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

Alyssa Linenkugel, Place 4
Dylan James, Place 5
Chrissa Hartle, Place 6

James Clark, Mayor

CITY OF JUSTIN
CITY COUNCIL AGENDA
JANUARY 25, 2024
415 N. COLLEGE AVE.
5:30 PM

CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

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

BUSINESS INTRODUCTION

- Justin Metal Recycling

PRESENTATION

- Update from Oncor representative regarding the Ramhorn Hill 345 kv Transmission line project

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 a private consultation with the City Attorney regarding:

  - Danheim Complaint Against the City of Justin; PUCT Docket No. 53836
  - Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243
  - Range Creek Developers Agreement
  - Treeline Water and Sewer Retail Agreement
  - Oliver Creek Developers Agreement
  - Justin Crossing Commercial
  - 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.
Adjourn into open meeting.

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

UPCOMING MEETINGS AND EVENTS

January 29 - Fire Department Town Hall
February 5 - Municipal Court
February 8 - City Council Meeting
February 12 - Fire Department Transition Town Hall
February 13 - Parks and Recreation Advisory Board
February 14 - State of the Communities
February 15 - EDC/CDC Meeting
February 20 - Planning and Zoning Meeting
February 22 - City Council Meeting
February 26 - Open House/ unified development code (located at the Country Abbey)

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 dated January 11, 2024.

3. Consider and take appropriate action to approve Resolution 638-24 directing City Staff to repay erroneous sales tax to the State of Texas.

4. Consider and take appropriate action on Resolution 639-24 amending the Master Fee Schedule.

5. Consider and take appropriate action upon Resolution 640-24 for a Final Plat for Ladera Timberbook, legally described as Lot 1 Block A. Generally located northwest from the intersection of FM 407 and Timberbook Parkway.

6. Consider and take appropriate action to approve Resolution 641-24 authorizing the City of Justin to apply for and receive grant funds from the Office of the Governor via the Criminal Justice Division Fiscal Year 2025 grant cycle.

7. Consider and take appropriate action to approve Resolution 642-24 authorizing the City of Justin to apply for and receive grant funds from the Office of the Governor via the Criminal Justice Division Fiscal Year 2025 grant cycle.

8. Consider and take appropriate action approving Ordinance 767-24 on first reading, calling for a General Municipal Election to be held on Saturday, May 4, 2024 to elect Three (3) City Council members to City Council Place four, Place five, and Place six to serve two (2) year terms, authorizing the notice of election; authorizing a joint election order with other Denton County political subdivisions; and authorizing the City Secretary to enter into a contract with Denton County, Texas for election services fixing the time, place and manner of holding said election; and providing an effective date.

9. Consider and take appropriate action on Resolution 643-24 to City Council for a Final Plat for Timberbrook Phase 7 legally described as LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-30, 31X, BLOCK 66, LOT 1X, BLOCK 67, LOT 1X, BLOCK 68. Generally located northwest from the intersection of FM 407 and Timberbrook Parkway.

ITEMS PULLED FROM CONSENT AGENDA

PUBLIC HEARING

10. Public Hearing and first reading on Ordinance 768-24 regarding a Specific Use Permit for a Carwash legally described as GLEN COE ADDITION BLK 1 LOT 1. Generally located southwest from the intersection of FM 407 and John Wiley Road.

11. Public Hearing and first reading on Ordinance 769-24 regarding a Specific Use Permit for a Temporary Batch Plant legally described as A0439A M. GARNETT, TR 6A, Generally located north of FM 407 and Timberbrook Parkway.

WORKSHOP

12. Discussion regarding the benchmark city compensation analysis.

13. Discussion regarding the Gaston House timeline update.

14. Discuss the Oncor Ramhorn Hill transmission line.

POSSIBLE ACTION ITEMS

15. Consider and act upon Resolution 644-24 approving a lease-purchase agreement to finance police department computers and related computer equipment.

FUTURE AGENDA ITEMS

ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 19th day of January by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Brittany Andrews

Brittany Andrews, City Secretary

City Council Coversheet
January 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 2. (CONSENT AGENDA)

Title: Consider and take appropriate action to approve City Council minutes dated January 11, 2024.

Department: Administration

Contact: Brittany Andrews, City Secretary

Recommendation:

Approve City Council minutes as presented.

Background:

City Attorney Review: No

Attachments:

1. January 11, 2024 CC minutes

MINUTES

State of Texas
County of Denton
City of Justin

Justin City Council Regular Session Meeting- January 11, 2024

The Justin City Council Meeting convened into a Regular Session being open to the public the 11th day of January 2024 at 5:30 pm in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date, and subject thereof 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, , Councilmembers, Tomas Mendoza, Dylan James, Chrissa Hartle, and Alyssa Linenkugel. Not Present: Mayor Pro Tem, John Mounce and Councilmember Ricky Jones. City Staff: City Manager, Jarrod Greenwood, Public Works Director, Josh Little, Director of Planning and Development, Matt Cyr, City Secretary, Brittany Andrews, and City Attorney, Matthew Boyle.

CALL TO ORDER

Mayor Clark called the meeting to order at 5:33 p.m.
Pastor of First Baptist Church Justin, Beaux Hinote led the invocation.

POSSIBLE ACTION

1. Consider and act upon Resolution 636-24 of the City of Justin, Texas, accepting a petition seeking the dissolution of the existing Timberbrook Public Improvement District No. 2 and calling for a public hearing for the City Council's February 8, 2024 meeting.

   Councilman Mendoza made the motion to approve Resolution 636-24 as presented.

   Seconded by: Councilman James
   Aye votes: Councilmembers Mendoza, Linenkugel, Clark, James and Hartle
   Not Present: Councilmembers Mounce and Jones
   Motion carries

2. Consider and act upon Resolution 637-24 of the City of Justin, Texas, accepting a petition seeking the creation of the Timberbrook Public Improvement District No. 2 within the extraterritorial jurisdiction of the City and calling for a public hearing for the City Council's February 8, 2024 meeting.

   Councilman James made the motion to approve Resolution 637-24 as presented.

Seconded by: Councilwoman Linenkugel
Aye votes: Councilmembers Mendoza, Linenkugel, Clark, James and Hartle
Not Present: Councilmembers Mounce and Jones
Motion carries

3. Consider and take appropriate action regarding the appointment of a Chairperson on the Planning and Zoning Commission.

   Councilwoman Linenkugel moved to approve the appointment of David Beck as Chairperson on the Planning and Zoning Commission.

   Seconded by: Councilwoman Hartle
   Aye votes: Councilmembers Mendoza, Linenkugel, Clark, James and Hartle
   Not Present: Councilmembers Mounce and Jones
   Motion carries

EXECUTIVE SESSION – **The *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 a private consultation with the City Attorney regarding:
    - Danheim Complaint Against the City of Justin; PUCT Docket No. 53836
    - Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243
    - Range Creek Developers Agreement
    - Treeline Water and Sewer Retail Agreement
    - Oliver Creek Developers Agreement
    - Justin Crossing Commercial
    - Oncor Transmission Line

Convene into executive session at 5:47 PM.

Adjourn into open meeting at 7:00 PM.

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

WORKSHOP ITEMS

A. 2024 Mayor Visioning
B. Book Recap
C. July 2023 Orientation and Governance Recap
D. Strategic Planning
   - Finalize Values, Vision, and Mission Statements
   - Identify Strategic Objectives

- Get direction/approve Strategic Initiatives
- Discuss KPIs/Performance Measures

ADJOURN

With there being no further business, the meeting was adjourned at 8:43 PM

Brittany Andrews
Brittany Andrews, City Secretary Seal:

City Council Coversheet
January 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 3. (CONSENT AGENDA)

Title: Consider and take appropriate action to approve Resolution 638-24 directing City Staff to repay erroneous sales tax to the State of Texas.

Department: Finance

Contact: Josh Armstrong, Finance Director

Recommendation:

Staff recommends approving the payment of $190,533.70 to the Texas Comptroller of Public Accounts by one-time check.:
This option saves the City a 2% service fee resulting in a lower payment. It is also the simplest option that allows for this issue to be resolved in a timely manner.

Background:

The Texas Comptroller of Public Accounts collects sales tax on behalf of the City and remits the City's allocation of sales tax to the City each month. It was discovered during a routine audit that a taxpayer erred and reported local taxes based on their business location which is outside the city limits rather than reporting to the taxing jurisdiction where their items/services were delivered. This amount must now be repaid to the State by the City. The total amount owed is $194,422.14

Payment Options:
The Comptroller allows for three different payment methods:

1. Full reimbursement by one-time check. If this is chosen, we may apply a 2% discount to the payment;
2. Apply all monthly collections to the overpaid amount until the amount has been repaid; or
3. Enter into a 5-month payback agreement where a monthly deduction of $38,884 will be deducted for 5 months with a final deduction of $38,886.14. This deduction would start the month after we receive your response or two months after the date of our letter if we do not receive a response. Additionally, future significant audit or onetime payments may be applied toward the repayment amount to reduce the length of the payback and notifications of those applications will be sent as they occur.

The breakdown per sales tax fund is as follows:

Total	194,422.14
2% reduction	3,888.44
Payment Amount	190,533.70

Breakdown:

General Fund	*95,266.86*
Streets Fund	*47,633.42*
EDC	*23,816.71*
CDC	*23,816.71*

Issues like this happen from time to time for each and every City in the state, and there is not much that staff can do to prevent it from occurring. The last time this happened was December 2020, in the amount of $224,458.99. The staff's recommendation at that time was to pay in full, just like this time.

City Attorney Review: No

Attachments:

1. 2024-01-25 Resolution 638-24 Sales tax overpayment

RESOLUTION NO. 638-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, DIRECTING CITY STAFF TO REPAY ERRONEOUS LOCAL SALES AND USE TAX BACK TO THE STATE OF TEXAS BY ONE TIME CHECK.

WHEREAS, the Texas Comptroller of Public Accounts collects sales tax on behalf of the City and remits said sales tax to the City; and,

WHEREAS, The Texas Comptroller of Public Accounts discovered an error by a taxpayer that resulted in the City being erroneously overpaid by $194,422.14 in local sales and use taxes during 2023; and,

WHEREAS, the City must repay the Texas Comptroller of Public Accounts this erroneous amount;

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

SECTION 1. That payment option 1 – full reimbursement by one time check, as described in the letter attached as Exhibit "A", shall be carried out by City Staff .

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 25th day of January 2024.

APPROVED:

_____
James Clark, Mayor

ATTEST:

_____
Brittany Andrews, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

November 1, 2023

Treasurer
City of Justin
PO Box 129
Justin, TX 76247-0129

Dear Treasurer:

This letter is to notify you that the City of Justin was previously overpaid $194,422.14 in local sales and use taxes. A taxpayer erred on five monthly returns and reported local taxes for a customer's location that was in another taxing jurisdiction. Since the local taxes were reallocated to the correct taxing jurisdiction, they must now be repaid to the State.

The options to repay the erroneous amount are as follows:

- ☐ 1) Full reimbursement by one time check *,
- ☐ 2) Apply all monthly collections to the overpaid amount until the amount has been repaid, or
- ☐ 3) Enter into a five- month payback agreement where a monthly deduction of $38,884.00 will be deducted for four months with a final deduction of $38,886.14. The deduction would start the month after we receive your response or two months after the date of this letter if we do not receive a response. Additionally, future significant audit or onetime payments may be applied toward the repayment amount to reduce the length of the payback and notifications of those applications will be sent as they occur.

No fees of any type will be assessed on the payback amount.

* If you choose option 1, "full reimbursement by one time check," the payback amount should be adjusted by the 2% service fee. Multiply the payback amount by 2% (.02); subtract the 2% amount from the payback amount, then pay the adjusted amount.

Please mark an X in the applicable box above for the option you wish to choose and have a city official sign at the bottom. Please return this letter to me by email at shirley.kaatz@cpa.texas.gov by fax 512-475-5241 or by mail, PO Box 13528, Austin, TX, 78711.

If you have any questions or need additional information, you may call me toll free at (800) 531-5441, ext. 50550. My mailing address is PO Box 13528, Austin, TX, 78711, the FAX number is (512) 475-1523 or my email is shirley.kaatz@cpa.texas.gov.

Sincerely,

Shirley Kaatz
Revenue Accounting Division
Tax Allocation Section

Date _____
City Official Name _____
Title _____
Signature _____

City Council Coversheet
January 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 4. (CONSENT AGENDA)

Title: Consider and take appropriate action on Resolution 639-24 amending the Master Fee Schedule.

Department: Finance

Contact: Josh Armstrong, Finance Director, Miles Walker, Senior Financial Analyst

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Recommendation:

Approve Resolution 639-24 amending the Master Fee Schedule

Background:

This resolution would amend the Master Fee Schedule to include water rates for meters sizes 3"-12". Currently, the fee schedule only has rates for meters up to 2" in size. Public Works has discovered at least one 3" meter throughout the process of upgrading the meters in town. We are also aware of future developments that will require 3" (or larger) meters. Staff decided it was best to amend the fee schedule to include rates for all meter sizes up to 12" so that we can charge these customers appropriately.

Water rates generally consist of two parts - a base rate and a volumetric (or commodity) rate. Generally speaking, the base rate charged to customers is based on certain fixed costs associated with the meter size such as maintenance costs and capital investment. The volumetric rate is intended to cover the variable (or operating) costs of providing the water. Larger meters require more maintenance and greater infrastructure requirements as they have the ability to demand more water from the system at any given time. Given this, within the industry, it is considered a best management practice to charge higher base rates for larger meter sizes. Staff, in consultation with the City's consultants, recommends utilizing the American Water Works Association (AWWA) equivalency factors to set these charges by meter size. These factors show how much more a base rate should be based on meter size. This is the industry standard for scaling water rates to larger meters in an equitable and defensible way.

Meter Size	AWWA (capacity)	Factor based on 3/4
5/8 inch	20	0.67
3/4 inch	30	1.00
1 inch	50	1.67
1-1/2 inch	100	3.33
2 inch	160	5.33
3 inch	300	10.00
4 inch	500	16.67
6 inch	1,000	33.33
8 inch	1,600	53.33
10 inch	2,300	76.67
12 inch	4,300	143.33

The fee schedule before you tonight incorporates this scaling for larger meter sizes based on the AWWA table for base rates, and **no changes** for volumetric rates. NewGen strategies, the City's consultant for water/sewer rate studies, assisted staff with this change.

City Attorney Review: N/A

Attachments:

1. 2024-01-25 Master Fee Schedule Resolution
2. 2024-01-25 Master Fee Schedule - DRAFT nonredline
3. 2024-01-25 Master Fee Schedule - DRAFT redline

RESOLUTION NO. 639-24

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 25th day of January 2024.

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

DRAFT

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
**ICC Valuation Table to be utilized and determine valuation of construction* 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	$0.50 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

DRAFT

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
**ICC Valuation Table to be utilized and determine valuation of construction* 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
*ICC Valuation Tab*le to be utilized and determine valuation of construction* https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	

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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 (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	$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

(Ord. No. 462-08, §§ 1, 2, 12-8-08)

DRAFT

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

DRAFT

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	
1st 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

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

VII. NOISE

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

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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)

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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

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(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

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
**Billed based on which meter is used. RG3 meters will be phased out and replaced with AMR meters beginning in 2022.*	
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	

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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/first1,000 gallons + $0.00606/additional gallon
2”	$152.63/first1,000 gallons + $0.00606/additional gallon
3”	$286.20/first1,000 gallons + $0.00606/additional gallon
4”	$477.10/first1,000 gallons + $0.00606/additional gallon
6”	$953.90/first1,000 gallons + $0.00606/additional gallon
8”	$1,526.30/first1,000 gallons + $0.00606/additional gallon
10”	$2,194.30/first1,000 gallons + $0.00606/additional gallon
12”	$4,102.10/first1,000 gallons + $0.00606/additional gallon
Sprinkler Meter	Reference above depending on meter size; first 49 gallons are no charge
Bulk Consumption Rates	
0-10,000 gallons	$135.00 flat fee
10,001-25,000 gallons	Flat fee + $0.005/additional gallon
25,001-40,000 gallons	Flat fee + $0.00525/additional gallon
40,001+ gallons	Flat fee + $0.0055/additional gallon
Water Main Extensions	
Extension	Actual Cost
Fire Hydrant	Actual Cost
Other Fees (Only one charge per bill between water/sewer)	
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	$25 per occurrence
Reconnection Fee	$35 during business hours; $75 after hours
Meter Tampering Fee	$100

Sewer

Tap Fees

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

Sanitation Services

Residential Rates	
Residential	$12.69

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

Other Commercial Front Load Fees			
Container w/casters	$5.69 per lift	Deliver/removal fee	$44.24
Container w/locks	$1.77 per lift	Exchange fee	$44.24
Temporary Front Load Fees			
	Per Lift	Delivery	Daily Rent
6 CY	$145.94	$64.20	$1.20
Roll Off Rate Schedule			
Container Size	Haul	Delivery	Daily Rent
20 CY	$602.50	$150.61	$1.26
30 CY	$648.26	$150.61	$1.26
40 CY	$721.15	$150.61	$1.26
20 CY Sludge	$714.62	$150.61	$1.26
Franchise/Billing Fees – 10% for Residential and Commercial			
All rates subject to sales tax			

XI. MUNICIPAL FACILITIES

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

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

XII. ROADWAY RELATED

Roadway Impact Fees

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

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

XIII. DEVELOPMENT RECOVERY FEES

Ad Valorem*:

For Police Services:

Police Allocable Share of Budget × Approved M&O Tax Rate = Police Rate per $100 Valuation

For Fire Services:

Fire Allocable Share of Budget × Approved M&O Tax Rate = Fire Rate per $100 Valuation.

Capital Recovery Fee*:

For Police Services:

5 years' police capital needs ÷ (City Limit land area + ETJ land area) = Capital recovery per unit of land area × proposed developments' land area = 5-year capital needs allocable share for development ÷ number of development units = Total capital recovery fee per development unit.

For Fire Services:

5 years' fire capital needs ÷ (City Limit land area + ETJ land area) = Capital recovery per unit of land area × proposed developments' land area = 5-year capital needs allocable share for development ÷ number of development units = Total capital recovery fee per development unit.

*Approved via resolution 625-23.

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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

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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
**ICC Valuation Table to be utilized and determine valuation of construction* 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	$0.50 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

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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
**ICC Valuation Table to be utilized and determine valuation of construction* 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
*ICC Valuation Tab*le to be utilized and determine valuation of construction* https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	

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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 (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	$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

(Ord. No. 462-08, §§ 1, 2, 12-8-08)

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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

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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	
1st 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

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

VII. NOISE

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

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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)

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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

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(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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Application	$25.00
Block Party Special Event	$30.00
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Outdoor Special Event	
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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)

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X. UTILITY RELATED

Water

Deposit	
¾" (65 and older)	$50.00
¾"	$150.00
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2"	$450.00
Bulk Water Meter Deposit	$2,000.00
Meter Cost*	
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¾"	$179.98
1"	$279.96
1 ½" Turbine	$601.09
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2"	$1,185.60
3"+	Owner must purchase
**Billed based on which meter is used. RG3 meters will be phased out and replaced with AMR meters beginning in 2022.*	
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/first1,000 gallons + $0.00606/additional gallon
2”	$152.63/first1,000 gallons + $0.00606/additional gallon
3”	$286.20/first1,000 gallons + $0.00606/additional gallon
4”	$477.10/first1,000 gallons + $0.00606/additional gallon
6”	$953.90/first1,000 gallons + $0.00606/additional gallon
8”	$1,526.30/first1,000 gallons + $0.00606/additional gallon
10”	$2,194.30/first1,000 gallons + $0.00606/additional gallon
12”	$4,102.10/first1,000 gallons + $0.00606/additional gallon
Sprinkler Meter	Reference above depending on meter size; first 49 gallons are no charge
Bulk Consumption Rates	
0-10,000 gallons	$135.00 flat fee
10,001-25,000 gallons	Flat fee + $0.005/additional gallon
25,001-40,000 gallons	Flat fee + $0.00525/additional gallon
40,001+ gallons	Flat fee + $0.0055/additional gallon
Water Main Extensions	
Extension	Actual Cost
Fire Hydrant	Actual Cost
Other Fees (Only one charge per bill between water/sewer)	
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	$25 per occurrence
Reconnection Fee	$35 during business hours; $75 after hours
Meter Tampering Fee	$100

Sewer

Tap Fees

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

Sanitation Services

Residential Rates	
Residential	$12.69

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

Other Commercial Front Load Fees			
Container w/casters	$5.69 per lift	Deliver/removal fee	$44.24
Container w/locks	$1.77 per lift	Exchange fee	$44.24
Temporary Front Load Fees			
	Per Lift	Delivery	Daily Rent
6 CY	$145.94	$64.20	$1.20
Roll Off Rate Schedule			
Container Size	Haul	Delivery	Daily Rent
20 CY	$602.50	$150.61	$1.26
30 CY	$648.26	$150.61	$1.26
40 CY	$721.15	$150.61	$1.26
20 CY Sludge	$714.62	$150.61	$1.26
Franchise/Billing Fees – 10% for Residential and Commercial			
All rates subject to sales tax			

XI. MUNICIPAL FACILITIES

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

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

XII. ROADWAY RELATED

Roadway Impact Fees

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

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

XIII. DEVELOPMENT RECOVERY FEES

Ad Valorem*:

For Police Services:

Police Allocable Share of Budget × Approved M&O Tax Rate = Police Rate per $100 Valuation

For Fire Services:

Fire Allocable Share of Budget × Approved M&O Tax Rate = Fire Rate per $100 Valuation.

Capital Recovery Fee*:

For Police Services:

5 years' police capital needs ÷ (City Limit land area + ETJ land area) = Capital recovery per unit of land area × proposed developments' land area = 5-year capital needs allocable share for development ÷ number of development units = Total capital recovery fee per development unit.

For Fire Services:

5 years' fire capital needs ÷ (City Limit land area + ETJ land area) = Capital recovery per unit of land area × proposed developments' land area = 5-year capital needs allocable share for development ÷ number of development units = Total capital recovery fee per development unit.

*Approved via resolution 625-23.

DRAFT

City Council Coversheet
January 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 5. (CONSENT AGENDA)

Title: Consider and take appropriate action upon Resolution 640-24 for a Final Plat for Ladera Timberbook, legally described as Lot 1 Block A. Generally located northwest from the intersection of FM 407 and Timberbook Parkway.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval based on the plat meeting all of the requisite conditions.

Background:

The Applicant is requesting a final plat for one-lot for LaDera Timberbrook, which is a private subdivision. The subdivision will be an Age Restricted Development (55+), which will consist of up to 157 residential units. The Condominium Owners Association will maintain the roads, open spaces, fences and other areas. A note is placed on the plat referencing this.

On December 13, 2022, City Council approved a Planned Development for Milestone Church and LaDera at Timberbrook. The church property contains a building that measures to be approximately 50,000 SF and sits on approximately 9 acres. The current zoning is set as Planned Development-General Business.

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

ACCESS AND SERVICES:

The development will have two point of access. One access point to the east off of Timberbrook Parkway and one access point to the south off Milestone Lane. The City of Justin will provide Water and Sewer.

RIGHT-OF-WAY (ROW) DEDICATION:

No ROW dedication is required due to the development being private. The streets are placed in an all encompassing easement that is approximately 29’ wide.

P&Z RECOMMENDATION:

The Planning and Zoning Commission unanimously recommended approval on January 16, 2024.

ACTION CONSIDERED:

1) Approve, Approve with conditions, table with clarification and intent or deny.

City Attorney Review: No

Attachments:

1. PZ Packet
2. 2024-01-25 Ladera Timberbrook Plat Resolution

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
January 16, 2024

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

PROJECT: Consider and act upon a recommendation to City Council for a Final Plat for Ladera Timberbook, legally described as Lot 1 Block A. Generally located northwest from the intersection of FM 407 and Timberbook Parkway.

APPLICANT: Justin Lansdowne, McAdams (Engineer)

EXECUTIVE SUMMARY: The Applicant is requesting a final plat for one-lot for LaDera Timberbrook, which is a private subdivision. The subdivision will be an Age Restricted Development (55+), which will consist of up to 157 residential units. The Condominium Owners Association will maintain the roads, open spaces, fences and other areas. A note is placed on the plat referencing this.

DETAILS: On December 13, 2022, City Council approved a Planned Development for Milestone Church and LaDera at Timberbrook. The church property contains a building that measures to be approximately 50,000 SF and sits on approximately 9 acres. The current zoning is set as Planned Development-General Business.

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

ACCESS & SERVICES: The development will have two point of access. One access point to the east off of Timberbrook Parkway and one access point to the south off Milestone Lane. The City of Justin will provide Water and Sewer.

ROW DEDICATION: No ROW dedication is required due to the development being private. The streets are placed in an all encompassing easement that is approximately 29' wide.

ACTION CONSIDERED:

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

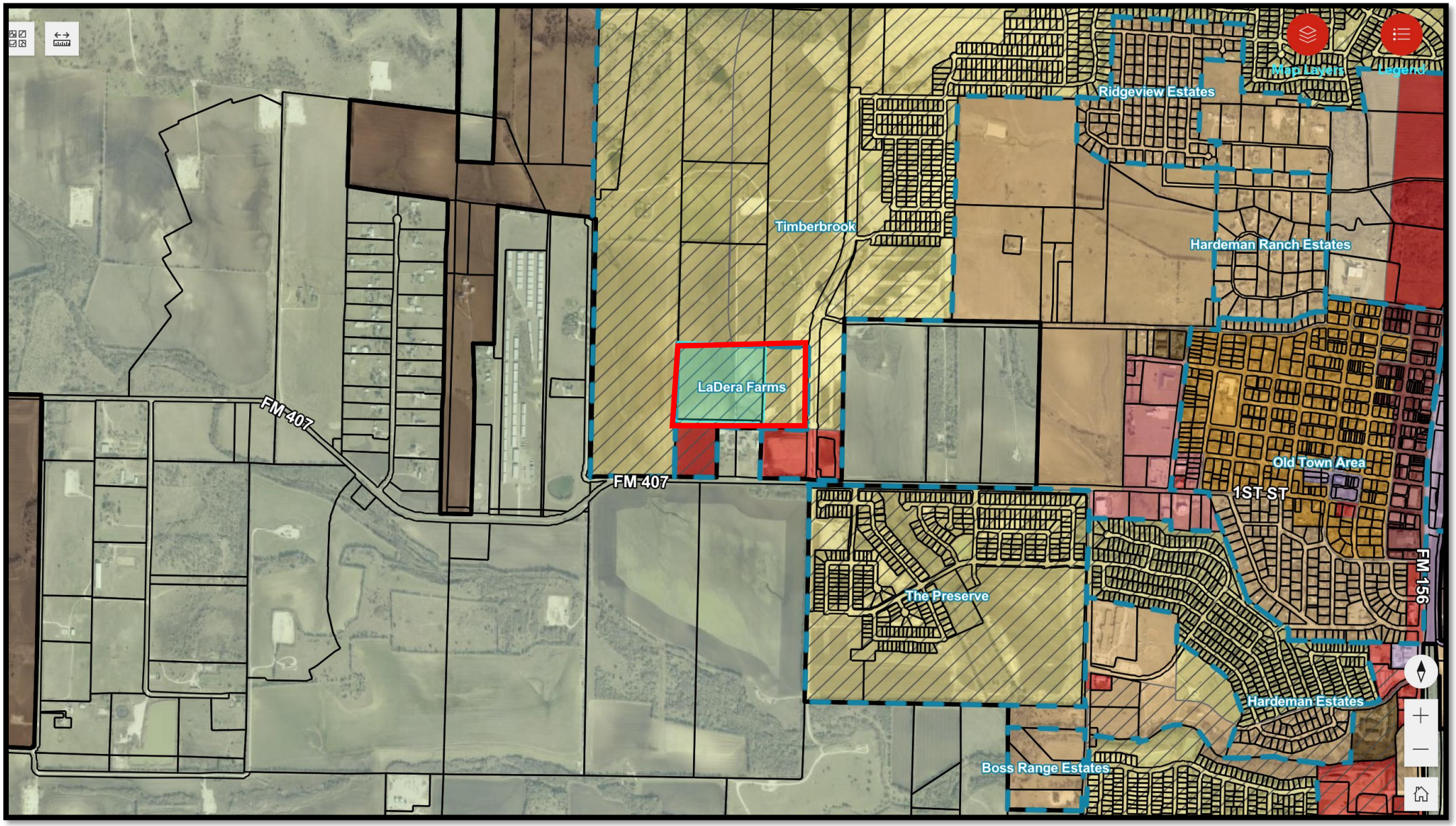
JUSTIN
1887

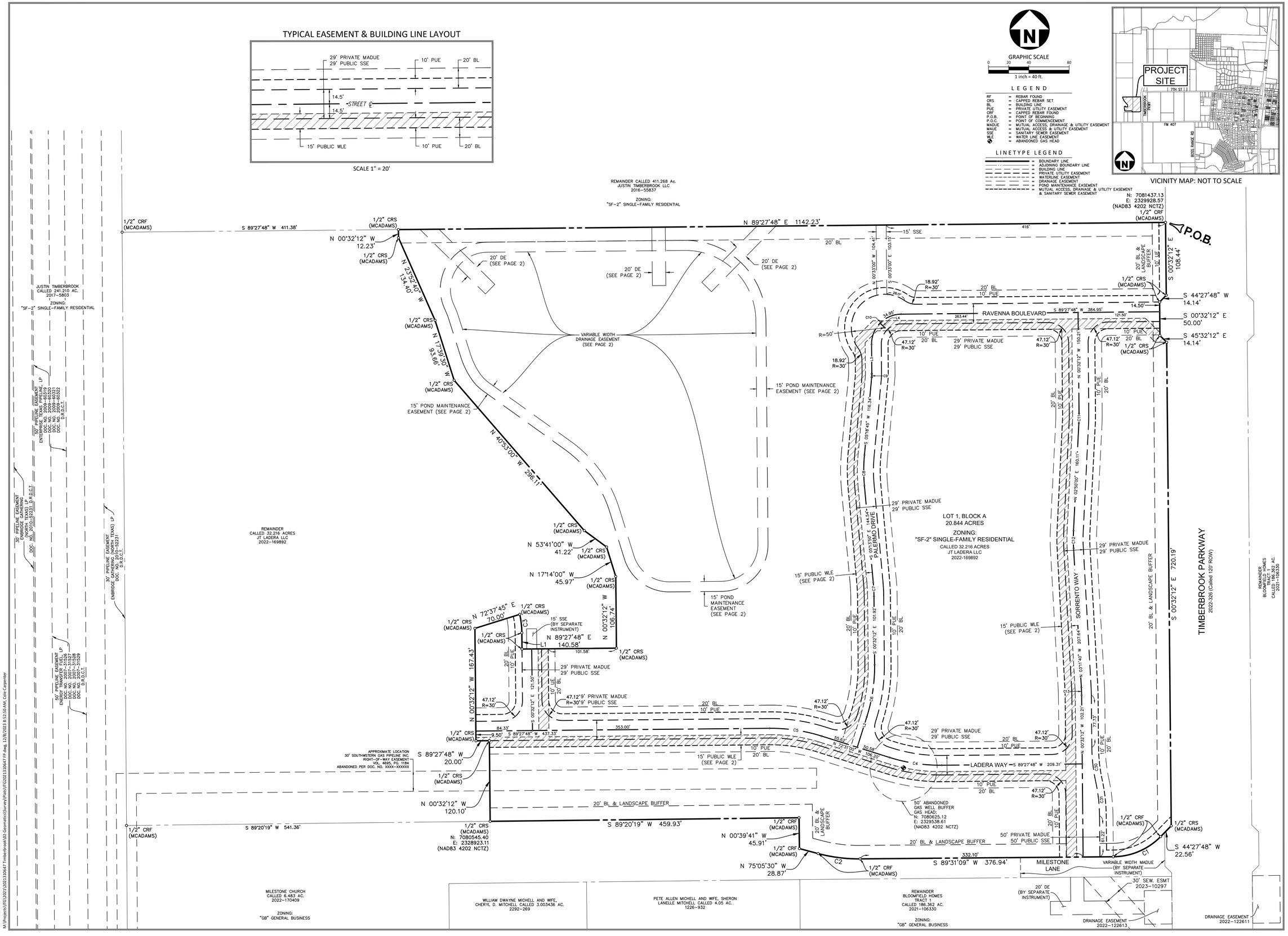
STAFF RECOMMENDATION:

Staff recommends approval based on the plat meeting all of the requisite conditions.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation


Map Layers
Legend
Ridgeview Estates
Timberbrook
Hardeman Ranch Estates
LaDera Farms
FM 407
FM 407
Old Town Area
1ST ST
FM 156
The Preserve
Hardeman Estates
Boss Range Estates



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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

JT LADERA LLC
361 W. BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
PHONE: 817. 430. 3318

