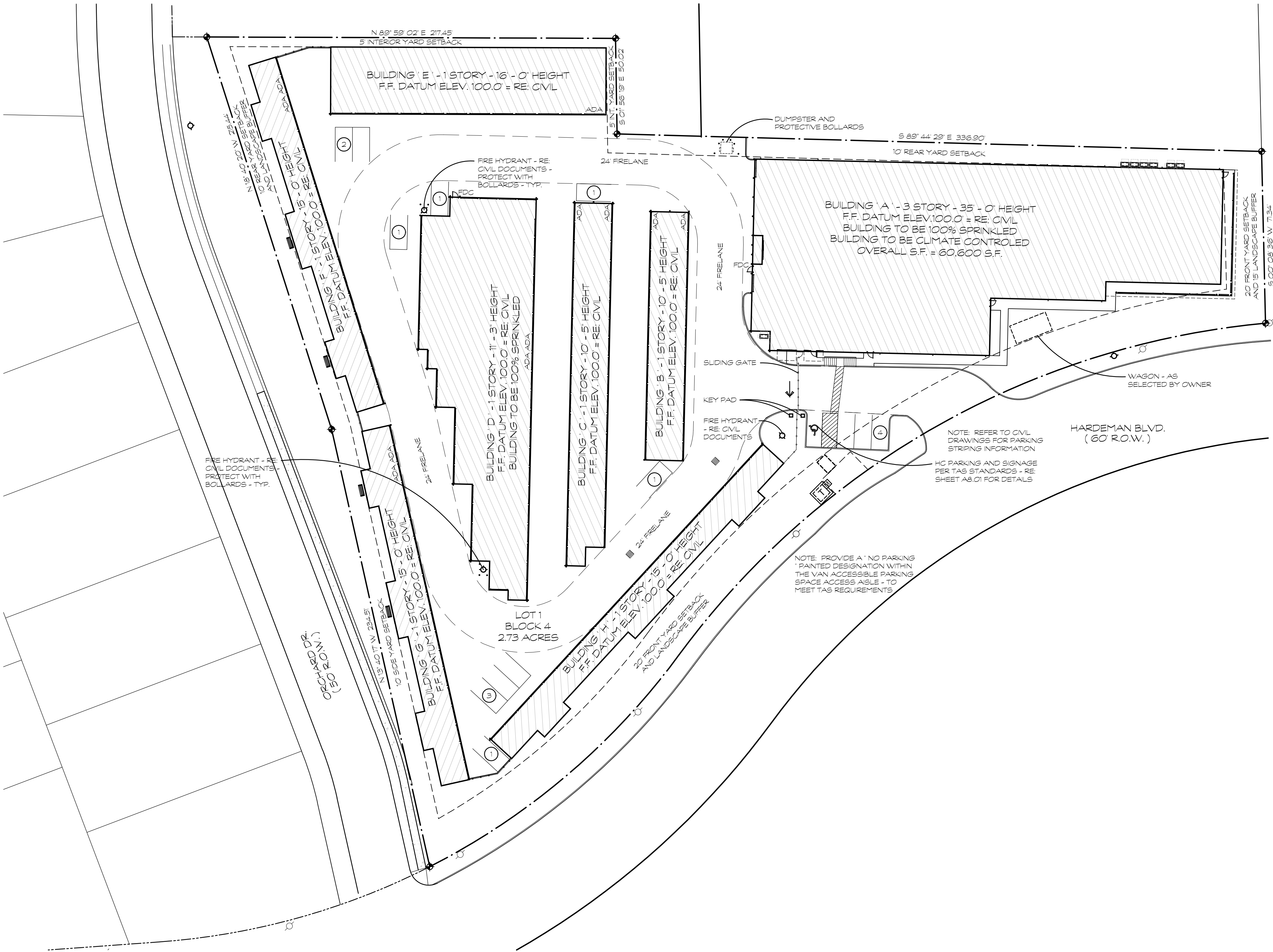


PROJECT# 1816  
DRWN BY DMY  
CHKD BY JWC  
DATE 04-04-22  
ISSUED 09-29-20  
REVISION 04-04-22

**CONSTRUCTION DOCUMENTS**  
DATED 09-29-20

**SITE DEVELOP. PLAN**

SHEET NUMBER  
**A1.02**  
2 OF 82



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

### SITE PLAN / GENERAL NOTES

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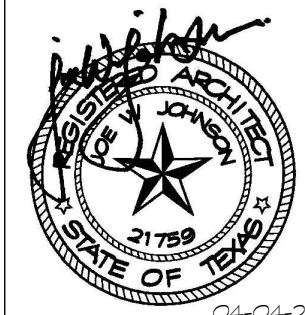
### PARKING TABULATION

