

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
AUGUST 13, 2026
415 N. COLLEGE AVE.
4:30 PM

A) CALL TO ORDER (4:30 PM)

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
 - City of Justin and Town of Northlake CCN Amendment
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
 - Old Town
3. Under Section 551.072, to deliberate regarding the purchase, exchange, lease, or sale of real property related to the following:
 - Justin Town Square
 - New Fairview water service

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

1. Convene into Session:
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.
 - August 18, 2026, Planning & Zoning Commission at 6:30 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.
 - August 31, 2026, Municipal Court
 - TBD - Time Capsule Event

F) WORKSHOP ITEM(S) & REPORTS

1. Business Spotlight
2. Receive a Biannual Update from the Planning & Zoning Commission
3. Receive and discuss update on FM 407 and FM1171
4. Receive a Quarterly Investment Report for the Quarter ending June 30, 2026
5. Proposed Budget and set Public Hearing
6. Receive a report on the impact of changing City Council meeting dates to the second and fourth Monday of the month.

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 adoption of Ordinance 858-26, second reading, to approve mid-year Budget Amendment(s); and take appropriate action.

2. Consider and take appropriate action regarding the first reading of Ordinance No. 864-26, an ordinance of the City Council of the City of Justin, Texas, approving the Timberbrook Public Improvement District No. 1 2026 Annual Service Plan Update to the 2025 Amended and Restated Service and Assessment Plan, including the updated Improvement Area #1, Improvement Area #2-A, Improvement Area #2-B, Improvement Area #3, and the Major Improvement Area Assessment Rolls, in accordance with Chapter 372 of the Texas Local Government Code, as amended; and providing an effective date.
3. Consider and take appropriate action regarding the first reading of Ordinance No. 865-26, an ordinance of the City Council of the City of Justin, Texas, approving the Timberbrook Public Improvement District No. 2 2026 Annual Service Plan Update to the 2025 Amended and Restated Service and Assessment Plan, including the updated Improvement Area #1 and Improvement Area #2 Assessment Rolls, in accordance with Chapter 372 of the Texas Local Government Code, as amended; and providing an effective date.
4. Consider approval of Resolution 841-26 appointing, removing, or reassigning members to the Planning and Zoning Commission; and take appropriate action.
5. Consider approval of Resolution 842-26, authorizing the City Manager to enter into an interlocal agreement with the City of Grapevine for the use of cooperative contracts that have been solicited and awarded by other government entities; and take appropriate action.
6. Consider approval of Resolution 850-26 for the placement, consideration, public hearing and adoption of the Proposed FY 2026-27 Annual Budget on the City Council meeting agenda for September 17, 2026, for the City of Justin, Texas for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027; requiring publication of the notice of the public hearing on the proposed FY2026-27 annual budget in a newspaper of general circulation in the City; posting the notice on the City's website; providing an effective date; and take appropriate action.
7. Consider approval of Resolution 849-26 for the placement, consideration, public hearing and adoption of the 2026 Tax Year Property Tax Rate on the City Council meeting agenda for September 17, 2026, for the City of Justin, Texas for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027; requiring publication of the notice of the 2026 tax year proposed property tax rate in a newspaper of general circulation in the City; posting the notice on the City's website; providing an effective date; and take appropriate action.
8. Consider approval of Resolution 851-26 authorizing the City Manager or designee to recommend members to the Capital Improvements Advisory Committee (CIAC) for City Council to review at a future date; and take appropriate action.
9. Consider approval of Resolution 852-26 authorizing the City Manager and Court Judge to sign an Interlocal Cooperative Agreement with Department of Public Safety (DPS) - for City of Justin Court system to access TXCR site for electronic DL convictions; and take appropriate action.
10. Consider approval of Resolution 853-26, which approves a negotiated settlement between the Atmos Cities Steering Committee and the adoption of Negotiated Settlement Rates, and take appropriate action.

D) ITEMS PULLED FROM CONSENT AGENDA

J) PUBLIC HEARING

1. Conduct a Public Hearing and consider approval of Resolution No. 854-26 approving the updated Land Use Assumptions and Roadway, Water, and Wastewater Capital Improvements Plan pursuant to Chapter 395 of the Texas Local Government Code.
2. Conduct a Public Hearing and consider adoption of Ordinance 860-26, first reading, amending Chapter 52 of the Code of Ordinances to revise the Definitions section and modify the Schedule of Uses through the adoption of an amended use chart; and take appropriate action.

K) ACTION ITEMS

1. Consider adoption of Ordinance 859-26 of the City of Justin, Texas, ordering a Special Election to be held on November 3, 2026, to submit a proposition to reauthorize a one-half of one percent (1/2 of 1%) Sales Tax to provide revenue for maintenance and repair of municipal streets; designating the place of holding such election; providing a severability clause; declaring an effective date; and take appropriate action.

L) FUTURE AGENDA ITEMS

1. Discuss a Future Agenda Item request by Mayor Pro Tem St. Claire.

M) ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 7th August 2026 in compliance with the Texas Open Meetings Act.

City Secretary