SURVEYOR

MCADAMS
COLE CARPENTER, RPLS 6892
201 COUNTRY VIEW DRIVE
ROANOKE, TX 76262

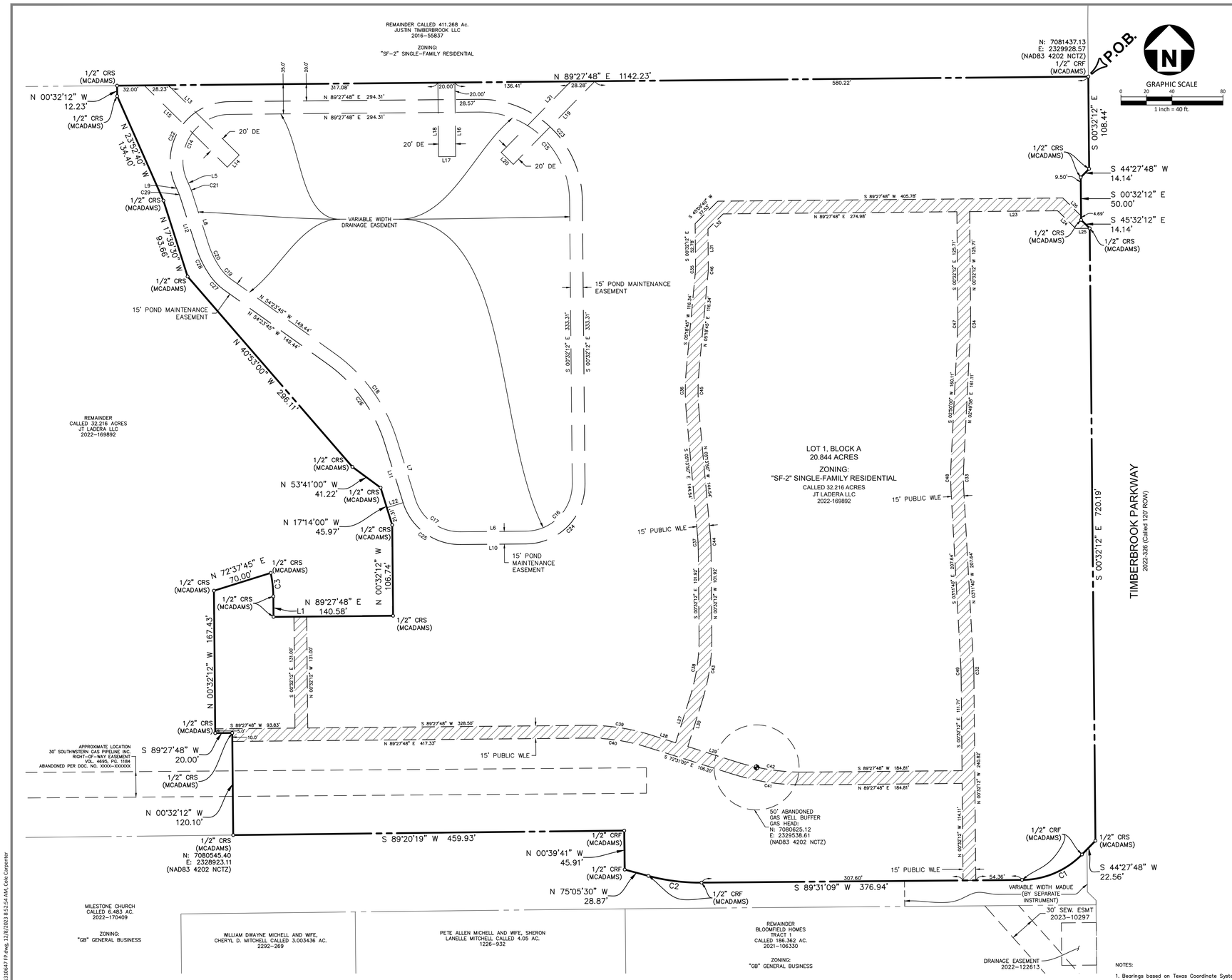
FINAL PLAT
LADERA TIMBERBROOK
LOT 1, BLOCK A
20.844 ACRES

MARGARET GARNETT SURVEY ABSTRACT NO. 439,
AN ADDITION TO THE CITY OF JUSTIN, DENTON COUNTY, TEXAS

PROJECT INFORMATION (1/2)

PROJECT NO.	ITG 2021310647
FILENAME	ITG2021310647 F1
CHECKED BY	CC
DRAWN BY	AT
SCALE	1"=60'
DATE	08.17.2023

M:\Projects\ITG\2021\2021310647 Timberbrook\02-Geomatics\Survey\Plats\ITG2021310647 FP.dwg, 12/8/2023 8:32:50 AM, Cole Carpenter



STATE OF TEXAS
COUNTY OF DENTON

WHEREAS JT LADERA. LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the Margaret Garnett Survey, Abstract Number 439, City of Justin, Denton County, Texas, being part of that certain called 411.268 acre tract of land described in deed in favor of Justin Timberbrook, LLC, recorded in Document Number 2016-55837 of the Real Property Records of Denton County, Texas, being a portion of that certain called 32.216 acre tract of land described in deed in favor of JT Ladera, LLC, recorded in Document Number 2022-169892 of the Real Property Records of Denton County, Texas and being more particularly described as follows:

BEGINNING a 1/2" capped rebar found "McAdams" at the northeast corner of said 32.216 acre tract, the the east line of said Tract 1 and the west line of Timberbrook Parkway (120' right-of-way) as evidenced by Timberbrook, Phase 3B-4A an addition to the City of Justin, Denton County, Texas, recorded in Document No. 2022-326 of the Plat Records, Denton County, Texas;

THENCE with the east line said 32.216 acre tract ,the east line of said Tract 1 and the west line of said Timberbrook Parkway, the following six (6) calls:

S 00°32'12" E, 108.44 feet to a 1/2" capped rebar set "McAdams";

S 44°27'48" W, 14.14 feet to a 1/2" capped rebar set "McAdams";

S 00°32'12" E, 50.00 feet to a 1/2" capped rebar set "McAdams";

S 45°32'12" E, 14.14 feet to a 1/2" capped rebar set "McAdams";

S 00°32'12" E, 720.19 feet to a 1/2" capped rebar set "McAdams";

S 44°27'48" W, passing a 1/2" capped rebar set "McAdams" at 14.14 feet the west line of said Tract 1, and continuing to a 1/2" capped rebar found "McAdams" for a total distance of 22.56 feet at the beginning of a curve to the right;

THENCE with the arc of said curve to the right with the south line of said 32.216 acre tract, having a radius of 100.00 feet, a central angle of 45°03'21" and an arc length of 78.64 feet whose chord bears S 66°59'29" W, 76.63 feet to a 1/2" capped rebar found "McAdams" at the point of tangency;

THENCE S 89°31'09" W, 376.94 feet with the south line of said 32.216 acre tract to a 1/2" capped rebar found "McAdams" at the beginning of a curve to the right;

THENCE with the arc of said curve to the right with the south line of said 32.216 acre tract, having a radius of 235.00 feet, a central angle of 15°23'21" and an arc length of 63.12 feet whose chord bears N 82°47'11" W, 62.93 feet to a 1/2" capped rebar found "McAdams" at the point of tangency;

THENCE N 75°05'30" W, 28.87 feet with the south line of said 32.216 acre tract to a 1/2" capped rebar found "McAdams";

THENCE N 00°39'41" W, 45.91 feet with the south line of said 32.216 acre tract to a 1/2" capped rebar found "McAdams";

THENCE S 89°20'19" W, 459.93 feet with the south line of said 32.216 acre tract to a 1/2" capped rebar set "McAdams" from which a 1/2" capped rebar found "McAdams" at the southwest corner of said 32.216 acre tract;

THENCE N 00°32'12" W, 120.10 feet to a 1/2" capped rebar set "McAdams";

THENCE S 89°27'48" W, 20.00 feet to a 1/2" capped rebar set "McAdams";

THENCE N 00°32'12" W, 167.43 feet to a 1/2" capped rebar set "McAdams";

THENCE N 72°37'45" E, 70.00 feet to a 1/2" capped rebar set "McAdams" at the beginning of a curve to the right;

THENCE with the arc of said curve to the right, having a radius of 135.50 feet, a central angle of 11°43'05" and an arc length of 27.71 feet whose chord bears S 06°23'44" E, 27.71 feet to a 1/2" capped rebar found "McAdams" at the point of tangency;

THENCE S 00°32'12" E, 24.18 feet to a 1/2" capped rebar set "McAdams";

THENCE N 89°27'48" E, 140.58 feet to a 1/2" capped rebar set "McAdams";

THENCE N 00°32'12" W, 106.74 feet to a 1/2" capped rebar set "McAdams";

THENCE N 17°14'00" W, 45.97 feet to a 1/2" capped rebar set "McAdams";

THENCE N 53°41'00" W, 41.22 feet to a 1/2" capped rebar set "McAdams";

THENCE N 40°53'12" W, 296.11 feet to a 1/2" capped rebar set "McAdams";

THENCE N 17°39'30" W, 93.66 feet to a 1/2" capped rebar set "McAdams";

THENCE N 23°52'40 W, 134.40 feet to a 1/2" capped rebar set "McAdams";

THENCE N 00°32'12" W, 12.23 feet to a 1/2" capped rebar set "McAdams" on the north line of said 32.216 acre tract from which a 1/2" capped rebar found "McAdams" at the northwest corner thereof bears S 89°27'48" W, 411.38 feet;

THENCE N 89°27'48" E, 1142.23 feet with the north line of said 32.216 acre tract to the POINT OF BEGINNING and containing approximately 20.844 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, JT LADERA, LLC, do hereby adopt this plat designating the hereinabove described real property as LADERA TIMBERBROOK, an addition to the City of Justin, Denton County, Texas, and do/does hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat. When there are multiple owners, each one should be identified with their individual lots, if applicable.

WITNESS our hand, this the _____ day of _____, 2023.

_____
JOHN DELIN
JT LADERA, LLC

STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared JOHN DELIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2023.

_____
Notary Public, State of Texas

My Commission expires the _____ day of _____, _____.

CERTIFICATE OF APPROVAL

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

Dated this _____ day of _____, 2023.

By: _____
Chairman

ATTEST:

By: _____
Secretary

The City Council of Justin on _____ day of _____, 2023 voted affirmatively to adopt this plat and approve it for filing of record.

By: _____
Mayor

ATTEST:

By: _____
City Secretary

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	100.00'	45°03'21"	78.64'	S 66°59'29" W, 76.63'
C2	235.00'	15°23'21"	63.12'	N 82°47'11" W, 62.93'
C3	135.50'	11°43'05"	27.71'	S 06°23'44" E, 27.66'
C4	250.00'	18°01'12"	78.63'	N 81°31'36" W, 78.30'
C5	250.00'	18°01'12"	78.63'	N 81°31'36" W, 78.30'
C6	250.00'	18°01'12"	78.63'	S 08°28'24" W, 78.30'
C7	250.00'	4°41'38"	20.48'	S 02°53'01" E, 20.48'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C8	250.00'	10°32'35"	46.00'	S 00°02'28" W, 45.94'
C9	50.00'	5°50'57"	5.10'	S 02°23'17" W, 5.10'
C10	44.50'	90°00'00"	69.90'	S 44°27'48" W, 62.93'
C11	250.00'	3°22'12"	14.70'	S 01°08'54" W, 14.70'
C12	250.00'	6°01'40"	26.30'	S 00°10'50" E, 26.29'
C13	250.00'	2°39'28"	11.60'	S 01°51'56" E, 11.60'
C14	55.00'	113°20'28"	108.80'	N 32°47'34" E, 91.91'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C15	105.00'	90°00'00"	164.93'	S 45°32'12" E, 148.49'
C16	55.00'	90°00'00"	86.39'	S 44°27'48" W, 77.78'
C17	55.00'	73°18'12"	70.37'	N 53°53'06" W, 65.66'
C18	195.00'	37°09'45"	126.48'	N 35°48'52" W, 124.27'
C19	55.00'	19°09'15"	18.39'	N 44°49'07" W, 18.30'
C20	105.00'	17°34'59"	32.22'	N 26°27'00" W, 32.10'
C21	95.00'	6°13'10"	10.31'	N 20°46'05" W, 10.31'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C22	70.00'	113°20'28"	138.47'	N 32°47'34" E, 116.97'
C23	120.00'	90°00'00"	188.50'	S 45°32'12" E, 169.71'
C24	70.00'	90°00'00"	109.96'	S 44°27'48" W, 98.99'
C25	70.00'	73°18'12"	89.56'	N 53°53'06" W, 83.57'
C26	180.00'	37°09'45"	116.75'	N 35°48'52" W, 114.71'
C27	70.00'	19°09'15"	23.40'	N 44°49'07" W, 23.29'
C28	120.00'	17°34'59"	36.83'	N 26°27'00" W, 36.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°32'12" E	24.18'
L2	S 17°29'00" W	47.65'
L3	S 00°32'12" E	43.99'
L4	S 45°32'12" E	10.00'
L5	N 23°52'40" W	7.60'
L6	S 89°27'48" W	77.09'
L7	N 17°14'00" W	73.30'
L8	N 17°39'30" W	61.63'
L9	N 23°52'40" W	7.60'
L10	S 89°27'48" W	77.09'
L11	N 17°14'00" W	73.30'
L12	N 17°39'30" W	61.63'
L13	S 45°25'45" E	119.53'
L14	S 44°34'15" W	15.00'
L15	N 45°25'45" W	134.47'
L16	S 00°32'12" E	87.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	S 89°27'48" W	15.00'
L18	N 00°32'12" W	87.00'
L19	S 44°27'50" W	134.50'
L20	N 45°32'10" W	15.00'
L21	N 44°27'50" E	119.50'
L22	S 72°46'00" W	20.00'
L23	N 89°27'48" E	103.47'
L24	S 45°32'12" E	29.70'
L25	N 89°27'48" E	16.53'
L26	N 45°32'12" W	30.14'
L27	S 17°29'00" W	54.00'
L28	N 72°31'00" W	31.12'
L29	N 72°31'00" W	60.08'
L30	N 17°29'00" E	57.15'
L31	N 00°32'12" W	46.46'
L32	N 45°09'40" E	25.10'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C29	80.00'	6°13'10"	8.68'	N 20°46'05" W, 8.68'
C30	250.00'	11°45'46"	51.32'	S 06°25'05" E, 51.23'
C31	250.00'	11°45'46"	51.32'	N 06°25'05" W, 51.23'
C32	240.50'	2°39'28"	11.16'	N 01°51'56" W, 11.16'
C33	259.50'	6°01'40"	27.30'	N 00°10'50" W, 27.29'
C34	240.50'	3°07'53"	13.14'	N 01°01'45" E, 13.14'
C35	25.50'	5°50'57"	2.60'	S 02°23'17" W, 2.60'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C36	274.50'	10°32'35"	50.51'	S 00°02'28" W, 50.44'
C37	225.50'	4°41'38"	18.47'	S 02°53'01" E, 18.47'
C38	226.55'	18°44'03"	74.07'	S 08°51'25" W, 73.75'
C39	240.50'	18°01'12"	75.64'	N 81°31'36" W, 75.33'
C40	225.50'	18°01'12"	70.92'	N 81°31'36" W, 70.63'
C41	274.50'	18°01'12"	86.33'	S 81°31'36" E, 85.98'
C42	259.50'	18°01'12"	81.61'	N 81°31'36" W, 81.28'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C43	240.50'	18°01'12"	75.64'	N 08°28'24" E, 75.33'
C44	240.50'	4°41'38"	19.70'	N 02°53'01" W, 19.70'
C45	259.50'	10°32'35"	47.75'	N 00°02'28" E, 47.68'
C46	40.50'	5°50'57"	4.13'	N 02°23'17" E, 4.13'
C47	225.50'	3°22'12"	13.26'	S 01°08'54" W, 13.26'
C48	274.50'	6°01'40"	28.88'	S 00°10'50" E, 28.87'
C49	225.50'	2°39'28"	10.46'	S 01°51'56" E, 10.46'

FLOOD STATEMENT

According to Community/Panel No. 48121C0393 F, effective December 06, 2002, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, no portion of the subject property appears to lie within a special flood hazard area.

This property appears to be within Flood Zone "X" unshaded (areas determined to be outside the 0.2% annual chance floodplain),

If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

No flood zone analysis has been performed by MCADAMS on the subject property.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. The purpose of this plat is to create a 1 Lot Subdivision.
4. All paving & storm sewer within the gated area is to be maintained by the Condominium Owner's Association. The City will ONLY maintain Water & Sewer Infrastructure.
5. Maintenance of private open spaces, drainage easements, roads, fences, screening walls, and retaining walls shall be maintained by the Condominium Owner's Association.
6. Field work performed during the months of July & August, 2022.

BENCHMARKS:

1. TBM #1: Coast & Geodetic Survey 1946 Monument, Bronze Disc stamped K945 1946 set in drill hole in concrete at west end of south abutment of BNSF RR Bridge No. 371 B, 0.9 miles north of the City of Justin.
   Northing: 7086177.13
   Easting: 2338373.36
   Elevation: 627.43
2. TBM #2: "+" Found in concrete at the intersection of Wrenwood Drive and Elmwood Drive.
   Northing: 7087256.23
   Easting: 2334473.16
   Elevation: 680.57

SURVEYOR'S STATEMENT

I, Cole Carpenter, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
COLE CARPENTER, RPLS 6892 12/8/23

_____
Cole Carpenter, RPLS
Texas Registration No. 6892

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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

JT LADERA LLC
361 W. BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
PHONE: 817. 430. 3318

SURVEYOR

MCADAMS
COLE CARPENTER, RPLS 6892
201 COUNTRY VIEW DRIVE
ROANOKE, TX 76262

FINAL PLAT
LADERA TIMBERBROOK
LOT 1, BLOCK A
20.844 ACRES
MARGARET GARNETT SURVEY ABSTRACT NO. 439,
AN ADDITION TO THE CITY OF JUSTIN, DENTON COUNTY, TEXAS

PROJECT INFORMATION (2/2)

PROJECT NO.	ITG 2021310647
FILENAME	ITG2021310647 F1
CHECKED BY	CC
DRAWN BY	AT
SCALE	1"=60'
DATE	08.17.2023

M:\Projects\ITG\2021\2021310647 Timberbrook\02-Geomatics\Survey\Plats\ITG2021310647 FP.dwg, 12/8/2023 8:52:54 AM, Cole Carpenter

RESOLUTION NO. 640-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING A FINAL PLAT FOR LADERA TIMBERBROOK, LEGALLY DESCRIBED AS LOT 1, BLOCK A. GENERALLY LOCATED NORTHWEST FROM THE INTERSECTION OF FM 407 AND TIMBERBROOK PARKWAY.

WHEREAS, the Planning and zoning Commission has gave it's recommendation in accordance with all local and state regulations; and,

WHEREAS, The City Council has the authority to approve plats in accordance with Chapter 42 of the subdivision regulations and Section 212 of the Texas Local Government Code; and

WHEREAS, the City Council hereby approves the plat in accordance with the subdivision regulations;

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

SECTION 1. 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 2. This Resolution shall take effect immediately upon its passage.

DULY PASSED by the City Council of the City of Justin, Texas, on the 25th day of January 2024.

APPROVED:

_____
James Clark, Mayor

ATTEST:

_____
Brittany Andrews, City Secretary

APPROVED AS TO FORM:

City Attorney

City Council Coversheet
January 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 6. (CONSENT AGENDA)

Title: Consider and take appropriate action to approve Resolution 641-24 authorizing the City of Justin to apply for and receive grant funds from the Office of the Governor via the Criminal Justice Division Fiscal Year 2025 grant cycle.

Department: Police

Contact: Brian Frieda, Police Chief

Recommendation:

Approve Resolution as presented.

Background:

This resolution would approve the police department to apply for and receive grant funds via a non-matching grant to equip every sworn officer of the Justin Police Department with Rifle-Resistant Body Armor, including the appropriate carriers also co-supported by Soft Body Armor. This program was started several years ago in light of increased shooting events across the country. The estimated amount of the grant application will be between $12,000.00 to $16,000.00 dollars delivered.

City Attorney Review: No

Attachments:

1. Resolution 641-24

RESOLUTION 641-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS AUTHORIZING THE SUBMISSION OF A GRANT TO THE COVERNOR'S PUBLIC SAFETY OFFICE – FY 2025 CRIMINAL JUSTICE GRANT PROGRAM FOR THE JUSTIN POLICE DEPARTMENT AND AUTHORIZING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER, OR TERMINATE THE GRANT.

WHEREAS, the City Council of the City of Justin, Texas finds it in the best interest of the Citizens of Justin, Texas that the Governor's Public Safety Office - FY 2025 Criminal Justice Grant Program – Justin Police Department Rifle-Resistant Body Armor Procurement Project FY2025 be operated for the Fiscal Year 2024-2025; and

WHEREAS, The City Council of the City of Justin, Texas agrees that in the event of loss or misuse of the Office of the Governor funds, The City of Justin City Council assures that the funds will be returned to the Office of the Governor in full: and

WHEREAS, The City Council of the City of Justin, Texas designates the City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS approves submission of the grant application for the Justin Police Department Rifle-Resistant Body Armor Procurement Project FY 2025 to the Office of the Governor.

PASSED AND APPROVED by the City Council of the City of Justin on the _____th day of _____ 2024.

ATTEST :

_____
James Clark, Mayor

_____
Brittany Andrews, City Secretary

APPROVED AS TO FORM:

_____
Matthew Boyle, City Attorney

City Council Coversheet
January 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 7. (CONSENT AGENDA)

Title: Consider and take appropriate action to approve Resolution 642-24 authorizing the City of Justin to apply for and receive grant funds from the Office of the Governor via the Criminal Justice Division Fiscal Year 2025 grant cycle.

Department: Police

Contact: Brian Frieda, Police Chief

Recommendation:

Approve as presented.

Background:

This resolution would approve the police department to apply for and receive grant funds via a non-matching grant to equip every sworn officer of the Justin Police Department with Bullet-Resistant Shields, This program was started several years ago in light of increased shooting events across the country, to include the Uvalde, Texas School shooting. This grant opportunity will allow for each and every one of our patrol units to be equipped with at a minimum one ballistic resistant shield per officer employed by the City of Justin Police Department. As mentioned earlier, this is a non-matching grant for the city and the estimated amount of this grant application will be $36,908.88 to $49,211.84 dollars.

City Attorney Review: No

Attachments:

1. Resolution 642-24 PD

RESOLUTION 642-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS AUTHORIZING THE SUBMISSION OF A GRANT TO THE COVERNOR'S PUBLIC SAFETY OFFICE – FY 2025 CRIMINAL JUSTICE GRANT PROGRAM FOR THE JUSTIN POLICE DEPARTMENT AND AUTHORIZING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER, OR TERMINATE THE GRANT.

WHEREAS, the City Council of the City of Justin, Texas finds it in the best interest of the Citizens of Justin, Texas that the Governor's Public Safety Office - FY 2025 Criminal Justice Grant Program – Justin Police Department Ballistic Shield Procurement Project FY2025 be operated for the Fiscal Year 2024-2025; and

WHEREAS, The City Council of the City of Justin, Texas agrees that in the event of loss or misuse of the Office of the Governor funds, The City of Justin City Council assures that the funds will be returned to the Office of the Governor in full: and

WHEREAS, The City Council of the City of Justin, Texas designates the City Manager at the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS approves submission of the grant application for the Justin Police Department Ballistic Shield Procurement Project FY 2025 to the Office of the Governor.

PASSED AND APPROVED by the City Council of the City of Justin on the _____th day of _____ 2024.

ATTEST :

_____
James Clark, Mayor

_____
Brittany Andrews, City Secretary

APPROVED AS TO FORM:

_____
Matthew Boyle, City Attorney

City Council Coversheet
January 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 8. (CONSENT AGENDA)

Title: Consider and take appropriate action approving Ordinance 767-24 on first reading, calling for a General Municipal Election to be held on Saturday, May 4, 2024 to elect Three (3) City Council members to City Council Place four, Place five, and Place six to serve two (2) year terms, authorizing the notice of election; authorizing a joint election order with other Denton County political subdivisions; and authorizing the City Secretary to enter into a contract with Denton County, Texas for election services fixing the time, place and manner of holding said election; and providing an effective date.

Department: Administration

Contact: Brittany Andrews, City Secretary

Recommendation:

Staff recommends approval

Background:

With three (3) Councilmembers having expiring terms in May 2024, it is necessary to order a General Election to fill upcoming vacancies. Current seats with terms expiring in May are Place four, Place five, and Place six to serve two (2) year terms.

City Attorney Review: N/A

Attachments:

1. ORDINANCE 767.24 May 2024 Election Order

ORDINANCE NO. 767-24

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS ("CITY"), CALLING FOR A GENERAL MUNICIPAL ELECTION ON SATURDAY, MAY 4, 2024, TO ELECT THREE (3) CITY COUNCIL MEMBERS TO CITY COUNCIL PLACE FOUR, PLACE FIVE, AND PLACE SIX TO SERVE TWO (2) YEAR TERMS; AUTHORIZING NOTICE OF ELECTION; AUTHORIZING A JOINT ELECTION ORDER WITH OTHER DENTON COUNTY POLITICAL SUBDIVISIONS; AUTHORIZING THE CITY SECRETARY TO ENTER INTO AN AGREEMENT WITH DENTON COUNTY FOR THE ELECTION; FIXING THE TIME, PLACE, AND MANNER OF HOLDING SAID ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the provisions of State law the City Council shall call a General Municipal Election to elect three (3) City Council Members to City Council Place four, Place five, and Place six to serve (2) year terms; and

WHEREAS, Section 41.001(a) of the Texas Election Code, as amended, provides for a general election of City Officials to be held on uniform election dates; being the first Saturday in May or the first Tuesday after the first Monday in November; and

WHEREAS, Section 11.0581(a) of the Texas Education Code requires independent school districts (ISDs) to conduct their general election for trustees on the same date as the election for the members of the governing body of a municipality located in the school district; the general election for state and county officers, or the election for the members of the governing body of a hospital district; and

WHEREAS, Section 271 of the Texas Election Code authorizes the elections ordered by the authorities of two or more political subdivisions that are to be held on the same day in all or part of the same county to be held jointly in the election precincts that can be served by common polling places; and

WHEREAS, the City is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this ordinance; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including, but not limited to the Open Meetings Act; and

WHEREAS, the purpose of this ordinance is to promote the public health, safety, and general welfare of the citizens of the City of Justin.

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

SECTION 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

SECTION 2. That, a General Municipal Election be and the same is hereby ordered to be held on the first Saturday in May 2024, the same being May 4, 2024, to elect three (3) City Council Members to Place four, Place five, and Place six to serve two (2) year terms.

SECTION 3. That, said election shall be held in accordance with the Election Code of the State of Texas, the statutes of the State of Texas, The City Charter, and this ordinance of the City of Justin, Texas, and shall be in conformity with the procedures set forth herein.

SECTION 4**.** That, the election shall be held jointly with the Denton County, and other Denton County governmental entities on May 4, 2024, pursuant to Section 11 of the Texas Education Code and Section 271 of the Texas Election Code. The costs of said election shall be shared by the governmental entities as set forth in the Election Services Contract which will be on file in the City Secretary's office.

SECTION 5. That, a single election precinct is hereby created, which consists of the territory located within the corporate limits of the City of Justin, Texas, the official polling place for voting on Election Day shall be the Justin City Hall, 415 N. College Ave., Justin, Texas. All resident, qualified voters of the City of Justin, Texas shall be permitted to vote in said election. In addition, the election materials as outlined in Section 272.005, Texas Election Code, shall be printed in both English and Spanish for use at the polling places during Early Voting and on Election Day.

SECTION 6. That, the polling place for said election shall be open from 7:00 a.m. to 7:00 p.m. on Election Day.

SECTION 7. That, in compliance with Section 85.004 of the Texas Election Code, early voting by personal appearance shall be conducted at the various Denton County polling locations.

SECTION 9. The City Secretary, with the concurrence of the City Council, is hereby authorized to execute the Election Services Contract, and any amendments thereto, on behalf of the City. The City Secretary is authorized to prepare a Notice of Election as prescribed by the Texas Election Code, to be posted not later than Saturday, April 13, 2024, and published in accordance with the provisions of the Code and the City Charter one time, no earlier than Thursday, April 4, 2024 and no later than Wednesday, April 24, 2024.

SECTION 10. That this ordinance shall take effect immediately from and after its passage, as the law in such cases provide.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 25th DAY OF JANUARY , 2024.

PASSED ON SECOND READING BY THE CITY COUNCIL ON THE 8th DAY OF FEBRUARY, 2024.

APPROVED:

_____

Mayor, James Clark

ATTEST:

_____

City Secretary, Brittany Andrews

APPROVED AS TO FORM:

_____

City Attorney, Matthew Boyle

City Council Coversheet
January 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 9. (CONSENT AGENDA)

Title: Consider and take appropriate action on Resolution 643-24 to City Council for a Final Plat for Timberbrook Phase 7 legally described as LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-30, 31X, BLOCK 66, LOT 1X, BLOCK 67, LOT 1X, BLOCK 68. Generally located northwest from the intersection of FM 407 and Timberbrook Parkway.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval based on the plat meeting all of the requisite conditions.

Background:

The Applicant is requesting a final plat for Timberbrook Ph.7, which will consist of 203 residential lots and 5 non-residential lots. This phase of Timberbrook will also have the elementary school, which will go on Lot 1X Block 68. The future Fire Station will also be located in this development, which will be constructed on Lot 29X Block 66

The Timberbrook Ph. 7, 8, &9 Planned Development (PD-SF 2) was approved by City Council on April 25, 2023. The Planned Development consisted of 828 lots with plans for an elementary school and fire station.

ACCESS:
There are two access points off of FM 407 with connectivity to the other portion of Timberbrook to the east.

PZ RECOMMENDATION:

On January 16, 2024,the Planning and Zoning Commission unanimously recommended approval.

ACTION CONSIDERED:

1) Approve, approve with conditions, table with clarification and intent or deny.

City Attorney Review: No

Attachments:

1. PZ Packet- Timberbrook Ph 7 Final Plat
2. 2024-01-25 Timberbrook PH 7 Plat Resolution

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
January 16, 2024

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

PROJECT: Consider and act upon a recommendation to City Council for a Final Plat for Timberbrook Phase 7 legally described as LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-30, 31X, BLOCK 66, LOT 1X, BLOCK 67, LOT 1X, BLOCK 68. Generally located northwest from the intersection of FM 407 and Timberbrook Parkway.

APPLICANT: Jason Weaver, GM Civil (Engineer)

EXECUTIVE SUMMARY: The Applicant is requesting a final plat for Timberbrook Ph.7, which will consist of 203 residential lots and 5 non-residential lots. This phase of Timberbrook will also have the elementary school, which will go on Lot 1X Block 68. The Fire Station will also be located here, which will be constructed on Lot 29X Block 66

DETAILS: The Timberbrook Ph. 7, 8, &9 Planned Development (PD-SF 2) was approved by City Council on April 25, 2023. The Planned Development consisted of 828 lots with plans for an elementary school and fire station.

ACCESS: There are two access points off of FM 407 with connectivity to the other portion of Timberbrook to the east.

