

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



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

James Clark, Mayor
CITY OF JUSTIN
CITY COUNCIL AGENDA
APRIL 25, 2024
415 N. COLLEGE AVE.
6:00 PM

CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

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

EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

- Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
 - Danheim Complaint Against the City of Justin; PUCT Docket No. 53836
 - Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243
 - Range Creek Developers Agreement
 - Oliver Creek Developers Agreement
 - Fieldhouse Developers Agreement
 - Trafford Terrace Developers Agreement
 - Oncor Transmission Line
- Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:
 - City Manager

JOINT WORKSHOP - The City Council will move into a joint workshop with the Justin Community Fire Board to discuss the Fire Station Construction Project.

UPCOMING MEETINGS AND EVENTS

April 27 - Justin Fun Day
April 29 - Fire Station public input forum
May 4 - General Municipal Election Day
May 9 - City Council Meeting
May 14 - Parks and Recreation Advisory Board
May 16 - EDC/CDC Meeting
May 21 - Planning and Zoning Meeting
May 23 - City Council Meeting

STAFF REPORTS

1. Quarterly Investment Report

PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the mayor may impose a three-minute limitation on any person addressing the Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

CONSENT AGENDA

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

2. Consider and take appropriate action to approve City Council minutes dated March 28, 2024, and April 11, 2024.
3. Consider and take appropriate action upon Ordinance 770-24 on second reading approving the Water Conservation Plan.
4. Consider and take appropriate action upon Ordinance 777-24 on second reading to approve a mid-year budget amendment.
5. Consider and take appropriate action upon Resolution 674-24 amending the City of Justin Fee Schedule.
6. Consider and take appropriate action regarding the resignation of Ricky Jones as Councilmember Place 1.

ITEMS PULLED FROM CONSENT AGENDA

PUBLIC HEARING

7. Conduct a Public Hearing to act upon Ordinance 778-24 on first reading for a zoning change from Single-Family Large Lot (SF-LL) to Planned Development Single-Family 2 (PD-SF-2) for Trafford Terrace legally described as A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D. Generally located northeast from the intersection of Sam Reynolds Road and Boss Range Road.

WORKSHOP

8. Presentation and discussion regarding potential enhancements to TxDOT traffic signals and safety lighting.

POSSIBLE ACTION ITEMS

9. Consider and take appropriate action regarding Resolution 666-24 approving the transfer of 1st street from TxDOT to the City of Justin as depicted in "Exhibit A".
10. Consider and take appropriate action regarding Resolution 671-24, authorizing the City Manager to execute a Memorandum of Understanding with the Justin Community Volunteer Fire Department regarding the transition of the Volunteer Fire Department into the City of Justin.
11. Consider and take appropriate action on Resolution 672-24 regarding the appointment of members to the Home Rule Charter Review Committee.
12. Consider and take appropriate action on Joint Resolution 673-24 with the City of New Fairview expressing a desire to pursue regional water and wastewater services.
13. Discuss, consider, and act on a review and possible action regarding the conduct of a Council Member (Dylan James) pursuant to Section 3.16 of the home-rule charter.

FUTURE AGENDA ITEMS

ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 18th day of April by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Brittany Andrews

Brittany Andrews, City Secretary



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

Agenda Item: 1. (STAFF REPORTS)

Title: Quarterly Investment Report

Department: Finance

Contact: Josh Armstrong, Finance Director

Recommendation:

Background:

Staff report only.

City Attorney Review: No

Attachments:

1. CoJ QIR - Q2 FY24

City of Justin
Quarterly Investment Report
January 1, 2024 - March 31, 2024



As of March 31, 2024, the City of Justin held its funds in the following financial institutions:

TexStar 325 St. Paul Street, Suite 800, Dallas Texas 75201
Justin State Bank PO Box 97 Justin Texas 76247
Chase Bank 101 E Hwy 114, Roanoke, TX 76262

Construction Funds and Reserve Accounts are invested primarily at TexStar

The net market value of all the City Funds as of March 31, 2024 is

\$ 15,481,688.80 components are as follows:

<u>Month</u>	<u>TexStar</u>	<u>Market Value</u>	<u>Avg. Yield</u>	<u>Interest</u>
Jan-24	Impact Fee Account	\$ 497,241.01	5.3200%	\$ 2,236.31
Feb-24		499,336.23	5.3035%	2,095.22
Mar-24		501,583.35	5.2986%	2,247.12
Jan-24	Series 2009A Parks	26,987.95	5.3200%	121.36
Feb-24		27,101.68	5.3035%	113.73
Mar-24		27,223.65	5.2986%	121.97
Jan-24	Boss Range Road	129,625.46	5.3200%	582.96
Feb-24		130,171.66	5.3035%	546.20
Mar-24		130,757.44	5.2986%	585.78
Jan-24	Seizure Fund	7,866.56	5.3200%	35.35
Feb-24		7,899.66	5.3035%	33.10
Mar-24		7,935.21	5.2986%	35.55
Jan-24	CO Series 2019	487,237.22	5.3200%	2,190.78
Feb-24		489,290.29	5.3035%	2,053.07
Mar-24		491,492.20	5.2986%	2,201.91
Jan-24	TWDB Debt Service	160,381.11	5.3200%	721.31
Feb-24		161,056.91	5.3035%	675.80
Mar-24		161,781.71	5.2986%	724.80
Jan-24	West Side Sewer Construction Fund	5,245,963.85	5.3200%	23,593.08
Feb-24		5,268,068.79	5.3035%	22,104.94
Mar-24		5,291,776.19	5.2986%	23,707.40

<u>Month</u>	<u>Vista Bank</u>	<u>Market Value</u>	<u>Avg. Yield</u>	<u>Interest</u>
Jan-24	Utility Deposits	\$ 5,710.82	0.05%	\$ 0.24
Feb-24		5,711.05	0.05%	0.23
Mar-24		5,711.29	0.05%	0.24
Jan-24	General Operating	\$ 92,571.06	0.05%	3.92
Feb-24		92,574.73	0.05%	3.67

Mar-24		92,578.65	0.05%	3.92
Jan-24	Community Library	2,492.80	N/A	N/A
Feb-24		2,482.80	N/A	N/A
Mar-24		2,472.80	N/A	N/A
<u>Month</u>	<u>Chase Bank*</u>	<u>Market Value</u>	<u>Avg. Yield</u>	<u>Interest</u>
Jan-24	General Operating	\$ 6,727,832.32	N/A	N/A
Feb-24		6,277,382.62	N/A	N/A
Mar-24		5,719,275.42	N/A	N/A
Jan-24	Utility Deposits	597,910.95	N/A	N/A
Feb-24		608,260.95	N/A	N/A
Mar-24		618,560.95	N/A	N/A
Jan-24	PID IA#1	1,318,651.88	N/A	N/A
Feb-24		297,814.20	N/A	N/A
Mar-24		298,905.74	N/A	N/A
Jan-24	(Future PID #2 Account)	-	N/A	N/A
Feb-24		-	N/A	N/A
Mar-24		-	N/A	N/A
Jan-24	Tax Account	1,830,322.99	N/A	N/A
Feb-24		1,985,711.25	N/A	N/A
Mar-24		1,994,619.73	N/A	N/A
Jan-24	Security & Technology	17,070.33	N/A	N/A
Feb-24		17,070.33	N/A	N/A
Mar-24		17,070.33	N/A	N/A
Jan-24	Water Operating	150.00	N/A	N/A
Feb-24		150.00	N/A	N/A
Mar-24		150.00	N/A	N/A
Jan-24	PID IA#2	1,130,811.23	N/A	N/A
Feb-24		117,622.18	N/A	N/A
Mar-24		119,794.14	N/A	N/A

*Chase Bank accounts do not earn any interest. These accounts are only included in this report for a better view of the City's funds as a whole.

This quarterly report is in full compliance with the investment policy as established for the City of Justin, Texas and the Public Funds Investment Act (Chapter 2256, Government Code).

Josh Armstrong

Josh Armstrong
Finance Director, Investment Officer

City of Justin
Economic Development Corporation
January 1, 2024 - March 31, 2024

As of March 31, 2024, the City of Justin Economic Development Corporation held its funds in the following financial institutions:

TexStar 325 St. Paul Street, Suite 800, Dallas Texas 75201
Chase Bank 101 E Hwy 114, Roanoke, TX 76262



The net market value of all the Economic Development Corporation's Funds as of March 31, 2024 is
\$1,336,047.46 components are as follows:

<u>Month</u>	<u>TexStar</u>	<u>Market Value</u>	<u>Avg. Yield</u>	<u>Interest</u>
Jan-24	EDC 4A Reserves	\$ 228,668.90	5.3200%	\$ 1,028.40
Feb-24		229,632.44	5.3035%	963.54
Mar-24		230,665.83	5.2986%	1,033.39

<u>Month</u>	<u>Chase Bank*</u>	<u>Market Value</u>	<u>Avg. Yield</u>	<u>Interest</u>
Jan-24	Justin Economic Development	\$ 965,688.05	N/A	N/A
Feb-24	Corporation	1,072,379.96	N/A	N/A
Mar-24		1,105,381.63	N/A	N/A

*Chase Bank accounts do not earn any interest. These accounts are only included in this report for a better view of the City's funds as a whole.

This quarterly report is in full compliance with the investment policy as established for the City of Justin, Texas and the Public Funds Investment Act (Chapter 2256, Government Code).

Josh Armstrong

Josh Armstrong
Finance Director, Investment Officer

City of Justin
Community Development Corporation
Quarterly Investment Report
January 1, 2024 - March 31, 2024

As of March 31, 2024, the City of Justin Community Development Corporation held its funds in the following financial institutions:

TexStar 325 St. Paul Street, Suite 800, Dallas Texas 75201
Chase Bank 101 E Hwy 114, Roanoke, TX 76262



The net market value of all the Community Development Corporation's Funds as of March 31, 2024 is **\$1,059,237.04** components are as follows:

<u>Month</u>	<u>TexStar</u>	<u>Market Value</u>	<u>Avg. Yield</u>	<u>Interest</u>
Jan-24	EDC 4B Reserves	\$ 290,670.10	5.3200%	\$ 1,307.29
Feb-24		291,894.91	5.3035%	1,224.81
Mar-24		230,665.83	5.2986%	1,084.60

<u>Month</u>	<u>Chase Bank*</u>	<u>Market Value</u>	<u>Avg. Yield</u>	<u>Interest</u>
Jan-24	Justin Community Development	\$ 688,877.63	N/A	N/A
Feb-24	Corporation	\$ 795,569.54	N/A	N/A
Mar-24		\$ 828,571.21	N/A	N/A

*Chase Bank accounts do not earn any interest. These accounts are only included in this report for a better view of the CDC's funds as a whole.

This quarterly report is in full compliance with the investment policy as established for the City of Justin, Texas and the Public Funds Investment Act (Chapter 2256, Government Code).

Josh Armstrong

Josh Armstrong
Finance Director, Investment Officer



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

Agenda Item: 2. (CONSENT AGENDA)

Title: Consider and take appropriate action to approve City Council minutes dated March 28, 2024, and April 11, 2024.

Department: Administration

Contact: Brittany Andrews, City Secretary

Recommendation:

Approve minutes as presented.

Background:

City Attorney Review: No

Attachments:

1. March 28, 2024 minutes
2. 4.11. minutes

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



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

James Clark, Mayor

MINUTES

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

Justin City Council Regular Session Meeting - March 28, 2024

CALL TO ORDER

The Justin City Council Meeting convened into a Regular Session being open to the public on March 28, 2024 at 6:00 PM in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit:

Present

Mayor Clark, Councilmember Mounce, Councilmember Mendoza, Councilmember James, Councilmember Hartle, Councilmember Linenkugel

Absent

Councilmember Ricky Jones

City Staff: Assistant City Manager, Abbey Reece, City Secretary, Brittany Andrews, Public Works Director, Josh Little, Director of Development Services, Matt Cyr and City Attorney, Matthew Boyle.

Convene into Session: Mayor Clark called the meeting to order at 6:00PM
Invocation led by: Ben Scheck

RECOGNITION

1. Recognition of the Justin Economic Development and Community Development Boards
2. Mayor, David Wilson

UPCOMING MEETINGS AND EVENTS

April 1 - Municipal Court
April 9 - Parks and Recreation Advisory Board
April 11 - City Council Meeting

April 12 - Coffee with the Chiefs (Located at Higher Grounds)
April 16 - Planning and Zoning Commission
April 18 - EDC/CDC Meeting
April 20 - Spring Clean-up Event
April 27 - Justin Fun Day

PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the mayor may impose a three-minute limitation on any person addressing the Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

Traci Kirkpatrick - address on file, comment on record
Jeff Cooper - address on file, comment on record

CONSENT AGENDA

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

3. Consider and take appropriate action to approve City Council minutes dated March 14, 2024.
4. Consider and take appropriate action on second reading upon Ordinance 772-24 approving a city limit boundary map.
5. Consider and take appropriate action on the second reading of Ordinance 768-24 regarding a Specific Use Permit for a Carwash legally described as GLEN COE ADDITION BLK 1 LOT 1. Generally located southwest from the intersection of FM 407 and John Wiley Road.

Councilmember Mounce moved to approve item as presented.

Seconded by: Councilmember Hartle

Aye votes: Mayor Clark, Councilmember Mounce, Councilmember Mendoza, Councilmember James, Councilmember Hartle, Councilmember Linenkugel
Motion Passed

ITEMS PULLED FROM CONSENT AGENDA

PUBLIC HEARING

6. Conduct a Public Hearing to hear testimony and, after a second consideration in accordance with the provisions of the City Charter, act upon an Ordinance 773-24 accepting and approving a final Timberbrook Public Improvement District No. 2 Service and Assessment Plan, including the Improvement Area #1 Assessment Roll; making a finding of special benefit to property within Improvement Area #1 of the Timberbrook Public Improvement District No. 2; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the assessed property, in

accordance with Chapter 372 of the Texas Local Government Code, as amended.

Mayor Clark opened the public hearing at 6:23PM and closed the public hearing at 6:25PM.

Councilmember Mounce moved to Approve item as presented.

Seconded by: Councilmember James

Aye votes: Mayor Clark, Councilmember Mounce, Councilmember Mendoza, Councilmember James, Councilmember Hartle, Councilmember Linenkugel

Motion Passed

7. Conduct a Public Hearing to consider and act upon ordinance 776-24 to City Council for a Specific Use Permit for the Gaston House legally described THE PRESERVE PHASE 1 BLK 6 LOT 23-27X. Generally located southwest from the intersection of FM 407 and Boss Range Road.

Mayor Clark opened the public hearing at 7:00 PM and closed the public hearing at 7:05 PM.

Jennifer Green - address on file, comment on record.

Traci Kirkpatrick - address on file, comment on record.

Councilmember Hartle moved to approve item as presented.

Seconded by: Councilmember Linenkugel

Aye votes: Councilmember Mounce, Councilmember Mendoza, Councilmember James, Councilmember Hartle, Councilmember Linenkugel

Mayor Clark Abstained

Motion passed

8. Conduct a Public Hearing to consider and act upon Ordinance 775-24 to amend the Planned Development (GB-PD) Standards for Justin Town Square. The amendment is proposed for the properties legally described as LOTS 1 - 7, BLOCK 1, LOTS 1-3, BLOCK 2, LOT A, BLOCK 3, LOT A, BLOCK 4, HARDEMAN CENTER ADDITION PH 1 BLK 2 LOT 1, JWR 711 ADDITION BLK A LOT 3, JWR 711 ADDITION BLK A LOT 2, JWR 711 ADDITION BLK A LOT 1.

Mayor Clark opened the public hearing at 7:39 PM and closed the public hearing at 7:46 PM.

Gary Corey - address on file, comment on record

Shelby St.Claire - address on file, comment on record

Councilmember Hartle moved to approve Ordinance 775-24 with the guarantee of the 10 year warranty.

Seconded by: Councilmember Mendoza

Aye votes: Mayor Clark, Councilmember Mounce, Councilmember Mendoza, Councilmember James, Councilmember Hartle, Councilmember Linenkugel

Motion Passed

POSSIBLE ACTION ITEMS

9. Consider and act upon second reading of Ordinance 774-24 of the City of Justin, Texas, approving and authorizing the issuance and sale of the City of Justin, Texas, Special Assessment Revenue Bonds, Series 2024 (Timberbrook Public Improvement District No. 2 Improvement Area #1 Project); approving and authorizing related agreements; and providing an effective date.

Councilmember James moved to approve the item as presented.

Seconded by: Councilmember Hartle

Aye votes: Mayor Clark, Councilmember Mounce, Councilmember Mendoza, Councilmember James, Councilmember Hartle, Councilmember Linenkugel

Motion Passed

10. Consider and take appropriate action upon Resolution 665-24 approving and authorizing the Mayor to execute an Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances – Timberbrook Public Improvement District No. 2 – Improvement Area #2 and an Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances – Timberbrook Public Improvement District No. 2 – Improvement Area #3 and resolving other related matters incident thereto.

Councilmember Linenkugel moved to approve item as presented.

Seconded by: Councilmember Mounce

Aye votes: Mayor Clark, Councilmember Mounce, Councilmember Mendoza, Councilmember James, Councilmember Hartle, Councilmember Linenkugel

Motion Passed

FUTURE AGENDA ITEMS

BREAK

ADJOURN INTO JOINT WORKSHOP

- The City Council will adjourn into the joint workshop with the Planning and Zoning Commission immediately following the regular City Council Meeting to discuss the United Development Code, and Range Creek.

EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

- Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
 - Danheim Complaint Against the City of Justin; PUCT Docket No. 53836

- Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243
- Range Creek Developers Agreement
- Oliver Creek Developers Agreement
- Justin Town Square
- Oncor Transmission Line

Convene into executive session.

Adjourn into open meeting.

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

ADJOURN

With there being no further business the meeting was adjourned.

Brittany Andrews
Brittany Andrews, City Secretary

Seal:

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



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

James Clark, Mayor

MINUTES

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

Justin City Council Regular Session Meeting - April 11, 2024

CALL TO ORDER

The Justin City Council Meeting convened into a Regular Session being open to the public on April 11, 2024 at 5:30 PM in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit:

Present

Mayor Clark, Councilmember Mounce, Councilmember Jones, Councilmember Mendoza, Councilmember Hartle, Councilmember Linenkugel

Absent

Councilmember Dylan James

City Staff: City Manager, Jarrod Greenwood, Assistant City Manager, Abbey Reece, City Secretary, Brittany Andrews, Director of Development Services, Matt Cyr and City Attorney, Matthew Boyle.

Convene into Session: Mayor Woodall called the meeting to order at 5:30PM
Invocation led by: Sion Alford

EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

- Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
 - Danheim Complaint Against the City of Justin; PUCT Docket No. 53836
 - Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243
 - Range Creek Developers Agreement

- Oliver Creek Developers Agreement
- Oncor Transmission Line

Convene into executive session at 5:44 PM

Adjourn into open meeting at 6:14 PM

RECOGNITION

- Employee Recognition

PROCLAMATION

2. Proclamation recognizing Mental Health Month.
3. Child Abuse Prevention Month.
4. Proclamation recognizing National Public Safety Telecommunicator week.

PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the mayor may impose a three-minute limitation on any person addressing the Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

Traci Kirkpatrick - address on file, comment on record

Shelby St. Claire - address on file, comment on record

Johnny Woolsey - address on file, Mayor Clark read Mr. Woolsey's comment for the record

CONSENT AGENDA

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

5. Consider and take appropriate action upon Ordinance 770-24 on first reading approving the Water Conservation Plan.

Councilmember Mounce moved to Approve.

Seconded by: Councilmember Jones

Aye votes: Mayor Clark, Councilmember Mounce, Councilmember Jones, Councilmember Mendoza, Councilmember Hartle, Councilmember Linenkugel

Not present: Councilmember James

Motion Passed

6. Consider and act upon ordinance 776-24 on second reading to 1 for a Specific Use Permit for the

Gaston House legally described THE PRESERVE PHASE 1 BLK 6 LOT 23-27X. Generally located southwest from the intersection of FM 407 and Boss Range Road.

Councilmember Hartle moved to Approve.

Seconded by: Councilmember Linenkugel

Aye votes: Councilmember Mounce, Councilmember Jones, Councilmember Mendoza, Councilmember Hartle, Councilmember Linenkugel

Abstained: Mayor Clark

Not present: Councilmember James

Motion Passed

7. Consider and act upon Ordinance 775-24 on second reading to amend the Planned Development (GB-PD) Standards for Justin Town Square. The amendment is proposed for the properties legally described as LOTS 1 - 7, BLOCK 1, LOTS 1-3, BLOCK 2, LOT A, BLOCK 3, LOT A, BLOCK 4, HARDEMAN CENTER ADDITION PH 1 BLK 2 LOT 1, JWR 711 ADDITION BLK A LOT 3, JWR 711 ADDITION BLK A LOT 2, JWR 711 ADDITION BLK A LOT 1.

Councilmember Jones moved to Approve with conditions as presented.

Seconded by: Councilmember Mendoza

Aye votes: Mayor Clark, Councilmember Mounce, Councilmember Jones, Councilmember Mendoza, Councilmember Hartle, Councilmember Linenkugel

Not present: Councilmember James

Motion Passed

8. Consider and act upon Resolution 668-24 approving the extension of the Extra-Territorial Jurisdiction in accordance with Resolution 664-24.
9. Consider and take appropriate action upon Resolution 669-24 amending the City of Justin Fee Schedule.

Councilmember Mounce moved to approve consent items 8 and 9.

Seconded by: Councilmember Linenkugel

Aye votes: Mayor Clark, Councilmember Mounce, Councilmember Jones, Councilmember Mendoza, Councilmember Hartle, Councilmember Linenkugel

Not present: Councilmember James

Motion Passed

ITEMS PULLED FROM CONSENT AGENDA

Mayor Clark asked to pull items 5, 6 and 7.

WORKSHOP

10. Workshop and Discussion regarding Home Rule Charter Review.

POSSIBLE ACTION ITEMS

11. Consider and take appropriate action upon Ordinance 777-24 on first reading to approve a mid-year budget amendment.

Councilmember Jones moved to Approve item as presented.

Seconded by: Councilmember Linenkugel

Aye votes: Mayor Clark, Councilmember Mounce, Councilmember Jones, Councilmember Mendoza, Councilmember Hartle, Councilmember Linenkugel

Not present: Councilmember James

Motion Passed

12. Consider and take appropriate action approving Resolution 667-24 reaffirming the acceptance of the dedication of land and the existing structure in accordance with the approved developers agreement and filed warranty deed.

Councilmember Mendoza moved to Approve item as presented.

Seconded by: Councilmember Mounce

Aye votes: Mayor Clark, Councilmember Mounce, Councilmember Jones, Councilmember Mendoza, Councilmember Hartle, Councilmember Linenkugel

Not present: Councilmember James

Motion Passed

13. Discuss, consider, and act on a review and possible action regarding the conduct of a Council Member (Dylan James) pursuant to Section 3.16 of the home-rule charter.

Councilmember Mounce moved to Table.

Seconded by: Councilmember Mendoza

Aye votes: Mayor Clark, Councilmember Mounce, Councilmember Jones, Councilmember Mendoza, Councilmember Hartle, Councilmember Linenkugel

Not present: Councilmember James

Motion Passed

14. Consider and take appropriate action on Resolution 670-24 regarding an InterLocal Agreement with the City of Krum and the towns of Dish and Ponder for the purpose of participating in a Federal Railroad Safety Grant to fund a regional railroad communication and safety project within the respective parties' jurisdictions.

Councilmember Mounce moved to Approve item as presented.

Seconded by: Councilmember Mendoza

Aye votes: Mayor Clark, Councilmember Mounce, Councilmember Jones, Councilmember Mendoza, Councilmember Hartle, Councilmember Linenkugel

Not present: Councilmember James

Motion Passed

FUTURE AGENDA ITEMS

ADJOURN

With there being no further business, the meeting was adjourned at 7:43 PM

Brittany Andrews
Brittany Andrews, City Secretary

Seal:



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

Agenda Item: 3. (CONSENT AGENDA)

Title: Consider and take appropriate action upon Ordinance 770-24 on second reading approving the Water Conservation Plan.

Department: Public Works

Contact: Josh Little, Public Works Director

Recommendation:

Staff recommends approval of Water Conservation Plan Ordinance 770-24

Background:

This item was presented to the council on February 22, 2024. It was requested by the council to table the item till April. This is the second reading of the Water Conservation Plan 2024 for the City of Justin. Water supply has always been a key issue in the development of Texas. In recent years, the growing population and economic development of North Central Texas has led to increasing demands for water. Additional supplies to meet higher demands will be expensive and difficult to develop. Therefore, it is important that we make efficient use of existing supplies to minimize the need for new resources. Effective water conservation can postpone or reduce the need for development of new water supplies, minimize the associated environmental impacts and reduce the high cost of water supply development. Even with robust conservation measures, new sources of water will be needed; conservation alone is not enough. To respond to the growing population of this region, the planning for new water resources must continue. The City of Justin considers water conservation an integral part of this planning process and water supply development process. Recognizing the need for efficient use of existing water supplies, the Texas Commission on Environmental Quality ("TCEQ") has promulgated guidelines and requirements governing the development of water conservation plans for Public Water Suppliers. The City of Justin developed its original plans for water conservation and drought contingency on May 1, 2019. This update of the Water Conservation Plan (the "Plan") has been coordinated with the suggested model water conservation plan prepared by Upper Trinity Regional Water District ("UTRWD") for its members and customers, such as the City of Justin, and is consistent with the latest TCEQ requirements outlined below. Water is a basic tenant in all aspects of sustainability. Water conservation is one critical element of a water supplier's effort to meet future water supply needs, in an economical manner and without sacrificing quality of life standards.

The following are the central objectives of this plan:

- Reduce water consumption from levels that would prevail without conservation efforts.
 - Reduce the loss and waste of water, as evidenced by per capita use.
-

- Provide support and incentives for retail customers to maintain and continue sound conservation practices.
- Continue to improve efficiency in the use of water.
- Extend the adequacy of current water supplies by reducing peak and total demand for water. Additionally, the City of Justin's commitment to water conservation and drought contingency planning, highlighting key elements and a systematic approach as outlined below:

1. Regulatory Compliance:

- The City of Justin recognizes and adheres to the regulatory requirements set by TCEQ and TWDB, which mandate updates to Water Conservation & Drought Contingency Plans every 5 years.
- The commitment to regular updates demonstrates a proactive stance in responding to evolving environmental conditions and water management practices.

2. Technical Assistance & Outreach:

- Upper Trinity actively engages in providing technical assistance and outreach to its customers.
- This approach ensures a unified and consistent plan, fostering awareness among both residents and businesses about the importance of water conservation and drought preparedness.

3. Timeline for Adoption:

- The states and Upper Trinity's deadline for adopting the Water Conservation & Drought Contingency Plans is set before May 1, 2024,

4. Implementation of Plans:

- Following the adoption of the plans, The City of Justin commits to a coordinated effort among staff to communicate and implement the proposed measures.

5. Water Conservation Program:

- The plan includes the creation of a Water Conservation Program, indicating a forward-looking and comprehensive strategy beyond mere regulatory compliance.
- The program is intended to encompass a range of initiatives aimed at reducing water consumption and promoting sustainable water use practices.

6. Alignment with Strategic Pillars:

- The Water Conservation Program aligns with the Excellence in Operations and Community Engagement Strategic Pillars adopted by the Council.
 - This integration reflects a holistic approach, ensuring that water conservation efforts contribute to broader community goals and priorities.
- The City of Justin is committed to its proactive stance, community engagement, and strategic alignment with local priorities. The Water Conservation Plan, including regular updates, outreach, and program implementation, demonstrates a commitment to

sustainable water management practices in the face of environmental challenges.

City Attorney Review: Yes

Attachments:

1. Water Conservation Plan Ordinance 2024

THE CITY OF JUSTIN

ORDINANCE NO.770-24

AN ORDINANCE AMENDING CHAPTER 48, UTILITIES, ARTICLE IV, WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN OF THE CITY OF JUSTIN CODE OF ORDINANCES; PROVIDING PLAN OBJECTIVES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Justin City Council finds that conservation of water and protection of water supplies is crucial to sustaining the quality of life of the residents and businesses of the City of Justin; and

WHEREAS, the City of Justin Water Contract with the Upper Trinity Regional Water District requires that the City of Justin institute and apply the same rationing, conservation measures, or restrictions to the use of water by City of Justin customers for so long as any part of City of Justin's total water supply is being furnished by Upper Trinity Regional Water District; and

WHEREAS, The City Council desires to comply with the Upper Trinity Regional Water District Water Contract and TCEQ regulations concerning drought contingency planning.

WHEREAS, the City of Justin recognizes that the amount of water available to the City and its water customers is limited and subject to depletion during periods of extended drought; and

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

SECTION 1: That the City Council of Justin, Texas, hereby adopts Ordinance 770-24 as the official Water Conservation Plan of the City of Justin.

SECTION 2: 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 3: The City Manager or his designee is hereby directed to file a copy of the Water Conservation and Drought Contingency Plan and this Ordinance with the Texas Commission on Environmental Quality in accordance with Title 30, Chapter 238 of the Texas Administrative Code.

SECTION 4: In addition to and accumulative of all other penalties, the City of Justin shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 5: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

SECTION 6: That all provisions of Section 48, not hereby amended, shall remain in full force and effect.

SECTION 7: That Chapter 48, Article IV of the City of Justin Code of Ordinances is hereby amended to read as follows:

SECTION 48-106.1 - Introduction and Objectives

Water supply has always been a key issue in the development of Texas. In recent years, the growing population and economic development of North Central Texas has led to increasing demands for water. Additional supplies to meet higher demands will be expensive and difficult to develop. Therefore, it is important that we make efficient use of existing supplies - - to minimize the need for new resources.

Effective water conservation can postpone or reduce the need for development of new water supplies, minimize the associated environmental impacts and reduce the high cost of water supply development. Even with robust conservation measures, new sources of water will be needed; conservation alone is not enough. To respond to the growing population of this region, the planning for new water resources must continue. The city of Justin considers water conservation (including reuse of reclaimed wastewater) an integral part of this planning process and water supply development process.

Recognizing the need for efficient use of existing water supplies, the Texas Commission on Environmental Quality ("TCEQ") has promulgated guidelines and requirements governing the development of water conservation plans for Public Water Suppliers. The city of Justin developed its original plans for water conservation and drought contingency in [Date], later amended in [Date(s)]. This update of the Water Conservation Plan (the "Plan") has been coordinated with the suggested model water conservation plan prepared by Upper Trinity Regional Water District ("UTRWD") for its Members and Customers, such as City of Justin; and is consistent with the latest TCEQ requirements outlined below.

Water is a basic tenant in all aspects of sustainability. Water conservation is one critical element of a water supplier's effort to meet future water supply needs, in an economical manner and without sacrificing quality of life standards. The following are the central objectives of this Plan:

- Reduce water consumption from levels that would prevail without conservation efforts.
- Reduce the loss and waste of water, as evidenced by per capita use.
- Provide support and incentives to retail customers to maintain and continue sound conservation practices.
- Continue to improve efficiency in the use of water and

- Extend the adequacy of current water supplies by reducing the pace of growth in the annual demand for water.

48-106.1.1 Texas Commission on Environmental Quality Rules

TCEQ rules governing the development of water conservation plans for Public Water Suppliers, such as City of Justin, are contained in Title 30, Part 1, Chapter 288, Subchapter A and Rule 288.2 of the Texas Administrative Code (“TAC”). A copy of these rules is included in Appendix A. The rules define a water conservation plan as:

“A strategy or combination of strategies for reducing the volume of water withdrawn from a water supply source, for reducing the loss or waste of water, for maintaining or improving the efficiency in the use of water, for increasing the recycling and reuse of water, and for preventing the pollution of water.”

New rules amending 30 TAC Chapter 288 were approved by TCEQ commissioners on November 14, 2012, and made effective on December 6, 2012. The following is a summary of the key changes:

- A utility profile must be prepared in accordance with the Texas Water Use Methodology; water use data must include total gallons per capita per day (GPCD) **and** residential GPCD.
- All Public Water Suppliers must classify water sales and uses into the most detailed level of water use data currently available to the record management system (e.g., (i) residential (single family and multi-family), (ii) commercial, (iii) institutional, (iv) industrial, (v) agricultural and (vi) wholesale).
- Five-year and ten-year targets for water savings must include goals for municipal use in total GPCD **and** residential GPCD and
- The term “unaccounted-for uses of water” is replaced with “water loss.”

A. Minimum Water Conservation Plan Requirements

The minimum requirements for water conservation plans for municipal uses by Public Water Suppliers required by TCEQ are summarized below.

- *Utility Profile*: In accordance with the Texas Water Use Methodology, including, but not limited to, information regarding population and customer data, water use data (including total GPCD and residential GPCD), water supply system data and wastewater system data. (Section 2)
- *Record Management System*: Allows for the classification of water sales and uses into the most detailed level of water use data currently available to it, including, if possible, the following sectors: (i) residential (single family and multi-family), (ii) commercial, (iii) institutional, (iv) industrial, (v) agricultural and (vi) wholesale). (Section 3)
- *Goals*: Specific, quantified five-year and ten-year targets for water savings to include goals for water loss programs and goals for municipal use, in total GPCD and residential GPCD. The

goals established by a Public Water Supplier are not enforceable under this subparagraph. (Section 4)

- *Accurate Metering Devices:* Metering devices have an accuracy of plus or minus five percent (5%) for measuring water diverted from the source of supply. (Section 5.1)
- *Universal Metering, Testing, Repair and Replacement:* A program for universal metering of both customer and public uses of water, for meter testing and repair and for periodic meter replacement. (Section 5.2)
- *Determination and Control of Water Loss:* Specific measures to determine and control water loss. The measures may include periodic visual inspections along distribution pipelines, periodic audits of the water system for illegal connections or abandoned services. (Section 5.3)
- *Continuing Public Education Program:* A continuing public education and information program regarding water conservation is required as part of the Plan. (Section 5.4)
- *Non-Promotional Water Rate Structure:* A water rate structure that is not “promotional,” that is, rates that discourage waste and excessive use of water such as increasing block rate instead of volume discounts. (Section 5.5)
- *Landscape Water Management Strategy:* Implementing and achieving the efficient use and stewardship of water in landscape irrigation, including watering a maximum of two times per day and time-of-day watering provisions. It is an optional strategy within the TCEQ regulations. However, UTRWD requires that City of Justin implement a landscape water management ordinance as part of the Plan. (Section 5.6)
- *Reservoir Systems Operational Plan:* If applicable, provide for the coordinated operation of reservoirs owned by the water supply entity within a common watershed or river basin in order to optimize available water supplies. (Section 5.7)
- *Means of Implementation and Enforcement:* The regulations require a strategy for implementing and enforcing the provisions of this Plan, as evidenced by an ordinance, resolution or tariff, and a description of the authority by which the Plan is enforced. (Section 8)
- *Coordination with Regional Water Planning Group:* Document that the Plan has been coordinated with the Regional Water Planning Group to ensure consistency with the appropriate approved regional water plan. (Section 9)

B. Additional Requirements for Larger Public Water Suppliers

Water conservation plans for municipal uses by Public Drinking Water Suppliers serving a population of 5,000 or more and/or a projected population of 5,000 or more within the 10 years after the effective date of this Plan must include the elements summarized below.

- *Program of Leak Detection, Repair and Water Loss Accounting:* A program of leak detection, repair and water loss accounting for the water transmission, delivery, and distribution system to control water loss. (Section 6.1)

- *Wholesale Customer Requirements:* If applicable, a requirement in every wholesale water supply contract entered or renewed after official adoption of the water conservation plan, and including any contract extension, that each successive wholesale customer develop and implement a water conservation plan or water conservation measures using the applicable elements in Title 30 TAC Chapter 288. (Section 6.2)

C. Enhanced Water Conservation Program Strategies

TCEQ rules identify the following strategies as optional if they are necessary to achieve the stated water conservation goals of the Plan.

- Conservation-oriented water rates and water rate structures (Section 5.5);
- Adoption of ordinances, plumbing codes and/or rules requiring water-conserving plumbing fixtures to be installed in new structures and existing structures undergoing substantial modification or addition (Section 7.1).
- A program for the replacement or retrofit of water-conserving plumbing fixtures in existing structures.
- Reuse and/or recycling of wastewater and/or gray water, where feasible and appropriate (Section 7.2).
- A program for pressure control and/or reduction in the distribution system and/or for customer connections (Section 7.3).
- A method for monitoring the effectiveness and efficiency of the Plan (Section 7.4 and Section 10) and
- Any other water conservation practice, method, or technique which the Public Water Supplier shows to be appropriate for achieving the stated goal or goals of the water conservation plan (Section 7.5 – 7.10).

This Plan sets forth a program of long-term measures under which the City of Justin can improve the overall efficiency of water use and conserve its water resources. Short-term measures that respond to specific water management conditions (i.e., periods of drought, unusually high water demands, unforeseen equipment or system failure or contamination of a water supply source) are provided in the City of Justin’s Drought Contingency Plan.

SECTION 48-106.2 Water Utility Profile

Appendix B to this Plan provides the utility profile as recommended by TCEQ. The utility profile must be in accordance with the Texas Water Use Methodology developed by the Texas Water Development Board (“TWDB”) and TCEQ to include information regarding population and customer data, water use data, water supply system data (including total GPCD and residential GPCD) and wastewater system data. A copy of the utility profile for City of Justin will also be provided to UTRWD.

(Additional information may be included in this section if desired)

SECTION 48-106.3 Record Management System

City of Justin's current record management system can classify water use data into the following sectors: [list sectors – i.e., residential (single family and multi-family), commercial, institutional, industrial, agricultural, and wholesale]. When City of Justin upgrades its software, which is expected to occur [approximate date], City of Justin will purchase software capable of reporting detailed water use data to include all sectors (residential, commercial, institutional, industrial, agricultural, and wholesale).

***Guidance.** Public Water Suppliers must classify water sales and uses into the most detailed level of water use data currently available to the record management system (e.g., (i) residential (single family and multi-family), (ii) commercial, (iii) institutional, (iv) industrial, (v) agricultural and (vi) wholesale). If Public Water Suppliers' current record management system is not able to capture water sales and uses at this detailed level, Public Water Suppliers do not need to purchase new software immediately but will need to purchase the appropriate software when upgrading.*

SECTION 48-106.4 Water Conservation Planning Goals

TCEQ rules require the adoption of specific water conservation goals as part of the Plan. The city of Justin has developed 5-year and 10-year target water saving goals (see Table 4.1 below) for municipal use in total GPCD and residential GPCD. Specific water conservation strategies are discussed in the subsequent sections of this Plan. The goals of this Plan include the following:

- Maintain accurate supply source metering to measure and account for water diverted from the source of supply.
- Maintain a program of universal metering, meter replacement and repair and periodic meter replacement.
- Maintain the level of water loss in City of Justin's water system below 15% annually.
- Raise public awareness of water conservation and encourage responsible public behavior through a coordinated public education and information program.
- Continue to implement a water rate structure to encourage water conservation.
- *(if applicable)* Maintain a reservoir systems operations plan, providing for the coordinated operation of reservoirs.
- Implement and enforce the Plan by officially adopting the Plan through an ordinance / resolution / tariff, describing the authority by which City of Justin will implement and enforce the Plan and documenting coordination with the Region C Water Planning Group.
- *(applicable to larger Public Water Suppliers)* Maintain a program of leak detection and repair.
- *(if applicable)* Ensure that each wholesale customer develops and implements a water conservation plan with similar and consistent strategies as provided in this Plan.

- Decrease waste in lawn irrigation by implementing and enforcing landscape water management regulations and
- *(Include other goals as appropriate)*

Table 4.1
Municipal Per Capita Target Water Saving Goals

	Historic 5-yr Average	Baseline	5-yr Goal for year 2029	10-yr Goal for year 2034
Total GPCD ¹	175.58	175.6	220.6	273.02
Residential GPCD ²	140	142.7	164.33	198.49
Water Loss (GPCD) ³	0.10	0.10	0.13	0.14
Water Loss (%) ⁴	24.1%	20%	15%	10%

1. Total GPCD = (Total Gallons in System ÷ Permanent Population) ÷ 365
2. Residential GPCD = (Gallons Used for Residential Use ÷ Residential Population) ÷ 365
3. Water Loss GPCD = (Total Water Loss ÷ Permanent Population) ÷ 365
4. Water Loss Percentage = (Total Water Loss ÷ Total Gallons in System) x 100; or (Water Loss GPCD ÷ Total GPCD) x 100

Guidance. Utilities can use the Texas Water Development Board Municipal Water Conservation Planning Tool to help determine 5 and 10-year water use goals. The Tool can also help utilities determine the effectiveness of certain best management practices in reducing water usage. The Tool can be downloaded from the TWDB website.

SECTION 48-106.5 Basic Water Conservation Strategies

This section outlines the City of Justin’s basic water conservation program strategies that are planned to be implemented to achieve or exceed the stated water conservation goals above.

48-106.5.1 Accurate Supply Source Metering

The city of Justin uses the following source(s) of water: groundwater pumped plus treated surface water supplied by UTRWD. The city of Justin meters all water delivered into the distribution system from each water well site using meters having an accuracy of plus or minus five percent

(5%). The city of Justin currently calibrates its meters at each water well site on a regular basis and regularly checks the calibration of each meter at one (1) to two (2) year intervals.

For surface water, UTRWD measures all water delivered to City of Justin using meters with an accuracy of plus or minus two percent (2%) in accordance with American Water Works Association (“AWWA”) standards. Said meters are calibrated annually in accordance with AWWA standards. When necessary, UTRWD repairs or replaces meters not conforming to an accuracy of plus or minus two percent (2%).

48-106.5.2 Universal Metering, Meter Testing and Repair and Periodic Meter Replacement

Water usage for all customers of the City of Justin, including public and governmental users, is metered. *(Mention any exceptions. If exceptions, describe a plan to meter, as appropriate.)*

City of Justin will continue to implement its meter testing and calibration program of its service connections to identify any water loss and to determine if the meter readings are outside the acceptable range according to AWWA standards *(Describe program, e.g., testing schedule, etc.)*.

Meters registering any unusual or questionable readings are tested for accuracy. Inaccurate meters are repaired or replaced as needed. City of Justin replaces meters at 10 to 15-year intervals depending on meter size. Repair or replacement of larger general service meters is generally provided at 5-year intervals.

The City of Justin understands the benefits of Advanced Metering Infrastructure (AMI), including greater customer service opportunities and alerting retail customers of potential leaks. The City of Justin will evaluate the costs and benefits of implementing AMI in the future and will determine if it is a feasible solution for conservation efforts.

(Further describe program as necessary)

48-106.5.3 Determination and Control of Water Loss

Water loss is the difference between the amount of water produced or received and the amount delivered to retail, public and governmental users - - plus authorized but unmetered uses. Water loss can include several categories:

- Inaccuracies in retail meters.
- Accounts which are being used but have not yet been added to the billing system.
- Losses due to water main breaks and leaks in the water distribution system.
- Losses due to illegal connections and theft and
- Unmetered uses such as firefighting, flushing water mains and water for public buildings and water treatment plants.

Measures to control water loss are part of the routine operations of City of Justin. Field crews and other personnel are expected to look for and report evidence of leaks in the water distribution system. Personnel are trained to watch for and report signs of illegal connections so they can be quickly addressed.

Water loss is calculated in accordance with the water utility profile in Appendix B. With the measures described in this Plan, the goal for City of Justin is to maintain its water loss below fifteen percent (15%) annually. If water loss exceeds this goal, City of Justin will complete an audit of its water distribution system to determine the source(s) of and reduce the water loss.

According to the Texas Water Code Section 16.0121, all retail public water suppliers are required to submit a water loss audit once every five years. Retail public water suppliers with either an active financial obligation with the TWDB or having more than 3,300 connections must submit a water loss audit every year. The City of Justin will complete the water loss audit every year, annually, as required, and will be the primary tool that will be used to monitor water loss.

(Further describe measures for determining and controlling water loss as necessary)

48-106.5.4 Continuing Public Education and Information Program

The ultimate success of any water conservation program depends on an informed public. Individual retail customers must have an awareness of the benefits and needs for water conservation. They must also have knowledge of how to contribute to the success of the Plan. City of Justin's public education and information program, *(if applicable)* including dedicated staff for this program, is designed to provide information to as many retail customers as possible. The City of Justin works in collaboration with UTRWD to provide this information. City of Justin will promote its water conservation strategies outlined in this Plan as well as the measures and activities discussed below.

- **Informative School Program.** Provide water conservation information to area schools. This may consist of providing literature and coloring books, classroom presentations, demonstrations, etc. Staff may also coordinate with local schools to have Upper Trinity staff make presentations and demonstrations about water conservation and watershed protection, including an EnviroScape watershed model, rainfall simulator, stream erosion trailer, etc.
- **Literature Program.** Insert water conservation information with water bills at least twice per year as well as make information available to the public at utility offices or other public places. Information may include material developed by City of Justin's staff using material obtained from UTRWD, Texas A&M AgriLife, TWDB, TCEQ and other sources that pertain to water conservation in general and specific to landscape irrigation conservation.
- **Special Events and Promotions.** Make available promotional / educational items at special events focusing on water conservation in the landscape, home and business. Items may include Texas SmartScape® bookmarks, water bottles, toilet-leak test kits, water conservation coloring books, etc.

- Website. Make information on water conservation available on City of Justin's website and include links to sites with good information about water conservation, such as to Texas SmartScape, AgriLife Water University, TWDB and TCEQ.
- Speaking Engagements. Notify local organizations, schools, and civic groups that City of Justin's staff, and staff of UTRWD, are available to make presentations on the importance of water conservation and the best ways to save water.

As a demonstration project, UTRWD maintains a water conservation garden to showcase the beauty and practicality of a water-conserving landscape. The conservation garden includes over 100 varieties of plants that are either native to North Texas or well adapted to the area and is available for use by City of Justin, garden clubs, developers or other civic groups who desire to advance their knowledge and use of water conservation practices in home and business landscapes.

Other best management practices that may be included as part of the public education and information program:

- Public service announcements.
 - Water efficient landscape judging / competition and
 - Awards / certificates to recognize water efficient commercial users – recognize water saving landscape designs.
- (Further describe public education and information program as necessary)*

48-106.5.5 Non-Promotional Water Rate Structure

The City of Justin has adopted an increasing block water rate structure that is intended to encourage water conservation and discourage waste and excessive use of water.

(Further describe public water rate structure as necessary)

Guidance. An example water rate structure is below:

Residential Rates

1. *Monthly minimum charge. This can (but does not have to) include up to 2,000 gallons of water use with no additional charge.*
2. *Base charge per 1,000 gallons up to the approximate average residential use.*
3. *2nd tier (from average to 2 times the approximate average) at 1.25 to 2.0 times the base charge.*
4. *3rd tier (above 2 times the approximate average) at 1.25 to 2.0 times the 2nd tier.*

**The residential rate can also include a lower tier (a life-line rate) for basic household use up to 4,000 gallons per month or a determined basic use.*

Commercial / Industrial Rates

Commercial / industrial rates should include at least two (2) tiers, with rates for the 2nd tier at 1.25 to 2.0 times the first tier. Higher water rates for commercial irrigation use are encouraged, but not required.

48-106.5.6 Landscape Water Management Program/Ordinances

The City of Justin seeks to promote the efficient use and stewardship of water and to help UTRWD provide a consistent message throughout its service area. City of Justin has implemented the following landscape water management strategies:

- *Watering Maximum of Two Days Per Week.* Limit outdoor watering (automatic systems or hose-end sprinklers) to no more than two (2) days per week. Watering with hand-held hoses, soaker hoses or drip irrigation is allowed at any time.
- *Time of Day Watering.* No outdoor watering with automatic irrigation systems or hose-end sprinklers from 10:00 a.m. to 6:00 p.m. on any day of the year. Watering with hand-held hoses, soaker hoses or drip irrigation systems is allowed at any time.

[Insert Designated Watering Schedule here. See example below]

Last Digit of Address	Allowed Watering Day
EVEN	Monday and Thursday
ODD	Tuesday and Friday

- *Water Waste.* Prohibit the design, installation, and operation of irrigation systems that spray directly onto impervious surfaces such as sidewalks and roads or onto other non-irrigated areas. Require well maintained automatic irrigation systems to avoid waste of water, such as repairing broken sprinkler heads, or leaking or broken valves or pipes. Prohibit outdoor watering during any form of precipitation and during freezing temperatures, and overwatering resulting in water runoff of 50 feet or more from the property.

These strategies will be actively promoted by City of Justin through public information programs and enforcement for mandatory compliance by its customers.

An additional strategy that may be implemented, if deemed necessary, is to require all non-residential retail customers to have their irrigation systems inspected and repairs and/or adjustments made by a licensed irrigator every three (3) years. Certain customers may be exempt from this requirement.

Over the next five (5) years, City of Justin plans to evaluate the feasibility and merits of an optional rebate program to encourage greater efficiency in outdoor irrigation systems. A rebate program may include one or more of the following concepts:

- Rain/freeze sensors for irrigation systems.
- Smart controllers for irrigation systems.
- Other outdoor water conservation incentive programs.

In addition, City of Justin and UTRWD have implemented the ‘Water My Yard’ outdoor watering management program to City of Justin’s area. The ‘Water My Yard’ website, WaterMyYard.org, allows residents to receive weekly lawn watering recommendations, which are given in minutes of runtime. Recommendations are based on data from three weather stations that UTRWD maintains, as well as the landscape’s needs, to prevent unnecessary overwatering. ‘Water My Yard’ is provided at no cost to residents, and City of Justin will promote ‘Water My Yard’ in utility bills, newsletters, and websites as appropriate.

Guidance. For many utilities, water use rises 50% or more during summer months, taking a toll on water treatment and delivery infrastructure and available water resources. Managing peak season water demand is a component of water sustainability. As part of the development of this Plan, UTRWD recommends the implementation of landscape water management strategies consistent with UTRWD. The strategies are intended to reduce waste in landscape irrigation and peak water demands.

Additional strategies that may be adopted to reduce waste in landscape irrigation include:

- *Require all new irrigation systems include rain and freeze sensors.*
- *Require all new irrigation systems be in compliance with state design and installation standards (TAC Title 30, Part I, Chapter 344).*
- *Enforce strategies by a system of warnings followed by fines for continued or repeated violations.*

48-106.5.7 Reservoir Systems Operations Plan

Not applicable to City of Justin because City of Justin does not own any reservoirs.

Guidance. A reservoir systems operations plan is required only for those Public Water Suppliers that own reservoirs within a common watershed or river basin. The purpose of this requirement is to provide for the coordinated operation of these reservoirs to optimize available water supplies.

SECTION 48-106.6 Requirements for Larger Public Drinking Water Suppliers

Water conservation plans for municipal uses by Public Drinking Water Suppliers serving a current population of 5,000 or more and/or a projected population of 5,000 or more within the ten (10) years after the effective date of this Plan must include the elements below.

48-106.6.1 Leak Detection, Repair and Water Loss Program

Most water leaks, illegal connections, abandoned water services or other means of water loss are discovered through the visual observation of field crews and other personnel, or are reported by the public. The City of Justin trains its personnel (e.g., meter readers, maintenance crews, etc.) to look for and report evidence of water leaks in the water distribution system to the appropriate department. Personnel are asked to watch for and report signs of illegal connections and abandoned services. All leaks are repaired as soon as possible, and all illegal connections and abandoned services are investigated as soon as possible to maintain a sound water system. Areas of the water distribution system in which numerous leaks and line breaks occur are programmed for replacement, as funds are available.

Specialized, state-of-the-art leak detection equipment is available to utilities in Texas to borrow free of charge from the Conservation Division of the TWDB to reduce water loss by detecting water leaks within the water distribution system.

(Further describe leak detection, repair, and water loss program as necessary)

Guidance. All retail public water suppliers are required to submit a water loss audit once every day five years. The first year for this requirement was 2005, then 2010, and the next predetermined scheduled audit for this requirement is for the year 2020 and is due by May 1, 2021. Even if a retail supplier submitted a water loss audit in a non-required year, they are still required to submit one for 2020, per Texas Water Code Section 16.0121.

Additionally, any retail water supplier that has an active financial obligation with the Texas Water The Development Board, or has more than 3,300 connections, is now required to submit an audit annually. The annual water loss audits are due on May 1st. Water loss audits must be completed by personnel trained to conduct water loss auditing. The TWDB provides in-person training and is also required to make the training available on the TWDB website.

48-106.6.2 Water Conservation Plans by Wholesale Customers

Not applicable to City of Justin because City of Justin does not have any successive wholesale customers.

OR

City of Justin received authorization from the UTRWD Board of Directors on [Date] to provide wholesale water services to [name entities]. City of Justin has language in its wholesale water supply contract with these entities requiring said entity to develop and implement a water conservation plan or water conservation measures using the applicable elements in 30 TAC Chapter 288 and having similar conservation strategies as provided in this Plan.

Guidance. Every contract for the wholesale of water that is entered, renewed, or extended after the effective date of this Plan will include a requirement that the wholesale customer develop and implement a water conservation plan meeting the requirements of 30 TAC Chapter 288 and including similar and consistent strategies as provided in the Plan. However, prior to entering a contract to provide wholesale service, entities are required to gain authorization from the UTRWD Board of Directors.

SECTION 48-106.7 Additional Water Conservation Strategies

The City of Justin has selected the following additional water conservation strategies, described below, to achieve the water conservation goals of the plan.

48-106.7.1 Ordinances, Plumbing Codes or Rules on Water-Conserving Fixtures

The State of Texas has required water-conserving fixtures in new construction and renovations since 1992, with standards updated in 2010 (Texas Administrative Code, Title 30, Section 290.252). The State's standards call for flows of no more than 2.2 gallons per minute (gpm) at a pressure of 60 pounds per square inch (psi) for faucets, 2.5 gpm for showerheads at 80 psi, 1.28 gallons per flush for toilets, 0.5 gallons per flush for urinals, and 1.6 gpm for commercial pre-rinse spray valves. Similar standards are now required nationally under federal law. These state and federal standards assure that all new construction and renovations will use water-conserving fixtures. The City of Justin has or will incorporate these plumbing code standards into its building regulations.

Over the next five (5) years, City of Justin plans to evaluate the feasibility and merits of an optional rebate program to encourage replacement of older fixtures with water conserving fixtures. A rebate program may include one or more of the following concepts:

- High-efficiency toilet replacement and rebate.
- Pressure reduction in the system or for individual customers.
- High-efficiency showerhead and sink aerators replacement.
- High-efficiency clothes washer rebates or
- Other indoor water conservation incentive programs.

48-106.7.2 Reuse and Recycling of Wastewater and / or Gray Water

City of Justin cooperates with UTRWD in the promotion of and achieving reuse of treated effluent on a regular basis.

(Describe internal water reuse / recycling efforts, as appropriate)

48-106.7.3 Pressure Control Program

The City of Justin has determined a reasonable system pressure for each pressure zone in its retail distribution system and has installed internal pressure control stations and customer service pressure regulators where needed.

(Further describe pressure control program, as appropriate)

48-106.7.4 Means for Measuring Success

The City of Justin will make every effort to measure and quantify water savings achieved through its programs. The water saving results will be used to monitor the effectiveness and efficiency of City of Justin's water conservation program. The results will also be regularly reported to UTRWD.

48-106.7.5 Water Conserving Landscaping

As part of its public education program, City of Justin encourages its retail customers to incorporate Texas SmartScape® principles into their respective landscapes. Texas Smartscape was developed through the North Central Texas Council of Governments in cooperation with cities, utilities, and other agencies to educate citizens on the ecological, economic, and aesthetic benefit of using landscape plants, shrubs, grasses, and trees that are native or adapted to the regional climate and local conditions. Using Texas SmartScape principles can be both practical and beautiful, using earth-friendly techniques that conserve water resources and protect water quality.

48-106.7.6 Watershed Protection

Protecting our watershed is a priority for every citizen and every community. As a double benefit, strategies that promote water conservation also tend to protect the quality of water resources. Using earth-friendly techniques, such as native and adaptive plant materials and organic techniques for landscaped areas, requires less water and less use of fertilizers, pesticides, and other chemicals. Overuse or improper use of fertilizer, pesticides and other chemicals from landscape activities is also a major source of pollutants that find their way into water resources.

The City of Justin is participating in UTRWD's coordinated program for watershed protection aimed at educating the public about protecting local watersheds and water quality. To help communicate the important role that watersheds have in the water supply for this region, UTRWD created a watershed logo and sign for Customers', such as City of Justin, use. The City of Justin has installed [number] watershed signs along roadways / waterways as a constant reminder that we need to keep our watersheds clean.

Guidance. In 2015, Upper Trinity partnered with Denton County and the Upper Trinity Conservation Trust to develop the Denton County Greenbelt Plan ("Greenbelt Plan"). The Greenbelt Plan identifies greenbelt corridors (the vegetated areas along creeks, rivers, and lakes) that are in need of preservation in order to protect water quality in the three major water supply reservoirs in Denton County. The Greenbelt Plan serves as a guide for municipalities, developers, landowners and others and outlines strategies that can be used to protect and preserve greenbelts in their respective areas. The Greenbelt Plan is voluntary in nature and can be implemented according to the needs of the stakeholders adopting the Greenbelt Plan. The Greenbelt Plan Sponsors continue to encourage the implementation of the Plan throughout the

County by establishing and maintaining a Coordinating Committee, made up of a diverse group of stakeholders, to champion the Greenbelt Plan for years to come.

The City of Justin has adopted the Denton County Greenbelt Plan and is evaluating various strategies to implement in the City of Justin's respective area. The City of Justin is also participating in the Coordinating Committee to encourage other municipalities to adopt the Greenbelt Plan as well.

48-106.7.7 Irrigation System Evaluations / Technical Assistance

To improve water conservation and efficiency in landscape watering practices, City of Justin, in cooperation with UTRWD, provides technical assistance to retail customers (residential, industrial, commercial, and institutional). The City of Justin has partnered with UTRWD to provide irrigation system evaluations to retail customers at no cost. During the evaluation, the licensed irrigator may identify potential system leaks, diagnose equipment malfunctions, and recommend equipment upgrades to enhance water efficiency. During the evaluation, education about good landscape watering practices and the use of earth-friendly materials is also shared with the retail customer.

48-106.7.8 Industrial, Commercial, and Institutional (ICI) Audits

City of Justin, in coordination with UTRWD, offers an outreach program to assist large water users find ways to operate more efficiently, save water and energy and lower their costs. Water savings are realized as the ICI customers implement audit recommendations. In addition to these audits, ICI customers who have implemented said recommendations and have taken proactive steps in using water more wisely and efficiently are publicly recognized.

In 2018, the Denton County Commissioners Court entered into an agreement to make the Property Assessed Clean Energy (PACE) financing program available to non-residential property owners. The PACE program provides low cost, long-term financing for energy and water efficiency upgrades for commercial, industrial, institutional, and multi-family properties. The city of Justin may promote this to ICI customers to encourage water use reduction.

48-106.7.9 In-House Water Conservation Efforts

City of Justin has implemented an in-house water conservation program, including the following elements (*adapt as needed*):

- The City of Justin uses native or adapted drought tolerant plants, trees, and shrubs in many of its landscapes.
- Irrigation at City of Justin's facilities occurs during off-peak times at night and early morning to avoid evaporation losses.
- Irrigation is limited to the amount needed to promote survival and health of plants and lawns, including limitation on frequency and time-of-day watering (see Section 5.6).
- Irrigation will be avoided on Saturday and Sunday, if possible, since these are periods of high

water use by the public and

- Irrigation will be accomplished with treated wastewater effluent wherever feasible and practicable.

48-106.7.10 Water Conservation Coordinator

UTRWD requires each Customer, such as City of Justin, to designate a Water Conservation Coordinator. State law now requires utilities with 3,300 connections or more to designate a Water Conservation Coordinator, according to Section 13.146 of the Texas Water Code. The Conservation Coordinator is responsible for the preparation, implementation, and enforcement of City of Justin's water conservation and drought contingency plans, as well as the preparation and submittal of annual conservation status reports and implementation of City of Justin's conservation program.

SECTION 48-106.8 Implementation and Enforcement

A copy of City of Justin's ordinance / resolution / tariff indicating official adoption of the water conservation plan is provided in Appendix C. The Water Conservation Coordinator is authorized to implement and enforce the Plan as described in Section 7.10. Such responsibilities may involve:

- Overseeing the execution and administration of all Plan elements;
- Supervising the keeping of records for the program verification and to assess the program effectiveness and
- Making recommendations for changes to the Plan as needed.

SECTION 48-106.9 Coordination with Regional Water Planning Group and UTRWD

The City of Justin has coordinated with the Region C Water Planning Group and UTRWD to ensure consistency with the approved regional water plan and UTRWD's water conservation plan. The City of Justin sent a copy of the draft ordinance(s) or resolution(s) implementing the Plan and the water utility profile to UTRWD for review and approval. After adoption, City of Justin sent the final ordinance(s) or resolution(s), the Plan, and the adopted water profile to UTRWD. Appendix D includes a copy of the letter sent to the Chair of the Region C Water Planning along with City of Justin's Plan.

SECTION 48-106.10 Review and Update of Water Conservation Plan and Annual Reports

As required by TCEQ rules, the City of Justin will review and update this Plan every five (5) years. The Plan will be updated as appropriate based on an assessment of the previous five-year and ten-year targets and any other new or updated information. The next revision of the Plan is due by May 1, 2019. Any revised Plan must be submitted to the TCEQ within 90 days of adoption and include an implementation report as provided in Appendix E. The revised plan must also be submitted to the TWDB within 90 days of adoption.

The City of Justin is also required to submit an annual report. Annual reports are due to TWDB by May 1 of each year to report City of Justin’s progress in implementing its water conservation plan. Said report will be used to monitor the effectiveness and efficiency of City of Justin’s water conservation program. The results of the annual report may also be used to plan conservation-related activities for the following year. The City of Justin will send a copy of the annual report to UTRWD by March 31 of each year.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 11th DAY OF APRIL, 2024.

PASSED ON SECOND READING BY THE CITY COUNCIL ON THE ____ DAY OF _____, 2024.

APPROVED:

**JAMES CLARK,
MAYOR**

ATTEST:

**BRITTANY ANDREWS,
CITY SECRETARY**

APPROVED AS TO FORM:

**MATTHEW BOYLE
CITY ATTORNEY**



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

Agenda Item: 4. (CONSENT AGENDA)

Title: Consider and take appropriate action upon Ordinance 777-24 on second reading to approve a mid-year budget amendment.

Department: Administration

Contact: Josh Armstrong, Finance Director

Recommendation:

Approve Ordinance 777-24 as presented.

Background:

This mid-year budget amendment includes salary adjustments for two current employees. The rate also includes their benefits and retirement. We are promoting Janet from Human Resources Generalist to Human Resources Director. We will be promoting Matt Cyr from Director of Development Services to Director of Development and Economic Development. Both staff members have been working well outside their current positions and we are excited for their growth opportunities here at the city. The budget amendment does not reflect the sales tax revenues that will offset this increase, but we anticipate those revenues will be higher than what was originally budgeted for.

City Attorney Review: No

Attachments:

1. FY23-24 Budget Amendment - April 2024
2. FY23-24 BUDGET Amendment - ORDINANCE

BUDGET AMENDMENT

FY 2023-2024

General Fund Amended Expenditures

ACCOUNT NUMBER		EXPENDITURE	FY 2023-2024 BUDGET	FY 2023-2024 BUDGET AMENDMENT	CHANGE
100-1500-616010	Salaries		738,198	760,743	22,545
100-1500-616030	Social Security		43,655	45,053	1,398
100-1500-616035	Medicare		10,210	10,537	327
100-1650-616040	Retirement		43,765	45,402	1,637
100-7410-616010	Salaries		458,474	474,895	16,421
100-7410-616030	Social Security		27,241	28,259	1,018
100-7410-616035	Medicare		6,371	6,609	238
100-7410-616040	Retirement		33,782	34,974	1,192
					44,775

CITY OF JUSTIN, TEXAS

ORDINANCE NUMBER 764-23

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS
AMENDING ORDINANCE NUMBER 760-23, AUTHORIZING CERTAIN BUDGET
AMENDMENTS PERTAINING TO THE FY 2023-2024 BUDGET; AS SET OUT IN
EXHIBIT “A”; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.**

WHEREAS, the City Council approved Ordinance number 760-23 Fiscal Year 2023-2024 Budget beginning October 1, 2023 and ending September 30, 2024; and,

WHEREAS, City Departments regularly review their budget appropriations to ensure they are within budget parameters and determine if any changes are necessary; and,

WHEREAS, based on reviews by City Departments, the City Manager and Finance Director have prepared amendments to certain appropriations and expenditures in the Fiscal Year 2022-2023 Budget and submitted to the City Council for approval and a true and correct copy is attached as Exhibit “A”; and,

WHEREAS, the City Council has the authority to approve amendments to Ordinance 760-23; City Budget; and,

WHEREAS, the City Council has determined that the proposed amendments to the Fiscal Year 2023-2024 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. 760-23, the Fiscal Year 2023-2024 Budget Ordinance, is hereby amended to incorporate the changes set out in Exhibit “A” and are hereby authorized and approved.

