

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
JULY 9, 2026
415 N. COLLEGE AVE.
4:30 PM

A) CALL TO ORDER

1. 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
 - Haddock Tract Developers Agreement
 - Project Tupperware
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
 - Dream Complex
3. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property related to the following:
 - Justin Town Square
 - 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

C) CALL TO ORDER - REGULAR SESSION (5:30 PM)

Convene into Session:

Invocation and Pledge of Allegiance

American Flag

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

D) TAKE ACTION AS A RESULT OF CLOSED SESSION

E) UPCOMING MEETING(S) AND EVENT(S)

1.
 - July 21, 2026, Planning & Zoning Commission at 6:30 p.m.
 - July 30, 2026, Peterson Park Grand Opening at 6:00 p.m.
 - August 3, 2026, Municipal Court at 2:00 p.m.
 - August 5, 2026, Town Hall Truth in Taxation at 5:30 p.m.
 - August 11, 2026, Parks and Recreation Board meeting at 6:00 p.m.
 - August 12, 2026, First Day of School for Northwest ISD
 - August 13, 2026, City Council Regular Meeting at 4:30 p.m.
 - August 20, 2026, Economic/Community Development Corporation Meeting at 5:30 p.m.
 - August 27, 2026, City Council Regular Meeting at 4:30 p.m.

F) WORKSHOP ITEM(S) & REPORTS

1. Receive a report on the Resident Survey Update
2. Business Spotlight
3. Budget Workshop
4. Receive a report on the impact of changing City Council meeting dates
5. Hold a discussion regarding the 90th Legislative Session
6. Traffic Study Report for FM 156 & Timberbrook Pkwy
7. Community time capsule to commemorate US 250th celebration

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 three business days 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 approval of City Council minutes dated 05.28.2026; and take appropriate action.
2. Consider approval of Resolution 843-26, the Parks Design Guidelines; and take appropriate action.
3. Consider approval of Resolution 844-26 appointing Charles Neal to the Economic Development Corporation and the Community Development Corporation; and take appropriate action.
4. Consider approval of Resolution 845-26 amending the City of Justin Master Fee Schedule; and take appropriate action.
5. Consider approval of Resolution 846-26 approving the Justin Economic Development Corporation (Type A) Loan Agreement and Sales Tax Remittance Agreement for Land Acquisition; and take appropriate action.
6. Consider approval of Resolution 847-26 approving the Justin Community Development Corporation (Type B) Loan Agreement and Sales Tax Remittance Agreement for Land Acquisition; and take appropriate action.
7. Consider Resolution 848-26 establishing a community time capsule to commemorate US 250th celebration; and take appropriate action
8. Consider adoption of Ordinance 852-26, on second reading, adopting the 2024 International Building Codes, the 2023 National Electrical Code, related local amendments, and repealing conflicting ordinances; and take appropriate action.
9. Consider adoption of Ordinance 857-26, second reading, for the Type A Economic Development Corporation and Type B Community Development Corporation budgets for Fiscal Year 2025-2026; and take appropriate action.
10. Consider adoption of Ordinance 858-26, first reading, to approve mid-year Budget Amendment(s); and take appropriate action.

I) ITEMS PULLED FROM CONSENT AGENDA

J) PUBLIC HEARING

1. Conduct a Public Hearing and consider adoption of Ordinance 856-26, on first reading, approving the voluntary annexation of A-Affordable Storage generally located north of the

intersection of Treeline Parkway and FM 407; and take appropriate action.

K) FUTURE AGENDA ITEMS

L) 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 on July 2, 2026 by 5:00 p.m., in compliance with the Texas Open Meetings Act.

City Secretary



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (WORKSHOP ITEM(S) & REPORTS)

Title: Receive a report on the Resident Survey Update

Department: Administration

Contact: Abbey Reece

Recommendation:

Discussion only.

Background:

Ron Gailey from OnPointe Insights will be present to discuss the results.

City Attorney Review: No

Attachments:

None



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

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

Title: Business Spotlight

Department: Administration

Contact: Megan Doughty, EDC Coordinator

Recommendation:

Presentation only.

Background:

Staff will spotlight a local Justin business.

City Attorney Review: No

Attachments:

None



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

Agenda Item: 3. (WORKSHOP ITEM(S) & REPORTS)

Title: Budget Workshop

Department: Finance

Contact: Hailey Payne, Finance Director

Recommendation:

For discussion only.

Background:

Finance Director Hailey Payne will conduct a Budget Workshop on the 2026-2027 City of Justin Budget.

City Attorney Review: No

Attachments:

None



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

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

Title: Receive a report on the impact of changing City Council meeting dates

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Staff recommends retaining the current second and fourth Thursday meeting schedule.

Background:

At Council's request, staff evaluated the operational impact of changing regular City Council meetings from the second and fourth Thursdays of each month to the first and third Mondays.

Based on the review, staff did not identify a material operational benefit associated with the proposed change. Conversely, moving the meetings to Mondays would create several scheduling and administrative challenges.

Holiday Conflicts

The first and third Mondays frequently coincide with federal holidays, including Martin Luther King Jr. Day, Presidents Day, and Labor Day. Meetings scheduled on these dates would need to be canceled or moved, resulting in an irregular meeting calendar and potentially creating longer intervals between Council meetings.

Municipal Court Coordination

Staff consulted with the City's prosecutors regarding their availability. Only one prosecutor is able to accommodate a schedule change. The proposed first and third-Monday schedule would therefore create additional coordination issues for matters requiring prosecutorial participation or consultation.

Staff Availability and Meeting Support

Several members of the City's executive and administrative staff have standing conflicts that would prevent their regular attendance at meetings held on the first and third Mondays. These positions are directly involved in agenda preparation, meeting administration, financial reporting, departmental presentations, and implementation of Council direction. Their inability to regularly attend would require substantial changes to current responsibilities and meeting-support procedures.

Development Review Timelines

The proposed schedule would also negatively affect development review and approval timelines. Under the current schedule, there are typically approximately nine days between Planning and Zoning Commission action and City Council consideration. This interval allows staff sufficient time to prepare ordinances, complete legal review, address Commission recommendations, and coordinate final agenda materials.

For example, a project considered by the Planning and Zoning Commission on June 16 could be presented to City Council on June 25 under the current schedule. Under a first and third-Monday schedule, Council would meet on June 15, the Planning and Zoning Commission would meet on June 16, and the next available Council meeting would not occur until July 6. This would create an unnecessary delay of nearly three weeks for the applicant. Similar delays could occur throughout the year and would be particularly consequential for zoning cases, plats, development agreements, and other time-sensitive development matters.

Coordination with Other Boards and City Activities

The current second and fourth-Thursdays schedule generally supports the sequencing of items from the Planning and Zoning Commission, Economic Development Corporation, and Community Development Corporation to the City Council. It also minimizes conflicts with holidays, elections, budget preparation activities, and other recurring municipal deadlines.

Staff Assessment

The current meeting schedule provides a predictable framework for agenda preparation, legal review, development processing, board coordination, and staff participation. Changing to the first and third Mondays would introduce recurring holiday conflicts, reduce the availability of key staff and contracted professionals, and extend development review timelines without providing a clearly identifiable operational advantage.

Based on these considerations, staff recommends retaining the current second and fourth Thursday meeting schedule.

City Attorney Review: No

Attachments:

None



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

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

Title: Hold a discussion regarding the 90th Legislative Session

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Specifically, staff is requesting City Council to:

1. Review the attached Legislative Risk Register/Dashboard;
 2. Identify the legislative issues that Council considers most important to the City of Justin;
 3. Discuss whether residents and community stakeholders should be included in the City's legislative engagement efforts; and
 4. Direct staff, if desired, to return with a proposed structure and charge for a temporary Legislative Advisory Working Group for the 90th Texas Legislative Session.
-

Background:

The Texas Legislature meets in regular session every two years. Although the 90th Regular Session will not convene until January 2027, much of the policy development that will shape the session is already underway through legislative interim charges, committee hearings, agency recommendations, stakeholder meetings, and the development of proposed legislation.

The interim period provides cities with an opportunity to identify issues before bills are filed, develop local impact information, and begin communicating with legislators and professional organizations. Early engagement is particularly important for smaller and rapidly growing cities because proposed legislation may have significantly different operational and financial effects on those communities than on larger municipalities.

During the 89th Texas Legislative Session, the Mayor, five members of the City Council, the Development Director, and the City Manager traveled to Austin to meet with authors and sponsors of proposed legislation that the City believed could affect Justin. Those meetings allowed City representatives to explain how statewide proposals involving municipal revenue, development regulation, infrastructure financing, land use, and local authority could affect Justin residents and the City's ability to provide services.

That experience demonstrated the value of direct, fact-based communication with legislators. It also demonstrated that legislative engagement does not need to be limited to elected officials and City staff. Residents, property owners, business representatives, and other community stakeholders can provide legislators with practical examples of how proposed legislation may affect neighborhoods, infrastructure, utility rates, public safety, economic development, and the cost of municipal services.

Legislative Risk Register/Dashboard

Staff has prepared the attached City of Justin Legislative Risk Register — 90th Texas Legislature Interim Charges. The document uses legislative interim charges and Texas Municipal League legislative information to identify issues that may affect the City. The Risk Register is intended to serve as a management and policy tool rather than a comprehensive listing of every legislative proposal. It identifies and evaluates issues involving:

- Municipal property taxes, revenue, debt, and financial reporting;
- Impact fees, utility connection fees, development fees, and the principle that growth should pay for growth;
- Zoning, housing, development review, and municipal land-use authority;
- Water and wastewater infrastructure, regional utility service, and state funding opportunities;
- Public safety staffing, training, and grant opportunities;
- Public information, transparency, cybersecurity, and administrative mandates;
- Economic development, data centers, and other large infrastructure users;
- Municipal liability, procurement, consultants, and local regulatory authority; and
- Implementation requirements resulting from legislation enacted during the 89th Session.

Each item is evaluated based on its potential effect on Justin, the likelihood that it may produce legislation, the anticipated operational or fiscal consequence, the appropriate staff lead, and the action the City may need to take.

The dashboard will allow Council and staff to concentrate on the issues that present the greatest risks or opportunities rather than attempting to independently track every bill filed during the legislative session.

Regional Legislative Engagement

Justin's legislative engagement would complement existing regional advocacy efforts rather than replace them.

Each regular legislative cycle, the chambers of commerce of Denton County coordinate Denton County Days in Austin. The event brings constituents, cities, businesses, educational institutions, and community organizations to the State Capitol to acquaint elected state officials and key agency representatives with the assets and priorities of Denton County and the North Texas region.

Denton County Days has been conducted in conjunction with every regular session of the Texas Legislature since 1987. Participants meet with elected officials, legislative staff, and state agencies; deliver information regarding Denton County; receive policy briefings; and participate in events with members of the Denton County legislative delegation.

The program provides important countywide visibility and helps area legislators remain informed about the needs of their constituents. A Justin legislative program would provide an additional city-specific

component by identifying how particular proposals affect Justin and by preparing local officials and residents to communicate those impacts during Denton County Days, Texas Municipal League activities, legislative hearings, and direct meetings with legislators.

Potential Resident Legislative Advisory Group

Staff is requesting Council direction regarding whether to develop a proposed resident legislative advisory committee or working group. The concept would be modeled generally on legislative advisory programs used by other Texas cities, including Georgetown, but scaled to Justin's population, staffing, and available resources.

Justin does not have dedicated legislative staff or contract lobbyists. A small, focused group could provide many of the benefits of a larger legislative program without creating a substantial administrative or financial obligation.

The group could consist of a limited number of residents and community stakeholders appointed by the City Council. Depending upon Council direction, membership could include individuals with experience or interest in:

- Business and economic development;
- Residential development and neighborhood issues;
- Water, wastewater, transportation, or other infrastructure;
- Public safety;
- Municipal finance or taxation;
- Education and workforce development; and
- Civic or community organizations.

The group's role would be advisory and educational. It would not independently establish City policy or take positions on legislation without Council authorization. Its activities could include:

- Reviewing the Legislative Risk Register and receiving briefings from City staff;
- Helping identify practical examples of how proposed legislation could affect Justin residents and businesses;
- Assisting with the preparation of local legislative information sheets;
- Participating in meetings with legislators and legislative staff when appropriate;
- Supporting Justin's participation in Denton County Days and other regional advocacy efforts;
- Providing community perspectives to the City Council; and
- Helping explain legislative issues to the broader community.

Benefits of Resident Participation

Including residents in the City's legislative engagement could provide several benefits.

First, residents can describe the practical effects of legislation from the perspective of taxpayers, homeowners, utility customers, employers, and community members. This can supplement the technical information provided by elected officials and City staff.

Second, resident participation demonstrates that a legislative issue is not solely an institutional concern of City government. For example, restrictions on impact fees may ultimately affect existing utility

customers or taxpayers if the City is unable to recover the infrastructure costs created by new development. A resident or business representative may communicate that consequence differently and, in some circumstances, more effectively than City staff.

Third, involving residents can expand public understanding of the relationship between state legislation and local services. Many decisions involving municipal revenue, land use, development, public safety, infrastructure, and administrative requirements are influenced or limited by state law.

Fourth, a structured group would allow the City to prepare residents before legislative meetings so that communications are accurate, consistent with Council policy, and focused on Justin-specific impacts.

Finally, a resident advisory group could broaden the City's capacity without requiring the addition of dedicated legislative staff. The City would continue to rely primarily on the Texas Municipal League, regional organizations, professional associations, and assigned department directors for legislative monitoring.

Proposed Scale and Structure

If Council is interested in proceeding, staff recommends that the program initially be established as a temporary working group for the 90th Legislative Session rather than as a permanent board or commission.

A possible structure could include:

- Two members of the City Council;
- The City Manager or designee;
- The Development Director or other assigned department director; and
- Five to seven Council-appointed residents or community stakeholders.

The group could meet periodically during the interim and more frequently after bills are filed. Meetings should focus on the highest-priority issues identified in the Risk Register. Staff would prepare the agenda and legislative information, while the group would assist with local examples, community outreach, and legislative communication.

Following the 90th Legislative Session, Council could evaluate the effectiveness of the program and determine whether it should be continued, modified, formalized, or discontinued.

Policy Considerations

Council may wish to discuss the following:

1. Whether the City should establish a resident legislative advisory committee or less formal working group;
2. Whether the group should be temporary for the 90th Legislative Session or established as an ongoing program;
3. The appropriate number and composition of members;
4. Whether Councilmembers should serve as members or liaisons;
5. Whether the group should only assist with education and communication or also recommend legislative priorities;
6. The process for approving City positions and communications regarding proposed legislation;

7. The relationship between the group and existing regional efforts such as Denton County Days; and
8. Whether staff should return with a resolution, committee charge, appointment process, and proposed legislative priorities.

Financial Impact

There is no immediate significant financial impact associated with the workshop discussion. If Council directs staff to develop a legislative working group, initial costs are expected to be limited and could generally be accommodated within existing resources. Future costs could include travel to Austin, registration for legislative events, preparation of printed materials, and related meeting expenses. Any material expenditure or proposal to retain legislative consulting services would be presented separately for Council consideration.

Specifically, staff is requesting City Council to:

1. Review the attached Legislative Risk Register/Dashboard;
2. Identify the legislative issues that Council considers most important to the City of Justin;
3. Discuss whether residents and community stakeholders should be included in the City's legislative engagement efforts; and
4. Direct staff, if desired, to return with a proposed structure and charge for a temporary Legislative Advisory Working Group for the 90th Texas Legislative Session.

City Attorney Review: No

Attachments:

1. Justin_90th_Legislature_TML_Risk_Register

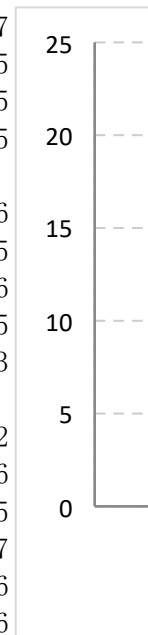
City of Justin Legisla

TML-informed dashboard focused on city-related interim charges, 89th Session in

Metric		Value	Top Justin Priorities Rank
Total tracked items		60	
Critical items		17	1
High items		23	2
Average risk score		15.2	3
Highest risk score		25	4
Immediate implementation items		7	5
			6
			7
			8
			9

Policy Area	Count	Avg Risk Score
ADA / Digital Services	1	12
AI / Cybersecurity	2	15.5
Appraisal District / Tax Admin	1	9
Audit / Transparency	1	25
Business Regulation	1	6
Cybersecurity / Emergency Management	1	16
Cybersecurity / Utilities	1	20
Data Centers / Economic Development	2	20
Data Centers / Tax Policy	1	12
Economic Development / Incentives	1	6
Elections / Governance	2	9
Emergency Communications	1	16
Emergency Management	1	16
Environmental / Development	1	12
Environmental / Industrial Development	1	12

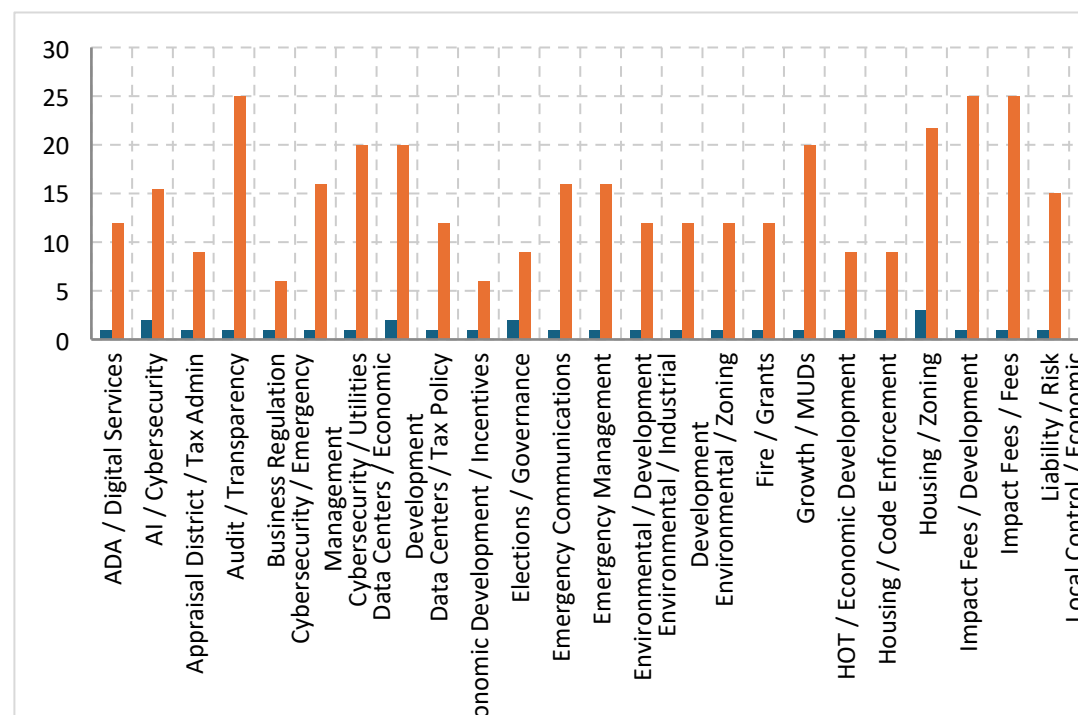
Environmental / Zoning	1	12
Fire / Grants	1	12
Growth / MUDs	1	20
HOT / Economic Development	1	9
Housing / Code Enforcement	1	9
Housing / Zoning	3	21.7
Impact Fees / Development	1	25
Impact Fees / Fees	1	25
Liability / Risk	1	15
Local Control / Economic Development	1	16
Local Control / Preemption	1	25
Open Government / Records	1	16
Permitting / Development	2	12.5
Police / Public Safety	3	15.3
Procurement / Economic Development	1	12
Procurement / Transparency	1	16
Property Tax & Debt	2	18.5
Property Tax & Revenue	3	17.7
Public Safety / Critical	1	6
Public Safety / Schools	1	16
Transportation / Mobility	1	12
Transportation / Public Safety	2	7.5
Transportation / Safety	1	6
Transportation Funding	1	16
Water / Compliance	1	12
Water / Economic Development	1	20
Water / Wastewater	2	22.5
Priority	Count	
Critical	17	
High	23	
Medium	14	
Watch	6	

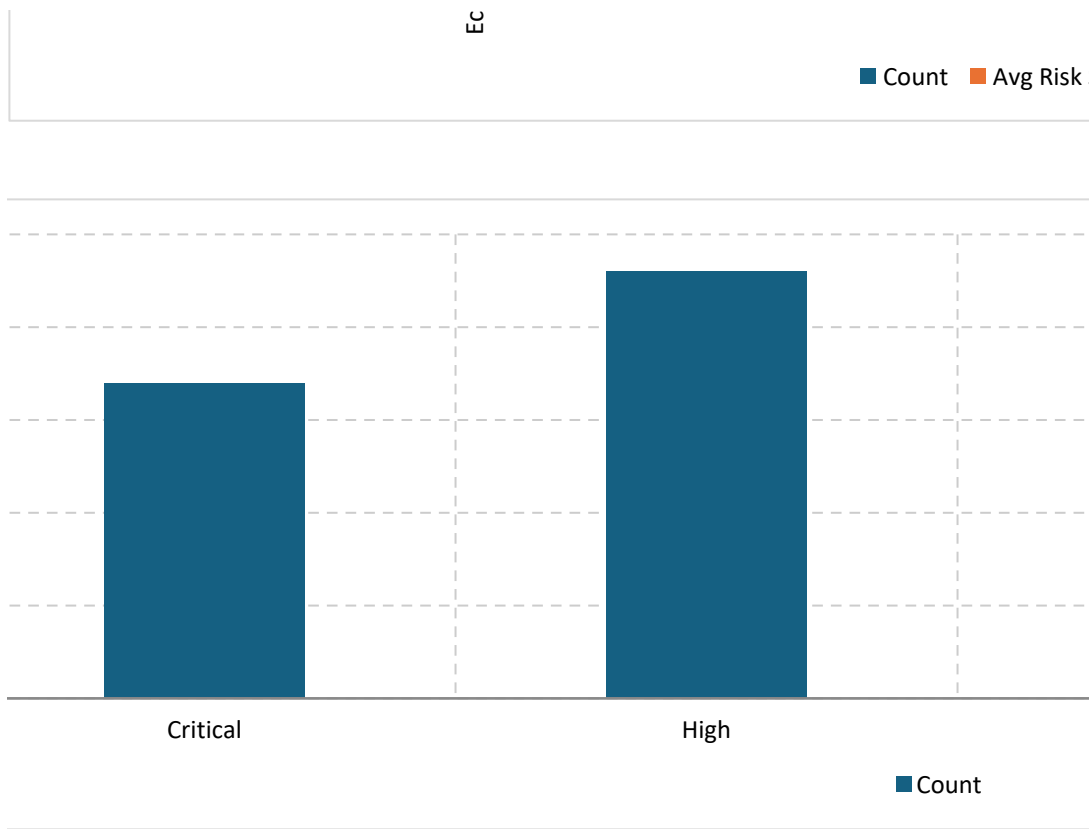


Strategic Risk Register — 90th Texas Legislature Interim

implementation items, and Justin-specific operational/fiscal consequences.

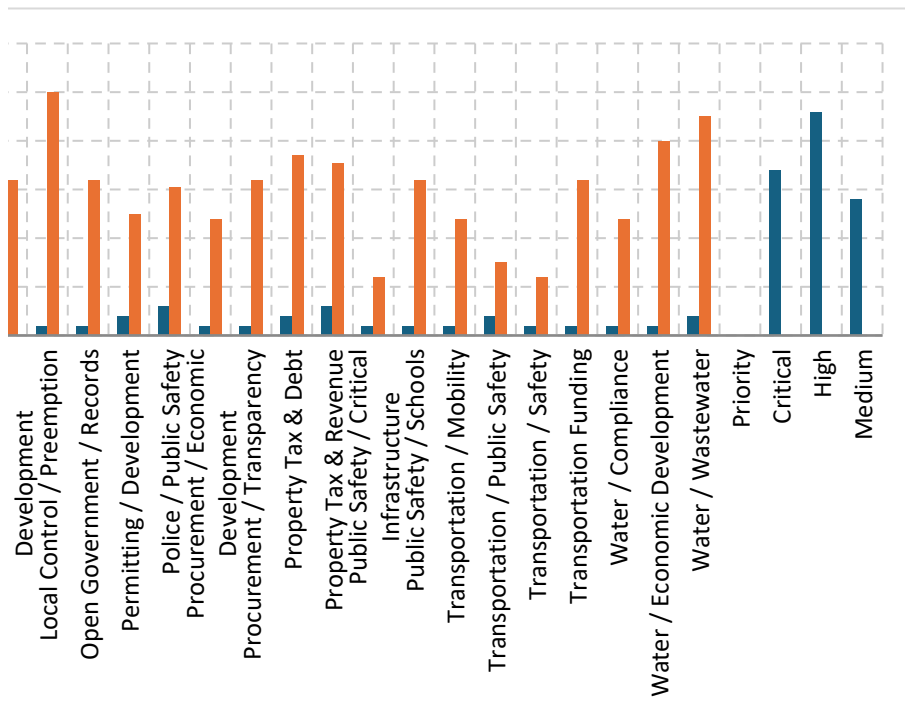
Priority Area	Why it matters
Property tax/revenue limits	Threatens budget flexibility and service-level capacity.
Impact fees and local fees	Could shift growth costs to existing residents/ratepayers.
Housing/zoning preemption	Could reduce local control over density, compatibility, and timing.
Water/wastewater funding	Largest funding opportunity for growth infrastructure.
Cyber/critical infrastructure	Emerging operational mandate and risk exposure.
Public safety workforce	Grant and policy opportunity for Justin PD staffing needs.
Data centers/large loads	Economic opportunity with water, grid, and community impacts.
Open government/PIA	Likely unfunded administrative burden for small staff.
Debt/CO tools	Capital delivery depends on flexible debt instruments.



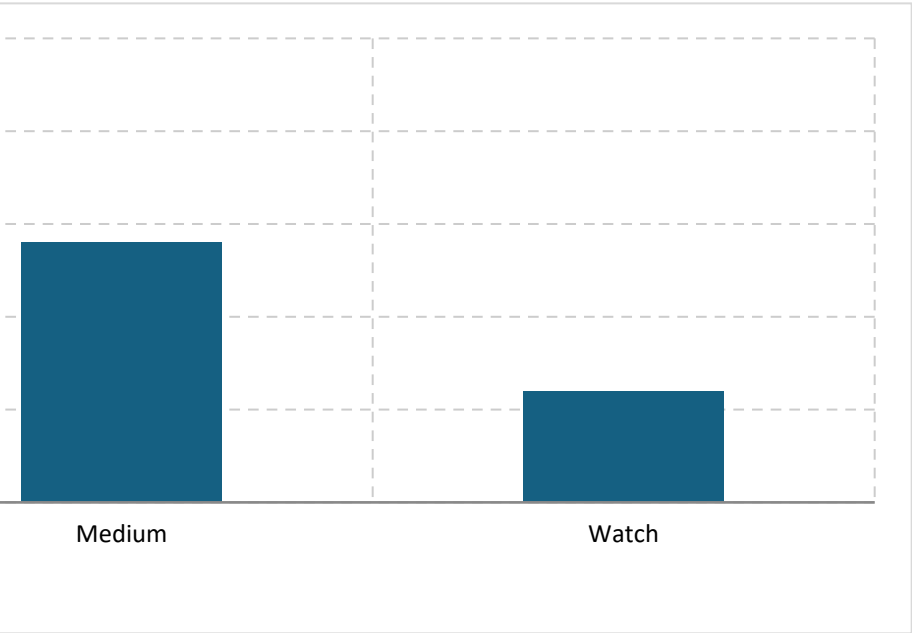


im Charges

Lead	Next action
CM / Finance Finance / Dev. Services	Prepare 5-year tax and service model. Build fee authority and use matrix.
Dev. Services	Audit zoning code vulnerabilities.
PW / Finance	Create TWDB-ready project sheets.
IT / PW	Inventory remote-access systems.
PD / CM	Prepare PD staffing need packet.
CM / PW City Secretary	Adopt prospect screening framework. Assess PIA workflow and records capacity.
Finance	Build capital/debt necessity narrative.



Score



ID	Chamber	Committee	TML / Interim Charge Topic
LGR-01	Senate	Local Government	Cutting Property Taxes
LGR-02	Senate	Local Government	Homestead Exemption Effects
LGR-03	Senate	Local Government	Local Government Fees Accountability
LGR-04	House	Ways and Means	Local Government Spending and Debt Practices
LGR-05	House	Ways and Means	HB 103 Bond/Tax Database Monitoring
LGR-06	House	Appropriations	Maintaining Property Tax Relief / Exemptions
LGR-07	Senate	Local Government	Appraisal District Funding Transparency
LGR-08	House	Land and Resource Management	SB 15 Small Lot Implementation
LGR-09	House	Land and Resource Management	SB 840 Mixed-Use / Multifamily Implementation
LGR-10	House	Land and Resource Management	HB 24 Zoning Protest Procedures
LGR-11	House	Land and Resource Management	SB 1567 Occupancy Regulation Implementation
LGR-12	House	Land and Resource Management	Municipal Utility District Proliferation
LGR-13	House	Land and Resource Management	Local Fees for Housing Affordability
LGR-14	House	Land and Resource Management	Third-Party Development Review

LGR-15	House	Land and Resource Management	Pre-Approved Residential Building Plans
LGR-16	Senate	Local Government	Strengthening Property Rights / Housing Affordability
LGR-17	House	Select Governmental Oversight	Texas Regulatory Consistency Act Review
LGR-18	House	Select Governmental Oversight	Additional Regulatory Areas / Small Business Consistency
LGR-19	House	Select Governmental Oversight	Safeguarding Taxpayer Funds / Consultants
LGR-20	House	Select Governmental Oversight	Texas Public Information Act Review
LGR-21	House	Select Governmental Oversight	Texas Tort Claims Act Review
LGR-22	House	Natural Resources	HJR 7 / SB 7 Water Fund Implementation
LGR-23	House	Natural Resources	SB 1169 Public Entity Water/Sewer Service
LGR-24	House	Natural Resources	Innovative Water Supply Strategies
LGR-25	House	Natural Resources	Regional Water Planning
LGR-26	Senate	Water, Agriculture, and Rural Affairs	Utility Revenue for Infrastructure Maintenance
LGR-27	Senate	Water, Agriculture, and Rural Affairs	Desalination Viability / Regulatory Efficiency
LGR-28	House	Natural Resources	Data Center Water Use and Conservation

LGR-29	House	Environmental Regulation	HB 3866 IBC Recycling Facilities
LGR-30	House	Environmental Regulation	Concrete Standard Permits / SB 763
LGR-31	House	Environmental Regulation	Regulatory Process Streamlining
LGR-32	House	Homeland Security / Public Safety	Critical Infrastructure Cyber Risks
LGR-33	Senate	Business and Commerce	AI / Cyber Command Implementation
LGR-34	TML Update	Legislative Update	Mandated AI and Cybersecurity Training
LGR-35	TML Update	Legislative Update	Cyber Incident Reporting / Critical Infrastructure
LGR-36	House	Homeland Security / Public Safety	TCOLE Authority / Agency Recognition
LGR-37	House	Homeland Security / Public Safety	Law Enforcement Workforce
LGR-38	Senate	Criminal Justice	Reserve Peace Officers
LGR-39	Senate	Finance	Rural Fire Protection Funding
LGR-40	House	State Affairs	Disaster Preparedness / Response / Recovery
LGR-41	House	State Affairs	Interoperable Communications
LGR-42	House	Homeland Security / Public Safety	HB 33 Active Shooter / School Emergency Implementation

LGR-43	Senate	Homeland and Border Security	Drone Mitigation / Public Safety
LGR-44	House	State Affairs	Data Centers / SB 6 / Large Load
LGR-45	Senate	Business and Commerce	Managing Data Center Growth
LGR-46	Senate	Finance	Data Center Tax Exemption / Fiscal Effects
LGR-47	Senate	Economic Development	Local HOT Accountability
LGR-48	Senate	Economic Development	Project Finance Zone Oversight
LGR-49	House	State Affairs	Public-Private Partnerships / Chapter 2267
LGR-50	House	Licensing and Administrative Procedures	Licensing and Regulatory Reform
LGR-51	House	Transportation	TxDOT Project Prioritization
LGR-52	House	Transportation	Speed Enforcement in Work/School Zones
LGR-53	House	Transportation Funding	TxDOT Funding / County Transportation Infrastructure Fund
LGR-54	Senate	Transportation	Rail-Grade Separation Funding
LGR-55	Senate	Transportation	Autonomous Vehicle Deployment
LGR-56	House	Elections	Election Timelines

LGR-57	Senate	State Affairs	Election Security / Local Election Officials
LGR-58	TML Update	Legislative Update	City Audit Filing / AG Audit Non-Compliance
LGR-59	TML Update	Legislative Update	ADA Web Accessibility Requirements
LGR-60	TML Update	Legislative Update	Water Loss Audits / Mitigation Plans

Policy Area	Interim Charge / Issue Summary
Property Tax & Revenue	Examine Texas property taxes and recommend additional property tax cuts, including increased homestead exemptions and other homeowner relief.
Property Tax & Revenue	Review effects of prior school homestead exemption increases and identify homeowners no longer paying school property taxes.
Impact Fees / Fees	Examine collection, use, and oversight of local fees, including utility connection charges, permit/inspection fees, and drainage/stormwater fees; consider audits.
Property Tax & Debt	Examine local spending and debt practices, including certificates of obligation, and evaluate fees as revenue sources.
Property Tax & Debt	Monitor implementation of HB 103 related to a database of taxing unit bond, tax, and project information.
Property Tax & Revenue	Monitor funding for property tax relief and increased homestead/business personal property exemptions.
Appraisal District / Tax Admin	Study governance, budgeting, and cost allocation practices of county appraisal districts.
Housing / Zoning	Monitor implementation of SB 15, residential lot size and density requirements for certain municipalities.
Housing / Zoning	Monitor implementation of SB 840 on municipal regulation of mixed-use and multifamily projects and commercial conversions.
Zoning / Governance	Monitor HB 24 implementation related to changes to zoning regulation or district boundary procedures.
Housing / Code Enforcement	Monitor home-rule municipal authority to regulate dwelling-unit occupancy.
Growth / MUDs	Evaluate MUD proliferation, impact on housing attainability, growth management, creation methods, and oversight.
Impact Fees / Development	Examine local fees, impact fees, utility connection charges, permit/inspection fees, drainage/stormwater fees and financial transparency.
Permitting / Development	Study third-party review of plats, plans, permits, and inspections to expedite residential housing projects.

Permitting / Development	Study municipal pre-approval and repeated use of residential building plans.
Housing / Zoning	Review SB 15, SB 840, SB 2477, and SB 2038; recommend ways to strengthen property rights for housing affordability.
Local Control / Preemption	Review local ordinances repealed or modified under the Texas Regulatory Consistency Act and identify conflicts or enforcement issues.
Local Control / Economic Development	Identify additional regulatory areas where local governments may be supplanting the state; recommend reductions in regulatory inconsistency.
Procurement / Transparency	Study local government contracts with third-party consultants and NGOs and their policy influence; consider transparency/accountability.
Open Government / Records	Study PIA applicability, effectiveness, exemptions, public notices, and transparency improvements.
Liability / Risk	Examine governmental immunity and the Texas Tort Claims Act; consider updates or clarifications.
Water / Wastewater	Monitor implementation of constitutional and statutory water infrastructure funding measures.
Water / Wastewater	Monitor SB 1169 on public entities jointly or concurrently providing water or sewer service.
Water Supply	Study eligible projects under the New Water Supply for Texas Fund and barriers to implementation.
Water Planning	Study regional water planning process, data, long-term needs, management strategies, and deficits.
Water / Wastewater Finance	Study transfers from water/wastewater utilities to general funds and consider limits to dedicate ratepayer funds to utility sustainability.
Water Supply	Inventory desalination facilities and review permitting framework; identify local-level implementation opportunities.
Water / Economic Development	Examine direct/indirect water use of data centers and policy options for water-efficient development.

Environmental / Zoning	Monitor implementation of HB 3866 on intermediate bulk container recycling facilities.
Environmental / Industrial Development	Monitor SB 763 standard permits for certain concrete plants.
Environmental / Development	Study environmental permitting and coordination across air, land, water, waste, and industrial development.
Cybersecurity / Utilities	Study remote-access technologies in critical infrastructure and safeguards against intrusion, surveillance, or disruption .
AI / Cybersecurity	Monitor SB 1964, HB 149, HB 150 implementation related to AI systems, governmental data, and Texas Cyber Command .
AI / Cybersecurity	TML flagged mandated AI and cybersecurity training due August 31 in 2026 updates.
Cybersecurity / Emergency Management	TML flagged a cyber incident reporting town hall for critical infrastructure.
Police / Public Safety	Evaluate TCOLE framework for creation/recognition of law enforcement agencies and standards for agencies employing peace officers .
Police / Public Safety	Study recruitment, retention, moral injury, training-pipeline barriers, staffing shortages, and incentives.
Police / Public Safety	Examine reserve peace officer practices and make recommendations to ensure reserves prioritize commissioning departments .
Fire / Grants	Monitor Rural Volunteer Fire Department Assistance Program appropriations and grant distribution for equipment, training, and protective clothing .
Emergency Management	Review state/local disaster preparedness, training, licensing, coordination, mass fatality operations, and intergovernmental command structures .
Emergency Communications	Study a statewide emergency communications/interoperability council and standards for first responders.
Public Safety / Schools	Monitor HB 33 active shooter and school emergency implementation.

Public Safety / Critical Infrastructure	Study hostile drone mitigation, public safety, critical infrastructure, public events, and penalties.
Data Centers / Economic Development	Study data-center development, regulatory framework, community planning, SB 6, ERCOT large-load process, and grid resilience.
Data Centers / Economic Development	Study data-center load demand, landowner rights, water infrastructure, and community integrity.
Data Centers / Tax Policy	Study cost and consequences of state sales tax exemptions for data centers and safeguards for Texans.
HOT / Economic Development	Study local hotel occupancy tax collection, reporting, use, and outcomes; recommend accountability changes.
Economic Development / Incentives	Study fiscal impact and oversight of multiple project finance zones under Chapter 351, Tax Code.
Procurement / Economic Development	Evaluate state and local P3s under Chapter 2267 for effectiveness, competitiveness, and taxpayer transparency.
Business Regulation	Study occupational licensing and business regulatory frameworks to streamline processes and remove duplicative burdens.
Transportation / Mobility	Study whether legislators should give prioritization direction to TxDOT when identifying local projects for construction or maintenance
Transportation / Public Safety	Evaluate limited speed-enforcement mechanisms in high-speed work zones and school zones with privacy safeguards.
Transportation Funding	Examine TxDOT formula/discretionary funding and County Transportation Infrastructure Fund benefits to rural road infrastructure and public safety
Transportation / Safety	Study implementation of increased funding for rail-grade separation projects and prioritization for mobility/safety.
Transportation / Public Safety	Study AV deployment under SB 2807, rulemaking, and collision impacts.
Elections / Governance	Examine statutory election timelines, deadlines, transparency, voter access, and election administration.

Elections / Governance	Study election security, poll watcher access, county election administration, and local officials' compliance with state
Audit / Transparency	TML repeatedly flagged city audit filing deadlines and AG audit non-compliance determinations in 2026 updates.
ADA / Digital Services	TML tracked federal ADA website accessibility requirements and deadlines for larger cities; smaller cities have
Water / Compliance	TML flagged TWDB proposed rules on water loss audits and mitigation plans for large municipally owned utilities.

TML Signal	Justin-Specific Consequence
TML highlighted as a city-related Senate interim charge.	Creates continued political and legislative pressure to limit local revenue, even when relief is aimed at school taxes.
TML highlighted as city-related; Legislature likely to extend tax-relief narrative.	Residents may conflate school tax relief with city tax capacity and expect city rates to decline despite rising service costs.
TML flagged fee accountability as a major city issue.	Justin depends on development-related fees and utility fees to fund growth-related infrastructure and administration.
TML highlighted House charge; CO/debt scrutiny remains active.	Justin may need COs or other debt tools for facilities, streets, water/wastewater, fire, and public safety capital.
TML identified as specific implementation item.	Justin will need accurate bond/tax/project reporting and internal reconciliation.
TML included as relevant House appropriations charge.	State tax-relief decisions may affect resident expectations and business tax base perception.
TML highlighted as Senate local-government charge.	Could affect Denton CAD cost allocation to Justin and local tax administration timelines.
TML highlighted under land-use monitoring.	Justin may not be directly covered today but policy could expand to smaller cities next session.
TML highlighted as land-use monitoring item.	Could signal future by-right multifamily/commercial conversion preemption for smaller cities.
TML identified as specific city-related implementation item.	Justin must ensure zoning protest procedures and Council voting thresholds are current.
TML highlighted as land-use monitoring item.	Justin should review occupancy, rental, nuisance, and neighborhood-preservation rules for preemption risk.
TML highlighted as city-related charge.	Justin's ETJ and nearby growth areas may face MUD-driven development pressures affecting annexation, utilities, roads, and public safety.
TML highlighted as housing affordability charge.	Directly affects Justin's ability to recover growth costs from new development.
TML highlighted as housing affordability charge.	Could force acceptance of private review or reduce city review timelines despite limited staff.

TML highlighted as a specific housing/permitting charge.	Could reduce repetitive plan review for production builders but constrain local review flexibility.
TML highlighted as Senate charge likely to generate more housing preemption bills.	May produce new statewide limits on zoning, density, parking, compatibility, and development review.
TML highlighted as select committee charge.	Justin should expect broad scrutiny of local ordinances affecting business operations.
TML highlighted as city-related select committee charge.	Could lead to additional preemption of local business regulations, permitting, signs, nuisances, or development standards.
TML highlighted as select committee charge.	Justin uses consultants for engineering, planning, financial, legal, grants, and specialized projects due to lean staffing.
TML highlighted as select committee charge.	Small cities face growing PIA workload without dedicated records staff; Justin may see more deadlines/reporting changes.
TML highlighted as city-related charge.	Changes could expand municipal exposure for roads, facilities, public safety, and operations.
TML highlighted as specific Natural Resources implementation item.	Major opportunity for Justin water/wastewater CIP, regional utility partnerships, and New Fairview-related infrastructure.
TML highlighted as implementation item.	Relevant to Justin's potential regional utility arrangements, including New Fairview concepts.
TML highlighted as city-related water charge.	Could open funding for reuse, storage, interconnections, conservation, and regional supply projects.
TML highlighted as city-related water charge.	Justin should ensure growth assumptions and regional needs are reflected in planning data.
TML highlighted as Senate water charge.	Even if aimed at large cities, it could influence expectations for all utility funds; Justin should clearly document utility fund use.
TML highlighted as Senate water charge.	Likely indirect for Justin but may affect statewide supply and UTRWD/regional planning options.
TML highlighted under Natural Resources.	Justin may seek high-value economic development but must protect water capacity and utility economics.

TML highlighted environmental monitoring item.	Justin should ensure zoning and fire/environmental standards are in place for potentially hazardous industrial uses.
TML highlighted as implementation item.	Concrete/batch plants are common land-use flashpoints near growing cities.
TML highlighted as city-related environmental charge.	May accelerate industrial projects but reduce local environmental review or public notice.
TML highlighted as public-safety/city charge.	Justin utilities, public safety systems, SCADA/vendors, and networked infrastructure may face new requirements.
TML highlighted AI and cyber legislation under Senate Business and Commerce.	Justin needs governance for employee AI use, data security, procurement, public records, and vendor tools.
TML update indicates immediate compliance relevance for cities.	Justin must ensure staff complete required training and maintain records.
TML update indicates near-term regulatory/operational focus.	Justin may need incident reporting procedures for cyber events affecting utilities or city systems.
TML highlighted as public-safety charge.	May affect PD operating standards, reporting, and recognition requirements.
TML highlighted as public-safety charge.	Directly supports Justin's need for additional patrol staffing and stable coverage.
TML highlighted Senate criminal justice charge.	Could affect Justin's ability to use reserve officers or mutual support strategies.
TML highlighted Senate Finance charge.	Justin's municipal fire transition may limit direct eligibility, but regional partners and mutual aid may benefit.
TML highlighted state affairs charge.	Justin may face new emergency management training, coordination, or plan requirements.
TML highlighted as State Affairs charge.	Justin's Denton/Wise radio and regional coordination needs make this relevant.
TML highlighted as specific public-safety implementation item.	Justin PD/FD will need coordination with Northwest ISD and emergency responders.

TML highlighted Senate public safety charge.	May affect events, infrastructure protection, and PD/fire incident operations.
TML highlighted as House State Affairs charge and hearing topic.	Justin could recruit data centers due to regional growth but must evaluate electric/water/load impacts.
TML highlighted Senate Business and Commerce charge.	Directly relevant to Justin's corporate recruitment strategy and infrastructure limitations.
TML highlighted Senate Finance charge.	Could affect incentive stack for data-center recruitment and public-value expectations.
TML highlighted Senate Economic Development charge.	Justin's HOT may grow as commercial/hotel development occurs; future rules could affect flexibility.
TML highlighted Senate Economic Development charge.	Likely limited direct impact now but relevant if Justin pursues destination development/hotel projects.
TML highlighted State Affairs charge.	Justin may need P3s for facilities, parks, infrastructure, or development partnerships.
TML highlighted as city-related licensing/regulatory charge.	May affect local permits touching businesses or trades; also supports economic development if streamlined.
TML highlighted Transportation charge.	Justin should improve legislative relationships for FM/TxDOT corridor needs and safety projects.
TML highlighted Transportation charge.	Could provide traffic-safety tools but raises public acceptance and privacy issues.
TML highlighted Transportation Funding charge.	Justin should position roads serving growth, public safety, and regional mobility for funding.
TML highlighted Senate Transportation charge.	If rail crossings affect Justin or nearby corridors, opportunity for safety/mobility advocacy.
TML highlighted Senate Transportation charge.	Could affect local traffic enforcement, incident response, and roadway operations over time.
TML highlighted Elections charge.	Could affect City Secretary workload, election calendar, ballot language, and contracting with Denton County.

TML highlighted Senate State Affairs charge.	Justin relies on county election administration; city must monitor ballot language and local election obligations.
TML update indicates this is an immediate compliance issue after 89th Session.	Justin must avoid audit deadlines triggering tax-rate consequences or AG scrutiny.
TML update indicates digital accessibility remains a municipal compliance focus.	Justin should plan website/document remediation before deadlines become urgent.
TML update indicates water-loss accountability remains active, even if thresholds may target larger MOUs.	Justin should treat water loss and utility asset management as a legislative/regulatory priority.

Expected Fiscal/Operational Effect	Probability (1-5)	Impact (1-5)	Risk Score
May compress Council flexibility during FY budget; requires stronger service-level and tax-rate narrative.	5	5	25
Indirect revenue pressure and communication burden during budget adoption.	4	4	16
Possible new audit, reporting, fee-use restrictions, and defensibility requirements.	5	5	25
Could limit debt timing/flexibility and increase election requirements or disclosure burden.	5	5	25
Administrative compliance burden; reputational risk if data is inaccurate.	4	3	12
Potential indirect pressure on M&O rate and taxable-value assumptions.	3	4	12
Potential appraisal district cost changes; possible oversight requirements.	3	3	9
Potential future preemption of lot size, density, and neighborhood design standards.	5	4	20
Loss of site-plan leverage, parking/design standards, and Council discretion if expanded.	4	5	20
Procedural error risk in contested zoning cases.	4	4	16
May limit enforcement tools for overcrowding or rental impacts.	3	3	9
May create fragmented infrastructure, tax-base complications, and service-cost exposure.	4	5	20
Potential caps, audit mandates, restricted use, and political pressure to lower fees.	5	5	25
May increase liability, reduce consistency, or require process redesign.	4	4	16

Operational efficiency opportunity if voluntary; risk if mandated without fee recovery.	3	3	9
High operational and policy risk for Justin's growth management strategy.	5	5	25
Could require ordinance cleanup and limit regulatory tools beyond zoning.	5	5	25
May narrow local authority to solve local problems and protect neighborhoods.	4	4	16
Could add procurement disclosures, reporting, or restrictions on consultant use.	4	4	16
Potential unfunded mandate for City Secretary, legal review, and records systems.	4	4	16
Potential increase in claims, insurance/risk pool costs, and litigation exposure.	3	5	15
Potential grant/loan funding; requires project readiness and documentation.	5	5	25
May affect service agreements, authority, operations, and regulatory structure.	4	5	20
Opportunity for funding if Justin has defined projects.	4	5	20
Could affect future funding eligibility and supply prioritization.	4	4	16
May require stricter utility fund accounting and communication on ratepayer fund purposes.	4	4	16
Potential long-term supply opportunity, not immediate operational impact.	2	3	6
Could affect recruitment criteria, development agreements, and water availability review.	4	5	20

Risk of incompatible industrial siting if local standards are weak.	3	4	12
Could reduce local leverage over air/permitting while residents expect city intervention.	3	4	12
Potential conflict between economic development and neighborhood protection.	3	4	12
Potential cybersecurity policy, vendor review, and budget impacts.	4	5	20
Likely training/procurement/records obligations; potential benefit from state cyber support.	4	4	16
Administrative burden; compliance tracking risk.	5	3	15
Requires incident response plan, roles, and vendor escalation protocol.	4	4	16
Potential compliance workload for Justin PD.	3	4	12
Opportunity for grants, academy support, childcare/family support, and retention tools.	5	5	25
Operational impact depends on PD reserve use; could alter policy/liability.	3	3	9
Opportunity for regional fire support and grants; watch eligibility definitions.	3	4	12
Potential unfunded mandate but also opportunity for templates and grants.	4	4	16
Potential grant opportunities; possible standards/costs for equipment compatibility.	4	4	16
Training/exercise workload and potential equipment/planning needs.	4	4	16

Potential new enforcement authority/training needs.	2	3	6
Major economic opportunity with water/grid/service risks.	4	5	20
Could shape local approval, incentives, and utility requirements.	4	5	20
Potential changes to state incentives; local 380 agreements may face added scrutiny.	3	4	12
Potential reporting and use restrictions; opportunity to align tourism strategy early.	3	3	9
Could limit future tourism/incentive tools.	2	3	6
Potential added transparency/process requirements; opportunity to clarify tools.	3	4	12
Potential preemption or administrative changes.	2	3	6
Opportunity if Justin can frame projects regionally; risk if prioritization becomes political.	3	4	12
Potential enforcement technology option; political sensitivity.	3	3	9
Potential grant/funding opportunities.	4	4	16
Potential regional funding opportunity; relevance depends on local rail conflict points.	2	3	6
Medium-term public safety and regulatory implications.	2	3	6
Potential administrative changes and legal review needs.	3	3	9

Potential additional requirements for City Secretary and legal review.	3	3	9
Critical compliance and reputational risk; could affect tax-rate authority.	5	5	25
Operational workload for website, forms, PDFs, and third-party platforms.	4	3	12
Potential future reporting or planning requirement; operational benefit regardless.	3	4	12

Priority	Recommended City Position	Staff Lead	Council Role
Critical	Protect municipal revenue flexibility; support relief that is state-funded and does not shift costs to cities.	City Manager / Finance Director	Adopt legislative principle opposing unfunded local revenue.
High	Educate: city services require local revenue; support state-funded school tax relief without city revenue cuts.	Finance Director / Communications	Receive annual tax explainer before budget workshops.
Critical	Support transparency; oppose caps or restrictions that prevent growth from paying for growth.	Finance Director / Development Services / Public Works	Direct staff to inventory all development and utility fees.
Critical	Preserve CO and debt tools with transparency; emphasize growth infrastructure needs.	City Manager / Finance Director	Approve debt-management principles and capital funding.
High	Support transparency but request simple reporting and safe-harbor correction periods.	Finance Director / City Secretary	Ensure Council understands new reporting touchpoints.
Medium	Support state-funded relief; preserve city authority to fund core services.	Finance Director	Use in budget communications.
Medium	Support transparency and predictable appraisal district budgeting.	Finance Director	Monitor through CAD budget process.
Critical	Oppose expansion to small cities; preserve context-sensitive zoning authority.	Development Services / City Manager	Brief Council on state zoning preemption trend.
Critical	Oppose by-right expansion that bypasses local infrastructure and compatibility review.	Development Services	Set local legislative priority on zoning/local.
High	Comply; support clean procedural guidance and small-city templates.	Development Services / City Attorney	Adopt updated P&Z/Council scripts if needed.
Medium	Preserve health/safety enforcement authority while avoiding arbitrary occupancy restrictions.	Development Services / Police / Code Enforcement	Receive update only if local ordinance affected.
Critical	Support stronger city review/consent and infrastructure standards for MUDs near cities.	City Manager / Public Works / Development Services	Adopt position on MUD oversight near Justin boundaries.
Critical	Support transparency; oppose fee limits that shift growth costs to existing townships/metropolitan areas.	Finance / Development Services / Public Works	Require fee defensibility review before 90th Session.
High	Support optional tools; oppose mandates that undermine local accountability.	Development Services / City Engineer	Brief Council on permit workload and statutory deadlines.

Medium	Support voluntary pre-approved plan programs with cost recovery and local amendments	Development Services / Building Official	No formal position yet; monitor.
Critical	Protect local land-use authority; request small-city exemption or infrastructure-capacity safeguards	City Manager / Development Services	Adopt legislative priority before bill filing begins.
Critical	Support clarity; oppose expansion of broad field preemption into traditional municipal police powers	City Attorney / City Manager	Authorize city-code preemption review if needed.
High	Defend local problem-solving authority; support narrowly tailored state standards only where needed	City Attorney / Development Services	Monitor and engage through TML.
High	Support transparency; preserve ability of small cities to contract for expertise instead of adding FTEs	City Manager / Finance / City Secretary	Review procurement policy and contract templates.
High	Support transparency with cost recovery, reasonable deadlines, and small-city administrative capacity safeguards	City Secretary / City Attorney	Brief Council on records workload if bills emerge.
High	Preserve governmental immunity and existing liability limits.	City Attorney / Risk Pool Liaison	Monitor; no proactive Council action yet.
Critical	Aggressively support water funding; position Justin projects early.	Public Works / Finance / City Manager	Authorize priority project list for advocacy and applications
Critical	Preserve interlocal flexibility for regional utility service and cost recovery.	City Manager / Public Works / City Attorney	Review utility ILA/MOU options for statutory compliance
High	Support broad eligibility and small-city access to state water funds.	Public Works / City Manager	Include in legislative priorities.
High	Support accurate fast-growth-city forecasts in regional plans.	Public Works / City Manager	Engage regional water planning representatives.
High	Support infrastructure reinvestment; preserve reasonable cost allocation and administrative transfers	Finance Director / Public Works	Ensure utility fund transfer/cost-allocation policy is defensible
Watch	Support diversified supply where cost-effective; monitor regional implications.	Public Works	No immediate Council action.
Critical	Support local authority to evaluate water capacity and require conservation/mitigation for long-term	City Manager / Public Works / Economic Development	Set policy parameters before pursuing data centers

High	Preserve local siting authority near residential areas and sensitive uses.	Development Services / Fire Marshal	Review zoning use table and specific-use standards.
High	Support notice, local input, and compatibility safeguards for concrete operations near neighborhoods.	Development Services / City Manager	Prepare resident-facing explanation of state vs city authority.
Medium	Support predictability while preserving notice and local compatibility review.	Development Services / Public Works	Monitor through TML.
Critical	Support state funding/templates for small-city cybersecurity and critical infrastructure protection.	IT / Public Works / Police / Fire	Council should fund cybersecurity baseline assessment.
High	Support small-city templates, safe harbors, and funded cyber assistance.	City Manager / IT / City Secretary	Adopt interim AI-use guidance.
High	Comply; support streamlined training platforms for small cities.	HR / IT / City Secretary	Council awareness only.
High	Support clear reporting thresholds and small-city assistance.	IT / Emergency Management / Public Works	Ask for cybersecurity tabletop exercise.
High	Support clear standards with funding and reasonable implementation time.	Police Chief / City Manager	Monitor through police chief associations.
Critical	Support state grants and incentives for small-city law enforcement staffing.	Police Chief / City Manager	Authorize advocacy packet for PD staffing need.
Medium	Support flexibility for small departments with appropriate training/accountability.	Police Chief	Monitor; no Council action yet.
Medium	Support flexible fire grant eligibility for municipal and regional departments serving rural/fast-growth areas.	Fire Chief / City Manager	Monitor eligibility and regional opportunities.
High	Support funded, scalable emergency management standards for small cities.	Fire Chief / Emergency Management Coordinator	Review city emergency management readiness annually.
High	Support grant-funded interoperability and local representation in standards.	Fire / Police / IT	Include in public safety CIP discussions.
High	Support school safety coordination funding and clear local roles.	Police / Fire / Emergency Management	Request joint briefing with school partners if needed.

Watch	Support clear local authority and state/federal coordination; avoid unfunded mandates.	Police / Fire	Monitor only.
Critical	Support local ability to manage growth responsibly; require utility/service impact mitigation.	City Manager / Public Works / Economic Development	Set Council policy before incentives or recruitment.
Critical	Support balanced policy: local planning authority, utility capacity review, and water stewardship.	City Manager / Public Works / Economic Development	Discuss as part of target-industry strategy.
High	Support incentives tied to verified net benefit, water/electric mitigation, and local fiscal neutrality.	City Manager / Finance / Economic Development	Develop incentive policy principles.
Medium	Support clear HOT rules but preserve local discretion for eligible tourism promotion.	Finance / Economic Development	No immediate action unless HOT use expands.
Watch	Monitor; preserve small-city access to economic development tools.	City Manager / Finance	Monitor only.
Medium	Support clear, efficient P3 authority and transparency without discouraging small-city use.	City Manager / City Attorney / Finance	Consider P3 policy if major project emerges.
Watch	Support true state licensing reform; preserve local building/life-safety permitting.	Development Services	Monitor only.
Medium	Support transparent project prioritization with local input and objective safety/growth metrics.	City Manager / Public Works	Identify top legislative transportation asks.
Medium	Support narrowly tailored school/work-zone safety tools with local discretion and universal safeguards.	Police / Public Works	Monitor before taking position.
High	Support more funding for fast-growth small cities and transparent allocation formulas.	Public Works / City Manager	Adopt prioritized transportation CIP list.
Watch	Support safety-based funding criteria and local input.	Public Works / City Manager	Monitor regional project lists.
Watch	Support local incident coordination and data sharing with cities.	Police / Public Works	Monitor only.
Medium	Support clear timelines and county-city coordination; avoid unfunded mandates.	City Secretary	Update Council election calendar annually.

Medium	Support secure elections with workable city procedures and county coordination.	City Secretary / City Attorney	Monitor only until bills filed.
Critical	Comply aggressively; seek safe-harbor corrections and clear guidance.	Finance Director / City Manager	Council should receive audit timeline status before deadline
High	Comply; budget for phased accessibility remediation and vendor support.	Communications / IT / City Secretary	Set policy expectation for accessible public-facing documents
Medium	Support practical thresholds and funding for water-loss reduction.	Public Works / Finance	Brief Council during utility budget/CIP workshop

Recommended Next Action	Monitoring Cadence	Status
Prepare 5-year tax-rate/service-level model and talking points separating city tax from school tax relief.	Monthly	Monitor
Develop one-page property tax explainer for residents and Council.	Quarterly	Monitor
Build fee authority matrix and audit trail for all major fees.	Monthly	Monitor
Prepare capital project list showing why debt tools are necessary for fast-growth cities.	Monthly	Monitor
Assign owner for bond/tax database updates and create due-date checklist.	Monthly during budget/debt season	Monitor
Update valuation assumptions in 5-year model.	Quarterly	Monitor
Request annual CAD cost trend summary.	Quarterly	Monitor
Audit residential districts for vulnerability and defensible standards.	Monthly	Monitor
Identify commercial corridors where multifamily conversion would create service impacts.	Monthly	Monitor
Review zoning ordinance, notice templates, and protest-petition process.	Quarterly	Implementation
Review code language for objective health/safety standards.	Quarterly	Monitor
Map existing/proposed districts near Justin and develop negotiating principles.	Monthly	Monitor
Create fee-by-fee purpose, authority, fund, and project linkage documentation.	Monthly	Monitor
Document current review timelines and bottlenecks.	Monthly during interim hearings	Monitor

Evaluate whether Justin could offer optional repeat-plan review for high-volume builders.	Quarterly	Watch
Prepare local case studies showing infrastructure and compatibility impacts.	Monthly	Monitor
Create watchlist of ordinances with business, labor, environmental, or nuisance implications.	Monthly	Monitor
Review development and business regulations for defensible local purpose.	Monthly	Monitor
Create consultant inventory with purpose, contract authority, and deliverables.	Quarterly	Monitor
Assess PIA workflow, templates, and Laserfiche/records capacity.	Monthly during bill filing/session	Monitor
Coordinate with risk pool on any proposed changes.	Quarterly	Monitor
Create TWDB-ready project sheets with cost, design status, need, and regional benefit.	Monthly	Opportunity
Add SB 1169 review to New Fairview utility strategy.	Monthly	Monitor
Identify eligible innovative supply or conservation projects.	Monthly	Opportunity
Compare Justin growth assumptions to regional water plan data.	Quarterly	Monitor
Review utility fund cost allocation and capital reinvestment plan.	Quarterly	Monitor
Track UTRWD/regional interest in brackish/desalination projects.	Semiannual	Watch
Prepare large-water-user review checklist and utility-capacity thresholds.	Monthly	Monitor

Add IBC/recycling facility standards to code update list.	Quarterly	Implementation
Review industrial zoning buffers and special-use standards.	Quarterly	Monitor
Track industrial proposals and environmental permit overlap.	Quarterly	Watch
Inventory remote-access vendors and critical infrastructure systems.	Monthly	Monitor
Draft AI/cyber governance policy and data-handling rules.	Monthly	Implementation
Create annual training compliance calendar.	Monthly until deadline	Implementation
Update cyber incident response checklist.	Quarterly	Monitor
Review PD policy compliance and TCOLE reporting readiness.	Quarterly	Monitor
Prepare one-page Justin PD staffing/funding need narrative.	Monthly	Opportunity
Evaluate current/future reserve officer policy.	Quarterly	Watch
Identify regional fire equipment/training needs and grant partners.	Quarterly	Opportunity
Update Emergency Response Plan crosswalk against state recommendations.	Quarterly	Monitor
Inventory radio/interoperability needs and future replacement costs.	Quarterly	Opportunity
Schedule annual school emergency coordination review.	Quarterly	Implementation

Review drone policy for city events and emergency incidents.	Semiannual	Watch
Create data-center prospect evaluation framework.	Monthly	Monitor
Add data-center utility screening to economic development process.	Monthly	Monitor
Update Chapter 380/economic development incentive policy for large-load users.	Quarterly	Monitor
Document HOT revenue, eligible uses, and future tourism strategy.	Semiannual	Watch
Flag for future hotel/destination development strategy.	Semiannual	Watch
Review local procurement policy for P3 readiness.	Quarterly	Watch
Identify permits that could be challenged as duplicative.	Semiannual	Watch
Prepare one-page TxDOT project priority list for Justin.	Quarterly	Opportunity
Identify school/work-zone speeding concerns and crash data.	Quarterly	Watch
Create legislative transportation funding packet.	Quarterly	Opportunity
Check Denton County/TxDOT rail-grade priorities near Justin.	Semiannual	Watch
Ask regional partners about AV testing/deployment implications.	Semiannual	Watch
Track SOS/TML election guidance and deadline changes.	Quarterly	Monitor

Review city election SOP after SOS guidance changes.	Quarterly	Monitor
Create audit compliance calendar with backup owner and publication checklist.	Monthly until filing	Implementation
Develop website accessibility remediation plan.	Quarterly	Implementation
Update water loss tracking and mitigation project list.	Quarterly	Monitor

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<https://www.tml.org/1121/March-27-2026-Number-12>

<https://www.tml.org/1122/April-3-2026-Number-13>

<https://www.tml.org/579/Legislative-Update>

<https://www.tml.org/579/Legislative-Update>

<https://www.tml.org/1121/March-27-2026-Number-12>

<https://www.tml.org/1121/March-27-2026-Number-12>

<https://www.tml.org/1122/April-3-2026-Number-13>

<https://www.tml.org/1122/April-3-2026-Number-13>

<https://www.tml.org/1121/March-27-2026-Number-12>

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<https://www.tml.org/1122/April-3-2026-Number-13>

<https://www.tml.org/1121/March-27-2026-Number-12>

<https://www.tml.org/1122/April-3-2026-Number-13>

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<https://www.tml.org/1122/April-3-2026-Number-13>

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<https://www.tml.org/1122/April-3-2026-Number-13>

<https://www.tml.org/579/Legislative-Update>

<https://www.tml.org/579/Legislative-Update>

<https://www.tml.org/579/Legislative-Update>

Use Case	Recommended Process
Legislative Working Group	Review Critical and High rows; assign updates; decide advocacy engagement.
Council Legislative Priorities	Convert dashboard themes into 6-8 adopted priorities before bill filing.
TML Engagement	Submit examples and comments when TML asks for city feedback.
Staff Monitoring	Each staff lead tracks assigned items and flags bills or hearings.
Advocacy Packet	Prepare Justin-specific one-pagers for tax, fees, water, PD staffing, zoning, and data
Implementation Tracking	Track enacted 89th Session bills and rulemaking that already require compliance.
Regional Coalition	Coordinate with nearby cities on shared concerns and possible shared legislative consultant.
Update Criteria	Add a row when TML flags an issue, hearing is posted, bill is prefiled, or department identifies operational consequence.
Scoring	Probability 1-5 x Impact 1-5. Critical generally 20-25; High 12-19; Medium 8-11; Watch 1-7.

Recommended 90th Session Legislative Priority	Justin Position
Protect local revenue and budget flexibility	Oppose new municipal revenue caps/unfunded mandates
Preserve growth-paying-for-growth tools	Support impact fee transparency; oppose fee caps

Protect local land-use
authority

Oppose small-city zoning preemption

Advance water/wastewater
funding

Support broad, accessible TWDB funding

Support public safety workforce funding

Support grants and academy/retention tools

Should Use This Dashboard

Frequency	Owner	Council Product
Monthly during interim; biweekly during session	City Manager	One-page update
Fall 2026	City Manager	Resolution or policy statement
As requested	City Manager / Department Leads	No formal action unless needed
Monthly	Assigned staff leads	CM briefing memo
Before pre-filing	City Manager	Council-approved message points
Monthly until complete	City Secretary / Finance / Dev. Services	Compliance calendar
Quarterly	City Manager	Regional letter or joint priorities
Ongoing	Legislative coordinator	Dashboard refresh
Each update	City Manager	Risk trend

Primary Justification	Lead	Council Action
Fast-growth service levels require local fiscal tools.	CM / Finance	Adopt priority
Existing taxpayers should not subsidize new growth	Finance / PW / Dev.	Adopt priority

Local infrastructure and compatibility conditions matter in fast-growth	CM / Dev.	Adopt priority
Justin needs shovel- ready capital funding for growth and regional utility service.	PW / Finance	Adopt priority
Justin needs sustainable PD staffing and fire service capacity.	PD / Fire / CM	Adopt priority

Notes

Keep group small
and action-
oriented.

Focus on local
control, revenue,
water, public
safety, growth
paying for growth.

TML is the best
intelligence source
for small cities.

Use risk score to
avoid over-
monitoring low-risk
items.

Use local facts,
not generic

Audit, AI/cyber
training, zoning
procedures,
records, fees.

More realistic than
a Georgetown-style
staff/lobby team.

Keep dashboard to
actionable rows.

Scores are
management
judgment, not legal
conclusions.

Status

Draft

Draft

Draft

Draft

Draft

Source

TML Legislative Update main page
TML March 27, 2026 Number 12
TML April 3, 2026 Number 13
Lt. Governor 2026 Interim Charges
Texas House Interim Charges PDF

Relevant Use

Ongoing weekly TML tracking and archive; includes 2026 updates and ci
House interim charges filtered by TML for city relevance.
Senate interim charges filtered by TML for city relevance.
Official Senate interim charge release and full charges.
Official House interim charges released by Speaker Burrows.

URL

<https://www.tml.org/579/Legislative-Update>

<https://www.tml.org/1121/March-27-2026-Number-12>

<https://www.tml.org/1122/April-3-2026-Number-13>

<https://www.ltgov.texas.gov/2026/03/27/lt-gov-dan-patrick-releases-2026-interim-charges-to-1>

<https://www.house.texas.gov/pdfs/speaker/F-Interim-Charges-3.25.pdf>

the-texas-s

Priority	Status	Position
Critical	Monitor	Support
High	Implementa	Oppose
Medium	Opportunit	Monitor
Watch	Watch	Support with amendments
	Completed	Protect local authority
		Comply



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

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

Title: Traffic Study Report for FM 156 & Timberbrook Pkwy

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Staff seeks Council direction

Background:

In March, Councilmember Ryan Stevens requested that the City evaluate traffic and safety conditions at the intersection of FM 156 and Timberbrook Parkway, including vehicle speeds, increasing traffic volumes, turning movements, and the potential need for additional traffic-control improvements. In response, the City retained Westwood to review speed and traffic-volume data collected by the Justin Police Department during April and May 2026. The attached memorandum notes that the posted speed limit changes from 45 mph to 60 mph approximately 135 feet north of the intersection and identifies 85th-percentile speeds of 55 mph and 52 mph near the intersection.

Westwood concluded that consideration could be given to extending the 45-mph speed limit north of the bridge; however, any change would require a formal TxDOT speed-study process because FM 156 is under TxDOT jurisdiction. The memorandum also notes that additional data and a formal signal-warrant analysis would be necessary to determine whether a traffic signal is warranted at this location.

This report is presented to close the loop on the original request and to seek Council direction regarding whether staff should pursue a formal speed-zone review with TxDOT, obtain a traffic-signal warrant analysis, pursue both actions, or take no further action at this time.

City Attorney Review: N/A

Attachments:

1. FM 156 at Timberbrook Memo_reduced

2. Stevens Future Item Request - submitted 2026.03.13

MEMORANDUM

To: Jarrod Greenwood
City Manager
City of Justin

Date: June 30, 2026
Proj No.: R0039226.00

From: Christopher J. Cha, PE

Subject: FM 156 at Timberbrook Parkway
Justin, Texas

The services of **Westwood** were retained by the City of Justin to investigate and evaluate the Speed Compliance along FM 156 near the intersection with Timberbrook Parkway. The study was based upon traffic and speed counts performed by City of Justin Police Department Data Collection Devices Trailers on Thursday, April 9, 2026, and Sunday, May 3, 2026. Speed data and volume counts were collected using two units available during the time listed above. Both reports are included in the Appendix to this Memorandum. Unit 1 faced south so northbound traffic on FM 156 from the City of Justin was incoming and receding traffic was southbound traffic. Unit 2 faced North so the incoming traffic was traveling southbound on FM 156 and receding traffic was traveling northbound on FM 156.

Roadway Conditions/Existing Conditions

FM 156 is a TxDOT controlled roadway that runs north and south through the City of Justin. The speed limit varies from 35 mph to 60 mph depending on the section of FM 156. For the case of the Speed Compliance in this Memorandum, Memo, Unit 1 had the speed limit set to 45 mph and excessive speed was set to 54 mph. Since Unit 2 faced north, the speed limit set to 60 mph and excessive speed set to 68 mph. It should be noted that the speed limit along FM 156 is 45 mph south into the City of Justin and 60 mph north. The speed limit sign change is located approximately 135' from the center of the intersection of Timberbrook Parkway and FM 156.



Data Analysis

The speed data, the average speed, 85th percentile speed, and Average Daily Traffic (ADT) volume can be found in **Table 1**. More detailed data can be found in Appendix A. The two Speed Data Point locations are shown in **Exhibit 1**.

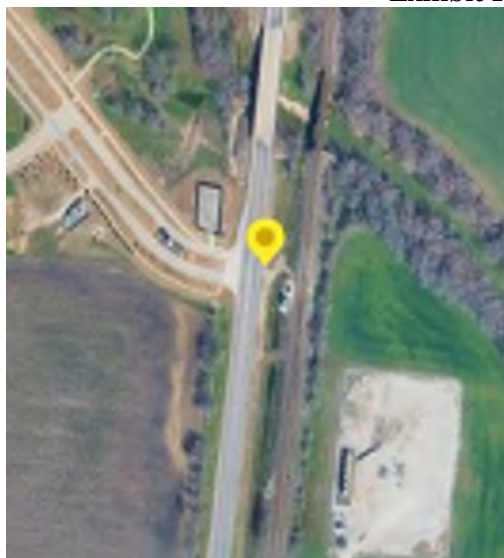
Based on Data Points 1 and 2 in **Table 1**, the average speed of northbound and southbound traffic along FM 156 Avenue is slightly above the posted 45 mph speed limit. but the placement of the Unit is in close proximity to the speed limit change from 45 mph to 60 mph. The 85th Percentile Speed is above 60 mph north of the bridge but 55 and 52 at the intersection of FM 156 and Timberbrook Drive.

Table 1. Speed Data

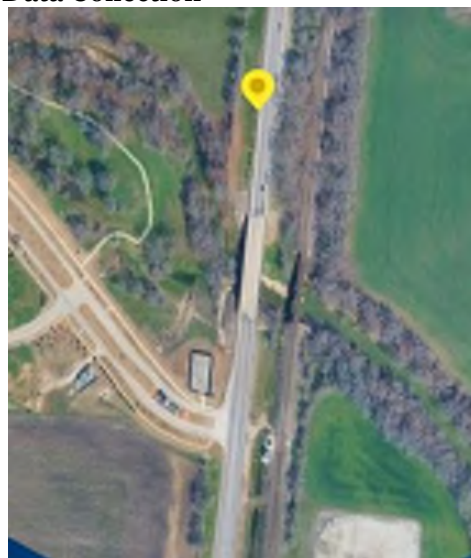
	Data Point 1 FM 156 at Timberbrook Parkway		Data Point 2 FM 156 North of Timberbrook Parkway	
Direction	NB	SB	NB	SB
Posted Speed Limit (mph)	60*	45*	60	60
Average Speed (mph)	46.79	45.62	56.35	52.61
85 th Percentile Speed (mph)	55	52	62	58
ADT	4000	3335	3372	3940

*At the unit location the speed limit is 60 MPH, the unit was calibrated to 45 MPH but as shown on previous page the speed limit change happens south of the intersection with Timberbrook Parkway

Exhibit 1. Location of Data Collection



Data Point 1 Location



Data Point 2 Location

Conclusion

The 85th percentile speeds are below the posted speed of 60 MPH; however, they are above the 45 MPH speeds that are the posted speeds approximately 135' to the south of the intersection a look at changing the posted speed in this area may be warranted. The 45 MPH posted speed limit may be extended to north of the bridge to cover this area. This would need to follow TxDOT's speed study and this data does not or would not supplement that study or process. Additionally, if a traffic signal was desired at this location, the signal warrant criteria is provided below. In order for a signal to be warranted at this location, one or more of the following criteria would need to be met. Additional data would be required or a signal warrant analysis would need to be conducted in order to determine if the intersection met traffic warrants.

Traffic Signal Warrants

The TMUTCD defines a series of nine traffic signal warrants to be used in the investigation of a traffic signal installation. These warrants are listed as follows:

- Warrant 1 – Eight-Hour Vehicular Volume
- Warrant 2 – Four-Hour Vehicular Volume
- Warrant 3 – Peak Hour
- Warrant 4 – Pedestrian Volume
- Warrant 5 – School Crossing
- Warrant 6 – Coordinated Signal System
- Warrant 7 – Crash Experience
- Warrant 8 – Roadway Network
- Warrant 9 – Intersection Near a Grade Crossing

Note – From TMUTCD

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal. A traffic control signal should not be installed unless one or more of the factors described in this [manual] are met. A traffic control signal should not be installed unless an engineering study indicates that installing a traffic control signal will improve the overall safety and/or operation of the intersection.