ACTION CONSIDERED:

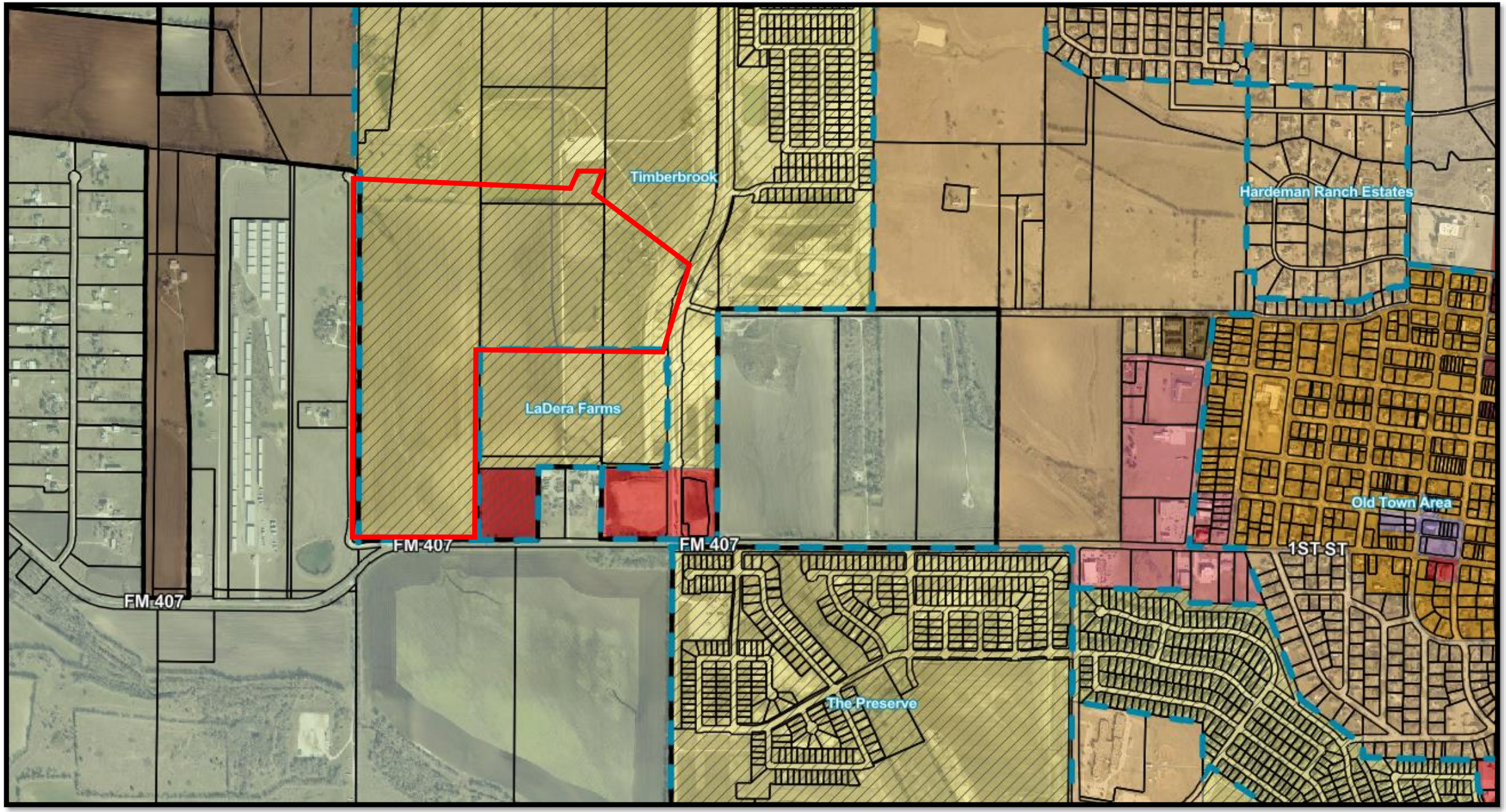
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

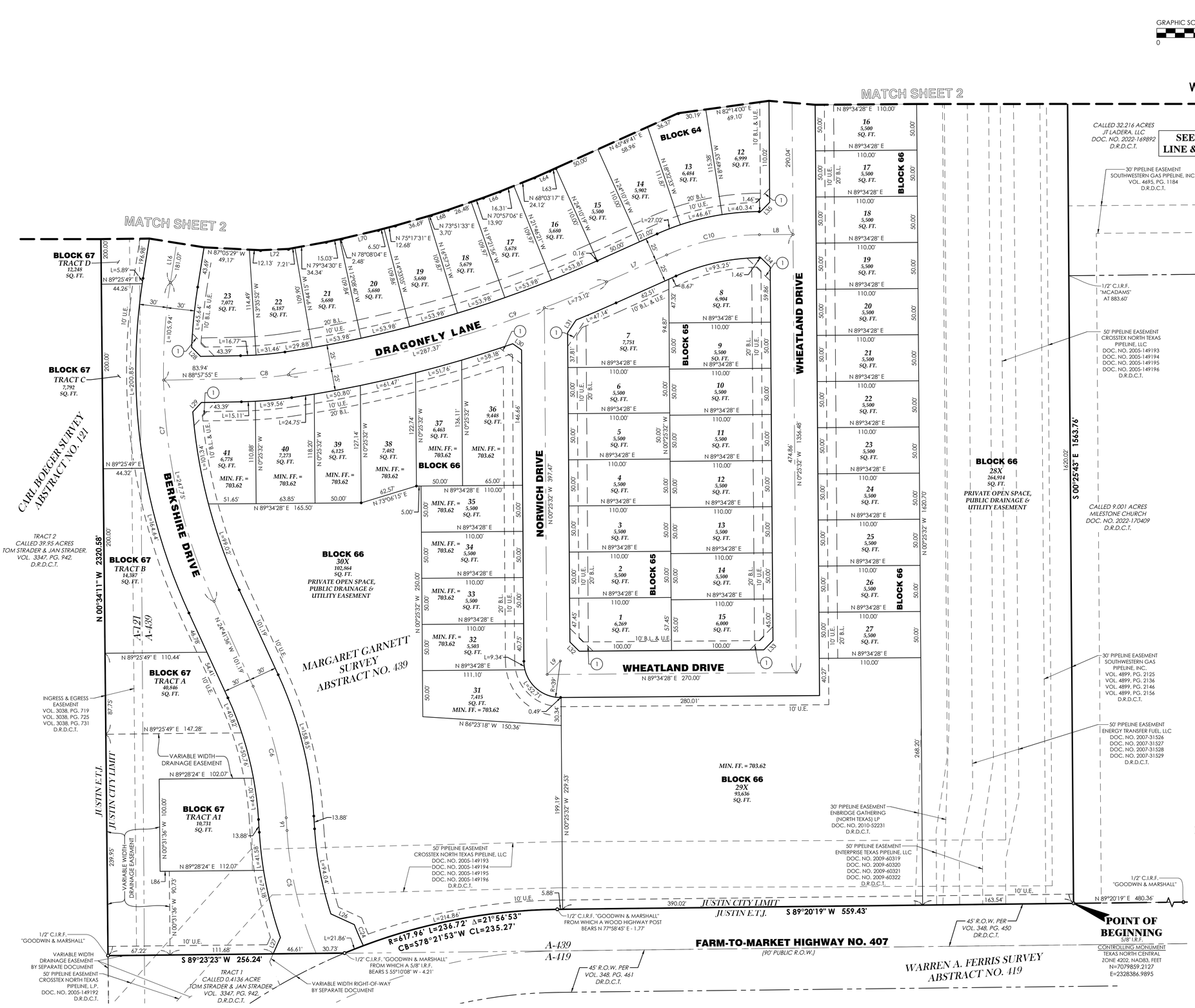
STAFF RECOMMENDATION:

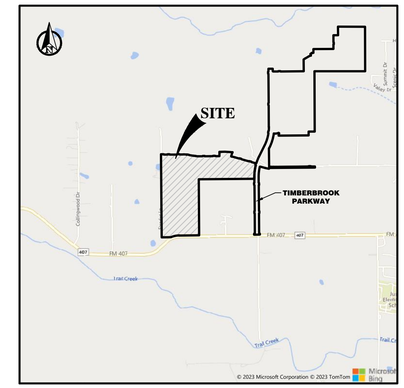
Staff recommends approval based on the plat meeting all of the requisite conditions.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation


Timberbrook
Hardeman Ranch Estates
LaDera Farms
Old Town Area
FM 407
FM 407
FM 407
1ST ST
The Preserve





VICINITY MAP
N.T.S.

LEGEND

○	1/2" C.I.R.S. (GMCIVIL) UNLESS OTHERWISE NOTED
●	CORNER FOUND AS NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
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 (GMCIVIL)
	BOUNDARY LINE
	ADJOINER LINE
	ABSTRACT LINE
	EASEMENT LINE
	CITY LIMIT LINE

OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247

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

PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
TIMBERBROOK, PHASE 7

LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67, LOT 1X, BLOCK 68
BEING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY, ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS

203 RESIDENTIAL LOTS, 15 NON-RESIDENTIAL LOTS
Date: November 2023

CITY CASE No. XX-XXX-XXXXX

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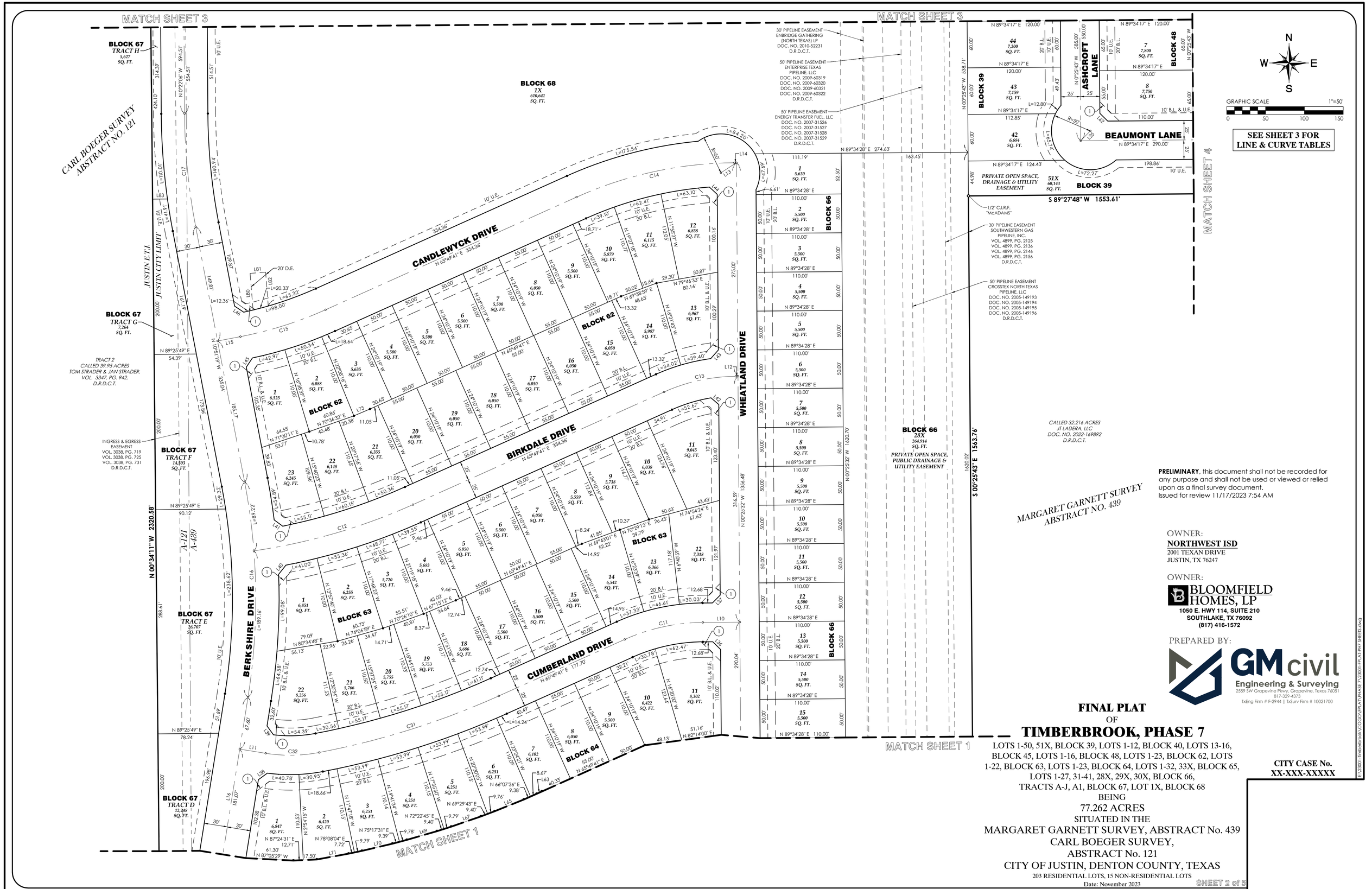


PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 11/17/2023 7:54 AM

OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247

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

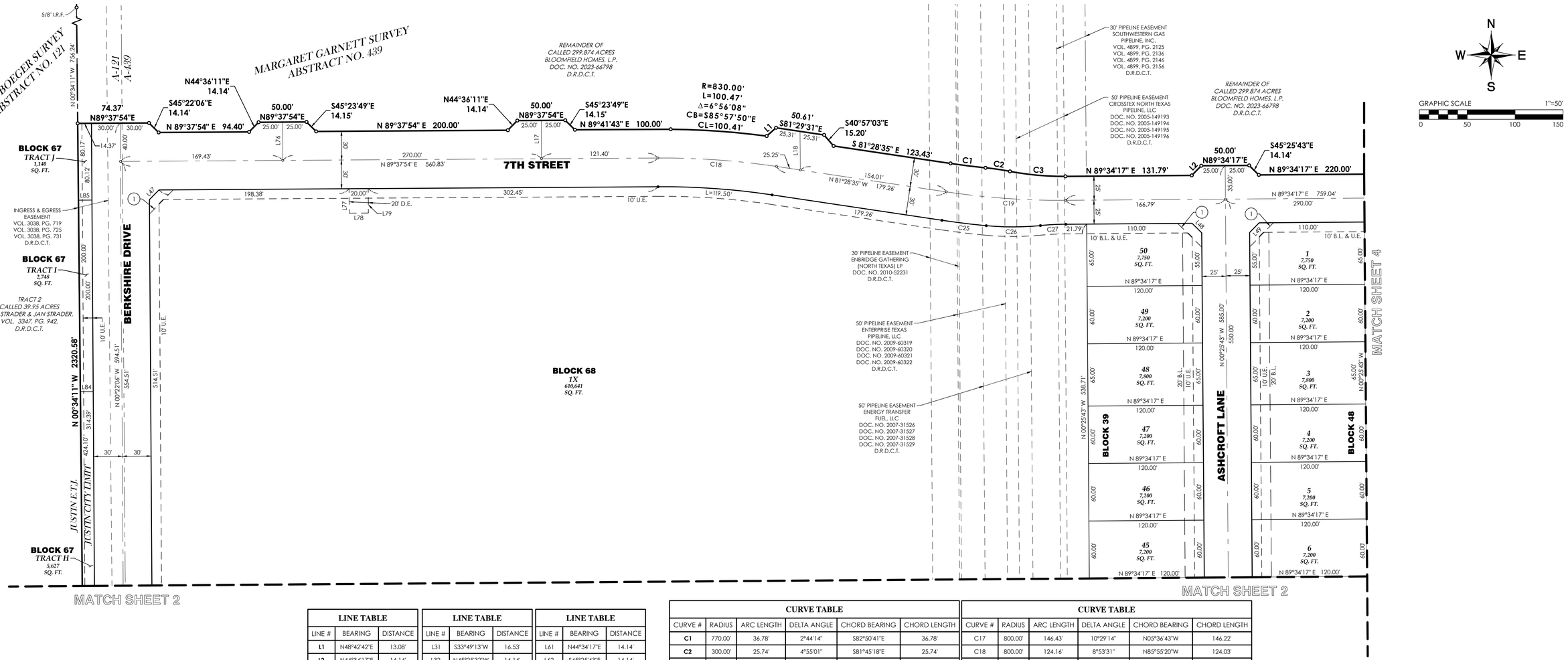
PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
TIMBERBROOK, PHASE 7

LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67, LOT 1X, BLOCK 68
BEING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
203 RESIDENTIAL LOTS, 15 NON-RESIDENTIAL LOTS
Date: November 2023

CITY CASE No.
XX-XXX-XXXXX

E:\23301-Timberbrook CO\GCO\FPLAT\PHASE 7\23301-FPLAT-PH7 SHEETS.dwg



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N48°42'42"E	13.08'
L2	N44°34'17"E	14.14'
L3	S32°01'13"E	13.25'
L4	S15°50'13"W	50.00'
L5	S29°50'43"E	14.31'
L6	N03°31'40"W	13.88'
L7	N65°49'41"E	71.18'
L8	N89°34'28"E	36.46'
L9	S44°34'28"W	20.51'
L10	N89°34'28"E	47.68'
L11	S80°55'05"E	33.71'
L12	N89°34'28"E	2.76'
L13	N56°57'04"E	23.75'
L14	S89°34'28"W	2.76'
L15	S79°08'41"W	29.93'
L16	N09°04'55"E	248.67'
L17	N00°25'32"W	40.00'
L18	N00°25'32"W	40.36'
L19	N00°32'12"W	9.25'
L20	N45°33'23"W	17.67'
L21	N44°26'28"E	17.69'
L22	S00°32'12"E	9.54'
L23	N89°56'08"E	18.00'
L24	N45°25'43"W	17.68'
L25	N44°34'17"E	17.68'
L26	S65°24'48"E	27.90'
L27	N23°54'56"E	19.29'
L28	S44°31'36"E	13.77'
L29	S42°27'25"W	13.77'
L30	N54°49'20"W	11.64'

LINE TABLE		
LINE #	BEARING	DISTANCE
L31	S33°49'13"W	16.53'
L32	N45°25'32"W	14.14'
L33	S44°34'28"W	14.14'
L34	N45°25'32"W	14.14'
L35	N44°34'28"E	14.14'
L36	N45°25'32"W	14.14'
L37	N44°34'28"E	14.14'
L38	S53°49'48"W	14.20'
L39	S36°14'31"E	14.06'
L40	S38°23'48"W	15.10'
L41	S53°53'09"E	13.60'
L42	N49°14'20"W	13.17'
L43	N41°30'38"E	14.88'
L44	N47°04'09"W	13.73'
L45	S33°52'05"W	14.21'
L46	N56°10'04"W	14.06'
L47	N44°37'54"E	14.14'
L48	S45°25'43"E	14.14'
L49	S44°34'17"W	14.14'
L50	N45°25'43"W	14.14'
L51	N44°34'17"E	14.14'
L52	S34°54'54"E	12.99'
L53	N56°10'45"E	15.34'
L54	N56°57'07"E	14.82'
L55	S29°39'15"E	14.26'
L56	S60°19'53"W	14.02'
L57	N29°45'06"W	14.29'
L58	N60°13'39"E	13.99'
L59	N44°50'31"E	14.25'
L60	S45°13'10"E	14.05'

LINE TABLE		
LINE #	BEARING	DISTANCE
L61	N44°34'17"E	14.14'
L62	S45°25'43"E	14.14'
L63	S65°35'27"W	7.20'
L64	S66°07'36"W	18.06'
L65	S68°03'17"W	40.43'
L66	S69°29'43"W	19.16'
L67	S70°57'06"W	40.39'
L68	S72°22'45"W	19.18'
L69	S73°51'33"W	40.39'
L70	S76°45'08"W	40.39'
L71	S79°34'30"W	41.55'
L72	S87°24'31"W	30.21'
L73	S66°50'42"W	22.54'
L74	S04°24'18"E	29.45'
L75	N00°32'12"W	16.81'
L76	N00°25'32"W	40.00'
L77	S00°22'06"E	25.46'
L78	N89°37'54"E	20.03'
L79	N00°26'26"W	25.46'
L80	N04°33'55"W	47.40'
L81	N85°26'05"E	20.00'
L82	S04°33'55"E	43.76'
L83	N89°25'49"E	19.17'
L84	N89°25'49"E	13.39'
L85	N89°25'49"E	14.09'
L86	N89°28'24"E	10.00'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	770.00'	36.78'	2°44'14"	S82°50'41"E	36.78'
C2	300.00'	25.74'	4°55'01"	S81°45'18"E	25.74'
C3	300.00'	58.29'	11°07'56"	S84°51'45"E	58.20'
C4	1990.00'	114.97'	3°18'37"	S18°18'02"W	114.95'
C5	400.00'	137.53'	19°42'00"	N13°22'40"W	136.86'
C6	400.00'	147.76'	21°09'57"	N14°06'38"W	146.93'
C7	600.00'	353.69'	33°46'31"	N07°48'21"W	348.59'
C8	400.00'	51.46'	7°22'14"	N85°16'48"E	51.42'
C9	1310.00'	360.49'	15°46'00"	N73°42'41"E	359.35'
C10	250.00'	103.61'	23°44'47"	N77°42'05"E	102.87'
C11	250.00'	103.61'	23°44'47"	N77°42'05"E	102.87'
C12	770.00'	213.87'	15°54'52"	N73°47'07"E	213.19'
C13	230.00'	95.32'	23°44'47"	N77°42'05"E	94.64'
C14	505.00'	209.30'	23°44'47"	S77°42'05"W	207.80'
C15	495.00'	115.05'	13°19'00"	S72°29'11"W	114.79'
C16	800.00'	278.38'	19°56'14"	N00°53'12"W	276.97'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C17	800.00'	146.43'	10°29'14"	N05°36'43"W	146.22'
C18	800.00'	124.16'	8°53'31"	N85°55'20"W	124.03'
C19	800.00'	125.00'	8°57'09"	N85°57'09"W	124.87'
C20	1000.00'	283.89'	16°15'56"	N82°17'45"W	282.94'
C21	1435.00'	410.08'	16°22'25"	N07°39'01"E	408.69'
C22	1725.00'	527.95'	17°32'09"	S08°13'53"W	525.89'
C23	2015.00'	697.34'	19°49'43"	N09°51'00"E	693.86'
C24	350.00'	24.89'	4°04'30"	S23°13'31"E	24.89'
C25	830.00'	46.57'	3°12'52"	S83°05'01"E	46.56'
C26	300.00'	56.57'	10°48'17"	N89°54'25"E	56.49'
C27	300.00'	26.53'	5°04'00"	S87°02'17"W	26.52'
C28	16.00'	7.55'	27°03'13"	N12°44'42"W	7.48'
C29	16.00'	19.20'	68°44'27"	N36°02'23"E	18.07'
C30	1285.00'	342.22'	15°15'32"	S07°05'34"W	341.21'
C31	1040.00'	243.00'	13°23'15"	N72°31'19"E	242.45'
C32	200.00'	69.35'	19°51'58"	N89°08'55"E	69.00'

OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247

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

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 11/17/2023 7:54 AM

PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
TIMBERBROOK, PHASE 7

LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67, LOT 1X, BLOCK 68
BEING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
203 RESIDENTIAL LOTS, 15 NON-RESIDENTIAL LOTS
Date: November 2023

CITY CASE No.
XX-XXX-XXXXX

SHEET 3 of 5

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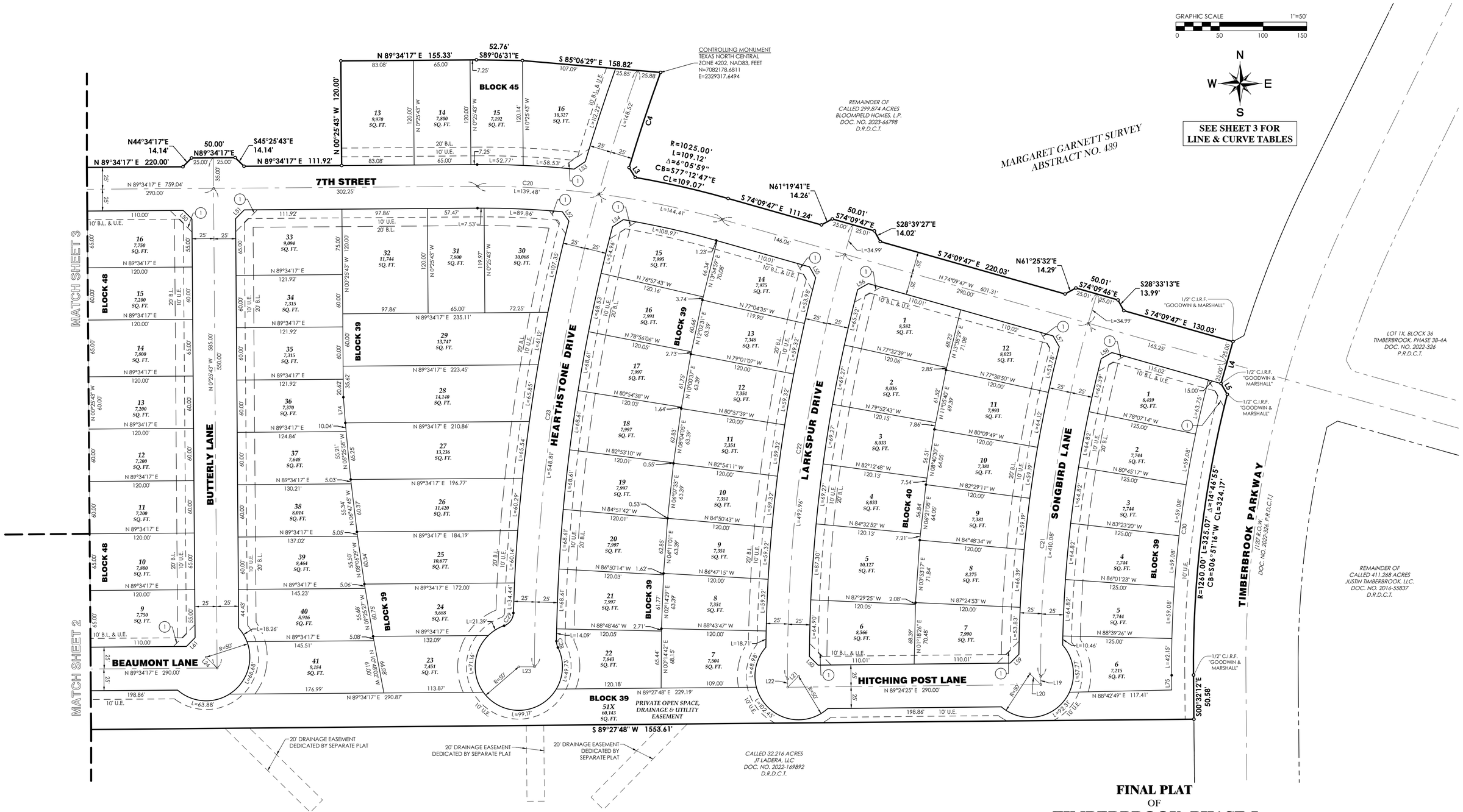

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OWNER:
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2001 TEXAN DRIVE
JUSTIN, TX 76247

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
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2559 SW Grapevine Pkwy, Grapevine, Texas 76051
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TIMBERBROOK, PHASE 7

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203 RESIDENTIAL LOTS, 15 NON-RESIDENTIAL LOTS
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CITY CASE No.
XX-XXX-XXXXX

E:\23001 Timberbrook\CO\GO\FLAT\PHASE 7\23001-FFLAT-PH7 SHEETS.dwg

OWNERS DEDICATION

STATE OF TEXAS:
COUNTY OF DENTON:

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439, the Carl Boeger Survey, Abstract No. 121, City of Justin, Denton County, Texas, being part of that certain called 299.874 acre tract described in a deed to Bloomfield Homes, L.P. recorded in Document No. 2023-66798 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod found for the most southerly Southeast corner of said 299.874 acre tract, the Southwest corner of a called 9.001 acre tract described in a deed to Milestone Church recorded in Document No. 2022-170409 (DRDCT), and being in the North right-of-way line of FM Highway No. 407 (90' right-of-way width);

THENCE South 89 deg. 20 min. 19 sec. West, along the South line of said 299.874 acre tract and said North right-of-way line a distance of 559.43 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", said point being a Point of Curvature of a circular curve to the left, having a radius of 617.96 feet, a central angle of 21 deg. 56 min. 53 sec., and being subtended by a chord which bears South 78 deg. 21 min. 53 sec. West - 235.27 feet;

THENCE in a westerly direction along said curve to the left, the South line of said 299.874 acre tract, and said North right-of-way line, a distance of 236.72 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", from which a 5/8" iron rod found bears South 55 deg. 10 min. 08 sec. West - 4.21 feet;

THENCE South 89 deg. 23 min. 23 sec. West departing said North right-of-way line and continue along said South line and being non-tangent to said curve, a distance of 256.24 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Southwest corner of said 299.874 acre tract;

THENCE North 00 deg. 34 min. 11 sec. West along the West line of said 299.874 acre tract, a distance of 2,320.58 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred as 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East departing said West line, a distance of 74.37 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 22 min. 06 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 94.40 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 36 min. 11 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 23 min. 49 sec. East, a distance of 14.15 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 200.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 36 min. 11 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 23 min. 49 sec. East, a distance of 14.15 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 41 min. 43 sec. East, a distance of 100.00 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 830.00 feet, a central angle of 06 deg. 56 min. 08 sec., and being subtended by a chord which bears South 85 deg. 57 min. 50 sec. East - 100.41 feet;

THENCE in an easterly direction along said curve to the right, a distance of 100.47 feet to a 1/2" capped iron rod set;

THENCE North 48 deg. 42 min. 42 sec. East non-tangent to said curve, a distance of 13.08 feet to a 1/2" capped iron rod set;

THENCE South 81 deg. 29 min. 31 sec. East, a distance of 50.61 feet to a 1/2" capped iron rod set;

THENCE South 40 deg. 57 min. 03 sec. East, a distance of 15.20 feet to a 1/2" capped iron rod set;

THENCE South 81 deg. 28 min. 35 sec. East, a distance of 123.43 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a circular curve to the left, having a radius of 770.00 feet, a central angle of 02 deg. 44 min. 14 sec., and being subtended by a chord which bears South 82 deg. 50 min. 41 sec. East - 36.78 feet;

THENCE in an easterly direction along said curve to the left, a distance of 36.78 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a reverse circular curve to the right, having a radius of 300.00 feet, a central angle of 04 deg. 55 min. 01 sec., and being subtended by a chord which bears South 81 deg. 45 min. 18 sec. East - 25.74 feet;

THENCE in an easterly direction along said curve to the right, a distance of 25.74 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a reverse circular curve to the left, having a radius of 300.00 feet, a central angle of 11 deg. 07 min. 56 sec., and being subtended by a chord which bears South 84 deg. 51 min. 45 sec. East - 58.20 feet;

THENCE in an easterly direction along said curve to the left, a distance of 58.29 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East tangent to said curve, a distance of 131.79 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 34 min. 17 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 25 min. 43 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 220.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 34 min. 17 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 25 min. 43 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 111.92 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 25 min. 43 sec. West, a distance of 120.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 34 min. 17 sec. East, a distance of 155.33 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 06 min. 31 sec. East, a distance of 52.76 feet to a 1/2" capped iron rod set;

THENCE South 85 deg. 06 min. 29 sec. East, a distance of 158.82 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,990.00 feet, a central angle of 03 deg. 18 min. 37 sec., and being subtended by a chord which bears South 18 deg. 18 min. 02 sec. West - 114.95 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 114.97 feet to a 1/2" capped iron rod set;

THENCE South 32 deg. 01 min. 13 sec. East non-tangent to said curve, a distance of 13.25 feet to a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,025.00 feet, a central angle of 06 deg. 05 min. 59 sec., and being subtended by a chord which bears South 77 deg. 12 min. 47 sec. East - 109.07 feet;

THENCE in an easterly direction along said curve to the right, a distance of 109.12 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 09 min. 47 sec. East tangent to said curve, a distance of 111.24 feet to a 1/2" capped iron rod set;

THENCE North 61 deg. 19 min. 41 sec. East, a distance of 14.26 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 09 min. 47 sec. East, a distance of 50.01 feet to a 1/2" capped iron rod set;

THENCE South 28 deg. 39 min. 27 sec. East, a distance of 14.02 feet to a 1/2" capped iron rod set;

OWNERS DEDICATION CONT...

THENCE South 74 deg. 09 min. 47 sec. East, a distance of 220.03 feet to a 1/2" capped iron rod set;

THENCE North 61 deg. 25 min. 32 sec. East, a distance of 14.29 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 09 min. 46 sec. East, a distance of 50.01 feet to a 1/2" capped iron rod set;

THENCE South 28 deg. 33 min. 13 sec. East, a distance of 13.99 feet to a 1/2" capped iron rod set;

THENCE South 74 deg. 09 min. 47 sec. East, a distance of 130.03 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" in the East line of said 299.874 acre tract and the West right-of-way line of Timberbrook Parkway as shown in the final plat of Timberbrook, Phase 3B-4A recorded in Document No. 2022-326 of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 15 deg. 50 min. 13 sec. West along said East line and West right-of-way line, a distance of 50.00 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL";

THENCE South 29 deg. 50 min. 43 sec. East along said East line and West right-of-way line, a distance of 14.31 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,260.00 feet, a central angle of 14 deg. 46 min. 55 sec., and being subtended by a chord which bears South 06 deg. 51 min. 16 sec. West - 324.17 feet;

THENCE in a southerly direction along said curve to the left and said East line and West right-of-way line, a distance of 325.07 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 32 min. 12 sec. East tangent to said curve and continue along said East line and West right-of-way line, a distance of 50.58 feet to a 1/2" capped iron rod set for the most easterly Southeast corner of said 299.874 acre tract and the Northeast corner of a called 32.216 acre tract described in a deed to JT Ladera, LLC recorded in Document No. 2022-169892 (DRDCT);

THENCE South 89 deg. 27 min. 48 sec. West departing said West right-of-way line and continue along the North line of said 32.216 acre tract and the South line of said 299.874 acre tract, a distance of 1,553.61 feet to a 1/2" capped iron rod found stamped "McADAMS" for the Northwest corner of said 32.216 acre tract and an ell corner of said 299.874 acre tract;

THENCE South 00 deg. 25 min. 43 sec. East along the East line of said 299.874 acre tract and the West line of said 32.216 acre tract and the West line of said 9.001 acre tract, a distance of 1,563.76 feet to the **POINT OF BEGINNING**, containing 3,365,525 square feet or 77.262 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, BLOOMFIELD HOMES, LP and NORTHWEST ISD acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of TIMBERBROOK, PHASE 7, 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

NORTHWEST ISD

By: Northwest ISD

By: _____
Name, Title

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: _____

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 _____, _____ of Northwest ISD., 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:

1. Bearings are oriented to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GMCIVIL", unless otherwise noted.
3. 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.
4. According to the Flood Insurance Rate Map (FIRM) panel 48121C0480G, 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)
5. 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.
6. 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.
7. Lot 51X, Block 39, and Lots 28X, 30X, Block 66, is a private HOA/Developer owned and maintained by the Timberbrook Homeowner's Association.
8. Tracts A-J, BLOCK 67 to be deeded to adjacent property owner upon recordation of Timberbrook, Phase 7 final plat.
9. Tract A1, Block 67 is reserved for a 100' x 100' surface site.