SECTION 2. The City Council further finds the amended budget line items will not cause the total expenditures in the budget to exceed the total original budgeted amount.

SECTION 3. All portions of the existing FY 2023-2024 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.

**PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 12^h DAY OF
SEPTEMBER, 2023.**

**PASSED ON SECOND READING BY THE CITY COUNCIL ON THE 26th DAY OF
SEPTEMBER, 2023.**

**James Clark,
Mayor**

ATTESTED:

**Brittany Andrews,
City Secretary**

APPROVED AS TO FORM:

City Attorney



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

Agenda Item: 5. (CONSENT AGENDA)

Title: Consider and take appropriate action upon Resolution 674-24 amending the City of Justin Fee Schedule.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval.

Background:

Our existing fee structure inadequately categorizes school buildings, leading to potential discrepancies in fee assessments. At the request of Northwest ISD this has necessitated a reevaluation of the fee schedule. Staff has met with the school district several times about this matter to work towards an equitable fee that covers the cost of services, but ensures coverage of these services. After careful consideration and revisions, Staff with input and collaboration from Northwest ISD proposes the following fee adjustments specifically tailored for school buildings.

Proposed Fee Schedule: 30% of the original permit fee (\$114,900)

Grapevine has a similar provision in their fee schedule, which is attached in the packet for review.

Original Permit Fees: \$383,000

Other Cities:

These structures are similar square-footage and valuation.

City of Fort Worth (Hatfield): \$68,028.37
City of Fort Worth (Berkshire): \$97,740.70
City of Newark (Seven Hills): \$95,861.90
City of Fort Worth (Carter): \$27,162.50
Town of Northlake (Daniel): \$137,930.20
City of Haslet: \$92,300.00
City of Justin Proposed: \$114,900

Cost of Services**Building Inspection Fees:** No more than \$30,000**Plan Review Fee:** No more than \$37,000**Fire Plan Review Fee:** No more than \$22,980**Fire Inspection Fees:** No more than \$12,000**Revenue expected:** \$12,920- \$45,920

The revenue generated is dependent on the ultimate cost of service. Staff has provided the maximum cost of these services above. There is a likelihood of cost savings in multiple areas based on conversations with our third party services.

These adjustments reflect a more equitable fee structure for schools by considering their unique nature and the community benefits they provide. The adjusted fees have been calculated to cover the necessary costs associated with reviewing, inspecting, and administering permits for school projects without imposing excessive financial burdens. These fees are intended to be fair to all parties involved and are based on the revised contracts with our third-party reviewers. If approved then the School District would pay the building permit fee and be released for construction in early May.

The proposed fee schedule also incorporates the already updated utility rate changes that was approved by City Council in March. The rates have been in effect, however, for consistency sake, the document has been updated to avoid any potential confusion.

City Attorney Review: No

Attachments:

1. Grapevine Example
2. Master Fee Schedule Resolution 042524
3. 2024-04-25 Master Fee Schedule - DRAFT - Redlined
4. 2024-04-25 Master Fee Schedule - DRAFT - Clean



Search in document



Grapevine > Packets > City Council > 2019 > 2019-06-18 > Item 10 - AM19-02 Permit Fees

↑ ↓ 6 / 7 ⌨ 🔍 ⊕ ⊖ Fit width 📄 🖨 View images ⋮

OTHER INSPECTIONS AND FEES:

1. Certificate of Occupancy.....\$50.00
2. Inspections outside of normal business hours.....\$42.00 per hour* (minimum charge-two hours)
3. Reinspection fees assessed under provisions of Section 108.5.....\$42.00
4. Inspections for which no fee is specifically indicated.....\$42.00 per hour* (minimum charge-one-half hour)
5. Additional plan review required by changes, additions or revisions to plans.....\$42.00 per hour*
6. For use of outside consultants for plan checking and inspections, or both.....actual costs**
7. Foundation permits or any partial permit.....10% of building permit fee in addition to building permit fee
8. Plan review fee (not applicable to Group R-3 private residences).....65% of building permit fee in addition to building permit fee
9. Building permit fees for the Grapevine- Colleyville Independent School District.....25% of the fees established in Table No. 1-A-Building Permit Fees
10. Project valuation to be determined by the regional construction valuation table, adopted by the city, or the contract valuation whichever is greater. Permit valuations shall include all work required for a completed project, including profit, but need not include the value or cost of the land. Other methods for determining the project valuations for unique or unusual projects may be approved by the Building Official.
11. Public Works Antenna or Equipment Installation Charge on City Owned Water Towers Only\$350.00
*Or the total hourly cost of the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.
**Actual costs include administrative and overhead costs.

LOT DRAINAGE FEES

Single Family& Duplex \$150.00

Swimming Pools \$150.00

All remaining classifications

Full Acre Cost \$350.00 Per Acre

Portion Other than Full Acre \$350.00 x Percentage of Full

C:\Users\tbrooksV\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\ZGEKYT8Y\BLDG Permit Fees Impact Fees 6-18-19(00000002).doc

Rev 4-26-17/3-19/6-18-19

RESOLUTION NO. 674-24

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

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

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

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

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

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

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

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

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

APPROVED:

James Clark, Mayor

ATTEST:

Brittany Andrews, City Secretary

APPROVED AS TO FORM:

City Attorney

CITY OF JUSTIN, TEXAS
RESOLUTION # ____ - ____ - ____
APPROVED _____

**EXHIBIT “A”
MASTER FEE SCHEDULE**

I. ADMINISTRATIVE SERVICES

Insufficient Funds	\$25.00/check
Police Department Accident Report (Uncertified)	\$6.00
Police Department Accident Report (Certified)	\$8.00
Copies (B&W)	\$0.10/page
Copies (Color)	\$0.20/page
Notary Signature	\$3.00/signature
Credit Card Convenience Fee	3% of Transaction
Open Records Request	
Personnel Labor Cost	\$15.00/hour
Cost per Page (8.5”x11”)	\$0.10/page
Cost per Page (Oversized)	\$0.50/page
Shipping	Actual Cost
Personnel Overhead	20% of Total Cost

(Ord. No. 304, § 1, 3-12-2001; Ord. No. 542, § 1, 5-14-12)

II. LIBRARY

Library Fees

Late Return Fees	Books - \$0.25/day Media - \$1.00/day
Lost/Damage Item Fee	Total cost of item + \$3.00 processing fee
Replacement Library Card	\$1.00
Printing Fee	Black & White - \$0.10/page with ink Color - \$0.25/page with ink

III. BUILDING & PERMITTING

New Construction

New Single Family Residential	
Building Permit	\$1.00 per square-foot
Plan Review	N/C
Fire Code Review (If Applicable)	20% of Building Permit
New Multi-Family Residential	
Building Permit	\$1.00 per square-foot
Plan Review	Based on commercial fee valuation chart
Fire Code Review (If Applicable)	20% of Building Permit
New Commercial	
Building Permit	Based on commercial fee valuation chart
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit
<i>*ICC Valuation Table to be utilized and determine valuation of construction</i> https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	

Other New Construction Fees

Final Certificate of Occupancy	\$150
Energy Code (Recheck)	\$300
Driveway with Curb Cut	\$100
Driveway with Culvert	\$200
Sign Permit	\$50
Wastewater Plumbing Permit	\$100
Customer Service Inspection	\$100
Irrigation	\$100
New Fence	\$100
Replacement Fence	\$25
Accessory Building	\$0.50 per square-foot
Residential Swimming Pool	\$400
Re-Inspection Fees	
Re-Inspection after first red-tag	\$50.00
Re-Inspection after second red-tag	\$100.00
Re-Inspection after third red-tag	\$150.00
All re-inspections after fourth red-tag	\$300.00

Work Without Permit

Double the requisite permit fee for anyone caught working without a permit.

Alterations, Remodels, and Additions

Residential Remodels	
Building Permit	\$0.50 per square foot
Plan Review (Not Required)	N/C
Minimum Fee	\$100
Residential Additions	
Building Permit	\$0.50 per square foot
Plan Review	N/C
Fire Code Review (If Applicable)	20% of Building Permit
Commercial Remodels	
Building Permit	Based on commercial fee valuation chart
Plan Review	65% of building permit
Fire Code Review (If Applicable)	20% of building permit
<i>*ICC Valuation Table to be utilized and determine valuation of construction</i> https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	
Commercial Additions	
Building Permit	Based on commercial fee valuation chart
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit
<i>*ICC Valuation Table to be utilized and determine valuation of construction</i> https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	

NORTHWEST ISD FEES

*Northwest Independent School District shall be charged 30% of the total fee amounts for commercial building permits set herein instead of full price (i.e. Building Permit Fee, Plan Review Fee, and Fire Review Fee). This shall only include the fees associated with the building permit submittal and not any other incidental fees (i.e. reinspect fees, fire sprinkler permit applications, etc.).

Commercial Fee Valuation Chart

Commercial Valuation	Permit Fee	Totals
\$1 to \$500	\$28.20	Min. \$100.00
\$501 to \$2,000	\$28.20 for the first \$500, plus \$3.66 for each additional \$100 or fraction thereof	Min. \$100.00
\$2,001 to \$25,000	\$83.10 for the first \$2,000, plus \$16.80 for each additional \$1,000 or fraction thereof	Min. \$100.00 to \$469.50
\$25,001 to \$50,000	\$469.50 for the first \$25,000, plus \$12.12 for each additional \$1,000 or fraction thereof	\$469.50 to \$772.50
\$50,001 to \$100,000	\$772.50 for the first \$50,000, plus \$8.40 for each additional \$1,000 or fraction thereof	\$772.50 to 1,192.50
\$100,001 to \$500,000	\$1,192.50 for the first \$100,000, plus \$6.72 for each additional \$1,000 or fraction thereof	\$1,192.50 to \$3,880.50
\$500,001 to \$1,000,000	\$3,880.50 for the first \$500,000, plus \$5.70 for each additional \$1,000 or fraction thereof	\$3,880.50 to \$6,730.50
\$1,000,001 and up	\$6,730.50 for the first \$500,000, plus \$4.38 for each additional \$1,000 or fraction thereof	\$6,730.50 and up
Plan Review Fee	a non-refundable plan review fee equal to 65% of permit fee	Plan review fee is due at time of building permit plan submittal

Licenses, Registrations, and Trades

Registration for Un-Licensed Contractors	\$50
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Registration for State Licensed Contractors	N/C
Electrical, Gas, Mechanical, Plumbing Permit	\$100

Rental Certificate of Occupancy Fees

Rental Certificate of Occupancy Application (includes two inspections)	\$100.00 annually
Additional Inspections	\$100.00/inspection
Appeal (refundable upon decision overturn by Council)	\$200.00

Other Charges

Additional Plan Review	\$100/review
Inspections Not Specifically Indicated	\$100
Demolition Permit (if not associated with any other permit)	\$100

(Ord. No. 451-08, § 1, 8-11-08; Ord. No. 492, § 1, 7-12-10)

IV. BUSINESS RELATED

Alcohol Sales with Off-Premise Consumption	50% of state fee
Vendor's License	\$30 + \$20 Vest Deposit
Itinerant Business	\$25.00
Sexually Oriented Business	\$1,000.00 annually
Oil and Gas Pipeline	\$14,500.00
Mobile Home Park	
Construction/Placement Permit	\$100.00
Park License	\$100.00 \$10.00/space annually
Alarm System	
Business	\$25.00
Residence	\$15.00
Truck Route Usage	
Single Trip	\$5.00
Period (Not to exceed 30 days)	\$10.00

(Ord. No. 549, § 1, 1-28-13)

V. FOOD ESTABLISHMENT

Regular Permit for Food Service Establishment	\$200.00 annually
Retail Open Market Permit	\$150.00 annually
Retail Food Store (Grocery) Permit	\$200.00 annually

Mobile Food Permit (Open Food)	\$200.00 annually
Mobile Food Permit (Packaged Food)	\$150.00 annually
Mobile Food Permit (Seasonal - 6 months or less)	\$100.00/season
Temporary Permits	\$75.00/space
Change of Ownership Inspection	\$75.00
Re-Inspection	\$125.00
Complaint Investigative Fee	\$125

(Ord. No. 462-08, §§ 1, 2, 12-8-08)

VI. INSPECTION

Fire Prevention Permit Fees

Multi-family	
Apartment Complex Annual Fire Inspection	\$50.00/building
Multi-Family Unit Inspection	\$50.00/building + \$75.00/unit
Re-inspection Fee for Apartment Complex	150% of Original Fee
Annual Inspection	
Assembly Group A	\$0.015/ft ² \$50.00 minimum \$300.00 maximum
Business Group B	\$0.017/ft ² \$50.00 minimum \$300.00 maximum
Educational Group E	\$0.01/ft ² \$50.00 minimum \$250.00 maximum
Factory Industrial Group F	\$0.02/ft ² \$50.00 minimum \$400.00 maximum
High Hazard Group H	\$0.025/ft ² \$50.00 minimum \$500.00 maximum
Institutional Group I	\$0.01/ft ² \$50.00 minimum \$175.00 maximum
Residential Groups R1/R4	\$0.015/ft ² \$50.00 minimum \$300.00 maximum
Storage Group S	\$0.012/ft ² \$50.00 minimum \$300.00 maximum

Miscellaneous	
Tents and Air-supported Structures	\$50.00/structure
Fire Hydrant Flow Test	\$150.00
Explosives/Blasting Agents	\$200.00
Fireworks	\$100.00
Fumigation/Thermal Insect Fog	\$50.00
Places of Assembly	\$50.00
Access Control	\$50.00
Miscellaneous	\$50.00
Flammable/Combustible Liquids/Tanks	\$50.00
Liquefied Petroleum Gases	\$25.00
Christmas Tree Lots	\$50.00
New Installation/Acceptance Test	
Fire Sprinkler System	\$125.00/riser + \$0.012/ft ²
Fire Sprinkler Remodel (First 40 Heads)	\$50.00
Fire Sprinkler Remodel (41+ Heads up to 50% of System)	\$100.00
Fire Sprinkler Remodel (More than 50% of System)	\$125.00 + \$0.012/ft ²
Automatic Extinguishing System	\$75.00/system
Fire Alarm System	\$100.00/system + \$2.00/device
Fire Alarm Remodel/Alteration (First 10 Devices)	\$50.00
Fire Alarm Remodel/Alteration (11+ Devices up to 50% of System)	\$100.00
Fire Alarm Remodel/Alteration (Over 50% of System)	\$100.00/system + \$2.00/device
Standpipe System	\$100.00/system
Re-Inspection	
1 st Re-Inspection	50% of Original Fee
Subsequent Re-Inspections	150% of Original Fee

(Ord. No. 461-08, § 1, 12-8-08)

Pool Permit Fees

Commercial or Public Pool Permit or Inspection	\$150/Inspection
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Construction Inspection Fees

Pursuant to H.B. 3492, the City Council approved a contract with NewGen Strategies and Solutions, LLC, to undertake a comprehensive study. This study aims to accurately identify the legitimate costs associated with development inspection fees that can be imposed. The table below is the actual cost from the study.

Approved by City Council Resolution #674-24 on 04/25/2024 [to reflect utility rate changes approved by council via resolution XXX-24](#)

Position	Loaded Total Hourly Rate	Average Hourly Rate	Minimum Hourly Rate	Maximum Hourly Rate
Parks Worker	\$32.57	\$37.16	\$32.57	\$48.69
Code Enforcement	40.39	44.37	33.38	49.25
Utility Maintenance – Water	39.02	35.82	33.48	39.02
Construction Inspector	49.25	51.43	49.25	53.62
Municipal Maintenance – Streets	28.97	31.80	28.97	34.62
Utility Maintenance - Wastewater	35.18	46.54	35.18	69.29

Description	Hourly Rate (Purchased)	Hourly Rate (leased)	Minimum Hourly Rate	Maximum Hourly Rate
Chevy Silverado	\$19.44	\$21.06	\$15.56	\$21.06
Ford F350	\$31.11	\$33.69	\$31.11	\$37.90
Ford F700	\$58.33	\$63.17	\$58.33	\$63.17

Code Enforcement

Code Enforcement Admin Fee	\$70
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VII. NOISE

Application	\$25.00
Short-term Sound Permit	\$75.00
Outdoor Event Sound Permit	\$150.00
Venue Sound Permit	\$300.00

(Ord. No. 557, § 1, 9-9-13)

VIII. PLANNING, ZONING, AND DEVELOPMENT (INCLUDING CONSULTANT FEES)

Development Request	City Application Fee	Minimum Planning Review Fee	Minimum Engineering Review Fee	Total Minimum Fees
Annexation Application	\$500	N/A	N/A	\$500

Developers Agreement Application	\$500	\$250	\$250	\$1,000
Specific Use Permit (*Note: does not include SUP for gas well drilling; see Ord. No. 496-10)	*\$400	*\$435	*\$250	*\$1,085
Amendment to existing application (SUP, Site Plan, Zoning, or Plat)	\$400	NA	NA	*\$400
Site Plan	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$435	\$250	\$1,085 (Varies with size)
Civil Plan	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$435	\$250	\$1,085 (Varies with size)
Replat Fee	\$150	\$435	\$300	\$885
Zoning Change	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$200	\$250	\$750 (Varies with size)
Planned Development	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$200	\$500	\$1,000 (Varies with size)
Civil Plans Additional Review	\$300 + \$5 per residential lot or \$5 per commercial acre	N/A	N/A	\$300 (Varies with size)
Minor Subdivision Additional Review	\$50	\$150 + \$20 per acre	\$150 + \$50 per acre	\$350 + (Varies with size)

Minor Subdivision Final Plat	\$350	\$435+ \$20/acre	\$500 + \$100/acre	\$1,285 + (Varies with size)
Preliminary Plat	\$300 + \$20 per residential lot or \$20 per acre if commercial	\$725 + either \$20/res. lot or \$20/ com. acre	\$900 + either \$100 per residential lot or \$250 per commercial acre	\$1,925 + (Varies with size)
Major Subdivision Additional Review	\$150 + \$20 per residential lot or \$20 per acre if commercial	\$350 + \$20 per residential lot or \$20 per acre if commercial	\$450 + either \$50 per residential lot or \$125 per commercial acre	\$950 + (Varies with size)
Major Subdivision Final Plat	\$450 + \$20 per residential lot or \$20 per acre if commercial	\$725 + \$20 per residential lot or \$20 per acre if commercial	\$900 + either \$25 per residential lot or \$50 per commercial acre	\$2,025 + (Varies with size)
Multi-Family Preliminary Plat & Supporting Plans	\$300 + \$50 per acre	\$750 + \$50 per acre	\$900 + \$300 per acre	\$1,950 + (Varies with size)
Multi-Family Additional Review	\$150 + \$50 per acre	\$350 + \$50 per acre	\$450 + \$150 per acre	\$950 + (Varies with size)
Multi-Family Final Plat	\$400 + \$50 per acre	\$750 + \$50 per acre	\$900 + \$150 per acre	\$2,050 + (Varies with size)
Plat Vacating	\$400	\$300	\$300	\$1,000
Board of Adjustment (Commercial, MF, Non-Owner-Occupied)	\$250	\$500	N/A	\$750
Board of Adjustment (Residence)	\$150	\$150	N/A	\$300
Flood Plain Development Permit Exemption Certificate	\$50	-	\$200	\$250
Flood Plain Development Permit (w/o	\$75	-	\$450	\$525

FEMA FIRM amendment)				
Flood Plain Development Permit (w/FEMA FIRM amendment)	\$150	-	\$900	\$1,050
Pre-Application conference with city engineer and/or planner	\$500	\$0	\$0	\$500

(Ord. No. 358, § 1, 8-11-03; Ord. No. 362, § 1, 12-8-03; Ord. No. 435, § 1, 12-10-07; Ord. No. 507, § 3-14-11)

Fee in lieu of Parkland Dedication	\$2,500.00/dwelling unit
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IX. SPECIAL EVENT

Application	\$25.00
Block Party Special Event	\$30.00
Business Promotion Special Event	\$50.00
Outdoor Special Event	
0-200 Attendees	\$25.00
201-400 Attendees	\$50.00
401-800 Attendees	\$75.00
801-1,000 Attendees	\$100.00
1,001-5,000 Attendees	\$200.00
5,000+ Attendees	\$300.00
Security Deposit (Resident)	\$200.00
Security Deposit (Non-Resident)	\$250.00

(Ord. No. 558, § 1, 9-9-13)

X. UTILITY RELATED

Water

Deposit	
¾" (65 and older)	\$50.00
¾"	\$150.00
1"	\$200.00
1 ½"	\$250.00
2"	\$450.00

Bulk Water Meter Deposit	\$2,000.00
Meter Cost*	
RG3 Meters:	
¾"	\$179.98
1"	\$279.96
1 ½" Turbine	\$601.09
2" Turbine	\$765.63
4"+	Owner must purchase
AMR Meters:	
¾"	\$528.20
1"	\$586.10
1 ½"	\$942.20
2"	\$1,185.60
3"+	Owner must purchase
<i>*Billed based on which meter is used. RG3 meters will be phased out and replaced with AMR meters beginning in 2022.</i>	
Meter Set Fee	\$100
Tap Fees	
Residential	\$1,500 + Estimated Street Repair
Commercial	\$1,500 + Estimated Street Repair
Impact Fees	
¾"	\$4,761.00
1"	\$7,951.00
1 ½"	\$15,855.00
2"	\$25,378.00
3"	\$55,566.00
4"	\$99,991.00
6"	\$222,219.00
8"	\$380,920.00
10"	\$603,139.00
Consumption Rates	
¾"	\$28.62/first 1,000 gallons + \$0.00606/additional gallon
1"	\$47.69/first 1,000 gallons + \$0.00606/additional gallon
1 ½"	\$95.40/first 1,000 gallons + \$0.00606/additional gallon
2"	\$152.63/first 1,000 gallons + \$0.00606/additional gallon
3"	\$286.20/first 1,000 gallons + \$0.00606/additional gallon
4"	\$477.10/first 1,000 gallons + \$0.00606/additional gallon

6"	\$953.90/first1,000 gallons + \$0.00606/additional gallon
8"	\$1,526.30/first1,000 gallons + \$0.00606/additional gallon
10"	\$2,194.30/first1,000 gallons + \$0.00606/additional gallon
12"	\$4,102.10/first1,000 gallons + \$0.00606/additional gallon
Sprinkler Meter	Reference above depending on meter size; first 49 gallons are no charge
Bulk Consumption Rates	
0-10,000 gallons	\$135.00 flat fee
10,001-25,000 gallons	Flat fee + \$0.005/additional gallon
25,001-40,000 gallons	Flat fee + \$0.00525/additional gallon
40,001+ gallons	Flat fee + \$0.0055/additional gallon

<u>Water Consumption Rates</u>	
<u>Residential, Commercial, & Irrigation:</u>	
<u>Minimum Monthly Fee:</u>	
<u>¾"</u>	<u>\$33.93</u>
<u>1"</u>	<u>\$56.54</u>
<u>1 ½"</u>	<u>\$113.11</u>
<u>2"</u>	<u>\$180.96</u>
<u>3"</u>	<u>\$339.30</u>
<u>4"</u>	<u>\$565.61</u>
<u>6"</u>	<u>\$1,130.89</u>
<u>8"</u>	<u>\$1,809.49</u>
<u>10"</u>	<u>\$2,601.41</u>
<u>12"</u>	<u>\$4,863.19</u>
<u>Volumetric Rates (per 1,000 gallons):</u>	
<u>0-1,000</u>	<u>\$---</u>
<u>1,001-6,000</u>	<u>\$7.18</u>
<u>6,001-12,000</u>	<u>\$7.54</u>
<u>12,001-25,000</u>	<u>\$7.92</u>
<u>25,000+</u>	<u>\$8.32</u>

Water Main Extensions	
Extension	Actual Cost
Fire Hydrant	Actual Cost

Other Fees (Only one charge per bill between water/sewer)	
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	\$25 per occurrence
Reconnection Fee	\$35 during business hours; \$75 after hours
Meter Tampering Fee	\$100

Sewer

Tap Fees	
Residential	\$2,000 + Estimated Street Repair
Commercial	\$2,000 + Estimated Street Repair
Impact Fees	
¾"	\$4,761.00
1"	\$7,951.00
1 ½"	\$15,855.00
2"	\$25,378.00
3"	\$55,566.00
4"	\$99,991.00
6"	\$222,219.00
8"	\$380,920.00
10"	\$603,139.00
Consumption Rates	
<u>Residential:</u>	
0-2,000 gallons	\$22.67 26.88 flat fee
2,001-6,000 gallons	\$22.67 Flat fee + \$0.0064100760/additional gallon
6,001+ gallons	No Charge
<u>Commercial:</u>	
<u>0-2,000</u>	<u>\$26.88 flat fee</u>
<u>2,000+</u>	<u>Flat fee + \$0.00760/additional gallon</u>
Sewer Main Extension	
Extension	Actual Cost
Other Fees (Only one charge per bill between water/sewer)	
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	\$25 per occurrence
Reconnection Fee	\$35 during business hours; \$75 after hours

Sanitation Services

Residential Rates							
Residential					\$12.69		

Commercial Rates							
Lifts Per Week							
Container Size	1	2	3	4	5	6	Extra Lifts
95 Gal	\$28.81	\$42.16					\$46.82
2 CY	\$71.28	\$126.02	\$179.45	\$251.00			\$107.44
3 CY	\$96.48	\$169.88	\$246.82	\$340.63			\$132.71
4 CY	\$120.14	\$218.07	\$338.71	\$447.67			\$157.99
6 CY	\$128.10	\$229.59	\$345.45	\$510.51	\$618.58	\$751.71	\$183.27
8 CY	\$145.19	\$247.13	\$391.79	\$564.18	\$680.83	\$825.42	\$208.55
Front Load Recycle Rates							
6 CY	\$105.20	\$179.47	\$253.71				\$32.32
8 CY	\$111.39	\$191.85	\$266.11				\$32.32
Other Commercial Front Load Fees							
Container w/casters		\$5.69 per lift		Deliver/removal fee		\$44.24	
Container w/locks		\$1.77 per lift		Exchange fee		\$44.24	
Temporary Front Load Fees							
	Per Lift		Delivery		Daily Rent		
6 CY	\$145.94		\$64.20		\$1.20		
Roll Off Rate Schedule							
Container Size		Haul		Delivery		Daily Rent	
20 CY		\$602.50		\$150.61		\$1.26	
30 CY		\$648.26		\$150.61		\$1.26	
40 CY		\$721.15		\$150.61		\$1.26	
20 CY Sludge		\$714.62		\$150.61		\$1.26	
Franchise/Billing Fees – 10% for Residential and Commercial							
All rates subject to sales tax							

XI. MUNICIPAL FACILITIES

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

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

XII. ROADWAY RELATED

Roadway Impact Fees

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

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

XIII. DEVELOPMENT RECOVERY FEES

Ad Valorem*:

For Police Services:

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

For Fire Services:

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

Capital Recovery Fee*:

For Police Services:

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

For Fire Services:

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

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*Approved via resolution 625-23.

**EXHIBIT “A”
MASTER FEE SCHEDULE**

I. ADMINISTRATIVE SERVICES

Insufficient Funds	\$25.00/check
Police Department Accident Report (Uncertified)	\$6.00
Police Department Accident Report (Certified)	\$8.00
Copies (B&W)	\$0.10/page
Copies (Color)	\$0.20/page
Notary Signature	\$3.00/signature
Credit Card Convenience Fee	3% of Transaction
Open Records Request	
Personnel Labor Cost	\$15.00/hour
Cost per Page (8.5”x11”)	\$0.10/page
Cost per Page (Oversized)	\$0.50/page
Shipping	Actual Cost
Personnel Overhead	20% of Total Cost

(Ord. No. 304, § 1, 3-12-2001; Ord. No. 542, § 1, 5-14-12)

II. LIBRARY

Library Fees

Late Return Fees	Books - \$0.25/day Media - \$1.00/day
Lost/Damage Item Fee	Total cost of item + \$3.00 processing fee
Replacement Library Card	\$1.00
Printing Fee	Black & White - \$0.10/page with ink Color - \$0.25/page with ink

III. BUILDING & PERMITTING

New Construction

New Single Family Residential	
Building Permit	\$1.00 per square-foot
Plan Review	N/C
Fire Code Review (If Applicable)	20% of Building Permit
New Multi-Family Residential	
Building Permit	\$1.00 per square-foot
Plan Review	Based on commercial fee valuation chart
Fire Code Review (If Applicable)	20% of Building Permit
New Commercial	
Building Permit	Based on commercial fee valuation chart
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit
<i>*ICC Valuation Table to be utilized and determine valuation of construction</i> https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	

Other New Construction Fees

Final Certificate of Occupancy	\$150
Energy Code (Recheck)	\$300
Driveway with Curb Cut	\$100
Driveway with Culvert	\$200
Sign Permit	\$50
Wastewater Plumbing Permit	\$100
Customer Service Inspection	\$100
Irrigation	\$100
New Fence	\$100
Replacement Fence	\$25
Accessory Building	\$0.50 per square-foot
Residential Swimming Pool	\$400
Re-Inspection Fees	
Re-Inspection after first red-tag	\$50.00
Re-Inspection after second red-tag	\$100.00
Re-Inspection after third red-tag	\$150.00
All re-inspections after fourth red-tag	\$300.00

Work Without Permit

Double the requisite permit fee for anyone caught working without a permit.

Alterations, Remodels, and Additions

Residential Remodels	
Building Permit	\$0.50 per square foot
Plan Review (Not Required)	N/C
Minimum Fee	\$100
Residential Additions	
Building Permit	\$0.50 per square foot
Plan Review	N/C
Fire Code Review (If Applicable)	20% of Building Permit
Commercial Remodels	
Building Permit	Based on commercial fee valuation chart
Plan Review	65% of building permit
Fire Code Review (If Applicable)	20% of building permit
<i>*ICC Valuation Table to be utilized and determine valuation of construction</i> https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	
Commercial Additions	
Building Permit	Based on commercial fee valuation chart
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit
<i>*ICC Valuation Table to be utilized and determine valuation of construction</i> https://www.iccsafe.org/wp-content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	

NORTHWEST ISD FEES

*Northwest Independent School District shall be charged 30% of the total fee amounts for commercial building permits set herein instead of full price (i.e. Building Permit Fee, Plan Review Fee, and Fire Review Fee). This shall only include the fees associated with the building permit submittal and not any other incidental fees (i.e. reinspect fees, fire sprinkler permit applications, etc.).

Commercial Fee Valuation Chart

Commercial Valuation	Permit Fee	Totals
\$1 to \$500	\$28.20	Min. \$100.00
\$501 to \$2,000	\$28.20 for the first \$500, plus \$3.66 for each additional \$100 or fraction thereof	Min. \$100.00
\$2,001 to \$25,000	\$83.10 for the first \$2,000, plus \$16.80 for each additional \$1,000 or fraction thereof	Min. \$100.00 to \$469.50
\$25,001 to \$50,000	\$469.50 for the first \$25,000, plus \$12.12 for each additional \$1,000 or fraction thereof	\$469.50 to \$772.50
\$50,001 to \$100,000	\$772.50 for the first \$50,000, plus \$8.40 for each additional \$1,000 or fraction thereof	\$772.50 to 1,192.50
\$100,001 to \$500,000	\$1,192.50 for the first \$100,000, plus \$6.72 for each additional \$1,000 or fraction thereof	\$1,192.50 to \$3,880.50
\$500,001 to \$1,000,000	\$3,880.50 for the first \$500,000, plus \$5.70 for each additional \$1,000 or fraction thereof	\$3,880.50 to \$6,730.50
\$1,000,001 and up	\$6,730.50 for the first \$500,000, plus \$4.38 for each additional \$1,000 or fraction thereof	\$6,730.50 and up
Plan Review Fee	a non-refundable plan review fee equal to 65% of permit fee	Plan review fee is due at time of building permit plan submittal

Licenses, Registrations, and Trades

Registration for Un-Licensed Contractors	\$50
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Registration for State Licensed Contractors	N/C
Electrical, Gas, Mechanical, Plumbing Permit	\$100

Rental Certificate of Occupancy Fees

Rental Certificate of Occupancy Application (includes two inspections)	\$100.00 annually
Additional Inspections	\$100.00/inspection
Appeal (refundable upon decision overturn by Council)	\$200.00

Other Charges

Additional Plan Review	\$100/review
Inspections Not Specifically Indicated	\$100
Demolition Permit (if not associated with any other permit)	\$100

(Ord. No. 451-08, § 1, 8-11-08; Ord. No. 492, § 1, 7-12-10)

IV. BUSINESS RELATED

Alcohol Sales with Off-Premise Consumption	50% of state fee
Vendor's License	\$30 + \$20 Vest Deposit
Itinerant Business	\$25.00
Sexually Oriented Business	\$1,000.00 annually
Oil and Gas Pipeline	\$14,500.00
Mobile Home Park	
Construction/Placement Permit	\$100.00
Park License	\$100.00 \$10.00/space annually
Alarm System	
Business	\$25.00
Residence	\$15.00
Truck Route Usage	
Single Trip	\$5.00
Period (Not to exceed 30 days)	\$10.00

(Ord. No. 549, § 1, 1-28-13)

V. FOOD ESTABLISHMENT

Regular Permit for Food Service Establishment	\$200.00 annually
Retail Open Market Permit	\$150.00 annually
Retail Food Store (Grocery) Permit	\$200.00 annually

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Mobile Food Permit (Open Food)	\$200.00 annually
Mobile Food Permit (Packaged Food)	\$150.00 annually
Mobile Food Permit (Seasonal - 6 months or less)	\$100.00/season
Temporary Permits	\$75.00/space
Change of Ownership Inspection	\$75.00
Re-Inspection	\$125.00
Complaint Investigative Fee	\$125

(Ord. No. 462-08, §§ 1, 2, 12-8-08)

VI. INSPECTION

Fire Prevention Permit Fees

Multi-family	
Apartment Complex Annual Fire Inspection	\$50.00/building
Multi-Family Unit Inspection	\$50.00/building + \$75.00/unit
Re-inspection Fee for Apartment Complex	150% of Original Fee
Annual Inspection	
Assembly Group A	\$0.015/ft ² \$50.00 minimum \$300.00 maximum
Business Group B	\$0.017/ft ² \$50.00 minimum \$300.00 maximum
Educational Group E	\$0.01/ft ² \$50.00 minimum \$250.00 maximum
Factory Industrial Group F	\$0.02/ft ² \$50.00 minimum \$400.00 maximum
High Hazard Group H	\$0.025/ft ² \$50.00 minimum \$500.00 maximum
Institutional Group I	\$0.01/ft ² \$50.00 minimum \$175.00 maximum
Residential Groups R1/R4	\$0.015/ft ² \$50.00 minimum \$300.00 maximum
Storage Group S	\$0.012/ft ² \$50.00 minimum \$300.00 maximum

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Miscellaneous	
Tents and Air-supported Structures	\$50.00/structure
Fire Hydrant Flow Test	\$150.00
Explosives/Blasting Agents	\$200.00
Fireworks	\$100.00
Fumigation/Thermal Insect Fog	\$50.00
Places of Assembly	\$50.00
Access Control	\$50.00
Miscellaneous	\$50.00
Flammable/Combustible Liquids/Tanks	\$50.00
Liquefied Petroleum Gases	\$25.00
Christmas Tree Lots	\$50.00
New Installation/Acceptance Test	
Fire Sprinkler System	\$125.00/riser + \$0.012/ft ²
Fire Sprinkler Remodel (First 40 Heads)	\$50.00
Fire Sprinkler Remodel (41+ Heads up to 50% of System)	\$100.00
Fire Sprinkler Remodel (More than 50% of System)	\$125.00 + \$0.012/ft ²
Automatic Extinguishing System	\$75.00/system
Fire Alarm System	\$100.00/system + \$2.00/device
Fire Alarm Remodel/Alteration (First 10 Devices)	\$50.00
Fire Alarm Remodel/Alteration (11+ Devices up to 50% of System)	\$100.00
Fire Alarm Remodel/Alteration (Over 50% of System)	\$100.00/system + \$2.00/device
Standpipe System	\$100.00/system
Re-Inspection	
1 st Re-Inspection	50% of Original Fee
Subsequent Re-Inspections	150% of Original Fee

(Ord. No. 461-08, § 1, 12-8-08)

Pool Permit Fees

Commercial or Public Pool Permit or Inspection	\$150/Inspection
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Construction Inspection Fees

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Chevy Silverado	\$19.44	\$21.06	\$15.56	\$21.06
Ford F350	\$31.11	\$33.69	\$31.11	\$37.90
Ford F700	\$58.33	\$63.17	\$58.33	\$63.17

Code Enforcement

Code Enforcement Admin Fee	\$70
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VII. NOISE

Application	\$25.00
Short-term Sound Permit	\$75.00
Outdoor Event Sound Permit	\$150.00
Venue Sound Permit	\$300.00

(Ord. No. 557, § 1, 9-9-13)

VIII. PLANNING, ZONING, AND DEVELOPMENT (INCLUDING CONSULTANT FEES)

Development Request	City Application Fee	Minimum Planning Review Fee	Minimum Engineering Review Fee	Total Minimum Fees
Annexation Application	\$500	N/A	N/A	\$500

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approved by council via resolution XXX-24

Developers Agreement Application	\$500	\$250	\$250	\$1,000
Specific Use Permit (*Note: does not include SUP for gas well drilling; see Ord. No. 496-10)	*\$400	*\$435	*\$250	*\$1,085
Amendment to existing application (SUP, Site Plan, Zoning, or Plat)	\$400	NA	NA	*\$400
Site Plan	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$435	\$250	\$1,085 (Varies with size)
Civil Plan	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$435	\$250	\$1,085 (Varies with size)
Replat Fee	\$150	\$435	\$300	\$885
Zoning Change	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$200	\$250	\$750 (Varies with size)
Planned Development	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$200	\$500	\$1,000 (Varies with size)
Civil Plans Additional Review	\$300 + \$5 per residential lot or \$5 per commercial acre	N/A	N/A	\$300 (Varies with size)
Minor Subdivision Additional Review	\$50	\$150 + \$20 per acre	\$150 + \$50 per acre	\$350 + (Varies with size)

Minor Subdivision Final Plat	\$350	\$435+ \$20/acre	\$500 + \$100/acre	\$1,285 + (Varies with size)
Preliminary Plat	\$300 + \$20 per residential lot or \$20 per acre if commercial	\$725 + either \$20/res. lot or \$20/ com. acre	\$900 + either \$100 per residential lot or \$250 per commercial acre	\$1,925 + (Varies with size)
Major Subdivision Additional Review	\$150 + \$20 per residential lot or \$20 per acre if commercial	\$350 + \$20 per residential lot or \$20 per acre if commercial	\$450 + either \$50 per residential lot or \$125 per commercial acre	\$950 + (Varies with size)
Major Subdivision Final Plat	\$450 + \$20 per residential lot or \$20 per acre if commercial	\$725 + \$20 per residential lot or \$20 per acre if commercial	\$900 + either \$25 per residential lot or \$50 per commercial acre	\$2,025 + (Varies with size)
Multi-Family Preliminary Plat & Supporting Plans	\$300 + \$50 per acre	\$750 + \$50 per acre	\$900 + \$300 per acre	\$1,950 + (Varies with size)
Multi-Family Additional Review	\$150 + \$50 per acre	\$350 + \$50 per acre	\$450 + \$150 per acre	\$950 + (Varies with size)
Multi-Family Final Plat	\$400 + \$50 per acre	\$750 + \$50 per acre	\$900 + \$150 per acre	\$2,050 + (Varies with size)
Plat Vacating	\$400	\$300	\$300	\$1,000
Board of Adjustment (Commercial, MF, Non-Owner- Occupied)	\$250	\$500	N/A	\$750
Board of Adjustment (Residence)	\$150	\$150	N/A	\$300
Flood Plain Development Permit Exemption Certificate	\$50	-	\$200	\$250
Flood Plain Development Permit (w/o	\$75	-	\$450	\$525

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FEMA FIRM amendment)				
Flood Plain Development Permit (w/FEMA FIRM amendment)	\$150	-	\$900	\$1,050
Pre-Application conference with city engineer and/or planner	\$500	\$0	\$0	\$500

(Ord. No. 358, § 1, 8-11-03; Ord. No. 362, § 1, 12-8-03; Ord. No. 435, § 1, 12-10-07; Ord. No. 507, § 3-14-11)

Fee in lieu of Parkland Dedication	\$2,500.00/dwelling unit
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IX. SPECIAL EVENT

Application	\$25.00
Block Party Special Event	\$30.00
Business Promotion Special Event	\$50.00
Outdoor Special Event	
0-200 Attendees	\$25.00
201-400 Attendees	\$50.00
401-800 Attendees	\$75.00
801-1,000 Attendees	\$100.00
1,001-5,000 Attendees	\$200.00
5,000+ Attendees	\$300.00
Security Deposit (Resident)	\$200.00
Security Deposit (Non-Resident)	\$250.00

(Ord. No. 558, § 1, 9-9-13)

X. UTILITY RELATED

Water

Deposit	
¾" (65 and older)	\$50.00
¾"	\$150.00
1"	\$200.00
1 ½"	\$250.00
2"	\$450.00

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Bulk Water Meter Deposit	\$2,000.00
Meter Cost*	
RG3 Meters:	
¾"	\$179.98
1"	\$279.96
1 ½" Turbine	\$601.09
2" Turbine	\$765.63
4"+	Owner must purchase
AMR Meters:	
¾"	\$528.20
1"	\$586.10
1 ½"	\$942.20
2"	\$1,185.60
3"+	Owner must purchase
<i>*Billed based on which meter is used. RG3 meters will be phased out and replaced with AMR meters beginning in 2022.</i>	
Meter Set Fee	\$100
Tap Fees	
Residential	\$1,500 + Estimated Street Repair
Commercial	\$1,500 + Estimated Street Repair
Impact Fees	
¾"	\$4,761.00
1"	\$7,951.00
1 ½"	\$15,855.00
2"	\$25,378.00
3"	\$55,566.00
4"	\$99,991.00
6"	\$222,219.00
8"	\$380,920.00
10"	\$603,139.00

Water Consumption Rates	
Residential, Commercial, & Irrigation:	
Minimum Monthly Fee:	
¾"	\$33.93
1"	\$56.54
1 ½"	\$113.11
2"	\$180.96
3"	\$339.30
4"	\$565.61
6"	\$1,130.89
8"	\$1,809.49

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10"	\$2,601.41
12"	\$4,863.19
Volumetric Rates (per 1,000 gallons):	
0-1,000	\$---
1,001-6,000	\$7.18
6,001-12,000	\$7.54
12,001-25,000	\$7.92
25,000+	\$8.32

Water Main Extensions	
Extension	Actual Cost
Fire Hydrant	Actual Cost
Other Fees (Only one charge per bill between water/sewer)	
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	\$25 per occurrence
Reconnection Fee	\$35 during business hours; \$75 after hours
Meter Tampering Fee	\$100

Sewer

Tap Fees	
Residential	\$2,000 + Estimated Street Repair
Commercial	\$2,000 + Estimated Street Repair
Impact Fees	
¾"	\$4,761.00
1"	\$7,951.00
1 ½"	\$15,855.00
2"	\$25,378.00
3"	\$55,566.00
4"	\$99,991.00
6"	\$222,219.00
8"	\$380,920.00
10"	\$603,139.00
Consumption Rates	
Residential:	
0-2,000 gallons	\$26.88 flat fee
2,001-6,000 gallons	Flat fee + \$0.00760/additional gallon
6,001+ gallons	No Charge
Commercial:	
0-2,000	\$26.88 flat fee

Approved by City Council Resolution #674-24 on 04/25/2024 to reflect utility rate changes
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2,000+	Flat fee + \$0.00760/additional gallon
Sewer Main Extension	
Extension	Actual Cost
Other Fees (Only one charge per bill between water/sewer)	
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	\$25 per occurrence
Reconnection Fee	\$35 during business hours; \$75 after hours

Sanitation Services

Residential Rates	
Residential	\$12.69

Commercial Rates							
Lifts Per Week							
Container Size	1	2	3	4	5	6	Extra Lifts
95 Gal	\$28.81	\$42.16					\$46.82
2 CY	\$71.28	\$126.02	\$179.45	\$251.00			\$107.44
3 CY	\$96.48	\$169.88	\$246.82	\$340.63			\$132.71
4 CY	\$120.14	\$218.07	\$338.71	\$447.67			\$157.99
6 CY	\$128.10	\$229.59	\$345.45	\$510.51	\$618.58	\$751.71	\$183.27
8 CY	\$145.19	\$247.13	\$391.79	\$564.18	\$680.83	\$825.42	\$208.55
Front Load Recycle Rates							
6 CY	\$105.20	\$179.47	\$253.71				\$32.32
8 CY	\$111.39	\$191.85	\$266.11				\$32.32
Other Commercial Front Load Fees							
Container w/casters		\$5.69 per lift		Deliver/removal fee		\$44.24	
Container w/locks		\$1.77 per lift		Exchange fee		\$44.24	
Temporary Front Load Fees							
	Per Lift		Delivery		Daily Rent		
6 CY	\$145.94		\$64.20		\$1.20		
Roll Off Rate Schedule							
Container Size		Haul		Delivery		Daily Rent	
20 CY		\$602.50		\$150.61		\$1.26	
30 CY		\$648.26		\$150.61		\$1.26	
40 CY		\$721.15		\$150.61		\$1.26	
20 CY Sludge		\$714.62		\$150.61		\$1.26	
Franchise/Billing Fees – 10% for Residential and Commercial							
All rates subject to sales tax							

XI. MUNICIPAL FACILITIES

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

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

XII. ROADWAY RELATED

Roadway Impact Fees

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

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

XIII. DEVELOPMENT RECOVERY FEES

Ad Valorem*:

For Police Services:

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

For Fire Services:

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

Capital Recovery Fee*:

For Police Services:

Approved by City Council Resolution #674-24 on 04/25/2024 to reflect utility rate changes
approved by council via resolution XXX-24

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

For Fire Services:

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

*Approved via resolution 625-23.



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

Agenda Item: 6. (CONSENT AGENDA)

Title: Consider and take appropriate action regarding the resignation of Ricky Jones as Councilmember Place 1.

Department: Administration

Contact:

Recommendation:

Formally approve the resignation.

Background:

Staff and Mayor Clark received an email from Councilman Ricky Jones on April 15, 2024, stating his intent to resign as he is no longer a resident of Justin.

City Attorney Review: N/A

Attachments:

None



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

Agenda Item: 7. (PUBLIC HEARING)

Title: Conduct a Public Hearing to act upon Ordinance 778-24 on first reading for a zoning change from Single-Family Large Lot (SF-LL) to Planned Development Single-Family 2 (PD-SF-2) for Trafford Terrace legally described as A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D. Generally located northeast from the intersection of Sam Reynolds Road and Boss Range Road.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval based on the Developers Agreement originally executed on December 7, 2015. The Planning and Zoning Commission and City Council must approve the zoning if it conforms to all applicable guidelines in the Developers Agreement. The development does conform to all regulations and standards in the Developers Agreement.

Background:

The land in question, divided into the South Tract and North Tract, was initially agreed upon for development in a 2015 Developers Agreement. The development was intended to be a master-planned single-family residential community with retail water service by the City and options for sewer service. Subsequent amendments have been made to address legal challenges, utility provisions, and development standards. The overall request is to rezone the property for approximately 74.174 acres from Single-Family Large Lot (SF-LL) to Planned Development Single-Family 2 (PD-SF2).

Annexation:

The developer petitioned for annexation into City Limits and was approved by City Council in accordance with the Developers Agreement on October 26, 2023.

Sewer and Water Services:

The Developers Agreements offers the development flexibility in choosing sewer services for the South Tract (current land in question), including on-site septic systems or retail sewer service by the Town of Northlake or a municipal utility district. However, the City Council approved a joint with the Town of Northlake resolution on March 14, 2024, to allow the option to for the City of Justin to serve sewer to this development. The development will be provided water, police, fire, and is located within City Limits. Staff has approached and is working with the developers to provide sewer to the development moving forward.

Site Data:

Approximately (16) lots are 70' wide with the remaining lots (309) being 40' wide.

All regulations of the City of Justin SF-2 zoning ordinance will apply, except as noted below:

	Prop. 40' Lot	Prop. 70' Lot	Base
1. Minimum Lot Area -	4,000 S.F.	7,000 S.F.	8,400 S.F.
2. Minimum Floor Area -	1,200 S.F.	1,900 S.F.	1,000 S.F.
3. Minimum Lot Width ⁽¹⁾ -	40 feet	70 feet	70 feet
4. Front Yard Setback -	20 feet	20 feet	25 feet
5. Side Yard Setback -	5 feet	5 feet	10% of width
6. Side Yard Setback from Street -	10 feet	10 feet	N/A
7. Rear Yard Setback -	10 feet	10 feet	10 feet
8. Maximum height -	35 feet	35 feet	35 feet
9. Minimum Roof Pitch -	6:12	8:12	N/A
10. Minimum Masonry ⁽²⁾ -	60%	80%	N/A

⁽¹⁾ Minimum Lot Width is measured along the front building line for all lots.

⁽²⁾ Masonry shall include brick, stone, rock, cementitious siding, and/or stucco.

Screening:

The developer plans to incorporate 6-foot cedar fences along Boss Range Road as part of the development standards. Additionally, they intend to use a similar 6-foot cedar fence to enclose the gas well, which will be under the homeowners association's maintenance. Adjacent to the open spaces, a 6-foot wrought iron fence is proposed, aligning with customary practices. Should the Commission and Council prefer masonry fencing along Boss Range Road or surrounding the gas wells, this can be discussed with the developer. It's important to note that while the Code of Ordinances does not specify fencing requirements for gas wells beyond banning chain link fences, it does require at minimum a 6-foot Cedar fence screening wall along Boss Range Road which is proposed by the developer.

Landscaping:

The developer is meeting all required landscaping per the ordinances.

CITY OF JUSTIN LANDSCAPE REQUIREMENTS		
DIVISION 5. - LANDSCAPING AND BUFFER REQUIREMENTS (SF-1)	REQUIRED	PROVIDED
Buffer Yard F1: 15 ft minimum width	15 ft	+/- 20 ft
Minimum 3 canopy trees / 100 LF (1153 TOTAL LF) 1153 LF / 100 LF = 12 * 3 = 36 Canopy Trees	36 Canopy Trees	39 Canopy Trees
Minimum 6 understory trees / 100 LF 1153 LF / 100 LF = 12 * 6 = 72 Understory Trees	72 Understory Trees	72 Understory Trees
Minimum 10 screening shrubs / 100 LF 1153 LF / 100 LF = 12 * 10 = 120 Shrubs	120 Shrubs	192 Shrubs
Sec. 52-202. - Required structures.	REQUIRED	PROVIDED
6 ft board on board fence with columns or Masonry Wall or 4 ft split rail fence	Yes	Yes

Open Space:

There is a significant portion of the development that falls within the floodplain. There are no houses proposed. However, the majority of the open space is floodplain or gas wells. The total open space percentage is 30.8% and will be dedicated at final plat per the ordinance. The third amendment to the Developers Agreement waived the requirement for any parkland dedication.

P&Z Recommendation:

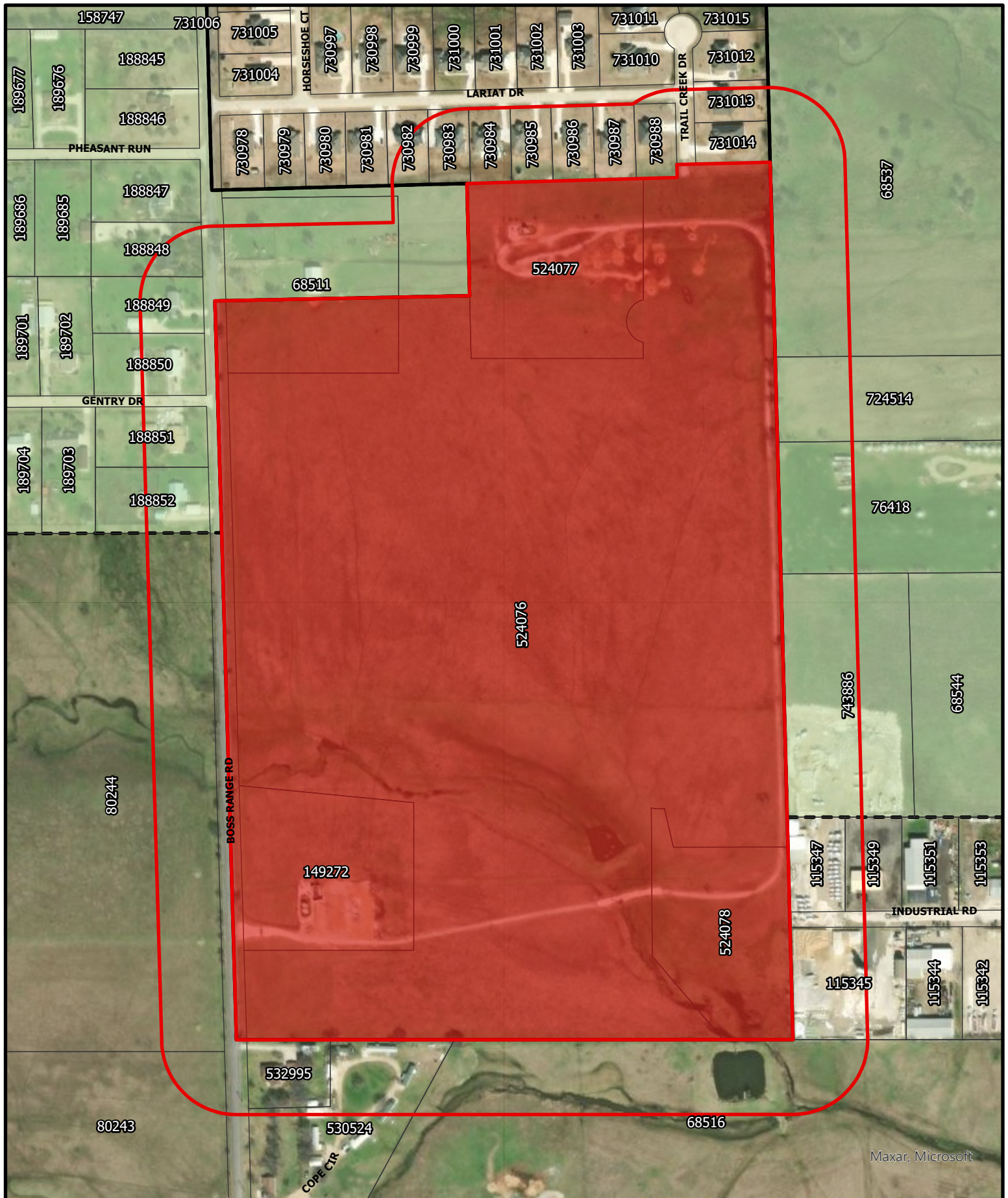
The commission recommended approval based on the proposal conforming to the Developers Agreement.

1. The same building elevation must not be used on three consecutive lots.
2. The design of an internal trail and pocket park will be installed and updated based on recommendations from the Parks and Recreation Board.
3. Enhanced landscaping and buffering are required around the gas well site near the existing development and the adjacent street.
4. A 6-foot masonry screening wall will be erected along Boss Range Road, replacing the originally proposed 6-foot cedar fence.
5. To address sound and lighting issues, an 8-foot cedar screening fence along with additional landscaping will be placed next to the Burnco property.

City Attorney Review: Yes

Attachments:

1. Trafford Terrace Buffer Map
2. Executed Developers Agreement
3. Trafford Terrace Site Plan Package
4. Trafford Terrace Proposed Ordinance
5. P&Z PowerPoint for April 16 2024 Meeting
6. Opposition Letter- 1201 Heritage Dr
7. Letter of Concern- Burnco



Legend

- Justin City Limits
- Justin ETJ
- Trafford Terrace
- 200ft Notice Radius

0 170 340 510 Feet



**Trafford Terrace
Development
City of Justin, TX**

Dated: 04/05/24

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is executed between Continental U.S. Management Corporation, a Texas corporation ("Owner") and the City of Justin, Texas, a general law city (the "City") (Owner and City, being referred to, individually, as a "Party" and, collectively, as the "Parties") to be effective on the Effective Date, as defined in Section 11.10.

ARTICLE I RECITALS

WHEREAS, Owner is the owner of approximately 138.906 acres of land situated in the Mary Polk Survey, Abstract Number 993, Denton County, Texas (the "County") described by metes and bounds on Exhibit A (the "Property") and shown on Exhibit B, which property is undeveloped; and

WHEREAS, Owner submitted a petition to the City requesting that the City extend its extraterritorial jurisdiction ("ETJ") to include all of the Property that was not previously in the City's ETJ, which petition was approved by the City Council on August 10, 2015, by adoption of Ordinance No. 592-15 expanding the City's ETJ to include all of the Property; and

WHEREAS, Owner intends that the Property be developed as a high-quality, master-planned, residential community with minimum one-half acre lots served by on-site septic systems and retail City water service or, in the alternative, with minimum 7,000 square foot lots served by retail City water and sewer service, pursuant to development regulations contained in this Agreement; and

WHEREAS, this Agreement will be recorded in the deed records of the County (so as to bind Owner and all future owners of the Property or any portion thereof), and will provide regulatory certainty during the term of this Agreement; and

WHEREAS, Owner does not have any interest in the minerals underlying the Property; and

WHEREAS, the Texas Commission on Environmental Quality ("TCEQ") or its predecessor has issued certificate of convenience and necessity ("CCN") number 13201 to Aqua Texas, Inc. ("Aqua Texas") to provide retail water service to the Property and has issued CCN number 20866 to the Town of Northlake to provide retail sewer service to a portion of the Property; and

WHEREAS, provision of water service to the Property by Aqua Texas will substantially arrest the sound growth of the City and will adversely impact the potential for annexation of the Property into the City's corporate limits; and

WHEREAS, Owner intends to seek expedited release of the Property from Aqua Texas' CCN service area for retail water service and to make the City the sole water CCN holder for the Property; and

WHEREAS, the City agrees, upon release of the Property from Aqua Texas' CCN service area, to expand its water CCN to include the Property and to provide retail water service to the Property; and

WHEREAS, provision of retail water service to the Property will provide a source of revenue to the City; and

WHEREAS, in order for the City to provide retail water service to the Property it will be necessary for Owner to expand the City's water system by constructing approximately 170 linear feet of off-site water main to connect the Property to the City's water system (the "Off-Site Water Main"); and

WHEREAS, oversizing the Off-Site Water Main will expand the City's water system to serve additional area outside the Property; and

WHEREAS, the City Council has determined that Owner may develop the Property with on-site septic systems or, in the alternative, that the City will provide retail sewer service to the Property provided Owner and the City determine that it is feasible for the City to be the retail provider, Owner obtains expedited release of the Property from the Town of Northlake's sewer CCN, and Owner constructs the necessary infrastructure, at Owner's expense; and

WHEREAS, Owner will construct or cause to be constructed the Off-Site Water Main, on-site water delivery lines, on-site roads, and on-site drainage to serve the Property and, in the event Owner elects to seek retail sewer service from the City in lieu of on-site septic systems, sewer infrastructure to serve the Property (collectively, the "Public Infrastructure"); and

WHEREAS, the City Council has determined that this Agreement and the development of the Property described herein comply in all respects with the City's Comprehensive Plan; and

WHEREAS, at the City's request, Owner has agreed to petition the City to annex the Property, subject to release of the Property from Aqua Texas' CCN service area; and

WHEREAS, development of the Property within the City's corporate limits will increase the City's tax base, expand the customer base for the City's retail businesses, and increase the City's population; and

WHEREAS, development of the Property within the City's corporate limits will result in increased development costs by Owner and subsequent developers of the Property; and

WHEREAS, the City agrees to provide relief to Owner from certain fees in order to mitigate, in part, the expenses incurred by Owner in connection with submittal of the petition to the PUC for expedited release from Aqua Texas' water CCN service area and the increased development costs and tax burden resulting from annexation of the Property; and

WHEREAS, the City agrees that the City Council shall not approve an ordinance annexing the Property until after January 1, 2016; and

WHEREAS, pursuant to that certain Interlocal Cooperation Agreement between the City and the County effective October 18, 2005 (the "Interlocal Agreement") and Section 242.001(a)(3) of the Texas Local Government Code, the City has exclusive jurisdiction over subdivision platting and all related permits for the Property; and

WHEREAS, the Parties intend that this Agreement be a development agreement as provided for by Section 212.172 of the Texas Local Government Code; and

WHEREAS, the Parties have the authority to enter into this Agreement pursuant to Section 212.171, et seq. of the Texas Local Government Code.

NOW THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement, and for other good and valuable consideration the receipt and adequacy of which are acknowledged and agreed by the Parties, the Parties agree as follows:

ARTICLE II

DEVELOPMENT REGULATIONS

2.1 Governing Regulations. The Property shall be developed as a single-family residential development. At Owner's option, the Property will be developed (i) with minimum one-half acre lots with retail City water service and private on-site septic systems or (ii) with minimum 7,000 square foot lots with retail City water and sewer service. Development of the Property shall be governed solely by this Agreement and the following regulations (collectively, the "Governing Regulations"):

(a) the City's Subdivision Regulations, consisting of Ordinance No. 248 effective March 24, 1997, as modified by Exhibit C and all other provisions of this Agreement (the "Subdivision Regulations");

(b) building, plumbing, electrical, mechanical, and fire codes adopted by the City and uniformly enforced within the City's corporate boundaries, as may be amended from time to time, and any subsequently adopted local amendments to uniform building, fire, electrical, plumbing, or mechanical codes that are uniformly applicable to similarly situated development within the City's corporate boundaries (the "Building Codes");

(c) development standards attached as Exhibit D (the "Development Standards");

(d) road standards attached as Exhibit E (the "Road Standards");

(e) 100-year drainage design for ditches and major drainage structures and 10-year drainage design for individual lot driveway culverts, using the rational method and discharging undetained to the floodplain (the "Drainage Standards");

(f) preliminary plat attached as Exhibit F; and

(g) final plats for portions of the Property that are approved, from time to time, by the City in accordance with this Agreement (each, an "Approved Plat").

2.2 Zoning. In the event of any conflict between this Agreement and any zoning ordinance adopted by the City Council relating to the Property, this Agreement will prevail except as expressly agreed in writing by Owner, the City, and the owners of the portion of the Property subject to such zoning ordinance. Any established use of the Property or a portion thereof that may be in conflict with the City's zoning ordinances at the time of annexation shall be deemed a legal use and shall not be considered to be a nonconforming use provided such use is in compliance with this Agreement.

2.3 Development Standards Revisions and Waivers.

(a) The Mayor, the City Manager, or a designee may administratively approve in writing minor revisions to the Development Standards, including without limitation the following: (i) an increase in the height of any structure by five percent (5%) or less; (ii) a setback reduction of ten percent (10%) or less; or (iii) an increase in lot coverage of five percent (5%) or less.

(b) The City Council may waive strict compliance with the Development Standards on a case-by-case basis when Owner demonstrates, to the reasonable satisfaction of the City Council, that the requested waiver: (i) is not contrary to the public interest; (ii) does not cause injury to adjacent property; and (iii) does not materially adversely affect the quality of development.

2.4 Drilling and Production of Natural Gas; Setback Requirements.

(a) Three gas well sites are located on the Property, as shown in Exhibit G (the "Existing Well Sites"). Additional gas wells may be drilled on the Existing Well Sites provided (i) such wells are set back at least 150 feet from homes and public parks; and (ii) such wells are screened in accordance with Section 4.721 of the City's Code of Ordinances in effect as of the Effective Date ("Section 4.721").

