

Ryan Stevens, Place 1
Tomas Mendoza, Place 2
Steven Teschke, Place 3



James Castle, Place 4
Daniel Dennis, Place 5
Shelby St. Claire, Mayor Pro Tem, Place 6

James Clark, Mayor
CITY OF JUSTIN
CITY COUNCIL AGENDA
MAY 28, 2026
415 N. COLLEGE AVE.
4:30 PM

A) CALL TO ORDER

Convene into Session:
Invocation

B) 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.

1. Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
 - Justin Ranch Developers Agreement
 - Magnolia Ridge
 - Potential violations of Section II. A. “Retail Water Service” of the March 14, 2024, interlocal agreement by and between the City of Justin and the Town of Northlake allocating extraterritorial jurisdiction and retail water and sewer service areas.
2. Under Section 551.087 the City Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the City of Justin has received from a business prospect that the City seeks to have located, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.
 - Project Love Boat
 - Justin Industrial Business Park
 - Project Five & Dime
 - Dreamcomplex
3. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property related to the following:
 - Justin Town Square
 - BKV Gas Lease
 - Property located north of 1st Street, west of FM 156, south of 8th Street, east of Leuty

Ave.

- New Fairview water service

4. Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. (City Manager Evaluation)

C) CALL TO ORDER - REGULAR SESSION 5:30 P.M.

1. Convene into Regular Session:
Pledge of Allegiance

D) TAKE ACTION AS A RESULT OF CLOSED SESSION

E) UPCOMING MEETINGS AND EVENT(S)

1.
 - June 1, 2026, Municipal Court at 2:00 p.m.
 - June 9, 2026, Parks and Recreation Board meeting at 6:00 p.m.
 - June 10 - 11, 2026, City Council Governance Training
 - June 16, 2026, Planning & Zoning Commission at 6:30 p.m.
 - Justin Fun Day recap

F) WORKSHOP ITEM(S) & REPORTS

1. Discuss Waste Management
2. Receive a Biannual Update from the Library Board
3. Receive a Sales Tax Audit Report
4. Receive a Report on JRec Season Wrap Up
5. Receive an update on the Gaston House
6. Discussion regarding City Council meeting dates
7. Discussion regarding appointments to Upper Trinity Regional Water Board of Directors.

G) PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens with the opportunity to speak, the mayor may impose a three-minute time limitation for each citizen to speak with a seasonal limitation on speakers on one topic or item with a maximum of fifteen total minutes on the same topic. The Texas Open Meetings Act prohibits the City Council from discussing issues which the public have not been given a three (3) business day notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

H) CONSENT AGENDA

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

1. Consider approving City Council minutes dated May 12, 2026, and May 14, 2026; and take appropriate action.
2. Consider adopting Ordinance 854-26, second and final reading, authorizing open containers within certain boundaries of the Old Town District; and take appropriate action.
3. Consider adopting Ordinance 846-26, second and final reading, creating a Film Friendly City; and take appropriate action.
4. Consider approving Resolution 829-26 authorizing the City Manager to execute a Generator Maintenance Agreement with Waukesha-Pearce Industries, LLC for preventative maintenance and repair services for City-owned generator equipment; and take appropriate action.
5. Consider adopting Ordinance 857-26, first reading, for the Type A Economic Development Corporation and Type B Community Development Corporation budgets for Fiscal Year 2025-2026; and take appropriate action.
6. Consider approving Resolution 840-26 Approving (I) the Resolution of the Board of Directors of the Justin Economic Development Corporation and Justin Community Development Corporation regarding a Loan of the Corporation to Finance a Project; (II) a Sales Tax Remittance Agreement Between the City and the Corporation; and (III) Resolving other Matters Incident and Related to the Loan; and take appropriate action.

I) ITEMS PULLED FROM CONSENT AGENDA

J) PUBLIC HEARING

1. Conduct a Public Hearing to consider approving Resolution 839-26 for a proposed Replat with a variance to the lot standards; legally proposed as Lots 2R and 3R Block A Roberson Addition and Lots 1 and 2, Block 5 Hardeman Ranch Estates; and take appropriate action.

K) ACTION ITEMS

1. Consider adopting Ordinance No. 852-26, on first reading, adopting the 2024 International Building Codes, the 2023 National Electrical Code, related local amendments, and repealing conflicting ordinances; and take appropriate action.

L) FUTURE AGENDA ITEMS

M) 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 5/21/26 at 1:30 p.m., in compliance with the Texas Open Meetings Act.

Ingrid Rex

Ingrid Rex, TRMC, City Secretary



City Council Coversheet
May 28, 2026
415 N. COLLEGE AVE.

Agenda Item: 2. (WORKSHOP ITEM(S) & REPORTS)

Title: Receive a Biannual Update from the Library Board

Department: Administration

Contact:

Recommendation:

No action, update only.

Background:

The Library Board will provide a biannual update to the City Council.

City Attorney Review: No

Attachments:

1. Library Board Commissions 05-28-2026



JUSTIN
— 1887 —

**Boards &
Commission
Library Board
Biannual Update**

Library Board Members

- Members
- Place 1: Fran Plisga, Vice Chair
- Place 2: Jenette Mears-ETJ, Member
- Place 3: Johanna Belwood, Member
- Place 4: Briana Cory-Secretary
- Place 5: Kayce Strader-ETJ, Chair
- Place 6: Wendy Canales, Member
- Place 7: Heather Beatty, Member
- Place 8: Christina Vasquez(Alt)

3/13/2025

Mission/Purpose:

The City of Justin Library Advisory Board is to ensure the library is operating well and meets the needs of the community. The board serves as an advocate of the library to work for improvement of the library services offered to the community.

The Library Board has held:

Meetings:

(6) meetings over the past year including

Attendance:

95% attendance

The library board has no vacancy.

Key Projects:



JUSTIN
— 1887 —

1. Improving the Long-Range Plan-Signage
2. Monitoring the Library Policies
3. Increasing Community Engagement

3/13/2025

Mission Statement:

To strengthen our community by nurturing a love of learning, reading, and creative pursuits.

Vision Statement:

A growing multigenerational community of readers, creators and lifelong learners connected inside and outside the walls of our library

Online Digital Library Card started April 1, 2026(Texas)

- May 1, 2025-March 31, 2026
- Circulations: 15119
- New Patrons: 349
- Visits: 11748
- Computer Usage: 822
- Consortium Loans: 1315
- Programs:
- Summer Reading Participants: 428
 - 79 Adults
 - 32 Teens
 - 191 Readers
 - 126 Listereners

Pictures

Questions!



City Council Coversheet
May 28, 2026
415 N. COLLEGE AVE.

Agenda Item: 4. (WORKSHOP ITEM(S) & REPORTS)

Title: Receive a Report on JRec Season Wrap Up

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Discuss accordingly.

Background:

Receive a presentation from Kemper Sports related to the JRec program.

City Attorney Review: No

Attachments:

None



City Council Coversheet
May 28, 2026
415 N. COLLEGE AVE.

Agenda Item: 5. (WORKSHOP ITEM(S) & REPORTS)

Title: Receive an update on the Gaston House

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Discuss Accordingly.

Background:

Received an update from the Justin Heritage Foundation related to the Gaston House.

City Attorney Review: No

Attachments:

None



City Council Coversheet
May 28, 2026
415 N. COLLEGE AVE.

Agenda Item: 6. (WORKSHOP ITEM(S) & REPORTS)

Title: Discussion regarding City Council meeting dates

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Discussion item only

Background:

This item was requested by Mayor Clark.

City Attorney Review: No

Attachments:

None



City Council Coversheet
May 28, 2026
415 N. COLLEGE AVE.

Agenda Item: 7. (WORKSHOP ITEM(S) & REPORTS)

Title: Discussion regarding appointments to Upper Trinity Regional Water Board of Directors.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Discussion item only.

Background:

This item has been placed on the agenda by request of Mayor Clark.

City Attorney Review: No

Attachments:

None



City Council Coversheet
May 28, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (CONSENT AGENDA)

Title: Consider approving City Council minutes dated May 12, 2026, and May 14, 2026; and take appropriate action.

Department: Administration

Contact: Ingrid Rex, City Secretary

Recommendation:

City Staff recommends the City Council approve minutes.

Background:

The City Council shall review and approve minutes, which shall be kept on file in the City Secretary's Office for permanent retention.

City Attorney Review: No

Attachments:

1. Draft CCM 5.12.26 Canvass
2. Draft CC Agenda 5.14.26_Minutes_Preview (1)

Ryan Stevens, Place 1
Tomas Mendoza, Place 2
Steven Teschke, Place 3



James Castle, Place 4
Daniel Dennis, Place 5
Shelby St. Claire, Mayor Pro Tem, Place 6

James Clark, Mayor

MINUTES

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

Justin City Council Regular Session Meeting - May 12, 2026

A) CALL TO ORDER

Convene into Session:

Present: Mayor James Clark, Mayor Pro Tem Shelby St. Claire, Council Member Ryan Stevens, Council Member Daniel Dennis

City Staff: City Manager Jarrod Greenwood, City Secretary Amy Piukana

With a quorum of members present, Mayor Clark called the meeting to order at 10:01 a.m. at Justin City Hall, located at 415 N. College Avenue, Justin, Texas 76247.

B) ACTION ITEM(S)

1. Consider adopting Ordinance 853-26 canvassing the results of the May 2, 2026, General Election for the purpose of electing candidates to the office of Mayor and City Council; and take appropriate action.

Mayor Clark read the official canvass results.

Mayor Pro Tem St. Claire made a motion to adopt Ordinance 853-26, as presented. Motion seconded by Council Member Stevens. Motion approved unanimously.

C) ADJOURN

There being no further business, Mayor Clark adjourned the meeting at 10:02 a.m.

Amy Piukana
Amy Piukana, TRMC, City Secretary

Seal:

Ryan Stevens, Place 1
Tomas Mendoza, Place 2
Steven Teschke, Place 3



James Castle, Place 4
Daniel Dennis, Place 5
Shelby St. Claire, Mayor Pro Tem, Place 6

James Clark, Mayor

MINUTES

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

Justin City Council Regular Session Meeting - May 14, 2026

A) CALL TO ORDER - 4:30 P.M.

Convene into Session:
Invocation

Present: Mayor James Clark, Mayor Pro Tem Shelby St. Claire, Council Member Ryan Stevens (*Absent*), Council Member Steven Teschke, Council Member Tomas Mendoza, Council Member James Castle, Council Member Daniel Dennis

City Staff: City Manager Jarrod Greenwood, City Secretary Amy Piukana, Ingrid Rex, and Assistant City Manager Abbey Reece

With a quorum of members present, Mayor Clark called the meeting to order at 4:30 p.m. at Justin City Hall, located at 415 N. College Avenue, Justin, Texas 76247.

Mayor Clark provided the invocation.

B) 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.

The City Attorney Matthew Boyle announced closed session items. Mayor Clark recessed into closed executive session at 4:32 p.m.

1. Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
 - Justin Ranch Developers Agreement
 - Magnolia Ridge
2. Under Section 551.087 the City Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the City of Justin has received from a business prospect that the City seeks to have located, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.

- Discuss Project Tricycle
- Justin Industrial Business Park
- Project Five & Dime
- Project Tupperware

3. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property related to the following:

- Justin Town Square
- BKV Gas Lease
- Property located north of 1st Street, west of FM 156, south of 8th Street, east of Leuty Ave.
- New Fairview water service

4. Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. (City Manager Evaluation)

C) CALL TO ORDER - REGULAR SESSION 5:00 P.M.

Convene into Regular Session:

Pledge of Allegiance

With a quorum of members present, Mayor Clark called the regular meeting to order at 5:30 p.m. The Pledge of Allegiance and Pledge to the Texas Flag were provided.

D) TAKE ANY ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION ITEM(S)

Mayor Pro Tem St. Claire made a motion to approve Resolution 834-26 and Resolution 836-26. Motion seconded by Councilman Teschke. Motion approved unanimously.

E) UPCOMING MEETINGS AND EVENT(S)

Director of Communications Amy Borders provided announcements of upcoming meetings and events.

1.
 - May 19, 2026, Library Board meeting at 4:30 p.m.
 - May 19, 2026, Planning & Zoning Commission meeting at 6:30 p.m.
 - May 21, 2026, Economic/Community Development Corporation meeting at 5:30 p.m.
 - May 21, 2026, Peterson Park Grand Opening Event at 6 p.m.
 - May 25, 2026, Memorial Day Holiday/City Offices are closed
 - May 28, 2026, City Council meeting at 4:30 p.m.

F) REPORT(S)

1. Business Spotlight

Josh and Juliana Champlin recently introduced the City Council to Santini's Sweets and Gelato, their new shop now open in Justin. The Champlins shared their vision of bringing handcrafted desserts and authentic gelato to the community, creating a welcoming space for families and visitors.

G) PROCLAMATION(S)

1. Presentation of a Proclamation declaring May 11-16, 2026, as National Police Week in the City of Justin

Mayor Clark presented a proclamation declaring May 11-16, 2026, as National Police Week.

2. Presentation of a Proclamation declaring May 17-23, 2026, as Public Works Week in the City of Justin

Mayor Clark presented a proclamation declaring May 17-23, 2026, as Public Works Week.

H) PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens with the opportunity to speak, the mayor may impose a three-minute time limitation for each citizen to speak with a seasonal limitation on speakers on one topic or item with a maximum of fifteen total minutes on the same topic. The Texas Open Meetings Act prohibits the City Council from discussing issues which the public have not been given a seventy-two (72) business days notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

There were no public comments provided.

I) CONSENT AGENDA

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

A motion was made by Councilman Castle to approve Consent Items I.1 through I.7, as presented. Motion seconded by Mayor Pro Tem St. Claire. Motion approved unanimously.