SITE DATA TABLE

	SQ. FT.	ACRES
GROSS AREA	3365525	77.262
PUBLIC RIGHT-OF-WAY	690103	15.843
NET AREA	2675422	61.419
AREA OF OPEN SPACE ("X LOTS")	1132199	25.992
AREA OF TRACTS A-J, A1	143993	3.306
AREA OF RESIDENTIAL LOTS	1399231	32.122
TOTAL RESIDENTIAL LOTS		203
TOTAL NON-RESIDENTIAL LOTS ("X LOTS")		5
TOTAL NUMBER OF TRACTS A-J, A1		11

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 March 2023
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 11/17/2023 7:54 AM

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 :

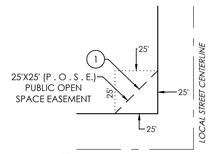
By:_____
Secretary

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



NOTE:
DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.

TYPICAL STREET INTERSECTION
N.T.S.
25x25 PUBLIC OPEN SPACE EASEMENT

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 11/17/2023 7:54 AM

FINAL PLAT
OF
TIMBERBROOK, PHASE 7

LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-J, A1, BLOCK 67, LOT 1X, BLOCK 68
BEING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
203 RESIDENTIAL LOTS, 15 NON-RESIDENTIAL LOTS
Date: November 2023

CITY CASE No.
XX-XXX-XXXXX

OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247

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

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

E:\23001-Timberbrook\CO\CO VII\PLAT\PHASE 7\23001-FPLAT-PH7 SHEETS.dwg

RESOLUTION NO. 643-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING A FINAL PLAT FOR TIMBERBROOK PHASE 7, LEGALLY DESCRIBED AS LOTS 1-50, 51X, BLOCK 39, LOTS 1-12 BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-30, 31X BLOCK 66, LOT 1X, BLOCK 67, LOT 1X, BLOCK 68. GENERALLY LOCATED NORTHWEST FROM THE INTERSECTION OF FM 407 AND TIMBERBROOK PARKWAY.

WHEREAS, the Planning and zoning Commission has gave it's recommendation in accordance with all local and state regulations; and,

WHEREAS, The City Council has the authority to approve plats in accordance with Chapter 42 of the subdivision regulations and Section 212 of the Texas Local Government Code; and

WHEREAS, the City Council hereby approves the plat in accordance with the subdivision regulations;

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

SECTION 1. That, all matters stated in the Recitals hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

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. That the City Council of the City of Justin, Texas, after considering the recommendation for approval from the Planning and Zoning Commission on January 16, 2024, does hereby approve the Final Plat, attached hereto as "Exhibit A".

SECTION 4. This Resolution shall take effect immediately upon its passage.

DULY PASSED by the City Council of the City of Justin, Texas, on the 25th day of January 2024.

APPROVED:

_____
James Clark, Mayor

ATTEST:

_____
Brittany Andrews, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

City Council Coversheet
January 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 10. (PUBLIC HEARING)

Title: Public Hearing and first reading on Ordinance 768-24 regarding a Specific Use Permit for a Carwash legally described as GLEN COE ADDITION BLK 1 LOT 1. Generally located southwest from the intersection of FM 407 and John Wiley Road.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff has reviewed the application and recommends consideration based on the request. If City council were to approve the SUP on the first reading Staff strongly encourages the following language. "I motion to approve the item with the condition that the landscaping be relocated outside the Public Utility Easement and to work with Staff to relocate the landscaping to the appropriate location to be in accordance with the zoning regulations".

Background:

EXECUTIVE SUMMARY:
On October 26, 2021, City Council approved a Planned Development for Glen Coe Office Development, which included approximately 73,000 square-feet of offices, retail, and flex space. The Applicant submitted a Specific Use Permit for a Carwash on the north side of the Development.

SITE SIZE: 1.02 acres

ZONING: GB; General Business - Planned Development

LANDSCAPING: A tree survey and tree preservation plan were not required, because there are no trees on the site. The east landscape buffer requires 6’ canopy trees and 6 understory trees with 35 shrubs. The buffer to the east has trees in the easement, which is not permitted according to the code of ordinances. The applicant has conveyed they will comply, however, there was a miscommunication between the engineer and the applicant. The applicant is working to rectify this to meet the code and will present this on February 8th for second reading. Staff reached out to the applicant and confirmed they still wanted to go forward with the process.

PARKING: The Parking requirements are being met according to the ordinance requirements. The applicant will have 4 employees at this location with 5 queuing spaces per bay. They are providing 23 spaces, which exceeds the minimum requirement.

PZ RECOMMENDATION:

On October 17, 2023, The Planning and Zoning Commission unanimously recommended approval with the following conditions:

1. The parking on the east side be removed and the landscaping in the Public Utility Easement be relocated outside the easement.
2. The lighting be set on a time in accordance with operation hours of the business.

PREVIOUS ACTION BY COUNCIL:

City Council tabled the SUP Application on December 14, 2023, at Staff's request to allow for the Applicant to revise the drawings.

City Attorney Review: No

Attachments:

1. Glen Coe Submittal
2. PZ Packet- Glen Coe Carwash
3. Ord. 768.24 Glen Coe Carwash SUP

JUSTIN
1887

ZONING CHANGE

SELECT APPLICATION TYPE

☐ Zoning Change ☒ Special Use Permit ☐ Planned Development

DEVELOPMENT

Project Address: 1100 FM 156 Justin Tx 76092

Project Name: Justin Tower Plaza / Tower Carwash

Legal Description: Glen Coe Addition BLK 1 Acreage: 1.02

Current Zoning: General Business Proposed Zoning: General business

Current Use: acreage Proposed Use: car wash

OWNER INFORMATION

Company/Name: Glen Coe Enterprises LLC

Contact Name: Laura Hill

Address: 14942 Hwy 156 City: Justin State: Tx Zip: 76247

Phone: 940-648-02300 Email: lhill@downeypublishing.com

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

REPRESENTATIVE/AGENT INFORMATION

Company _____ Contact Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

CERTIFICATION

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

Laura Hill	7/10/23	Laura K Hill
Owner Signature	Date	Owner Name (Print)
Agent Signature	Date	Agent Name (Print)

Planning & Zoning Department | 415 N. College, Justin, TX 76247
940-648-2541 Ext. 5 | www.cityofjustin.com | development@cityofjustin.com

APPLICATION SUBMITTAL REQUIREMENTS

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

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

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

The following items are required with all types of applications:

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

ZONING CHANGE

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

PLANNED DEVELOPMENT

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

SPECIAL USE PERMIT

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

Dear City of Justin,

I hope this letter finds you well. I am excited to introduce our new automatic tunnel car wash facility to the residents of Justin. Our state-of-the-art car wash is designed to provide numerous benefits that will enhance the car ownership experience and contribute positively to our community.

Convenience: With the hustle and bustle of modern life, time is of the essence. Our automatic car wash offers unparalleled convenience to the residents of Justin. Customers can have their vehicles thoroughly cleaned without having to dedicate a substantial amount of time to the task. Our automated system ensures that cars are efficiently cleaned, leaving drivers with more time to focus on other important activities.

Water Conservation: As environmental consciousness grows, so does the importance of water conservation. Our automatic car wash is equipped with advanced technologies that minimize water usage while still delivering a superior cleaning performance. By using more recycled water per wash compared to traditional methods, we are contributing to the preservation of our precious natural resources.

High-Quality Cleaning: Our car wash is equipped with the latest equipment and cleaning agents, ensuring that each vehicle that goes through our facility comes out looking sparkling clean. Our automated brushes, high-pressure jets, and specialized chemicals work together to remove dirt, grime, and contaminants, leaving vehicles not only clean but also well-maintained.

Protection for Vehicles: Regular washing isn't just about aesthetics, it's also about protecting your investment. Our automatic tunnel car wash uses gentle yet effective cleaning methods that prevent the risk of scratches or damage to your vehicle's exterior. The removal of dirt and debris also prevents potential long-term paint damage, extending the life and resale value of vehicles.

Local Employment and Community Growth: The establishment of our automatic tunnel car wash facility will lead to the creation of job opportunities for residents of Justin. We are purchasing our high quality cleaning chemicals through a Justin resident. By building our tunnel car wash, we’re not only benefiting from a clean vehicle, but also contributing to the economic growth of our community.

Thank you for your support, please feel free to call me with any questions. We are anticipating a five million dollar investment into this state-of-the-art tunnel car wash. It will compliment the style of the already approved Justin Crossing.

Best regards,

Preston Hill
Operator
682-472-7244

To City of Justin

This letter serves as a commitment that our car wash will have all lighting placed on a timer, which will mirror the hours of operation. Lights will be turned off during closed hours.

From Glen Coe Enterprises

Owner: Laura Hill

JUSTIN TOWER PLAZA
DESIGN A
14942 FM 156
JUSTIN, TX

Disclaimer:
This plan is only conceptual in nature and used to estimate uses requested. This is not to be used for construction, permitting or purchasing purposes.

APDG
A PLUS DESIGN GROUP

APRIL 13, 2023

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JUSTIN TOWER PLAZA
DESIGN A
14942 FM 156
JUSTIN, TX

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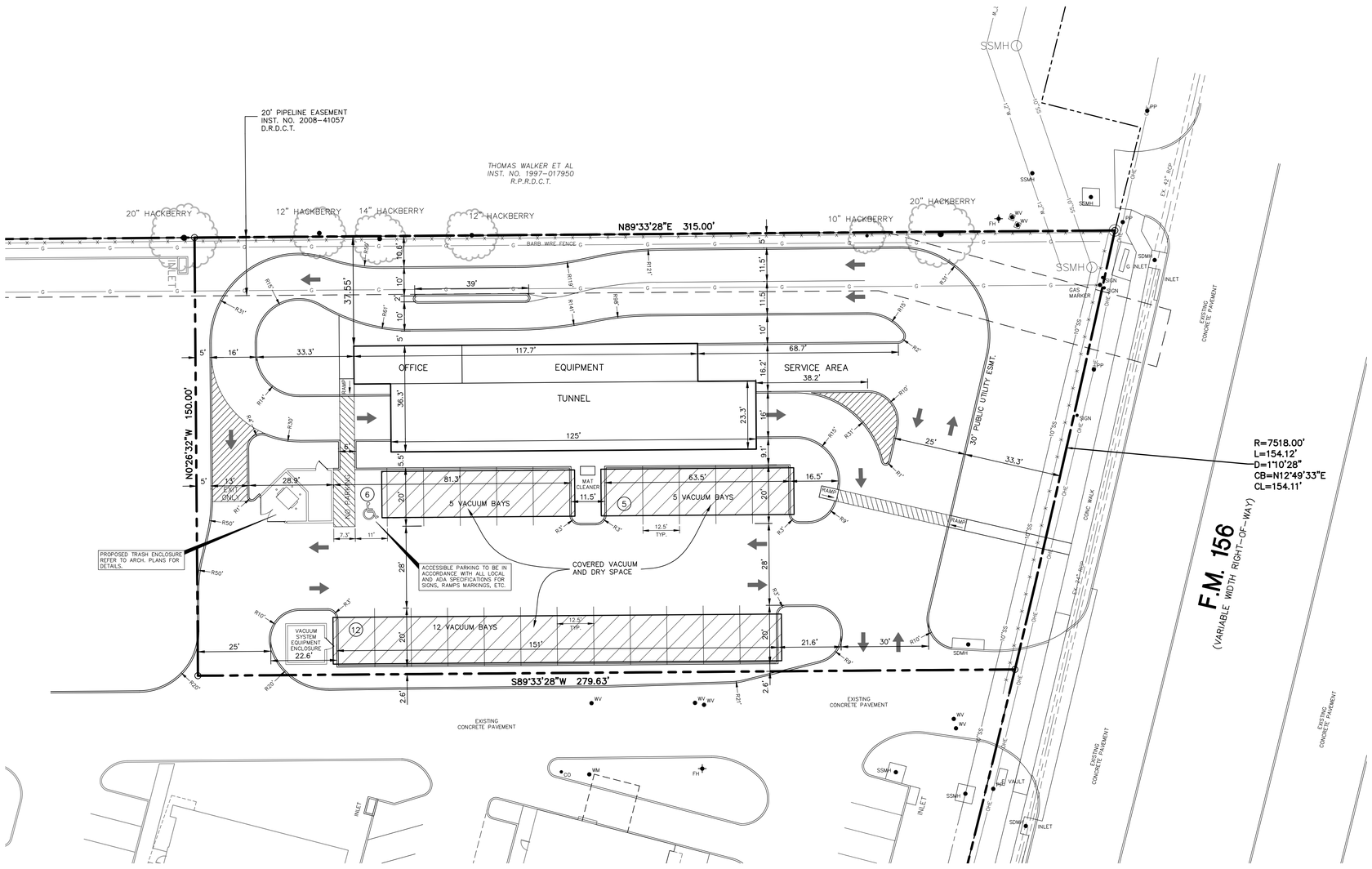
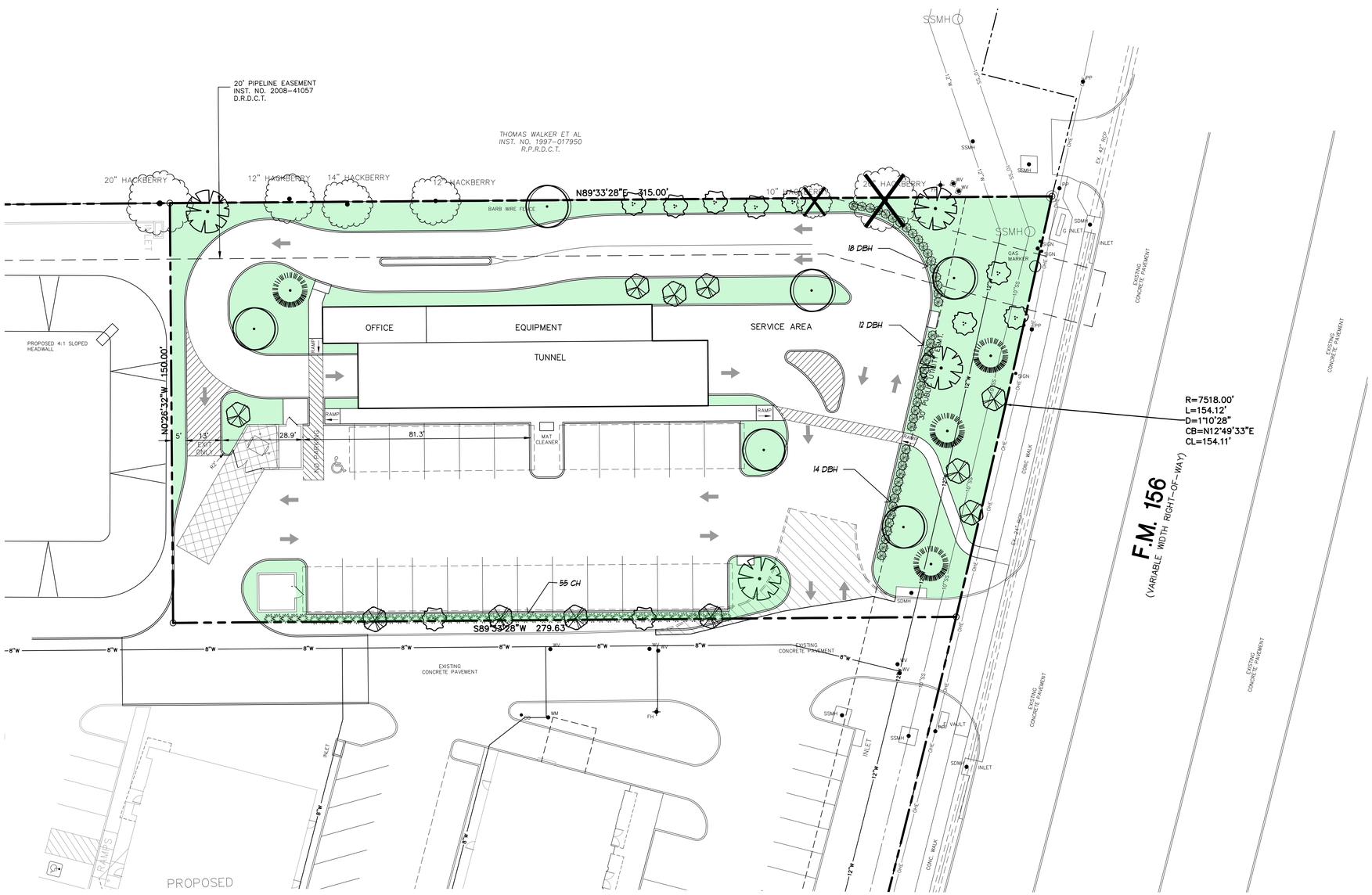

20' PIPELINE EASEMENT
INST. NO. 2008-41057
D.R.D.C.T.
THOMAS WALKER ET AL
INST. NO. 1997-017950
R.P.R.D.C.T.
20" HACKBERRY
12" HACKBERRY
14" HACKBERRY
12" HACKBERRY
10" HACKBERRY
20" HACKBERRY
N89°33'28"E 315.00'
BARB WIRE FENCE
N0°26'32"W 150.00'
S89°33'28"W 279.63'
OFFICE
EQUIPMENT
SERVICE AREA
TUNNEL
117.7'
68.7'
125'
5 VACUUM BAYS
5 VACUUM BAYS
12 VACUUM BAYS
MAT CLEANER
COVERED VACUUM AND DRY SPACE
ACCESSIBLE PARKING TO BE IN ACCORDANCE WITH ALL LOCAL AND ADA SPECIFICATIONS FOR SIGNS, RAMPS MARKINGS, ETC.
PROPOSED TRASH ENCLOSURE REFER TO ARCH. PLANS FOR DETAILS.
VACUUM SYSTEM EQUIPMENT ENCLOSURE 22.6'
NO PARKING
RAMP
30' PUBLIC UTILITY ESMT.
R=7518.00'
L=154.12'
D=1°10'28"
CB=N12°49'33"E
CL=154.11'
F.M. 156
(VARIABLE WIDTH RIGHT-OF-WAY)
CONC WALK
EXISTING CONCRETE PAVEMENT
SSMH
SDMH
INLET
GAS MARKER
SIGN
PP
FH
WV
RV
CO
WM
TEL VAULT



0' 20' 40' 60'
GRAPHIC SCALE

LANDSCAPE TABULATIONS

LOT AREA = 44,638 SQ. FT.
TOTAL LANDSCAPE AREA PROVIDED = 11,594 SQ. FT.

STREET BUFFER REQUIRED = 20'
STREET BUFFER PROVIDED = 33'

STREET BUFFER PLANTINGS REQUIRED =
4 CANOPY TREES PLUS 4 UNDERSTORY TREE
+ 10 SCREENING SHRUBS + 3' BERM (PER 100 LF)
= 6 CANOPY TREES
6 UNDERSTORY TREES
15 SHRUBS
3' BERM

STREET BUFFER PLANTINGS PROVIDED =
6 CANOPY TREES
6 UNDERSTORY TREES
26 SHRUBS
SHRUBS USED IN LIEU OF BERM

INTERIOR LANDSCAPING REQUIRED =
10% OF LOT AREA = 4,464 SQ. FT.

INTERIOR LANDSCAPING PROVIDED = 6,831 SQ. FT.

INTERIOR LANDSCAPING PLANTINGS REQUIRED =
1 CANOPY TREE / 600 SQ. FT. = 8 TREES
1 UNDERSTORY TREE / 300 SQ. FT. = 15 TREES
1 SHRUB / 60 SQ. FT. = 74 SHRUBS

INTERIOR LANDSCAPING PLANTINGS PROVIDED =
= 8 CANOPY TREES
= 15 UNDERSTORY TREES
= 73 SHRUBS

LEGEND

- LO — LIVE OAK TREE
- CE — CEDAR ELM TREE
- RO — TEXAS RED OAK TREE
- PH — POSSONHAW HOLLY TREE
- CM — CREPE MYRTLE TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- DBH — DWARF BURFORD HOLLY SHRUB
- CH — CARISSA HOLLY SHRUB

NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.

3. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.

4. AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (MIN) LAYER OF SHREDED CYPRESS MULCH.

5. PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).

6. ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.

7. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RYERSON STEEL EDGING.

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK	QUERCUS VIRGINIANA	6	3" CAL.	AS SHOWN	BALLED/BURLAP
CEDAR ELM	ULMUS CRASSIFOLIA	4	3" CAL.	AS SHOWN	BALLED/BURLAP
TEXAS RED OAK	QUERCUS TEXANA	4	3" CAL.	AS SHOWN	BALLED/BURLAP
POSSUMHAW HOLLY	ILEX DECIDUA	11	3" CAL.	AS SHOWN	BALLED/BURLAP
CRAPE MYRTLE	LAGERSTROEMIA	10	3" CAL.	AS SHOWN	BALLED/BURLAP
CARISSA HOLLY	ILEX CORNUTA	55	3 GAL	36" C-C	CONTAINER
DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI NANA	44	5 GAL.	36" C-C	CONTAINER
BERMUDA TURF	CYNADON DACTYLON	11,594 S.F.	–	–	HYDROMULCH OR SOLID SOD

REVISIONS:

STATE OF TEXAS
JAMES DEWEY, JR.
61484
LICENSED PROFESSIONAL ENGINEER
01/05/2024

SHEET TITLE:
LANDSCAPE PLAN
GLEN COE AUTOMATIC CARWASH
14701 N. FM 156
BEING LOT 1, BLOCK 1, GLEN COE ADDITION,
CITY OF JUSTIN, DENTON COUNTY, TEXAS,

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: JAN. 5, 2024 | DRAWN BY: JDJR | SHEET NO.
SCALE: 1" = 20' | CHECKED BY: JDJR | L1 OF 1

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
October 17, 2023

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

PROJECT: Consider and act upon a recommendation to City Council for a Specific Use Permit for a Carwash legally described as GLEN COE ADDITION BLK 1 LOT 1. Generally located southwest from the intersection of FM 407 and John Wiley Road.

APPLICANT: Laura Hill; Applicant

EXECUTIVE SUMMARY: On October 26, 2021, City Council approved a Planned Development for Glen Coe Office Development, which included approximately 73,000 sf of offices, retail, and flex space. The Applicant submitted a Specific Use Permit for a Carwash on the north side of the Development.

SITE SIZE: 1.02 acres

ZONING: GB; General Business - Planned Development

LANDSCAPING: A tree survey and tree preservation plan were not required, because there are no trees on the site. The east landscape buffer requires 6' canopy trees and 6 understroy trees with 35 shrubs. However, there is a conflict with the utility easement and water line on the east side of the development. According to the Code trees are not permitted to be in any Utility Easements. Therefore, Staff has requested all trees to be out of the Utility Easement to mitigate any future issues with the water line.

All other aspects of the landscaping are meeting according to the ordinances.

PARKING: The Parking requirements are being met according to the ordinance requirements. The applicant will have 4 employees at this location with 5 queuing spaces per bay. They are providing 27 spaces, which exceeds the minimum requirement.

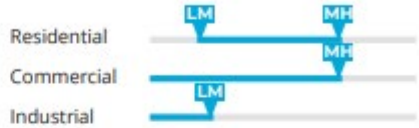
COMP PLAN: South Gateway. The proposed use is compliant with the Comprehensive Plan.

DISTRICT PROFILE

Building set back from FM 156

Development Intensity

Regulatory Guidance



The South Gateway District is in the southeastern section of the City of Justin. This district has a mix of residential, commercial, and light industrial. This area serves as the first impression of the community from the Fort Worth area; half of the district is within the ETJ.

IDENTITY + CHARACTER

This district's character is primarily composed of the neighborhood south of John Wiley Rd and the commercial/industrial uses fronting FM156. As the first district approached from the Dallas Forth Worth Metroplex, this district is the gateway into the community. Establishing a historic and charming town entrance should be a priority.

OPPORTUNITIES

As the gateway into the City of Justin, this district can create place-making experiences representative of the entire community. The businesses anchored in this district should be carefully considered to maximize the Justin experience.

CHALLENGES

Limited land and connectivity through FM 156 are a challenge. Major roadways border this district on all sides, impacting access to public amenities.

AREAS OF FOCUS

Public spaces should be focused on, and a sense of arrival along FM156. New developments and redevelopment should attempt to create more connections with the rest of the community through sidewalks, trails, and redesigned roadways.

ACTION CONSIDERED:

1) approve, approve with conditions, table with clarification and intent or deny.

JUSTIN
1887

P&Z CONSIDERATIONS:

In recommending that a specific use permit for the premises under consideration be granted, the planning and zoning commission shall determine that such uses are:

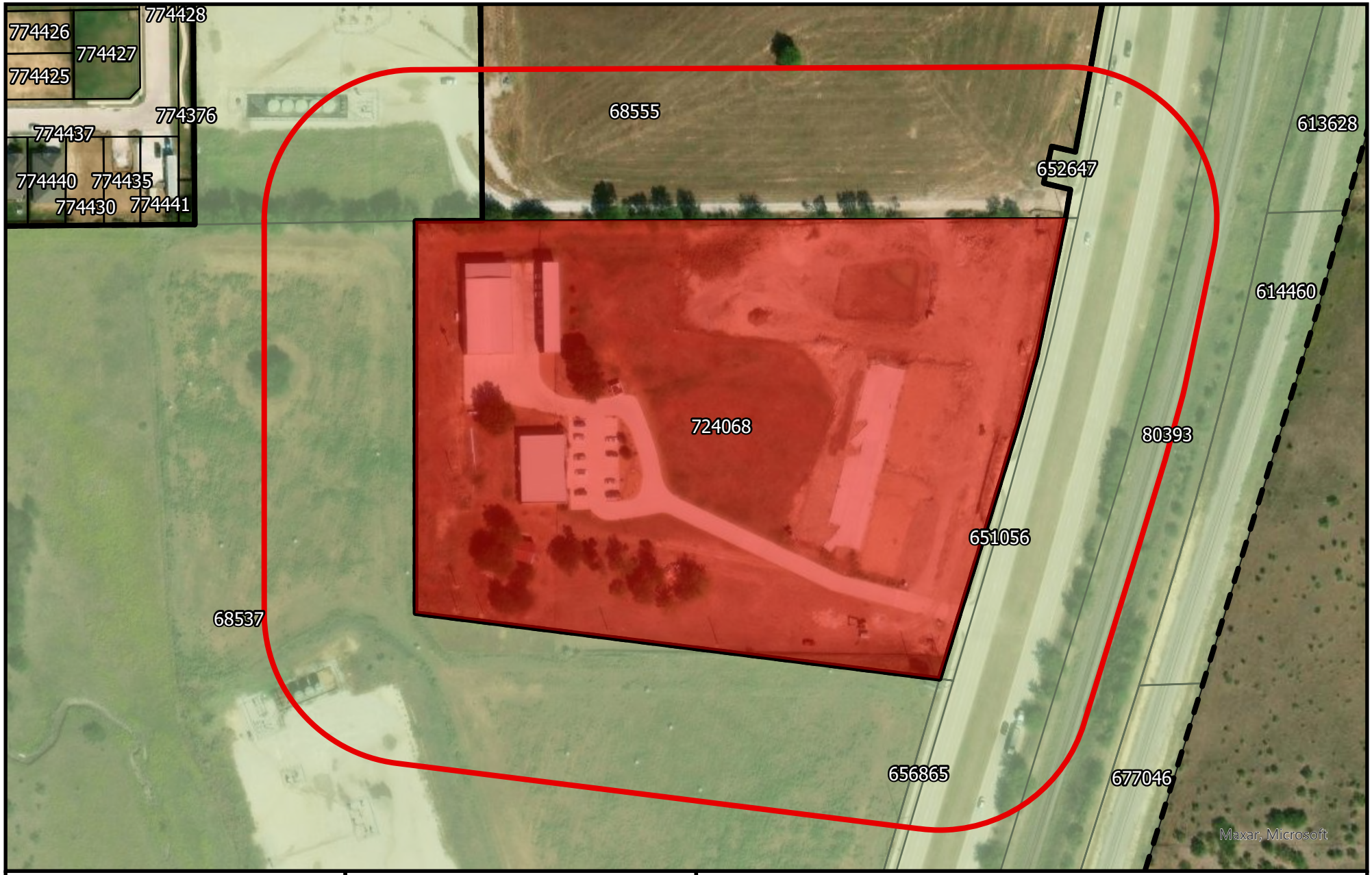
Harmonious with and adaptable to building structures and uses of abutting property and other property in the vicinity of the requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures, and compatibility of building construction.

STAFF RECOMMENDATION:

Staff has reviewed the application and recommends consideration based on the request.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation



0 75 150 300 Feet

N

Created by:
Christopher T. Young
GIS Technician
Date: 10/05/2023

Glen Coe Carwash
Proposed Site
Justin, TX

Legend

- Justin City Limits
- Justin ETJ
- Glen Coe Car Wash
- 200ft Notice Radius

JUSTIN
1887

ZONING CHANGE

SELECT APPLICATION TYPE

☐ Zoning Change ☒ Special Use Permit ☐ Planned Development

DEVELOPMENT

Project Address 1100 FM 156 Justin Tx 76092

Project Name Justin Tower Plaza / Tower Carwash

Legal Description Glen Coe Addition BLK 1 Acreage 1.02

Current Zoning General Business Proposed Zoning General business

Current Use acreage Proposed Use car wash

OWNER INFORMATION

Company/Name Glen Coe Enterprises LLC

Contact Name Laura Hill

Address 1494 2 Hwy 156 City Justin State Tx Zip 76247

Phone 940-648-02300 Email lhill@downeypublishing.com

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

REPRESENTATIVE/AGENT INFORMATION

Company _____ Contact Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

CERTIFICATION

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

Laura Hill	7/10/23	Laura K Hill
Owner Signature	Date	Owner Name (Print)
Agent Signature	Date	Agent Name (Print)

Planning & Zoning Department | 415 N. College, Justin, TX 76247
940-648-2541 Ext. 5 | www.cityofjustin.com | development@cityofjustin.com

APPLICATION SUBMITTAL REQUIREMENTS

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

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

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

The following items are required with all types of applications:

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

ZONING CHANGE

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

PLANNED DEVELOPMENT

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

SPECIAL USE PERMIT

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

Dear City of Justin,

I hope this letter finds you well. I am excited to introduce our new automatic tunnel car wash facility to the residents of Justin. Our state-of-the-art car wash is designed to provide numerous benefits that will enhance the car ownership experience and contribute positively to our community.

Convenience: With the hustle and bustle of modern life, time is of the essence. Our automatic car wash offers unparalleled convenience to the residents of Justin. Customers can have their vehicles thoroughly cleaned without having to dedicate a substantial amount of time to the task. Our automated system ensures that cars are efficiently cleaned, leaving drivers with more time to focus on other important activities.

Water Conservation: As environmental consciousness grows, so does the importance of water conservation. Our automatic car wash is equipped with advanced technologies that minimize water usage while still delivering a superior cleaning performance. By using more recycled water per wash compared to traditional methods, we are contributing to the preservation of our precious natural resources.

High-Quality Cleaning: Our car wash is equipped with the latest equipment and cleaning agents, ensuring that each vehicle that goes through our facility comes out looking sparkling clean. Our automated brushes, high-pressure jets, and specialized chemicals work together to remove dirt, grime, and contaminants, leaving vehicles not only clean but also well-maintained.