(b) Homes shall be set back 150 feet from wells on the Existing Well Sites in existence when a building permit application is submitted, provided such wells are screened in accordance with Section 4.721. If such existing gas wells are not screened in accordance with Section 4.721, homes shall be set back 200 feet from such wells.

(c) Distances shall be measured from the well bore, in a straight line, without regard to intervening structures or objects, to the closest exterior point of the residence or public park.

(d) Notwithstanding anything addressed above, the City may not enforce regulations concerning gas drilling and production with respect to the Property that are stricter than regulations enforced by the City within its corporate limits.

2.5 Conflicts. In the event of any conflict between this Agreement and any other ordinance, rule, regulation, standard, policy, order, guideline or other City-adopted or City-enforced requirement, whether existing on the Effective Date or hereinafter adopted, this Agreement shall control, except as otherwise expressly provided in this Agreement. In the event of any conflict between any provision of the Agreement and the Governing Regulations, the provision of the Agreement shall prevail.

ARTICLE III
DEVELOPMENT PROCESS

3.1 Jurisdiction. Pursuant to the Interlocal Agreement, which grants exclusive authority to the City pursuant to Section 242.001(d)(1) of the Texas Local Government Code, and Section 242.001(a)(3) of the Texas Local Government Code, the City shall have and exercise exclusive jurisdiction over the review and approval of preliminary and final plats, amending plats, replats and minor replats for the Property and approval of plans for certain Public Infrastructure in accordance with this Agreement, and the County shall have and exercise no jurisdiction over such matters during the term of this Agreement.

3.2 Plats Required. Subdivision of the Property shall require approval of preliminary and final plats by the City in accordance with the Governing Regulations and this Agreement. Owner shall elect to provide sewer service through private on-site septic systems or to obtain retail sewer service from the City prior to submittal of each final plat.

3.3 Design, Construction and Inspection of Public Infrastructure.

(a) All Public Infrastructure constructed or caused to be constructed by Owner shall be designed and constructed in compliance with the Governing Regulations.

(b) Owner shall submit to the City plans and specifications for the Public Infrastructure prior to commencing construction, advertising for bids or requesting proposals for such improvements. No advertising for bids or requests for proposal shall be delivered and no construction shall commence until the related plans and specifications have been approved in writing by the City.

(c) The City shall approve or disapprove plans and specifications, including resubmittals, within thirty (30) days after receipt. In the event the City disapproves of any plans and specifications, the disapproval notice shall contain a detailed explanation of the reason(s) for disapproval. Owner shall revise the plans and specifications appropriately and resubmit to the City for review.

(d) Public Infrastructure shall be inspected and tested for compliance with the Governing Regulations by a third party inspector retained by the City. Inspection of Public Infrastructure shall be subject to a fee equal to three percent (3%) of the construction costs of such infrastructure (the "Infrastructure Inspection Fees").

3.4 Building Permits; Inspection of Structures.

(a) Owner shall not construct, or allow to be constructed, on the portion of the Property owned by such Owner a permanent building designed or intended for human occupancy or use (each, a "Structure") until a permit is issued certifying that the plans and specifications for the Structure are in compliance with the Building Codes and Development Standards (a "Building Permit").

(b) At the City's option, Building Permits may be issued by a City employee or a third party contractor retained by the City and approved by the affected Owner.

(c) Each Structure shall be inspected for compliance with the Building Permit issued for the Structure. At the City's option, inspections may be performed by a City employee or by a third party contractor retained by the City and approved by the affected Owner.

ARTICLE IV **DEVELOPMENT FEES**

4.1 Plat Review Fees. Development of the Property shall be subject to payment to the City of the reasonable fees and charges applicable to the City's preliminary and final plat review and approval process (the "Plat Review Fees") according to the fee schedule adopted by the City Council and in effect on the date of submittal of each plat application. The fee schedule uniformly applicable to development within the corporate limits of the City shall be applicable to the Property.

4.2 Plan Review Fees. Development of the Property shall be subject to payment to the City of the reasonable fees and charges applicable to the City's review of plans and specifications for Public Infrastructure (the "Plan Review Fees") according to the fee schedule adopted by the City Council and in effect on the date of submittal of each set of plans and specifications. The fee schedule uniformly applicable to development within the corporate limits of the City shall be applicable to the Property.

4.3 Residential Construction Fees. The City shall collect fees for each single-family residence constructed on the Property as shown on **Exhibit H** (the "Residential Construction Fees"). The City shall retain \$630 from the Residential Construction Fee collected by the City for each single-family residence and shall pay the remainder of each such fee to Owner or its assignee, on or about July 31 and January 31 of each year for the preceding six-period from January 1 to June 30 and from July 1 to December 31, respectively, together with an accounting of such payments identifying the address of the residence for which such fees were paid, payor, date and amount paid, and any other information reasonably requested by Owner.

4.4 Impact Fees.

(a) The City may assess water impact fees at the City's generally applicable rate for each single-family residence constructed on the Property, in accordance with Chapter 395, Texas Local Government Code ("Chapter 395"), and Article 11.1000 of the City's Code of Ordinances ("Water Impact Fees").

(b) If Owner elects to provide sewer service to the Property using private on-site septic systems, the City shall not assess or collect wastewater impact fees under Article 11.1000 and Chapter 395, or any other form of capital recovery fee for wastewater infrastructure in connection with development of the Property. If Owner elects to obtain retail sewer service from the City, the City may assess sewer impact fees at the City's generally applicable rate for each single-family residence constructed on the Property in accordance with Chapter 395 and Article 11.1000 ("Sewer Impact Fees").

(c) The City shall not collect roadway impact fees or any form of capital recovery fee for roads.

(d) The City shall pay to Owner or its assignee, or on before July 31 and January 31 of each year, the Water Impact Fees collected within the Property for the preceding six-month period from January 1 to June 30 and from July 1 to December 31, respectively, together with an accounting of such fees identifying the address of the residence for which such fees were paid, payor, date and amount paid, and any other information reasonably requested by Owner, until Owner is reimbursed in full for all Eligible Expenses incurred by Owner in connection with release of the Property from Aqua Texas' water CCN plus 10% of such costs. For purposes of this Agreement, "Eligible Expenses" means all attorney's fees, engineering fees and compensation paid to the former CCN-holder in accordance with Section 5.1(b).

4.5 Parkland Dedication. Owner shall dedicate parkland to the City in accordance with the City's park dedication requirements in effect as of the Effective Date, some or all of which property may be in the floodplain.

4.6 Annexation and Zoning. Annexation and zoning of the Property shall be subject to the City's standard fees (collectively, the "Annexation and Zoning Fees").

4.7 Exclusive Fees. Except for Plat Review Fees, Plan Review Fees, Residential Fees, Water Impact Fees, Sewer Impact Fees (if applicable), Infrastructure Inspection Fees (in accordance with Section 3.3) and Annexation and Zoning Fees, no other fees or charges of any kind are due and payable to the City in connection with the development of the Property.

ARTICLE V

PUBLIC INFRASTRUCTURE; RETAIL UTILITY SERVICE

5.1 Certificates of Convenience and Necessity.

(a) Within 30 days after the Effective Date, Owner shall submit a petition to the Public Utilities Commission (the "PUC") pursuant to Section 13.254, Texas Water Code ("Section 13.254"), requesting expedited release of the Property from Aqua Texas' water CCN service area and the Town of Northlake's sewer CCN service area, and shall provide a copy of such petition to the City. The City shall cooperate with Owner to remove the Property from Aqua Texas' water CCN service area and Northlake's sewer CCN service area and to add the Property to the City's water CCN service area and, upon Owner's written request, to add the Property to the City's sewer CCN service area.

(b) The City shall provide written notice to the PUC of the City's intent to provide retail water service to the Property within fifteen (15) days after receipt of written request from Owner. The City shall not provide such notice to the PUC except upon receipt of written request from Owner. If the Property is removed from Aqua Texas' water CCN, Owner shall pay compensation, if any, to Aqua Texas as determined by the PUC in accordance with Section 13.254 on behalf of the City, subject to right to reimbursement pursuant to Section 4.4.

(c) The City shall provide written notice to the PUC of the City's intent to provide retail sewer service to the portion of the Property removed from the Town of Northlake's sewer

CCN within fifteen (15) days after receipt of written request from Owner. The City shall not provide such notice to the PUC except upon receipt of written request from Owner.

5.2 Retail Water Service; Construction of Infrastructure.

(a) Retail water service to the Property for development in accordance with this Agreement will be provided by the applicable CCN-holder.

(b) Provided the Property is released from Aqua Texas' water CCN service area in accordance with Section 5.1, Owner shall design and construct or cause to be designed and constructed approximately 170 linear feet of eight-inch water main sized to serve the Property (the "Off-Site Water Main") and all on-site water infrastructure for the City to provide retail water service to the Property. At the City's request, Owner shall oversize the Off-Site Water Main with 12-inch water main, provided the City pays 1/3 of all costs associated with design and construction of the Off-Site Water Main prior to commencement of construction of the Off-Site Water Main. If the City does not deposit funds for the City's 1/3 share of such costs in an escrow account designated by Owner or make other payment arrangements acceptable to Owner within 30 days after Owner delivers notice of intent to commence construction of the Off-Site Water Main, Owner may install the Off-Site Water Main as an eight-inch main and shall have no obligation to oversize the Off-Site Water Main.

(c) Water service by the City to portions of the Property located within the City's water CCN service area shall be at the City's generally applicable in-city rates.

5.3 Retail Sewer Service. At Owner's option, sewer service to the Property shall be provided by:

(a) Individual on-site septic systems on each platted lot. Owner shall obtain a septic tank license for each platted lot from the County Health Department in accordance with applicable regulations; or

(b) The City, provided the Property is released from the Town of Northlake's sewer CCN service area in accordance with Section 5.1 and Owner constructs at Owner's expense, all infrastructure determined by the City to be necessary to connect to the City's sewer system.

5.4 Roadways.

(a) Owner shall dedicate right-of-way to the City for Boss Range Road adjacent to the Property sufficient to provide a total of 30 feet of right-of-way from the centerline, in connection with final platting the Property adjacent to Boss Range Road. Owner's sole obligation with respect to Boss Range Road shall be dedication of such right-of-way. Owner shall have no obligation to construct, or finance the construction of, any improvements to Boss Range Road.

(b) Owner has no obligation to dedicate right-of-way or construct improvements to John Wiley Road.

(c) If Owner elects to develop the Property with one-half acre lots served by on-site septic systems and City retail water service, Owner shall construct internal roads within the boundaries of the Property in accordance with the Road Standards.

(d) If Owner elects to develop the Property with minimum 7,000 square foot lots with City retail water and sewer service, Owner shall construct internal roads within the boundaries of the Property in accordance with City standards set out in Exhibit C.

(e) Notwithstanding any provision of the Subdivision Regulations or any other City requirements to the contrary, no dedication of right-of-way or construction of improvements to John Wiley Road or Boss Range Road and no other roadway improvements outside the Property boundaries are required for development of the Property except as set out in this Section 5.4.

5.5 Drainage. Owner shall construct drainage improvements on the Property in accordance with the Drainage Standards.

5.6 Dedication, Ownership and Maintenance of Public Infrastructure; Capacity. Owner shall dedicate the Public Infrastructure to the City, provided the Property is annexed by the City. Notwithstanding such dedication, Owner shall have a continuing right to require the City to utilize a portion of the capacity in the Off-Site Water Main to serve the Property, which capacity shall be made available by the City as necessary to provide water service to customers within the Property.

5.7 Oversized Infrastructure. Owner has no obligation to design or construct water, sewer, drainage or other Public Infrastructure that exceeds the capacity needed to serve the Property, except as set out in Section 5.2(b).

ARTICLE VI TERM OF AGREEMENT

6.1 Term. The term of the Agreement will be fifteen (15) years commencing on the Effective Date (the "Term").

6.2 Termination of Agreement. This Agreement may be terminated as to all of the Property as follows:

(a) at any time by mutual written consent of the City and Owner;

(b) by the City if (i) Owner's petition for expedited release from Aqua Texas' water CCN service area is not approved by the PUC pursuant to Section 5.1; (ii) Owner fails to submit an annexation petition in accordance with Section 7.1(a); (iii) the Annexation Petition is deemed withdrawn pursuant to Section 7.1(c); or (iv) the City does not annex the Property by March 1, 2016;

(c) by Owner if (i) Owner's petition for expedited release from Aqua Texas' water CCN service area is not approved by the PUC pursuant to Section 5.1; (ii) the Annexation Petition is deemed withdrawn pursuant to Section 7.1(c); or (iii) the City does not annex the Property by March 1, 2016.

ARTICLE VII
ANNEXATION; ROLLBACK TAXES

7.1 Annexation.

(a) Owner shall, no later than September 1, 2015, submit a petition to the City requesting annexation of the Property (the "Annexation Petition"). The Annexation Petition shall be subject to approval by the PUC of Owner's petition for expedited release from Aqua Texas' water CCN area pursuant to Section 5.1.

(b) The City may not annex the Property unless the PUC approves the petition for expedited release of the Property from Aqua Texas' water CCN service area pursuant to Section 5.1 (the "Annexation Condition"). The City shall follow the annexation process set out in Section 43.061, et seq., of the Texas Local Government Code. The City Council shall not adopt an ordinance annexing the Property prior to January 1, 2016.

(c) The Annexation Petition shall be deemed to be automatically withdrawn by Owner and otherwise void without further action by Owner if (i) the PUC does not approve the petition for expedited release of the Property from Aqua Texas' water CCN service area pursuant to Section 5.1; or (ii) the City terminates this Agreement; or (iii) the City posts an agenda providing for approval of an ordinance annexing the Property prior to January 1, 2016 (the "Withdrawal Events").

(d) The City acknowledges that acceptance of the Annexation Petition by a City employee or other representatives constitutes acceptance of the Annexation Condition and the Withdrawal Events.

7.2 Rollback Taxes. The City acknowledges that no municipal rollback taxes are owed to the City for the Property.

ARTICLE VIII
EVENTS OF DEFAULT; REMEDIES

8.1 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured.

8.2 Remedies. IF A PARTY IS IN DEFAULT, THE AGGRIEVED PARTY MAY, AT ITS OPTION AND WITHOUT PREJUDICE TO ANY OTHER RIGHT OR REMEDY UNDER THIS AGREEMENT, SEEK ANY RELIEF AVAILABLE AT LAW OR IN EQUITY, INCLUDING, BUT NOT LIMITED TO, AN ACTION UNDER THE UNIFORM DECLARATORY JUDGMENT ACT, SPECIFIC PERFORMANCE, MANDAMUS, AND

INJUNCTIVE RELIEF. NOTWITHSTANDING THE FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL:

- (a) entitle the aggrieved Party to terminate this Agreement; or
- (b) entitle the aggrieved Party to suspend performance under this Agreement unless the portion of the Property for which performance is suspended is the subject of the default (for example, the City shall not be entitled to suspend its performance with regard to the development of "Tract X" by "Developer A" based on the grounds that Developer A is in default with respect to any other tract or based on the grounds that any other developer is in default with respect to any other tract) unless the default is in the nature of the failure to undertake a shared obligation as between such tracts or developers; or
- (c) adversely affect or impair the current or future obligations of the City to provide water service to any portion of the Property within its water CCN; or
- (d) entitle the aggrieved Party to seek or recover monetary damages of any kind; or
- (e) limit the Term.

ARTICLE IX

ASSIGNMENT AND ENCUMBRANCE

9.1 Assignment by Owner to Successor Owners. Owner has the right (from time to time without the consent of the City, but upon written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Owner under this Agreement, to any person or entity (an "Assignee") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with Owner. Each assignment shall be in writing executed by Owner and the Assignee and shall obligate the Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each assignment shall be provided to all Parties. Provided that the successor owner assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement as to the Property or portion of the Property in question, the assigning party will be released from any rights and obligations under this Agreement as to the Property involved in such assignment, effective upon receipt of the assignment by the City. It is specifically intended that this Agreement and all terms, conditions, and covenants herein shall survive a transfer, conveyance or assignment occasioned by the exercise of foreclosure of lien rights to a creditor or a party hereto, whether judicial or nonjudicial, as evidenced by execution of this Agreement by all lienholders against the Property as of the Effective Date (if any) subordinating such liens to this Agreement. No assignment by Owner shall release Owner from any liability that resulted from an act or omission by Owner that occurred prior to the effective date of the assignment. Owner shall maintain true and correct copies of all assignments made by Owner to Assignees, including a copy of each executed assignment and the Assignee's Notice information as required by this Agreement. Owner hereby represents and warrants that there are no liens against the Property to secure loans, as of the Effective Date.

9.2 Assignment by the City. The City shall not assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the City under this Agreement, without the prior written approval of Owner.

9.3 Encumbrance by Owner and Assignees. Owner has the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, or interest under this Agreement for the benefit of their respective lenders without the consent of, but with prompt written notice to, the City, and in no event provided later than ten (10) days after any such encumbrance takes effect. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any lender to perform any obligations or incur any liability under this Agreement unless the lender agrees in writing to perform such obligations or incur such liability. Provided the City has been given a copy of the documents creating the lender's interest, including Notice (hereinafter defined) information for the lender, then that lender shall have the right, but not the obligation, to cure any default under this Agreement and shall be given a reasonable time to do so in addition to the cure periods otherwise provided to the defaulting Party by this Agreement; and the City agrees to accept a cure offered by the lender as if offered by the defaulting Party. A lender is not a Party to this Agreement unless this Agreement is amended, with the consent of the lender, to add the lender as a Party. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a lender, whether judicial or non-judicial. Any purchaser from or successor owner through a lender of any portion of the Property shall be bound by this Agreement and shall not be entitled to the rights and benefits of this Agreement with respect to the acquired portion of the Property until all defaults under this Agreement with respect to the acquired portion of the Property have been cured.

9.4 Encumbrance by City. The City shall not collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of its rights, title, or interest under this Agreement without Owner's prior written consent.

ARTICLE X

RECORDATION, RELEASES, AND ESTOPPEL CERTIFICATES

10.1 Binding Obligations. Pursuant to the requirements of Section 212.172(c) of the Texas Local Government Code, this Agreement and all amendments hereto shall be recorded in the deed records of the County. In addition, all assignments of this Agreement shall be recorded in the deed records of the County and a copy of the recorded assignment shall be delivered to the City as a condition to the City having notice of the assignment or having the assignment binding upon the City. This Agreement, when recorded, shall be binding upon the Property, the Parties, and all successor Owners of all or any part of the Property, provided, however, this Agreement shall not be binding upon, and shall not constitute any encumbrance to title as to, any End-Buyer except for the land use and development regulations that apply to specific lots. An End-Buyer shall not be considered an Owner. For purposes of this Agreement, the Parties agree: (a) the term "End-Buyer" means any tenant, user, occupant, or owner that is intended to be a final user, of a fully developed and improved lot and does not include a builder; (b) the term "fully developed and improved lot" means any lot, regardless of proposed use, for which a final plat has been approved by the City and recorded in the County's real property records; and (c) the

term "land use and development regulations that apply to specific lots" means all of the Governing Regulations except the Public Infrastructure and Retail Utility Service provisions of Article V.

10.2 Releases. From time to time upon written request of Owner, the Mayor and City Manager, or designee of their choice, shall execute, in recordable form, subject to approval as to form by the City Attorney, a partial release of this Agreement if the requirements of this Agreement have been met, subject to the continued application of the Building Codes and the Development Regulations.

10.3 Estoppel Certificates. From time to time upon written request of Owner, the Mayor and the City Manager, or a designee of their choice, will execute a written estoppel certificate, subject to approval as to form by the City Attorney, identifying any obligations of Owner under this Agreement that are in default or, with the giving of notice or passage of time, would be in default; and stating, to the extent true, that to the best knowledge and belief of the City, Owner is in compliance with its duties and obligations under this Agreement, except as expressly identified. The City is entitled to recover all of the City's out-of-pocket expense for gathering the information required to sign the estoppel certificate, including professional and consulting fees and related expenses, and such expense shall be paid prior to the City releasing the estoppel certificate.

ARTICLE XI ADDITIONAL PROVISIONS

11.1 Recitals. The recitals contained in this Agreement: (a) are legislative findings by the City Council; (b) are true and correct as of the Effective Date; (c) contribute to the basis upon which the Parties negotiated and entered into this Agreement; and (d) reflect the final intent of the Parties as stated therein. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

11.2 Notices. All notices required or contemplated by this Agreement (or otherwise given in connection with this Agreement) (a "Notice") shall be in writing, shall be signed by or on behalf of the Party giving the Notice, and shall be effective as follows: (a) on or after the 5th business day after being deposited with the United States mail service, Certified Mail, Return Receipt Requested, with a confirming copy sent by FAX; (b) on the day delivered by a private delivery or private messenger service (such as FedEx or UPS) as evidenced by a receipt signed by any person at the delivery address (whether or not such person is the person to whom the Notice is addressed); or (c) otherwise on the day actually received by the person to whom the Notice is addressed by delivery in person or by regular mail. Notices given pursuant to this section shall be addressed as follows:

To the City:

City of Justin
Attn: Mayor
107 S. Main Street
Justin, Texas 76227

With a copy to:

Robert L. Dillard III
Nichols, Jackson, Dillard, Hager & Smith, LLP
1800 Ross Tower 500 N. Akard St.
Dallas, Texas 75201

To the Owner:

Continental U.S. Management Corporation
14131 Midway Road, Suite 650
Addison, TX 75001

With a copy to:

Shupe Ventura Lindelow & Olson, PLLC
500 Main Street, Suite 800
Fort Worth, Texas 76102
Attn: Marcella Olson

11.3 Reservation of Rights. UPON THE EFFECTIVE DATE, THIS AGREEMENT SHALL CONSTITUTE A "PERMIT" WITHIN THE MEANING OF CHAPTER 245, TEXAS LOCAL GOVERNMENT CODE. OWNER WAIVES ALL CLAIMS THAT ANY OBLIGATION INCURRED BY OWNER SET OUT IN THIS AGREEMENT CONSTITUTES A "TAKING", AN ILLEGAL EXACTION, OR INVERSE CONDEMNATION OF ALL OR ANY PORTION OF THE PROPERTY. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, OWNER DOES NOT, BY ENTERING INTO THIS AGREEMENT, WAIVE (AND OWNER EXPRESSLY RESERVES) ANY RIGHTS AND CLAIMS THAT OWNER MAY HAVE ARISING FROM ANY ACTION BY THE CITY AFTER THE EFFECTIVE DATE. THE CITY SHALL NOT BE REQUIRED TO DETERMINE ROUGH PROPORTIONALITY OR NECESSITY AS PROVIDED FOR IN SECTION 212.904 OF THE TEXAS LOCAL GOVERNMENT CODE FOR ANY DEDICATIONS OR IMPROVEMENTS REQUIRED UNDER THIS AGREEMENT, AS AMENDED, OR OTHERWISE PROPOSED BY OWNER.

11.4 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by the City Council in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. Owner represents and warrants that this Agreement has been approved by appropriate action of Owner, and that the individuals executing this Agreement on behalf of Owner have been duly authorized to do so. Each Party acknowledges and agrees that this Agreement is binding upon such Party and enforceable against such Party in accordance with its terms and conditions and that the performance by the Parties under this Agreement is authorized by Section 212.171, et. seq., of the Texas Local Government Code.

11.5 Entire Agreement; Severability; Amendment. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. Except as provided in Section 2.3, this Agreement shall not be modified or amended except in writing signed by the City, Owner, and the owner of the portion of the Property affected by the amendment. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties. If it is determined by a judgment of a trial court with jurisdiction over the matter that any of the Property is not located within the City's ETJ, this Agreement shall remain in full force and effect with respect to the remainder of the Property unless Owner and the City elect to terminate the Agreement pursuant to Section 6.2(a)..

11.6 Applicable Law; Venue. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in the County. Venue and exclusive jurisdiction for any action to enforce or construe this Agreement shall be the County.

11.7 No Waiver. Any failure by a Party to insist upon strict performance by another Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

11.8 No Third Party Beneficiaries. Except as otherwise provided in this Section 11.8, this Agreement only inures to the benefit of, and may only be enforced by, the Parties. An End-Buyer shall be considered a third-party beneficiary of this Agreement, but only for the limited purposes for which an End-Buyer is bound by this Agreement. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

11.9 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three business days after the occurrence of a force majeure, the Party claiming the right to temporarily suspend its performance shall give Notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. The term "force majeure" shall include events or circumstances that are not within the reasonable control of the Party whose performance is suspended and that could not have been avoided by such Party with the exercise of good faith, due diligence and reasonable care. Any

suspension of obligation(s) because of any force majeure shall terminate automatically sixty (60) days following the provision of the Notice described by this section, unless otherwise separately agreed by the affected Party(ies).

11.10 Effective Date. This Agreement will become effective on the later to occur of: (a) approval and authorization of this Agreement by majority vote of a quorum of the Justin City Council following the fulfillment of all notice and public meeting requirements of Texas law; and (b) execution by Owner or Owner's duly authorized representative.

11.11 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

11.12 Further Documents. Each Party shall, upon request of the other Party, execute and deliver such further documents and perform such further acts as may reasonably be requested to effectuate the terms of this Agreement and achieve the intent of the Parties.

11.13 Exhibits. The following Exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Metes and Bounds Description of Property
Exhibit B	Map of Property
Exhibit C	Subdivision Regulations
Exhibit D	Development Standards
Exhibit E	Road Standards
Exhibit F	Preliminary Plat
Exhibit G	Existing Gas Wells
Exhibit H	Residential Fees

Executed by the City and Owner to be effective on the Effective Date.

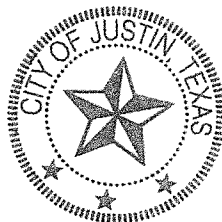
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CITY OF JUSTIN

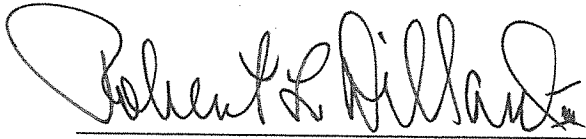
By: Greg Scott
Greg Scott, Mayor

ATTEST:

By: Kim Strange
Kim Strange, City Secretary



APPROVED AS TO FORM:



Robert L. Dillard III, City Attorney

STATE OF TEXAS

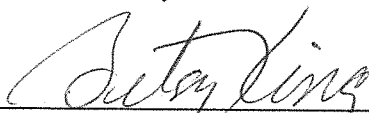
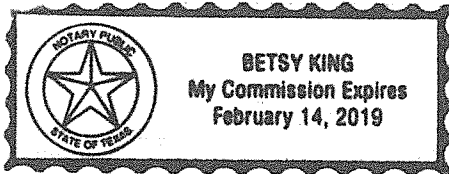
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COUNTY OF DENTON

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This instrument was acknowledged before me on the 7 day of December, 2015, by Greg Scott, Mayor of the City of Justin, Texas on behalf of said city.


Notary Public, State of Texas

OWNER:

Continental U.S. Management Corporation,
a Texas corporation

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2015, by
_____, _____ of Continental U.S. Management Corporation,
a Texas corporation, on behalf on behalf of said corporation.

Notary Public, State of Texas

Exhibit A
Metes and Bounds Description of Property

SOUTH TRACT

BEING a 74.174 acre tract of land in the Mary Polk Survey, Abstract Number 993, situated in Denton County, Texas, and being a portion of that certain tract of land described in deed to Wood Ranch 78 Limited Liability Company, recorded in Instrument Number 2007-106241, Deed Records, Denton County, Texas, and being all of Exhibit A-1, and A-3, described in deed to Wood Wells 78 Limited Liability Company, recorded in Instrument Number 2007-106242, Deed Records, Denton County, Texas. The bearings for the description are based on the bearing of the south line of the said Wood Family Holdings, LLC, recorded in Instrument Number 2010-128035, Deed Records, Denton County, Texas.. Said 74.174 acre tract being described by metes and bounds as follows;

COMMENCING at a ½" iron rod at the northwest corner of said Wood Ranch tract, same being the northwest corner of that certain tract of land described in deed to Carl J. and Carla J. Hardeman, recorded in Instrument Number 2012-5148, Deed Records, Denton County, Texas, same being in the approximate centerline of Boss Range Road, a variable width public right-of-way;

THENCE North 89°34'00" East, departing said Boss Range Road, along the north line of said Wood Ranch tract, and said Hardeman tract, a distance of 685.39 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" found at the northeast corner of said Hardeman tract, same being the POINT OF BEGINNING;

THENCE North 89°34'00" East, departing said Hardeman tract, continuing along the said north line of the Wood Ranch tract, a distance of 809.00 Feet to a ½" iron rod found;

THENCE South 0°23'29" East, departing said north line of the Wood Ranch tract, along the east line of the said Wood Ranch tract, passing onto the east line of said Exhibit A-3 at a distance of 1779.26 Feet, and continue for a total distance of 2317.40 Feet to a ½" iron rod found at the south east corner of said Exhibit A-3;

THENCE North 89°05'20" West, along the south line of said Exhibit A-3, passing onto the south line of said Wood Ranch tract, at a distance of 162.04 Feet, and continue for a total distance of 1493.85 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" found at the southwest corner of said Wood Ranch tract, same being in the said approximate centerline of Boss Range Road;

THENCE North 0°26'17" West, departing said south line of the Wood Ranch tract, along the said approximate centerline of Boss Range Road and the west line of said Wood Ranch tract, a distance of 1982.35 Feet to a PK nail found at the southwest corner of said Hardeman tract;

THENCE North 89°34'00" East, departing said approximate centerline of Boss Range Road and said west line of the Wood Ranch tract, along the south line of said Hardeman tract, a distance of

686.08 Feet to a ½" iron rod with plastic cap stamped "RPLS 4818" found at the southeast corner of said Hardeman tract;

THENCE North 0°23'29" West, departing the said south line of said Hardeman tract, along the east line of said Hardeman tract, a distance of 300.00 Feet to the POINT OF BEGINNING; and containing a computed area of 74.174 Acres, more or less.

NORTH TRACT

BEING a 64.732 acre tract of land in the Mary Polk Survey, Abstract Number 993, situated in Denton County, Texas, and being a portion of that certain tract of land described in deed to Wood Family Holdings, LLC, recorded in Instrument Number 2010-128035, Deed Records, Denton County, Texas. The bearings for the description are based on the bearing of the south line of the said Wood Family Holdings, LLC, recorded in Instrument Number 2010-128035, Deed Records, Denton County, Texas. Said 64.732 acre tract being described by metes and bounds as follows;

BEGINNING at a ½" iron rod found at the southeast corner of said Wood Family Holdings, LLC tract;

THENCE South 89°34'00" West, with the south line of said Wood Family Holdings, LLC tract, at a distance of 1475.19 Feet passing a 1/2" iron rod found in the east right of way line of Boss-Range Road, a variable width public right of way, and continuing for a total distance of 1494.39 Feet to a 1/2" iron rod found at the southwest corner of said Wood Family Holdings, LLC tract, and being in the approximate centerline of said Boss-Range Road;

THENCE North 0°26'00" West, along the west line of said Wood Family Holdings, LLC tract, and with the approximate centerline of said Boss-Range Road, a distance of 1576.65 Feet to a mag nail set at the most westerly northwest corner of said Wood Family Holdings, LLC tract, same being the southeast corner of that certain tract of land described in deed to Jacob J. Wright and wife, Mary Ann Wright, recorded in Volume 2683, Page 206, Deed Records, Denton County, Texas;

THENCE South 89°40'44" East, departing the said centerline of Boss-Range Road, and continuing along a north line of said Wood Family Holdings, LLC tract, at a distance of 19.91 Feet passing a 1/2" iron rod in the said east right of way line, and continuing for a total distance of 467.76 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at an inner ell corner of said Wood Family Holdings, LLC tract;

THENCE North 0°23'09" West, along a west line of said Wood Family Holdings, LLC tract, a distance of 465.41 Feet to the most northerly northwest corner of said Wood Family Holdings, LLC tract, and being in the south right of way line of John Wiley Road, a variable width public right of way, a bent 1/2" iron rod found bears North 76°24'43" West, a distance of 0.97 Feet;

THENCE South 89°38'52" East, with the most northerly north line of said Wood Family Holdings, LLC tract, and the said south right of way line, a distance of 1027.24 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the northeast corner of said Wood Family Holdings, LLC tract;

THENCE South 0°24'32" East, departing the said south right of way line, and continuing along the east line of said Wood Family Holdings, LLC tract, a distance of 2021.82 Feet to the POINT OF BEGINNING; and containing a computed area of 64.732 Acres, more or less

Exhibit B Map of Property

JOHN WILEY ROAD
VARIABLE WIDTH PUBLIC ROW

ASPHALT PAVING

PK NAIL WASHNER FOUND 12" MP BENT BEAMS
RR SPIKE S89°38'52"E 1,027.24'

S89°38'52"E 1,027.24'

JACOB J. WRIGHT AND WIFE,
MARY ANN WRIGHT
VOL. 5883, PG. 206,
O.R.D.C.T.

465.41'

N0°23'00"W

S89°40'44"E

467.76'

12" CURB

FIELD WIRE FENCE

2,021.82'

64.731 ACRES

WOOD FAMILY HOLDINGS, LLC
INSTR. NO. 2018-12345
O.R.D.C.T.

GRAVEL ROAD

GRAVEL

POND

WARNING SIGN

WARNING SIGN BY PIPELINE

S89°34'00"W

1,494.39'

NO. 1000 THE CASEMENT
INSTR. NO. 2018-12345
O.R.D.C.T.

Exhibit C
Subdivision Regulations

Ordinance No. 248, shall apply to development of the Property, except as modified as followed:

1. Notwithstanding all provisions of Ordinance No. 248 to the contrary, including without limitation Sections 29-101 and 45-107, no sidewalk requirements apply to the Property.
2. If Owner elects to develop the Property with one-half acre lots served by on-site septic systems and City retail water service, Sections 45-100 through 45-105, "Street Requirements," do not apply to internal streets, which shall be constructed in accordance with the Road Standards. If Owner elects to develop the Property with minimum 7,000 square foot lots with City retail water and sewer service, Owner shall construct internal roads within the boundaries of the Property in accordance with Sections 45-100 through 45-105.
3. Article 52, "Storm Drainage," does not apply. Notwithstanding Article 52 or any other provision of Ordinance No. 248 to the contrary, all storm drainage facilities to serve the Property shall be constructed in accordance with the Drainage Standards.
4. If Owner elects to develop the Property with one-half acre lots served by privately owned on-site sanitary sewer facilities, Article 54, "Sanitary Sewerage Facilities," does not apply. If Owner elects to develop the Property with minimum 7,000 square foot lots with City retail sewer service, Article 54 shall apply.

Exhibit D
Development Regulations

At Owner's election, Owner may develop in accordance with Option A provided sewer service is provided to the Property with private on-site sewer systems or Option B, provided the City is the retail sewer provider in accordance with this Agreement.

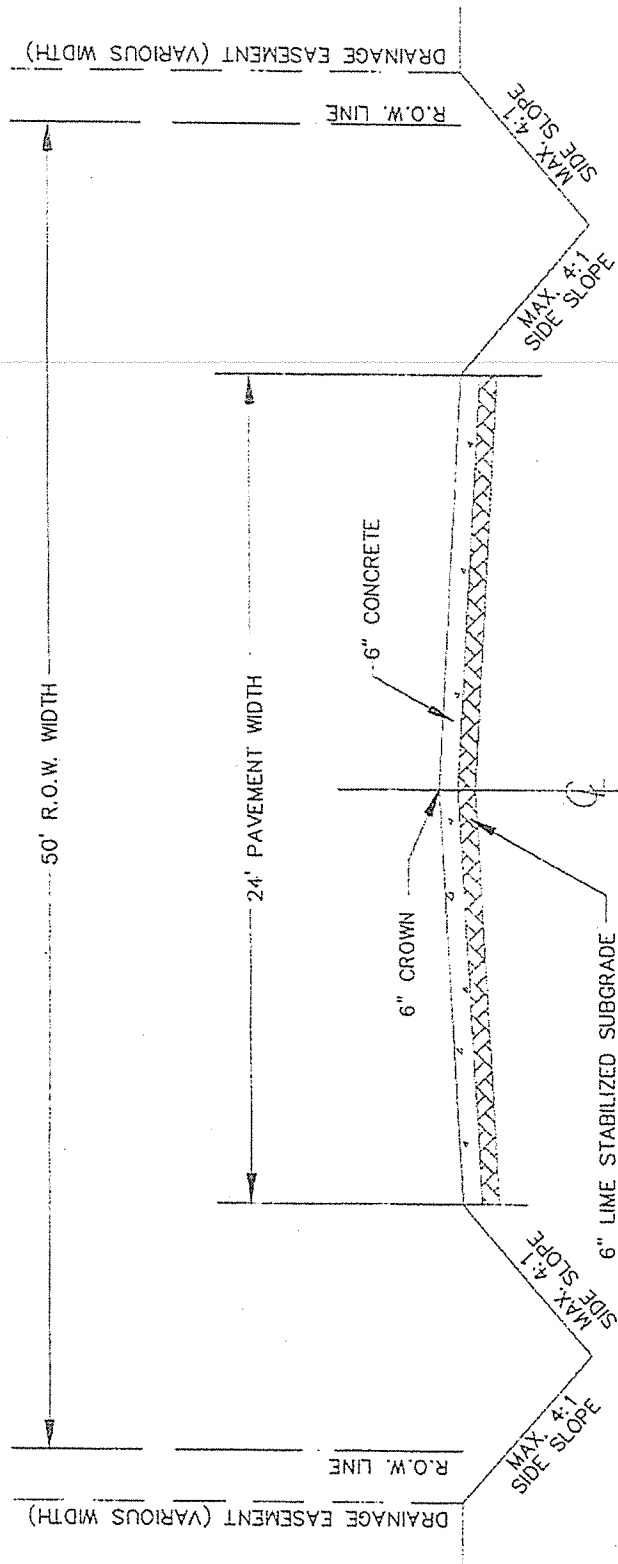
OPTION A

Minimum Lot Area (SF)	21,780
Minimum Dwelling Floor Area (square feet)	2,000
Minimum Lot Width (ft)	100
Minimum Front Yard Setback (ft)	50
Minimum Side Yard Setback (ft)	15
Minimum Side Yard Setback from Street	20
Minimum Rear Yard Setback (ft)	20
Maximum Height (ft)	35

OPTION B

Minimum Lot Area (SF)	7,000
Minimum Dwelling Floor Area (square feet)	2,000
Minimum Lot Width (ft)	60
Minimum Front Yard Setback (ft)	25
Minimum Side Yard Setback (ft)	10% of width
Minimum Side Yard Setback from Street	10% of Width
Minimum Rear Yard Setback (ft)	10
Maximum Height (ft)	35

Exhibit E Road Standards



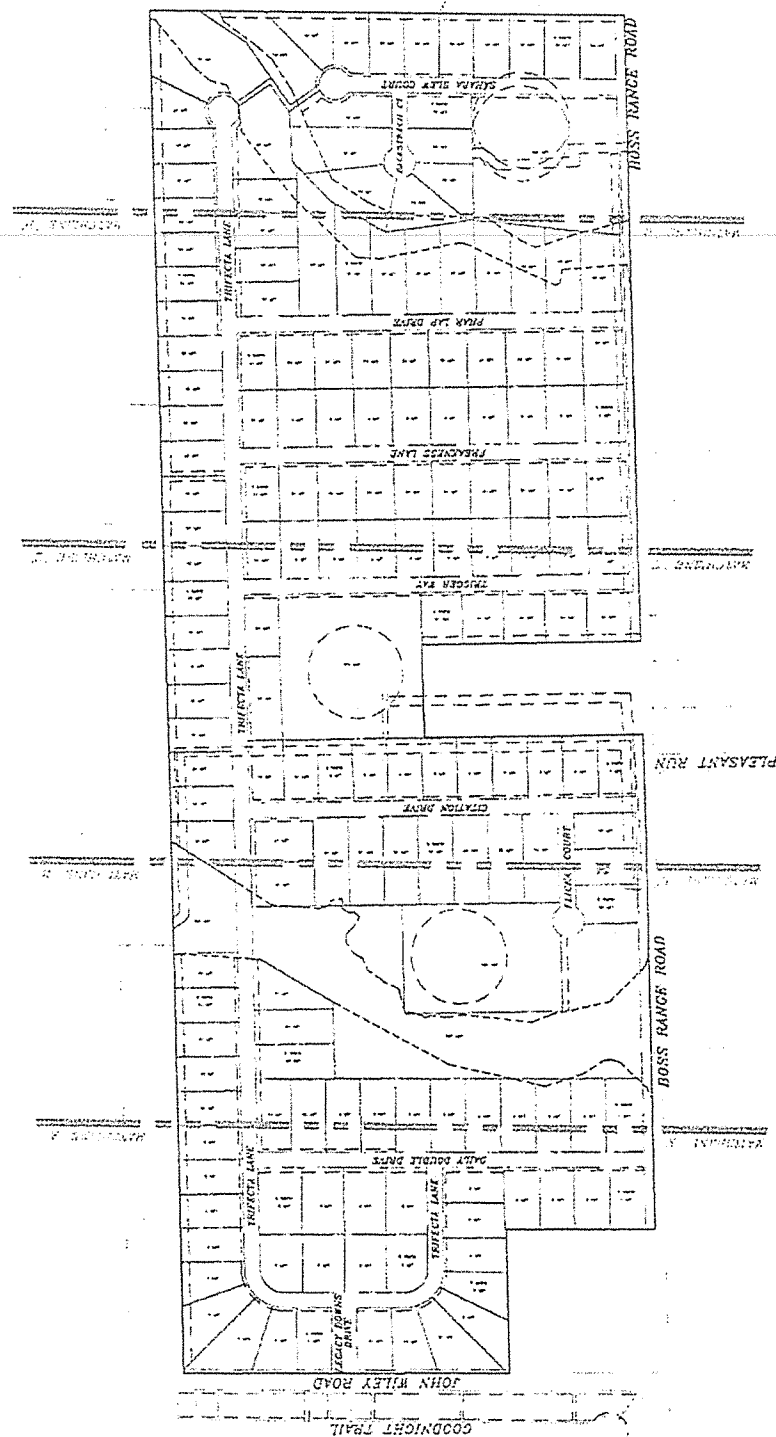
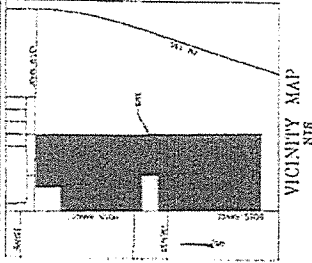
PAVING SECTION

Exhibit F
Preliminary Plat

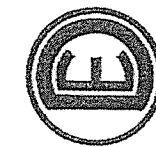
TABLE OF CONTENTS

- 1 PRELIMINARY PLAT SHEET 1
- 2 PRELIMINARY PLAT SHEET 2
- 3 PRELIMINARY PLAT SHEET 3
- 4 PRELIMINARY PLAT SHEET 4
- 5 PRELIMINARY PLAT SHEET 5
- 6 PRELIMINARY PLAT NOTES AND DETAILS
- 7 OFF-SITE DRAINAGE BASIN MAP
- 8 EXISTING CONDITIONS DRAINAGE PLAN
- 9 PROPOSED CONDITIONS DRAINAGE PLAN
- 10 UTILITY PLAN

PRELIMINARY PLAT LEGACY RANCH



Owner/Developer:
Denton Wood Ranch Partner, LLC
Contact: Mike Wells
7065 Confederate Park Road, St. 100
Fort Worth, Texas 76108
817-439-0832



DYER ENGINEERING, INC.
ENGINEERING & CONSULTING

Land Development - Commercial Site Civil - Municipal - Environmental
1401 Rowling - Flower Mound, Texas 75021 - Phone: 469-364-4400 - Email: dyer_eng@gmail.com
TSP# 1700 No. 1111

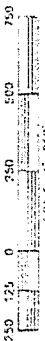
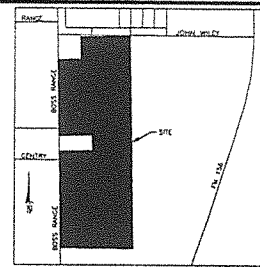
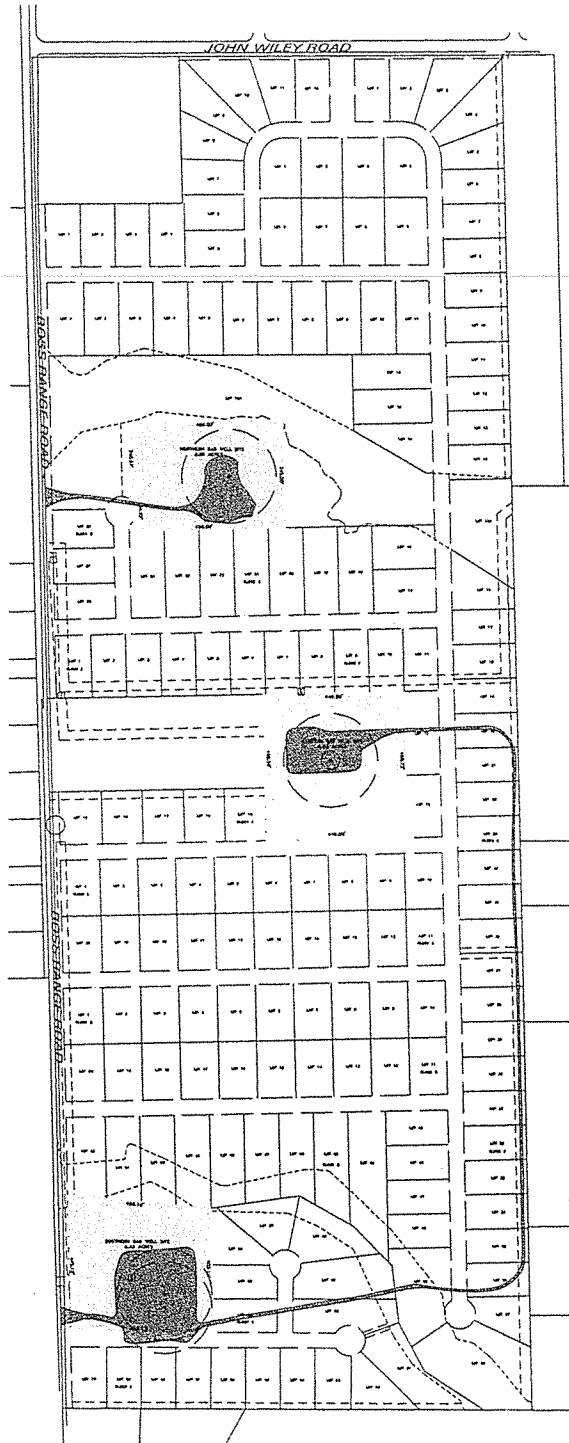


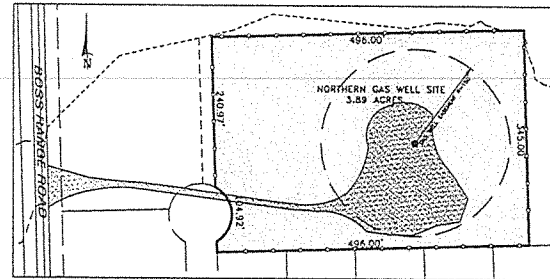
Exhibit G

Existing Gas Well Sites

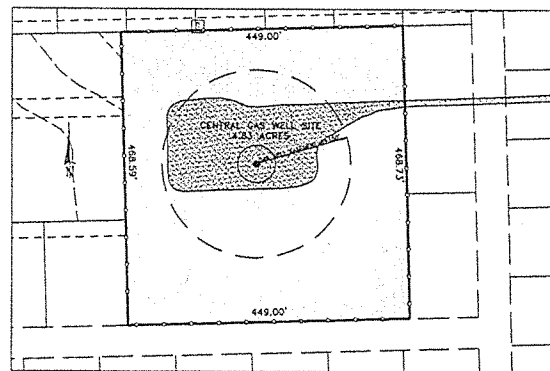
WOOD RANCH GAS WELL SITES



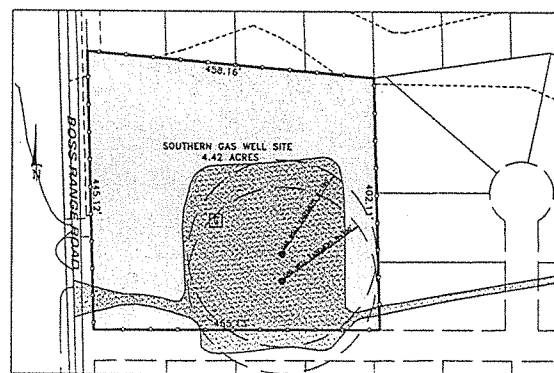
VICINITY MAP
NTS



NORTHERN GAS WELL SITE
SCALE: 1" = 60'



CENTRAL GAS WELL SITE
SCALE: 1" = 60'



SOUTHERN GAS WELL SITE
SCALE: 1" = 60'

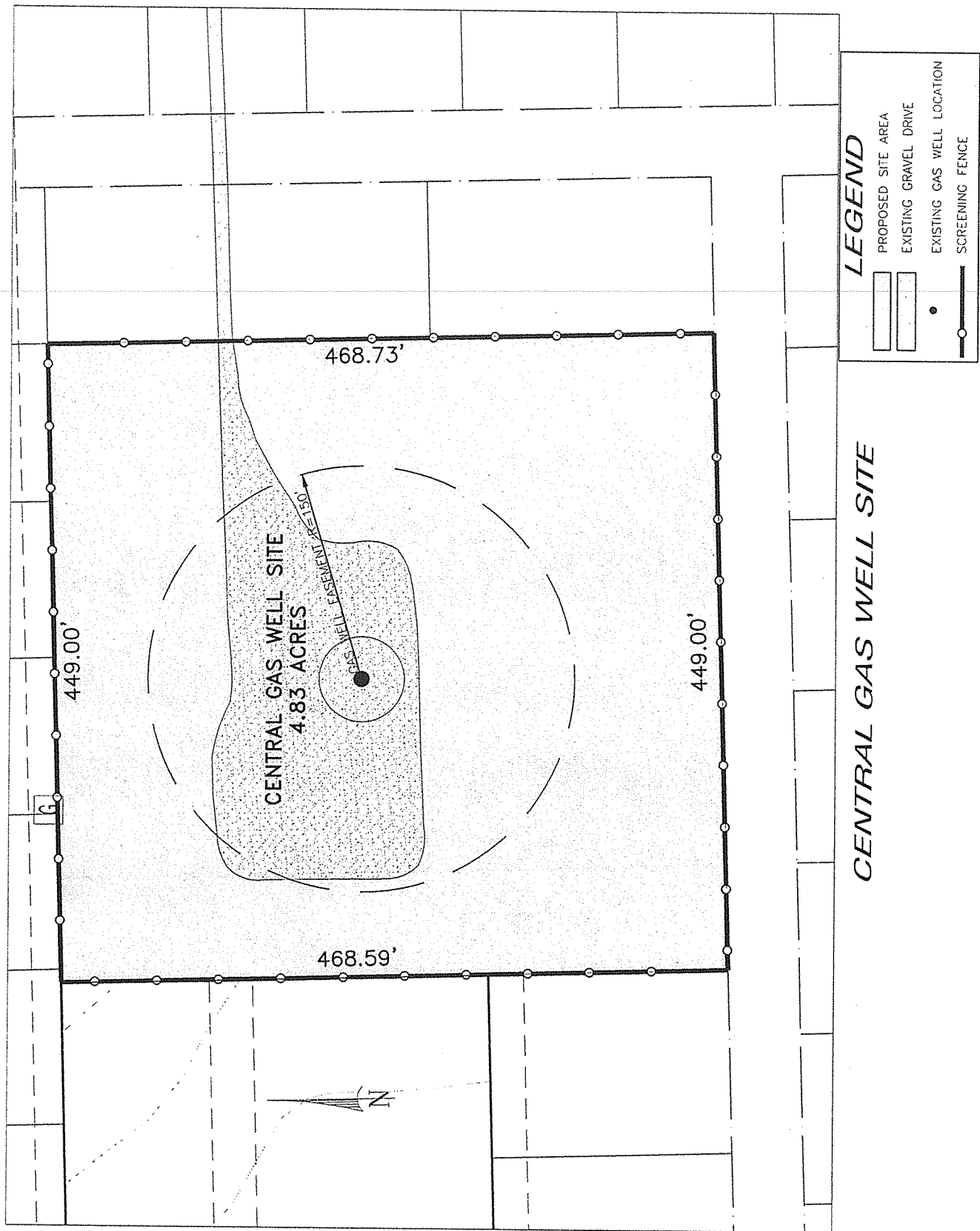
LEGEND	
	PROPOSED GAS WELL
	EXISTING CANAL DIKE
	EXISTING GAS WELL LOCATION
	PROPOSED FENCE

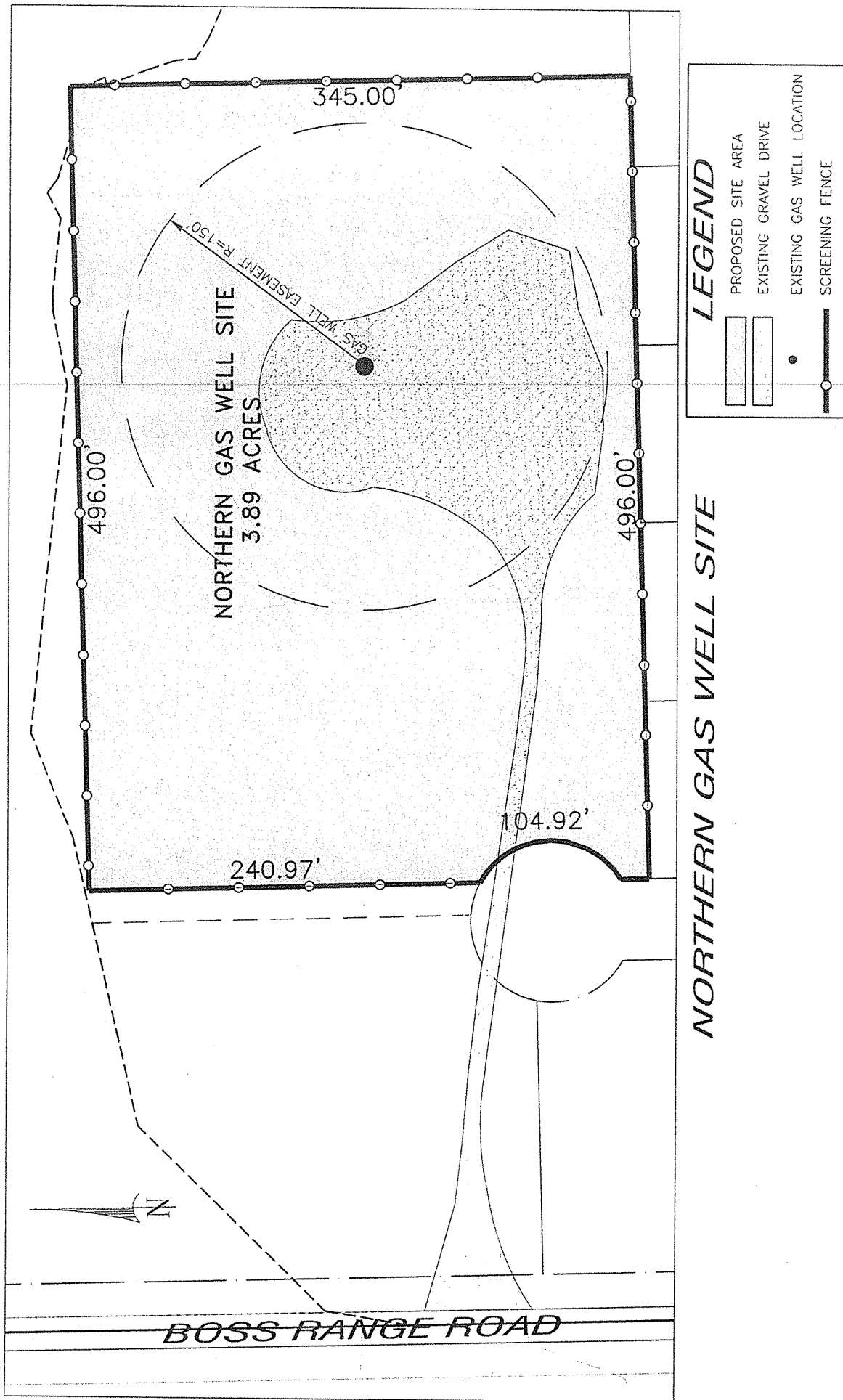
1" = 60'
1" = 120'

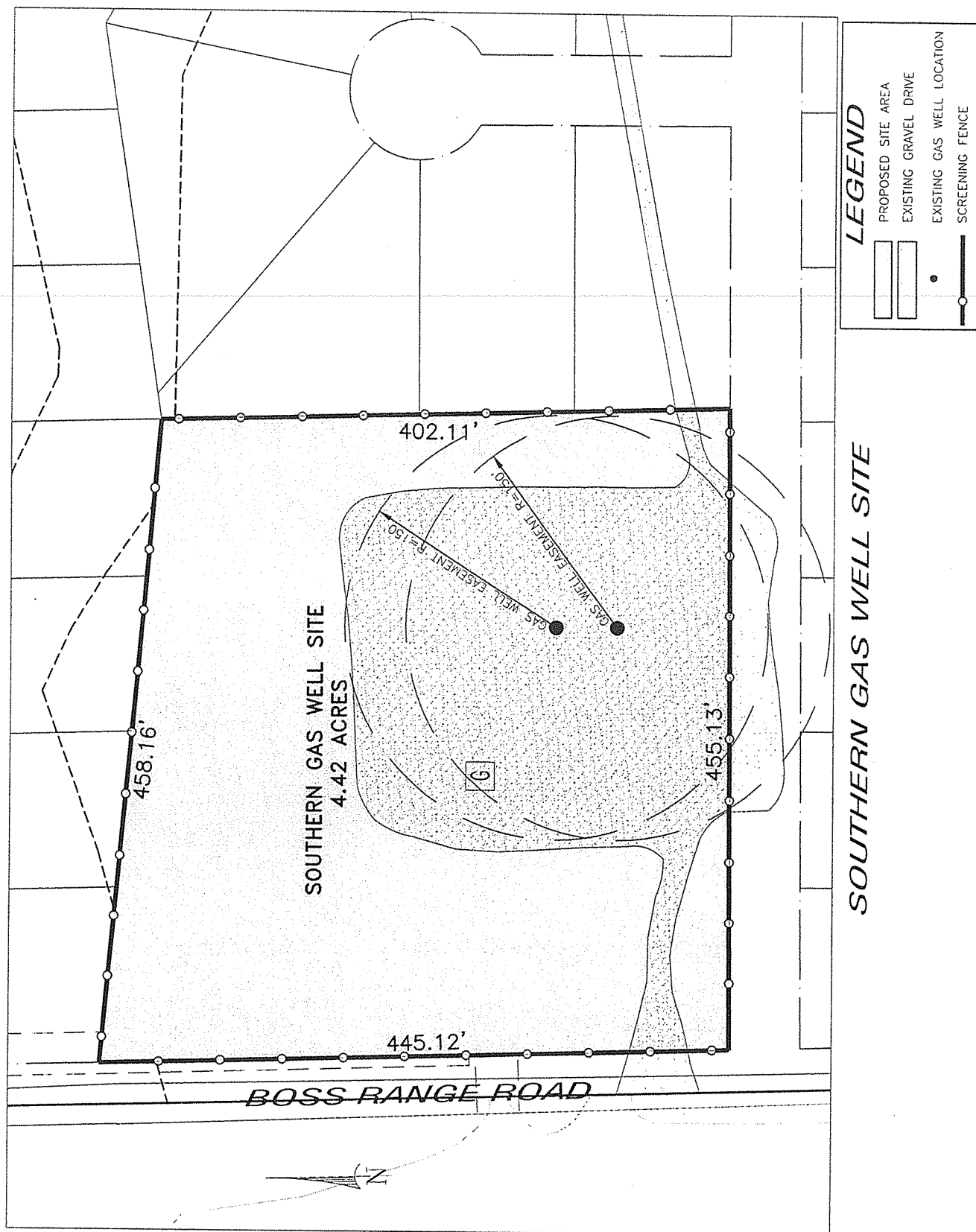


DYER ENGINEERING, INC.
ENGINEERING & CONSULTING

Land Development • Commercial Site Civil • Municipal • Environmental
1001 Bowditch • Pleasant Mount, Texas 75084 • Phone 940-666-0000 • Email dyereng@aol.com







**Exhibit H
Residential Fees**

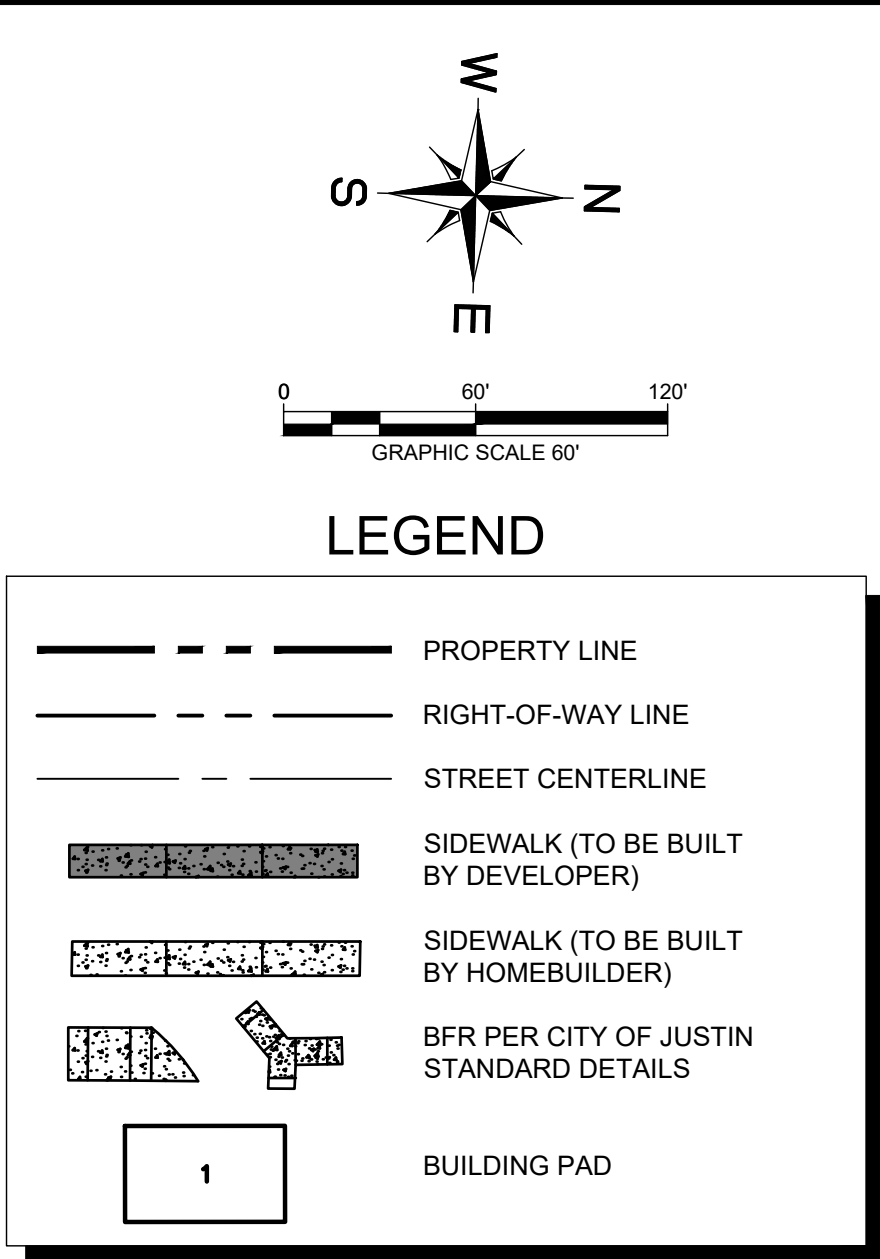
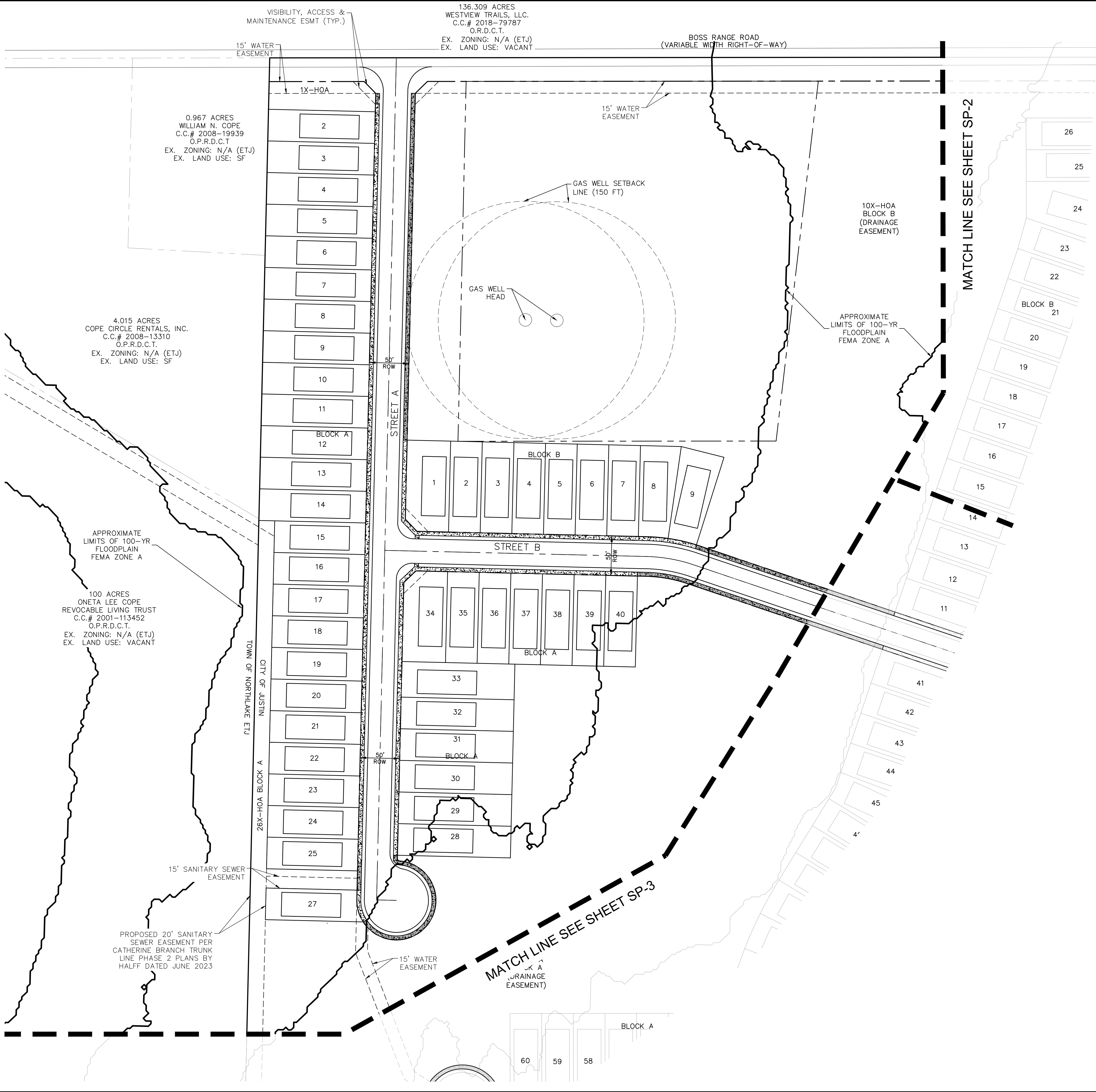
Building Permit Fee (includes electrical, mechanical and plumbing)