Appendix A. Detailed Traffic Volume Data

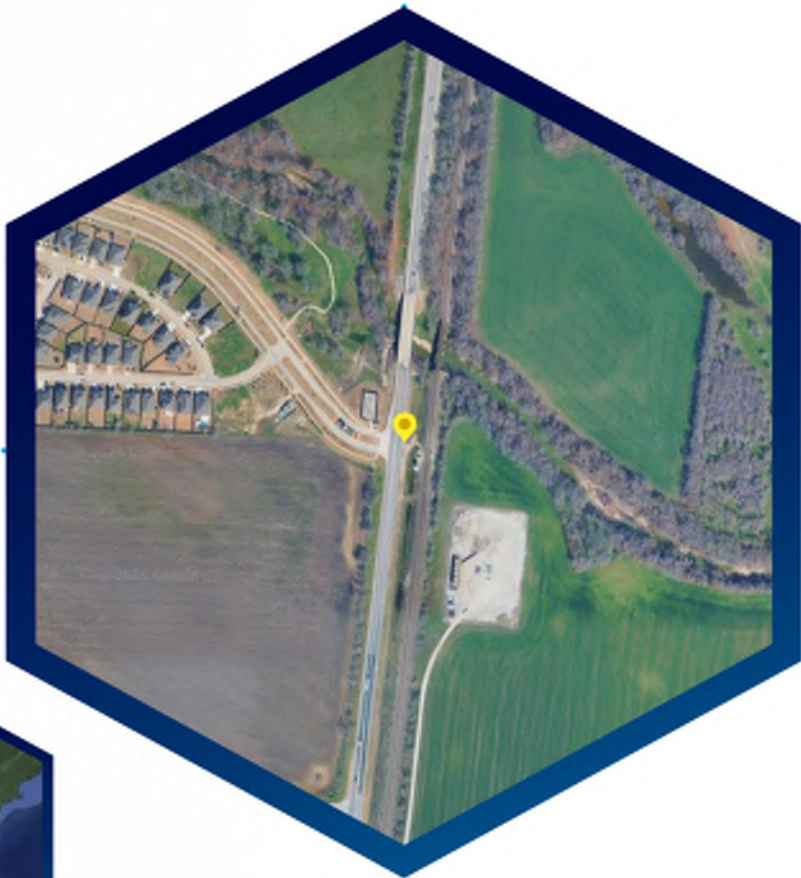
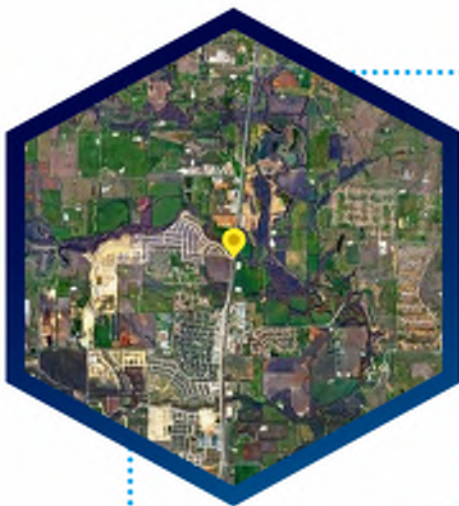
Justin Police Dept

Speed Compliance

Survey Location FM 156/Timberbrook Pkwy
Justin, TX 76247

Survey Start 2026/04/09

Survey End 2026/05/03



CONTENTS

Survey Description	2
Survey Details	
Traffic Information	
Survey Map	3
Report Chart	4
Additional Charts	6

SURVEY DESCRIPTION

SURVEY DETAILS

LOCATION	FM 156/Timberbrook Pkwy	
GPS COORDINATES	33.0989,-97.29362	
REPORT DATES	START Thursday 2026/04/09 12:00 AM	END Sunday 2026/05/03 11:59 PM
SURVEY NOTES	-Not Provided-	
POSTED SPEED LIMIT	45 MPH	
EXCESSIVE SPEED LIMIT	54 MPH	
DEVICE TYPE	TDC 2	
DEVICE SERIAL NUMBER	EAA002148	
VERSION NUMBER	Street Dynamics Version 2.30.0.0	

TRAFFIC INFORMATION

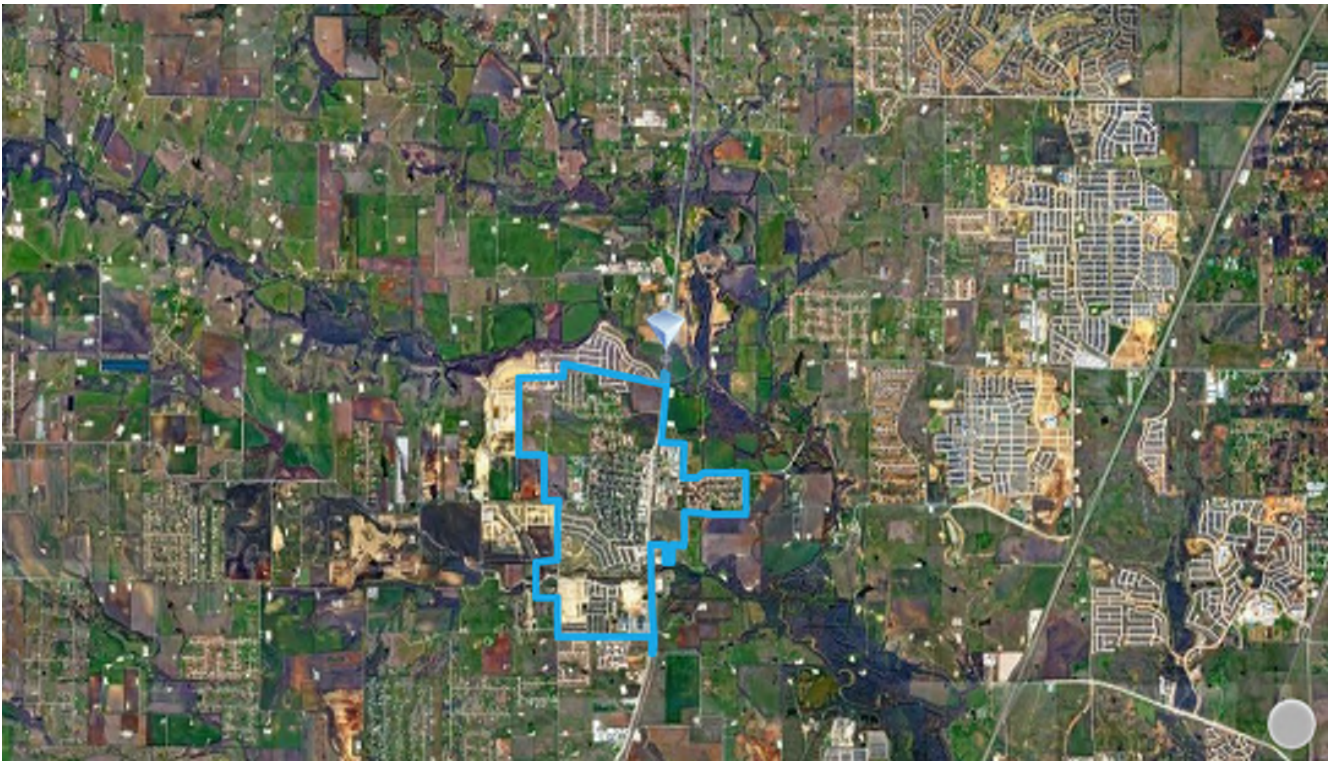
TOTAL VEHICLE COUNT	176029	
TRAFFIC DIRECTION	APPROACHING (N) 95996	RECEDING (S) 80033
DEVICE FACING DIRECTION	S	
TRAFFIC ZONE	-Not Provided-	

APPLIED FILTERS

SPEED RANGE	1 MPH to 255 MPH
SPEED TYPE	Peak Speed
TRAFFIC FLOW DIRECTION	Combined
VEHICLE TYPES	ALL CLASSES
FREE FLOW TIME	5 sec

SURVEY MAP

City Outline - Justin



Data Location - FM 156/Timberbrook Pk

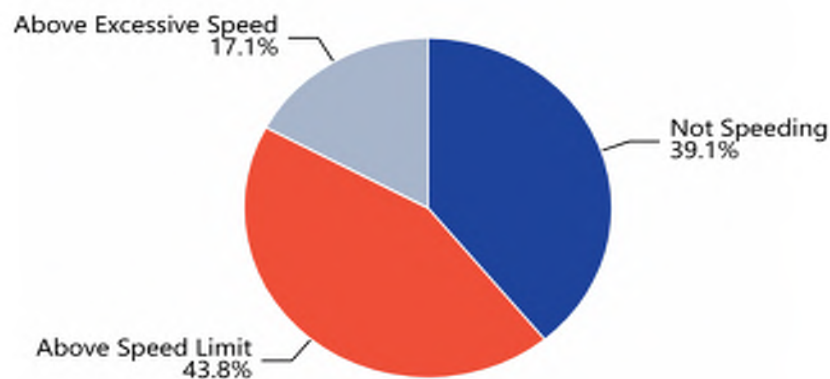


REPORT CHART

Speed Limit Compliance Pie Chart

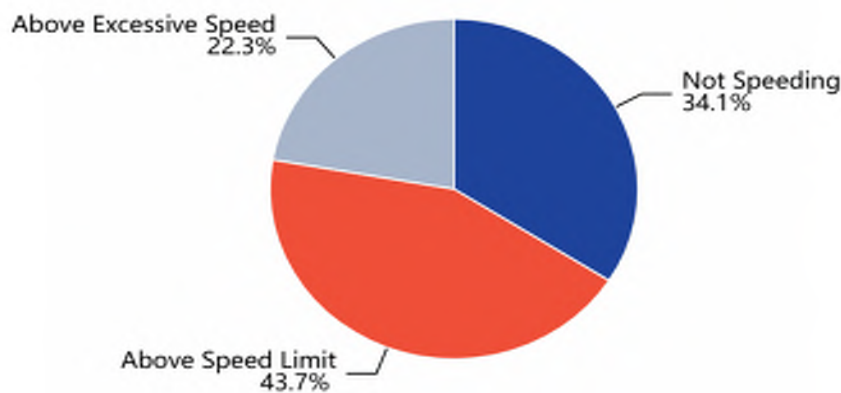
Date Range: 2026/04/09 - 2026/05/03

Direction: Combined



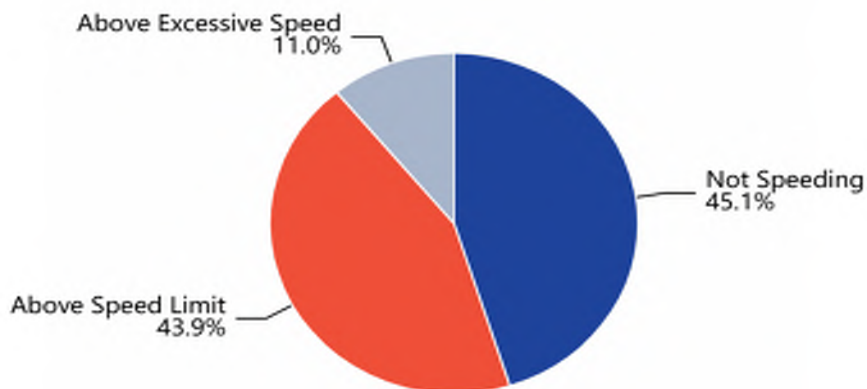
Date Range: 2026/04/09 - 2026/05/03

Direction: Approaching (N)



Date Range: 2026/04/09 - 2026/05/03

Direction: Receding (S)

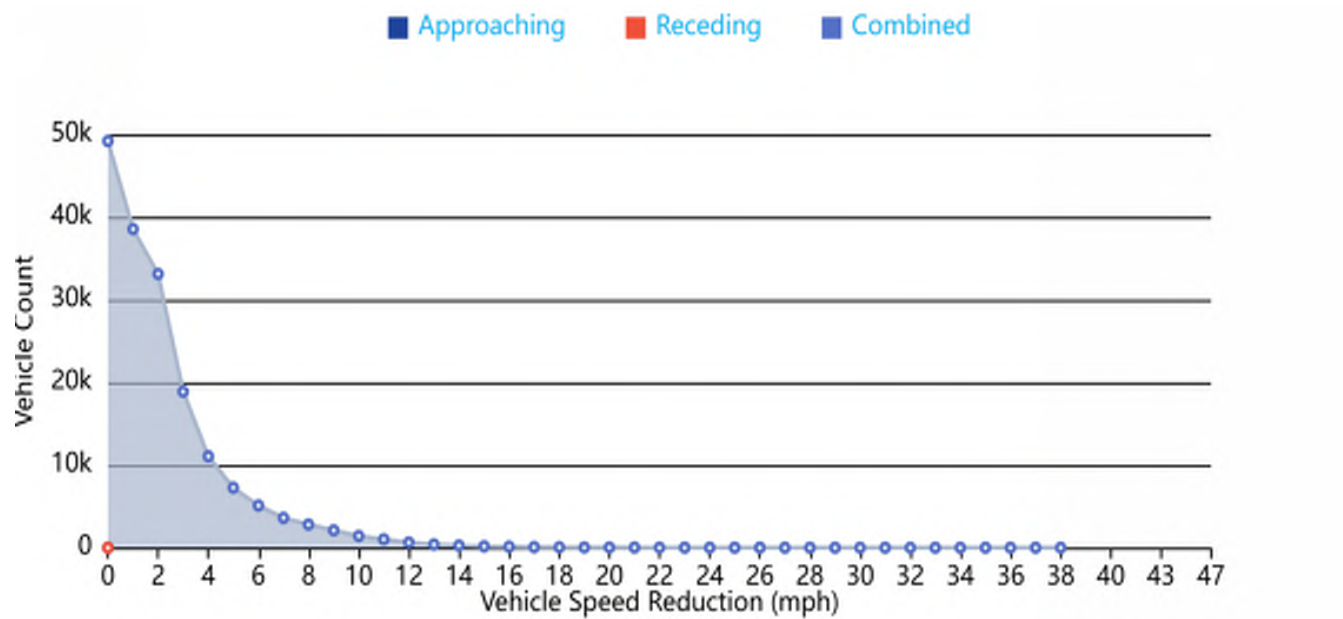


REPORT CHART

Delta Speed

Date Range: 2026/04/09 - 2026/05/03

Direction: Combined

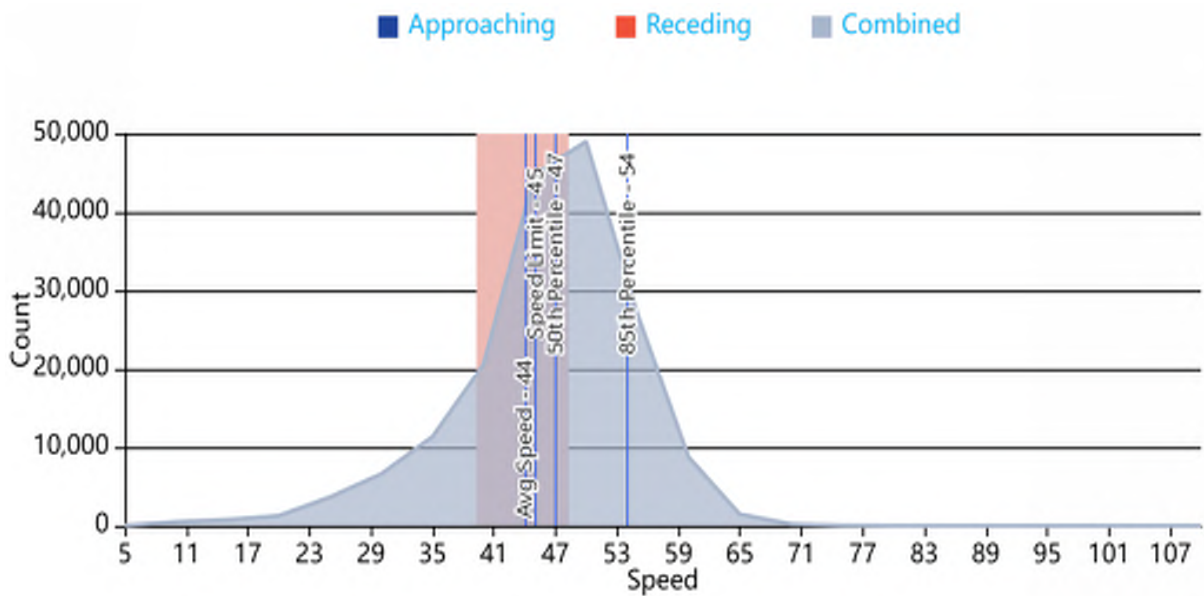


ADDITIONAL CHARTS

Count vs Speed - 2D Area

Date Range: 2026/04/09 - 2026/05/03

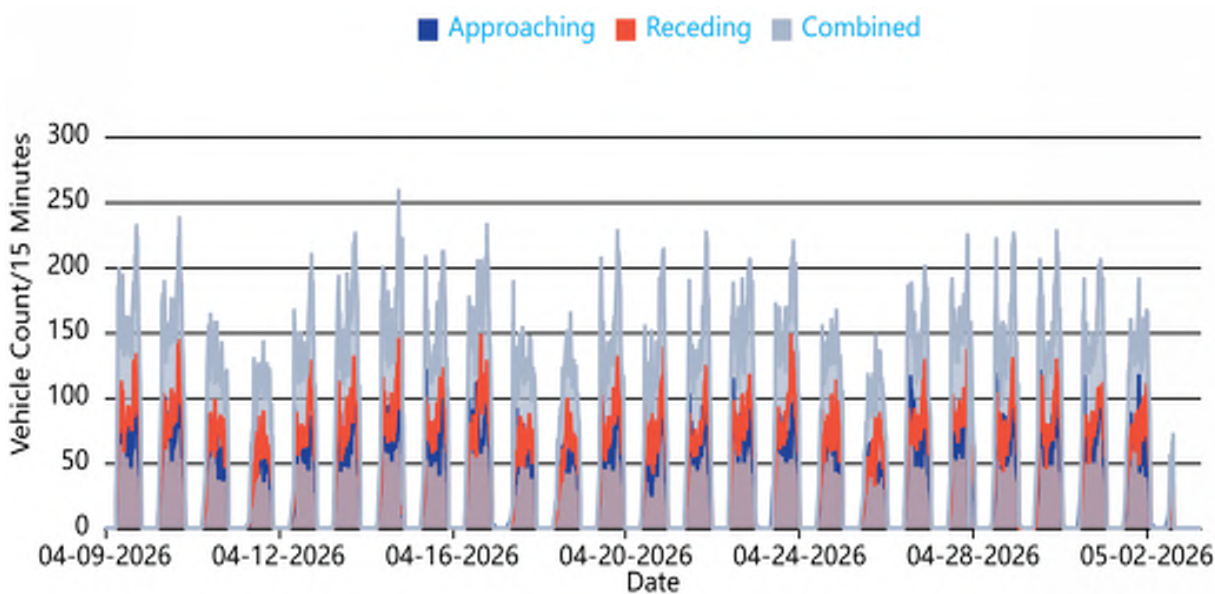
Direction: Combined



Count vs Time - 2D Area

Date Range: 2026/04/09 - 2026/05/03

Direction: Combined

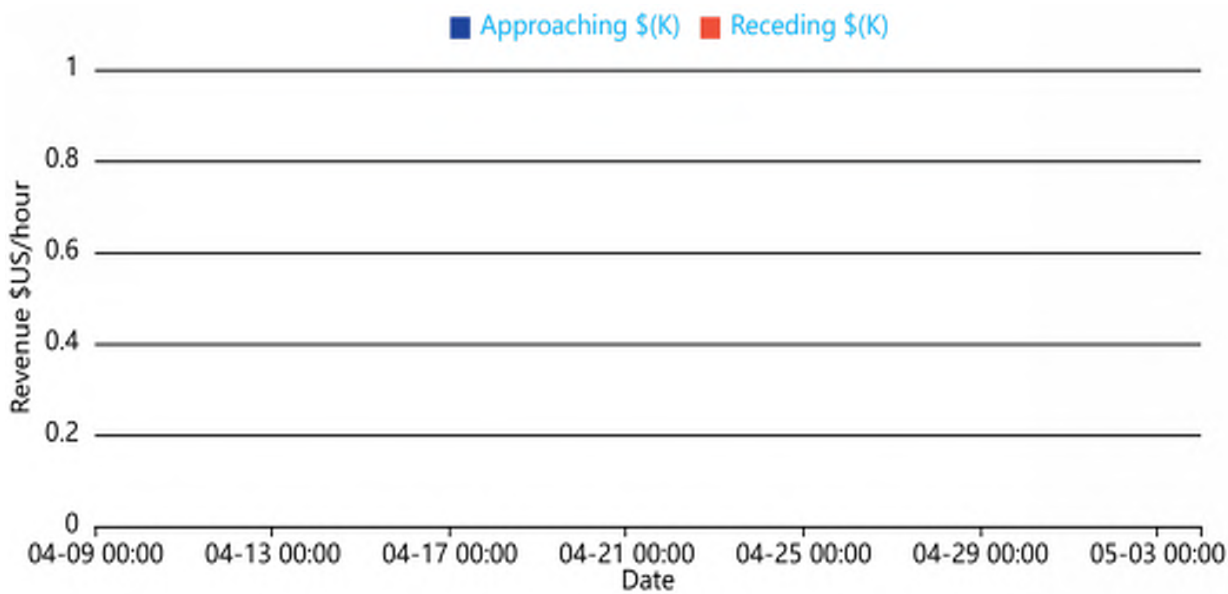


ADDITIONAL CHARTS

Revenue - Fixed

Date Range: 2026/04/09 - 2026/05/03

Direction: Combined

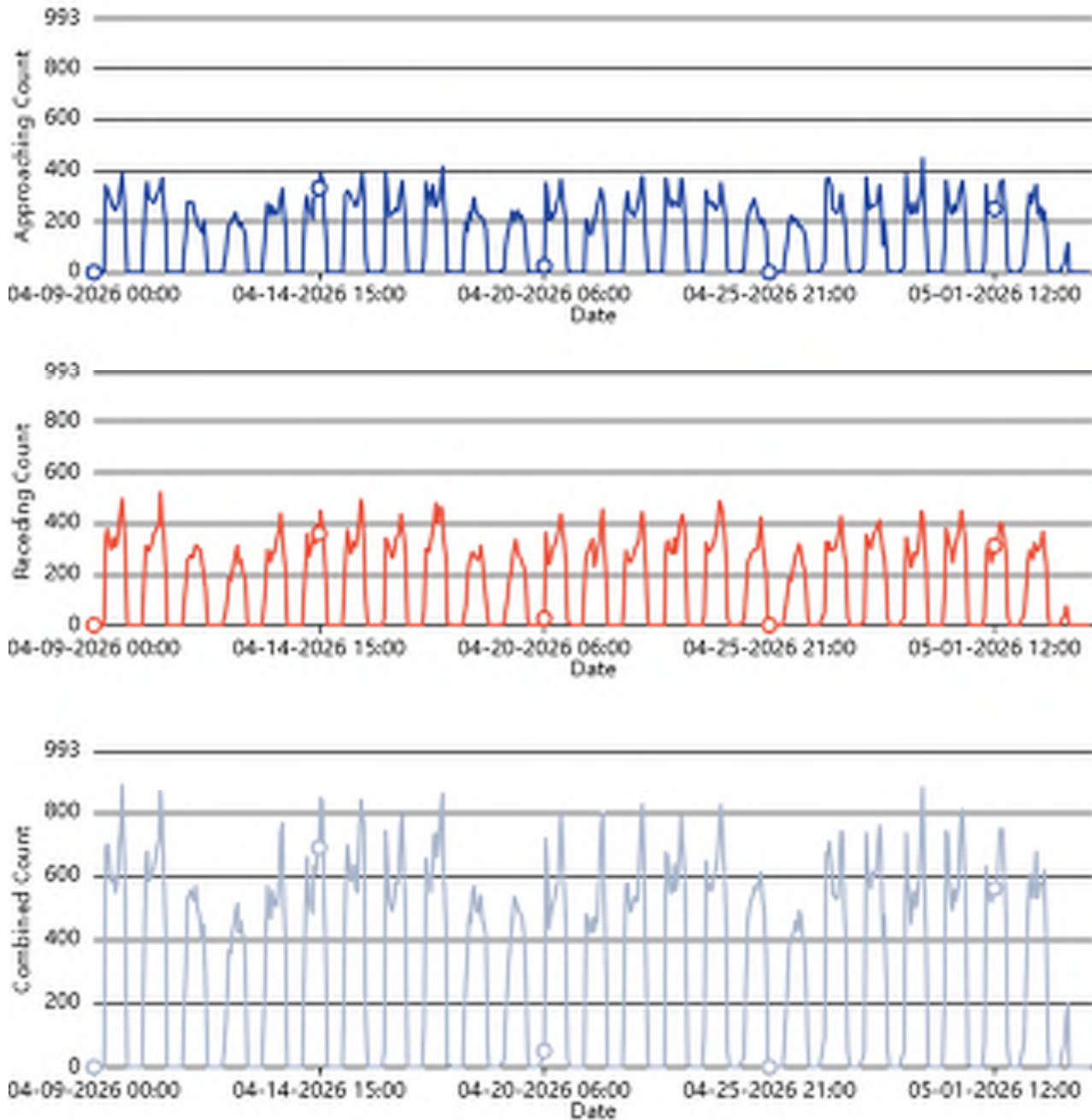


ADDITIONAL CHARTS

Synchronous Chart - Combine/Approaching/Receding

Date Range: 2026/04/09 - 2026/05/03

Direction: Combined

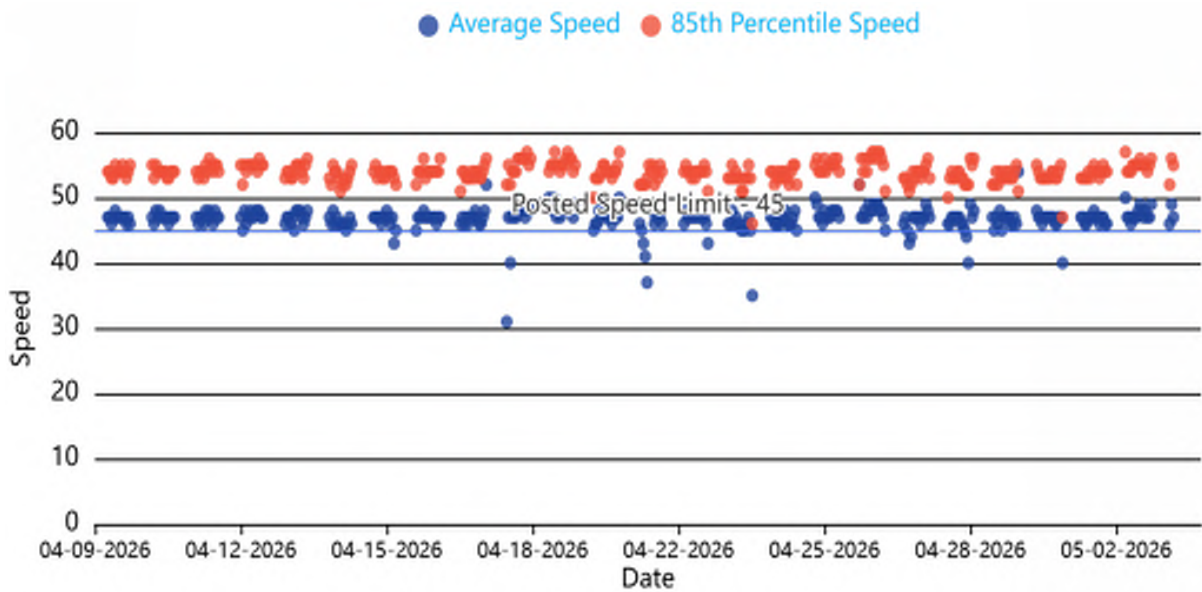


ADDITIONAL CHARTS

Average Speed vs Time - Point

Date Range: 2026/04/09 - 2026/05/03

Direction: Combined



ADDITIONAL CHARTS

Speed - Volume Matrix

Date Range: 2026/04/09 - 2026/05/03

Direction: Combined

Date Span	Total	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76-80	81-85	86+
0:00 - 0:59																		
1:00 - 1:59																		
2:00 - 2:59																		
3:00 - 3:59																		
4:00 - 4:59																		
5:00 - 5:59																		
6:00 - 6:59	1051			2	8	18	41	111	254	304	213	79	18	3				
7:00 - 7:59	12577	13	102	62	107	298	668	1476	2682	3613	2300	979	237	36	1	2	1	
8:00 - 8:59	13412	10	21	30	175	384	657	1474	2760	4102	2532	1017	217	29	2			2
9:00 - 9:59	12824	47	72	46	156	348	697	1345	2629	3740	2545	986	184	24	2	3		
10:00 - 10:59	12146	35	63	48	145	317	620	1158	2517	3613	2418	976	207	25	1	1	1	1
11:00 - 11:59	12714	49	113	68	158	357	592	1117	2546	3776	2629	1066	213	22	5	1		2
12:00 - 12:59	13457	3	25	54	162	394	635	1233	2567	4078	2873	1189	210	23	6	3	1	1
13:00 - 13:59	13426	6	36	44	186	410	620	1137	2594	4042	2899	1185	233	27	5	1	1	
14:00 - 14:59	13395	5	25	50	189	393	606	1142	2501	4096	2834	1207	309	30	8			
15:00 - 15:59	14845	3	37	65	230	473	691	1406	2856	4453	3038	1285	261	40	5	2		
16:00 - 16:59	16954	16	91	127	310	585	814	1373	3357	5255	3324	1387	272	39	3	1		
17:00 - 17:59	16516	19	102	112	264	580	745	1362	3263	5054	3328	1330	307	40	8	2		
18:00 - 18:59	13365	4	74	107	223	488	740	1068	2125	3868	2992	1306	310	55	5			
19:00 - 19:59	8821	2	15	34	193	389	586	792	1263	2409	2005	880	208	37	5	1	1	1
20:00 - 20:59	524		1		12	21	34	45	69	150	122	59	10	1				
21:00 - 21:59																		
22:00 - 22:59																		
23:00 - 23:59																		
Total	176027	212	777	849	2518	5455	8746	16239	33983	52553	36052	14931	3196	431	56	17	5	7

ADDITIONAL CHARTS

SURVEY RESULTS

Total Vehicle Count	176029		
Direction	Approaching (N)	Receding (S)	Combined
Vehicle Count	95996	80033	176029
Posted Speed Limit	45 MPH		
Direction	Approaching (N)	Receding (S)	Combined
Vehicles Under the Speed Limit Count	32687	36094	68781
Vehicles Under the Speed Limit Percentage	34.05%	45.1%	39.07%
Vehicles Over the Speed Limit Count	63309	43939	107248
Vehicles Over the Speed Limit Percentage	65.95%	54.9%	60.93%
Average Speed Over the Limit	52.12 MPH	50.47 MPH	51.44 MPH
Excessive Speed Threshold	54 MPH		
Direction	Approaching (N)	Receding (S)	Combined
Vehicles Over the Speed Excessive Speed Count	17151	6588	23739
Vehicles Over the Excessive Speed Percentage	17.87%	8.23%	13.49%
Speed Profile			
Direction	Approaching (N)	Receding (S)	Combined
Average Vehicle Speed	46.79 MPH	45.62 MPH	46.26 MPH
Minimum Vehicle Speed	4 MPH	5 MPH	4 MPH
Maximum Vehicle Speed	90 MPH	111 MPH	111 MPH
50% Percentile Speed	49 MPH	46 MPH	47 MPH
85% Percentile Speed	55 MPH	52 MPH	54 MPH
Standard Deviation	9.51 MPH	7.06 MPH	8.5 MPH
10 MPH Pace	40-49 MPH	39-48 MPH	40-49 MPH
In Pace Count	36451	41127	80293
Data Recording Limits			
Highest Speed Allowed	255 MPH		
Lowest Speed Allowed	1 MPH		
Minimum Following Time	0 Seconds		

ADDITIONAL CHARTS

Enforcement Schedule

Date Range: 04-09-2026 04-11-2026

Direction: Combined

Best Speed Enforcement Time

	Approaching (N) Traffic		Receding (S) Traffic	
	Start Time	Stop Time	Start Time	Stop Time
Thursday	18:00:00	19:00:00	16:00:00	17:00:00
Friday	09:00:00	10:00:00	18:00:00	19:00:00
Saturday	15:00:00	16:00:00	18:00:00	19:00:00

Date Range: 04-12-2026 04-18-2026

Direction: Combined

Best Speed Enforcement Time

	Approaching (N) Traffic		Receding (S) Traffic	
	Start Time	Stop Time	Start Time	Stop Time
Sunday	12:00:00	13:00:00	13:00:00	14:00:00
Monday	15:00:00	16:00:00	14:00:00	15:00:00
Tuesday	17:00:00	18:00:00	19:00:00	20:00:00
Wednesday	08:00:00	09:00:00	13:00:00	14:00:00
Thursday	07:00:00	08:00:00	17:00:00	18:00:00
Friday	12:00:00	13:00:00	14:00:00	15:00:00
Saturday	15:00:00	16:00:00	13:00:00	14:00:00

ADDITIONAL CHARTS

Enforcement Schedule

Date Range: 04-19-2026 04-25-2026

Direction: Combined

Best Speed Enforcement Time

	Approaching (N) Traffic		Receding (S) Traffic	
	Start Time	Stop Time	Start Time	Stop Time
Sunday	16:00:00	17:00:00	17:00:00	18:00:00
Monday	17:00:00	18:00:00	07:00:00	08:00:00
Tuesday	18:00:00	19:00:00	17:00:00	18:00:00
Wednesday	18:00:00	19:00:00	08:00:00	09:00:00
Thursday	18:00:00	19:00:00	09:00:00	10:00:00
Friday	07:00:00	08:00:00	18:00:00	19:00:00
Saturday	16:00:00	17:00:00	17:00:00	18:00:00

Date Range: 04-26-2026 05-02-2026

Direction: Combined

Best Speed Enforcement Time

	Approaching (N) Traffic		Receding (S) Traffic	
	Start Time	Stop Time	Start Time	Stop Time
Sunday	16:00:00	17:00:00	12:00:00	13:00:00
Monday	16:00:00	17:00:00	18:00:00	19:00:00
Tuesday	18:00:00	19:00:00	18:00:00	19:00:00
Wednesday	13:00:00	14:00:00	14:00:00	15:00:00
Thursday	18:00:00	19:00:00	08:00:00	09:00:00
Friday	07:00:00	08:00:00	17:00:00	18:00:00
Saturday	14:00:00	15:00:00	13:00:00	14:00:00

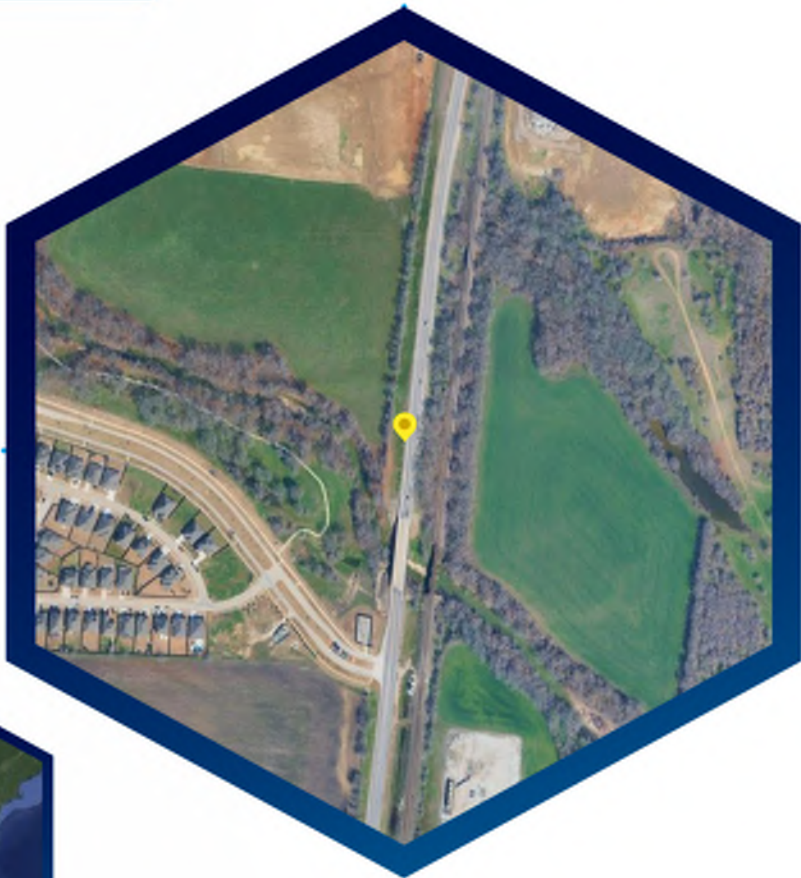
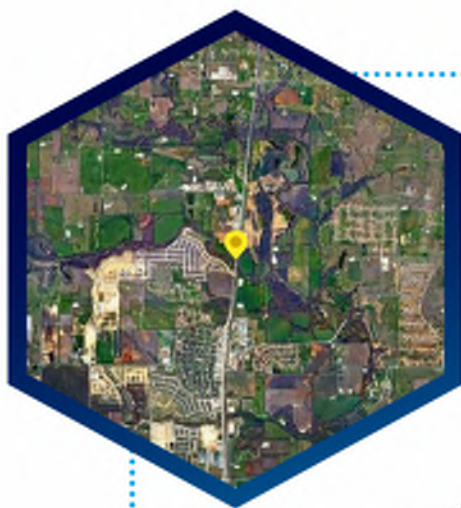
Justin Police Dept

Speed Compliance

Survey Location FM 156/Timberbrook Pkwy
Justin, TX 76247

Survey Start 2026/04/08

Survey End 2026/05/03



CONTENTS

Survey Description	2
Survey Details	
Traffic Information	
Survey Map	3
Report Chart	4
Additional Charts	6

SURVEY DESCRIPTION

SURVEY DETAILS

LOCATION	FM 156/Timberbrook Pkwy	
GPS COORDINATES	33.101,-97.29356	
REPORT DATES	START Wednesday 2026/04/08 12:00 AM	END Sunday 2026/05/03 11:59 PM
SURVEY NOTES	-Not Provided-	
POSTED SPEED LIMIT	60 MPH	
EXCESSIVE SPEED LIMIT	68 MPH	
DEVICE TYPE	TDC 2	
DEVICE SERIAL NUMBER	EAA002140	
VERSION NUMBER	Street Dynamics Version 2.30.0.0	

TRAFFIC INFORMATION

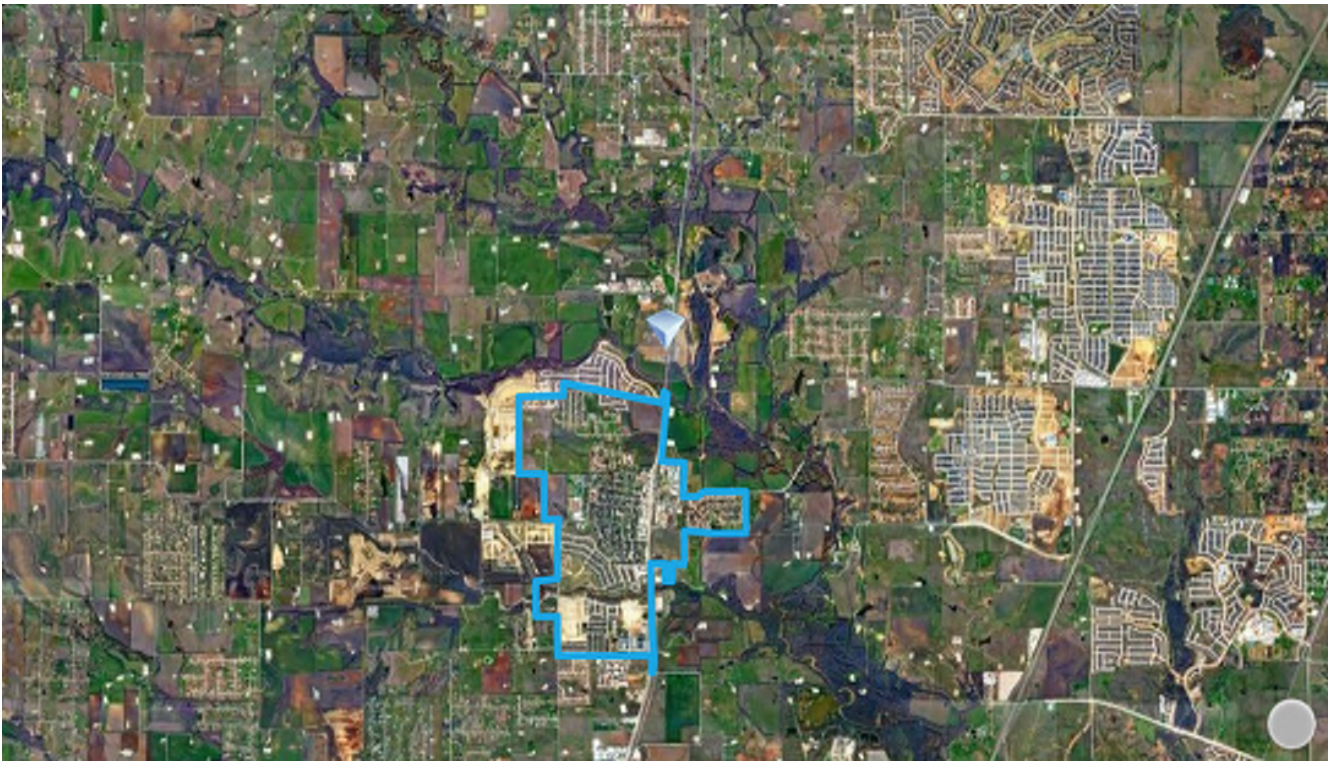
TOTAL VEHICLE COUNT	175489	
TRAFFIC DIRECTION	APPROACHING (S) 94566	RECEDING (N) 80923
DEVICE FACING DIRECTION	N	
TRAFFIC ZONE	-Not Provided-	

APPLIED FILTERS

SPEED RANGE	1 MPH to 255 MPH
SPEED TYPE	Peak Speed
TRAFFIC FLOW DIRECTION	Combined
VEHICLE TYPES	ALL CLASSES
FREE FLOW TIME	5 sec

SURVEY MAP

City Outline - Justin



Data Location - FM 156/Timberbrook Pl

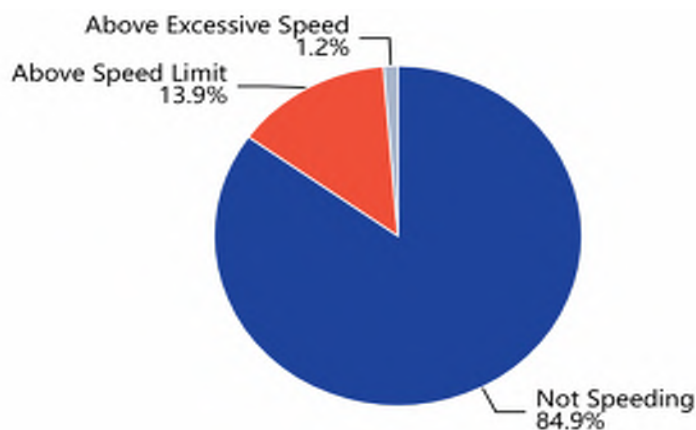


REPORT CHART

Speed Limit Compliance Pie Chart

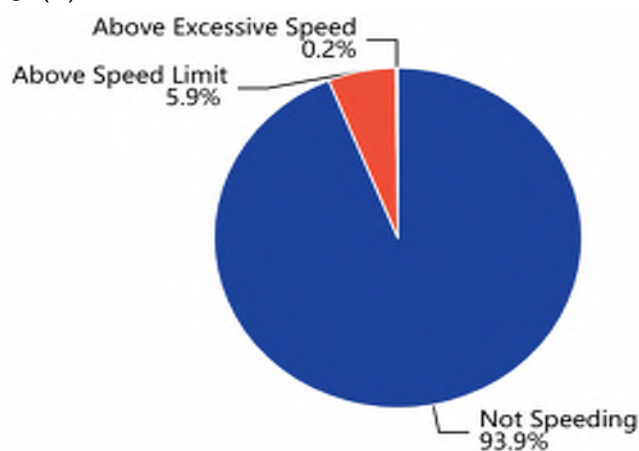
Date Range: 2026/04/08 - 2026/05/03

Direction: Combined



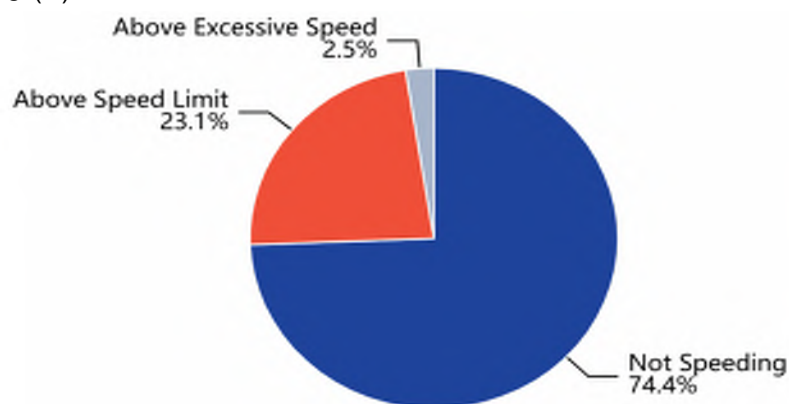
Date Range: 2026/04/08 - 2026/05/03

Direction: Approaching (S)



Date Range: 2026/04/08 - 2026/05/03

Direction: Receding (N)

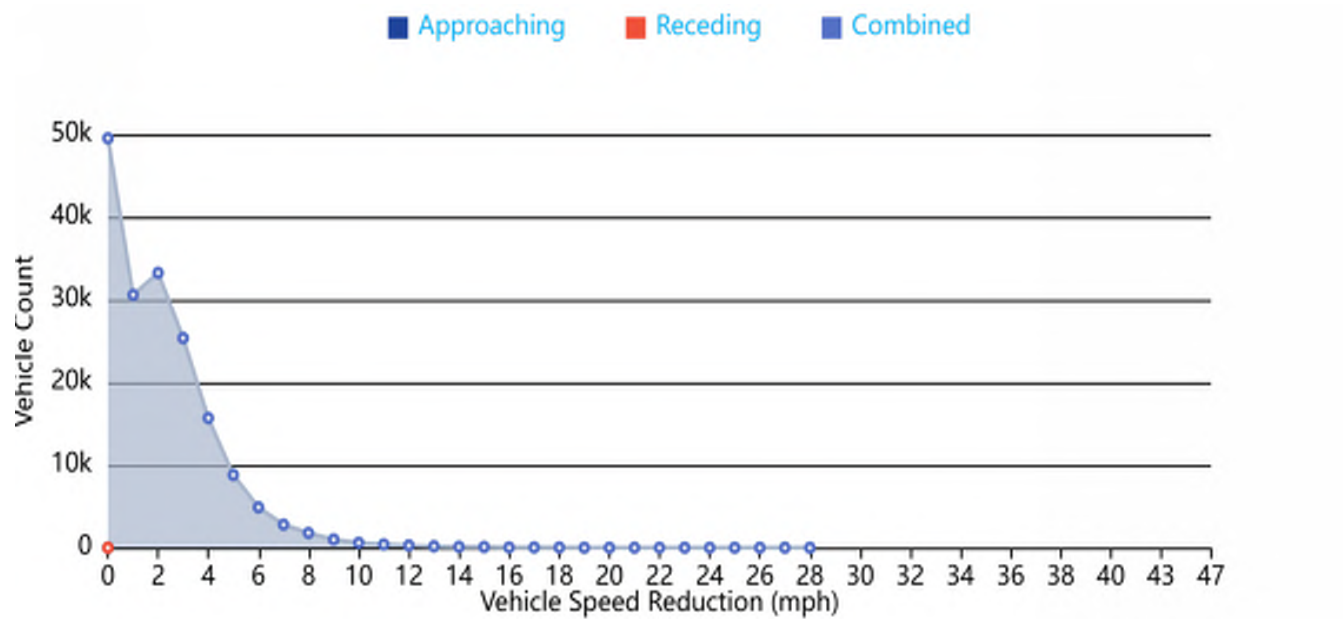


REPORT CHART

Delta Speed

Date Range: 2026/04/08 - 2026/05/03

Direction: Combined

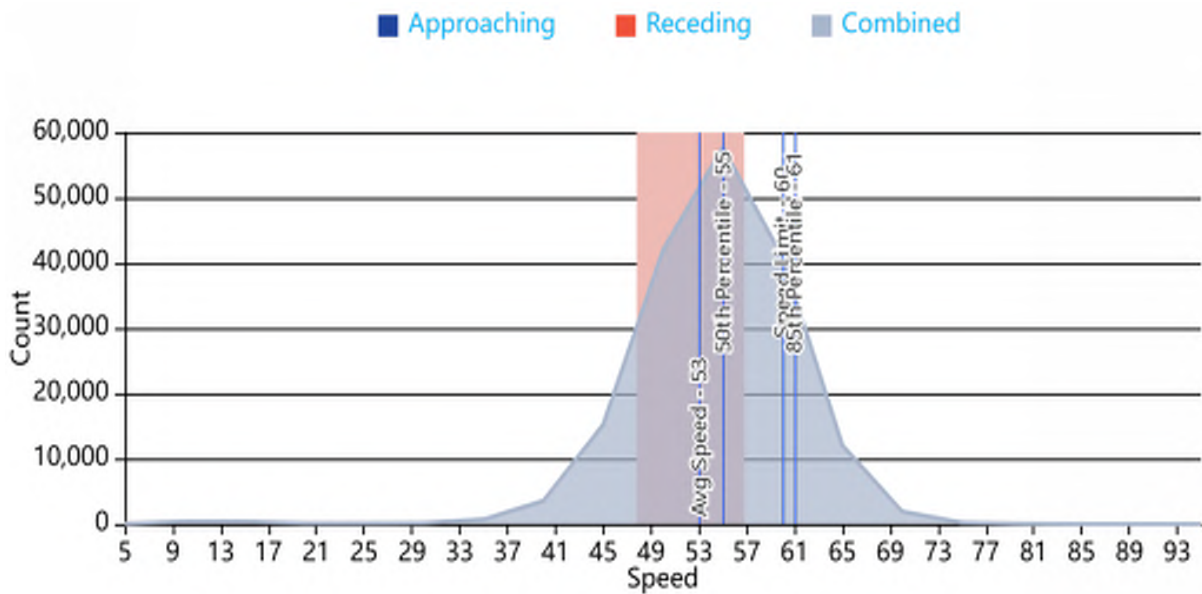


ADDITIONAL CHARTS

Count vs Speed - 2D Area

Date Range: 2026/04/08 - 2026/05/03

Direction: Combined

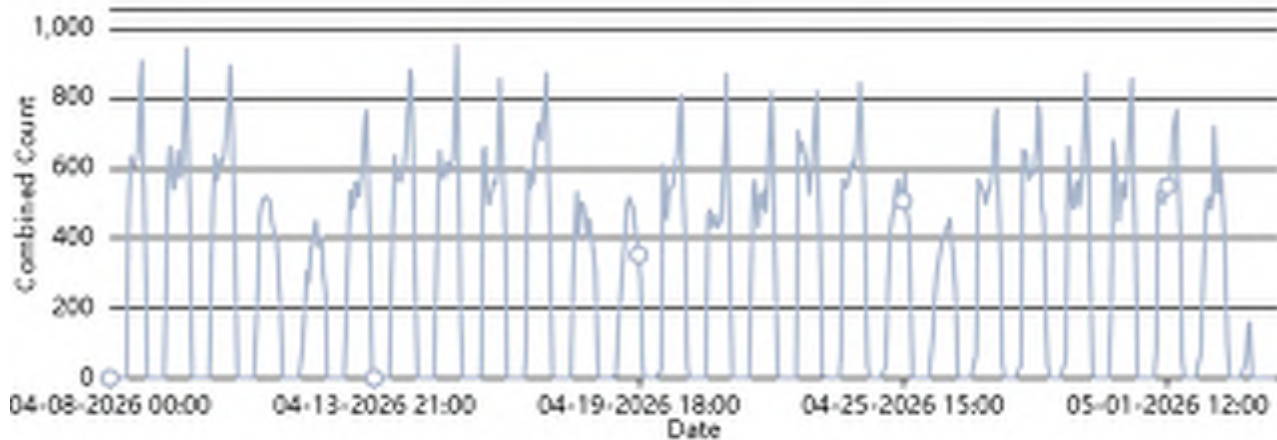
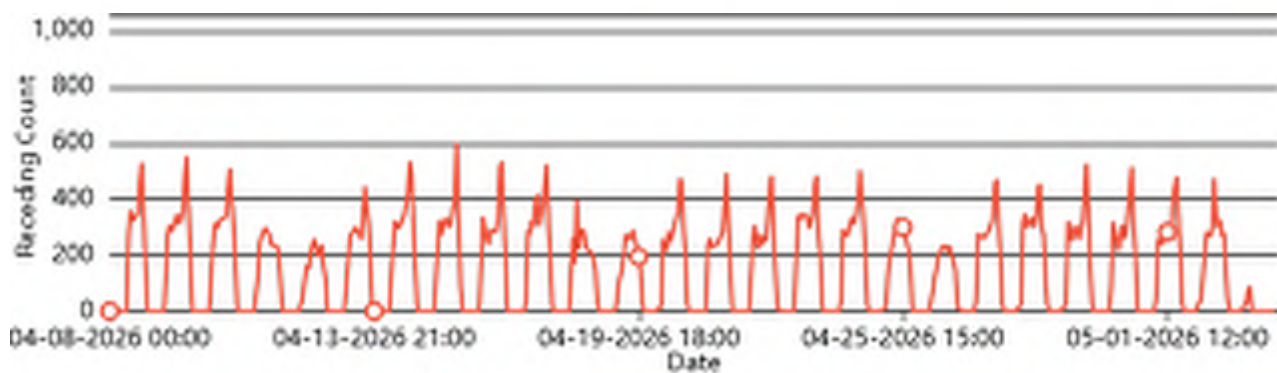
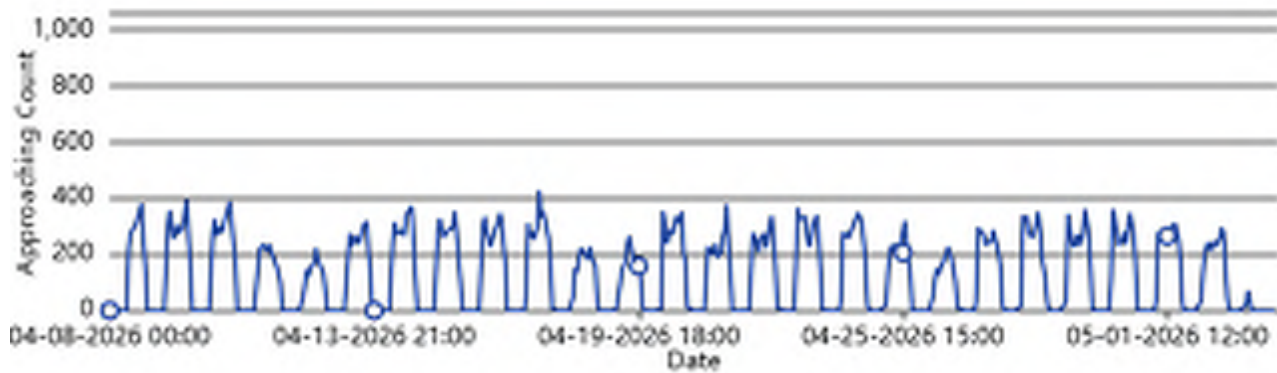


ADDITIONAL CHARTS

Synchronous Chart - Combine/Approaching/Receding

Date Range: 2026/04/08 - 2026/05/03

Direction: Combined

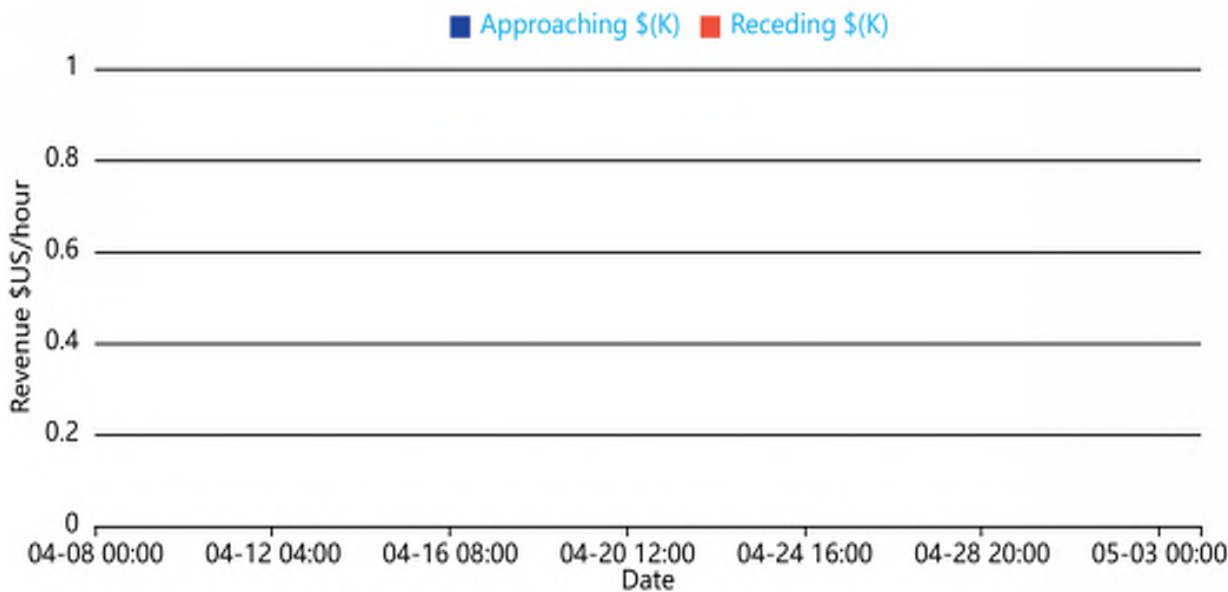


ADDITIONAL CHARTS

Revenue - Fixed

Date Range: 2026/04/08 - 2026/05/03

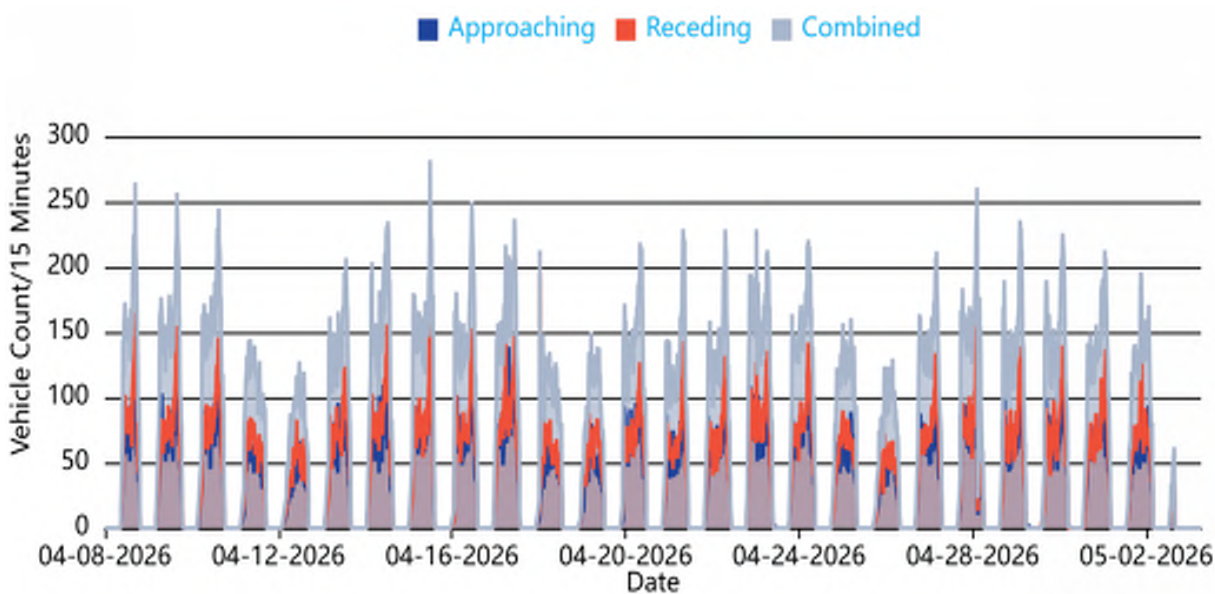
Direction: Combined



Count vs Time - 2D Area

Date Range: 2026/04/08 - 2026/05/03

Direction: Combined

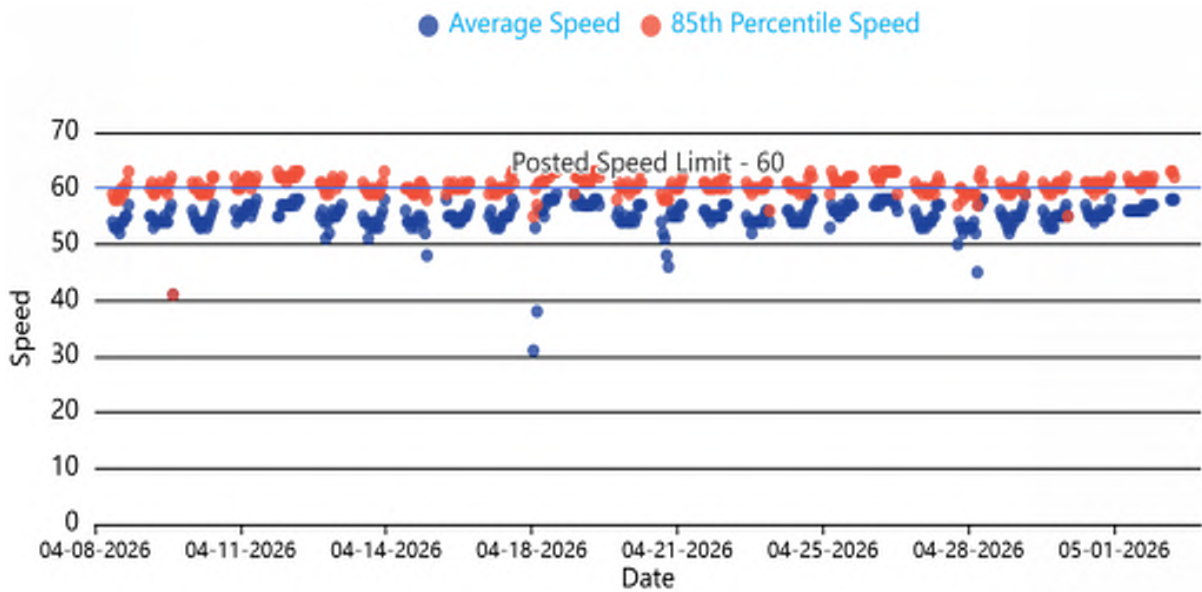


ADDITIONAL CHARTS

Average Speed vs Time - Point

Date Range: 2026/04/08 - 2026/05/03

Direction: Combined



ADDITIONAL CHARTS

Speed - Volume Matrix

Date Range: 2026/04/08 - 2026/05/03

Direction: Combined

Date Span	Total	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76-80	81-85	86+
0:00 - 0:59																		
1:00 - 1:59																		
2:00 - 2:59																		
3:00 - 3:59																		
4:00 - 4:59																		
5:00 - 5:59																		
6:00 - 6:59	823			2			1	7	35	124	231	268	128	20	6	1		
7:00 - 7:59	11318	17	83	72	34	11	24	96	509	1763	3503	3386	1476	295	43	3	2	1
8:00 - 8:59	12536	8	21	10	6	11	18	133	626	2314	4032	3575	1458	288	28	5	1	2
9:00 - 9:59	12191	39	135	61	27	17	36	183	708	2341	3765	3361	1231	254	27	3	3	
10:00 - 10:59	12252	42	26	18	17	43	79	215	728	2314	3895	3304	1277	266	25	3		
11:00 - 11:59	13392	43	58	12	9	15	26	160	770	2771	4217	3608	1425	249	25	3	1	
12:00 - 12:59	13701	2	5	10	8	11	39	204	901	2716	4281	3630	1570	290	29	3	2	
13:00 - 13:59	13740	5	12	7	6	6	41	172	741	2534	4347	3917	1602	322	22	6		
14:00 - 14:59	13779	3	5	2	3	5	11	145	762	2446	4280	4028	1687	347	48	6	1	
15:00 - 15:59	15203		5	2	10	13	47	186	714	2660	4851	4398	1847	415	44	6	4	1
16:00 - 16:59	17606	17	21	5	2	6	8	135	800	3014	5765	5276	2067	434	50	4	2	
17:00 - 17:59	17889	18	41	3	1	11	30	156	776	2831	5891	5557	2113	401	50	8		2
18:00 - 18:59	12882	7	36	8	1		5	78	403	1592	3728	4443	2036	472	60	9	2	2
19:00 - 19:59	7701	14	11				4	23	151	842	2102	2682	1488	328	47	5	4	
20:00 - 20:59	473								6	55	125	163	109	15				
21:00 - 21:59																		
22:00 - 22:59																		
23:00 - 23:59																		
Total	175486	215	459	212	124	149	369	1893	8630	30317	55013	51596	21514	4396	504	65	22	8

ADDITIONAL CHARTS

SURVEY RESULTS

Total Vehicle Count		175489		
	Direction	Approaching (S)	Receding (N)	Combined
	Vehicle Count	94566	80923	175489
Posted Speed Limit		60 MPH		
	Direction	Approaching (S)	Receding (N)	Combined
	Vehicles Under the Speed Limit Count	88757	60223	148980
	Vehicles Under the Speed Limit Percentage	93.86%	74.42%	84.89%
	Vehicles Over the Speed Limit Count	5809	20700	26509
	Vehicles Over the Speed Limit Percentage	6.14%	25.58%	15.11%
	Average Speed Over the Limit	62.66 MPH	63.73 MPH	63.49 MPH
Excessive Speed Threshold		68 MPH		
	Direction	Approaching (S)	Receding (N)	Combined
	Vehicles Over the Speed Excessive Speed Count	125	1349	1474
	Vehicles Over the Excessive Speed Percentage	0.13%	1.67%	0.84%
Speed Profile				
	Direction	Approaching (S)	Receding (N)	Combined
	Average Vehicle Speed	52.61 MPH	56.35 MPH	54.33 MPH
	Minimum Vehicle Speed	5 MPH	5 MPH	5 MPH
	Maximum Vehicle Speed	95 MPH	90 MPH	95 MPH
	50% Percentile Speed	53 MPH	57 MPH	55 MPH
	85% Percentile Speed	58 MPH	62 MPH	61 MPH
	Standard Deviation	6.1 MPH	6.79 MPH	6.7 MPH
	10 MPH Pace	47-56 MPH	50-59 MPH	48-57 MPH
	In Pace Count	59612	44982	99692
Data Recording Limits				
	Highest Speed Allowed	255 MPH		
	Lowest Speed Allowed	1 MPH		
	Minimum Following Time	0 Seconds		

ADDITIONAL CHARTS

Enforcement Schedule

Date Range: 04-08-2026 04-11-2026

Direction: Combined

Best Speed Enforcement Time

	Approaching (S) Traffic		Receding (N) Traffic	
	Start Time	Stop Time	Start Time	Stop Time
Wednesday			12:00:00	13:00:00
Thursday	15:00:00	16:00:00	15:00:00	16:00:00
Friday	08:00:00	09:00:00	10:00:00	11:00:00
Saturday			11:00:00	12:00:00

Date Range: 04-12-2026 04-18-2026

Direction: Combined

Best Speed Enforcement Time

	Approaching (S) Traffic		Receding (N) Traffic	
	Start Time	Stop Time	Start Time	Stop Time
Sunday			09:00:00	10:00:00
Monday			14:00:00	15:00:00
Tuesday	09:00:00	10:00:00	17:00:00	18:00:00
Wednesday	14:00:00	15:00:00	12:00:00	13:00:00
Thursday	15:00:00	16:00:00	07:00:00	08:00:00
Friday			19:00:00	20:00:00
Saturday	15:00:00	16:00:00	18:00:00	19:00:00

ADDITIONAL CHARTS

Enforcement Schedule

Date Range: 04-19-2026 04-25-2026

Direction: Combined

Best Speed Enforcement Time

	Approaching (S) Traffic		Receding (N) Traffic	
	Start Time	Stop Time	Start Time	Stop Time
Sunday	17:00:00	18:00:00	14:00:00	15:00:00
Monday			14:00:00	15:00:00
Tuesday	17:00:00	18:00:00	16:00:00	17:00:00
Wednesday			18:00:00	19:00:00
Thursday			07:00:00	08:00:00
Friday			16:00:00	17:00:00
Saturday			18:00:00	19:00:00

Date Range: 04-26-2026 05-02-2026

Direction: Combined

Best Speed Enforcement Time

	Approaching (S) Traffic		Receding (N) Traffic	
	Start Time	Stop Time	Start Time	Stop Time
Sunday			17:00:00	18:00:00
Monday	08:00:00	09:00:00	11:00:00	12:00:00
Tuesday	18:00:00	19:00:00	07:00:00	08:00:00
Wednesday			16:00:00	17:00:00
Thursday			08:00:00	09:00:00
Friday	07:00:00	08:00:00	17:00:00	18:00:00
Saturday	10:00:00	11:00:00	13:00:00	14:00:00



CITY COUNCIL AGENDA ITEM REQUEST

Proposed agenda Item

Address traffic concerns at Timberbrook Parkway & FM156

Request by

Ryan Stevens

Date Submitted

March 13, 2025

Priority

High

Background info

Residents have raised safety concerns regarding the Timberbrook Pkwy/156 intersection due to increasing traffic volumes, high vehicle speeds, and limited safe opportunities turning into Timberbrook or on to 156. These conditions have created hazardous situations and significant delays for motorists during peak hours. With continued residential growth and increasing traffic demand in the area, these conditions are expected to worsen without intervention.

Expected Council Action

Approve placing this item on a future agenda to evaluate the intersection and consider appropriate traffic safety improvements.

Staff Preparation

Staff to evaluate appropriate traffic safety improvements, such as a formal traffic study, signalization analysis, turn lane enhancements, or other measures necessary to improve safety and traffic flow at this intersection.



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

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

Title: Community time capsule to commemorate US 250th celebration

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

For discussion only

Background:

This year marks the 250th Anniversary of the United States, providing communities across the nation with an opportunity to reflect on their history while preserving their stories for future generations. In recognition of this historic milestone, staff recommends the establishment of the City of Justin Community Time Capsule Program as a lasting record of the people, institutions, and events that define the community at this point in its history.

The completion of Fire Station No. 2 also represents a significant milestone in the City's continued growth and investment in public infrastructure. As one of the City's newest civic facilities, the station provides a secure and permanent location for housing the inaugural Community Time Capsule.

The proposed Community Time Capsule is intended to preserve a snapshot of life in Justin in 2026. Rather than focusing on a single department or facility, the capsule will document the broader community by preserving photographs, historical records, demographic information, strategic planning documents, messages from residents and community leaders, student artwork, local publications, and other artifacts that reflect the City's history, values, and aspirations.

Pursuant to the attached proposed Resolution 848-26, the inaugural Community Time Capsule will be sealed and remain unopened until July 4, 2076, coinciding with the 300th Anniversary of the Declaration of Independence of the United States. Opening the capsule during the nation's tricentennial will provide future residents an opportunity to reflect on fifty years of community growth and change while offering a unique glimpse into the people and vision that helped shape Justin during the United States' semi-quincentennial year.

Approval of the accompanying resolution will establish the City of Justin Community Time Capsule Program, authorize the creation and placement of the inaugural Community Time Capsule, designate

Fire Station No. 2 as its permanent location, and authorize the City Manager or designee to coordinate the collection, inventory, and preservation of its contents.

Staff is currently targeting the weeks of August 9th or August 16th for the time capsule dedication ceremony and will be working with the time capsule manufacturer and the Fire Station contractor to confirm the scheduling.

Staff has included the attached potential list of items that could be included in the time capsule.

City Attorney Review: N/A

Attachments:

1. Res 848-26 City of Justin 250th Time Capsule Resolution
2. 2026 City of Justin tme capsule list of potential items

**CITY OF JUSTIN
RESOLUTION NO. 848-26**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, ESTABLISHING THE CITY OF JUSTIN COMMUNITY TIME CAPSULE PROGRAM IN COMMEMORATION OF THE 250TH ANNIVERSARY OF THE UNITED STATES OF AMERICA; AUTHORIZING THE CREATION AND PLACEMENT OF THE INAUGURAL COMMUNITY TIME CAPSULE; ESTABLISHING AN OFFICIAL OPENING DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 2026 marks the 250th Anniversary of the Declaration of Independence of the United States of America, providing communities throughout the nation with an opportunity to commemorate their history, celebrate their heritage, and preserve their stories for future generations;

WHEREAS, the City of Justin recognizes the importance of documenting this significant moment in the history of the community by preserving artifacts, records, photographs, and personal reflections that capture the character, achievements, and aspirations of Justin and its residents in 2026;

WHEREAS, the completion of Fire Station No. 2 represents a significant investment in the City's future and provides a secure and permanent location for the placement of the inaugural Community Time Capsule;

WHEREAS, the City Council finds that establishing a Community Time Capsule Program will create a lasting historical record that will educate and inspire future residents while celebrating the City's continued growth and commitment to preserving its heritage.

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

SECTION 1: The City Council hereby establishes the City of Justin Community Time Capsule Program for the purpose of preserving materials that document the history, culture, governance, growth, and quality of life of the Justin community at significant milestones in the City's history.

SECTION 2: The City Council authorizes the creation of the inaugural City of Justin Community Time Capsule, commemorating the United States Semiquincentennial (250th Anniversary), to preserve a representative snapshot of life in Justin during the year 2026.

SECTION 3: The inaugural Community Time Capsule shall be permanently housed within Fire Station No. 2, where it shall remain secured until its designated opening date.

SECTION 4: The Community Time Capsule shall contain artifacts and materials curated by the City Manager, or the City Manager's designee, that collectively represent the history, character, governance, growth, and quality of life of the Justin community during the year 2026. Such materials may include, but are not limited to:

- Historical records and photographs;
- City government documents and strategic planning materials;
- Community demographics and economic information;
- Letters from elected officials, City staff, residents, students, and community leaders;
- Materials representing local schools, businesses, churches, civic organizations, and nonprofit organizations;
- Public safety, public works, library, parks, and other municipal service information;
- Community publications, event materials, artwork, and cultural artifacts; and
- Other items determined appropriate to preserve the story of the City of Justin in 2026.

To the extent practicable, the City Manager shall encourage participation from residents, businesses, schools, civic organizations, faith-based organizations, nonprofit organizations, and community partners in the submission of materials for consideration. The City Manager shall retain final authority over the selection and curation of all contents to ensure the Community Time Capsule presents a balanced, representative, and enduring record of the Justin community.

SECTION 5: The inaugural Community Time Capsule shall be sealed upon placement and shall remain unopened until July 4, 2076, in observance of the 300th Anniversary of the Declaration of Independence of the United States of America, at which time it may be opened by the governing body of the City of Justin or its successor.

SECTION 6: The City Manager, or the City Manager's designee, is authorized to:

1. Coordinate the collection of materials to be included within the Community Time Capsule;
2. Maintain an official inventory of all contents;
3. Document the permanent location of the capsule within Fire Station No. 1;
4. Preserve all records necessary to facilitate its opening in 2076; and
5. Take all actions necessary to implement this Resolution.

SECTION 7: The City Secretary shall maintain a copy of this Resolution, together with the official inventory of the Community Time Capsule and documentation identifying its permanent location, as part of the City's permanent historical records. The City Manager shall take reasonable measures to ensure that future City officials are aware of the existence of the Community Time Capsule and its designated opening date of July 4, 2076.

SECTION 8: That this resolution shall become effective from and after its date of passage.

DULY PASSED and approved by the City Council of the City of Justin, Texas, by a vote on this the 9th day of July 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

Matthew Boyle, City Attorney

CITY OF JUSTIN COMMUNITY TIME CAPSULE

POTENTIAL LIST OF CONTENT ITEMS

1. Civic Identity and Local Government

- Letter from the Mayor
- Letter from the City Manager
- Letters from each Councilmember
- Current City Council roster
- Current City organizational chart
- Strategic Plan summary
- Adopted FY 2025–2026 budget cover page or summary
- Current City tax rate and utility rate summary
- Map of the City limits, ETJ, and future growth areas
- List of active boards and commissions
- Photos of City Hall, Library, Fire Stations, parks, and major public facilities

2. Community Snapshot

- 2026 population estimate
- Demographic summary
- Median home value or sample housing data
- List of major neighborhoods/subdivisions
- List of major employers and local businesses
- Current commercial development map
- Photos of downtown, FM 156, schools, parks, neighborhoods, and community gateways
- Copy of a local newspaper or regional publication from 2026
- Grocery receipt, restaurant menu, utility bill sample, and gas price photo

3. Public Safety and Service

- Fire Department patch, roster, and apparatus photos
- Police Department patch, roster, and patrol vehicle photo
- Emergency Management information or preparedness brochure
- Public Works crew photo and equipment list
- Water/wastewater system overview
- Photos of current City vehicles and equipment
- A short “day in the life” from Fire, Police, Public Works, Library, Parks, Development Services, Administration, and Municipal Court

4. Schools, Youth, and Families

- Letters from Justin-area students to future residents

- Student artwork showing what they think Justin will look like in 2076
- Current school enrollment information
- Photos of school campuses serving Justin
- Photos of JREC sports jerseys, schedules, or program flyers
- Library summer reading program material
- Parks and recreation program flyers
- Messages from local Scout troops, 4-H, FFA, youth sports, and student organizations

5. Community Organizations, Churches, and Civic Life

- Letters or short statements from local churches
- Justin Area Chamber of Commerce materials
- Rotary, Lions, veterans, nonprofit, or civic organization materials, if applicable
- Event flyers from community events
- Photos from festivals, parades, National Night Out, public safety events, and ribbon cuttings
- List of recurring community traditions

6. Economic Development and Growth

- Current development activity summary
- Photos/renderings of major projects underway
- Economic development marketing material
- List of businesses opened in 2026
- Chamber directory or business list
- Sample restaurant menus
- Retail recruitment materials
- Copy of current zoning map and future land use map

7. History and Local Memory

- A copy of the THE JUSTIN STORY
- Timeline of major City milestones
- Historic photos, if available
- Oral-history excerpts from longtime residents
- “Then and now” photo comparisons
- List of former mayors, councilmembers, city managers, police chiefs, and fire chiefs, if readily available

8. Messages to 2076

- Letter from the community to future residents
- Predictions from residents about Justin in 2076
- Predictions from students about technology, transportation, public safety, and daily life
- Notes from City employees about what it was like to serve Justin in 2026
- A “questions for the future” page, such as:

- What is Justin's population in 2076?
- Is FM 156 still a major corridor?
- What replaced today's technology?
- What traditions survived?
- What decisions made in 2026 mattered most?

9. U.S. 250th / 2026 Context

- Statement recognizing the U.S. 250th anniversary
- July 4, 2026 community event materials, if applicable
- National newspaper front page from July 4, 2026
- List of national and state leaders serving in 2026
- Summary of major national, state, and local issues in 2026
- Explanation that the capsule is to be opened July 4, 2076, during the U.S. tricentennial

10. Preservation and Administrative Items

- Official inventory of contents
- Copy of the City Council resolution
- Location description and photos of placement
- Instructions for opening in 2076
- Contact list of participating organizations
- Printed copies of all essential digital materials
- USB drive or archival digital storage as a supplement only, not the sole record



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (CONSENT AGENDA)

Title: Consider approval of City Council minutes dated 05.28.2026; and take appropriate action.