1. Consider approving City Council minutes from April 9, 2026; and take appropriate action.
2. Consider approving Resolution 830-26 amending the Personnel Manual; and take appropriate action.
3. Consider approving Resolution 831-26 authorizing the City Manager or designee to negotiate and enter into a contract with Opportunity Strategies for Economic Development Strategic Planning; and take appropriate action.
4. Consider adopting Ordinance 854-26, first reading, authorizing open containers within certain boundaries of the Old Town District; and take appropriate action.
5. Consider approving Resolution 832-26 authorizing J-Rec Sponsorship agreement with the Economic Development Corporation and Community Development Corporation; and take

appropriate action.

6. Consider approving Resolution 833-26 appointing members to the Planning and Zoning Commission; and take appropriate action.
7. Consider approving Resolution 835-26 authorizing the City Manager to execute an Agreement with Advanced Selections, LLC for a Regional Deployment & Integrity Study; and take appropriate action

J) ITEMS PULLED FROM CONSENT AGENDA

There were no items pulled

K) FUTURE AGENDA ITEMS

1. Consider a request by Mayor Pro Tem St. Claire for a future agenda item.

Mayor Pro Tem St. Claire provided an overview of his requested item to create a Citizens Academy.

After discussion, the consensus of the City Council was to approve adding this item to a future agenda for the October 8, 2026, meeting.

Mayor Clark requested a discussion of moving the City Council meeting dates. The consensus of the City Council was to add this item to the May 28 City Council meeting.

L) CEREMONIAL ACTION ITEM(S)

1. Provide Oath of Office and Certificate of Election for Newly Elected City Council Members.

The City Secretary Amy Piukana provided the Oath of Office to newly elected City Council members.

2. Consider and take action to appoint a Mayor Pro Tem

A motion was made by Councilman Dennis to reappoint Councilman St. Claire as Mayor Pro Tem. Motion seconded by Councilman Teschke. Motion approved unanimously.

M) ADJOURN

Mayor Clark adjourned the meeting at 5:55 p.m.

Amy Piukana

Amy Piukana, TRMC, City Secretary

Seal:



City Council Coversheet
May 28, 2026
415 N. COLLEGE AVE.

Agenda Item: 2. (CONSENT AGENDA)

Title: Consider adopting Ordinance 854-26, second and final reading, authorizing open containers within certain boundaries of the Old Town District; and take appropriate action.

Department: Administration

Contact: Brian Frieda, Police Chief

Recommendation:

City Staff recommends the City Council adopt Ordinance 854-26, as presented.

Background:

This item was placed on the agenda by Councilman Castle. The City Council directed City Staff to draft an Ordinance authorizing open containers with certain boundaries within the Old Town. The proposed Ordinance covers the area and a location map has been included for City Council review.

City Attorney Review:

Attachments:

1. J Ord 6-24 Alcohol Zones v1
2. Ex A OpenAlcoholExhibit 2026.03.19

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF JUSTIN CITY COUNCIL AMENDING CHAPTER 6, ALCOHOLIC BEVERAGES, OF THE CITY OF JUSTIN CODE OF ORDINANCES, BY AMENDING AND REPLACING SECTION 6-24 IN ITS ENTIRETY; PROVIDING A PENALTY; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- WHEREAS, the City of Justin, Texas, is a home-rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and
- WHEREAS, the City of Justin wishes to foster and promote economic development and to invigorate its downtown; and
- WHEREAS, the City Council is authorized to adopt ordinances to protect the health, safety, and welfare of its citizens; and
- WHEREAS, the City Council has determined that it is a necessity to regulate activities as provided for herein to safeguard the public; and
- WHEREAS, the City Council 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 purposes of this Ordinance include protecting and promoting the public health, safety, and general welfare of the citizens of the City of Justin.

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

SECTION 1: That the above and foregoing are hereby found to be true and are incorporated herein by reference as if set forth herein.

SECTION 2: That Section 6-24 of the Justin Code of Ordinances is hereby amended in its entirety and replaced to read as set forth herein:

Sec. 6-24. Consumption or possession prohibited; hours of consumption.

- (a) A person commits an offense if he consumes or possesses with intent to consume an alcoholic beverage in a public place, including:
 - (1) A licensed or permitted premises at any time on Sunday between 1:15 a.m. and 12:00 noon or on any other day between 12:15 a.m. and 7:00 a.m.; or
 - (2) Any other public place, except within the area boundaries of the premises of a festival or civic celebration when a temporary license or permit for sale on such premises has been issued to a licensee under the terms of the state alcoholic beverage code, and except for the areas of the City shown and identified in the attached Exhibit A.
 - (3) It shall be legally permissible to possess or consume an alcoholic beverage within the area shown and identified in Exhibit A, subject to compliance with all other applicable laws and regulations.
- (b) A person possesses with intent if he consumes an alcoholic beverage in violation of this section.

SECTION 3: It is hereby declared to be the intention of the Justin City Council of the City of Justin, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Justin City Council of the City of Justin without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 4: This Ordinance shall be cumulative of the Code of the City of Justin, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event this Ordinance shall prevail and conflicting provisions of the Code are hereby repealed.

SECTION 5: Any person who violates or permits the violation of any provision of this section shall be guilty of an offense and shall be punished by a fine not to exceed the maximum allowed by this chapter or State law. Each day in which a violation of this chapter exists shall constitute a separate offense.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS,
on this the ____ day of _____, 2026.

APPROVED:

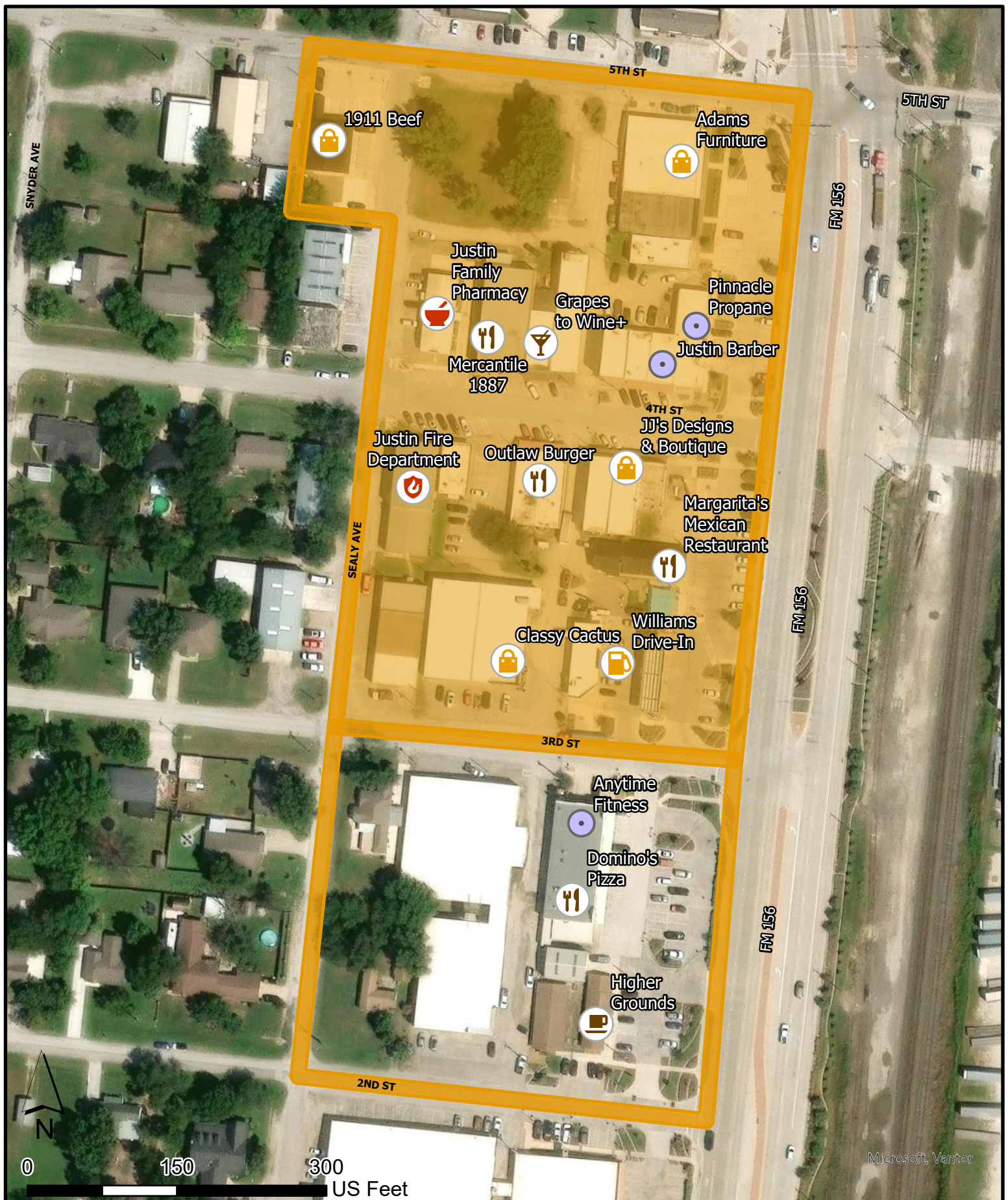
James Clark
Mayor

ATTEST

Amy Piukana
City Secretary

APPROVED AS TO FORM:

City Attorney



Microsoft, Vantor

Legend

- | | | | | |
|--------|-----------|-------|----------|----------------------|
| Bar | Fire Dept | Gas | Pharmacy | Open Alcoholic Lanes |
| Coffee | Food | Other | Retail | Open Alcoholic Area |

Open Alcoholic Beverage Areas City of Justin, TX

Prepared by:
Christopher T. Young
GIS Technician
City of Justin, TX
Date: 3/19/2026



City Council Coversheet
May 28, 2026
415 N. COLLEGE AVE.

Agenda Item: 3. (CONSENT AGENDA)

Title: Consider adopting Ordinance 846-26, second and final reading, creating a Film Friendly City; and take appropriate action.

Department: Administration

Contact: Abbey Reece

Recommendation:

Staff recommends approving Ordinance 846-26, as presented.

Background:

Purpose

The purpose of this item is to consider adoption of a Film Friendly Designation Ordinance for the City of Justin. This ordinance establishes policies and procedures to support film, television, commercial, and digital media productions within the city while ensuring coordination with municipal operations, public safety, and community standards.

Background

Communities across Texas are participating in the Texas Film Commission's Film Friendly Texas Program to attract media production opportunities that generate economic activity, tourism exposure, and positive community visibility.

Adopting a Film Friendly ordinance allows the City of Justin to formally support production companies seeking filming locations and positions the city to pursue official Film Friendly Texas certification.

Benefits to the City

- Promotes Justin as a destination for film and media production
- Encourages economic development and local business engagement
- Provides national and regional exposure for the community
- Establishes clear permitting and coordination processes
- Supports tourism and place branding initiatives

Fiscal Impact

No direct fiscal impact is anticipated. Film productions may generate indirect economic benefits through local spending, lodging, dining, and services.

Recommendation

Staff recommends approval of the Film Friendly Designation Ordinance and authorization to proceed with participation in the Texas Film Commission Film Friendly Texas Program. Acceptance into the program is based on approval of ordinance as presented.

Attachments

- Proposed Film Friendly Ordinance
- Film Permit Guidelines and Application (Draft)

City Attorney Review: Yes

Attachments:

1. Ords 846-26
2. Justin - Film Friendly

**CITY OF JUSTIN, TEXAS
ORDINANCE NO. 846-26**

AN ORDINANCE REGULATING COMMERCIAL FILMING WITHIN THE CITY OF JUSTIN, TEXAS; REQUIRING A FILMING PERMIT; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO ADMINISTER AND ENFORCE FILMING ACTIVITIES; PROVIDING FOR INSURANCE, INDEMNIFICATION, AND COST REIMBURSEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin desires to encourage economic activity while protecting the public health, safety, welfare, and property rights of residents and businesses; and

WHEREAS, commercial filming may involve the use of public property, City resources, and impacts to surrounding neighborhoods;

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

SECTION 1. DEFINITIONS. For purposes of this Ordinance, the following term shall have the meaning set forth below:

“Commercial Filming” means any filming, videotaping, photography, or recording activity conducted for commercial purposes, including but not limited to feature films, television programs, commercials, music videos, streaming, or digital media productions, or similar productions intended for public distribution or profit.

SECTION 2. FILMING PERMIT REQUIRED. No person or entity shall engage in commercial filming within the City of Justin without first obtaining written approval from the City Manager. This requirement applies to filming activities conducted on public or private property within the City when such activities involve the use of public property, City resources, or may reasonably affect public safety, traffic, or neighboring properties.

SECTION 3. AUTHORITY OF CITY MANAGER. The City Manager or designee is authorized to regulate filming locations, schedules, use of public property, traffic control, and operational conditions and may suspend or terminate filming activities when necessary to protect public health, safety, or welfare.

SECTION 4. USE OF CITY PROPERTY AND RESOURCES. Any use of City streets, rights-of-way, parks, facilities, equipment, personnel, or the City name or logo requires authorization.

Applicants shall reimburse the City for all related costs and comply with all conditions imposed by the City.

SECTION 5. APPLICATION REQUIREMENTS. Applicants for a commercial filming permit shall provide information and documentation as required by the City Manager, which may include:

1. Production details, filming locations, dates, and times;
2. Notification to affected property owners or occupants when required by the City;
3. Proof of insurance in a form and amount acceptable to the City;
4. A written agreement to indemnify and hold harmless the City from any claims arising out of filming activities; and
5. Assurance that any damage to public or private property caused by filming activities will be promptly repaired at the applicant's expense.

SECTION 6. ADMINISTRATIVE PROCEDURES. The City Manager or designee may establish administrative procedures and additional reasonable requirements necessary to implement this Ordinance, provided such requirements are consistent with the intent of this Ordinance.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 26th DAY OF MARCH , 2026.