<u>Square Footage</u>	<u>Building Fees*</u>
1,000 sq ft	\$1,200.00
1,200 sq ft	\$1,300.00
1,400 sq ft	\$1,400.00
1,600 sq ft	\$1,500.00
1,800 sq ft	\$1,600.00
2,000 sq ft	\$1,700.00
2,200 sq ft	\$1,800.00
2,400 sq ft	\$1,900.00
2,600 sq ft	\$2,000.00
2,800 sq ft	\$2,100.00
3,000 sq ft	\$2,200.00
3,200 sq ft	\$2,300.00
3,400 sq ft	\$2,400.00
3,600 sq ft	\$2,500.00
3,800 sq ft	\$2,600.00
4,000 sq ft	\$2,700.00

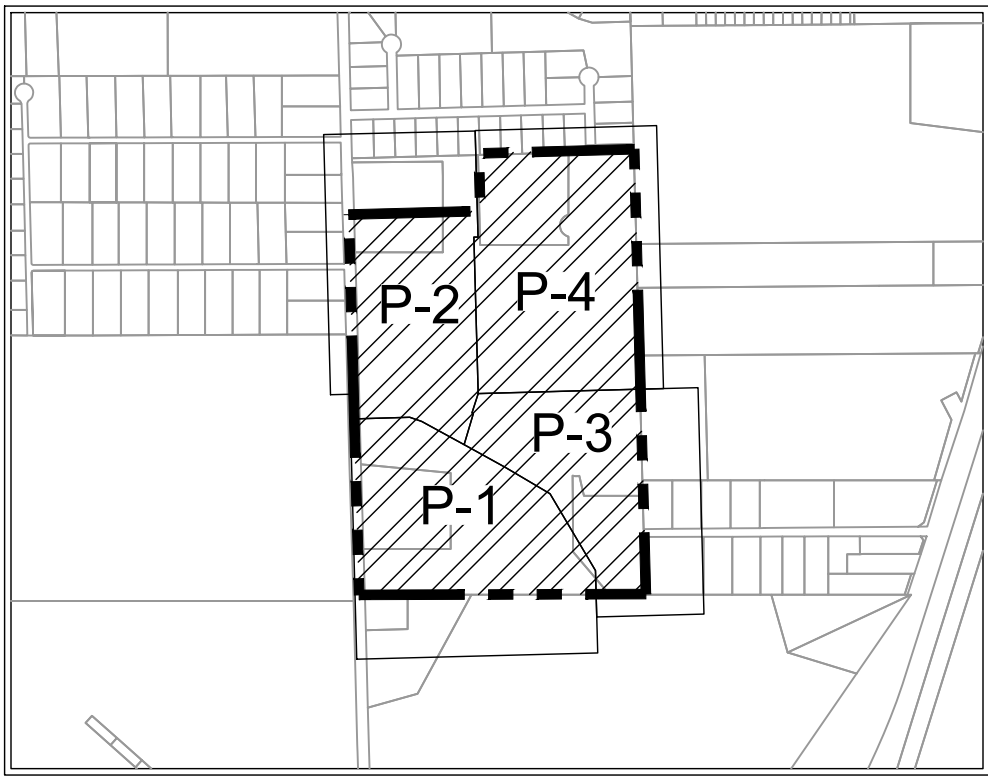
*Plus \$0.50 per square foot to bring amount to exact square footage

Driveway with curb cut	\$100
Driveway with culvert	\$200
Plan review fee	\$500
Final certificate of occupancy fee	\$100

1 - TRAFFORD TERRACE - SITE PLAN



Site Data Summary Table	
Gross Site Area (AC/SF)	74.35 AC (3,239,022 SF)
Residential Lot Area (AC/SF)	38.34 AC (1,669,874 SF)
Residential Lot Area %	51.6%
Open Space Area (AC/SF)	22.91 AC (998,096 SF)
Open Space Area %	30.8%
Paved Surfaces Area (AC/SF)	9.76 AC (425,247 SF)
Paved Surfaces %	13.1%



FLOOD NOTE:
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0496G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." Zone A defined as "No base flood elevations determined". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SITE PLAN FOR TRAFFORD TERRACE

325 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 74.358 ACRES
OUT OF THE
MARY POLK SURVEY, ABSTRACT NO. 993
IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS

OWNER: Continental U.S. Management Corp. 14131 Midway Rd, Suite 650 Addison, TX 75001 Tel: (972) 233-0044 Contact: George Sanders	DEVELOPER: Justin Bosworth, PE Director of Land Development DFW West Division 6751 North Freeway Fort Worth, TX 76131 Tel: (817) 230-0805	ENGINEER/SURVEYOR: Kimley-Horn 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Taylor Holmes, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	SP-1
MTH	AA	MTH	AS SHOWN	MAR 2024		



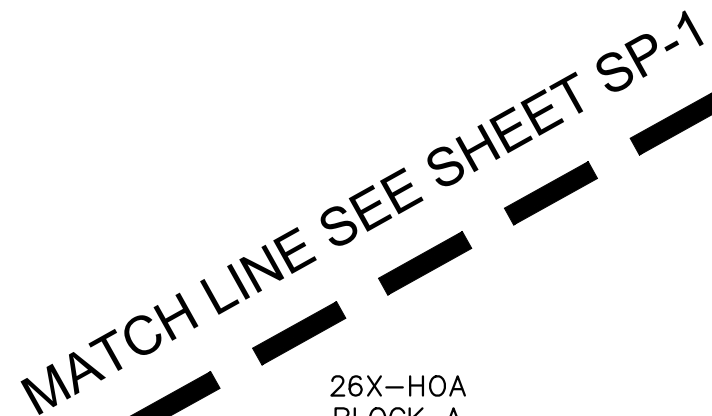
Site Data Summary Table			
	Current Zoning	Proposed Zoning	
Zoning District	SF-LL	PD-SF2	
Min. Lot Width	100	45	70
Min. Lot Area (SF)	43,560	4,000	7,000
Min. Floor Area (SF)	1,500	1,400	1,900
Min. Front Yard Setback (FT)	35	20	20
Min. Side Yard Setback (FT)	15	5	5
Min. Side yard Setback from Street (FT)	-	10	10
Min. Rear Yard Setback	20	10	10
Max. Height (FT)	35	35	35
Min. Roof Pitch	-	6:12	8:12
Min. Masonry	-	60%	80%

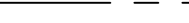
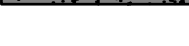
SCALE: 1" = 1,000

FLOOD NOTE:
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0495G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain," Zone A defined as "No base flood elevations determined". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER:	DEVELOPER:	ENGINEER/SURVEYOR:
Continental U.S. Management Corp. 14131 Midway Road, Suite 650 Addison, TX 75001 Tel: (972) 233-0044 Contact: George Sanders	Justin Bosworth, PE Director of Land Development DFW West Division 6751 North Freeway Fort Worth, TX 76131 Tel: (817) 230-0805	Kimley»Horn 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, TX 75240 Tel: (972) 770-1300

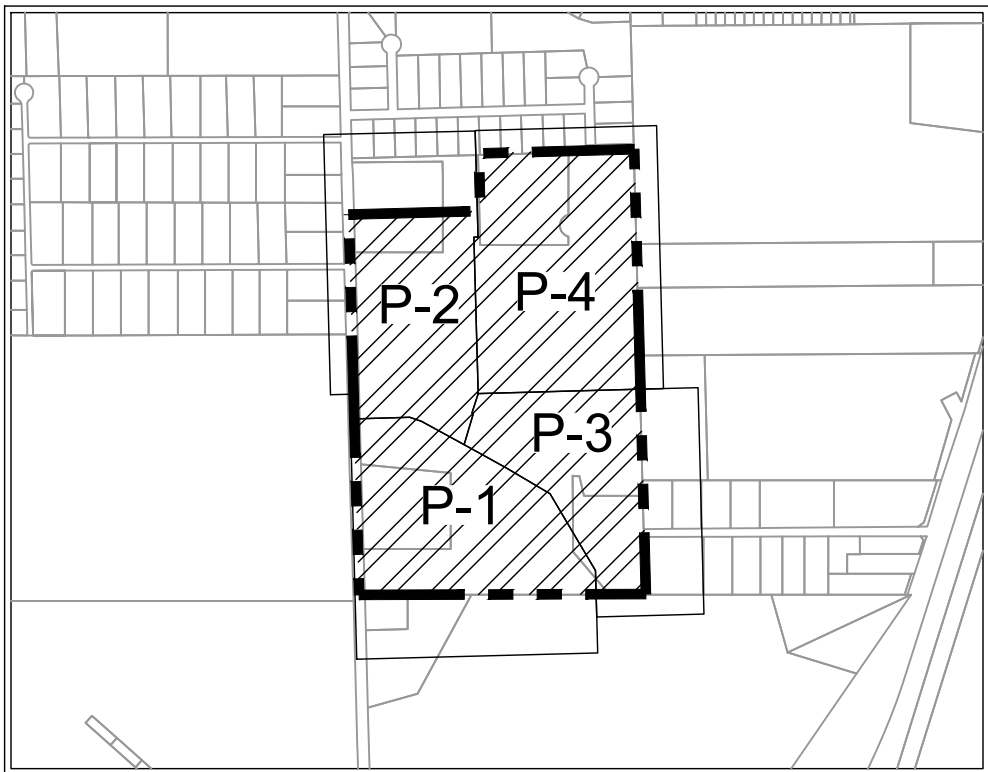
Page 124 of 322



	PROPERTY LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	SIDEWALK (TO BE BUILT BY DEVELOPER)
	SIDEWALK (TO BE BUILT BY HOMEBUILDER)
	BFR PER CITY OF JUSTIN STANDARD DETAILS
	BUILDING PAD

Site Data Summary Table			
	Current Zoning	Proposed Zoning	
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Max. Height (FT)	35	35	35
Min. Roof Pitch	-	6:12	8:1
Min. Masonry	-	60%	80%

Gross Site Area (AC/SF)	74.35 AC (3,239,022 SF)
Residential Lot Area (AC/SF)	38.34 AC (1,669,874 SF)
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Paved Surfaces Area (AC/SF)	9.76 AC (425,247 SF)
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VICINITY MAP
SCALE: 1" = 1,000'

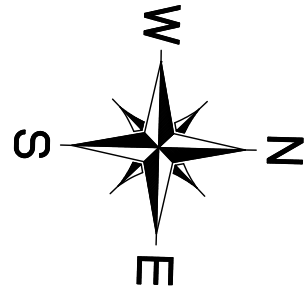
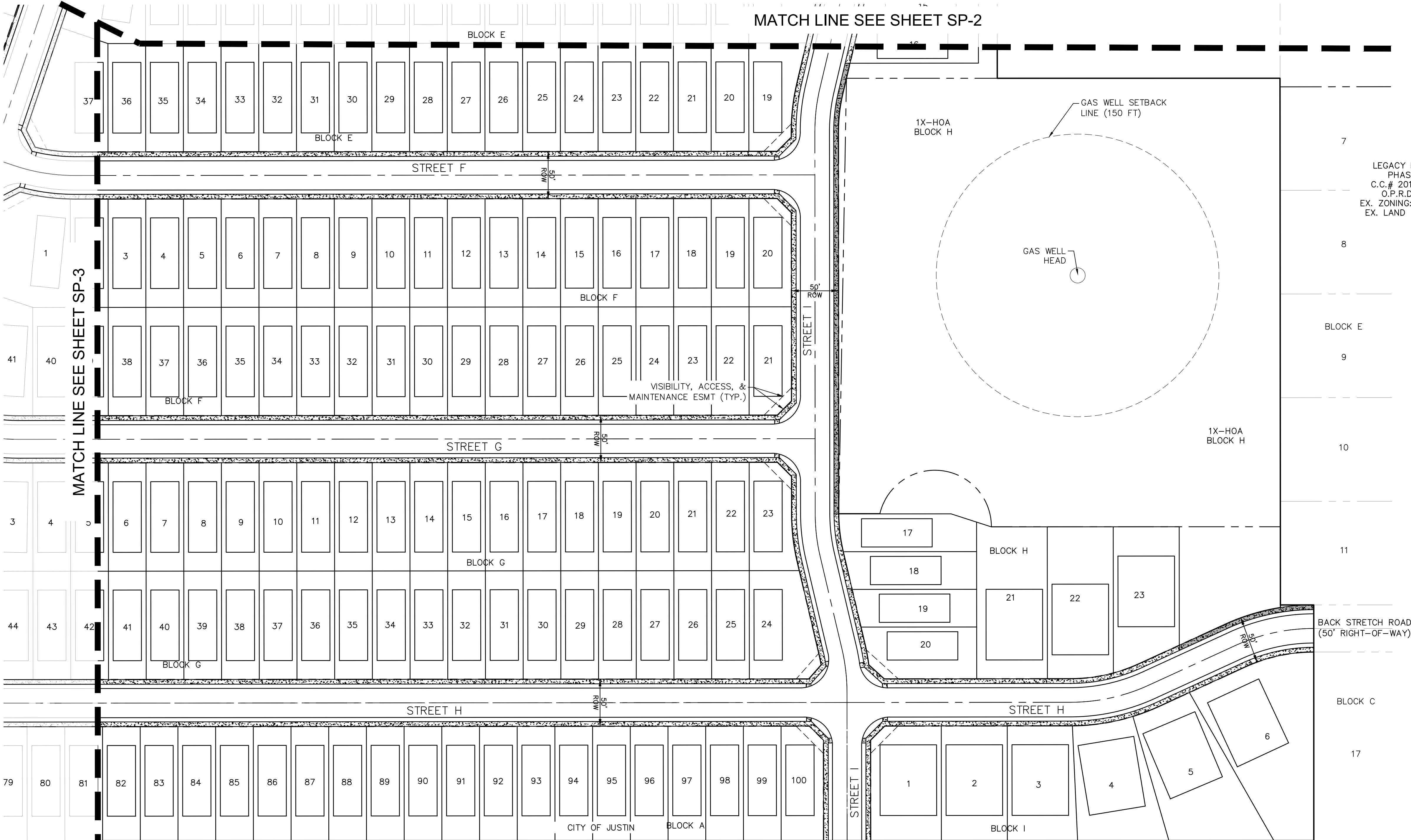
FLOOD NOTE:
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4812C0495G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"; Zone A defined as "No base flood elevations determined". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SITE PLAN FOR TRAFFORD TERRACE

325 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 74.358 ACRES
OUT OF THE
MARY POLK SURVEY, ABSTRACT NO. 993
IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS

<u>OWNER:</u> Continental U.S. Management Corp. 14131 Midway Rd., Suite 650 Addicks, TX 75001 Tel: (727) 233-0044 Contact: George Sanders	<u>DEVELOPER:</u> Justin Bosworth, PE Director of Civil Development DFW West Division 6751 North Freeway Fort Worth, TX 76131 Tel: (817) 230-0805	<u>ENGINEER/SURVEYOR:</u> Kimley»Horn 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, TX 75240 Tel: (972) 770-1300
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	KH PROJECT NO.	SP-3
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LEGEND

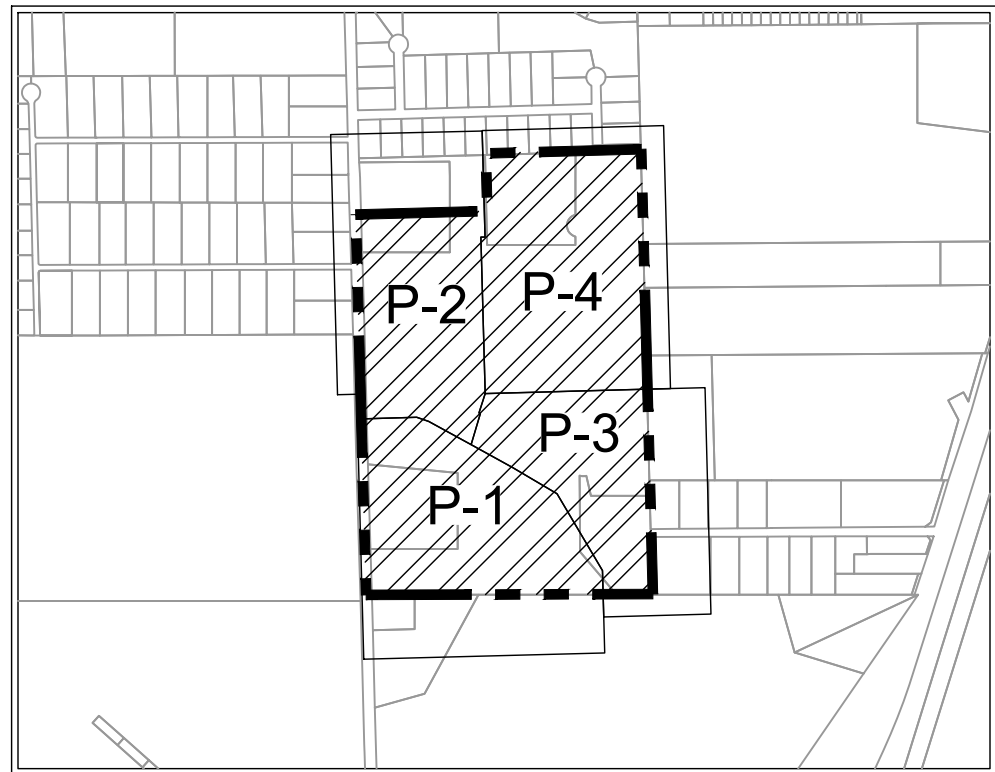
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- SIDEWALK (TO BE BUILT BY DEVELOPER)
- SIDEWALK (TO BE BUILT BY HOMEBUILDER)
- BFR PER CITY OF JUSTIN STANDARD DETAILS
- BUILDING PAD

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VICINITY MAP

SCALE: 1" = 1,000'

FLOOD NOTE:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C04965, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." Zone A defined as "No base flood elevations determined". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SITE PLAN
FOR
TRAFFORD TERRACE

325 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 74.358 ACRES

OUT OF THE
MARY POLK SURVEY, ABSTRACT NO. 993

IN THE
CITY OF JUSTIN, DENTON COUNTY, TEXAS

OWNER: Continental U.S. Management Corp. 14131 Midway Rd, Suite 650 Addison, TX 75001 Tel: (972) 233-0044 Contact: George Sanders		DEVELOPER: Justin Bosworth, PE Director of Land Development DFW West Division 6751 North Freeway Fort Worth, TX 76131 Tel: (817) 230-0805		ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Taylor Holmes, P.E.	
DESIGNED MTH	DRAWN AA	CHECKED MTH	SCALE AS SHOWN	DATE MAR 2024	KH PROJECT NO. SP-4

2 - TRAFFORD TERRACE - PD STANDARDS

Planned Development

Trafford Terrace

Justin, Texas 76247

March, 2024

PURPOSE AND INTENT

DR Horton, LLC is the applicant and requests the property described herein to be rezoned from Single Family Large Lot (SF-LL) use to PD SF-2. The purpose of this PD is to allow for uses and requirements generally consistent with the Development Agreement, executed August 12, 2015, and the subsequent amendments. This zoning is appropriate as a continuance of the Development Agreement.

PROJECT LOCATION AND DESCRIPTION

The Project will be located on the east side of Boss Range Road, approximately 0.3 miles north of the intersection of Boss Range Road and Sam Reynolds Road. The Project contains approximately 74.2 acres as described in Exhibit "A" – ALTA Survey.

PROPOSED SITE ZONING AND LAND USE

The proposed zoning classification for the Project is "PD SF-2". Except as noted in the development standards below, the base zoning district standards for the SF-2 shall apply. The proposed land use for the project is for single-family, detached residential units.

DEVELOPMENT STANDARDS

The property shall generally be developed in accordance with the Site Plan, with certain deviations permitted to address civil engineering, environmental issues, quality of life design improvements, and City staff comments regarding such that arise during design. The total number of single-family residential lots shall not exceed 325 lots. The development standards set forth for the Project are compatible with the base zoning district standards for the SF-2, except as awarded below.

All regulations of the City of Justin SF-2 zoning ordinance will apply, except as noted below:

	Prop. 40' Lot	Prop. 70' Lot	Base
1. Minimum Lot Area -	4,000 S.F.	7,000 S.F.	8,400 S.F.
2. Minimum Floor Area -	1,200 S.F.	1,900 S.F.	1,000 S.F.
3. Minimum Lot Width ⁽¹⁾ -	40 feet	70 feet	70 feet
4. Front Yard Setback -	20 feet	20 feet	25 feet
5. Side Yard Setback -	5 feet	5 feet	10% of width
6. Side Yard Setback from Street -	10 feet	10 feet	N/A
7. Rear Yard Setback -	10 feet	10 feet	10 feet
8. Maximum height -	35 feet	35 feet	35 feet
9. Minimum Roof Pitch -	6:12	8:12	N/A
10. Minimum Masonry ⁽²⁾ -	60%	80%	N/A

⁽¹⁾ Minimum Lot Width is measured along the front building line for all lots.

⁽²⁾ Masonry shall include brick, stone, rock, cementitious siding, and/or stucco.

LANDSCAPE, OPEN SPACE REQUIREMENTS, & PARKLAND DEDICATION

Landscaping and Open Spaces shall conform to the provisions set forth in the Code of Ordinances and shall generally be developed in accordance with the Preliminary Landscape Plans, with certain deviations permitted to address environmental issues, quality of life design improvements, and City staff comments regarding such that arise during design.

All open space shown on the Site Plan shall count towards meeting the Parkland Dedication requirements. Parkland Dedication for the Project shall meet the City's Parkland Dedication requirements in effect as of the date of approval by City Council, some or all of which property may be in the floodplain. Any required Parkland Dedication will occur at time of final platting. Dedicated Parkland shall be owned and maintained by the City of Justin. All other open spaces shall be owned and maintained by the HOA.

HOMEOWNERS ASSOCIATION

A mandatory homeowner's association will be established for this planned development. The responsibilities of the association will include maintenance of all private park areas, private park improvements, private landscaped and irrigated areas, private open space areas, and entry features and enforcement of the deed restrictions in order to maintain the quality and character of the Project.

SUMMARY

This 74.2-acre development will consist of up to 325 single family lots and will include open space and other amenities as determined through the City's Ordinance. This development will be a positive addition to the City of Justin.



PERCENT MASONRY - 100%

Elevation B



PERCENT MASONRY - 86%

Elevation H



PERCENT MASONRY - 82%

Elevation N

X30B - BROOKE



PERCENT MASONRY - 100%

Elevation F



PERCENT MASONRY - 72%

Elevation G



PERCENT MASONRY - 96%

Elevation M

X30D - DIANA



PERCENT MASONRY - 66%

Elevation B



PERCENT MASONRY - 60%

Elevation F



PERCENT MASONRY - 93%

Elevation N

X30H - HANNA



PERCENT MASONRY - 60%

Elevation A



PERCENT MASONRY - 62%

Elevation F



PERCENT MASONRY - 70%

Elevation M

X30M - MADISON



PERCENT MASONRY - 100%

Elevation D



PERCENT MASONRY - 80%

Elevation G



PERCENT MASONRY - 84%

Elevation S

X50F - FRISCO



PERCENT MASONRY - 100%

Elevation B



PERCENT MASONRY - 80%

Elevation G



PERCENT MASONRY - 90%

Elevation S

X501 - IRVING



PERCENT MASONRY - 91%

Elevation B



PERCENT MASONRY - 80%

Elevation F



PERCENT MASONRY - 80%

Elevation S

X50L - LANCASTER

3 - TRAFFORD TERRACE - ZONING SUBMITTAL - COMMENT RESPONSE LETTER



March 28, 2024

Matt Cyr, Director of Planning and Development
Department of Development Services
2000 East Princeton Drive
Princeton, TX 75407

RE: *Third Review – Trafford Terrace Zoning Submittal*

Dear Mr. Cyr,

This letter is in response to the comments provided on the initial submittal of the Zoning Submittal Review for Trafford Terrace dated March 25, 2024. Your comment is listed first, followed by the response in italics.

Written Review Comments

1. N/A

Response: Noted.

Engineering Comments

1. N/A

Response: Noted.

Public Works Comments

1. All trees shall be removed from Water Easements. See previous comments on Preliminary Plat and previous PD submittal.

Response: All trees have been removed from water easements, as requested.

Fire Comments

1. N/A

Response: Noted.

Planning

1. Sheets say “Traffort Terrace”. Please revise.

Response: References to “Traffort” revised to “Trafford”, as requested.

2. Add cut sheet of lighting. Make sure the lighting fixture is downlit, per the ordinance.

Response: Cut sheet for lighting fixtures included in this submittal, as requested.

1. Place note that lighting fixture is an example and the City of Justin must approve all lighting fixtures at the time of construction plans.

Response: Note added to Photometric Exhibit, as requested.

Please contact me should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Taylor Holmes', with a stylized, cursive script.

Taylor Holmes, P.E.

4 - TRAFFORD TERRACE - PRELIMINARY LANDSCAPE PLAN

TRAFFORD TERRACE

HARDSCAPE & LANDSCAPE

CITY OF JUSTIN, TEXAS - DENTON COUNTY

DEVELOPER

DR HORTON-TEXAS, LTD.
6751 NORTH FREEWAY
FORT WORTH, TEXAS 76131
TEL: (817) 230-0805
CONTACT: JUSTIN BOSWORTH, P.E.



Know what's below.
Call before you dig.

SHEET INDEX													
SHEETS										DRAWINGS ISSUED			
COVER SHEETS													
LC 0.00 - COVER SHEET										●	●	●	
LC 1.01 - NOTES AND MATERIAL SCHEDULE										●	●	●	
LC 1.02 - OVERALL PLAN										●	●	●	
LC 1.03 - FENCING EXHIBIT										●	●	●	
HARDSCAPE SHEETS SHEETS													
LH 1.01 - HARDSCAPE PLAN										●	●	●	
LH 1.02 - HARDSCAPE PLAN										●	●	●	
LH 1.03 - HARDSCAPE PLAN										●	●	●	
LH 1.04 - HARDSCAPE PLAN										●	●	●	
LH 1.05 - HARDSCAPE PLAN										●	●	●	
LH 1.06 - HARDSCAPE PLAN										●	●	●	
LH 1.07 - HARDSCAPE PLAN										●	●	●	
LH 1.08 - HARDSCAPE PLAN										●	●	●	
LH 1.09 - HARDSCAPE PLAN										●	●	●	
LH 3.01, - FENCING DETAILS										●	●	●	
LH 3.02 - ENTRY SIGN CONCEPT										●	●	●	
LANDSCAPE SHEETS													
LP 1.01 - LANDSCAPE PLAN										●	●	●	
LP 1.02 - LANDSCAPE PLAN										●	●	●	
LP 1.03 - LANDSCAPE PLAN										●	●	●	
LP 1.04 - LANDSCAPE PLAN										●	●	●	
LP 1.05 - LANDSCAPE PLAN										●	●	●	
LP 1.06 - LANDSCAPE PLAN										●	●	●	
LP 1.07 - LANDSCAPE PLAN										●	●	●	
LP 1.08 - LANDSCAPE PLAN										●	●	●	
LP 1.09 - LANDSCAPE PLAN										●	●	●	
LP 3.01 - LANDSCAPE DETAILS										●	●	●	
LP 3.02 - LANDSCAPE DETAILS										●	●	●	
LP 3.03 - LANDSCAPE SPECIFICATIONS										●	●	●	

- PROVIDED
- PREVIOUSLY PROVIDED

LANDSCAPE ARCHITECT

**Kimley-Horn**
KIMLEY-HORN AND ASSOCIATES, INC.
6180 WARREN PKWY
SUITE 210
FRISCO, TEXAS 75034
PHONE: 972-770-3017
CONTACT: NIK ADAMS, P.L.A.

ENGINEER / SURVEYOR

**Kimley-Horn**
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: BRYAN R. MOODY, P.E.

COVER SHEET

SHEET NUMBER
LC 1.00

TRAFFORD TERRACE

CITY OF JUSTIN, TEXAS

KHA PROJECT
068517180

DATE
3/28/2024

SCALE
AS SHOWN

DESIGNED BY
KAE

DRAWN BY
KAE

CHECKED BY
NBA

Kimley-Horn

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P.L.A. _____ NIKOLAUS R. ADAMS
L.A. No. 3454 Date: 3/28/2024

3/28/2024

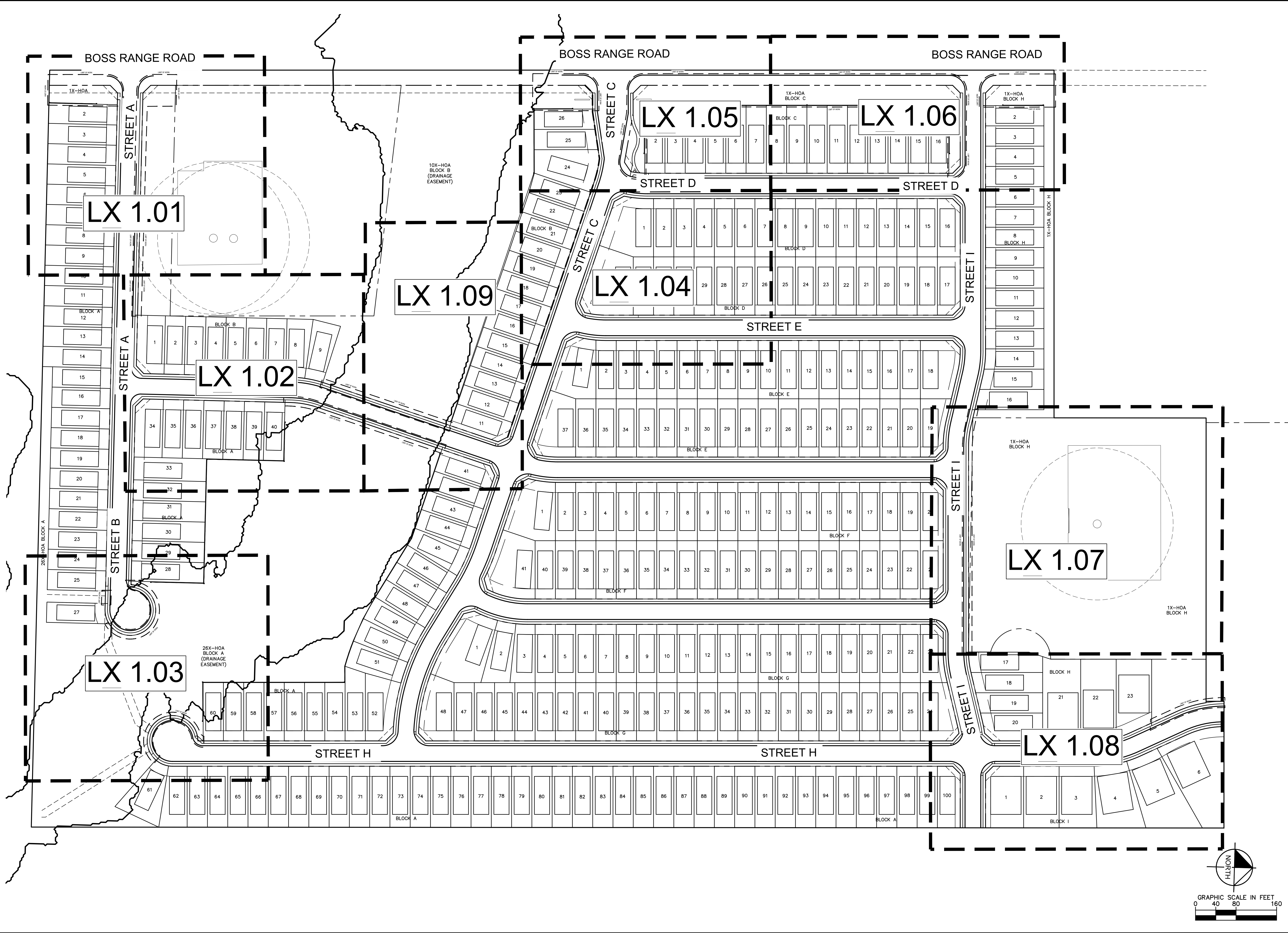
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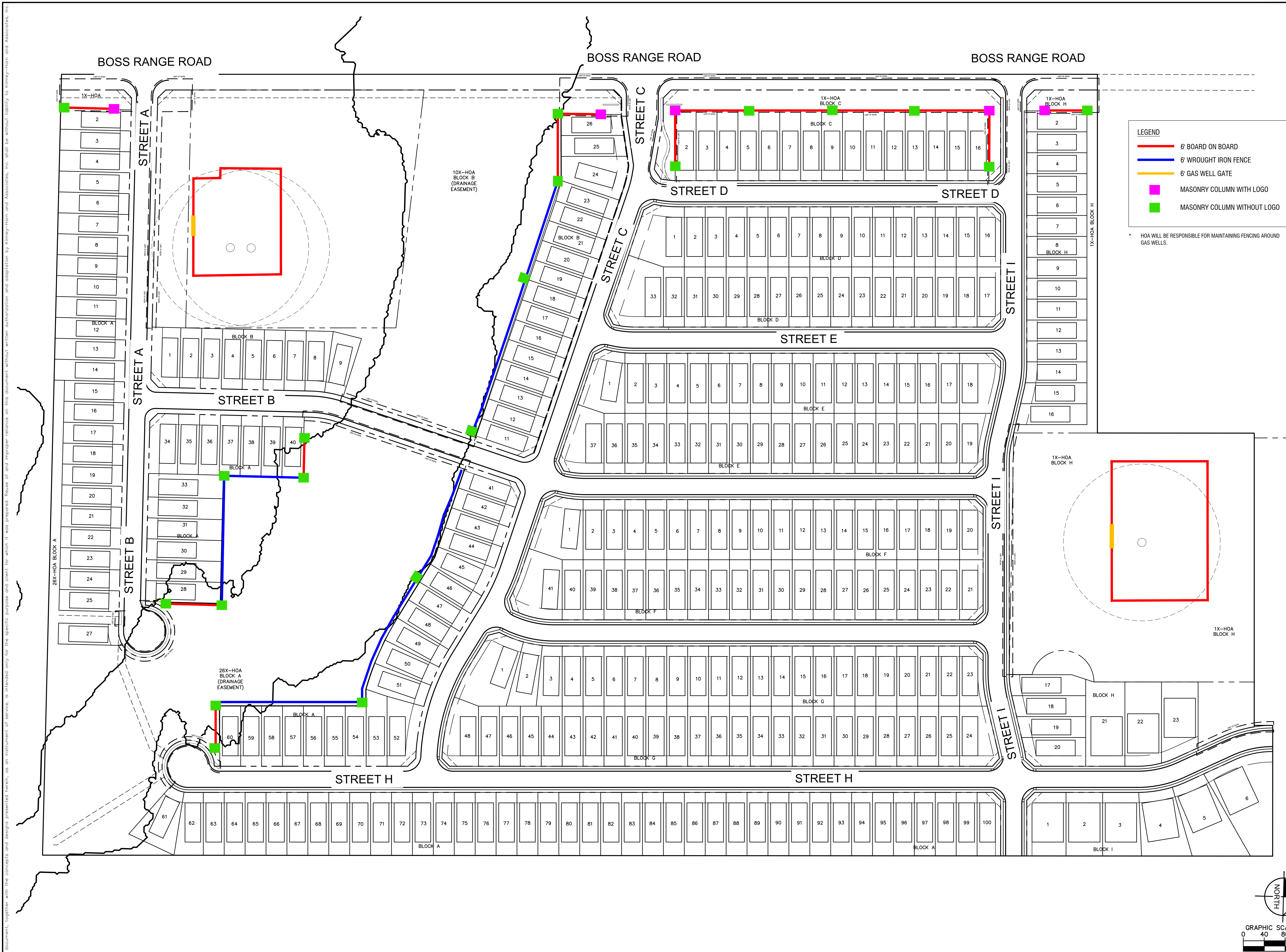
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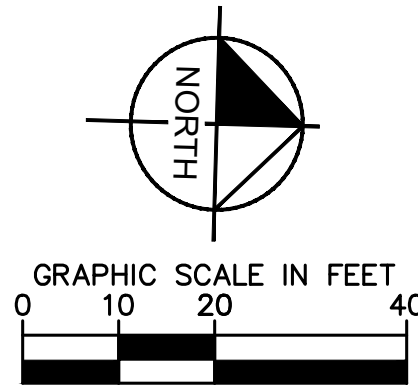
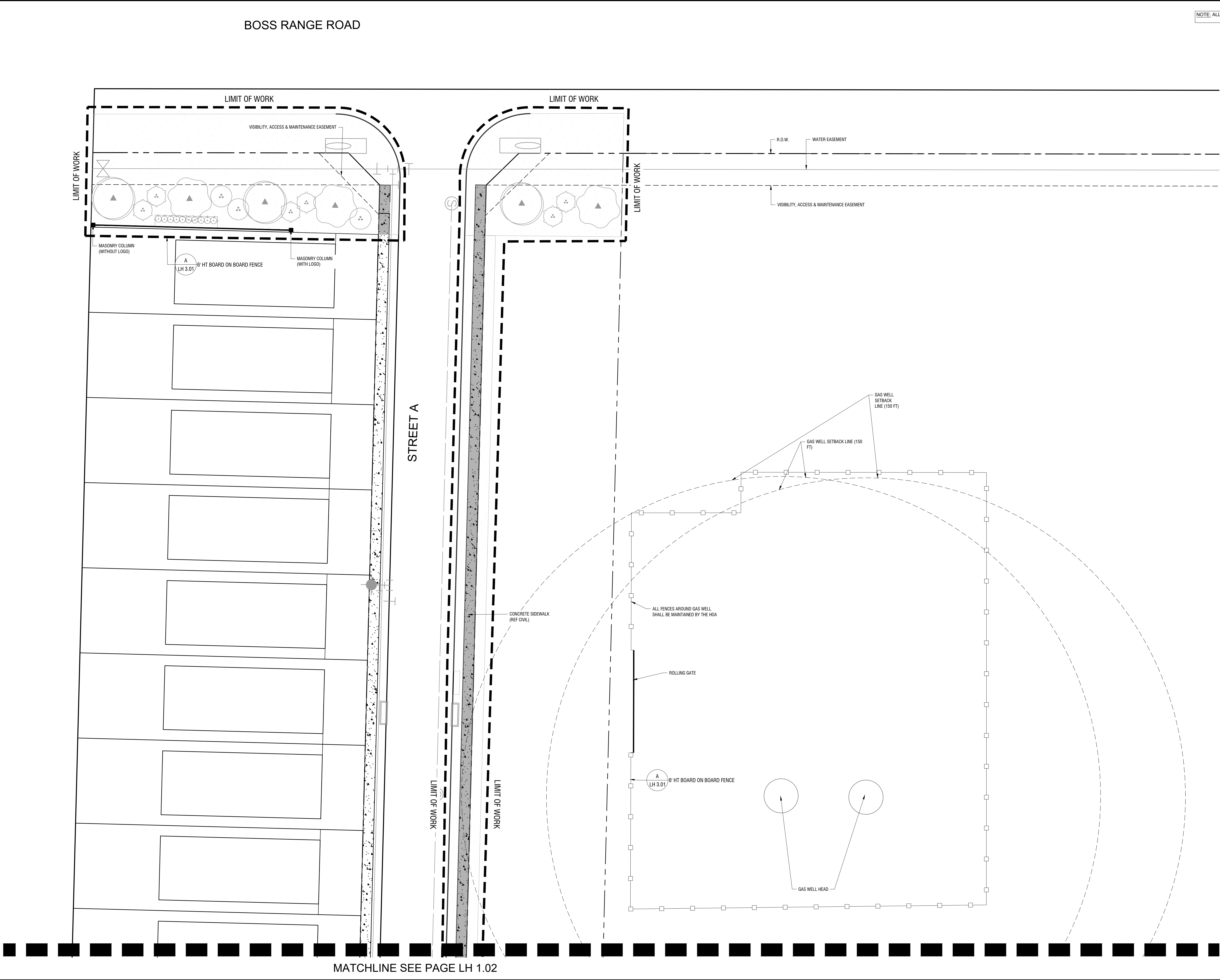
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P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3454 Date: 3/28/2024



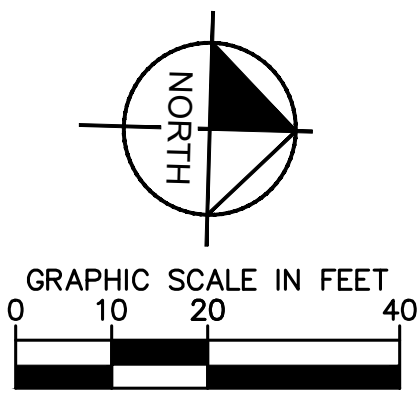
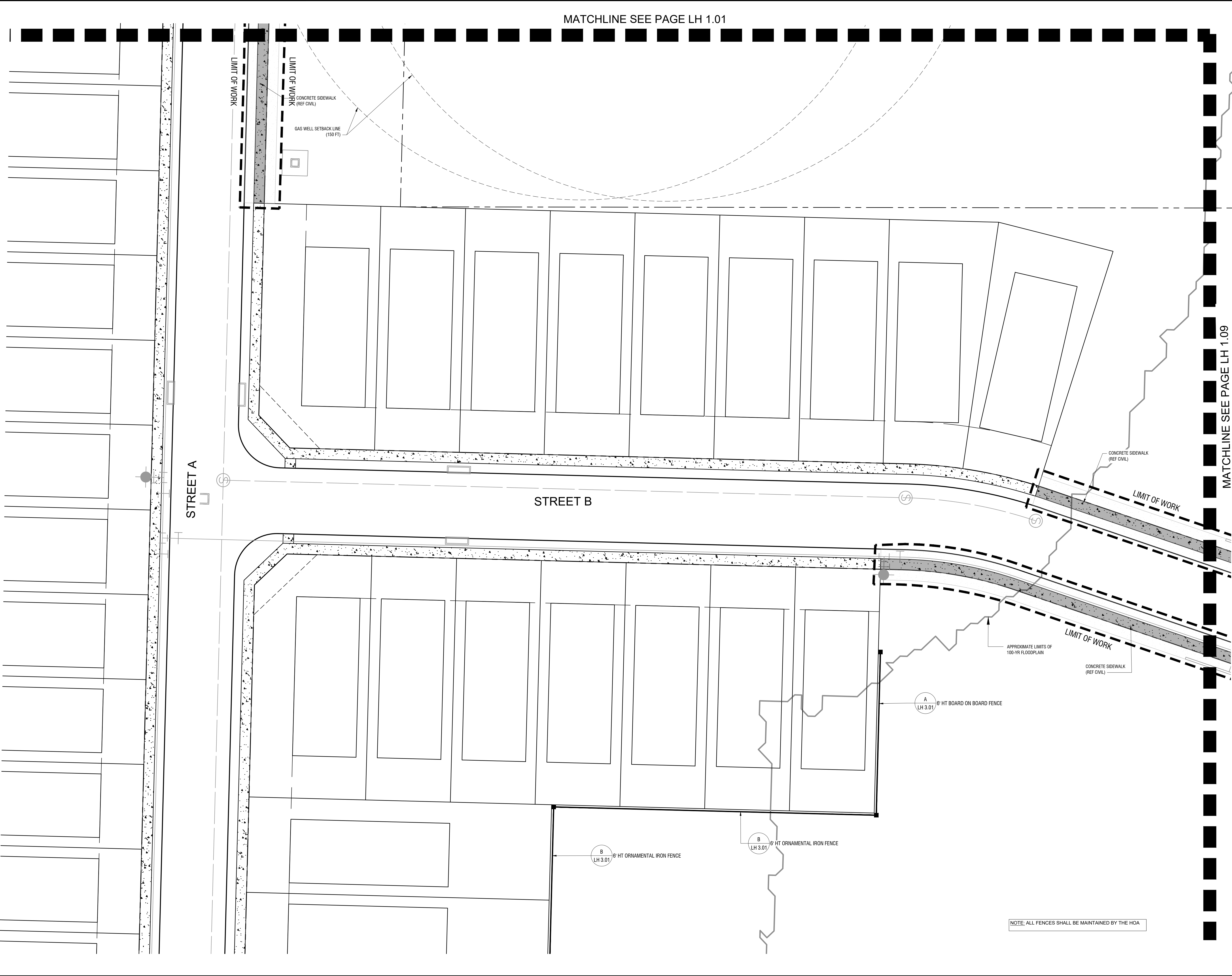
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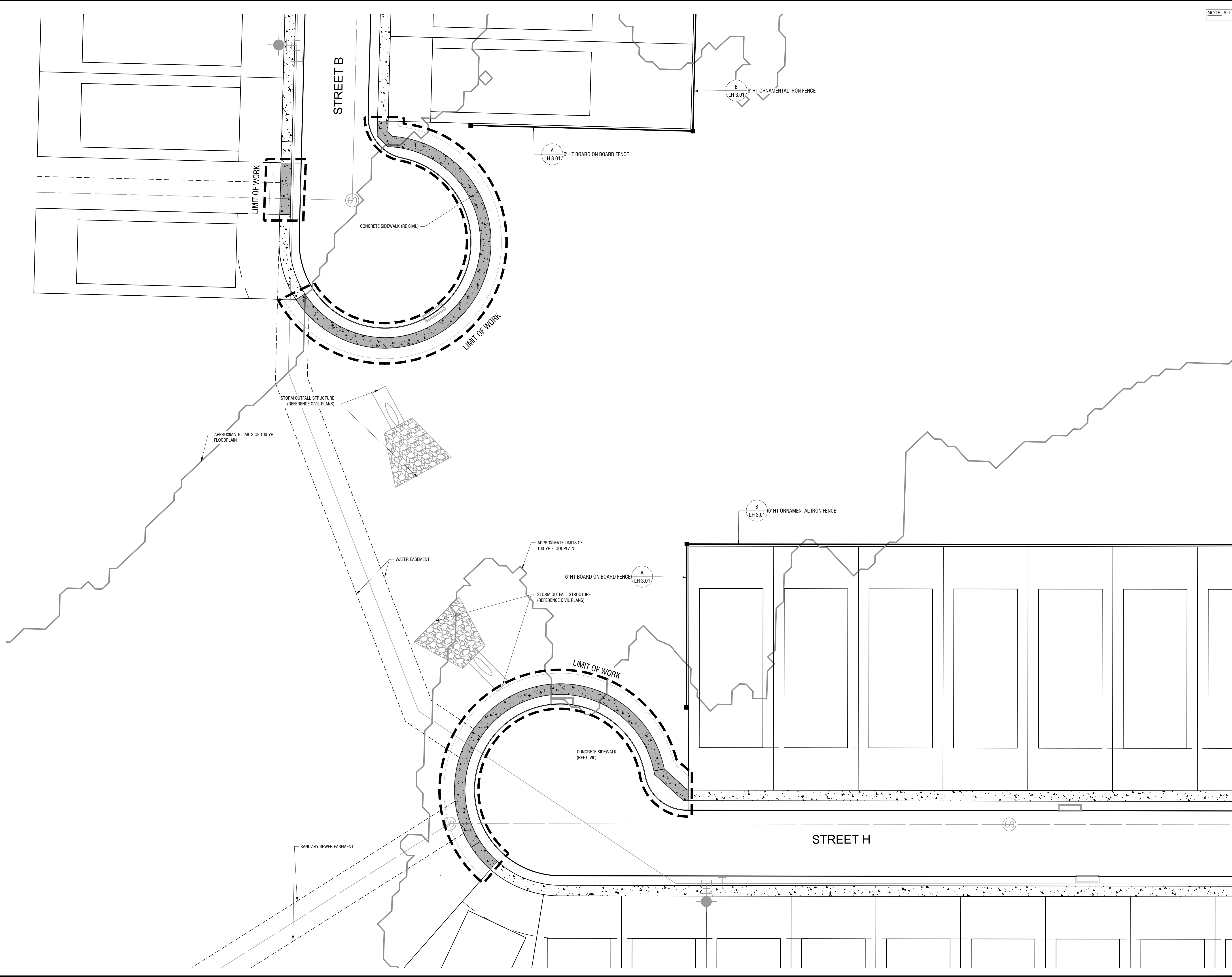
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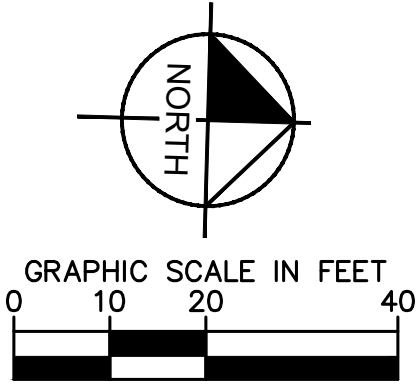
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L.A. No. 3454 Date: 3/28/2024

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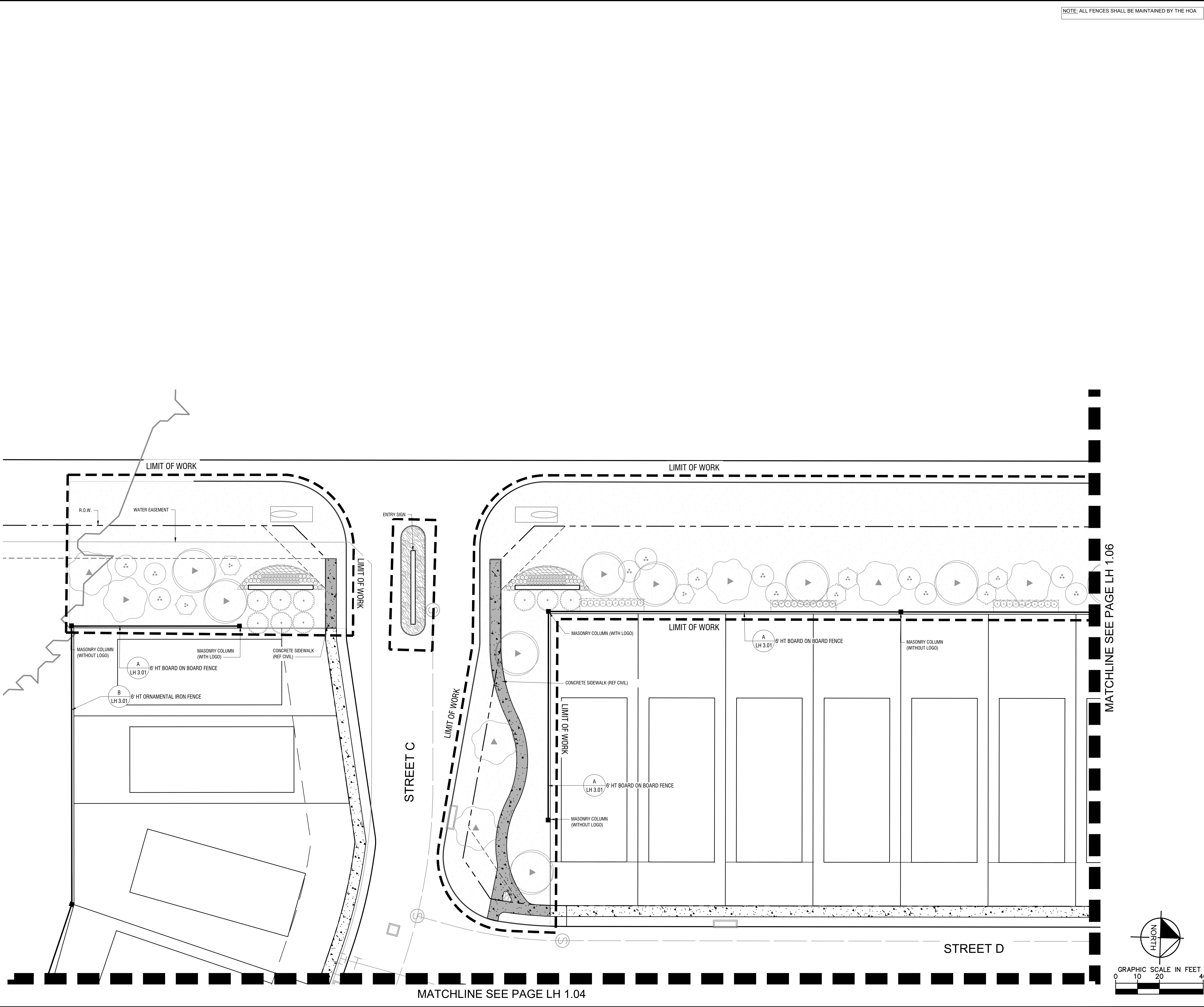
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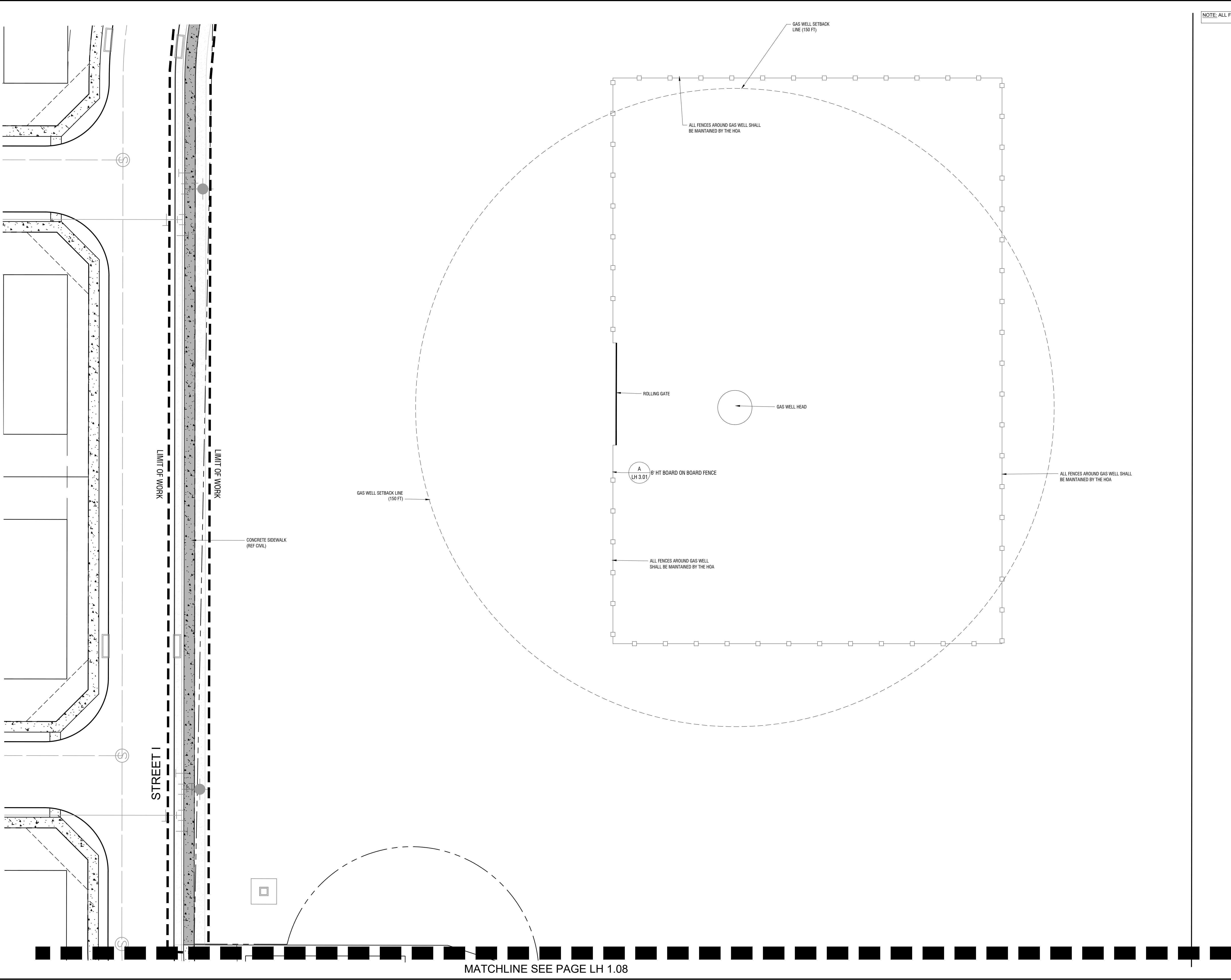
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KHA PROJECT 068517180		DATE 3/28/2024		3/28/2024	
SCALE	AS SHOWN	DESIGNED BY	KAE	DRAWN BY	KAE
CHECKED BY	NBA				

HARDSCAPE PLAN

SHEET NUMBER
LH 1.04

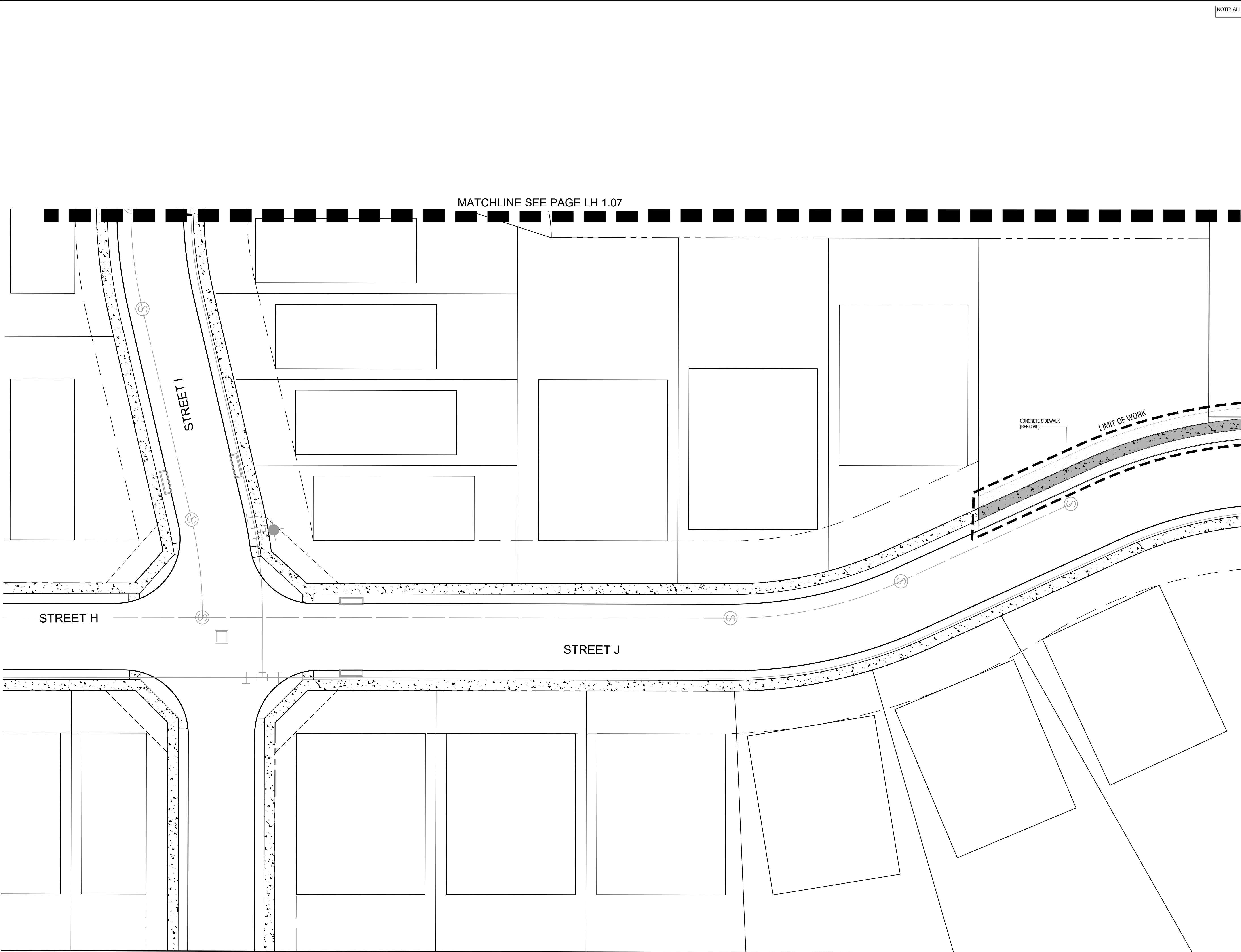




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SHEET NUMBER LH 1.07		HARDSCAPE PLAN		TRAFFORD TERRACE CITY OF JUSTIN, TEXAS		KHA PROJECT 068517180 DATE 3/28/2024 SCALE AS SHOWN DESIGNED BY KAE DRAWN BY KAE CHECKED BY NBA		3/28/2024 FOR REVIEW ONLY Not for construction or permit purposes.  P.L.A. NICHOLAS B. ADAMS L.A. No. 3404 Date 3/28/2024  13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-428 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.		No.	REVISIONS	DATE	BY
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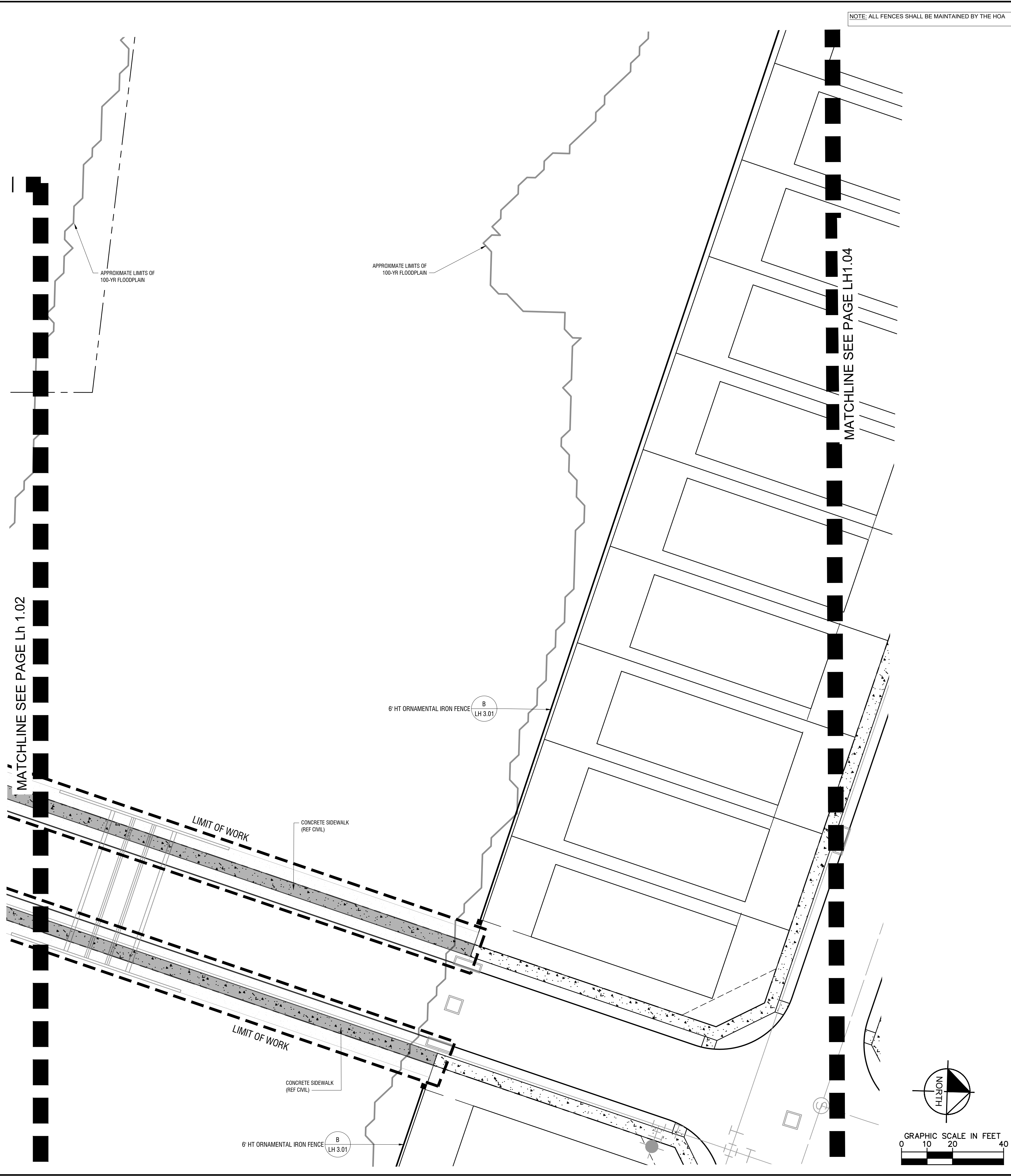


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KHA PROJECT 068517180		DATE 3/28/2024		SCALE AS SHOWN		DESIGNED BY KAE		DRAWN BY KAE		CHECKED BY NBA	
TRAFFORD TERRACE		CITY OF JUSTIN, TEXAS		HARDSCAPE PLAN		SHEET NUMBER LH 1.08		REVISIONS		BY DATE	
Kimley»Horn		13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972.770-1300 FAX: 972.239-3820 WWW.KIMLEY-HORN.COM TX F-428		© 2023 KIMLEY-HORN AND ASSOCIATES, INC.							