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

**HBJ**

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



PROJECT# 1816  
DRWN BY DM  
CHKD BY JVL  
DATE 04-04-22  
ISSUED 09-29-20  
REVISION A 04-04-22

**CONSTRUCTION DOCUMENTS**  
**DATED 09-29-20**

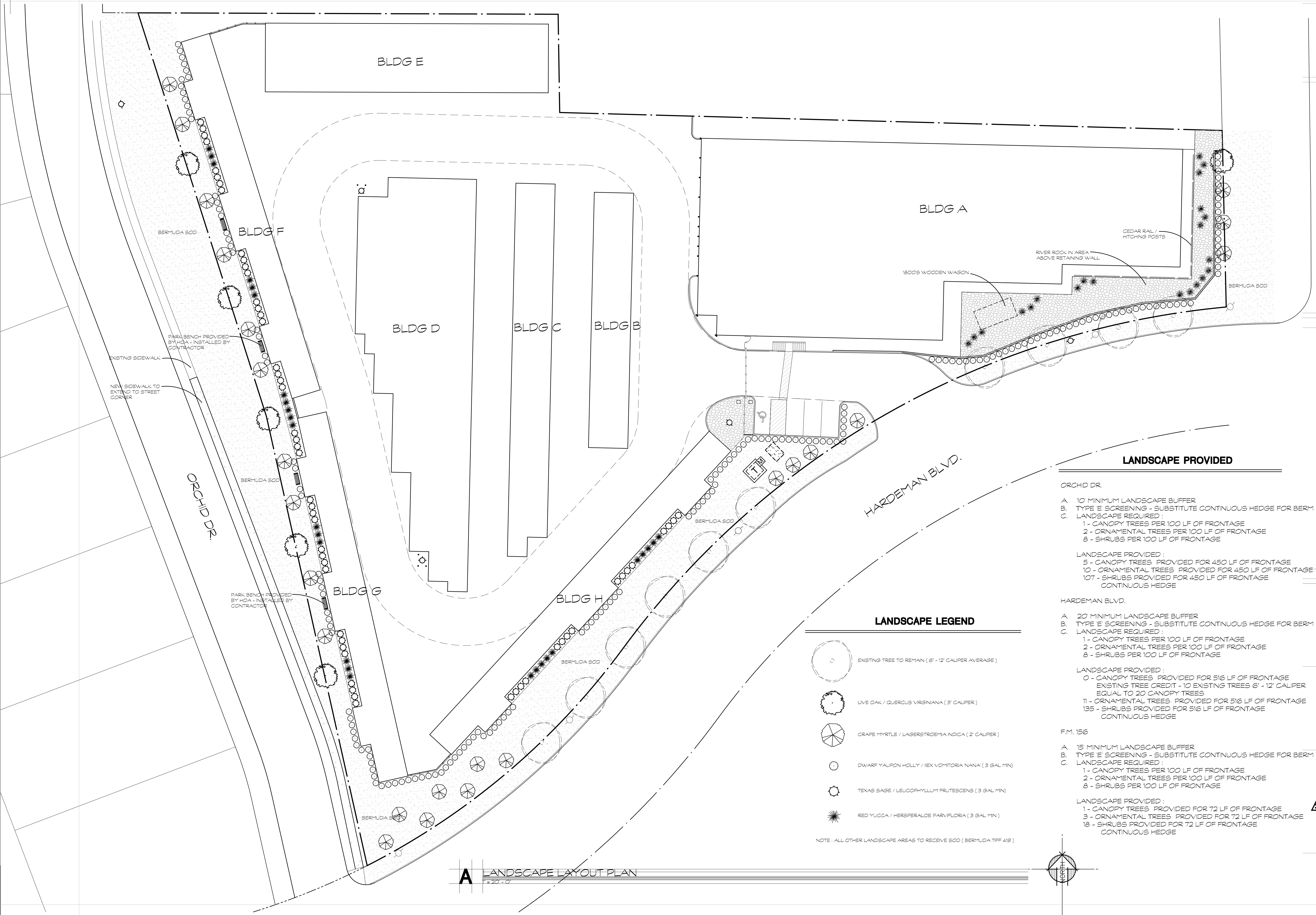
**SITE PARKING PLAN**

SHEET NUMBER

**A1.02P**

X OF 82





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

**LANDSCAPE LEGEND**

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

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

**LANDSCAPE PROVIDED**

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

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

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

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

PROJECT#	1618
DRWN BY	PHM
CHKD BY	JWJ
DATE	02-28-22
ISSUED	09-29-20
REVISION	02-28-22

**CONSTRUCTION DOCUMENTS**  
**DATED 09-29-20**

**LANDSCAPE LAYOUT PLAN**

SHEET NUMBER  
**L1**  
1 OF 1