PASSED ON THE SECOND READING BY THE CITY COUNCIL ON THE 28th DAY OF MAY, 2026.

APPROVED:

Mayor, James Clark

ATTEST:

City Secretary, Ingrid Rex

APPROVED AS TO FORM:

City Attorney, Matthew Boyle



Andy Eads
Denton County Judge

March 17, 2026

The Honorable James Clark
415 N. College Ave.
Justin, TX 76247

Mayor Clark,

As Denton County continues to grow as a hub for creative and media industries, I want to highlight the Film Friendly Texas Certified Communities program, administered by the Texas Film Commission. The program provides a framework for cities to support film, television, commercial, and digital media productions while earning recognition that helps attract new projects. I am reaching out to ask for your leadership in helping ensure that all Denton County cities are prepared to take advantage of this opportunity.

The Dallas–Fort Worth region continues to see strong demand for production projects. Recent and ongoing work includes *Landman*, a Paramount+ series filming extensively in Fort Worth; *The Madison*, part of the *Yellowstone* franchise with scenes in Dallas and Fort Worth; *The Chosen*, which continues production at soundstages in Midlothian; and *Frisco King*. These projects bring significant economic impact to the region and highlight the benefits of being a film-ready community.

Achieving Film Friendly Texas Certification helps a city attract productions by demonstrating readiness through adopting filming guidelines and identifying potential filming locations. Certified communities also receive inclusion in the Texas Film Commission's location resources, increasing visibility. More information and certification steps are available on the Texas Film Commission's Film Friendly Texas website.

While this is a statewide program, Denton County municipalities have an opportunity to work together to ensure all cities are prepared to participate. I hope you will join this effort by pursuing certification for your city and encouraging neighboring communities to do the same, helping Denton County present a unified, film-ready region.

Please do not hesitate to contact me if you or your staff would like additional information or assistance connecting with the Texas Film Commission. Thank you for your partnership in making Denton County a stronger, film-ready region.

Sincerely,

Andy Eads
County Judge
Denton County, Texas



City Council Coversheet
May 28, 2026
415 N. COLLEGE AVE.

Agenda Item: 4. (CONSENT AGENDA)

Title: Consider approving Resolution 829-26 authorizing the City Manager to execute a Generator Maintenance Agreement with Waukesha-Pearce Industries, LLC for preventative maintenance and repair services for City-owned generator equipment; and take appropriate action.

Department: Administration

Contact: Hailey Payne, Finance Director

Recommendation:

Staff recommends approval of Resolution 829-26 as presented.

Background:

The City of Justin owns and operates generator equipment that supports critical public facilities and infrastructure during power outages and emergency events. Routine preventative maintenance and inspection services are necessary to ensure the reliability, operational readiness, and safety of these systems.

Waukesha-Pearce Industries, LLC (WPI) has submitted a Planned Maintenance Agreement to provide regularly scheduled preventative maintenance and emergency repair services for the City's generator equipment. The agreement includes scheduled inspections, operational testing, fluid and filter maintenance, transfer switch testing, battery and charging system inspections, and annual oil and filter replacement services.

Under the agreement, WPI technicians will perform regularly scheduled maintenance visits during normal business hours and provide written inspection reports identifying any deficiencies, recommended repairs, or additional service needs. The agreement also includes access to 24-hour emergency service support for generator-related failures or emergency repair needs.

The proposed agreement term is one (1) year with automatic annual renewals unless terminated in writing by either party. Pricing is subject to annual review and adjustment by WPI with prior written notice.

Approval of this agreement will support continuity of operations and emergency preparedness for City facilities by ensuring generators remain operational and properly maintained.

Funding for generator maintenance services will be provided through the appropriate departmental operating and maintenance budgets as approved in the annual budget.

Additional repair work, emergency service calls, replacement parts, or non-routine maintenance identified during inspections may be billed separately at current published service rates.

City Attorney Review: No

Attachments:

1. City of Justin 2026 WPI Planned Maintenance Agreement
2. Res 829-26



*P.O. BOX 35068. 12320 S. MAIN. HOUSTON, TX 77235-5068
713/551-0472. FAX: 713/551-0590*

PLANNED MAINTENANCE AGREEMENT

DATE: May 7, 2026 (Revised)

This Planned Maintenance Agreement ("Agreement") is entered into by **Waukesha-Pearce Industries, LLC** ("WPI") and **CITY OF JUSTIN** for the purpose of performing planned maintenance on equipment listed below. The purpose of this Agreement is to provide the customer with regularly scheduled site maintenance visits by WPI technicians to check the emergency power systems operation. Upon acceptance of this Agreement, WPI will render the services and furnish the products outlined below. The services will be rendered during normal business hours of **7:30 a.m.** and **4:30 p.m.** Monday through Friday, excluding holidays. Refer to Section 8 for the number of regularly scheduled maintenance trips for this Agreement.

1. SERVICES TO BE PERFORMED AND PRODUCTS FURNISHED BY WPI (Unless specified in "Final Notes" section below):
 - a. Visually inspect the site around the equipment.
 - b. Inspect ignition system, and plugs (if applicable)
 - c. Inspect fuel delivery system.
 - d. Inspect fuel tank and day tank. (if applicable)
 - e. Inspect air cleaner element.
 - f. Check block heater operation.
 - g. Inspect cooling system for leaks, verify antifreeze protection to a strength of 50% antifreeze and 50% water.
 - h. Fill antifreeze as needed (as associated with normal evaporation/loss)
 - i. Check oil level top off as needed.
 - j. Grease accessory drives and/or generator as necessary
 - k. Inspect and adjust engine fan belts as necessary.
 - l. Inspect engine exhaust system for leaks or corrosion.
 - m. Inspect starting system including batteries, cables, battery charger, alternator.
 - n. Inspect engine and generator control functions and time delays as applicable.
 - o. Inspect all instruments for proper operation.
 - p. Inspect main alternator.
 - q. Inspect automatic switch(s) for proper operation which includes time delays and exercisers where possible.
 - r. Test run generator and transfer load when allowed by the site contact.
 - s. Record frequency, voltage, oil pressure.
 - t. Change all lube oil and replace oil filter elements - Annually.
 - u. Replace engine fuel filters - Annually, (if applicable)
 - v. Replace coolant filter annually (if applicable)
 - w. Provide a written report after each service detailing any conditions found and advising on any service repairs required or recommended.

2. SERVICES TO BE PERFORMED BY OWNER:

The Owner shall maintain a regular recommended service procedure as listed below and further described in the system's Owner-Operator Manual. These procedures should be followed to ensure minimum maintenance costs and to minimize emergency service. A record of these maintenance procedures should be maintained for reference.

- a. For new Standby Systems only, maintenance should be performed no earlier than (3) three months and no later than (4) four months from the initial service.
- b. Exercise system weekly, manually or automatically
- c. Check for fuel, oil or coolant leaks.
- d. Check lube oil, fuel and coolant level weekly on standby systems and daily on continuous duty systems.
- e. Maintain proper fuel levels for emergency use.
- f. Call WPI at **855-723-1050** if any issues are found during these checks.

The Owner will provide access to the equipment under this Agreement without unnecessary delay. **Any waiting time for access to the equipment could be invoiced at the current published rates. Note: Published Labor Rates are subject to change without prior written notification).**

3. CHARGES FOR SERVICES BY WPI:

- a. The Owner agrees to pay WPI an annual fee list in Section 10 for the above listed services and products provided by WPI.
- b. Required parts not included in the quoted price and referenced in section 1, will be billed to the Owner at the prices current at the time they are used/installed.
- c. Hourly rates, mileage and miscellaneous charges will be billed to the Owner for repairs required during scheduled maintenance trips and for emergency repairs done by WPI, when called to the location by the Owner at the current published rates.
- d. Terms of payment are Net-30 from date of Invoice, subject to WPI's Credit Department approval.

4. 24-HOUR EMERGENCY SERVICE: **855-723-1050**

WPI will provide 24-hour emergency service in addition to regularly scheduled service. Charges for emergency service will be billed to the Owner at the then published rates. Note: Published Rates are subject to change without prior written notification.

Please note, that during times of hurricanes or other major disasters or events, emergency response services by WPI will be prioritized in such a manner that could cause a delay in our ability to respond promptly to Owner's request for service, as our priority for service will be to hospitals, emergency care centers, nursing homes, fire and rescue facilities, and police stations. All requests for emergency services will be honored and we will make every effort to respond, but some delay in responding could and will likely occur. However, PM Customers take priority over all other calls. We offer our apology in advance for any inconvenience this policy might subject the Owner to, but due to the nature of our work during major storms or events, certain facilities must take precedence for service.

5. TERM OF THE AGREEMENT:

The term of this agreement will be one year and shall be renewed automatically for successive terms of one year each, until cancelled in writing by either party. The pricing contained in this Agreement will be reviewed annually and if increased, WPI will provide written notification to Owner 30 days prior to the annual renewal date. This provision supersedes multiyear Agreements. This Agreement may be terminated at any

time by either party upon thirty (30) days written notice to the other party at the address listed below and neither party shall assert a claim against the other party as a result of such termination.

6. WPI RESPONSIBILITY LIMITATIONS:

- a. WPI shall assume no liability for damage(s) to the generator or building electrical, mechanical or structural systems arising from Owner's or any third party's misuse, negligence or alterations.
- b. WPI shall have no obligation to repair damage caused by the Owner's or any third party's accident(s) or failure to provide a suitable installation as specified in the installation manual(s) furnished with the generator system.
- c. WPI shall assume no liability for damage(s) caused in part or in whole as a result of civil strife, vandalism, catastrophe, Act of God, improper use of the system by the Owner or any third party or by other external causes to the system.
- d. **WPI, nor Owner, shall in any event or under any circumstances arising from this agreement be liable to each other for lost profits or special, consequential or exemplary damages.**
- e. WPI shall not in any event or under any circumstances arising from this agreement be liable to the Owner for any acts, conditions, or circumstances wherein Owner or any third party is negligent, whether or not caused by the joint, concurrent, or partial negligence of the Owner, or third party.
- f. WPI shall not be liable for failure to perform any of its obligations under this Agreement if such failure is due to Acts of God, war or government in either its sovereign or agreement capacity, critical materials shortages, fires, floods, strikes, lockouts, freight embargoes, inclement weather, errors or defects in the data supplied by Owner, or by any other cause or condition beyond WPI's control.
- g. WPI does not assume any responsibility for fuel levels or integrity.

7. GENERAL:

- a. In the event any of the equipment covered by this Agreement is sold or moved, the Owner must notify WPI in writing and cancellation will take place thirty (30) days after WPI's receipt of Owner's written notification.
- b. The waiver by WPI of any breach of any provision of this Agreement to the Owner shall not constitute a waiver of any subsequent breach by the Owner.
- c. This Agreement has been entered into and shall be governed and construed under the laws of the State of Texas
- d. This agreement contains the entire understanding of the parties and is intended as a final expression of their Agreement and a complete statement of terms thereof.
- e. No representation or statement not expressly contained in the Agreement or incorporated herein by reference shall be binding upon WPI as a warranty or otherwise.
- f. This Agreement is not subject to alternation except as mutually agreed in writing by the parties.
- g. Owner acknowledges that it has read this Agreement and agrees to all terms and conditions herein.
- h. A Certification of Insurance by WPI will be mailed to the Owner upon request.
- i. All fueling needs are to be handled by the Owner.

8. SCOPE OF WORK OVERVIEW

<u>Schedule</u>	<u>Load Test</u>	<u>Fluid Samples</u>	<u>Remote Monitoring</u>
☐ Annual	☒ 2 Hour	☒ Oil	☐ Yes
☐ Bi-Annual	☐ 4 Hour	☒ Fuel	☐ No
☒ Quarterly		☐ Coolant	
☐ Monthly			

9. **BILLING (PLEASE CHECK PAYMENT TYPE)**

NOTE For all payment options a W9 will be needed.

WPI is **NET 30** and below are the payment types accepted. [Services agreed to in this document will not begin until an account is established, or payment is received.](#)

- ☒ a. **Purchase Order** (PO) - A credit account must be established with WPI to be able to receive PO payment.
- ☐ b. **ACH/Wire Transfer**- A credit account must be established with WPI
- ☐ c. **Credit Card**- Maintenance Plans must be pre-paid for the year. For security purposes WPI does not retain credit cards on file. A payment link will be sent for each transaction. Any transaction fees will be passed on to the customer at WPI discretion.
- ☐ d. **Check** - Maintenance Plans must be pre-paid for the year. Physical check must be received before scheduling any services.