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Kimley»Horn
P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3454 Date: 3/28/2024

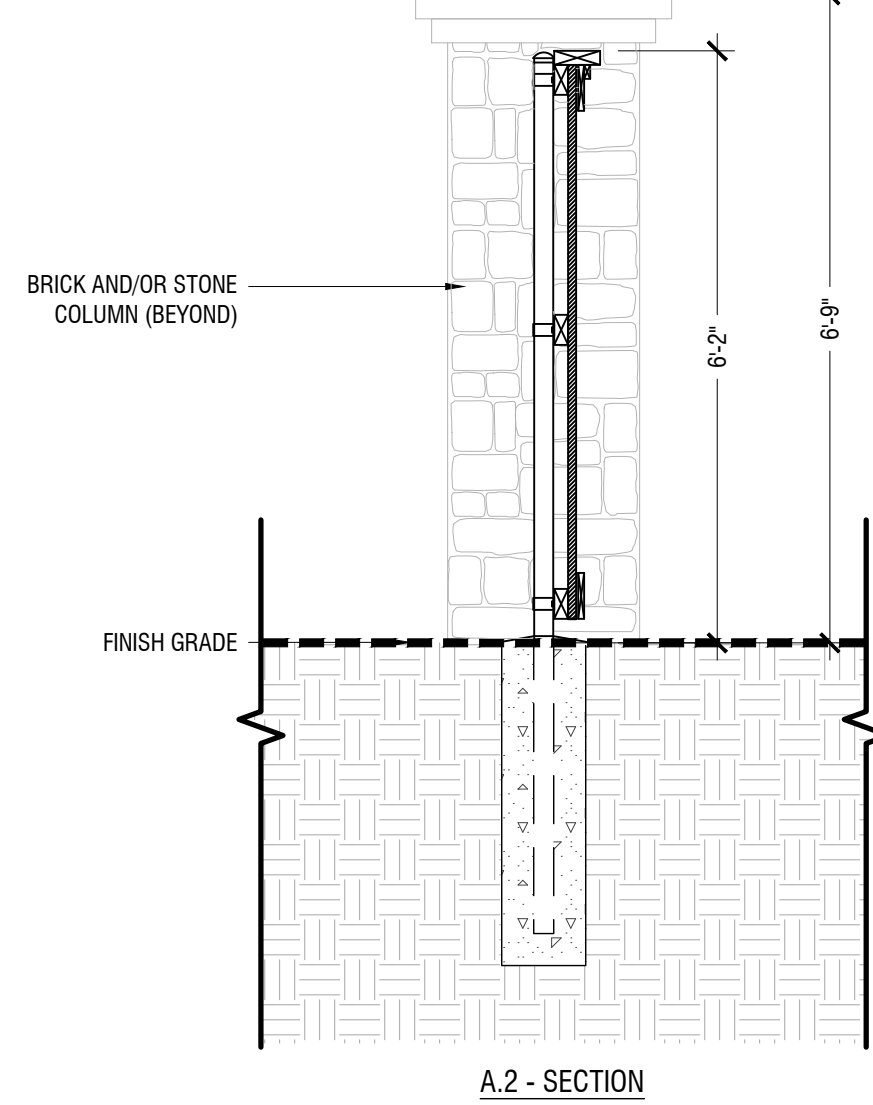
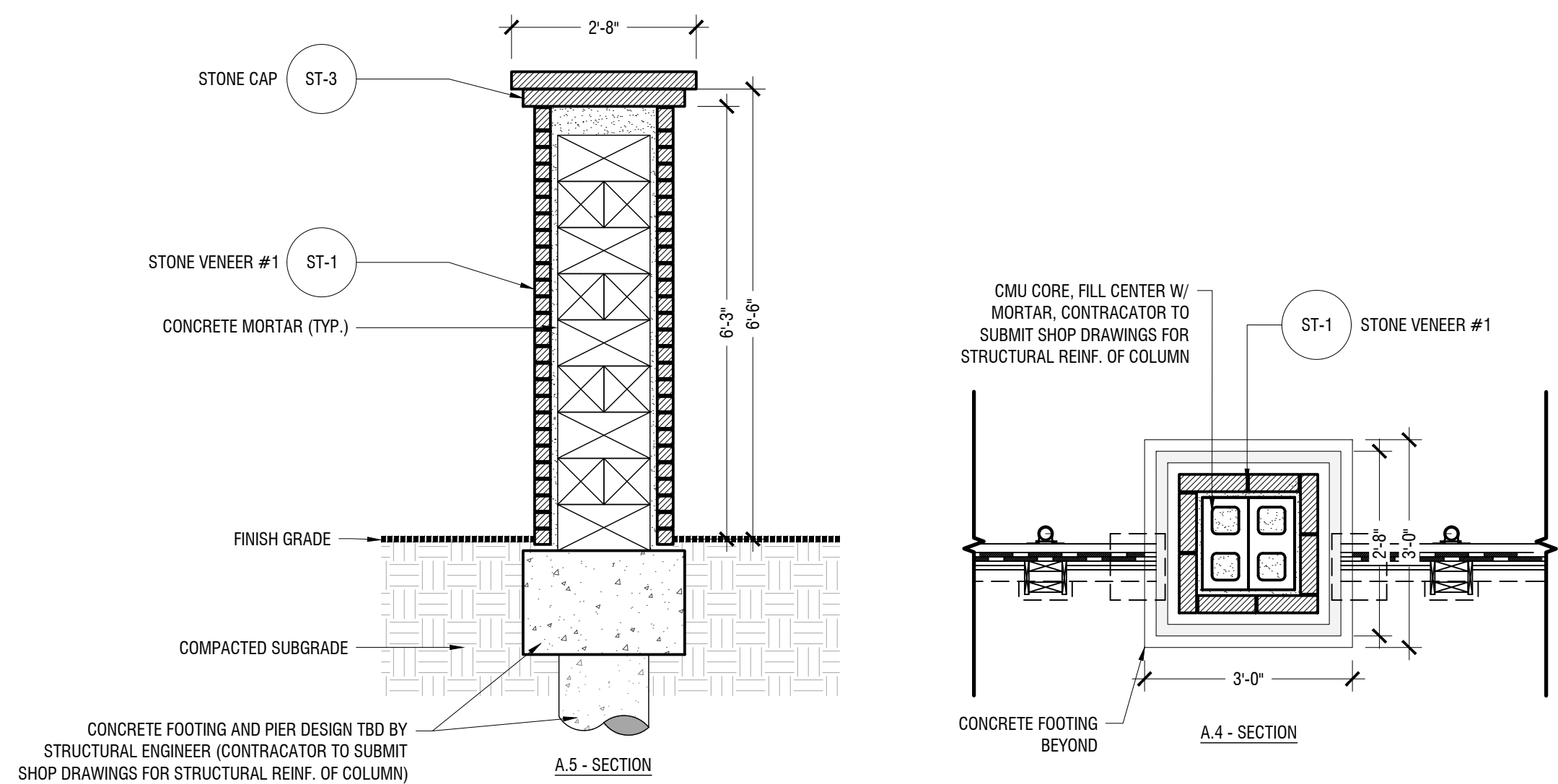
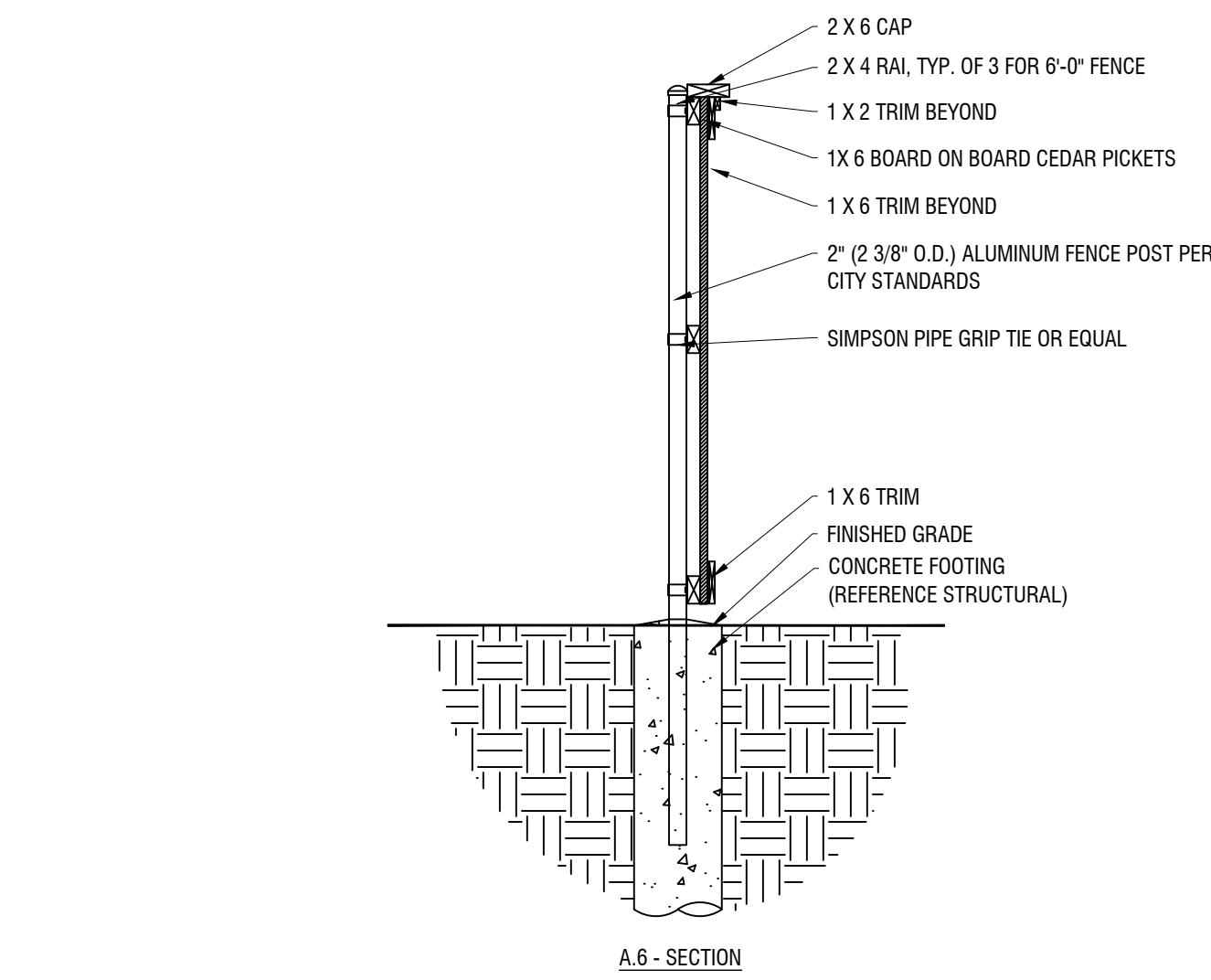
3/28/2024
KAE
KAE
NBA



TRAFFORD TERRACE CITY OF JUSTIN, TEXAS	HARDSCAPE PLAN	SHEET NUMBER LH 1.09	Kimley»Horn		13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-428 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.		No.		REVISIONS		BY DATE				
			P.L.A. No. 3454 Date 3/28/2024		FOR REVIEW ONLY Not for construction or permit purposes.		KHA PROJECT 068517180		DATE 3/28/2024		SCALE AS SHOWN		DESIGNED BY KAE		DRAWN BY KAE

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1. STRUCTURAL ENGINEERING BY OTHERS.
2. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
3. ALL EXPOSED STONE IS TO RECEIVE STONE SEALANT. REFER LC 1.01 FOR MATERIAL AND SPECIFICATIONS.

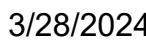
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An aerial perspective rendering of a residential development entrance. A wide, light-colored paved driveway curves through the scene. On the left, a stone archway with a dark metal frame stands over a paved path where a person is walking. To the right of the path, there are landscaped areas with green plants and orange flowers. In the background, a stone wall with a small tower-like structure is visible, and a sign on the wall reads "TRAFORD TERRACE". Further back, there are more houses and trees. The overall scene is bright and sunny, with shadows cast by the trees and structures.

ENTRY FEATURE CONCEPT

B

KHA PROJECT
068517180

SCALE	AS SHOW
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TRAFFORD TERRACE

CITY OF JUSTIN, TEXAS

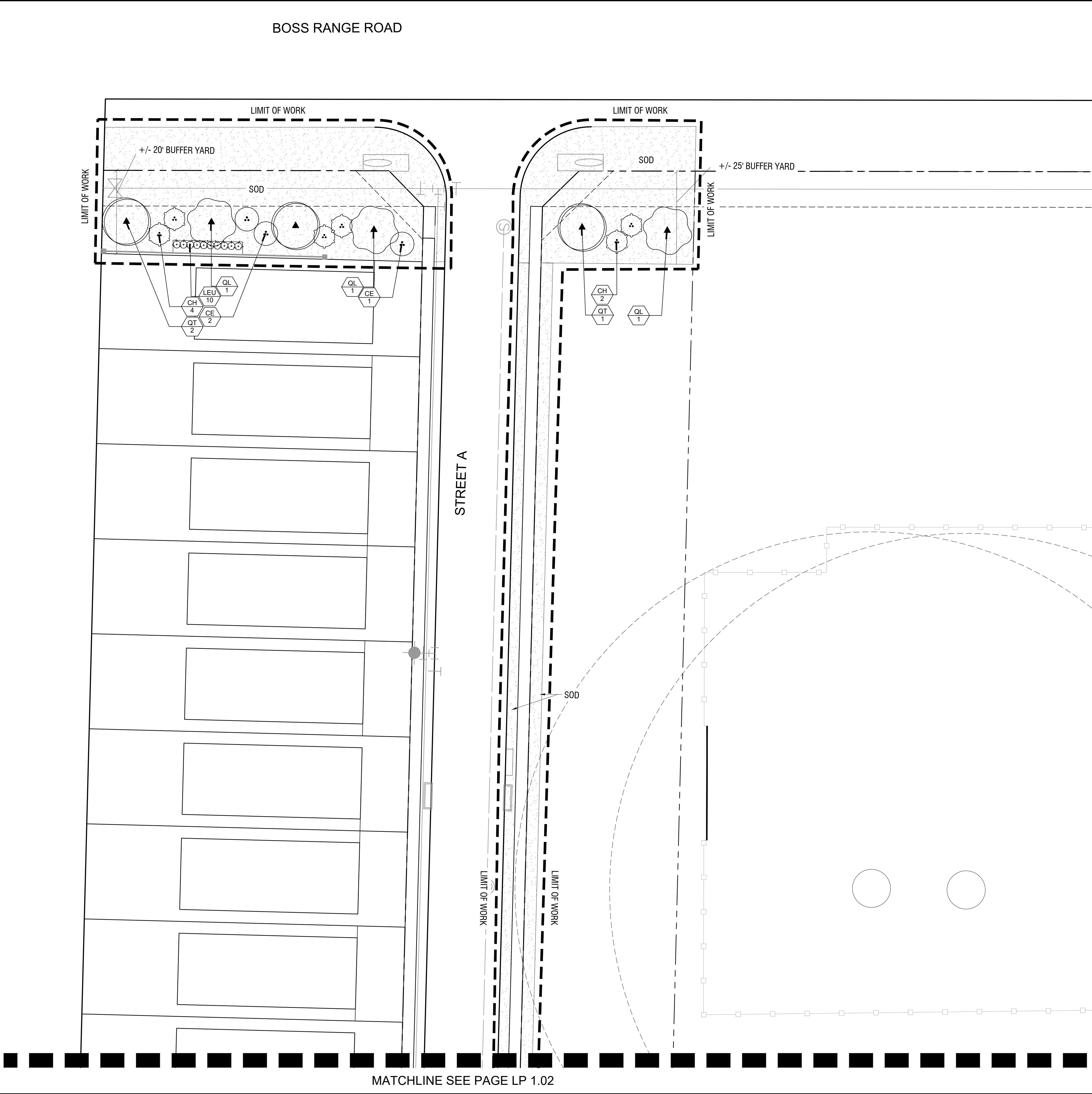
ENTRY SIGN CONCEPT

SHEET NUMBER
LH 3.02

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SUITE 700 DALLAS, TX 75240
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QL	20	Quercus laceyi / Lacey Oak	3" cal, 14' ht, 5'-6" spr	Full, Straight, Single Leader
	QT	19	Quercus texana / Texas Red Oak	3" cal, 16' ht, 6" spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	CE	30	Cercis canadensis / Eastern Redbud	8' ht, 4" spr	Full, Multi-Trunk
	CH	33	Chilopsis linearis / Desert Willow	8' ht, 6" spr	Full, Multi-Trunk
	MA	9	Magnolia stellata / Star Magnolia	2" cal, 8'-10' ht, 3' spr	Full, Single Leader
SHRUBS					
	HES	40	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full
	ILB	30	Ilex cornuta 'Burfordii' / Burford Holly	36" ht, 30" spr, 36" oc	Full
	LEU	50	Leucophyllum frutescens / Texas Sage	36" ht, 30" spr, 36" oc	Full
	SRS	72	Salvia x 'Indigo Spires' / Sage	18" ht, 12" spr, 18" oc	Full
GROUND COVERS					
	EUF	212	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	6" ht, 8" spr, 18" oc	Full, 1 gallon min.
	LHG	40	Lantana x 'New Gold' / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
MISC					
	SOD	TBD	Cynodon dactylon / Common Bermuda	Solid sod, rolled tight with sand filled joints. 100% weed, disease, and pest free	
	SEED	TBD	Hydroseed	Hydroseed areas. See Landscape Specifications.	
	DG	TBD	Decomposed Granite	4" depth	
	STEEL EDGE	TBD	Steel Edging	4" x 1/2", black	
	MULCH	TBD	Shredded Hardwood Mulch	3" depth, all trees within sod have 4" dia mulch ring	

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

CITY OF JUSTIN LANDSCAPE REQUIREMENTS		
DIVISION 5. - LANDSCAPING AND BUFFER REQUIREMENTS (SF-1)	REQUIRED	PROVIDED
Buffer Yard F1: 15 ft minimum width	15 ft	+/- 20 ft
Minimum 3 canopy trees / 100 LF (1153 TOTAL LF)		
1153 LF / 100 LF = 12 * 3 = 36 Canopy Trees	36 Canopy Trees	39 Canopy Trees
Minimum 6 understory trees / 100 LF		
1153 LF / 100 LF = 12 * 6 = 72 Understory Trees	72 Understory Trees	72 Understory Trees
Minimum 10 screening shrubs / 100 LF		
1153 LF / 100 LF = 12 * 10 = 120 Shrubs	120 Shrubs	192 Shrubs
Sec. 52-202. - Required structures.	REQUIRED	PROVIDED
6 ft board on board fence with columns or Masonry Wall or 4 ft split rail fence	Yes	Yes

TRAFFORD TERRACE

CITY OF JUSTIN, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

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NICOLAUS B. ADAMS

P.L.A. No. 3454 Date 3/28/2024

3/28/2024

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DATE
3/28/2024

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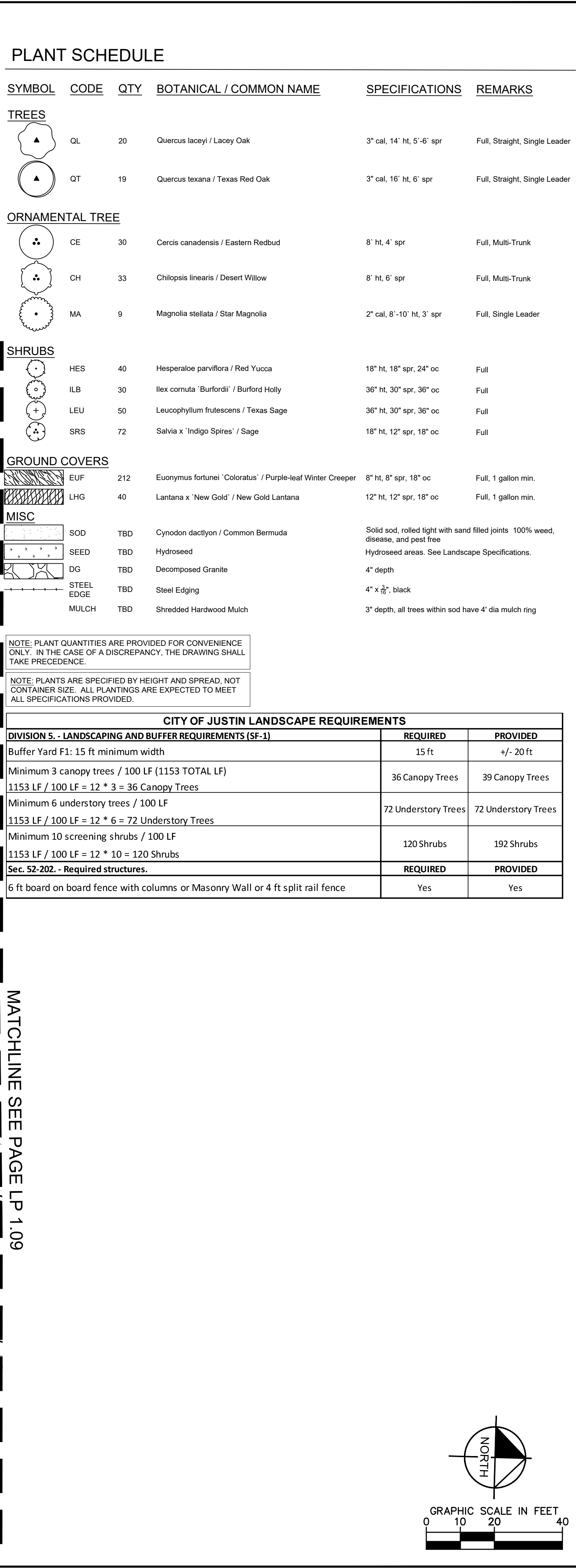
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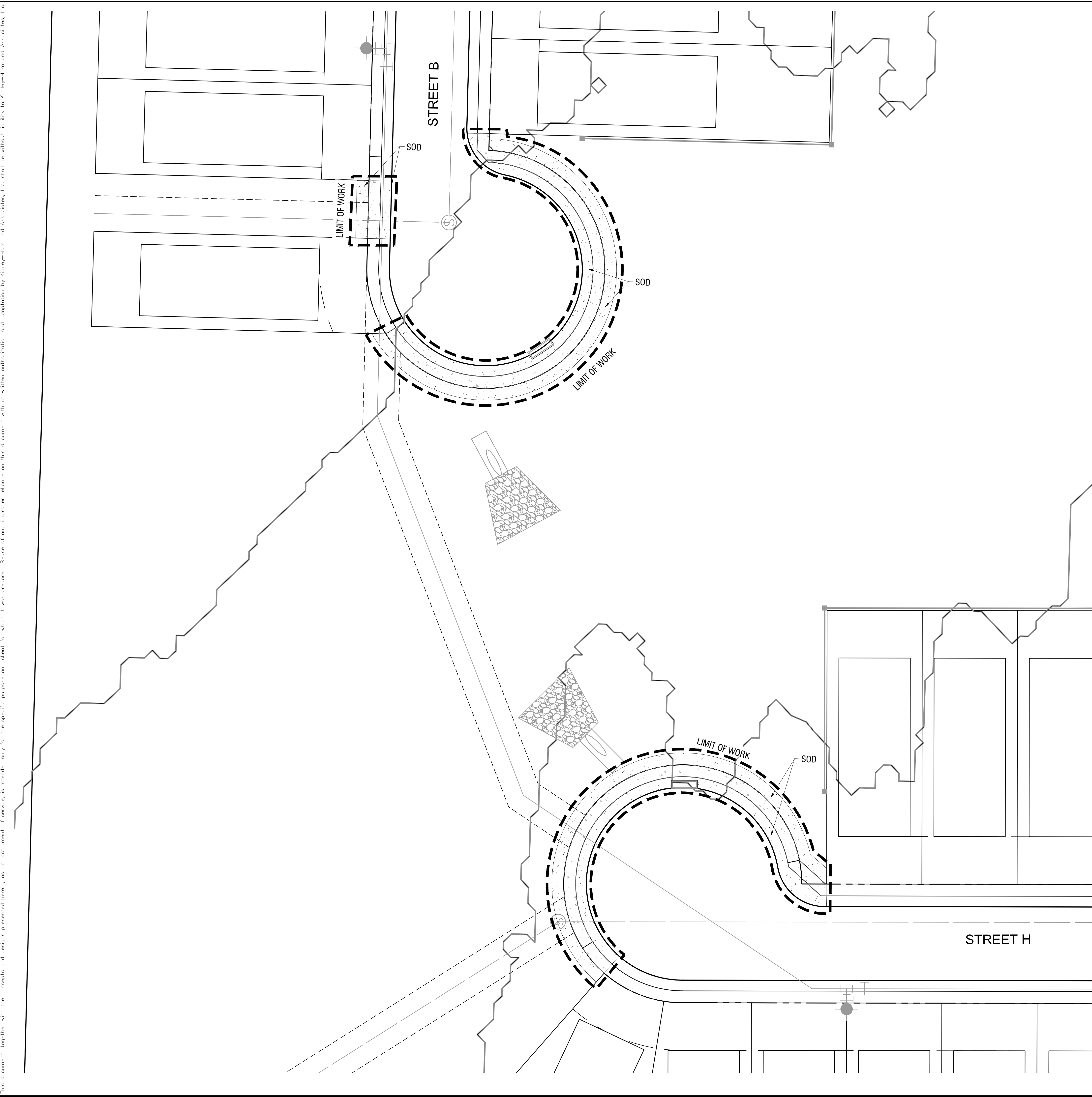
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LANDSCAPE PLAN		TRAFFORD TERRACE		KHA PROJECT 086517160 DATE 3/28/2024		KIMLEY-HORN		Kimley»Horn 13455 NOEL RD. TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TX 75240 PHONE: 972-770-1900 FAX: 972-238-3820 WWW.KIMLEY-HORN.COM TX F-3625 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.		BY	
SHEET NUMBER LP 1.02		CITY OF JUSTIN, TEXAS		SCALE AS SHOWN DESIGNED BY KAE DRAWN BY KAE CHECKED BY NBA		FOR REVIEW ONLY Not for construction or permit purposes. F.I.A. NICKOLAS B. ADAMS L.A. No. 3454 Date 3/28/2024		No.		DATE	
								REVISIONS			

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QL	20	Quercus laceyi / Lacey Oak	3" cal, 14' ht, 5'-6" spr	Full, Straight, Single Leader
	QT	19	Quercus texana / Texas Red Oak	3" cal, 16' ht, 6" spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	CE	30	Cercis canadensis / Eastern Redbud	8' ht, 4" spr	Full, Multi-Trunk
	CH	33	Chilopsis linearis / Desert Willow	8' ht, 6" spr	Full, Multi-Trunk
	MA	9	Magnolia stellata / Star Magnolia	2" cal, 8'-10' ht, 3' spr	Full, Single Leader
SHRUBS					
	HES	40	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full
	ILB	30	Ilex cornuta 'Burfordii' / Burford Holly	36" ht, 30" spr, 36" oc	Full
	LEU	50	Leucophyllum frutescens / Texas Sage	36" ht, 30" spr, 36" oc	Full
	SRS	72	Salvia x 'Indigo Spires' / Sage	18" ht, 12" spr, 18" oc	Full
GROUND COVERS					
	EUF	212	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	6" ht, 8" spr, 18" oc	Full, 1 gallon min.
	LHG	40	Lantana x 'New Gold' / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
MISC					
	SOD	TBD	Cynodon dactylon / Common Bermuda		Solid sod, rolled tight with sand filled joints. 100% weed, disease, and pest free
	SEED	TBD	Hydroseed		Hydroseed areas. See Landscape Specifications.
	DG	TBD	Decomposed Granite		4" depth
	STEEL EDGE	TBD	Steel Edging		4" x 1/2", black
	MULCH	TBD	Shredded Hardwood Mulch		3" depth, all trees within sod have 4" dia mulch ring

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

CITY OF JUSTIN LANDSCAPE REQUIREMENTS		
DIVISION 5 - LANDSCAPING AND BUFFER REQUIREMENTS (SF-1)	REQUIRED	PROVIDED
Buffer Yard F1: 15 ft minimum width	15 ft	+/- 20 ft
Minimum 3 canopy trees / 100 LF (1153 TOTAL LF)	36 Canopy Trees	39 Canopy Trees
1153 LF / 100 LF = 12 * 3 = 36 Canopy Trees		
Minimum 6 understory trees / 100 LF	72 Understory Trees	72 Understory Trees
1153 LF / 100 LF = 12 * 6 = 72 Understory Trees		
Minimum 10 screening shrubs / 100 LF	120 Shrubs	192 Shrubs
1153 LF / 100 LF = 12 * 10 = 120 Shrubs		
Sec. 52-202. - Required structures.	REQUIRED	PROVIDED
6 ft board on board fence with columns or Masonry Wall or 4 ft split rail fence	Yes	Yes

TRAFFORD TERRACE

CITY OF JUSTIN, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.03

KHA PROJECT
068517180

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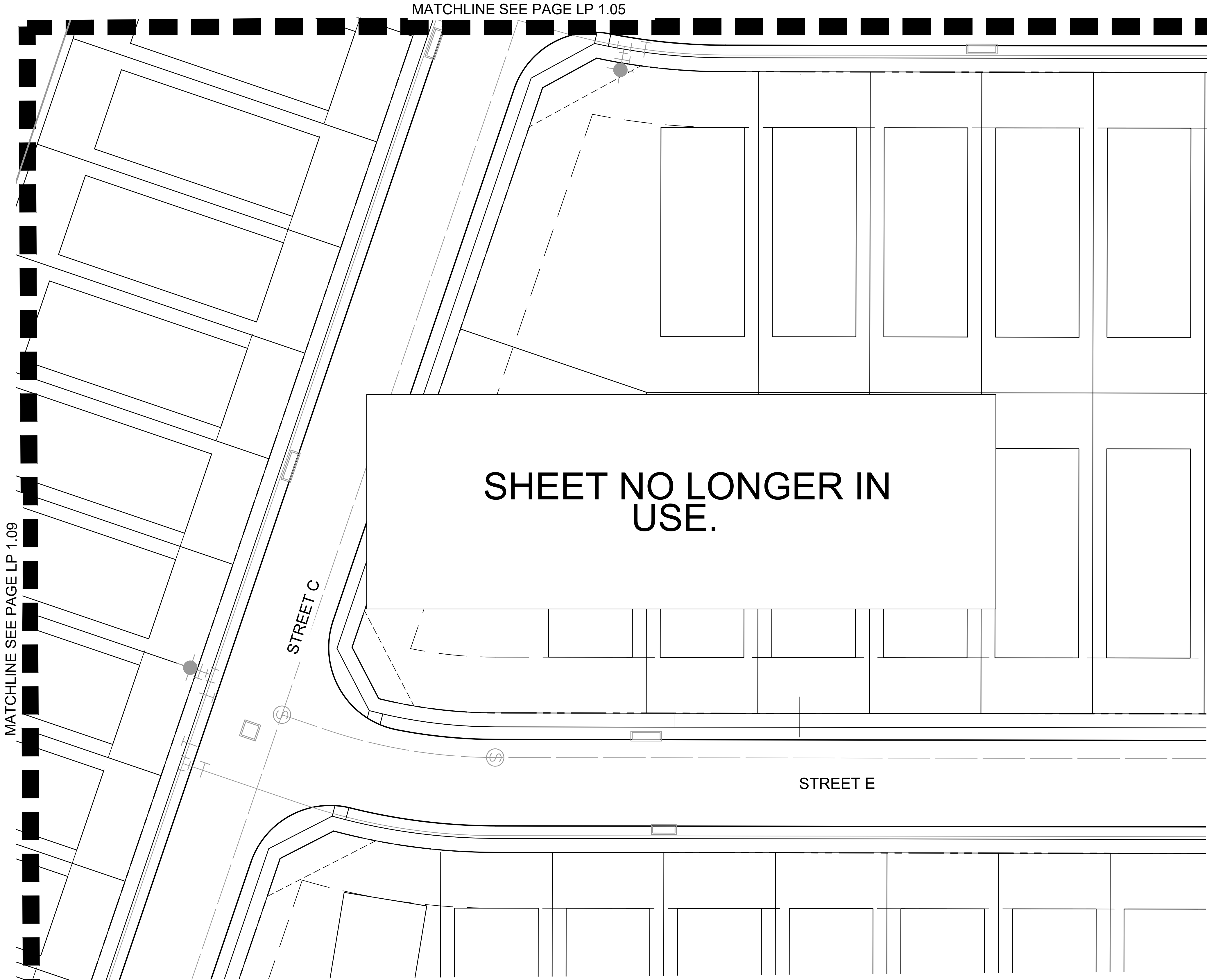
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L.A. No. 3454 Date: 3/28/2024

REVISIONS

DATE

BY



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QL	20	Quercus laceyi / Lacey Oak	3" cal, 14' ht, 5'-6" spr	Full, Straight, Single Leader
	QT	19	Quercus texana / Texas Red Oak	3" cal, 16' ht, 6" spr	Full, Straight, Single Leader
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	MA	9	Magnolia stellata / Star Magnolia	2" cal, 8'-10' ht, 3' spr	Full, Single Leader
SHRUBS					
	HES	40	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full
	ILB	30	Ilex cornuta 'Burfordii' / Burford Holly	36" ht, 30" spr, 36" oc	Full
	LEU	50	Leucophyllum frutescens / Texas Sage	36" ht, 30" spr, 36" oc	Full
	SRS	72	Salvia x 'Indigo Spires' / Sage	18" ht, 12" spr, 18" oc	Full
GROUND COVERS					
	EUF	212	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	6" ht, 8" spr, 18" oc	Full, 1 gallon min.
	LHG	40	Lantana x 'New Gold' / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
MISC					
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	SEED	TBD	Hydroseed	Hydroseed areas. See Landscape Specifications.	
	DG	TBD	Decomposed Granite	4" depth	
	STEEL EDGE	TBD	Steel Edging	4" x 1/2", black	
	MULCH	TBD	Shredded Hardwood Mulch	3" depth, all trees within sod have 4" dia mulch ring	

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CITY OF JUSTIN LANDSCAPE REQUIREMENTS		
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1153 LF / 100 LF = 12 * 10 = 120 Shrubs		
Sec. 52-202. - Required structures.	REQUIRED	PROVIDED
6 ft board on board fence with columns or Masonry Wall or 4 ft split rail fence	Yes	Yes

TRAFFORD TERRACE

CITY OF JUSTIN, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.04

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P.L.A. MICHAEL S. ADAMS
L.A. No. 3454 Date: 3/28/2024

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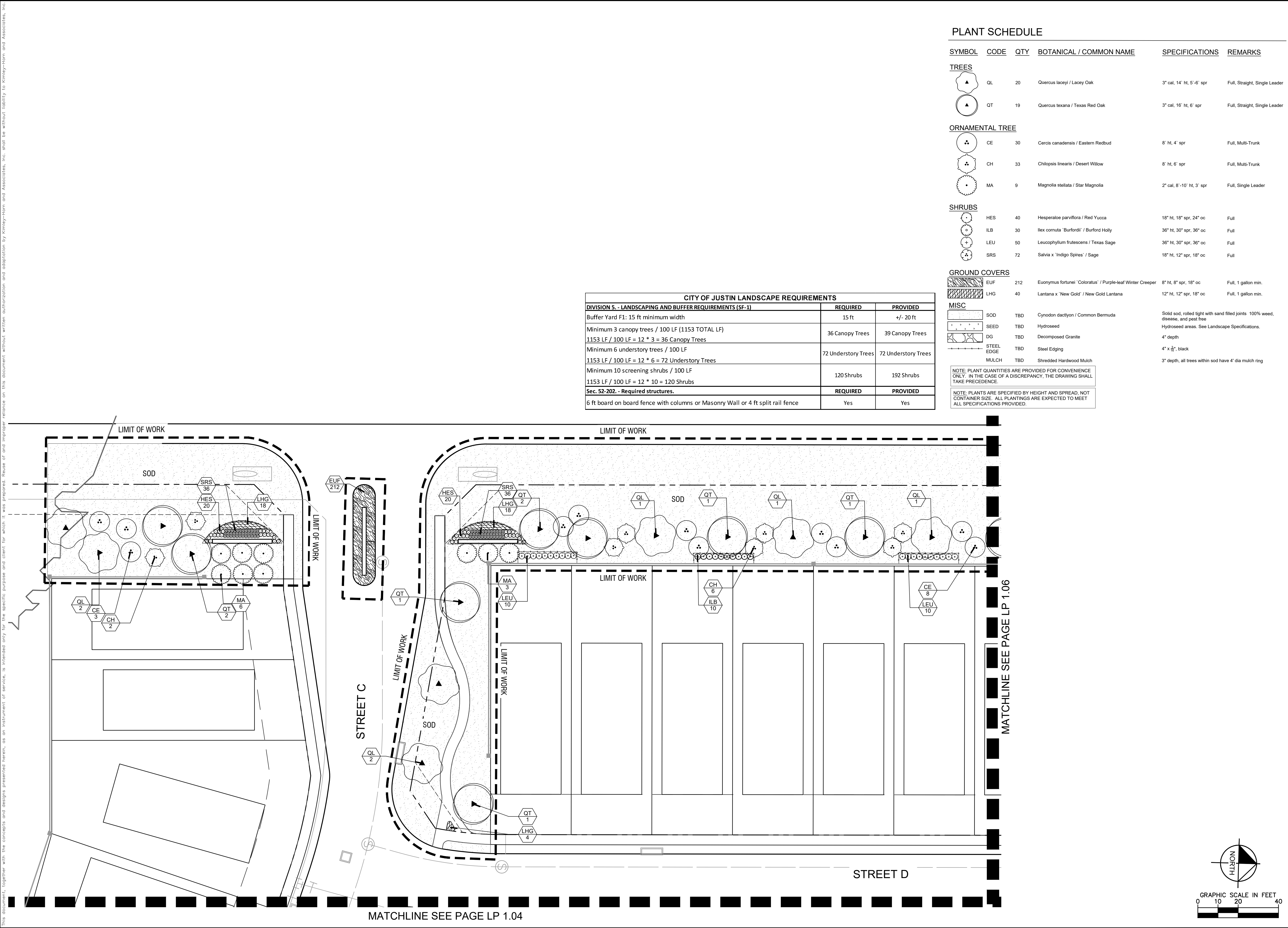
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No.

Page 160 of 322



CITY OF JUSTIN LANDSCAPE REQUIREMENTS		
DIVISION 5. - LANDSCAPING AND BUFFER REQUIREMENTS (SF-1)	REQUIRED	PROVIDED
Buffer Yard F1: 15 ft minimum width	15 ft	+/- 20 ft
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PLANT SCHEDULE

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	ILB	30	Ilex cornuta 'Burfordii' / Burford Holly	36" ht, 30" spr, 36" oc	Full
	LEU	50	Leucophyllum frutescens / Texas Sage	36" ht, 30" spr, 36" oc	Full
	SRS	72	Salvia x 'Indigo Spires' / Sage	18" ht, 12" spr, 18" oc	Full
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	LHG	40	Lantana x 'New Gold' / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
MISC					
	SOD	TBD	Cynodon dactylon / Common Bermuda	Solid sod, rolled tight with sand filled joints. 100% weed, disease, and pest free	
	SEED	TBD	Hydroseed	Hydroseed areas. See Landscape Specifications.	
	DG	TBD	Decomposed Granite	4" depth	
	STEEL EDGE	TBD	Steel Edging	4" x 4", black	
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NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.					
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.					

TRAFFORD TERRACE

CITY OF JUSTIN, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.05

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L.A. No. 3454 Date 3/28/2024

KHA PROJECT
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DATE
3/28/2024

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KAE

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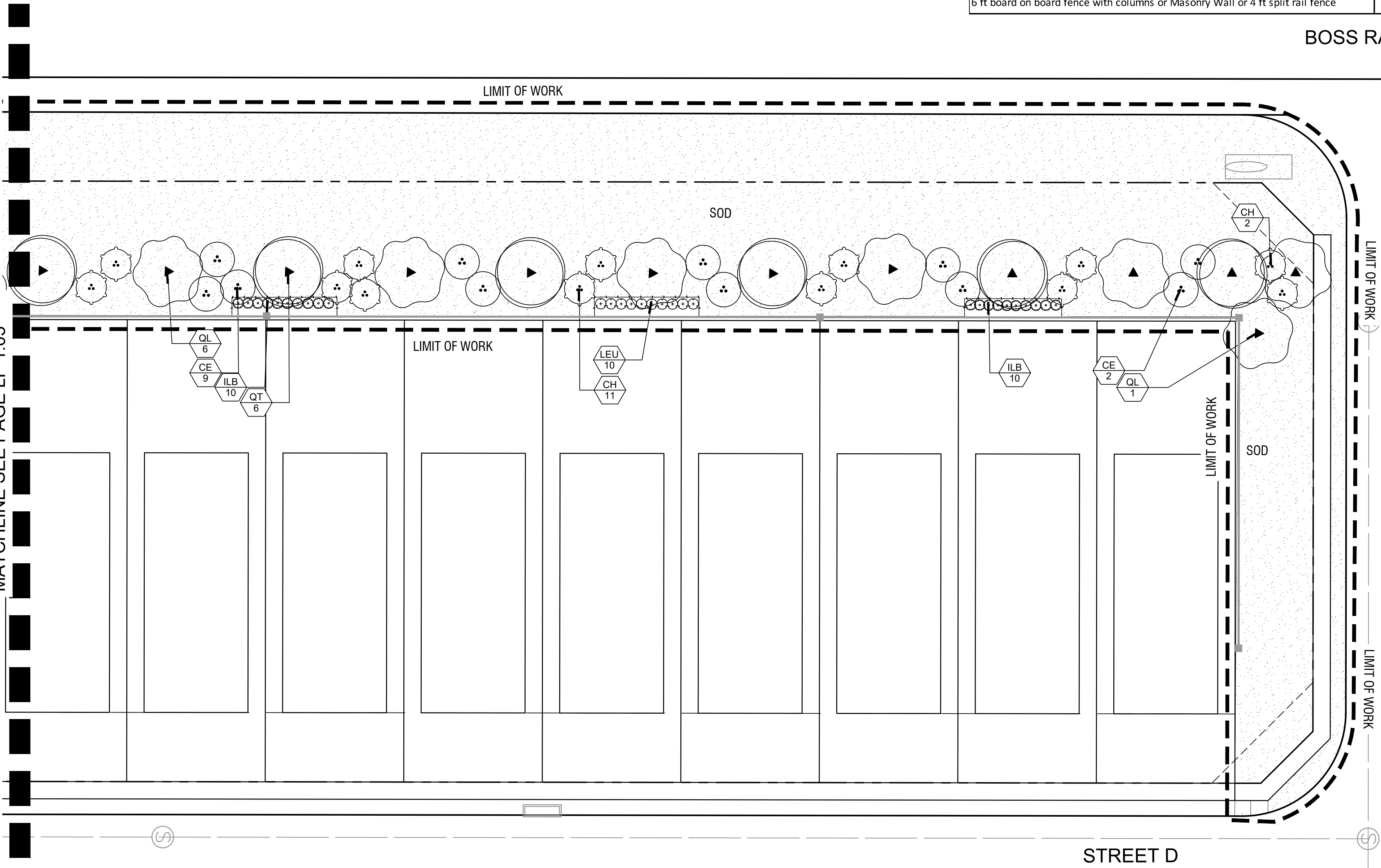
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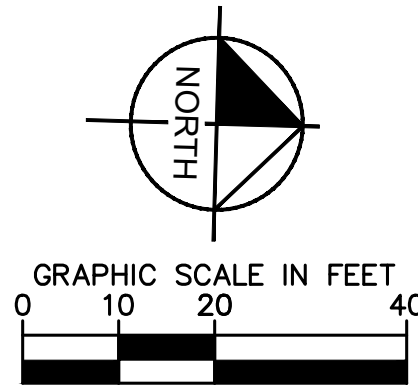
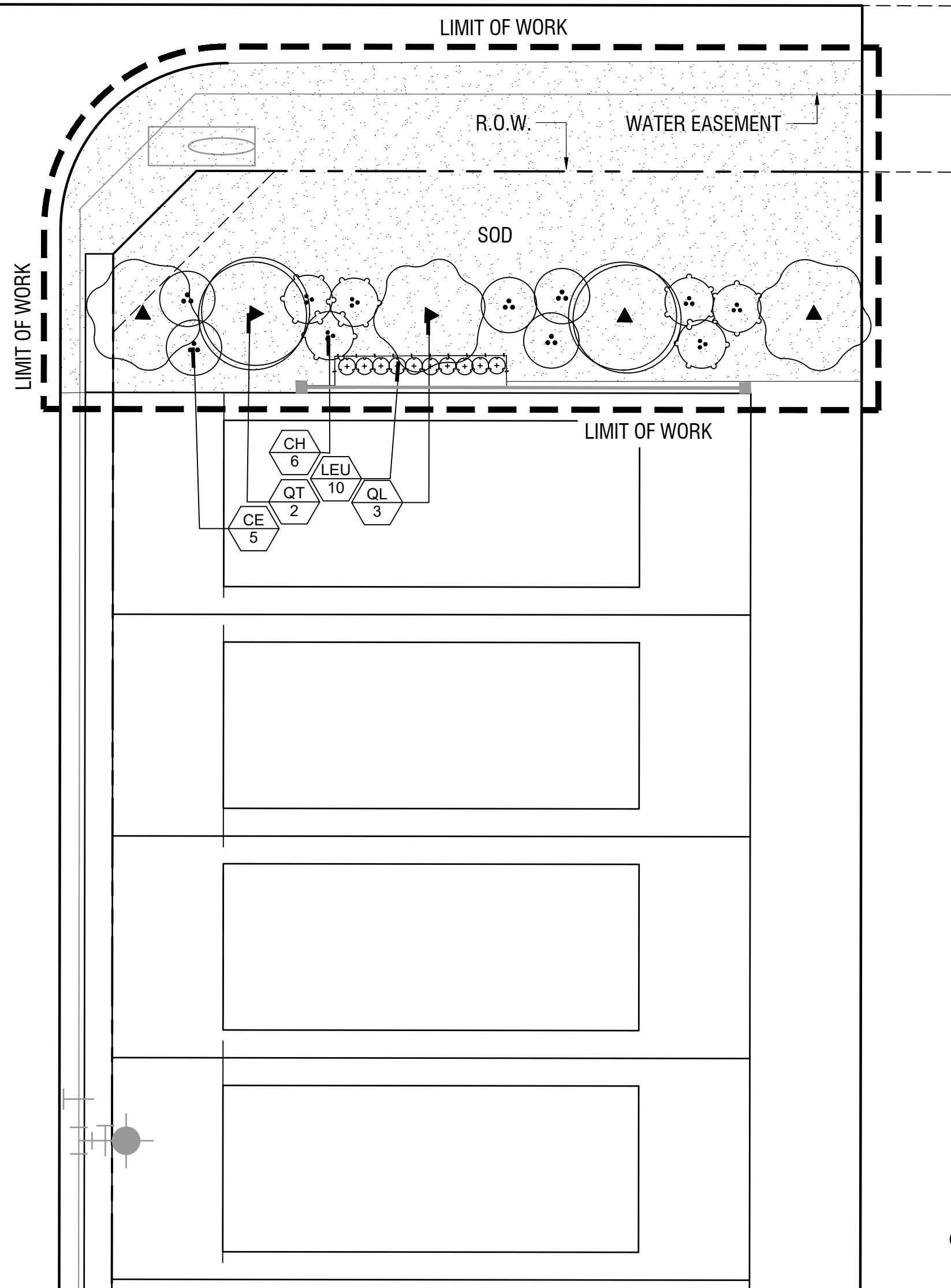
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MATCHLINE SEE PAGE LP 1.05



STREET I



CITY OF JUSTIN LANDSCAPE REQUIREMENTS		
DIVISION 5. - LANDSCAPING AND BUFFER REQUIREMENTS (SF-1)	REQUIRED	PROVIDED
Buffer Yard F1: 15 ft minimum width	15 ft	+/- 20 ft
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PLANT SCHEDULE

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	DG	TBD	Decomposed Granite	4" depth	
	STEEL EDGE	TBD	Steel Edging	4" x 1/2", black	
	MULCH	TBD	Shredded Hardwood Mulch	3" depth, all trees within sod have 4" dia mulch ring	

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD. NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

TRAFFORD TERRACE

CITY OF JUSTIN, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.06

KIMLEY-HORN

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Kimley-Horn

NIKOLAUS B. ADAMS
P.L.A. No. 3454 Date: 3/28/2024

KHA PROJECT
068517180

DATE
3/28/2024

SCALE
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KAE

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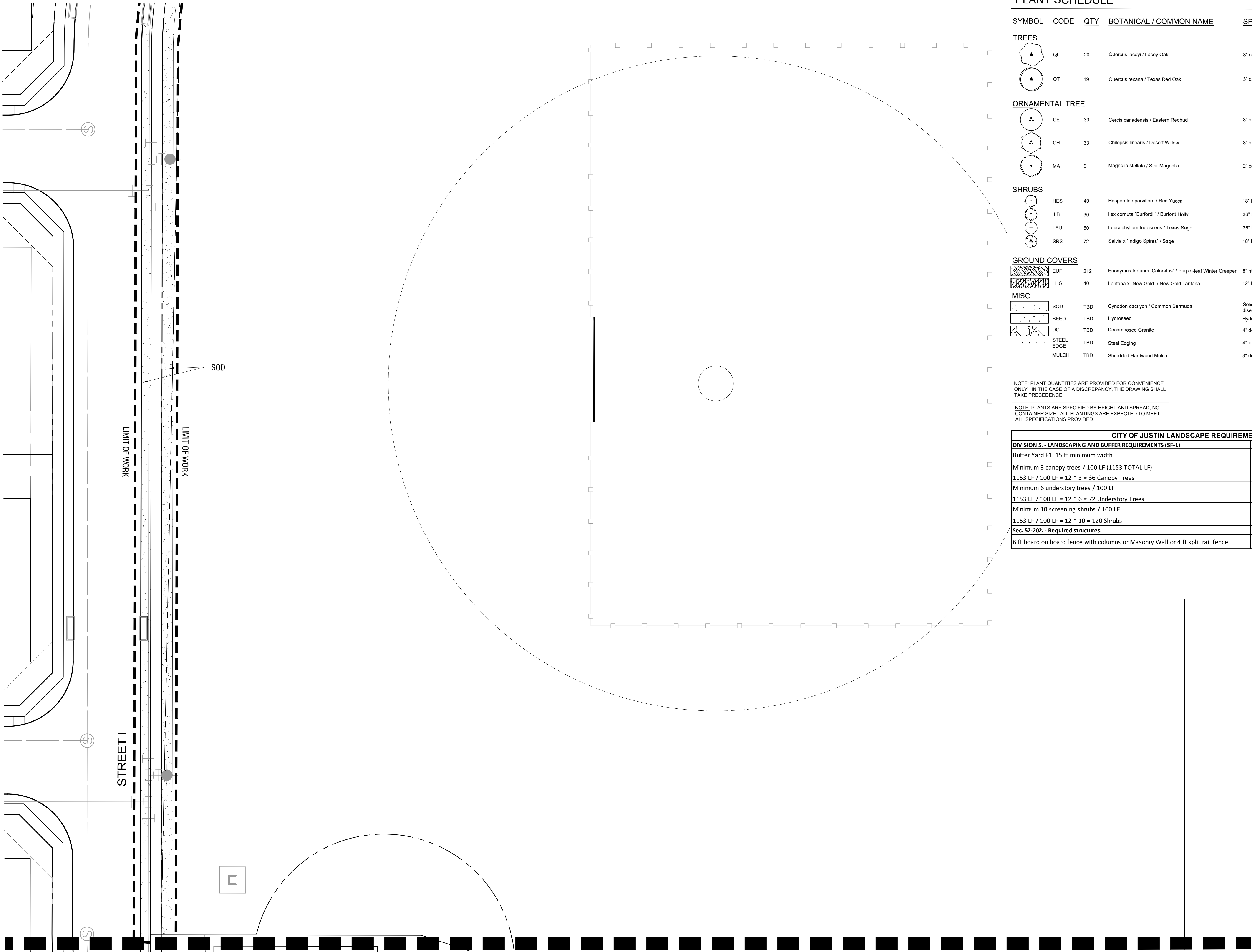
3/28/2024

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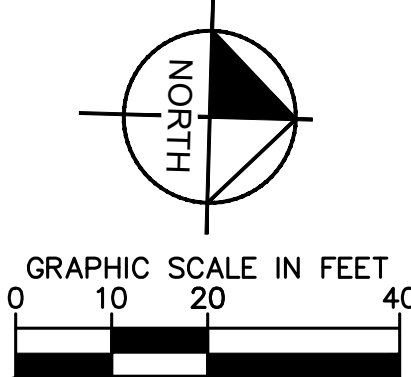
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QL	20	Quercus laceyi / Lacey Oak	3" cal, 14' ht, 5'-6" spr	Full, Straight, Single Leader
	QT	19	Quercus texana / Texas Red Oak	3" cal, 16' ht, 6" spr	Full, Straight, Single Leader
ORNAMENTAL TREE					
	CE	30	Cercis canadensis / Eastern Redbud	8' ht, 4" spr	Full, Multi-Trunk
	CH	33	Chilopsis linearis / Desert Willow	8' ht, 6" spr	Full, Multi-Trunk
	MA	9	Magnolia stellata / Star Magnolia	2" cal, 8'-10' ht, 3' spr	Full, Single Leader
SHRUBS					
	HES	40	Hesperaloe parviflora / Red Yucca	18" ht, 18" spr, 24" oc	Full
	ILB	30	Ilex cornuta 'Burfordii' / Burford Holly	36" ht, 30" spr, 36" oc	Full
	LEU	50	Leucophyllum frutescens / Texas Sage	36" ht, 30" spr, 36" oc	Full
	SRS	72	Salvia x 'Indigo Spires' / Sage	18" ht, 12" spr, 18" oc	Full
GROUND COVERS					
	EUF	212	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	6" ht, 8" spr, 18" oc	Full, 1 gallon min.
	LHG	40	Lantana x 'New Gold' / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
MISC					
	SOD	TBD	Cynodon dactylon / Common Bermuda	Solid sod, rolled tight with sand filled joints. 100% weed, disease, and pest free	
	SEED	TBD	Hydroseed	Hydroseed areas. See Landscape Specifications.	
	DG	TBD	Decomposed Granite	4" depth	
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CITY OF JUSTIN LANDSCAPE REQUIREMENTS		
DIVISION 5. - LANDSCAPING AND BUFFER REQUIREMENTS (SF-1)	REQUIRED	PROVIDED
Buffer Yard F1: 15 ft minimum width	15 ft	+/- 20 ft
Minimum 3 canopy trees / 100 LF (1153 TOTAL LF) 1153 LF / 100 LF = 12 * 3 = 36 Canopy Trees	36 Canopy Trees	39 Canopy Trees
Minimum 6 understory trees / 100 LF 1153 LF / 100 LF = 12 * 6 = 72 Understory Trees	72 Understory Trees	72 Understory Trees
Minimum 10 screening shrubs / 100 LF 1153 LF / 100 LF = 12 * 10 = 120 Shrubs	120 Shrubs	192 Shrubs
Sec. 52-202. - Required structures.	REQUIRED	PROVIDED
6 ft board on board fence with columns or Masonry Wall or 4 ft split rail fence	Yes	Yes



LANDSCAPE PLAN

TRAFFORD TERRACE

CITY OF JUSTIN, TEXAS

PROJECT

068517180

DATE

3/28/2024

SCALE

AS SHOWN

DESIGNED BY

KAE

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KAE

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NBA

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Kimley»Horn

P.L.A. NIKOLAUS B. ADAMS

L.A. No. 3454 Date: 3/28/2024

3/28/2024

BY

DATE

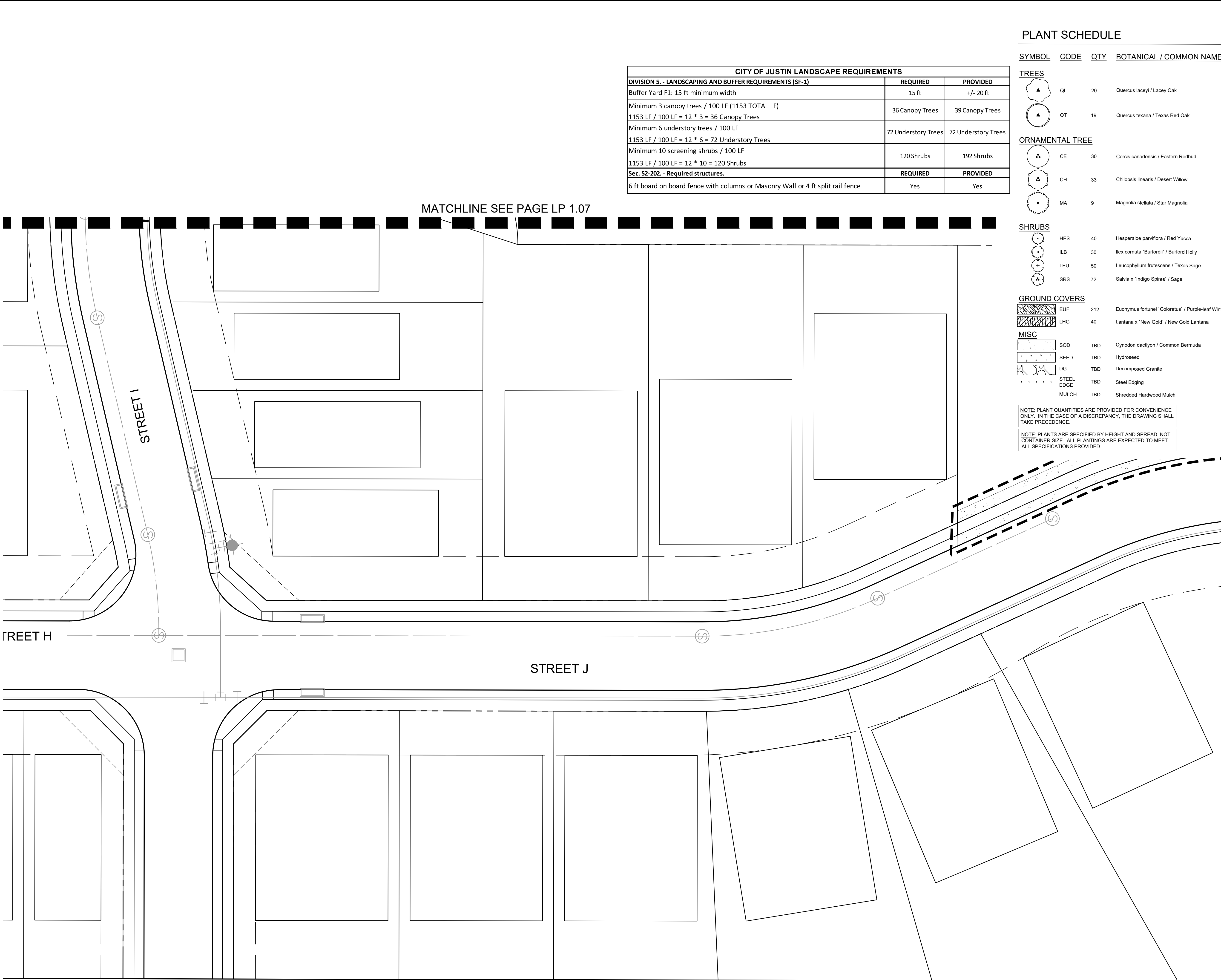
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SHEET NUMBER

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PLANT SCHEDULE

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TREES					
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	ILB	30	Ilex cornuta 'Burfordii' / Burford Holly	36" ht, 30" spr, 36" oc	Full
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MISC					
	SOD	TBD	Cynodon dactylon / Common Bermuda		Solid sod, rolled tight with sand filled joints. 100% weed, disease, and pest free.
	SEED	TBD	Hydroseed		Hydroseed areas. See Landscape Specifications.
	DG	TBD	Decomposed Granite		4" depth
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TRAFFORD TERRACE
CITY OF JUSTIN, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.08

KHA PROJECT
068517180

DATE
3/28/2024

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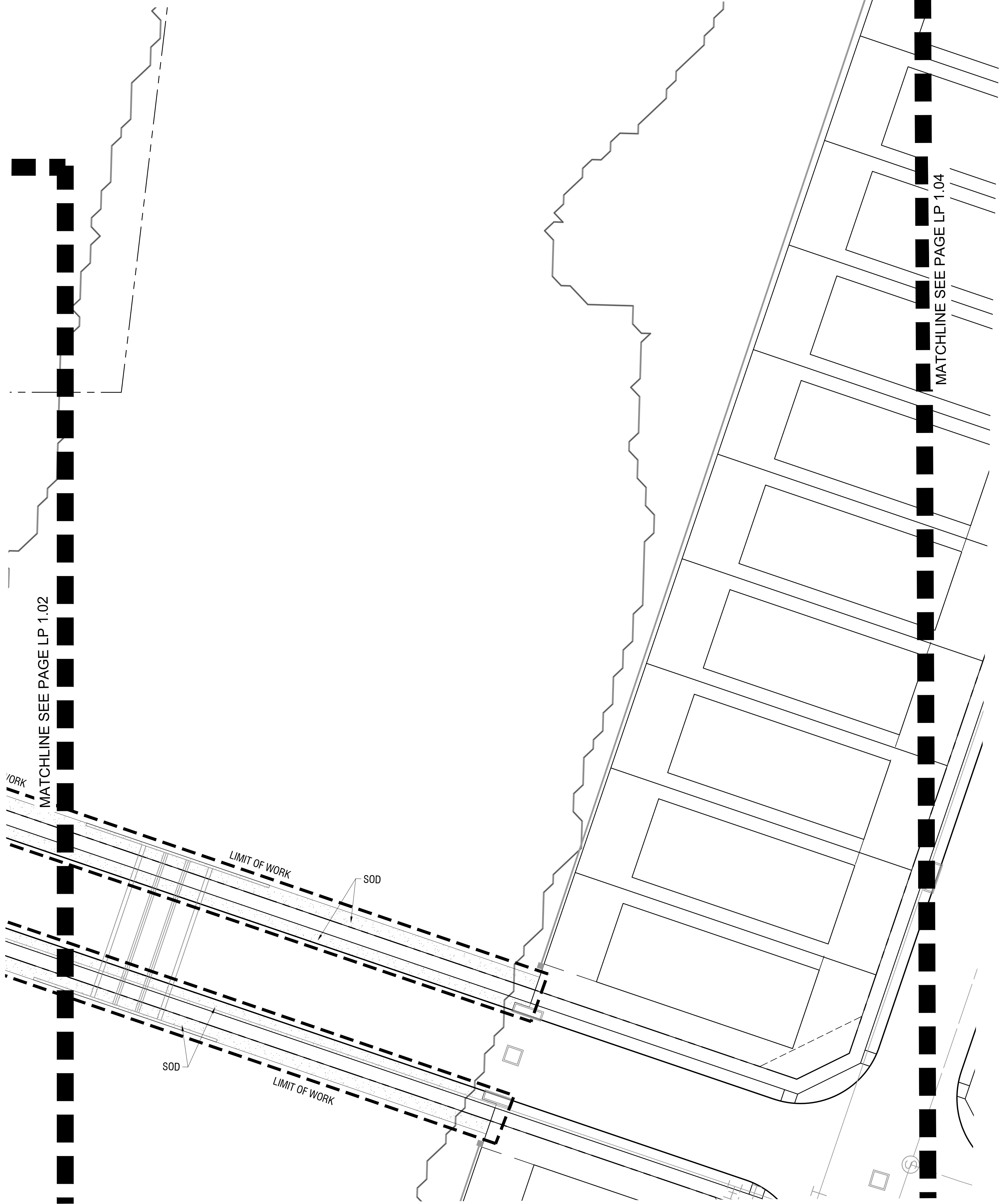
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Kimley»Horn
P.L.A. NIKOLAUS B. ADAMS
L.A. No. 3454 Date: 3/28/2024

3/28/2024

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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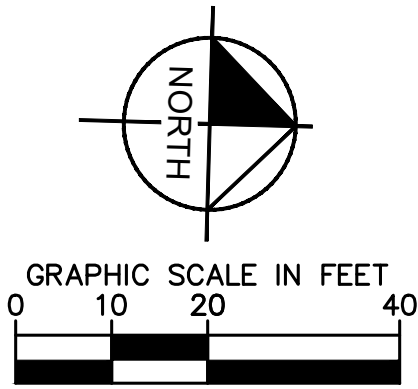
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6 ft board on board fence with columns or Masonry Wall or 4 ft split rail fence	Yes	Yes



TRAFFORD TERRACE

CITY OF JUSTIN, TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.09

Kimley»Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
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KHA PROJECT
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DATE
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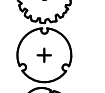
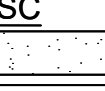
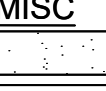
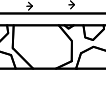
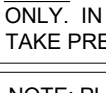
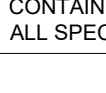
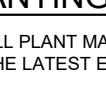
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PLANTING NOTES:

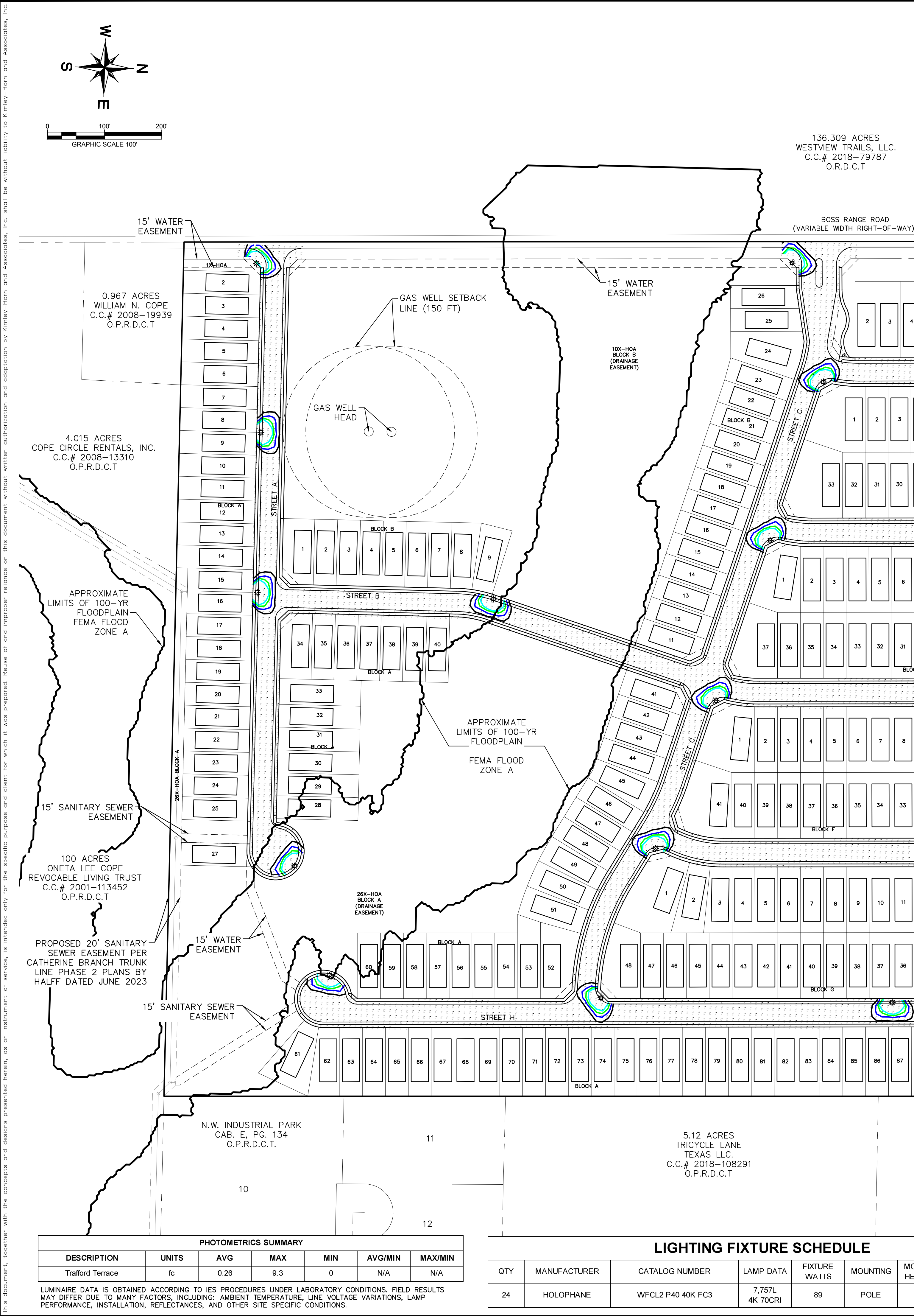
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOVING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
- ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (1/2" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGSBRANCHES.
- ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.
- ALL TRANSFORMERS TO BE SCREENED PER CITY OF FRISCO STANDARDS.