# R Series

## 12" Angle Shades

UL LISTED FOR WET LOCATIONS



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



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



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



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

Galvanized  
finishes may be  
inconsistent



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

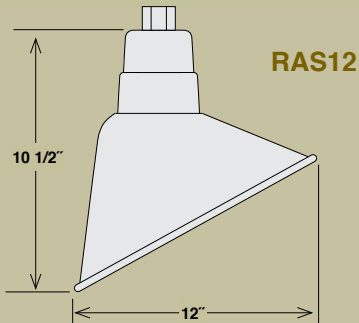


**RAS12-WH**  
Shade Only.  
Shown with optional  
RGN15-WH Goose Neck

### EASY TO ORDER:

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

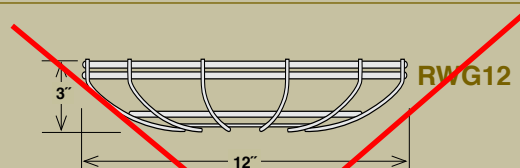
### Angle Shades



**RAS12**

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

### Wire Guards

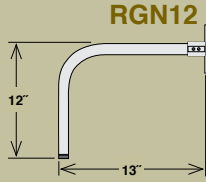
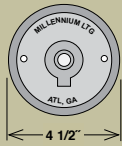


**RWG12**

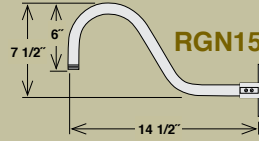
ITEM #	WIDTH	FINISH
RWG12-ABR	12"	Architectural Bronze
RWG12-GA	12"	Galvanized
RWG12-SB	12"	Satin Black
RWG12-SG	12"	Satin Green
RWG12-SR	12"	Satin Red
RWG12-WH	12"	White