Department: Administration

Contact: Ingrid Rex, City Secretary

Recommendation:

City Staff recommends the City Council approve the minutes.

Background:

The City Secretary shall maintain the City Council minutes, according to the State Library Records Retention Schedule. The minutes shall be reviewed by the City Council and approved.

City Attorney Review: No

Attachments:

1. Draft City Council 2026.05.28 Minutes

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 28, 2026

A) CALL TO ORDER

Convene into Session:
Invocation

Present: Mayor James Clark, Mayor Pro Tem Shelby St. Claire, Council Members Ryan Stevens, Steven Teschke, Tomas Mendoza, James Castle, and Daniel Dennis

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

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) FIRST 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.

City Attorney Matthew Boyle announced the City Council would recess into closed executive session. 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
 - 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

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

1. Convene into Regular Session:
Pledge of Allegiance

Mayor Clark called the regular meeting to order at 5:58 p.m.
The Pledge of Allegiance and Pledge to the Texas Flag were conducted.

D) TAKE ACTION AS A RESULT OF CLOSED SESSION

There was no action taken as a result of the first closed Executive Session.

Item B.4 on the agenda was not deliberated during the first closed Executive Session but was deliberated in the second closed Executive Session after the Open Session was adjourned.

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

Director of Communications Amy Borders provided an update on upcoming meetings and events.

F) WORKSHOP ITEM(S) & REPORTS

1. Discuss Waste Management

This item was pulled from the agenda.

2. Receive a Biannual Update from the Library Board

The Chair of the Library Board, Kayce Strader, provided a biannual update report.

3. Receive a Sales Tax Audit Report

Director of Finance Hailey Payne provided a report to the City Council on the Sales Tax Audit performed.

4. Receive a Report on JRec Season Wrap Up

Mr. Tracy Black of Kemper Sports gave a presentation to Council on the JRec program season wrap up.

5. Receive an update on the Gaston House

Ms. Linda Garrett from the Justin Heritage Foundation made a presentation to Council on the Gaston House.

6. Discussion regarding City Council meeting dates

Council held a discussion on changing City Council meeting dates. The Mayor suggested changing the Council meeting dates from the 2nd and 4th Thursdays to the 1st and 3rd Mondays. Staff will provide a report at the July 9, 2026, City Council meeting on the impact of the suggested change to staff and City boards and commissions.

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

This item was tabled to the October 8, 2026, City Council meeting for further discussion.

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.

There was no public comment.

H) CONSENT AGENDA

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

The following items were pulled from the Consent Agenda to allow for more discussion.

Councilman Dennis pulled Consent Item No.H.3 and the Mayor pulled Consent Item No. H.6.

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.

This item was pulled from Consent Agenda by Councilman Dennis. The ordinance was approved at the first reading on 26 March 2026 with an amendment to add a section - "Exempt Activities: the following activities shall not require filing a permit: Any filming that does not require city services, impacts public right of way, city disruptions, creates noise, provides traffic concerns, or affects public safety." Councilman Dennis pulled this item as the added section "Exempt Activities" was omitted from the Ordinance presented for the second reading.

After discussion, the consensus of Council was to table the item for discussion at a future Work Session. Motion to table to a future Council work session was made by Councilman Dennis and seconded by Councilman Castle. The motion was approved by a vote of 6-1.

In Favor: Mayor Clark, Mayor Pro Tem St. Claire and Councilmen Stevens, Teschke, Castle, and Dennis.

Opposed: Councilman Mendoza.

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.

The Mayor requested that staff review the contract with Waukesha-Pearce Industries, LLC to ensure the City is covered adequately for emergencies.

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.

A motion was made by Mayor Pro Tem St. Claire to approve the Consent Agenda now consisting of items H.1 to H.2, and items H.4 to H.5. Motion seconded by Councilman Tesschke. Motion passed unanimously (7-0-0).

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.

The item was presented and discussion followed. This item was previously approved by the Economic Development Corporation and the Community Development Corporation prior to presentation to Council for their final consideration and ratifying approval of the revenue note. Following a presentation by Mr. Stewart Shirey, CEO of Government Capital Corporation, and Council discussion, Mayor Pro Tem St. Claire made a motion to adopt the item as presented. Motion seconded by

Councilman Dennis. Motion carried unanimously.

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.

Director of Development Services, Matt Cyr, briefed the City Council regarding this item.

Mayor Pro Tem St. Claire asked if Fire or Emergency Services had response concerns with the property having one address and two street entrances. Fire Chief Mitchell explained that a red alert could be put in the CAD system to alert responders to the preferred property entrance.

Mayor Clark asked the applicant to explain the purpose of wanting to replat the two properties as one. The applicant, Tom Cronberger of 806 12th Street, explained that, as a standard property split was not possible due to minimum lot width requirement per Section 52 of the code for SF-1 zoning, the proposed replat as one property was devised as a possible solution to satisfy the minimum lot width requirement.

Councilman Dennis suggested that Council consider making exceptions for the lots to be replatted separately without the proposed joining piece of land. Councilman Castle asked the City Attorney if approving the replat would set legal precedent, to which the City Attorney replied that he was of the opinion that it would not.

The City Attorney advised, in light of the discussion by Council, that the item should be sent back to Planning and Zoning Commission for their recommendation and consideration should the applicant choose to adjust their application for a variance to separately replat the two lots.

Mayor Clark opened the public hearing at 8:33 p.m. Comments were received from Mr. Luther Anderson of 805 Creekhill Way who spoke in favor of the item and also mentioned he would support a decision by Council to approve necessary variances for the two properties to be replatted separately. Mayor Clark closed the public hearing at 8:36 p.m.

A motion was made by Councilman Dennis to return this item to the Planning and Zoning Commission for their recommendation on replatting Lots 2R and 3R separately and to consider the relevant variances needed. Motion seconded by Mayor Pro Tem St. Claire. Motion approved unanimously (7-0-0).

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.

Sasha Torres, City of Justin Building Official, briefed the City Council regarding this item.

Council discussed adopting the 2024 International Building Codes and the 2023 National Electrical Code.

After discussion, a motion was made by Mayor Pro Tem St. Claire to adopt Ordinance 852-26, on first reading. Motion seconded by Councilman Mendoza. Motion approved unanimously (7-0-0).

L) FUTURE AGENDA ITEMS

No future agenda items were called.

M) ADJOURN

At 8:59 p.m. the Open Session was adjourned.

N) SECOND EXECUTIVE SESSION

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)

At 8:59 p.m. Council reconvened into closed Executive Session pursuant to Government Code 551.074 to discuss item number 4 that was not discussed in the first Executive Session.

No action was taken during the second Executive Session.

Seal:

Ingrid Rex

Ingrid Rex, TRMC, City Secretary



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

Agenda Item: 2. (CONSENT AGENDA)

Title: Consider approval of Resolution 843-26, the Parks Design Guidelines; and take appropriate action.

Department: Development

Contact: Matthew Cyr, Director of Planning and Development, Bobby Johnston, Public Works Operations Manager

Recommendation:

The Parks Board recommends approval of Resolution 843-26, Parks Design Guidelines.

Background:

The Parks Board, in collaboration with City staff and Westwood, has developed the Parks Design Guidelines to establish a consistent vision and design standard for the City's park system. The guidelines are intended to promote continuity in park planning, development, and future improvements while ensuring that park amenities, aesthetics, and functionality align with the City's long-term goals. Adoption of the guidelines will provide a framework for future park projects and help create a cohesive park system for residents and visitors.

City Attorney Review: No

Attachments:

1. Resolution 843-26 Parks Design Guidelines
2. EXHIBIT A 2026-06-09 Final Proof Park Design Guidelines

RESOLUTION NO. 843-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING THE CITY OF JUSTIN PARKS DESIGN GUIDELINES; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the **City of Justin** is committed to providing high-quality parks, trails, open spaces, and recreational amenities that enhance the quality of life for residents and visitors; and

WHEREAS, the City has developed the Parks Design Guidelines to establish consistent standards for the planning, design, construction, renovation, and maintenance of public parks and recreational facilities; and

WHEREAS, the Parks Design Guidelines are intended to promote safety, accessibility, sustainability, functionality, and aesthetic consistency throughout the City's park system while supporting the goals of the City's Parks and Recreation Master Plan and other adopted planning documents; and

WHEREAS, the Parks and Recreation Board has reviewed the Parks Design Guidelines and recommends their adoption by the City Council; and

WHEREAS, the City Council finds that adoption of the Parks Design Guidelines is in the best interest of the public health, safety, and welfare of the citizens of the City of Justin.

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

SECTION 1. The City Council finds that adoption of the Parks Design Guidelines is in the best interest of the public health, safety, and welfare of the citizens of the City of Justin.

SECTION 2. The City Council hereby approves and adopts the **City of Justin Parks Design Guidelines**, attached hereto as *Exhibit A* and incorporated herein by reference.

SECTION 3. The Parks Design Guidelines shall serve as the City's official design standards for the planning, development, redevelopment, and improvement of City parks and recreational facilities. City staff is authorized to utilize and administer the Guidelines in the review, design, and implementation of applicable park projects.

SECTION 4. The City Manager, or the City Manager's designee, is authorized to make administrative revisions to the Parks Design Guidelines that are non-substantive in nature, including corrections to formatting, grammar, references, and other minor modifications that do not alter the intent or policy established by the City Council. Any substantive amendments shall require approval by the City Council.

SECTION 5. This Resolution shall take effect immediately upon its passage.

DULY PASSED by the City Council of the City of Justin, Texas, on the 9th day of July, 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

Matthew Boyle, City Attorney



City of Justin

Parks Design Guidelines

FINAL
DRAFT

Summary

Standards and Guidelines for
the development of Justin's
Parks and Streetscape

Address

415 N College Ave
Justin, TX 76247

Westwood Professional Services

Contributing Staff:

Mayor and Council

Mayor: James Clark

Place 1: Ryan Stevens

Place 2: Tomas Mendoza

Place 3: Steven Teschke

Place 4: James Castle

Place 5: Daniel Dennis

Place 6: Shelby St. Claire

Parks Board

Place 1: Jacqueline Steinbacher - Vice Chairperson

Place 2: Mark Allen

Place 3: Gary Foree

Place 4: Robin Amerine - Chair

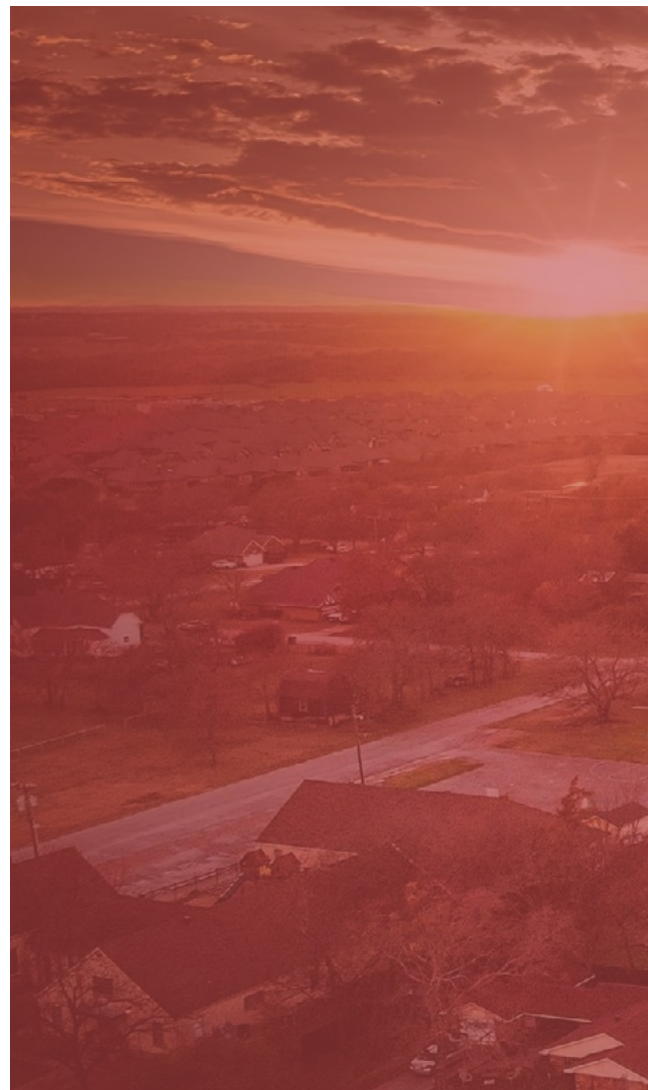
Place 5: Alwyn Dowell

Place 6: Jason Palmer

City Staff

City Manager: Jarrod Greenwood

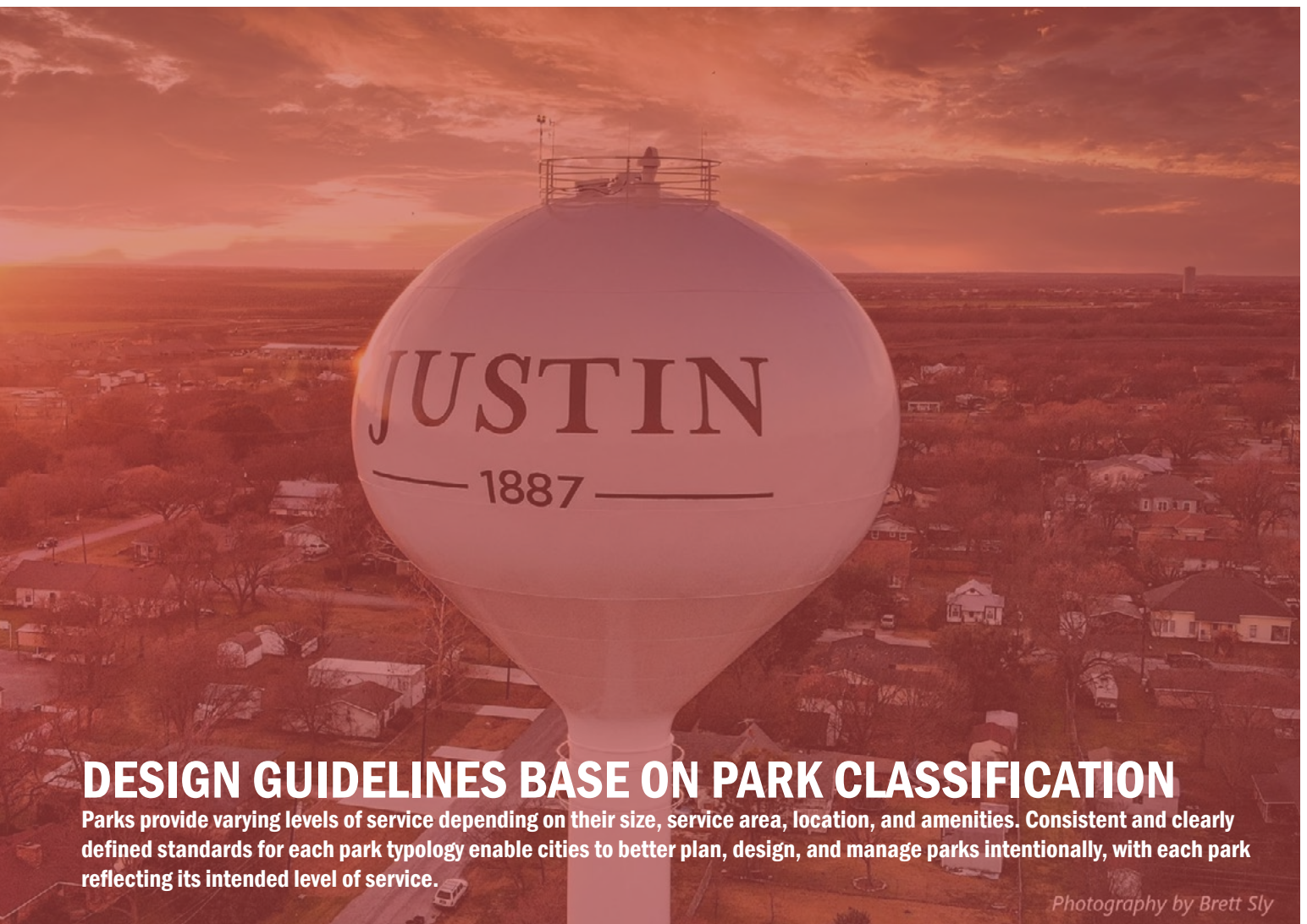
Planning Manager: Matthew Cyr



Parks Design Guidelines

Spring 2026

City of Justin



DESIGN GUIDELINES BASE ON PARK CLASSIFICATION

Parks provide varying levels of service depending on their size, service area, location, and amenities. Consistent and clearly defined standards for each park typology enable cities to better plan, design, and manage parks intentionally, with each park reflecting its intended level of service.

Photography by Brett Sly

Executive Summary

This document aims to ensure that all park facilities within the City of Justin maintain a consistent level of quality and appearance, creating a cohesive identity, contributing to a recognizable brand that reflects the parks' recreational opportunities. These guidelines also set the standard that facilities be developed with equitable access and compliance to safety guidelines for all visitors.

Intended Audience

Primary Users:

- City staff
- City leadership/boards

Implementation Team:

- Landscape architects, engineers
- Developers, planners, private partners
- Contractors and fabricators
- Maintenance and operations teams
- Community partners

Applicability and Use

These guidelines are intended to be applied throughout all phases of park development, including planning, programming, design construction documentation, implementation and ongoing maintenance. It should be referenced early and often during project initiation to inform the decision making period.

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table Of *contents*

Executive Summary	02
Section I: Vision and Project Background	05
Framework.....	08
Regional Context.....	09
Existing Conditions.....	10
Park Typologies.....	12
Engagement.....	20
Section II: Park Development Standards.....	25
Paving	26
Fencing and Walls.....	34
Site Furnishings.....	40
Park Structures and Shelters.....	50
Recreation Facilities	54
Surface Systems	62
Site Systems.....	66
Planting, Sod and Irrigation.....	74
Streetscape and ROW	80
Appendix	



vision and project background

Section 1.

“Successful parks emerge from a balance of community identity, ecological stewardship, and long-term functionality”

subsection

A. FRAMEWORK

APPLICABILITY AND AUTHORITY
DESIGN PRINCIPALS

B. REGIONAL CONTEXT

PROJECT BACKGROUND

C. EXISTING CONDITIONS

PARK INVENTORY
PARK INVENTORY MAP

D. PARK TYPOLOGIES

PARK TYPOLOGY FRAMEWORK
POCKET PARK
NEIGHBORHOOD PARK
COMMUNITY PARK
REGIONAL PARK
LINEAR PARK (GREENWAY)
SPECIAL USE PARK

E. ENGAGEMENT

STAKEHOLDER ENGAGEMENT
STAKEHOLDER MEETING 1
STAKEHOLDER MEETING 2
DOT VOTING RESULTS



FRAMEWORK

vision and project background

In recent years, the City of Justin has undertaken a series of coordinated planning initiatives to advance its long-term vision and guide future growth and development. Key efforts, including the Imagine Justin Comprehensive Plan (2023), the Citywide Strategic Plan (adopted in 2024 and updated in 2025), the Parks, Recreation and Open Space Plan (2024), and the Old Town Master Plan and Corridor Planning initiative (2025–2026), establish a clear framework for managing growth, prioritizing infrastructure investment, enhancing quality of life, and supporting economic development. Collectively, these plans reflect the City's commitment to proactive and intentional planning. Consistent with this direction, the Imagine Justin Comprehensive Plan identifies the development of a parks design standards document as a critical next step to ensure that new parkland is planned, designed, and dedicated in a manner consistent with the City's long-term vision and objectives.

This plan was developed with input and guidance from City staff and the City's Parks Board and is intended to ensure that parks provide meaningful recreational and social opportunities for nearby residents. In doing so, it supports the City's goals of enhancing quality of life and fostering a strong, connected community.

APPLICABILITY AND AUTHORITY

All public and private parkland, including land dedicated through the development process, shall conform to these Parks Design Guidelines (Spring 2026), as may be amended. All parkland improvements shall be designed by, and documented through plans prepared, signed, and sealed by, a licensed landscape architect.

All proposed parkland shall be reviewed by City staff to determine: (1) that the property is suitable for public parkland based on size, location, and overall site conditions; (2) that the proposed improvements comply with the design standards and criteria established in this document; and (3) that the applicant has provided a projected annual maintenance cost estimate and maintenance plan for all proposed improvements. The maintenance plan shall identify anticipated maintenance cycles and replacement schedules, including but not limited to mowing frequencies, lighting maintenance, exposed wood treatments, irrigation components, and other site amenities. The applicant shall submit all required materials on forms and applications prescribed by the City.

The intent of these standards is to ensure that local parks provide recreational and social opportunities for nearby residents while establishing a consistent level of quality, accessibility, and functionality that enhances quality of life and supports a strong, connected community.

This document was developed in collaboration with the Parks Board and City staff through a series of stakeholder and staff meetings and is intended to serve as a living document. The guidelines shall be periodically reviewed and updated to reflect changes in the City's park system priorities, open space and master planning efforts, and

evolving industry best practices. Together, these efforts establish a consistent framework for park planning and design across the community.

These Parks Design Standards shall be administered by City staff. Requests for variances from these standards shall be submitted in writing and presented to the Parks Board for consideration and approval.

DESIGN PRINCIPLES

These guidelines shall be used by City staff, developers, and decision-makers in the planning and evaluation of parkland. All proposed park improvements should be guided by the following principles:

Understanding of the Site and the Existing Park System – Consideration of site context, surrounding uses, connectivity, and how the park contributes to the overall park system.

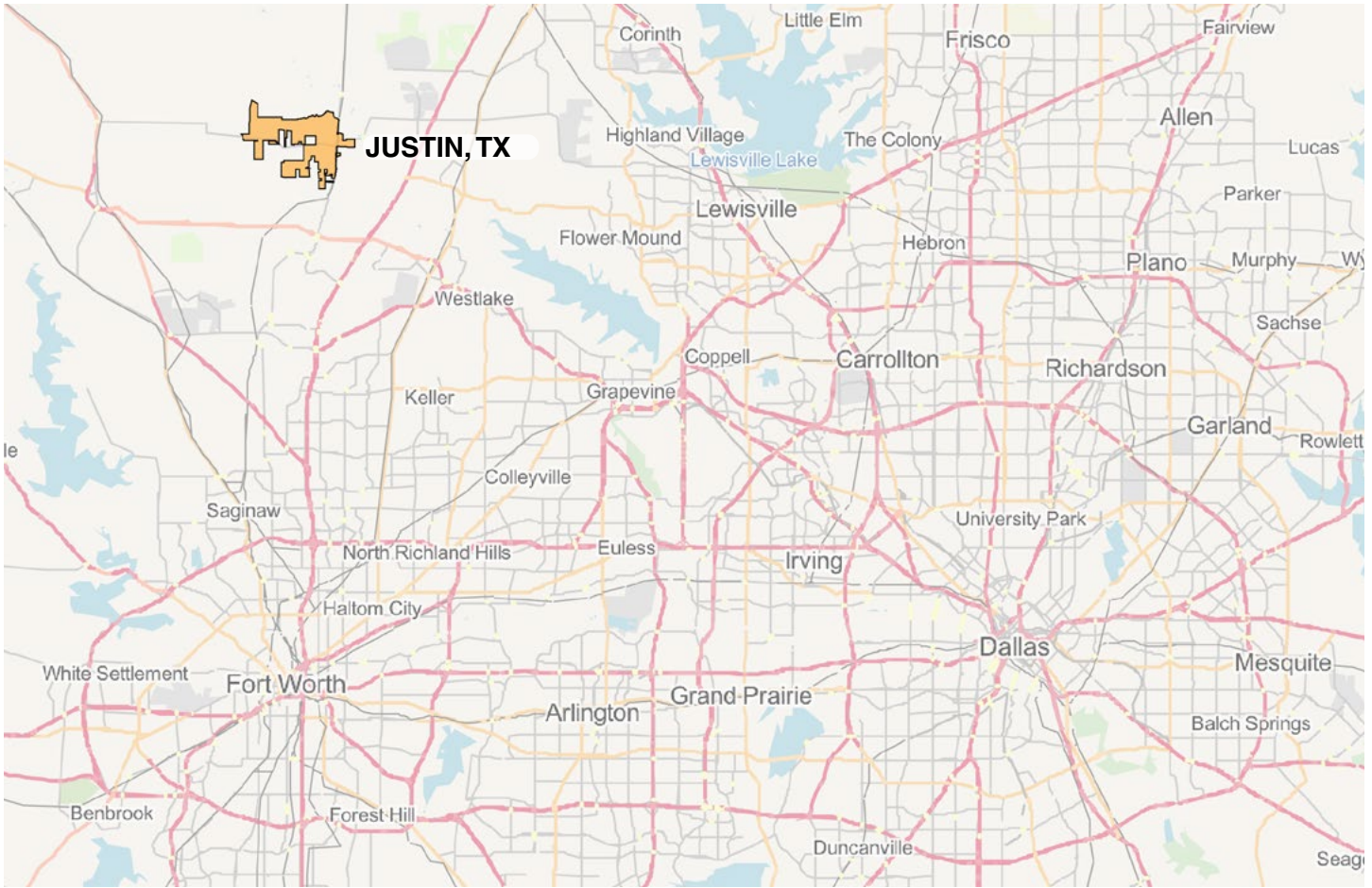
Universal Accessibility – Ensuring parks are accessible and usable by people of all ages and abilities.

Sustainable Materials – Use of durable, low-maintenance, and environmentally responsible materials.

Functionality – Design that supports intended recreational and social uses in an efficient manner.

Safety – Creation of safe environments through thoughtful design, layout, and visibility.

Cohesive Public Spaces - Sense of Place – Development of cohesive, community-oriented spaces that reflect local identity and strengthen sense of place.



PROJECT BACKGROUND

The City of Justin is located in southwest Denton County, approximately 25 miles north of Fort Worth. With a population of more than 8,700 residents and annual growth exceeding 6 percent, Justin is experiencing continued expansion within one of the fastest-growing regions in Texas. The City's location near major employment centers and transportation corridors has contributed to sustained residential and commercial development.

As Justin transitions from a historically rural community to an emerging suburban municipality, the City has undertaken proactive planning efforts to guide and manage this growth, including the 2023 Comprehensive Plan. This plan recognizes the importance of parks and open space in supporting healthy lifestyles, strengthening community cohesion, preserving local character, and enhancing overall quality of life.

To support these objectives, the City has established parks development standards and design guidelines to ensure consistency in the planning, design, and delivery of parkland and open space. These standards provide direction to developers and design professionals, while also serving as a framework for City staff and decision-makers in the review of proposed parkland. Together, they promote quality, consistency, and long-term sustainability within Justin's parks system as the community continues to grow.



EXISTING CONDITIONS

vision and project background

PARK INVENTORY

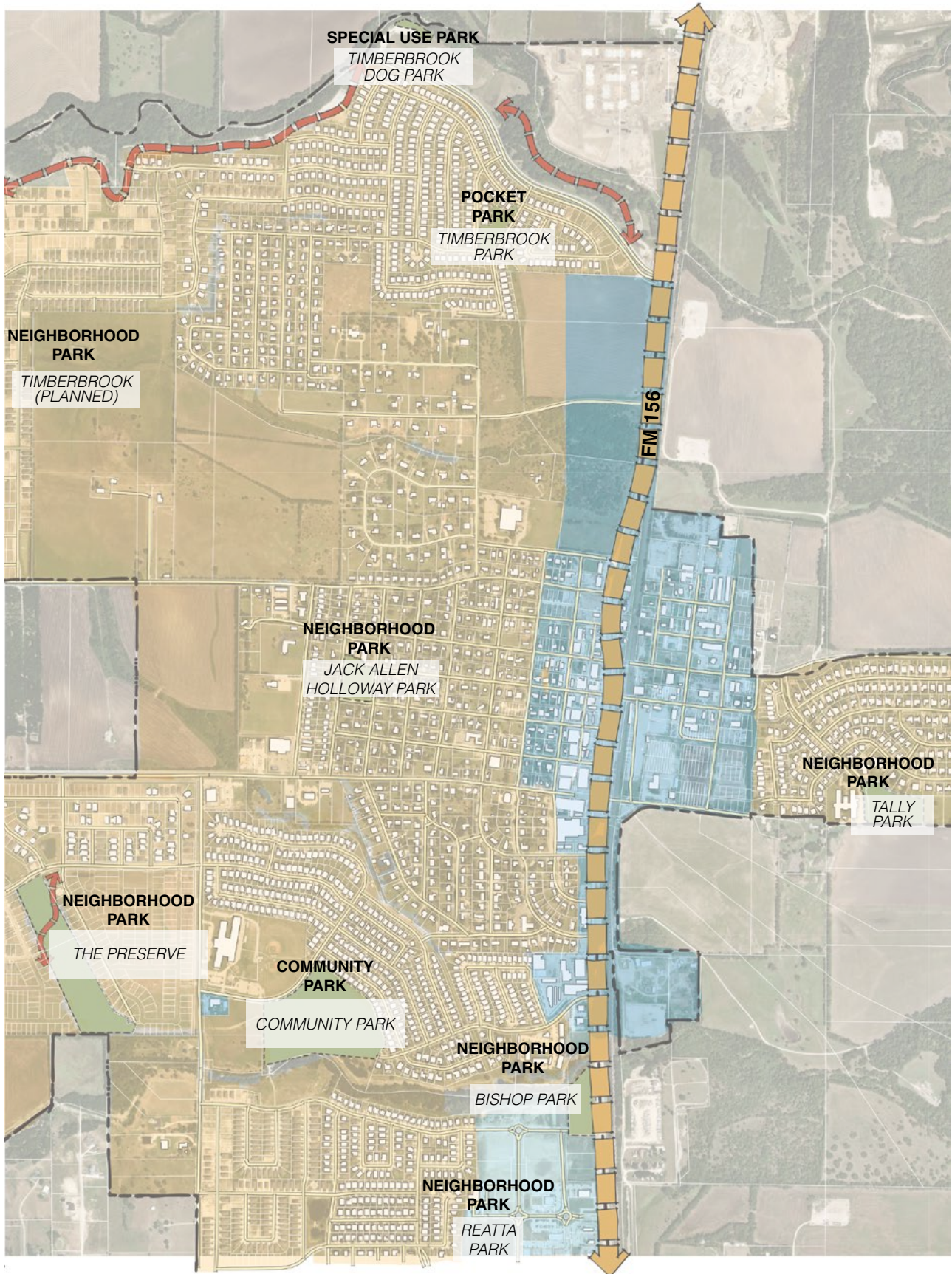
The City's existing park inventory consists of nine (9) parks, the majority of which are classified as neighborhood parks, with additional community and pocket parks also represented within the system.

The park system reflects a primarily small-scale, neighborhood-based structure that has developed alongside earlier stages of the City's growth. Parks vary in size, amenities, and level of development, ranging from basic open space areas to more defined recreational facilities. This variation reflects differing development periods and evolving standards over time, resulting in a system that is not fully consistent in terms of amenities, identity, or connectivity. As the community continues to grow, the relationship between parks, surrounding neighborhoods, and emerging development patterns will increasingly influence access, distribution, and overall system performance.

Existing park amenities are identified in the 2023 Imagine Justin Comprehensive Plan. This document is not intended to serve as an inventory of individual parks, but instead establishes minimum standards and criteria for park amenities based on park size and classification.

PARK INVENTORY

Community Park	Bishop Park	Reatta Park
Justin Park	Timberbrook Park	The Preserve
Timberbrook Dog Park + Trail	Tally Park	Timberbrook (Planned)





PARK TYPOLOGIES

vision and project background

PARK TYPOLOGY FRAMEWORK

Park typologies define the purpose, scale, and character of public open spaces within the community. Each typology serves distinct user groups, supports specific recreational and environmental functions, and contributes to the overall open space system. Collectively, these park types establish a connected and accessible network that enhances quality of life and community identity.

This document, in support of the Imagine Justin Comprehensive Plan, recognizes six (6) park typologies:

Pocket Parks

Neighborhood Parks

Community Parks

Regional Parks

Linear Parks

Special Use Parks

Park typologies are commonly used in municipal parks and recreation planning across the United States and are consistent with widely accepted planning frameworks, including those referenced by organizations such as the National Recreation and Park Association (NRPA). These classifications allow communities to organize park systems based on function, scale, and service area, providing a consistent structure for evaluating access, distribution, and system performance.



Within this document, park typologies are intended to provide a planning framework for organizing and evaluating public parkland. They define the general role and intent of each park type based on function and scale. Specific design requirements, including minimum amenities, infrastructure standards, and development criteria, are established in subsequent pages of this document and are informed by these typologies.



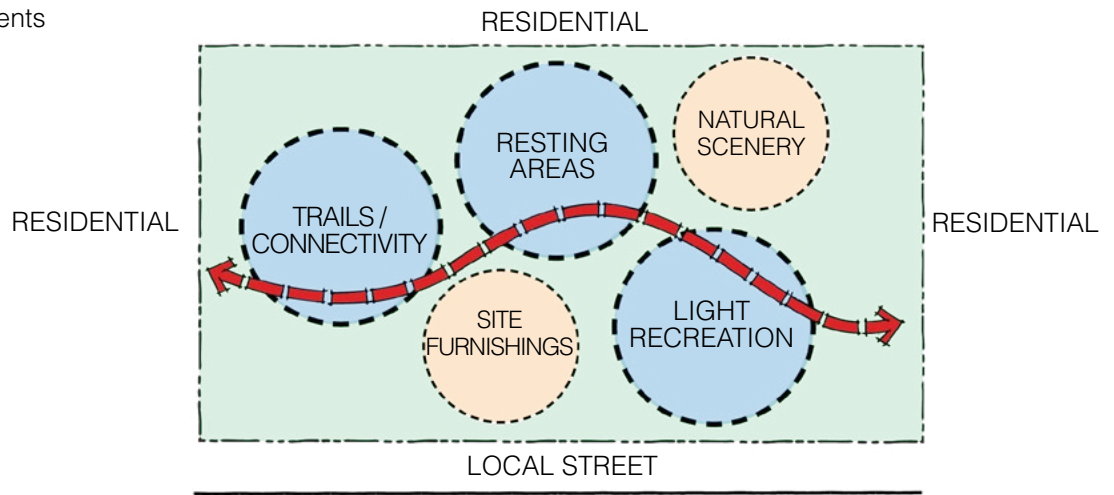
POCKET PARK

Pocket Parks are the smallest of parks within the park hierarchy. Typically there is no minimum size and maxes out at around 1/4 acres. Due to its size, there is limited activities that can be programmed. Pocket Parks offer immediate access to natural scenery, are great for socializing, and support the connectivity of parks and trails system of growing cities. The targeted audience focuses on neighborhoods within 1/2 mile radius. While the size is fairly small, pocket parks support daily users and offer natural scenery to communities.

PROGRAMMING

Legend

-  Core Elements
-  Supporting Elements
-  Trails



Minimum Requirements:

-  Walking Trail, 0.10 miles
-  Required Amenities
-  One (1) Optional Amenity (Requires Staff Approval)

REQUIRED AMENITIES:

- ☐ Benches
- ☐ Trash Receptacle(s)
- ☐ Pedestrian Lighting
- ☐ Pet Waste Station(s)
- ☐ Concrete Walking Trail (6ft wide)
- ☐ Playground (2-5 ; 5-12)
- ☐ ADA Compliant
- ☐ Grading & Drainage
- ☐ Signage

OPTIONAL AMENITIES:

- ☐ Sports Court
- ☐ Volleyball or Yard Games
- ☐ Flag Pole
- ☐ Small Passive Lawn
- ☐ Community Garden
- ☐ Educational Signage
- ☐ Planting & Irrigation
- ☐ Drinking Fountain

NEIGHBORHOOD PARK

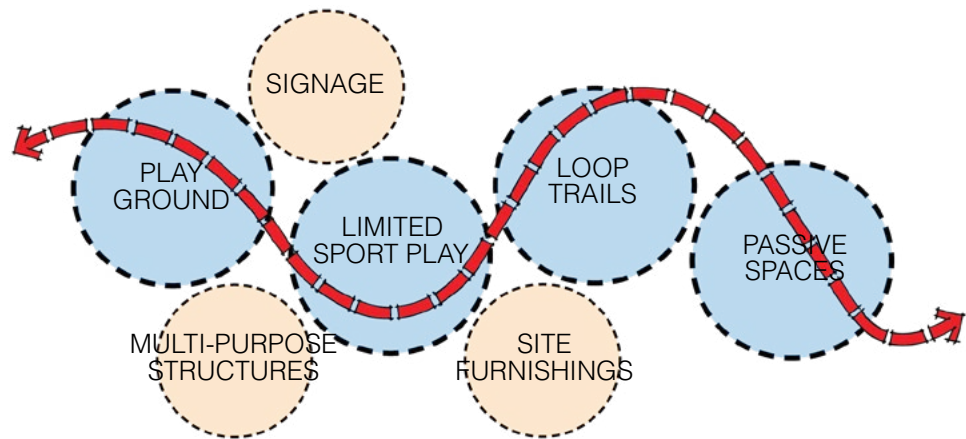
Neighborhood Parks are larger parks that encompass an entire neighborhood within a 1/2 mile radius. Average size between 5-30 acres. These parks have larger spaces that can be programmable but should still focus on limited activities. Should be centrally located within a neighborhood with access to sidewalks and a local street.

For example: a 30 acre neighborhood park would required the initial two optional amenities, plus an additional 5 optional amenities for a total of 8.

PROGRAMMING

Legend

-  Core Elements
-  Supporting Elements
-  Trails



Minimum Requirements:

- Concrete Walking Trail, .5 miles
- Required Amenities
- Two (2) Optional Amenities, plus one (1) per additional five (5) acres beyond the initial five (5) acres (staff approval required).

REQUIRED AMENITIES:

- | | |
|--|--|
| ☐ Benches | ☐ Flag Poles |
| ☐ Picnic Tables | ☐ Educational Signage |
| ☐ Bike Racks | ☐ Bike Repair Stations |
| ☐ Trash Receptacles | ☐ Sports Courts |
| ☐ Pedestrian Lighting | ☐ Athletic Fields |
| ☐ Pet Waste Stations | ☐ Baseball / Softball |
| ☐ Playground w/two inclusive elements | ☐ Outdoor Fitness Equipment and/or Stations |
| ☐ Pavilion | ☐ Dog Park |
| ☐ Concrete Walking Trail (6ft wide) | ☐ Planting & Irrigation |
| ☐ ADA Compliant | ☐ Retention Pond |
| ☐ Grading & Drainage | ☐ Stocked Pond per TPWD Standards |
| ☐ Required Utilities | |
| ☐ Signage & Wayfinding | |

OPTIONAL AMENITIES:

- ☐ BBQ Grills
- ☐ Drinking Fountain

COMMUNITY PARK

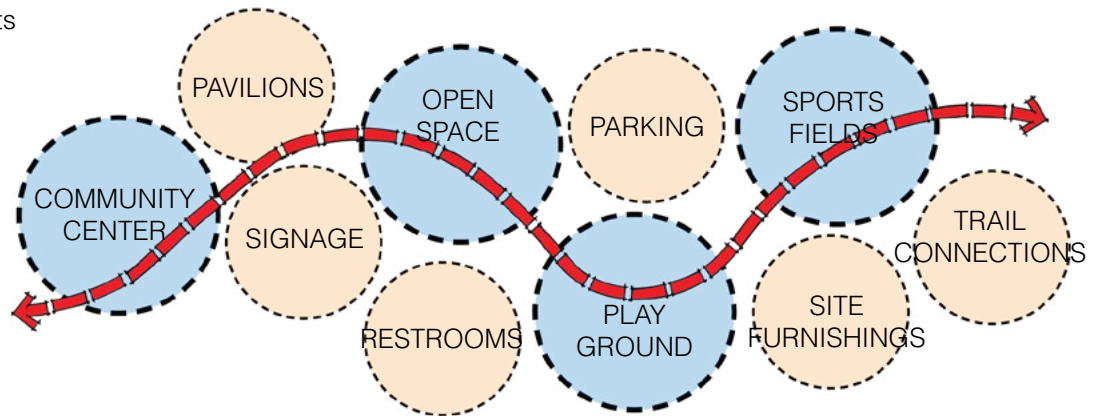
Community Parks focus on catering to several neighborhoods and/or districts. They provide a mixture of recreational activities with passive spaces. Programming community parks offer the ability to cater to several needs, especially the larger community as a whole. On average these parks range from 20-100 acres. Ideally, community parks should be located near collector streets.

For example: a 50 acre community park would required the initial four optional amenities, plus an additional three optional amenities for a total of 8.

PROGRAMMING

Legend

-  Core Elements
-  Supporting Elements
-  Trails



Minimum Requirements:

- Concrete Walking Trail, 1 - 3 mile loop throughout park
- Required Amenities
- Five (5) Optional Amenity, plus one (1) per additional ten (10) acres beyond the initial twenty (20) acres (staff approval required).

REQUIRED AMENITIES:

- ☐ Benches
- ☐ Picnic Tables
- ☐ Bike Racks
- ☐ Trash Receptacles
- ☐ Pet Waste Stations
- ☐ Drinking Fountain
- ☐ Flag Poles
- ☐ Pavilion
- ☐ Playground (2-5 ; 5-12)
- ☐ Sports Court /Athletic Field
- ☐ Concrete Walking Trail (6ft wide)
- ☐ ADA Compliant
- ☐ Lighting
- ☐ Signage & Way-finding
- ☐ Grading & Drainage
- ☐ Parking Lot
- ☐ Planting & Irrigation
- ☐ Required Utilities

- ☐ Restroom Facility

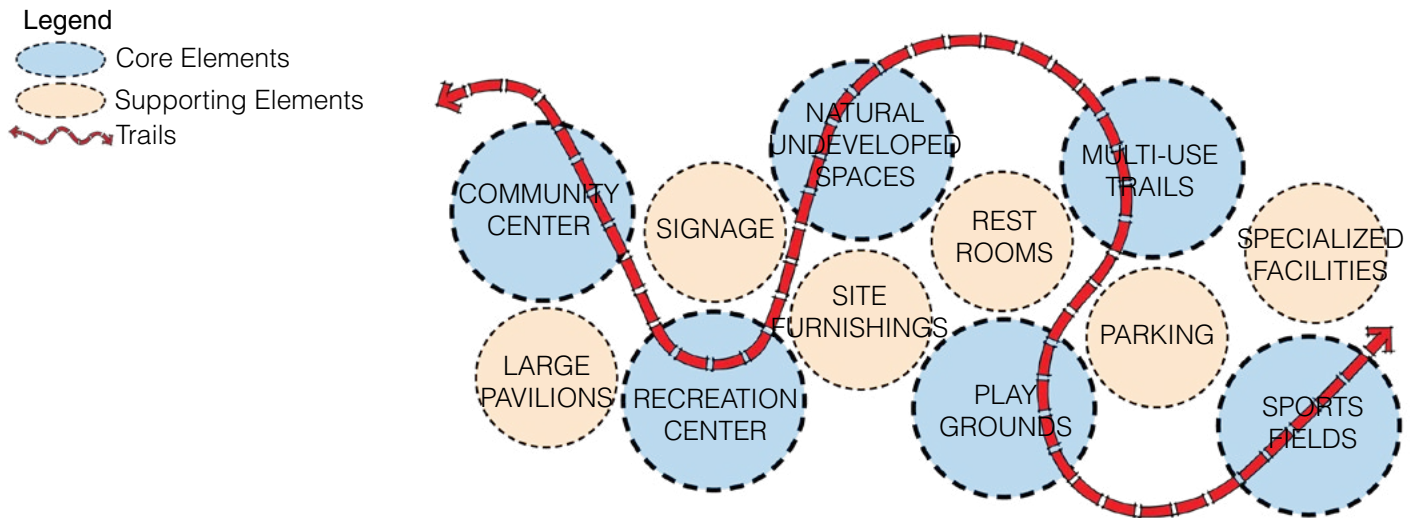
OPTIONAL AMENITIES:

- ☐ BBQ Grills
- ☐ Educational Signage
- ☐ Food Truck Designated Parking
- ☐ Bike Repair Stations
- ☐ Outdoor Fitness Equipment and/or Stations
- ☐ Outdoor Classrooms
- ☐ Additional Sports Courts / Athletic Fields
- ☐ Splash Pads
- ☐ Dog Parks (Small & Large spaces)
- ☐ Artwork / Sculptures
- ☐ Amphitheater
- ☐ Community Center
- ☐ Retention Pond
- ☐ Stocked Pond per TPWD Standards
- ☐ Additional One (1) Mile Trail

REGIONAL PARK

Regional Parks are large-scale destinations that preserve significant natural, cultural, or recreational resources. They provide outdoor experiences often connected to regional trail or greenway systems. Typically start at a minimum of 500 Acres and are best located near natural woodland, rivers and conservation areas. Services are region wide and can encompass several cities.

PROGRAMMING



Minimum Requirements:

- Concrete Walking Trail, 3 miles +
- Required Amenities
- Five (5) Optional Amenity (Requires Staff Approval)

REQUIRED AMENITIES:

- ☐ Benches
- ☐ Picnic Tables
- ☐ Bike Racks
- ☐ Trash Receptacles
- ☐ Drinking Fountains
- ☐ Pet Waste Stations
- ☐ Flag Poles
- ☐ BBQ Areas (Large Capacity)
- ☐ Pavilions (Multiple)
- ☐ Playground (Specialty)
- ☐ Athletic Fields (Multiple)
- ☐ Sports Courts (Multiple)
- ☐ Sidewalks (6ft wide), Nature Trails, Concrete Trails
- ☐ ADA Compliant
- ☐ Lighting
- ☐ Signage & Wayfinding (Educational)
- ☐ Grading & Drainage
- ☐ Planting & Irrigation
- ☐ Open Green Space
- ☐ Required Utilities

- ☐ Restrooms
- ☐ Storage and Maintenance Facility
- ☐ Parking Lot

OPTIONAL AMENITIES:

- ☐ Dog Parks (Small & Large Spaces)
- ☐ Fishing and/or Boating Docks
- ☐ Water Based Activities
- ☐ Food Truck Designated Parking
- ☐ Bike Repair Stations
- ☐ Outdoor Fitness Equipment and/or Stations
- ☐ Outdoor Classrooms
- ☐ Splash Pads
- ☐ Artwork / Sculptures (Interactive)
- ☐ Amphitheaters
- ☐ Storage and Maintenance Facility
- ☐ Community Center
- ☐ Formal Sports Courts
- ☐ Formal Athletic Fields ; Baseball / Softball
- ☐ Shade Canopy for Playground Equipment

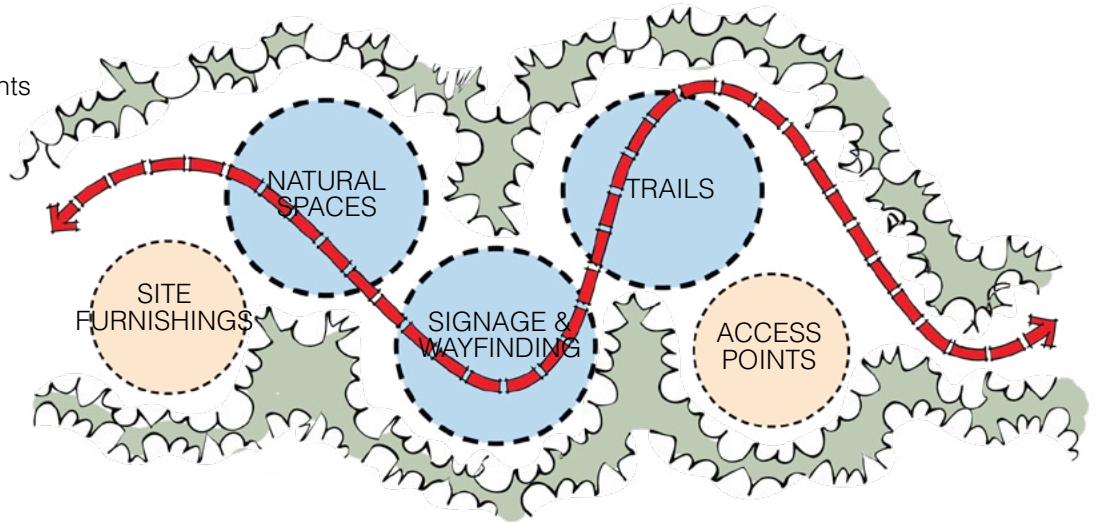
LINEAR PARK (GREENWAY)

Linear Parks are built connections or natural corridors that link parks together. Activities can include walking, jogging, bike trails and natural corridors.

PROGRAMMING

Legend

-  Core Elements
-  Supporting Elements
-  Trails
-  Vegetation



Minimum Requirements:

- Concrete Walking Trail, 1 - 3 mile loop throughout park
- Required Amenities
- Three (3) Optional Amenity (Requires Staff Approval)

REQUIRED AMENITIES:

- ☐ Benches
- ☐ Bike Racks
- ☐ Bike Repair Stations
- ☐ Pet Waste Stations
- ☐ Trash Receptacles
- ☐ Drinking Fountains
- ☐ Sidewalks (6ft wide), Nature Trails, Concrete Trails
- ☐ ADA Compliant
- ☐ Grading & Drainage
- ☐ Mileage Markers
- ☐ Signage
- ☐ Lighting
- ☐ Open Green Space
- ☐ Shade Canopies at seating

- ☐ Trail Separation - Nature / Concrete
- ☐ Educational Signage
- ☐ Planting & Irrigation

OPTIONAL AMENITIES:

- ☐ Outdoor Fitness Stations
- ☐ Inclusive Play Stations
- ☐ Playground (2-5 ; 5-15)

SPECIAL - USE PARKS

Covers a broad range of parks and recreation facilities oriented toward single-purpose uses such as those listed below. Unlike the rest of the parks provided in the previous chapter, special parks focus on one recreational amenity depending on the needs of the community.



URBAN

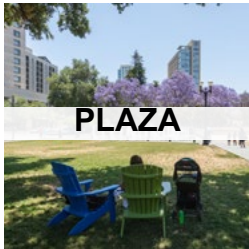
Located in densely populated areas and limited in spaces. Size can vary depending on the space allocated for an urban park.

Minimum Requirements:

- Site Furnishings
- Food Trucks / Cafes
- Strategic Lighting
- Playgrounds
- Open Space
- Walking Trails
- Shade Canopies

Optional Requirements:

- Public Art Installations
- Connections to Transit Hubs



PLAZA

A centrally located public open space designed to support civic life, social interaction, and community events. Typically feature heavy hardscape elements including public art, fountains and flexible gather spaces.

Minimum Requirements:

- Site Furnishings
- Food Trucks
- Strategic Lighting
- Water Fountains
- Permanent Stage / Amphitheater

- Shade Canopy or Pavilion

Optional Requirements:

- Public Art Installations
- Water Features
- Restrooms
- Walking Trails



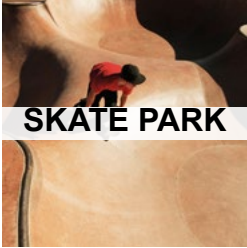
HISTORICAL

A specialized park that celebrates historic, architectural and landscape significance.

Minimum Requirements:

- Educational landmarks
- Educational Signage

SPECIAL - USE PARKS (Continued)



A specialized recreational facility dedicated to skateboarding, scooters, wheel chairs, in-line skating, and BMX bikes.

Minimum Requirements:

- Site Furnishings
- Pavilion
- Water Fountain
- Variety of Elements
- Repair Stations
- Lighting

Optional Requirements:

- Public Art Installations
-



A park designed to support organized sports and athletic activities. Sport fields and complexes typically include one or more regulation or multi-use fields or courts along with supporting amenities such as spectator seating, lighting, restrooms, parking and support buildings.

Minimum Requirements:

- Site Furnishings
- Pavilion
- Water Fountain
- Restrooms
- Concessions Stands
- Fencing
- Lighting
- Parking Lot
- Spectator Seating
- Bleachers (Covered)
- Permanent Irrigation

Optional Requirements:

- Artificial Turf
- Plantings
- Playground



ENGAGEMENT

vision and project background

STAKEHOLDER ENGAGEMENT

An important part of this document involved input from stakeholders, including City staff and the Parks Board, composed of individuals who provided historical perspective, operational insight, and a clear understanding of how the City's parks system functions today, as well as the key issues it is facing. A combination of stakeholder workshops and meetings with City staff was used to inform the development of this document and the requirements contained herein.

To initiate this project, a 1.5-hour presentation and workshop was held during a Parks Board meeting on December 9, 2025, which established overarching project goals, identified current challenges, highlighted existing strengths, and outlined key components that should be addressed in a Parks Design Manual.

A follow-up meeting was held on March 10, 2026 to review project direction and gather additional input. The meeting included a visual preference exercise to inform document design elements, a review of the proposed outline and formatting direction (including fonts and color palette), and a validation of key themes identified in the initial workshop.

December 9th Meeting 1:

Purpose of Parks Design Guidelines

- Establish consistent, long-term standards for park development
- Ensure parks are accessible, functional, and durable
- Provide flexibility across project types while maintaining consistency

Core Elements of a Parks Design Manual

- Materials and site furnishings
- Park elements and organization
- Accessibility and sustainability
- Planting and landscape standards
- Signage and wayfinding
- Maintenance and durability

Existing System Challenges

- Inconsistent park identity and materials
- Accessibility and connectivity gaps
- Limited shade, seating, and shelter
- Drainage and underutilized spaces
- Inconsistent signage and perception of incomplete parks

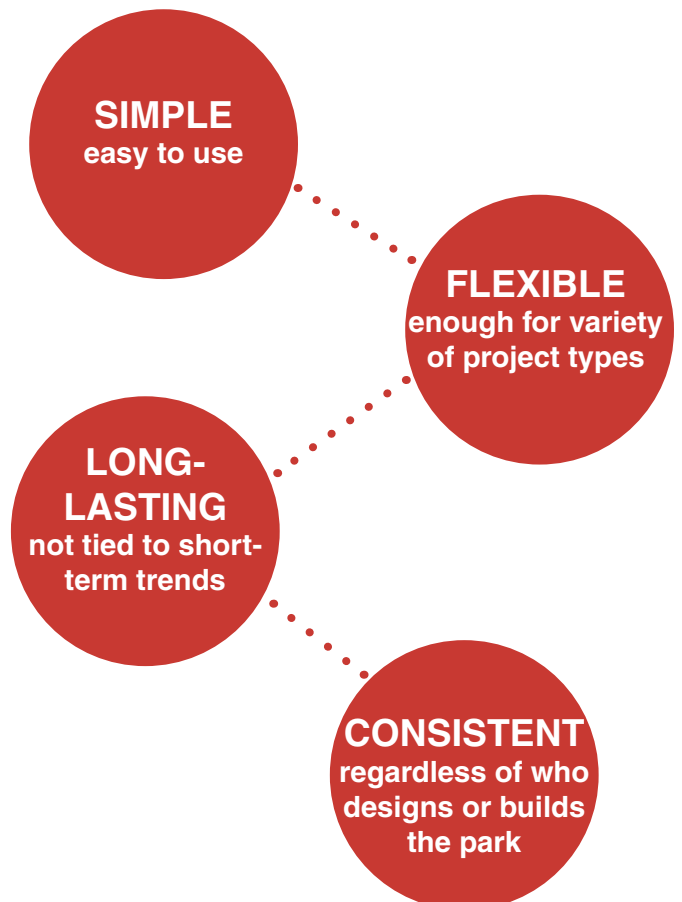
Existing Strengths

- Strong maintenance practices
- Community support and programming
- Successful partnerships and multi-age use

Priority Themes

- Accessibility and inclusivity
- Connectivity and circulation

Summary of Goals:





March 10th Meeting 2:

Meeting Goals:

- Refine the structure and visual direction of the Parks Design Guidelines document
- Establish a cohesive graphic identity and formatting approach
- Gathered stakeholder feedback on preferred park aesthetics, materials, and overall design character to help inform future parks design standards.

Topics Discussed

Document Organization & Outline

- Reviewed and refined the overall document outline and chapter organization
- Discussed content hierarchy, flow, and key sections for the final guidelines document
- Identified opportunities for consistency in layout and presentation

Graphic Standards & Formatting

Reviewed preliminary graphic setup including:

- Fonts and typography hierarchy
- Color palette direction
- Logo usage and placement
- Overall formatting standards and visual consistency

Discussed how graphic standards can support readability, usability, and long-term document identity.

Visual Preference Exercise (Dot Voting)

Conducted a collaborative visual preference exercise using dot voting. Reviewed precedent imagery and examples of:

- Furnishings
- Architectural character



- Lighting
- Park amenities

Gathered stakeholder feedback to identify preferred aesthetic and material themes for future park development

Key Outcomes

- Consensus on overall document structure and formatting direction
- Initial alignment on graphic identity and visual presentation standards
- Established a preliminary materiality language informed by stakeholder preferences
- Identified recurring themes and preferred visual characteristics for incorporation into the design guidelines

Overall Themes Identified

- Durable and low-maintenance materials
- Warm, natural, and regionally appropriate character
- Consistent visual identity across park types
- Functional and user-focused amenities
- Timeless design over trend-driven aesthetics
- Simple forms with high-quality detailing

Dot Voting Results:

Stakeholders consistently favored park elements with a simple, timeless, and functional design aesthetic. Preferences leaned toward structures and furnishings that feel durable, approachable, and regionally appropriate rather than highly decorative or overly modern in appearance.

Material Preferences

Natural and long-lasting materials received the strongest positive responses, particularly:

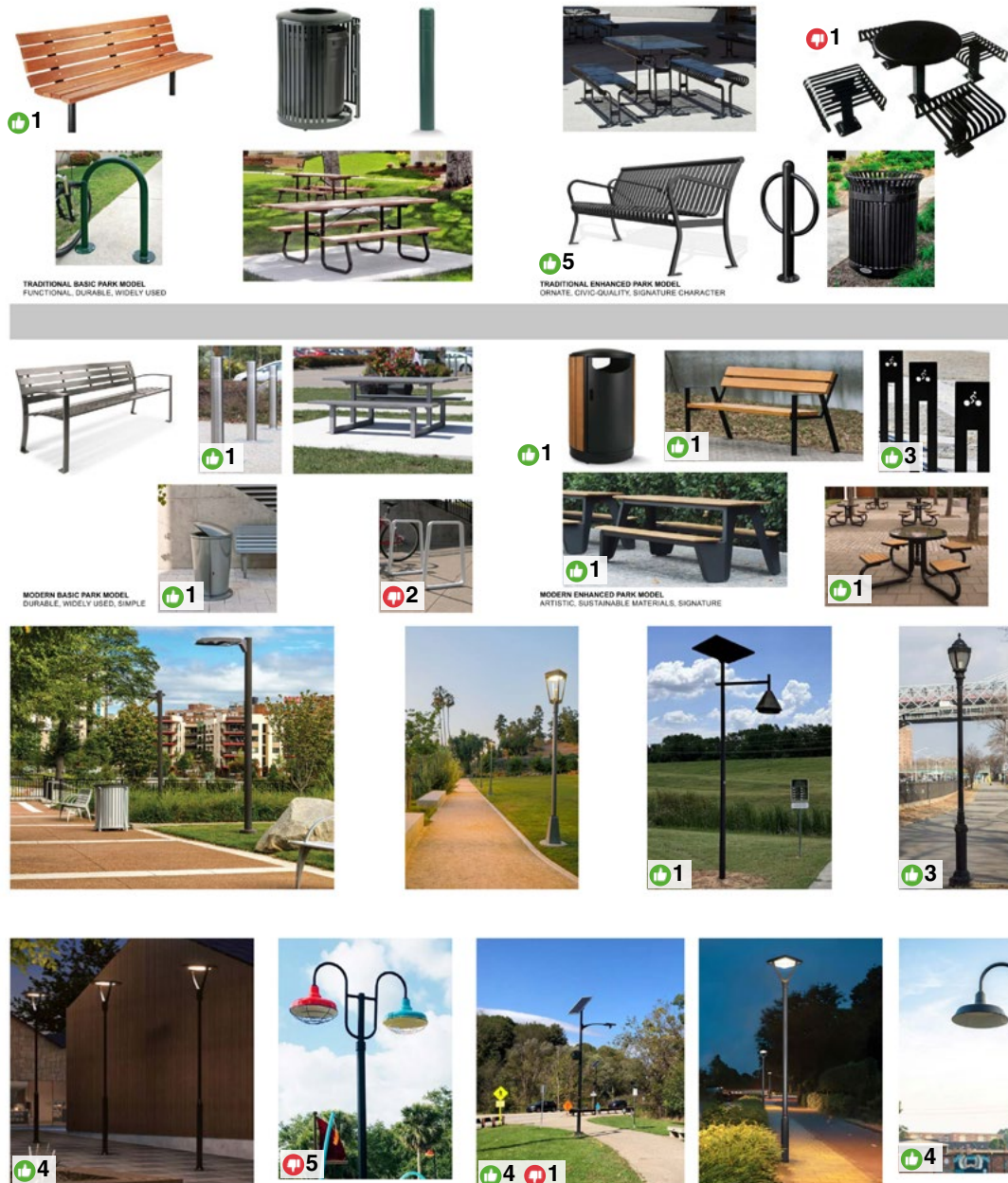
- Wood and wood-look elements
- Stone and textured concrete materials
- Black or dark powder-coated metal finishes

- Exposed structural framing and simple detailing
- Participants generally preferred materials that conveyed durability, low maintenance, and a cohesive park identity.

Pavilion & Shelter Preferences

Preferred pavilion examples emphasized:

- Open-air structures with clear functionality
- Large roof forms and generous shade coverage
- Exposed wood framing and warm material palettes
- Simple architectural forms with durable construction materials



Highly rated examples balanced visual character with practicality, comfort, and long-term maintenance considerations.

Furnishing Preferences

Stakeholders showed preference for:

- Coordinated furnishing families and consistent site elements
- Benches and tables with warm wood accents and durable metal frames
- Simple, contemporary furnishings with restrained detailing
- Functional site amenities integrated cohesively

throughout the park system

Brightly colored or highly stylized furnishings generally received fewer positive responses.

Lighting Preferences

Lighting preferences favored:

- Pedestrian-scaled fixtures with simple contemporary forms
- Warm, consistent lighting character
- Traditional or timeless fixture styles over highly decorative or novelty fixtures
- Fixtures that support safety, visibility, and overall park identity



NATURAL PARK MODEL



SPECIAL USE PARK MODEL



subsections

A. PAVING

CONCRETE SIDEWALKS
CONCRETE TRAILS
CRUSHED STONE
BOARDWALKS
PEDESTRIAN BRIDGE
NATURAL TRAILS

B. WALLS AND FENCING

CHAIN LINK
WOOD FENCING
DECORATIVE METAL FENCING
WALLS

C. SITE FURNISHINGS

BENCHES
BIKE RACKS
DRINKING FOUNTAINS
GRILLS
PET WASTE STATIONS
PICNIC TABLES
LITTER RECEPTACLES
BOLLARDS
FLAGPOLES

D. PARK STRUCTURES AND SHELTERS

PAVILIONS
SHADE CANOPIES
RESTROOM FACILITIES

E. RECREATION FACILITIES

ATHLETIC FIELDS
BASEBALL / SOFTBALL
SPORT COURTS
PLAYGROUNDS
PLAYGROUND EDGE
INCLUSIVE PLAY AMENITIES
OUTDOOR FITNESS EQUIPMENT

F. SURFACE SYSTEMS

POURED IN PLACE RUBBER
SURFACING
ENGINEERED WOOD FIBER MULCH
COURT SURFACING

G. SITE SYSTEMS

LIGHTING
SIGNAGE
CLEARING & SITE PREPARATION
UTILITIES
GRADING & DRAINAGE
PARKING LOT

H. PLANTING, SOD AND IRRIGATION

PLANTING DESIGN
SOD & GRASSES
IRRIGATION

I. STREETScape AND ROW

STREETSCAPE AND ROW

Section 2.

“Consistent design standards create parks that are resilient, maintainable, and responsive to community needs.”

subsection key points

INTENT

intended function within the site and how this feature supports visitors or operations.

PLANNING & LOCATION

baseline requirements, guidelines, and reference information.

DESIGN GUIDELINES

instructions and guidance for proper placement and assembly

MATERIALS AND CHARACTER

materials, coatings, and finish requirements

PERFORMANCE AND MAINTENANCE

information on the expected lifespan, maintenance needs, and durability of the element.



"Paving systems support circulation, accessibility, safety, and long-term site durability"

A. PAVING

A.1 | Concrete Sidewalks

A.2 | Concrete Trails

A.3 | Crushed Stone

A.4 | Boardwalks

A.5 | Pedestrian Bridge

A.6 | Natural Trails

Concrete Sidewalks park development standards

1.1 INTENT

Concrete sidewalks provide durable, accessible, and predictable circulation within parks, supporting universal access, safety, and a range of park activities. They form a key component of the park circulation system by providing dedicated pedestrian routes. This standard establishes baseline requirements for parks.

1.2 PLANNING AND LOCATION

Sidewalks shall follow logical pedestrian circulation patterns and anticipated desire lines while responding to site constraints.

- Connect key park destinations, including playgrounds, seating areas, and primary amenities
- Minimize conflicts with high-use recreation areas
- Maintain visibility for safety and wayfinding
- Support maintenance access where feasible
- Coordinate with existing trees, utilities, and site features to reduce long-term conflicts

1.3 DESIGN GUIDELINES

- 4-inch-thick concrete pavement minimum
- 3,600 PSI concrete minimum
- Reinforcement per City standard detail
- Medium broom finish perpendicular to direction of travel
- See Appendix for details

Enhancements (integral color, decorative aggregate, stamped finishes) require City Staff approval and shall:

- Be consistent within each park or trail system
- Reinforce hierarchy (entries, major connections, key nodes)
- Maintain accessibility and slip resistance
- Align with natural topography to reduce grading and disturbance



1.4 MATERIALS AND CHARACTER

Concrete sidewalks shall be constructed to ensure positive drainage and a consistent visual character throughout the park.

- Longitudinal slope: 1% minimum to 5% maximum
- Where minimum longitudinal slope cannot be achieved, provide 1% minimum cross slope
- Provide smooth, ADA-compliant transitions at all interfaces

1.5 PERFORMANCE AND MAINTENANCE

Concrete sidewalks shall be designed for long-term durability under anticipated use and environmental conditions. Repair or replacement is required when conditions impact safety or accessibility, including cracking, settlement, displacement, tree root uplift, or surface deterioration. Sidewalks shall remain compliant with accessibility requirements. The expected design life is 30–50 years.

2.1 INTENT

Concrete trails provide durable, accessible circulation for pedestrians, cyclists, and maintenance access within parks and open spaces. Trails support connectivity between parks, neighborhoods, schools, and regional trail systems. This standard establishes baseline requirements for safe, long-term shared-use infrastructure.

2.2 PLANNING AND LOCATION

Concrete trails shall support connectivity between parks, neighborhoods, schools, open spaces, and regional trail systems.

- Connect major park destinations, trail systems, and community access points
- Promote safe shared-use circulation and visibility at intersections, crossings, and curves
- Minimize conflicts with pedestrians, cyclists, maintenance, and recreation areas
- Support maintenance access where feasible
- Coordinate alignment with topography, drainage, utilities, and tree protection areas
- Support maintenance and emergency access where required

2.3 DESIGN GUIDELINES

Trails shall comply with applicable ADA, TDLR, and AASHTO standards.

- Primary trail width: 10 feet clear ; Secondary trail width: 8 feet minimum (where approved)
- Concrete pavement: 5-inch minimum; where vehicle loading is anticipated reference geotechnical report
- 4,000 PSI concrete minimum
- Reinforcement required
- Medium broom finish perpendicular to direction of travel; joints per standard detail, reference Appendix

Enhancements (integral color, decorative aggregate, scored concrete, stamped finishes) require City Staff approval and shall:

- Be consistent within each park or trail corridor
- Reinforce trailheads, crossings, overlooks, and key gathering areas
- Maintain accessibility, durability, and slip resistance



2.4 MATERIALS AND CHARACTER

Concrete sidewalks shall be constructed to ensure positive drainage and a consistent visual character throughout the park.

- Longitudinal slope: 1% minimum to 5% maximum
- Where minimum longitudinal slope cannot be achieved, provide 1% minimum cross slope
- Provide smooth, ADA-compliant transitions at all interfaces
- Material treatments shall remain consistent unless otherwise approved to support wayfinding or hierarchy.

2.5 PERFORMANCE AND MAINTENANCE

Concrete sidewalks shall be designed for long-term durability under anticipated use and environmental conditions. Repair or replacement is required when conditions impact safety or accessibility, including cracking, settlement, displacement, tree root uplift, or surface deterioration. Sidewalks shall remain compliant with accessibility requirements. The expected design life is 30–50 years.

3.1 INTENT

Crushed stone provides a permeable, low-impact, and cost-effective pedestrian circulation within parks and natural areas. They support secondary park connectivity, passive recreation, and flexible routing in areas where concrete is not required. Provide crushed stone in environmentally sensitive and natural areas where pedestrian access is desired.

3.2 PLANNING AND LOCATION

Crushed stone shall be used in low to moderate use areas and where a more natural character is desired.

- Provide secondary connections within parks and natural areas
- Connect to primary concrete trails, park amenities, and viewpoints
- Avoid steep slopes, drainage channels, and erosion-prone areas where feasible
- Align with natural topography to reduce grading and disturbance

3.3 DESIGN GUIDELINES

Crushed stone trails shall provide stable, accessible pedestrian circulation while maintaining a natural park character.

- Minimum clear width: 6 feet
- Surface material: crushed stone or decomposed granite, well-graded and compactable
- Maximum slope: 5% unless stabilized or otherwise approved
- Cross slope: 2% maximum for drainage
- Provide stabilized edges (steel, concrete, or equivalent).
- Compaction in lifts required to minimize shifting, rutting, and displacement
- Compacted subgrade required beneath all trail sections
- ADA compliance required where designated as accessible routes



3.4 MATERIALS AND CHARACTER

Crushed stone surfaces shall be uniform in color, texture, and gradation to ensure a consistent natural appearance throughout the park system.

- Material shall be free-draining and resistant to excessive dusting or erosion
- Surface shall be maintained flush and free of loose aggregate
- Transitions to concrete or other hardscape shall be smooth and stable
- Material selection shall be consistent within each park or trail system
- Material treatments shall remain consistent unless otherwise approved to support wayfinding or hierarchy

3.5 PERFORMANCE AND MAINTENANCE

Crushed stone trails require periodic maintenance to maintain performance and accessibility under normal park use and weather conditions. Surfaces shall be stable under expected use conditions and designed to minimize displacement, erosion, and washout. Expected maintenance includes periodic regrading and material replenishment. Expected design life varies based on usage and site conditions.

A.4

Boardwalks park development standards

4.1 INTENT

Boardwalks provide elevated pedestrian circulation over wetlands, drainage ways, floodplains, and environmentally sensitive areas where at-grade trails are not feasible. They support access while protecting natural systems.

4.2 PLANNING AND LOCATION

Boardwalks shall be used where ground-level access and trails are not practical due to environmental, drainage, or site constraints.

- Provide continuity of pedestrian access through wetlands, floodplains, drainage ways, and sensitive natural areas
- Minimize disturbance to protected habitats and environmentally constrained areas
- Connect to existing trail systems, overlooks, and park destinations where appropriate
- Limit use to locations where at-grade construction is not feasible
- Coordinate alignment with environmental, drainage, and permitting requirements



4.3 DESIGN GUIDELINES

Boardwalks shall be designed for safe pedestrian circulation and long-term durability under environmental exposure conditions.

- Minimum clear width: 6 feet (8 feet where higher use is anticipated)
- Comply with ADA, TDLR, and applicable AASHTO standards
- Slip-resistant walking surface required in wet and dry conditions
- Railings required where fall hazards or code requirements apply
- Provide smooth, ADA-compliant transitions at trail connections
- Structural design shall account for environmental exposure and anticipated pedestrian loading
- Fasteners and connections shall be corrosion-resistant

4.4 MATERIALS AND CHARACTER

Boardwalk materials shall be durable and suitable for long-term exterior exposure in wet or variable conditions.

- Structural and decking materials shall be weather-resistant and approved by City Staff
- Materials shall resist rot, corrosion, UV degradation, and insect damage
- Hardware shall be corrosion-resistant
- Boardwalk appearance shall remain consistent within each park or corridor
- Transitions to adjacent trails shall be smooth and stable

4.5 PERFORMANCE AND MAINTENANCE

Boardwalks shall be designed for long-term durability under environmental exposure, including wet conditions and periodic flooding where applicable. Materials and construction shall minimize deterioration from moisture, decay, and corrosion. Expected design life: 30–50 years depending on materials and exposure conditions.

5.1 INTENT

Pedestrian bridges support safe connectivity while minimizing environmental and site disturbance. They provide access over water bodies, drainage ways, unstable ground conditions, elevation changes, or other site constraints where at-grade crossings are not feasible.

5.2 PLANNING AND LOCATION

Pedestrian bridges shall be used where trails must cross waterways, flood-prone areas, or other physical barriers.

- Maintain continuity of park and trail systems across natural or constructed barriers
- Avoid and minimize impacts to sensitive environmental areas where feasible
- Coordinate alignment with hydrologic, geotechnical, and floodplain conditions
- Provide access consistent with park circulation and connectivity goals
- Comply with applicable ordinances and land development code requirements



5.3 DESIGN GUIDELINES

Pedestrian bridges shall be designed by a licensed Structural Engineer in the State of Texas and shall meet applicable structural, accessibility, and floodplain performance requirements.

- Minimum clear width: 6 feet
- Comply with ADA, TDLR, and applicable AASHTO standards
- Designed for dead, live, wind, and environmental loads, including maintenance equipment
- Railings required where fall protection is required by code or site conditions
- Slip-resistant decking required
- Provide smooth, ADA-compliant transitions at all connections
- Structural design shall account for 100-year FEMA/ FIRM floodplain conditions where applicable
- Shop drawings required for City Staff approval prior to installation

5.4 MATERIALS AND CHARACTER

Pedestrian bridge materials shall be durable and suitable for long-term exterior and environmental exposure conditions.

- Approved materials include: weathering steel, concrete, or silicate-impregnated lumber
- Wood use is limited and requires City approval; hardwoods or treated lumber must be installed crown-side up
- Decking shall be slip-resistant in wet and dry conditions
- Hardware shall be stainless steel or corrosion-resistant
- Materials shall be consistent in appearance within each park or corridor

5.5 PERFORMANCE AND MAINTENANCE

Pedestrian bridges shall be designed for long-term durability under environmental exposure, hydrologic conditions, and pedestrian loading. Materials shall be selected to resist corrosion, decay, and wear. Wood and synthetic decking systems are anticipated to require periodic replacement depending on exposure and usage. Minimum warranty period: 10 years for decking materials.

A.6

Natural Trails park development standards

6.1 INTENT

Provide low-impact pedestrian circulation in environmentally sensitive areas where minimal trail construction is desired.

6.2 PLANNING AND LOCATION

Natural trails shall be located in environmentally sensitive areas where preservation of natural conditions is prioritized.

- Provide connections within parks and to trail systems where appropriate
- Minimize grading, clearing, and disturbance to existing terrain
- Follow natural contours and drainage patterns to the greatest extent feasible
- Use where crushed stone or concrete trails are not appropriate



6.3 DESIGN GUIDELINES

Natural trails shall comply with applicable accessibility requirements where designated and shall follow the construction and material standards established in the Crushed Stone Trails / Walking Paths section, except as modified below:

- Minimum clear width: 5 feet
- Maximum slope: 5% unless otherwise approved
- Cross slope: 2% maximum
- Alignment shall prioritize minimal disturbance and follow existing terrain
- Surface treatment shall be as defined in Crushed Stone Trails / Walking Paths unless otherwise directed by Staff

6.4 MATERIALS AND CHARACTER

Surface materials and construction methods shall be consistent with the Crushed Stone Trails / Walking Paths standard, with emphasis on minimal visual and physical impact to natural areas.

- Material selection may vary to match existing site conditions
- Natural appearance and integration with surrounding environment shall be prioritized
- Stabilization methods shall be limited to what is necessary for safe pedestrian use
- Provide an edge restraint where applicable

6.5 PERFORMANCE AND MAINTENANCE

Natural trails shall be designed for low-impact use in environmentally sensitive areas. Maintenance shall be minimal and limited to preservation of safe and passable conditions.

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"Fencing and walls provide safety, screening, spatial definition, and protection of park assets"

B. FENCING AND WALLS

B.1 | Chain Link

B.2 | Decorative Metal Fencing

B.3 | Wood Fencing

B.4 | Walls

1.1 INTENT

Chain link fencing provides durable separation and security for athletic fields, playgrounds, active recreation areas, and property boundaries while maintaining visibility and low maintenance performance.

1.2 PLANNING AND LOCATION

Chain link fencing shall be used to define and separate active recreation areas, athletic fields, playgrounds, and secure site boundaries.

- Separate active recreation areas from adjacent uses and circulation zones
- Provide perimeter control for athletic fields, courts, and playgrounds
- Ensure safe circulation and controlled access at entry points
- Park areas greater than 1/2 acre with fencing shall provide a minimum of 2 entry points
- Coordinate placement to avoid conflicts with field of play and maintenance access



1.3 DESIGN GUIDELINES

Fence heights shall vary based on use and activity type.