CITY OF JUSTIN LANDSCAPE REQUIREMENTS		
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Sec. 52-202 - Required structures.	REQUIRED	PROVIDED
6 ft board on board fence with columns or Masonry Wall or 4 ft split rail fence	Yes	Yes

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
- C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS OPERATION OF EQUIPMENT. STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPRING OF CAL. GASOLINE OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100 PER CALIFORNIA INCH OR AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER, AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- D. MATERIALS
1. GENERAL
- SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
- MATERIALS SAMPLES
- MULCH: ONE (1) CUBIC FOOT TOPSOIL: ONE (1) CUBIC YARD PLANTS: ONE (1) OF EACH VARIETY
2. PLANT MATERIALS
- A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1982 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
- B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS. LATENT DEFECTS OR OTHER DEFICIENCIES SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUIRING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- E. TOPSOIL
1. ASTM D5028, NATURAL, FRIABLE, FERTILE, FINE, LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1 INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL, AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP. DO NOT OBTAIN LAND OR AGRICULTURAL LAND, BODS, OR OTHER AREAS.
6. VERTY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
- a. ORGANIC SOIL AMENDMENTS
1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS. FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
6. WORM CASTINGS: EARTHWORMS.
- b. INORGANIC SOIL AMENDMENTS
1. LIME: ASTM C602, CLASS 0 AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 15 PERCENT PASSING NO. 60 SIEVE.
2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
- c. PLANTING SOIL MIX
1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
2. PLANTING MIX MUST CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
3. SOD/SEED AREA TOPSOIL
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL. PRIOR TO INSTALLATION, TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGSBRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 85 5% OF THE TOPSOIL WILL PASS THROUGH A 10 INCH SCREEN, AND 95% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINERS.
- I. WATER
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MANMADE, SUBSTANCES DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- J. COMMERCIAL FERTILIZER
- COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
- FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:
1. SHRUBS AND TREES - MIL ORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUND COVERS - OSNOCOTTE/SERRA BLEND 14-14-14
3. SOD - 15-8-8 FERTILIZER
- IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE TABLETS WITH FERTILIZING TABLETS 24-24-24 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.
- K. MULCH
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.
- L. DIGGING AND HANDLING
1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (BBB) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. BALLS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- M. CONTAINER GROWN STOCK
1. ALL PLANTER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.
- N. COLLECTED STOCK
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM LENGTH OF ROOTS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- O. NATIVE STOCK
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.
- P. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- Q. FINE GRADING
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BEGINNING WITH SHOTS ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE FINISHED GRADE UP TO THE FINISHED GRADE ALLOWED FOR EACH VARIETY OF PLANT. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/AND WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.
- R. PLANTING PROCEDURES
1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH CONDITIONS BENEATH THE SOIL, WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERTY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUBGRADE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN IMPORTED SOURCE OR AN IMPORTED SOURCE. LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIAL BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 2601. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH WASHED GRADE WITH CLEAN TOPSOIL FROM AN IMPORTED SOURCE. IF A TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE, NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOD MIXTURE SHALL BE AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGROFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 1 GAL. PLANT
- FOUR (4) TABLETS PER 1 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMING.
11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6" REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" OF PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.
15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING AREAS WITH AN EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.
- S. LAWN SODDING
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE. IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM. UTILIZING APPROVED MECHANICAL SPREADERS, MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE AREA, ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDCAPE ELEMENTS. PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOIL, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.
- D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
5. SEEDING
- A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
- B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DOB AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.
- C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.
- D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
- E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL, TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.
- F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULT-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. AREAS INACCESSIBLE TO CULT-PACKER, LIGHTLY RAKE SEEDS GROUND WITH FLEXIBLE RAKES OR ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.
- G. SURFACE LAYER OF SOIL, FOR SEEDS AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDS AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND THEN ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.
- H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDS AREAS ESTABLISHED AS INTENDED.
6. LAWN MAINTENANCE:
- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
- B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/COUNTY PROTOCOL, IF ANY ARE IN PLACE.
- T. CLEAN-UP
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- U. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
- V. MAINTENANCE (ALTERNATE BID ITEM)
1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.
- W. GUARANTEE
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING". AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VIS

5 - TRAFFORD TERRACE - PHOTOMETRIC PLAN



PROPERTY LINE

12' TALL STREET LIGHT

	0.50 fc
	1.00 fc
	1.50 fc
	2.00 fc

1. ALL LIGHTING SHALL COMPLY WITH CHAPTER 52, DIVISION 8 OF THE CODE OF ORDINANCES.
2. LIGHTING FIXTURES AND A PHOTOMETRIC PLAN WITH LUMEN MEASUREMENTS AT THE PROPERTY LINE SHALL BE PROVIDED WITH THE CONSTRUCTION PLANS.
3. THE LIGHTING FIXTURES USED FOR THIS EXHIBIT ARE SHOWN AS AN EXAMPLE. THE CITY OF JUSTIN MUST APPROVE ALL LIGHTING FIXTURES AT THE TIME OF CONSTRUCTION PLANS.
4. THIS PHOTOMETRIC PLAN WITH THE PLANNED DEVELOPMENT IS CONCEPTUAL ONLY.

OWNER: Continental U.S. Management Corp. 14131 Midway Road, Suite 650 Dallas, TX 75241 Tel: (972) 273-0044 Contact: George Sanders			DESIGNER: Justin Bosworth, PE Director of Land Development DPW West Division 6751 North Freeway Fort Worth, TX 76131 Tel: (817) 230-0805			ENGINEER/SURVEYOR: 13456 Noel Road Dallas, Texas 75240 Contact: Taylor Holmes, P.E. Tel: (972) 770-1300		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PE-1		
AA	AA	MTH	AS SHOWN	MAR 2004				

LUMINAIRE DATA IS OBTAINED ACCORDING TO IES PROCEDURES UNDER LABORATORY CONDITIONS. FIELD RESULTS MAY DIFFER DUE TO MANY FACTORS, INCLUDING: AMBIENT TEMPERATURE, LINE VOLTAGE VARIATIONS, LAMP PERFORMANCE, INSTALLATION, REFLECTANCES, AND OTHER SITE SPECIFIC CONDITIONS.

ORDINANCE NUMBER 778-24

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING A ZONING CHANGE FROM SINGLE-FAMILY LARGE LOT (SF-LL) TO PLANNED DEVELOPMENT – SINGLE-FAMILY 2 (PD-SF-2) FOR TRAFFORD TERRACE AND HAVING THE LEGAL DESCRIPTION OF A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D, TR 3D GENERALLY LOCATED NORTHEAST FROM THE INTERSECTION OF SAM REYNOLDS ROAD AND BOSS RANGE ROAD, TEXAS; PROVIDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowners authorized the applicants of property legally described A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D, TR 3D GENERALLY LOCATED NORTHEAST FROM THE INTERSECTION OF SAM REYNOLDS ROAD AND BOSS RANGE ROAD, Justin, Denton County, TX, requested a Planned Development for Trafford Terrace.

WHEREAS, the City Council approved a Developers Agreement in 2015 establishing the guidelines and standards for this development; and

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

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

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

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

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

Section 2. That the Zoning Ordinance of Justin, Texas, regulating property legally described as A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D, TR 3D generally located northeast from the intersection of Boss Range Road and Sam Reynolds Road, Denton County, Texas, is amended to establish a Planned Development Single-Family 2 (PD-SF-2).

Section 3. Applicable Regulations/Zoning Ordinance and Zoning Map Amended. Development and use of the property shall follow this ordinance, including all Exhibits thereto as amended hereby, the Code of Ordinances of the City of Justin, Texas, and all applicable state and federal law.

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

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

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

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

PASSED ON SECOND READING BY THE CITY COUNCIL ON THE __th DAY OF _____, 2024.

James Clark, Mayor

ATTEST:

City Secretary

Approved as to form:



JUSTIN
— 1887 —

City of Justin

Planning & Zoning Meeting

April 16, 2024 at 7:30PM



JUSTIN
— 1887 —

Agenda Item #1

Call to Order and Roll Call



Agenda Item #2

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"

Public Comment

In order to expedite the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a **three-minute limit** on any person addressing the Commission. **Speaker slips must be completed prior to speaking.**

In an effort to allow the public to participate in this portion and not attend the meeting in person, the City allowed for the Public to email their comments to the Director of Planning and Development Services by 5:00 pm on Tuesday, April 16, 2024, to be read to the Commission.

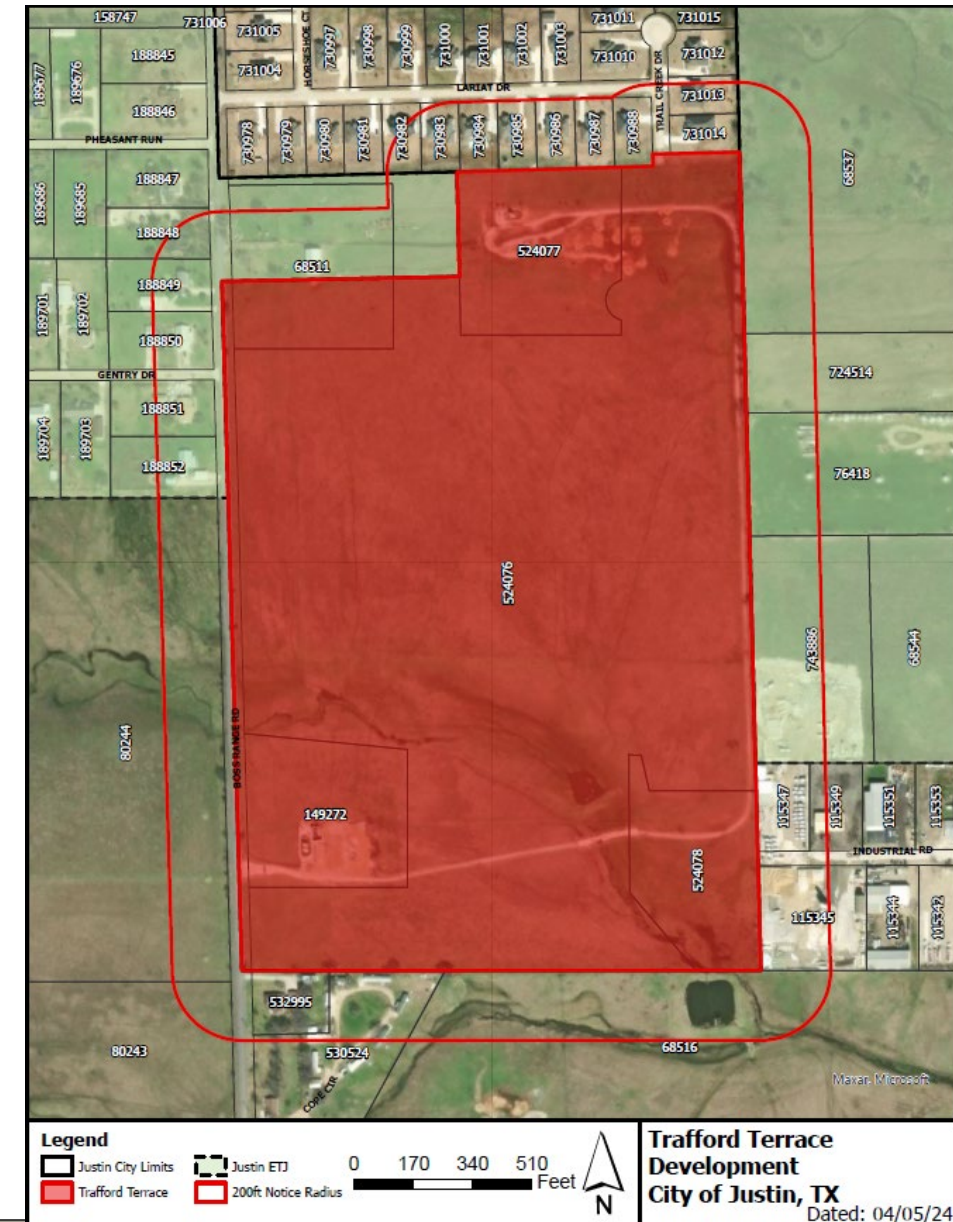
A. Consider approval of the minutes for the March 19, 2024, Planning and Zoning Commission meeting.

Conduct a Public Hearing to hear concerns for or against a recommendation to City Council for a zoning change from Single-Family Large Lot (SF-LL) to Planned Development Single-Family 2 (PD-SF-2) for Trafford Terrace legally described as A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D. Generally located northeast from the intersection of Sam Reynolds Road and Boss Range Road.

Agenda Item #5A&5B

The land in question, divided into the South Tract and North Tract, was initially agreed upon for development in a 2015 Developers Agreement.

The development was intended to be a master-planned single-family residential community with retail water service by the City and options for sewer service. Subsequent amendments have been made to address legal challenges, utility provisions, and development standards. The overall request is to rezone the property for approximately 74.174 acres from Single-Family Large Lot (SF-LL) to Planned Development Single-Family 2 (PD-SF2).



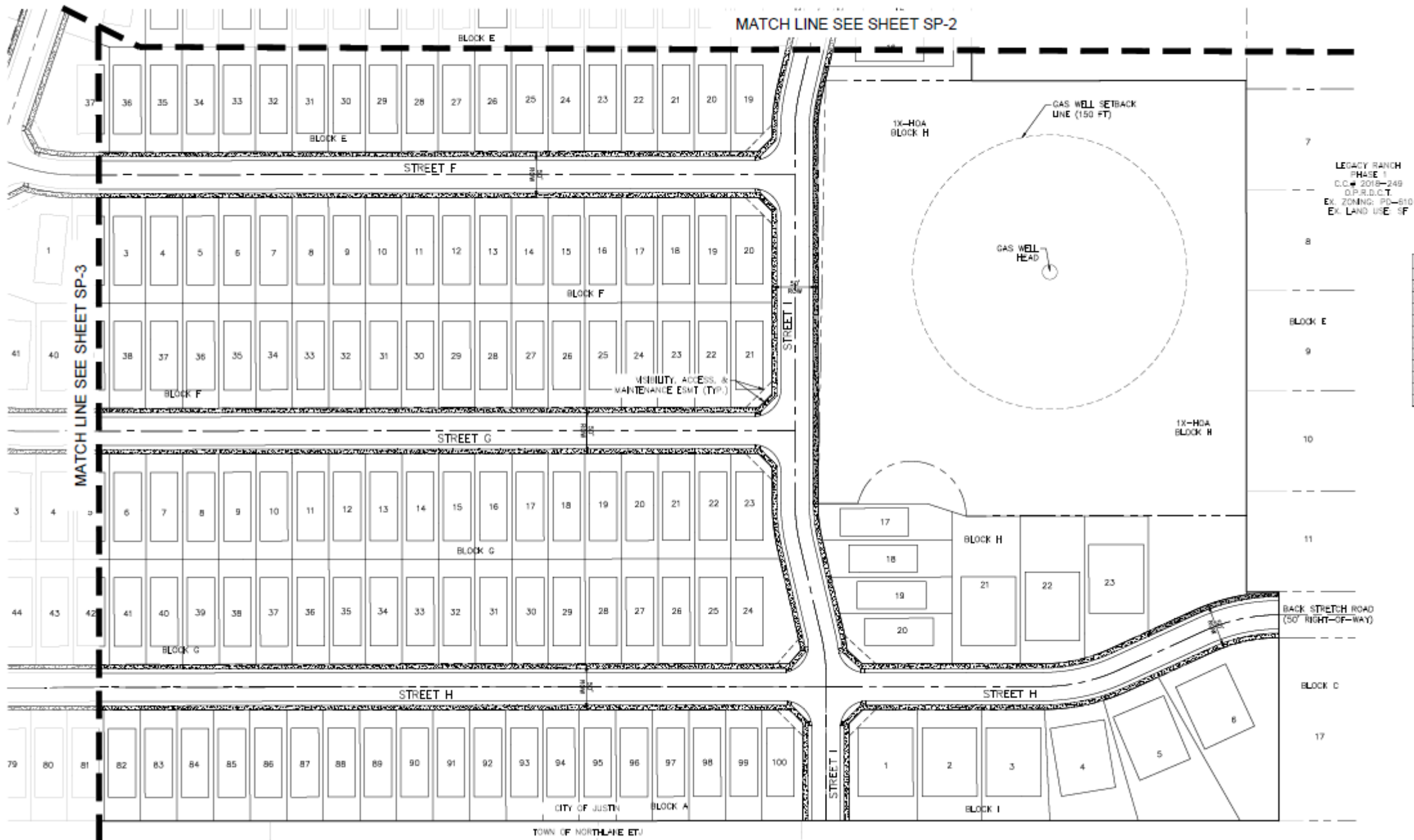
AGREEMENT

1. A new Section 2.1A, "Governing Regulations for South Tract," governing development of the South Tract, only, is added to read as follows:

2.1A Governing Regulations for South Tract. The South Tract shall be developed with the following uses or a combination thereof, in Owner's sole discretion: (i) minimum one-half acre single-family residential lots with City retail water service and private on-site septic systems; (ii) minimum 7,000 square foot single-family residential lots with City retail water service and retail sewer service by the Town of Northlake or a municipal utility district; (iii) minimum 4,000 square foot single-family residential lots with City retail water service and retail sewer service by the Town of Northlake or a municipal utility district; and (iv) industrial uses permitted in the LI Light Industrial District as of the Effective Date served by private on-site septic systems or retail sewer service by the Town of Northlake. Development of the South Tract shall be governed solely by the Agreement, as amended, and the following regulations set out in Section 2.1: Subsections 2.1(a), (b), (d), (e) and (g), together with development standards attached as Exhibit D-1 and the approved Preliminary Plat and other preliminary plats, if any, submitted by Continental in accordance with Section 3.

Annexation: The developer petitioned for annexation into City Limits and was approved by City Council on October 26, 2023.

Sewer and Water Services: The Developers Agreements offers the development flexibility in choosing sewer services for the South Tract (current land in question), including on-site septic systems or retail sewer service by the Town of Northlake or a municipal utility district. However, the City Council approved a joint with the Town of Northlake resolution on March 14, 2024, to allow the option to for the City of Justin to serve sewer to this development. The development will be provided water, police, fire, and is located within City Limits. Staff has approached and is working with the developers to provide sewer to the development.



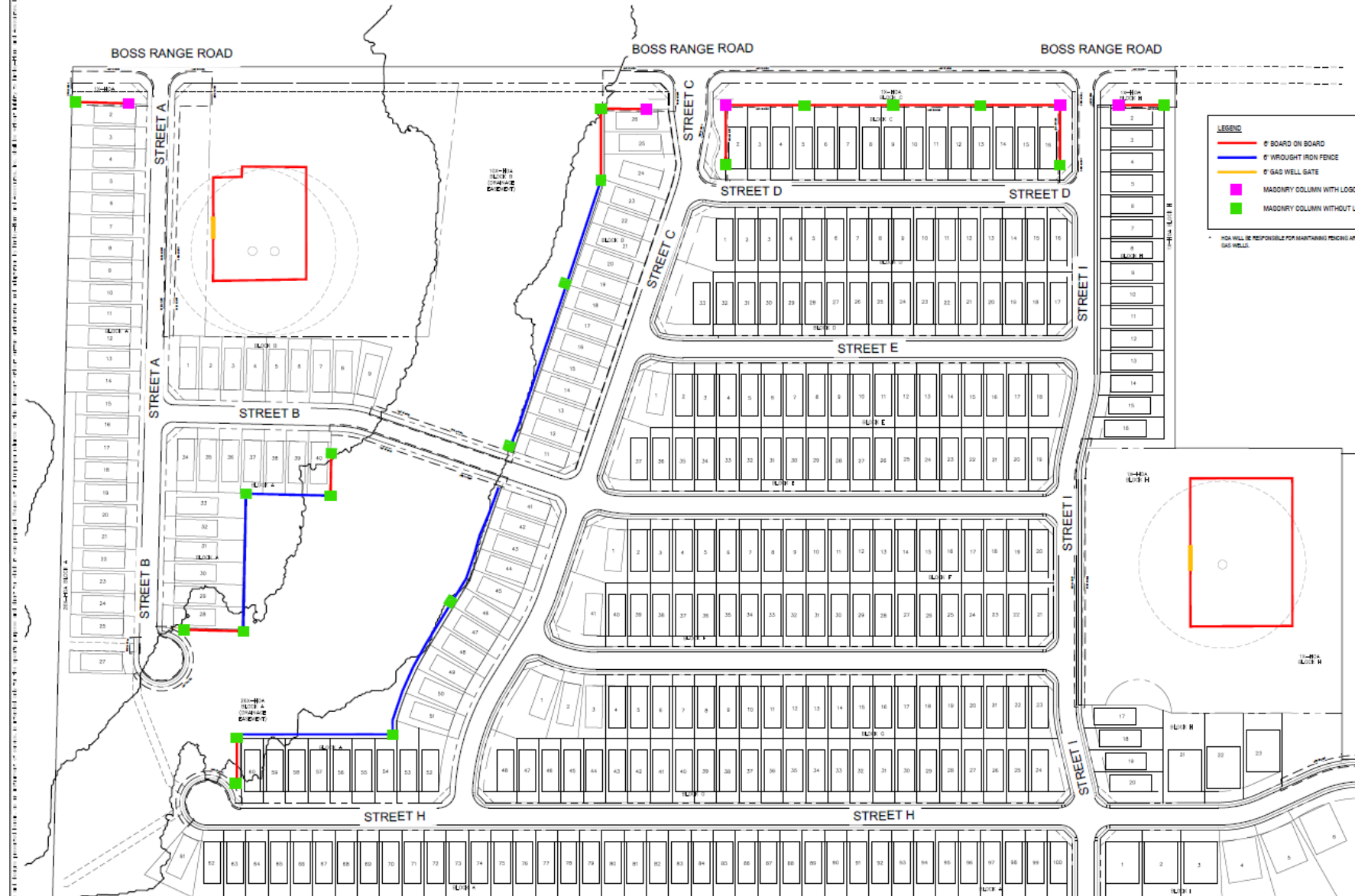
Site Data: Approximately (16) lots are 70' wide with the remaining lots (309) being 40' wide.

	Prop. 40' Lot	Prop. 70' Lot	Base
1. Minimum Lot Area -	4,000 S.F.	7,000 S.F.	8,400 S.F.
2. Minimum Floor Area -	1,200 S.F.	1,900 S.F.	1,000 S.F.
3. Minimum Lot Width ⁽¹⁾ -	40 feet	70 feet	70 feet
4. Front Yard Setback -	20 feet	20 feet	25 feet
5. Side Yard Setback -	5 feet	5 feet	10% of width
6. Side Yard Setback from Street -	10 feet	10 feet	N/A
7. Rear Yard Setback -	10 feet	10 feet	10 feet
8. Maximum height -	35 feet	35 feet	35 feet
9. Minimum Roof Pitch -	6:12	8:12	N/A
10. Minimum Masonry ⁽²⁾ -	60%	80%	N/A

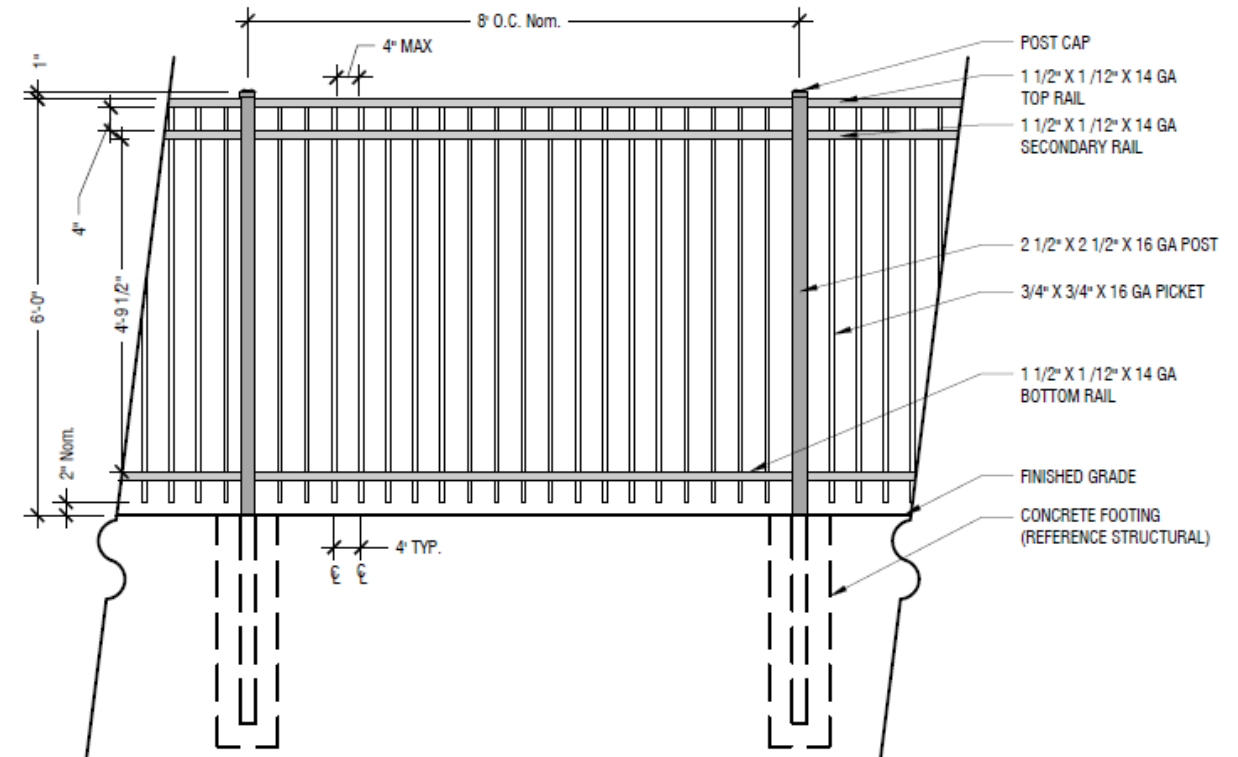
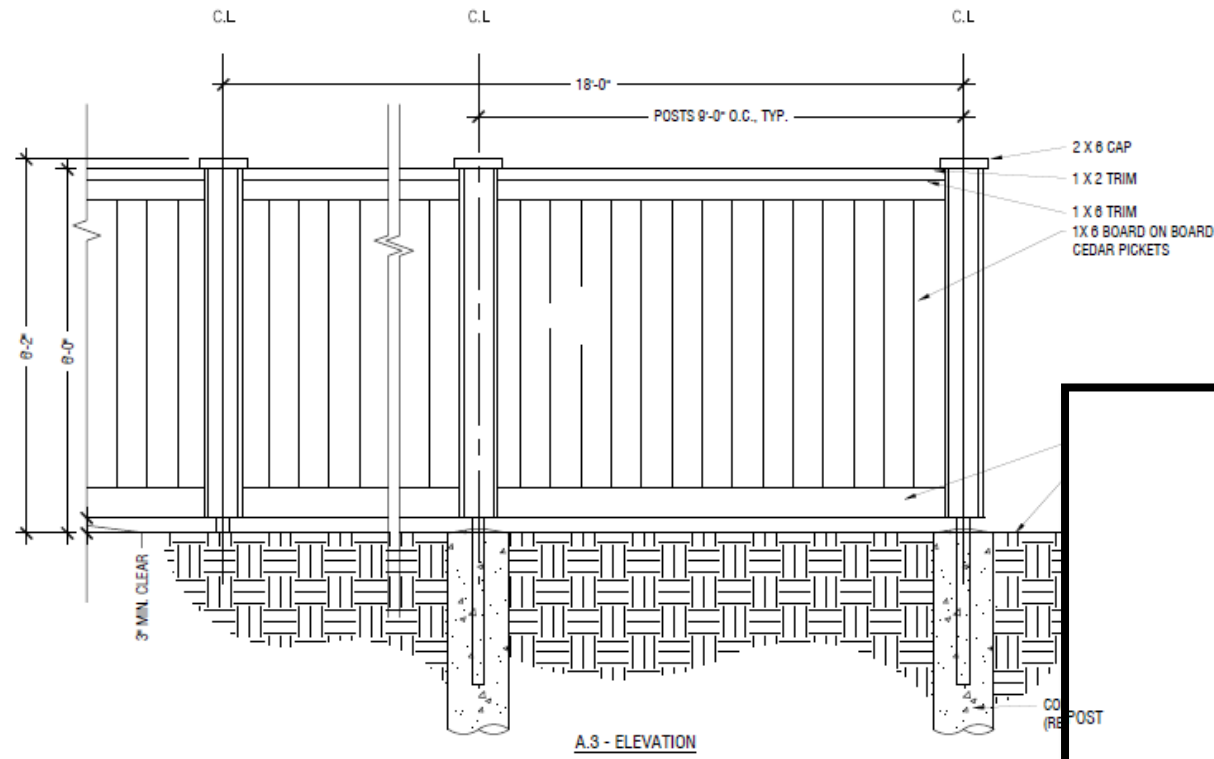
⁽¹⁾ Minimum Lot Width is measured along the front building line for all lots.

⁽²⁾ Masonry shall include brick, stone, rock, cementitious siding, and/or stucco.

Agenda Item #5A&5B



Agenda Item #5A&5B



Landscaping: The developer is meeting all required landscaping per the ordinances.

CITY OF JUSTIN LANDSCAPE REQUIREMENTS		
DIVISION 5. - LANDSCAPING AND BUFFER REQUIREMENTS (SF-1)	REQUIRED	PROVIDED
Buffer Yard F1: 15 ft minimum width	15 ft	+/- 20 ft
Minimum 3 canopy trees / 100 LF (1153 TOTAL LF) 1153 LF / 100 LF = 12 * 3 = 36 Canopy Trees	36 Canopy Trees	39 Canopy Trees
Minimum 6 understory trees / 100 LF 1153 LF / 100 LF = 12 * 6 = 72 Understory Trees	72 Understory Trees	72 Understory Trees
Minimum 10 screening shrubs / 100 LF 1153 LF / 100 LF = 12 * 10 = 120 Shrubs	120 Shrubs	192 Shrubs
Sec. 52-202. - Required structures.	REQUIRED	PROVIDED
6 ft board on board fence with columns or Masonry Wall or 4 ft split rail fence	Yes	Yes

Open Space/Parkland Dedication: There is a significant portion of the development that falls within the floodplain. There are no houses proposed. However, the majority of the open space is floodplain or gas wells. The total open space percentage is 30.8% and will be dedicated at final plat per the ordinance.

Per the Developers Agreement, the Applicant is not required to comply with the Parkland Dedication requirements.

4.5 Parkland Dedication. Owner shall dedicate parkland to the City in accordance with the City's park dedication requirements in effect as of the Effective Date, some or all of which property may be in the floodplain.

4.6 Annexation and Zoning. Annexation and zoning of the District shall be in accordance with the City's annexation and zoning requirements in effect as of the Effective Date.

4. Section 4.5 shall not apply to the South Tract.

Agenda Item #5A&5B



ENTRY FEATURE CONCEPT

A



ENTRY FEATURE CONCEPT

B

Agenda Item #5A&5B



PERCENT MASONRY - 100% Elevation B



PERCENT MASONRY - 86% Elevation H



PERCENT MASONRY - 82% Elevation N



PERCENT MASONRY - 100% Elevation F



PERCENT MASONRY - 72% Elevation G



PERCENT MASONRY - 96% Elevation M

X300 - DIANA

Action Considered:

- Recommend Approval, recommend approval with conditions, table with clarification and intent or recommend denial.

Staff Recommendation:

- Staff recommends approval based on the Developers Agreement originally executed on December 7, 2015. The Planning and Zoning Commission and City Council must approve the zoning if it conforms to all applicable guidelines in the Developers Agreement. The development does conform to all regulations and standards in the Developers Agreement.

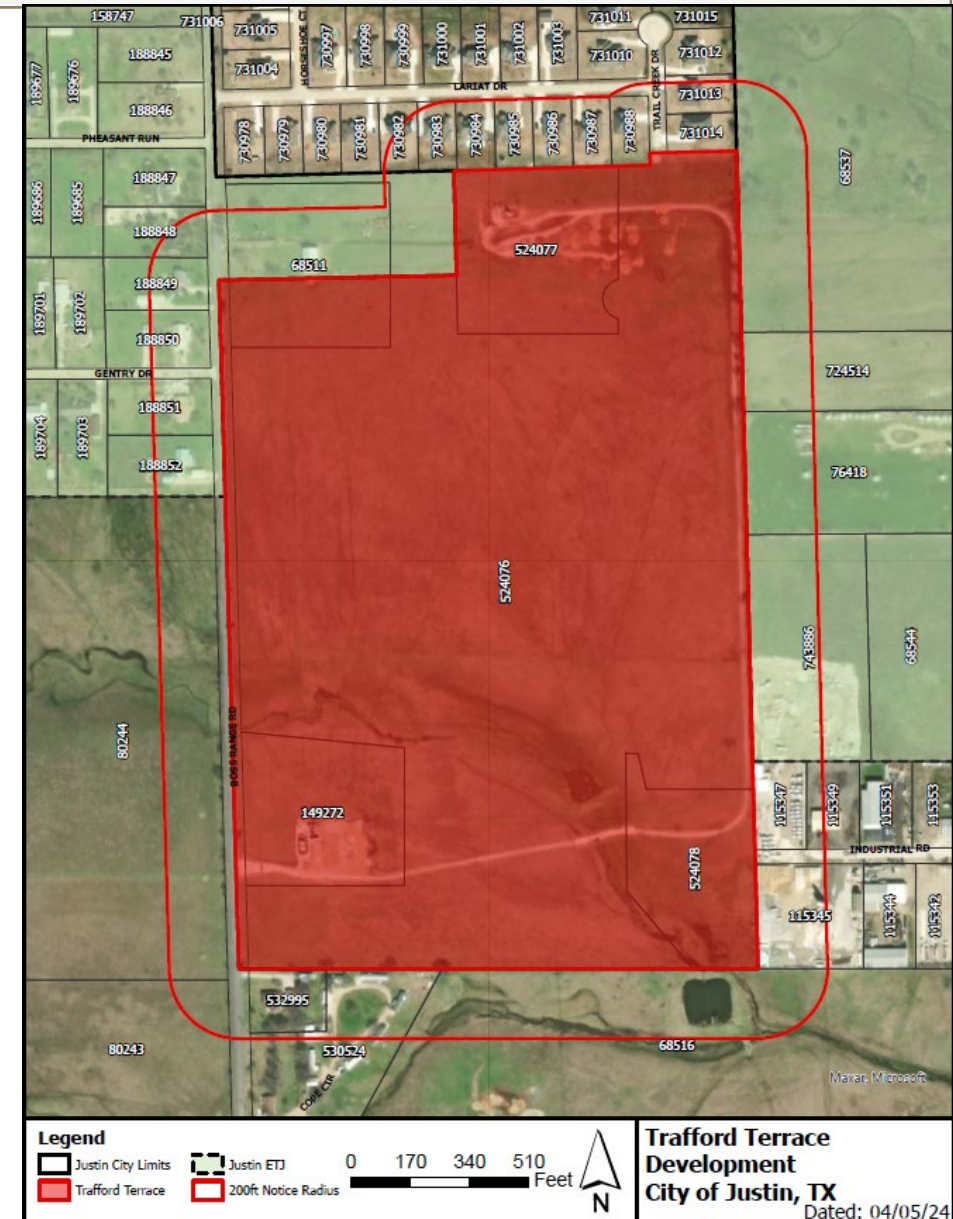
Consider and act upon a recommendation to City Council for a Preliminary Plat for Trafford Terrace consisting of 329 lots. Generally located northeast of Sam Reynolds Road and Boss Range Road.

Agenda Item #5C&5D

The Applicant is requesting a preliminary plat for the Trafford Terrace development, which consists of 325 residential lots.

Water: The City will be providing the applicant retail water. The applicant will be connecting to a 12" line on the northeast part of the development (Legacy Ranch).

Sewer: The plans currently show a connection point off the Catherine branch line, which shall be provided by Northlake. However, the City of Justin and Town of Northlake approved a resolution on March 14, 2024, to allow the sewer be provided by the City of Justin for this development.



Roadways: The preliminary plat shows the proposed connection to Legacy Ranch Phase I. The intended use of the stub out was to connect to this development in the future. All roads meet the width requirement of 31' back to back curb. There is also a bridge that will need to be constructed to cross the 100-year floodplain, which the Civil Plans will address the Base Flood Elevation level.

Lastly, the Developers Agreement requires that the adjacent Right-of-Way be donated at the time of final plat. However, no roadway improvements shall be mandated to the development. Therefore, a Traffic Impact Analysis will not be required.

Drainage: All preliminary drainage shows drainage flowing towards the creek/floodplain area. Storm pipe size and other drainage details will be submitted at time of Civil Plans. The plans showed here conform to all requisite requirements.

Action Considered:

- Recommend Approval, recommend approval with conditions, table with clarification and intent or recommend denial.

Staff Recommendation:

- Staff recommends approval as presented based on the already approved Developers Agreement.

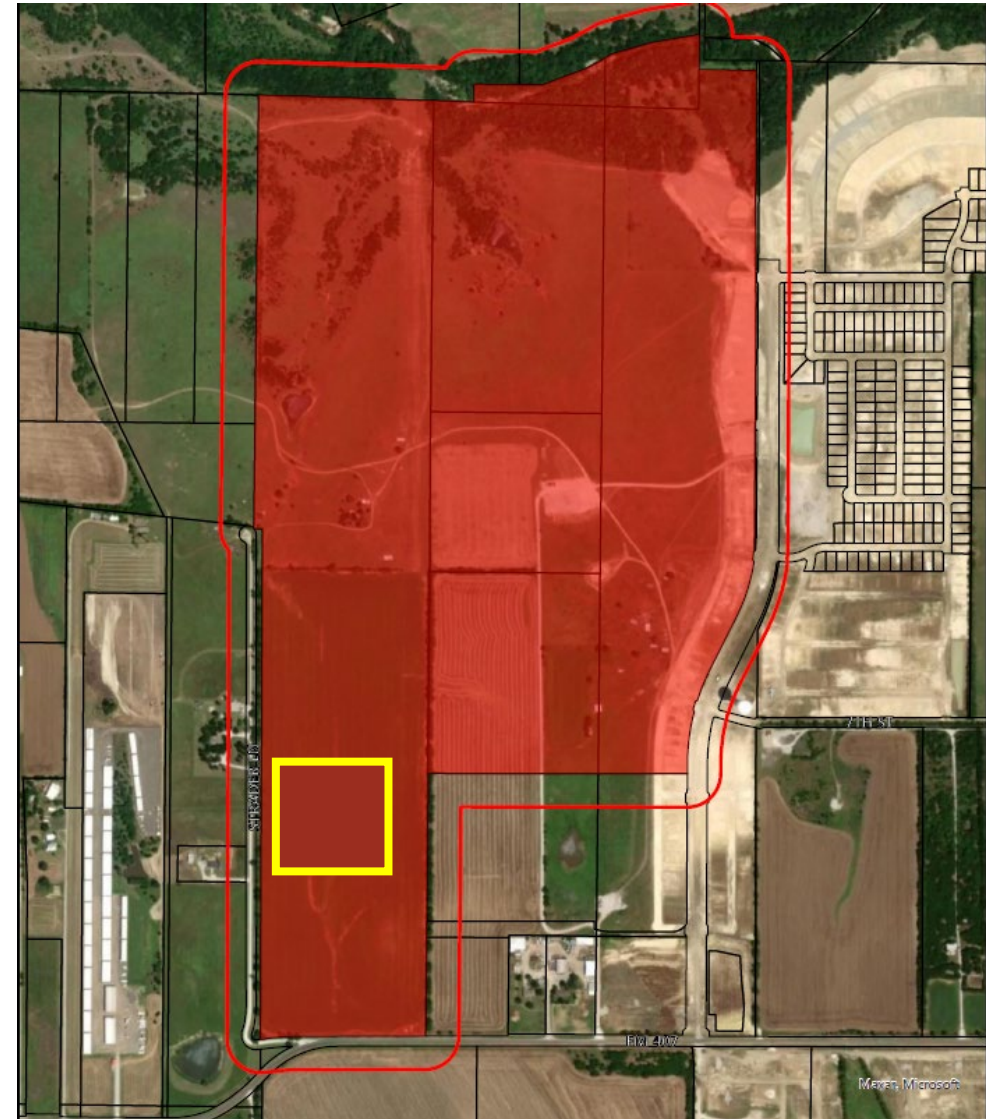
Consider and act upon a Site Plan for Justin Elementary school generally located northeast from the intersection of Collingwood Drive and FM 407.

Agenda Item #5C&5D

On April 25, 2024, City Council approved a Planned Development for Timberbrook Phase 7, 8, and 9. The Planned Development included the sites for the Fire Station and the Justin Elementary School.

On February 6, 2024, Northwest ISD submitted a building permit for the school. The building permit is nearing issuance pending the site plan and payment for the requisite fees.

Justin Elementary School is expected to open in August 2025, with a planned capacity of 400 students served by 67 faculty and staff. In August 2032 (7 years after opening), the school is expected to reach an ultimate capacity of 850 students.



Agenda Item #5C&5D



Roadways/Access:

There is currently two access points off Candlewyck Drive to the south that connects down to FM 407. There are also two access points down off 7th Street, which connects to Timberbrook Parkway.

Landscaping: All proposed landscaping complies with the ordinance requirements.

VOL. 3038, PG. 725
VOL. 3038, PG. 725
VOL. 3038, PG. 731
D.R.D.C.I.

~~-14.018 ACRES-~~

APPROXIMATE LOCATION
OF ABSTRACT LINE

N 00°34'11" W 3076.82'

No. 121

ASEMEI
719
725
731

BL

S 89°23'23" W 256.24

A-43

~~A41~~

FARM TO MARKET HIGHWAY NO. 407

90' BURLACROV

Page 200 of 322

MARGARET
GARNETT SURVEY
ABSTRACT No. 43

30' PIPELINE EASEMENT
SOUTHWESTERN GAS PIPELINE
VOL. 4899, PG. 2125
VOL. 4899, PG. 2136
VOL. 4899, PG. 2146
VOL. 4899, PG. 2156
D.R.D.C.T.

30' PIPELINE EASEMENT
VOL. 4695, PG. 1184
D.R.D.C.T.

50' PIPELINE EASEMENT
ENERGY TRANSFER FUEL LP
DOC. NO. 2007-31526
DOC. NO. 2007-31527
DOC. NO. 2007-31528
DOC. NO. 2007-31529
D.R.D.C.T.

30' PIPELINE EASEMENT
VOL. 4695, PG. 1184
D.R.D.C.T.

50' PIPELINE EASEMENT
ENTERPRISE TEXAS PIPELINE, L.P.
DOC. NO. 2009-60319
DOC. NO. 2009-60320
DOC. NO. 2009-60321
DOC. NO. 2009-60322
D.R.D.C.T.

50' PIPELINE EASEMENT
CROSSTEX NORTH PIPELINE, L
DOC. NO. 2005-149193
DOC. NO. 2005-149194
DOC. NO. 2005-149195
DOC. NO. 2005-149196
D.R.D.C.T.
30' PIPELINE EASEMENT

ENBRIDGE GATHERING
(NORTH TEXAS) LP
DOC. NO. 2010-52231
D.R.D.C.T.

POINT OF BEGINNING
5/8" L.R.F.

CALLED
 MILESTO
 DOC. NO
 0

Dropoff/Site Circulation: A queuing study/memo was submitted by the applicant and reviewed by the City Engineer. To accommodate queue length, the elementary site has the following characteristics.

The proposed parent loop is designed to be 30' wide at the entrance to allow for two lanes entering the drive, it then expands to 36' wide to allow for three-lane queueing the remaining length of the main drive, resulting in a total of 2,610 LF of queuing storage. A total of 171 parking spaces are provided on site and 67 faculty and staff members.

Year:	2025	2032
Total Number of Students:	400	850
Students using buses (assume 10%):	40	85
Students walking/biking (assume 20%):	80	170
Students in after school programs:	75	125
Students picked up after school:	205	470
Personal Vehicles expected during pick-up (Students x 0.60):	123	282
Percentage of Personal Vehicles arriving before release:	0.67	0.67
Personal Vehicles expected in Peak Queue:	83	189

Parking: All parking conforms to the ordinance requirements.

PARKING DATA

PARKING SPACES: 0.2 SPACES PER STUDENT

STUDENTS = 850 STUDENTS

REQUIRED PARKING

0.2 X 850 STUDENTS = 170 REQUIRED

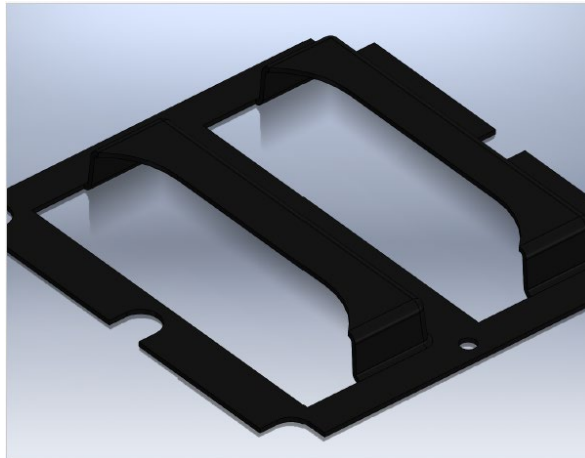
PROVIDED PARKING

TOTAL STANDARD PARKING = 164 SPACES

TOTAL ACCESSIBLE PARKING = 7 SPACES

TOTAL PARKING = 171 SPACES

Lighting: All proposed lighting meets code requirements. All lighting is downlit and shall have shields.



LINEA 450 Pole Mount

.hess

DESCRIPTION

The LINEA series features distinctly linear design qualities and exceptional versatility. Perceptively capturing today's minimal design philosophy, the reduced form is sure to retain its validity far into the future. It is available in three mounting heights in single or twin mounting configurations. The pedestrian-scale model is 15 feet, with intermediate and larger sizes at 20 and 26 feet, respectively, giving proper scale for a variety of applications. Units for bi-level mounting are available, where the street-side luminaire is mounted high and a second fixture is mounted on the sidewalk side at a lower height for pedestrian illumination. An LED illuminating bollard for low-level pathway illumination complements the family of products. CSA Listed for Wet Locations

PROTECTED BY

 PRIMAR®

Date: _____ Type: _____ Catalog Number: _____

Project Name: _____

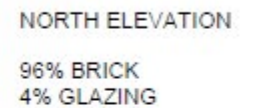
ORDERING INFORMATION



Agenda Item #5C&5D



4 WEST ELEVATION - WEST ENTRY, KITCHEN AND FINE ARTS
1" = 10'-0"

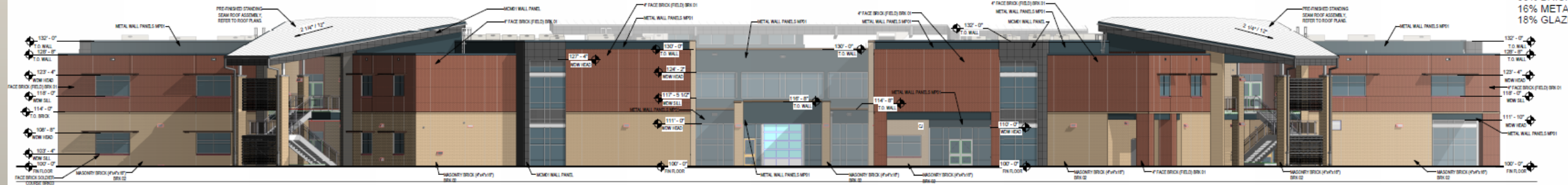


2 NORTH ELEVATION - GYMNASIUM AND FINE ARTS
1" = 10'-0"

Agenda Item #5C&5D

SOUTH ELEVATION

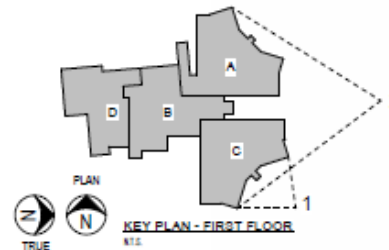
66% BRICK
16% METAL PANEL
18% GLAZING



2 SOUTH ELEVATION - COURTYARD
1" = 10'-0"

TYPICAL CLASSROOM ELEVATION

75% BRICK
13% METAL PANEL
12% GLAZING



1 SOUTHWEST ELEVATION - CLASSROOM WING
1" = 10'-0"

Future Agenda Items:

A. Reserve at Meadowlands Ph I

Development Update:

Number of Inspections last week: 142

- **Justin Coffee:** Justin Coffee has continued to remodel the structure. About 80% of the project has been completed.
- **The Preserve:** 28 houses are currently under construction. KB Homes has 8 sales. M/I Homes has already closed 2 homeowners and has 25 more homes sold.
- **Glen Coe Development:** The two commercial buildings have continued to progress. Both buildings at the final inspections.
- **Reatta Ridge Ph 3 & Ph 5:** The infrastructure was approved to move forward with Building Permits. As of today, there have been approximately 55 building permits issued.
- **Justin Town Square:** The 1st shell building for Justin Town Square is now vertical and is undergoing further inspections. Second shell building is currently framing and is vertical.
- **Ace Hardware.** Building permit for the greenhouse has been approved and issued. The greenhouse foundation has been poured.

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.



JUSTIN

— 1887 —

From: [Leo Kosi](#)
To: [Matthew Cyr](#)
Cc: [James Clark](#)
Subject: 1201 Heritage Dr. Homeowner
Date: Tuesday, April 16, 2024 9:42:20 AM

Dear Mr. Cyr,

I'm a resident of the City of Justin and I want to express my vehement opposition to the Planned Development Single-Family 2 for Trafford Terrace proposal. There are already homes being developed located not less than 1 mile from the proposed site for similar housing so there is no need for additional housing of this type. I specifically moved my family into Justin in order to avoid this type of crowded living condition as did so many of my neighbors. Please consider placing a stop on this proposal.

Thank you,
Leo Kosi
Resident
(817) 291-5659

April 17, 2024

Planning & Zoning Commission
415 N. College Ave.
Justin, TX 76247

Delivered via E-mail

Attention: Planning & Zoning Commission

Dear Commissioners:

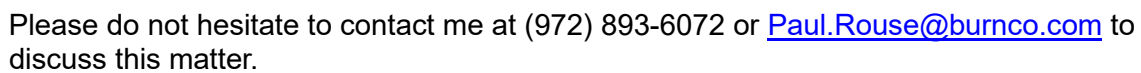
Subject: Trafford Terrace Zoning and Subdivision Plan

BURNCO Texas LLC (“**BURNCO**”) is writing to express concern about the proposed Trafford Terrace zoning change as well as subdivision plan. Specifically, our concern relates to the number and proximity of residential lots that are being proposed adjacent to BURNCO’s Justin Ready Mix Plant.

BURNCO is a family-owned construction materials company founded in 1912. We are proud to operate a number of ready mix plant locations across the state of Texas and we are proud to operate one in the Town of Justin. After reviewing the available materials, BURNCO would like to highlight the following items:

1. BURNCO has operated the Justin Ready Mix plant since 2010.
2. The Justin Ready Mix Plant is immediately adjacent to the proposed Trafford Terrace development and is immediately adjacent to two-dozen residential lots.
3. BURNCO is a responsible operator and we conduct our operations in accordance with our various regulatory and zoning responsibilities.
4. In addition to being a responsible operator, BURNCO strives to be a good neighbor wherever we operate.
5. BURNCO intends to continue operating its adjacent RMX plant for the foreseeable future.
6. As a result, we wanted to note for the record that the close proximity of the planned residential development to our existing ready mix plant could be a cause for concern from the perspective of future homeowners.

In flagging this potential concern, BURNCO hopes to ensure that it has been adequately considered by the Planning & Zoning Commission. In the long term, BURNCO does not wish to see its operation impacted due to compatibility concerns with the future residents of Trafford Terrace.



BURNCO Texas LLC

cc: Dave Both, General Counsel, BURNCO dave.both@burnco.com
Tracy Wright, President, Tricycle Lane Texas Tracy@Tricyclelane.com

INDEX OF SHEETS

DESCRIPTION

TITLE SHEET
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TRAFFIC SIGNAL LAYOUT
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PAVEMENT MARKING LAYOUT
SMA-80 (1)-12 (DAL)
TS-FD-12

STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION

PLANS OF PROPOSED
STATE HIGHWAY IMPROVEMENT
DENTON COUNTY

FEDERAL AID PROJECT NO. F 2024(016)
CSJ: 918-00-380

FM 156 AT JOHN WILEY ROAD
CITY OF JUSTIN

TYPE: FOR THE CONSTRUCTION OF MISCELLANEOUS WORK
CONSISTING OF NON-SITE SPECIFIC TRAFFIC
SIGNAL INSTALLATION.