10. PRICING

CITY OF JUSTIN TRAIL CREEK	35 KW	MAGNAPLUS/MAR/	Additional Services Included:
521 TRAIL CREEK LANE, JUSTIN	SN: 641570		
Full service - 1 Trip Annually	\$ 923.91	Per Trip	<u>Fuel Sample</u>
Inspection - 1 Trip Annually	\$ 405.75	Per Trip	<u>Oil Sample</u>
Loadbank	\$ 398.50	Per Trip	
0.00	200 KW	GENERAC	Additional Services Included:
521 TRAIL CREEK LANE, JUSTIN	SN: 2105850		
Full service - 1 Trip Annually	\$ 1,034.73	Per Trip	<u>Fuel Sample</u>
Inspection - 1 Trip Annually	\$ 405.75	Per Trip	<u>Oil Sample</u>
Loadbank	\$ 700.00	Per Trip	
0.00	50 KW	GENERAC	Additional Services Included:
120 MEADOW VIEW DR, JUSTIN	SN: 3009090547		
Full service - 1 Trip Annually	\$ 1,012.05	Per Trip	<u>Fuel Sample</u>
Inspection - 1 Trip Annually	\$ 405.75	Per Trip	<u>Oil Sample</u>
Loadbank	\$ 415.00	Per Trip	
Public Works GST	450 KW	Cummins	Additional Services Included:
217 E 4TH STREET	SN: B230231741		
Full service - 1 Trip Annually	\$ 1,762.59	Per Trip	<u>Fuel Sample</u>
Inspection - 1 Trip Annually	\$ 405.75	Per Trip	<u>Oil Sample</u>
Loadbank	\$ 975.00	Per Trip	
Timberbrook	450 KW	Cummins	Additional Services Included:
1400 Timberbrook Parkway, Justin	SN: E230231741		
Full service - 1 Trip Annually	\$ 1,862.59	Per Trip	<u>Fuel Sample</u>
Inspection - 1 Trip Annually	\$ 463.70	Per Trip	<u>Oil Sample</u>
Loadbank	\$ 975.00	Per Trip	
0.00	20 KW	GENERAC	Additional Services Included:
104 W 7TH STREET, JUSTIN	SN: 3008453041		
Full service - 1 Trip Annually	\$ 1,067.59	Per Trip	<u>Fuel Sample</u>
Inspection - 1 Trip Annually	\$ 405.75	Per Trip	<u>Oil Sample</u>
Loadbank	\$ 382.00	Per Trip	
0.00	20 KW	GENERAC	Additional Services Included:
12TH STREET LIFT STATION	SN: 3008453040		
Full service - 1 Trip Annually	\$ 1,166.19	Per Trip	<u>Fuel Sample</u>
Inspection - 1 Trip Annually	\$ 405.75	Per Trip	<u>Oil Sample</u>
Loadbank	\$ 382.00	Per Trip	
	130 KW	Generac	Additional Services Included:
100 Timverbrook Pkwy	SN: 3002253136		
Full service - 1 Trip Annually	\$ 827.85	Per Trip	<u>Fuel Sample</u>
Inspection - 1 Trip Annually	\$ 405.75	Per Trip	<u>Oil Sample</u>
Loadbank	\$ 623.00	Per Trip	

Sub-total Per Year- \$24,419.85 plus applicable sales tax)

Quoted By: Gayle Kassul

DATED: May 7, 2026

ACCEPTED: _____

DATED: _____

PRINT NAME: _____

SIGNATURE: _____

ADDRESS: _____

PHONE: _____

FAX: _____

RESOLUTION NO. 829-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A GENERATOR MAINTENANCE CONTRACT WITH WAUKESHA-PEARCE INDUSTRIES, LLC FOR PREVENTATIVE MAINTENANCE AND REPAIR SERVICES FOR CITY-OWNED GENERATOR EQUIPMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin owns and operates generator equipment essential to maintaining critical public facilities and infrastructure during power outages and emergency situations; and

WHEREAS, routine preventative maintenance and repair services are necessary to ensure the reliability, safety, and operational readiness of the City's generator systems; and

WHEREAS, Waukesha-Pearce Industries, LLC has submitted a proposal to provide generator maintenance and repair services for City-owned equipment; and

WHEREAS, the City Council finds that entering into a maintenance agreement with Waukesha-Pearce Industries, LLC is in the best interest of the City and its residents;

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

SECTION 1. The City Council hereby approves the generator maintenance contract between the City of Justin and Waukesha-Pearce Industries, LLC for preventative maintenance, inspection, repair, and related generator services.

SECTION 2. The City Manager is hereby authorized to execute the agreement and any related documents necessary to carry out the intent of this Resolution.

SECTION 3. Funding for this contract shall be provided through the appropriate departmental budget as approved by the City Council.

SECTION 4. This Resolution shall become effective immediately upon adoption.

DULY PASSED by the City Council of the City of Justin, Texas, on the 28th day of May 2026

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, TRMC City Secretary



City Council Coversheet
May 28, 2026
415 N. COLLEGE AVE.

Agenda Item: 5. (CONSENT AGENDA)

Title: Consider adopting Ordinance 857-26, first reading, for the Type A Economic Development Corporation and Type B Community Development Corporation budgets for Fiscal Year 2025-2026; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development, Megan Doughty, EDC Coordinator

Recommendation:

Staff Recommends Approval

Background:

Staff is proposing budget amendments within the Type A EDC and Type B CDC budgets to better align available funding with current project activity, operational needs, property acquisition efforts, and strategic economic development initiatives. The main driver for this is a major purchase for up to \$540,000.

Staff found some redundancies, money not spent, and other savings in the budget that provided a savings of roughly \$118,712.86. The EDC/CDC will utilize general fund for the purchase, but will be considering a reimbursement via a revenue note.

The following below is are the adjustments proposed. Please note that in the CDC budget, there was a line item for "Property Enhancement Grant", where the 200k worth of Park projects was placed. This has been amended from \$170,000 to \$0. Meanwhile, the Capital Outlay Item has been increased to absorb the full 200k for Parks and also includes the 270k for the major purchase.

Type A EDC Budget Amendments
Budget Reductions

- Overtime: (\$1,176.86)
 - Advertising/Legal Notices: (\$3,000)
-

- City Staffing Services: (\$46,043)
- Uniforms: (\$1,000)
- Incentive Projects: (\$50,000)

Budget Increases

- Contract Services: \$27,000
- Consulting Services: \$10,000
- Attorney Fees: \$2,500
- Real & Personal Property: \$269,800
- Building Maintenance: \$15,000
- Travel & Training: \$500
- Dues/Memberships/Publications: \$2,250
- Miscellaneous: \$4,000

Net Budget Adjustment

- Total Budget Increase: \$229,830.14

Type B CDC Budget Amendments

Budget Reductions

- Advertising/Legal Notices: (\$3,000)
- Consulting Services: (\$30,000)
- City Staffing Support: (\$46,043)
- Uniforms: (\$1,000)
- Travel & Training: (\$1,750)
- Property Enhancement Grant: (\$170,000)
- Incentive Projects: (\$50,000)

Budget Increases

- Professional Services: \$21,000
- Dues/Memberships/Publications: \$2,250
- Other Capital Outlay: \$470,000

Net Budget Adjustment

Total Budget Increase: \$191,457

Total EDC/CDC Budget Increase: \$421,287.14 (Major property purchase is 540k)

These amendments are intended to reallocate funding toward active projects, property-related initiatives, operational support, and strategic economic development efforts while reducing funding in line items with lower anticipated expenditures for the remainder of the fiscal year excluding the major purchase.

City Attorney Review: No

Attachments:

1. Budget Amendment EDC CDC

Fund: 235 - SPLOST EDC

	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining	YEE
235-410100	603,000.00	215,263.38	(387,736.62)	64.30	603,000.00
235-475910	9,000.00	5,515.77	(3,484.23)	38.71	9,000.00
235-480200	25,200.00	-	(25,200.00)	100.00	25,200.00
	637,200.00	220,779.15	(416,420.85)		637,200.00

235-7520-616010	SALARIES	78,458.00	47,676.81	30,781.19	39.23	78,458.00
235-7520-616020	OVERTIME	1,176.86	-	1,176.86	100.00	1,176.86
235-7520-616030	SOCIAL SECURITY (FICA)	4,864.00	2,914.66	1,949.34	40.08	4,864.00
235-7520-616035	MEDICARE	1,138.00	681.65	456.35	40.10	1,138.00
235-7520-616040	RETIREMENT	6,771.00	4,069.33	2,701.67	39.90	6,771.00
235-7520-616050	HEALTH INSURANCE	12,595.00	5,001.36	7,593.64	60.29	12,595.00
235-7520-616065	UNEMPLOYMENT TAX	549.00	79.59	469.41	85.50	549.00
235-7520-616090	OTHER EMPLOYEE BENEFITS	584.00	358.01	225.99	38.70	584.00
235-7520-616900	OTHER PERSONNEL WAGES	15.00	-	15.00	100.00	-
235-7520-623330	ERRORS & OMISSIONS	200.00	-	200.00	100.00	-
235-7520-626105	ACCOUNTING/AUDIT	928.00	-	928.00	100.00	928.00
235-7520-626110	ADVERTISING/LEGAL NOTICE	4,000.00	794.76	3,205.24	80.13	1,000.00
235-7520-626180	CONTRACT SERVICES	-	5,000.00	(5,000.00)	-	-
235-7520-626183	CONSULTING SERVICES	30,000.00	25,250.04	4,749.96	15.83	40,000.00
235-7520-626350	ATTORNEY FEES	-	1,636.53	(1,636.53)	-	-
235-7520-626360	REAL & PERSONAL PROPERTY	200.00	-	200.00	100.00	-
235-7520-626365	CITY STAFFING SERVICES	71,043.00	9,000.00	62,043.00	87.33	71,043.00
235-7520-636560	BUILDING MAINTENANCE	-	11,697.48	(11,697.48)	-	10,000.00
235-7520-636615	UNIFORMS	2,000.00	-	2,000.00	100.00	1,000.00
235-7520-636700	TRAVEL & TRAINING	4,250.00	3,562.57	687.43	16.17	3,500.00
235-7520-636710	DUES, MEMBERSHIP & PUBLICATION	3,750.00	5,625.00	(1,875.00)	(50.00)	3,750.00
235-7520-672010	INCENTIVE PROJECTS	100,000.00	9,604.00	90,396.00	90.40	40,000.00
235-7520-676950	MISCELLANEOUS	-	3,880.00	(3,880.00)	-	-
235-7520-677000	DEBT SERVICE - PRINCIPAL	80,000.00	-	80,000.00	100.00	80,000.00
235-7520-677005	DEBT SERVICE - INTEREST	5,146.50	2,573.25	2,573.25	50.00	5,146.50
		407,668.36	139,405.04	268,263.32		362,503.36

Fund: 236 - SPLOST CDC

	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining	YEE
236-410100	603,000.00	181,074.82	(421,925.18)	69.97	603,000.00
236-475910	9,000.00	7,011.32	(1,988.68)	22.10	9,000.00
	612,000.00	188,086.14	(423,913.86)		612,000.00

236-7530-626105	ACCOUNTING/AUDIT	1,019.00	-	1,019.00	100.00	1,019.00
236-7530-626110	ADVERTISING/LEGAL NOTICE	4,000.00	-	4,000.00	100.00	4,000.00
236-7530-626120	PROFESSIONAL SERVICES	-	19,720.00	(19,720.00)	-	-
236-7530-626183	CONSULTING SERVICES	60,000.00	-	60,000.00	100.00	65,000.00
236-7530-626330	ERRORS & OMISSIONS	200.00	-	200.00	100.00	-
236-7530-626360	CITY STAFFING SUPPORT	71,043.00	9,000.00	62,043.00	87.33	71,043.00
236-7530-636615	UNIFORMS	2,000.00	-	2,000.00	100.00	2,000.00
236-7530-636700	TRAVEL & TRAINING	4,250.00	906.78	3,343.22	78.66	1,500.00
236-7530-636710	DUES, MEMBERSHIP & PUBLICATION	3,750.00	5,000.00	(1,250.00)	(33.33)	5,000.00
236-7530-647070	PROPERTY ENHANCEMENT GRANT	170,000.00	56,150.00	113,850.00	65.79	10,000.00
236-7530-647900	OTHER CAPITAL OUTLAY	-	131,850.00	(131,850.00)	-	-
236-7530-672010	INCENTIVE PROJECTS	100,000.00	12,500.00	87,500.00	87.50	20,000.00
236-7530-677000	DEBT SERVICE - PRINCIPAL	95,000.00	-	95,000.00	100.00	95,000.00
236-7530-677005	DEBT SERVICE - INTEREST	11,169.00	5,584.50	5,584.50	50.00	11,169.00
		522,431.00	242,711.28	279,719.72		285,731.00

	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	YEE	Variance Favorable (Unfavorable)
EDC Revenue	637,200.00	220,779.15	(416,420.85)	637,200.00	-
EDC Expense	407,668.36	139,405.04	268,263.32	362,503.36	45,165.00
	229,531.64	81,374.11	(148,157.53)	274,696.64	45,165.00

	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	YEE	Variance Favorable (Unfavorable)
CDC Revenue	612,000.00	188,086.14	(423,913.86)	612,000.00	-
CDC Expense	522,431.00	242,711.28	279,719.72	285,731.00	236,700.00
	89,569.00	(54,625.14)	(144,194.14)	326,269.00	236,700.00

	Current Budget	New Budget	Final Adjustment
235-7520-6160	\$78,458.00	\$78,458.00	\$0.00
235-7520-6160	\$1,176.86	\$0.00	-\$1,176.86
235-7520-6160	\$4,864.00	\$4,864.00	\$0.00
235-7520-6160	\$1,138.00	\$1,138.00	\$0.00
235-7520-6160	\$6,771.00	\$6,771.00	\$0.00
235-7520-6160	\$12,595.00	\$12,595.00	\$0.00
235-7520-6160	\$549.00	\$549.00	\$0.00
235-7520-6160	\$584.00	\$584.00	\$0.00
235-7520-6160	\$15.00	\$15.00	\$0.00
235-7520-6233	\$200.00	\$200.00	\$0.00
235-7520-6233	\$928.00	\$928.00	\$0.00
235-7520-6261	\$4,000.00	\$1,000.00	-\$3,000.00
235-7520-6261	\$0.00	\$27,000.00	\$27,000.00
235-7520-6261	\$30,000.00	\$40,000.00	\$10,000.00
235-7520-6261	\$0.00	\$2,500.00	\$2,500.00
235-7520-6261	\$200.00	\$270,000.00	\$269,800.00
235-7520-6261	\$71,043.00	\$25,000.00	-\$46,043.00
235-7520-6365	\$0.00	\$15,000.00	\$15,000.00
235-7520-6365	\$2,000.00	\$1,000.00	-\$1,000.00
235-7520-6365	\$4,250.00	\$4,750.00	\$500.00
235-7520-6365	\$3,750.00	\$6,000.00	\$2,250.00
235-7520-6720	\$100,000.00	\$50,000.00	-\$50,000.00
235-7520-6720	\$0.00	\$4,000.00	\$4,000.00
235-7520-6720			\$0.00
TOTAL	\$322,521.86	\$552,352.00	\$229,830.14
236-7530-6261	\$1,019.00	\$1,019.00	\$0.00
236-7530-6261	\$4,000.00	\$1,000.00	-\$3,000.00
236-7530-6261	\$0.00	\$21,000.00	\$21,000.00
236-7530-6261	\$60,000.00	\$30,000.00	-\$30,000.00
236-7530-6261	\$200.00	\$200.00	\$0.00
236-7530-6261	\$71,043.00	\$25,000.00	-\$46,043.00
236-7530-6366	\$2,000.00	\$1,000.00	-\$1,000.00
236-7530-6366	\$4,250.00	\$2,500.00	-\$1,750.00
236-7530-6366	\$3,750.00	\$6,000.00	\$2,250.00
236-7530-6470	\$170,000.00	\$0.00	-\$170,000.00
236-7530-6470	\$0.00	\$470,000.00	\$470,000.00
236-7530-6720	\$100,000.00	\$50,000.00	-\$50,000.00
TOTAL	\$416,262.00	\$607,719.00	\$191,457.00



City Council Coversheet
May 28, 2026
415 N. COLLEGE AVE.