- 4 feet maximum: playgrounds and use-separation fencing
- 5 feet: baseball/softball fields (ages 12 and under)
- 6 feet: baseball/softball fields (ages 13 and up)
- 12 feet: ball courts
- Temporary netting up to 15 feet may be used for baseball/softball fields with approval
- Minimum pedestrian gate width: 4 feet
- Minimum maintenance gate width: 12 feet (subject to approval)
- Two entry points for large fenced areas
- Top, bottom, and mid-rails required for fencing over 6 feet
- Provide lockable and secure gate hardware for all access points
- Wind screening on chain link fencing (including slats, fabric, or mesh) shall account for increased wind loading and reviewed and approved by a licensed engineer.

1.4 MATERIALS AND CHARACTER

Chain link fencing shall be durable, low maintenance, and visually consistent across park systems.

- Powder-coated steel chain link fabric, black matte finish
- 9-gauge core wire minimum
- 2-inch diamond mesh, knuckled top and bottom (no ties)
- Posts and rails shall be steel construction sized for structural stability (corner, terminal, and line posts as required for system performance)
- All components shall be corrosion resistant and suitable for long-term exterior exposure
- Poly-cap system required on top rail for outfield applications

1.5 PERFORMANCE AND MAINTENANCE

Powder-coated chain link fencing shall be designed for a minimum service life of 15–20 years, maintaining structural integrity and a uniform, corrosion-free appearance under normal park conditions. Maintenance shall include prompt repair or replacement of damaged or deteriorated sections to preserve safety, function, and appearance.

Decorative Metal Fencing park development standards

2.1 INTENT

Provide decorative metal fencing in historic districts and special park conditions where higher aesthetic and architectural character is required.

2.2 PLANNING AND LOCATION

Metal fencing shall be used in historic districts, civic spaces, and special park conditions requiring enhanced visual character.

- Used in historic districts, civic spaces, and special park conditions requiring enhanced visual character
- May be used for limited use-separation applications as approved by Park and Recreation Staff
- Maintain pedestrian connectivity through controlled entry points
- Provide appropriate separation for park uses while maintaining visibility where feasible



2.3 DESIGN GUIDELINES

Metal fencing shall be designed to provide secure boundaries while supporting enhanced architectural character in special park conditions.

- Maximum fence height: 6 feet
- Use-separation fencing: 3'-6" minimum height (where applicable)
- Minimum pedestrian gate width: 4 feet
- Fence system shall provide secure, controlled access points for park operations
- Gates shall be designed for stability and durability under frequent public use

2.4 MATERIALS AND CHARACTER

Metal fencing shall be constructed of durable, corrosion-resistant materials suitable for long-term exterior exposure and consistent visual appearance.

- Metal fencing shall be black in color with matte finish
- Posts: steel square tubing or equivalent durable exterior-grade metal system
- Pickets: solid steel or equivalent durable metal bar construction
- Clear spacing between pickets shall be less than 4 inches
- Fence system shall be corrosion resistant and suitable for long-term exterior exposure
- Standard system: Ameristar or approved equivalent

2.5 PERFORMANCE AND MAINTENANCE

Metal fencing shall be designed for long-term durability under public park use with resistance to corrosion, impact, and weathering. The expected service life: 20–30 years under normal park use conditions with a minimum warranty of 10 years.

3.1 INTENT

Wood fencing is used to screen dumpster and service areas to reduce visual impact while maintaining a clean, intentional park appearance.

3.2 PLANNING AND LOCATION

Wood fencing shall be used only for screening service and utility areas such as dumpsters and maintenance enclosures.

- Limited to service and utility screening applications
- Shall not impede pedestrian circulation or required access routes
- Shall not be used as general perimeter or decorative fencing
- Placement shall maintain visibility and safety within park environments where appropriate



3.3 DESIGN GUIDELINES

Wood fencing shall provide solid visual screening for service areas while maintaining a consistent and orderly appearance.

- Maximum height: 6 feet
- Solid board configuration required for full visual screening
- Fence system shall be designed to prevent gaps that allow visibility into service areas
- Pedestrian access shall not be obstructed by enclosure placement
- Panels shall be constructed to maintain alignment and stability over time

3.4 MATERIALS AND CHARACTER

Wood fencing shall be constructed of durable, exterior-grade materials suitable for long-term outdoor exposure and consistent visual appearance.

- Pressure-treated cedar or approved equivalent natural wood material
- Chemical treatment using CCA is prohibited
- Solid board construction with consistent appearance required
- Fasteners shall be corrosion-resistant (stainless steel or equivalent)
- Metal post caps required for durability and finish protection
- Wood finish shall be stained in a natural earth-tone (teak or approved equivalent)
- Decorative patterns, lattice, or ornamental variations are not permitted for this application

3.5 PERFORMANCE AND MAINTENANCE

Wood fencing shall be designed for moderate-term service in screening applications with resistance to weathering and decay. The expected service life is approximately 20 years under normal conditions with a minimum 5 year warranty. Replacement may be required earlier if damaged or deteriorated

B.4

Walls park development standards

3.1 INTENT

Site and retaining walls shall manage grade changes, define park spaces, and separate uses while supporting safe, durable, and visually integrated park design. Where appropriate, walls shall provide secondary functions such as an informal gathering edges consistent with City standards.

3.2 PLANNING AND LOCATION

Site and retaining walls shall be coordinated with grading, drainage, circulation, utilities, and adjacent program areas. Walls shall be used to separate uses, support elevation changes, and reinforce spatial organization. Where feasible, walls shall function as seat walls or integrated amenities. Drainage systems shall be fully coordinated with site design. Retaining wall systems and drainage design shall be sealed by a licensed landscape architect. Walls exceeding 36 inches shall also require sealing by a licensed structural engineer in accordance with City standards.



3.3 DESIGN GUIDELINES

Site and retaining walls shall define space, manage grade, and support dual-use functionality where appropriate.

- Walls shall separate uses while maintaining visual connection where appropriate.
- Select wall segments shall function as seating or informal gathering edges.
- Wall heights shall be minimized through coordinated grading where feasible.
- Walls shall maintain required pedestrian clearances and accessibility.
- Long wall runs shall be visually broken up through offsets or articulation.
- Walls shall not obstruct required sight lines for safety or surveillance.
- Drainage shall be designed to prevent wall failure and veneer deterioration over time and prevent erosion.
- Walls exceeding 36 inches shall be structurally engineered.

3.4 MATERIALS AND CHARACTER

Wall materials shall be durable, consistent, and compatible with the park environment.

- Visible surfaces shall incorporate stone veneer or approved architectural finishes.
- Materials shall resist weathering, vandalism, and staining.
- Seat wall surfaces shall be durable and suitable for public use.
- Colors and textures shall complement adjacent park materials.
- Exposed structural and drainage components shall not be visible.
- See character images about for style and materials

3.5 PERFORMANCE AND MAINTENANCE

Walls shall provide long-term stability, safety, and ease of maintenance. Systems shall resist settlement, cracking, and displacement. Drainage systems shall remain functional and accessible. Damaged or failing walls shall be repaired or replaced in accordance with City standards.

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"Site furnishings support comfort, usability, and the overall visitor experience within public spaces"

C. SITE FURNISHINGS

- C.1 | Benches
- C.2 | Bike Racks
- C.3 | Drinking Fountains
- C.4 | Grills
- C.5 | Pet Waste Stations
- C.6 | Picnic Tables
- C.7 | Litter Receptacles
- C.8 | Bollards
- C.9 | Flagpoles

1.1 INTENT

Bench seating shall provide durable, comfortable, and context-sensitive seating that supports public use, gathering, and observation within park environments.

1.2 PLANNING AND LOCATION

Bench seating shall be located to support visibility, comfort, and user experience within key areas of park activity.

- Located at gathering areas, points of interest, trail connections, and viewpoints
- Provide seating opportunities along pedestrian circulation routes where appropriate
- Coordinate placement with shade, lighting, and shelter where available
- A minimum of fifty percent (50%) of all benches in each park shall be located within shaded areas, with at least one (1) shaded bench required per park.
- Integrate with surrounding site furnishings to support consistent park layout and use patterns
- Support clear sight lines for safety and passive surveillance

1.3 DESIGN GUIDELINES

Bench seating shall be designed to support accessibility, comfort, and long-term durability in public environments.

- Benches shall include backs and armrests depending on site context and use
- Seating elements shall support ADA-compliant dimensions for accessibility
- Seating shall be comfortable, stable, and resistant to sagging or deformation
- Bench length may vary based on site conditions, with a minimum functional seating length required
- Seat walls and similar integrated seating forms may be used where appropriate
- Benches shall be securely anchored or designed with sufficient mass to prevent movement
- Memorial or interpretive plaques shall be consistent in placement and design where permitted
- Basis of Design include **Victor Stanley or approved equal**

1.4 MATERIALS AND CHARACTER

Bench seating shall reflect a contemporary rustic character consistent with park design intent while prioritizing durability and low maintenance.



- Materials shall prioritize durable powder-coated metal. Wood elements and full wood construction should be reserved for special use parks only due to maintenance considerations.
- Materials shall be durable, non-abrasive, and suitable for high-use public environments.
- Construction shall prevent cracking, sagging, warping, and premature wear.
- Metal and composite materials may be used where appropriate.
- Finishes shall be consistent within each park to support visual cohesion.
- Materials shall be weather-resistant and suitable for long-term exterior exposure.

1.5 PERFORMANCE AND MAINTENANCE

Bench seating shall be designed for long-term service under public use conditions with resistance to weathering, wear, and vandalism. Bench seating shall be low maintenance and durable under continuous public use. Replacement shall occur when items no longer meet safety, accessibility, or functional requirements. Materials and construction shall support extended service life under normal park conditions.

2.1 INTENT

Provide bicycle racks at parks and recreation facilities to support cycling access, active transportation, and recreational use.

2.2 PLANNING AND LOCATION

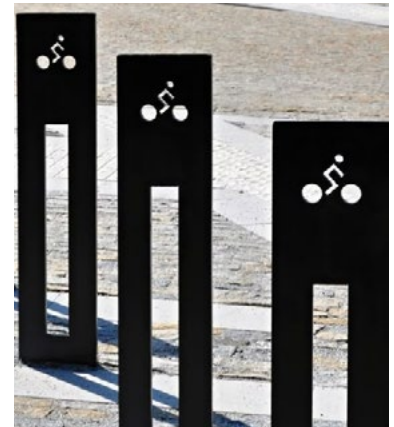
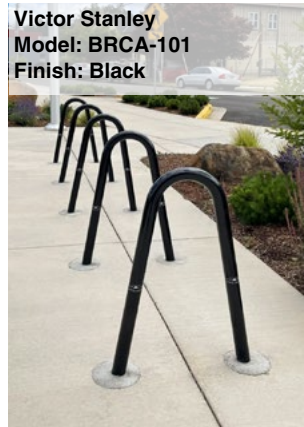
Bicycle racks shall be located to support convenient access, visibility, and safe pedestrian circulation.

- Shall be located near park entrances, trailheads, recreation facilities, and other high-use destinations
- Shall be installed on paved or crushed stone surfaces only
- Shall maintain accessible pedestrian routes and required site access
- Shall not obstruct sidewalks, entrances, maintenance routes, or emergency access
- Multiple racks shall maintain consistent spacing and alignment
- Locations with visibility and passive surveillance are preferred

2.3 DESIGN GUIDELINES

Bicycle racks shall provide secure frame-supported parking and maintain a simple, durable appearance compatible with the park environment.

- Rack styles shall support a variety of bicycle types and standard locking devices
- Preferred rack forms include inverted-U or similar simple frame-supporting designs
- Layout and spacing shall allow independent access to parked bicycles
- Bicycle racks shall not create hazards for pedestrians or cyclists
- Basis of Design manufacturers may include **Victor Stanley** or approved equal



2.4 MATERIALS AND CHARACTER

Bicycle racks shall utilize durable, low-maintenance materials appropriate for long-term outdoor public use.

- Acceptable materials include galvanized steel, powder-coated steel, stainless steel, or approved equal
- Finishes shall resist corrosion, fading, chipping, and wear
- Welds, joints, and exposed edges shall have a smooth finished appearance
- Neutral and earth-tone finishes are preferred
- Rack styles shall complement the overall park character and architectural palette

2.5 PERFORMANCE AND MAINTENANCE

Bicycle racks shall be permanently anchored and designed to withstand repeated public use, vandalism, and environmental exposure with minimal maintenance. Materials and finishes shall support long-term durability and ease of cleaning. Products should have a demonstrated service life suitable for municipal park applications.



Drinking Fountains

park development standards

3.1 INTENT

Provide drinking fountains in parks where water service is appropriate, particularly near active recreation areas, trails, and playgrounds to support hydration and public health.

3.2 PLANNING AND LOCATION

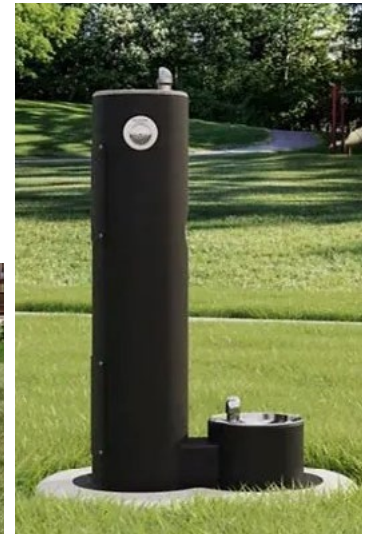
Drinking fountains shall be located for usability, visibility, and ADA accessibility in high-use park areas.

- Located near playgrounds, trails, sports fields, recreation facilities, and gathering areas
- Placed along accessible pathways and adjacent to paved surfaces
- Maintain clear pedestrian circulation and not obstruct accessible routes or site operations
- Located where water demand is anticipated and user convenience is maximized
- Installed on a dedicated hardscape pad with ADA clearances

3.3 DESIGN GUIDELINES

Drinking fountains shall provide both standard and wheelchair-accessible drinking options in a durable, user-friendly configuration.

- Shall include accessible and standard-height drinking stations
- Activation shall be push-button operated with low-force (5 lbs or less) mechanism
- Shall include integrated bottle filling station where feasible
- Shall include vandal-resistant access panels for internal components and filters
- Shall be coordinated with adjacent site furnishings and pedestrian circulation
- Basis of Design manufacturer is **Most Dependable Fountains or approved equal**



Most Dependable Fountain
Model: 10155-SMSS
Finish: Black or Sandstone

3.4 MATERIALS AND CHARACTER

Drinking fountains shall be constructed of durable, corrosion-resistant materials suitable for heavy public use and outdoor exposure.

- Materials shall include stainless steel or powder-coated galvanized steel suitable for exterior environments
- Finishes shall resist corrosion, staining, and wear from frequent use
- Welds, joints, and edges shall be smooth and finished for safety and durability
- Mechanical components shall be weather and vandal-resistant and serviceable
- Design shall be simple, durable, and consistent with the overall park aesthetic

3.5 PERFORMANCE AND MAINTENANCE

Drinking fountains shall be designed for high-frequency public use with minimal maintenance requirements and reliable long-term performance. Units shall support routine servicing, filter replacement, and vandal-resistant operation. Fixtures shall be installed in accordance with applicable codes and manufacturer requirements. Expected service life is approximately 5 years under normal use conditions, with replacement anticipated as part of routine capital renewal cycles.

4.1 INTENT

Locate grills in park areas where food preparation and informal gathering are encouraged to support picnicking and outdoor recreation.

4.2 PLANNING AND LOCATION

Grills shall be located within designated picnic and gathering areas to support safe, convenient, and organized public use.

- Provided one grill per park, minimum, and one per five acres where applicable
- Include at least one ADA-accessible grill per park, and one accessible grill for every five installed
- Located on durable, non-combustible surface pads and adjacent to picnic areas or shelters
- Positioned to minimize conflict with pedestrian circulation and other park uses
- Located away from playgrounds, structures, tree canopies, and overhead obstructions
- Consider prevailing winds to reduce impacts from smoke, heat, and odors
- Maintain safe separation from foot traffic, structures, and adjacent uses

4.3 DESIGN GUIDELINES

Grills shall provide durable, fixed cooking facilities appropriate for public park environments.

- Shall be stationary, pedestal-type units designed for public use
- Shall include anti-theft cooking grates and durable coal and ash disposal components
- Shall include a metal ash scoop or equivalent maintenance tool provision and a hot coal box
- Shall support safe operation and minimize risks associated with heat, tipping, or misuse
- Shall be simple in form and coordinated with adjacent picnic and site furnishings
- Basis of Design shall include **Pilot Rock Model H-16 or approved equal**



4.4 MATERIALS AND CHARACTER

Grills shall be constructed of heavy-duty, heat-resistant, vandal-resistant materials suitable for long-term outdoor public use.

- Materials shall include cast iron or heavy-gauge steel suitable for repeated high-temperature use
- Finishes shall be non-toxic, heat-resistant flat black enamel or approved equal
- Units shall not include plastic, resin, wood, or unfinished metal components
- Welds, joints, and exposed edges shall be smooth, sealed, and durable
- Materials and finishes shall complement other park furnishings and maintain a consistent public realm character

4.5 PERFORMANCE AND MAINTENANCE

Grills shall be designed for frequent public use with high durability and minimal maintenance requirements. Units shall be permanently anchored and installed to resist vandalism, weathering, and thermal stress. Installation shall ensure stable operation and proper drainage around base conditions. Grills shall be located and maintained to support safe access and regular cleaning. Expected service life is approximately 10 years under normal public use conditions, with replacement anticipated as part of routine park asset renewal cycles.

5.1 INTENT

Encourage pet owners to properly dispose of animal waste. Stations shall be located to provide access along trails, within dog-friendly park areas.

5.2 PLANNING AND LOCATION

Pet waste bag dispensers shall be located to maximize visibility, accessibility, and ease of use for park visitors with pets. Placement shall anticipate typical dog walking routes and areas where owners with their pets may use.

- Provided at a minimum rate of one station per park
- Install near parking lots and trailheads – should not be a primary feature.
- Provide at or near fencing gates and dog-access points
- Coordinate placement with trash receptacles for convenient disposal
- Avoid conflicts with pedestrian circulation, maintenance access, and visibility requirements
- Ensure locations are ADA-accessible and reachable along accessible routes

5.3 DESIGN GUIDELINES

Pet waste stations shall be designed for durability, ease of use, and consistency with park furnishings, incorporating the following requirements:

- Dispenser shall be a standardized unit consistent across the park system
- Provide durable, tamper-resistant construction suitable for public use
- Unit shall be mounted per accessibility guidelines on a durable metal post
- Design shall minimize sharp edges and exposed hardware
- Provide uniform appearance to support wayfinding and park identity consistency
- Recycled-content materials are acceptable where performance is not compromised
- Basis of design shall be: **Dogipot® Pet Waste Station or City-approved equal ; Dogipot Bags or City-approved equal**



5.4 MATERIALS AND CHARACTER

Pet waste stations shall be constructed of durable, weather-resistant materials suitable for long-term outdoor public use.

- Provide powder-coated galvanized steel posts for dispensers.
- Dispensers shall be hot-dip galvanized steel with a powder-coated finish.
- All units shall consist of smooth surfaces with continuous welds and rounded corners to minimize hazards and wear.
- The use of recycled materials is acceptable where performance and durability are not compromised.

5.5 PERFORMANCE AND MAINTENANCE

Pet waste stations are expected to perform reliably under continuous outdoor use with minimal maintenance requirements. Units shall be routinely serviced to ensure bags are stocked, dispensers remain functional, and waste receptacles are not overfilled. Damaged or malfunctioning components shall be repaired or replaced promptly to maintain usability and cleanliness standards.

Picnic Tables

park development standards

6.1 INTENT

Provide picnic tables in designated park areas to support casual seating, picnicking, and small group use.

6.2 PLANNING AND LOCATION

Locate picnic tables in designated areas of parks. Accessible picnic tables are to be placed at a rate of 1 per 5 acres on concrete pads, but no less than 1 per park. Secure tables to finished grade for tip resistance. Locate tables to allow for movement between tables – grills and trash receptacles should be nearby.



Victor Stanley
Model: F-565
Finish: black w/recycled plastic

6.3 DESIGN GUIDELINES

Picnic tables shall be designed and placed to support accessibility, durability, and functional use within park settings.

- Standard configurations with side bench seating are preferred.
- Provide accessible configurations as required to meet ADA requirements.
- Orient tables to maintain clear circulation and functional spacing within picnic areas.
- Basis of design shall be: **Victor Stanley or approved City-approved equal**

6.4 MATERIALS AND CHARACTER

Picnic tables shall be constructed of durable, exterior-grade materials suitable for high-use public environments.

- Provide galvanized steel or other durable metals designed for exterior commercial use for tables
- Provide a high-quality, permanently affixed black powder coating done through an electrostatic process, or high-performance thermoplastic finish for tables
- Alternative colors are subject to approval by Staff
- Tables shall consist of smooth welds, joints, and corners. Embed joint fasteners or seal to avoid corrosion and personal injury
- Table tops and seats shall consist of UV-resistant, recycled high-density polyethylene. The use of recycled materials is acceptable.

6.5 PERFORMANCE AND MAINTENANCE

Picnic tables shall be designed for long-term exterior use under heavy public use conditions with minimal maintenance requirements. Surfaces and structural components shall resist corrosion, fading, and wear. Damaged or deteriorated components shall be repaired or replaced promptly to maintain safety, stability, and usability. Routine maintenance shall include inspection of anchoring systems, structural integrity, and surface condition.

Litter Receptacles

park development standards

7.1 INTENT

Provide trash receptacles at activity centers, and other high-traffic areas within and around the park, accessible to maintenance, to encourage visitors to maintain a clean park.

7.2 PLANNING AND LOCATION

Locate primary trash receptacles around major facilities, plazas, recreation centers, pavilions, and other high-traffic areas. The secondary trash receptacle is a plastic barrel attached to a post with a rotating hinge. Locate secondary trash receptacles along trails and within general open spaces such as disc golf areas.

7.3 DESIGN GUIDELINES

Trash receptacles shall be selected and placed to support durability, ease of maintenance, and clear visibility within park environments.

- Provide matching plastic interior liners compatible with selected receptacle model.
- Provide secondary trail receptacles consisting of post-mounted rotating barrel systems in approved locations.
- Locate receptacles to support clear user access and regular servicing without obstruction to pedestrian circulation.
- Basis of design shall be: **Victor Stanley or approved City-approved equal**



Victor Stanley
Model: REN-SDSD w/lid
Finish: black steel panels
w/recycled plastic



7.4 MATERIALS AND CHARACTER

Trash receptacles shall be constructed of durable, weather-resistant materials suitable for high-use public environments.

- Receptacles shall consist of galvanized steel, ductile cast iron, or other durable exterior-grade metals.
- Finish shall be a high-quality, permanently affixed powder coat with smooth welds, joints, and corners.
- All joints and fasteners shall be embedded or sealed to prevent corrosion and vandalism.
- Provide weather-resistant hinges, latches, and moving parts that are factory-lubricated and suitable for outdoor use.
- Receptacles shall be black in color.

7.5 PERFORMANCE AND MAINTENANCE

Trash receptacles shall be designed for long-term exterior use under high public use conditions with minimal maintenance requirements. Units shall resist corrosion, deformation, and finish degradation. Receptacles shall be maintained in a clean and functional condition, including routine emptying, liner replacement, and inspection of hinges, lids, and mounting hardware. Damaged or malfunctioning components shall be repaired or replaced promptly to prevent overflow or litter accumulation.

8.1 INTENT

Bollards are used to control and limit unauthorized vehicular access, promoting safe and unobstructed movement for pedestrians and cyclists. They may function as either a visual deterrent or a physical barrier depending on the level of protection required. Natural and integrated landscape solutions are preferred where appropriate to maintain a cohesive park character.

8.2 PLANNING AND LOCATION

Bollards shall be strategically located to prevent vehicle intrusion into pedestrian-only or sensitive areas while preserving accessible circulation and emergency access.

- Shall be used to separate pedestrian areas from vehicular circulation where needed
- Shall not obstruct accessible routes, sidewalks, or bicycle circulation paths
- Shall maintain clear visibility and wayfinding within the park environment
- Spacing and layout shall accommodate pedestrian movement, emergency access, and maintenance operations
- Coordination with site furnishings, lighting, signage, and utilities is required to avoid conflicts
- Reference the lighting section for lighted bollards

8.3 DESIGN GUIDELINES

Bollards shall provide either a visual deterrent or a physical barrier to vehicles, depending on site safety requirements, while maintaining a consistent and unobtrusive park aesthetic.

- Bollards may be fixed, removable, or sleeve-mounted depending on site requirements
- Bollards may be embedded or surface-mounted depending on the level of protection required for the location
- Removable bollards shall be used where periodic vehicle or emergency access is required
- Bollard spacing shall be sufficient to restrict vehicle entry while allowing pedestrian and bicycle movement
- Natural bollards such as boulders or landscape elements may be used where approved
- Selection shall be coordinated with adjacent site furnishings and landscape features for visual consistency
- Basis of design shall be: **Victor Stanley or approved City-approved equal**



Victor Stanley
Model: Lens 414 bollard
Finish: black

Park Warehouse
Model: Newport Bollard
Finish: black



8.4 MATERIALS AND CHARACTER

Bollards shall be constructed of durable, low-maintenance materials suitable for long-term outdoor public use.

- Metal bollards shall consist of galvanized steel, powder-coated steel, stainless steel, or approved equal
- Welds, joints, and exposed edges shall be smooth and finished for safety and durability
- Hinges, locks, and moving components (where applicable) shall be weather-resistant and corrosion-protected
- Materials and finishes shall complement the overall park aesthetic and minimize visual clutter

8.5 PERFORMANCE AND MAINTENANCE

Bollards shall be designed for long-term durability and resistance to impact, weathering, and vandalism. Installation methods shall ensure stability and safe performance over time. Removable bollards shall be securely lockable and coordinated with emergency access requirements. Metal bollards shall have a minimum expected service life of approximately 15 years under normal conditions, while natural bollards may be replaced as needed if damaged or deteriorated.



Flagpoles

park development standards

9.1 INTENT

Install flagpoles to display local, state, and federal flags in civic and public park spaces to reinforce civic identity and community presence.

9.2 PLANNING AND LOCATION

Flagpoles shall be located in prominent, formal areas of parks and municipal facilities where civic expression is appropriate.

- Located in parks, athletic fields, civic plazas, and near municipal or institutional buildings
- Position to avoid conflicts with active recreational uses, circulation routes, and vegetation
- Shall be adjacent to accessible hardscape areas with clear pedestrian access
- Shall not obstruct pedestrian movement or accessible routes
- Shall be sited to maintain visibility while minimizing interference with surrounding site functions

9.3 DESIGN GUIDELINES

Flagpoles shall provide a consistent and dignified civic display in accordance with applicable flag etiquette standards.

- Flags and flagpoles shall comply with the United States Flag Code
- Flagpoles shall be appropriately scaled to support American, Texas, and City flags
- American flag pole height shall not exceed 30 feet
- Texas State and City flag poles shall not exceed 25 feet
- Flag systems shall include internal halyard mechanisms with locked base access panels
- Design shall minimize noise, vibration, and operational interference in wind conditions
- Flagpole groupings shall maintain consistent spacing and alignment when installed together
- Basis of design shall be: **Concord American Flagpole or approved City-approved equal**



9.4 MATERIALS AND CHARACTER

Flagpoles shall be constructed of durable, corrosion-resistant materials suitable for long-term civic use.

- Shall be seamless extruded aluminum alloy tubing with minimum wall thickness of 5/32 inch
- Finish shall be a brushed satin or medium satin aluminum appearance
- Flashing collars shall be sealed and finished with protective coating to prevent corrosion
- Hardware, pulleys, and internal components shall be weather-resistant and vandal-resistant
- Design shall be clean, minimal, and consistent with civic and park architectural character

9.5 PERFORMANCE AND MAINTENANCE

Flagpoles shall be designed for long-term outdoor exposure with resistance to wind loading, corrosion, and vandalism. Systems shall support safe maintenance and flag replacement through internal access points. Concrete foundations shall be designed by a licensed professional to meet applicable wind load requirements and site conditions. Flagpoles shall be installed to ensure long-term stability and safe operation. Expected service life is approximately 20 years under normal conditions, with a minimum 10-year warranty required.



"Built structures reinforce park identity while supporting comfort, accessibility, and community use."

D. PARK STRUCTURES AND SHELTERS

D.1 | Pavilions

D.2 | Shade Canopies

D.3 | Restroom Facilities

D.1

Pavilions park development standards

1.1 INTENT

Provide pavilions and shelters to shade activity areas and protect patrons from inclement weather.

1.2 PLANNING AND LOCATION

Pavilions and shelters are available in a variety of sizes and configurations, with final size and placement as approved by Park and Recreation Staff unless the standard herein is used. Locate shelters to minimize conflict with active park uses and existing vegetation while supporting accessible circulation. Construct shelters consistent with ADA/ADAAG standards and guidelines. Do not impede pedestrian movement or access routes. Provide at least 1 accessible covered picnic area per park and covered picnic areas at a rate of 1 per 5 acres.

1.3 DESIGN GUIDELINES

Pavilions shall be designed to provide durable, accessible, and weather-protected gathering spaces within park environments.

- Standard manufacturer basis shall be Avadek Shelters or City-approved equal.
- Provide architectural plans for non-pre-fabricated shelters designed by a licensed Architect or Structural Engineer in the State of Texas.
- Architectural elements added to roof, rafters, columns, fascia, or canopy components shall be subject to Staff approval.
- Design shall support ADA accessibility and maintain clear pedestrian circulation around and within shelter areas.

1.4 MATERIALS AND CHARACTER

Pavilions shall be constructed of durable, weather-resistant materials suitable for long-term exterior public use.

- Structural system shall consist of metal or other approved durable materials.
- Provide powder coat finish on all metal fascia, roofs, rafters, columns, and purlins.
- Avoid bright/primary colors
- Avoid institutional utility green/beige
- Prefer darker, grounded, coordinated tones that match furnishings ; charcoal gray and dark bronze



- Timber components may be used for interior structural elements where approved.
- Provide stone veneer column bases where approved by Staff.
- Use high-strength hardware for all connections and accessories.

1.5 PERFORMANCE AND MAINTENANCE

Pavilions shall be designed for long-term structural performance under wind, weather, and public use conditions. Structures shall be engineered for wind loading. Concrete footings shall be installed per manufacturer's recommendations and shaped to shed water. Provide grounding devices for lightning protection. Routine maintenance shall include inspection of structural connections, foundations, roofing systems, and finishes at regular intervals and after significant weather events. Repairs shall be completed as needed to maintain structural integrity, safety, and usability.

2.1 intent

Provide shade canopies to offer sun protection and weather relief for patrons in support of park facilities and programmed uses.

2.2 PLANNING AND LOCATION

Shade canopy size and configuration shall be as approved by City Staff. Locate shade canopies to avoid conflicts with active uses and vegetation while maintaining clear pedestrian circulation and accessibility. Typical locations include trail benches, athletic field and court seating areas, bleachers, playgrounds, and other areas as directed by Staff.

2.3 DESIGN GUIDELINES

Shade canopies shall be designed to provide durable, accessible shade structures that integrate with park amenities.

- Comply with applicable ASTM standards for structural and material performance.
- Maintain clear pedestrian pathways and avoid obstruction of circulation routes.
- Avoid bright/primary colors
- Avoid institutional utility green/beige
- Prefer, grounded, coordinated tones that match furnishings ; charcoal gray and dark bronze
- Architectural elements added to canopy, posts, or structural components shall be subject to Staff approval.
- Basis of design shall be Shade Structures Cantilever (12'L x 12'W x 11'H), or City-approved equal.
- Standard manufacturer basis shall be USA Shade or City-approved equal.



2.4 MATERIALS AND CHARACTER

Shade canopies shall be constructed of durable, weather-resistant materials suitable for long-term outdoor public use.

- Provide powder coat finish on all metal posts.
- Provide stainless steel hardware for all connections and accessories.

2.5 PERFORMANCE AND MAINTENANCE

Shade canopies shall be designed for long-term structural performance under wind and weather exposure with routine public use. Structures shall be engineered for wind loading. Concrete footings shall be installed per manufacturer recommendations and sloped to shed water. Routine maintenance shall include inspection of structural connections, fabric condition, foundations, and hardware every 5 years and after significant wind events. Repairs shall be completed as needed to maintain safety, stability, and functionality. Shade canopies are anticipated to require replacement after approximately 10 years of normal and ordinary use.

Restroom Facilities

park development standards

3.1 INTENT

Restroom facilities should be provided to support visitor convenience and park program needs at destination or programmed parks where users are expected to remain for a duration of approximately 2–3 + hours.

3.2 PLANNING AND LOCATION

Restroom facility size and configuration shall be as approved by City Staff. A prefabricated restroom facility is acceptable. Locate restroom facilities to minimize conflict with active uses and vegetation while maintaining convenient access from primary park circulation routes.

3.3 DESIGN GUIDELINES

Restroom facilities shall be designed to be functional, durable, and consistent with the architectural character of City park standards.

- Parks that require restroom building will need to be approved by City Staff.
- Locate facility entrance to be clearly visible from adjacent public street or parking lot.
- Primary entry shall be identified through building articulation or architectural features.
- If a non-prefabricated building is desired, provide architectural plans designed by a licensed Architect in the State of Texas.
- Architectural elements added to roof, rafters, columns, fascia, or other components shall be subject to Park and Recreation Staff approval.
- Restroom facilities may incorporate storage or park operations office space where approved.
- Standard manufacturer basis shall be CorWorth, Romtec, Public Restroom Company or City-approved equal.



3.4 MATERIALS AND CHARACTER

Restroom facilities shall be constructed of durable materials and suitable for long-term public use.

- Preferred materials include limestone, stone veneer, concrete, aluminum, and steel.
- Provide powder coat finish on all exterior metal components.
- Architectural shingles are required on restroom facilities.
- Materials shall be selected to complement surrounding park facilities in scale, texture, and color.

3.5 PERFORMANCE AND MAINTENANCE

Restroom facilities shall be designed for long-term structural performance under continuous public use and environmental exposure. Facilities shall be constructed in compliance with current ADA/ADAAG standards, International Building Code, and International Plumbing Code requirements. Concrete footings shall be installed per manufacturer recommendations and sloped to shed water. Routine maintenance shall include inspection of structural systems, roofing, finishes, and building connections every 5 years and after significant weather events. Repairs shall be completed as needed to maintain safety, functionality, and code compliance. Facilities are anticipated to have a service life of 30–40 years under normal and ordinary use.



“Recreational amenities provide spaces for activity, play, fitness, and social engagement.”

E. RECREATION FACILITIES

- E.1 | Athletic Fields
- E.2 | Baseball / Softball Fields
- E.3 | Sport Courts
- E.4 | Playgrounds
- E.5 | Playground Edge
- E.6 | Inclusive Play Amenities
- E.7 | Outdoor Fitness Equipment

Athletic Fields

park development standards

1.1 INTENT

Athletic fields shall provide durable, safe, and flexible recreation spaces for community play, practice, and organized athletic activities. Fields are intended primarily for informal and recreational multi-sport use unless otherwise approved by Staff for higher-intensity or programmed athletic use.

1.2 PLANNING AND LOCATION

Athletic fields shall be located and designed to support safe play, positive drainage, long-term turf performance, and accessible circulation. Recreational play fields are encouraged as flexible open-use spaces that can accommodate multiple sports and community activities. More formal or programmed athletic fields with lighting, spectator facilities, or league play functions may require additional review related to parking, access, lighting, drainage, and operational impacts.



1.3 DESIGN GUIDELINES

Athletic fields shall be designed to support safe and adaptable recreational use while minimizing maintenance and operational conflicts.

- Design fields to support flexible multi-sport and recreational programming
- Provide positive drainage and avoid standing water within play areas
- Coordinate field layout with circulation, lighting, seating, and adjacent park amenities where applicable
- Orient fields to minimize direct sun impacts where feasible
- Provide accessible routes connecting fields with parking, trails, and park amenities
- Limit fencing and infrastructure in informal recreational field settings unless operationally necessary
- Formal athletic fields may include additional amenities such as lighting, irrigation, spectator areas, scoreboards, or striping where approved by Staff

1.4 MATERIALS AND CHARACTER

Athletic fields shall utilize turf systems and related materials suitable for anticipated levels of recreational use and maintenance capacity. Natural turf is preferred unless alternative surfacing systems are specifically approved. Field improvements and supporting infrastructure shall remain visually compatible with the overall park character and surrounding open space areas.

- Grade fields to provide positive drainage and safe playing surfaces
- Finished field slopes should generally not exceed 1%
- Avoid low areas that contribute to standing water or uneven play conditions

1.5 PERFORMANCE AND MAINTENANCE

Athletic fields shall be designed to support long-term durability, turf health, and safe recreational use under normal play conditions. Routine maintenance shall include mowing, irrigation, fertilization, drainage management, and repair of worn or damaged turf areas. Higher-intensity athletic fields may require enhanced maintenance and operational support depending on level of programming and use frequency.

Baseball / Softball Fields

park development standards

2.1 INTENT

Outdoor baseball and softball fields designed for recreational play shall meet recognized governing standards. Fields shall support safe, durable, and accessible play for community use.

2.2 PLANNING AND LOCATION

Baseball and softball fields shall be located within park areas that support safe ball flight, appropriate setbacks, and accessible pedestrian connections. Fields are intended for community recreational play and shall be designed as basic playable facilities. Minimum required infrastructure shall include a backstop and a grass infield with bases and pitchers mound. Additional improvements such as dugouts, fencing, or skinned infields may be provided where approved by Staff. Field orientation and layout shall consider site conditions, safety, and usability. Provide accessible pedestrian routes to spectator and field support areas.



2.3 DESIGN GUIDELINES

Baseball and softball fields shall be designed to support safe recreational play.

- Field dimensions, markings, and layouts shall comply with applicable governing body standards (NFHS or approved equivalent)
- Provide positive surface drainage across all field areas
- Orient fields to minimize sun interference where feasible
- Provide safe separation between field of play, foul territory, and spectator areas
- Design backstops, dugouts, and fencing to support player and spectator safety
- Coordinate field grading to support consistent playability and turf performance
- Provide accessible routes to spectator and support areas
- Formal fields may include additional amenities such as lighting, dugouts, shade canopies, irrigation, spectator areas, scoreboards, or striping where approved by Staff

2.4 MATERIALS AND CHARACTER

Field surfaces shall be designed for durability, playability, and ease of maintenance.

- Infields may consist of natural turf, engineered turf, or skinned infield materials as approved
- Outfields shall be vegetated turf designed for athletic use
- Materials shall support safe traction, drainage, and consistent play conditions
- Fencing, backstops, and structures shall be durable and suitable for outdoor exposure

2.5 PERFORMANCE AND MAINTENANCE

Typical fields shall be designed for recreational use, supporting informal and casual community play. Fields shall prioritize safe playability, basic drainage, and maintainable turf conditions under normal use. Routine maintenance shall include mowing, basic grooming, and repair of worn or damaged areas.

More formal or competitive field features (for league-level play) may be included but shall require additional Staff review due to impacts on maintenance, parking, drainage, and programming.

3.1 INTENT

Outdoor sport courts support recreational, fitness, and organized play needs of the community. Courts shall be designed for durability, accessibility, and flexible programming that may include basketball, pickleball, and other court-based activities as approved by Staff.

3.2 PLANNING AND LOCATION

Sport courts shall be located within accessible park areas with direct pedestrian connections to park pathways and amenities. Courts shall be designed to accommodate multiple sports where applicable and may be configured as single-use or multi-use layouts as approved by Staff. Provide accessible pedestrian pathways connecting courts to the public circulation system. Courts shall be designed to promote safe visibility, efficient use, and appropriate separation from conflicting park uses.



3.3 DESIGN GUIDELINES

Multi-sport courts shall be designed to support safe play, durability, and consistent surface performance. Court surfacing shall be reinforced concrete suitable for athletic use. Post-tensioned systems are permitted.

- Provide positive drainage across court surface with maximum 1% slope
- Orient courts to optimize site conditions, safety, and usability (north-south orientation preferred where feasible)
- Provide compliant striping for approved sports configurations
- Coordinate court dimensions and layouts with applicable sport standards
- Ensure accessible routes connect directly to court entries and key use areas
- Provide appropriate setbacks from adjacent uses, fencing, or site features
- Design to support both recreational and programmed use as applicable

3.4 MATERIALS AND CHARACTER

Court surfaces shall be durable, slip-resistant, and suitable for outdoor athletic use.

- Surfacing systems shall be selected for long-term wear resistance and UV stability
- Color and finish shall be consistent within each court system or park
- Line striping shall be high-contrast and durable for multi-sport visibility
- Materials shall support safe play under dry and wet conditions

3.5 PERFORMANCE AND MAINTENANCE

Multi-sport courts shall be designed for long-term durability under regular recreational and programmed use. Surfaces shall maintain playability, traction, and drainage performance under normal conditions. Routine maintenance shall include surface cleaning, re-striping as needed, crack repair, and drainage function maintenance. Expected service life varies by surface type and use intensity.

E.4

Playgrounds park development standards

4.1 INTENT

Provide playground equipment in parks to maximize play value and safety while minimizing long-term maintenance requirements.

4.2 PLANNING AND LOCATION

Playgrounds shall be located in visible, easily supervised areas within parks, with safe pedestrian access from primary circulation routes and supporting amenities. Locations shall avoid drainage conflicts, vehicle interfaces, and incompatible adjacent uses. Age separation shall be considered in planning, generally accommodating early childhood (2–5 years), school-age (5–12 years), or combined use (2–12 years). Where an existing playground is located within a 1/4-mile radius in a dedicated park, complementary recreational amenities such as courts or splash pads should be considered in lieu of duplicating play areas. Fully enclosed or visually obscured play spaces are not permitted.



4.3 DESIGN GUIDELINES

Playgrounds shall be designed to support inclusive, accessible, and developmentally appropriate play experiences.

- Comply with current CPSC and ASTM safety standards
- Comply with ADA/ADAAG accessibility requirements
- Provide clear perimeter access and a minimum 6ft concrete sidewalk leading to play areas with seating.
- Include inclusive play components within playground zones and shaded areas within or adjacent
- Provide at least one accessible swing seat per playground area
- Provide age-appropriate use signage and manufacturer identification in a visible location
- Playground systems should meet International Playground Equipment Manufacturers Association standards or City-approved equal

- Finishes shall be double powder-coated or equivalent high-durability coating
- Surfaces shall be slip-resistant and designed to reduce heat gain and wear
- Equipment shall minimize pinch points, sharp edges, and hazardous weld conditions
- Recycled materials may be used with Staff approval
- Color palettes shall avoid overly bright or high-intensity schemes; the use of bright colors may be permitted with City staff approval.

4.4 MATERIALS AND CHARACTER

Playground systems shall be constructed of durable, vandal-resistant, and weather-resistant materials suitable for high-use public environments.

- Equipment shall be constructed of exterior-grade metals, engineered plastics, or comparable durable composites
- Hardware shall be stainless steel and tamper-resistant

4.5 PERFORMANCE AND MAINTENANCE

Playground systems shall be designed for long-term durability, safety, and maintainability. Equipment shall use readily available replacement parts and hardware throughout its service life. Routine inspections shall verify structural integrity, hardware condition, and surfacing performance. A Certified Playground Safety Inspector (CPSI) shall inspect the playground upon installation, with periodic inspections required thereafter. Damaged or worn components shall be promptly repaired or replaced to maintain safe conditions. Playground systems are anticipated to require replacement after approximately 15–20 years of normal use, with a minimum 10-year warranty required.

5.1 INTENT

Playground edges define the limits of playground areas and separate play surfacing from adjacent park spaces. Concrete edges provide durable, low-maintenance transitions that support accessibility, contain surfacing materials, and maintain consistent edge conditions over time.

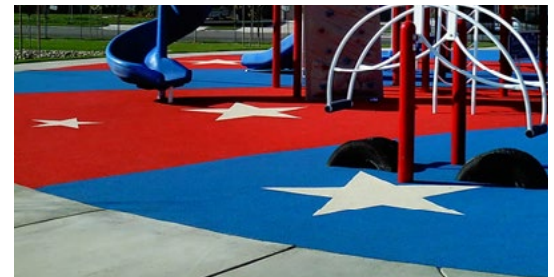
5.2 PLANNING AND LOCATION

Provide a continuous accessible pedestrian route to all playground areas. Locate playgrounds to connect directly to primary park circulation or entry points. Where provided, sidewalks leading to playgrounds shall be a minimum of 6 feet wide to support shared pedestrian use and peak park activity. Locate playgrounds adjacent to park circulation nodes and open spaces where a concrete seating area can support supervision and passive use. Coordinate playground location with accessible routes, drainage patterns, and maintenance access.

5.3 DESIGN GUIDELINES

Playground edges shall provide durable perimeter definition that contains playground surfacing and supports accessibility and maintenance.

- Provide continuous concrete edge around playground perimeter
- Edge may consist of adjacent concrete sidewalk or dedicated concrete mow curb
- Minimum mow curb width: 8 inches
- Top of curb shall be flush with adjacent accessible routes where required
- Provide smooth transitions between playground surfacing and concrete edge
- Coordinate edge elevations to prevent displacement of playground surfacing materials
- Maintain required clearances from play equipment and use zones
- Provide radius or eased corners adjacent to pedestrian circulation routes
- Protect playground surfacing from damage caused by mowing and maintenance equipment
- Provide a concrete seating area adjacent to playground edges where feasible to support supervision and passive use



5.4 MATERIALS AND CHARACTER

Playground edges shall maintain a consistent appearance compatible with adjacent park hardscape materials.

- Concrete finish shall match adjacent sidewalks or park paving where applicable
- Concrete shall be uniform in color, texture, and finish throughout the playground area
- Mow curbs shall provide clean separation between turf and playground surfacing
- Edges shall be straight, smooth, and consistently aligned
- Expansion and control joints shall align with adjacent paving where feasible
- Materials shall resist chipping, cracking, and displacement under normal park use

5.5 PERFORMANCE AND MAINTENANCE

Playground edges shall provide durable separation between playground surfacing and adjacent park areas under normal use conditions. Concrete edges shall resist cracking, displacement, and surface deterioration while minimizing surfacing migration and maintenance conflicts. Expected maintenance includes periodic inspection and localized repair as needed. Concrete playground edges are anticipated to have a service life of approximately 20 years.

E.6

Inclusive Play Amenities park development standards

6.1 INTENT

All playgrounds shall incorporate inclusive and sensory-rich play elements that support users of varying ages, abilities, and developmental needs. These elements shall enhance accessibility, engagement, and diverse play experiences beyond traditional play structures.

6.2 PLANNING AND LOCATION

Inclusive and enhanced play elements shall be integrated within playground zones to ensure equitable access and clear circulation. These elements shall be located to maintain visibility, safety, and accessibility from primary pathways and gathering areas..



6.3 DESIGN GUIDELINES

Inclusive play elements shall be integrated to support a broad range of physical, sensory, and cognitive play experiences.

- Include sensory play elements such as musical instruments, tactile features, and interactive components.
- Provide sensory-rich elements such as sound, tactile, and interactive play features
- Incorporate shaded areas and seating to support caregiver supervision and rest
- Coordinate placement to ensure access from accessible routes and surfacing systems
- Ensure inclusive elements are distributed throughout the play zone rather than isolated

6.4 MATERIALS AND CHARACTER

Inclusive play elements shall be durable, safe, and appropriate for high-use public environments. Materials shall be consistent with overall playground standards for vandal resistance, weather durability, and long-term maintenance.

- Equipment shall be constructed of durable, weather-resistant materials suitable for public use
- Interactive and sensory components shall be designed for long-term reliability and low maintenance
- Finishes shall be consistent with overall playground aesthetic standards
- Elements shall avoid over stimulation or overly complex configurations that reduce usability

6.5 PERFORMANCE AND MAINTENANCE

Inclusive and enhanced play elements shall be designed for long-term durability and consistent operation under continuous public use. Routine maintenance shall include inspection, repair, and replacement of interactive or mechanical components to ensure safe and reliable function. Minimum warranty shall be 5-7 years.



Outdoor Fitness Equipment

park development standards

7.1 INTENT

Outdoor fitness equipment shall provide accessible, durable, and low-maintenance exercise opportunities for general public use within park environments and trail systems.

7.2 PLANNING AND LOCATION

Fitness equipment shall be located in visible, accessible areas such as trails, park nodes, and activity zones. Locations shall support safety, passive surveillance, and connection to pedestrian circulation.



7.3 DESIGN GUIDELINES

- Provide accessible routes to and through fitness areas
- Locate equipment in visible, well-trafficked areas for safety
- Coordinate placement with lighting, signage, and circulation systems
- Design for a range of user abilities and fitness levels
- Avoid conflicts with playground zones and high-speed circulation areas

7.4 MATERIALS AND CHARACTER

Fitness equipment shall be durable, vandal-resistant, and weather-resistant for long-term outdoor use. Materials shall be suitable for continuous public access and require minimal maintenance.

- Equipment shall be constructed of durable, weather-resistant materials suitable for public use
- Surfaces shall be slip-resistant and designed to reduce heat gain and wear
- Finishes shall be consistent with overall playground aesthetic standards
- Color palettes shall avoid overly bright or high-intensity schemes

7.5 PERFORMANCE AND MAINTENANCE

Equipment shall be designed for long-term durability under continuous public use. Routine inspection and maintenance shall ensure safe operation, stability, and usability over time. Minimum warranty shall be 5 years.



“Performance, installation, and durability requirements for surface materials and systems”

F. SURFACE SYSTEMS

F.1 | Poured-In-Place Rubber Surfacing

F.2 | Engineered Wood Fiber Mulch

F.3 | Court Surfacing



Poured-In-Place Rubber Surfacing

park development standards

1.1 INTENT

Poured-in-place (PIP) rubber surfacing provides a durable, impact-reducing playground surface designed for accessibility, safety performance, and long-term use. It is the ideal surfacing for new playground facilities in high-use areas requiring a continuous, low-maintenance ADA-compliant surface.

1.2 PLANNING AND LOCATION

Poured-in-place rubber shall be used within fully contained playground use zones defined by continuous concrete edges. It shall be installed in new and renovated playgrounds where high durability and high accessibility are required. Provide engineered subsurface drainage beneath all installations to prevent ponding and support long-term surface performance. Compacted aggregate sub-base is preferred; poured concrete sub-base may be used for poor or unstable soils. Locations with challenging drainage conditions shall be evaluated by Staff during design development to confirm suitability and drainage approach.

Engineered turf surfacing may be considered as an alternative system where approved by Staff and designed by a qualified playground vendor.

1.3 DESIGN GUIDELINES

Poured-in-place rubber shall be installed as a continuous system meeting applicable safety and accessibility standards.

- Install in accordance with ADA accessibility requirements
- Provide base and wear layer system per manufacturer specifications
- Install within fully contained concrete-edged playground zones
- Provide subsurface drainage to prevent ponding and ensure rapid water removal
- Coordinate layout with play equipment fall zones and accessible routes with vendor
- Ensure smooth transitions to adjacent surfaces
- Minimize field seams; all seams shall be fully bonded
- Test installed surfacing for GMAX and HIC compliance per ASTM standards
- The use of PIP should be approved by Staff



1.4 MATERIALS AND CHARACTER

Poured-in-place surfacing shall consist of EPDM rubber granules bound with aliphatic polyurethane binder.

- Materials shall be UV-stable, non-toxic, and suitable for public use
- Surface shall be continuous, slip-resistant, and free of voids or separation
- Color palette shall be consistent within each playground or park system; light and bright colors to be avoided
- Finished surface shall be uniform in appearance and texture

1.5 PERFORMANCE AND MAINTENANCE

Poured-in-place rubber is designed for long-term durability with low maintenance requirements. The surface shall maintain impact-reducing and accessibility performance under normal use conditions. Routine maintenance includes cleaning, inspection, and localized patching of damaged areas. Expected service life is approximately 10–15 years depending on use intensity and environmental conditions. High-wear areas may require earlier localized repair.

Engineered Wood Fiber Mulch park development standards

2.1 INTENT

Engineered wood fiber mulch provides an affordable, impact-reducing playground surfacing that supports safety performance, permeability, and a natural park character. With proper design, defined access points, and routine maintenance, accessible play areas can be achieved and sustained over time.

2.2 PLANNING AND LOCATION

Engineered wood fiber mulch shall be used within fully contained playground use zones defined by continuous concrete edges. It shall be installed where a natural aesthetic is desired. Provide subsurface drainage beneath all engineered wood fiber mulch areas to support rapid drainage. Provide at least one permanent concrete ramp or accessible entry point for ADA access. This surfacing is appropriate where ongoing maintenance can sustain accessibility and performance standards. Do not use in areas prone to flooding or poor drainage; select an alternative surfacing system in such conditions. Related standards include Playground Edge.

2.3 DESIGN GUIDELINES

Engineered wood fiber mulch shall provide impact attenuation in accordance with applicable safety and accessibility standards.

- Install in accordance with manufacturer and CPSC depth requirements
- Install within fully contained concrete-edged playground zones
- Coordinate installation with play equipment installer and general contractor
- Provide at least one permanent concrete ramp or accessible entry point into the play area
- Clear subgrade of vegetation and unsuitable materials prior to installation
- Test surfacing for GMAX and HIC compliance per ASTM standards



2.4 MATERIALS AND CHARACTER

Engineered wood fiber mulch shall consist of processed Texas softwood or hardwood fiber not exceeding 3/4-inch length.

- Materials shall be non-toxic and free of chemical additives or treated wood products
- Recycled wood, pallets, and construction debris are prohibited
- Material shall be free of soil, organic waste, metals, insects, and invasive species
- Surfacing shall maintain a uniform, natural appearance consistent with playground environments

2.5 PERFORMANCE AND MAINTENANCE

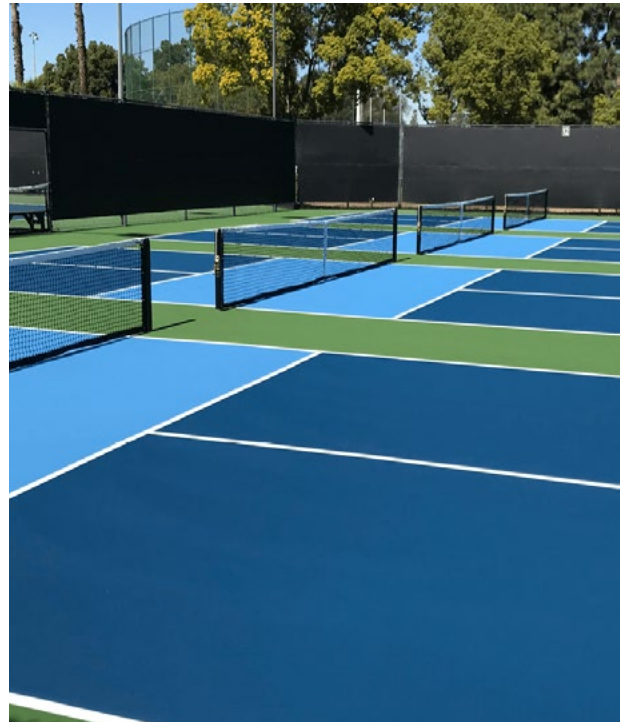
Engineered wood fiber mulch requires routine maintenance to maintain safety and accessibility performance. Material will shift, compact, and deplete under normal use and environmental conditions. Annual replenishment is anticipated as part of routine maintenance. Routine raking, redistribution, and depth correction shall be required to maintain compliance with safety and accessibility standards. Full resurfacing replacement is typically required within approximately 3–7 years depending on use intensity and site conditions.

3.1 INTENT

Provide durable, textured, slip-resistant court surfacing for tennis, basketball, and multi-purpose courts that supports safe recreational and programmed play.

3.2 PLANNING AND LOCATION

Court surfacing shall be used for tennis, basketball, and multi-purpose courts within designated park recreation areas and shall be read in conjunction with the Multi-Sport Courts standard. Courts shall be designed to support safe play, accessibility, and appropriate circulation around play areas. Court layouts and striping shall accommodate approved recreational uses, including basketball, tennis, and pickleball where applicable. Related standards include tennis and basketball court requirements.



3.3 DESIGN GUIDELINES

Court surfacing shall provide a durable, uniform, and slip-resistant playing surface.

- Positive drainage with a maximum 1% slope
- Ensure courts are designed to prevent standing water or surface ponding
- Provide appropriate clear zones around court perimeters for safe play
- Install court striping for approved sports configurations (tennis, basketball, pickleball where approved)
- Ensure surface transitions are smooth and free of abrupt changes in elevation
- Color and line markings shall be high-contrast and durable for long-term visibility
- Courts shall be designed to support both recreational and programmed use

3.4 MATERIALS AND CHARACTER

Court surfaces shall consist of acrylic sport surfacing systems or approved equivalent athletic court systems installed over a prepared asphalt base.

- Surfaces shall be textured, slip-resistant, and suitable for outdoor athletic use
- Base shall be constructed to provide long-term stability and performance (asphalt or approved equivalent)
- Color palette shall be consistent within each park or court system (standard colors may include earth tones, gray, or approved alternatives)
- Court lines shall be crisp, high-contrast, and durable
- Surface systems shall be UV-stable and suitable for long-term outdoor exposure

3.5 PERFORMANCE AND MAINTENANCE

Court surfacing shall be designed for long-term recreational use under normal environmental conditions. The surface shall maintain traction, playability, and drainage performance. Routine maintenance includes cleaning, crack repair, and reapplication of surface coatings as needed. Resurfacing is typically required approximately every 5–7 years depending on use intensity and environmental exposure. Standing water or persistent surface ponding is not acceptable.



"Infrastructure systems are coordinated to support park function while minimizing visual and environmental impact."

G. SITE SYSTEMS

G.1 | Lighting

G.2 | Signage

G.3 | Clearing and Site Preparation

G.4 | Utilities

G.5 | Grading and Drainage

G.6 | Parking Lots



Lighting

park development standards

1.1 INTENT

Lighting shall enhance safety, visibility, and usability of park spaces while supporting nighttime activity and reinforcing a cohesive City park system identity. Lighting shall be designed to minimize glare, reduce light spill, and limit impacts to adjacent properties and natural systems.

1.2 PLANNING AND LOCATION

Lighting shall be provided in areas necessary for safe and functional park use, including pathways, entrances, parking areas, plazas, trailheads, intersections, and athletic facilities where nighttime use is anticipated. Lighting shall be coordinated with site layout, circulation, and signage to ensure clear navigation and a consistent nighttime experience across the park system.

1.3 DESIGN GUIDELINES

Lighting shall provide safe and consistent illumination while minimizing glare, spillover, and environmental impact.

- Provide photometric plans for all park lighting systems
- Direct light downward and limit illumination beyond intended areas
- Utilize dark sky compliant fixtures and lighting practices where feasible
- Coordinate lighting placement with circulation, signage, and activity zones
- Maintain appropriate lighting levels for pedestrian safety and usability
- Use warm color temperature lighting to reduce environmental impact
- Ensure compliance with applicable City standards and IESNA guidelines

1.4 MATERIALS AND CHARACTER

Lighting fixtures and poles shall be durable, weather-resistant, and vandal-resistant. Lighting design shall be consistent across the park system to reinforce a unified identity. Fixtures shall be selected to minimize visual clutter while maintaining performance and safety.

Specialized Lighting Systems

General Park Lighting: shall provide consistent illumination for pedestrian circulation, park roads, and gathering areas. Poles and fixtures shall be appropriately scaled to park context and installed to support safety



Spring City
Model:
Finish: black

Justin Old Town
Streetscape Lighting





Lighting

park development standards

and visibility. Historic or context-sensitive areas may require City-approved fixture selections to maintain design continuity.

Where appropriate bollard lighting may be used to illuminate trails and other key areas within a park.

Athletic Field and Court Lighting: shall be designed to support safe play during nighttime hours for programmed sports activities. Systems shall be designed as complete sports lighting packages.

- Provide lighting levels appropriate for intended sport with uniform illumination
- Use LED athletic lighting systems or City-approved equivalents
- Mount on poles appropriate for field or court scale
- Provide full field/court coverage with controlled glare and spill
- Include controls or systems for operational management where required
- Coordinate layout with field geometry and safety zones

Solar / Supplemental Lighting: may be used in limited applications such as trails, remote areas, or secondary pathways where full electrical infrastructure is not practical.

- Use solar fixtures approved by City staff
- Limit use to supplemental or low-intensity lighting applications
- Ensure consistent spacing and visibility for pedestrian safety



1.5 PERFORMANCE AND MAINTENANCE

Lighting systems shall provide reliable, uniform illumination for safe nighttime use. Systems shall be designed for durability, energy efficiency, and ease of maintenance. Routine maintenance shall include inspection, cleaning, replacement of failed components, and system calibration as needed. Athletic and specialty lighting systems shall maintain performance consistent with their intended use over time.

2.1 INTENT

All parks should include signage to support wayfinding and reinforce the identity of individual parks as part of a unified City park system. Signage shall be carefully designed to provide clear navigation while strengthening recognition of the overall park system.

2.2 PLANNING AND LOCATION

Signage shall be located to support park identification, wayfinding, and safe circulation throughout the park system. Placement shall prioritize visibility and ease of navigation while avoiding conflicts with pedestrian, bicycle, and vehicular movement. Park entry signage shall be located at primary entrances and coordinated with park access, circulation, and adjacent streets or trails.



2.3 DESIGN GUIDELINES

Signage shall be organized into a consistent hierarchy to support park identity and user navigation.

- Provide monument entry signage at primary park entrances consistent with City standards
- Provide secondary entry signage where applicable
- Provide identification signage for amenities, facilities, and activity areas
- Provide trailhead signage at primary trail access points
- Provide directional and wayfinding signage where needed for user clarity
- Provide interpretive signage at designated natural, historic, or educational features
- Maintain consistent signage hierarchy, materials, and graphic character across the park system
- Ensure signage remains clear, legible, and unobtrusive within the park environment

2.4 MATERIALS AND CHARACTER

Signage shall be constructed of durable, weather-resistant, and vandal-resistant materials suitable for long-term outdoor use. Signage design shall maintain a consistent visual character across the park system and align with approved City identity standards.

- Incorporate the City logo and approved branding elements in accordance with City standards
- Lettering and graphic elements should be sized for clear visibility and legibility at intended viewing distances.
- Use materials, colors, and typography consistent with the overall park system character
- Monument signage may reference existing City park signage systems, including Bishop Park, as a general design guide for scale, materiality, and character

2.5 PERFORMANCE AND MAINTENANCE

Signage shall be designed for long-term readability, structural stability, and minimal maintenance. Signage shall remain legible and intact under normal environmental and use conditions. Routine maintenance shall include cleaning, inspection, and replacement of damaged or faded elements. Signage updates and replacements shall maintain consistency with established City standards.

3.1 INTENT

Provide site preparation requirements that support safe construction, protect public safety, and preserve existing natural and built environmental features during park development.

3.2 PLANNING AND LOCATION

Site clearing and preparation shall be limited to areas required for approved park improvements. Existing trees, drainage ways, and environmentally sensitive areas shall be protected where feasible. Utility coordination, including water, wastewater, electrical, and communications infrastructure, shall be incorporated into site planning as part of overall park and subdivision development. Tree protection measures and erosion control requirements shall be implemented to protect site resources during construction. Site preparation shall comply with applicable local, state, and utility coordination requirements.

3.3 DESIGN GUIDELINES

Site preparation shall support safe construction practices and long-term park performance.

- Limit clearing to areas required for approved improvements
- Protect existing trees and significant natural features where feasible
- Implement tree protection measures consistent with arborist guidance where applicable
- Strip and stockpile topsoil for reuse within the project site where appropriate
- Remove unsuitable materials, debris, and vegetation from construction areas
- Coordinate clearing limits with grading, drainage, and utility plans
- Provide erosion and sediment control measures during construction
- Verify subgrade conditions are suitable for intended improvements prior to installation



3.4 MATERIALS AND CHARACTER

Cleared and prepared areas shall be left in a stable condition suitable for subsequent construction activities. Stockpiled materials shall be managed to preserve soil quality and prevent erosion or contamination. Exposed soils shall be stabilized as required until permanent improvements are installed.

3.5 PERFORMANCE AND MAINTENANCE

Site preparation shall result in stable, well-prepared subgrades capable of supporting intended park improvements with minimal settlement or instability. Temporary erosion control measures shall remain in place until permanent stabilization is achieved. Disturbed areas shall be restored in accordance with project requirements and approved site plans.

4.1 INTENT

Provide safe, reliable, and coordinated utility systems to support park facilities, lighting, irrigation, drainage, and site amenities. Utility infrastructure shall be designed for long-term durability, ease of maintenance, and compatibility with all park improvements.

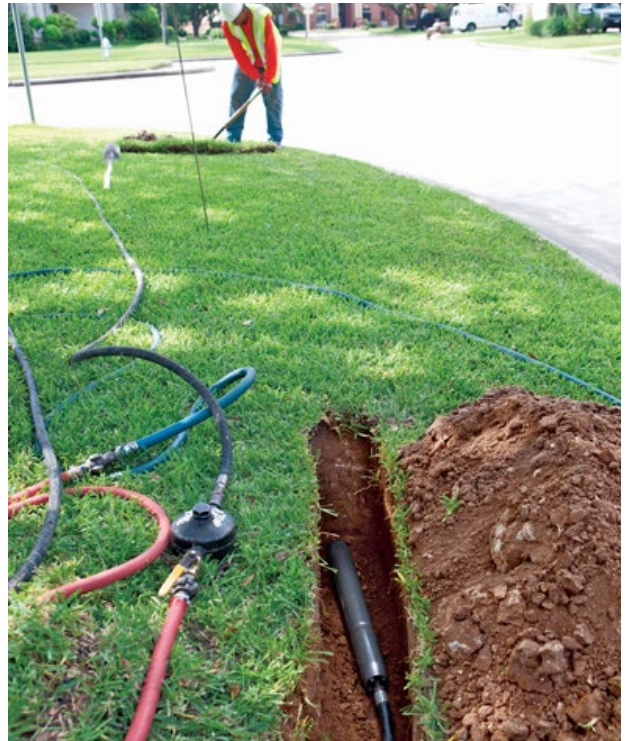
4.2 PLANNING AND LOCATION

Utility systems shall be planned in coordination with overall park layout to avoid conflicts with trees, structures, and future improvements. Utilities shall be located to support efficient maintenance access and minimize disruption to park use areas. Utility corridors shall be coordinated with grading, drainage, and planting design. All utility routing shall comply with applicable codes and be reviewed by Staff during design development.

4.3 DESIGN GUIDELINES

Utility systems shall be designed to support safe operation, durability, and maintainability.

- Provide clear separation between utility lines and tree protection zones where feasible
- Coordinate utility routing with site grading and drainage systems
- Provide accessible shutoffs, valves, and control points for maintenance access
- Install utilities in locations that minimize conflicts with future park improvements
- Ensure all systems comply with applicable local, state, and federal codes
- Provide protective measures for utilities located under high-use or load-bearing areas where required
- Coordinate utility installations with all site improvements prior to construction



4.4 MATERIALS AND CHARACTER

Utility materials and systems shall be durable, corrosion-resistant, and suitable for long-term outdoor use.

- All underground utilities shall be installed in accordance with applicable standards and manufacturer requirements
- Materials shall be selected for longevity, serviceability, and resistance to environmental conditions
- Surface appurtenances (vaults, covers, boxes) shall be flush, durable, and compatible with surrounding site materials
- Utility components shall be located and finished to minimize visual impact within park environments

4.5 PERFORMANCE AND MAINTENANCE

Utility systems shall be designed for reliable long-term operation with minimal disruption to park use. Systems shall remain accessible for inspection, repair, and replacement. Routine maintenance shall include inspection of valves, fixtures, electrical components, and drainage systems as applicable. Utility infrastructure shall be designed to support safe isolation and repair without impacting unrelated park systems..

5.1 INTENT

Provide grading and drainage requirements that ensure safe, functional, and durable park environments. Park sites shall be designed to effectively manage stormwater, prevent ponding, and support long-term performance of all park facilities and amenities.

5.2 PLANNING AND LOCATION

Grading and drainage shall be coordinated with overall park layout, including buildings, hardscape, play areas, courts, fields, and utilities. Finished grades shall be designed to promote positive drainage throughout the site and direct water to appropriate collection, conveyance, or discharge points. Drainage patterns shall minimize conflicts with pedestrian circulation, recreational areas, and maintenance access. Existing drainage patterns shall be considered and incorporated where feasible.

5.3 DESIGN GUIDELINES

Grading and drainage systems shall support safe use of park facilities and long-term site stability.

- Design site to provide positive drainage away from structures, play areas, and hardscape surfaces
- Avoid creation of low points that result in standing water in active use areas
- Coordinate grading with all site elements including utilities, planting, and circulation routes
- Provide smooth transitions between grades to support accessibility and pedestrian movement
- Ensure drainage systems are designed to handle anticipated storm events based on applicable local requirements
- Direct runoff to appropriate inlets, swales, or overland flow paths as part of an integrated site system
- Maintain accessibility compliance for all pedestrian routes and gathering areas



5.4 MATERIALS AND CHARACTER

Graded areas shall be stable, uniform, and suitable for intended park use, using materials that support compaction, stability, and erosion resistance. Erosion-prone areas shall be stabilized in a manner consistent with surrounding park character.

- Restore all disturbed areas with native vegetation or sod, including necessary soil preparation and amendments to support successful establishment.

5.5 PERFORMANCE AND MAINTENANCE

Grading and drainage systems shall perform to prevent ponding, erosion, and damage to park facilities under normal and storm conditions. Sites shall remain stable and functional with minimal maintenance intervention. Routine maintenance shall include inspection of drainage paths, repair of erosion areas, and clearing of debris from drainage features as needed.

6.1 INTENT

Provide standardized parking lot surfacing options to support safe, durable, and context-appropriate vehicular access within park facilities.

6.2 PLANNING AND LOCATION

Parking lot type selection shall be based on site conditions, environmental sensitivity, anticipated traffic volume, and maintenance capacity, as approved by Park and Recreation Staff. All parking lot types shall be designed to support safe pedestrian and vehicle separation and consistent access to park facilities.

6.3 DESIGN GUIDELINES

Parking lots shall be designed to meet functional, accessibility, and safety requirements consistent with applicable standards.

- Concrete parking lots shall be the standard for most applications.
- Pervious parking lots shall be used in environmentally sensitive areas or where approved for storm water management purposes.
- Gravel parking lots may be used for temporary parking areas, as approved by Park and Recreation Staff.
- Asphalt parking lots may be used for approved applications.
- Stall dimensions shall be 9' x 18' for standard parking spaces unless otherwise required.
- Provide standard striping or alternative stall delineation appropriate to pavement type.
- Accessibility requirements shall be consistent across all parking lot types.

6.4 MATERIALS AND CHARACTER

Asphalt Parking Lot:

- General standard for most applications.
- Edging: Wheel stops or continuous concrete curbing minimum 6 inches in height.
- Striping: Standard white thermoplastic striping to delineate all stalls.
- Accessibility: Provide a minimum of two 8' x 20' stalls with a central van-accessible area.

Pervious Parking Lot:

- Environmental or storm water management applications where approved.
- Edging: Wheel stops or continuous concrete curbing minimum 6 inches in height.



- Striping: Thermoplastic striping where applicable; otherwise use contrasting pavers or alternate surface patterns to delineate stalls.
- Accessibility: Consistent with asphalt parking lot requirements.

Concrete Parking Lot:

- As approved by Park and Recreation Staff for vehicular circulation or specialty applications.
- Materials: Portland cement, admixtures, aggregates, and reinforcement consistent with ASTM C-150.
- Testing: Concrete shall be tested for compressive strength, slump, and air content.
- Joints: Expansion and saw-cut control joints shall be installed per Professional Engineer specifications.
- Reinforcement: Steel reinforcement shall be provided as determined by Geotechnical or Professional Engineer and shall comply with ASTM standards.

6.5 PERFORMANCE AND MAINTENANCE

Parking lots shall be designed for long-term durability and performance under expected loading conditions with routine maintenance. Pavement systems shall resist deformation, surface deterioration, and drainage failure under normal use. Maintenance shall include crack sealing, surface repairs, restriping, and drainage system upkeep. Gravel surfaces shall be periodically regraded and replenished. Pervious systems shall be maintained to preserve permeability and storm water function over time.



"Planting and irrigation systems work together to support ecological health, aesthetic quality and efficient resource use."

H. PLANTING, SOD AND IRRIGATION

H.1 | Planting Design

H.2 | Sod & Grasses

H.3 | Irrigation

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1.1 INTENT

Planting shall enhance park character, provide shade, support ecological function, and reinforce a cohesive City park system identity. Planting design shall strengthen the connection between developed park areas and surrounding natural systems while maintaining a durable, low-maintenance landscape character.

1.2 PLANNING AND LOCATION

Planting shall define park spaces, provide shade, support environmental performance, and reinforce a cohesive City park system identity. Planting design shall strengthen connections between developed park areas and surrounding natural systems while maintaining a durable, low-maintenance landscape character.

Planting shall be used to define park spaces, provide shade, and support environmental performance, including erosion control, creek banks, habitat enhancement, and pollinator and butterfly habitat. Planting types may include **ornamental planting** (feature and seasonal interest areas), **high-maintenance planting** (limited, feature-based areas requiring increased upkeep), and **naturalized planting** areas (low-maintenance zones for habitat, slope stabilization, and transition areas). Planting shall be located to avoid conflicts with infrastructure, utilities, and programmed recreation areas while supporting visibility, safety, and circulation.

1.3 DESIGN GUIDELINES

Planting shall be designed to support long-term durability, seasonal interest, and functional park performance.

- A consistent palette of native and adaptive plant materials shall be used across the park system
- Prioritize shade trees in high-use areas to improve comfort
- Limit tree planting in designated open play fields, prairie areas, or programmed lawn spaces
- Use plant materials to define edges, movement corridors, and key intersections
- Incorporate planting to support erosion control
- Maintain clear sight lines for safety, particularly at intersections, paths, and park entrances
- Select plant materials that are low-maintenance, drought-tolerant, and climate appropriate
- Artificial turf may be considered for high-use or specialized lawn areas where approved by Staff
- Trees and planting areas shall require permanent irrigation systems to support long-term establishment



and survivability

- Planting beds in neighborhood parks and smaller park classifications shall require approval by City Staff

1.4 MATERIALS AND CHARACTER

Plant materials shall be suitable for regional climate conditions. Planting shall reflect a contemporary natural aesthetic with a focus on durability, seasonal variation, and reduced maintenance requirements.

- Trees shall be suitable for shade and long-term canopy development
- Turf areas shall be low water, low maintenance, and limited to functional recreation zones
- Irrigated turf shall be minimized and used only where maintenance capacity supports long-term performance.
- Plant materials shall be free of disease and selected for resilience under public park conditions

1.5 PERFORMANCE AND MAINTENANCE

Planting shall be designed for long-term survivability, reduced maintenance input, and ecological performance. Routine maintenance shall include pruning, irrigation management, weed control, and seasonal care. Planting areas shall be maintained to support healthy growth, safe circulation, and consistent park character over time.

2.1 INTENT

Sod and seeding shall be used to establish durable, stable, and functional turf areas that support park use, erosion control, and long-term landscape performance.

2.2 PLANNING AND LOCATION

Sod shall be used in high-use or high-visibility areas where immediate stabilization and usability are required, including athletic fields, around playgrounds, and primary park spaces. Seeding may be used in low-use, open space, or restoration areas where longer establishment periods are acceptable.



2.3 DESIGN GUIDELINES

Turf establishment methods shall be selected based on intended use, maintenance capacity, and site conditions.

- Use sod in high-use and high-traffic areas requiring immediate stabilization
- Use seeding in low-use, naturalized, or restoration areas
- Provide erosion control measures until full turf establishment is achieved
- Ensure proper soil preparation, grading, and compaction prior to installation
- Turf areas shall be established, with 90% coverage, and maintained for a minimum period of 90 days prior to acceptance or turnover to the City

2.4 MATERIALS AND CHARACTER

Turf areas shall be established using sod or seed appropriate to site conditions and intended use. All turf areas shall be designed to achieve uniform coverage, stable ground conditions, and resistance to erosion under normal park use.

- Common Bermuda is appropriate for general park lawn areas and most standard park applications
- TifTuf or Tifway 419 Bermuda may be used for athletic fields and high-use sports areas where enhanced durability and recovery are required
- Turf selection shall consider maintenance requirements, irrigation demand, anticipated wear, and long-term performance

2.5 PERFORMANCE AND MAINTENANCE

Turf areas shall be maintained to ensure healthy establishment, uniform coverage, and long-term stability. Maintenance shall include watering, mowing, fertilization, overseeding, and repair of damaged or eroded areas as needed to maintain safe and functional conditions.

3.1 INTENT

Irrigation systems shall support the establishment and long-term health of park plantings and turf areas while promoting efficient water use, reliability, and ease of maintenance.

3.2 PLANNING AND LOCATION

Permanent irrigation systems shall be provided to support turf, planting areas, and newly planted trees. Systems shall be designed to avoid conflicts with utilities, circulation, and park amenities, and shall be coordinated with grading, drainage, and planting layouts. Temporary irrigation may be used for turf establishment and seeded areas that are not intended for heavy foot traffic or key programmed recreation areas.



3.3 DESIGN GUIDELINES

Irrigation systems shall be designed for efficient coverage, durability, and long-term performance. Provide adequate coverage to establish and sustain all irrigated turf and planting areas

- Divide systems into logical zones for efficient control and maintenance
- No overspray onto hardscape areas, structures, and non-irrigated zones
- Coordinate system layout with grading, drainage, and planting design
- Design systems for water efficiency and operational reliability
- Irrigation systems shall be designed by a licensed Landscape Architect or licensed irrigator
- All parks shall include a dedicated water meter, backflow prevention assembly, and quick coupler(s) for maintenance access, along with an irrigation controller.
- Irrigation systems shall be designed with capacity for future expansion and integration of smart irrigation technologies, including flow sensors, weather-based controllers, and remote monitoring systems.