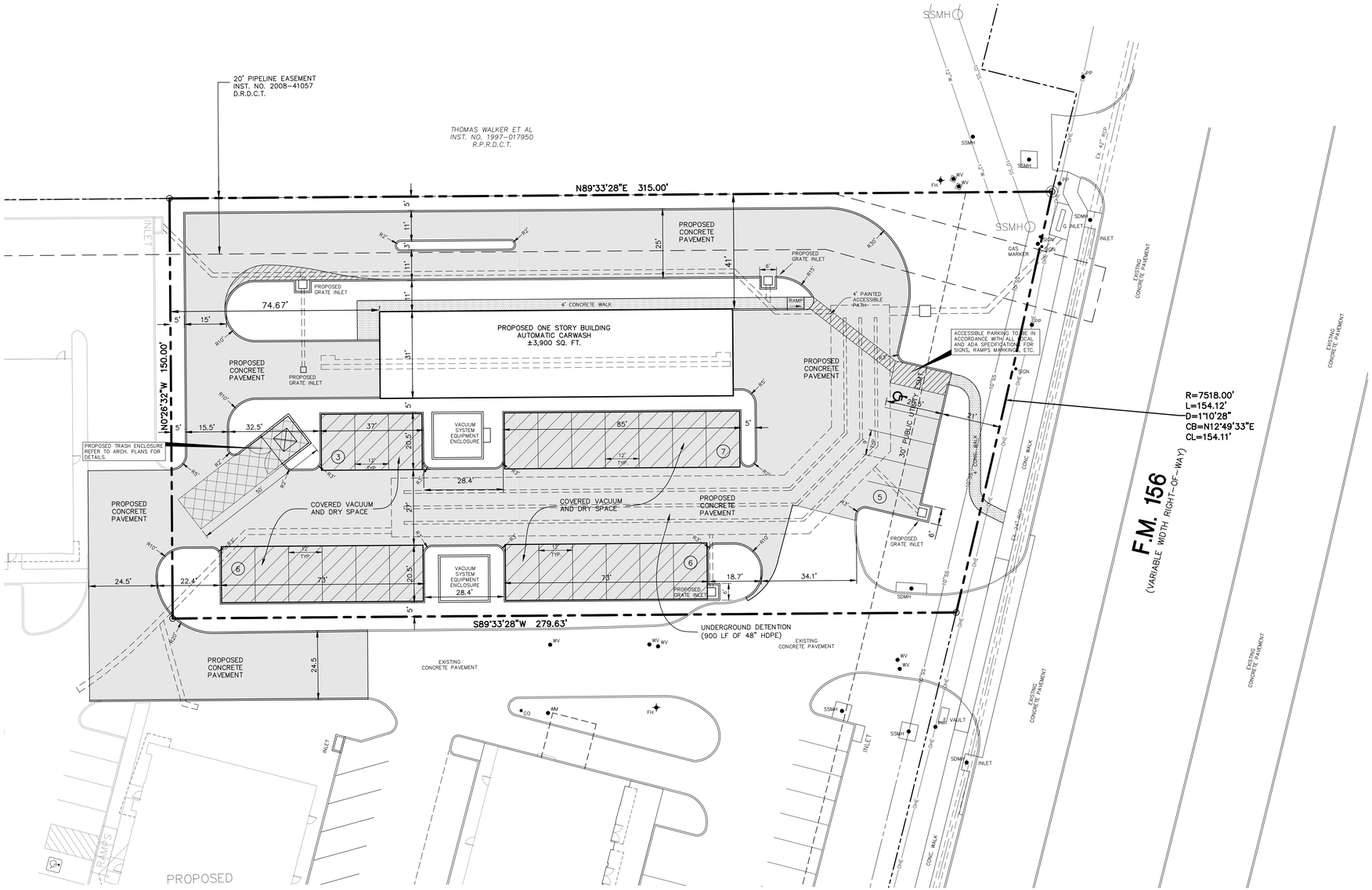
Protection for Vehicles: Regular washing isn't just about aesthetics, it's also about protecting your investment. Our automatic tunnel car wash uses gentle yet effective cleaning methods that prevent the risk of scratches or damage to your vehicle's exterior. The removal of dirt and debris also prevents potential long-term paint damage, extending the life and resale value of vehicles.

Local Employment and Community Growth: The establishment of our automatic tunnel car wash facility will lead to the creation of job opportunities for residents of Justin. We are purchasing our high quality cleaning chemicals through a Justin resident. By building our tunnel car wash, we’re not only benefiting from a clean vehicle, but also contributing to the economic growth of our community.

Thank you for your support, please feel free to call me with any questions. We are anticipating a five million dollar investment into this state-of-the-art tunnel car wash. It will compliment the style of the already approved Justin Crossing.

Best regards,

Preston Hill
Operator
682-472-7244



SITE DATA

SITE AREA	44,638 S.F. (1.0247 AC.)
ZONING	C1
PROPOSED USE	HOTEL
PROPOSED BUILDING AREA (FOOTPRINT)	±3,900 S.F.
LOT COVERAGE	8.74%
BUILDING HEIGHT	20'
PARKING REQUIRED – 1 SPACE PER EMPLOYEE	
MAX. NO. OF EMPLOYEES	4
PARKING PROVIDED	5 PLUS PARKING AGREEMENT IN OVERALL DEVELOPMENT
IMPERVIOUS AREA	31,892 S.F. (71.4%)

LEGEND

- PROPOSED ON-SITE CONCRETE PAVEMENT (6" 3,600 PSI)
- PROPOSED ON-SITE CONCRETE PAVEMENT (7" 3,600 PSI)
- PROPOSED CONCRETE WALK

0' 20' 40' 60'

GRAPHIC SCALE

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.

2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING, POOL AREA AND TRASH ENCLOSURE DIMENSIONS AND DETAILS.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).

2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.

3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).

4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO SHEET SD305 FOR DETAILS OF MARKINGS, SIGNS, ETC.

REVISIONS:	
10-6-23	CITY COMMENTS

STATE OF TEXAS
JAMES DEWEY, JR.
61496
LICENSED PROFESSIONAL ENGINEER
09/18/2023

SHEET TITLE:

SITE PLAN

GLEN COE AUTOMATIC CARWASH

14701 N. FM 156

BEING LOT 1, BLOCK 1, GLEN COE ADDITION, CITY OF JUSTIN, DENTON COUNTY, TEXAS,

PREPARED BY:

JDJR ENGINEERS & CONSULTANTS, INC.

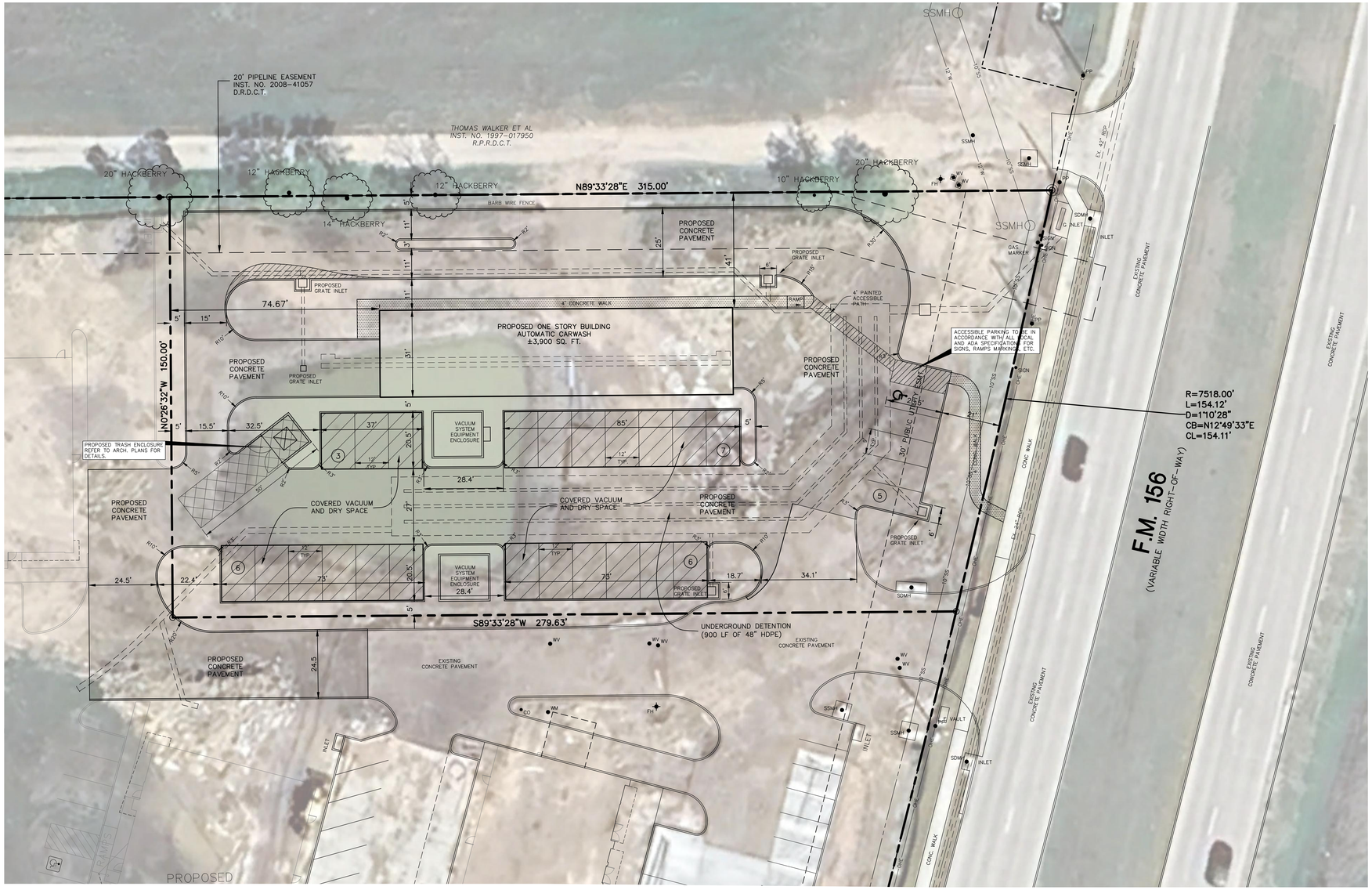
TSBPE REGISTRATION NUMBER F-8527

ENGINEERS • SURVEYORS • LAND PLANNERS

2500 Texas Drive Suite 100 Irving, Texas 75062

Tel 972-252-5357 Fax 972-252-8958

DATE: 09-18-23	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	1 OF 14



LEGEND

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- PROPOSED ON-SITE CONCRETE PAVEMENT (7" 3,600 PSI)
- PROPOSED CONCRETE WALK

0' 20' 40' 60'

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ACCESSIBILITY NOTES:

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4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO SHEET SD305 FOR DETAILS OF MARKINGS, SIGNS, ETC.

REVISIONS:	

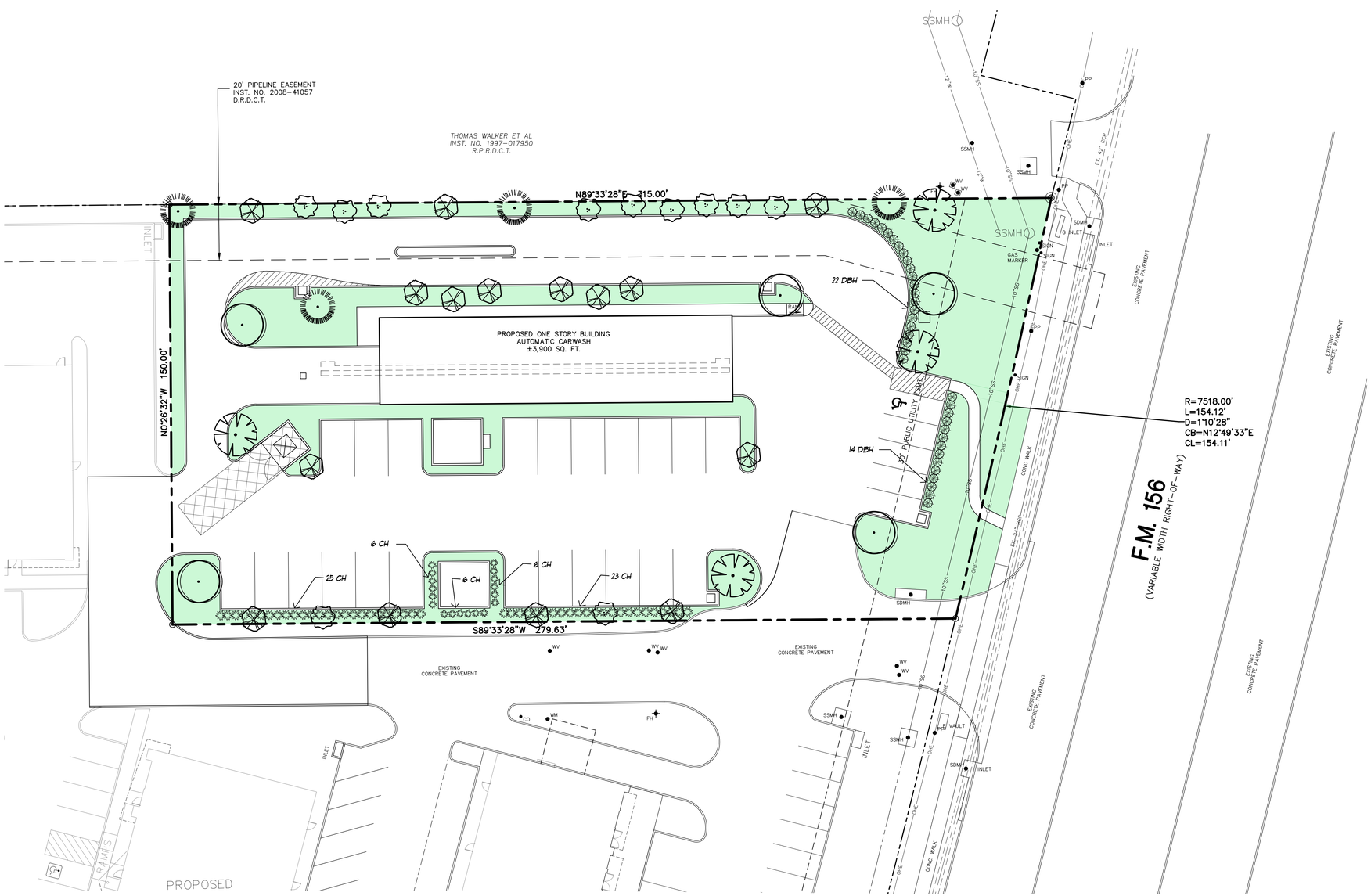
STATE OF TEXAS
JAMES DEWEY, JR.
61445
LICENSED PROFESSIONAL ENGINEER
09/18/2023

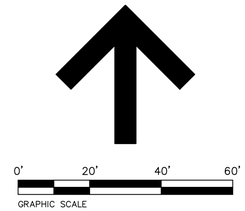
SHEET TITLE:

SITE DIMENSIONAL CONTROL PLAN
GLEN COE AUTOMATIC CARWASH
14701 N. FM 156
BEING LOT 1, BLOCK 1, GLEN COE ADDITION,
CITY OF JUSTIN, DENTON COUNTY, TEXAS,

JDJR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: 09-18-23	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	C4 OF 14





LANDSCAPE TABULATIONS

LOT AREA = 44,638 SQ. FT.
TOTAL LANDSCAPE AREA PROVIDED = 12,953 SQ. FT.

STREET BUFFER REQUIRED = 20'
STREET BUFFER PROVIDED = 21'

STREET BUFFER PLANTINGS REQUIRED =
4 CANOPY TREES PLUS 4 UNDERSTORY TREE
+ 10 SCREENING SHRUBS + 3' BERM (PER 100 LF)
= 6 CANOPY TREES
6 UNDERSTORY TREES
15 SHRUBS
3' BERM

STREET BUFFER PLANTINGS PROVIDED =
6 CANOPY TREES
6 UNDERSTORY TREES
35 SHRUBS
SHRUBS USED IN LIEU OF BERM

ALL STREET BUFFER TREES INSTALLED ELSEWHERE ON SITE DUE UTILITY EASEMENT

INTERIOR LANDSCAPING REQUIRED =
10% OF LOT AREA = 4,464 SQ. FT.

INTERIOR LANDSCAPING PROVIDED = 7,069 SQ. FT.

INTERIOR LANDSCAPING PLANTINGS REQUIRED =
1 CANOPY TREE / 600 SQ. FT. = 8 TREES
1 UNDERSTORY TREE / 300 SQ. FT. = 15 TREES
1 SHRUB / 60 SQ. FT. = 74 SHRUBS

INTERIOR LANDSCAPING PLANTINGS PROVIDED =
= 8 CANOPY TREES
= 16 UNDERSTORY TREES
= 78 SHRUBS

LEGEND

- LO — LIVE OAK TREE
- CE — CEDAR ELM TREE
- RO — TEXAS RED OAK TREE
- PH — POSSONHAW HOLLY TREE
- CM — CREPE MYRTLE TREE
- EXISTING TREE TO REMAIN
- DBH — DWARF BURFORD HOLLY SHRUB
- CH — CARISSA HOLLY SHRUB

NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.

3. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6' ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3' ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.

4. AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2' (MIN) LAYER OF SHREDED CYPRESS MULCH.

5. PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).

6. ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.

7. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RYERSON STEEL EDGING.

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK	QUERCUS VIRGINIANA	5	3" CAL.	AS SHOWN	BALLED/BURLAP
CEDAR ELM	ULMUS CRASSIFOLIA	4	3" CAL.	AS SHOWN	BALLED/BURLAP
TEXAS RED OAK	QUERCUS TEXANA	4	3" CAL.	AS SHOWN	BALLED/BURLAP
POSSUMHAW HOLLY	ILEX DECIDUA	15	3" CAL.	AS SHOWN	BALLED/BURLAP
CRAPE MYRTLE	LAGERSTROEMIA	11	3" CAL.	AS SHOWN	BALLED/BURLAP
CARISSA HOLLY	ILEX CORNUTA	66	3 GAL	36" C-C	CONTAINER
DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI NANA	36	5 GAL.	36" C-C	CONTAINER
BERMUDA TURF	CYNADON DACTYLON	12,953 S.F.	–	–	HYDROMULCH OR SOLID SOD

REVISIONS:	
10-6-23	CITY COMMENTS

SHEET TITLE:

LANDSCAPE PLAN
GLEN COE AUTOMATIC CARWASH
14701 N. FM 156
BEING LOT 1, BLOCK 1, GLEN COE ADDITION,
CITY OF JUSTIN, DENTON COUNTY, TEXAS,

JDR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: 09-18-23	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	L1 OF 1

JUSTIN TOWER PLAZA
DESIGN A
14942 FM 156
JUSTIN, TX

Disclaimer:
This plan is only conceptual in nature and used to estimate uses requested. This is not to be used for construction, permitting or purchasing purposes.

APDG
A PLUS DESIGN GROUP

APRIL 13, 2023

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ORDINANCE NUMBER 768-24

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING A SPECIFIC USE PERMIT FOR A CARWASH AND HAVING THE LEGAL DESCRIPTION OF GLEN COE ADDITION BLK 1 LOT 1, 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 applicants of property legally described Glen Coe Addition Block 1 Lot 1, Denton County, Texas.

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 Specific Use Permit was compatible with surrounding uses and the City's Comprehensive 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 Specific Use Permit is approved with the exhibits attached.

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 GLEN COE ADDITION BLK 1 LOT 1. Generally located southwest from the intersection of FM 156 and John Wiley Road. Justin, Denton County, Texas, is amended to establish a Specific Use Permit for a Carwash.

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 JANUARY , 2024.

PASSED ON SECOND READING BY THE CITY COUNCIL ON THE 8th DAY OF FEBRUARY, 2024.

_____
James Clark, Mayor

ATTEST:

_____
Brittany Andrews, City Secretary

Approved as to form:

_____
City Attorney

City Council Coversheet
January 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 11. (PUBLIC HEARING)

Title: Public Hearing and first reading on Ordinance 769-24 regarding a Specific Use Permit for a Temporary Batch Plant legally described as A0439A M. GARNETT, TR 6A, Generally located north of FM 407 and Timberbrook Parkway.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration based on the request.

Background:

EXECUTIVE SUMMARY: The Applicant is requesting to a temporary batch plant to mitigate construction traffic to the site for Phases 5, 6, and 7. The applicant will have approximately a 2,400 foot setback from the nearest residential use and will also have dust control equipment onsite. The estimated timeframe onsite would be three weeks.

DETAILS: In July of 2022, City Council adopted a new ordinance governing all temporary batch plants. This ordinance includes several conditions for operation:
1.An 18-inch mound around the perimeter of the batch plant.
2.A two-foot silt wall placed around the site.
3.A water truck mitigating dust as needed or requested by the city.
4.Construction zone signage on any collector or thoroughfare road. Placement shall be determined by the Public Works Director.
5.A 500-foot minimum setback from any existing residential uses.
6.A 700-foot minimum setback for an asphalt batching plant from any existing residential uses.

The Applicant does and will comply with all of these provisions before construction starts if granted the Specific Use Permit.

City Attorney Review: No

Attachments:

1. PZ Packet- Temporary Batch Plant

2. Proposed Ordinance 769.24- Timberbrook Batch Plant Ph 7

Planning and Zoning Commission Coversheet
December 19, 2023
415 N. COLLEGE AVE.

Agenda Item: C. (PUBLIC HEARING:)

Title: Conduct a Public Hearing to hear concerns for or against a Specific Use Permit for a Temporary Batch Plant legally described as A0439A M. GARNETT, TR 6A, Generally located north of FM 407 and Timberbrook Parkway.

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration based on the request.

Background:

APPLICANT: Joshua Crowley, Chris Harper Construction

EXECUTIVE SUMMARY: The Applicant is requesting to a temporary batch plant to mitigate construction traffic to the site for Phases 5, 6, and 7. The applicant will have approximately a 2,400 foot setback from the nearest residential use and will also have dust control equipment onsite. The estimated timeframe onsite would be three weeks.

DETAILS: In July of 2022, City Council adopted a new ordinance governing all temporary batch plants. This ordinance includes several conditions for operation:

1. An 18-inch mound around the perimeter of the batch plant.
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3. A water truck mitigating dust as needed or requested by the city.
4. Construction zone signage on any collector or thoroughfare road. Placement shall be determined by the Public Works Director.
5. A 500-foot minimum setback from any existing residential uses.
6. A 700-foot minimum setback for an asphalt batching plant from any existing residential uses.

The Applicant does and will comply with all of these provisions before construction starts if granted the Specific Use Permit.

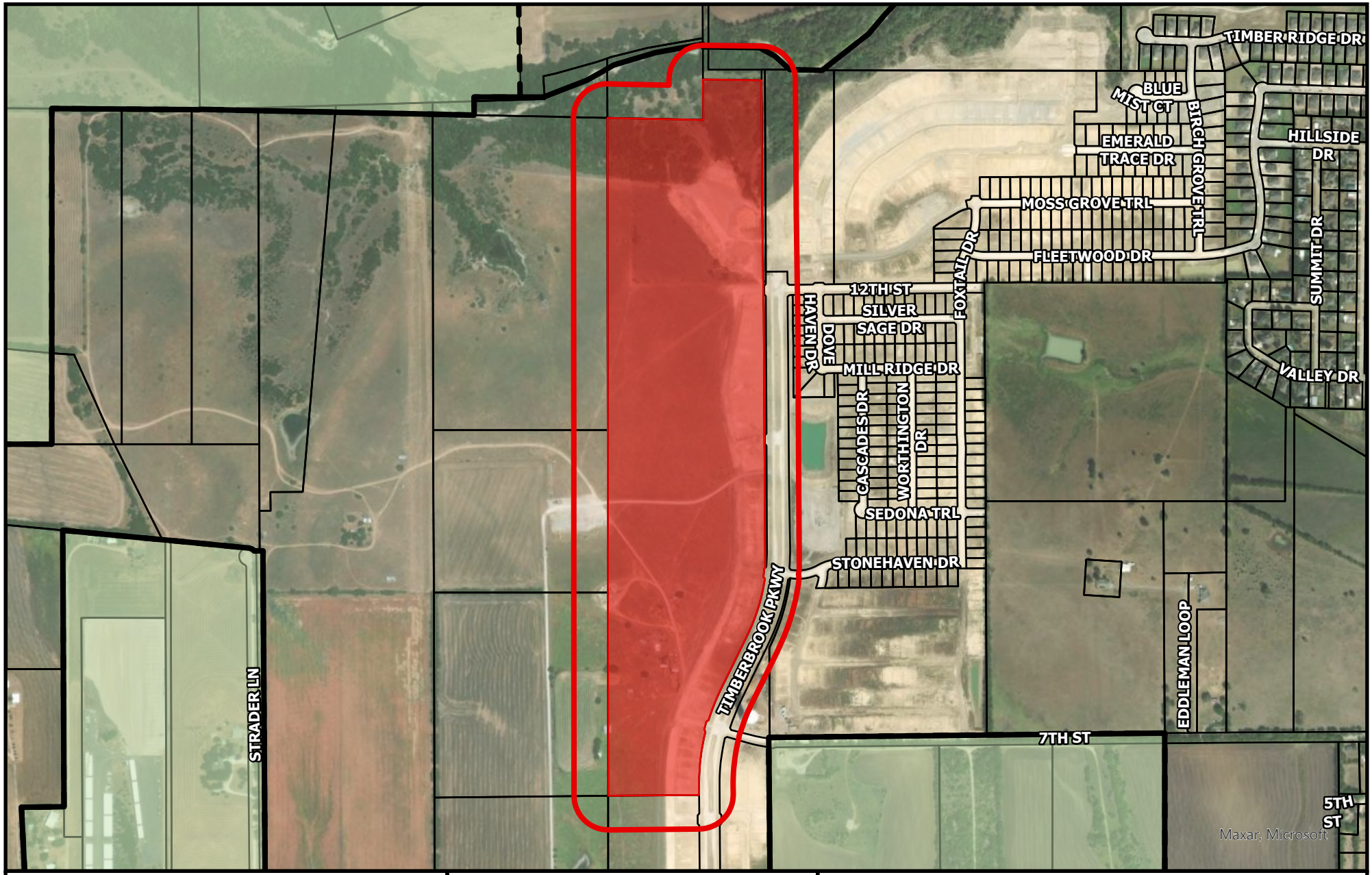
ACTION CONSIDERED:

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

City Attorney Review: N/A

Attachments:

1. Buffer Map Timberbrook Temp Batch Plant
2. Site Location- Temp. Batch Plant
3. Supporting Documentation



0 250 500 1,000 Feet

N

Created by:
Christopher T. Young
GIS Technician
Date: 12/07/2023

Timberbrook Temporary Batch Plant SUP City of Justin, TX

Legend

- Justin City Limits
- Justin ETJ
- Timberbrook Temp Batch Plant Site
- 200ft Notice Radius

City Of Justin

Temporary Batch Plant Permit Comments

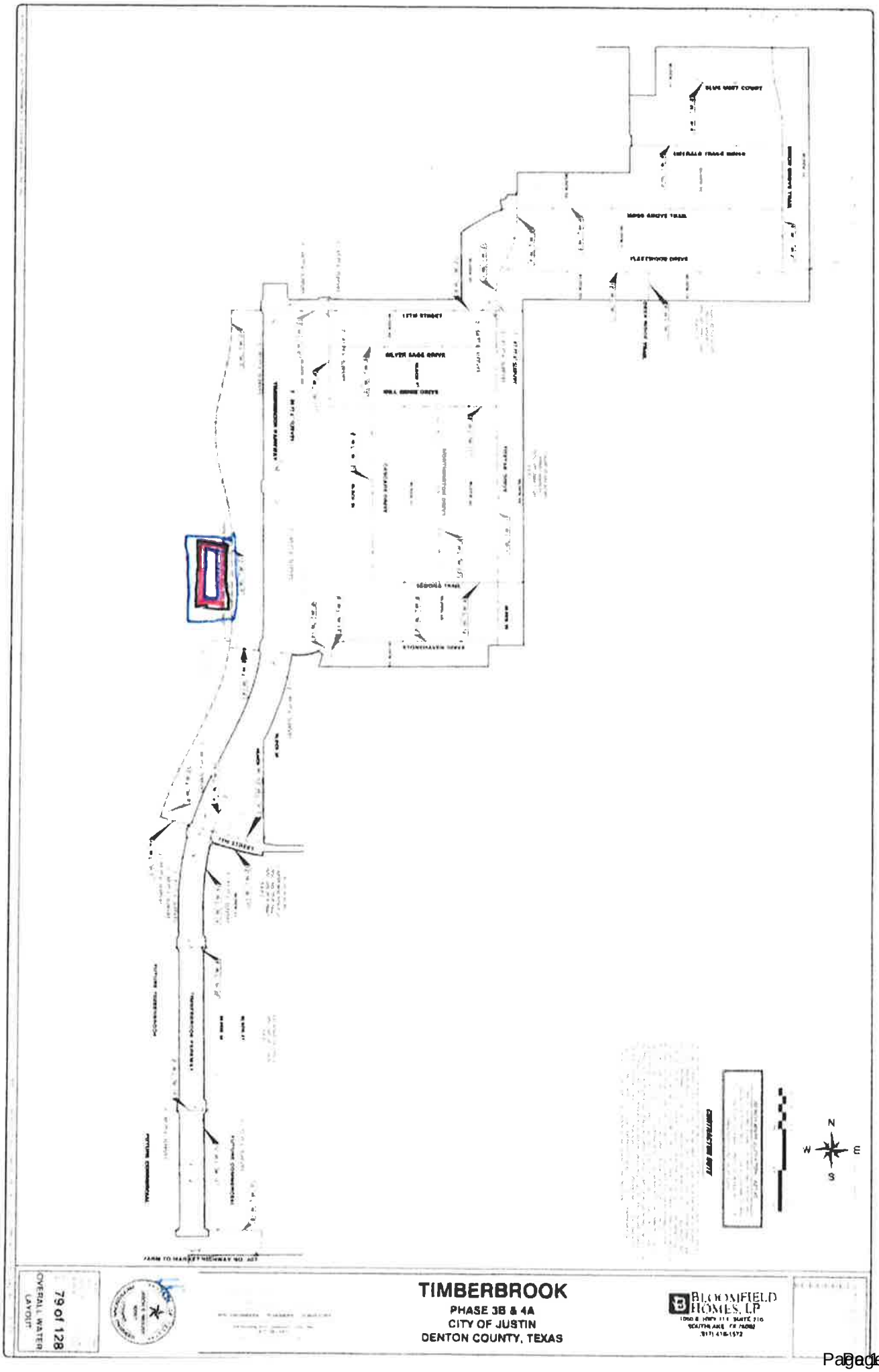
Written Review: N/A

Engineering: No Comments

Public Works Comments: No Comments

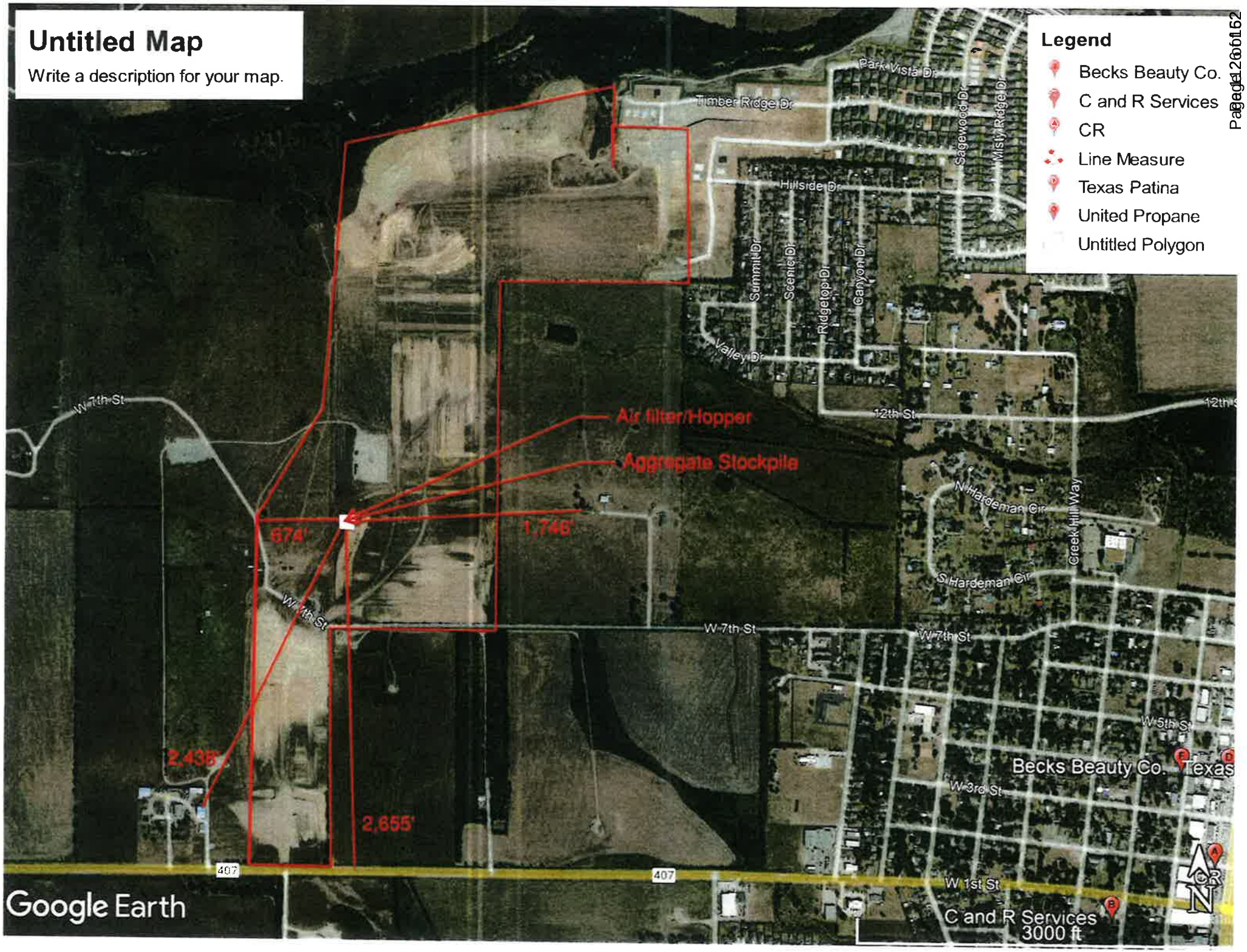
Fire Comments:

1. **Site plan for batch mixing site required. Include all temporary buildings, fire safety elements (fire extinguishers) and fire department access. Site plan is attached. No temporary buildings will be on-site. Fire access will be through Timberbrook Parkway directly to the plant or 7th street. Fire extinguishers are on-site attached to pavers as well as plant equipment.**
2. **Details for generator to include fuel storage capacity & secondary containment. Generator details as follows**
   Manufacturer – Caterpillar
   Model Number – 3412 SN IEZ61453
   Manufacturer Date – 2001
   Horsepower rating 793b
   Storage Capacity – 300 Gallons, no secondary containment.