Agenda Item: 6. (CONSENT AGENDA)

Title: Consider approving Resolution 840-26 Approving (I) the Resolution of the Board of Directors of the Justin Economic Development Corporation and Justin Community Development Corporation regarding a Loan of the Corporation to Finance a Project; (II) a Sales Tax Remittance Agreement Between the City and the Corporation; and (III) Resolving other Matters Incident and Related to the Loan; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval with specified terms to be declared.

Background:

The Justin Economic Development Corporation (“Type A Corporation”) and the Justin Community Development Corporation (“Type B Corporation”) are considering future economic development and community development projects, including potential land acquisition and associated public infrastructure improvements. Resolution No. 837-26 declares the official intent of the EDC/CDC to reimburse eligible expenditures from future financing proceeds in accordance with Treasury Regulation Section 1.150-2.

The reimbursement resolution is a standard financing mechanism utilized to preserve the ability of the EDC/CDC to reimburse itself for eligible project-related expenditures incurred prior to the issuance of debt or other financing instruments. The resolution does not obligate the EDC/CDC to issue debt or complete any project, but instead preserves financing flexibility while negotiations and project planning continue.

The proposed reimbursement resolution establishes a maximum reimbursement amount not to exceed \$530,000. Eligible expenditures may include land acquisition, infrastructure improvements, utilities, roadway improvements, parking facilities, parks, open space, professional services, legal services, engineering, planning, and other authorized project costs under Chapters 504 and 505 of the Texas Local Government Code.

In conjunction with the reimbursement resolution, Government Capital Corporation submitted a preliminary financing proposal to the Justin Economic Development Corporation for a potential tax-exempt Type A EDC note to finance the proposed acquisition. The proposal includes estimated financing proceeds of approximately \$529,100, consisting primarily of land acquisition costs and issuance expenses.

The financing proposal outlines several term options, including 7-year, 10-year, and 15-year repayment structures with estimated interest rates ranging from 4.45% to 4.85%. The financing would be secured solely by sales tax revenues and would not require a lien on the property or a debt service reserve fund. Government Capital Corporation specializes in governmental and economic development financing and has experience working with numerous Texas economic development corporations on land acquisition and infrastructure projects.

This financing mechanism is backed by sales tax revenue only and not general fund or property taxes. The EDC/CDC meet on May 21, 2026, to discuss loan terms. The resolution will be updated on Friday, May 22nd. The GovCap Legal team has reviewed the resolution attached.

City Attorney Review: No

Attachments:

1. Justin EDC Financing Proposal
2. Debt Service Outlook
3. Proposed Reimbursement Resolution-CC



Financing Proposal

Prepared For



Justin Economic Development Corporation

May 5, 2026

Submitted By

Government Capital Corporation

345 Miron Drive
Southlake, Texas 76092

Stephanie Cates
SVP Client Services
(817) 722-0214



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Corporate Overview

Government Capital Corporation (GCC) was founded in 1992 with the exclusive purpose of providing financing for state and local governmental entities including cities, schools, counties, special districts, and their component units. Since our inception, GCC and its affiliates have provided financing solutions exceeding \$7 billion for many different types of projects. Although we serve clients in all 50 states, one of our primary areas of focus is serving Texas economic development entities of all types. We have provided financing structures for a wide variety of projects including construction, land acquisition, infrastructure improvements, public works projects, and the refunding of existing obligations. Our team possesses extensive experience assisting Type A and Type B economic development corporations, community development corporations, and municipal development districts in creating, evaluating and implementing financing structures of every type authorized by Texas law. In many cases, we have helped our clients adapt to and comply with regulatory changes enabling them to execute financings more rapidly, efficiently, and economically.

Representative Experience

Kaufman Economic Development Corporation

Government Capital Corporation recently provided financing to Kaufman EDC for a real estate project in conjunction with the Trinity Valley Community College Foundation. The project consisted of a 105-acre land acquisition by the EDC from the Foundation to be developed into an industrial business park. Kaufman EDC was recognized by the Texas Economic Development Council for this project and awarded the 2024 Community Economic Development Award.

Early Municipal Development District

Early MDD has partnered with Government Capital on a variety of projects since 2013 including land acquisitions and refinancings. Most recently, Gov Cap provided financing to Early MDD for an infrastructure improvement project to construct a roadway within Early Town Center.

Palestine Economic Development Corporation

Government Capital Corporation has partnered with Palestine EDC on multiple projects since 2021. Most recently, Gov Cap provided financing for a land acquisition of over 300 acres positioned adjacent to a Texas State Railroad Authority depot. The development of the land includes laying 3,000 feet of rail as well as constructing a rail-served industrial business park.

Big Lake Economic Development Corporation

Big Lake EDC has completed multiple projects with financing from Government Capital since 2023. Most recently, Big Lake EDC partnered with Gov Cap to refinance an existing loan on a shopping center and to complete construction of the project.



Partial Listing of EDC Clients



LITTLE ELM
Little Elm EDC



Hubbard EDC



DEVELOPMENT CORPORATION

Cisco EDC



Bridgeport EDC



Lakeport EDC



Sansom Park EDC



Anna EDC



Bonham EDC



Sweeny EDC



Bangs EDC



San Saba EDC



Chandler EDC



Wylie EDC



Fairfield CDC



Dumas MDD



Crossroads EDC



Oak Ridge North EDC



Pilot Point MDD



Gun Barrel City EDC



Mineral Wells EDC



La Feria EDC



Edgewood EDC



Lavon EDC



Coleman EDC



Justin Economic Development Corporation

Preliminary Term Sheet
May 5, 2026

FINANCING STRUCTURE: Tax Exempt Type A EDC Note

PLACEMENT: Private Placement

ESTIMATED SOURCES AND USES OF FUNDS:

Sources:

Note Proceeds	\$ 529,100.00
Total Sources	\$ 529,100.00

Uses:

Land Purchase	\$ 520,000.00
Issuance Costs (0.0175)	\$ 9,100.00
Total Uses	\$ 529,100.00

*The issuance cost in the amount of \$8,750.00 has been included in the payment amount. It can also be paid outside of closing. These fees represent the total issuance costs necessary for closing the transaction as contemplated. Issuance Cost Allocation includes Special Tax Counsel, Private Placement Cost and Filing Fees.

PLACEMENT AGENT: Government Capital Corporation, Southlake, Texas

SPECIAL TAX COUNSEL: Naman, Howell, Smith & Lee, Austin, Texas

TERM: 7 Years (28 Qrtly Pymts) 10 Years (40 Qrtly Pymts) 15 Years (60 Qrtly Pymts)

INTEREST RATE: 4.45% 4.55% 4.85%

QUARTERLY PAYMENT: \$ 22,096.18 \$ 16,537.99 \$ 12,462.62

ESTIMATED CLOSING DATE: June 2026 June 2026 June 2026

FIRST PAYMENT DATE: September 2026 September 2026 September 2026

CALLABLE DATE AT PAR: June 2029 June 2030 June 2032

ADDITIONAL NOTES:

This transaction will be secured by a pledge of sales tax only. Government Capital will not require liens on the real estate. Additionally, the traditional real estate closing costs including title policy, appraisal, survey, environmental studies, etc., will not be a contingency of closing for Government Capital. Additionally, due to the non-negotiable form of this note, a debt service reserve fund or Attorney General approval will not be required.

The above proposal is subject to audit analysis and mutually acceptable documentation. The terms outlined herein are based on current markets. Upon credit approval, rates may be locked for up to thirty (30) days. If funding does not occur within this time period, rates will be indexed to markets at such time.

Stephanie Cates

Stephanie Cates
Client Services
Main: 817-421-5400



Qualifications of Special Tax Counsel



ANDREW D. CLARK

Experience

Mr. Clark, partner in the Naman, Howell, Smith & Lee law firm, concentrates his practice in the areas of public finance and economic development. Mr. Clark serves as bond counsel, special tax counsel and general counsel to economic development corporations, municipal development districts and public improvement districts. Mr. Clark's comprehensive knowledge of the law governing economic development corporations of any types and tax-exempt financings allows Mr. Clark to assist his EDC clients from project inception through the completion of financing. Mr. Clark has served on the city council of a home-rule city since 2018 and also served as a director of the city's economic development corporation.

EDUCATION AND BAR ADMISSIONS

J.D., 2007, St. Mary's University School of Law, cum laude;

B.B.A., 2002, Baylor University

Admitted to Bar, Texas, 2007

U.S. District Courts, Western, Northern, Eastern and Southern Districts of Texas

United States Court of Appeals for the Fifth Circuit

PROFESSIONAL ASSOCIATIONS AND MEMBERSHIPS

City of Bee Cave, Texas Planning and Zoning Commission 2015-2018

City of Bee Cave, Texas City Council Mayor Pro Tem 2019-Present

City of Bee Cave, Texas City Council – Council Member 2018-Present

City of Bee Cave, Texas Economic Development Corporation – Director 2018-2020

National Association of Bond Lawyers

REPRESENTATIVE TRANSACTIONS

Seguin Economic Development Corporation Sales Tax Revenue Notes, Series 2025

Early Municipal Development District Sales Tax Revenue Notes, Series 2025

Lakeport Economic Development Corporation Sales Tax Revenue Notes, Series 2025

Bonham Economic Development Corporation Sales Tax Revenue Notes, Series 2024

Big Lake Economic Development Corporation Sales Tax Revenue Notes, Series 2024

Sweeny Economic Development Corporation Sales Tax Revenue Notes, Series 2023



TO: Justin Economic Development Corporation Board and Justin Community Development Corporation Board

FROM: Matt Cyr, Director of Development Services and Economic Development

DATE: May 19, 2026

SUBJECT: Debt Service Capacity Analysis and Financing Outlook

The purpose of this memorandum is to provide the Board with an overview of the current debt service capacity of the Justin Economic Development Corporation (Type A) and Justin Community Development Corporation (Type B), including current obligations, projected growth trends, and estimated future borrowing capacity.

Based on the FY 2024-25 Annual Financial Statement, the Type A EDC generated approximately \$548,831 in annual revenues while the Type B CDC generated approximately \$536,059 in annual revenues, primarily through dedicated sales tax collections. Combined annual revenues between both entities currently total approximately \$1.08 million annually.¹

Current debt service obligations remain relatively modest and are summarized below:¹

- Type A EDC: Approximately \$81,789 annually
- Type B CDC: Approximately \$113,359 annually

Staff recently evaluated the financing proposal submitted by Government Capital Corporation related to the potential land acquisition financing structure. The proposal contemplates a 10-year tax exempt sales tax revenue note in the approximate amount of \$529,100 with estimated annual debt service payments of approximately \$66,152 annually.²

Under a proposed allocation methodology of 75% Type A participation and 25% Type B participation, the estimated annual debt service allocation would be as follows:

- Type A EDC: Approximately \$49,614 annually
- Type B CDC: Approximately \$16,538 annually

When combined with existing obligations, estimated total annual debt service would increase to approximately:

- Type A EDC: Approximately \$131,403 annually
- Type B CDC: Approximately \$129,897 annually

Staff performed a conservative debt capacity analysis utilizing a 2.0x debt coverage ratio, which is generally considered financially conservative and operationally sustainable for sales tax-backed obligations.³⁴⁵

Based on current revenues, estimated conservative annual debt service capacity is approximately:

- Type A EDC: Approximately \$250,000 to \$275,000 annually
- Type B CDC: Approximately \$240,000 to \$270,000 annually

This analysis indicates that both entities remain in a strong financial position even after incorporating the proposed financing structure.

Additionally, staff evaluated projected sales tax growth trends over the next five years utilizing approximately 4% annual growth assumptions based on ongoing residential growth, retail expansion, commercial activity, and future development initiatives within the City.

Under these projections, estimated annual revenues within five years are anticipated to increase to approximately:

- Type A EDC: Approximately \$668,000 annually
- Type B CDC: Approximately \$652,000 annually

At these projected revenue levels, estimated conservative annual debt service capacity could increase to approximately:

- Type A EDC: Approximately \$265,000 to \$310,000 annually
- Type B CDC: Approximately \$260,000 to \$305,000 annually

The analysis demonstrates that both corporations currently maintain strong debt coverage ratios, healthy reserves, and meaningful future borrowing flexibility. The entities appear well-positioned to responsibly support strategic investments related to land acquisition, infrastructure improvements, catalytic redevelopment projects, economic development initiatives, and long-term community development efforts while maintaining operational flexibility and reserve stability.

Staff will continue coordinating with financial advisors, special tax counsel, and bond counsel as future financing opportunities are evaluated.