3.4 MATERIALS AND CHARACTER

Irrigation systems shall utilize durable, commercial-grade components suitable for long-term public use. Systems shall be designed to provide uniform distribution and efficient water delivery under varying site conditions.

- Components shall be selected for durability, ease of maintenance, and long service life
- Systems shall be compatible with site conditions and long-term operational requirements
- Irrigation design shall prioritize water conservation and efficient system performance

3.5 PERFORMANCE AND MAINTENANCE

Irrigation systems shall be designed for reliable long-term operation with manageable maintenance requirements. Routine maintenance shall include seasonal adjustments, inspection, repair of leaks or damaged components, and system calibration to maintain efficient water distribution.

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"Requirements for consistent, safe, and accessible design of streets and adjacent public spaces."

I. STREETSCAPE AND ROW

I.1 | Streetscape and ROW

I.2 | XXX

1.1 INTENT

Streetscape improvements shall create a cohesive, safe, and attractive public realm that supports pedestrian activity, reinforces City identity, and enhances the character of downtown and civic corridors.

1.2 PLANNING AND LOCATION

Streetscape elements shall be located within public rights-of-way, civic corridors, and downtown areas to support pedestrian circulation, building frontage activation, and safe multimodal movement. Design shall prioritize walkability, accessibility, and clear separation between pedestrian, bicycle, and vehicular zones.

1.3 DESIGN GUIDELINES

Streetscape design shall support a consistent and high-quality public realm experience throughout urban and downtown areas.

- Provide continuous, ADA-compliant pedestrian sidewalks and accessible routes
- Coordinate pedestrian crossings, curb extensions, and intersection treatments to improve safety
- Reinforce building frontage activation with appropriate lighting, planting, and furnishings
- Maintain clear sight lines at intersections, driveways, and pedestrian crossings
- Coordinate streetscape lighting and signage for safety, visibility, and identity
- Provide street trees and planting consistent with urban canopy and infrastructure constraints
- Ensure continuity of materials and design character within designated districts or corridors
- Street furnishings, lighting, and site elements shall be coordinated to maintain a consistent downtown or district identity.
- Streetscape improvements shall coordinate with utilities, drainage infrastructure, and maintenance access requirements.
- Streetscape design shall support active, pedestrian-oriented environments that encourage use of public space throughout the day.



1.4 MATERIALS AND CHARACTER

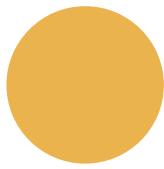
Streetscape materials shall be durable, low-maintenance, and appropriate for high-use urban environments. Materials shall contribute to a cohesive civic identity while accommodating long-term maintenance and heavy pedestrian activity.

- Hardscape materials shall be suitable for high pedestrian traffic and long-term durability
- Street trees shall be selected for an urban environment, canopy structure, and infrastructure compatibility
- Furnishings, lighting, and signage shall be consistent within defined districts or corridors
- Materials shall reinforce a cohesive downtown or civic design character as defined by City standards, ref the current FM 156 corridor and frontage at Old Town.

1.5 PERFORMANCE AND MAINTENANCE

Streetscape elements shall be designed for long-term durability, public safety, and efficient maintenance. Maintenance responsibilities shall be coordinated to ensure consistent functionality, cleanliness, and appearance across all urban corridors.

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APPENDIX
Park development standards

1

CANOPY TREES appendix a - plant materials



Acer rubrum
Red Maple



Acer grandidentatum
Bigtooth Maple



Carya illinoensis
Pecan



Fraxinus texensis
Texas Ash



Ginkgo biloba
Ginkgo



Pistache chinensis
Chinese Pistache



Quercus macrocarpa
Bur Oak



Quercus marilandica
Blackjack Oak



Quercus muehlenbergii
Chinquapin Oak



Quercus shumardii
Shumard Red Oak



Quercus virginiana
Live Oak



Taxodium ascendens
Pond Cypress



Taxodium distichum
Bald Cypress



Ulmus crassifolia
Cedar Elm



Ulmus parvifolia
Lacebark Elm

2

ORNAMENTAL TREES appendix a - plant materials



Cercis canadensis 'Texensis'
Eastern Redbud



Ilex x 'Nellie R. Stevens'
Nellie Stevens Holly



Lagerstroemia indica
Crepe myrtle



Vitex agnus-castus
Vitex tree

3

SHRUBS appendix a - plant materials



Ilex vomitoria
Dwarf Yaupon Holly



Myrica cerifera
Dwarf Wax Myrtle



Callicarpa americana
American Beautyberry



Hesperaloe parviflora
Red Yucca



Abelia x grandiflora
Abelia



Ilex cornuta 'Carissa'
Carissa holly



Leucophyllum frutescens
'Compacta'
Texas Sage



Berberis thunbergii
'Crimson Pygmy'
Barberry

4

SHRUB AREAS appendix a - plant materials



Bouteloua gracilis
'Blonde Ambition'
Blue Grama



Chrysanthemum maximum
Shasta Daisy



Carya illinoensis
Purple wintercreeper



Hemerocallis x 'Orange'
Orange Day Lily



Hesperaloe parviflora
'Yellow'
Yellow Yucca



Salvia x *sylvestris*
'May Night'
May Night Sage



Liriope Muscari
Lily Turf



Miscanthus sinensis
'Adagio'
Adagio Maiden Grass



Muhlenbergia capillaris
'Regal Mist' TM
Pink Muhly



Perovskia atriplicifolia
'Little Spire' TM
Little Spire Russian Sage



Rudbeckia fulgida
Black Eyed Susan



Salvia greggii
Autumn Sage

5

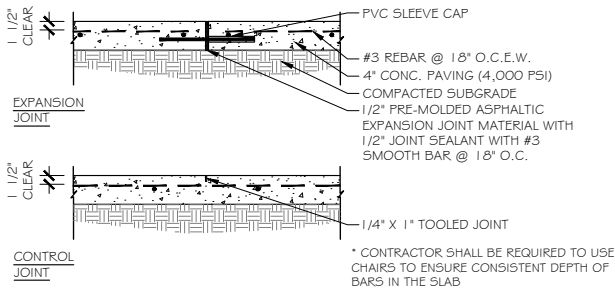
PAVING appendix b - details

NOTE:

1. COMPACTED SUBGRADE - COMPACT TO 95% STANDARD PROCTOR DENSITY AT 0 TO +/- 2% OPTIMUM MOISTURE CONTENT AS PER ASTM D 698 (TYP.)
2. EXPANSION JOINTS & CONTROL JOINTS SHALL BE LOCATED ACCORDING TO THE FOLLOWING.
EJ: CHANGES IN DIRECTION, MAX 75' O.C., AGAINST CURBS, BUILDINGS, AND MANHOLES.
CJ: SPACED EVENLY TO PRODUCE SQUARE MODULES UP TO 8' O.C. MAX

CONCRETE MIXTURE:

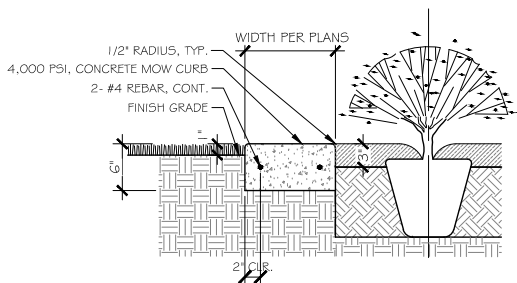
- A. COMPRESSIVE STRENGTH 28 DAYS, 4,000 PSI.
- B. MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO AT POINT OF PLACEMENT 0.45.
- C. SLUMP LIMIT: 5 INCHES PLUS OR MINUS 1 INCH
- D. AIR CONTENT: 5-1/2 PERCENT PLUS OR MINUS 1.5 PERCENT
- E. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE ACCORDING TO ASTM C 94/C 94M.
- F. NATURAL GREY, MEDIUM BROOM FINISH, PROVIDE SAMPLES PER SPEC



REDWOOD EXPANSION JOINTS NOT ALLOWED

CONCRETE PAVING SECTION

3/4" = 1'-0"

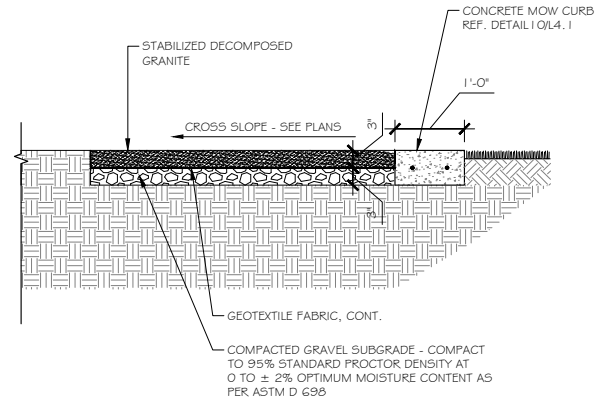


NOTE:

1. CONTROL JOINTS @ 10' O.C. & SEALED EXPANSION JOINTS @ 60' O.C., RE: CONC. PAVING SECTION.

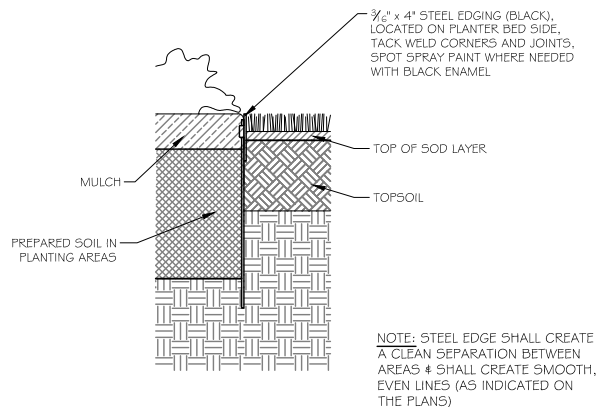
CONCRETE MOW CURB

1" = 1'-0"



DECOMPOSED GRANITE

3/4" = 1'-0"

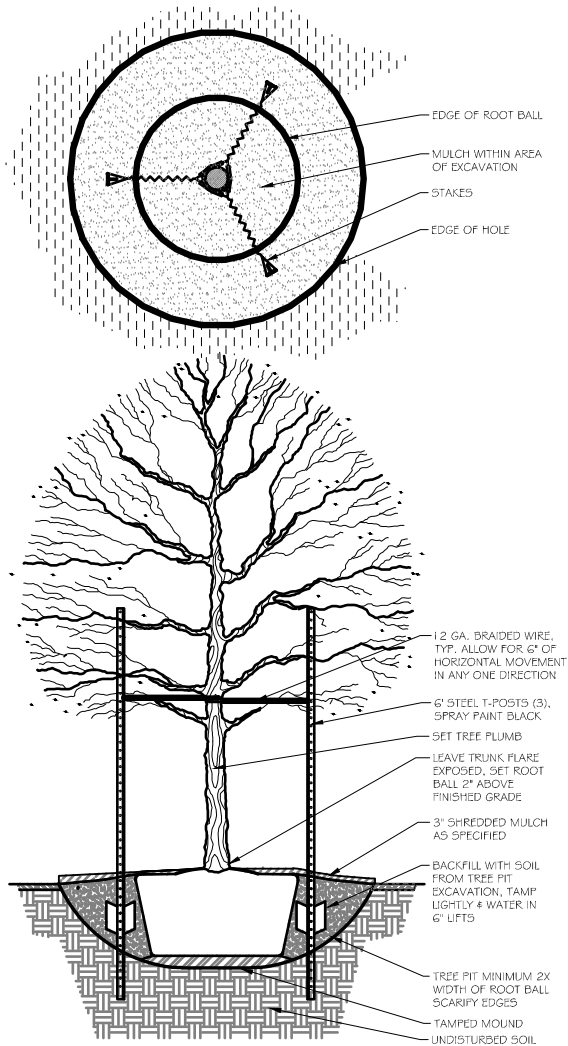


STEEL EDGING AT PLANTING

1 1/2" = 1'-0"

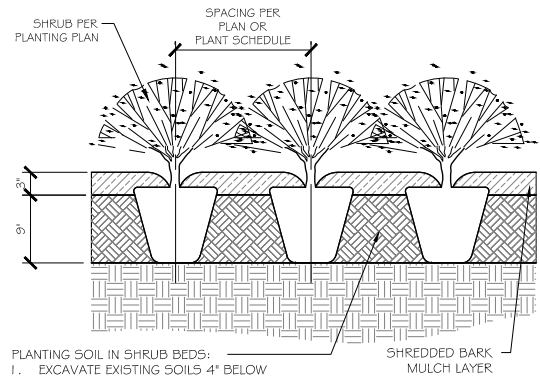
6

PLANTING appendix b - details



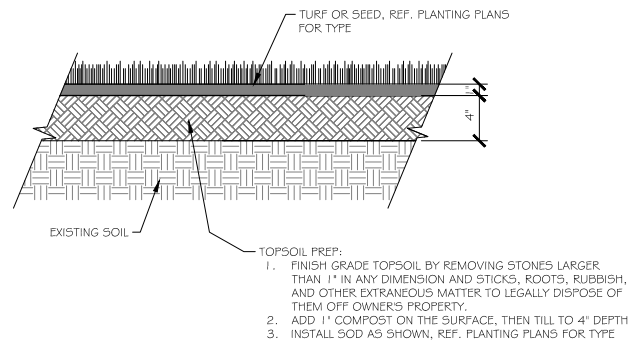
CANOPY TREE PLANTING

3/4" = 1'-0"



TYP. SHRUB PLANTING

1" = 1'-0"



SOIL PROFILE FOR SOD

1 1/2" = 1'-0"



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

Agenda Item: 3. (CONSENT AGENDA)

Title: Consider approval of Resolution 844-26 appointing Charles Neal to the Economic Development Corporation and the Community Development Corporation; and take appropriate action.

Department: Administration

Contact: Ingrid Rex, City Secretary, Megan Doughty, EDC Coordinator

Recommendation:

Staff recommends approval of this appointment of Charles Neal to Place 8 (Alternate) of the EDC/CDC Boards.

Background:

This appointment will fill the vacancy for Place 8 (Alternate) for a term that ends December 2027.

City Attorney Review: No

Attachments:

1. Neal, Charles Application EDC CDC
2. Res 844-26 Appt to EDC-CDC C Neal Place 8 Alt 07-09-26

From: noreply@civicplus.com
To: [Abbey Reece](#); [Amy Piukana](#)
Subject: Online Form Submittal: Board, Commission & Committee Application
Date: Sunday, May 10, 2026 7:54:57 PM

Board, Commission & Committee Application

First Name	Charles
Last Name	Neal
Address	1454 Oliver Creek Lane
City	Justin
State	TX
Zip Code	76247
Mailing Address (If different)	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip Code	<i>Field not completed.</i>
Phone Number	9014940002
Email Address	Charlesneal@hotmail.com
Are you over the age of 18?	Yes
Are you a registered voter in Justin?	Yes
Have you previously served on Justin City Council as a City Council member?	No
Current Occupation/Employer	Uber Freight
Education, Licenses, or Certifications	Master of Science, Operations Management- University of Arkansas; Bachelor of Business Administration - University of Memphis

Are you a current or past member of a Council-appointed Board, Commission, or Corporation?	No
On which Board, Commission, or Committee are you interested in serving? (First Choice)	Type B Community Development Board
If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.	Planning and Zoning Commission
What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?	25 years in Management of cross functional teams ranging from logistics, project management, and IT related implementations across multiple sectors (retails, automotive, oil & gas, healthcare, among others). Masters in Operations Management, BBA in Business.
List any additional information which you believe would be of value for the City Council to know about you.	I'm merely interested in helping my community; simple as that.
Do you or any member of your immediate family residing in your household, hold a position (paid or unpaid) with any person or organization, or have a contract with or any obligation to any person or entity which might constitute a conflict of interest?	No

By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.

Charles Neal

Date of Submission

5/10/2026

Email not displaying correctly? [View it in your browser.](#)

RESOLUTION NO. 844-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPOINTING A MEMBER TO THE ECONOMIC DEVELOPMENT CORPORATION AND THE COMMUNITY DEVELOPMENT CORPORATION; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

WHEREAS, the City Council of the City of Justin, Texas, desires to appoint a member to the Economic Development Corporation and the Community Development Corporation in accordance with the City Charter and applicable ordinances; and

WHEREAS, the City Council finds that appointing a qualified individual to serve on the Economic Development Corporation and the Community Development Corporation 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:

SECTION 1. The following individual is hereby appointed to the Economic Development Corporation and the Community Development Corporation for the term ending December 2027:

- Place 8, Alternate: Charles Neal

SECTION 2. The appointment made herein shall become effective immediately upon approval of this Resolution.

SECTION 3. It is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

DULY PASSED by the City Council of the City of Justin, Texas, on the 9th day of July 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

Agenda Item: 4. (CONSENT AGENDA)

Title: Consider approval of Resolution 845-26 amending the City of Justin Master Fee Schedule; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval.

Background:

As part of the adoption of the 2024 International Codes and related local amendments, Staff is proposing minor revisions to the Master Fee Schedule to ensure consistency with the updated code references and permitting provisions. These revisions include updating references to the current ICC Building Valuation Data used in calculating certain commercial building permit fees. No fee increases or new fees are proposed as part of this update; all existing fee amounts will remain unchanged.

City Attorney Review: No

Attachments:

1. Resolution 845-26 for Master Fee Schedule
2. Master Fee Schedule 260709 - Redline

RESOLUTION NO. 845-26

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

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

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

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

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

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

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

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

DULY PASSED by the City Council of the City of Justin, Texas, on the 9th day of July 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

City Attorney

I. BUILDING & PERMITTING

New Construction

New Single Family Residential	
Building Permit	\$1.00 per square-foot
Plan Review	N/C <u>\$750</u>
Fire Code Review (If Applicable)	20% of Building Permit
New Multi-Family Residential	
Building Permit	\$1.00 per square-foot
Plan Review	Based on commercial fee valuation chart
Fire Code Review (If Applicable)	20% of Building Permit
New Commercial	
Building Permit	Based on commercial fee valuation chart
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit
Health Plan Review (If Applicable)	\$250
<u>*International Code Council (Current ICC Building Valuation Table ICC) Valuation Table to be utilized and determine valuation of construction.</u> <u>ICC updates the valuation table every February and August, it can be found on the International Code Council Website.</u>	

Other New Construction Fees

Final Certificate of Occupancy	\$150
Energy Code (Recheck)	\$300
Driveway with Curb Cut	\$2 <u>100</u>
Driveway with Culvert	\$200
Sign Permit	\$50
Wastewater Plumbing Permit	\$100
Customer Service Inspection	\$100
Irrigation	\$100
New Fence	\$100
Replacement Fence	\$25
Accessory Building	\$0.50 per square-foot
Residential Swimming Pool	\$400

Alterations, Remodels, and Additions

Residential Remodels	
Building Permit	\$0.50 per square foot
Plan Review (Not Required)	N/C
Minimum Fee	\$100
Residential Additions	
Building Permit	\$0.50 per square foot
Plan Review	N/C
Fire Code Review (If Applicable)	20% of Building Permit
Commercial Remodels	
Building Permit	Based on commercial fee valuation chart
Plan Review	65% of building permit
Fire Code Review (If Applicable)	20% of building permit
Health Plan Review (If Applicable)	\$250
<u>*International Code Council (ICC) Valuation Table to be utilized and determine valuation of construction.</u>	
<u>ICC updates the valuation table every February and August, it can be found on the International Code Council Website– Current ICC Building Valuation Table</u>	
Commercial Additions	
Building Permit	Based on commercial fee valuation chart
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit
Health Plan Review (If Applicable)	\$250
<u>*International Code Council (ICC) Valuation Table to be utilized and determine valuation of construction.</u>	
<u>ICC updates the valuation table every February and August, it can be found on the International Code Council Website– Current ICC Building Valuation Table</u>	

<u>Miscellaneous</u>	
Tents and Air-supported Structures	\$50.00/structure
Fire Hydrant Flow Test	\$150.00
Explosives/Blasting Agents	\$200.00
Fireworks	\$100.00
Fumigation/Thermal Insect Fog	\$50.00
Places of Assembly	\$50.00
Access Control	\$50.00
Miscellaneous	\$50.00
Flammable/Combustible Liquids/Tanks	\$50.00
Liquefied Petroleum Gases	\$25.00
Christmas Tree Lots	\$50.00
New Installation/Acceptance Test	
Fire Sprinkler System	\$175.00/riser + \$0.012/ft ²
	\$50.00
	\$100.00
	\$125.00 + \$0.012/ft²
Automatic Extinguishing System	\$100/system
Fire Alarm System	\$100.00/system + \$2.00/device
	\$50.00
	\$100.00
	\$100.00/system + \$2.00/device
Standpipe System	\$150/system
Re-Inspection	
1 st Re-Inspection	50% of Original Fee
Subsequent Re-Inspections	150% of Original Fee

(Ord. No. 461-08, § 1, 12-8-08)

Approved by City Council Resolution # ~~809-26~~ on
~~03/12/2026~~07/09/2026



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

Agenda Item: 5. (CONSENT AGENDA)

Title: Consider approval of Resolution 846-26 approving the Justin Economic Development Corporation (Type A) Loan Agreement and Sales Tax Remittance Agreement for Land Acquisition; and take appropriate action.

Department: Administration

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

Recommendation:

Staff recommends approval.

Background:

Background

The Justin Economic Development Corporation (JEDC) and Justin Community Development Corporation (JCDC) have approved separate resolutions authorizing financing for the acquisition of property to be used for tax exempt purposes.

The proposed financing package consists of:

- Type A Corporation Loan: \$396,825
- Type B Corporation Loan: \$132,275
- Total Financing: \$529,100

As required by Chapters 504 and 505 of the Texas Local Government Code, the City Council must approve the resolutions authorizing the loans and related Sales Tax Remittance Agreements between the City and each corporation.

The acquisition of the property will expand the City's park inventory, preserve land for future recreational opportunities, and support the City's long-term parks and open space goals.

Financial Impact

The proposed financing will be repaid solely from dedicated Type A and Type B sales tax revenues and will not impact the City's General Fund or property tax rate. The term is for 7 years with a split cost allocation of 75% towards Type A and 25% towards Type B funds. The Type A and Type B Board cash flow approximately \$1.1 million per year, giving exceptional coverage well over the 1.25 Debt Service Coverage Ratio recommendation. ***Please note that existing debt completely falls off in 2028 for Type A and 2030 for Type B funds.***

The Corporations currently maintain the following annual debt service obligations:

Corporation	Current Annual Debt Service
Justin Economic Development Corporation (Type A)	\$85,147
Justin Community Development Corporation (Type B)	\$106,169
Total Annual Debt Service	\$191,316

Approval of the proposed financing is anticipated to increase annual debt service obligations by approximately:

Corporation	Estimated Additional Annual Debt Service
Justin Economic Development Corporation (Type A)	\$49,600
Justin Community Development Corporation (Type B)	\$16,500
Total Additional Annual Debt Service	\$66,100

Following approval of the financing, the estimated annual debt service obligations would be:

Corporation	Existing Debt Service	New Debt Service	Total Annual Debt Service
Type A (EDC)	\$85,147	\$49,600	\$134,747
Type B (CDC)	\$106,169	\$16,500	\$122,669
Combined Total	\$191,316	\$66,100	\$257,416

Even after issuance of the proposed debt, annual debt service obligations will remain supported by dedicated sales tax revenues generated by the respective corporations.

Legal Review

The resolutions and financing documents have been reviewed by bond counsel and are authorized pursuant to Chapters 504 and 505 of the Texas Local Government Code.

City Attorney Review: N/A

Attachments:

1. Justin EDC (Type A) - Resolution 846-26 of City-1

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS
CITY JUSTIN

§
§

I, the undersigned, City Secretary of the City of Justin, Texas DO HEREBY CERTIFY as follows:

1. On July 9, 2026, a regular meeting of the City Council of the City of Justin, Texas, was held at a meeting place within the City; the duly constituted members of the Council being as follows:

James Clark	Mayor
Shelby St. Clair	Mayor Pro Tem – Place 6
Ryan Stevens	Council Member – Place 1
Tomas Mendoza	Council Member – Place 2
Steven Teschke	Council Member – Place 3
James Castle	Council Member – Place 4
Daniel Dennis	Council Member – Place 6

and all of said persons were present at said meeting, except the following: _____.
Among other business considered at said meeting, the attached resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS (“CITY”), APPROVING (I) THE RESOLUTION OF THE BOARD OF DIRECTORS OF JUSTIN ECONOMIC DEVELOPMENT CORPORATION (“CORPORATION”) REGARDING A LOAN IN THE AMOUNT OF \$396,825.00; (II) A SALES TAX REMITTANCE AGREEMENT BETWEEN THE CITY AND THE CORPORATION; (III) RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE LOAN; AND (IV) THE AUTHORITY OF THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, A GENERAL CERTIFICATE OF THE CITY AND THE SALES TAX REMITTANCE AGREEMENT.

was introduced and submitted to the City Council for passage and adoption. After presentation and due consideration of the resolution, and upon a motion made and seconded, the resolution was duly passed and adopted by the Council to be effective immediately by the following vote:

AYES: All members of the City Council shown present above voted “Aye”, except as noted below,

NOES: _____

ABSTAIN: _____

all as shown in the official Minutes of the City Council for the meeting held on the aforesaid date.

2. The attached resolution is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the City Council on the date of the aforesaid meeting are those persons shown above and, according to the records of my office, advance notice of the time, place and purpose of said meeting was given to each member of the Council; and that said meeting, and deliberation of the aforesaid public business, was open to the public and written notice of said meeting, including the subject of the above-entitled resolution, was posted and given in advance thereof in compliance with the provisions of V.T.C.A., Chapter 551, Government Code, as amended.

IN WITNESS WHEREOF, I have hereunto signed my name officially on the date first written above.

Ingrid M. Rex, City Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS (“CITY”), APPROVING (I) THE RESOLUTION OF THE BOARD OF DIRECTORS OF JUSTIN ECONOMIC DEVELOPMENT CORPORATION (“CORPORATION”) REGARDING A LOAN IN THE AMOUNT OF \$396,825.00; (II) A SALES TAX REMITTANCE AGREEMENT BETWEEN THE CITY AND THE CORPORATION; (III) RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE LOAN; AND (IV) THE AUTHORITY OF THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, A GENERAL CERTIFICATE OF THE CITY AND THE SALES TAX REMITTANCE AGREEMENT.

WHEREAS, the Justin Economic Development Corporation (the “Corporation”) has been duly created and organized pursuant to the provisions of Chapter 504, Local Government Code, as amended (formerly Section 4A of the Development Corporation Act of 1979, Article 5190.6, Texas Revised Civil Statutes Annotated, as amended) (the “Act”) by the City of Justin, Texas (the “City”); and

WHEREAS, pursuant to the Act, the Corporation is empowered to borrow money for the purpose of financing the cost of any “*project*” defined as such by the Act; and

WHEREAS, the Board of Directors of the Corporation has found and determined that acquisition of real property in the City to be used as a park (the “Project”) is an authorized project under the Act and loan proceeds may be used for such financing pursuant to that certain Loan Agreement, dated as of July 30, 2026, (as amended, restated, supplemented and/or otherwise modified, the “Loan Agreement”) in the original principal amount of \$396,825.00 (the “Loan”) between the Corporation and Government Capital Corporation (the “Lender”); and

WHEREAS, the Corporation proposes to enter into a Sales Tax Remittance Agreement, dated as of July 30, 2026, (as amended, restated, supplemented and/or otherwise modified, the “Sales Tax Remittance Agreement”) with the City; pursuant to, which among other things, the Corporation will pledge its sales tax revenues to the Lender to secure repayment of the Loan;

WHEREAS, the Act requires the City Council of the City approve the resolution of the Corporation providing for the execution and delivery of the Loan Agreement.

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

Section 1. The Resolution approving the Loan Agreement and authorizing the issuance of the Note (as defined in the Loan Agreement) authorized by the Corporation (the “Corporation Resolution”) on July 9, 2026, and submitted to the City Council this day, is hereby approved in all respects. The Note is being issued to finance the costs of the Project and to pay the Costs of Issuance (as defined in the Loan Agreement).

Section 2. The approvals herein given are in accordance with the Act, and the Note shall never be construed an indebtedness or pledge of the City, or the State of Texas (the “State”), within the meaning of any constitutional or statutory provision, and the owner of the Note shall never be paid in whole or in part out of any funds raised or to be raised by taxation (other than sales tax proceeds as authorized pursuant to Chapter 505 of the Act) or any other revenues of the Corporation, the City, or the State, except those revenues assigned and pledged by the Loan Agreement and the Sales Tax Remittance Agreement.

Section 3. The City hereby agrees to promptly collect and remit to the Corporation the Economic Development Sales and Use Tax (defined in the Loan Agreement) to provide for the prompt payment of the Note, and to assist and cooperate with the Corporation in the enforcement and collection of sales and use taxes imposed on behalf of the Corporation.

Section 4. The Sales Tax Remittance Agreement presented to the City Council on this day, with respect to the obligations of the City and Corporation during the time the Note is outstanding, is hereby approved as to form and substance. Furthermore, the Mayor and the City Secretary and the other officers of the City are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

Section 5. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by V.T.C.A. Government Code, Chapter 551, as amended.

Section 7. This Resolution shall be in force and effect from and after its passage on the date shown below.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED, this _____, 2026.

CITY OF JUSTIN, TEXAS

James Clark, Mayor

ATTEST:

Ingrid M. Rex, City Secretary



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

Agenda Item: 6. (CONSENT AGENDA)

Title: Consider approval of Resolution 847-26 approving the Justin Community Development Corporation (Type B) Loan Agreement and Sales Tax Remittance Agreement for Land Acquisition; and take appropriate action.

Department: Administration

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

Recommendation:

Staff recommends approval.

Background:

Background

The Justin Economic Development Corporation (JEDC) and Justin Community Development Corporation (JCDC) have approved separate resolutions authorizing financing for the acquisition of property to be used for tax exempt purposes.

The proposed financing package consists of:

- Type A Corporation Loan: \$396,825
- Type B Corporation Loan: \$132,275
- Total Financing: \$529,100

As required by Chapters 504 and 505 of the Texas Local Government Code, the City Council must approve the resolutions authorizing the loans and related Sales Tax Remittance Agreements between the City and each corporation.

The acquisition of the property will expand the City's park inventory, preserve land for future recreational opportunities, and support the City's long-term parks and open space goals.

Financial Impact

The proposed financing will be repaid solely from dedicated Type A and Type B sales tax revenues and will not impact the City's General Fund or property tax rate. The term is for 7 years with a split cost allocation of 75% towards Type A and 25% towards Type B funds. The Type A and Type B Board cash flow approximately \$1.1 million per year, giving exceptional coverage well over the 1.25 Debt Service Coverage Ratio recommendation. ***Please note that existing debt completely falls off in 2028 for Type A and 2030 for Type B funds.***

The Corporations currently maintain the following annual debt service obligations:

Corporation	Current Annual Debt Service
Justin Economic Development Corporation (Type A)	\$85,147
Justin Community Development Corporation (Type B)	\$106,169
Total Annual Debt Service	\$191,316

Approval of the proposed financing is anticipated to increase annual debt service obligations by approximately:

Corporation	Estimated Additional Annual Debt Service
Justin Economic Development Corporation (Type A)	\$49,600
Justin Community Development Corporation (Type B)	\$16,500
Total Additional Annual Debt Service	\$66,100

Following approval of the financing, the estimated annual debt service obligations would be:

Corporation	Existing Debt Service	New Debt Service	Total Annual Debt Service
Type A (EDC)	\$85,147	\$49,600	\$134,747
Type B (CDC)	\$106,169	\$16,500	\$122,669
Combined Total	\$191,316	\$66,100	\$257,416

Even after issuance of the proposed debt, annual debt service obligations will remain supported by dedicated sales tax revenues generated by the respective corporations.

Legal Review

The resolutions and financing documents have been reviewed by bond counsel and are authorized pursuant to Chapters 504 and 505 of the Texas Local Government Code.

City Attorney Review: Yes

N/A

Attachments:

1. Justin CDC (Type B) - Resolution 847-26 of City-1

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS
CITY JUSTIN

§
§

I, the undersigned, City Secretary of the City of Justin, Texas DO HEREBY CERTIFY as follows:

1. On July 9, 2026, a regular meeting of the City Council of the City of Justin, Texas, was held at a meeting place within the City; the duly constituted members of the Council being as follows:

James Clark	Mayor
Shelby St. Clair	Mayor Pro Tem – Place 6
Ryan Stevens	Council Member – Place 1
Tomas Mendoza	Council Member – Place 2
Steven Teschke	Council Member – Place 3
James Castle	Council Member – Place 4
Daniel Dennis	Council Member – Place 6

and all of said persons were present at said meeting, except the following: _____.
Among other business considered at said meeting, the attached resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS (“CITY”), APPROVING (I) THE RESOLUTION OF THE BOARD OF DIRECTORS OF JUSTIN COMMUNITY DEVELOPMENT CORPORATION (“CORPORATION”) REGARDING A LOAN IN THE AMOUNT OF \$132,275.00; (II) A SALES TAX REMITTANCE AGREEMENT BETWEEN THE CITY AND THE CORPORATION; (III) RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE LOAN; AND (IV) THE AUTHORITY OF THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, A GENERAL CERTIFICATE OF THE CITY AND THE SALES TAX REMITTANCE AGREEMENT.

was introduced and submitted to the City Council for passage and adoption. After presentation and due consideration of the resolution, and upon a motion made and seconded, the resolution was duly passed and adopted by the Council to be effective immediately by the following vote:

AYES: All members of the City Council shown present above voted “*Aye*”, except as noted below,

NOES: _____

ABSTAIN: _____

all as shown in the official Minutes of the City Council for the meeting held on the aforesaid date.

2. The attached resolution is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the City Council on the date of the aforesaid meeting are those persons shown above and, according to the records of my office, advance notice of the time, place and purpose of said meeting was given to each member of the Council; and that said meeting, and deliberation of the aforesaid public business, was open to the public and written notice of said meeting, including the subject of the above-entitled resolution, was posted and given in advance thereof in compliance with the provisions of V.T.C.A., Chapter 551, Government Code, as amended.

IN WITNESS WHEREOF, I have hereunto signed my name officially on the date first written above.

Ingrid M. Rex, City Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS (“CITY”), APPROVING (I) THE RESOLUTION OF THE BOARD OF DIRECTORS OF JUSTIN COMMUNITY DEVELOPMENT CORPORATION (“CORPORATION”) REGARDING A LOAN IN THE AMOUNT OF \$132,275.00; (II) A SALES TAX REMITTANCE AGREEMENT BETWEEN THE CITY AND THE CORPORATION; (III) RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE LOAN; AND (IV) THE AUTHORITY OF THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, A GENERAL CERTIFICATE OF THE CITY AND THE SALES TAX REMITTANCE AGREEMENT.

WHEREAS, the Justin Community Development Corporation (the “Corporation”) has been duly created and organized pursuant to the provisions of Chapter 505, Local Government Code, as amended (formerly Section 4B of the Development Corporation Act of 1979, Article 5190.6, Texas Revised Civil Statutes Annotated, as amended) (the “Act”) by the City of Justin, Texas (the “City”); and

WHEREAS, pursuant to the Act, the Corporation is empowered to borrow money for the purpose of financing the cost of any “*project*” defined as such by the Act; and

WHEREAS, the Board of Directors of the Corporation has found and determined that acquisition of real property in the City to be used as a park (the “Project”) is an authorized project under the Act and loan proceeds may be used for such financing pursuant to that certain Loan Agreement, dated as of July 30, 2026, (as amended, restated, supplemented and/or otherwise modified, the “Loan Agreement”) in the original principal amount of \$132,275.00 (the “Loan”) between the Corporation and Government Capital Corporation (the “Lender”); and

WHEREAS, the Corporation proposes to enter into a Sales Tax Remittance Agreement, dated as of July 30, 2026, (as amended, restated, supplemented and/or otherwise modified, the “Sales Tax Remittance Agreement”) with the City; pursuant to, which among other things, the Corporation will pledge its sales tax revenues to the Lender to secure repayment of the Loan;

WHEREAS, the Act requires the City Council of the City approve the resolution of the Corporation providing for the execution and delivery of the Loan Agreement.

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

Section 1. The Resolution approving the Loan Agreement and authorizing the issuance of the Note (as defined in the Loan Agreement) authorized by the Corporation (the “Corporation Resolution”) on July 9, 2026, and submitted to the City Council this day, is hereby approved in all respects. The Note is being issued to finance the costs of the Project and to pay the Costs of Issuance (as defined in the Loan Agreement).

Section 2. The approvals herein given are in accordance with the Act, and the Note shall never be construed an indebtedness or pledge of the City, or the State of Texas (the “State”), within the meaning of any constitutional or statutory provision, and the owner of the Note shall never be paid in whole or in part out of any funds raised or to be raised by taxation (other than sales tax proceeds as authorized pursuant to Chapter 505 of the Act) or any other revenues of the Corporation, the City, or the State, except those revenues assigned and pledged by the Loan Agreement and the Sales Tax Remittance Agreement.

Section 3. The City hereby agrees to promptly collect and remit to the Corporation the Economic Development Sales and Use Tax (defined in the Loan Agreement) to provide for the prompt payment of the Note, and to assist and cooperate with the Corporation in the enforcement and collection of sales and use taxes imposed on behalf of the Corporation.

Section 4. The Sales Tax Remittance Agreement presented to the City Council on this day, with respect to the obligations of the City and Corporation during the time the Note is outstanding, is hereby approved as to form and substance. Furthermore, the Mayor and the City Secretary and the other officers of the City are hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

Section 5. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by V.T.C.A. Government Code, Chapter 551, as amended.

Section 7. This Resolution shall be in force and effect from and after its passage on the date shown below.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED, this _____, 2026.

CITY OF JUSTIN, TEXAS

James Clark, Mayor

ATTEST:

Ingrid M. Rex, City Secretary



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

Agenda Item: 7. (CONSENT AGENDA)

Title: Consider Resolution 848-26 establishing a community time capsule to commemorate US 250th celebration; and take appropriate action

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Staff recommends approval

Background:

This year marks the 250th Anniversary of the United States, providing communities across the nation with an opportunity to reflect on their history while preserving their stories for future generations. In recognition of this historic milestone, staff recommends the establishment of the City of Justin Community Time Capsule Program as a lasting record of the people, institutions, and events that define the community at this point in its history.

The completion of Fire Station No. 2 also represents a significant milestone in the City's continued growth and investment in public infrastructure. As one of the City's newest civic facilities, the station provides a secure and permanent location for housing the inaugural Community Time Capsule.

The proposed Community Time Capsule is intended to preserve a snapshot of life in Justin in 2026. Rather than focusing on a single department or facility, the capsule will document the broader community by preserving photographs, historical records, demographic information, strategic planning documents, messages from residents and community leaders, student artwork, local publications, and other artifacts that reflect the City's history, values, and aspirations.

Pursuant to the attached proposed Resolution 848-26, the inaugural Community Time Capsule will be sealed and remain unopened until July 4, 2076, coinciding with the 300th Anniversary of the Declaration of Independence of the United States. Opening the capsule during the nation's tricentennial will provide future residents an opportunity to reflect on fifty years of community growth and change while offering a unique glimpse into the people and vision that helped shape Justin during the United States' semi-quincentennial year.

Approval of the accompanying resolution will establish the City of Justin Community Time Capsule

Program, authorize the creation and placement of the inaugural Community Time Capsule, designate Fire Station No. 2 as its permanent location, and authorize the City Manager or designee to coordinate the collection, inventory, and preservation of its contents.

Staff is currently targeting the weeks of August 9th or August 16th for the time capsule dedication ceremony and will be working with the time capsule manufacturer and the Fire Station contractor to confirm the scheduling.

Staff has included the attached potential list of items that could be included in the time capsule.

City Attorney Review: N/A

Attachments:

1. Res 848-26 City of Justin 250th Time Capsule Resolution
2. 2026 City of Justin tme capsule list of potential items

**CITY OF JUSTIN
RESOLUTION NO. 848-26**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, ESTABLISHING THE CITY OF JUSTIN COMMUNITY TIME CAPSULE PROGRAM IN COMMEMORATION OF THE 250TH ANNIVERSARY OF THE UNITED STATES OF AMERICA; AUTHORIZING THE CREATION AND PLACEMENT OF THE INAUGURAL COMMUNITY TIME CAPSULE; ESTABLISHING AN OFFICIAL OPENING DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 2026 marks the 250th Anniversary of the Declaration of Independence of the United States of America, providing communities throughout the nation with an opportunity to commemorate their history, celebrate their heritage, and preserve their stories for future generations;

WHEREAS, the City of Justin recognizes the importance of documenting this significant moment in the history of the community by preserving artifacts, records, photographs, and personal reflections that capture the character, achievements, and aspirations of Justin and its residents in 2026;

WHEREAS, the completion of Fire Station No. 2 represents a significant investment in the City's future and provides a secure and permanent location for the placement of the inaugural Community Time Capsule;

WHEREAS, the City Council finds that establishing a Community Time Capsule Program will create a lasting historical record that will educate and inspire future residents while celebrating the City's continued growth and commitment to preserving its heritage.

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

SECTION 1: The City Council hereby establishes the City of Justin Community Time Capsule Program for the purpose of preserving materials that document the history, culture, governance, growth, and quality of life of the Justin community at significant milestones in the City's history.

SECTION 2: The City Council authorizes the creation of the inaugural City of Justin Community Time Capsule, commemorating the United States Semiquincentennial (250th Anniversary), to preserve a representative snapshot of life in Justin during the year 2026.

SECTION 3: The inaugural Community Time Capsule shall be permanently housed within Fire Station No. 2, where it shall remain secured until its designated opening date.

SECTION 4: The Community Time Capsule shall contain artifacts and materials curated by the City Manager, or the City Manager's designee, that collectively represent the history, character, governance, growth, and quality of life of the Justin community during the year 2026. Such materials may include, but are not limited to:

- Historical records and photographs;
- City government documents and strategic planning materials;
- Community demographics and economic information;
- Letters from elected officials, City staff, residents, students, and community leaders;
- Materials representing local schools, businesses, churches, civic organizations, and nonprofit organizations;
- Public safety, public works, library, parks, and other municipal service information;
- Community publications, event materials, artwork, and cultural artifacts; and
- Other items determined appropriate to preserve the story of the City of Justin in 2026.

To the extent practicable, the City Manager shall encourage participation from residents, businesses, schools, civic organizations, faith-based organizations, nonprofit organizations, and community partners in the submission of materials for consideration. The City Manager shall retain final authority over the selection and curation of all contents to ensure the Community Time Capsule presents a balanced, representative, and enduring record of the Justin community.

SECTION 5: The inaugural Community Time Capsule shall be sealed upon placement and shall remain unopened until July 4, 2076, in observance of the 300th Anniversary of the Declaration of Independence of the United States of America, at which time it may be opened by the governing body of the City of Justin or its successor.

SECTION 6: The City Manager, or the City Manager's designee, is authorized to:

1. Coordinate the collection of materials to be included within the Community Time Capsule;
2. Maintain an official inventory of all contents;
3. Document the permanent location of the capsule within Fire Station No. 1;
4. Preserve all records necessary to facilitate its opening in 2076; and
5. Take all actions necessary to implement this Resolution.

SECTION 7: The City Secretary shall maintain a copy of this Resolution, together with the official inventory of the Community Time Capsule and documentation identifying its permanent location, as part of the City's permanent historical records. The City Manager shall take reasonable measures to ensure that future City officials are aware of the existence of the Community Time Capsule and its designated opening date of July 4, 2076.

SECTION 8: That this resolution shall become effective from and after its date of passage.

DULY PASSED and approved by the City Council of the City of Justin, Texas, by a vote on this the 9th day of July 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

Matthew Boyle, City Attorney

CITY OF JUSTIN COMMUNITY TIME CAPSULE

POTENTIAL LIST OF CONTENT ITEMS

1. Civic Identity and Local Government

- Letter from the Mayor
- Letter from the City Manager
- Letters from each Councilmember
- Current City Council roster
- Current City organizational chart
- Strategic Plan summary
- Adopted FY 2025–2026 budget cover page or summary
- Current City tax rate and utility rate summary
- Map of the City limits, ETJ, and future growth areas
- List of active boards and commissions
- Photos of City Hall, Library, Fire Stations, parks, and major public facilities

2. Community Snapshot

- 2026 population estimate
- Demographic summary
- Median home value or sample housing data
- List of major neighborhoods/subdivisions
- List of major employers and local businesses
- Current commercial development map
- Photos of downtown, FM 156, schools, parks, neighborhoods, and community gateways
- Copy of a local newspaper or regional publication from 2026
- Grocery receipt, restaurant menu, utility bill sample, and gas price photo

3. Public Safety and Service

- Fire Department patch, roster, and apparatus photos
- Police Department patch, roster, and patrol vehicle photo
- Emergency Management information or preparedness brochure
- Public Works crew photo and equipment list
- Water/wastewater system overview
- Photos of current City vehicles and equipment
- A short “day in the life” from Fire, Police, Public Works, Library, Parks, Development Services, Administration, and Municipal Court

4. Schools, Youth, and Families

- Letters from Justin-area students to future residents

- Student artwork showing what they think Justin will look like in 2076
- Current school enrollment information
- Photos of school campuses serving Justin
- Photos of JREC sports jerseys, schedules, or program flyers
- Library summer reading program material
- Parks and recreation program flyers
- Messages from local Scout troops, 4-H, FFA, youth sports, and student organizations

5. Community Organizations, Churches, and Civic Life

- Letters or short statements from local churches
- Justin Area Chamber of Commerce materials
- Rotary, Lions, veterans, nonprofit, or civic organization materials, if applicable
- Event flyers from community events
- Photos from festivals, parades, National Night Out, public safety events, and ribbon cuttings
- List of recurring community traditions

6. Economic Development and Growth

- Current development activity summary
- Photos/renderings of major projects underway
- Economic development marketing material
- List of businesses opened in 2026
- Chamber directory or business list
- Sample restaurant menus
- Retail recruitment materials
- Copy of current zoning map and future land use map

7. History and Local Memory

- A copy of the THE JUSTIN STORY
- Timeline of major City milestones
- Historic photos, if available
- Oral-history excerpts from longtime residents
- “Then and now” photo comparisons
- List of former mayors, councilmembers, city managers, police chiefs, and fire chiefs, if readily available

8. Messages to 2076

- Letter from the community to future residents
- Predictions from residents about Justin in 2076
- Predictions from students about technology, transportation, public safety, and daily life
- Notes from City employees about what it was like to serve Justin in 2026
- A “questions for the future” page, such as:

- What is Justin's population in 2076?
- Is FM 156 still a major corridor?
- What replaced today's technology?
- What traditions survived?
- What decisions made in 2026 mattered most?

9. U.S. 250th / 2026 Context

- Statement recognizing the U.S. 250th anniversary
- July 4, 2026 community event materials, if applicable
- National newspaper front page from July 4, 2026
- List of national and state leaders serving in 2026
- Summary of major national, state, and local issues in 2026
- Explanation that the capsule is to be opened July 4, 2076, during the U.S. tricentennial

10. Preservation and Administrative Items

- Official inventory of contents
- Copy of the City Council resolution
- Location description and photos of placement
- Instructions for opening in 2076
- Contact list of participating organizations
- Printed copies of all essential digital materials
- USB drive or archival digital storage as a supplement only, not the sole record



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

Agenda Item: 8. (CONSENT AGENDA)

Title: Consider adoption of Ordinance 852-26, on second 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: Yes

Attachments:

1. Res 852-26 Building Codes Full Ordinance

ORDINANCE NO. 852-26

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS AMENDING THE CODE OF ORDINANCES CHAPTER 10, BUILDINGS BY AMENDING AND REPLACING ARTICLES I-VI AND ADDING ARTICLE IV – A, INTERNATIONAL ENERGY CONSERVATION CODE; AMENDING THE CODE OF ORDINANCES CHAPTER 20, FIRE PREVENTION AND PROTECTION, ARTICLE III, FIRE CODE BY AMENDING AND REPLACING DIVISION I ADOPTING THE INTERNATIONAL FIRE CODE AND INTERNATIONAL FUEL GAS CODE; MAKING REGIONAL AMENDMENTS TO EACH OF THE INTERNATIONAL CODES ADOPTED HEREBY; PROVIDING A PENALTY OF UP TO \$2,000 PER DAY FOR VIOLATIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Justin, Texas, desires to adopt the most current editions of the International Codes as allowed by the Texas Legislature, and further desires to adopt and enact certain local amendments to said International Codes; and

WHEREAS, the City Council of the City of Justin, Texas finds and determines that the codes and amendments adopted hereby will promote the health, safety and general welfare of the citizens of the City of Justin, Texas; 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.

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

SECTION 1: THAT the foregoing recitals are hereby incorporated by and made a part hereof as if fully set forth.

SECTION 2: THAT the City of Justin Code of Ordinances, Chapter 10, Article I is amended by adding Sec. 10-2, which shall read as follows:

ARTICLE I – IN GENERAL

Sec. 10-2. – General exceptions and amendments applicable to all technical codes.

1. In all code editions, the “name of jurisdiction” where mentioned, shall mean the City of Justin, Texas.
2. The applicable code or building official/department may issue a citation for the violations of any provision of all adopted and amended technical codes. The maximum fine per violation is two thousand dollars (\$2,000.00), with each day that the violation exists or continues being a separate violation. Notwithstanding any provision to the contrary, notice of a violation is not a prerequisite to the issuance of a citation or prosecution. To the extent this section conflicts with any adopted code, this section shall prevail.

ARTICLE II. - INTERNATIONAL BUILDING CODE

SECTION 3: THAT the City of Justin Code of Ordinances, Chapter 10, Articles II, II-A, II-B, II-C, III, IV, V, and VI are amended and replaced, which shall read as follows:

ARTICLE II. - INTERNATIONAL BUILDING CODE

Sec. 10-21. – International Building Code Adopted

The International Building Code, 2024 Edition as published by the International Code Council, Inc., is hereby adopted by reference. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such Code shall be fully applicable and binding; providing for the issuance of permits and the collection of fees thereof.

Sec. 10-22. – Amendments to the 2024 International Building Code

Section 101.4; *change section to read as follows (Sections 101.4.1 through 101.4.7 to remain unchanged):*

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

Section 101.4.8; *add the following new section:*

101.4.8 Electrical. The provisions of the *Electrical Code* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Sections 103 and 103.1; *change to read as follows [Sections 103.2 and 103.3 to remain unchanged]:*

SECTION 103

BUILDING INSPECTIONS DEPARTMENT

103.1 Creation of enforcement agency. The Building Inspections Department (“agency”) is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of the code.

SECTION 4

Section 104.2.4.1 Flood hazard areas; *delete section in its entirety.*

Section 104.3.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas; *delete section in its entirety.*

SECTION 5

Section 105.1.1; *change section to read as follows:*

105.1.1 Toilet facilities. At least one permanent or temporary toilet facility shall be maintained at every

site where a building permit has been issued, as long as a building permit is active for the project.

Permanent toilet facility is defined as a room in an existing building or in the building being constructed with a water closet installed in such a room that conforms to the Plumbing Code and is continuously available to all workers involved in a construction project.

Temporary toilet facility is defined as a portable, fully enclosed, chemically sanitized toilet, which is serviced and cleaned at least once each week.

A Stop Work Order may be issued for any project not in compliance with this section.

Section 105.1.2 Annual permit records; *delete section in its entirety.*

Section 105.2; *change the Building category to read as follows (all other provisions and text of Section 105.2 to remain unchanged):*

Building:

1. Oil derricks.
2. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
3. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
4. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any *basement* or *story* below, and that are not part of an *accessible route* and not in the city right-of-way.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Temporary motion picture, television and theater stage sets and scenery.
7. Prefabricated *swimming pools* accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
8. Swings and other playground equipment accessory to detached one- and two-family *dwellings*.
9. Window *awnings* in Group R-3 and U occupancies, supported by an *exterior wall* that do not project more than 54 inches (1372 mm) from the *exterior wall* and do not require additional support.
10. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Section 105.3; change section to read as follows:

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the department of building inspections for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which applications are made.
2. Describe the land on which the proposed work is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 107.
5. State the valuation of the proposed work.

6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.
8. Be issued to a registered contractor.

General: To obtain a permit, the applicant shall be registered as a contractor. A contractor may register by making application on forms provided by the building official.

Exception:

1. Homeowners may obtain permits for their private residence without being registered, however a contractor working under the homeowner's permit must meet state requirements for license registration.
2. Contractors exempt from local registration fees must show proof of state license.

Revocation/Suspension: A contractor's registration may be suspended for the following causes:

1. The contractor fails to finalize permits by obtaining the required approved inspections.
2. The contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required authorization.
3. Expiration, suspension or revocation of required license or insurance.

Section 105.3.1; *change section to read as follows:*

105.3.1 Action on application. The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing in compliance with state law. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable.

A demolition permit may be withheld for any building or structure within the Old Town District Boundary and Site Survey as designated in the Old Town Justin, Texas Form Based Code for a period pending review by the Planning and Zoning Commission/City Council/Historic Preservation Commission.

Section 105; *change Section 105 by adding a new Section 105.8 to read as follows:*

105.8. Withdrawn permits. *Permits* may be withdrawn by the applicant if no work has commenced on the project. Permit fees exceeding \$100.00 may be partially refunded. Where applicable, fees will be refunded at 80 percent of their original value, excluding the plan review and fire plan review fees.

Permits for which work has commenced may not be withdrawn unless a subsequent permittee has obtained a *permit* to complete the work, or when work has started unless an inspection has been made and the building official has determined that the existing work has created no violation of any code or ordinance.

Expired permits may be withdrawn if determined by the building official that no work has commenced. Withdrawn permits with fees of less than one hundred (\$100) dollars

are nonrefundable.

SECTION 7

107.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction documents* shall be *approved*, in writing, or by a stamp which states, “REVIEWED FOR CODE COMPLIANCE AND SUBJECT TO FIELD INSPECTION.” One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of the work, and shall be open to inspection by the *building official* or a duly authorized representative.

SECTION 9

Section 109; *change Section 109 by adding Sections 109.7, 109.8, 109.9, and 109.10 to read as follows:*

109.7 Re-inspection fee. A fee, as established by city council resolution, may be charged when:

1. The inspection called for is not ready when the inspector arrives.
2. No building address or permit card is clearly posted.
3. City-approved plans are not on the job site available to the inspector.
4. The building is locked or work otherwise is not available for inspection when called.
5. The job site is red-tagged twice for the same item.
6. The original red tag has been removed from the job site.
7. There is a failure to maintain erosion control, trash control, or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

109.8 Work without a permit; Investigation. Whenever work for which a *permit* is required by this code has commenced without first obtaining a *permit*, a special investigation shall be made before a *permit* may be issued for such work.

109.9 Fee. A Work Without Permit Fee, in addition to the permit fee, shall be collected whether or not a *permit* is subsequently issued. The fee shall be double the requisite permit fee required by this code or the city fee schedule, as applicable. The payment of such fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

109.10 Unauthorized cover up fee. Any work concealed without first obtaining the required inspection in violation of Section 110 shall be assessed a fee as established by the city fee schedule.

SECTION 10

Section 110.3.6; Lath, gypsum board and gypsum panel product inspection; *the Exception is deleted in its entirety; remainder of section is unchanged.*

CHAPTER 2

SECTION 2

Section 202; *change the definition of “Ambulatory Care Facility” as follows:*

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided. This group may include, but not be limited to, the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

Section 202; *add a definition of “Assisting Living Facilities” to read as follows:*

ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

Section 202; *add a definition of “High-piled Combustible Storage” to read as follows:*

HIGH-PILED COMBUSTIBLE STORAGE.

1. Storage of combustible materials in closely packed piles or combustible materials on pallets, in racks or on shelves where the top of storage is greater than 12 feet (3658 mm) in height. Where required by the *fire code official*, *high-piled combustible storage* also includes certain high-hazard commodities, such as rubber tires, Group A plastics, *flammable liquids*, idle pallets and similar commodities, where the top of storage is greater than 6 feet (1829 mm) in height.
2. Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq. ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified (speculative warehouse), a fire protection system and life safety features shall be installed for Class IV commodities, to the maximum pile height.

Section 202; *change the definition of “High-Rise Building” to read as follows:*

HIGH-RISE BUILDING. A building with an occupied floor located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access.

Section 202; *change the definition of “Repair Garage” to read as follows:*

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement, and other such minor repairs.

Section 202; *change the definition of “Special Inspector” to read as follows:*

SPECIAL INSPECTOR. A qualified person employed or retained by an *approved* agency who shall prove to the satisfaction of the registered design professional in responsible charge and the *building official* as having the

competence necessary to inspect a particular type of construction requiring *special inspection*.

CHAPTER 3

SECTION 3

Section 303.1.3; *change section to read as follows:*

303.1.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy, except when applying the assembly requirements of Chapters 10 and 11.

SECTION 4

Section 304.1; *add the following to the list of occupancies in Section 304.1 Business Group B:*

Fire stations

Police stations with detention facilities for 5 or less

SECTION 7

Table 307.1.1 Hazardous Materials Exemptions; *change the exemption for “Cleaning establishments with combustible liquid solvents” in Table 307.1.1 to read as follows:*

Cleaning establishments with *combustible liquid* solvents having a *flash point* of 140°F (60°C) or higher in closed systems employing equipment *listed* by an *approved* testing agency, provided that this occupancy is separated from all other areas of the building by 1-hour *fire barriers* constructed in accordance with Section 707 or 1-hour *horizontal assemblies* constructed in accordance with Section 711 or both. See also IFC Chapter 21, Dry Cleaning Plant provisions.

CHAPTER 4

SECTION 3

Section 403.1; *change section to read as follows:*

403.1 Applicability. *High-rise buildings* shall comply with Sections 403.2 through 403.6.

Exceptions: The provisions of Sections 403.2 through 403.6 shall not apply to the following buildings and structures:

1. Airport traffic control towers in accordance with Section 412.2.
2. *Open parking garages* in accordance with Section 406.5.
3. The open-air portion of a building containing a Group A-5 occupancy in accordance with Section 303.6.
4. Special industrial occupancies in accordance with Section 503.1.1.
5. Buildings containing any one of the following:

- 5.1 A Group H-1 occupancy.
- 5.2 A Group H-2 occupancy in accordance with Section 415.8, 415.9.2, 415.9.3 or 426.1
- 5.3 A Group H-3 occupancy in accordance with Section 415.8.

Section 403.3, Automatic Sprinkler System. Delete exception.

Section 403.3.2; *change section to read as follows:*

403.3.2 Water supply to required fire pumps. In buildings that are more than 120 feet (36.5 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided that the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through no fewer than one of the connections.

SECTION 6

Section 406.3.3.1; *change section to read as follows:*

406.3.3.1 Carport separation. A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

A separation is not required between any occupancy and an accessory U carport provided the carport is entirely open on all sides, the eave-to-eave or eave-to-property line (assumed or real) horizontal separation is at least 5 (five) feet, constructed of non-combustible materials and for the storage of automobiles.

Shade structures used for commercial playgrounds or commercial use do not require fire separations provided shading materials have flame-retardant certificates and framing members are of non-combustible construction.

CHAPTER 5

SECTION 2

Section 502.1; *change section to read as follows:*

502.1 Address identification. Approved numerals of minimum six (6) inches in height and of a color contrasting with the background designating address shall be placed on all new and existing buildings or structures as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways where said alleyways exist. Where buildings do not immediately front a street, approved six (6) inch in height building numerals or address and three (3) inch in height suite/apartment numerals of a color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum twenty (20) inch by thirty (30) inch background or border.

SECTION 3

Section 503.1; *change section to read as follows:*

503.1 General. Unless otherwise specifically modified in Chapter 4 and this chapter, *building height*, number of *stories* and *building area* shall not exceed the limits specified in Sections 504 and 506 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. *Building height*, number of *stories* and *building area* provisions shall be applied independently. For the purposes of determining area limitations, height limitations and type of construction, each portion of a building separated by one or more *fire walls* complying with Section 706 shall be considered to be a separate building. Where a building contains more than one distinct type of construction, the building shall comply with the more restrictive *building area*, *height*, and *stories* for the lesser type of construction or be separated by *fire walls*, except as allowed in Section 510.

SECTION 6

Table 506.2 Allowable Area Factor in Square Feet; *delete footnote “i” from the table.*

Section 506.3.1; *change section to read as follows:*

506.3.1 Minimum percentage of perimeter. To qualify for an area factor, increase based on frontage, a *building* shall not have less than 25 percent of its perimeter on a *public way* or open space. Such open spaces shall be either on the same *lot* or dedicated for public use and shall be accessed from a street or approved *fire lanes*. In order to be considered as accessible, if not in direct contact with a street or *fire lane*, a minimum 10-foot-wide pathway meeting fire department access from the street or approved *fire lane* shall be provided.

CHAPTER 6

SECTION 2

Section 602.1.1; *change section to read as follows:*

602.1.1 Minimum requirements. A *building* or portion thereof shall not be required to conform to the details of a type of construction higher than that type which meets the minimum requirements based on occupancy even though certain features of such a *building* actually conform to a higher type of construction. Where a *building* contains more than one distinct type of construction, the *building* shall comply with the most restrictive *building area*, *height*, and *stories*, for the lesser type of construction or be separated by *fire walls* in accordance with Section 706.

CHAPTER 7

SECTION 8

Section 708.4.3; *change Exception 1 of Section 708.4.3 “Fireblocks and draftstops in combustible construction” to read as follows (remainder of section and exceptions are unchanged):*

1. Buildings equipped with an *automatic sprinkler system* installed throughout in accordance with Section 903.3.1.1, or in accordance with Section 903.3.1.2 provided that protection is provided in the space between the top of the *fire partition* and underside of the floor or roof sheathing, deck or slab above as required for systems complying with Section 903.3.1.1. Portions of buildings containing concealed spaces filled with noncombustible insulation, as permitted for

sprinkler omission, shall not apply to this exception for draftstopping.

SECTION 18

Section 718.3; *change Exception of Section 718.3 “Draftstops in floors” to read as follows (remainder of section is unchanged):*

Exception: Buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the floor space.

Section 718.4; *change Exception of Section 718.4 “Draftstops in attics” to read as follows (remainder of section is unchanged):*

Exception: Buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the attic space.

CHAPTER 9

SECTION 1

Section 901 General

Sec. 901.5; amended by the addition of the following to the first paragraph:

All required tests shall be conducted by and at the expense of the owner or his representative.

The Fire Department shall not be held responsible for any damages incurred in such test. Where it is required that the Fire Department witness any such test, such test shall be scheduled with a minimum of 48hour notice to the Fire Chief or his representative.

Section 901.6.1.1; add to read as follows:

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There are no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.

5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as “Fifth Year” for Type of ITM, and the note on the back of the tag shall read “5 Year Standpipe Test” at a minimum.
6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected nighttime freezing conditions.
9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the *fire code official*.

Section 901.6.4; add to read as follows:

901.6.4 False Alarms and Nuisance Alarms. False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

Sec. 901.7 is amended to read as follows:

Sec. 901.7 Systems out of service. Where a required fire protection system is out of service or in the event of an excessive number of activations, alarms or unwanted alarms, the fire department and the code official shall be notified immediately and, where required by the code official, the building shall either be evacuated or standby personnel shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

Where utilized, standby personnel shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

SECTION 3

Section 903 Automatic Sprinkler Systems

Sec. 903.1.1 is amended to read as follows:

Sec. 903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to automatic sprinkler protection where recognized by the applicable standard and, or as approved by the *fire code official*.

Sec. 903.2 is amended to read as follows:

Sec. 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machines spaces, and elevator hoist ways. Storage shall not be allowed within the elevator machine room.

Sec. 903.2 is amended by deleting the Exception:

Sec. 903.2.1.1, 903.2.1.3, 903.2.1.4, are amended to read as follows:

Sec. 903.2.1.1 Group A-1. An *automatic* sprinkler system shall be provided for Group A-1 Occupancies where one of the following conditions exist:

1. The *fire area* exceeds 6,000 square feet (577.4m²)
2. The *fire area* has an occupant load of 300 or more.
3. The *fire area* is located on a floor other than a *level of exist discharge* serving such occupancies.
4. The *fire area* contains a multitheater complex.

Sec. 903.2.1.3 Group A-3. An *automatic sprinkler* system shall be for Group A-3 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge

Sec. 903.2.1.4 Group A-4. An *automatic sprinkler system* shall be provided for Group A-4 Occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 square feet (557.4m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge*

Sec. 903.2.2 is amended to read as follows:

Sec. 903.2.2 Group B. An automatic sprinkler system shall be provided for Group B occupancies as required in Sections 903.2.2.1, 903.2.2.2, and 903.2.2.3

Section 903.2.2.1; change exception to read as follows:

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic

sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Unless otherwise required by this code, floors classified as an open parking garage are not required to be sprinklered.

Add new section 903.2.2.3 to read as follows:

Sec. 903.2.2.3 Fire area. Where a Group B fire area exceeds 6,000 square feet (557.4 meters squared)

Sec. 903.2.3 is amended to read as follows:

Sec. 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E Occupancies where one of the following conditions exist:

1. Throughout all Group E fire areas greater than 6,000 square feet (557.4 m²) in area.
2. Throughout every portion of education building below the level of exit discharge.

Exception: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level.

3. The Group E fire area has an occupant load of 300 or more.

Sec. 903.2.4 is amended to read as follows:

Sec. 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 Occupancy where one of the following conditions exist:

1. Where a Group F-1 *fire area* exceeds 6,000 square feet (557.4m²).
2. Where a Group F-1 *fire area* is located more than three stories above *grade plane*; or
3. Where combined area of all Group F-1 *fire areas* on all floors, including any *mezzanines*, exceeds 24,000 square feet (2230 m²).
4. A Group F-1 occupancy is used to manufacture lithium-ion or lithium metal batteries.
5. A group F-1 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.

Sec. 903.2.4.2 is amended to read as follows:

Sec. 903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-

1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>20% alcohol) in the fire area at any one time.

Sec.903.2.7 is amended to read as follows:

Sec. 903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing a Group M Occupancy where one of the following conditions exists:

1. Where a Group M fire area exceeds 6,000 square feet (557.4m²)
2. Where a Group M fire area is located more than three stories above grade plane.
3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²)

Sec. 903.2.9 is amended to read as follows:

Sec.903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 Occupancy where one of the following conditions exist:

1. A Group S-1 fire area exceeds 6,000 square feet (557.4m²)
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire area on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²)
4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464m²)
5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4m²)

Sec. 903.2.9.1 is amended to read as follows:

Sec. 903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings, used as a Repair Garages where one of the following conditions exists:

1. Buildings two or more storied in height, including basements, with a fire area containing a repair garage exceeding 6,000 square feet (557.4m²)
2. One-story buildings with a fire area containing a repair garage exceeding 6, 000 square feet (557.4m²)
3. Building with a repair garage servicing vehicles parked in the basement.
4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 5,000 square feet (464m²).
5. A Group S-1 fire area used for the storage if lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 meter squared).

Sec. 903.2.9.3 is amended to read as follows:

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>20% alcohol) in the fire area at any one time.

Sec. 903.2.9.4 is amended by the deleting the exception.

Sec. 903.2.9; add new Section 903.2.9.5 to read as follows:

Sec. 903.2.9.5 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. A screen shall be installed at eighteen (18) inches below the level of the sprinkler heads to restrict storage above that level. This screen shall be mesh of not less than one (1) inch nor greater than six (6) inches in size. The screen and its supports shall be installed such that all elements are at least eighteen (18) inches below any sprinkler heads.

Sec. 903.2.10 is amended be the addition of a 4th condition:

Sec. 903.2.10 Group S-2 parking garages. An *automatic sprinkler system* shall be provided throughout buildings classified as parking garages where any of the following conditions exist:

1. Where the *fire area* of the enclosed parking garage, in accordance with Section 406.6 of the *International Building Code*, exceeds 12,000 square feet (1115 m²)
2. Where the enclosed parking garage, in accordance with Section 406.6 of the *International Building Code*, is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

3. Where the *fire area* of the open parking garage, in accordance with Section
 - a. 406.5 of the *International Building Code*, exceeds 48,000 square feet (4460 m²).
4. Where two or more sides of the garage are not accessible by the Fire Department ladder truck .

Sec. 903.2.11.3 is amended to read as follows and deleting the exception:

903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories with an occupant load of 30 or more, other than penthouses in compliance with Section 1511 of the *International Building Code*, located 35 feet (10,688 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Sec. 903.2.11; add new Sections 903.2.11.7, 903.2.11.8, 903.2.11.9, and 903.2.11.10 to read as follows:

Sec. 903.2.11.7 High Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4,572 mm), see Chapter 32 to determine if those provisions apply.

Sec. 903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

Sec. 903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings over 6,000 sq. ft. and greater, and in all existing buildings that are enlarged to be 6,000 square feet or greater, and in buildings greater than 6,000 square feet which are enlarged. For the purpose of this provision, fire walls, fire barriers, or horizontal assemblies shall not define separate buildings.

Exceptions:

1. Parking garages in compliance with Section 903.2.10 of the International Fire Code.
2. When of non-combustible construction, the area of awning extension or free-standing canopies, both sides, and not used for display or storage shall not be considered for requiring sprinkler protection for areas greater than 6,000 square feet but less than otherwise required in this code.

Sec. 903.2.11.10 Expanded Tenant Spaces. Fire sprinklers shall be installed in all tenant spaces where the total fire area exceeds 6,000 square feet. For the purpose of fire sprinklers, fire walls, fire barriers, or horizontal assemblies shall not be used to separate single tenant fire areas.

Sec. 903.3.1.1.1 is amended to read as follows:

Sec. 903.3.1.1.1 Exempt locations. When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
3. Elevator machine rooms, machinery spaces, and hoist ways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Section 903.3.1.1.4; add the following Section:

903.3.1.1.4 Dry pipe sprinkler systems. Dry pipe sprinkler systems protecting fire areas of Type V construction shall be required to meet the 60 second water delivery time, per NFPA 13, to the system test connection regardless of the system size, unless more stringent criteria are applicable in NFPA 13, and all dry pipe sprinkler systems shall be trip tested to flow/discharge water to verify compliance with this requirement, unless otherwise approved by the fire code official.

Sec. 903.3.1.2 is amended by adding the following paragraph at the end.

Sec. 903.3.1.2 NFPA 13R Sprinkler Systems. Where allowed in buildings of Group R, up to and including four storied

in height, automatic sprinklers shall be installed though out in accordance with NFPA 13R. Sprinkler systems installed in accordance with 13R shall include sprinkler protections in combustible attics of buildings two (2) or more stories in height.

Section 903.3.1.2.2; is amended to read as follows:

903.3.1.2.2 Corridors and balconies. Sprinkler protection shall be provided in all corridors and for all balconies.

Section 903.3.1.2.3; delete section and replace as follows:

Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
 - 4.1. Provide automatic sprinkler system protection.
 - 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
 - 4.3. Construct the attic using noncombustible materials.
 - 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
 - 4.5. Fill the attic with noncombustible insulation.

Section 903.3.1.3; change to read as follows:

903.3.1.3 NFPA 13D Sprinkler Systems. *Automatic sprinkler systems* installed in one- and two-family *dwelling*s; Group R-3; Group R-4, Condition 1; and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

Sec. 903.3.1; add new Sections 903.3.1.4 and 903.3.1.5 to read as follows:

Sec. 903.3.1.4 Freeze Protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry-pipe, preaction, or listed antifreeze automatic fire sprinkler

systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

Sec. 903.3.1.5 Installation. Automatic sprinkler and standpipe systems shall be installed with the following:

1. A single underground supply from a looped water main and point for the Fire Department Connection (FDC) shall be provided for all buildings.
2. Fire department connections for automatic sprinklers and standpipes shall be provided with one 5-inch Storz connection. For system demands greater than 150 psi an additional 2 ½ inch Siamese connection and sign identifying pressure demand shall be required. Each shall have an independent check valve.
3. All inspectors' test, ball-drips, and main-drains shall be piped directly to the outside of the building.
4. At least one inspection test valve shall be located at the remote system area.
5. Fire pumps shall be equipped with a properly sized test header.
6. Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5 feet of the building may be combined with other utilities for entrance to the building.
7. Porches and balconies shall be sprinkled on all Group R-2 and R-3 occupancies.
8. A minimum of 4-feet of pipe between the check valve and inside wall of the Fire Department Connection

Sec. 903.3.5 is amended to include a second paragraph to read as follows:

Water supply as required for automatic sprinkler and automatic standpipe systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection

system shall be designed with a 10-psi safety factor.

Sec. 903.3.9 is amended to read as follows:

903.3.9 Building floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser as indicated below:

1. In High Rise Buildings, floor control assemblies shall be located in protected stairwells, or as otherwise approved by the fire code official.
2. In all other buildings, floor control assemblies shall be located as approved by the fire code official.

Sec. 903.4.1 is amended to include a second paragraph after the exceptions to read as follows:

Sec. 903.4.1 Electronic Supervision. Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 seconds.

Reference Section 903.3.9 for required floor control assemblies. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Sec. 903.4.3 is amended to include a second paragraph to read as follows:

Sec. 903.4.3 Alarms. The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

SECTION 5

Section 905.3.8; amended to read as follows:

905.3.8 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I standpipes shall be provided.

Section 905.4; amended Item 5, and add Item 7 to read as follows:

5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located to serve the roof or at the highest landing of an exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. {No change.}
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

Section 905.8; change to read as follows:

905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

Sec. 905.9 is amended to add a second paragraph after the exceptions to read as follows:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. Reference Section 903.3.9 for required floor control assemblies. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

SECTION 6

Sec. 906.1(1); amended by deletion of Exception 3.

SECTION 7

Sec. 907.1 is amended by adding new Section 907.1.4 to read as follows:

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable.

Sec. 907.2.1 is amended to read as follows:

Sec. 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exceptions: {No change.}

Sec. 907.2.3 is amended to read as follows, Exceptions to remain:

Sec. 907.2.3 Group E. A manual alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E daycare occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. {No change.}

1.1 Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

{No change to remainder of exceptions.}

Sec. 907.2.10.1 is amended to read as follows, Exception to remain:

Sec. 907.2.10.1 Public and Self-Storage occupancies. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public– and self–storage occupancies for interior *corridors* and interior common areas. Visible notification appliances are not required within storage units.

Sec. 907.2.13, exception 3 is amended to read as follows:

3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the *International Building Code*, when used for open air seating; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas.

Sec. 907.4.2; amended by adding Section 907.4.2.7 to read as follows:

Sec. 907.4.2.7 Type. Manual alarm actuating devices shall be an approved double action type.

Sec. 907.6.1; amended by adding new Section 907.6.1.1 to read as follows:

Sec. 907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an signaling line circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet of separation horizontal and one foot vertical between supply and return circuit conductors. Notification appliance circuits (NAC) may be installed as Class B circuits.

Sec. 907.6.3; is amended by deleting all four (4) exceptions.

Section 907.6.6; amended sentence at end of paragraph to read as follows:

See 907.6.3 for the required information transmitted to the supervising station.

SECTION 10

Sec. 910.2; amended by adding new Section 910.2.3 to read as follows:

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

Section 910.4.3.1; amended to read as follows:

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m² per 0.4719 m³/s) of smoke exhaust

SECTION 12

Sec. 912.2; amended by adding new Section 912.2.3 to read as follows:

Section 912.2.3 Hydrant distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

SECTION 13

Sec. 913.2.1 is amended by adding the following paragraph and exception:

Sec. 913.2.1: Protection of Fire Pump Room. When located on the ground level, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by Section 506.1.

SECTION 14

Section 914.3.1.2; amended by adding Section 914.3.1.2:

914.3.1.2 Water Supply to required Fire Pumps. In all buildings that are more than 120 feet (36.6 m) in *building height*—required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection

to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

SECTION 15

Section 915 Carbon Monoxide (CO) Detection

Sec. 915 amended by deletion of all and replace as follows:

915.1 General. New and existing building shall be provided with carbon monoxide (CO) detection in accordance with Sections 915.2 through 915.5.

915.2 Where required. Carbon monoxide detection shall be provided in interior spaces, other than dwelling units, that are exposed to a carbon monoxide source in accordance with Sections 915.2.1 through 915.2.3. Carbon monoxide detection for dwelling units or sleeping units that are exposed to a carbon monoxide source shall be in accordance with Section 915.2.4.

915.2.1 Interior spaces with direct carbon monoxide sources. In all occupancies, interior spaces with a direct carbon monoxide source shall be provided with carbon monoxide detection located in close proximity to the direct carbon monoxide source and in accordance with Section 915.3.

915.2.2 Interior spaces adjacent to a space containing a carbon monoxide source. In Groups A, B, E, I, M and R Occupancies, interior spaces that are separated from and adjacent to an enclosed parking garage or an interior space that contains a direct carbon monoxide source shall be provided with carbon monoxide detection if there are communicating openings between the spaces. Detection devices shall be located in close proximity to communicating openings on the side that is furthest from the carbon monoxide source and in accordance with Section 915.3

Exceptions:

1. Where communicating openings between the space containing a direct carbon monoxide source and the adjacent space are permanently sealed airtight, carbon monoxide detection is not required for the adjacent space.
2. Where the fire code official determines that the volume or configuration of the adjacent interior space is such that dilution or geometry would diminish the effectiveness of carbon monoxide detection devices located in such spaces, detection devices additional to those required by Section 915.2.1 shall be located on the side of communicating openings that is closest to the carbon monoxide source.

915.2.3 Interior spaces with forced-indirect carbon monoxide sources. In all occupancies, interior spaces with a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with either of the following:

1. Detection in each space with a forced-indirect carbon monoxide source, located in accordance with Section 915.3.
2. Detection only in the first space served by the main duct leaving the forced-indirect carbon monoxide source, located in accordance with Section 915.3, with an audible and visual alarm signal provided at an approved location.