N
W
E
S
TIMBERBROOK
PHASE 3B & 4A
CITY OF JUSTIN
DENTON COUNTY, TEXAS
BLOOMFIELD HOMES, LP
79 of 128
OVERALL WATER LAYOUT

Untitled Map

Write a description for your map.



JUSTIN
1887

ZONING CHANGE

SELECT APPLICATION TYPE

☐ Zoning Change ☑ Special Use Permit ☐ Planned Development

DEVELOPMENT

Project Address East of W. 7th Street & Edelleman Loop

Project Name Timberbrook Phase 4B, 5, 6, & 7

Legal Description Timberbrook Phase 4B, 5, 6, & 7 Acreage 171.10

Current Zoning Residential Proposed Zoning N/A

Current Use N/A Proposed Use N/A

OWNER INFORMATION

Company/Name Clint Vincent
Attorney In Fact
Bloomfield Properties, INC.
General Partner

Contact Name

Address 1050 E Hwy 114 Suite 210 City Southlake State TX Zip 76092

Phone 972-839-3992 Email clint@bloomfieldhomes.net

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

REPRESENTATIVE/AGENT INFORMATION

Company Chris Harp Construction, LLC Contact Name Joshua Crowley

Address 17388 CR. 543 City Nevada State TX Zip 75173

Phone 214-842-1143 Email Josh@chrisharpconstruction.com

CERTIFICATION

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

Owner Signature	11-10-23 Date	Clint Vincent Attorney In Fact Bloomfield Properties, INC. General Partner Owner Name (Print)
Agent Signature	11/9/23 Date	Joshua Crowley Agent Name (Print)

11/8/23

City of Justin Specific Use Permit
Temporary Batch Plant Permit
Timberbrook Ph. 4B, 5, 6, 7

On Behalf of Chris Harp Construction, I am submitting the following information with attachments regarding the utilization of a temporary concrete batch plant for the residential street paving of Timberbrook PH. 4B, 5, 6, & 7. The temporary concrete batch plant will be on site for approximately 3 weeks for all phases and will supply concrete for the street improvements on a public works project. Please be advised that a TCEQ permit is in place to operate this batch plant on site.

Please call me at the number listed below should you have any questions or concerns
regarding this project.

Sincerely,
Joshua Crowley
Cell: 214-842-1143
Office- 469-344-7686
josh@chrisharpconstruction.com

17388 County Rd 543
Nevada, TX 75173

THE CITY OF JUSTIN, TEXAS
PLANS FOR THE CONSTRUCTION OF
SEWER, WATER, PAVING, DRAINAGE & STREET LIGHTS
FOR
TIMBERBROOK
PHASE 5

OWNED/DEVELOPED BY:

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

DEVELOPED BY:

DOUGLAS PROPERTIES, INC.
2309 AVE. K
SUITE 100
PLANO, TX 75074
(972) 422-1658

GMcivil
Engineering & Surveying

VICINITY MAP
N.T.S

LOCATED IN
CITY OF JUSTIN
DENTON COUNTY, TEXAS

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S2	STRUCTURAL PLAN
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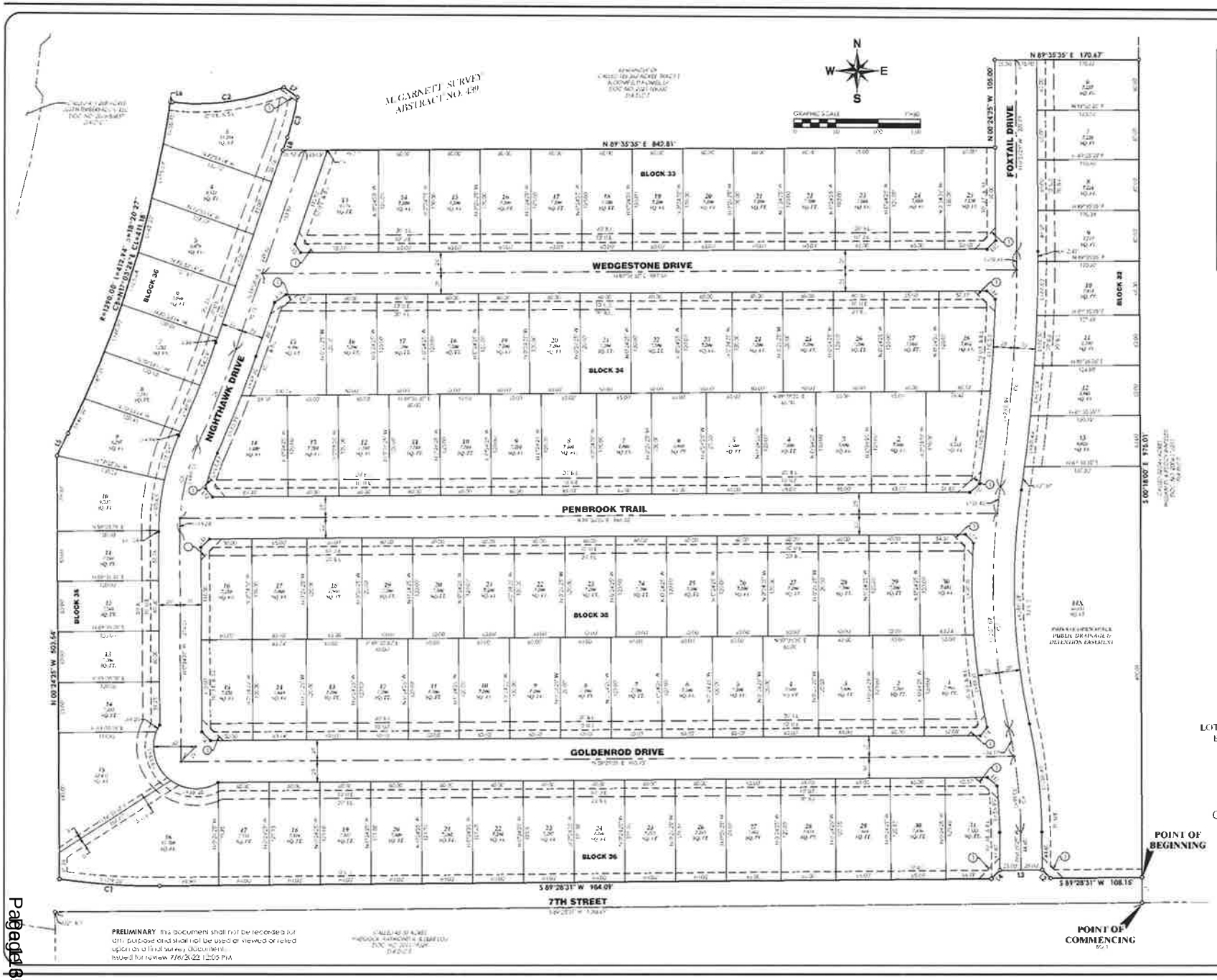
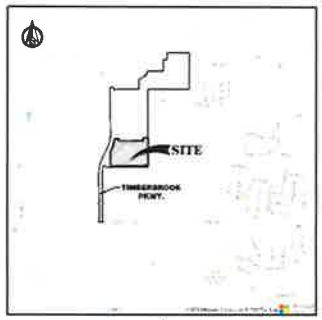
BENCH MARK ELEVATION : 827.42
Great Geodetic Survey 1946 Monument Bronze Disc. Stamped "PID Nth Sal in Quadrate in Concrete At Well End of the South Abutment of BNSF RR Bridge No. 371.9, 0.9 Miles North of the City of Justin

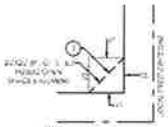
JULY, 2022

EA-10066-Timberbrook 4B-B1\Plans\Sheets\Phase 5 CD's\10066-PH5-COVER SHEET.dwg Fri Jul 14 2023 10:46





VICINITY MAP
N.T.S.



TYPICAL STREET INTERSECTION
N.T.S.

PREPARED BY:

GM civil
Engineering & Surveying

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

FINAL PLAT

OF

LOTS 6-13, 14X, BLOCK 32; LOTS 13-25, BLOCK 33, LOTS 1-28, BLOCK 34; LOTS 1-30, BLOCK 35; LOTS 3-31, BLOCK 36

TIMBERBROOK, PHASE 5

BEING

25.633 ACRES

SITUATED IN THE

M. GARNETT SURVEY, ABSTRACT No. 439

CITY OF JUSTIN, DENTON COUNTY, TEXAS

106 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS

Date: July 2022

SHEET 1 OF 2

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 7/6/2022 12:05 PM

GENERAL NOTES:

1. Bearings are based on Texas State Plane Coordinate System North Central Zone (4202) NAD 83 Grid. All distances are surface.
2. All proposed corner stakes will be 1/2" iron rods with yellow plastic caps stamped "GOODGWIN & ASSOCIATES" unless otherwise noted.
3. Additional easements for utilities and drainage may be required by the utility companies or the City of Justin Engineer.
4. Access rights to the roadways along Hwy 114 (FM 407) and Dallas Road (Co. Rd. 4312) are granted to the City of Justin, except at the approved locations as shown on the final plat, subject to the Access Management Policy of the Texas Department of Transportation (TxDOT) and the City of Justin Subdivision Ordinance (Section 10.02.005 Access Management Policy).
5. Any block or cul-de-sac in excess of 1,200 feet in length must be provided with a temporary turnaround or other approved method of providing for the turning of vehicles, as required by the City of Justin Fire Marshal. Any temporary turnaround or other approved method of providing for the turning of vehicles shall be maintained in a usable condition, free of all obstructions, including the curb, flow line, and pavement, and shall be kept clear of all vehicles, including those parked or stored, at all times. Any temporary turnaround or other approved method of providing for the turning of vehicles shall be provided at the developer's expense.
6. Public utility easements (P.U.E.) shall be established along all lot lines, and along all rear lots, or adjacent to other utility easements, as shown on the final plat, to provide for the installation and maintenance of utility lines and facilities. Drainage easements (D.E.) shall be established along all drainage ways, as shown on the final plat, to provide for the installation and maintenance of drainage facilities. Public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, or other improvements or growth in or on the easements, but shall at all times after exercising these rights in connection with the construction, maintenance, or efficiency of their respective systems on the easements, leave the easements in good condition and repair as they were at the time of the exercise of such rights.
7. Tax Tax Rate 2022 (Justin ISD/Denton County) Tax Rate 0.6141 Total Tax Rate 0.7141 Approximate
8. Impervious Storm Water Fee Calculation: All Single Family Residential Lots Impervious Area Fee Calculation Hydrologic Engineers Association

FLOODPLAIN RESTRICTION

No construction within the limits of the City of Justin will be allowed, and no plat will be approved, that will result in any other property, or any portion of any property within the floodplain limits. The floodplain shall be defined as the limits of the 100-year flood as defined by the City of Justin. Any building or other improvement in the floodplain must be in compliance with the FEMA National Flood Insurance Program and the City of Justin Floodplain Management Ordinance. Any proposed construction within the floodplain must be in compliance with the FEMA National Flood Insurance Program and the City of Justin Floodplain Management Ordinance. Any proposed modification to a floodplain, including but not limited to channel modification, fill, or other development, must be submitted to the City of Justin and FEMA for review and approval prior to any such modification or development. Any such modification or development must be in compliance with the National Flood Insurance Program and the City of Justin Floodplain Management Ordinance.

The existing creek, rivers, drainage channels, or other bodies of water (creek) adjacent to portions of this subdivision are subject to storm water runoff in times of heavy rainfall. The depth of the flood waters will vary from time to time and may rise to a depth or height that may be dangerous or hazardous. The City of Justin will not be responsible for the maintenance and operation of said drainage ways so as to alter the level of storm water flow or velocity. The owner of any property within the subdivision shall keep the natural drainage ways free of any obstructions which would tend to decrease the drainage capacity of the drainage ways. Any structure which would tend to impede the flow of storm water, or reduce the drainage capacity of the drainage ways, shall be prohibited. The City of Justin shall have the right of ingress and egress for the purpose of inspection and maintenance work by utility companies, homeowners associations, or property owners. This inspection right shall include the right to remove any actual or potential drainage channel blockages, debris, or other hazardous conditions deemed by the City of Justin, in its sole discretion, to be a threat to the health and safety of persons or property within the subdivision. The City of Justin shall not be responsible for any damage to any structure, or any other improvement or property, which may be located in the floodway or floodplain as a result of the flow of storm water, or the maintenance or operation of the drainage ways in accordance with the provisions of this section.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

All that certain lot, tract or parcel of land situated in the M. Garnett Survey, Abstract No. 439, City of Justin, Denton County, Texas, being all of a tract of land described in Special Warranty Deed to Bloomfield Homes, LP, recorded in Document No. 2021-136162, of the Deed Records of Denton County, Texas (DRDCT), and being more particularly described below, to wit:

COMMENCING at a fence post found for corner at the S.E. Corner of said 15.362 acre tract, the southwest corner of a called 50.00 acre tract described in a deed to Mihran D. & Peggy Hotles recorded in Denton County Clerk's Files (DCF) 1993, Volume 3, Page 1, Deed Records, Denton County, Texas, in the centerline of Dallas Road (Co. Rd. 4312) (a 60' wide prescriptive right-of-way), as shown on the plat of Justin Estates Phase 1, recorded in Cabinet P, Slide 0, Plat Records, Denton County, Texas (PRDCT), from which the 1/2" iron rod found for the S.W. Corner of said 15.362 acre tract bears South 89 deg. 55 min. 00 sec. West, 1,169.39 feet;

THENCE North 00 deg. 15 min. 00 sec. East, along the common line of said 15.362 acre tract and said 50.00 acre tract, at 30.00 feet passing the S.E. Corner of said 15.362 acre tract, and the West line of said 50.00 acre tract, at 1,169.39 feet passing a 1/2" iron rod found for the N.E. Corner of said 50.00 acre tract, in all 1,199.39 feet to a 1/2" iron rod set with a yellow plastic cap stamped "GOODGWIN & ASSOCIATES" for the NW corner of said 15.362 acre tract, and the **TRUE POINT OF BEGINNING**

THENCE South 89 deg. 55 min. 00 sec. West, along the Dallas Road (Co. Rd. 4312) West line, a distance of 105.00 feet to a 1/2" iron rod set;

THENCE North 45 deg. 00 min. 00 sec. West, a distance of 14.14 feet to a 1/2" iron rod set;

THENCE North 00 deg. 15 min. 00 sec. East, a distance of 1,199.39 feet to a 1/2" iron rod set;

THENCE South 89 deg. 55 min. 00 sec. East, a distance of 1,169.39 feet to a 1/2" iron rod set;

THENCE South 00 deg. 15 min. 00 sec. West, a distance of 1,199.39 feet to a 1/2" iron rod set;

THENCE South 89 deg. 55 min. 00 sec. West, a distance of 1,064.39 feet to the **POINT OF BEGINNING**, containing 1,199.39 feet and 25.633 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: BLOOMFIELD HOMES, LP, being the owner of the above described property, does hereby adopt this plat, designating the hereinabove described property as FINAL PLAT TIMBERBROOK, PHASE 5, an addition to the City of Justin, Denton County, Texas, and does hereby dedicate to the use of the public forever the streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

WITNESS my hand this the _____ day of _____, 20__.

BLOOMFIELD HOMES, LP
a Texas limited partnership

BLOOMFIELD HOMES, INC.
a Texas corporation, General Partner

By: _____
Ronald J. Martin, President

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public, in and for the State of Texas, on this day personally appeared Ronald J. Martin, President of Bloomfield Homes, 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 the same was the act of Bloomfield Homes, LP, a Texas limited partnership, and that he executed the same as the act of such limited partnership for the purposes and consideration 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: _____

LEGEND

⊙	1/2" IRF WITH YELLOW PLASTIC CAP STAMPED "GOODGWIN & ASSOCIATES" UNLESS OTHERWISE NOTED
SQ.FT.	SQUARE FEET
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
D.R.D.C.T.	DENTON RECORDS, DENTON COUNTY, TEXAS
CAR	CARPORT
SL	SLIDE
FCL	FOLLOWS
PG	PAGE
D.R.D.C.T.	DENTON RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET "GOODGWIN & ASSOCIATES"
	BOUNDARY LINE
	ADJACENT LINE
	ABL - ADJACENT LINE
	EASEMENT LINE
	CENTER LINE OF TOBE

LAND USE TABLE

Development Yield	
Gross Site Area	25.633 Acres
Total Number Lots	108
Residential Lots Area	20.518 Acres
Number Residential Lots	108
Number Single Family Detached	108
Number Dwelling Units	108
Non-Residential Lots Area	1.550 Acres
Number Non-Residential Lots	1
Private Open Space Lots Area	1.550 Acres
Number Private Open Space Lots	1
Right-of-way Area	3.115 Acres
No Public Park Required	

LINE TABLE

LINE #	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]
L17	[illegible]	[illegible]
L18	[illegible]	[illegible]
L19	[illegible]	[illegible]
L20	[illegible]	[illegible]

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CERTIFICATE OF APPROVAL

This plat has been approved by the Planning and Zoning Commission of the City of Justin, Texas, and is hereby approved in such form and manner.

Signed this _____ day of _____, 20__.

By: _____
Chairman

Attest:

By: _____
Secretary

THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, ACCEPTS THE DEDICATION OF STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES AS SHOWN AND AUTHORIZES THE FILING OF THIS PLAT FOR RECORD.

APPROVED AND ACCEPTED FOR RUNING OF RECORD:

By: _____
Mayor

Attest:

By: _____
City Secretary

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 7/8/2022 12:05 PM

FINAL PLAT

OF

LOTS 6-13, 14X, BLOCK 32; LOTS 13-25, BLOCK 33; LOTS 1-28, BLOCK 34; LOTS 1-30, BLOCK 35; LOTS 3-31, BLOCK 36

TIMBERBROOK, PHASE 5

BEING
25.633 ACRES
SITUATED IN THE
M. GARNETT SURVEY, ABSTRACT No. 439
CITY OF JUSTIN, DENTON COUNTY, TEXAS
106 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS
Date: July 2022

SHEET 2 of 2

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

PREPARED BY:
GM civil
Engineering & Surveying

THE CITY OF JUSTIN, TEXAS
PLANS FOR THE CONSTRUCTION OF
SEWER, WATER, PAVING, DRAINAGE & STREET LIGHTS
FOR
TIMBERBROOK
PHASE 6

OWNED/DEVELOPED BY:

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

DEVELOPED BY:

DOUGLAS PROPERTIES, INC.
2309 AVE. K
SUITE 100
PLANO, TX 75074
(972) 422-1656

GM civil
Engineering & Surveying

VICINITY MAP
N.T.S

LOCATED IN
CITY OF JUSTIN
DENTON COUNTY, TEXAS

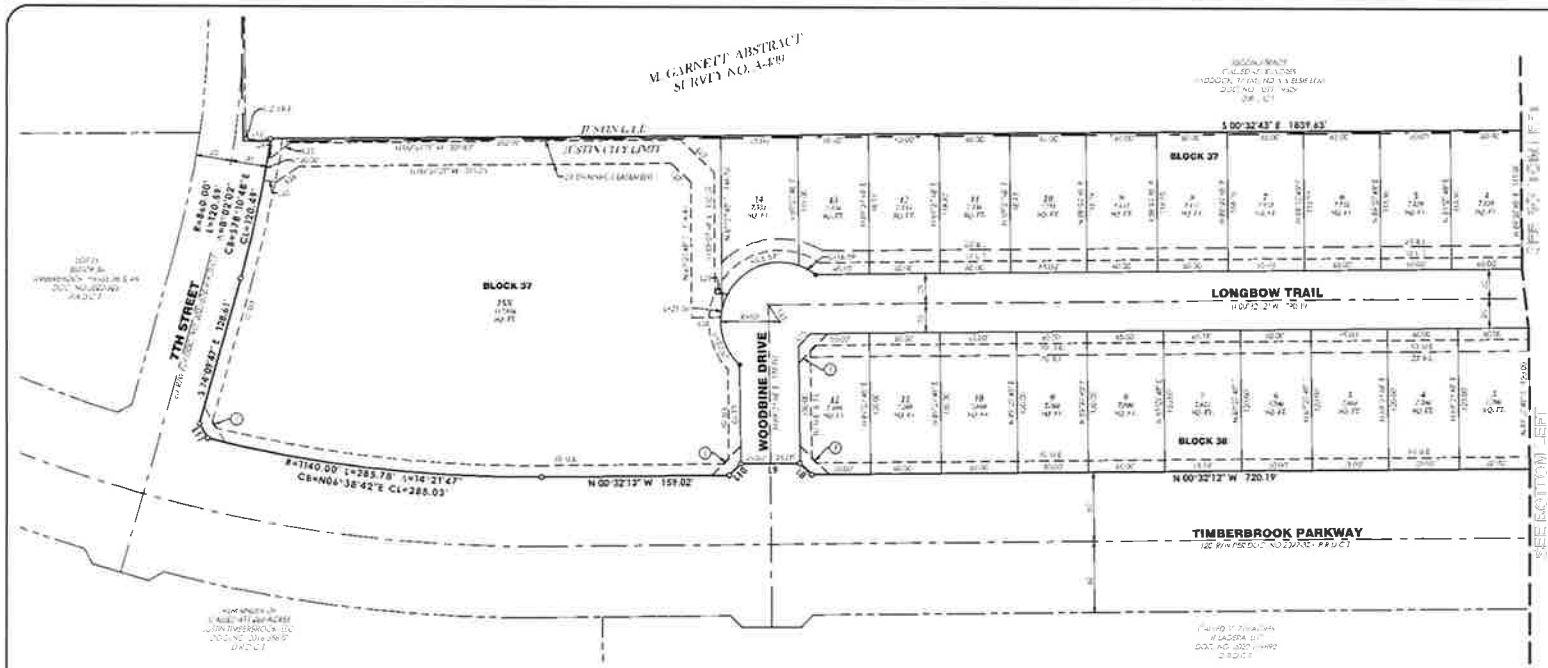
INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1 - 2	FINAL PLAT
3	LONGBOW TRAIL PLAN & PROFILE STA 0+00.00 - 7+90.19
4	LONGBOW TRAIL PLAN & PROFILE STA 7+90.19 - 9+95.19
5	WOODBINE DRIVE PLAN & PROFILE
6	GRADING PLAN
7	DRAINAGE AREA MAP
8	DRAINAGE CRITERIA & CALCULATIONS
9	S.D. LINE "E-5B" & S.D. LINE "E-2" STA 0+00.00 TO 7+00.00
10	S.D. LATERAL "E-5A" & S.D. LINE "E-2" STA 7+00 TO 14+17.07
11	WATER LAYOUT
12	S.S. LINE "S-1" PLAN & PROFILE
13	LIGHTING & SIGNAGE PLAN
14	EROSION CONTROL PLAN
15-16	TYPICAL PAVING DETAILS
17-18	TYPICAL WATER DETAILS
19-20	TYPICAL SEWER DETAILS
21-22	TYPICAL STORM DETAILS
23	EROSION CONTROL DETAILS

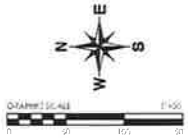
BENCH MARK ELEVATION: 627.43
Coast & Geodetic Survey 1946 Monument Bronze Disk Stamped KM4 1946 Set In Drill Hole in Concrete. At West End of the South Abutment of BNSF RR Bridge No. 271.6 0.8 Miles North of the City of Justin

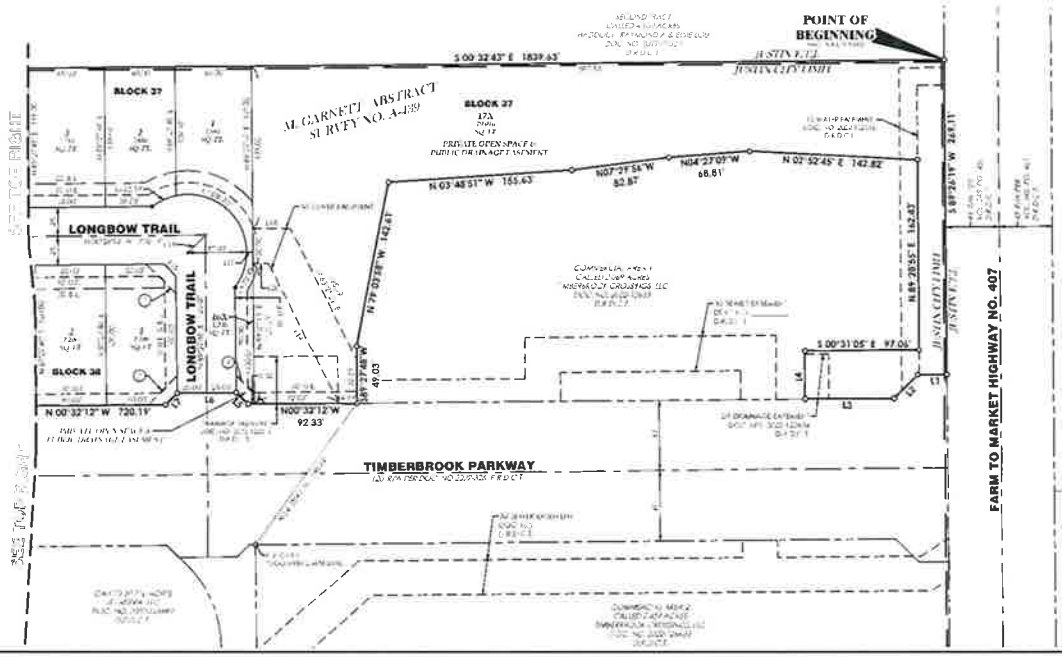
MAY, 2023

COPYRIGHT 2023 - USE BY WRITTEN PERMISSION OF GMCIVIL ONLY



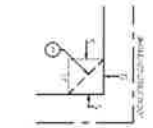
VICINITY MAP
N.T.S.





LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°32'12"W	15.00'
L2	N 89°27'48" W	20.28'
L3	N89°32'12"W	15.42'
L4	N00°32'12"W	41.53'
L5	N44°27'48"E	14.14'
L6	N00°32'12"W	15.00'
L7	N 44°27'48" E	14.14'
L8	N44°27'48"E	14.14'
L9	N00°32'12"W	15.00'
L10	N45°27'48"E	14.14'
L11	N01°32'12"W	15.00'
L12	N45°32'48"E	21.21'
L13	N01°32'12"W	17.00'
L14	N45°32'48"E	21.21'

LINE TABLE		
LINE #	BEARING	DISTANCE
L15	S44°27'48"W	14.14'
L16	S45°32'12"E	14.14'
L17	S00°32'12"E	7.14'
L18	N00°32'12"W	25.00'
L19	N45°32'12"E	10.61'
L20	N00°32'12"W	10.54'
L21	N45°32'12"W	10.61'
L22	N45°32'48"E	21.21'
L23	N00°32'12"W	7.00'
L24	N00°32'12"W	21.21'
L25	N00°32'48"E	9.92'
L26	N00°32'48"E	10.00'
L27	N45°32'48"E	21.21'
L28	N45°32'48"E	24.52'
L29	N45°32'48"E	24.52'



TYPICAL STREET INTERSECTION
N.T.S.

LEGEND	
⊕	1/2" C.I.R.S. (ST.FD.WIR & MARSHALL) UNLESS OTHERWISE NOTED
SQ.FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT OF WAY
DOC. NO.	DOCUMENT NUMBER
C.M.R.	CALDWELL
S.L.	SLIDE
V.O.L.	VOLUME
P.G.	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 (ST.FD.WIR & MARSHALL)
	BOUNDARY LINE
	EASEMENT LINE
	ADJOINER LINE
	EASEMENT LINE
	CENTERLINE OF CREEK

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
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PREPARED BY
GM civil
Engineering & Surveying

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Issued for review 5/8/2023 11:33 PM

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, 4 NON-RESIDENTIAL LOTS
Date: May 2023

SHEET 1 OF 2

THE CITY OF JUSTIN, TEXAS
PLANS FOR THE CONSTRUCTION OF
SEWER, WATER, PAVING, DRAINAGE & STREET LIGHTS
FOR
TIMBERBROOK
PHASE 7

OWNED/DEVELOPED BY:

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SUITE 100
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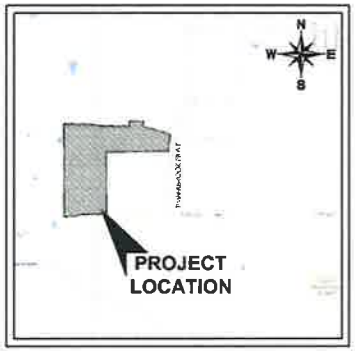
GM civil
Engineering & Surveying