Sources and Industry References

1. City of Justin FY 2024-25 Annual Financial Statement, Statement of Revenues, Expenditures and Changes in Fund Balances (Page 48).
2. Government Capital Corporation, Preliminary Financing Proposal for Justin Economic Development Corporation dated May 19, 2026.
3. Government Finance Officers Association (GFOA), Debt Management Policy Guidance <https://www.gfoa.org/materials/debt-management-policy>
4. University of North Carolina School of Government, Key Financial Indicators: Debt Service Coverage Ratio <https://www.sog.unc.edu/blogs/community-and-economic-development-ced/key-financial-indicators-debt-service-coverage-ratio>
5. Federal Highway Administration (FHWA), Municipal Bonds and Debt Financing Overview https://www.fhwa.dot.gov/ipd/value_capture/capacity_building/webinar_series/2021/presentation_04142021.pdf

RESOLUTION NO. 840-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING (I) THE RESOLUTION OF THE BOARD OF DIRECTORS OF THE JUSTIN ECONOMIC DEVELOPMENT CORPORATION AND JUSTIN COMMUNITY DEVELOPMENT CORPORATION REGARDING A LOAN OF THE CORPORATION TO FINANCE A PROJECT; (II) A SALES TAX REMITTANCE AGREEMENT BETWEEN THE CITY AND THE CORPORATION; AND (III) RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE LOAN.

WHEREAS, the Justin Economic Development Corporation (“Type A Corporation”) and the Justin Community Development Corporation (“Type B Corporation”) are authorized pursuant to Chapters 504 and 505 of the Texas Local Government Code to undertake and finance eligible economic development and community development projects; and

WHEREAS, the Board of Directors of the Type A Corporation and the Type B Corporation approved a Resolution authorizing a loan to finance eligible project costs and related improvements; and

WHEREAS, the City Council finds that the proposed financing and related agreements will further economic development and public purposes within the City and are in the best interest of the citizens of the City of Justin;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE JUSTIN ECONOMIC DEVELOPMENT CORPORATION AND THE JUSTIN COMMUNITY DEVELOPMENT CORPORATION, THAT:

SECTION 1. The findings and recitals contained herein are hereby determined to be true and correct and are incorporated for all purposes.

SECTION 2. The City Council hereby approves the Resolution of the Board of Directors of the Justin Economic Development Corporation and Justin Community Development Corporation regarding a loan of the Corporation to finance a Project.

SECTION 3. The City Council hereby approves the Sales Tax Remittance Agreement between the City and the Corporation, substantially in the form presented to the City Council, with such changes as may be approved by the City Manager or designee and the City Attorney.

SECTION 4. The City Manager, or designee, is hereby authorized to execute all documents and take all actions necessary to carry out the intent of this Resolution and the transactions contemplated herein.

SECTION 5. This Resolution shall take effect immediately upon adoption.

DULY PASSED by the City Council of the City of Justin, Texas, on the 28th day of May 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

City Attorney



City Council Coversheet
May 28, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (PUBLIC HEARING)

Title: Conduct a Public Hearing to consider approving Resolution 839-26 for a proposed Replat with a variance to the lot standards; legally proposed as Lots 2R and 3R Block A Roberson Addition and Lots 1 and 2, Block 5 Hardeman Ranch Estates; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

Background:

The Applicant is requesting a replat for the purpose of extending his lot to acquire a shed approximately two lots over. Staff did discuss the ability to remove and relocate the shed, however, the applicant stated there were some issues associated with this. Staff has reviewed the proposed replat and compared the current zoning ordinance requirements for lot width, lot depth, and lot area against the dimensions shown on the submitted plat.

Pursuant to Texas Local Government Code Section 212.015(a-1), replats requiring a variance or exception to the subdivision regulations require a public hearing prior to approval.

Property Information

Item	Description
Plat Type	Replat
Total Area	Approximately 4.752 acres
Existing Lots	4
Proposed Lots	4
Subdivision	Roberson Addition / Hardeman Ranch Estates
Location	Creek Hill Way and 12th Street

The replat reorganizes several existing platted lots while maintaining overall development potential.

The property is currently zoned SF-1, which requires a minimum lot width of 80 feet, minimum lot area of 10,000 square feet, and minimum lot depth of 100 feet.

The proposed lot configuration includes a lot width of approximately 40 feet, which does not meet the SF-1 minimum width requirement. However, the lot depth of approximately 212 feet exceeds the required minimum depth, and the lot area of approximately 17,500 square feet also exceeds the minimum area requirement.

Overall, the proposal complies with the lot depth and lot area standards but does not comply with the minimum lot width requirement of the SF-1 zoning district.

Per Section 52-901, the lot width is measured at the front of the property, specifically the build line. A staff created exhibit is attached for further review.

Standard	SF-1 Requirement	Proposed	Compliance
Lot Width	80 ft	~40 ft	Does Not Comply
Lot Depth	100 ft	~212 ft	Complies
Lot Area	10,000 sq ft	~17,500 sq ft	Complies

Consideration per Section 52-502:

Modifications, waivers, and exceptions. The city council may approve waivers to these subdivision regulations so that substantial justice may be done, and the public interest secured when it finds that unreasonable hardships or difficulties may result from strict compliance with these regulations, and/or the purposes of these regulations may be served to a greater extent by an alternative proposal. Any variance granted shall not have the effect of nullifying the intent and purpose of these regulations. When considering a waiver, the city council shall consider the following:

(1)

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;

(2)

The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property.

(3)

Because of the physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

The waiver will not, in any manner, vary the provisions of the zoning ordinance or future land use plan, thoroughfare plan, and other adopted plans, except that those documents may be amended in the manner prescribed by law.

The Planning and Zoning Commission recommended to unanimously approve the replat on April 28, 2026.

City Attorney Review: No

Attachments:

1. Exhibit Lot Width
2. Proposed Plat
3. Buffer Map
4. Creekhill Replat Resolution

OWNER'S CERTIFICATION

WHEREAS LUTHER ANDERSON, TERRI SMITH, THOMAS J. CONBERGER, AND ROY YANT ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. WILSON SURVEY, ABSTRACT NUMBER 1358, DENTON COUNTY, TEXAS, AND BEING ALL OF A 1.00 ACRE TRACT OF LAND CONVEYED TO LUTHER ANDERSON BY DEED OF RECORD IN VOLUME 5363, PAGE 2678, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALL OF LOT 2, ROBERSON ADDITION, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET R, PAGE 276, PLAT RECORDS, DENTON COUNTY, TEXAS, AND PART OF LOTS 1 AND 2, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET D, PAGE 53 OF SAID PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 144.85 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, IN THE SOUTH LINE OF CREEK HILL WAY;

THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS WEST, PASSING A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF SAID ROBERSON ADDITION AT A DISTANCE OF 29.72 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 300.20 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 1, BLOCK 5, OF SAID HARDEMAN RANCH ESTATES;

THENCE SOUTH 88 DEGREES 23 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 161.36 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 2, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES;

THENCE NORTH 00 DEGREES 20 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 (ROBERSON ADDITION), A DISTANCE OF 272.15 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), AND IN THE SOUTH LINE OF SAID CREEK HILL WAY;

THENCE SOUTH 89 DEGREES 11 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE SOUTH LINE OF SAID CREEK HILL WAY, A DISTANCE OF 323.55 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO JOSEPH VAN HOOSER BY DEED OF RECORD IN DOCUMENT NUMBER 2012-107897 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 20 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE WEST LINE OF SAID 1.00 ACRE (VAN HOOSER) TRACT, A DISTANCE OF 276.69 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION), THE SOUTHWEST CORNER OF SAID 1.00 ACRE (VAN HOOSER) TRACT, AND IN THE NORTH LINE OF LOT 3, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES;

THENCE NORTH 88 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTH LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 203.86 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2 (HARDEMAN RANCH ESTATES);

THENCE SOUTH 00 DEGREES 08 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 173.60 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF SAID LOT 3 (HARDEMAN RANCH ESTATES), AND IN THE NORTH RIGHT OF WAY LINE OF 12TH STREET;

THENCE NORTH 89 DEGREES 04 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 5 OF HARDEMAN RANCH ESTATES AND THE NORTH RIGHT OF WAY LINE OF SAID 12TH STREET, A DISTANCE OF 424.53 FEET TO A 1/2 INCH IRON ROD MAINTAINING NORTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES), AND THE SOUTHEAST CORNER OF A 2.571 ACRE "TRACT 2" OF LANDS CONVEYED TO LONE STAR HOMEMAKERS, LLC BY DEED OF RECORD IN DOCUMENT NUMBER 2021-194029 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 (HARDEMAN RANCH ESTATES) AND THE EAST LINE OF SAID 2.571 ACRE "TRACT 2", A DISTANCE OF 178.74 FEET TO A 1/2 INCH IRON ROD MAINTAINING NORTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES) THE SOUTHWEST CORNER OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 8, RIDGEVIEW ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET N, PAGE 398 OF SAID PLAT RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE A WEST LINE OF SAID RIDGEVIEW ESTATES, A DISTANCE OF 298.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.752 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LUTHER ANDERSON, TERRI SMITH, THOMAS J. CRONBERGER, AND ROY YANT, DO HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE REPLAT OF LOTS 2R & 3R, BLOCK A, ROBERSON ADDITION, AND LOTS 1R & 2R, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION TO THE CITY OF JUSTIN, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUTHER ANDERSON _____ DATE _____

TERRI SMITH _____ DATE _____

THOMAS J. CRONBERGER _____ DATE _____

ROY YANT _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LUTHER ANDERSON, 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TERRI SMITH, 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THOMAS J. CRONBERGER, 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROY YANT, 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

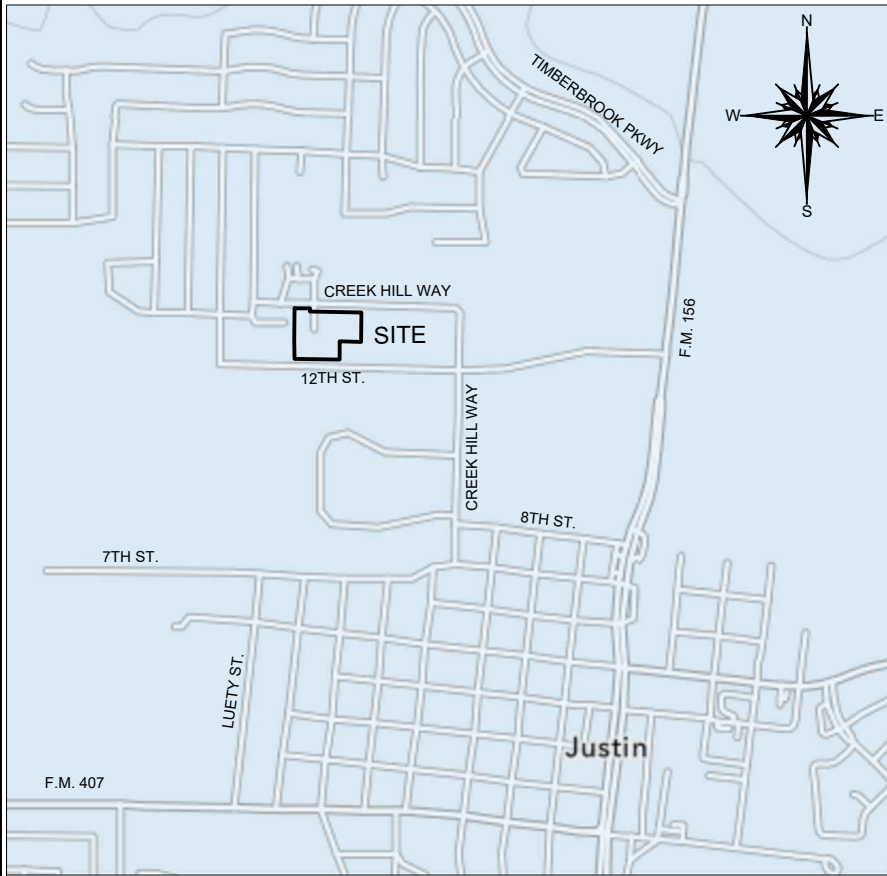
NOTARY PUBLIC IN AND FOR THE STATE OF _____

____ COUNTY

MY COMMISSION EXPIRES ON _____

REPLAT
LOTS 2R & 3R, BLOCK A
ROBERSON ADDITION
&
LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
BEING A REPLAT OF ALL OF LOT 2, BLOCK A,
ROBERSON ADDITION
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET R, PAGE 236
AND
ALL OF LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET D, PAGE 23
PLAT RECORDS, DENTON COUNTY, TEXAS
12/23/2025

APPROVAL BLOCK:



VICINITY MAP
NOT TO SCALE

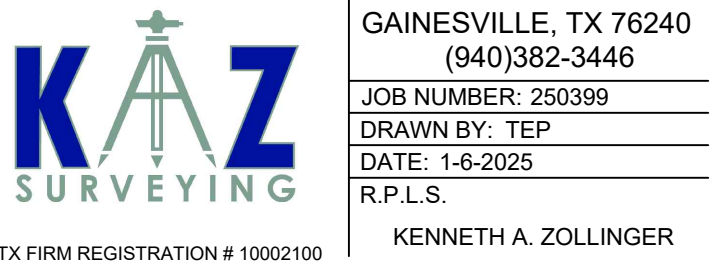
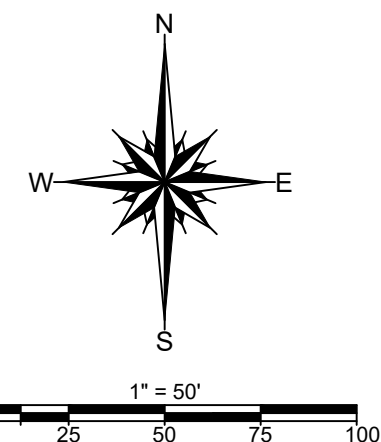
GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF JUSTIN, COMMUNITY NUMBER 480778 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 4812100485 G OF SAID MAP.
- THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- 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, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE 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 AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."
- ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SPECIFIC TO CITY SANITARY SEWER, WATER AND FRANCHISE UTILITY LINES ONLY.