915.2.4 Dwelling units and sleeping units. Carbon monoxide detection for dwelling units

and sleeping units shall comply with Sections 915.2.4.1 and 915.2.4.2.

915.2.4.1 Direct carbon monoxide sources. Where a direct carbon monoxide source is located in a bedroom or sleeping room, or a bathroom attached to either, carbon monoxide detection shall be installed in the bedroom or sleeping room. Where carbon monoxide detection is not installed in bedrooms or sleeping rooms, carbon monoxide detection shall be installed outside of each separate sleeping area in close proximity to bedrooms or sleeping rooms for either of the following conditions:

1. The dwelling unit or sleeping unit has a communicating opening to an attached, enclosed garage.
2. A direct carbon monoxide source is located in the dwelling unit or sleeping unit outside of bedrooms or sleeping rooms.

915.2.4.2 Forced-indirect carbon monoxide sources. Bedrooms or sleeping rooms in dwelling units or sleeping units that are exposed to a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with Section 915.2.4.1 or Section 915.2.3.

915.3 Location of detection devices. Carbon monoxide detection devices shall be installed in accordance with manufacturer's instructions in a location that avoids dead air spaces, turbulent air spaces, fresh air returns, open windows, and obstructions that would inhibit accumulation of carbon monoxide at the detection location. Carbon monoxide detection in air ducts or plenums shall not be permitted as an alternative to required detection locations.

915.4 Permissible detection devices. Carbon monoxide detection shall be provided by a carbon monoxide detection system complying with Section 915.4.2 unless carbon monoxide alarms are permitted by Sections 915.4.1.

915.4.1 Carbon monoxide alarms. Carbon monoxide alarms complying with Sections 915.4.1.1 through 915.4.1.3 shall be permitted in lieu of a carbon monoxide detection system in both of the following:

1. Dwelling units and sleeping units.
2. Locations other than dwelling units or sleeping units, where approved, provided that the manufacturer's instructions do not prohibit installation in locations other than dwelling units or sleeping units and that the alarm signal for any carbon monoxide alarm installed in a normally unoccupied location is annunciated by an audible and visual signal in an approved location.

915.4.1.1 Power source. In buildings with a wired power source, carbon monoxide alarms shall receive their primary power from a permanent connection to building wiring, with no disconnecting means other than for overcurrent protection, and shall be provided with a battery backup. In buildings without a wired power source, carbon monoxide alarms shall be battery powered.

Exception: For existing buildings not previously required to have carbon monoxide alarms permanently connected to a wired power source, existing battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted to remain in service. When replaced, replacement with battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted.

915.4.1.2 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide/smoke alarms shall also be listed in accordance with UL 217.

915.4.1.3 Interconnection. Where more than one carbon monoxide alarm is installed, actuation of any alarm shall cause all of the alarms to signal an alarm condition.

915.4.2 Carbon monoxide detection systems. Carbon monoxide detection systems shall be installed in accordance with NFPA 72.

915.4.2.1 Fire alarm system integration. Where a building fire alarm system or combination fire alarm system, as defined in NFPA 72, is installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to the fire alarm system. Where a building fire alarm system or a combination fire alarm system is not installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to a carbon monoxide detection system complying with NFPA 72.

915.4.2.2 Listings. Carbon monoxide detectors shall be listed in accordance with UL 2075. Combination carbon monoxide/smoke detectors shall be listed in accordance with UL 268 and UL 2075.

915.4.2.3 Alarm notification. For other than Group E Occupancies, activation of a carbon monoxide detector shall initiate alarm notification in accordance with any of the following:

1. An audible and visible alarm notification throughout the building and at the control unit.
2. Where specified in an approved fire safety plan, an audible and visible alarm in the signaling zone where the carbon monoxide has been detected and other signaling zones specified in the fire safety plan, and at the control unit.
3. Where a sounder base is provided for each detector, an audible alarm at the activated carbon monoxide detector and an audible and visible alarm at the control unit.

For Group E Occupancies having an occupant load of 30 or less, alarm notification shall be provided in an on-site location staffed by school personnel or in accordance with the notification requirements for other occupancies. For Group E occupancies having an occupant load of more than 30, an audible and visible alarm shall be provided in an on-site location staffed by school personnel.

915.5 Maintenance. Carbon monoxide alarms and carbon monoxide detection systems shall

be maintained in accordance with NFPA 72 and the manufacturer's instructions. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

CHAPTER 10

SECTION 6

Section 1006.2.1; *change Section 1006.2.1 “Egress based on occupant load and common path of egress travel distance” by amending Exception 3 to read as follows:*

3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

SECTION 10

Table 1010.2.4; *amended Table to read as follows:*

Table 1010.2.4 Manual Bolts, automatic Flush Bolts and Constant Latching Bolts on the Inactive Leaf of a Pair of Doors; *change amend Table by adding Group M and A occupancies to read as follows:*

Group M to Line item #1 in Table 1010.2.4: Group B, F, M or S occupancies with occupant load less than 50. *[Remainder unchanged]*

Add Group A and M to Line item #2 in Table 1010.2.4: Group A, B, F, M or S occupancies where the building is equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 and the inactive leaf is not needed to meet egress capacity requirements. *[Remainder unchanged]*

SECTION 20

Section 1020.2 Construction; *amended by adding new exception 6 as follows:*

Section 1020.2 Construction; *change section to add a new Exception 6 to read as follows:*

6. In unsprinklered Group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the *corridor*. The actuation of any detector must activate self-annunciating alarms audible in all areas within the *corridor*. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided.

SECTION 30

Section 1030.1.1.1 Spaces under grandstands and bleachers; *delete the section in its entirety.*

CHAPTER 11

SECTION 1

Section 1101.1; amended section to add exception to read as follows:

1101.1 Scope. The provisions of this chapter shall control the design and construction of *facilities* for accessibility for individuals with disabilities.

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation or regulated by and in compliance with the Fair Housing Act and Design Manual shall be deemed to be in compliance with the requirements of this chapter.

CHAPTER 27

SECTION 2

Section 2702; amended Section 2702 by adding a new Section 2702.5 to read as follows:

2702.5 Designated critical operations areas (DCOA). In areas within a facility or site requiring continuous operation for the purpose of public safety, emergency management, national security or business continuity, the power system shall comply with NFPA 70 Article 708.

CHAPTER 29

SECTION 1

Section 2901.1; amended section to read as follows:

[P] 2901.1 Scope. The provisions of this chapter and the *International Plumbing Code* shall govern the design, construction, erection and installation of plumbing components, appliances, equipment and systems used in *buildings* and structures covered by this code.

Toilet and bathing rooms shall be constructed in accordance with Section 1210. Private sewage disposal systems shall conform to the *International Private Sewage Disposal Code*. The *International Fire Code*, the *International Property Maintenance Code* and the *International Plumbing Code* shall govern the use and maintenance of plumbing components, appliances, equipment and systems. The *International Existing Building Code* and the *International Plumbing Code* shall govern the alteration, *repair*, relocation, replacement and *addition* of plumbing components, *appliances*, *equipment* and systems. The provisions of this chapter are meant to work in coordination with the provisions of Chapter 4 of the *International Plumbing Code*. Should any conflicts arise between the two chapters, the *building official* shall determine which provision applies.

SECTION 2

Section 2902.1; amended by adding second paragraph to read as follows:

2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on the actual use of the building or space. Uses not shown in Table 2902.1 shall be considered individually by the code official. The number of occupants shall be determined by this code. In other than E occupancies, the minimum number of fixtures in Table 2902.1

may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the *building official*.

Table 2902.1; *change table to add a footnote g to read as follows:*

TABLE 2902.1 - MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS: SEE SECTION 424.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS (SEE SECTION 410)	OTHER
			MALE	FEMALE	MALE	FEMALE			
2	Business ^g	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, ambulatory care, light industrial and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		-	1 per 100 ^g	1 service sink ^e
6	Mercantile ^g	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500		1 per 750		-	1 per 1,000 ^g	1 service sink ^e

g. Drinking fountains are not required in M occupancies with an occupant load of 100 or less, B occupancies with an occupant load of 25 or less, where drinking water is provided in a container free of charge.

Section 2902.1; *change section by adding new Sections 2902.1.4, 2902.1.4.1, and 2902.1.4.2 to read as follows:*

2902.1.4 Additional fixtures for food preparation facilities. In addition to the fixtures required in this chapter, all food service *facilities* shall be provided with additional fixtures set out in this section.

2902.1.4.1 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

2902.1.4.2 Service sink. In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the City of Plano Health Department.

CHAPTER 30

SECTION 2

Section 3002.1; *change to read as follows:*

3002.1 Hoistway enclosure protection. A hoistway for elevators, dumbwaiters and other vertical-access devices shall comply with Sections 712 and 713. Where the hoistway is required to be enclosed, it shall be constructed as a shaft enclosure in accordance with 713. Refer to 712.1.10 for elevators in parking garages.

Exceptions: Elevators completely located within atriums shall not require hoistway enclosure protection.

SECTION 4

3004.2.1 Enclosure. *amended to read as follows:*

Escalator floor openings shall be enclosed with shaft enclosures complying with Section 712 and 713.

SECTION 5

Section 3005.4; *change to read as follows:*

3005.4 Machine rooms, control rooms, machinery spaces and control spaces. The following rooms and spaces shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both:

1. Machine rooms.
2. Control rooms.
3. Control spaces.
4. Machinery spaces outside of the hoist way enclosure.

The *fire-resistance rating* shall be not less than the required rating of the hoistway enclosure served by the machinery. Openings in the *fire barriers* shall be protected with assemblies having a *fire protection rating* not less than that required for the hoistway enclosure doors.

Exceptions:

1. For other than FSAE and occupant evacuation elevators, elevator machine rooms, control rooms, machinery spaces and control spaces completely located within atriums shall not require enclosure protection.
2. For other than FSAE and occupant evacuation elevators, elevator machine rooms, control rooms, machinery spaces and control spaces in open or enclosed parking garages that serve

only the parking garage, shall not require enclosure protection.

Section 3005.5; amended section by adding new Subsections 3005.5.1, 3005.5.1.1, 3005.5.1.1.1, 3005.5.1.1.2, 3005.5.1.2, and 3005.5.1.3 to read as follows:

3005.5.1 Fire protection in machine rooms, control rooms, machinery spaces and control spaces.

3005.5.1.1 Automatic sprinkler system. The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, except as otherwise permitted by Section 903.3.1.1.1 and as prohibited by Section 3005.5.1.1.1.

3005.5.1.1.1 Prohibited locations. Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoistways.

3005.5.1.1.2 Sprinkler system monitoring. The sprinkler system shall have a sprinkler control valve supervisory switch and water-flow initiating device provided for each floor that is monitored by the building's fire alarm system.

3005.5.1.2 Water protection. An approved method to prevent water from infiltrating into the hoistway enclosure from the operation of the automatic sprinkler system outside the elevator lobby shall be provided.

3005.5.1.3 Omission of Shunt trip. Means for elevator shutdown in accordance with Section 3005.5 shall not be installed.

Section 3005; amend section by adding a new Section 3005.7 to read as follows:

3005.7 Storage. Storage shall not be allowed within the elevator machine room, control room, machinery spaces and or control spaces. Provide approved signage at each entry to the above-listed locations stating: "No Storage Allowed."

SECTION 6

Section 3006.2; amended section to read as follows:

3006.2 Hoistway opening protection required. Elevator hoistway door openings shall be protected in accordance with Section 3006.3 where an elevator hoistway connects more than three *stories*, is required to be enclosed within a *shaft enclosure* in accordance with Section 712.1.1 and any of the following conditions apply:

1. The *building* is not protected throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. The *building* contains a Group I-1, Condition 2 occupancy.
3. The *building* contains a Group I-2 occupancy.
4. The *building* contains a Group I-3 occupancy.
5. The *building* is a high rise and the elevator hoistway is more than 55 feet (16 764 mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest

floors served by the hoistway.

SECTION 7

Section 3007.3; amended section to read as follows:

3007.3 Water protection. Water from the operation of an *automatic sprinkler system* outside the elevator lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.

SECTION 8

Section 3008.3; amended section to read as follows:

3008.3 Water protection. Water from the operation of an *automatic sprinkler system* outside the elevator lobby shall be prevented from infiltrating into the hoistway enclosure in accordance with an approved method.”

Sec. 10-24. – Conflicting regulations. To the extent possible, the regulations adopted by this article and all other city ordinances are to be read together in harmony. However, wherever any provision of this article conflicts with any other provision of the Code of Ordinances, the ordinance provision that imposes more stringent requirements, regulations, restrictions or limitations shall govern.

Sec. 10-25. – Reserved.

ARTICLE II-A. – INTERNATIONAL RESIDENTIAL CODE

ARTICLE II – A. INTERNATIONAL RESIDENTIAL CODE

Sec. 10-28. - International Residential Code adopted.

The International Residential Code, 2024 Edition as published by the International Code Council, Inc., is hereby adopted by reference. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such Code shall be fully applicable and binding; providing for the issuance of permits and the collection of fees thereof.

Sec. 10-29 Deletions, Additions, Amendments

The following deletions, additions, and amendments to the 2024 International Residential Code adopted herein are hereby approved and adopted:

Chapter 1

Section 1

Section R102.4; *amended the section to read as follows:*

R102.4 Referenced codes and standards. The *codes*, when specifically adopted, and standards referenced in this *code* shall be considered part of the requirements of this *code* to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced *codes* and standards, each reference to said *code* and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the *Electrical Code* shall mean the *Electrical Code* as adopted.

SECTION 3

Section R103 and R103.1; *amended the section to read as follows [Sections R103.2 and R103.3 to remain unchanged]:*

SECTION R103 – BUILDING INSPECTIONS DEPARTMENT

R103.1 Creation of enforcement agency.

The Building Inspections Department is hereby created and the official in charge thereof shall be known as the *building official*.

SECTION 4

Section R104.2.3.1 Flood Hazard areas; amended by deleting this section.

Section R104.3.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas; *this section is deleted in its entirety.*

Section R104.7; *amended the section to read as follows:*

R104.7 Official records. The *building official* shall keep official records as required in Sections R104.7.1 through R104.7.5. Such official records shall be retained for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

SECTION 5

Section R105.2; *change the Building category of Section R105.2 “Work exempt from permit” to read as follows*

(all other provisions and text of Section 105.2 to remain unchanged):

Building:

1. One-story detached *accessory structures*, provided that the floor area does not exceed 120 square feet.
2. *[Deleted.]*
3. *Retaining walls* that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon *grade* if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. *[Deleted.]*
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above *grade* at any point, are not attached to a *dwelling* or *townhouse* and do not serve the exit door required by Section R318.4.

Section R105.3; amended the section to read as follows:

R105.3 Application for permit.

- A. To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:
 1. Identify and describe the work to be covered by the *permit* for which application is made.
 2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed *building* or work.
 3. Indicate the use and occupancy for which the proposed work is intended.
 4. Be accompanied by *construction documents* and other information as required in Section R106.1.
 5. *[Deleted.]*
 6. Be signed by the applicant or the applicant's authorized agent.
 7. Give such other data and information as required by the *building official*.
- B. To obtain a permit, the applicant shall be registered as a contractor. Such registration requirements are as follows:
 1. Contractors shall register by making application on forms provided by the building official.
 2. Electrical, irrigation, mechanical, and plumbing contractors shall provide proof of required State of Texas licenses and insurance.
 3. A contractor's registration may be suspended for the following causes:
 - a. The contractor fails to finalize permits by obtaining the required, approved inspections.
 - b. The contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required authorization.
 - c. Expiration, suspension or revocation of required license, bond, or insurance.

Exception: Homeowners may obtain permits to do work at their residence without being registered.

Section R105.3.1; amended the section to read as follows:

R105.3.1 Action on application. The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing stating the reasons thereof. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable. A demolition permit may be withheld for any building or structure within the Old Town District Boundary as designated in the Old Town Justin, Texas Form Based Code for a period pending review by the Planning and Zoning Commission/City Council/Historic Preservation Commission.

Section R105.10; amended Section R105 by adding a new Section R105.10 to read as follows: R105.10 Withdrawn permits. *Permits* may be withdrawn by the applicant if no work has commenced on the project. Permit fees exceeding \$100.00 may be partially refunded. Where applicable, fees will be refunded at 80 percent of their original value, excluding the plan review and fire protection plan review deposits.

Permits for which work has commenced may not be withdrawn unless a subsequent permittee has obtained a *permit* to complete the work, or when work has started unless an inspection has been made and the *building official* has determined that the existing work has created no violation of any code or ordinance.

Expired *permits* may be withdrawn if determined by the *building official* that no work has commenced.

Withdrawn *permits* with fees of less than one hundred dollars (\$100) are nonrefundable.

SECTION 6

Section R106.1.3; amended the section to read as follows:

R106.1.3 Information on braced wall design. For buildings and structures utilizing braced wall design, and where required by the *building official*, braced wall lines shall be identified on the *construction documents* and shall be designed by an engineer licensed by the State of Texas.

Pertinent information including, but not limited to, bracing methods, location and length of braced wall panels and foundation requirements of braced wall panels at top and bottom shall be provided.

Section R106.3.1; amended the section to read as follows:

R106.3.1 Approval of construction documents. When the *building official* issues a permit, the *construction documents* shall be approved, in writing, or by a stamp which states "REVIEW SUBJECT TO FIELD INSPECTION." One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work, and shall be open to inspection by the *building official* or a duly authorized representative.

SECTION 7

Section R107; amended Section R107 by adding a new Section R107.2.1 to read as follows: R107.2.1

Adequate toilet facilities. In partially completed phased subdivisions or projects, more than one permanent or temporary toilet may be required, but not less than one shall be provided and at least one permanent or temporary toilet facility shall be maintained in each subdivision or project for the employees or subcontractors of each builder holding a permit for a building in that subdivision or project. A toilet facility must be provided by each builder as long as the builder holds an active *building permit* in the subdivision or project.

For purposes of this section, permanent toilet facility is defined as a room in an existing building or in the

building being constructed with a water closet installed in such a room that conforms to the *Plumbing Code* and is continuously available to all workers involved in a construction project.

Temporary toilet facility is defined as a portable, fully enclosed, chemically sanitized toilet, which is serviced and cleaned at least once each week. A Stop Work Order may be issued for any project not in compliance with this section.

SECTION 8

Section R108; *amended Section R108 by adding a new Section 108.7 to read as follows:*

R108.7 Re-inspection fee. A re-inspection fee may be charged due to one of the following occurrences:

1. The inspection called for is not ready when the inspector arrives.
2. No building address or permit card is clearly posted.
3. Approved plans are not on the job site available to the inspector.
4. The building is locked or work otherwise not available for inspection when called.
5. Violations exist on the property including failure to maintain erosion control, trash control or tree protection.

SECTION 10

Section R110.1; *amended the section to read as follows:*

R110.1 Use and change of occupancy. A *building* or structure shall not be used or occupied in whole or in part, and a *change of occupancy* of a *building* or structure or portion thereof shall not be made, until the *building official* has issued an approval thereof as provided herein. Issuance of an approval shall not be construed as approval of a violation of the provisions of this code or any other ordinance of the *jurisdiction*. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the *jurisdiction* shall not be valid.

Exceptions:

1. Certificates of occupancy are not required for work exempt from *permits* under Section R105.2.
2. Accessory buildings or structures

Section R110.2 Certificate issued; *delete section in its entirety.*

Section R110.3; *amended section to read as follows:*

R110.3 Temporary occupancy. The *building official* is authorized to issue a temporary approval before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary approval is valid.

Section R110.4; *amended section to read as follows:*

R110.4 Revocation. The *building official* is authorized to suspend or revoke an approval issued under the provisions of this code, in writing, whenever the approval is issued in error, or on the basis of incorrect information supplied, or where it is determined that the *building* or structure or portion thereof is in violation of the provisions of this code or other ordinance of the *jurisdiction*.

SECTION 14

Section R114; *amended Section R114 by adding a new Section R114.5 to read as follows:*

R114.5 Construction debris.

1. Whenever work is being done that is authorized by a permit, and construction debris from that work is not confined to a container or to a site on the property approved by the *building official* or his designee, and such construction debris poses a threat to public health, safety, and comfort so that it constitutes a nuisance, the *building official* or his designee may order the work stopped and the contractor shall clean up the construction debris within thirty-six (36) hours of receiving notice of the violation. After the expiration of the thirty-six (36) hour period, contractor shall pay the city a re-inspection fee to offset costs incurred by the city due to the necessary re-inspection before the stop work order is lifted.
2. As used herein, the term “construction debris” shall include all materials utilized in the construction process, including all litter and debris deposited and left remaining upon the premises of a job site by a contractor, subcontractor, and their employees, agents, and assigns.
3. As used herein “costs” shall mean all expense incurred by the city for the cleaning of the job site and the amount of any unpaid municipal court fine.

CHAPTER 2

SECTION 2

Section R202; amended the definition of "Townhouse Unit" in Section R202 "Definitions" to read as follows:

TOWNHOUSE UNIT. A single-family dwelling unit separated by property lines in a townhouse that extends from foundation to roof and that has a *yard* or *public way* on at least two sides.

CHAPTER 3

SECTION 1

Table R301.2 (1); amended Table R-301.2 to read as follows:

**TABLE R-301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDER- LAYMENT ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	SPEED ^d (MPH)	Topographic Effects ^k	Special Wind Region ^l	Windborne Debris Zone ^m		Weathering ^a	Frost Line Depth ^b	Termite ^c					
9 lb/ft	105 (3 sec- gust)/ 33 ft. above ground Exposure C	No	No	No	A	Moderate	6"	Very Heavy	22 ^o F	No	Local Code	150	64.9 ^o F

SECTION 2

Section R302.1; amended Section R302.1 "Exterior walls" by adding an Exception 6 to read as follows:

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

Section R302.2.6; amended Section R302.2.6 "Structural independence" by deleting Exception 6 (remainder of section and exceptions unchanged).

Section R302.5.1; amended section to read as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and dwelling unit shall be equipped with solid wood doors not less than 1³/₈ inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1³/₈ inches (35 mm) thick, or 20-minute fire-rated doors.

SECTION 6

Section R306 Flood Resistant Construction; delete the section in its entirety.

SECTION 9

Section R309; delete Sections R309.2 “One-and two-family dwellings automatic sprinkler systems” and R309.2.1 “Design and installation” in their entirety.

SECTION 25

Section R325.2; amend the exception in Section R325.2 “Bathrooms” to read as follows: Exception: The glazed areas shall not be required where artificial light and a *local exhaust* system are provided. The minimum *local exhaust* rates shall be determined in accordance with Section M1505. Exhaust air from the space shall be exhausted directly to the outdoors. Spaces containing only a water closet, or water closet and a lavatory, may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

SECTION 27

Section R327; amended by adding new Section R327.3 and new Figure 327.3 to read as follows:

R327.3 Blocking locations. Required at one toilet at grade level with blocking installed at rear wall and one wall adjacent to toilet and at one tub or shower at grade level. Blocking as shown in Figure R327.3.

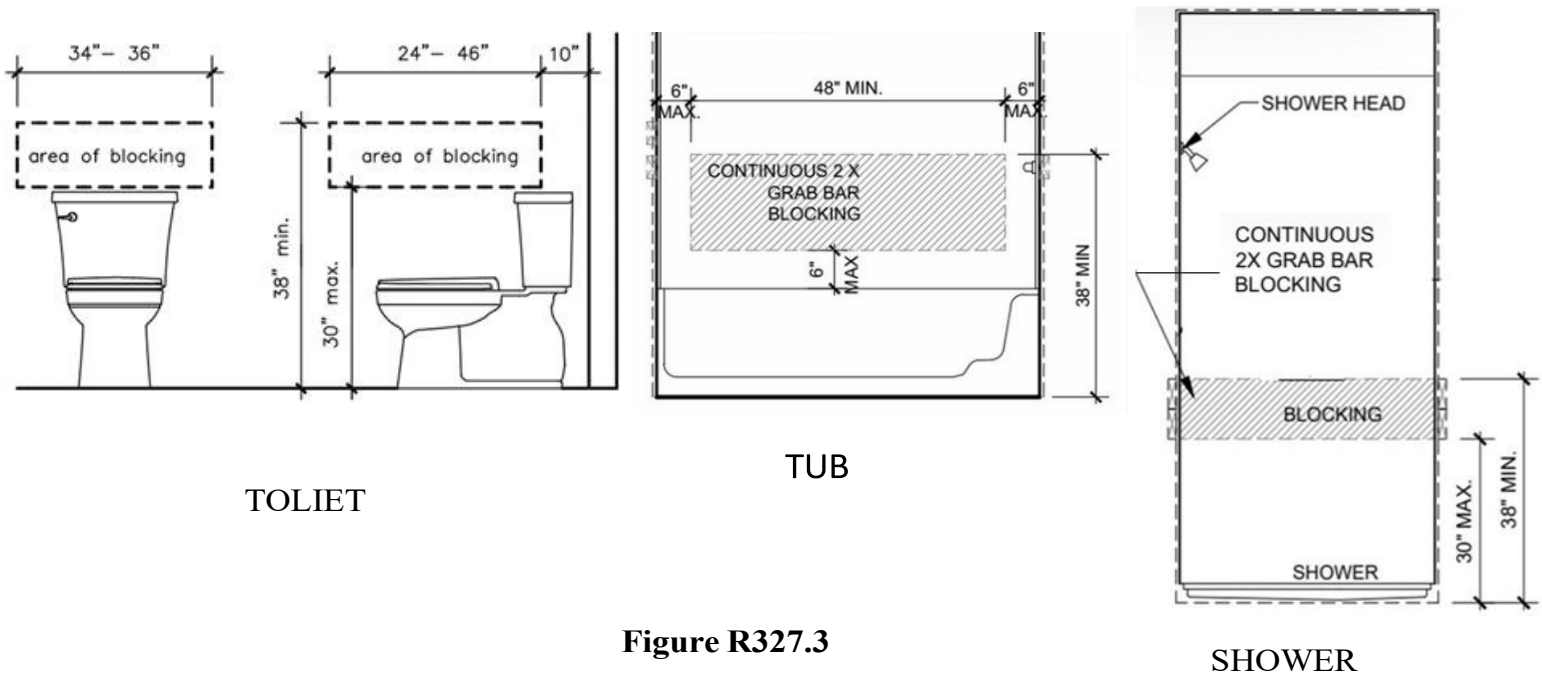
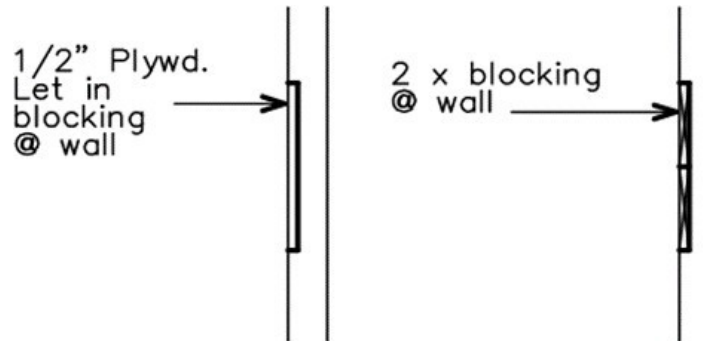


Figure R327.3

Section R327; amended by adding new Section R327.4 and new Figure 327.4 to read as follows:

R327.4 Wall blocking. Blocking may be 1/2" plywood or 2 x solid wood blocking, or equivalent, flush with wall as shown in Figure R327.4.

Figure R327.4



SECTION 28

Section 328; amended Section R328 “Swimming Pools, Spas and Hot Tubs” by adding a new Section 328.1.1 to read as follows:

Section 328.1.1 Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception: A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

CHAPTER 4

SECTION 1

Section R401.2, amended section to read as follows.

R401.2. Requirements. Foundation construction shall be capable of accommodating all loads in accordance with Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Every foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer.

CHAPTER 6

SECTION 2

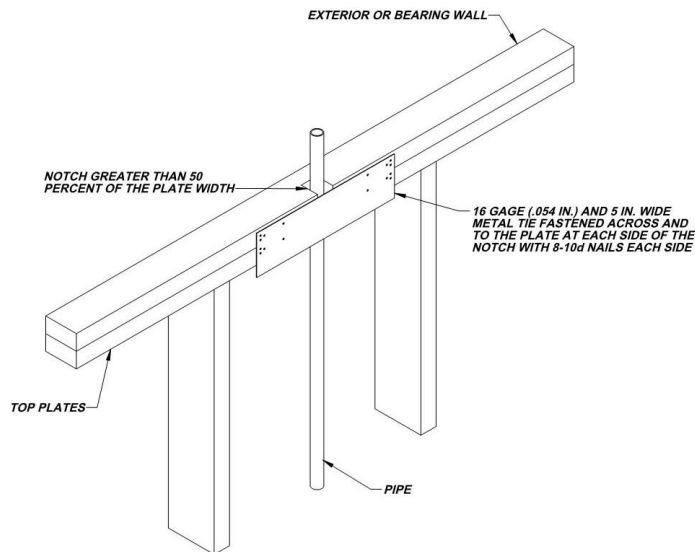
Section R602.6.1; amended section to read as follows:

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior *load-bearing wall*, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054-inch-thick (1.37 mm) (16 Ga) and 5 inches (127 mm) wide

shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1.

Exception: Where the entire side of the wall with the notch or cut is covered by wood *structural panel sheathing*.

Figure R602.6.1; *delete the figure and insert the following figure:*



SECTION 3

Table R603.7(2); amended Table R603.7(2) “Header to King Stud Connection Requirements” by amending the footnotes to read as follows:

- All screw sizes shown are minimum size, not to exceed 2 sizes larger.
- Deleted.
- Deleted.
- Minimum Grade 33 ksi steel shall be used for 33 mil and 43 mil thicknesses. Minimum Grade 50 ksi steel shall be used for 54 and 68 mil thicknesses.

CHAPTER 7

SECTION 3

Section R703; amended Section R703 “Exterior Wall Covering” by adding a new Section R703.8.4.1.2 “Veneer Ties for Wall Studs” to read as follows:

R703.8.4.1.2 Veneer Ties for Wall Studs. In stud framed exterior walls, all ties may be anchored to studs as follows:

- When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or
- When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm)

vertically starting approximately 8 in (254 mm) from the foundation.

CHAPTER 9

SECTION 2

Section R902.1 Roof assemblies; amended Section R902.1 by adding a new exception to read as follows:

5. Non-classified roof coverings shall be permitted on one-story detached *accessory structures* used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet.

CHAPTER 10

SECTION 5

Section R1005.7 Factory-built chimney offsets; amended to read as follows:

R1005.7 Factory-built chimney offsets.

Where a factory-built chimney assembly incorporates offsets or where a fireplace manufacturer's instructions do not address factory-built chimney offsets, no part of the chimney shall be at an angle of more than 30 degrees (0.52 rad) from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Section R1005.9 Factory-built chimney offsets; delete this section in its entirety.

CHAPTER 11

Chapter 11 [RE]; delete the chapter in its entirety and insert the following:

CHAPTER 11 [RE]

Refer to the 2024 International Energy and Conservation Code for energy code provisions and recommended amendments.

CHAPTER 13

SECTION 5

Section M1305.1.2; amended section to read as follows:

M1305.1.2 Appliances in attics. Attics containing *appliances* shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest *appliance*, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the *appliance* where access is required. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest *appliance*. At a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull-down stair with a minimum 300 lb. (136 kg) capacity.
3. An access door from an upper floor level.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed through the required opening with the approval of the code official.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

[Section M1305.1.2.1 Electrical requirements to remain unchanged.]

CHAPTER 14

SECTION 1

M1401 General; amended section by adding a new Section M1401.1.1 “Air conditioning equipment” to read as follows:

M1401.1.1 Air conditioning equipment. All residential dwelling units shall be installed with an air conditioning system with the ability to condition and maintain conditioned air 20 degrees below the ambient outside air temperature in all habitable spaces.

SECTION 11

Section M1411.9; amended section to read as follows:

M1411.9 Condensate disposal. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to a sanitary sewer through a trap, by means of a direct or indirect drain.

Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than 1/8-unit vertical in 12 units horizontal (1-percent slope). Condensate shall not discharge into a street, alley or other area where it would cause a nuisance.

Section M1411.9.1; amended section by revising the text of Items 3 and 4 to read as follows:

3. An auxiliary drain pan without a separate drain line shall be installed under the coils on which condensation will occur. This pan shall be equipped with a water level detection device conforming to UL 508 that will shut off the *equipment* served prior to overflow of the pan. The pan shall be equipped with a fitting to allow for drainage. The auxiliary drain pan shall be constructed in accordance with Item 1 of this section. A water level detection device may be installed only with prior approval of the *building official*.

4. A water level detection device conforming to UL 508 shall be installed that will shut off the *equipment* served in the event that the primary drain is blocked. The device shall be installed in the primary drain line, the overflow drain line or the *equipment*-supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan. A water level detection device may be installed only with prior approval of the *building official*.

Section M1411.9.1.1; amended section to read as follows:

M1411.9.1.1 Water-level monitoring devices. On down-flow units and other coils that do not have secondary drain or provisions to install a secondary or auxiliary drain pan, a water-level monitoring device shall be

installed inside the primary drain pan. This device shall shut off the *equipment* served in the event that the primary drain becomes restricted. Devices shall not be installed in the drain line. A water level detection device may be installed only with prior approval of the building official.

CHAPTER 15

SECTION 3

Section M1503.6; amended section and exception to read as follows (Sections M1503.6.1 and M1503.6.2 remain unchanged):

M1503.6 Makeup air required. Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m³/s) shall be mechanically or passively provided with makeup air at a rate approximate to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.

Exception: Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open. Where all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m³/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m³/s) shall be provided with a makeup air at a rate approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

CHAPTER 20

SECTION 5

Section M2005.1; amend to read as follows:

Water heaters shall be installed in accordance with Chapter 28, the manufacturer's instructions and the requirements of this code. Gas-fired water heaters shall comply with the requirements in Chapter 24. Domestic electric water heaters shall comply with UL 174. Oiled-fired water heaters shall comply with UL 732. Solar thermal water heating systems shall comply with Chapter 23 and ICC 900/SRCC 300. Solid fuel-fired water heaters shall comply with UL 2523.

Section M2005.2; amended section to read as follows:

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet or in an attic. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that *combustion air* will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an *approved* self-closing device. Installation of direct-vent water heaters within an enclosure is not required. Water heaters of the storage type shall not be located in the attic.

Section M2005.2.1; amended section to read as follows:

Section M2005.2.1 Water Heater Access. Access to tank-less that are located in an attic or under floor crawl

space is permitted to be through a closet located in a sleeping room or bathroom where ventilation of those spaces is in accordance with this code.

CHAPTER 24

SECTION 8

Section G2408.3 (305.5) Private garages; *delete section in its entirety.*

SECTION 15

Section G2415.2 (404.2); *amended section to read as follows:*

G2415.2 (404.2) CSST. CSST piping systems shall be installed in accordance with the terms of their approval, the conditions of listing, the manufacturer's instructions and this code. Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an *approved* tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING: 1/2 to 5 psi gas pressure - Do Not Remove"

Sections G2415.12 (404.12); *amended section to read as follows:*

G2415.12 (404.12) Minimum burial depth. Underground *piping systems* shall be installed a minimum depth of 18 inches (457 mm) below grade.

G2415.12.1 (404.12.1) Individual outdoor appliances; *section deleted in its entirety.*

SECTION 17

Section G2417.1 (406.1); *amended section to read as follows:*

G2417.1 (406.1) General. Prior to acceptance and initial operation, all *piping* installations shall be inspected and *pressure tested* to determine that the materials, design, fabrication, and installation practices comply with the requirements of this *code*. The *permit* holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this *code*. The *permit* holder shall give reasonable advance notice to the *building official* when the *piping system* is ready for testing. The *equipment*, material, power and labor necessary for the inspections and test shall be furnished by the *permit* holder and the *permit* holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

Section G2417.4; *amended section to read as follows:*

G2417.4 (406.4) Test pressure measurement. Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made.

Section G2417.4.1; *amended section to read as follows:*

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the code official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½”), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

Section G2417.4.2; amended section to read as follows:

G2417.4.2 (406.4.2) Test duration. The test duration shall be held for a length of time satisfactory to the *building official*, but in no case for less than fifteen (15) minutes. For welded *piping*, and for *piping* carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the *building official*, but in no case for less than thirty (30) minutes.

SECTION 20

Section G2420.1 (406.1); amended section by adding a new Section G2420.1.4 to read as follows:

G2420.1.4 Valves in CSST installations. Shutoff *valves* installed with corrugated stainless steel (CSST) *piping systems* shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the *valves*, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the *valve*. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's *piping*, fittings, and *valves* between anchors. All *valves* and supports shall be designed and installed so they will not be disengaged by movement of the supporting *piping*.

Section G2420.5.1 (409.5.1); amended section to read as follows:

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve shall be located in the same room as the *appliance*. The shutoff valve shall be within 6 feet (1829 mm) of the *appliance*, and shall be installed upstream of the union, connector or quick disconnect device it serves. Such shutoff *valves* shall be provided with *access*. Shutoff valves serving movable *appliances*, such as cooking *appliances* and clothes dryers, shall be considered to be provided with access where installed behind such *appliances*. *Appliance shutoff valves* located in the firebox if a *fireplace* shall be installed in accordance with the *appliance* manufacturer's instructions. A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if *appliance* shutoff is located in the firebox.

SECTION 21

Section G2421.1 (410.1); amended section to read as follows:

G2421.1 (410.1) Pressure regulators. A line *pressure regulator* shall be installed where the *appliance* is designed to operate at a lower pressure than the supply pressure. *Line gas pressure regulators* shall be *listed* as complying with ANSI Z21.80. *Access* shall be provided to *pressure regulators*. *Pressure regulators* shall be

protected from physical damage. *Regulators* installed on the exterior of the building shall be *approved* for outdoor installation. Access to *regulators* shall comply with the requirements for access to *appliances* as specified in Section M1305.

Exception: A passageway or level service space is not required when the *regulator* is capable of being serviced and removed through the required *attic* opening.

SECTION 45

Section G2445.2 (621.2); amended section to read as follows:

G2445.2 (621.2) Prohibited use. One or more *unvented room heaters* shall not be used as the sole source of comfort heating in a *dwelling unit*.

Exception: Existing *approved unvented room heaters* may continue to be used in *dwelling units*, in accordance with the *code* provisions in effect when installed, when *approved* by the *building official* unless an unsafe condition is determined to exist as described in Section 108.7 of the *International Fuel Gas Code*.

CHAPTER 26

SECTION 3

Section P2603.3; amended section to read as follows:

P2603.3 Protection against corrosion. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

Section P2603.5.1; amended section to read as follows:

P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (304 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

SECTION 4

Section P2604; amended by adding Section P2604.2.1 to read as follows:

P2604.2.1 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6

inches above the top of the pipe.

CHAPTER 28

SECTION 1

Section P2801.5.1; amended section to read as follows:

Section P2801.6.1 Pan size and drain. The pan shall be not less than 1 1/2 inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an *indirect waste pipe* having a diameter of not less than 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2906.5.

Multiple pan drains may terminate to a single discharge piping system when *approved* by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

Where a pan drain was not previously installed, a pan drain shall not be required for a replacement water heater installation.

SECTION 4

Section P2804.6.1; amended section to read as follows:

Section P2804.6.1 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

Exception: Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

1. Discharge to an approved location or to the outdoors.
2. Discharge in a manner that does not cause personal injury or structural damage.
3. Discharge to a termination point that is readily observable by the building occupants.
4. Not be trapped.
5. Be installed to flow by gravity.
6. Terminate not more than 6 inches (152 mm) and not less than two times the discharge pipe diameter above the floor or waste receptor flood level rim.
7. Not have a threaded connection at the end of the piping.
8. Not have valves or tee fittings.

9. Be constructed of those materials indicated in Section P2906.5 or materials tested, rated and
10. *approved* for such use in accordance with ASME A112.4.1.
11. Be one nominal size larger than the size of the relief-valve outlet, where the relief-valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

CHAPTER 29

SECTION 2

Section P2902.5.3; amended section to read as follows:

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

CHAPTER 30

SECTION 3

Section P3003.9.2; delete exceptions and change sections to read as follows:

P3003.9.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

CHAPTER 31

SECTION 11

Section P3111 Combination waste and vent systems; delete the section in its entirety.

SECTION 12

Section P3112.2 Vent Collection; delete existing section and replace with the following:

P3112.2 Installation. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six

(6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree

(0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

Sec. 10-30. - Violations

It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve or remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done contrary to or in violation of any of the provisions of this article, or otherwise to violate any of the provisions of this article. Any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor and fined as provided in [section 1-10](#), and each day any such violation shall continue shall be deemed to constitute a separate offense. If any other provision in this article is in conflict with this section, the provisions of this section shall govern.

Sec. 10-31. – Conflicting regulations

To the extent possible, the regulations adopted by this article and all other city ordinances are to be read together in harmony. However, wherever any provision of this article conflicts with any other provision of the Code of Ordinances, the ordinance provision that imposes more stringent requirements, regulations, restrictions or limitations shall govern.

Secs. 10-32—10-34. - Reserved.

ARTICLE II-B. - INTERNATIONAL EXISTING BUILDING CODE

ARTICLE II-B. - INTERNATIONAL EXISTING BUILDING CODE

Sec. 10-35. - International Existing Building Code adopted.

The International Existing Building Code, 2024 Edition as published by the International Code Council, Inc., is hereby adopted by reference. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such code shall be fully applicable and binding; providing for the issuance of permits and the collection of fees thereof.

Sec. 10-36. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Existing Building Code adopted in this Division are hereby approved and adopted:

Section 102.4; amended to read as follows:

102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

[Remainder of section unchanged.]

Section 102.4.3 add to read as follows:

102.4.3 Electrical. The provisions of the local adopted Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 104.2.4.1 Flood hazard areas; delete section entirely

Section 104.3.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas; delete section entirely

Section 202; amended definition of “Existing Structure” to read as follows:

Existing Structure. A building, structure, or space, with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; a building, structure, or space that is currently undergoing a change of occupancy or use.

Section 302.2; amended to read as follows:

302.2 Additional codes. Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in this code and the International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, International Residential Code and NFPA 70 and any other codes or other ordinances adopted by the authority having jurisdiction. Where provisions of

the other codes conflict with provisions of this code, the provisions of this code shall take precedence.

Section 306.1; amended to read as follows:

306.1 Scope. The provisions of Section 306.1 through 306.7.16 apply to maintenance and repair, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

Section 309.2.1 Automated sprinkler systems; delete this section.

Section 401.3 Flood hazard areas; delete this section.

Section 405.2.6 Flood hazard areas; delete this section.

Section 502.2 Flood hazard areas; delete this section.

Section 503.2 Flood hazard areas; delete this section.

503.18 Enhanced classroom acoustics. In Group E occupancies, where the work area exceeds 50 percent of the building area, enhanced classroom acoustics shall be provided in all classrooms with a volume of 20,000 cubic feet (565 m³) or less. Enhanced classroom acoustics shall comply with the reverberation time in Section 808 of ICC A117.1.

Exception: Compliance with the Texas Accessibility Standards is not considered equivalent compliance for the purpose of enforcement of this code section.

Section 504.1.2; amended to read as follows:

504.1.2 Existing fire escapes. Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only. Existing fire escapes shall be permitted to be repaired or replaced.

Section 504.1.3 New fire escapes; delete this section.

Section 507.3 Flood hazard areas; delete this section.

Section 701.3 Flood hazard areas; delete this section.

Section 702.7; amended to read as follows:

702.7 Materials and methods. All new work shall comply with the materials and methods requirements in the International Building Code, International Energy Conservation Code, International Mechanical Code, National Electrical Code, and International Plumbing Code, as applicable, that specify material standards, detail of installation and connection, joints, penetrations and continuity of any element, component, or system in the building.

Section 802.5.1; amended to read as follows:

802.5.1 Minimum requirement. Every portion of open-sided walking surfaces, including *mezzanines, equipment platforms, aisles, stairs, ramps* and landings that are more than 30 inches (762mm) above the floor or grade below and are not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

Section 803.1; amended to read as follows:

803.1 Scope. The requirements of this section shall be limited to *work areas* in which Level 2 *alterations* are being performed and where specified they shall apply throughout the floor on which the *work areas* are located or otherwise beyond the *work area*. For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

Section 803.2.6; amended to read as follows:

803.2.6 Supervision. Fire sprinkler systems required by this section shall be supervised by one of the following methods:

1. *Approved* central station system in accordance with NFPA 72.
2. *Approved* proprietary system in accordance with NFPA 72.
3. *Approved* remote station system of the jurisdiction in accordance with NFPA 72.
4. Where *approved* by the *code official*, *approved* local alarm service that will cause the sounding of an alarm in accordance with NFPA 72.

Exception: Supervision is not required where the Fire Code does not require such for new construction.

Section 803.1 Scope; amended sentence to read as follows:

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

Section 803.3; amended section to read as follows (Exceptions also deleted):

803.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.

Section 804.2; amended to read as follows:

804.2 General. The means of egress shall comply with the requirements of this section.

Exception: Means of egress complying with the requirements of the building code under which the building was constructed shall be considered to be compliant means of egress if, in the opinion of the *code official*, they do not constitute a distinct hazard to life. **Section 804.5.1.2; amended to read as follows:**

804.5.1.2 Fire escapes required. For other than Group I-2, where more than one exit is required, an existing fire escape complying with section 805.3.1.2.1 shall be accepted as providing one of the required means of egress.

Section 804.5.1.2.1; amended to read as follows:

804.5.1.2.1 Fire escape access and details. Fire escapes shall comply with all of the following requirements:

1. Occupants shall have unobstructed access to the fire escape without having to pass through a room subject to locking.
2. Access to a new fire escape shall be through a door, except that windows shall be permitted to provide access from single dwelling units or sleeping units in Group R-1, R-2 and I-1 occupancies or to provide access from spaces having maximum occupant load of 10 in other occupancy classifications.
 - 2.1. The window shall have a minimum net clear opening of 5.7 square feet (0.53 m²) or 5 square feet (0.46 m²) where located at grade.
 - 2.2. The minimum net clear opening height shall be 24 inches (610 mm) and net clear opening width shall be 20 inches (508 mm).
 - 2.3. The bottom of the clear opening shall not be greater than 44 inches (1118 mm) above the floor.
 - 2.4. The operation of the window shall comply with the operational constraints of the *International Building Code*.
3. [Item deleted.]
4. Openings within 10 feet (3048 mm) of fire escape stairways shall be protected by fire assemblies having minimum ¾-hour fire-resistance ratings.

Exception: Opening protection shall not be required in buildings equipped throughout with an *approved* automatic sprinkler system.

5. In all buildings of Group E occupancy up to and including the 12th grade, buildings of Group I occupancy, boarding houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

Section 804.7.2; amended to read as follows:

804.7.2 Transoms. In all buildings of Group B, E, I-1, I-2, R-1, and R-2 occupancies, all transoms in corridor walls in *work areas* shall be either glazed with 1/4-inch (6.4 mm) wired glass set in metal frames or other glazing assemblies having a fire protection rating as required for the door and permanently secured in the closed position or seated with materials consistent with the corridor construction.

Section 904.1; amended to read as follows:

904.1 Automatic sprinkler systems. An automatic sprinkler system shall be provided in a work area where required by Section 803.2 of this section. For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

Section 904.1.1; amended to read as follows:

904.1.1 High-rise buildings. An automatic sprinkler system shall be provided in work areas of high-rise buildings.

Section 1011.2.1; amended to read as follows:

1011.2.1 Automatic sprinkler system. The installation of an automatic sprinkler system shall be required where there is a *change of occupancy* classification and Chapter 9 of the current International Building Code requires an automatic sprinkler system based on the new occupancy or where there is a change of occupancy within the space where there is a different fire protection system threshold requirement in Chapter 9 of the current International Building Code than exists in the current building or space. The installation of the automatic sprinkler system shall be required within the area of the *change of occupancy* and areas of the building not separated horizontally and vertically from the change of occupancy by a fire barrier or fire wall.

Section 1103.3 Flood hazard areas; delete the section in its entirety.

Section 1201.4 Flood hazard areas; delete the section in its entirety.

Section 1303.1.3 Compliance with flood hazard provisions; delete the section in its entirety.

Section 1402.6 Flood hazard areas; delete the section in its entirety.

Section 1502.1; amended to read as follows:

Section 1502.1 Site safety plan. The owner or owner's authorized agent shall be responsible for the development, implementation, and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site applicable throughout all phases of the construction, repair, alteration or demolition work. Any changes to the plan shall address the requirements of this chapter and other applicable portions of the International Fire Code, the duties of staff, and the staff training requirements. The plan shall be submitted for approval in accordance with the International Fire Code and be approved by the Fire Department before a building permit is issued.

Section 1502.3.1; amended to read as follows:

Section 1502.3.1 Violations. Failure to properly conduct, document and maintain documentation required by this section shall constitute an unlawful act in accordance with Section 113.1 and shall result in the issuance of a notice of violation by the Fire Code Official to the site safety director. Upon the third offense, the Fire Code Official, based on their findings, shall request a stop work order enforcement be implemented to the code official, in accordance with Section 114, and work shall not resume until satisfactory assurances of future compliance have been presented to and approved by the official code.

Section 1512.1; amended to read as follows:

1512.1 When required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site or as determined by the code official. The water supply design and the timing of the water supply installation relative to building construction shall comply with the adopted Fire Code.

Section 1512.2 Combustible building materials; delete section in its entirety.

Section 1512.3 Vertical construction of Types III, IV, and V construction; delete section in its entirety.

Section 1512.3.1 Fire separation up to 30 feet; delete section in its entirety.

Section 1512.3.2 Fire separation of 30 feet up to 60 feet; delete section in its entirety.

Section 1512.3.3 Fire separation of 60 feet or greater; delete section in its entirety.

Section 1512.4 Vertical construction, Types I and II construction; delete section in its entirety.

Section 1512.5 Standpipe Supply; delete section in its entirety.

Sec. 10-37. - Violations.

It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve or remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done contrary to or in violation of any of the provisions of this article, or otherwise to violate any of the provisions of this article. Any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor and fined as provided in section 1-10, and each day any such violation shall continue shall be deemed to constitute a separate offense. If any other provision in this article is in conflict

with this section, the provisions of this section shall govern.

Sec. 10-38. - Conflicting regulations.

To the extent possible, the regulations adopted by this article and all other city ordinances are to be read together in harmony. However, wherever any provision of this article conflicts with any other provision of the Code of Ordinances, the ordinance provision that imposes more stringent requirements, regulations, restrictions or limitations shall govern.

Secs. 10-39—10-41. - Reserved.

ARTICLE II-C. - INTERNATIONAL SWIMMING POOL AND SPA CODE CODE

ARTICLE II-C. - INTERNATIONAL SWIMMING POOL AND SPA CODE

Sec. 10-42. - International Swimming Pool and Spa Code adopted.

The International Swimming Pool and Spa Code, 2024 Edition as published by the International Code Council, Inc., is hereby adopted by reference. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such Code shall be fully applicable and binding; providing for the issuance of permits and the collection of fees thereof.

Sec. 10-43 . Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the 2024 International Swimming Pool and Spa Code adopted herein are hereby approved and adopted:

CHAPTER 1

SECTION 2

Section 102.9; amended to read as follows:

102.9 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law, to include but not limited to:

1. Texas Department of State Health Services (TDSHS); *Standards for Public Pools and Spas*; §285.181 through §285.208, (TDSHS rules do not apply to pools serving one- and two-family dwellings or townhouses).
2. *Texas Department of Licensing and Regulation (TDLR); 2012 Texas Accessibility Standards (TAS)*, TAS provide the scoping and technical requirements for accessibility for Swimming Pool, wading pools and spas and shall comply with *2012 TAS, Section 242* (TAS rules do not apply to pools serving one- and two-family dwellings or townhouses).

Exception: Elements regulated under Texas Department of Licensing and Regulation (TDLR) and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.

SECTION 13

Section 113.4; amended to read as follows:

113.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the *approved* construction documents or directive of the *code official*, or of a permit or certificate issued under the provisions of this code, may be punishable for each day of the violation set forth by the authority having jurisdiction.

CHAPTER 3

SECTION 5

Section 305.1; amended to read as follows:

305.1 General. The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. In only one-and two-family dwellings and townhouses, where spas or hot tubs are

equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 305.2 through 305.7.

Section 305.2; amended to read as follows:

305.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7 and in accordance with the Texas Administrative Code, Texas Health and Safety Code 757 for public pools.

Section 305.2.8.1; amended by adding a Section 305.2.8.1 to Section 305.2.8 to read as follows:

305.2.8.1 Chain link fencing prohibited. Chain link fencing is not permitted as a barrier in public pools built after January 1, 1994.

Section 305.4; amended to read as follows:

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure of a one- or two-family dwelling or townhouse or its accessory structure serves as part of the barrier and where doors provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor, doors and gates shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be *listed* and labeled as a water hazard entrance alarm in accordance with UL 2017.
2. In dwellings not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located at not less than 54 inches (1372 mm) above the finished floor.
3. In dwellings that are required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.
4. In structures other than dwellings, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.
5. A *safety cover* that is *listed* and *labeled* in accordance with ASTM F1346 is installed for the pools and spas.
6. An *approved* means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item 1 or 2.

The wall of a building with windows in accordance with *2024 International Building Code, Section 1031* in Group R2 occupancies shall not be used as part of a pool enclosure. Other windows that are part of a pool yard enclosure shall be permanently closed and unable to be opened for public pools.

Section 305.6; amended to read as follows:

305.6 Natural barriers used in a one- and two-family dwelling or townhouse. In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge a minimum of eighteen (18) inches, a barrier is not required between the natural body of water shoreline and the pool or spa.

SECTION 7

Section 307.1.5 Accessibility; amended by adding an exception to Section to 307.1.5 to read as follows:

Exception: Components of projects regulated by and registered with Architectural Barriers Division of the Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

Section 307.2.2.2; amended by adding a Section 307.2.2.2 and an exception to Section 307.2.2 to read as follows:

307.2.2.2 Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception: A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

SECTION 11

Section 311.1; amended to read as follows:

311.1 General. Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP7 (ANSI/PHTA/ICC7) or for public swimming pools in accordance with State of Texas Rules for Public Swimming Pools and Spas, Title 25 TAC Chapter 265 Subchapter L, Rule §265.190.

SECTION 14

Section 314.7; amended to read as follows and delete the exception:

314.7 Emergency shutoff switch for spas and hot tubs. A clearly labeled emergency shutoff or control switch for the purpose of stopping the motor(s) that provide power to the recirculation system and jet system shall be installed at a point readily accessible to the users and not less than 1.5 m (5 ft.) away, adjacent to, and within sight of the spa or hot tub. This requirement shall not apply to one- and two-family dwellings and townhouses.

CHAPTER 4

SECTION 2

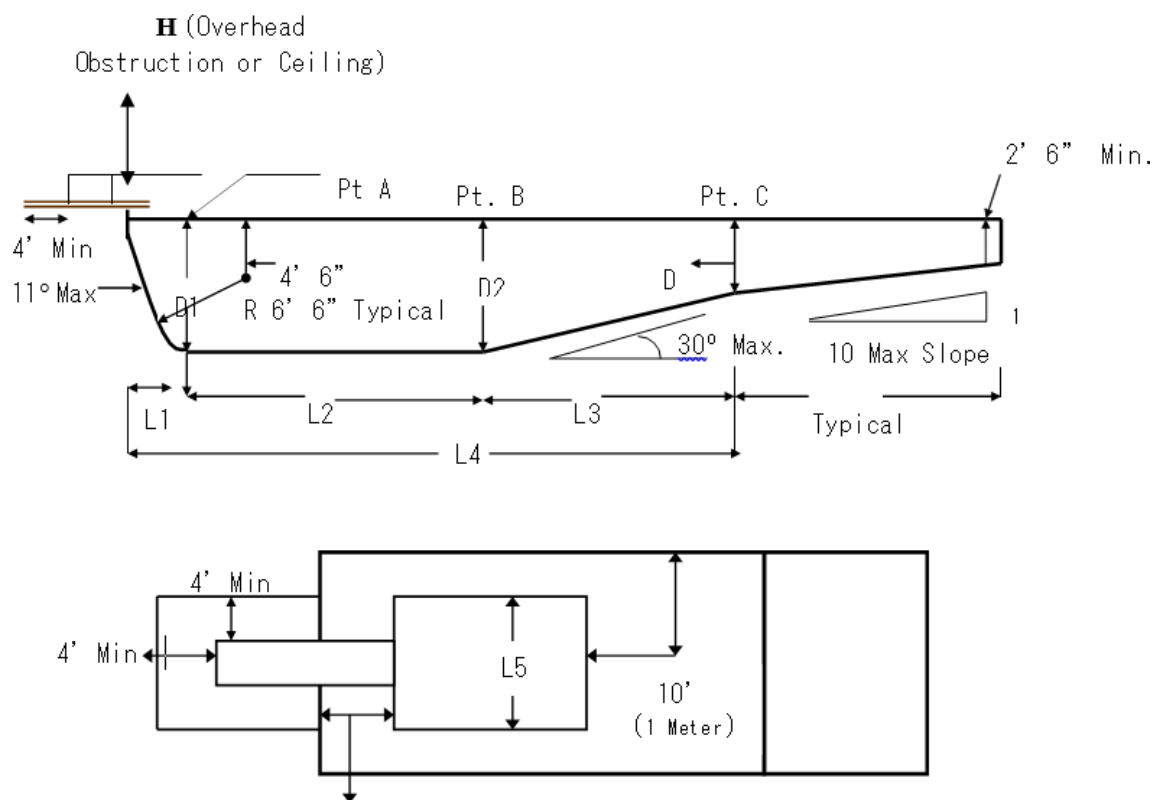
Section 402.12; amended to read as follows (delete Table 402.12 and Figure 402.12):

402.12 Water envelopes. The minimum diving water envelopes shall be in accordance with Texas Department of State Health Services, Administrative Code Title 25, Chapter 265, Section 186(e) and Figure 25 TAC 256.186(e)(6).

Figure 25 TAC 256.186(e)(6)

Maximum Diving Board Height Over Water	$\frac{3}{4}$ Meter	1 Meter	3 Meters
Max. Diving Board Length	12 ft.	16 ft.	16 ft.
Minimum Diving Board Overhang	2 ft. 6 in.	5 ft.	5 ft.
D1 Minimum	8ft.6in.	11 ft. 2 in.	12 ft. 2 in.
D2 Minimum	9 ft.	10 ft. 10 in.	11 ft. 10 in.

D3 Minimum	4 ft.	6 ft.	6 ft.
L1 Minimum	4 ft.	5 ft.	5 ft.
L2 Minimum	12 ft.	16 ft. 5 in.	19 ft. 9 in.
L3 Minimum	14 ft. 10 in.	13 ft. 2 in.	13 ft. 11 in.
L4 Minimum	30 ft. 10 in.	34 ft. 7 in.	38 ft. 8 in.
LS Minimum	8 ft.	10 ft.	13 ft.
H Minimum	16 ft.	16 ft.	16 ft.
From Plumbet to Pool Wall at Side	9 ft.	10 ft.	11 ft. 6 in.
From Plumbet to Adjacent Plumbet	10 ft.	10 ft.	10 ft.



SECTION 11

Sections 411.2.1 and 411.2.2; amended to read as follows:

411.2.1 Tread dimensions and area. Treads shall have a minimum unobstructed horizontal depth (i.e., horizontal run) of 12 inches and a minimum width of 20 inches.

411.2.2 Risers. Risers for steps shall have a maximum uniform height of 10 inches, with the bottom riser height allowed to taper to zero.

Sections 411.5.1 and 411.5.2; amended to read as follows:

411.5.1 Swimouts. Swimouts, located in either the deep or shallow area of a pool, shall comply with all of the following:

1. The horizontal surface shall be not greater than 20 inches (508 mm) below the waterline.
2. An unobstructed surface shall be provided that is equal to or greater than that required for the top tread of the pool stairs in accordance with Section 411.2.
3. Where used as an entry and exit access, swimouts shall be provided with steps that comply with the pool stair requirements of Section 411.2.
4. The leading edge shall be visibly set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.

411.5.2 Underwater seats and benches. Underwater seats and benches, whether used alone or in conjunction with pool stairs, shall comply with all of the following:

1. The horizontal surface shall be not greater than 20 inches (508 mm) below the waterline.
2. An unobstructed surface shall be provided that is not less than 10 inches (254mm) in depth and not less than 24 inches (607 mm) in width.
3. Underwater seats and benches shall not be used as the required entry and exit access.
4. Where underwater seats are located in the deep area of the pool where manufactured or constructed diving equipment is installed, such seats shall be located outside of the minimum diving water envelope for diving equipment.
5. The leading edge shall be visually set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.
6. The horizontal surface shall be at or below the waterline.
7. A tanning edge or sun shelf used as the required entry and exit access shall be located not greater than 12 inches (305 mm) below the waterline.

CHAPTER 6

SECTION 10

Section 610.5.1; amended to read as follows:

610.5.1 Uniform height of 10 inches. Except for the bottom riser, risers at the centerline shall have a maximum uniform height of 10 inches (254 mm). The bottom riser height shall be permitted to vary from the other risers.

CHAPTER 8

SECTION 4

Section 804.1; amended to read as follows:

Section 804.1 General. The minimum diving water envelopes shall be in accordance with Table 804.1 and Figure 804.1, or the manufacturer's specifications, whichever is greater. Negative construction tolerances shall not be applied to the dimensions of the minimum diving water envelopes given in Table 804.1.

Sec. 10-44. - Violations.

It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve or remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done contrary to or in violation of any of the provisions of this article, or otherwise to violate any of the provisions of this article. Any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor and fined as provided in section 1-10, and each day any such violation shall continue shall be deemed to constitute a separate offense. If any other provision in this article is in conflict with this section, the provisions of this section shall govern.

Sec. 10-45. - Conflicting regulations.

To the extent possible, the regulations adopted by this article and all other city ordinances are to be read together in harmony. However, wherever any provision of this article conflicts with any other provision of the Code of Ordinances, the ordinance provision that imposes more stringent requirements, regulations, restrictions or limitations shall govern.

Secs. 10-46—10-55. - Reserved.

ARTICLE III. - INTERNATIONAL PROPERTY MAINTENANCE CODE

ARTICLE III. - INTERNATIONAL PROPERTY MAINTENANCE CODE

Sec. 10-56. – International Property Maintenance Code adopted.

The 2024 International Property Maintenance Code, as published by the International Code Council, Inc., is hereby adopted by reference. Unless deleted, amended, expanded, or otherwise changed herein, all provisions of such code shall be fully applicable and binding.

Sec. 10-57. – Amendments to the 2024 International Property Maintenance Code.

The following deletions, additions, and amendments to the 2024 International Property Maintenance Code adopted herein are hereby approved and adopted:

Subsection 101.1, Title, is changed to read as follows:

These regulations shall be known as the Property Maintenance Code of the City of Justin, TX, hereinafter referred to as "this code."

Subsection 102.3, Application of Other Codes, is changed to read as follows:

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Building Codes as adopted by the City of Justin.

Subsection 105.1, General, is changed to read as follows:

The code official or the City Manager's designee(s) is hereby authorized and directed to enforce the provisions of this code.

Subsection 106.1, General, is changed to read as follows:

In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the City Council, provided that a written application for appeal is filed within tenth (10) days after the day the decision, notice or order was issued. All decisions and findings shall be provided in writing to the appellant with a duplicate copy to the code official.

Subsection 106.2, Limitations of authority, is changed to read as follows:

An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The city council shall not have authority to waive requirements of this code or interpret the administration of this code. A person's exercise of an appeal does not preclude or abate criminal enforcement for a violation of this code.

Subsection 109.1, Unsafe conditions, is changed to read as follows:

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

Notwithstanding anything in this Section to the contrary, the City expressly retains all statutory powers and rights to address unsafe structures.

Subsection 109.3, Record, is changed to read as follows:

The code official shall cause a report to be made on an unsafe condition. The report shall state the occupancy of

the structure and the nature of the unsafe condition.

Subsection 111.1 General, is changed to read as follows:

When the code official determines any structure is so old, dilapidated or has become so out of repair and is dangerous, unsafe, insanitary and otherwise unfit for human habitation or occupancy the code official can order either of the following:

1. The code official is permitted to authorize the owner or owner's authorized agent to make the structure safe by repairs in order to make the structure safe and sanitary. Where there has been a cessation of construction repairs of any structure for a period of more than 1 year the structure will be ordered demolished and removed.
2. The code official is permitted to order the owner or owner's authorized agent to demolish and remove any such structure.

CHAPTER 2

Deletions, additions and amendments to Chapter 2 of the 2024 International Property Maintenance Code.

The City of Justin hereby amends Chapter 2, *Definitions*, of the 2024 International Property Maintenance Code as follows:

Subsection 201.3, Terms defined in other codes, is changed to read as follows:

Where terms are not defined in this code, they shall have the meanings ascribed to them as stated in the building codes as adopted by the City of Justin.

Exception: When used within this code, the terms unsafe and dangerous shall have only the meaning ascribed to them in this code and shall not have the meanings ascribed to them by any other adopted codes.

Subsection 202, General Definitions, the following definitions are changed or added as follows:

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food and all decayable waste.

NOXIOUS WEED. Shall include poison ivy, poison oak, poison sumac, any plant designated by the Texas Department of Agriculture as a plant that can harm crops, livestock, the environment, or human health or any noxious plant identified in chapter 19 of the Texas Administrative Code.

OPEN STORAGE. The outside storage of goods, materials, merchandise, or equipment on a lot or tract including the placement of storage containers such as vaults, shipping containers or other

vehicles for storage. Open storage does not include the storage of furniture, cooking equipment, heaters, firewood, fire pits, and other items designed to be stored outside of a residential building if stored in a manner which does not create a risk to the health or safety of the public or constitute a public nuisance.

PARKWAY. The area lying between the street right-of-way line of any public street and/or alley, and the curb line of the street and/or alley; or if there is no curb line, the paved portion of the street and/or alley.

SHRUB. A woody plant smaller than a tree, usually having multiple permanent stems branching from or near the ground. Including, but not limited to, bushes and hedges.

CHAPTER 3

Deletions, additions and amendments to Chapter 3 of the 2024 International Property Maintenance Code.

The City of Justin hereby amends Chapter 3, *General Requirements*, of the 2024 International Property Maintenance Code as follows:

Subsection 301.3, Vacant structures and land, is changed to read as follows:

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health, safety or welfare.

Subsection 301.4, Unlawful Structures, is added to read as follows:

It is an offense for an owner, owner's representative, occupant or person with care, custody or control of property to erect, alter or maintain an unlawful structure, as described in subsection 109.1.4 of this ordinance, upon said property.

Subsection 301.5, Workmanship, is added to read as follows:

It is an offense for an owner, owner's representative, occupant or person with care, custody or control of property to make repairs, maintenance work, alterations or installations that are not performed in a workmanlike manner and installed in accordance with the manufacturer's instructions and intended uses.

Subsection 302.2, Grading and drainage, is changed to read as follows:

Premises shall be graded and maintained as follows:

1. To prevent the erosion of soil onto public right of ways.
2. All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Subsection 302.4, Weeds, is changed to Exterior Property Maintenance and is changed to read as follows:

All exterior property areas shall be maintained in a safe and healthy manner.

1. It is an offense for an owner, owner's representative, occupant or person with care, custody or control of property to fail to maintain the exterior property as follows:
 - a. All noxious weeds shall be prohibited.
 - b. Dead or dying trees that adversely affect public health and safety shall be removed.
 - c. Damaged trees that adversely affect public health and safety shall be trimmed to eliminate public health or safety concerns.
 - d. Diseased or insect-infested trees, shrubs or other vegetation that adversely affect public health and safety shall be removed.
 - e. Exterior property areas and landscaping shall be maintained to minimize property damage and eliminate public safety hazards.
 - f. Trees, shrubs and all other vegetation shall be maintained to allow vertical clearance of at least seven (7) feet above sidewalk pavement fourteen (14) feet above street pavement.
 - g. Trees, shrubs, boulders or other objects located along paved alleys shall be maintained one (1) foot

back from the paved alley edge and so as to allow a vertical clearance of at least fourteen (14) feet.

- h. Turf grasses and groundcover that are located adjacent to alleys shall be maintained even with the paved edge.
 - i. Gravel, pavers, bricks, concrete or asphalt that are located adjacent to the alley shall be maintained level with the paved alley surface, unless otherwise prohibited.
- 2. Conditions described in subsection 302.4(1) of this section constitute public health and safety hazards.
 - 3. Abatement of public health and safety hazards.
 - a. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut or trim trees, shrubs, ground cover and all other vegetation thereon, and the costs incurred for such work shall be paid by the owner or agent responsible for the property. The charges to be collected by the city under this section shall include, in addition to the costs and expenses of cutting, trimming or correcting a condition upon a tract of land, the sum of two hundred fifty dollars (\$250.00) per lot or tract of land, which sum is hereby found to be the cost to the City of administering the terms of this section.
 - b. All expenses assessed shall bear interest at the rate of ten (10) percent per annum from the date the City incurs the expense. The city may bring suit to collect the charges, institute foreclosure proceedings, or both. The statement, as provided herein, or certified copy thereof, shall be prima facie evidence of the City's claim for charges or right to foreclose the lien. The owner or any other person responsible as provided herein, shall be jointly and severally liable for the charges.

Subsection 302.8, Motor vehicles, is changed to read as follows:

Except as provided for in other regulations, inoperable or unlicensed motor vehicle shall not be parked, kept or stored in public view, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

Subsection 302.10, Open storage prohibited, is added to read as follows:

It is an offense for an owner, owner's representative, occupant or person with care, custody or control of property to allow open storage, as defined in subsection 202 of this ordinance, in a residential district.

Subsection 304.1.1, Potentially unsafe conditions, is changed to read as follows:

The following conditions are deemed potentially unsafe and shall be repaired or replaced to comply with the International Building Code or the International Residential Code, as adopted.

- 1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity.
- 2. The anchorage of the floor or roof to walls or columns, and of wall and columns foundations has deterioration or distress that appears to reduce its load- carrying capacity.
- 3. Structures or components thereof have deterioration or distress that appears to reduce its load-carrying capacity.
- 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- 5. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks

and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

6. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
7. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
8. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
9. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
10. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
11. Exterior stairs, decks, porches, balconies, and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
12. Chimneys, cooling towers, smokestacks, and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

Subsection 304.2, Protective treatment, is changed to read as follows:

It is an offense for an owner, owner's representative, occupant or person with care, custody, or control of property to fail to maintain the protective treatment on any exterior surface in good condition, weather resistant or watertight, including but not limited to:

1. Exterior wood surfaces, other than decay-resistant woods, shall have an appropriate protective treatment;
2. Paint shall not be peeling, flaking or chipped;
3. Siding and masonry joints and joints between the building envelope and the perimeter of windows, doors, and skylights shall be sound;
4. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion;
5. Metal surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion; and
6. Oxidation stains shall be removed from exterior surfaces unless the surface is designed for stabilization by oxidation.

Subsection 304.3, Premises identification, is changed to read as follows:

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the

street or road fronting the property and rear alleyway where such alleyway exists in accordance with the International Fire Code as adopted. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters.

Subsection 304.7, Roofs and drainage, is changed to read as follows:

It is an offense for an owner, owner's representative, occupant or person with care, custody, or control of property to fail to maintain a roof and roof drainage in good repair, free from defects, or in a manner that creates a nuisance, including but not limited to:

1. The roof and flashing shall be sound, tight and not have defects;
2. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure;
3. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions; and
4. Water runoff shall not be discharged in a manner that creates a public nuisance.

Subsection 304.9, Overhang extensions, is changed to read as follows:

It is an offense for an owner, owner's representative, occupant or person with care, custody, or control of property to fail to maintain overhang extensions in good repair and sound condition. Overhang extensions shall include but is not limited to eaves, fascia, soffits, canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts.

Subsection 304.14, Insect screens, is changed to read as follows:

Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellant fans, are employed.

Subsection 305.1.1, Potentially Unsafe conditions, is changed to read as follows:

The following conditions are deemed potentially unsafe and shall be repaired or replaced to comply with the International Building Code or the International Residential Code, as adopted:

1. The structural members have deterioration or distress that appears to reduce the load-carrying capacity;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns foundations have deterioration or distress that appears to reduce its load- carrying capacity;
3. Structures or components thereof have deterioration or distress that appears to reduce its load-carrying capacity;
4. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
5. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

Subsection 308.1.1, Refrigerators, is added to read as follows:

Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first securing or removing the doors.

CHAPTER 5**Deletions, additions and amendments to Chapter 5 of the 2024 International Property Maintenance Code.**

The City of Justin hereby amends Chapter 5, *Plumbing Facilities and Fixture Requirements*, of the 2024 International Property Maintenance Code as follows:

Subsection 504.1, General, is changed to read as follows:

Plumbing systems and fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects, be capable of performing the function

for which such plumbing fixtures are designed, and shall be maintained in a safe, sanitary and functional condition.

Subsection 505.3, Supply, is changed to read as follows:

The water supply system of all occupied structures shall be installed and maintained to provide an active supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

CHAPTER 6**Deletions, additions and amendments to Chapter 6 of the 2024 International Property Maintenance Code.**

The City of Justin hereby amends Chapter 6, *Mechanical and Electrical Requirements*, of the 2024 International Property Maintenance Code as follows:

Subsection 602.3, Heat supply, is changed to read as follows:

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 1 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code, as adopted.
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

Subsection 602.4, Occupiable workspaces, is changed to insert the following dates:

Indoor occupiable workspaces shall be supplied with heat during the period from October 1 to May 1 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

Subsection 604.2, Service, is changed to read as follows:

The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the Building Codes as adopted by the City of Justin. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes

CHAPTER 7

Deletions, additions and amendments to Chapter 7 of the 2024 International Property Maintenance Code.

The City of Justin hereby amends Chapter 7, *Fire Safety Requirements*, of the 2024 International Property Maintenance Code as follows:

Subsection 703.2, Unsafe conditions, is changed to read as follows:

Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with the International Fire Code, as adopted. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered.

Subsection 703.3, Maintenance, is changed to read as follows:

The required fire-resistance rating of fire-resistance rated construction, including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and joint systems, shall be maintained in accordance with the International Fire Code, as adopted.

Subsection 703.3.2, Smoke barriers and smoke partitions, is changed to read as follows: Required smoke barriers and smoke partitions shall be maintained to prevent the passage of smoke.

Subsection 703.4, Opening protectives, is changed to read as follows:

Opening protectives shall be maintained in an operative condition. The application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the approved third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. Fusible links shall be replaced whenever fused or damaged. Fire door assemblies shall not be modified.

Sec. 10-58. - Violations.

It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve or remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done contrary to or in violation of any of the provisions of this article, or otherwise to violate any of the provisions of this article. Any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor and fined as provided in [section 1-10](#), and each day any such violation shall continue shall be deemed to constitute a separate offense. If any other provision in this article is in conflict with this section, the provisions of this section shall govern.

Sec. 10-59. - Conflicting regulations.

To the extent possible, the regulations adopted by this article and all other city ordinances are to be read together in harmony. However, wherever any provision of this article conflicts with any other provision of the Code of Ordinances, the ordinance provision that imposes more stringent requirements, regulations, restrictions or limitations shall govern.

Secs. 10-60—10-85. - Reserved.

ARTICLE IV. - NATIONAL ELECTRICAL CODE

ARTICLE IV. - NATIONAL ELECTRICAL CODE

Sec. 10-87. – National Electrical Code adopted.

The 2023 National Electrical Code, as published by the National Fire Protection Association, is hereby adopted by reference. Unless deleted, amended, expanded, or otherwise changed herein, all provisions of such code shall be fully applicable and binding and shall govern the installation, alteration, repair, replacement, equipment, appliances, fixtures, fittings, and appurtenances of electrical systems within the city.

Sec. 10-88. – Amendments to the 2023 National Electrical Code.

The following deletions, additions, and amendments to the 2023 National Electrical Code adopted herein are hereby approved and adopted:

CHAPTER 1

SECTION 1

Article 100; add the following to definitions:

Engineering Supervision. Supervision by a Qualified State of Texas Licensed Professional Engineer engaged primarily in the design or maintenance of electrical installations as referenced by TBPELS 137.59 (a)(b) as acceptable by the AHJ

SECTION 10

Article 110.2; amended to read as follows:

110.2 Approval. The conductors and equipment required or permitted by this *Code* shall be acceptable only if approved. Approval of equipment may be evident by listing and labeling of equipment by a Nationally Recognized Testing Lab (NRTL) with a certification mark of that laboratory or a qualified third party inspection agency or a field evaluation by a Field Evaluation Body accredited by either the International Code Council International Accreditation Service AC354 or ANSI National Accreditation Board programs and approved by the AHJ.

Exception: *Unlisted equipment that is relocated to another location within a jurisdiction or is field modified is subject to the approval by the AHJ. This approval may be by a field evaluation by a NRTL or qualified third-party inspection agency or a field evaluation by a Field Evaluation Body accredited by either the ICC IAS AC354 or ANAB programs and approved by the AHJ.*

Informational Note No. 1: See 90.7, Examination of Equipment for Safety, and 110.3, Examination, Identification, Installation, and Use of Equipment. See definitions of *Approved*, *Identified*, *Labeled*, and *Listed*.

Informational Note No. 2: Manufacturer's self-certification of equipment may not necessarily comply with US product safety standards as certified by a Nationally Recognized Testing Lab (NRTL).

Informational Note No. 3: National Fire Protection Association (NFPA) 790 and 791 provide an example of an approved method for qualifying a third-party inspection agency.