## Goose Necks (Actual Photos Shown on Page 58)

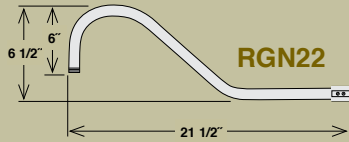
Back Plate included  
with goose neck



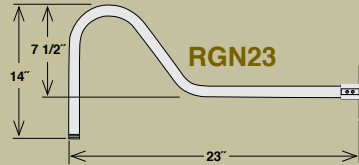
**RGN12**



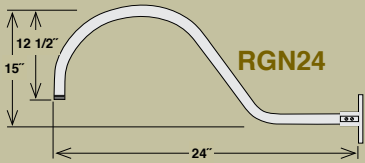
**RGN15**



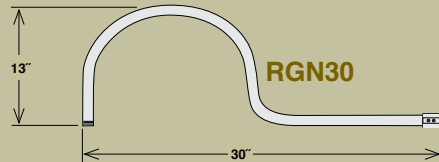
**RGN22**



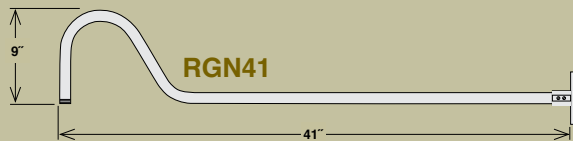
**RGN23**



**RGN24**



**RGN30**



**RGN41**

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



**ORDINANCE NUMBER \_\_\_\_\_**

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

**WHEREAS**, the landowners authorized the applicant (Justin Self-Storage) of property legally described as A0207A F.B. BORDEN, TR 8G (PT), zoned as Planned Development-General Business, Justin, Denton County, TX, requested an Amendment to the previous approved Planned Development; and

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

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

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

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

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

**Section 2.** That the Zoning Ordinance of Justin, Texas, regulating property legally described as legally described as A0207A F.B. BORDEN, TR 8G (PT), Justin, Denton County, Texas, is amended to establish accordingly as further described in the attached documents.

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

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

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

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

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

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 25th DAY OF JULY 2023.  
PASSED ON SECOND READING BY THE CITY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 2023.

ATTEST:

\_\_\_\_\_  
James Clark Mayor

\_\_\_\_\_  
Brittany Andrews, City Secretary

Approved as to form:

\_\_\_\_\_  
City Attorney

City Council Meeting

August 8, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 11

Title: Discuss and consider City Council vacancy applicants.

Department: Administration

Contact: City Manager, Jarrod Greenwood

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Recommendation:

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Background:

There have been 10 applications for the Council vacancy received and attached for discussion and review.

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City Attorney Review:

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Attachments:

1.

City Council Meeting

August 8, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 12

Title: Discuss and consider appointments to and composition of the Justin Board of Ethics.

Department: Administration

Contact: City Manager, Jarrod Greenwood

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Recommendation: N/A

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Background:

Councilwoman Hartle requested this item be placed on the agenda.

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City Attorney Review: N/A

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Attachments:

1. N/A

**City of Justin Vacant Council Position application**

**First Name\*** Alyssa **Last Name\*** Linenkugel

**Permanent Address\*** 1001 Canyon Drive

**City\*** Justin **State\*** TX **Zip Code\*** 76247

**Public Mailing Address (optional)** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip Code** \_\_\_\_\_

**Telephone Contact Information (optional) Home:** \_\_\_\_\_

**Office:** \_\_\_\_\_ **Cell:** 602-663-6384

**Public Email Address(optional)** linenkugel.a@gmail.com

**Occupation (Do not leave blank)** SPED Paraprofessional NISD

**Date of Birth \*** 10/20/1985

**Voter Registration VUID Number (Optional)** \_\_\_\_\_

<b>Felony Conviction Status (You must check one)</b>	<b>Length of continuous residence as of date of this application</b>	
<input checked="" type="checkbox"/> I have not been finally convicted of a felony.	<b>In the State of Texas</b>	<b>In Territory/District/Precinct For which office sought is selected</b>
<input type="checkbox"/> I have been finally convicted of a felony, but I have been pardoned or otherwise released from the resulting disabilities of that felony conviction and I have provided proof of this fact with the submission of this application.	<u>5</u> years	<u>5</u> years
	<u>11</u> months	<u>11</u> months

By signing below, you acknowledge that the information provided is correct to the best of your ability.

Applicant Signature  Date of Submission 08/02/2023

City Council Meeting

August 8, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: 13

Title: Discuss, consider and take appropriate action regarding future agenda items.

Department: Administration

Contact:

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Recommendation:

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Background:

Mayor Clark has asked that Council send their future agenda items to the City Manager. The City Manager will present a list of items during this discussion for approval and consideration on future agendas.

Staff have compiled a spreadsheet as a way to track these items and have attached the document for review.

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City Attorney Review:

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Attachments:

1. Future agenda items spreadsheet