Closure Report
Tue Dec 23 13:29:03 2025

Northing	Easting	Bearing	Distance
7083970.508	2334714.639	S 89°09'31" E	144.849
7083968.381	2334859.472	S 00°16'53" W	29.721
7083938.660	2334859.326	S 88°59'15" E	161.633
7083935.804	2335020.934	S 89°11'55" E	323.552
7083931.278	2335344.454	S 00°20'05" W	276.690
7083654.593	2335342.837	N 88°23'40" W	203.858
7083660.304	2335139.059	S 00°08'39" W	173.600
7083486.705	2335138.622	N 89°04'58" W	424.526
7083493.500	2334714.151	N 00°14'54" W	178.737
7083672.235	2334713.376	N 00°14'33" E	298.276
7083970.508	2334714.639		

Closure Error Distance> 0.00000
Total Distance> 2215.441
Polyline Area: 250797 sq ft, 5.758 acres



SURVEYOR:

KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER: LOT 3R
ROBERSON ADDITION
LUTHER ANDERSON
P.O. BOX 487
JUSTIN, TX 76247

OWNER: LOT 1R
HARDEMAN RANCH ESTATES
THOMAS J. CRONBERGER
111 E. UNIVERSITY DR., STE 105
DENTON, TX 76209

OWNER: LOT 2R
ROBERSON ADDITION
TERRI SMITH
715 CREEK HILL WAY
JUSTIN, TX 76247

OWNER: LOT 2R
HARDEMAN RANCH ESTATES
ROY YANT
620 12TH STREET
JUSTIN, TX 76247

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF JUSTIN, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER, R.P.L.S. # 5312 _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

WHEREAS The Planning and Zoning Commission of the City of Justin, Texas voted affirmatively on this ____ day of _____, 2026, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this ____ day of _____, 2026, to approve this plat for filing of record.

Mayor, City of Justin _____

Attest: City Secretary _____



OWNER'S CERTIFICATION

WHEREAS LUTHER ANDERSON, TERRI SMITH, THOMAS J. CONBERGER, AND ROY YANT ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. WILSON SURVEY, ABSTRACT NUMBER 1358, DENTON COUNTY, TEXAS, AND BEING ALL OF A 1.00 ACRE TRACT OF LAND CONVEYED TO LUTHER ANDERSON BY DEED OF RECORD IN VOLUME 5363, PAGE 2678, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALL OF LOT 2, ROBERSON ADDITION, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET R, PAGE 276, PLAT RECORDS, DENTON COUNTY, TEXAS, AND PART OF LOTS 1 AND 2, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET D, PAGE 53 OF SAID PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 144.85 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, IN THE SOUTH LINE OF CREEK HILL WAY;

THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS WEST, PASSING A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF SAID ROBERSON ADDITION AT A DISTANCE OF 29.72 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 300.20 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 1, BLOCK 5, OF SAID HARDEMAN RANCH ESTATES;

THENCE SOUTH 88 DEGREES 23 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 161.36 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 2, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES;

THENCE NORTH 00 DEGREES 20 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 (ROBERSON ADDITION), A DISTANCE OF 272.15 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), AND IN THE SOUTH LINE OF SAID CREEK HILL WAY;

THENCE SOUTH 89 DEGREES 11 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE SOUTH LINE OF SAID CREEK HILL WAY, A DISTANCE OF 323.55 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO JOSEPH VAN HOOSER BY DEED OF RECORD IN DOCUMENT NUMBER 2012-107897 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 20 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE WEST LINE OF SAID 1.00 ACRE (VAN HOOSER) TRACT, A DISTANCE OF 276.69 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION), THE SOUTHWEST CORNER OF SAID 1.00 ACRE (VAN HOOSER) TRACT, AND IN THE NORTH LINE OF LOT 3, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES.

THENCE NORTH 88 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTH LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 203.86 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2 (HARDEMAN RANCH ESTATES);

THENCE SOUTH 00 DEGREES 08 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 173.60 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF SAID LOT 3 (HARDEMAN RANCH ESTATES), AND IN THE NORTH RIGHT OF WAY LINE OF 12TH STREET;

THENCE NORTH 89 DEGREES 04 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 5 OF HARDEMAN RANCH ESTATES AND THE NORTH RIGHT OF WAY LINE OF SAID 12TH STREET, A DISTANCE OF 424.53 FEET TO A 1/2 INCH IRON ROD MAINTAINING NORTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES), AND THE SOUTHEAST CORNER OF A 2.571 ACRE "TRACT 2" OF LANDS CONVEYED TO LONE STAR HOMEOWNERS, LLC BY DEED OF RECORD IN DOCUMENT NUMBER 2021-194029 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 (HARDEMAN RANCH ESTATES) AND THE EAST LINE OF SAID 2.571 ACRE "TRACT 2", A DISTANCE OF 178.74 FEET TO A 1/2 INCH IRON ROD MAINTAINING NORTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES) THE SOUTHWEST CORNER OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 8, RIDGEVIEW ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET N, PAGE 398 OF SAID PLAT RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE A WEST LINE OF SAID RIDGEVIEW ESTATES, A DISTANCE OF 298.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.752 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LUTHER ANDERSON, TERRI SMITH, THOMAS J. CONBERGER, AND ROY YANT, DO HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE REPLAT OF LOTS 2R & 3R, BLOCK A, ROBERSON ADDITION, AND LOTS 1R & 2R, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION TO THE CITY OF JUSTIN, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUTHER ANDERSON _____ DATE _____

TERRI SMITH _____ DATE _____

THOMAS J. CONBERGER _____ DATE _____

ROY YANT _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LUTHER ANDERSON, 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TERRI SMITH, 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THOMAS J. CONBERGER, 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROY YANT, 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 CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

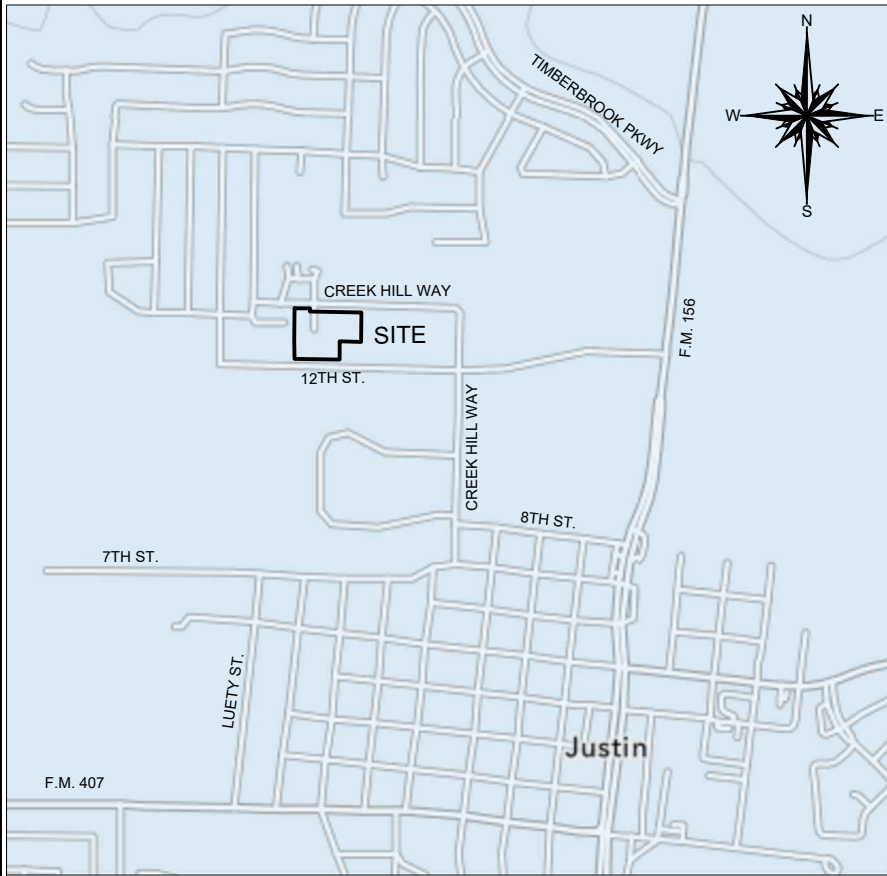
NOTARY PUBLIC IN AND FOR THE STATE OF _____

____ COUNTY

MY COMMISSION EXPIRES ON _____

REPLAT
LOTS 2R & 3R, BLOCK A
ROBERSON ADDITION
&
LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
BEING A REPLAT OF ALL OF LOT 2, BLOCK A,
ROBERSON ADDITION
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET R, PAGE 236
AND
ALL OF LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET D, PAGE 23
PLAT RECORDS, DENTON COUNTY, TEXAS
12/23/2025

APPROVAL BLOCK:

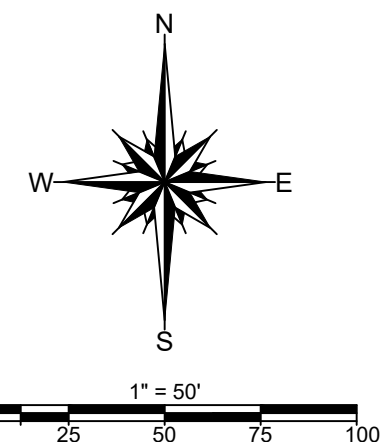


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

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- FLOOD STATEMENT: FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF JUSTIN, COMMUNITY NUMBER 480778 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 4812100485 G OF SAID MAP.
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- ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SPECIFIC TO CITY SANITARY SEWER, WATER AND FRANCHISE UTILITY LINES ONLY.

Closure Report Tue Dec 23 13:29:03 2025			
Northing	Easting	Bearing	Distance
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7083970.508	2334714.639		
Closure Error Distance> 0.00000 Total Distance> 2215.441 Polyline Area: 250797 sq ft, 5.758 acres			



OWNER: LOT 3R
ROBERSON ADDITION

LUTHER ANDERSON
P.O. BOX 487
JUSTIN, TX 76247

OWNER: LOT 1R
HARDEMAN RANCH ESTATES

THOMAS J. CRONBERGER
111 E. UNIVERSITY DR., STE 105
DENTON, TX 76209

OWNER: LOT 2R
ROBERSON ADDITION

TERRI SMITH
715 CREEK HILL WAY
JUSTIN, TX 76247

OWNER: LOT 2R
HARDEMAN RANCH ESTATES

ROY YANT
620 12TH STREET
JUSTIN, TX 76247

LEGEND		
NAD 83 = NORTH AMERICAN DATUM 1983 R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS POB = POINT OF BEGINNING FIR = 1/2" IRON ROD FOUND CAP/FIR = CAPPED IRON ROD FOUND R.O.W. = RIGHT OF WAY CM = CONTROLLING MONUMENT UE = UTILITY EASEMENT DE = DRAINAGE EASEMENT		
---	=	BOUNDARY LINE
---	=	ADJOINER LINE
---	=	EASEMENT LINE
---	=	R.O.W. CENTERLINE
---	=	BUILDING LINE

LINE	BEARING	DISTANCE
L1	S 00°16'53" W	29.72
L2	S 00°20'39" W	5.00
L3	N 00°16'53" E	5.00

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF JUSTIN, DENTON COUNTY, TEXAS.



KENNETH A. ZOLLINGER, R.P.L.S. #5312 _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

WHEREAS The Planning and Zoning Commission of the City of Justin, Texas voted affirmatively on this ____ day of _____, 2026, to recommend approval of this plat by the City Council.