Article 110.12 (B); amended to read as follows:

(B) Integrity of Electrical Equipment and Connections. Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, corrosive residues or influences, fire, products of combustion, or water. There shall be no damaged parts that may adversely affect safe operation or mechanical strength of the equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical action, or overheating. Except where prohibited elsewhere in this Code, equipment shall be specifically evaluated by its manufacturer or a qualified testing laboratory prior to being returned to service.

CHAPTER 2
SECTION 10

Article 210.8 (A); amended to read as follows:

(A) Dwelling Units. All 125-volt through 250-volt receptacles installed in the following locations and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

- 1) Bathrooms
- 2) Garages and also accessory buildings that have a floor located at or below grade-level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
- 3) Outdoors
- 4) Crawl spaces – at or below grade-level
- 5) Basements
- 6) Kitchens
- 7) Areas with sinks and permanent provisions for food preparation, beverage preparation, or cooking.
- 8) Sinks – where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink
- 9) Boathouses
- 10) Bathtubs or shower stalls – where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall
- 11) Laundry areas
- 12) Indoor damp and wet locations

Exception No. 1: Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.

Exception No. 2: A receptacle supplying only a permanently installed premises security system shall be permitted to omit ground-fault circuit-interrupter protection.

Exception No. 3: Listed weight-supporting ceiling receptacles (WSCR) utilized in combination with compatible weight-supporting attachment fittings (WSAF) installed for the purpose of supporting a ceiling luminaire or ceiling-suspended fan shall be permitted to omit ground-fault circuit-interrupter protection. If a general-purpose convenience receptacle is integral to the ceiling luminaire or ceiling-suspended fan, GFCI protection shall be provided.

Exception No. 4: Factory-installed receptacles that are not readily accessible and are mounted internally to exhaust fan assemblies shall not require GFCI protection unless required by the installation instruction or

listing.

Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.

Article 210.52 (C)(1); amended to read as follows:

C) Countertops and Work Surfaces. In kitchens, pantries, breakfast rooms, dining rooms, and similar areas of dwelling units, receptacle outlets for countertop and work surfaces that are 300 mm (12 in.) or wider shall be installed in accordance with 210.52 (C)(1) through (C)(3) and shall not be considered as the receptacle outlets required by 210.52(A).

For the purposes of this section, where using multioutlet assemblies, each 300 mm (12 in.) of multioutlet assembly containing two or more receptacles installed in individual or continuous lengths shall be considered to be one receptacle outlet.

(1) Wall Spaces. Receptacle outlets shall be installed so that no point along the wall line is more than 600 mm (24 in.) measured horizontally from a receptacle outlet in that space. The location of the receptacles shall be in accordance with 210.52(C)(3).

***Exception:** Receptacle outlets shall not be required directly behind a range, counter-mounted cooking unit, or sink in the installation described in Figure 210.52(C)(1).*

Article 210.52 (C)(2); amended to read as follows:

(2) Island and Peninsular Countertops and Work Surfaces. Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with 210.52(C)(3). If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, a Chapter 3 wiring method shall be installed and supplied from a small appliance branch circuit to a listed outlet box in the peninsular or island cabinet at an accessible location for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.

Article 210.63 (B); amended to read as follows:

(B) Other Electrical Equipment. In other than one- and two-family dwellings, a receptacle outlet shall be located as specified in 210.63(B)(1) and (B)(2).

(1) Indoor Service Equipment. The required receptacle outlet shall be located within the same room or area as the service equipment.

(2) Indoor Equipment Requiring Dedicated Equipment Spaces. Where equipment, other than service equipment, requires dedicated equipment space as specified in 110.26(E), the required receptacle outlet shall be located within the same room or area as the electrical equipment.

SECTION 20

New Article 220.6 Load Calculation; add the following:

Article 220.6 Load Calculation. A load calculation shall be provided upon request when modifications to the electrical installation occur.

SECTION 30

Article 230.85 (C); amended to read as follows:

For one- and two-family dwelling units, an emergency disconnecting means shall be installed.

(C) Replacement. Where service equipment is replaced, all of the requirements of this section shall apply.

Exception: Where a pre-existing installation is code compliant with 230.70 and only meter sockets, service entrance conductors, or related raceways and fittings are replaced, the requirements of this section shall not apply.

Article 230.85 (C); amended to read as follows:

(C)Replacement. Where service equipment is replaced, all of the requirements of this section shall apply.

Exception: Where a pre-existing installation is code compliant with 230.70 and only meter sockets, service entrance conductors, or related raceways and fittings are replaced, the requirements of this section shall not apply.

SECTION 50

Article 250.50; amended to read as follows:

250.50 Grounding electrode System. All grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrode system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(8) shall be installed and used. Any building or structure supplied by a service or feeder with a foundation, footing or piers shall have either: (a) a concrete encased electrode, (b) a ground ring, 2/0 AWG grounding electrode conductor connecting two eight (8) foot driven ground rods spaced a minimum of twenty (20) feet apart connected by a 2/0 AWG bonding conductor buried in a trench at least 30 inches deep, or (c) chemical electrode installed.

Exception: Concrete-encased electrodes of existing buildings or structures shall not be required to be part of the grounding electrode system where the steel reinforcing bars or rods are not accessible for use without disturbing the concrete.

CHAPTER 4

SECTION 8

Article 408.4 Descriptions Field Identification Required: amended the following to read as follows:

(A) Circuit Directory or Circuit Description.

Every circuit and circuit modification shall be provided with a legible and permanent description that complies with all of the following conditions as applicable:

- 1) Located at each switch or circuit breaker in a switchboard or switchgear
- 2) Included in a circuit directory that is located on the face of, inside of, or in an approved location adjacent and permanently affixed to the panel door in the case of a panelboard
- 3) Clear, evident, and specific to the purpose or use of each circuit including spare positions with an unused overcurrent device
- 4) Described with a degree of detail and clarity that is unlikely to result in confusion between circuits
- 5) Not dependent on transient conditions of occupancy
- 6) Clear in explaining abbreviations and symbols when used

(B) Source of Supply. All switchboards, switchgear, and panelboards supplied by a feeder(s) in other than one- or two-family dwellings shall be permanently marked in accordance with the following:

- 1) With the identification and physical location of where the power originates.
- 2) With a label that is permanently affixed and of sufficient durability to withstand the environment involved.
- 3) Using a method that is not handwritten.

CHAPTER 4

SECTION 10

Article 410.118: amended the following to read as follows

410.118 Access to other boxes.

Luminaires recessed in the ceilings, floors, or walls shall not be used to access outlet, pull, or junction boxes or conduit bodies, unless the box or conduit body is an integral part of the listed luminaire.

Exception: removable luminaires with a minimum measurement of 22 in. X 22 in. shall be permitted to be used as access to outlet, pull, junction boxes or conduit bodies.

SECTION 22

Article 422.31 B: Amended the following to read as follows

422.31 B Appliances Rated over 300 Volt-Amperes

(B) Appliances Rated over 300 Volt-Amperes. For permanently connected appliances rated over 300 volt-amperes, the branch-circuit switch or circuit breaker shall be permitted to serve as the disconnecting means where the switch or circuit breaker is within sight from and is readily accessible to the appliance it serves or is capable of being locked in the open position in accordance with 110.25 and is readily accessible to the appliance it serves.

Informational Note No. 1: For appliances employing unit switches, see 422.34.

Informational Note No 2: The following means of access are considered to constitute readily accessible for this code change when conforming to the additional access requirements of the I Codes:

- 1) A permanent stair.
- 2) A pull-down stair with a minimum 300 lb. (136 kg) capacity.
- 3) An access door from an upper floor level.

CHAPTER 5

SECTION 8

Article 500.8 (A) (3); amended to read as follows:

500.8 Equipment.

Articles 500 through 504 require equipment construction and installation that ensure safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to installation and maintenance.

Informational Note No. 2: Since there is no consistent relationship between explosion properties and ignition temperature, the two are independent requirements.

Informational Note No. 3: Low ambient conditions require special consideration. Explosion proof or dust-ignition proof equipment may not be suitable for use at temperatures lower than -25°C (-13°F) unless they are identified for low-temperature service. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified as Class I, Division 1 at normal ambient temperature.

(A) Suitability. Suitability of identified equipment shall be determined by one of the following:

- 1) Equipment listing or labeling;
- 2) Evidence of equipment evaluation from a qualified testing laboratory or inspection agency concerned with product evaluation; or
- 3) By special Permission Only. Evidence acceptable to the authority having jurisdiction such as a manufacturer's self-evaluation accompanied by an owner's engineering judgment. An engineering judgement must be signed and sealed under supervision of a qualified State of Texas licensed professional engineer engaged primarily in the design or maintenance of electrical installations as referenced by TBPELS 137.59(a)(b) as acceptable by the AHJ

Informational Note: Additional documentation for equipment may include certificates demonstrating compliance with applicable equipment standards, indicating special conditions of use, and other pertinent information.

[Remainder of Article 500.8 is unchanged.]

Informational Note No. 2 of Article 505.7; amended to read as follows:

Informational Note No. 2: Electrical equipment that is dependent on the protection technique permitted by 500.8(A) might not be suitable for use at temperatures lower than -20°C (-4°F) unless they are identified for use at lower temperatures. Low ambient conditions require special consideration. At low ambient temperatures, flammable concentrations of vapors might not exist in a location classified Class I, Zones 0, 1, or 2 at normal ambient temperature.

SECTION 5

Article 505.7 and 505.7 (A); amended to read as follows:

505.7 Special Precaution.

This article requires equipment construction and installation that ensures safe performance under conditions of

proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care to regarding the installation and maintenance of electrical equipment in hazardous (classified) locations.

Informational Note No. 2: Electrical equipment that is dependent on the protection technique permitted by 505.8(A) may not be suitable for use at temperatures lower than -20°C (-4°F) unless they are identified for use at lower temperatures. Low ambient conditions require special consideration. At low ambient temperatures, flammable concentrations of vapors may might not exist in a location classified Class I, Zones 0, 1, or 2 at normal ambient temperature.

- (A) Implementation of Zone Classification System. Classification of areas, engineering and design, selection of equipment and wiring methods, installation, and inspection shall be performed Supervision by a Qualified State of Texas Licensed Professional Engineer engaged primarily in the design or maintenance of electrical installations as referenced by TBPELS 137.59 (a)(b) as acceptable by the AHJ.
- (B) GO TO TBPE LAW FOR THE DEFINITION OF AN ENGINEER
<https://pels.texas.gov/>
<https://pels.texas.gov/downloads/lawrules.pdf>

CHAPTER 6

SECTION 90

Article 690.9 (D); amended to delete exception and read as follows:

(D)Transformers. Overcurrent protection for power transformers shall be installed in accordance with 705.30(F).

SECTION 95

Article 695.6 (A)(1); delete the exception and change to read as follows:

- (1) **Services and On-Site Power Production Facilities.** Service conductors and conductors supplied by on-site power production facilities shall be physically routed outside a building(s) and shall be installed as service-entrance conductors in accordance with 230.6, 230.9, and Parts III and IV of Article 230. Where supply conductors cannot be physically routed outside of buildings, the conductors shall be permitted to be routed through the building(s) where installed in accordance with 230.6(1) or (2).

CHAPTER 7

SECTION 5

Article 705.8 System Installation; amended to read as follows:

705.8 System Installation. Installation of one or more electrical power production sources operating in parallel with a primary source(s) of electricity shall be performed only by qualified persons. During the installation there shall be on site one of the following:

- 1) A person holding a Master Electrician License issued by the Texas Department of Licensing and

Regulation.

- 2) A person holding a Journeyman Electrician License issued by the Texas Department of Licensing and Regulation.

Article 705.80 Power Source Capacity; amended to read as follows:

Article 705.80 Power Source Capacity. For interconnected power production sources that operate in island mode, capacity shall be calculated using the sum of all power source output maximum currents for the connected power production source. Solar photovoltaic (PV) and wind systems shall not be included in the sum capacity.

SECTION 10

Article 710.15 (A); delete the paragraph and information note in its entirety and change to read as follow:

Article 710.15(A). Reserved.

Sec. 10-89. - Registration of electrical contractors.

(a) It shall be unlawful for any person, firm or corporation to perform or cause to be performed electrical construction work upon or in structures within the corporate limits of the city, without first having applied for and obtained registration in the manner prescribed by the city council.

(b) Any person, firm, or corporation intending to perform electrical work within the corporate limits of the City shall, prior to commencing such work, submit an application for registration to the Building Official or the Building Official's designee. The application shall include any information required by the City, including but not limited to the applicant's qualifications, experience, licensing history, business address, and any other information deemed necessary to verify compliance with applicable laws and regulations.

(c) There shall be issued to the applicant his registration to perform electrical work within the corporate limits of the city, provided such application has been completed in all respects and a registration fee has been paid by the applicant to the city. There shall be charged an annual renewal fee which the applicant shall apply to the city and which upon payment shall automatically cause his registration within the city to be renewed for a period of one additional year. The registration fee and annual renewal fee shall be as established and as approved by resolution of the city council from time to time.

Sec. 10-90. - Violations.

It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve or remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done contrary to or in violation of any of the provisions of this article, or otherwise to violate any of the provisions of this article. Any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor and fined as provided in section 1-10, and each day any such violation shall continue shall be deemed to constitute a separate offense. If any other provision in this article is in conflict with this section, the provisions of this section shall govern.

Sec. 10-91. - Conflicting regulations.

To the extent possible, the regulations adopted by this article and all other city ordinances are to be read together in harmony. However, wherever any provision of this article conflicts with any other provision of the Code of Ordinances, the ordinance provision that imposes more stringent requirements, regulations, restrictions or limitations shall govern.

Secs. 10-92—10-109. - Reserved.

ARTICLE V. - INTERNATIONAL PLUMBING CODE

ARTICLE V. - INTERNATIONAL PLUMBING CODE

Sec. 10-120. – International Plumbing Code adopted.

The International Plumbing Code, 2024 Edition, as published by the International Code Council, Inc., is hereby adopted by reference. Unless deleted, amended, expanded, or otherwise changed herein, all provisions of such code shall be fully applicable and binding, providing for the issuance of permits and the collection of fees therefore.

Sec. 10-121. – Amendments to the 2024 International Plumbing Code.

The following deletions, additions, and amendments to the 2024 International Plumbing Code adopted herein are hereby approved and adopted:

Table of Contents, Chapter 7, Section 713; *amend to read as follows:*

713 Engineered Drainage Design 7-12

Section 102.8.2; *amended to read as follows:*

102.8.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Section 301.6; *amended to read as follows:*

301.6 Prohibited locations. Plumbing systems shall not be located in an elevator shaft or in an elevator equipment room.

Exemption: Floor drains, sumps and sump pumps shall be permitted at the base of the shaft, provided that they are indirectly connected to the plumbing system and comply with Sections 317 and 1003.4.

Section 305.1; *amended to read as follows:*

305.1 Protection against contact. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

Section 305.4.1; *amended to read as follows:*

305.4.1 Sewer depth. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

Section 306.2.5; *add Section 306.2.5 to Section 306.2 to read as follows:*

306.2.5 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturers' installation instructions. Trench

width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

Section 317 ELEVATOR DRAINAGE; amended Section 317 to Chapter 3 to read as follows:

SECTION 317 ELEVATOR DRAINAGE

317.1 Elevator Drainage. Drainage shall be provided in the elevator pits as required by the Elevator Code and as listed in this section. Drainage discharge, whether drainage is required or voluntary, shall comply with Section 317.4.

317.2 Pits. (ASME A17.1-Section 2.2.1; Inquiry 07-50) A pit shall be provided for each individual elevator.

317.3 Drainage. (ASME A17.1-Section 2.2.2.3 thru 2.2.2.6):

2.2.2.3 Permanent provisions shall be made to prevent accumulation of ground water in the pit.

2.2.2.4 Drains and sump pumps, where provided, shall comply with the applicable plumbing code, and they shall be provided with a positive means to prevent water, gases, and odors from entering the hoistway.

2.2.2.5 In elevators provided with Firefighters' Emergency Operation, a drain or sump pump shall be provided. The sump pump/drain shall have the capacity to remove a minimum of 11.4 m³/h (3,000 gal/h) per elevator.

2.2.2.6 Sumps and sump pumps in pits, where provided, shall be covered. The cover shall be secured and level with the pit floor.

317.4 Discharge. Discharge shall comply with the following:

1. The sump shall discharge into the sanitary sewer system.
2. If installed in a location with possible contamination, a trap or interceptor rated for the expected flow rate with a minimum "storage" capacity equivalent to the volume of hydraulic fluid or oil that could be leaked into the sump, will be required prior to discharge into the sanitary sewer.
3. Discharge to the storm drainage system is not permitted.

317.5 Other pipes, ducts or electrical wiring. See Building Code, Sections 3004.4 and 3005.6 and the following ASME A17.1-Sections 2.8.2.2 and 2.8.3.4:

(ASME A 17.1-Section 2.8.2.2) Only such electrical wiring, raceways, cables, coaxial wiring, and antennas used directly in connection with the elevator, including wiring for signals, for communication with the car, for lighting, heating, air conditioning, and ventilating the car, for fire detecting systems, for pit sump pumps, and for heating and lighting the hoistway and/or the machinery space, machine room, control space, or control room shall be permitted to be installed inside the hoistway, machinery space, machine room, control space, or control room.

(ASME A17.1-Section 2.8.3.4) Other pipes or ducts conveying gases, vapors or liquid and not used in connection with the operation of the elevator shall not be installed in any hoistway, machinery space, machine room, control space or control room. Where a machinery space,

machine room, control space, control room, or hoistway extend above the roof of a building, pipes shall be permitted from roof drains to the closest point where they can be diverted out of this space. Pipes shall be covered to prevent leakage or condensate from entering the machine space, machine room, control space, control room, or hoistway.

Section 403.1; add a second paragraph to read as follows:

403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

In other than E Occupancies, the minimum number of fixtures in Table 403.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduction number and approved by the Building Official. Required

Table 403.1; amended Nos. 2 and 6 of Table 403.1 to add a footnote “g” to read as follows (remainder of table remains as written):

TABLE 403.1 - MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS: SEE SECTION 424.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS (SEE SECTION 410)	OTHER
			MALE	FEMALE	MALE	FEMALE			
2	Business ^g	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, ambulatory care, light industrial and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		-	1 per 100 ^g	1 service sink ^e
6	Mercantile ^g	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500		1 per 750		-	1 per 1,000 ^g	1 service sink ^e

g. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

Section 413.4; amended to read as follows:

413.4 Required location for floor drains. Floor drains shall be installed in the following areas:

1. Public laundries and in the central washing facilities of multiple family dwellings. In public laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.
2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the code official may accept floor sinks.
3. Public restrooms.

Sec. 501 Scope. Add Sec. 501.10 to read as follows:

501.10 Prohibited locations. Storage type water heaters shall not be located in an attic space. Fuel fired water heaters shall not be accessed through a sleeping area.

Sec. 502.3 Water Heaters installed in attics; *amended to read as follows:*

Sec. 502.3 Tank-less Water Heaters installed in attics. Attics containing a tank-less water heater shall be provided with an opening and unobstructed passageway large enough to allow removal of the tank-less water heater. The passageway shall not be less than 30 inches (762mm) high and 22 inches (559mm) wide and not more than 20 feet (6096mm) in length when measured along the centerline of the passageway from the opening to the tank-less water heater. The passageway shall have continuous solid flooring not less than 24 inches (610mm) wide. A level service space at least 30 inches (762mm) deep and 30 inches (762mm) wide shall be present at the front or service side of the tank-less water heater.

The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508mm by 762mm), or larger where such dimensions are not large enough to allow removal of the water heater. As a minimum access to the attic space shall be provided by one of the following:

1. A permanent stair.
2. A pull-down stair rated for 300 lb. minimum.
3. An access door from an upper floor level.

Section 608.17.5; *amended to read as follows:*

608.17.5 Connections to lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly, or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

Section 608.18; *amended to read as follows:*

608.18 Protection of individual water supplies. An individual water supply shall be located and

constructed so as to be safeguarded against contamination with Sections 608.17.1 through 608.17.8, and applicable local regulations.

Section 703.6 Combined Sanitary and Storm Public Sewer; *Delete in its entirety.*

Section 704; *add Section 704.5 to Section 704 to read as follows:*

704.5 Single stack fittings. Single stack fittings with internal baffle, PVC schedule 40, or cast-iron single stack shall be designed by a registered engineer and comply with a national recognized standard.

Section 712.4; *add Section 712.4.3 to Section 712.4 to read as follows:*

712.4.3 Dual Pump System. All sumps shall be automatically discharged and, when in any “public use” occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

Section 713; *amended the title of Section 713 to read as follows:*

SECTION 713 ENGINEERED DRAINAGE DESIGN

Section 713.1; *amended Section 713.1 to read as follows:*

713.1 Design of drainage system. The sizing, design and layout of the drainage system shall be designed by a registered engineer using *approved* design methods.

Section 903.1.1; *amended to read as follows:*

903.1.1 Roof extension unprotected. Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof.

Section 1003.4; *amended the exception under 1003.4 to read as follows:*

Exception: For oil separators in elevator pits, see Section 317.

Section 1106.1; *amended to read as follows:*

1106.1 General. The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on six (6) inches per hour rainfall rate.

Section 1108.3; *amended to read as follows:*

1108.3 Sizing of secondary drains. Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

Section 1109, COMBINED SANITARY AND STORM PUBLIC SEWER; *delete the section in its entirety.*

Section 1202.1 Nonflammable medical gases; *delete Exceptions 1 and 2.*

Section 1202.1 Nonflammable medical gases; *delete Exceptions 1 and 2.*

ASTM D2321; add *D2321 to ASTM as a reference standard to Chapter 15 to read as follows:*

ASTM D2321 - Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications. 306.2.5”

Sec. 10-122. - Registration of plumbing contractors.

It is unlawful for any to perform or cause to be performed plumbing construction work upon or in structures within the corporate limits of the city, without first having applied for and obtained registration in the manner prescribed by the city council.

(b) Any person, prior to initiating any mechanical work within the corporate limits of the city, shall cause to be filed with the city secretary his application for registration and shall, upon such application, provide therein such information as the city council may determine appropriate and proper with respect to background, experience, previous licensing, address and other pertinent information.

(c) There shall be issued to the applicant his registration to perform plumbing work within the corporate limits of the city provided such application has been completed in all respects and a registration fee has been paid by the applicant to the city. There shall be charged an annual renewal fee which the applicant shall pay to the city and which upon payment shall automatically cause his registration within the city to renew for a period of one additional year. The registration fee and annual renewal fee shall be as established and as approved by the resolution of the city council from time to time.

Sec. 10-123. - Violations.

It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve or remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done contrary to or in violation of any of the provisions of this article, or otherwise to violate any of the provisions of this article. Any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor and fined as provided in section 1-10, and each day any such violation shall continue shall be deemed to constitute a separate offense. If any other provision in this article is in conflict with this section, the provisions of this section shall govern.

Sec. 10-124. - Conflicting regulations.

To the extent possible, the regulations adopted by this article and all other city ordinances are to be read together in harmony. However, wherever any provision of this article conflicts with any other provision of the Code of Ordinances, the ordinance provision that imposes more stringent requirements, regulations, restrictions or limitations shall govern.

Secs. 10-126—10-142. - Reserved.

ARTICLE VI. INTERNATIONAL MECHANICAL CODE

Sec. 10-143. – International Mechanical Code adopted.

The International Mechanical Code, 2024 Edition, as published by the International Code Council, Inc., is hereby adopted by reference. Unless deleted, amended, expanded, or otherwise changed herein, all provisions of such code shall be fully applicable and binding, providing for the issuance of permits and the collection of fees therefore.

Sec. 10-144 Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the 2024 International Mechanical Code adopted herein are hereby approved and adopted:

CHAPTER 1

SECTION 2

Section 102.8; amended to read as follows:

102.8 Referenced Codes and Standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2.

Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instruction shall apply.

Section 102.8.2; amended to read as follows:

102.8.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

SECTION 3

103.1 Creation of agency. The City of Justin Building Inspections Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

CHAPTER 2

SECTION 2

Section 202; amended to add a definition of Effective Dispersal Volume Charge as follows:

Effective Dispersal Volume Charge (EDVC). The maximum refrigerant charge permitted for an effective dispersal volume.

Section 202; amended to add a definition of Refrigerant Detection System as follows:

Refrigerant Detection System. The product safety standard addresses both refrigerant detection systems and leak detection systems. In the product safety standard, a leak detection system means “a sensing system which responds to refrigerant leaking from a refrigerating system.” A leak detection system may include gas sensing, ultrasonic, or other such methods that meet the standards UL 60335-2-40/CSA C22.2 No. 60335-2-40 or UL 60335-2-89/CSA C22.2 No. 60335-2-89. [ASHRAE 15-2022: 3.1]

Section 202; amended to add a definition of Refrigerant Detector as follows:

Refrigerant Detector. “Refrigerant sensor” is another term for refrigerant detector”. A refrigerant sensor or detector means a sensing element combined with electronic circuitry that provides a digital output or an analog signal output that corresponds to the sensed refrigerant gas concentration. [ASHRAE 15-2022: 3.1]

CHAPTER 3

SECTION 6

Section 306.3; amended to read as follows:

306.3 Appliances in Attics. Attics containing *appliances* shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762mm) wide shall be present at the front or service side of the *appliance*. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest *appliance*. At a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull-down stair with a minimum 300 lb. (136 kg) capacity.
3. An access door from an upper floor level.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed through the required opening with the approval of the code official.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

[Section 306.3.1 Electrical requirements to remain unchanged.]

Section 306.5; amended the first paragraph of Section 306.5 to read as follows:

Equipment and Appliances on Roofs or Elevated Structures. Where *equipment* requiring access or *appliances* are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access such *equipment* or *appliances*, an interior

or exterior means of access shall be provided. Exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the *equipment* and *appliances'* level service space. Such access shall not require climbing over obstructions greater than 30 inches (762 mm) in height or walking on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall.

Section 306.5.1; amended to read as follows:

306.5.1 Sloped Roofs. Where *appliances, equipment, fans* or other components that require service are installed on a roof having a slope of three units vertical in 12 units horizontal (25- percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the *appliance*. The level platform shall be provided on each side of the *appliance* or *equipment* to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*. Access shall not require walking on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). Where access involves obstructions greater than 30 inches (762 mm) in height, such obstructions shall be provided with ladders installed in accordance with Section 306.5 or stairways installed in accordance with the requirements specified in the *International Building Code* in the path or travel to and from *appliances, fans* or *equipment* requiring service.

SECTION 7

Section 307.2.3 Auxiliary and secondary drain systems; amended item 2 in Section 307.2.3 to read as follows:

2.A separate overflow drain line shall be connected to the drain pan provided with the *equipment*. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection. The conspicuous point shall not create a hazard such as dripping over a walking surface or other areas so as to create a nuisance.

CHAPTER 4

SECTION 3

Section 403.2.1 Recirculation of air; add an item 5 to Section 403.2.1 to read as follows:

5.Toilet rooms within private dwellings that contain only a water closet, lavatory, or combination thereof may be ventilated with an *approved* mechanical recirculating fan or similar device designed to remove odors from the air.

CHAPTER 5

SECTION 1

Section 501.3; amended by adding an exception 4 to read as follows:

501.3 Exhaust Discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a public nuisance and not less than the distances specified in Section 501.3.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic, crawl space, or be directed onto walkways.

Exceptions:

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
2. Commercial cooking recirculating systems.
3. Where installed in accordance with the manufacturer's instructions and where mechanical or natural ventilation is otherwise provided in accordance with Chapter 4, listed and labeled domestic ductless range hoods shall not be required to discharge to the outdoors.
4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

CHAPTER 11

SECTION 4

Section 1104.2 Machinery room; amended by adding an exception 3 to read as follows:

3. Machinery Rooms are not required when in compliance with ASHRAE 15 Section 7.4.

Section 1104.3.1; amended by adding Section 1104.3.1.1 to read as follows:

1104.3.1.1 Group A2L high-probability systems. High-probability systems using Group A2L refrigerants shall comply with ASHRAE 15 section 7.6.

SECTION 9

Section 1109.2.5 Refrigerant pipe shafts; amended the exceptions to read as follows:

Exceptions:

1. *[Existing text to remain]*
2. Piping in a direct refrigeration system where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.
3. *[Existing text to remain]*

Sec. 10-145. - Registration of mechanical contractors.

(a) It shall be unlawful for any person, firm or corporation to perform or cause to be performed mechanical construction work upon or in structures within the corporate limits of the city, without first having applied for and obtained registration in the manner prescribed by the city council.

(b) Any person, firm or corporation, prior to initiating any mechanical work within the corporate limits of the city, shall cause to be filed with the city manager his application for registration and shall, upon such application, provide therein such information as the city council may determine appropriate and proper with respect to background, experience, previous licensing, address and other pertinent information.

There shall be issued to the applicant his registration to perform mechanical work within the corporate limits of the city, provided such application has been completed in all respects and a registration fee has been paid by the applicant to the city. There shall be charged an annual renewal fee which the applicant shall pay to the city and which upon payment shall automatically cause his registration within the city to renew for a period of one additional year. The registration fee and annual renewal fee shall be as established and as approved by the resolution of the city council from time to time.

Sec. 10-146. - Violations.

It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve or remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done contrary to or in violation of any of the provisions of this article, or otherwise to violate any of the provisions of this article. Any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor and fined as provided in section 1-10, and each day any such violation shall continue shall be deemed to constitute a separate offense. If any other provision in this article is in conflict with this section, the provisions of this section shall govern.

Sec. 10-147. - Conflicting regulations.

To the extent possible, the regulations adopted by this article and all other city ordinances are to be read together in harmony. However, wherever any provision of this article conflicts with any other provision of the Code of Ordinances, the ordinance provision that imposes more stringent requirements, regulations, restrictions or limitations shall govern.

Secs. 10-149—10-173. - Reserved.

ARTICLE IV-A. INTERNATIONAL ENERGY CONSERVATION CODE

SECTION 4: THAT the City of Justin Code of Ordinances, Chapter 10, is amended by adding Article IV-A. – International Energy Conservation Code, which shall read as follows:

ARTICLE IV-A. INTERNATIONAL ENERGY CONSERVATION CODE

Sec. 10-110. – International Energy Conservation Code adopted.

The International Energy Conservation Code, 2024 Edition, as published by the International Code Council, Inc., is hereby adopted by reference. Unless deleted, amended, expanded, or otherwise changed herein, all provisions of such code shall be fully applicable and binding, providing for the issuance of permits and the collection of fees therefore.

Sec. 10-111. – Amendments to the 2024 International Energy Conservation Code.

The following deletions, additions, and amendments to the 2024 International Energy Conservation Code adopted herein are hereby approved and adopted:

Sec. 10-112. - Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Energy Conservation Code adopted herein are hereby approved and adopted:

Section C102/R102 General; amended by adding Section C102.1.2 and R102.1.2 (N1101.4.1) to read as follows:

C104.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

R104.1.2 (N1101.4.1) Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.5.1.2 (N1102.5.1.2) and R403.3.7 (N1103.3.7) respectively.

Section C403.7.4.1; amended to read as follows:

C403.7.4.1 Nontransient dwelling units. Nontransient dwelling units shall be provided with outdoor air energy recovery ventilation systems complying with not less than one of the following:

1. The system shall have an *enthalpy recovery ratio* of not less than 50 percent at cooling design condition and not less than 60 percent at heating design condition.
2. The system shall have a sensible recovery efficiency (SRE) that is not less than 65 percent at 32°F

(0°C) and, in Climate Zones 0A, 1A, 2A and 3A, shall have a net moisture transfer (NMT) that is not less than 40 percent at 95°F (35°C). SRE and NMT shall be determined from a *listed* value or from interpolation of *listed* values at an airflow not less than the design airflow, based on testing in accordance with CAN/CSA C439.

Exceptions:

1. Nontransient dwelling units in Climate Zone 3C.
2. Nontransient dwelling units with not more than 500 square feet (46 m²) of *conditioned floor area* in Climate Zones 0, 1, 2, 3, 4C and 5C.
3. *Enthalpy recovery ratio* requirements at heating design condition in Climate Zones 0, 1 and 2.
4. *Enthalpy recovery ratio* requirements at cooling design condition in Climate Zones 4, 5, 6, 7 and 8.
5. Dwelling units using ventilation systems per the Fan Efficacy Table in R406, shall be considered in compliance.

Section C405.2.10; delete Section C405.2.10 “Sleeping unit and dwelling unit lighting and switched receptacle controls” in its entirety.

Section R104; amended Section R104.1 by adding a new Section R104.1.2 (N1101.4.1) to read as follows:

R104.1.2 (N1101.4.1) Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the *code official*, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each one- and two-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.4.1.2 (N1102.4.1.2) and R403.3.3 (N1103.3.3), respectively.

Section R105.2.2; delete Section R105.2.2 “Solar-ready system” in its entirety.

Section R106.3; delete Section R106.3 “Permit valuation” in its entirety.

Section R202 (N1101.6); amended Section R202 by adding the following definition:

DYNAMIC GLAZING. Any fenestration product that has the fully reversible ability to change its performance properties, including *U*-factor, solar heat gain coefficient (SHGC), or visible transmittance (VT).

Section R401.2.1; amended to read as follows:

R401.2.1 Prescriptive Compliance Option. The Prescriptive Compliance Option requires compliance with Sections R401 through R404.

Table R402.1.2; amended a portion of Table R402.1.2 “Maximum Assembly *U*-Factors and Fenestration Requirements” to add an additional category and subnote “f” to read as follows (remainder of Table is unchanged):

<i>Climate Zone</i>	3
<i>Attic roofline</i>	0.035
<i>U-factor^f</i>	

f. Air-impermeable insulation located at the attic roofline but below the roof deck may be used if mechanical equipment and air distribution system are located entirely within the building thermal envelope. "Air-impermeable shall be defined as having an air permeance not exceeding 0.2 L/s- m² at 75 Pa Pressure differential tested according to ASTM E 2178 or ASTM E 283.

Table R402.1.3; *amended a portion of Table R402.1.3 "Insulation Minimum R-Values and Fenestration Requirements by Component" to add an additional category and subnote "i" to read as follows (remainder of Table is unchanged):*

CLIMATE ZONE	2	3
attic roofline R-value ¹	30+0ci	30+0ci

i. Air-impermeable insulation of R-30 or greater located at the attic roofline but below the roof deck may be used if mechanical equipment and air distribution system are located entirely within the building thermal envelope. "Air-impermeable" shall be defined as having an air permeance not exceeding 0.02 L/s-m² at 75 Pa pressure differential tested according to ASTM E 2178 or ASTM E 283.

Section R402.2.10 (N1102.2.10) Slab-on-grade floors; amended as follows.

Exception: Slab-edge insulation is not required in jurisdictions designated by the *code official* as having a moderate to heavy or very heavy termite infestation probability.

Section R402.5.5 (N1102.5.5) Air-sealed electrical and communication outlet boxes; amended as follows.

Section R402.5.5 (N1102.5.5) Air-sealed electrical and communication outlet boxes. Air-sealed electrical and communication outlet boxes that penetrated the air *barrier* of the *building thermal envelope* shall be caulked, taped, gasketed or otherwise sealed to the *air barrier* element being penetrated. Air-sealed boxes shall be buried in or surrounded by insulation. Air-sealed boxes shall be tested and marked in accordance with NEMA OS 4. Air-sealed boxes shall be installed in accordance with the manufacturer's instructions.

Exception: Boxes may be air-sealed in the field using caulk, tape, gasket or other approved method to prevent air leakage through the box in lieu of NEMA OS 4 boxes. Boxes air-sealed in the field shall be sealed to the air barrier element being penetrated and installed in accordance with manufacturer's instructions

Section R404.2; delete Section R404.2 "Interior lighting controls" in its entirety.

TABLE R405.4.2(1) (N1105.4.2(1)) - SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS; amended table as follows.

Table R405.4.2(1) (N1105.4.2(1)); Specifications for the Standard Reference and Proposed Designs *Portions of table not shown remain unchanged.*

BUILDING COMPONENT	STANDARD REFERENCE DESIGN	PROPOSED DESIGN
-------------------------------	----------------------------------	----------------------------

NT		
Foundations	Type: same as proposed.	As proposed
	Foundation wall or slab extension above grade: 1 foot (30cm) Foundation wall or slab extension below grade: same as proposed	As proposed
	Foundation wall or slab perimeter length: same as proposed Soil characteristics: same as proposed.	
	Foundation wall U-factor and slab-on-grade F-factor: as specified in Table R402.1.2. ⁿ	As proposed

For SI: 1 square foot = 0.93 m², 1 British thermal unit = 1055 J, 1 pound per square foot = 4.88 kg/m², 1 gallon (US) = 3.785 L, °C = (°F-32)/1.8, 1 degree = 0.79 rad.

n. In accordance with Section R402.2.10, a maximum *F*-factor of 0.73 shall apply for the reference design in jurisdictions designated by the *code official* as having a moderate to heavy or very heavy termite infestation probability.

Table R406.5 (N1106.5); amended a portion of Table R406.5 “Maximum Energy Rating Index” to read as follows (remainder of Table is unchanged):

**TABLE R406.5 (N1106.5)²
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX NOT INCLUDING OPP	ENERGY RATING INDEX WITH OPP
3	59	

² The table is effective from September 1, 2022 to August 31, 2025.

**TABLE R406.5 (N1106.5)³
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX NOT INCLUDING OPP	ENERGY RATING INDEX WITH OPP
3	57	

³ The table is effective from September 1, 2025 to August 31, 2028.

**TABLE R406.5 (N1106.5)⁴
MAXIMUM ENERGY RATING INDEX**

CLIMATE ZONE	ENERGY RATING INDEX NOT INCLUDING OPP	ENERGY RATING INDEX WITH OPP
3	55	

⁴ This table is effective on or after September 1, 2028.

Section R408; Section R408 “Additional Efficiency Requirements” is deleted in its entirety.”

Sec. 10-162. - Violations.

It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve or remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done contrary to or in violation of any of the provisions of this article, or otherwise to violate any of the provisions of this article. Any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor and fined as provided in section 1-10, and each day any such violation shall continue shall be deemed to constitute a separate offense. If any other provision in this article is in conflict with this section, the provisions of this section shall govern.

Sec. 10-163. - Conflicting regulations.

To the extent possible, the regulations adopted by this article and all other city ordinances are to be read together in harmony. However, wherever any provision of this article conflicts with any other provision of the Code of Ordinances, the ordinance provision that imposes more stringent requirements, regulations, restrictions or limitations shall govern.

Secs. 10-113—10-119. - Reserved.

FIRE CODE

SECTION 5: THAT the City of Justin Code of Ordinances, Chapter 20, Article III, Division 1 is amended and replaced, which shall read as follows:

ARTICLE III. - FIRE CODE

DIVISION 1. GENERALLY

Sec. 20-53. International Fire Code adopted amendments.

The International Fire Code, 2024 Edition, including Appendices A, B, C, D, E, F, G, H, I, K, N, and O, as published by the International Code Council, Inc., is hereby adopted by reference. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such code shall be fully applicable and binding; providing for the issuance of permits and the collection of fees thereof.

Amendments to the 2024 International Fire Code as follows:

CHAPTER 1 – SCOPE AND ADMINISTRATION

SECTION 101 - SCOPE AND GENERAL REQUIREMENTS

Section 101.1; *insert:* City of Justin

SECTION 102 – APPLICABILITY

Section 102.1; change to read as follows:

3. Existing structures, facilities, and conditions when required in Chapter 11 or in specific sections of this code.

Section 102.7; add paragraph as follows:

References to NFPA Codes and Standards specified in Chapter 80, the most recently published edition shall apply.

SECTION 103 – CODE COMPLIANCE AGENCY

Section 103.1; *insert:* Justin Fire Department

SECTION 104 – DUTIES AND POWERS OF THE FIRE CODE OFFICIAL

Section 104.2.3; *delete exception*

Section 104.6; *change Section 104.6 to read as follows:*

Section 104.6 Notices and orders. The fire code official is authorized to issue necessary notices or orders to ensure compliance with this code. Notices of violations shall be in accordance with Section 113

SECTION 105 – PERMITS

Section 105.1; change Section 105.1 to read as follows:

Permits shall be in accordance with Sections 105.1.1 through 105.6.27.

Section 105.3.3; *change Section 105.3 to read as follows:*

105.3.3 Occupancy Prohibited before Approval. The building or structure shall not be occupied prior to the fire code official issuing a permit when required and conducting associated inspections, indicating the applicable provisions of this code have been met.

Section 105.6; *add Section 105.6.26 to read as follows:*

Section 105.6.26 Electronic access control systems. Construction permits are required to install or modify an electronic access control system, as specified in Chapter 10. A separate construction permit is required to install or modify a fire alarm system that may be connected to the access control system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

Section 105.6.27; *add to read as follows:*

105.6.27 Electric vehicle (EV) charging stations. Construction permits are required to install or modify an electric vehicle charging station. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

SECTION 108 – FEES

Section 108.3; *{delete this section in its entirety}*

SECTION 113 – VIOLATIONS

Section 113.3.3; *{Delete section 113.3.3}*

Section 113.4; *change Section 113.4 to read as follows:*

113.4 Violation Penalties. Any person violating or failing to comply with any provision or requirement of this section shall be subject to the penalties provided for in section 1-10.

CHAPTER 2 – DEFINITIONS

SECTION 202 – GENERAL DEFINITIONS

Section 202; *change the definition of “Ambulatory Care Facility” to read as follows:*

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided. This group may include, but not be limited to, the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

Section 202; *add a definition of “Assisted Living Facilities” to read as follows:*

ASSISTED LIVING FACILITIES. A building or part thereof, housing persons, on a 24-hour basis, who, because of age, mental disability, or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

Section 202; *change definition of “Carbon Monoxide Source” to read as follows:*

CARBON MONOXIDE SOURCE. A combustion process that has the potential to produce carbon monoxide as a product of combustion under normal or abnormal conditions. Carbon monoxide sources include, but are not limited to solid-, liquid-, or gas-fueled appliances, equipment, devices, or systems, such as fireplaces, furnaces, heaters, boilers, cooking equipment, and vehicles with internal combustion engines.

Section 202; *add definition of “Carbon Monoxide Source, Direct” to read as follows:*

CARBON MONOXIDE SOURCE, DIRECT. A permanently installed carbon monoxide source that is located in an interior space.

Section 202; *add definition of “Carbon Monoxide Source, Indirect” to read as follows:*

CARBON MONOXIDE SOURCE, DIRECT. A permanently installed carbon monoxide source that is located in an interior space.

Section 202; *change the definition of “Fire Watch” to read as follows:*

FIRE WATCH. A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals or *standby personnel* when required by the *fire code official*, for the purposes of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

Section 202; *change definition of “Fire Works” to read as follows;*

FIREWORKS. Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, *deflagration*, ~~or~~ *detonation*, and/or activated by ignition with a match or other heat-producing device that meets the definition of 1.3G fireworks or 1.4G fireworks.

Fireworks, 1.3G. Large fireworks devices, which are *explosive materials*, intended for use in fireworks displays and designed to produce audible or visible effects by combustion, *deflagration* or *detonation*. Such 1.3G fireworks include, but are not limited to, firecrackers containing more than 130 milligrams (2 grains) of explosive composition, aerial shells containing more than 40 grams of pyrotechnic composition and other display pieces which exceed the limits for classification as 1.4G fireworks. Such 1.3G fireworks are also described as Fireworks, UN 0335 by the DOTn.

Fireworks, 1.4G. Small fireworks devices containing restricted amounts of pyrotechnic composition designed primarily to produce visible or audible effects by combustion or *deflagration* that complies with the construction, chemical composition and labeling regulations of the DOTn for Fireworks, UN 0336, and the US Consumer Product Safety Commission as set forth in CPSC 16 CFR Parts 1500 and 1507.

Section 202; *change the definition of “High-piled Combustible Storage” to read as follows:*

HIGH-PILED COMBUSTIBLE STORAGE. Storage of combustible materials in closely packed piles or

combustible materials on pallets, in racks or on shelves where the top of storage is greater than 12 feet (3658 mm) in height. Where required by the *fire code official*, *high-piled combustible storage* also includes certain high-hazard commodities, such as rubber tires, Group A plastics, *flammable liquids*, idle pallets and similar commodities, where the top of storage is greater than 6 feet (1829 mm) in height.

Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq. ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified (speculative warehouse), a fire protection system and life safety features shall be installed for Class IV commodities, to the maximum pile height.

Section 202; *change the definition of “High-Rise Building” to read as follows:*

HIGH-RISE BUILDING. A building with an occupied floor located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access.

Section 202; *change the definition of “Repair Garage” to read as follows:*

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement, and other such minor repairs.

Section 202; *add definition of “Self-Service Storage Facility” to read as follows:*

SELF-SERVICE STORAGE FACILITY. Real property designed and used to rent or lease individual storage spaces to customers to store and remove personal property on a self-service basis.

Section 202; *add the definition of “Standby Personnel” to read as follows:*

STANDBY PERSONNEL. Qualified fire service personnel, approved by the Fire Code Official. When utilized, the number required shall be as directed by the Fire Code Official. Charges for utilization shall be as normally calculated by the jurisdiction.

Section 202; *add definition of “Upgraded or Replaced Fire Alarm System” to read as follows:*

UPGRADED OR REPLACED FIRE ALARM SYSTEM. A fire alarm system that is upgraded or replaced includes, but is not limited to the following:

1. Replacing one single board or fire alarm control unit component with a newer model
2. Installing a new fire alarm control unit in addition to or in place of an existing one
3. Conversion from a horn system to an emergency voice/alarm communication system
4. Conversion from a conventional system to one that utilizes addressable or analog devices

The following are not considered an upgrade or replacement:

1. Firmware updates
2. Software updates
3. Replacing boards of the same model with chips utilizing the same or newer firmware

SECTION 203 – OCCUPANCY CLASSIFICATION

Section 203.2 Assembly Group A; *change Section 203.2.3 to read as follows:*

203.2.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy, except when applying the assembly requirements of Chapters 10 and 11.

CHAPTER 3 – GENERAL REQUIREMENTS

SECTION 304 – COMBUSTIBLE WASTE MATERIAL

Section 304.1.1; *change section 304.1.1 to read as follows:*

304.1.1 Valet trash. Valet trash collection shall be permitted only where approved. The owner and valet trash collection service provider shall comply with the rules and limitations established by the jurisdiction. Refer to Appendix O for further information.

SECTION 307 – OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES

Section 307.1.1; *change section 307.1.1 to read as follows:*

307.1.1 Prohibited Open Burning. Open burning that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fires hazardous shall be prohibited.

Exception: Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the *fire code official*.

Section 307.2; *change section 307.2 to read as follows;*

307.2 Permit Required. A permit shall be obtained from the *fire code official* in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or open burning. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Examples of state or local law, or regulations referenced elsewhere in this section may include but not be limited to the following:

1. Texas Commission on Environmental Quality (TCEQ) guidelines and/or restrictions.
2. State, County, or Local temporary or permanent bans on open burning.
3. Local written policies as established by the *fire code official*.

Section 307.3; *change Section 307.3 to read as follows:*

307.3 Extinguishment Authority. When open burning creates or adds to a hazardous or objectionable situation, or a required permit for open burning has not been obtained, the fire code official is authorized to the extinguishment of the open burning operation by the permit holder, another responsible party, or the fire department.

Section 307.4; *change Section 307.4 to read as follows:*

307.4 Location. The location for open burning shall not be less than 300 feet (91 440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 300 feet (91 440 mm) of any structure.

Exceptions:

1. Fires in *approved* containers that are not less than 15 feet (4572 mm) from a structure.
2. The minimum required distance from a structure shall be 25 feet (7620 mm) where the pile size is 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height.

Section 307.4.1; *change section 307.4.1 to read as follows:*

307.4.1 Bonfires. A bonfire shall not be conducted within 50 feet (15 240 mm), or greater distance as determined by the fire code official, of a structure or combustible material, unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread to within the required setback of a structure shall be eliminated prior to ignition.

Section 307.4.3; *change Section 307.4.3, to read as follows:*

307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

Exceptions:

1. Portable outdoor fireplaces used at one- and two-family dwellings.
2. Where buildings, balconies, and decks are protected by an approved automatic sprinkler system.

Section 307.4.4; *add section 307.4.4 to read as follows:*

307.4.4 Permanent Outdoor Firepit. Permanently installed outdoor firepits for recreational fire purposes shall not be installed within 10 feet of a structure or combustible material.

Exception: Permanently installed outdoor fireplaces constructed in accordance with the International Residential Code or International Building Code.

Section 307.5; *change Section 307.5 to read as follows:*

307.5 Attendance. *Open burning*, trench burns, bonfires, *recreational fires*, and use of portable or permanent outdoor fireplaces or firepits shall be constantly attended until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other *approved* on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

SECTION 308 – OPEN FLAMES

Section 308.1.6; *change exception 3 to read as follows:*

3. Torches or flame-producing devices in accordance with Section 308.4 or 308.1.3.

Section 308.1.7; *change section 308.1.7 to read as follows:*

308.1.7 Sky Lanterns. A person shall not release or cause to be released an unmanned free-floating device containing an open flame or other heat source, such as but not limited to a *sky lantern*.

Section 308.1.9; *change section 308.1.9 to read as follows:*

308.1.9 Aisles and exits. Candles or open flames shall be prohibited in areas where occupants stand, or in an *aisle* or *exit*.

Section 308.1.11; *add section 308.1.11 to read as follows:*

308.1.11 Open-flame Cooking Devices. Open flame cooking devices shall comply with Section 4104.

SECTION 311 – VACANT PREMISES

Section 311.5; *change section 311.5 to read as follows:*

311.5 Placards. The *fire code official* is authorized to require marking of any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 115 of this code relating to structural or interior hazards, as required by Section 311.5.1 through 311.5.5.

SECTION 314 – INDOOR DISPLAYS

Section 314.4; *change Section 314.4 to read as follows:*

314.4 Vehicles. Electric, liquid-fueled, or gaseous-fueled vehicles, aircraft, boats, or other motor craft shall not be located indoors except as follows:

1. The engine starting system is made inoperable or ignition batteries are disconnected except where the *fire code official* requires that the batteries remain connected to maintain safety features.
2. Fuel in fuel tanks does not exceed any of the following:
 - 2.1. Class I, II, and III liquid fuel does not exceed one-quarter tank or 5 gallons (19 L), whichever is less.
 - 2.2. LP gas does not exceed one-quarter tank or 6.6 gallons (25 L), whichever is less.
 - 2.3. CNG does not exceed one-quarter tank or 630 cubic feet (17.8 m³), whichever is less.
 - 2.4. Hydrogen does not exceed one-quarter tank or 2,000 cubic feet (57 m³), whichever is less.
3. Fuel tanks and fill openings are closed and sealed to prevent tampering.
4. Vehicles, aircraft, boats, or other motor craft equipment are not fueled or defueled within the building.
5. Electric vehicles shall not be charged inside buildings or other structures, other than where approved in parking garages, or unless otherwise approved by the fire code official.

SECTION 323 – ELECTRIC VEHICLES (EVs)

Section 323 Electric Vehicles; *add Section 323 to read as follows:*

323.1 Electric Vehicle Charging Stations. Electric vehicle (EV) charging stations shall not be located inside buildings and/or structures, except where approved for parking garage locations as per the National

Electrical Code.

323.1.1 Charging Stations Inside Parking Garage. EV charging stations located in parking garages shall be located at grade level along the exterior perimeter walls and shall be within 150 feet of fire apparatus access roadway or shall be located on the top level of the garage with no roof or structure above.

323.1.2 Charging Stations inside R-3 and R-4 occupancies. Approved charging stations in the private garage shall have a listed heat alarm installed in the garage and interconnected to the smoke alarms inside the dwelling.

323.2 Disconnect. Locations containing electric vehicle charging stations shall be provided with a clearly identified and readily accessible emergency disconnect installed in an approved location.

The emergency disconnects for exterior electric vehicle charging stations shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from the charging stations, unless otherwise approved by the *fire code official*.

323.2.1 Height. The height of the emergency disconnect switch shall be not less than 42 inches (1067 mm) and not more than 48 inches (1219 mm) measured vertically, from the floor level to the activating button.

323.2.2 Emergency Disconnect Sign. Emergency disconnect devices shall be distinctly labeled as: “EMERGENCY ELECTRIC VEHICLE CHARGER DISCONNECT.” Signs shall be placed in an *approved* location and shall consist of all of the following:

1. White reflective background with red letters.
2. Weather-resistant durable material.
3. Lettering not less than 2 inches (51 mm) high.
4. Permanently affixed to the building or structure in an approved manner.

323.3 Damaged Electric Vehicle Batteries. Damaged electric vehicle batteries shall not be stored inside any building or structure, unless otherwise approved by the Fire Code Official.

CHAPTER 5 – FIRE SERVICE FEATURES

SECTION 501 – GENERAL

Section 501.4; *change Section 501.4 to read as follows:*

501.4 Timing of Installation. When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure.

SECTION 503 – FIRE APPARATUS ACCESS ROADS

Section 503.1.1; *add a sentence to Section 503.1.1 to read as follows:*

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Except for one- or two-family dwellings, the path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway around the external walls of the structure.

Section 503.2.1; *change Section 503.2.1 to read as follows:*

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4267 mm).+

Exception: Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.

Section 503.2.2; *change Section 503.2.2 to read as follows:*

503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

Section 503.2.3; *change section 503.2.3 to read as follows:*

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support imposed loads of 85,000 Lbs. for fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Section 503.3; *change Section 503.3 to read as follows:*

503.3 Marking. Striping, signs, or other markings, when approved by the *fire code official*, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6”) in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” shall appear in four inch (4”) white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

(2) Signs – Signs shall read “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” and shall be 12” wide and 18” high. Signs shall be painted on a white background with letters and borders in red, using not less than 2” lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6’6”) above finished grade. Signs shall be spaced not more than fifty feet (50’) apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

Section 503.4; *change Section 503.4 to read as follows:*

503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and

503.2.2 and any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.

SECTION 505 – PREMISES IDENTIFICATION

Section 505.1; *change Section 505.1 to read as follows:*

505.1 Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (152.4 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Address identification shall be maintained.

Exception: R-3 Single Family occupancies shall have approved numerals of a minimum 3 ½ inches (88.9 mm) in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

SECTION 507 – FIRE PROTECTION WATER SUPPLIES

Section 507.4; *change Section 507.4 to read as follows:*

507.4 Water Supply Test Date and Information. The water supply test used for hydraulic calculation of fire protection systems shall be conducted in accordance with NFPA 291 “Recommended Practice for Fire Flow Testing and Marking of Hydrants” and within one year of sprinkler plan submittal. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official, as required. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on the design drawings. All fire protection plan submittals shall be accompanied by a hard copy of the waterflow test report, or as approved by the fire code official. The report must indicate the dominant water tank level at the time of the test and the maximum and minimum operating levels of the tank, as well, or identify applicable water supply fluctuation. The licensed contractor must then design the fire protection system based on this fluctuation information, as per Section 903.3.5 and the applicable referenced NFPA standard. Reference Section 903.3.5 for additional design requirements.

Exception: This exception is only applicable to the NFPA 291 fire hydrant flow test above. Water supply test information may be provided by the water authority via hydraulic water model where approved by the fire code official. The water model report shall include the exact location of the water model node on the city’s water supply piping, elevation, water supply fluctuation information, and all other pertinent water supply test information for fire protection design, as applicable.

Section 507.5.4; *change Section 507.5.4 to read as follows:*

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

SECTION 509 – FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION AND ACCESS

Section 509.1.2; *add section 509.1.2 to read as follows:*

509.1.2 Sign Requirements. Unless more stringent requirements apply, lettering for signs required by this section shall have a minimum height of 2 inches (50.8 mm) when located inside a building and 4 inches (101.6 mm) when located outside, or as approved by the *fire code official*. The letters shall be of a color that contrasts with the background.

SECTION 510 – EMERGENCY RESPONDER COMMUNICATIONS ENHANCEMENT SYSTEMS

Section 510.6.1; *add paragraph to Section 510.6.1 to read as follows:*

510.6.1 Testing and Proof of Compliance. The owner of the building or owner's authorized agent shall have the in-building emergency responder communications enhancement system inspected and tested annually or where structural changes occur, including additions or remodels that could materially change the original field performance tests. Testing shall consist of the following:

1. In-building coverage test as described in Section 510.5.4.
2. Signal boosters shall be tested to verify that the gain is the same as it was upon initial installation and acceptance or set to optimize the performance of the system.
3. Backup batteries and power supplies shall be tested under load of a period of 1 hour to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.
4. All active components shall be checked to verify operation within the manufacturer's specifications.

At the conclusion of the testing, a report, which shall verify compliance with Section 510.5.4, shall be submitted to the fire code official.

The inspecting radio contractor shall provide an annual inspection tag/sticker on the ERCES' BDA and any remote annunciator. Tag/sticker shall identify approved inspecting contractor's name, physical address, phone number, and FCC license number, and inspector's name, as well as the date of inspection. System shall not be tagged until all inspection requirements of this section are conducted. Tag/sticker shall be blue in color for a passing system. If this is not possible for any reason, tag/sticker shall be red in color for a failing system with reasons for failure indicated on the tag if possible. If red tag/sticker is placed, AHJ/Fire Marshal shall be notified within a maximum of 24 hours.

CHAPTER 6 – BUILDING SERVICES AND SYSTEMS

SECTION 604 – ELEVATOR OPERATION, MAINTENANCE AND FIRE SERVICE KEYS

Section 604.7; *change Section 604.7 to read as follows:*

Section 604.7 Storage. Storage is prohibited in elevator cars or elevator machine rooms. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED."

SECTION 605 – FUEL-FIRED APPLIANCES

Section 605.4; *change Sections 604.4 through 604.4.2.2 to read as follows:*

605.4 Fuel oil storage systems. Fuel oil storage systems shall be installed and maintained in accordance with this code. Tanks and fuel-oil piping systems shall be installed in accordance with Chapter 13 of the International Mechanical Code and Chapter 57.

605.4.1 Fuel oil storage in outside, above-ground tanks. Where connected to a fuel-oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660 gallons (2498 L). The storage of fuel oil above ground in quantities exceeding 660 gallons (2498 L) shall comply with NFPA 31 and Chapter 57.

605.4.1.1 Approval. Outdoor fuel oil storage tanks shall be in accordance with UL 80, UL 142, UL142A or UL 2085, and also listed as double-wall/secondary containment tanks.

605.4.2 Fuel oil storage inside buildings. Fuel oil storage inside buildings shall comply with Sections 605.4.2.12 through 605.4.2.8 and Chapter 57.

605.4.2.1 Approval. Indoor fuel oil storage tanks shall be in accordance with UL 80, UL 142, UL142A or UL 2085.

605.4.2.2 Quantity limits. One or more fuel oil storage tanks containing Class II or III combustible liquid shall be permitted in a building. The aggregate capacity of all tanks shall not exceed the following:

1. 660 gallons (2498 L) in unsprinklered buildings, where stored in a tank complying with UL 80, UL 142, UL 142A or UL 2085, and also listed as a double-wall/secondary containment tank for Class II liquids, and the secondary containment shall be monitored visually or automatically.
2. 1,320 gallons (4996 L) in buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, where stored in a tank complying with UL 142, UL 142A or UL 2085. The tank shall be listed as a secondary containment tank, and the secondary containment shall be monitored visually or automatically.
3. 3,000 gallons (11 356 L) in buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, where stored in protected above-ground tanks complying with UL 2085 and Section 5704.2.9.7. The tank shall be listed as a secondary containment tank, as required by UL 2085, and the secondary containment shall be monitored visually or automatically.

CHAPTER 8 – INTERIOR FINISHES, DECORATIVE MATERIALS AND FURNISHINGS

SECTION 807 – DECORATIVE MATERIALS AND ARTIFICIAL DECORATIVE VEGETATION IN NEW AND EXISTING BUILDINGS

Section 807.5.2.2; *change Section 807.5.2.2 to read as follows:*

807.5.2.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings, and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

Section 807.5.2.3; *change Section 807.5.2.3 to read as follows:*

807.5.2.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Section 507.5.5.2; *change Section 507.5.5.2 to read as follows:*

807.5.5.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

Section 807.5.5.3; *change Section 807.5.5.3 to read as follows:*

807.5.5.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

CHAPTER 9 – FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 901 – GENERAL

Section 901.4.7; *change Section 901 to read as follows:*

901.4.7 Fire Pump and Riser Rooms. Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment.

901.4.7.1 When required. All buildings with an automatic sprinkler system installed in accordance with Sections 903 and 913, shall provide a dedicated room for fire risers, fire pumps, fire alarm control panels, and other fire protection-related equipment.

901.4.2 Fire Pump and riser room location. Fire pump and sprinkler riser rooms shall be located at ground level at an exterior wall.

901.4.7.3 Pump and riser room size. Fire pump and sprinkler riser rooms shall be a minimum of 36 sq. ft., with no dimensions less than 6 ft.

901.4.7.3.1 Access. Automatic sprinkler system risers, fire pumps and controllers shall be readily accessible according to Section 506.1 Where located in a fire pump room or automatic sprinkler system riser room, the door shall be permitted to be locked provided that the key is available at all times.

901.4.7.3.2 Marking on access doors. Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with an approved sign. The lettering shall be in contrasting color to the background. Letters shall have a minimum height of 2 inches (51 mm) with a minimum stroke of 3/8 inch (10mm).

901.4.7.3.4 Environment. Automatic sprinkler system riser rooms and fire pump rooms shall be maintained at a temperature of not less than 40°F (4°C). Heating units shall be permanently installed.

901.4.7.3.5 Lighting. Permanently installed artificial illumination shall be provided in the automatic sprinkler system riser rooms and fire pump rooms. Emergency lighting with battery backup shall be provided.

Section 901.6.1.1; *change Section 901.6.1.1 to read as follows:*

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the fire code official) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There are no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the fire code official.
5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (fire code official) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.

9. Contact the fire code official for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

Section 901.6.4; *add Section 901.6.4 to read as follows:*

901.6.4 False Alarms and Nuisance Alarms. False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

Section 901.7; *change Section 901.7 to read as follows:*

901.7 Systems Out of Service. Where a required fire protection system is out of service or in the event of an excessive number of activations, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service

Where utilized, fire watches shall be provided with not less than one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Exception: Facilities with an approved notification and impairment management program. The notification and impairment program for water-based fire protection systems shall comply with NFPA 25.

SECTION 903 – AUTOMATIC SPRINKLER SYSTEMS

Section 903.1.1; *change Section 903.1.1 to read as follows:*

903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to automatic sprinkler protection where recognized by the applicable standard, or as approved by the *fire code official*.

Section 903.2; *change Section 903.2 and delete the Exception to read as follows:*

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Section 903.2.2.1 *change Section 903.2.2.1 to read as follows:*

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is

provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Unless otherwise required by this code, floors classified as an open parking garage are not required to be sprinklered.

Section 903.2.9.3; *change Section 903.2.9.3 to read as follows:*

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>20% alcohol) in the fire area at any one time.

Section 903.2.9.4 Group S-1 upholstered furniture and mattresses; *delete Exception for Section 903.2.9.4 to read as follows:*

903.2.9.4 Group S-1 upholstered furniture and mattresses. An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Section 903.2.9.5; *add Section 903.2.9.5 to read as follows:*

903.2.9.5 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. The minimum sprinkler system design shall be based on an Ordinary Hazard Group II classification, in accordance with NFPA 13 requirements. Physical construction in compliance with open-grid ceilings as per NFPA 13, such as an open metal grid ceiling or chicken wire that does not obstruct the overhead sprinkler protection, shall be installed to prevent storage from exceeding the lower of either 12 feet above finished floor or 18 inches beneath standard sprinkler head deflectors. At least one sprinkler head shall be provided in each storage unit/room (additional sprinklers may be necessary for compliance with NFPA 13 spacing requirements), regardless of wall height or construction type separating such units.

Section 903.2.11.3; *change Section 903.2.11.3 and delete exception to read as follows:*

903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories other than penthouses in compliance with Section 1511 of the International Building Code, located 35 feet (10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Section 903.2.11.7; *add Section 903.2.11.7 to read as follows:*

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

Section 903.2.11.8; *add Section 903.2.11.8 to read as follows:*

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

Section 903.2.11.9; *add Section 903.2.11.9 to read as follows:*

903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages complying with 903.2.10

Section 903.3.1.1.1; *change Section 903.3.1.1.1 to read as follows:*

903.3.1.1.1 Exempt Locations. When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from a room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. A room or space where sprinklers constitute a serious life or fire hazard because of the nature of the contents, where approved by the fire code official.
2. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
3. Elevator machine rooms, and machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

903.3.1.1.4; *add Section 903.3.1.1.4 to read as follows:*

903.3.1.1.4 Dry pipe sprinkler systems. Dry pipe sprinkler systems protecting fire areas of Type V construction shall be required to meet the 60 second water delivery time, per NFPA 13, to the system test connection regardless of the system size, unless more stringent criteria are applicable in NFPA 13, and all dry pipe sprinkler systems shall be trip tested to flow/discharge water to verify compliance with this requirement, unless otherwise approved by the *fire code official*.

903.3.1.2.2; *change Section 903.3.1.2.2 and delete all exceptions to read as follows:*

903.3.1.2.2 Corridors and balconies. Sprinkler protection shall be provided in all corridors and for all balconies.

Section 903.3.1.2.3; *replace Section 903.3.1.2.3 with the following:*

Section 903.3.1.2.3 Attached garages and attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
 - 4.1. Provide automatic sprinkler system protection.

4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.

4.3. Construct the attic using noncombustible materials.

4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.

4.5. Fill the attic with noncombustible insulation.

Section 903.3.1.3; *change Section 903.3.1.3 to read as follows:*

903.3.1.3 NFPA 13D Sprinkler Systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

903.3.1.4; *add Section 903.3.1.4 to read as follows:*

903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry-pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect unheated attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

Section 903.3.5; *add a second paragraph to Section 903.3.5 to read as follows:*

903.5 Inspection, testing and maintenance. Automatic sprinkler systems shall be inspected, tested and maintained in accordance *with Section 901.*

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective NFPA standards; however, every water-based fire protection system shall be designed with a 10-psi safety factor. Reference Section 507.4 for additional design requirements.

Section 903.3.9; *change Section 903.3.9 to read as follows:*

903.3.9 Building floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser as indicated below: in high-rise buildings

1. In High Rise Buildings, floor control assemblies shall be located in protected stairwells, or as otherwise approved by the *fire code official*.
2. In all other buildings, floor control assemblies shall be located as approved by the *fire code official*.

Section 903.4.1; *add a second paragraph to Section 903.4.1 to read as follows:*

903.4.1 Electronic supervision. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all automatic sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area sprinkler systems in accordance with Section 903.3.8, provided that backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position unless supplying an occupancy required to be equipped with a fire alarm system, in which case the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.
3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.
8. Underground key or hub gate valves in roadway boxes.

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. Reference Section 903.3.9 for required floor control assemblies. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 903.4.3; *add a section paragraph to Section 903.4.3 to read as follows:*

903.4.3 Alarms. An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire

alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exception: Automatic sprinkler systems protecting one- and two-family dwellings.

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

SECTION 905 – STANDPIPE SYSTEMS

Section 905.3.8; *add Section 905.3.8 to read as follows:*

905.3.8 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I standpipes shall be provided.

Section 905.4; *change Section 905.4 to read as follows:*

905.4 Location of Class I standpipe hose connections. Class I standpipe hose connections shall be provided in all of the following locations:

1. In every required interior exit stairway or exterior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the main floor landing unless otherwise approved by the fire code official.

Exception: A single hose connection shall be permitted to be installed in the open corridor or open breezeway between open stairs that are not greater than 75 feet (22 860 mm) apart.

2. On each side of the wall adjacent to the exit opening of a horizontal exit.

Exception: Where floor areas adjacent to a horizontal exit are reachable from an interior exit stairway or exterior exit stairway hose connection by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30 480 mm) of hose, a hose connection shall not be required at the horizontal exit.

3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

Exception: Where floor areas adjacent to an exit passageway are reachable from an interior exit stairway or exterior exit stairway hose connection by a 30-foot (9144 mm) hose stream from a nozzle attached to 100 feet (30 480 mm) of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building.

4. In covered mall buildings, adjacent to each exterior public entrance to the mall and adjacent to each entrance from an exit passageway or exit corridor to the mall. In open mall buildings, adjacent to each public entrance to the mall at the perimeter line and adjacent to each entrance from an exit passageway or exit corridor to the mall.
5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located to serve the roof or at the

highest landing of an exit stairway with stair access to the roof provided in accordance with Section 1011.12.

6. Where the most remote portion of a non-sprinklered floor or story is more than 150 feet (45 720 mm) from a hose connection or the most remote portion of a sprinklered floor or story is more than 200 feet (60 960 mm) from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations.
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

Section 905.8; *change Section 905.8 to read as follows:*

905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

Section 905.9; *add a second paragraph after the exceptions to Section 905.9 to read as follows:*

905.9 Valve supervision. Valves controlling water supplies shall be supervised in the open position so that a change in the normal position of the valve will generate a supervisory signal at the supervising station required by Section 903.4.1. Where a fire alarm system is provided, a signal shall be transmitted to the control unit.

Exceptions:

1. Valves to underground key or hub valves in roadway boxes do not require supervision.
2. Valves locked in the normal position and inspected as provided in this code in buildings not equipped with a fire alarm system.

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. Reference Section 903.3.9 for required floor control assemblies. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

SECTION 906 – PORTABLE FIRE EXTINGUISHERS

Section 906.1; *change section 906.1 to read as follows:*

906.1 Where required. Portable fire extinguishers shall be installed in all of the following locations:

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

Exceptions:

1. In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.
2. In Group E occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each classroom is provided with a portable fire extinguisher having a minimum rating of 2-A:20-B:C.
3. Within 30 feet (9144 mm) distance of travel from commercial cooking equipment and from domestic cooking equipment in Group I-1; I-2, Condition 1; and R-2 college dormitory occupancies.
4. In areas where flammable or combustible liquids are stored, used or dispensed.
5. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3306.6.
6. Where required by the sections indicated in Table 906.1.
7. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.

Exception: Portable fire extinguishers are not required at normally unmanned Group U occupancy buildings or structures

SECTION 907 – FIRE ALARM AND DETECTION SYSTEMS

Section 907.2.1; *change Section 907.2.1 to read as follows:*

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons, or where the occupant load is more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exceptions: {No change}

Section 907.2.3; *change Section 907.2.3 and Exception 1 to read as follows:*

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. A manual fire alarm system shall not be required in Group E occupancies with an occupant load of 50 or less.

1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

{No change to the remainder of exceptions}

Section 907.2.13; *change Section 907.2.13 to read as follows:*

907.2.13 High-rise buildings. High-rise buildings shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, a fire department communication system in accordance with Section 907.2.13.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

Exceptions:

1. Airport traffic control towers in accordance with Section 907.2.22 of this code and Section 412 of the International Building Code.
2. Open parking garages in accordance with Section 406.5 of the International Building Code.
3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.
4. Low-hazard special occupancies in accordance with Section 503.1.1 of the International Building Code.
5. Buildings with an occupancy in Group H-1, H-2 or H-3 in accordance with Section 415 of the International Building Code.
6. In Group I-1 and I-2 occupancies, the alarm shall sound at a constantly attended location and occupant notification shall be broadcast by the emergency voice/alarm communication system.

Section 907.4.2.7; *add Section 907.4.2.7 to read as follows:*

907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

907.6.1.1; *add Section 907.6.1.1 to read as follows:*

907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

907.6.3; *delete all four exceptions to Section 907.6.3 to read as follows:*

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

Section; *add a sentence to the end of the paragraph of Section 907.6.6 to read as follows:*

907.6.6 Monitoring. Fire alarm systems required by this chapter or by the International Building Code shall be monitored by an approved supervising station in accordance with NFPA 72. See 907.6.3 for the required information transmitted to the supervising station.

Exceptions: {Unchanged}

SECTION 910 – SMOKE AND HEAT REMOVAL

Section 910.2.3; *add Section 910.2.3 to read as follows:*

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

Section 910.4.3.1; *change Section 910.4.3.1 to read as follows:*

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be manual or automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m² per 0.4719 m³/s) of smoke exhaust.

SECTION 912 – FIRE DEPARTMENT CONNECTIONS

Section 912.2.3; *add Section 912.2.3 to read as follows:*

912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

SECTION 913 – FIRE PUMPS

Section 913.2.1; add a second paragraph to Section 903.2.1 to read as follows:

913.2.1 Protection of fire pump rooms. Rooms where fire pumps are located shall be separated from all other areas of the building in accordance with Section 913.2.1 of the International Building Code.

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by Section 506.1.

SECTION 914 – FIRE PROTECTION BASED ON SPECIAL DETAILED REQUIREMENTS OF USE AND OCCUPANCY

Section 914.3.1.2; *change Section 914.3.1.2 to read as follows:*

914.3.1.2 Water Supply to required Fire Pumps. In all buildings that are more than 120 feet (36.6 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

SECTION 915 – CARBON MONOXIDE (CO) DETECTION

Section 915; *replace Section 915 with the following:*

915.1 General. New and existing buildings shall be provided with carbon monoxide (CO) detection in accordance with Sections 915.2 through 915.5.

915.2 Where required. Carbon monoxide detection shall be provided in interior spaces, other than dwelling units or sleeping units, that are exposed to a carbon monoxide source in accordance with Sections 915.2.1 through 915.2.3. Carbon monoxide detection for dwelling units or sleeping units that are exposed to a carbon monoxide source shall be in accordance with Section 915.2.4.

915.2.1 Interior spaces with direct carbon monoxide sources. In all occupancies, interior spaces with a direct carbon monoxide source shall be provided with carbon monoxide detection located in close proximity to the direct carbon monoxide source and in accordance with Section 915.3.

Exception: Where environmental conditions in an enclosed space are incompatible with carbon monoxide detection devices, carbon monoxide detection shall be provided in an approved adjacent location.

915.2.2 Interior spaces adjacent to a space containing a carbon monoxide source. In Groups A, B, E, I, M and R Occupancies, interior spaces that are separated from and adjacent to an enclosed parking garage or an interior space that contains a direct carbon monoxide source shall be provided with carbon monoxide detection if there are communicating openings between the spaces. Detection devices shall be located in close proximity to communicating openings on the side that is furthest from the carbon monoxide source and in accordance with Section 915.3

Exceptions:

1. Where communicating openings between the space containing a direct carbon monoxide source and the adjacent space are permanently sealed airtight, carbon monoxide detection is not required for the adjacent space.
2. Where the fire code official determines that the volume or configuration of the adjacent interior space is such that dilution or geometry would diminish the effectiveness of carbon monoxide detection devices located in such spaces, detection devices additional to those required by Section 915.2.1 shall be located on the side of communicating openings that is closest to the carbon monoxide source.

915.2.3 Interior spaces with forced-indirect carbon monoxide sources. In all occupancies, interior spaces with a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with either of the following:

1. Detection in each space with a forced-indirect carbon monoxide source, located in accordance with Section 915.3.
2. Detection only in the first space served by the main duct leaving the forced-indirect carbon monoxide source, located in accordance with Section 915.3, with an audible and visual alarm signal provided at an approved location.

915.2.4 Dwelling units and sleeping units. Carbon monoxide detection for dwelling units and sleeping units shall comply with Sections 915.2.4.1 and 915.2.4.2.

915.2.4.1 Direct carbon monoxide sources. Where a direct carbon monoxide source is located in a bedroom or sleeping room, or a bathroom attached to either, carbon monoxide detection shall be installed in the bedroom or sleeping room. Where carbon monoxide detection is not installed in bedrooms or sleeping rooms, carbon monoxide detection shall be installed outside of each separate sleeping area in close proximity to bedrooms or sleeping rooms for either of the following conditions:

1. The dwelling unit or sleeping unit has a communicating opening to an attached, enclosed garage.
2. A direct carbon monoxide source is located in the dwelling unit or sleeping unit outside of bedrooms or sleeping rooms.

915.2.4.2 Forced-indirect carbon monoxide sources. Bedrooms or sleeping rooms in dwelling units or sleeping units that are exposed to a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with Section 915.2.4.1 or Section 915.2.3.

915.3 Location of detection devices. Carbon monoxide detection devices shall be installed in accordance with manufacturer's instructions in a location that avoids dead air spaces, turbulent air spaces, fresh air returns, open windows, and obstructions that would inhibit accumulation of carbon monoxide at the detection location. Carbon monoxide detection in air ducts or plenums shall not be permitted as an alternative to required detection locations.

915.4 Permissible detection devices. Carbon monoxide detection shall be provided by a carbon monoxide detection system complying with Section 915.4.2 unless carbon monoxide alarms are permitted by Sections 915.4.1.

915.4.1 Carbon monoxide alarms. Carbon monoxide alarms complying with Sections 915.4.1.1 through

915.4.1.3 shall be permitted in lieu of a carbon monoxide detection system in both of the following:

1. Dwelling units and sleeping units.
2. Locations other than dwelling units or sleeping units, where approved, provided that the manufacturer's instructions do not prohibit installation in locations other than dwelling units or sleeping units and that the alarm signal for any carbon monoxide alarm installed in a normally unoccupied location is annunciated by an audible and visual signal in an approved location.

915.4.1.1 Power source. In buildings with a wired power source, carbon monoxide alarms shall receive their primary power from a permanent connection to building wiring, with no disconnecting means other than for overcurrent protection, and shall be provided with a battery backup. In buildings without a wired power source, carbon monoxide alarms shall be battery powered.

Exception: For existing buildings not previously required to have carbon monoxide alarms permanently connected to a wired power source, existing battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted to remain in service. When replaced, replacement with battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted.

915.4.1.2 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide/smoke alarms shall also be listed in accordance with UL 217.

915.4.1.3 Interconnection. Where more than one carbon monoxide alarm is installed, actuation of any alarm shall cause all of the alarms to signal an alarm condition.