DESIGN VAT	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
GRAPHICS VAT	6	F 2024(016)		FM 156
CHECK VAT	STATE	DISTRICT	COUNTY	SHEET NO.
CHECK VAT	TEXAS	DALLAS	DENTON	
CHECK VAT	CONTROL	SECTION	JOB	
	918	00	380	

NOTE:
SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF
TRANSPORTATION, NOVEMBER 2014, AND THE CONTRACT
PROVISIONS LISTED AND DATED AS FOLLOWS SHALL GOVERN
ON THIS PROJECT: REQUIRED CONTRACT PROVISIONS FOR ALL
FEDERAL AID CONSTRUCTION CONTRACTS
(FORM FHWA, JULY 5, 2022)

90% SUBMITTAL

FOR INTERIM REVIEW ONLY. NOT FOR
CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

RESPONSIBLE ENGINEER:
KBH TRAFFIC ENGINEERING, LLC
TBPE FIRM REGISTRATION
NO. 14592
2/23/2024



KBH Traffic Engineering, LLC
430 State Hwy 6 S, Suite 120,
Houston, TX 77079
Tel: 832-250-1861
TBPE Registration No. F-14592

CITY OF JUSTIN

CONCURRENCE

CITY TRAFFIC ENGINEER

TEXAS DEPARTMENT OF TRANSPORTATION

RECOMMEND
AUTHORIZATION

TRAFFIC CONSTRUCTION
SUPERVISOR

TRAFFIC DESIGN SUPERVISOR

EQUATIONS: NONE
EXCEPTIONS: NONE
RAILROAD CROSSINGS: NONE

ESTIMATE OF TRAFFIC SIGNAL QUANTITIES				
ITEM No.	DESC. CODE	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY
416	6031	DRILL SHAFT (TRF SIG POLE) (30 IN)	LF	11
416	6032	DRILL SHAFT (TRF SIG POLE) (36 IN)	LF	28
506	6042	BIODEG EROSN CONT LOGS (INSTL) (18")	LF	100
506	6043	BIODEG EROSN CONT LOGS (REMOVE)	LF	100
618	6023	CONDUIT (PVC) (SCHD 40) (2")	LF	50
618	6029	CONDUIT (PVC) (SCHD 40) (3")	LF	95
618	6030	CONDUIT (PVC) (SCHD 40) (3") (BORE)	LF	125
618	6033	CONDUIT (PVC) (SCHD 40) (4")	LF	15
618	6034	CONDUIT (PVC) (SCHD 40) (4") (BORE)	LF	185
620	6004	ELEC CONDUCTOR (NO. 12) INSULATED	LF	240
620	6008	ELEC CONDUCTOR (NO. 8) INSULATED	LF	770
620	6009	ELEC CONDUCTOR (NO. 6) BARE	LF	555
620	6010	ELEC CONDUCTOR (NO. 6) INSULATED	LF	30
624	6008	GROUND BOX TY C (162911)W/APRON	EA	3
624	6010	GROUND BOX TY D (162922)W/APRON	EA	2
628	6187	ELC SRV TY D 120/240 070(NS)SS(E)PS(U)	EA	1
644	6076	REMOVE SM RD SN SUP&AM	EA	6
666	6036	REFL PAV MRK TY I (W)8"(SLD) (100MIL)	LF	340
666	6225	PAVEMENT SEALER 6"	LF	350
666	6226	PAVEMENT SEALER 8"	LF	340
666	6230	PAVEMENT SEALER 24"	LF	157
666	6306	RE PM W/RET REQ TY I (W)6"(BRK) (100MIL)	EA	150
666	6321	RE PM W/RET REQ TY I (Y)6"(SLD) (100MIL)	EA	200
668	6076	PREFAB PAV MRK TY C (W) (24") (SLD)	LF	157
677	6001	ELIM EXT PAV MRK & MRKS (4")	LF	190
677	6002	ELIM EXT PAV MRK & MRKS (6")	LF	200
677	6003	ELIM EXT PAV MRK & MRKS (8")	LF	340
677	6005	ELIM EXT PAV MRK & MRKS (12")	LF	90
677	6007	ELIM EXT PAV MRK & MRKS (24")	LF	25
678	6002	PAV SUR PREP FOR MRK(6")	LF	350
678	6004	PAV SUR PREP FOR MRK(8")	LF	340
678	6008	PAV SUR PREP FOR MRK(24")	LF	157
680	6002	INSTALL HWY TRF SIG (ISOLATED)	EA	1
682	6001	VEH SIG SEC (12") LED (GRN)	EA	6
682	6002	VEH SIG SEC (12") LED (GRN ARW)	EA	2
682	6003	VEH SIG SEC (12") LED (YEL)	EA	6
682	6004	VEH SIG SEC (12") LED (YEL ARW)	EA	3
682	6005	VEH SIG SEC (12") LED (RED)	EA	6
682	6006	VEH SIG SEC (12") LED (RED ARW)	EA	4
682	6018	PED SIG SEC(LED) COUNTDOWN	EA	2
682	6054	BACKPLATE W/REF BRDR (3 SEC) (VENT)ALUM	EA	6
682	6055	BACKPLATE W/REF BRDR (4 SEC) (VENT)ALUM	EA	1
682	6056	BACKPLATE W/REF BRDR (5 SEC) (VENT)ALUM	EA	1
684	6031	TRF SIG CBL (TY A) (14 AWG) (5 CONDR)	LF	380
684	6033	TRF SIG CBL (TY A) (14 AWG) (7 CONDR)	LF	60
684	6042	TRF SIG CBL (TY A) (14 AWG) (16 CONDR)	LF	440
684	6079	TRF SIG CBL (TY C) (12 AWG) (2 CONDR)	LF	115
686	6031	INS TRF SIG PL AM(S)1 ARM(28')LUM	EA	1
686	6043	INS TRF SIG PL AM(S)1 ARM(40')LUM	EA	1
686	6051	INS TRF SIG PL AM(S)1 ARM(48')LUM	EA	1
687	6001	PED POLE ASSEMBLY	EA	2
688	6001	PED DETECT PUSH BUTTON(APS)	EA	2
688	6003	PED DETECTOR CONTROLLER UNIT	EA	1

ESTIMATE OF TRAFFIC SIGNAL QUANTITIES				
ITEM No.	DESC. CODE	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY
6058	6001	BBU SYSTEM (EXTERNAL BATT CABINET)	EA	1
6185	6002	TMA (STATIONARY)	DAY	25
6292	6001	RVDS(PRESENCE DETECTION ONLY)	EA	1
6292	6003	RVDS(PRESENCE AND ADVANCE DET)	EA	2

90% SUBMITTAL

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2/23/2024



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Tel: 832-250-1861
TBPE Registration No. F-14592



FM 156 AT JOHN WILEY

PROJECT SUMMARY

FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT			HIGHWAY NO.
6	TEXAS	F 2024 (016)			FM 156
STATE DISTRICT	COUNTY	CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
DAL	DENTON	918	00	380	

DTSCI ATMF:

SUMMARY OF SMALL SIGNS

PLAN SHEET NO.	SIGN NO.	SIGN NOMENCLATURE	SIGN	DIMENSIONS	FLAT ALUMINUM (TYPE A)	EXAL ALUMINUM (TYPE G)	SM RD SGN ASSM TY XXXXX (X) XX (X-XXXX)				BRIDGE MOUNT CLEARANCE SIGNS (See Note 2)		
							POST TYPE	POSTS	ANCHOR TYPE	MOUNTING DESIGNATION			
										PREFABRICATED		1EXT or 2EXT = # of Ext	
							FRP = Fiberglass TWT = Thin-Wall 10BWG = 10 BWG S80 = Sch 80	1 or 2	UA=Universal Conc UB=Universal Bolt SA=Slipbase-Conc SB=Slipbase-Bolt WS=Wedge Steel WP=Wedge Plastic	P = "Plain" T = "T" U = "U"	BM = Extruded Wind Beam WC = 1.12 #/ft Wing Channel EXAL= Extruded Alum Sign Panels	TY N TY S	
**	S1	D3-1G	FM 156	60"X18"	X		MOUNT ON P-2 MAST ARM						
**	S2, S3	D3-1G	John Wiley Rd	108"X18"	X		MOUNT ON P-1,P-3 MAST ARM						
**	S4	R10-17T	LEFT TURN YIELD ON FLASHING YELLOW ARROW	36"X42"	X		MOUNT ON P-3 MAST ARM						
**	S5	R3-UT	ONLY	30"X36"	X		MOUNT ON P-1 MAST ARM						
**	S6	R3-8LR	ONLY ONLY	30"X30"	X		MOUNT ON P-2 MAST ARM						
**	S7, S8	R9-3A		30"X30"	X		MOUNT ON P-1, P-2						
*	PB1	R10-3eL		9"X15"	X		MOUNT ON P-4						
*	PB2	R10-3eR		9"X15"	X		MOUNT ON P-5						
	</												

* SUBSIDIARY TO ITEM 687.
** SUBSIDIARY TO ITEM 680.

ALUMINUM SIGN BLANKS THICKNESS	
Square Feet	Minimum Thickness
Less than 7.5	0.080"
7.5 to 15	0.100"
Greater than 15	0.125"

The Standard Highway Sign Designs for Texas (SHSD) can be found at the following website.

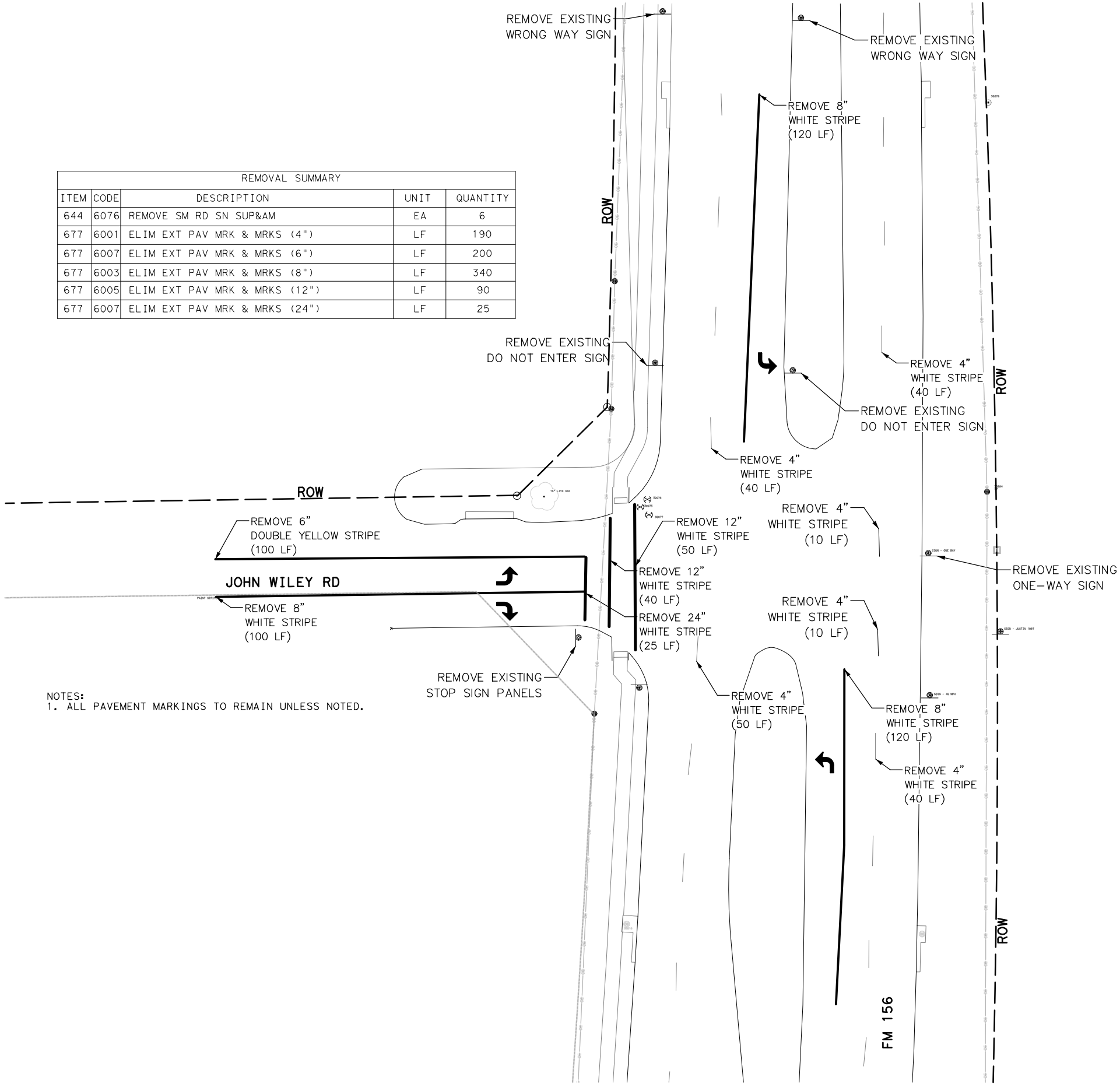
<http://www.txdot.gov/>

NOTE:

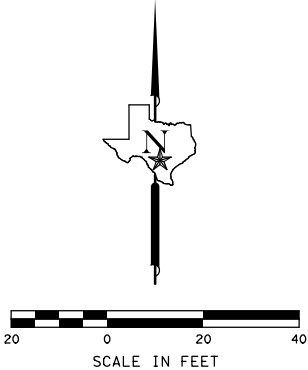
1. Sign supports shall be located as shown on the plans, except that the Engineer may shift the sign supports, within design guidelines, where necessary to secure a more desirable location or to avoid conflict with utilities. Unless otherwise shown on the plans, the Contractor shall stake and the Engineer will verify all sign support locations.
2. For installation of bridge mount clearance signs, see Bridge Mounted Clearance Sign Assembly (BMCS) Standard Sheet.
3. For Sign Support Descriptive Codes, see Sign Mounting Details Small Roadside Signs General Notes & Details SMD (GEN).

 Texas Department of Transportation	<i>Traffic Operations Division Standard</i>			
SUMMARY OF SMALL SIGNS				
SOSS				
FILE: sums16.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
© TxDOT May 1987	CONT SECT	JOB	HIGHWAY	
REVISIONS	918 00	380	FM 156	
4-16	DIST	COUNTY	SHEET NO.	
8-16	DAL	DENTON		

REMOVAL SUMMARY				
ITEM	CODE	DESCRIPTION	UNIT	QUANTITY
644	6076	REMOVE SM RD SN SUP&AM	EA	6
677	6001	ELIM EXT PAV MRK & MRKS (4")	LF	190
677	6007	ELIM EXT PAV MRK & MRKS (6")	LF	200
677	6003	ELIM EXT PAV MRK & MRKS (8")	LF	340
677	6005	ELIM EXT PAV MRK & MRKS (12")	LF	90
677	6007	ELIM EXT PAV MRK & MRKS (24")	LF	25



NOTES:
1. ALL PAVEMENT MARKINGS TO REMAIN UNLESS NOTED.



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NO. 14592

2/23/2024



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FM 156 AT JOHN WILEY

EXISTING CONDITIONS
AND REMOVALS

FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT		HIGHWAY NO.
6	TEXAS	F 2024 (016)		FM 156
STATE DISTRICT	COUNTY	CONTROL NO.	SECTION NO.	JOB NO.
DAL	DENTON	918	00	380

NOTES:
1. UTILITY CALLOUTS ARE APPROXIMATE, CONTRACTOR SHALL
VERIFY UTILITY LOCATIONS IN THE FIELD BEFORE
CONSTRUCTION.

PROPOSED SIGNS

FM 156

S1
D3-1G

John Wiley Rd

S2, S3
D3-1G

PROPOSED COSERV
POWER SOURCE
MR. WES HOWARD
W.HOWARD@COSERV.COM
POLE LOCATION
33.070111 LAT
-97.295721 LONG

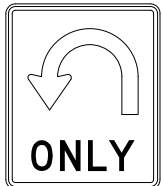
PROPOSED PEDESTAL
ELECTRICAL SERVICE

INSTALL CABINET, CONTROLLER,
BBU, BASE AND FOUNDATION

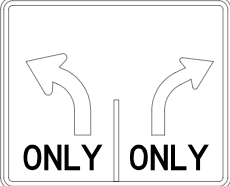
PROPOSED SIGNS



S4
R10-17T
(36"x42")



S5
R3-UT
(30"x36")

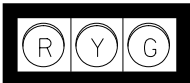


S6
R8-LR
(30"x30")

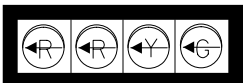


S7, S8
R9-3A
(30"x30")

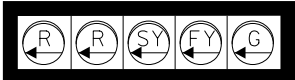
PROPOSED VEHICLE SIGNALS
12" LED WITH BACKPLATES



H3



H4PLT



H5FLT



PROPOSED PEDESTRIAN EQUIPMENT



W1 - W2



PB1



PB2



SCALE IN FEET
20 0 20 40

LEGEND

- CONTROLLER CABINET W/ BBU
- GROUND BOX (TY C) W/APRON
- GROUND BOX (TY D) W/APRON
- MAST ARM POLE
- PEDESTRIAN SIGNAL POLE
- SIGNAL HEAD (HORIZONTAL)
- PEDESTRIAN SIGNAL HEAD
- PEDESTRIAN PUSH BUTTON
- LUMINAIRE
- MAST ARM SIGN
- SERVICE METER & DISCONNECT
- CONDUIT (TRENCH / BORE)

90% SUBMITTAL

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2/23/2024

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Texas Department of Transportation

FM 156 AT JOHN WILEY

TRAFFIC SIGNAL
LAYOUT

FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT		HIGHWAY NO.
6	TEXAS	F 2024 (016)		FM 156
STATE DISTRICT	COUNTY	CONTROL NO.	SECTION NO.	JOB NO.
DAL	DENTON	918	00	380
				SHEET NO.

SUMMARY OF CONDUIT AND CABLES																										
RUN NO.	LENGTH	CONDUIT										ELECTRICAL CONDUCTORS						TRAFFIC SIGNAL CABLES						RADAR		
		PVC SCHEDULE 40										GROUND		POWER				PB		PED		VEH				
		TRENCH				BORE																		#6 (BARE)		#6 (XHHW)
		2"		3"		4"		3"		4"																
		EA	LF	EA	LF	EA	LF	EA	LF		EA	LF	EA	LF	EA	LF	EA	LF	EA	LF	EA	LF	EA	LF	EA	LF
1	5	1	5'	1**	5'	2	10'						3	15'	2	10'										
2	5			1	5'								1	5			2	10'	1	5'	1	5'	1	5'		
3	5			2**	5'	1	5'						2	10'					2	10'	1	5'	3	15'		
4	10			1	10'								1	10'					1	10'	1	10'				
5	125									1	125'	2	250'				2	250'					1	125'		
6	20			1	20'							1	20'				2	40'					1	20'		
7	65																									
8	10			1	10'							1	10'				2	20'					1	10'		
9	60									1	60'	1	60'				2	120'	1	60'			2	120'		
10	10			1	10'							1	10'						1	10'	1	10'				
11	20			1	20'							1	20'				2	40'	1	20'			1	20'		
12	125							1	125'			1	125'				2	250'					1	125'		
13	10	2	20'									2	20'	2	20'	4	40'									
14	25	1*	25'														TO BE INSTALLED BY COSERV									
	TOTALS:	50'		95'		15'		125'		185'		555'		30'		770'		115'		30'		440'				

*TYPICALLY INCLUDES A 20’ RISER ON POLE
**REPRESENTS SPARE CONDUIT AS REQUIRED ON TS-CF-21
***RADAR CABLE QUANTITY TO BE FILLED IN AT THE TIME OF INSTALLATION

POLE DETAILS & WIRING																			INSIDE POLES AND ARMS				
POLE ID	SIGNAL HEADS ON MAST ARM	DIMENSIONS (SEE FIGURE)								LUM ARMS	APS UNITS	FOUNDATIONS			#12 XHHW	TY A 7/C #14	TY A 5/C #14	TY C 2/C#12	RADAR **				
		A (FT)	B (FT)	C (FT)	D (FT)	E (FT)	F (FT)	G (FT)	H (FT)			24-A *	30-A	36-A									
1	3	14	20	12	12	48	19	30		1				14'	80'		160'						
2	2	11	14	12		28	19	30		1			11'		80'		100'						
3	3	11	13	12	12	40	19	30		1				14'	80'	60'	70'						
4		PEDESTRIAN SIGNAL POLE								10		1	6'				10'	5'					
5		PEDESTRIAN SIGNAL POLE								10		1	6'				10'	5'					
TOTALS:										3	2	12'	11'	28'	240'	60'	350'	10'					

*SUBSIDIARY TO ITEM 687.
**RADAR CABLE QUANTITY TO BE FILLED IN AT THE TIME OF INSTALLATION

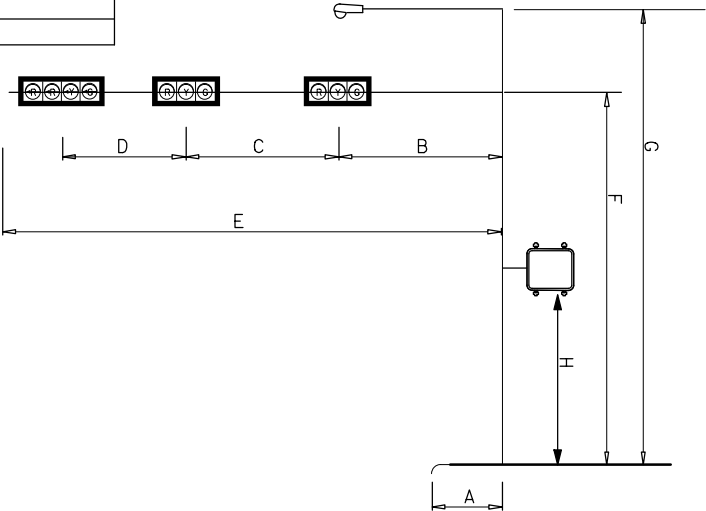
SIGNAL HEADS (ITEM 682)											
SIGNAL HEAD ID	SIGNAL HEAD TYPE	BACK PLATE			12" LED SIGNAL INDICATIONS						PED SIG SEC (LED) COUNTDOWN
		3 SEC	4 SEC	5 SEC	<-G-	G	<-Y-	Y	<-R-	R	
		EA	EA	EA	EA	EA	EA	EA	EA	EA	
1	H3	1				1		1		1	
2	H3	1				1		1		1	
3	H4PLT		1		1		1		2		
4	H3	1				1		1		1	
5	H3	1				1		1		1	
6	H3	1				1		1		1	
7	H3	1				1		1		1	
8	H5FLT		1	1		2		2			
W1	PED										1
W2	PED										1
TOTAL:		6	1	1	2	6	3	6	4	6	2

APS MESSAGE CHART			
POLE LOCATION	PEDESTRIAN MOVEMENT	FUNCTIONS	SPEECH MESSAGE/SOUND DETAILS
P-4	PHASE 6	BUTTON PUSH ON DW	WAIT.
		EXTENDED BUTTON PUSH	WAIT TO CROSS JOHN WILEY ROAD AT FM 156
		LOCATOR TONE	SLOW TICK
		WALK INDICATION*	RAPID TICK
P-5	PHASE 6	BUTTON PUSH ON DW	WAIT.
		EXTENDED BUTTON PUSH	WAIT TO CROSS JOHN WILEY ROAD AT FM 156
		LOCATOR TONE	SLOW TICK
		WALK INDICATION*	RAPID TICK

SERVICE ID	ELECTRICAL SERVICE DESCRIPTION (SEE ED (5)-14)	SERVICE CONDUIT SIZE	SERVICE CONDUCTORS NO./SIZE	SAFETY SWITCH AMPS	MAIN CKT. BKR. POLE/AMP	FOUR-POLE CONTACTOR AMPS	PANELBD/ LOADCENTER AMP RATING	CIRCUIT NO.	BRANCH CKT. BKR. POLE/AMP	BRANCH CIRCUIT AMPS	KVA LOAD
1	TY D(120/240)070(NS)SS(E)PS(U)	2"	*	N/A	2P/70	30	70	SIGNAL	1P/50	40	5.8
								ILLUMINATION	2P/20	2	
								ILLUMINATION	2P/20	2	

*FURNISHED AND INSTALLED BY COSERV

GROUND BOX SUMMARY			
ITEM NO	DESCRIPTION	UNIT	QTY.
0624-6008	GROUND BOX TY C (162911) W/APRON	EA	3
0624-6010	GROUND BOX TY D (162922) W/APRON	EA	2



90% SUBMITTAL

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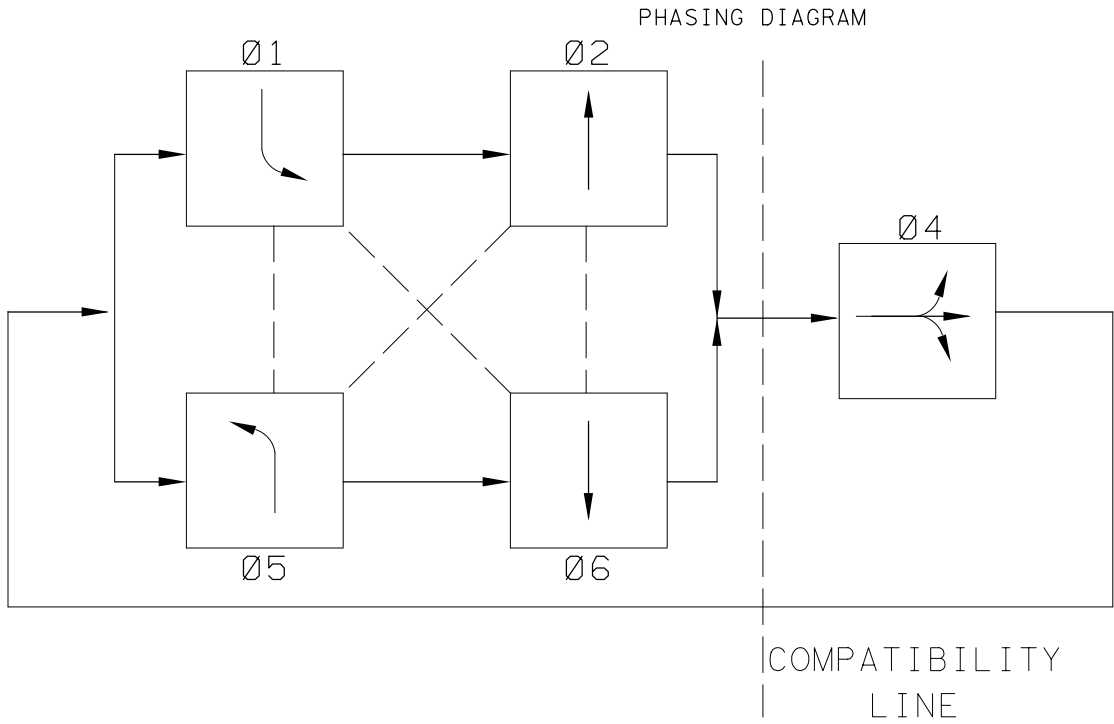
Texas Department of Transportation

FM 156 AT JOHN WILEY

TRAFFIC SIGNAL
DETAILS

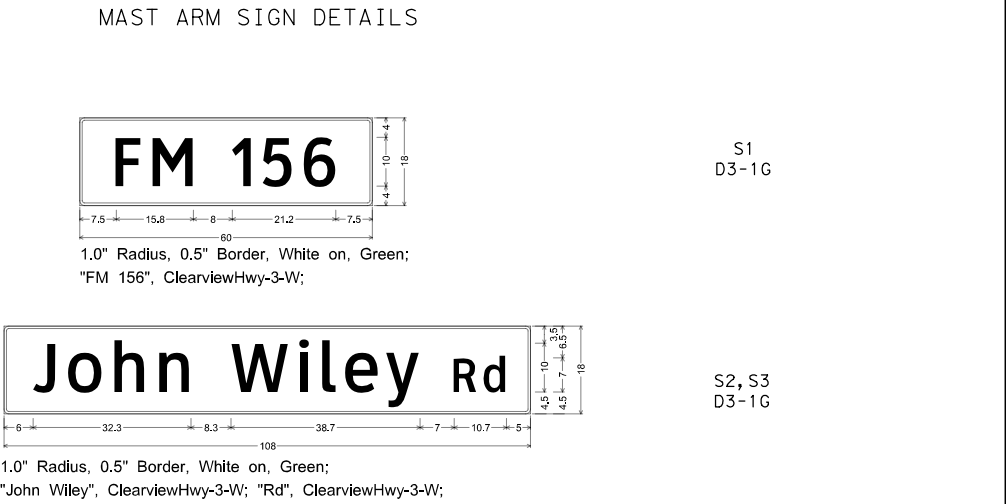
SHEET 1 OF 2

FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT			HIGHWAY NO.
6	TEXAS	F 2024(016)			FM 156
STATE DISTRICT	COUNTY	CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
DAL	DENTON	918	00	380	



RADAR DETECTION ZONE DETAILS		
PHASE OF DETECTION	TYPE OF DETECTION	ADVANCE DETECTION ZONE LOCATION
PHASE 2 & 5	PRESENCE & ADVANCE	PHASE 2 325' TO 445' FROM STOP BAR
PHASE 4	PRESENCE	N/A
PHASE 1 & 6	PRESENCE & ADVANCE	PHASE 6 245' TO 360' FROM STOP BAR

CABLE TERMINATION CHART						
CNDR. NO.	CNDR. COLOR	CABLE 1 POLE P-1 TO CONTRL. 16/C #14	CABLE 2 POLE P-2 TO CONTRL. 16/C #14	CABLE 3 POLE P-3 TO CONTRL. 16/C #14	CABLE 4 POLE P-4 TO CONTRL. 5 CNDR.	CABLE 5 POLE P-5 TO P-1 5 CNDR.
1	BLACK	SPARE	SPARE	SPARE	SPARE	SPARE
2	WHITE	S. COMMON	S. COMMON	S. COMMON	S. COMMON	S. COMMON
3	RED	SH 1,2 PH 6 (LS 6) RED	SH 4,5 PH 4 (LS 4) RED	SH 6,7 PH 2 (LS 2) RED	W1 PH 6P (LS 11) DONT WALK	W2 PH 6P (LS 11) DONT WALK
4	GREEN	SH 1,2 PH 6 (LS 6) GREEN	SH 4,5 PH 4 (LS 4) GREEN	SH 6,7 PH 2 (LS 2) GREEN	W1 PH 6P (LS 11) WALK	W2 PH 6P (LS 11) WALK
5	ORANGE	SH 1,2 PH 6 (LS 6) YELLOW	SH 4,5 PH 4 (LS 4) YELLOW	SH 6,7 PH 2 (LS 2) YELLOW	SPARE	SPARE
6	BLUE	SH 3 PH 1 (LS 1) RED ARW	SPARE	SH 8 OVL C (LS 15) RED ARW	SPARE	SPARE
7	WHITE/ BLACK	SH 3 PH 1 (LS 1) YEL ARW	SPARE	SH 8 OVL C (LS 15) YEL ARW	SPARE	SPARE
8	RED/ BLACK	SPARE	SPARE	SH 8 OVL C (LS 15) FL YEL ARW	SPARE	SPARE
9	GREEN/ BLACK	SH 3 PH 1 (LS 1) GRN ARW	SPARE	SH 8 PH 5 (LS 5) GRN ARW	SPARE	SPARE
10	ORANGE/ BLACK	SPARE	SPARE	SPARE	SPARE	SPARE
11	BLUE/ BLACK	W2 PH 6P (LS 11) DONT WALK	SPARE	SPARE	SPARE	SPARE
12	BLACK/ WHITE	W2 PH 6P (LS 11) WALK	SPARE	SPARE	SPARE	SPARE
13	RED/ WHITE	SPARE	SPARE	SPARE	SPARE	SPARE
14	GREEN/ WHITE	SPARE	SPARE	SPARE	SPARE	SPARE
15	BLUE/ WHITE	SPARE	SPARE	SPARE	SPARE	SPARE
16	BLACK/ RED	SPARE	SPARE	SPARE	SPARE	SPARE



90% SUBMITTAL

FOR INTERIM REVIEW ONLY. NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

RESPONSIBLE ENGINEER:
KBH TRAFFIC ENGINEERING, LLC
TBPE FIRM REGISTRATION NO. 14592

2/23/2024

KBH Traffic Engineering, LLC
430 State Hwy 6 S, Suite 120,
Houston, TX 77079
Tel: 832-250-1861
TBPE Registration No. F-14592

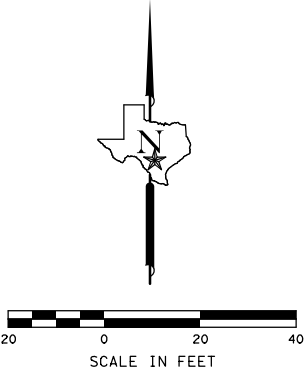
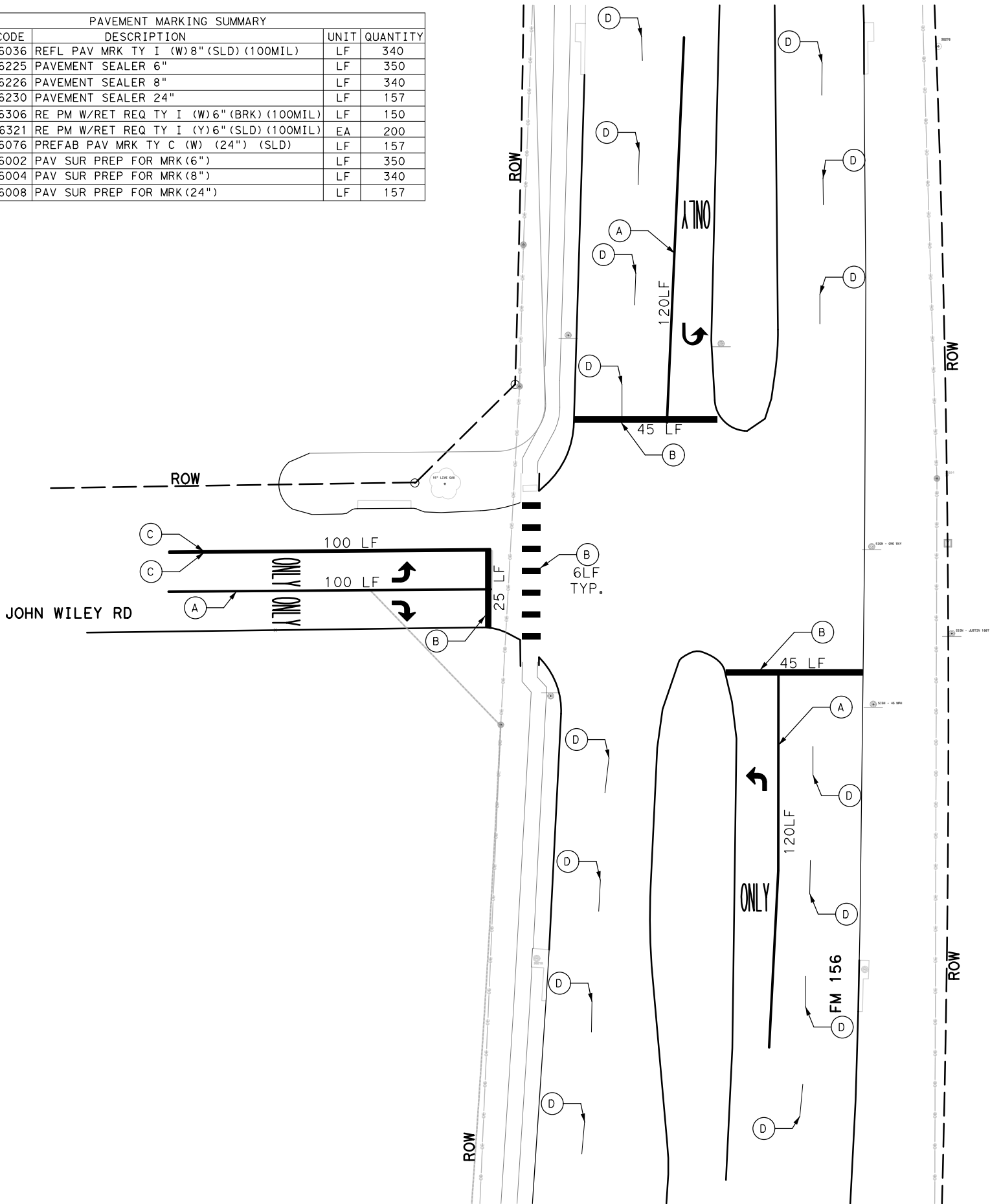
Texas Department of Transportation

FM 156 AT JOHN WILEY

TRAFFIC SIGNAL
DETAILS SHEET 2 OF 2

FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT		HIGHWAY NO.	
6	TEXAS	F 2024 (016)		FM 156	
STATE DISTRICT	COUNTY	CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
DAL	DENTON	918	00	380	

PAVEMENT MARKING SUMMARY				
ITEM	CODE	DESCRIPTION	UNIT	QUANTITY
666	6036	REFL PAV MRK TY I (W) 8" (SLD) (100MIL)	LF	340
666	6225	PAVEMENT SEALER 6"	LF	350
666	6226	PAVEMENT SEALER 8"	LF	340
666	6230	PAVEMENT SEALER 24"	LF	157
666	6306	RE PM W/RET REQ TY I (W) 6" (BRK) (100MIL)	LF	150
666	6321	RE PM W/RET REQ TY I (Y) 6" (SLD) (100MIL)	EA	200
668	6076	PREFAB PAV MRK TY C (W) (24") (SLD)	LF	157
678	6002	PAV SUR PREP FOR MRK (6")	LF	350
678	6004	PAV SUR PREP FOR MRK (8")	LF	340
678	6008	PAV SUR PREP FOR MRK (24")	LF	157



- PROPOSED LEGEND**
- (A) REF PAV MRK (W) 8" (SLD)
 - (B) PREFAB PAV MRK TY C (W) 24" (SLD) (100ML)
 - (C) RE PM W/RET REQ TY I (Y) 6" (SLD) (100MIL)
 - (D) RE PM W/RET REQ TY I (W) 6" (BRK) (100MIL)

90% SUBMITTAL

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RESPONSIBLE ENGINEER:
KBH TRAFFIC ENGINEERING, LLC
TBPE FIRM REGISTRATION NO. 14592



KBH Traffic Engineering, LLC
430 State Hwy 6 S, Suite 120,
Houston, TX 77079
Tel: 832-250-1861
TBPE Registration No. F-14592



FM 156 AT JOHN WILEY

PAVEMENT MARKING LAYOUT

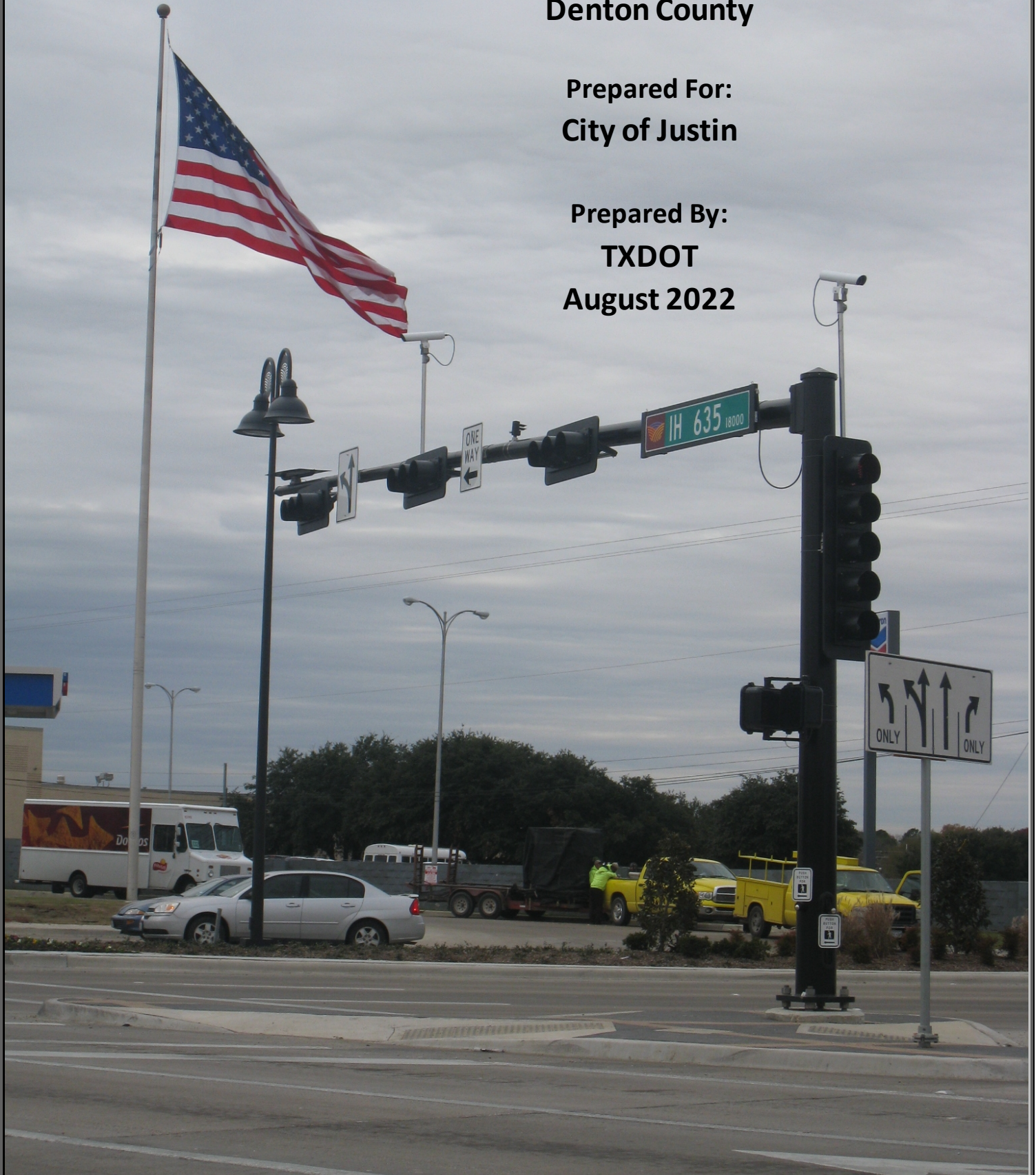
FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT		HIGHWAY NO.
6	TEXAS	F 2024 (016)		FM 156
STATE DISTRICT	COUNTY	CONTROL NO.	SECTION NO.	JOB NO.
DAL	DENTON	918	00	380

TEXAS DEPARTMENT OF TRANSPORTATION

**FM 156 at John Wiley Rd
Denton County**

**Prepared For:
City of Justin**

**Prepared By:
TXDOT
August 2022**



4777 E. Highway 80 Mesquite, Texas 75150-3067

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I. Introduction

The City of Justin requested the services of Texas Department of Transportation (TxDOT) Dallas district to conduct a traffic signal warrant study for the intersection of FM 156 at John Wiley Rd. This report examines the potential for improving intersection operations at the unsignalized intersection through signalization based upon an engineering and traffic investigation.

The location of the intersection and its relation to other existing signalized intersections is shown in **Figure 1**.

II. Study Procedure

Chapter 4C, Traffic Control Signal Needs Studies, of Texas Manual on Uniform Traffic Control Devices (TMUTCD) was used as a guide for conducting this study. This report details a comprehensive investigation of traffic conditions and physical characteristics of the study location that are required to determine if signalization is warranted.

The TMUTCD provides the following guidance in regard to warrants for traffic signal installation:

"Traffic control signals should not be installed unless one or more of the factors described in the Manual are met.

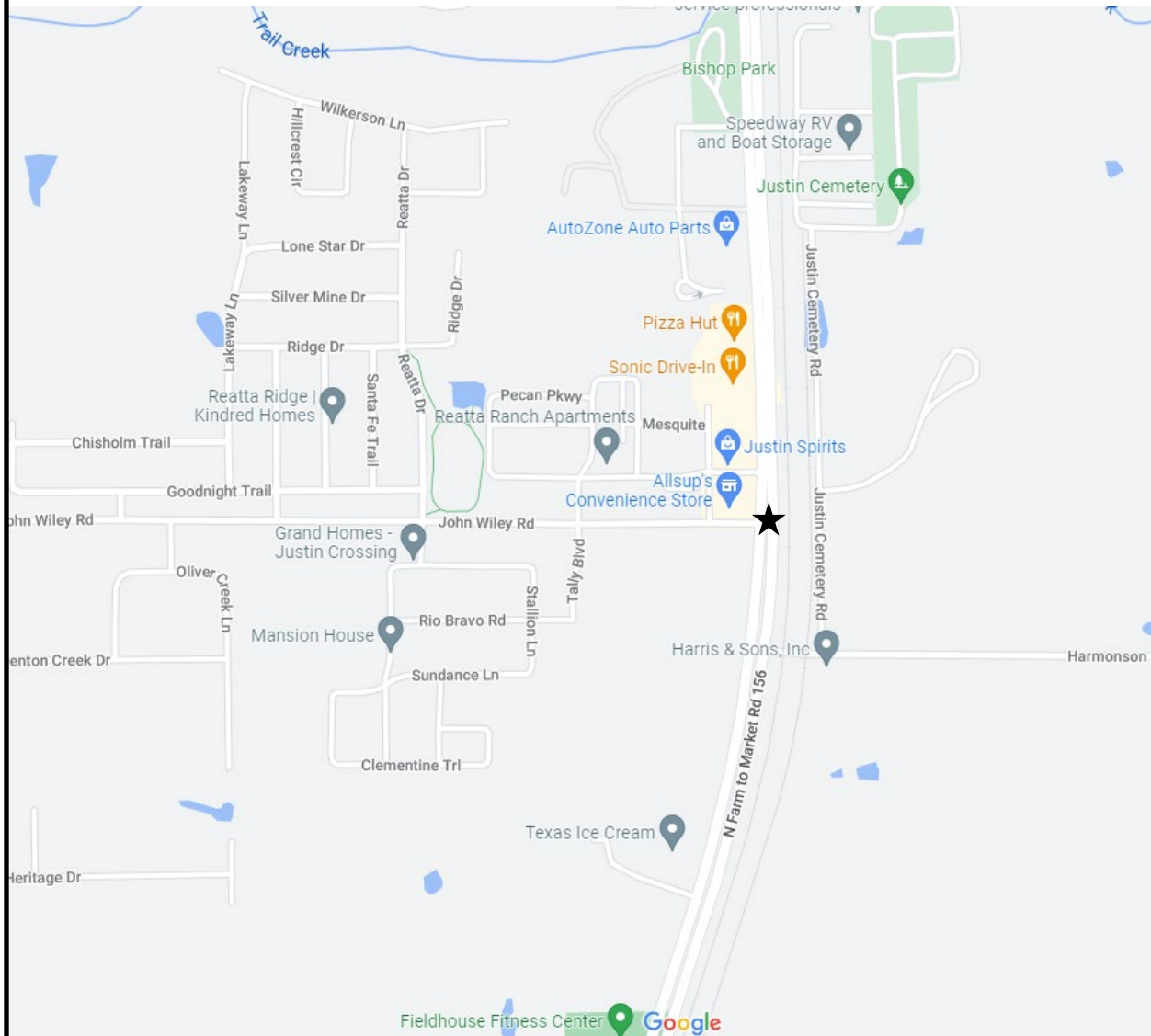
The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

A traffic control signal should not be installed unless an engineering study indicates that installing a traffic control signal will improve the overall safety and/or operation of the intersection.

A traffic control signal should not be installed if it will seriously disrupt progressive traffic flow."

Figure 1: SITE LOCATION

FM 156 at John Wiley Rd



LEGEND

★ STUDY INTERSECTION

▲ SIGNALIZED INTERSECTION

The following tasks were undertaken as part of this study:

1. A field survey was made at the site to examine the physical and operational aspects of the intersection.
2. Photographs of the intersection were taken to document existing conditions.
3. Weekday traffic volume counts were conducted on each of the approaches of the study intersection to determine traffic volume magnitudes and variations over the day. The collection times were 6:00 AM- 8:00 PM.
4. The intersection was evaluated to determine whether traffic conditions warranted signal control on the basis of TMUTCD Chapter 4C.
5. An intersection operational analysis was conducted for the study location.
6. Accident records for the previous thirty-six (36) month period were analyzed and a collision diagram was prepared.
7. A report of the study was generated.

III. Intersection Characteristics

The intersection of FM 156 at John Wiley Rd. is located in Denton County. FM 156 is a four-lane divided roadway in the north and southbound directions at the intersection and no shoulders. The current speed limit of FM 156 is 45 mph. John Wiley Rd is a two-lane undivided roadway with no shoulders and forms a T-intersection with FM 156. The current speed limit of John Wiley Rd. is 30 mph. The existing conditions of the intersection are shown in **Figure 2**.

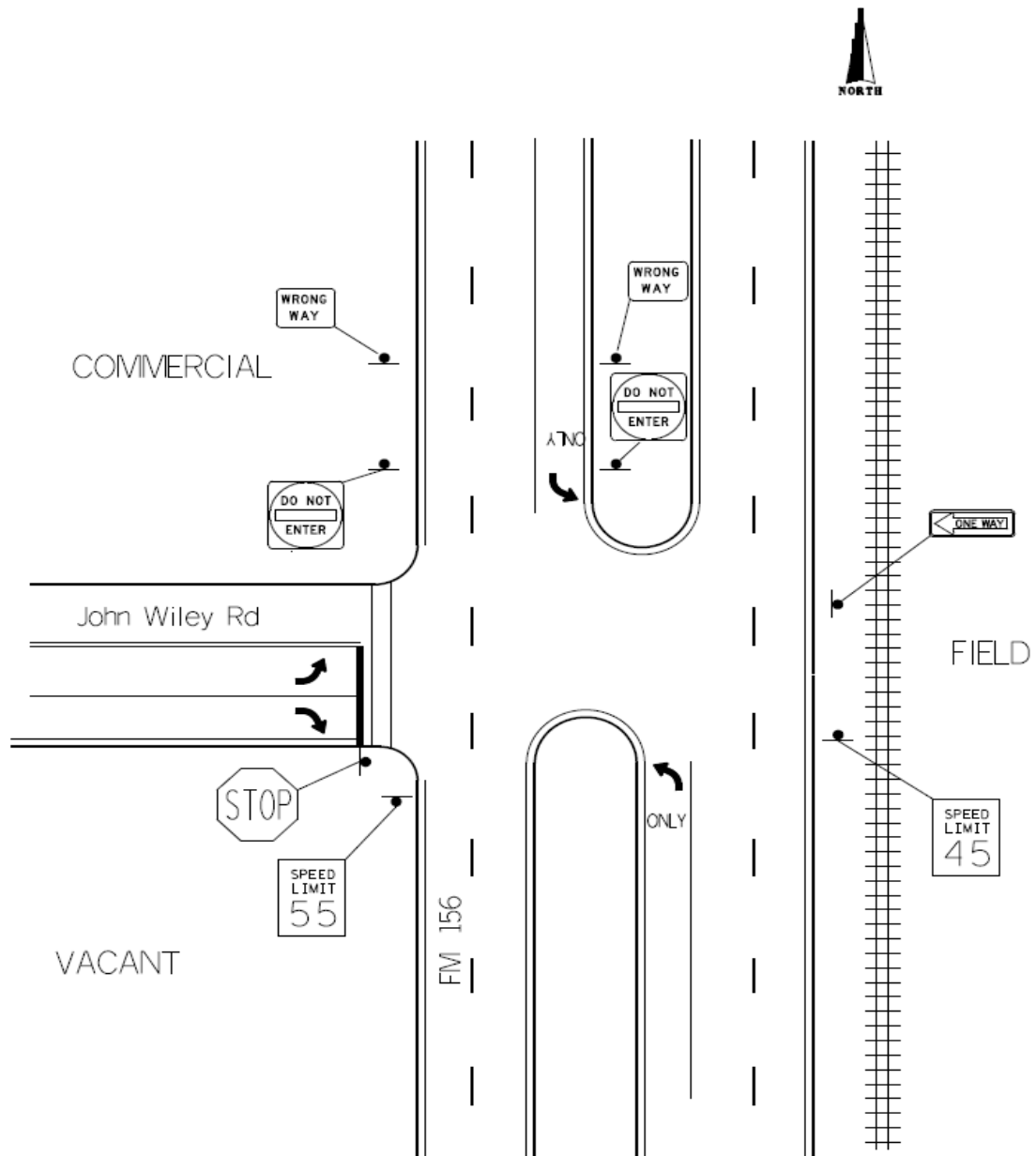
Photographs depicting the existing physical conditions of the approaches leading to the intersection are shown in **Figures 3, 4, and 5**.

IV. Data Collection

Traffic counts at the study intersection were conducted on Wednesday, March 23, 2022. Detailed reports have been summarized and included in the Appendix for further reference. The existing peak period traffic volumes used for the traffic signal warrant study and capacity analyses are also presented in the appendix along with the critical AM and PM peak hour turning movement counts. The highest volume peak hour for the day occurred during the 4:30–5:30 PM time period.

V. Accident Analysis

TxDOT's Crash Record Information System (CRIS) database showed fifteen (1) incident for 36 months or one (1) incident within a 12 month. Warrant 7 requires a minimum of five (5) correctable crashes within twelve (12) consecutive months.



FM 156 at John Wiley Rd
Denton County

Figure 2: EXISTING CONDITIONS
FM 156 at John Wiley Rd



Northbound FM 156 at John Wiley Rd

Figure 3: PHOTOGRAPHS OF EXISTING CONDITIONS
FM 156 at John Wiley Rd



Southbound FM 156 at John Wiley Rd

Figure 4: PHOTOGRAPHS OF EXISTING CONDITIONS
FM 156 at John Wiley Rd



Eastbound John Wiley Rd at FM 156

Figure 5: PHOTOGRAPHS OF EXISTING CONDITIONS
FM 156 at John Wiley Rd

VI. Observations

During the field visit, it was noted that the majority of traffic volumes belongs to the through movements on FM 156 traveling in the north-south direction. Traffic on eastbound John Wiley Rd. has the peak hour at 4:30 AM to 5:30 PM.

VII. Conclusions and Recommendations

This study examined the potential for improving traffic operations at the un-signalized intersection of FM 156 at John Wiley Rd. through traffic signalization. The study consisted of a traffic engineering investigation and related operational and capacity analysis. In summary, this intersection does meet the criteria for satisfying warrants 1A, 1B, 1A/B, 2 and 3B of the nine warrants. A traffic signal is warranted for this location because the eight (8) required hours were met for warrants 1A and 1B.

Appendix

FM 156 at John Wiley Rd
Intersection Traffic Movement Counts - March 23, 2022

Roadway:	FM 156						John Wiley					
Approach:	Northbound			Southbound			Eastbound			Westbound		
Movement:	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Time Start												
6:00 AM	0	57	0	21	122	0	12	0	22	0	0	0
6:15 AM	0	83	0	32	138	0	10	0	25	0	0	0
6:30 AM	0	82	0	38	163	0	11	0	25	0	0	0
6:45 AM	0	99	0	45	172	0	21	0	33	0	0	0
Hour Total	0	321	0	136	595	0	54	0	105	0	0	0
7:00 AM	0	102	0	50	171	0	8	0	28	0	0	0
7:15 AM	0	126	0	59	169	0	17	0	45	0	0	0
7:30 AM	0	88	0	52	151	0	28	0	55	0	0	0
7:45 AM	0	118	0	73	182	0	11	0	28	0	0	0
Hour Total	0	434	0	234	673	0	64	0	156	0	0	0
8:00 AM	0	105	0	55	211	0	16	0	37	0	0	0
8:15 AM	0	128	0	59	195	0	17	0	40	0	0	0
8:30 AM	0	225	0	102	164	0	13	0	22	0	0	0
8:45 AM	0	170	0	88	128	0	14	0	18	0	0	0
Hour Total	0	628	0	304	698	0	60	0	117	0	0	0
9:00 AM	0	146	0	64	91	0	16	0	16	0	0	0
9:15 AM	0	144	0	71	106	0	28	0	29	0	0	0
9:30 AM	0	199	0	89	126	0	18	0	22	0	0	0
9:45 AM	0	156	0	64	97	0	15	0	11	0	0	0
Hour Total	0	645	0	288	420	0	77	0	78	0	0	0
10:00 AM	0	146	0	73	100	0	17	0	12	0	0	0
10:15 AM	0	160	0	64	102	0	24	0	30	0	0	0
10:30 AM	0	113	0	49	120	0	19	0	26	0	0	0
10:45 AM	0	149	0	65	83	0	18	0	17	0	0	0
Hour Total	0	568	0	251	405	0	78	0	85	0	0	0
11:00 AM	0	116	0	56	120	0	20	0	16	0	0	0
11:15 AM	0	125	0	52	115	0	18	0	24	0	0	0
11:30 AM	0	148	0	87	120	0	17	0	24	0	0	0
11:45 AM	0	172	0	82	103	0	18	0	34	0	0	0
Hour Total	0	561	0	277	458	0	73	0	98	0	0	0
12:00 PM	0	178	0	92	131	0	15	0	36	0	0	0
12:15 PM	0	176	0	80	112	0	19	0	22	0	0	0
12:30 PM	0	179	0	85	124	0	25	0	18	0	0	0
12:45 PM	0	134	0	80	124	0	13	0	13	0	0	0
Hour Total	0	667	0	337	491	0	72	0	89	0	0	0

FM 156 at John Wiley Rd

Intersection Traffic Movement Counts - March 23, 2022

Roadway:	FM 156						John Wiley					
Approach:	Northbound			Southbound			Eastbound			Westbound		
Movement:	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Time Start												
1:00 PM	0	136	0	85	120	0	27	0	18	0	0	0
1:15 PM	0	169	0	80	117	0	23	0	31	0	0	0
1:30 PM	0	95	0	77	106	0	15	0	24	0	0	0
1:45 PM	0	99	0	30	131	0	22	0	17	0	0	0
Hour Total	0	499	0	272	474	0	87	0	90	0	0	0
2:00 PM	0	124	0	24	107	0	14	0	29	0	0	0
2:15 PM	0	107	0	28	114	0	23	0	26	0	0	0
2:30 PM	0	129	0	43	123	0	20	0	25	0	0	0
2:45 PM	0	131	0	35	113	0	13	0	19	0	0	0
Hour Total	0	491	0	130	457	0	70	0	99	0	0	0
3:00 PM	0	116	0	37	100	0	16	0	23	0	0	0
3:15 PM	0	157	0	52	125	0	20	0	24	0	0	0
3:30 PM	0	171	0	52	128	0	22	0	37	0	0	0
3:45 PM	0	137	0	47	157	0	17	0	33	0	0	0
Hour Total	0	581	0	188	510	0	75	0	117	0	0	0
4:00 PM	0	206	0	77	165	0	9	0	31	0	0	0
4:15 PM	0	232	0	96	135	0	17	0	27	0	0	0
4:30 PM	0	280	0	97	126	0	23	0	21	0	0	0
4:45 PM	0	253	0	82	159	0	21	0	23	0	0	0
Hour Total	0	971	0	352	585	0	70	0	102	0	0	0
5:00 PM	0	227	0	88	175	0	15	0	24	0	0	0
5:15 PM	0	263	0	79	142	0	10	0	39	0	0	0
5:30 PM	0	238	0	94	177	0	23	0	31	0	0	0
5:45 PM	0	190	0	91	148	0	14	0	28	0	0	0
Hour Total	0	918	0	352	642	0	62	0	122	0	0	0
6:00 PM	0	146	0	82	176	0	21	0	38	0	0	0
6:15 PM	0	133	0	79	150	0	19	0	32	0	0	0
6:30 PM	0	97	0	55	117	0	11	0	23	0	0	0
6:45 PM	0	101	0	47	102	0	7	0	15	0	0	0
Hour Total	0	477	0	263	545	0	58	0	108	0	0	0
7:00 PM	0	117	0	54	110	0	12	0	20	0	0	0
7:15 PM	0	88	0	52	89	0	10	0	15	0	0	0
7:30 PM	0	68	0	47	82	0	16	0	27	0	0	0
7:45 PM	0	80	0	32	88	0	12	0	18	0	0	0
Hour Total	0	236	0	131	259	0	38	0	60	0	0	0

13-Hour Total	0	8,114	0	3,569	7,322	0	950	0	1,446	0	0	0
% of Approach	0.0%	100.0%	0.0%	32.8%	67.2%	0.0%	39.6%	0.0%	60.4%	#DIV/0!	#DIV/0!	####
% of Movements	37.9%			50.9%			11.2%			0.0%		
% of Intersection	88.8%						11.2%					

FM 156 at John Wiley Rd

Peak Hour Intersection Traffic Movement Counts - March 23, 2022

Table 1

Roadway:	FM 156						John Wiley					
Approach:	Northbound			Southbound			Eastbound			Westbound		
Movement:	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Time Start												
8:00 AM	0	105	0	55	211	0	16	0	37	0	0	0
8:15 AM	0	128	0	59	195	0	17	0	40	0	0	0
8:30 AM	0	225	0	102	164	0	13	0	22	0	0	0
8:45 AM	0	170	0	88	128	0	14	0	18	0	0	0
AM Peak Hour	0	628	0	304	698	0	60	0	117	0	0	0
4:45 PM	0	253	0	82	159	0	21	0	23	0	0	0
5:00 PM	0	227	0	88	175	0	15	0	24	0	0	0
5:15 PM	0	263	0	79	142	0	10	0	39	0	0	0
5:30 PM	0	238	0	94	177	0	23	0	31	0	0	0
PM Peak Hour	0	981	0	343	653	0	69	0	117	0	0	0

John Wiley	(0)	(653)	(343)	↖	0	(0)
	0	698	304	←	0	(0)
	↙	↓	↘	↙	0	(0)
	(69)	60	↗	↖	↑	↗
	(0)	0	→	0	628	0
	(117)	117	↘	(0)	(981)	(0)
				FM 156		

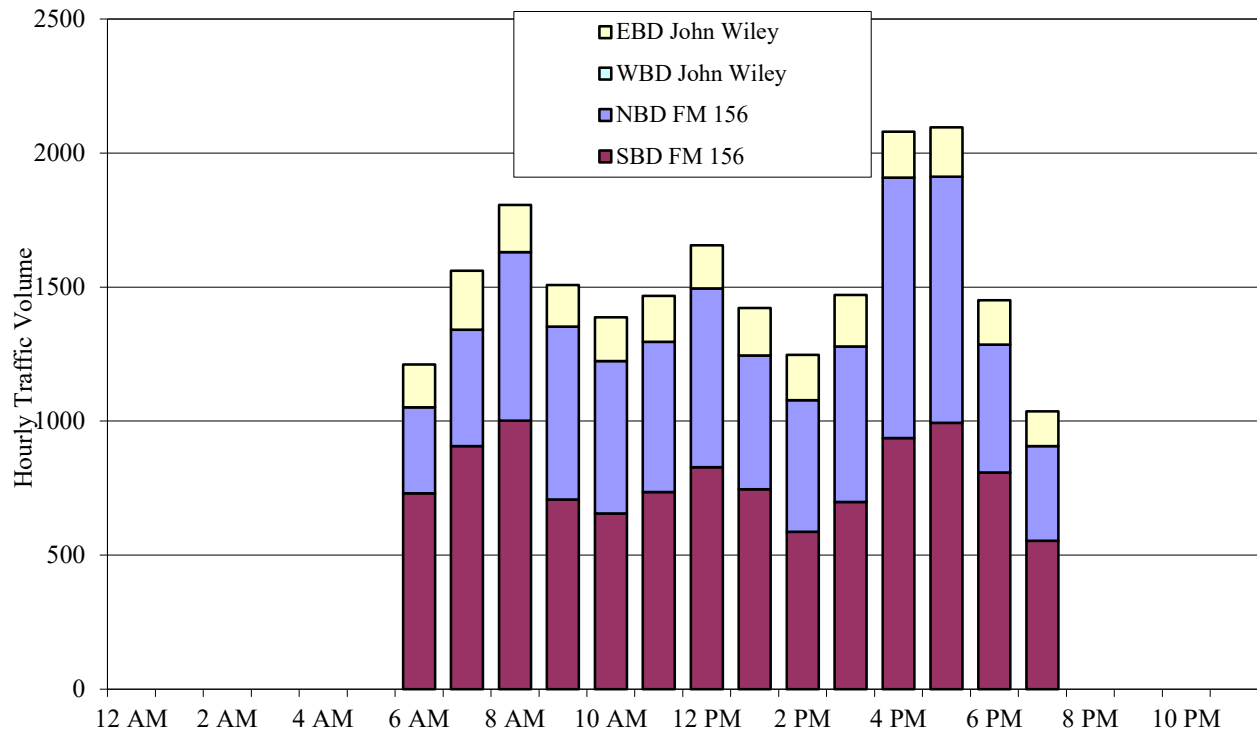
Figure 7

- A.M. Peak Period Turning Movements
 (#) - P.M. Peak Period Turning Movements

FM 156 AT JOHN WILEY

Intersection Approach Counts - March 23, 2022

Time Start	NBD FM 156					SBD FM 156					EBD John Wiley					WBD John Wiley				
	:00	:15	:30	:45	Ttl.	:00	:15	:30	:45	Ttl.	:00	:15	:30	:45	Ttl.	:00	:15	:30	:45	Ttl.
12 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 AM	57	83	82	99	321	143	170	201	217	731	34	35	36	54	159	0	0	0	0	0
7 AM	102	126	88	118	434	221	228	203	255	907	36	62	83	39	220	0	0	0	0	0
8 AM	105	128	225	170	628	266	254	266	216	1002	53	57	35	32	177	0	0	0	0	0
9 AM	146	144	199	156	645	155	177	215	161	708	32	57	40	26	155	0	0	0	0	0
10 AM	146	160	113	149	568	173	166	169	148	656	29	54	45	35	163	0	0	0	0	0
11 AM	116	125	148	172	561	176	167	207	185	735	36	42	41	52	171	0	0	0	0	0
12 PM	178	176	179	134	667	223	192	209	204	828	51	41	43	26	161	0	0	0	0	0
1 PM	136	169	95	99	499	205	197	183	161	746	45	54	39	39	177	0	0	0	0	0
2 PM	124	107	129	131	491	131	142	166	148	587	43	49	45	32	169	0	0	0	0	0
3 PM	116	157	171	137	581	137	177	180	204	698	39	44	59	50	192	0	0	0	0	0
4 PM	206	232	280	253	971	242	231	223	241	937	40	44	44	44	172	0	0	0	0	0
5 PM	227	263	238	190	918	263	221	271	239	994	39	49	54	42	184	0	0	0	0	0
6 PM	146	133	97	101	477	258	229	172	149	808	59	51	34	22	166	0	0	0	0	0
7 PM	117	88	68	80	353	164	141	129	120	554	32	25	43	30	130	0	0	0	0	0
8 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24 Hour	8,114					10,891					2,396					0				



WARRANTS FOR TRAFFIC SIGNAL INSTALLATION

for

*FM 156 at
John Wiley*

August 19, 2022

Prepared by Texas Department of Transportation

Prepared for City of Justin

Warrants 1 through 9 for Traffic Signal Installation were analyzed for the intersection of FM 156 at John Wiley. The results are summarized below. Detailed analyses of all applicable warrants are contained in the following pages.