VICINITY MAP
NTS

LOCATED IN
CITY OF JUSTIN
DENTON COUNTY, TEXAS

JUNE, 2023

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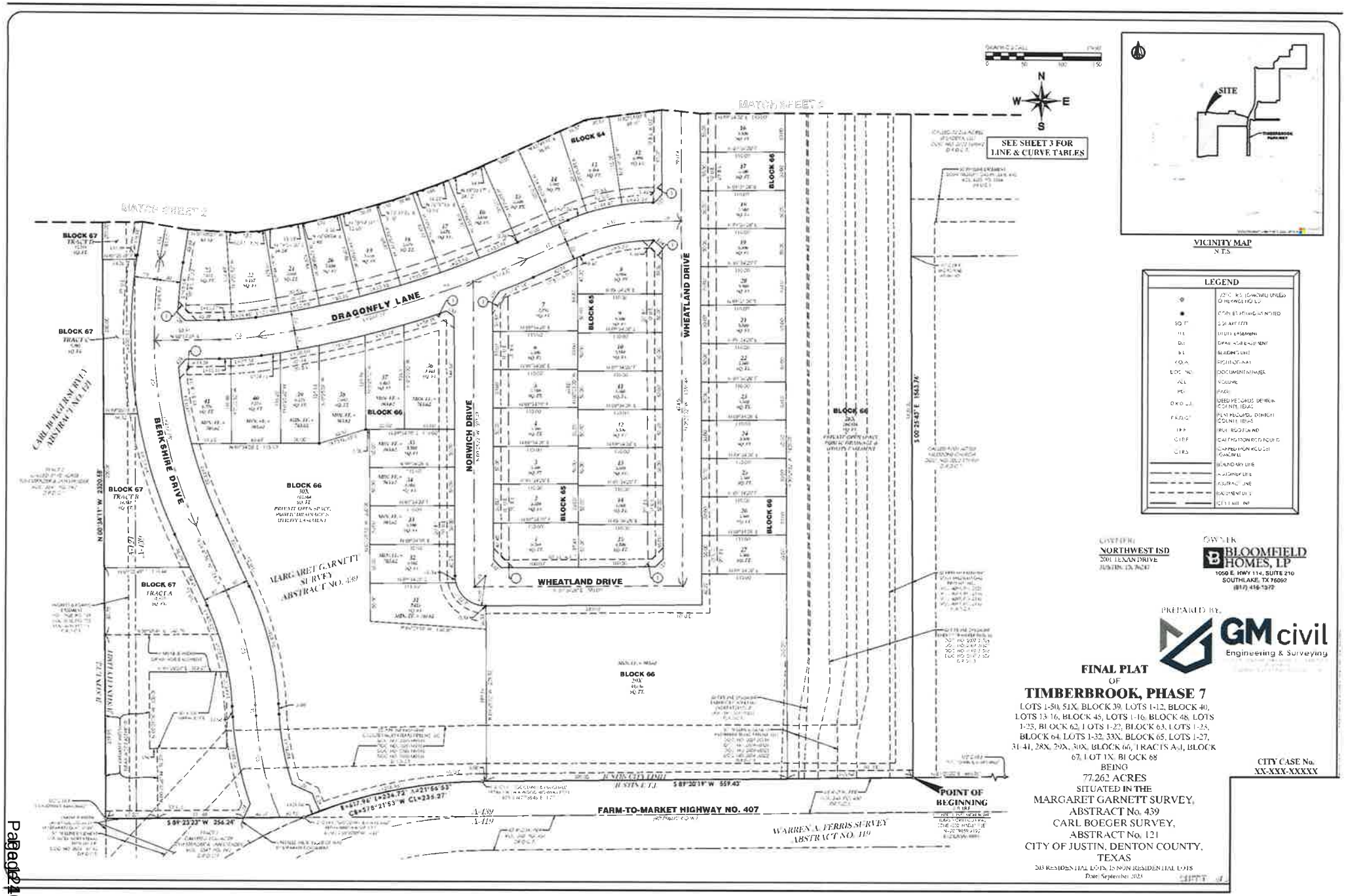
MATCH SHEET 2
MATCH SHEET 2
SEE SHEET 3 FOR LINE & CURVE TABLES
N
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W
SITE
VICINITY MAP
N.T.S.
LEGEND
DRAGONFLY LANE
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NORWICH DRIVE
WHEATLAND DRIVE
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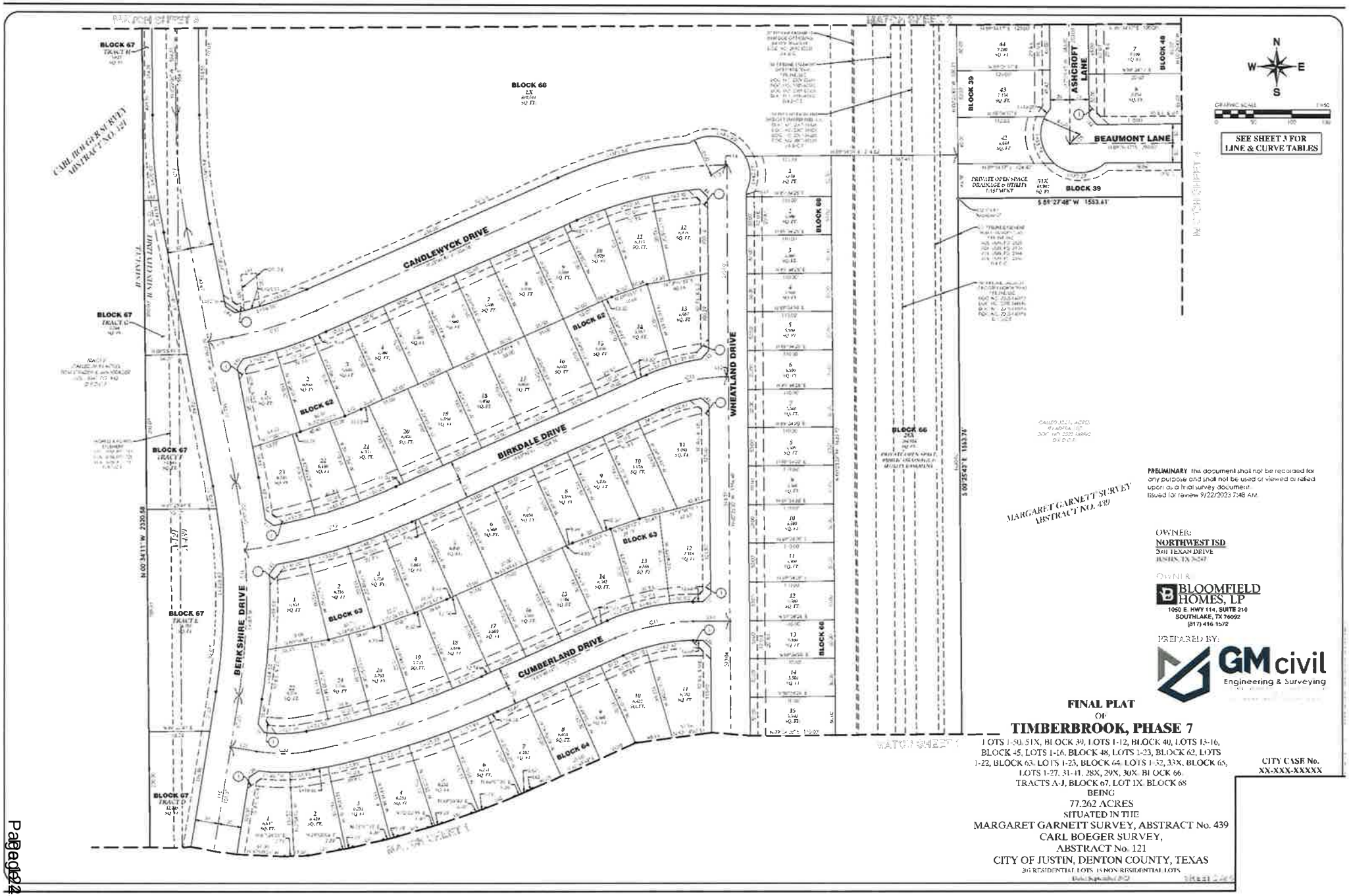
CARL BOEGER SURVEY ABSTRACT NO. 121
MARGARET GARNETT SURVEY ABSTRACT NO. 439
WARREN A. FERRIS SURVEY ABSTRACT NO. 419
FARM-TO-MARKET HIGHWAY NO. 407
POINT OF BEGINNING
S 89°22'22" W 256.24'
S 89°20'19" W 559.43'
S 00°25'43" E 1543.76'
N 00°34'11" W 2320.68'
OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247
OWNER
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1372
PREPARED BY:
GM civil
Engineering & Surveying
FINAL PLAT
OF
TIMBERBROOK, PHASE 7
LOTS 1-50, 51X, BLOCK 39, LOTS 1-12, BLOCK 40, LOTS 13-16, BLOCK 45, LOTS 1-16, BLOCK 48, LOTS 1-23, BLOCK 62, LOTS 1-22, BLOCK 63, LOTS 1-23, BLOCK 64, LOTS 1-32, 33X, BLOCK 65, LOTS 1-27, 31-41, 28X, 29X, 30X, BLOCK 66, TRACTS A-I, BLOCK 67, LOT 1X, BLOCK 68
BEING
77.262 ACRES
SITUATED IN THE
MARGARET GARNETT SURVEY,
ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY,
TEXAS
203 RESIDENTIAL LOTS, 15 NON RESIDENTIAL LOTS
Date: September 2023
CITY CASE No.
XX-XXX-XXXXX



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OWNER:
NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TX 76247

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

PREPARED BY:
GM civil
Engineering & Surveying

FINAL PLAT
OF
TIMBERBROOK, PHASE 7

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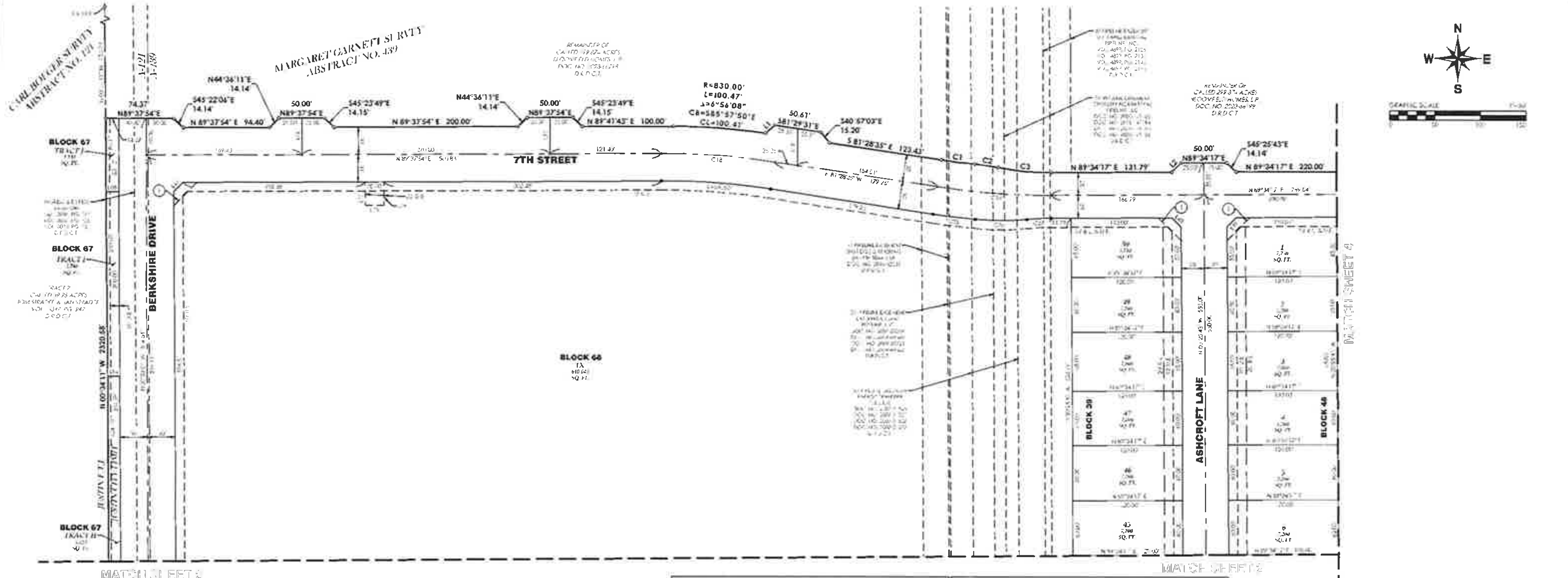
MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
301 RESIDENTIAL LOTS, 18 NON RESIDENTIAL LOTS

CITY CASE No.
XX-XXX-XXXXX

SHEET 2 OF 3



LINE TABLE		
LINE #	BEARING	DISTANCE
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LINE TABLE		
LINE #	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

LINE TABLE		
LINE #	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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FINAL PLAT
OF
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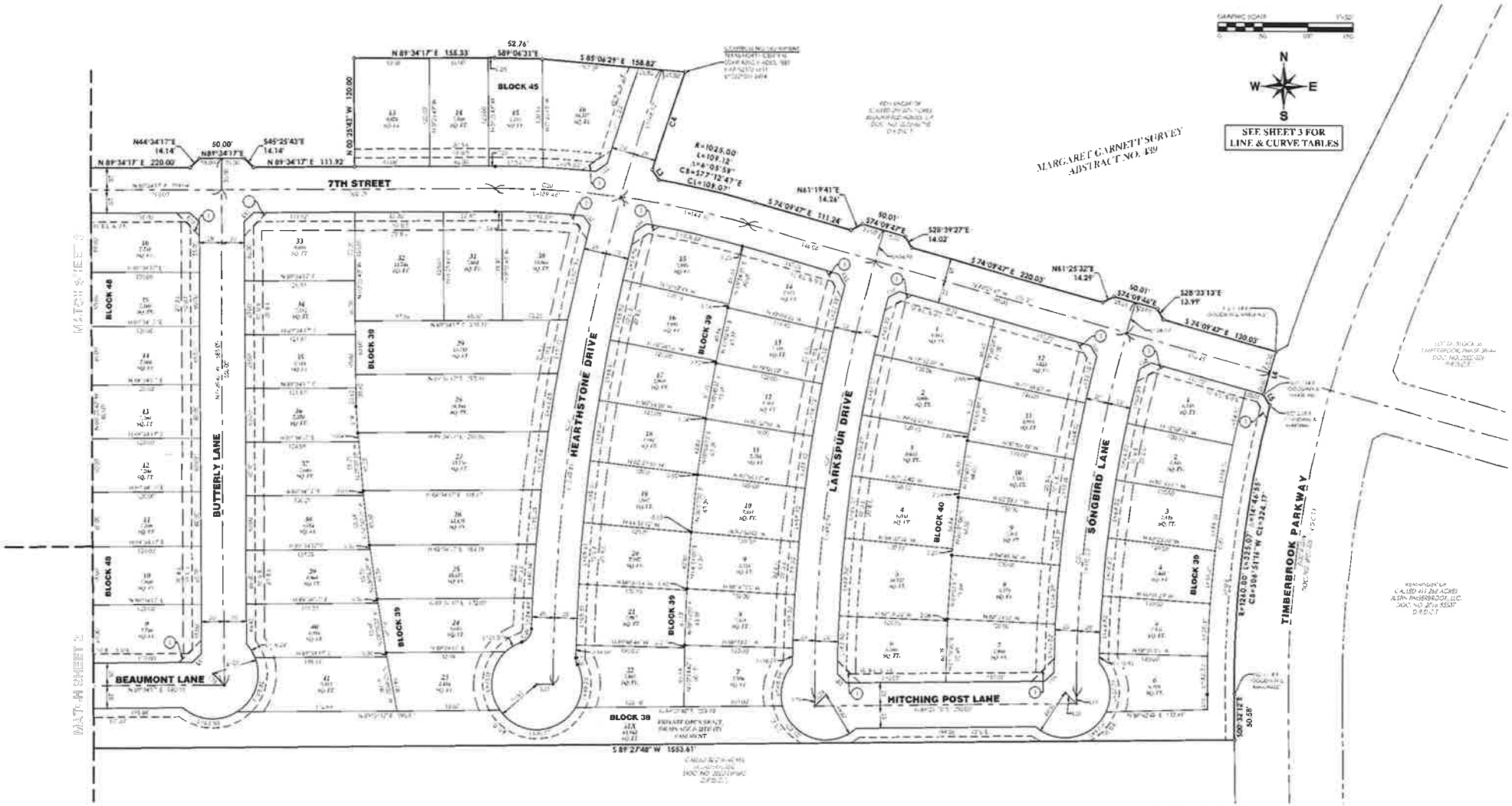
XX-XXX-XXXXX



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MARGARET GARNETT SURVEY, ABSTRACT No. 439
CARL BOEGER SURVEY,
ABSTRACT No. 121
CITY OF JUSTIN, DENTON COUNTY, TEXAS
303 RESIDENTIAL LOTS, 10 NON-RESIDENTIAL LOTS
Date: September 2023

CITY CASE No.
XX-XXX-XXXXX

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JUSTIN, TX 76247

OWNER
BLOOMFIELD HOMES, LP
1060 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

PREPARED BY
GM civil
Engineering & Surveying

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 25, 2023

Mr. Brian Cottle, Chief Estimator
Chris Harp Construction LLC
17388 County Rd 543
Nevada, Texas 75173-8042

Re: Relocation Request for a Concrete Batch Plant; Standard Permit Registration No. 147393L001; 3,000' southwest of Eddleman Loop and W 7th St (Timberbrook Ph 4B, 5, 6A), Justin, Denton County, Texas;
TCEQ ID Nos.: RN109829796; CN605125335

Dear Mr. Cottle:

This is in response to your relocation application concerning the proposed construction of the above listed concrete batch plant at the above listed location. Based on the information presented, the TCEQ DFW Regional Office Air Program has determined that the proposed authorization can be granted as of the date of this letter to construct and operate the concrete batch plant referenced above at the proposed site, since it is located in or contiguous to the right-of-way of a public works project or related project segments.

The TCEQ DFW Regional Office understands that the concrete batch plant will remain at this site until the completion of the project. This authorization is contingent upon continued compliance with the conditions listed in the Standard Permit for Concrete Batch Plants and with all representations made in your relocation request. Any changes to the representations must have prior written approval from a delegated representative of the executive director.

In addition, you are reminded that all future applications for relocation **must be submitted at least 12 business days prior to your estimated move date** as required by the Standard Permit for Concrete Batch Plants and written authorization must be obtained prior to locating onsite. Failure to do so may result in denial of your relocation request or formal enforcement action.

After completion of construction or modification, start-up notification is required in accordance with 30 TAC 116.115(b)(2)(B)(i). Enclosed is a notification form for you to complete and send in prior to your construction or site move.

You are reminded that regardless of whether a permit is required, these facilities must be in compliance with all regulations of the TCEQ and the U.S. Environmental Protection Agency at all times. If you need further information or have any questions, please contact Ms. Patricia Chen at 817-588-5850.

Sincerely,

Kimberly Fowler, Air Section Manager
Dallas-Fort Worth Region Office
Texas Commission on Environmental Quality

KSF/pxc

Enclosure: *Updated Information for the Movement of a Portable Facility*

10/10/23

TCEQ- Air Permits
2309 Gravel Drive
Fort Worth, TX 75098

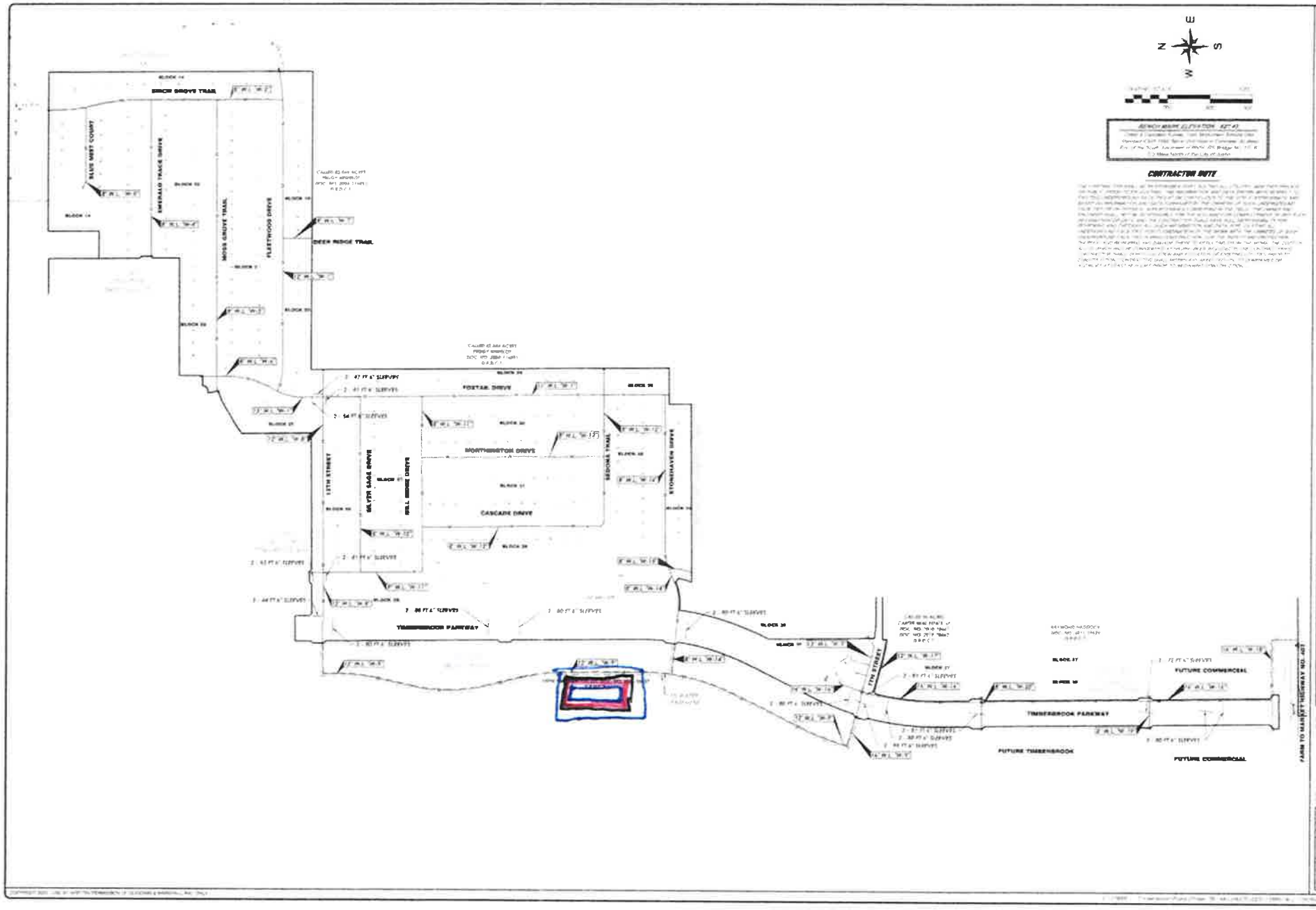
I am submitting the following information with attachments regarding the utilization of a temporary concrete batch plant. Be advised that this temporary concrete plant will supply concrete for the street improvements on a public works project. This information is supplied as per the Standard Permit General Conditions:

Owner / Operator	-	Chris Harp Construction, LLC
Standard Permit No.	-	147393L001
Customer Ref. No.	-	CN605125335
Batch Plant Permit	-	BP – 7
Project Name	-	Timberbrook 4B, 5, 6A, 7, Justin, Denton County
Moved From (prior project)	-	Ashford Park Ph. 3, Corinth, Denton County
Plant Location	-	1,700; Northwest of Eddleman Loop & W 7th Street, Justin, Denton County
Conc. Plant Serial	-	170308
Regulated Ent. No.	-	RN109829796

Please call me at the number listed below should you have any questions or concerns regarding this project.

Sincerely,
Joshua Crowley
Cell: 214-842-1143
Office- 469-344-7686
josh@chrisharpconstruction.com

17388 County Rd 543
Nevada, TX 75173


BIRCH GROVE TRAIL
BLUE MIST COURT
EMERALD TRACE DRIVE
MOSS GROVE TRAIL
FLEETWOOD DRIVE
DEER RIDGE TRAIL
FOSTAR DRIVE
NORTHAMPTON DRIVE
CASCADE DRIVE
15TH STREET
SILVER SAGE DRIVE
HILL RIDGE DRIVE
SEDONA TRAIL
STONEHAVEN DRIVE
TIMBERBROOK PARKWAY
17TH STREET
FUTURE COMMERCIAL
FUTURE TIMBERBROOK
FARM TO MARKET HIGHWAY NO. 407
CONTRACTION NOTE
BLOOMFIELD HOMES, LP
TIMBERBROOK
PHASE 3B & 4A
CITY OF JUSTIN
DENTON COUNTY, TEXAS
79 of 128
OVERALL WATER LAYOUT

Air Quality Standard Permit for Concrete Batch Plants
Registration Checklist

This checklist is not required if using the PI-1S-CBP workbook to submit your application. We strongly encourage you to start using this new Excel version to improve your permitting timeline. It will be required starting on September 1, 2020. At that time, the PDF version of the PI-1S and this checklist will no longer be accepted for concrete batch plant standard permit registrations.

The following checklist has been developed so the Texas Commission on Environmental Quality (TCEQ), Air Permits Division (APD) can confirm that the concrete batch plant meets the standard permit requirements. Please read all questions and select YES, NO, N/A, or give specific information for the facility. If the concrete batch plant does not meet all conditions of this standard permit, it will not be allowed to operate under the standard permit and must apply for a case-by-case preconstruction permit as required under Title 30 Texas Administrative Code (TAC) §116.110. Sections 3 through 7 are requirements for all concrete batch plant standard permit applications. Sections 8, 9, and 10 are specific requirements required for either temporary, permanent, or specialty plants.

Facility Type		
Check the facility type authorized ☒ Temporary Concrete Batch Plant (Complete Sections 3-7 and 8) ☐ Permanent Concrete Batch Plant (Complete Sections 3-7 and 9) ☐ Specialty Concrete Batch Plant (Comp Sections 3-7 and 10)		
Condition Number and Description		
(3)	**Administrative Requirements**	
(3)(A)	Are the form PI-1S, Registrations for Air Standard Permit, Table 11, Fabric Filters, Table 20, Concrete Batch Plants attached?	☒ YES ☐ NO
	If applicable, is Table 29 Reciprocating Engines attached?	☒ YES ☐ NO
	Will copies of all information be mailed to the Air Permits Division, the TCEQ regional office, and all applicable local programs?	☒ YES ☐ NO
(3)(B)	Was the $900 fee sent to the TCEQ Revenue Section? (The fee is not required if the facility meets the requirements of being in or adjacent to the right of way of a public works project.)	☐ YES ☒ NO
(3)(C)	Has construction and/or operation begun on the facility?	☐ YES ☒ NO
(3)(G)	Will this facility qualify for relocation under section (8)(F)? (If yes, the facility will be exempt from public notice requirements in section (4) of this standard permit.)	☒ YES ☐ NO
(3)(H)	Will construction commence within 18 months of written approval from the Executive Director in accordance with 30 TAC § 116.120(a)(1), Voiding of Permits?	☒ YES ☐ NO
(3)(J)	Will records be maintained and kept for a rolling 24 months?	☒ YES ☐ NO
(3)(K)	Will abatement equipment failure or emissions deviations in excess of paragraph (5)(B)(iii) be reported in accordance with 30 TAC Chapter 101, General Air Quality Rules as appropriate?	☒ YES ☐ NO

Air Quality Standard Permit for Concrete Batch Plants
Registration Checklist

(4)	**Public Notice**	
(4)	Will the public notice requirements be followed in accordance in 30 TAC Chapter 39, Public Notice?	☐ YES ☒ NO
	Is this a temporary facility that is exempt from public notice under 30 TAC § 116.178(b), Relocations and Changes of Location of Portable Facilities? If Yes, please provide a map indicating where the public works right of way is located and the location of the proposed plant. Also provide the name of the project or Texas Department of Transportation project number.	☒ YES ☐ NO
(5)	**General Requirement**	
(5)(A)	Will all cement/flyash storage silos, weigh hoppers, and auxiliary storage tanks be vented to a fabric/cartridge filter or a central fabric/cartridge filter system?	☒ YES ☐ NO
(5)(B)(i)	Will fabric/cartridge filters and collection systems be operated properly with no tears or leaks?	☒ YES ☐ NO
(5)(B)(ii)	Will filter systems (including any central filter system) be designed to meet a minimum control efficiency of at least 99.5 percent at particle sizes of 2.5 microns and smaller?	☒ YES ☐ NO
(5)(B)(iii)	Will all filter systems meet visible emissions performance standards?	☒ YES ☐ NO
(5)(B)(iv)	Will cement and/or flyash silo filter exhausts be equipped with sufficient illumination to observe visible emissions performance if filled during non-daylight hours?	☒ YES ☐ NO
(5)(C)(i)	Will conveying systems to and from the storage silos be properly operated, remain totally enclosed, and maintained with no tears or leaks?	☒ YES ☐ NO
(5)(C)(ii)	During cement/flyash storage silo filling, except for connecting or disconnecting, will you keep a standard of having no visible emissions for more than 30 seconds in any six-minute period from the conveying system?	☒ YES ☐ NO
(5)(D)	Is there an automatic shut-off or warning device installed on each bulk storage silo?	☒ YES ☐ NO
(5)(D)(i)	If an automatic shut-off device is installed, will it shut down the loading operations on each bulk storage silo or auxiliary storage tank prior to reaching capacity?	☒ YES ☐ NO ☐ N/A

Air Quality Standard Permit for Concrete Batch Plants
Registration Checklist

(5)	General Requirement *(continued)*	
(5)(D)(ii)	If a warning device is used, will it alert operators in sufficient time to prevent an adverse impact on the pollution abatement equipment or other parts of the loading operation?	☒ YES ☐ NO ☐ N/A
	Do you regularly prevent particle build-up on visible warning devices?	☒ YES ☐ NO ☐ N/A
(5)(D)(iii)	Will warning devices or shut-off systems be tested at least monthly during operations and records kept indicating test and repair results in accordance with Section (3)(J) of this standard permit?	☒ YES ☐ NO
(5)(E)	The following methods will be used to control emissions from in-plant roads and traffic areas:	☒ YES ☐ NO
(5)(E)(i)	Watering.	☒ YES ☐ NO
(5)(E)(ii)	Treated with dust-suppressant chemicals (as described in the application of aqueous detergents, surfactants, and other cleaning solutions in the de minimis list).	☐ YES ☒ NO
(5)(E)(iii)	Covered with a material such as, (but not limited to), roofing shingles or tire chips and used in combination with (i) or (ii) above.	☐ YES ☒ NO
(5)(E)(iv)	Paved with a cohesive hard surface that is maintained intact and cleaned.	☐ YES ☒ NO
(5)(F)	Will dust emissions from all stockpiles be minimized at all times by sprinkling with water, dust-suppressant chemicals, or covered?	☒ YES ☐ NO ☐ N/A
(5)(G)	Will all material spills be immediately cleaned up and contained or dampened so dust emissions are minimized?	☒ YES ☐ NO ☐ N/A
(5)(H)	Will visible emissions leave the property for more than 30 seconds in duration in any six-minute period during normal plant operations as determined using EPA Test Method 22?	☒ YES ☐ NO
	Will quarterly visible emission observations be performed and recorded in accordance with Section (3)(J) of this standard permit?	☒ YES ☐ NO
	If visible emissions exceed Test Method 22 criteria, will immediate corrective action be taken and documented?	☒ YES ☐ NO
(5)(I)	Will the concrete batch plant be located at least 550 feet from any crushing plant or hot mix asphalt plant?	☒ YES ☐ NO
	If no, will the concrete batch plant operate at the same time as the crushing plant or hot mix asphalt plant?	☐ YES ☐ NO ☒ N/A

Air Quality Standard Permit for Concrete Batch Plants
Registration Checklist

(5)	**General Requirement *(continued)***	
(5)(J)	Are multiple concrete batch plants being operated on the same site?	☐ YES ☒ NO
	Will site production limits be maintained per Sections (8), (9), or (10)?	☒ YES ☐ NO
(5)(K)	Will any concrete additives emit volatile organic compounds (VOC)?	☐ YES ☒ NO
(6)	**Engines**	
(6)(A)	Will the horsepower (or combined horsepower) of the stationary compression ignition internal combustion engine(s) exceed 1,000 horsepower?	☐ YES ☒ NO ☐N/A
(6)(C)	Will the engine exhaust stack be a minimum of eight feet tall?	☒ YES ☐ NO ☐N/A
(6)(D)	Will fuel for the engine be liquid fuel with a maximum sulfur content of no more than 0.0015 percent by weight and not consist of a blend containing waste oils or solvents?	☒ YES ☐ NO ☐N/A
(7)	**Planned Maintenance, Startup, and Shutdown (MSS) Activities**	
	Will planned maintenance activities receive separate authorization or meet the conditions of 30 TAC § 116.119, De Minimis Facilities or Sources?	☐ YES ☒ NO
(8)	**Additional Requirements for Temporary Concrete Batch Plants**	
(8)(A)	Will the site production rate be limited to 300 cubic yards in any one hour (cy/hr) not to exceed 6,000 cubic yards per day?	☒ YES ☐ NO
(8)(B)	Will the suction shroud be vented to a fabric or cartridge filter system with a minimum of 5,000 actual cubic feet per minute (acfm)?	☒ YES ☐ NO
(8)(C)	Will the truck drop point be sheltered by an intact three-sided curtain or equivalent dust control technology that extends below the mixer truck-receiving funnel?	☒ YES ☐ NO
(8)(D)(i)	Will the suction shroud baghouse exhaust be located at least 100 feet from any property line? *Note: For concrete batch plants that supply concrete for a single public works project, the property line measurements for purposes of compliance with this standard permit shall be made to the outer boundaries of the designated public property, roadway project and associated rights-of-way.*	☒ YES ☐ NO
(8)(D)(ii)	Will all stationary equipment, stockpiles, or vehicles used for the operation of the concrete batch plant (except for incidental traffic and the entrance and exit to the site) be located or operated at least 50 feet from any property line?	☒ YES ☐ NO ☐N/A

Air Quality Standard Permit for Concrete Batch Plants
Registration Checklist

(8)	**Additional Requirements for Temporary Concrete Batch Plants *(continued)***	
(8)(E)(i)	In lieu of meeting the distance requirements in (8)(D) (ii), will the roads and other traffic areas within the buffer distance be bordered by dust suppressing fencing or other barriers along all traffic routes or work areas?	☐ YES ☒ NO ☐ N/A
(8)(E)(ii)	Will these borders be constructed to a height of at least 12 feet?	☐ YES ☐ NO ☒ N/A
(8)(E)(iii)	Will stockpiles be contained within a three-walled bunker that extends at least two feet above the top of the stockpile?	☐ YES ☐ NO ☒ N/A
(8)(F)(i)	Is a registered portable facility moving to a site for support of a public works project in which the proposed site is located in or contiguous to the right-of-way of the public works project?	☒ YES ☐ NO
(8)(F)(ii)	Is a registered portable facility moving to a site in which a portable facility was located at the site at any time during the previous two years and was the site subject to public notice?	☐ YES ☒ NO
(8)(G)	If (8)(F) conditions are met, forward the required information to the appropriate regional office for final decision.	
(9)	**Additional Requirements for Permanent Concrete Batch Plants**	
(9)(A)	Will the site production rate be limited to no more than 300 cubic yards in any one hour, not to exceed 6,000 cubic yards per day?	☐ YES ☐ NO
(9)(B)	Will the suction shroud or other pickup device be installed at the batch drop point (drum feed for central mix plants)?	☐ YES ☐ NO
	Will the suction shroud or other pickup device be vented to a fabric or cartridge filter system with a minimum of 5,000 acfm?	☐ YES ☐ NO
(9)(C)	Will the truck drop point be sheltered by an intact three-sided curtain or equivalent dust control technology that extends below the mixer truck-receiving funnel?	☐ YES ☐ NO
(9)(D)(i)	Will the suction shroud baghouse exhaust be located at least 100 feet from any property line?	☐ YES ☐ NO ☐ N/A
(9)(D)(ii)	Will all stationary equipment, stockpiles, or vehicles used for the operation of the concrete batch plant (except for incidental traffic and the entrance and exit to the site) be located or operated at least 50 feet from any property line?	☐ YES ☐ NO ☐ N/A
(9)(E)(i)	In lieu of meeting the distance requirements in (9)(D)(ii), will the roads and other traffic areas within the buffer distance be bordered by dust suppressing fencing or other barriers along all traffic routes or work areas?	☐ YES ☐ NO ☐ N/A

Air Quality Standard Permit for Concrete Batch Plants
Registration Checklist

(9)	**Additional Requirements for Permanent Concrete Batch Plants *(continued)***	
(9)(E)(ii)	Will these borders be constructed to a height of at least 12 feet?	☐ YES ☐ NO ☐N/A
(9)(E)(iii)	Will stockpiles be contained within a three-walled bunker that extends at least two feet above the top of the stockpile?	☐ YES ☐ NO ☐N/A
(9)(F)	Will all entry and exit roads and main traffic routes associated with the operation of the concrete batch plant (including batch truck and material delivery truck roads) be paved with a cohesive hard surface that can be maintained intact and cleaned?	☐ YES ☐ NO
	Will all batch trucks and material delivery trucks remain on the paved surface when entering, conducting primary function, and leaving the property?	☐ YES ☐ NO
	Will all other traffic areas, except entry and exit roads and main traffic routes, be maintained using the control requirements of subsection (5)(E) of this standard permit?	☐ YES ☐ NO
(10)	**Additional Requirements for Specialty Concrete Batch Plants**	
(10)(A)	Will the site production rate be limited to no more than 30 cubic yards per hour?	☐ YES ☐ NO
(10)(B)	As an alternative to the requirement in subsection (5)(A) of this standard permit, will the cement/fly ash weigh hopper be vented inside the batch mixer?	☐ YES ☐ NO
(10)(C)(i)	Will the dust emissions at the batch mixer be controlled using a suction shroud or other pickup device delivering air to a fabric or cartridge filter?	☐ YES ☐ NO ☐N/A
(10)(C)(ii)	Will the dust emissions at the batch mixer be controlled using an enclosed batch mixer feed?	☐ YES ☐ NO ☐N/A
(10)(C)(iii)	Will the dust emissions at the batch mixer be controlled by conducting the entire mixing operation inside an enclosed process building?	☐ YES ☐ NO ☐N/A
(10)(D)	Will all vehicles used for the operation of the concrete batch plant (except for incidental traffic and the entrance and exit to the site) be located or operated at least 25 feet from any property line?	☐ YES ☐ NO ☐N/A
(10)(E)(i)	In lieu of meeting the distance requirements in (10)(D), will the roads and other traffic areas within the buffer distance be bordered by dust suppressing fencing or other barriers along all traffic routes or work areas?	☐ YES ☐ NO ☐N/A
(10)(E)(ii)	Will these borders be constructed to a height of at least 12 feet?	☐ YES ☐ NO ☐N/A

Reset Form

Texas Commission on Environmental Quality
Air Quality Standard Permits
General Requirements Checklist
Title 30 Texas Administrative Code §§116.610-116.615

Check the most appropriate answer and include any additional information in the spaces provided. If additional space is needed, please include an extra page and reference the rule number. The SP forms, tables, checklists, and guidance documents are available from the TCEQ, Air Permits Division web site at: www.tceq.texas.gov/permitting/air/nav/standard.html.