915.4.2 Carbon monoxide detection systems. Carbon monoxide detection systems shall be installed in accordance with NFPA 72.

915.4.2.1 Fire alarm system integration. Where a building fire alarm system or combination fire alarm system, as defined in NFPA 72, is installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to the fire alarm system. Where a building fire alarm system or a combination fire alarm system is not installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to a carbon monoxide detection system complying with NFPA 72.

915.4.2.2 Listings. Carbon monoxide detectors shall be listed in accordance with UL 2075. Combination carbon monoxide/smoke detectors shall be listed in accordance with UL 268 and UL 2075.

915.4.2.3 Alarm notification. For other than Group E Occupancies, activation of a carbon monoxide detector shall initiate alarm notification in accordance with any of the following:

1. An audible and visible alarm notification throughout the building and at the control unit.
2. Where specified in an approved fire safety plan, an audible and visible alarm in the signaling zone where the carbon monoxide has been detected and other signaling zones specified in the fire safety plan, and at the control unit.
3. Where a sounder base is provided for each detector, an audible alarm at the activated carbon monoxide detector and an audible and visible alarm at the control unit.

For Group E Occupancies having an occupant load of 30 or less, alarm notification shall be provided in an on-site location staffed by school personnel or in accordance with the notification requirements for other occupancies. For Group E occupancies having an occupant load of more than 30, an audible and visible alarm shall be provided in an on-site location staffed by school personnel.

915.5 Maintenance. Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72 and the manufacturer's instructions. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

CHAPTER 10 – MEANS OF EGRESS

SECTION 1006 – NUMBERS OF EXITS AND EXIT ACCESS DOORWAYS

Section 1006.2.1; *change Section 1006.2.1 to read as follows:*

1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or space shall be determined in accordance with Section 1004.2

Exceptions:

1. The number of exits from foyers, lobbies, vestibules or similar spaces need not be based on cumulative occupant loads for areas discharging through such spaces, but the capacity of the exits from such spaces shall be based on applicable cumulative occupant loads.
2. Care suites in Group I-2 occupancies complying with Section 407.4 of the International Building Code.
3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

CHAPTER 11 – CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

SECTION 1103 – FIRE SAFETY REQUIREMENT FOR EXISTING BUILDINGS

Section 1103.5.3; *add Section 1103.5.3 to read as follows:*

1103.5.6 Spray Booths and Rooms. Existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 2404.

Section 1103.7.7; *add Section 1103.7.7 to read as follows:*

1103.7.7 Fire Alarm System Design Standards. Where an existing fire alarm system is upgraded or replaced, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke and/or heat detectors shall have analog initiating devices.

Exception: Existing systems need not comply unless the total building, or fire alarm system, remodel or expansion exceeds 30% of the building. When cumulative building, or fire alarm system, remodel or

expansion initiated after the date of original fire alarm panel installation exceeds 50% of the building, or fire alarm system, the fire alarm system must comply within 18 months of permit application.

1103.7.7.1 Communication requirements. Refer to Section 907.6.6 for applicable requirements.

Section 1103.9; *delete Section 1103.9 and change to read as follows:*

1103.9 Carbon monoxide detection. Carbon monoxide detection shall be installed in existing buildings in accordance with Section 915.

CHAPTER 12 – ENERGY SYSTEMS

SECTION 1201 – GENERAL

Section 1201.4; *add Section 1201.4 to read as follows:*

1201.4 Electrical Shutdown. Energy systems including solar photovoltaic power systems, stationary fuel cell power systems, or electrical energy storage systems shall have a remote power shut down box. The location shall be at an approved location. The box shall only be accessible by the fire department and shall be keyed to the fire department Key Box as outlined in Section 506.

SECTION 1207 – ELECTRICAL ENERGY STORAGE SYSTEMS

Section 1207.2; *change Section 1207.2 to read as follows:*

1207.2 Commissioning, decommissioning, operation and maintenance. Commissioning, decommissioning, operation and maintenance shall be conducted in accordance with this section. In addition to the ordinary inspection and test requirements that buildings, structures and parts thereof are required to undergo, Energy Storage Systems subject to the provisions of Section 1207 shall undergo special inspections and tests sufficient to verify the proper commissioning of the Energy Storage System in its final installed condition. The design submission accompanying the construction documents shall clearly detail procedures and methods to be used and the items subject to such inspections and tests. Such commissioning shall be in accordance with generally accepted engineering practice and, where possible, based on published standards for the particular testing involved. The special inspections and tests required by this section shall be conducted under the same terms as in Chapter 17 of the International Building Code.

CHAPTER 23 – MOTOR FUEL-DISPENSING FACILITIES AND REPAIR GARAGES

Section 2304.1; *change Section 2304.1 to read as follows:*

2304.1 Supervision of Dispensing. The dispensing of fuel at motor fuel-dispensing facilities shall be conducted by a qualified attendant or shall be under the supervision of a qualified attendant at all times or shall be in accordance with Section 2204.3. the following:

1. Conducted by a qualified attendant; and/or,
2. Shall be under the supervision of a qualified attendant; and/or
3. Shall be an unattended self-service facility in accordance with Section 2304.3.

At any time, the qualified attendant of item Number 1 or 2 above is not present, such operations shall be considered as an unattended self-service facility and shall also comply with Section 2304.3.

CHAPTER 24 – FLAMMABLE FINISHES

Section 2401.2 Nonapplicability *{Delete Section}*

CHAPTER 33 – FIRE SAFETY DURING CONSTRUCTION

SECTION 3307 – FIRE DEPARTMENT SITE ACCESS AND WATER SUPPLY

Section 3307.1; *change Section 3307.1 to read as follows:*

Section 3307.1 Required access. Approved vehicle access for firefighting and emergency response shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 50 feet (15 240 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. When fire apparatus access roads are required to be installed for any structure or development, access shall be approved prior to the time which construction has progressed beyond completion of the foundation of any structure. Whenever the connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign.

Section 3307.1; *change Section 3307.1.2 to read as follows:*

3307.1.2 Stairways required. Where building construction exceeds 40 feet (12 192 mm) in height above the lowest level of fire department vehicle access, a temporary or permanent stairway shall be provided. As construction progresses, such stairways shall be extended to within one floor of the highest point of construction having secured decking or flooring. Whenever the stairways are not visible to approaching fire apparatus, the stairways locations shall be indicated by an approved sign.

Section 3307.5.3; *add Section 3307.5.3 to read as follows:*

3307.5.3 Standpipe Signage. Whenever the standpipes are not visible to approaching fire apparatus, locations shall be indicated by an approved sign.

CHAPTER 41 – TEMPORARY HEATING AND COOKING OPERATIONS

Section 4104.2; *change Section 4104.2 to read as follows:*

4104.2 Open-flame Cooking Devices. Charcoal burners and other open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be operated or located on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings where LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20-pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 pounds (5 containers). All LP-gas containers shall be stored outside, as per Chapter 61.

2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system, and LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20-pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs. (2 containers). All LP-gas containers shall be stored outside, as per Chapter 61.

3. LP-gas cooking devices having LP-gas containers with a water capacity not greater than 2-1/2 pounds [nominal 1-pound (0.454 kg) LP-gas capacity].

CHAPTER 56 – EXPLOSIVES AND FIREWORKS

Section 5601.1.3; *change Section 5601.1.3 to read as follows:*

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks are prohibited.

Exceptions:

1. Only when approved for fireworks displays, the storage and handling of fireworks as allowed in Section 5604 and 5608.

2. The use of fireworks for approved fireworks displays as allowed in Section 5608.

CHAPTER 57 – FLAMMABLE AND COMBUSTIBLE LIQUIDS

SECTION 5703 – GENERAL REQUIREMENTS

Section 5703.6; *add a paragraph at the end of Section 5703.6 to read as follows:*

5703.6 Piping systems. Piping systems, and their component parts, for flammable and combustible liquids shall be in accordance with Sections 5703.6.1 through 5703.6.11.

An approved method of secondary containment shall be provided for underground tank and piping systems.

SECTION 5704 – STORAGE

Section 5704.2.11.4; *change Section 5704.2.11.4 to read as follows:*

5704.2.11.4 Leak Prevention. Leak prevention for underground tanks shall comply with Sections 5704.2.11.4.1 through 5704.2.11.4.3. An approved method of secondary containment shall be provided for underground tank and piping systems.

Section 5704.11.4.2 Leak detection; *change Section 5704.11.4.2 to read as follows:*

5704.2.11.4.2 Leak Detection. Underground storage tank systems shall be provided with an approved method of leak detection from any component of the system that is designed and installed in accordance with NFPA 30 and as specified in Section 5704.2.11.4.3.

Section 5704.2.11.4.3; *add Section 5704.2.11.4.3 to read as follows:*

5704.2.11.4.3 Observation Wells. Approved sampling tubes of a minimum 4 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be

provided with suitable surface access caps. Each tank site shall provide a sampling tube at the corners of the excavation with a minimum of 4 tubes. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers, a minimum of two are required.

SECTION 5707 – ON-DEMAND MOBILE FUELING OPERATIONS

Section 5707.4; *add a paragraph to Section 5707.4 to read as follows:*

5707.4 Mobile fueling areas. During fueling, the mobile fueling vehicle and point of connection to the vehicle shall not be located on public streets, public ways or inside buildings. Fueling on the roof level of parking structures or other buildings is prohibited.

Mobile fueling sites shall be restricted to commercial, industrial, governmental, or manufacturing, where the parking area having such operations is primarily intended for employee vehicles. Mobile fueling shall be conducted for fleet fueling or employee vehicles only, not the general public. Commercial sites shall be restricted to office-type or similar occupancies that are not primarily intended for use by the public.

APPENDIX B – FIRE FLOW REQUIREMENTS FOR BUILDINGS

Table B105; *change footnote a. to read as follows:*

a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

APPENDIX D – FIRE APPARATUS ACCESS ROADS

SECTION D102 REQUIRED ACCESS

Section D102.1; *change Section D102.1 to read as follows:*

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 85,000 pounds (38 556 kg).

SECTION D103 – MINIMUM SPECIFICATIONS

Section D103.4; *change section D103.4 to read as follows:*

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

Table D103.4; *change Table D103.4 to read as follows:*

**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20 20 24	None required
151–500	20 20 24	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

Section D103.6; *change Section D103.6 to read as follows:*

D103.6 Marking. Striping, signs, or other markings, when approved by the fire code official, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6”) in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” shall appear in four inch (4”) white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

(2) Signs – Signs shall read “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” and shall be 12” wide and 18” high (See Figure D103.6). Signs shall have red letters on a white reflective background, using not less than 2” lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6’6”) above finished grade. Signs shall be spaced not more than fifty feet (50’) apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

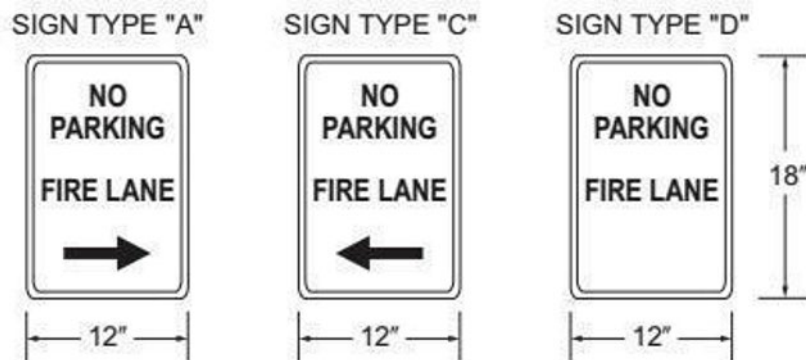


FIGURE D103.6

FIRE LANE SIGNS

Delete Section D103.6.1; *{Delete Section D103.6.1}*

Delete Section D103.6.2; *{Delete Section D103.6.2}*

SECTION D104 – COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

Section D104.3; *change section D104.3 to read as follows:*

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses, or as approved by the fire code official.

SECTION D105 – AERIAL FIRE APPARATUS ACCESS ROADS

Section D105.3; *change Section D105.3 to read as follows:*

D105.3 Proximity to building. Unless otherwise approved by the fire code official, one or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

SECTION D106 – MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

Section D106.3; *change Section D106.3 to read as follows:*

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, or as approved by the fire code official.

Sec. 20-54. – International Fuel Gas Code adopted.

The International Fuel Gas Code, 2024 Edition, as published by the International Code Council, Inc., is hereby adopted by reference. Unless deleted, amended, expanded, or otherwise changed herein, all provisions of such code shall be fully applicable and binding, providing for the issuance of permits and the collection of fees therefore.

Sec. 20-55. – Amendments to the 2024 International Fuel Gas Code.

The following deletions, additions, and amendments to the 2024 International Fuel Gas Code adopted herein are hereby approved and adopted:

CHAPTER 1

SECTION 2

Section 102.2; amended by *adding an exception to read as follows:*

Exception: Existing dwelling units shall comply with Section 621.2.

Section 102.8; amended to read as follows:

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the *National Electrical Code* shall mean the National Electrical Code as adopted.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the *equipment* or *appliance*, the conditions of the listing and the manufacturer's installation instructions shall apply.

Section 102.8.2; amended to read as follows:

102.8.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take preference over the provisions in the referenced code or standard. Any reference to NFPA 70 shall mean the National Electrical Code as adopted.

CHAPTER 3

SECTION 6

Section 306.3; amended to read as follows:

306.3 Appliances in attics. Attics containing *appliances* shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest *appliance*. The passageway shall be not less than 30 inches (762 mm) high and 22 inches (599 mm) wide and to more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches

(762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum access to the attic space shall be provided by one of the following means:

1. A permanent Stair.
2. A pull-down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.

Exceptions:

1. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening with the approval of the code official.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15,250 mm) in length.

Section 306.5; *amended the first paragraph of Section 306.5 to read as follows:*

306.5 Equipment and Appliances on Roofs or Elevated Structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the equipment and appliances' level service space. Such access shall not require climbing over obstructions greater than 30 inches (762 mm) in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). Such access shall not require the use of portable ladders.

Section 306.5.1; *amended to read as follows:*

306.5.1 Sloped roofs. Where appliances, equipment, fans or other components that require service are installed on a roof having a slope of 3 units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk, at least 16 inches in width with substantial cleats spaced not more than 16 inches apart, shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*.

CHAPTER 4

SECTION 1

Section 401.5; *amended by adding a second paragraph to Section 401.5 to read as follows:*

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an

approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING
1/2 to 5 psi gas pressure
Do Not Remove"

SECTION 4

Section 404.12; amended to read as follows:

404.12 Minimum burial depth. Underground piping systems shall be installed at a minimum depth of 18 inches (458 mm) top of pipe below grade.

Section 404.12.1; delete section in its entirety.

SECTION 6

Section 406.4; amended to read as follows:

406.4 Test pressure measurement. Test pressure shall be measured with a manometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than five times the test pressure. Spring type gauges do not meet the requirement of a calibrated gauge.

Section 406.4.1; amended to read as follows:

406.4.1 Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½”), a set hand, 1/10 pound incrementation and pressure range not to exceed 15 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 50 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

SECTION 8

Section 408.2 Drips; delete this section in its entirety.

Section 408.3 Location of Drips; *delete this section in its entirety.*

Section 408.4 Sediment Trap; *delete this section in its entirety.*

SECTION 9

Section 409.1; amended by *adding a new Section 409.1.4 to Section 409.1 to read as follows:*

409.1.4 Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

SECTION 10

Section 410.1; amended by *adding a second paragraph and exception to Section 410.1 Pressure Regulators read as follows:*

Access to regulators shall comply with the requirements for access to appliances as specified in Section 306.

Exception: A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

Section 621.2; amended by *adding an exception to Section 621.2 Prohibited Use to read as follows:*

CHAPTER 6

SECTION 21

621.2 Prohibited use. One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

Exception: Existing approved unvented heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Code Official unless an unsafe condition is determined to exist as described in Section 108.7.”

Sec. 20-56. - Violations.

It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve or remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done contrary to or in violation of any of the provisions of this division, or otherwise to violate any of the provisions of this article. Any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor and fined as provided in section 1-10, and each day any such violation shall continue shall be deemed to constitute a separate offense. If any other provision in this article is in conflict with this section, the provisions of this section shall govern.

Sec. 20-57. - Conflicting regulations.

To the extent possible, the regulations adopted by this division and all other city ordinances are to be read together in harmony. However, wherever any provision of this division conflicts with any other provision of the Code of Ordinances, the ordinance provision that imposes more stringent requirements, regulations, restrictions or limitations shall govern.

Secs. 20-58—20-81. – Reserved.

SECTION 6: 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 7: 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 8: 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.

SECTION 9: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 10: This Ordinance shall take effect immediately upon its passage and publication as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Justin, Texas on the 9th day of July, 2026.

On the first reading, the 28th day of May, 2026

On the second and final reading, the 9th day of July, 2026

APPROVED:

James Clark, Mayor

ATTEST

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

Agenda Item: 9. (CONSENT AGENDA)

Title: Consider adoption of Ordinance 857-26, second 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
2. Ordinance 857-26

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

ORDINANCE NO. 857-26

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, SECOND READING, AMENDING ORDINANCE 812-25, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FY 2025-2026 BUDGETS FOR THE TYPE A ECONOMIC DEVELOPMENT CORPORATION AND THE TYPE B COMMUNITY DEVELOPMENT CORPORATION; AS SET OUT IN EXHIBIT “A”; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

WHEREAS, the City Council approved Ordinance 812-25 which included the Fiscal Year 2025-2026 Budget beginning October 1, 2025 and ending September 30, 2026 that also included the Type A Economic Development Corporation and the Type B Community Development Corporation budget; and,

WHEREAS, City staff review their budget appropriations to ensure they are within budget parameters and determine if any changes are necessary; and,

WHEREAS, City staff have prepared amendments to certain appropriations and expenditures in the Fiscal Year 2025-2026 Budget for the Type A Economic Development Corporation and the Type B Community Development Corporation and submitted to the City Council for approval and a true and correct copy is attached in Exhibit “A”; and,

WHEREAS, the City Council has the authority to approve amendments to Ordinance 812-25; City Budget, and,

WHEREAS, the City Council has determined that the proposed amendments to the Fiscal Year 2025-2026 Budget for the Type A Economic Development Corporation and the Type B Community Development Corporation are in the best interest of the City.

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

SECTION 1. That the Fiscal Year 2025-2026 Budget for the Type A Economic Development Corporation and the Type B Community Development Corporation Ordinance, is hereby amended to incorporate the changes set out in Exhibit “A” and are hereby authorized and approved.

SECTION 2. All portions of the existing FY 2025-2026 Budget for the Type A Economic Development Corporation and the Type B Community Development Corporation, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of this ordinance.

SECTION 3. In the event any clause, phrase, provision, sentence, or part of this ordinance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Justin, Texas, declares that it would have passed each and every part of the same notwithstanding

the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 4. That this Ordinance shall become effective from and after its adoption and is so ordained.

DULY PASSED by the City Council of the City of Justin, Texas, on the 9th day of July 2026.

On first reading, the 28th day of May 2026.

On the second and final reading, the 9th day of July 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

Agenda Item: 10. (CONSENT AGENDA)

Title: Consider adoption of Ordinance 858-26, first reading, to approve mid-year Budget Amendment(s); and take appropriate action.

Department: Finance

Contact: Hailey Payne, Finance Director

Recommendation:

Staff recommends approval of Ordinance 858-26, as presented.

Background:

As the City approaches the close of Fiscal Year 2025-2026, Finance staff completed a comprehensive review of all expenditure accounts to identify categories projected to exceed their adopted appropriations by year-end. This amendment only adjusts expenditure appropriations within the adopted budget and does not amend budgeted revenues. The recommended appropriations provide sufficient legal spending authority for departments to complete the fiscal year while accurately reflecting actual operating expenditures. The recommended amendments total \$969,565 across 63 expenditure items and are summarized in the attached supporting documentation.

City Attorney Review: No

Attachments:

1. Exhibit A- Budget Amendment Detail
2. Ord 858-26 Justin FY2025-26 Budget Amendment 1st read

EXHIBIT "A"

FY 2025-2026 Budget Amendment Detail

Recommended Expenditure Appropriation Adjustments

The following recommended expenditure appropriation amendments are proposed to align the Fiscal Year 2025-2026 Adopted Budget with projected year-end expenditures.

These amendments adjust expenditure appropriations only and do not amend the City's adopted revenue budget. If approved by the City Council, these amendments will provide the necessary appropriation authority for expenditures projected to exceed the adopted budget through the end of the fiscal year.

City of Justin — Recommended Amendments by Category				
FY 2025-2026 Budget adopted at category level — flagged overages grouped by expenditure object category				
Category	# Items	Current Budget (\$)	Projected Year-End (\$)	Recommended Amendment (\$)
Personnel Services	15	532,902	992,647	459,745
Contractual / Purchased Services	21	776,073	1,009,306	233,233
Supplies & Operations	19	143,030	254,421	111,391
Capital Outlay	5	295,866	416,750	120,884
Other / Miscellaneous	2	5,000	48,945	43,945
Debt Service	1	400	767	367
TOTAL — ALL CATEGORIES	63	1,753,271	2,722,836	969,565

City of Justin — Recommended Amendments by Department & Category								
FY 2025-2026 Flagged budget overages — recommended amendment (\$) by department and expenditure category								
Department	Fund	Personnel Services	Contractual / Purchased Services	Supplies & Operations	Capital Outlay	Other / Miscellaneous	Debt Service	TOTAL
General Administration	100	2,793	1,536	12,848	-	-	-	17,177
Library	100	199	-	11,720	-	-	-	11,919
Municipal Court	100	34,398	183	-	13,540	-	-	48,122
Police	100	8,136	96,390	30,055	72,170	-	-	206,751
Fire Department	100	399,005	-	2,351	25,370	-	-	426,725
Building & Maintenance	100	15,214	18,812	-	-	-	-	34,026
Planning & Development	100	-	44,195	3,591	9,803	-	-	57,590
Debt Service	100	-	-	-	-	-	367	367
Non-Departmental	100	-	46,337	49,915	-	42,772	-	139,024
Economic Development	235	-	20,485	-	-	1,173	-	21,658
Community Development	236	-	5,293	913	-	-	-	6,206
TOTAL — ALL DEPARTMENTS		459,745	233,233	111,391	120,884	43,945	367	969,565

Summary

The approved expenditure appropriation amendments increase Fiscal Year 2025-2026 expenditure authority by \$969,565 across 63 expenditure items. These amendments provide sufficient appropriation authority for departments projected to exceed their adopted budgets prior to fiscal year-end.

ORDINANCE NO. 858-26

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, FIRST READING, AMENDING ORDINANCE 812-25, AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FY 2025-2026 BUDGET; AS SET OUT IN EXHIBIT "A"; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

WHEREAS, the City Council approved Ordinance 812-25 which included the Fiscal Year 2025-2026 Budget beginning October 1, 2025 and ending September 30, 2026; and,

WHEREAS, city departments review their budget appropriations to ensure they are within budget parameters and determine if any changes are necessary; and,

WHEREAS, the City Manager and staff have prepared amendments to certain appropriations and expenditures in the Fiscal Year 2025-2026 Budget and submitted to the City Council for approval and a true and correct copy is attached in Exhibit "A"; and,

WHEREAS, the City Council has the authority to approve amendments to Ordinance 812-25; City Budget, and,

WHEREAS, the City Council has determined that the proposed amendments to the Fiscal Year 2025-2026 Budget are in the best interest of the City.

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

SECTION 1. That Ordinance No. 812-25, the Fiscal Year 2025-2026 Budget Ordinance, is hereby amended to incorporate the changes set out in Exhibit "A" and are hereby authorized and approved.

SECTION 2. The approved expenditure amendments are allocated among departments and expenditure categories as detailed in Exhibit "A."

SECTION 3. All portions of the existing FY 2025-2026 Budget, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of this ordinance.

SECTION 4. In the event any clause, phrase, provision, sentence, or part of this ordinance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Justin, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 5. That this Ordinance shall become effective from and after its adoption and is so ordained.

DULY PASSED on the first reading by the City Council of the City of Justin, Texas, on the 9th day of July, 2026.

APPROVED:

James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

City Attorney



City Council Coversheet
July 9, 2026
415 N. COLLEGE AVE.

Agenda Item: 1. (PUBLIC HEARING)

Title: Conduct a Public Hearing and consider adoption of Ordinance 856-26, on first reading, approving the voluntary annexation of A-Affordable Storage generally located north of the intersection of Treeline Parkway and FM 407; and take appropriate action.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

If the City Council wishes to proceed with annexation, staff recommends postponing consideration of the application to a future meeting to allow time for negotiation and preparation of a Development Agreement. If the City Council does not wish to move forward with the annexation request, staff recommends denial of the application.

Background:

Background

A-Affordable Boat, RV & Mini Storage – Justin LLC has submitted a voluntary annexation request for approximately 31.5 acres located at 11510 FM 407. The property is currently located within Denton County and is improved with an existing RV, boat, and mini-storage facility. The property owner previously submitted an annexation request that was scheduled for consideration by the City Council in January 2026 but was subsequently withdrawn at the applicant's request.

On May 28, 2026, the applicant submitted another annexation request accompanied by a proposed development agreement framework. The applicant states that annexation would add taxable value to the City while requiring minimal municipal utility service demands, as the facility currently operates without City water or sewer service.

Applicant Proposal

As part of the annexation request, the applicant has indicated a willingness to:

- Commit to future redevelopment of the frontage along FM 407 when traffic volumes reach a specified threshold.
 - Enhance landscaping and frontage improvements.
 - Improve and widen the existing access drive rather than construct a new secondary access road.
-

- Continue operation of the existing storage facility and maintain compliance with applicable City regulations.

The applicant has also requested consideration of legal nonconforming status for certain existing site features and has proposed that these matters be addressed through a development agreement.

Staff Analysis

The property is technically not contiguous to the City limits and is located along the FM 407 corridor. The annexation would add approximately 31.5 acres to the City and expand the City's tax base. Staff notes that the property is subject to recorded access easements and restrictive covenants associated with the sale of a frontage tract in 2024. These documents should be considered during any future development agreement negotiations and annexation review process.

City Attorney Review: No

Attachments:

1. A-Aaffordable Storage Annexation Ord. 836-26, 26-02-12
2. 2024.02.01 Special Warranty Deed
3. 2024.02.01 Reservation and Grant of Access Easement_Recorded
4. 2019.07.09 Special Warranty Deed with Vendor's Lien Superstar to A-Aff
5. 2026.05.27 Justin Annexation Application
6. Proposed Ordinance 856-26 1st read

ORDINANCE NO. 836-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY CERTAIN TERRITORY LOCATED IN DENTON COUNTY, TEXAS, BEING APPROXIMATELY 31.2214 ACRES OF LAND LOCATED AT 11510 FM 407, JUSTIN, TEXAS, OWNED BY A-AFFORDABLE BOAT, RV & MINI STORAGE – JUSTIN, LLC; PROVIDING THAT THE ANNEXATION IS BY VOLUNTARY PETITION OF THE LANDOWNER PURSUANT TO CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE; FINDING THAT CONTIGUITY IS NOT REQUIRED FOR THIS ANNEXATION; EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE TERRITORY; PROVIDING FOR THE APPLICATION OF CITY REGULATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, A-Affordable Boat, RV & Mini Storage – Justin, LLC is the owner of certain real property located in Denton County, Texas, commonly known as 11510 FM 407, Justin, Texas, consisting of approximately 31.2214 acres, more particularly described in *Exhibit “A”* attached hereto and incorporated herein (the “Property”); and

WHEREAS, the owner has submitted a written petition requesting voluntary annexation of the Property into the corporate limits of the City of Justin in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, the Texas Local Government Code and guidance from the Texas Municipal League recognize that, in certain circumstances, annexation by landowner petition is not required to be contiguous to the existing city limits, provided the City’s charter does not impose a contiguity requirement; and

WHEREAS, the City of Justin is a home-rule municipality whose Charter does not require contiguity for annexation by petition; and

WHEREAS, the City Council finds that annexation of the Property by voluntary request of the owner is lawful, serves a valid public purpose, and is in the best interest of the City;

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

SECTION 1. The findings and recitals set forth above are hereby adopted as findings of fact.

SECTION 2. The territory described in *Exhibit “A”* attached hereto and incorporated herein for all purposes is hereby annexed and brought within the corporate limits of the City of Justin, Texas, notwithstanding that such territory is not contiguous to the existing city limits.

SECTION 3. Upon annexation, the Property shall be a part of the City of Justin and subject to the jurisdiction, ordinances, rules, and regulations of the City.

SECTION 4. Upon annexation, the Property shall be subject to the City’s Code of Ordinances and development regulations. Until zoning is established by separate ordinance, the Property shall be placed in the City’s default annexation zoning district in accordance with the City’s zoning ordinance.

SECTION 5. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. This Ordinance shall take effect immediately upon its passage and publication as required by law.

SECTION 7.

Municipal services shall be provided to the Annexation Area immediately upon the effective date of annexation, as outlined in the adopted Municipal Services Plan, including:

- Water service
- Wastewater service
- Police protection
- Fire and emergency medical services
- Solid waste and recycling collection
- Code compliance and building inspection
- Street maintenance and right-of-way management
- Park, recreation, and general governmental services

DULY PASSED by the City Council of the City of Justin, Texas, on the 11th day of December 2025.

On first reading, the 22nd day of January 2026.

On the second and final reading, the 12th day of February 2026.

APPROVED:

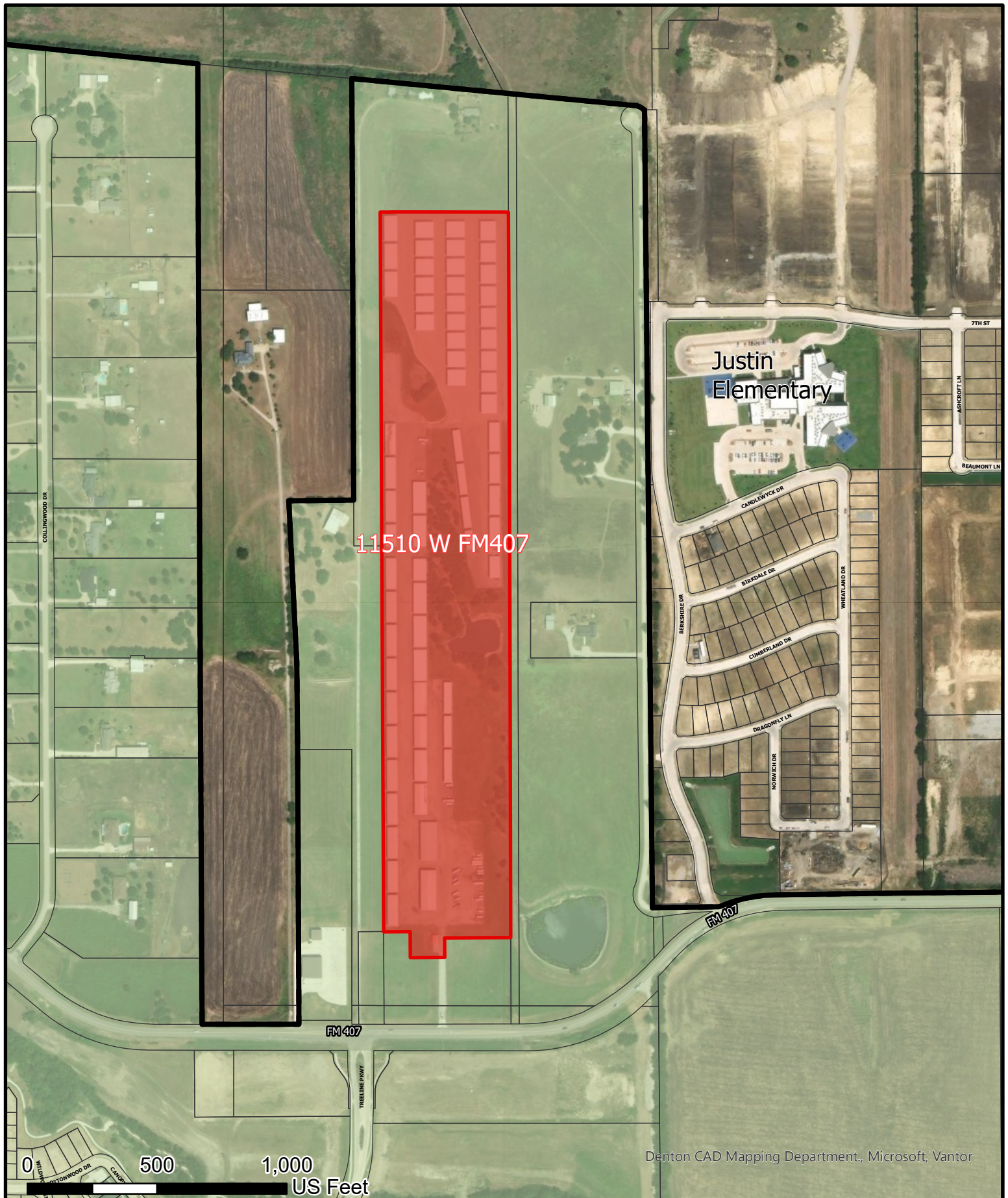
James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

City Attorney



Denton CAD Mapping Department., Microsoft, Vantor

Legend

- Subject Property
- Justin City Limits
- Parcels
- Justin ETJ



**A-Affordable Storage
Annexation Request
City of Justin, TX**

**Denton County
Juli Luke
County Clerk**

Instrument Number: 10520

ERecordings-RP

WARRANTY DEED

Recorded On: February 01, 2024 10:18 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$45.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 10520
Receipt Number: 20240201000136
Recorded Date/Time: February 01, 2024 10:18 AM
User: Arie G
Station: Station 24

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 §
 COUNTY OF DENTON §

KNOW ALL PERSONS BY THESE PRESENTS:

That **A-AFFORDABLE BOAT, RV & MINI STORAGE-JUSTIN LLC**, a Texas limited liability company (herein referred to as "Grantor"), whose address is 725 Highway 287 N, Suite 503, Mansfield, Texas 76063, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by **S&B PARTNERS NO. 1 LLC**, a Texas limited liability company (herein referred to as "Grantee"), whose address is P.O. Box 670327, Dallas, Texas 75367, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, all of that certain real property located in Denton County, Texas, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference for all purposes, together with all improvements located thereon, fixtures thereto, and any and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances in any way belonging or appertaining thereto and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, strips or gores of real estate adjoining such real property or any part thereof (herein collectively referred to as the "Property").

This conveyance is made and accepted subject to the matters described on Exhibit B attached hereto and incorporated herein by this reference the same as if fully copied and set forth at length, to the extent (but not further) the same are valid and subsisting and affect title to the Property (herein collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, subject to the Permitted Exceptions, all and singular the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. All ad valorem taxes and assessments for the Property for the current calendar year have been prorated by the parties hereto as of the effective date of this deed and Grantee hereby expressly assumes liability for the payment for current and subsequent years during which Grantee owns the Property.

EXECUTED this 31 day of January, 2024.

GRANTOR:

A-AFFORDABLE BOAT, RV & MINI STORAGE-
JUSTIN, LLC,
a Texas limited liability company

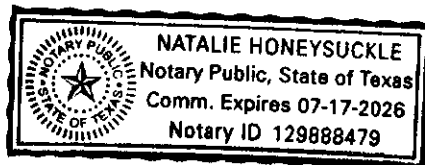
By: Mitch Breeden
Mitch Breeden, Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mitch Breeden, the Manager of A-Affordable Boat, RV & Mini Storage-Justin, LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of said company, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 31 day of January, 2024.



Natalie Honeysuckle
NOTARY PUBLIC, STATE OF TEXAS
Printed Name: Natalie Honeysuckle
My Commission Expires: 7-17-2026

EXHIBIT A

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE C. BOEGER SURVEY, ABSTRACT NO. 121 AND WARREN FERRIS SURVEY, ABSTRACT NO. 419, CITY OF JUSTIN, DENTON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN 33.9681 ACRE TRACT OF LAND CONVEYED TO A-AFFORDABLE BOAT, RV & MINISTORAGE – JUSTIN, LLC BY DEED RECORDED IN INSTRUMENT NO. 2019-81523 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 407, SAID POINT BEING THE SOUTHWEST CORNER OF SAID A-AFFORDABLE BOAT, RV & MINISTORAGE – JUSTIN, LLC TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 82° 52' 23" WEST – 0.74 FEET; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MARK H. CURRIE BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 96-R0084469 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00° 17' 16" WEST DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET HIGHWAY 407 AND ALONG THE WEST LINE OF SAID A-AFFORDABLE BOAT, RV & MINISTORAGE – JUSTIN, LLC TRACT AND THE EAST LINE OF SAID MARK H. CURRIE TRACT FOR A DISTANCE OF 357.77 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE WEST LINE OF SAID A-AFFORDABLE BOAT, RV & MINISTORAGE – JUSTIN, LLC TRACT AND THE EAST LINE OF SAID MARK H. CURRIE TRACT, AND ACROSS SAID A-AFFORDABLE BOAT, RV & MINISTORAGE – JUSTIN, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1 THROUGH 5;

1. NORTH 89° 35' 13" EAST FOR A DISTANCE OF 102.01 FEET TO A 5/8" IRON ROD SET FOR CORNER;
2. SOUTH 00° 17' 16" EAST FOR A DISTANCE OF 99.98 FEET TO A 5/8" IRON ROD SET FOR CORNER;
3. NORTH 89° 35' 13" EAST FOR A DISTANCE OF 132.85 FEET TO A 5/8" IRON ROD SET FOR CORNER;
4. NORTH 00° 03' 44" WEST FOR A DISTANCE OF 74.95 FEET TO A 5/8" IRON ROD SET FOR CORNER;

5. NORTH 89° 35' 13" EAST FOR A DISTANCE OF 254.62 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING IN THE EAST LINE OF AFORESAID A-AFFORDABLE BOAT, RV & MINISTORAGE – JUSTIN, LLC TRACT, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE SOUTH 00° 14' 41" EAST ALONG THE EAST LINE OF AFORESAID A-AFFORDABLE BOAT, RV & MINISTORAGE – JUSTIN, LLC TRACT, FOR A DISTANCE OF 336.56 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF AFORESAID FARM TO MARKET HIGHWAY 407, FROM WHICH A 1/2" IRON WITH YELLOW PLASTIC CAP FOUND BEARS SOUTH 8° 46' 44" WEST – 0.48 FEET;

THENCE NORTH 89° 58' 00" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF AFORESAID FARM TO MARKET HIGHWAY 407 AND ALONG THE SOUTH LINE OF AFORESAID A-AFFORDABLE BOAT, RV & MINISTORAGE – JUSTIN, LLC TRACT FOR A DISTANCE OF 489.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.5915 ACRES OF LAND, MORE OR LESS.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2024, and subsequent years.
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in this Exhibit B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
3. Electric Line Easement and Right-of-Way filed on May 16, 2016, in County Clerk's File No. 2016-56192, of the Official Public Records, Denton County, Texas; and as shown on the survey dated January 05, 2024, prepared by David Petree, Registered Professional Land Surveyor No. 1890.
4. Reservation and Grant of Access Easement and Restrictive Covenant Agreement filed ~~January 01~~^{February}, 2024, in County Clerk's File No. 10366, of the Official Public Records, Denton County, Texas.

AFTER RECORDING RETURN TO:

S&B PARTNERS NO. 1 LLC
Attention: Tony S. Austin
P.O. Box 670327
Dallas, Texas 75367

Denton County
Juli Luke
County Clerk

Instrument Number: 10366

ERecordings-RP

RESTRICTIVE COVENANTS

Recorded On: February 01, 2024 08:56 AM

Number of Pages: 13

" Examined and Charged as Follows: "

Total Recording: \$73.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 10366
Receipt Number: 20240131000653
Recorded Date/Time: February 01, 2024 08:56 AM
User: Kraig T
Station: Station 21

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

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**RESERVATION AND GRANT OF ACCESS EASEMENT
AND RESTRICTIVE COVENANT AGREEMENT**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This Reservation and Grant of Access Easement and Restrictive Covenant Agreement (this "Agreement") is made and entered into effective as of the 31 day of January, 2024, by A-AFFORDABLE BOAT, RV & MINI STORAGE-JUSTIN, LLC, a Texas limited liability company ("Grantor").

RECITALS:

- A. Grantor owns certain property in Denton County, Texas (the "Retained Property"), described in Exhibit A attached hereto, on which Grantor has developed and constructed a boat, recreational vehicle and mini-storage facility; and
- B. Grantor also owns and desires to sell that certain tract of property in Denton County, Texas (the "Sale Property"), described on Exhibit B attached hereto, which is adjacent to the Retained Property, and Grantor desires to create, grant and reserve an access easement (the "Easement") across a portion of the Sale Property, in the area described on Exhibit C attached hereto (the "Easement Area") to provide for vehicle and pedestrian access across the Sale Property to FM 407 for the use and benefit of the Retained Property, and to place a restrictive covenant on the Sale Property restricting it from use as a storage facility exclusively for boat or recreational vehicle storage purposes.
- C. On even date herewith, the Grantor is conveying the Sale Property to S&B PARTNERS NO. 1 LLC, a Texas limited liability company ("Grantee"), and the Grantee is joining in this Agreement to evidence its consent and approval of the Easement and the Restricted Use set forth herein.

NOW, THEREFORE, for and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the covenants contained herein, Grantor hereby retains and reserves, grants and conveys the Easement across and under the Easement Area in accordance with the following terms and conditions:

1. Subject to the terms of this Agreement, Grantor hereby reserves, grants and conveys the Easement on, over, under and across the Easement Area described in Exhibit C attached hereto

for the use and benefit of the owner of the Retained Property, and its agents, employees, customers and invitees. This reservation, grant and conveyance is made subject to all matters of record affecting the Easement Area.

2. The Easement Area shall be used for vehicle and pedestrian access across the Sale Property from FM 407 to the Retained Property. The owner of the Retained Property shall have the right to immediately eliminate any encroachments into the Easement Area. The owner of either the Retained Property or the Sale Property shall have the right to pave the surface of the Easement Area and construct, install, maintain, replace any roadway improvements on, over, under or across any portion of the Easement Area (collectively, the "Road Improvements") in a manner such that the Easement Area functionally serves as an access right-of-way across the Sale Property in accordance with the requirements set forth herein. If the owner of either the Retained Property or the Sale Property desires to pave the surface of the Easement Area, the party desiring to perform such paving work shall provide the other party written notice of its intention to perform such work at least thirty (30) days prior to the planned commencement date of such paving work and said notice must be accompanied by the engineering plans for the proposed work. Any paving work to be constructed in the Easement Area must be performed and completed in accordance with all rules, regulations, specifications and/or ordinances of the City of Justin, Texas (the "City"), unless mutually agreed otherwise by the then current owners of the Retained Property and the Sale Property. The construction, installation, maintenance, replacement and removal of the Road Improvements shall be performed in a good, and workmanlike manner in accordance with all applicable laws. The owner of the Sale Property shall not construct any barriers or obstacles on or use (or grant others the right to use) the Easement Area in any way that would unreasonably interfere with use of the Easement Area for access purposes by the owner of the Retained Property, and its agents, employees, customers and invitees. The owner of the Retained Property shall not construct any barriers or obstacles nor close any access points to the Sale Property so that at no point in time shall there not be at least one (1) access point to the Sale Property.

3. No portion of the Sale Property shall be leased, sold, occupied, used, or operated by any party as a storage facility exclusively for boat and/or recreational vehicle storage purposes (the "Restricted Use"). In the event of a breach by any owner or user of the Sale Property of such Restricted Use, the owner of the Retained Property shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance. Use of the Sale Property for purposes of a traditional self-storage facility, including storage of vehicles such as commercial trucks, vans and/or trailers used solely for moving purposes by tenants of a self-storage facility, shall not be in violation of the Restricted Use. For purposes of this Agreement, a traditional self-storage facility will be a facility similar to those operated by Public Storage, U-Haul, Cubesmart and/or Advantage Storage as long as storage of boats and/or recreational vehicles is not permitted.

4. Grantor waives any right to grant other rights, restrictive covenants and/or easements across, over or under the Sale Property or the Easement Area. Grantor and any successor owner of the Sale Property may use the Easement Area for any and all purposes which do not interfere with or prevent the use by owner of the Retained Property, and its agents, employees, customers and invitees of the Easement or the Easement Area for the purposes set forth herein.

5. The terms of the Easement and the Restricted Use granted herein are perpetual. The provisions of this Agreement are binding upon Grantor and all future owners of the Retained Property and the Sale Property, and their respective successors and assigns, and shall be covenants running with the land. The rights and benefits granted to the owner of the Retained Property under this Agreement shall inure to the benefit of and be enforceable by all present and future owners of the Retained Property (or any portion thereof). Notwithstanding the foregoing to the contrary, Grantor, on behalf of itself and all present and future owners of the Retained Property, acknowledges and agrees that the owner of the Sale Property shall have the right, but not the obligation, to dedicate the Easement Area, either by plat or by metes and bounds description, to the City and/or any other appropriate governmental authority as either a public right-of-way or a shopping center fire lane.

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the owner of the Retained Property and of the Sale Property, and their respective successors and assigns, forever. Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises, subject to all matters now of record affecting said premises, unto the owner of the Retained Property and of the Sale Property, and their respective successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under, Grantor, but not otherwise.

[Signature page follows.]

EXECUTED to be effective as of the date first written above.

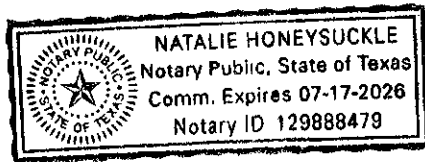
GRANTOR:

A-AFFORDABLE BOAT, RV & MINI
STORAGE-JUSTIN LLC

By: Mitch Breeden
Title: Managing Member

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 31 day of January, 2024, by Mitch Breeden, as the Manager of A-AFFORDABLE BOAT, RV & MINI STORAGE-JUSTIN LLC, a Texas limited liability company, on behalf of such company.



Natalie Honeysuckle

Notary Public, State of Texas

GRANTEE:

S&B PARTNERS NO. 1 LLC,
a Texas limited liability company

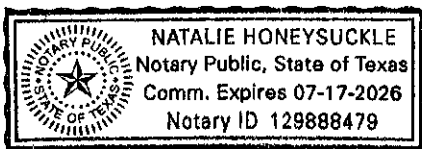
By: _____
Tony S. Austin, Manager

STATE OF TEXAS §

COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Tony S. Austin, the Manager of S&B Partners No. 1 LLC, a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said company, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 31 day of January, 2024.



Natalie Honeysuckle

NOTARY PUBLIC, STATE OF TEXAS

Printed Name: Natalie Honeysuckle

My Commission Expires: 7-17-26

EXHIBIT A

DESCRIPTION OF RETAINED PROPERTY

C. BOEGER SURVEY, ABSTRACT NO. 121

WARREN FERRIS SURVEY, ABSTRACT NO. 419

CITY OF JUSTIN, DENTON COUNTY, TEXAS

BEING 35.100 ACRE TRACT OF LAND SITUATED IN THE CARL BOEGER SURVEY, ABSTRACT NO. 121, IN THE CITY OF JUSTIN, DENTON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO SUPERSTAR SELF STORAGE, LLC, RECORDED IN DOCUMENT NUMBER 2016- 44786, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID SUPERSTAR SELF STORAGE, LLC TRACT, AND A TRACT OF LAND DESCRIBED AS TRACT 2, IN A DEED TO TOM STRADER AND JAN STRADER, RECORDED IN DOCUMENT NUMBER 92-59269, DEED RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 407 (A 90 FOOT WIDTH PUBLIC RIGHT-OF-WAY);

THENCE N 89°55'58" W, ALONG THE SOUTH LINE OF SAID SUPERSTAR SELF STORAGE, LLC TRACT, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD 407, A DISTANCE OF 490.03 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID SUPERSTAR SELF STORAGE, LLC TRACT, AND A TRACT OF LAND DESCRIBED IN A DEED TO MARK H. CURRIE AND CYNTHIA CURRIE, RECORDED IN DOCUMENT NUMBER 2010-47456, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°16'24" W, ALONG THE COMMON LINE OF SAID SUPERSTAR SELF STORAGE, LLC TRACT, AND SAID CURRIE TRACT, PASSING THE COMMON CORNER OF SAID CURRIE TRACT, AND LOT 1, BLOCK A, CURRIE ADDITION, AN ADDITION IN THE CITY OF JUSTIN, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, PAGE 107, PLAT RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING A TOTAL DISTANCE OF 3119.04 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID SUPERSTAR SELF STORAGE, LLC TRACT, AND SAID LOT 1, BLOCK A;

THENCE N 89°42'1 0" E, ALONG THE COMMON LINE OF SAID SUPERSTAR SELF STORAGE, LLC TRACT, AND SAID LOT 1, BLOCK A, A DISTANCE OF 489.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID SUPERSTAR SELF STORAGE, LLC TRACT, AND SAID LOT 1, BLOCK A, SAID POINT BEING IN THE WEST LINE OF SAID STRADER TRACT;

THENCE S 00° 16'33" E, ALONG THE COMMON LINE OF SAID SUPERSTAR SELF STORAGE, LLC TRACT, AND SAID STRADER TRACT, A DISTANCE OF 3122.16 FEET TO THE POINT OF BEGINNING AND CONTAINING ,528,955 SQUARE FEET OR 35.100 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT THE FOLLOWING 3.5915 ACRE PARCEL OF LAND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE C. BOEGER SURVEY, ABSTRACT NO. 121 AND WARREN FERRIS SURVEY, ABSTRACT NO. 419, CITY OF JUSTIN, DENTON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN 33.9681 ACRE TRACT OF LAND CONVEYED TO A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC BY DEED RECORDED IN INSTRUMENT NO. 2019-81523 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 407, SAID POINT BEING THE SOUTHWEST CORNER OF SAID A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 82° 52' 23" WEST - 0.74 FEET; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MARK H. CURRIE BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 96-R0084469 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00° 17' 16" WEST DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET HIGHWAY 407 AND ALONG THE WEST LINE OF SAID A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT AND THE EAST LINE OF SAID MARK H. CURRIE TRACT FOR A DISTANCE OF 357.77 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE WEST LINE OF SAID A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT AND THE EAST LINE OF SAID MARK H. CURRIE TRACT, AND ACROSS SAID A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1 THROUGH 5;

1. NORTH 89° 35' 13" EAST FOR A DISTANCE OF 102.01 FEET TO A 5/8" IRON ROD SET FOR CORNER;

2. SOUTH 00° 17' 16" EAST FOR A DISTANCE OF 99.98 FEET TO A 5/8" IRON ROD SET FOR CORNER;

3. NORTH 89° 35' 13" EAST FOR A DISTANCE OF 132.85 FEET TO A 5/8" IRON ROD SET FOR CORNER;

4. NORTH 00° 03' 44" WEST FOR A DISTANCE OF 74.95 FEET TO A 5/8" IRON ROD SET FOR CORNER;

5. NORTH 89° 35' 13" EAST FOR A DISTANCE OF 254.62 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING IN THE EAST LINE OF AFORESAID A-AFFORDABLE

BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE SOUTH 00° 14' 41" EAST ALONG THE EAST LINE OF AFORESAID A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT, FOR A DISTANCE OF 336.56 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF AFORESAID FARM TO MARKET HIGHWAY 407, FROM WHICH A 1/2" IRON WITH YELLOW PLASTIC CAP FOUND BEARS SOUTH 8° 46' 44" WEST - 0.48 FEET;

THENCE NORTH 89° 58' 00" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF AFORESAID FARM TO MARKET HIGHWAY 407 AND ALONG THE SOUTH LINE OF AFORESAID A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT FOR A DISTANCE OF 489.53 FEET TO **THE POINT OF BEGINNING** AND CONTAINING **3.5915 ACRES** OF LAND, MORE OR LESS.

EXHIBIT B

DESCRIPTION OF SALE PROPERTY

3.5915 ACRE TRACT

C. BOEGER SURVEY, ABSTRACT NO. 121

WARREN FERRIS SURVEY, ABSTRACT NO. 419

CITY OF JUSTIN, DENTON COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE C. BOEGER SURVEY, ABSTRACT NO. 121 AND WARREN FERRIS SURVEY, ABSTRACT NO. 419, CITY OF JUSTIN, DENTON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN 33.9681 ACRE TRACT OF LAND CONVEYED TO A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC BY DEED RECORDED IN INSTRUMENT NO. 2019-81523 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE NORTH 00° 17' 16" WEST DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET HIGHWAY 407 AND ALONG THE WEST LINE OF SAID A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT AND THE EAST LINE OF SAID MARK H. CURRIE TRACT FOR A DISTANCE OF 357.77 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE WEST LINE OF SAID A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT AND THE EAST LINE OF SAID MARK H. CURRIE TRACT, AND ACROSS SAID A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1 THROUGH 5;

1. NORTH 89° 35' 13" EAST FOR A DISTANCE OF 102.01 FEET TO A 5/8" IRON ROD SET FOR CORNER;

2. SOUTH 00° 17' 16" EAST FOR A DISTANCE OF 99.98 FEET TO A 5/8" IRON ROD SET FOR CORNER;

3. NORTH 89° 35' 13" EAST FOR A DISTANCE OF 132.85 FEET TO A 5/8" IRON ROD SET FOR CORNER;

4. NORTH 00° 03' 44" WEST FOR A DISTANCE OF 74.95 FEET TO A 5/8" IRON ROD SET FOR CORNER;

5. NORTH 89° 35' 13" EAST FOR A DISTANCE OF 254.62 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING IN THE EAST LINE OF AFORESAID A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT, SAID POINT BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE SOUTH 00° 14' 41" EAST ALONG THE EAST LINE OF AFORESAID A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT, FOR A DISTANCE OF 336.56 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF AFORESAID FARM TO MARKET HIGHWAY 407, FROM WHICH A 1/2" IRON WITH YELLOW PLASTIC CAP FOUND BEARS SOUTH 8° 46' 44" WEST - 0.48 FEET;

THENCE NORTH 89° 58' 00" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF AFORESAID FARM TO MARKET HIGHWAY 407 AND ALONG THE SOUTH LINE OF AFORESAID A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT FOR A DISTANCE OF 489.53 FEET TO **THE POINT OF BEGINNING** AND CONTAINING **3.5915 ACRES** OF LAND, MORE OR LESS.

EXHIBIT C

DESCRIPTION OF EASEMENT AREA

0.1787 ACRE 30' ACCESS EASEMENT

C. BOEGER SURVEY, ABSTRACT NO. 121

WARREN FERRIS SURVEY, ABSTRACT NO. 419

CITY OF JUSTIN, DENTON COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE C. BOEGER SURVEY, ABSTRACT NO. 121 AND WARREN FERRIS SURVEY, ABSTRACT NO. 419, CITY OF JUSTIN, DENTON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN 33.9681 ACRE TRACT OF LAND CONVEYED TO A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC BY DEED RECORDED IN INSTRUMENT NO. 2019-81523 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 407, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 00° 17' 16" EAST - 20.00 FEET, SAID 1/2" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF CURRIE ADDITION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2014, PAGE 31 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO SAGE MEADOW CHRISTIAN FELLOWSHIP BY DEED RECORDED IN INSTRUMENT NO. 2022-86652 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 89° 58' 00" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET HIGHWAY 407 AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO MARK H. & CYNTHIA CURRIE BY DEED RECORDED IN COUNTY CLERK'S FILE NO. NO. 2010-47456 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND ALONG THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO MARK H. CURRIE BY DEED RECORDED IN COUNTY CLERK'S FILE NO. NO. 96-R0084469 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND ALONG THE SOUTH LINE OF SAID A-AFFORDABLE BOAT, RV & MINISTORAGE - JUSTIN, LLC TRACT, FOR A DISTANCE OF 349.43 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE NORTH 00° 03' 44" WEST DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET HIGHWAY 407, FOR A DISTANCE OF 259.39 FEET TO A POINT FOR CORNER;

THENCE NORTH 89° 35' 13" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00° 03' 44" EAST FOR A DISTANCE OF 259.62 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET HIGHWAY 407;

THENCE NORTH 89° 58' 00" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET HIGHWAY 407 FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1787 ACRES OR 7,785 SQUARE FEET OF LAND, MORE OR LESS.

Denton County
Juli Luke
County Clerk

Instrument Number: 81523

ERecordings-RP

WARRANTY DEED

Recorded On: July 09, 2019 03:26 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$46.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 81523
Receipt Number: 20190709000553
Recorded Date/Time: July 09, 2019 03:26 PM
User: Melissa K
Station: Station 40

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN**

Date: July 8, 2019

Grantor: Superstar Self Storage, LLC,
a Texas limited liability company

Grantor's Address: 4709 Snowhill Court
Argyle, Texas 76226

Grantee: A-Affordable Boat, RV & MiniStorage – Justin, LLC,
a Texas Limited Liability Company

Grantee's Address: 2180 FM 1187
Mansfield, Texas 76063

Consideration: TEN AND NO/100 DOLLARS (\$10.00); and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged;

AND, THE FURTHER CONSIDERATION of the assumption, execution and delivery by Grantee, of those certain loan documents evidencing, securing and pertaining to that certain loan with an outstanding balance of \$2,143,474.00 (the promissory note evidencing such loan is hereinafter called, the "Note"), bearing interest as therein specified and being due and payable as therein provided to the order of FIRST FINANCIAL BANK, N.A. ("Lender"); and secured by the Vendor's Lien and Superior Title retained herein; and being additionally secured by a Deed of Trust dated July 8, 2019 describing the Note to the Trustee as named in the Deed of Trust; on the condition that this Vendor's Lien is cumulative of and without prejudice of or to said Deed of Trust.

Property (including any improvements):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the Office of the County Clerk of the County in which the Property is situated; any apparent easements, whether visible or not, rights-of-ways and prescriptive rights, whether of record or not, to the extent that the same apply to the property described herein; rights of adjoining owners in any walls and fences situated in a common boundary; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and all

subsequent years, and for prior years resulting from a change in the use or ownership of the Property, the payment of which Grantee assumes. Furthermore, Grantor expressly retains, for Grantor and Grantor's successors and assigns, a reservation of all of Grantor's right, title and interest in and to all oil, gas, and other minerals of every kind and character (collectively, the "Minerals"), whether similar or dissimilar, and whether produced, mined, removed or recovered by drilling, mine shafts, strip or surface mining or any other means or methods (and including, by way of example, but without limiting the generality of the phrase "oil, gas and other minerals", all oil, gas, hydrocarbons, sulphur, coal, lignite, uranium, thorium, and other fissionable materials, magnesium and iron), in, on and under, or that may be produced, mined, removed or recovered from the Property. Subject to the terms and provisions hereof, in conducting operations of whatever nature with respect to the exploration for, exploitation of, mining, production, processing, transporting and marketing of the Minerals from the Property or in connection with the conduct of other activities associated with Grantor's ownership of the Minerals, Grantor hereby agrees not to use, enter upon or occupy any portion of the surface of the Property and not to place any fixtures, buildings or structures on the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and, subject to the above described Reservations from and Exceptions to Conveyance and Warranty, Grantor does hereby bind itself and its successors, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantor expressly agrees and stipulates that the Vendor's Lien, as well as the Superior Title in and to the Property, is hereby retained against the Property, in favor of the holder of the Note until the principal of the Note, together with all accrued interest and other charges thereon, shall have been fully and finally paid according to its face, tenor, effect and reading, when this Deed shall then become absolute. The Note represents a portion of the purchase price hereof and is payable directly to the Lender, who has advanced money to the Grantor at the request of the Grantee, and in consideration thereof the Grantor does hereby SELL, TRANSFER and ASSIGN unto the Lender without recourse, its successors and assigns, the Vendor's Lien and Superior Title herein retained against the Property to secure payment of the Note, hereby fully and completely subrogating the Lender, its successors and assigns, to all rights, titles, equities and interests in and to the Note, and all liens against the Property securing payment thereof.

GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE SET FORTH IN THIS DEED, GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY COVENANT OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED OR STATUTORY, AND THE PROPERTY IS CONVEYED AND TRANSFERRED TO GRANTEE "AS IS, WHERE IS AND WITH ALL FAULTS". GRANTOR DOES NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, DESIGN, QUANTITY, QUALITY, LAYOUT, FOOTAGE, PHYSICAL CONDITION, VALUE, OPERATION, COMPLIANCE WITH SPECIFICATIONS, ABSENCE OF LATENT DEFECTS, OR COMPLIANCE WITH

LAWS AND REGULATIONS (INCLUDING, WITHOUT LIMITATION, THOSE RELATING TO HEALTH, SAFETY AND THE ENVIRONMENT) OR ANY OTHER MATTER AFFECTING THE PROPERTY, AND GRANTOR SHALL BE UNDER NO OBLIGATION WHATSOEVER TO UNDERTAKE ANY REPAIRS, ALTERATIONS OR OTHER WORK OF ANY KIND WITH RESPECT TO ANY PORTION OF THE PROPERTY. GRANTEE HEREBY ASSUMES ALL RISK AND LIABILITY RESULTING FROM THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY, WHICH GRANTEE HAS INSPECTED AND ACCEPTS "AS IS". GRANTOR SHALL NOT BE LIABLE TO GRANTEE FOR ANY CONSTRUCTION DEFECT, ERRORS, OMISSIONS, OR ON ACCOUNT OF ANY OTHER CONDITION AFFECTING THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE MATTERS DESCRIBED IN THE ABOVE PARAGRAPH, AND GRANTEE AND ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE, HEREBY FULLY RELEASES GRANTOR, ITS PARTNERS, EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS FROM ANY AND ALL CLAIMS AGAINST ANY OF THEM FOR ANY COST, LOSS, LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION ARISING FROM OR RELATED TO ANY CONSTRUCTION DEFECTS, ERRORS, OMISSIONS, OR OTHER CONDITIONS AFFECTING THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE MATTERS DESCRIBED IN THIS PARAGRAPH.

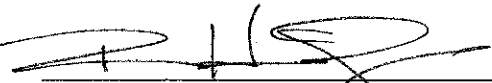
[SIGNATURE PAGE FOLLOWS]

When the context requires, singular nouns and pronouns include the plural.

Executed as of the date of the acknowledgment below, to be effective as of the date first stated above.

GRANTOR:

SUPERSTAR SELF STORAGE, LLC,
a Texas limited liability company

By: 
Robert Hudgens, Managing Member

ACKNOWLEDGMENT

THE STATE OF TEXAS

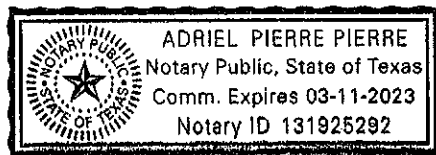
COUNTY OF DENTON

§
§
§

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert Hudgens, Managing Member of Superstar Self Storage, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8 day of July, 2019.

[SEAL]




NOTARY PUBLIC

My Commission Expires:

3-11-23


Printed Name of Notary

AFTER RECORDING RETURN TO:

A-Affordable Boat, RV & MiniStorage – Justin, LLC
2180 FM 1187
Mansfield, Texas 76063

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

BEING 35.100 acre tract of land situated in the **CARL BOEGER SURVEY, ABSTRACT NO. 121**, in the City of Justin, Denton County, Texas, being all of that certain tract of land described in a deed to Superstar Self Storage, LLC, recorded in Document Number 2016-44786, Deed Records, Denton County, Texas and being more particularly described as by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Superstar Self Storage, LLC tract, and a tract of land described as Tract 2, in a deed to Tom Strader and Jan Strader, recorded in Document Number 92-59269, Deed Records, Denton County, Texas, said point being in the north right-of-way line of Farm to Market Highway 407 (a 90 foot width public right-of-way);

THENCE N 89°55'58" W, along the south line of said Superstar Self Storage, LLC tract, and along the north right-of-way line of said Farm to Market Road 407, a distance of 490.03 feet to a 5/8 inch iron rod found for the common corner of said Superstar Self Storage, LLC tract, and a tract of land described in a deed to Mark H. Currie and Cynthia Currie, recorded in Document Number 2010-47456, Deed Records, Denton County, Texas;

THENCE N 00°16'24" W, along the common line of said Superstar Self Storage, LLC tract, and said Currie tract, passing the common corner of said Currie tract, and Lot 1, Block A, Currie Addition, an addition in the City of Justin, Denton County, Texas, according to the plat thereof recorded in Cabinet N, Page 107, Plat Records, Denton County, Texas, and continuing a total distance of 3119.04 feet to a 1/2 inch iron rod found for the common corner of said Superstar Self Storage, LLC tract, and said Lot 1, Block A;

THENCE N 89°42'10" E, along the common line of said Superstar Self Storage, LLC tract, and said Lot 1, Block A, a distance of 489.89 feet to a 1/2 inch iron rod found for the common corner of said Superstar Self Storage, LLC tract, and said Lot 1, Block A, said point being in the west line of said Strader tract;

THENCE S 00°16'33" E, along the common line of said Superstar Self Storage, LLC tract, and said Strader tract, a distance of 3122.16 feet to the **POINT OF BEGINNING** and containing ,528,955 square feet or 35.100 acres of land, more or less.

DEVELOPMENT INFORMATION

Project Location 11510 FM 407 W, Justin, TX 76247
Addition Name A-Affordable Boat, RV, & Mini Storage - Justin LLC
Legal Description A0121A C. BOEGER, TR 3, 31.5085 ACRES, OLD DCAD TR 2
Proposed Use RV & Boat Storage
Current Zoning Denton County Acreage 31.5085 Lots _____
No. New Street Intersections _____

OWNER INFORMATION

Name A-Affordable Boat, RV, & Mini Storage - Justin LLC
Address 8040 Rendon Bloodworth Rd
City Mansfield State TX Zip 76063
Phone 682-322-8332 Email mb@acs-cgb.com

For additional owners, please include additional copies of pages 1 and 2 of this application. The property owner must sign the application or submit a notarized letter of authorization.

REPRESENTATIVE/AGENT INFORMATION

Name Ryan J. Bennett with Hayes Berry White & Vanzant LLP
Address 512 W. Hickory St. Suite 100
City Denton State TX Zip 76201
Phone 940-293-2861 Email rbennett@hbwwlaw.com

CERTIFICATION AND ACKNOWLEDGEMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and/or City Council hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Planning & Zoning Department. I understand that the filing fee is not refundable upon withdrawal of the proposal or upon denial of the case.

Mitch Breeden

Owner Signature

5/27/2026

Date

Mitch Breeden as representative
of A-Affordable Boat, RV, & Mini
Storage -Justin LLC

Owner Name (print)

Mitch Breeden

Agent Signature

5/27/2026

Date

Mitch Breeden as representative
of A-Affordable Boat, RV, & Mini
Storage -Justin LLC

Agent Name (print)

APPLICATION SUBMITTAL REQUIREMENTS

ANNEXATION APPLICATION

The following items are REQUIRED:

- ☐ Annexation Application Form
- ☐ Application fee as required by the Justin Fee Schedule. This fee is non-refundable.
- ☐ Narrative Letter detailing why the applicant is requesting annexation and if services will be provided by the City.
- ☐ Metes and Bounds of the subject property requested for annexation.
- ☐ Map or exhibit showing the property to annexed
- ☐ Additional information may be requested by the Development Review Committee if deemed essential for review and consideration by the Planning and Zoning Commission and/or City Council.

ORDINANCE NO. 856-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY CERTAIN TERRITORY LOCATED IN DENTON COUNTY, TEXAS, BEING APPROXIMATELY 31.2214 ACRES OF LAND LOCATED AT 11510 FM 407, JUSTIN, TEXAS, OWNED BY A-AFFORDABLE BOAT, RV & MINI STORAGE – JUSTIN, LLC; PROVIDING THAT THE ANNEXATION IS BY VOLUNTARY PETITION OF THE LANDOWNER PURSUANT TO CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE; FINDING THAT CONTIGUITY IS NOT REQUIRED FOR THIS ANNEXATION; EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE TERRITORY; PROVIDING FOR THE APPLICATION OF CITY REGULATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, A-Affordable Boat, RV & Mini Storage – Justin, LLC is the owner of certain real property located in Denton County, Texas, commonly known as 11510 FM 407, Justin, Texas, consisting of approximately 31.2214 acres, more particularly described in *Exhibit “A”* attached hereto and incorporated herein (the “Property”); and

WHEREAS, the owner has submitted a written petition requesting voluntary annexation of the Property into the corporate limits of the City of Justin in accordance with Chapter 43 of the Texas Local Government Code; and

WHEREAS, the Texas Local Government Code and guidance from the Texas Municipal League recognize that, in certain circumstances, annexation by landowner petition is not required to be contiguous to the existing city limits, provided the City’s charter does not impose a contiguity requirement; and

WHEREAS, the City of Justin is a home-rule municipality whose Charter does not require contiguity for annexation by petition; and

WHEREAS, the City Council finds that annexation of the Property by voluntary request of the owner is lawful, serves a valid public purpose, and is in the best interest of the City;

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

SECTION 1. The findings and recitals set forth above are hereby adopted as findings of fact.

SECTION 2. The territory described in *Exhibit “A”* attached hereto and incorporated herein for all purposes is hereby annexed and brought within the corporate limits of the City of Justin, Texas, notwithstanding that such territory is not contiguous to the existing city limits.

SECTION 3. Upon annexation, the Property shall be a part of the City of Justin and subject to the jurisdiction, ordinances, rules, and regulations of the City.

SECTION 4. Upon annexation, the Property shall be subject to the City’s Code of Ordinances and development regulations. Until zoning is established by separate ordinance, the Property shall be placed in the City’s default annexation zoning district in accordance with the City’s zoning ordinance.

SECTION 5. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. This Ordinance shall take effect immediately upon its passage and publication as required by law.

SECTION 7.

Municipal services shall be provided to the Annexation Area immediately upon the effective date of annexation, as outlined in the adopted Municipal Services Plan, including:

- Water service
- Wastewater service
- Police protection
- Fire and emergency medical services
- Solid waste and recycling collection
- Code compliance and building inspection
- Street maintenance and right-of-way management
- Park, recreation, and general governmental services

DULY PASSED by the City Council of the City of Justin, Texas, on the 13th day of August 2026.

On first reading, the 9th of July 2026.

On the second and final reading, the 13th day of August 2026.

APPROVED:

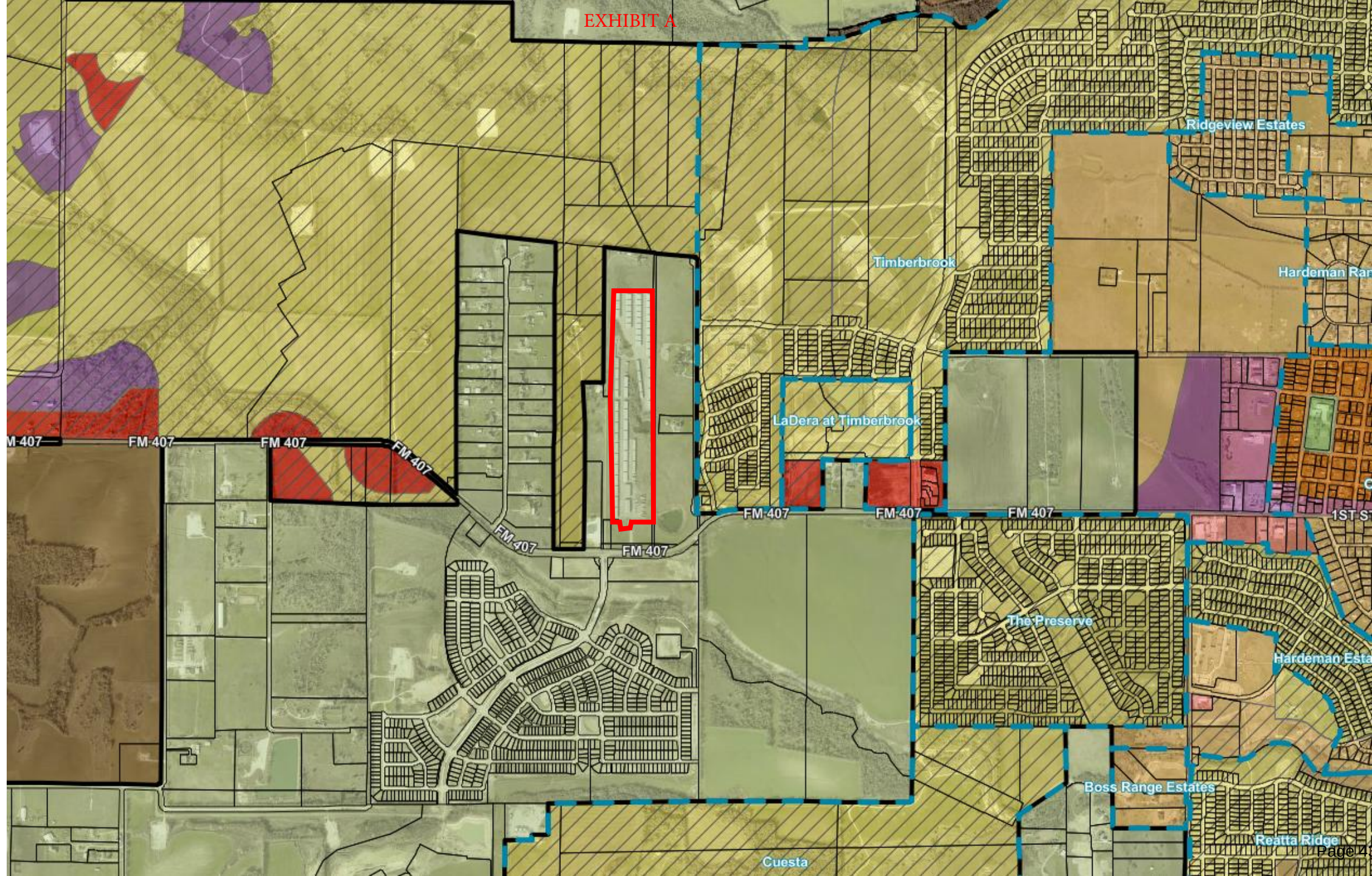
James Clark, Mayor

ATTEST:

Ingrid Rex, City Secretary

APPROVED AS TO FORM:

City Attorney





MUNICIPAL SERVICES PLAN

Voluntary Annexation – A-Affordable Boat, RV & Mini Storage – Justin, LLC

11510 FM 407, Justin, Texas

I. Purpose

This Municipal Services Plan ("Plan") is prepared in accordance with Chapter 43, Subchapter C-1 of the Texas Local Government Code, specifically Section 43.0672, governing voluntary annexations by municipalities.

This Plan describes the municipal services the City of Justin ("City") will provide to the territory proposed for voluntary annexation ("Annexation Area") upon the effective date of annexation.

II. Description of the Annexation Area

The Annexation Area consists of approximately 31.22 acres located at 11510 FM 407, Denton County, Texas, and is currently developed as a boat, recreational vehicle, and mini-storage facility.

The property is generally located west of the City's existing corporate limits and is more particularly described in the annexation ordinance and accompanying metes and bounds description.

III. Effective Date of Service

All municipal services described in this Plan shall be available immediately upon the effective date of annexation and shall be provided on substantially the same basis and in the same manner as services provided to similarly situated properties within the City of Justin.

IV. Municipal Services to be Provided

A. Police Protection

The Justin Police Department shall provide law enforcement services to the Annexation Area, including:

- Routine patrol services;
- Response to emergency and non-emergency calls for service;

- Criminal investigations;
- Traffic enforcement; and
- Community policing services.

B. Fire Protection and Emergency Medical Services

The Justin Fire Department shall provide fire suppression, rescue, fire prevention, and first responder emergency medical services to the Annexation Area.

Services shall be provided consistent with the level of service available throughout the City and through applicable mutual aid agreements.

C. Water Service

The City shall make municipal water service available to the Annexation Area in accordance with City ordinances, utility regulations, and adopted utility extension policies.

Because the property currently operates without City water service, no immediate extension of municipal water infrastructure is required as a condition of annexation.

Any future water service requests shall be subject to applicable fees, permits, and infrastructure requirements in effect at the time of connection.

D. Wastewater Service

The City shall make municipal wastewater service available to the Annexation Area in accordance with City ordinances and utility regulations.

Because the property currently operates without City wastewater service, no immediate extension of municipal wastewater infrastructure is required as a condition of annexation.

Future connections shall be subject to applicable City standards and utility extension requirements.

E. Solid Waste and Recycling Services

The City shall provide solid waste and recycling services through its contracted service provider upon establishment of utility accounts and compliance with applicable City ordinances and franchise requirements.

F. Code Compliance and Building Inspection

The City's Development Services Department shall provide:

- Code enforcement services;
- Building permit review;

- Construction inspections;
- Fire inspections;
- Property maintenance enforcement; and
- Development review services.

All future improvements and redevelopment activities shall comply with applicable City ordinances and adopted codes.

G. Street and Right-of-Way Maintenance

The City shall maintain any public streets, rights-of-way, traffic control devices, and related infrastructure accepted by the City within or adjacent to the Annexation Area.

The property owner shall remain responsible for maintenance of all private drives, parking areas, and private access facilities.

H. General Government Services

The Annexation Area shall receive all other municipal services generally available to properties within the City, including:

- Planning and zoning administration;
- Animal control services;
- Municipal court services;
- Emergency management services; and
- General administrative services.

V. Method of Service Provision

Municipal services shall be provided by the City of Justin directly or through authorized contracts, franchise agreements, interlocal agreements, and mutual aid agreements, as applicable.

Services shall be funded through the City's General Fund, Utility Fund, service fees, and other legally available funding sources.

VI. Conclusion

This Municipal Services Plan satisfies the requirements of Texas Local Government Code Section 43.0672 and confirms that municipal services will be made available to the Annexation Area immediately upon annexation in a manner consistent with services provided throughout the City of Justin.