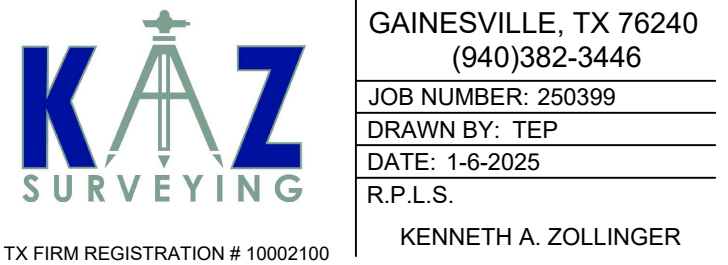
Chairman, Planning and Zoning Commission _____

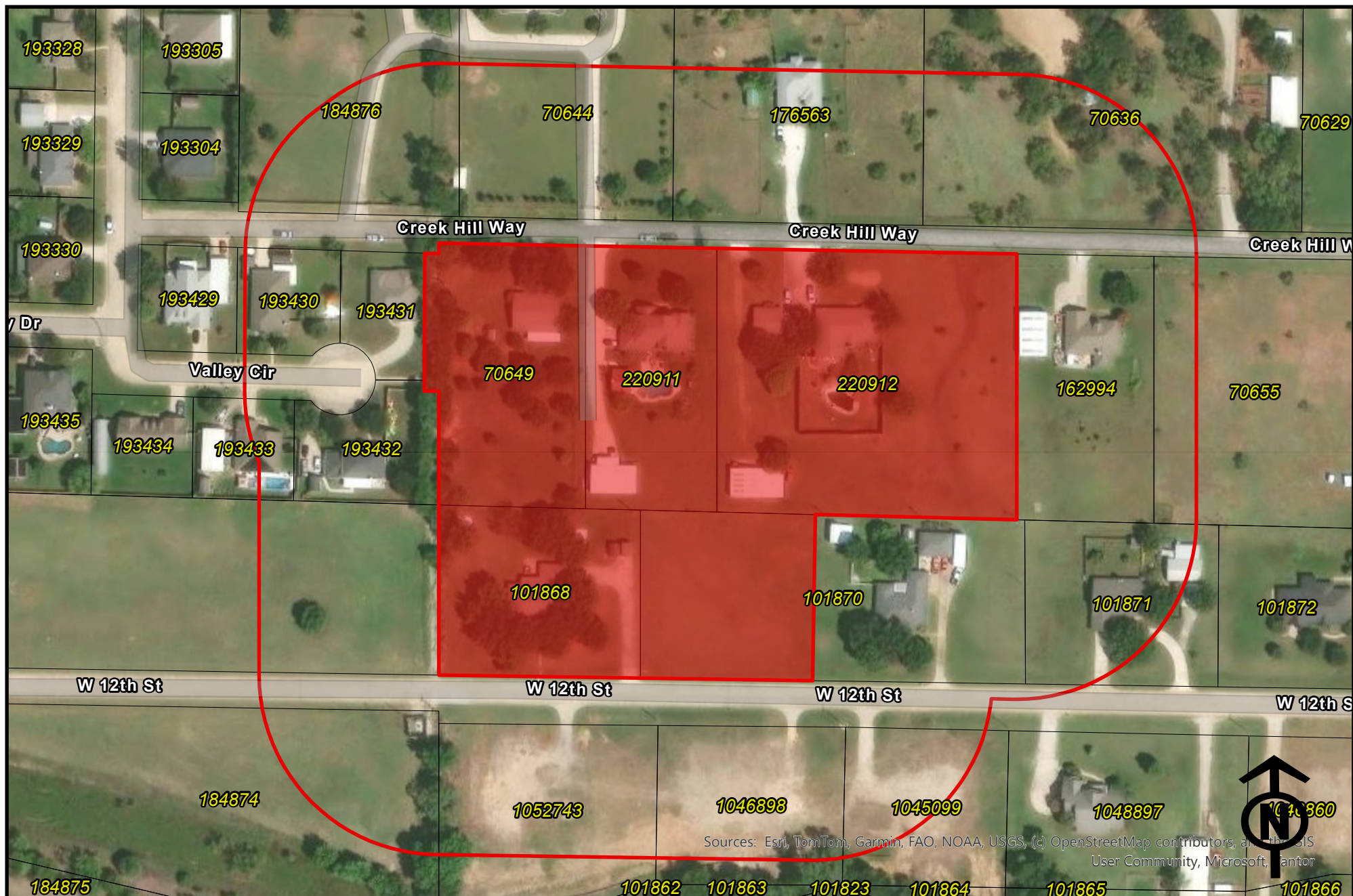
Attest: Secretary, Planning and Zoning Commission _____

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this ____ day of _____, 2026, to approve this plat for filing of record.

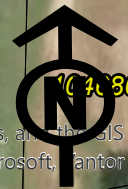
Mayor, City of Justin _____

Attest: City Secretary _____





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Pantor



Legend Subject Property 200ft Notice Radius Parcels		Creek Hill Way Replat City of Justin, TX	0 50 100 200 Feet	Prepared by: Christopher T. Young GIS Technician Date: 03/04/2026
--	--	---	----------------------------	--

RESOLUTION NO. 839-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING A REPLAT WITH A WAIVER TO THE MINIMUM LOT WIDTH REQUIREMENTS FOR LOTS 2R AND 3R, BLOCK A, ROBERSON ADDITION, AND LOTS 1R AND 2R, BLOCK 5, HARDEMAN RANCH ESTATES, LOCATED GENERALLY AT CREEK HILL WAY AND 12TH STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Applicant submitted a request for approval of a Replat for Lots 2R and 3R, Block A, Roberson Addition, and Lots 1R and 2R, Block 5, Hardeman Ranch Estates, generally located at Creek Hill Way and 12th Street, within the City of Justin, Texas; and

WHEREAS, the proposed Replat reorganizes existing platted lots while maintaining four total lots across approximately 4.752 acres of land; and

WHEREAS, the property is zoned SF-1 Single Family Residential and is subject to the subdivision and zoning regulations of the City of Justin Unified Development Code; and

WHEREAS, the proposed Replat includes a requested waiver to the minimum lot width requirements established for the SF-1 zoning district, specifically related to a proposed lot width of approximately 40 feet where 80 feet is otherwise required; and

WHEREAS, pursuant to Section 52-502 of the City of Justin Unified Development Code, the City Council may approve waivers to the subdivision regulations when substantial justice may be done, the public interest secured, and where strict compliance would result in unnecessary hardship; and

WHEREAS, pursuant to Texas Local Government Code Section 212.015(a-1), replats requiring a variance or exception to subdivision regulations require a public hearing prior to approval; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing and recommended approval of the Replat and associated waiver on April 28, 2026; and

WHEREAS, the City Council finds that approval of the requested waiver and Replat will not be detrimental to the public health, safety, or welfare and that the requested waiver is unique to the property and consistent with the intent of the Unified Development Code.

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

SECTION 1. The recitals set forth above are incorporated herein for all purposes.

SECTION 2. The City Council hereby approves the Replat for Lots 2R and 3R, Block A, Roberson Addition, and Lots 1R and 2R, Block 5, Hardeman Ranch Estates, as depicted in the attached plat documents.

SECTION 3. The City Council hereby approves a waiver to the minimum lot width requirement established under the SF-1 zoning district standards of the Unified Development Code, specifically allowing an approximate lot width of 40 feet as presented within the approved Replat.

SECTION 4. This Resolution shall become effective immediately upon adoption.

DULY PASSED by the City Council of the City of Justin, Texas, on the 28th day of May 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
May 28, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (ACTION ITEMS)

Title: Consider adopting Ordinance No. 852-26, on first reading, adopting the 2024 International Building Codes, the 2023 National Electrical Code, related local amendments, and repealing conflicting ordinances; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends adopting the 2024 ICC Codes.

Background:

Staff will be providing a presentation and is working on the proposed ordinance that will be ready for second reading. There is also a draft PowerPoint for Council to review ahead of the meeting (the last slide states 2021 NEC, which is a typo. The City is proposing to switch to the 2023 NEC).

The City of Justin currently operates under the 2018 International Code Council (ICC) Codes and the 2017 National Electrical Code, which were adopted in 2020. ICC codes are updated on a three-year cycle to reflect evolving industry standards, construction methods, life safety requirements, and resiliency measures.

Staff has completed a review of the 2024 ICC Code updates, regional adoption trends, and the North Central Texas Council of Governments (NCTCOG) recommended amendments. Many surrounding municipalities have either adopted or are in the process of adopting the 2024 codes to maintain regional consistency and modern safety standards.

Analysis

The proposed transition to the 2024 ICC Codes and 2023 National Electrical Code would modernize the City's regulatory framework and strengthen minimum safety standards for residential and commercial construction. The updates include enhancements related to structural resiliency, fire and life safety systems, energy efficiency, and storm protection standards.

Adoption of current codes may also positively impact the City's ISO Building Code Effectiveness Grading Schedule (BCEGS) rating, which can influence insurance classifications and long-term community resiliency. Justin currently maintains an ISO Building Rating of 5 and Fire Rating of 4.

Staff's review indicates that the overall construction cost impact associated with transitioning from the 2018 to the 2024 codes is relatively modest when compared to the long-term public safety and administrative benefits. Additionally, adopting the most current codes now reduces the need for incremental future ordinance amendments and maintains consistency with peer communities throughout the region.

Fiscal Impact

Minimal direct fiscal impact to the City is anticipated. Implementation will primarily involve administrative updates, staff training, and coordination with the City's third-party inspection and plan review providers.

Significant Changes:

This link provides all of the significant changes associated with the adoption of the 2024 Building Codes.

 <https://cityofjustin-my.sharepoint.com/:u:/p/storres/IQBmxWNvtXCRQ76iO9Rwoh7bAYnYlutheljtfsQLw-KOCdE?e=cHFqPG>

Staff Recommendation

Staff recommends approval of the ordinance adopting the 2024 International Codes, the 2023 National Electrical Code, and the NCTCOG regional amendments.

City Attorney Review: No

Attachments:

1. Building Codes Power Point

Building Code Update

Evaluation of the 2021 & 2024 Edition

Staff Recommendation:
Adoption of the 2024
International Codes, 2023 NEC
with North Texas COG
Recommended Amendments

CURRENTLY
ADOPTED: 2018
INTERNATIONAL
CODES

CITY OF JUSTIN –
CITY COUNCIL

Current Adopted Codes

- Currently we are two code cycles behind the most recent edition.
- The last update occurred in June 2020, when the city transitioned from the 2015 to the 2018 codes
- The delay reflects both the time needed to evaluate multiple code cycles, assess regional trends, and ensure a comprehensive adoption, as well as internal resource considerations and competing priorities.

2018 International Building Code

2018 International Residential Code

2018 International Fire Code

2018 International Plumbing Code

2018 International Mechanical Code

2018 International Fuel Gas Code

2018 International Existing Building Code

2018 International Energy Conservation Code

2018 International Swimming Pool & Spa code

2017 National Electrical Code

Why Update the Codes?

Codes set a minimum safety requirement for construction.

ICC codes define the minimum level of safety for our community.

Updating to the current ICC codes supports and can positively impact the City's ISO rating by strengthening our building safety framework.

ICC Codes update every 3years, codes are published by the International Code Council.

Reflects industry best practices

Improves life safety & structural integrity

Promotes regional consistency through COG amendments

Maintains insurance and ISO credibility



Why move directly to 2024?

STRENGTHS ISO RATING POTENTIAL BY ALIGNING WITH CURRENT SAFETY AND RISK-REDUCTION STANDARDS

SUPPORTS HPO GOALS THROUGH PROACTIVE, FORWARD-LOOKING CODE MANAGEMENT

REDUCES FUTURE ORDINANCE AMENDMENTS, IMPROVING LONG-TERM ADMINISTRATIVE STABILITY

KEEPS THE CITY COMPETITIVE AND ALIGNED WITH REGIONAL BEST PRACTICES AND PEER JURISDICTIONS.

ADVANCES LONG-TERM PLANNING CONSISTENCY AND ORGANIZATIONAL PERFORMANCE GOALS.

An aerial photograph of a city street at dusk. The street is filled with cars, and the surrounding buildings are illuminated by streetlights. The text is overlaid on the image.

One way we are impacted by updating our codes is through the city's iso rating:

BY ADOPTING CURRENT CODES, WE CAN HELP MAINTAIN OR IMPROVE OUR ISO CLASSIFICATION, WHICH MAY RESULT IN LOWER INSURANCE PREMIUMS, REDUCED RISK EXPOSURE, AND INCREASED LONG-TERM RESILIENCE FOR THE COMMUNITY.

What is an ISO rating?

- ISO Rating is a score developed by the Insurance Service Office (Verisk)
- It is based on the Building Code Effectiveness Grading Schedule (BCEGS)
- BCEGS evaluates how strong a community's building codes are, especially for reducing damage from natural hazards
- Each community is given a rating from 1 to 10
 - 1=Best Rating
 - 10=Lowest Rating
- The ISO rating is used by insurance companies
- Stronger building codes can help improve a community's rating and potentially lower insurance premiums

Why this Matters?

- Lower ISO rating=Lower Insurance Cost
- Enhances community Safety
- Supports economic development

Current ISO Ratings

- Justin's Current ISO **Building Rating** from 2023 is a **5**
 - Significant Improvement from the 2019 Rating - 9
- Justin's Current ISO **Fire Rating** from 2023 is a **4**



Why this matters?

- ❖ The Fire ISO rating (4) and Building ISO rating (5) work together to define Justin's overall insurance profile.
- ❖ Fire ISO (PPC) reflects response and suppression capacity.
- ❖ Building ISO (BCEGS) reflects prevention and construction resilience.
- ❖ Communities that maintain strong ratings in both areas see lower property losses, improved public safety outcomes, and lower insurance costs for residents.



Cost Impact Overview

- Minimal cost difference between adopting 2021 vs. 2024
- Many 2024 changes are clarifications or incremental updates
- Builders are already designing to newer standards
- Reduces future administrative and ordinance update expenses
- Focus is on long-term value, durability and efficiency over short-term cost impacts

Cost comparison study in Florida

- Independent studies (Florida) compared construction costs across seven building types using 2018 International Building Code, 2021 International Building Code and 2024 International Building Code
- Analysis does not include related cost factors such as insurance or permitting.



Florida Study Cost Comparison

Cost Impact: 2018 to 2021 IBC

Small Office: +1.32%

Retail: +0.41%

Primary School: +.04%

Small Hotel: +0.02%

Mid-Rise Apartment: +0.55%

1-Story Residential: +2.08%

2-Story Residential: +2.66%

Cost Impact: 2021 to 2024 IBC

- Average Increase: +0.45% across the same building types.
- Expanded carbon monoxide alarm requirements
- Updated Tornado wind load provisions
- Fire and life safety enhancements
- Increased Structure resilience standards

Primary Cost Drivers for 2018 to 2021



Structural load updates



Fire protection and life safety system enhancements



Increased documentation requirements



Special Inspections

Note:

Residential buildings showed the largest increase because their smaller overall construction budgets make incremental, code-driven costs represent a larger percentage of the total project cost.

Example New Residential Home:

Bloomfield / Timberbrook

2 Story, 4,404 sq ft cost \$599,000.00 2018 ICC

2024 ICC

+2.66% additional cost would be approximately
\$15,933.40



Staff Recommendation

ADOPT THE 2024 INTERNATIONAL CODES AND
2021 NATIONAL ELECTRICAL CODE

ADOPTING OF THE 2024 INTERNATIONAL CODES
STRENGTHENS PUBLIC SAFETY, IMPROVES ISO
RATINGS, AND BENEFITS THE ENTIRE
COMMUNITY

EFFECTIVE DATE: 30 DAYS FROM APPROVAL