Most Standard Permits require registration with the commission's Office of Permitting, Remediation, and Registration in Austin. The facilities and/or changes to facilities can be registered by completing a Form PI-1S, "Registration for Air Standard Permit." This checklist should accompany the registration form to expedite any registration review.

CHECK THE MOST APPROPRIATE ANSWERS AND FILL IN THE REQUESTED INFORMATION		
Rule	**Questions/Description**	**Response**
116.610(a)(1)	Are there net emissions increases associated with this registration?	☒ YES ☐ NO
	If "YES," will net emission increases of air contaminants from the project, other than those for which a National Ambient Air Quality Standard (NAAQS) has been established, meet the emission limits of § 106.261 or § 106.262?	☐ YES ☒ NO
	If "NO," does the specific standard permit exempt emissions from this limit?	☒ YES ☐ NO
Attach emissions summary and calculations:		
116.610(a)(3)	Do any of the Title 40 Code of Federal Regulations Part (CFR) 60, New Source Performance Standards apply to this registration?	☐ YES ☒ NO
If "YES," list subparts:		
116.610 (a)(4)	Do any Hazardous Air Pollutant requirements apply to this registration?	☐ YES ☒ NO
If "YES," list subparts		
116.610 (a)(5)	Do any maximum achievable control technology (MACT) standards as listed under 40 CFR Part 63 or Chapter 113, Subchapter C (National Emissions Standard for Hazardous Air for Source Categories) apply to this registration?	☐ YES ☒ NO
If "YES," list subparts:		
116.610(a)(6)	Will additional emission allowances under Chapter 101, Subchapter H, Division 3, Emissions Banking and Trading, need to be obtained following this registration?	☐ YES ☒ NO
116.611(a)(1-6)	Is the following documentation included with this registration:	☒ YES ☐ NO
	Emissions calculations including the basis of the calculations?	☐ YES ☒ NO
	Quantification of all emission increases and/or decreases associated with this project?	☐ YES ☒ NO
	Sufficient information demonstrating that this project does not trigger PSD or NNSR review?	☒ YES ☐ NO
	Description of efforts to minimize collateral emissions increases associated with this project?	☒ YES ☐ NO
	Process descriptions including related processes?	☒ YES ☐ NO
	Description of any equipment being installed?	☒ YES ☐ NO

Texas Commission on Environmental Quality
Air Quality Standard Permits
General Requirements Checklist
Title 30 Texas Administrative Code §§116.610-116.615

Rule	Question/Description	Response
116.614	Are the required fee and a copy of the check or money order provided with the application?	☐ YES ☒ NO
116.615(1)	Will emissions from the facility comply with all applicable rules and regulations of the commission adopted under Texas Health and Safety Code, Chapter 382, and with the intent of the Texas Clean Air Act?	☒ YES ☐ NO
116.615(2)	Do you understand that all representations with regard to construction plans, operating procedures, and maximum emission rates in this registration become conditions upon which the facility will be constructed and operated?	☒ YES ☐ NO
116.615(3)	Do you understand that all changes authorized by this registration need to be incorporated into the facility's permit if the facility is currently permitted under §116.110 (relating to Applicability)?	☒ YES ☐ NO
List all related permit numbers:		
116.615(9)617(e)(1)	Will all air pollution emission capture and abatement equipment be maintained in good working order?	☒ YES ☐ NO
116.615(10)	Will the facility comply with all applicable rules and regulations of the TCEQ, the Texas Health and Safety Code, Chapter 382, and the Texas Clean Air Act?	☒ YES ☐ NO

Save Form | Reset Form

Texas Commission on Environmental Quality
Table 11 Instructions

A. Emission Point Number (EPN) and Emission Point Name:

- Identify the EPN and name for the location that air contaminants enter the atmosphere. The EPNs must be consistent with the emission point identification used on the plot plan, any previous permits, and the "Emissions Inventory Questionnaire."

B. Manufacturer and Model Number:

- Enter the company brand name and model number. Include manufacturer's specifications or brochure, if available.

C. Name of Source(s) or Equipment Being Controlled:

- Enter the name of the source(s) or equipment being controlled. Associate the EPN to the appropriate facility(ies) with facility identification number(s) (FIN), or a description of the process or equipment being controlled. If using FINs, these numbers can be alphanumeric and maximum of 10 characters. Please note that no two distinct facilities may share the same FIN. The FINs must match those on your permit.

D. Type of Particulate Controlled:

- List each component or air contaminant name. Examples of component names are; lead, sand, clay, iron dust, and cement dust.

E. Gas Stream Characteristics

- Include the design maximum flow rate in units of actual cubic feet per minute (acfm), the average flow rate expected in acfm;
- Enter the temperature of the exhaust gas stream from the baghouse;
- Enter the amount of particulate matter in the inlet and outlet gas stream. The inlet and outlet particulate grain loading in grains per dry standard cubic foot (scf).
- Enter the pressure drop across the baghouse measured in inches of water column.
- Enter the water vapor content of the exhaust stream measured in pounds of water per pound of dry air.
- Enter the fan motor requirements in horsepower and the fan capacity in acfm.

F. Particulate Distribution (By Weight)

- Enter the particle size distribution as determined through laboratory analysis in units of microns (micrometers).

G. Filter Characteristics

- Filtering velocity in units of acfm of air stream flow divided by the total surface area of the filtering media in square feet (ft^2). The filtering velocity can also be expressed in units of feet per minute (fpm).
- Enter the bag diameter expressed in units of inches.
- Enter the length of the filter bags in units of feet.
- Enter the quantity of bags used in the filtering of the air stream.

H. Bag Rows

- Enter the pattern or arrangement of the baghouse bag filter rows. Indicate the arrangement of the baghouse bag filter rows. Select staggered or straight.

I. Walkways

- Enter "YES" if there will be space available between the rows of bag filters to provide access for inspection and maintenance. Otherwise, enter "NO."

J. Material

- Identify the filtering media and include any additional coating or treatment of the baghouse material.

K. Cleaning

- Explain the method of bag filter cleaning. Typically, there are mechanical shakers or reverse pulse air jets.

L. Cost

- Identify the capital cost of installation of the baghouse. This includes all engineering design costs and construction costs associated with the establishment of the control device.
- Estimate the annual operating expenses for the baghouse, including utility expense and replacement bag costs.

Note: The Texas Commission on Environmental Quality standard conditions are 68° F and 14.7 PSIA (Title 30 Texas Administrative Code § 101.1).

Texas Commission on Environmental Quality
Table 11
Fabric Filters

Tables, checklists, and guidance documents pertaining to air quality permits are available from the Texas Commission on Environmental Quality (TCEQ) Air Permits Division (APD) website at www.tceq.texas.gov/permitting/air.

A. Emission Point Number (EPN) and Emission Point Name	
EPN: 8	Emission Point Name:
B. Manufacturer and Model Numbers (No.)	
Manufacturer No.:	Model No.: VH-245JP

C Name of Source(s) or Equipment Being Controlled		
Name	**EPN**	**FIN**
Temporary Concrete Batch Plant		

D. Type of Particulate Controlled		
cement	sand	stone & dust

E. Gas Stream Characteristics				
Design Maximum	**Average Expected Flow Rate (acfm)**	**Gas Stream Temperature (°F)**	**Particulate Grain Loading (grain/scf)**	
6500	6350	ambient	Inlet: 5	Outlet: .01
Pressure Drop (inches of H_2O	**Water Vapor Content of Effluent Stream (lb water/lb dry air)**		**Fan Requirements**	
4.55			hp: 15	ft^3/min.: 6500

F. Particulate Distribution (By Weight)		
Micron Range	**Inlet %**	**Outlet %**
0.0-0.5		
0.5-1.0	99.9	99.9
1.0-5.0	100	100
5-10	99.98	99.98
10-20		
over 20		

G. Filter Characteristics			
Filtering Velocity ($acfm/ft^2$ of Cloth)	**Bag Diameter (inches)**	**Bag Length (feet)**	**Total Number of Bags**
6/1	6"	7'	99

Texas Commission on Environmental Quality
Table 11
Fabric Filters

H. Bag Rows	
Indicate the arrangement of the baghouse bag filter rows.	☐ Staggered ☒ Straight
I. Walkways	
Will walkways be provided between banks of bags?	☐ YES ☒ NO
J. Filtering Material	
Identify the filtering media: polyester	
Any additional coating or treatment of the baghouse material:	
K. Cleaning of the Filter(s)	
Describe Bag Cleaning Method and Cycle: In-Truss Jet Pulse Dust Collector - "each row of filter bags is equipped	
with a solid state sequential timer that energizes a solenoid pilot valve, thus triggering the momentary pulse of	
compressed air through a blow pipe and down into a row of filter bags." In short: High frequency vibrator cleaner.	
L. Cost	
Capital Installed Cost: $45,000	
Annual Operating Cost: $500	

Note: Attach the details regarding the principle of operation and an assembly drawing (front and top view) of the abatement device drawn to scale clearly showing the design, size and shape.
If the device has bypasses, safety valves, etc., include in the drawing and specify when such bypasses are to be used and under what conditions.

Process Flow Description

Aggregate is stored in divided stockpiles. A front end loader delivers aggregate from the stockpiles to an aggregate hopper, and a radial arm conveyor delivers aggregate to an overhead, multi-compartment bin. Appropriate aggregate from these compartments is dropped into the aggregate batcher and onto a conveyor that feeds the weigh batcher.

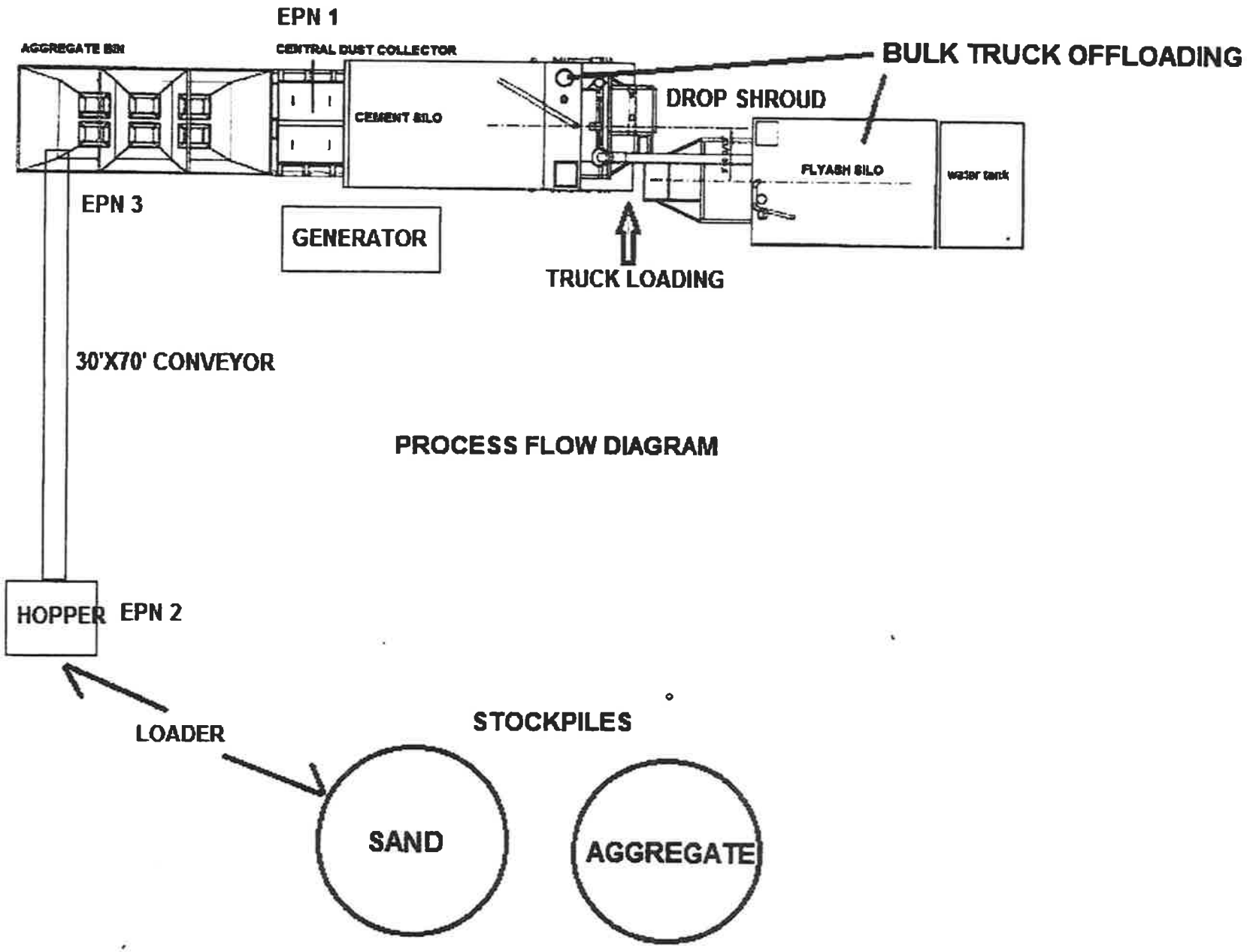
Cement and flyash are delivered by bulk transport and offloaded via a closed pneumatic system to the silos.

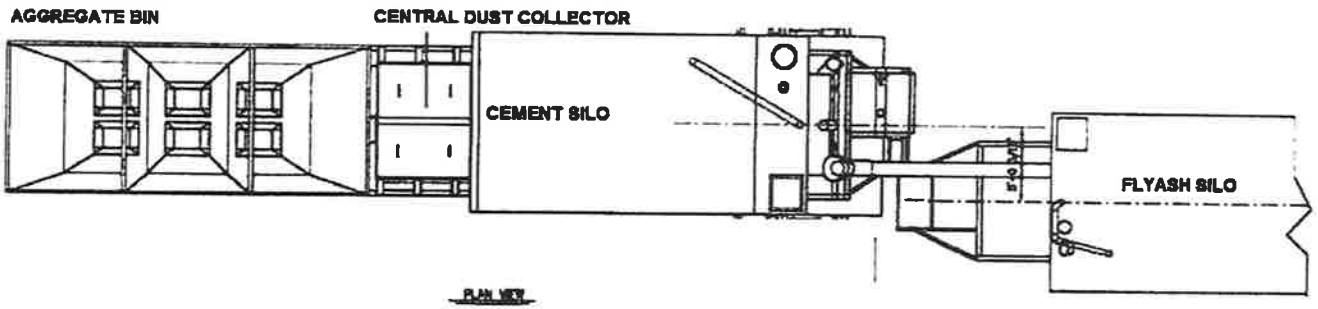
Cement and flyash are fed directly into the weigh batcher with the aggregate. The mixture then drops into the rotary mix truck via a truck drop shroud.

The cement and flyash silos, weigh batcher, and truck drop shroud are ducted to the central dust collector.

Aggregate is washed prior to delivery to the site. Aggregate stockpiles are watered to prevent wind erosion, and to prevent dust during batching process.

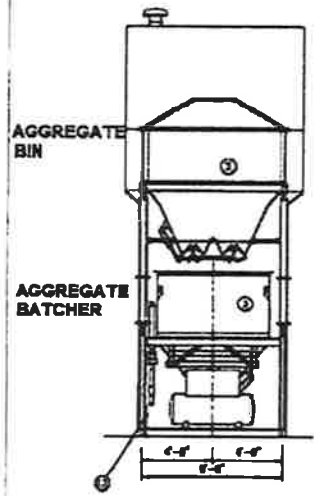
Roads and on site travel routes are watered for dust control.

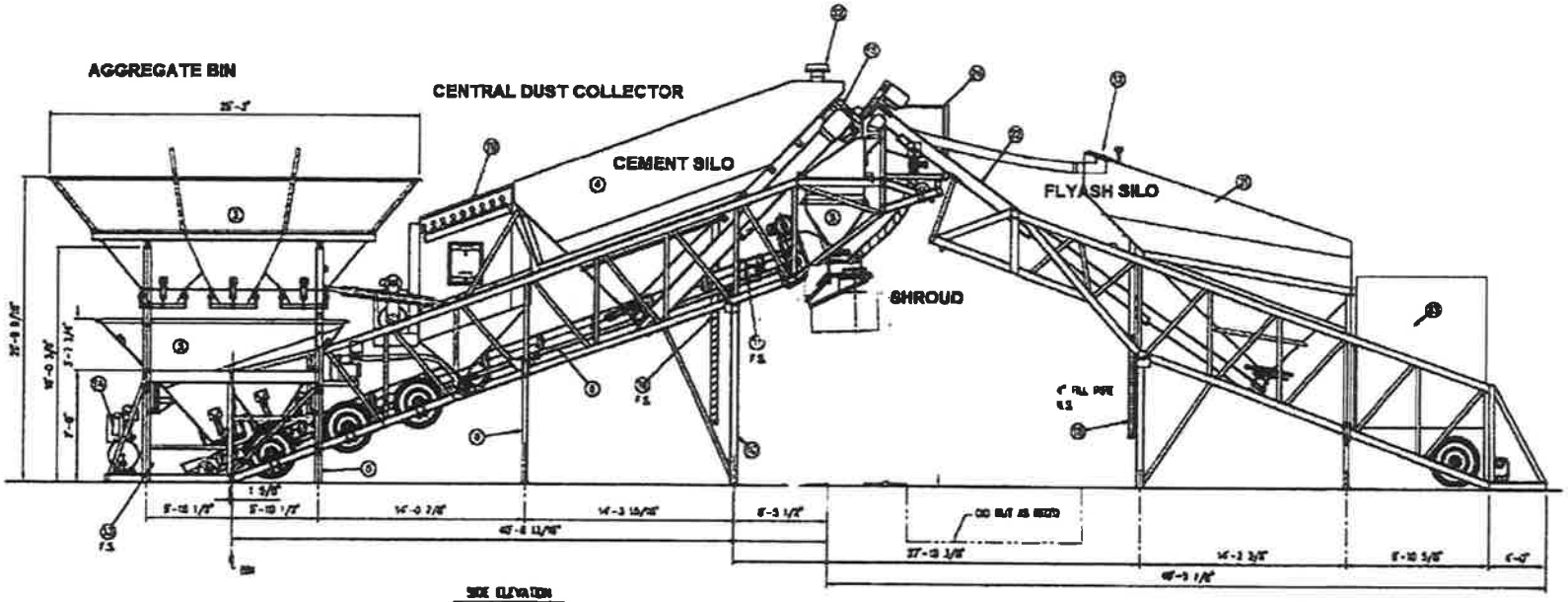

EPN 1
AGGREGATE BIN
CENTRAL DUST COLLECTOR
BULK TRUCK OFFLOADING
DROP SHROUD
CEMENT SILO
FLYASH SILO
water tank
EPN 3
GENERATOR
TRUCK LOADING
30'X70' CONVEYOR
PROCESS FLOW DIAGRAM
HOPPER
EPN 2
LOADER
STOCKPILES
SAND
AGGREGATE



BILL OF MATERIALS

ITEM	QTY	DESCRIPTION	MT.	REMARKS
1	1	KT VALVES ASSEMBLY		
2	1	AGGREGATE BIN 60 TON 3-COMP		
3	1	AGGREGATE WEIGH BATCHER, 72 CU YD		
4	1	CEMENT SILO 400 BBL. W/ HIGH LEVEL INDICATOR		
5	1	CEMENT WEIGH BATCHER 10 CU. YD. 170 CU FT		
		W/ 1 1/4" VIBRATOR		
6	1	INTRUDER CONVEYOR 36" W/ 40 HP DRIVE		
7	1	36" DISCHARGE HOOD		
8	2	STUB LEG		
9	1	TELESCOPIC LEG ASSY		
10	1	SWING LEG ASSY		
11	1	5 HP AERATION BLOWER		
12	1	10MB POP OFF RELIEF VALVE		
13	1	2" SHOCKS WATER METER		
14	1	15 HP COMPRESSOR W/ 120 GAL TANK		
15	1	4" FILL PIPES		
16	1	4" FILL PIPES		
17	2	15 TO O-HEAD LEGS		
18	1	10" CEMENT FEEDER W/ 15 HP DRIVES		
19	1	INTRUDER 1000 "JET PULSE" DUST COLLECTOR		
20	1	10 YD. HORIZONTAL MIXER		
21	1	300 BBL HCA		
22	1	12" x 22' FLYASH FEEDER		
23	1	8000 GALLON WATER TANK		
24	1	WATER HOLDING TANK		





THE VINCE HAGAN COMPANY
DALLAS, TEXAS

OWNER: PIONEER CONCRETE

PLANT GENERAL ARRANGEMENT

REV.	BY	DATE	DESCRIPTION

DATE	SCALE	DRAWING NO.
3/12/10	VF-1-4	0100510

ORDINANCE NUMBER 769-24

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR A TEMPORARY BATCH PLANT LOCATED ON THE NORTH SIDE OF FM 407 AND TIMBERBROOK PARKWAY HAVING THE LEGAL DESCRIPTION AS A0439 A M. GARNETT, TR 6A, 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 legally described as A0439 A M. GARNETT, TR 6A Justin, Denton County, TX, requested a Specific Use Permit for a Temporary Batch Plant; 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 SUP for a Temporary Batch Plant is approved and made a part of this ordinance.

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

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

Section 2. That the Zoning Ordinance of Justin, Texas, regulating property legally described as A0439 A M. GARNETT, TR 6A Justin, Denton County, Texas, is amended to establish a Specific Use Permit as further described.

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 JANUARY , 2024.

PASSED ON SECOND READING BY THE CITY COUNCIL ON THE 8th DAY OF FEBRUARY, 2024.

_____
James Clark, Mayor

ATTEST:

_____
Brittany Andrews, City Secretary

Approved as to form:

_____
City Attorney

City Council Coversheet
January 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 12. (WORKSHOP)

Title: Discussion regarding the benchmark city compensation analysis.

Department: Human Resources

Contact: Jarrod Greenwood, City Manager, Janet Holden, Human Resources Generalist

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Recommendation:

To Identify other municipalities within a 50-mile radius of the City of Justin, including growing municipalities and cities that we have either lost employees to or have hired employees from. This will allow an internal review of compensation using municipalities instead of the private sector. It is recommended that a compensation study be conducted every two years to ensure that compensation is provided to the City employees at market level. This is for discussion only and there is no budget action being requested.

Background:

A compensation study was completed in the summer of 2022. This study included both public and private sector compensation and job comparisons and set minimum salaries as the target for all employees.

City Attorney Review: No

Attachments:

None

City Council Coversheet
January 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 13. (WORKSHOP)

Title: Discussion regarding the Gaston House timeline update.

Department: Development

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Discuss accordingly.

Background:

The City Council approved a Developers Agreement with The Preserve on April 26, 2021. As per this agreement, the City was slated to acquire the Gaston House Property, activating an 18-month "Shot Clock" from the moment the deed exchanged hands to the City. The deed transfer occurred on March 17, 2023. Consequently, the City Council's deadline to keep the property would be September 17, 2024.Staff collaborated with several Gaston Committee members to present a timeline to the City Council, outlining the necessary steps and inviting discussion or directives regarding the project's future progression.

Staff provided a timeline to City Council on December 14, 2023. The direction from Council was to provide an option to expedite the timeline.

City Attorney Review: No

Attachments:

1. Gaston Timeline- expedited

Gaston House Timeline

Date	Milestone Title	Description or Activity
12/14/2023	Kick-off/Timeline	The tenative timeline will be presented to City Council on December 14th for discussion and/or direction.
3/19/2024	SUP and Financial Assessment	Application forwarded to the Planning and Zoning Commission on March 19th and City Council for approval of the site plan/SUP on March 28th and April 11th, total costs for bringing the site and structure into compliance will be presented as well.
4/11/2024	Resolution	A resolution accepting the property in accordance with the Developers Agreement.

City Council Coversheet
January 25, 2024
415 N. COLLEGE AVE.

Agenda Item: 15. (POSSIBLE ACTION ITEMS)

Title: Consider and act upon Resolution 644-24 approving a lease-purchase agreement to finance police department computers and related computer equipment.

Department: Police

Contact: Brian Frieda, Police Chief

Recommendation:

Approve item as presented.

Background:

Background information regarding the purchasing of replacement of in-car computers and related computer equipment. The police department began purchasing computers around 2017 and have periodically tried to replace computer's while making use of traditional antiquated computer stands that required manual plugging in of different components thereby wearing out all of the ports. Some of the computers have had to undergo procedures of placing small nuts, washers, and bolts from the hardware store to keep them operational. Several of the "newer" computers have experienced broken handles and minor damage to the units themselves.

As we are moving forward with newer technology, such as Denton County's Mark 43 RMS platform and the Axon fleet and body camera system, the current computers are not performing as advertised. The majority of agencies are making use of Military Spec. computers with the driver's license readers and GPS built into the computers, then along with the proper and manufactured recommended computer docking stations that allows the computer to docked into its pin system thereby not wearing out or breaking the ports of the computer. The average lifespan of a lot of our electronics has been stated to me in the past to be approximately three to five years and we have gone past this.

City Attorney Review: No

Attachments:

1. Resolution 644-24 GovCap PD Computers and related
2. PD Item 13 backup doc

RESOLUTION 644-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS APPROVING A LEASE PURCHASE AGREEMENT FOR THE PURPOSE OF FINANCING POLICE DEPARTMENT COMPUTER'S AND RELATED COMPUTER EQUIPMENT.

WHEREAS, the City of Justin desires to enter into that certain Lease-Purchase Agreement by and between City of Justin and Government Capital Corporation, for the purpose of financing ***"Police Department Computer's and related Computer Equipment".*** The City desires to designate this Agreement as a "qualified tax-exempt obligation" of the City for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended. The City desires to designate the City Manager as an authorized signer of the Agreement.

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

Section 1. That the City of Justin enters into a Lease Purchase Agreement with Government Capital Corporation for the purpose of financing ***"Police Department Computer's and related Computer Equipment".***

Section 2. That the Lease Purchase Agreement by and between the City of Justin and Government Capital Corporation is designated by the City as a "qualified tax-exempt obligation" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

Section 3. That the City of Justin designates the City Manager as an authorized signer of the Lease Purchase Agreement by and between the City and Government Capital Corporation.

PASSED AND APPROVED by the City Council of the City of Justin on the _____th day of _____ 2024.

ATTEST :

_____
James Clark, Mayor

_____
Brittany Andrews, City Secretary

APPROVED AS TO FORM:

_____
Matthew Boyle, City Attorney

Peacemaker Technologies

1308 Common St #205
New Braunfels, TX 78130 US
(866) 222-6660
Orders@peacemakertech.com

PEACE MAKER TECHNOLOGIES

Estimate

ADDRESS
Justin Police Department
415 N College Ave.
Justin, Texas 76247
United States

SHIP TO
Justin Police Department
415 N College Ave.
Justin, Texas 76247
United States

ESTIMATE	2738
DATE	01/18/2024
EXPIRATION DATE	04/15/2024

SALES REPRESENTATIVE
Shane Rapp

SKU	DESCRIPTION	QTY	AMOUNT
	SUBSCRIPTION		
HSA-C-E320XV-Y4	E320XV - Package "C" - (4) Annual Payments	4	7,700.00
HSA-D-E320XV-Y4	E320XV - Package "D" - (4) Annual Payments	14	24,850.00
	LAPTOP		
LT330D5-X-5AP1	13.3" Rugged Laptop, 12th Gen. i5 processor, 16GB RAM, Removable 512 SSD, Capacitive Touch LCD, Front Facing Camera, TPM 2.0, Integrated GPS, Integrated 2D Reader.	18	0.00
	LAPTOP ACCESSORIES		
VM330	Vehicle Dock	18	0.00
DS220	Vehicle Dock Port Replicator for 320XV	18	0.00
DT1963-3654	11-16V DC Adapter 90W/ Bare Wire input by Lind	18	0.00
	POWER / TIMER / WIRING		
VPDU-4720	Vehicle Power Distribution Unit	18	0.00
MMIK-10	Wiring Kit w/ Weather Pack Connection	18	0.00
PM-IGN-16-FUSE	Ignition Wiring Kit w/ Fuse	18	0.00
	CONNECTIVITY		
MAX-BR1-MINI-LTEA-US-T-PRM	MAX-BR1-MINI-CAT 7 (HW3)	4	0.00
R2WAG55WW10SSSRR	(1) GPS + (2) 5G/4G/LTE + (2) Dual WiFi - 10' Cables - No Drill	4	0.00
	MOUNTING		
CM-SDMT-SL-LED	Side Console Mount with Slide Arm	14	0.00

CM-F15-SL-LED	Ford F150 (2015+ Aluminum Body) Seat Mount w/ Slide Arm	2	0.00
CM-PSDR-SL-LED	Dodge Durango - Seat Mount w/ Slide Arm	2	0.00
	WARRANTIES		
LT-NF-W-Y3	(4) Year - No Fault / Accidental Damage Warranty	18	0.00
DOCK-NF-W-Y3	(4) Year - No Fault / Accidental Damage Warranty	18	0.00
	INSTALLATION / SUPPLIES		
PM-OS-VEH-INST	On-Site Vehicle Installation	18	0.00
PM-INST-SHOP	High Temp Split Loom, Split Loom, Terminal Connectors, Wire, Bolts, Nuts, Screws	18	0.00

Hardware-as-a-subscription - (48) Month Subscription - Refresh with Contract Renewal - (4) Annual Payments of $32,550.00 - Total Contract $130,200.00

(4) Administrative Staff Package C
(14) Partol Staff Package D

I, hereby agree to purchase All equipment and services set forth in this estimate. I understand that this estimate represents ALL equipment and services being procured under this estimate and includes any and all commitments verbal or written. I understand that it is my responsibility to insure that the equipment and services contemplated in this estimate are complete and accurate. I understand additional charges will apply if additional equipment or services are added after acceptance of this estimate.

Additional Agreements Apply for Hardware-as-a-Subscription Orders.

PLEASE SIGN AND RETURN TO:

ORDERS@PEACEMAKERTECH.COM

SUBTOTAL	32,550.00
TAX	0.00
TOTAL	**$32,550.00**

Accepted By

Accepted Date