Warrant	Result	Comments
1A. Eight-Hour Vehicular Volume	<i>Satisfied</i>	
1B. Eight-Hour Vehicular Volume	<i>Satisfied</i>	
1A/B. Eight-Hour Vehicular Volume	<i>Satisfied</i>	
2. Four-Hour Vehicular Volume	<i>Satisfied</i>	
3A. Peak Hour Volume	<i>Not Satisfied</i>	
3B. Peak Hour Volume	<i>Satisfied</i>	
4. Pedestrian Volume	<i>Not Satisfied</i>	
5. School Crossing	<i>Not Applicable</i>	
6. Coordinated Signal System	<i>Not Applicable</i>	
7. Crash Experience	<i>Not Satisfied</i>	
8. Roadway Network	<i>Not Applicable</i>	
9. Intersection Near a Grade Crossing	<i>Not Satisfied</i>	

Based on Warrants 1 through 9, a traffic signal installation is warranted at the intersection of FM 156 at John Wiley.

TRAFFIC SIGNAL WARRANT 1: EIGHT-HOUR VEHICULAR VOLUME (CONDITION A - MINIMUM VEHICULAR VOLUME)

FM 156 at John Wiley

The Minimum Vehicular Volume warrant, Condition A, is intended for application where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal. The need for a traffic control signal shall be considered when the major-street and higher volume minor street approaches to the intersection both exceed the requirements for 8 hours of an average day. The major-street and the minor-street volumes shall be for the same 8 hours. The minor-street volume shall not be required to be on the same approach for each of the 8 hours. The volume requirements may be reduced by 30% if the posted or statutory speed limit or the 85th-percentile speed on the major road exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000.

Yes	Is the 85th percentile speed on the major street greater than 40 mph?
No	Does the intersection lie within a built-up area of an isolated community having a population less than 10,000?
2	Number of major street approach lanes.
2	Number of minor street approach lanes.

Minimum traffic volume for major street approach = 420 vehicles.

Minimum traffic volume for minor street approach = 140 vehicles.

Start Hour	NBD FM 156	SBD FM 156	EBD John Wiley	WBD John Wiley	Major Street Total	High Volume Minor Street	Meets Requirement
12 AM	0	0	0	0	0	0	No
1 AM	0	0	0	0	0	0	No
2 AM	0	0	0	0	0	0	No
3 AM	0	0	0	0	0	0	No
4 AM	0	0	0	0	0	0	No
5 AM	0	0	0	0	0	0	No
6 AM	321	731	159	0	1052	159	Yes
7 AM	434	907	220	0	1341	220	Yes
8 AM	628	1002	177	0	1630	177	Yes
9 AM	645	708	155	0	1353	155	Yes
10 AM	568	656	163	0	1224	163	Yes
11 AM	561	735	171	0	1296	171	Yes
12 PM	667	828	161	0	1495	161	Yes
1 PM	499	746	177	0	1245	177	Yes
2 PM	491	587	169	0	1078	169	Yes
3 PM	581	698	192	0	1279	192	Yes
4 PM	971	937	172	0	1908	172	Yes
5 PM	918	994	184	0	1912	184	Yes
6 PM	477	808	166	0	1285	166	Yes
7 PM	353	554	130	0	907	130	No
8 PM	0	0	0	0	0	0	No
9 PM	0	0	0	0	0	0	No
10 PM	0	0	0	0	0	0	No
11 PM	0	0	0	0	0	0	No

The minimum requirements are met for 13 of the 14 hours observed.

Based on the above data, the intersection of FM 156 at John Wiley does meet the minimum requirements of Warrant 1A.

TRAFFIC SIGNAL WARRANT 1: EIGHT-HOUR VEHICULAR VOLUME (CONDITION B - INTERRUPTION OF CONTINUOUS TRAFFIC)

FM 156 at John Wiley

The Interruption of Continuous Traffic warrant, Condition B, is intended for application where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delay or conflict in entering or crossing the major street. The need for a traffic control signal shall be considered when the major-street and higher volume minor street approaches to the intersection both exceed the requirements for 8 hours of an average day. The major-street and the minor-street volumes shall be for the same 8 hours. The minor-street volume shall not be required to be on the same approach for each of the 8 hours. The volume requirements may be reduced by 30% if the posted or statutory speed limit or the 85th-percentile speed on the major road exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000.

Yes	Is the 85th percentile speed on the major street greater than 40 mph?
No	Does the intersection lie within a built-up area of an isolated community having a population less than 10,000?
2	Number of major street approach lanes.
2	Number of minor street approach lanes.

Minimum traffic volume for major street approach = 630 vehicles.

Minimum traffic volume for minor street approach = 70 vehicles.

Start Hour	NBD FM 156	SBD FM 156	EBD John Wiley	WBD John Wiley	Major Street Total	High Volume Minor Street	Meets Requirement
12 AM	0	0	0	0	0	0	No
1 AM	0	0	0	0	0	0	No
2 AM	0	0	0	0	0	0	No
3 AM	0	0	0	0	0	0	No
4 AM	0	0	0	0	0	0	No
5 AM	0	0	0	0	0	0	No
6 AM	321	731	159	0	1052	159	Yes
7 AM	434	907	220	0	1341	220	Yes
8 AM	628	1002	177	0	1630	177	Yes
9 AM	645	708	155	0	1353	155	Yes
10 AM	568	656	163	0	1224	163	Yes
11 AM	561	735	171	0	1296	171	Yes
12 PM	667	828	161	0	1495	161	Yes
1 PM	499	746	177	0	1245	177	Yes
2 PM	491	587	169	0	1078	169	Yes
3 PM	581	698	192	0	1279	192	Yes
4 PM	971	937	172	0	1908	172	Yes
5 PM	918	994	184	0	1912	184	Yes
6 PM	477	808	166	0	1285	166	Yes
7 PM	353	554	130	0	907	130	Yes
8 PM	0	0	0	0	0	0	No
9 PM	0	0	0	0	0	0	No
10 PM	0	0	0	0	0	0	No
11 PM	0	0	0	0	0	0	No

The minimum requirements are met for 14 of the 14 hours observed.

Based on the above data, the intersection of FM 156 at John Wiley does meet the minimum requirements of Warrant 1B.

TRAFFIC SIGNAL WARRANT 1 - COMBINATION OF CONDITIONS A&B

FM 156 at John Wiley

The combination of Condition A and B should be applied only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic failed to solve the traffic problems. The need for traffic control shall be considered if the vehicles per hour for the major and minor streets satisfy 80% of Condition A and 80% of Condition B for any 8 hours of an average day. Condition A and Condition B shall not be required to satisfy the same 8 hours. The minor street approach shall not be required to be the same approach during each of the 8 hours.

80% of minimum traffic volume for major street approach (Warrant 1) = 336 vehicles

80% of minimum traffic volume for minor street approach (Warrant 1) = 112 vehicles

80% of minimum traffic volume for major street approach (Warrant 2) = 504 vehicles

80% of minimum traffic volume for minor street approach (Warrant 2) = 56 vehicles

Start Hour	Major Street Total	High Volume Minor Street	80% of Warrant 1	80% of Warrant 2
12 AM	0	0	No	No
1 AM	0	0	No	No
2 AM	0	0	No	No
3 AM	0	0	No	No
4 AM	0	0	No	No
5 AM	0	0	No	No
6 AM	1052	159	Yes	Yes
7 AM	1341	220	Yes	Yes
8 AM	1630	177	Yes	Yes
9 AM	1353	155	Yes	Yes
10 AM	1224	163	Yes	Yes
11 AM	1296	171	Yes	Yes
12 PM	1495	161	Yes	Yes
1 PM	1245	177	Yes	Yes
2 PM	1078	169	Yes	Yes
3 PM	1279	192	Yes	Yes
4 PM	1908	172	Yes	Yes
5 PM	1912	184	Yes	Yes
6 PM	1285	166	Yes	Yes
7 PM	907	130	Yes	Yes
8 PM	0	0	No	No
9 PM	0	0	No	No
10 PM	0	0	No	No
11 PM	0	0	No	No
Volume Requirements			Satisfied	Satisfied

The minimum requirements are met for 14 of the 14 hours observed

In order to satisfy the Combination Warrant, both portions of the warrant must be satisfied. Based on the above data, the intersection of FM 156 at John Wiley meets the minimum requirements for Warrant 1 (Combination).

TRAFFIC SIGNAL WARRANT 2 - FOUR HOUR VEH. VOLUME (70% Factor)

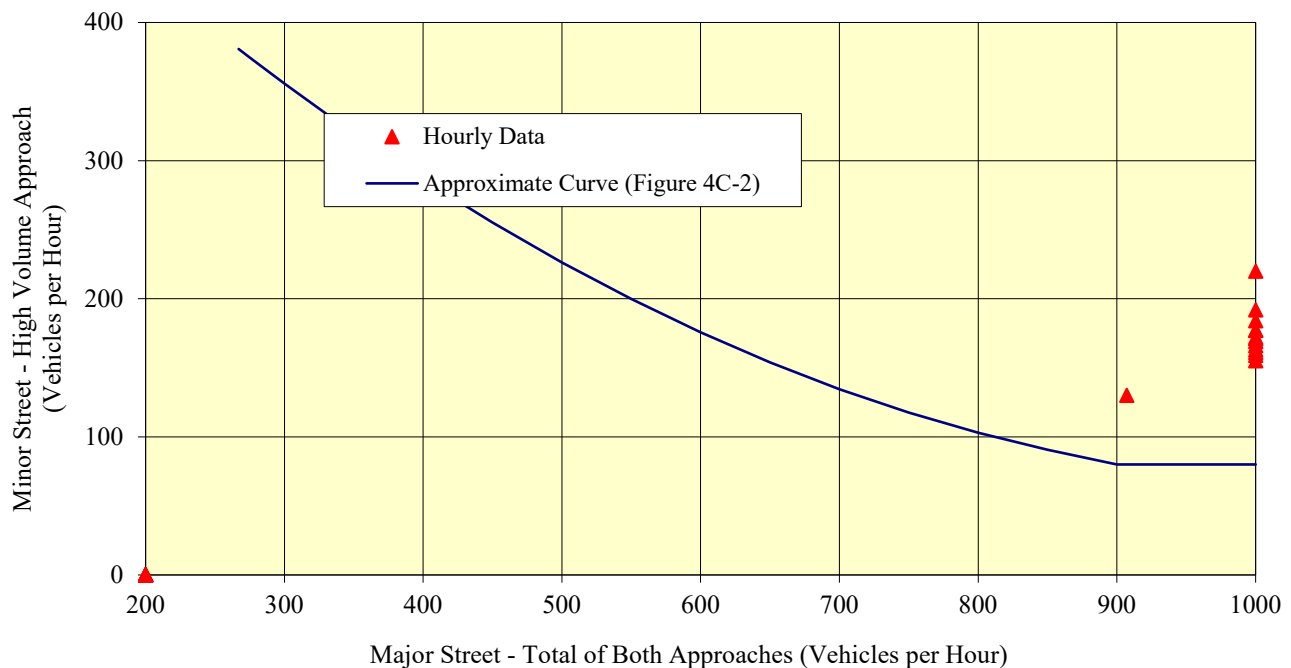
FM 156 at John Wiley

The Four-Hour Vehicular Volume signal warrant conditions are intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal. The need for a traffic control signal shall be considered if an engineering study finds that, for each of any 4 hours of an average day, the plotted points representing the vehicles per hour for the total major street approaches and the high volume minor street approach fall above the applicable curve. On the minor street, the higher volume approach shall not be required to be the same approach during each of the four hours.

Yes	Is the 85th percentile speed on the major street greater than 40 mph?
No	Does the intersection lie within a built-up area of an isolated community having a population less than 10,000?
2	Number of major street approach lanes.
2	Number of minor street approach lanes.

Start Hour	Major Street Total	High Volume Minor Street	Meets Requirement	Start Hour	Major Street Total	High Volume Minor Street	Meets Requirement
12 AM	0	0	No	12 PM	1495	161	Yes
1 AM	0	0	No	1 PM	1245	177	Yes
2 AM	0	0	No	2 PM	1078	169	Yes
3 AM	0	0	No	3 PM	1279	192	Yes
4 AM	0	0	No	4 PM	1908	172	Yes
5 AM	0	0	No	5 PM	1912	184	Yes
6 AM	1052	159	Yes	6 PM	1285	166	Yes
7 AM	1341	220	Yes	7 PM	907	130	Yes
8 AM	1630	177	Yes	8 PM	0	0	No
9 AM	1353	155	Yes	9 PM	0	0	No
10 AM	1224	163	Yes	10 PM	0	0	No
11 AM	1296	171	Yes	11 PM	0	0	No

Based on the above data, the intersection of FM 156 at John Wiley meets the minimum requirements of Warrant 2.



TRAFFIC SIGNAL WARRANT 3A - PEAK HOUR

FM 156 at John Wiley

The Peak Hour signal warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street. This signal warrant shall be applied only in unusual cases in which traffic generators attract or discharge large numbers of vehicles over a short time. The need for a traffic control signal shall be considered when the following three conditions are satisfied.

Number of Approaches to the Intersection: 3
Number of Approach Lanes on Minor Street: 2

Condition	Existing	Required	Meets Requirement
The total delay experienced by the traffic on the minor street approach	2.9 hours	5 hours	No
Traffic Volume on Minor Street Approach	220 vehicles	150 vehicles	Yes
Total Entering Traffic Volume from all Three (3) Approaches	1561 vehicles	650 vehicles	Yes

Based on the above data, the intersection of FM 156 at John Wiley does not meet the minimum requirements of Warrant 3A.

TRAFFIC SIGNAL WARRANT 3B - PEAK HOUR (70% Factor)

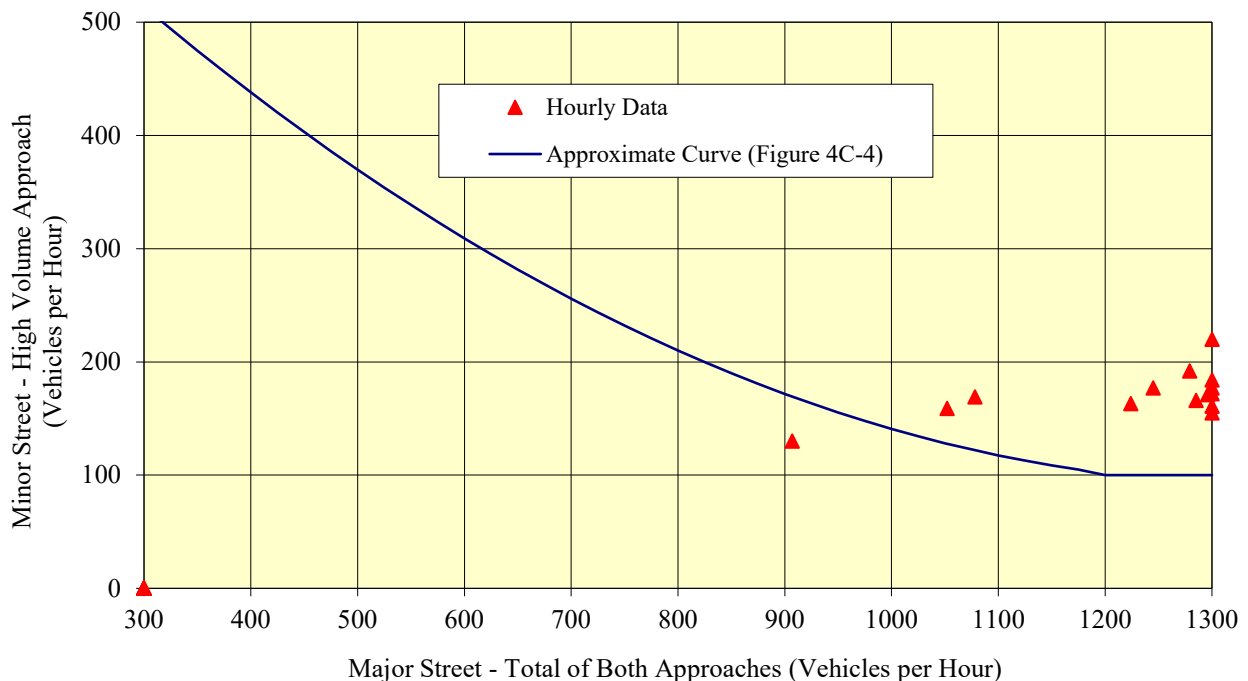
FM 156 at John Wiley

The Peak Hour signal warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street. This signal warrant shall be applied only in unusual cases in which traffic generators attract or discharge large numbers of vehicles over a short time. The need for a traffic control signal shall be considered when the plotted point representing the major street (both approaches) and minor street (high volume approach) traffic volumes for 1 hour fall above the applicable curve.

Yes	Is the 85th percentile speed on the major street greater than 40 mph?
No	Does the intersection lie within a built-up area of an isolated community having a population less than 10,000?
2	Number of major street approach lanes.
2	Number of minor street approach lanes.

Start Hour	Major Street Total	High Volume Minor Street	Meets Requirement	Start Hour	Major Street Total	High Volume Minor Street	Meets Requirement
12 AM	0	0	No	12 PM	1495	161	Yes
1 AM	0	0	No	1 PM	1245	177	Yes
2 AM	0	0	No	2 PM	1078	169	Yes
3 AM	0	0	No	3 PM	1279	192	Yes
4 AM	0	0	No	4 PM	1908	172	Yes
5 AM	0	0	No	5 PM	1912	184	Yes
6 AM	1052	159	Yes	6 PM	1285	166	Yes
7 AM	1341	220	Yes	7 PM	907	130	No
8 AM	1630	177	Yes	8 PM	0	0	No
9 AM	1353	155	Yes	9 PM	0	0	No
10 AM	1224	163	Yes	10 PM	0	0	No
11 AM	1296	171	Yes	11 PM	0	0	No

Based on the above data, the intersection of FM 156 at John Wiley meets the minimum requirements of Warrant 3B.



TRAFFIC SIGNAL WARRANT 4 - PEDESTRIAN VOLUME

FM 156 at John Wiley

The Pedestrian Volume signal warrant is intended for applications where the traffic volume on a major street is so heavy that pedestrians experience excessive delay in crossing the major street. The Pedestrian Volume warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.

No Is the average crossing speed of pedestrians less than 4 feet per second?

Minimum pedestrian volume per hour for one (1) hour on high volume crosswalk = 190 pedestrians.

Minimum pedestrian volume per hour for four (4) hours on high volume crosswalk = 140 pedestrians.

Start Hour	Pedestrian Volume Crossing Major Street	Number of Gaps in NBD Traffic	Number of Gaps in SBD Traffic	Meets 1 Hour Requirement	Meets 4 Hour Requirement
12 AM	0	100	100	No	No
1 AM	0	100	100	No	No
2 AM	0	100	100	No	No
3 AM	0	100	100	No	No
4 AM	0	100	100	No	No
5 AM	0	100	100	No	No
6 AM	0	100	100	No	No
7 AM	0	100	100	No	No
8 AM	0	100	100	No	No
9 AM	0	100	100	No	No
10 AM	0	100	100	No	No
11 AM	0	100	100	No	No
12 PM	0	100	100	No	No
1 PM	0	100	100	No	No
2 PM	0	100	100	No	No
3 PM	0	100	100	No	No
4 PM	0	100	100	No	No
5 PM	0	100	100	No	No
6 PM	0	100	100	No	No
7 PM	0	100	100	No	No
8 PM	0	100	100	No	No
9 PM	0	100	100	No	No
10 PM	0	100	100	No	No
11 PM	0	100	100	No	No
				Not Satisfied	Not Satisfied

Based on the above data, the intersection of FM 156 at John Wiley does not meet the minimum requirements of Warrant 4.

Warrant 4 was not evaluated for Pedestrian activity.

TRAFFIC SIGNAL WARRANT 5 - SCHOOL CROSSING

FM 156 at John Wiley

The school crossing signal warrant is intended for application where the fact that school children cross the major street is the principal reason to consider installing a traffic control signal. Before the decision is made to install a traffic control signal, consideration shall be given to the implementation of other remedial measures, such as warning signs and flashers, school speed zones, school crossing guards, or a grade-separated crossing. The School Crossing signal warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.

_____ Is the number of gaps in the traffic stream during the period when the children are using the crossing less than the number of minutes in the same period?

_____ Are there at least 20 students crossing the major street during the highest hour?
crossing less than the number of minutes in the same period?

The school zone crossing warrant is not applicable to FM 156 at John Wiley.

TRAFFIC SIGNAL WARRANT 6 - COORDINATED SIGNAL SYSTEM

FM 156 at John Wiley

Progressive movement in a coordinated signal system sometimes necessitates installing traffic control signals at intersections where they would not otherwise be needed in order to maintain proper platooning of vehicles.

_____ **No**

_____ Are the adjacent signals in a signal system?

_____ Would the resultant spacing be 1000 feet or more?

_____ On a one-way street or a street that has traffic predominantly in one direction, are the adjacent traffic control signals so far apart that they do not provide the necessary degree of vehicular platooning?

_____ OR

_____ On a two-way street, would the proposed and adjacent traffic control signals provide the necessary degree of platooning that is not currently provided by the adjacent traffic control signals.

The progressive movement warrant is not applicable to FM 156 at John Wiley.

TRAFFIC SIGNAL WARRANT 7 - CRASH EXPERIENCE

FM 156 at John Wiley

- No Have adequate trials of less restrictive remedies with satisfactory observance and enforcement failed to reduce the accident frequency?
- No Have five (5) or more accidents, of types susceptible to correction by traffic signal control, occurred within a 12-month period, each accident involving personal injury or property damage to an apparent extent of \$250 or more?
- Yes A signal installation will not seriously disrupt progressive traffic flow.

80% of minimum traffic volume for major street approach (Warrant 1A) = 336 vehicles
 80% of minimum traffic volume for minor street approach (Warrant 1A) = 112 vehicles
 80% of minimum traffic volume for major street approach (Warrant 1B) = 504 vehicles
 80% of minimum traffic volume for minor street approach (Warrant 1B) = 56 vehicles
 80% of pedestrian traffic volume crossing major street (Warrant 4) = 152 vehicles
 80% of pedestrian traffic volume crossing major street (Warrant 4) = 112 vehicles

Start Hour	Major Street Total	High Volume Minor Street	Pedestrian Volume Crossing Major Street	80% of Warrant 1 (Condition A)	80% of Warrant 1 (Condition B)	80% of Warrant 4 (1 Hour)	80% of Warrant 4 (4 Hour)
12 AM	0	0	0	No	No	No	No
1 AM	0	0	0	No	No	No	No
2 AM	0	0	0	No	No	No	No
3 AM	0	0	0	No	No	No	No
4 AM	0	0	0	No	No	No	No
5 AM	0	0	0	No	No	No	No
6 AM	1052	159	0	Yes	Yes	No	No
7 AM	1341	220	0	Yes	Yes	No	No
8 AM	1630	177	0	Yes	Yes	No	No
9 AM	1353	155	0	Yes	Yes	No	No
10 AM	1224	163	0	Yes	Yes	No	No
11 AM	1296	171	0	Yes	Yes	No	No
12 PM	1495	161	0	Yes	Yes	No	No
1 PM	1245	177	0	Yes	Yes	No	No
2 PM	1078	169	0	Yes	Yes	No	No
3 PM	1279	192	0	Yes	Yes	No	No
4 PM	1908	172	0	Yes	Yes	No	No
5 PM	1912	184	0	Yes	Yes	No	No
6 PM	1285	166	0	Yes	Yes	No	No
7 PM	907	130	0	Yes	Yes	No	No
8 PM	0	0	0	No	No	No	No
9 PM	0	0	0	No	No	No	No
10 PM	0	0	0	No	No	No	No
11 PM	0	0	0	No	No	No	No
Hours Required				8	8	1	4
Volume Requirements				Satisfied	Satisfied	Not Satisfied	Not Satisfied

Yes Are one or more of the three volume warrants satisfied?

Based on the above data, the intersection of FM 156 at John Wiley does not meet the minimum requirements of Warrant 7.

TRAFFIC SIGNAL WARRANT 8 - ROADWAY NETWORK

FM 156 at John Wiley

A traffic signal installation at some intersections may be warranted to encourage concentration and organization of traffic flow networks.

No

Is the intersection an intersection of two or more major routes?

A major route as used in the above warrant has one or more of the following characteristics:

1. It is part of the street or highway system that serves as the principal network for through traffic flow.
2. It includes rural or suburban highways outside, entering, or traversing a city.
3. It appears as a major route on an official plan such as a major street plan in an urban area traffic and transportation study.

No

Does the intersection have a total existing, or immediately projected, entering volume of at least 1,000 vehicles per hour during the peak hour of a typical weekday and have 5-year projected traffic volumes, based on an engineering study, that meet one of more of Warrants 1, 2 and 3 during an average weekday?

OR

Does the intersection have a total existing, or immediately projected, entering volume of at least 1,000 vehicles per hour for each of any 5 hours of a nonnormal business day (Saturday or Sunday)?

The roadway network warrant is not applicable to FM 156 at John Wiley.

TRAFFIC SIGNAL WARRANT 9 - INTERSECTION NEAR A GRADE CROSSING

FM 156 at John Wiley

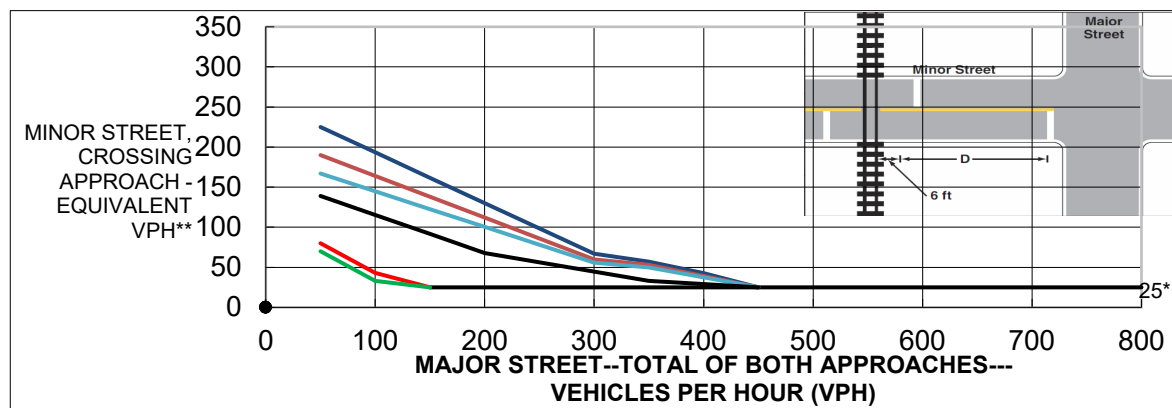
The Intersection Near a Grade Crossing signal warrant is intended for use at a location where none of the conditions described in the other eight traffic signal warrants are met, but the proximity to the intersection of a grade crossing on an intersection approach controlled by a STOP or YIELD sign is the principal reason to consider installing a traffic control signal.

no A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach:

no During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the minor-street approach that crosses the track (one direction only, approaching the intersection) falls above the applicable curve in Figure 7 or 8 for the existing combination of approach lanes over the track and the distance D, which is the clear storage distance as defined in Section 1A.13.

Warrant 9. Intersection Near a Grade Crossing (One Approach Lane at the Track Crossing)

☐ Yes	☐ No	Meets one High Hour (Warrant 9 — see Figure 5).
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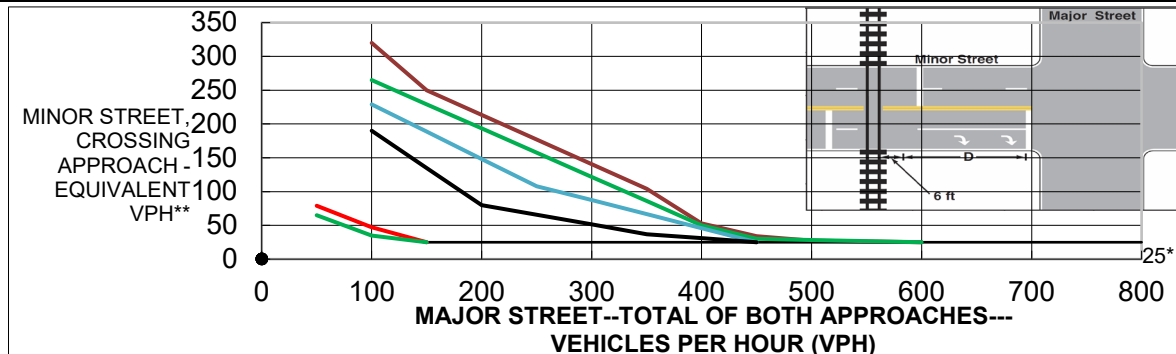
*25 mph applies as the lower threshold volume

** VPH after applying the adjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate

Figure 5. Railroad Grade Crossing (One Approach Lane at the Track Crossing). (Warrant 9.)

Warrant 9. Intersection Near a Grade Crossing (Two or More Approach Lanes at the Track Crossing)

☐ Yes	☐ No	Meets one High Hour (Warrant 9 — see Figure 5).
------------------------------	-----------------------------	---



*25 mph applies as the lower threshold volume

** VPH after applying the adjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate

Figure 5. Railroad Grade Crossing (Two or More Approach Lanes at the Track Crossing). (Warrant 9.)

Based on the above data, the intersection of FM 156 at John Wiley does not meet the minimum requirements of Warrant 9.

Totals2015

Highway	Crash Con	County	Crash Mile	Intersection	Reported In	Manner of	Crash Con	Roadway F
FM0156	0718-01	Denton	61 19.819	NON INTE	FM0156	ONE MOT	(FAILED TC	ON ROAD)
FM0156	0718-01	Denton	61 19.819	NON INTE	FM0156	ONE MOT	(OTHER (E	ON ROAD)
Total								

Crash Date	Crash	Metrics	Fatal	Crash Suspected	Suspected Possible	In Non-Injury	Total Crash	
10/27/2019	201953704 17377412		0	0	1	0	0	1
10/27/2019	201953704 17377412		0	0	1	0	0	1
			0	0	1	0	0	1



MEMO

August 22, 2022

To: Travis Campbell, P.E.
Denton County Area Engineer

From: Bahman Afsheen, P.E.
Traffic Engineering Supervisor

Subject: Traffic Signal Request

C-S: 0718-01

HWY: FM 156

County: Denton

DocuSigned by:

Bahman Afsheen

4A1EA37ACB9C4BD...

Our office has completed the traffic signal study for the intersection of FM 156 at John Wiley Rd requested by the City of Justin. Based on this study and our field investigation, we concur with the City's request to install a traffic signal.

Attached is a signed Traffic Signal Authorization Form for this traffic signal installation. This authorization will allow the TxDOT to proceed with the design and construction of traffic signals at this location. At the completion of signal construction, TxDOT will maintain this traffic signal. Please refer to the attached sheet concerning the design and installation of this traffic signal. Please provide the attached sheet to the City to notify them of the approval of this traffic signal.

If you have any questions, please contact Bahman Afsheen, P.E. at 214-320-6229.

Attachments

CC: Traffic-Signal Folder-Denton County
J. Bush
McNeil
Ragland
B. Bush/Afsheen
TF
TRF-TE



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

Agenda Item: 9. (POSSIBLE ACTION ITEMS)

Title: Consider and take appropriate action regarding Resolution 666-24 approving the transfer of 1st street from TxDot to the City of Justin as depicted in "Exhibit A".

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration based on the request.

Background:

The portion of the roadway in question is 1st street, currently under the jurisdiction of TXDOT, is described in detail in Exhibit "A". The transfer of this roadway is critical for direct management and timely improvements by the City of Justin, ensuring that it meets the specific needs of our community.

Resolution Summary

The proposed resolution, upon approval, would commit the City of Justin to maintain and improve the roadway in perpetuity. The terms include a reversion clause, stipulating that the roadway will revert to the State of Texas should it cease to be used for public road purposes.

Benefits to the City

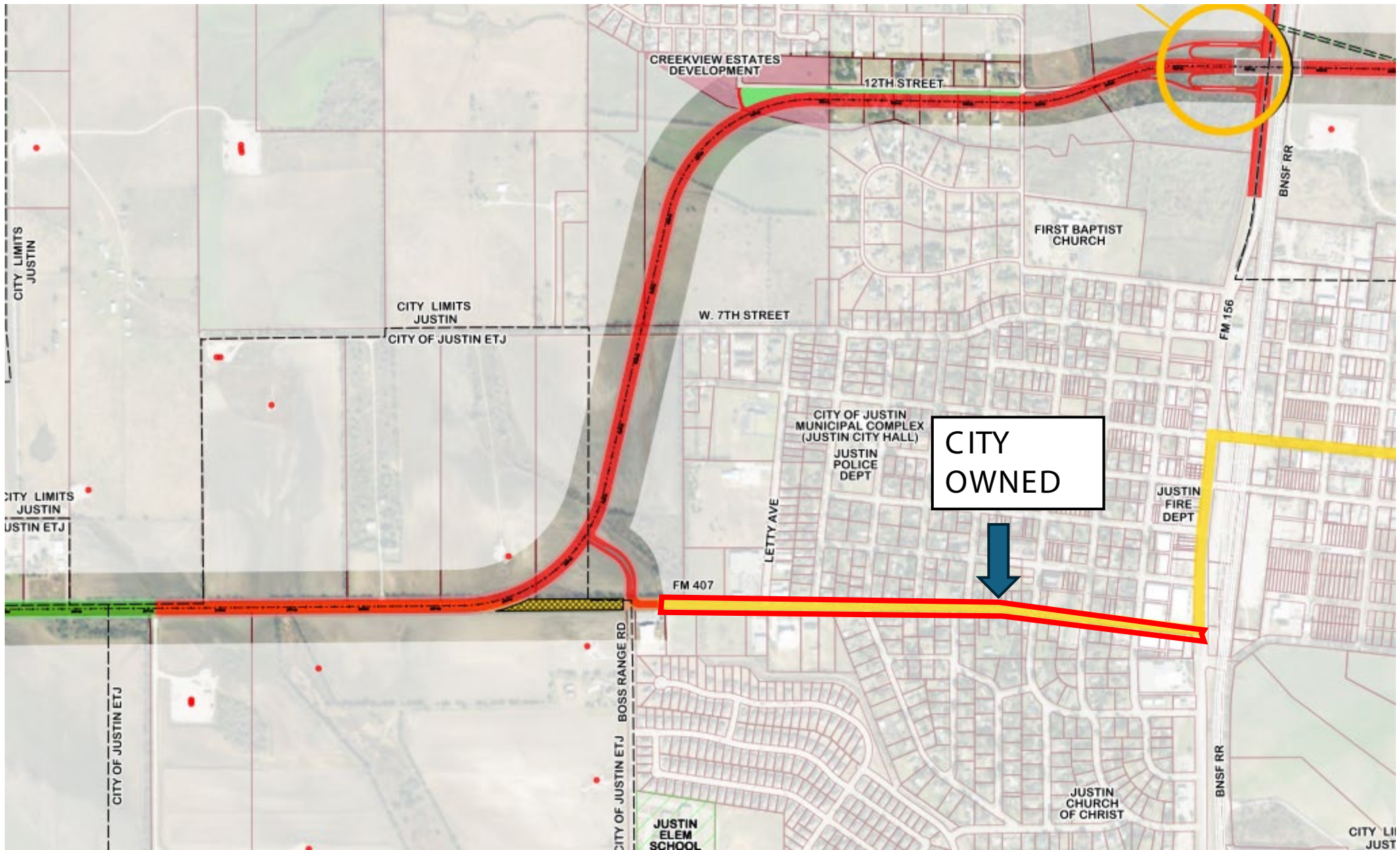
- **Enhanced Control:** Managing our own roads allows for quicker responses to maintenance needs and improvements.
 - **Local Prioritization:** Enables prioritization of projects based on local needs rather than state-wide agendas.
 - **Community Impact:** Direct oversight of the roadway can potentially lead to enhanced safety measures and traffic flow improvements, benefiting residents and local businesses.
-

This resolution represents a proactive approach to urban planning and public infrastructure management. Taking jurisdiction over 1st Street aligns with our commitment to serve the best interests of our community effectively and efficiently.

City Attorney Review: No

Attachments:

1. Exhibit A- FM 407
2. Proposed Resolution FM 407 1st Street



RESOLUTION NO. 666-24

**A RESOLUTION OF THE CITY COUNCIL OF CITY OF JUSTIN, TEXAS
REQUESTING THE TRANSFER OF THAT CERTAIN PUBLIC ROADWAY
DESCRIBED HEREIN ON EXHIBIT “A” FROM THE TEXAS DEPARTMENT OF
TRANSPORTATION TO THE CITY OF JUSTIN.**

WHEREAS, the City of Justin wishes to undertake full jurisdiction, control, and maintenance of the property, for public road purposes, which property is situated within the City of Justin and more particularly described in Exhibit “A” attached hereto; and

WHEREAS, the City of Justin will work to maintain and improve the aforementioned property in perpetuity;

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

SECTION 1: Upon transfer of the property more particularly described in Exhibit “A” attached hereto from the State of Texas, by and through the Texas Transportation Commission, to the City of Justin undertakes full jurisdiction, control and maintenance of the property for public road purposes with the understanding that, if the property is no longer used for public road purposes, it shall automatically revert to the State of Texas.

DULY PASSED by the City Council of the City of Justin on the 25th day of April 2024.

ATTEST :

James Clark, Mayor

City Secretary

APPROVED AS TO FORM:

City Attorney



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

Agenda Item: 10. (POSSIBLE ACTION ITEMS)

Title: Consider and take appropriate action regarding Resolution 671-24, authorizing the City Manager to execute a Memorandum of Understanding with the Justin Community Volunteer Fire Department regarding the transition of the Volunteer Fire Department into the City of Justin.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

staff recommends approval

Background:

Over the last several years, there have been conversations between City Council, staff, and the Justin Community Volunteer Fire Department. City Council has approved budgets that included city-paid firefighters as a result of those discussions. While formal action has never been taken, this started the process of assuming the Volunteer Fire Department into the City. The proposed Resolution and MOU provide for a memorialization of the deal points that were discussed during a City Council and Fire Board Joint Meeting in October 2023. This will allow for a more orderly and predictable process and protects the Volunteer Fire Department's assets.

Staff will utilize the MOU over the next several months to create a formal Transition Plan that will include detailed operational, staffing, and budgetary considerations. Staff plans to present this to City Council and the Fire Board by January 1, 2025.

City Attorney Review: No

Attachments:

1. Exhibit A - RES 671-24 CoJ-JCVFD Transition MOU
2. Resolution 671-24 Approving an MOU with JCVFD for Fire Department Transition

EXHIBIT A

MEMORANDUM OF UNDERSTANDING REGARDING THE TRANSITION OF THE JUSTIN COMMUNITY VOLUNTEER FIRE DEPARTMENT TO BE ABSORBED/INCORPORATED INTO THE CITY OF JUSTIN

This Memorandum of Understanding (MOU), entered into this 25th day of April, 2024, by and between the **JUSTIN COMMUNITY VOLUNTEER FIRE DEPARTMENT** (“JCVFD”) and the **CITY OF JUSTIN** (“City”):

WHEREAS, the JCVFD and the City have in the past worked cooperatively with one another, but wish to enhance that level of cooperation to the further benefit of all the citizens, businesses, and property owners located within the City of Justin, within the unincorporated county, and in neighboring jurisdictions; and

WHEREAS, the population of the City of Justin and immediate region has experienced a significant increase, resulting in a rise in emergency call volume; and

WHEREAS, the increase in call volume has led to a need for greater diversity and specialty in emergency response services; and

WHEREAS, Volunteer Fire Department across the state are experiencing challenges in maintaining sufficient staffing levels and meeting the diverse and specialized needs of their growing communities; and

WHEREAS, the JCVFD and the City recognize that there are certain values that each have in common in developing policy and vision outcomes for preserving and improving the character of the community, as well as opportunities of mutual interest for pooling of resources in cooperative efforts that reduce duplication of services and/or facilities, as well as provide for efficiencies in service delivery that are of mutual benefit; and

WHEREAS, it is in the best interest of public safety to ensure that the Fire Department is adequately staffed and equipped to meet the increasing demands of the community; and

WHEREAS, the City is committed to ensuring the safety and well-being of its residents, businesses, and region by providing the highest level of emergency response services;

WHEREAS, the integration of the JCVFD into City services will enhance the delivery of emergency services and provide for a more efficient and effective response to emergencies; and

WHEREAS, the City Council of the City of Justin, Texas finds that it is in the best interest to the citizens of Justin, Texas and all stakeholders within the region to transition the JCVFD to City services.

NOW THEREFORE, in consideration of the mutual considerations and understandings of the parties, the JCVFD and the City of Justin, Texas agree that a Transition Plan will be developed by January 1, 2025 and will include among other things, the following:

- 1.) That the JCVFD continues to provide services to the current service area (City of Justin, Unincorporated Denton County, Town of Dish, City of New Fairview, and a portion of Denton County ESD#1)
- 2.) Implementation of the FGMA study conducted by Charlie Kearns and continue to get instituted and followed as a road map for the future.
- 3.) Proceeds from the sell of any current fire station property will be deposited in a restricted fund and reserved for the exclusive benefit of funding any current or future Fire Department capital improvement projects approved by City Council. If any current fire station property is repurposed for other city use, a monetary value for the property will be deposited in a restricted fund that would be and reserved for the exclusive benefit of funding any current or future Fire Department capital improvement projects approved by City Council.
- 4.) The current apparatus 5-10 year replacement program will be incorporated into the City's current 5-year vehicle/equipment replacement plan effective immediately and reviewed/updated annually.
- 5.) If the City intends to sell the current west building located on the NW corner of 3rd and Sealy (legal description: O T Justin BLK 24 LOT 1,2), the City will provide the Wallace Family first right of refusal on the property.
- 6.) Upon transition of the JCVFD to the City of Justin, JCVFD relinquishes all financial and legal responsibilities. A fund balance to be determined at a later date needs to remain in the JCVFD account to complete final operations invoicing, deed transitions, vehicle title transfers, and all other legal transactions needs.

Matthew Mitchell, JCVFD Fire Chief

Jarrod Greenwood, City Manager

**CITY OF JUSTIN
RESOLUTION 671-24**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE JUSTIN COMMUNITY VOLUNTEER FIRE DEPARTMENT REGARDING TRANSITION OF THE VOLUNTEER FIRE DEPARTMENT INTO THE CITY OF JUSTIN.

WHEREAS, the JCVFD and the City have in the past worked cooperatively with one another, but wish to enhance that level of cooperation to the further benefit of all the citizens, businesses, and property owners located within the City of Justin, within the unincorporated county, and in neighboring jurisdictions; and

WHEREAS, the population of the City of Justin and immediate region has experienced a significant increase, resulting in a rise in emergency call volume; and

WHEREAS, the increase in call volume has led to a need for greater diversity and specialty in emergency response services; and

WHEREAS, Volunteer Fire Department across the state are experiencing challenges in maintaining sufficient staffing levels and meeting the diverse and specialized needs of their growing communities; and

WHEREAS, the JCVFD and the City recognize that there are certain values that each have in common in developing policy and vision outcomes for preserving and improving the character of the community, as well as opportunities of mutual interest for pooling of resources in cooperative efforts that reduce duplication of services and/or facilities, as well as provide for efficiencies in service delivery that are of mutual benefit; and

WHEREAS, it is in the best interest of public safety to ensure that the Fire Department is adequately staffed and equipped to meet the increasing demands of the community; and

WHEREAS, the City is committed to ensuring the safety and well-being of its residents, businesses, and region by providing the highest level of emergency response services;

WHEREAS, the integration of the JCVFD into City services will enhance the delivery of emergency services and provide for a more efficient and effective response to emergencies; and

WHEREAS, the City Council of the City of Justin, Texas finds that it is in the best interest to the citizens of Justin, Texas and all stakeholders within the region to transition the JCVFD to City services.

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

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

SECTION 2: That the City of Justin City Council hereby approves Resolution XX-24, authorizing the City Manager to execute a Memorandum of Understanding with the Justin Community Volunteer Fire Department, attached hereto as ***Exhibit "A"***, regarding the transition of the Volunteer Fire Department into the City of Justin.

SECTION 3: If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Resolution without the invalid provision.

SECTION 4: 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 25th day of April 2024.

APPROVED:

James Clark, Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

Matthew Boyle, City Attorney



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

Agenda Item: 11. (POSSIBLE ACTION ITEMS)

Title: Consider and take appropriate action on Resolution 672-24 regarding the appointment of members to the Home Rule Charter Review Committee.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

staff recommends approval

Background:

As a reminder, Section 14.03 of the Charter states: *Review of the Charter. A regular review of this Charter will begin no later than May 1, 2024, and at least every six (6) years thereafter.* Additionally, *Section 14.02 of the Charter speaks to the makeup of the Charter Committee: The City Council may appoint a Charter Review Commission, composed of nine (9) registered voters of the City of Justin, Texas, which shall not include any past or present member of the City Council.* Any suggested changes and ballot language will need to be approved and sent to Denton County no later than August 2024 in the event there is a desire to have any proposed changes on the ballot for a November 2024 election. The Charter Committee will need to assess any proposed changes and the timing of the election in their recommendation to Council, as the depth or amount of proposed changes may necessitate a May 2025 election, or splitting the changes between two separate elections.

Staff has verified the applicants' voter registration status in accordance with Section 14.02 and let them know that this item has been placed on the agenda for consideration and invited them to attend if they are available. With the current list of applicants, we will have a total of 13 members.

Additionally, we have asked for their availability to attend the kickoff meeting within the first two weeks of May. Once all members have confirmed their availability, we will get the meeting scheduled and posted as a public meeting.

City Attorney Review: No
N/A

Attachments:

1. Resolution 672-24 Appointing a Charter Review Commission
2. 2024 HRC Applications

**CITY OF JUSTIN
RESOLUTION 672-24**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS APPOINTING TWELVE MEMBERS TO THE CHARTER REVIEW COMMISSION PURSUANT TO HOME RULE CHARTER SECTION 14; ESTABLISHING CERTAIN PROCEDURAL MATTERS REGARDING THE COMMISSION AND OTHER MATTERS RELATED TO THE COMMISSION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Justin, Texas is a Home Rule municipality pursuant to Article 11, Section 5 of the Texas Constitution, certain provisions of the Texas Local Government Code (including, without limitation, Section 5.004, Chapter 9, and Section 51.072(a)), and its Home Rule Charter ("Charter"), and possesses the full power of local self-government; and

WHEREAS, the City of Justin Texas Home Rule Charter was passed by voters during a Special Election held on November 8, 2022; and

WHEREAS, the Charter provide in Section 14.03 thereof that, "A regular review of this Charter will begin no later than May 1, 2024, and at least every six (6) years thereafter.

WHEREAS, the Charter provides in Section 14 thereof that, the City may appoint a Charter Review Commission composed of "registered voters of the City of Justin", and further provides that the Commission "shall not include any past or present member of Council"; and

WHEREAS, City Council desires to create a Charter Review Commission to review the City's Charter regarding possible revisions to said Charter, determine which articles and sections of the Charter need amendment, deletion, or addition, develop a list of possible amendments to the Charter for review by the City Council and present those recommendations to the City Council for the purpose of calling a Charter Amendment Election; and

WHEREAS, each Committee member shall serve until recommendations have been presented to the City Council for their review and approval; and

WHEREAS, each member of the committee shall serve without compensation; and

WHEREAS, the City Manager, Assistant City Manager, City Secretary, Planning Director, Human Resource Director, and the City Attorney, are hereby directed to support the Charter Review Committee.

WHEREAS, the City Council of the City of Justin, Texas finds that it is in the best interest to the citizens of Justin, Texas.

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

SECTION 1: The following individuals are appointed to serve terms to the Charter Review Committee:

- | | |
|----------------------------|----------------------------------|
| 1 Mark Allen | 8 Tina Huett |
| 2 Robin Amerine | 9 Traci Kirkpatrick |
| 3 Colette Ballinger | 10 Sharon Leffler |
| 4 David Beck | 11 Christina Osteen |
| 5 Gary Davis | 12 Jacqueline Steinbacher |
| 6 Gary Foree | 13 Ryan Stevens |
| 7 Daniel Guiley | |

SECTION 2: The Charter Review Committee is charged with considering and making recommendations to the City Council, including but not limited to technical and other updated amendments that might be suggested.

SECTION 3: The Charter Review Committee may adopt bylaws to govern the conduct of its meetings and hearings, but shall at all times be subject to the Texas Open Meetings Act.

SECTION 4: The Charter Review Committee shall meet during the months of May - July of 2024.

SECTION 5: The Charter Review Committee shall, by majority vote of all of its members, make its final recommendations to the City Council by submitting a Report of Findings to the City Secretary's Office by July 31, 2024. The report may include the position of the minority and any accompanying explanations of the majority and minority position. The report adopted by the Charter Review Committee will be presented as part of the August 8, 2024 City Council Agenda Packet for Council's review.

SECTION 6: The City Council may amend the charge of the Charter Review Committee at any time.

SECTION 7: The Charter Review Committee shall serve at the pleasure of the City Council and shall serve unless or until replaced by the City Council and shall be subject to rules applicable to other City boards.

SECTION 8: The Charter Review Committee shall cease to exist upon the accomplishment of the purpose for which it was created unless earlier abolished by majority vote of the City Council.

SECTION 9: That, all matters stated in the Recitals hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

SECTION 10: That the City of Justin City Council hereby approves Resolution XX-24, appointing thirteen (13) members to the charter Review Commission pursuant to Home Rule Charter Section 14; establishing certain procedural matters regarding the Commission and other matters related to the Commission and providing an effective date.

SECTION 11: If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Resolution without the invalid provision.

SECTION 12: 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 25th day of April 2024.

APPROVED:

James Clark, Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

Matthew Boyle, City Attorney

From: noreply@civicplus.com
To: [Brittany Andrews](#); [Abbey Reece](#)
Subject: Online Form Submittal: Home Rule Charter Commission Application
Date: Tuesday, April 9, 2024 2:43:05 PM

Home Rule Charter Commission Application

First Name	mark
Last Name	allen
Address	1115 Kettlewood Drive
City	Justin
State	TX
Zip Code	76247-1577
Mailing Address (If different)	1115 Kettlewood Dr
City	Justin
State	TX
Zip Code	76247-1577
Phone Number	12148026608
Email Address	markqss@aol.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
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	mark daniel allen

Date of Submission 4/9/2024

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

From: noreply@civicplus.com
To: [Brittany Andrews](#); [Abbey Reece](#)
Subject: Online Form Submittal: Home Rule Charter Commission Application
Date: Tuesday, April 16, 2024 10:29:54 AM

Home Rule Charter Commission Application

First Name	Robin
Last Name	Amerine
Address	101 Bluebonnet Circle
City	Justin
State	TX
Zip Code	77247
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	830-370-1061
Email Address	robinamerine@gmail.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
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Robin L. Amerine

Date of Submission 4/16/2024

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From: noreply@civicplus.com
To: [Brittany Andrews](#); [Abbey Reece](#)
Subject: Online Form Submittal: Home Rule Charter Commission Application
Date: Thursday, February 29, 2024 8:01:24 PM

Home Rule Charter Commission Application

First Name	Colette
Last Name	Ballinger
Address	460 Goodnight Trl
City	Justin
State	Texas
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	8178917930
Email Address	Colette110@verizon.net
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
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Colette Ballinger

Date of Submission 2/29/2024

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Print

Home Rule Charter Commission Application - Submission #2555

Date Submitted: 2/1/2024

First Name*

DAVID

Last Name*

BECK

Address*

1215 BROOKVIEW DR

City*

JUSTIN

State*

TX

Zip Code*

76247

Mailing Address (If different)

City

State

Zip Code

Phone Number*

903-814-8693

Email Address*

dbeck@cityofjustin.com

Are you over the age of 18?*



Yes



No

Are you a registered voter in Justin?*



Yes



No

Have you previously served on Justin City Council as a City Council member?*



Yes



No

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

DBECK

Date of Submission*

2/1/2024

Print

Home Rule Charter Commission Application - Submission #2548

Date Submitted: 1/25/2024

First Name*

Gary

Last Name*

Davis

Address*

232 Windmill Drive

City*

Justin

State*

Texas

Zip Code*

76247

Mailing Address (If different)

City

State

Zip Code

Phone Number*

6822259606

Email Address*

gary.davis1968@gmail.com

Are you over the age of 18?*



Yes



No

Are you a registered voter in Justin?*



Yes



No

Have you previously served on Justin City Council as a City Council member?*



Yes



No

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

Gary Lynn Davis

Date of Submission*

1/25/2024

From: noreply@civicplus.com
To: [Brittany Andrews](#); [Abbey Reece](#)
Subject: Online Form Submittal: Home Rule Charter Commission Application
Date: Tuesday, April 16, 2024 2:57:53 PM

Home Rule Charter Commission Application

First Name	Gary
Last Name	Foree
Address	1105 Kettlewood Dr
City	Justin
State	Texas
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	6825594748
Email Address	garyforee@gmail.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
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Gary Foree

Date of Submission 4/16/2024

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

From: noreply@civicplus.com
To: [Brittany Andrews](#); [Abbey Reece](#)
Subject: Online Form Submittal: Home Rule Charter Commission Application
Date: Tuesday, April 16, 2024 6:01:16 AM

Home Rule Charter Commission Application

First Name	Daniel
Last Name	Guiley
Address	1238 stagecoach trl
City	Justin
State	TX
Zip Code	76247
Mailing Address (If different)	1238 Stagecoach Trail
City	Justin
State	TX
Zip Code	76247
Phone Number	4328530666
Email Address	danielpguiley@gmail.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
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Daniel Guiley

Date of Submission 4/16/2024

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

From: noreply@civicplus.com
To: [Brittany Andrews](#); [Abbey Reece](#)
Subject: Online Form Submittal: Home Rule Charter Commission Application
Date: Sunday, April 14, 2024 6:31:48 PM

Home Rule Charter Commission Application

First Name	TINA
Last Name	HUETT
Address	4N HARDEMAN CIRCLE
City	JUSTIN
State	TX
Zip Code	76247
Mailing Address (If different)	PO BOX 145
City	JUSTIN
State	TX
Zip Code	76247
Phone Number	9406481225
Email Address	tlhuett@msn.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
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Tina Huett

Date of Submission 4/14/2024

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

From: noreply@civicplus.com
To: [Brittany Andrews](#); [Abbey Reece](#)
Subject: Online Form Submittal: Home Rule Charter Commission Application
Date: Thursday, April 11, 2024 7:12:50 PM

Home Rule Charter Commission Application

First Name	Traci
Last Name	Kirkpatrick
Address	517 12th Street
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	8173126014
Email Address	tkcm@frontier.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
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Traci Kirkpatrick

Date of Submission 4/11/2024

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

From: noreply@civicplus.com
To: [Brittany Andrews](#); [Abbey Reece](#)
Subject: Online Form Submittal: Home Rule Charter Commission Application
Date: Sunday, March 10, 2024 4:51:09 AM

Home Rule Charter Commission Application

First Name	Sharon
Last Name	Leffler
Address	104 Santa fe trl
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	3093681036
Email Address	Sharnl6@gmail.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
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Sharon Leffler

Date of Submission 3/27/2024

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

From: noreply@civicplus.com
To: [Brittany Andrews](#); [Abbey Reece](#)
Subject: Online Form Submittal: Home Rule Charter Commission Application
Date: Tuesday, February 27, 2024 10:01:57 AM

Home Rule Charter Commission Application

First Name	Christina
Last Name	Osteen
Address	1029 Summit Dr
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	940-390-4909
Email Address	christina.osteen@yahoo.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
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Christina Osteen

Date of Submission 2/27/2024

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

From: noreply@civicplus.com
To: [Brittany Andrews](#); [Abbey Reece](#)
Subject: Online Form Submittal: Home Rule Charter Commission Application
Date: Friday, April 12, 2024 2:39:13 PM

Home Rule Charter Commission Application

First Name	Jacqueline
Last Name	Steinbacher
Address	231 spruce valley drive
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	5204882049
Email Address	Cgsteinbacher@yahoo.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
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Jacqueline Steinbacher

Date of Submission 4/12/2024

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

From: noreply@civicplus.com
To: [Brittany Andrews](#); [Abbey Reece](#)
Subject: Online Form Submittal: Home Rule Charter Commission Application
Date: Monday, April 8, 2024 9:17:37 AM

Home Rule Charter Commission Application

First Name	Ryan
Last Name	Stevens
Address	1218 Misty Ridge Drive
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	3605139872
Email Address	rstevens77@gmail.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
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Ryan Stevens

Date of Submission 4/8/2024

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



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

Agenda Item: 12. (POSSIBLE ACTION ITEMS)

Title: Consider and take appropriate action on Joint Resolution 673-24 with the City of New Fairview expressing a desire to pursue regional water and wastewater services.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Staff recommends approval

Background:

Over the last couple of years, the Mayors and staff from New Fairview and Justin have discussed potential water and wastewater services from Justin to New Fairview with our wholesale water provider, Upper Trinity Regional Water District (UTRWD). In January, staff met with New Fairview staff to discuss the next steps for continuing the water and wastewater connection project. Staff have identified the ideal connection point for any future New Fairview water line and wastewater line and have requested New Fairview to provide a water line survey and water modeling from the connection point near B Judge Lane and FM 407 where our Extraterritorial Jurisdictions meet.

Additionally, UTRWD is completing a water capacity study soon and plans to meet with Justin and New Fairview representatives to discuss the results of the study. The study will allow UTRWD to determine the timeline that they can make water available for the City of New Fairview to purchase, and to access by connection to the City of Justin infrastructure. Both cities are also in discussion regarding wastewater service for the Constellation Lake development.

This Joint Resolution codifies the intent of the City of New Fairview and the City of Justin's commitment to work together to explore and pursue the regional partnership for the provision of water and wastewater services by Justin to New Fairview.

This is an important issue for both communities. The proposed Joint Resolution is merely the first step in exploring this regional effort. As identified in the Joint Resolution, we will need a feasibility study to assess the technical, financial, and regulatory aspects of providing water and wastewater services between the two cities. The proposed Joint Resolution does not commit any of Justin's water and/or wastewater capacities to the City of New Fairview. The proposed Joint Resolution shall remain in effect until such time as a final agreement is reached between the City of Justin and the City of New Fairview regarding the provision of water and wastewater services.

Any further action will require Council consideration before proceeding.

City Attorney Review: N/A

Attachments:

1. Resolution 673-24 Approving JT Resolution with New Fairview

**CITY OF JUSTIN
RESOLUTION 673-24**

A JOINT RESOLUTION OF THE CITY OF JUSTIN CITY COUNCIL AND THE CITY OF NEW FAIRVIEW CITY COUNCIL EXPRESSING A DESIRE TO PURSUE REGIONAL WATER AND WASTEWATER SERVICES.

WHEREAS, the Cities of Justin and New Fairview are governmental entities engaged in the protection and preservation of their community and its citizenry, which is a recognized governmental function; and,

WHEREAS, the City of Justin ("JUSTIN"), Texas is a Home Rule municipality; and

WHEREAS, the City of New Fairview ("NEW FAIRVIEW"), Texas is a Type A, General Law municipality; and

WHEREAS, JUSTIN is a wholesale water customer of the Upper Trinity Water District and a wholesale wastewater customer of Trinity River Authority;

WHEREAS, NEW FAIRVIEW does not have water or wastewater service capacity;

WHEREAS, NEW FAIRVIEW has requested water and wastewater service from Justin;

WHEREAS, JUSTIN and NEW FAIRVIEW desire to foster and promote region cooperative efforts; and

WHEREAS, the provision of water service throughout the region is of vital importance to the health, safety, and welfare of the citizens of JUSTIN and NEW FAIRVIEW; and

WHEREAS, NEW FAIRVIEW desires to secure and maintain an adequate potable water source for the health, safety, and welfare of the citizens of NEW FAIRVIEW; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCILS OF THE CITIES OF JUSTIN AND NEW FAIRVIEW TEXAS, THAT:

Article I: Expression of Intent

JUSTIN and the NEW FAIRVIEW hereby express their intent to explore and pursue the provision of water and wastewater services by JUSTIN to NEW FAIRVIEW.

Article II: Collaborative Efforts

1. JUSTIN and NEW FAIRVIEW agree to conduct a feasibility study to assess the technical, financial, and regulatory aspects of providing water and wastewater services to NEW FAIRVIEW.
2. NEW FAIRVIEW agrees to cooperate fully with JUSTIN in providing necessary information, access to infrastructure, and support for the feasibility study.
3. Both parties agree to engage in open communication and collaboration throughout the process.

Article III: Scope of Services

1. JUSTIN shall explore options for providing water supply and wastewater treatment services to NEW FAIRVIEW, including but not limited to, the extension of existing infrastructure, construction of new facilities, and regulatory compliance.
2. NEW FAIRVIEW shall work with JUSTIN to define the specific requirements and expectations for water and wastewater services.

Article IV: Legal and Regulatory Compliance

1. JUSTIN shall ensure compliance with all applicable laws, regulations, and permits governing the provision of water and wastewater services.
2. NEW FAIRVIEW shall assist JUSTIN in obtaining any necessary approvals or permits required for the provision of services.

Article V: Review and Approval

1. Upon completion of the feasibility study, JUSTIN and NEW FAIRVIEW shall review the findings and recommendations.
2. Both parties shall jointly determine the next steps, including any necessary agreements or actions to proceed with the provision of services.

Article VI: Duration of Resolution

This Joint Resolution shall remain in effect until such time as a final agreement is reached between the JUSTIN and NEW FAIRVIEW regarding the provision of water and wastewater services.

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

DULY PASSED by the City Council of the City of New Fairview, Texas, on the 15th day of April, 2024.

FOR THE CITY OF JUSTIN

ATTEST :

James Clark, Mayor

City Secretary

Jarrod Greenwood, City Manager

APPROVED AS TO FORM:

Matthew Boyle, City Attorney

FOR THE CITY OF NEW FAIRVIEW

ATTEST :

John R. Taylor, Mayor

Brooke Boller, City Secretary

John Cabrales, City Administrator

APPROVED AS TO FORM:

Robin Cross, City Attorney



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

Agenda Item: 13. (POSSIBLE ACTION ITEMS)

Title: Discuss, consider, and act on a review and possible action regarding the conduct of a Council Member (Dylan James) pursuant to Section 3.16 of the home-rule charter.

Department: Administration

Contact: James Clark, Mayor

Recommendation:

Background:

City Attorney Review: Yes

Attachments:

1. IMG_7580_Redacted
2. IMG_7581
3. All combined_Redacted



Andrew >



Irying to haha

Okay I'm just watching

Friday 8:10 PM

Are you at the office or can be?

Yes sir I'm here

Saturday 11:56 PM

Think we got another lead on [REDACTED] Just spoke with a couple staff members who said he hangs out there pretty much every Sunday and they saw him last weekend. Said they'll call me when he shows up again, which will likely be tomorrow.

Sounds good, thanks for the update.

Today 7:09 PM

Vehicle parked in handicap front of city hall

Parked next to green Nissan

Delivered



iMessage





Dylan >



Hey Chief, there is a guy here at city hall and he is high on pain pills and he is about to drive his pickup truck

Okay

Andrew Armstrong is on his way

He is parked in the handicap spot in front of city hall



What kind of pickup

I think it's a Chevy

Okay they are pulling up

Parked next to green Nissan frontier

Today 8:15 AM

Thanks for sending someone last night. I'm appreciative that everyone was able to get home safely.

Yessir!



iMessage





Dylan >



New Contact Name
DYLAN JAMES

Update



help because I am not a social media poster.

I gotcha!

Mon, Jan 29 at 12:22 PM

Are we going to Town Hall tonight?



I am planning on it yes.

Tue, Feb 13 at 7:25 PM

Did you see that St Clair is encouraging people to run against us?

I did not. Where?

Read 2/13/24

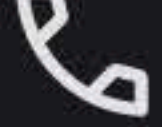
the city made a post on FB about the water rates. He is commenting all over it about how he is running to "not let this crap happen." And also that we are running but so far we are unopposed

Friday 4:48 PM

Chat?



iMessage

←  Tomas Mendoza   

Friday • 8:16 PM

Jim Tate is running against
Claor

Clair

What was that?

Jim Tate is running against
Shelby St. Clair for my seat

I was driving and only saw the
clair

Daniel Dennis and Justin Way
is running against Dylan

I checked earlier and saw a lot
of people



RCS message





Debbie scenic Trail >

Chrissa Fell · 2h · 🌐

After a lot of deep reflection and many conversations, I have decided not to run for office this coming election. With the pressure of a growing business and family responsibility I need to step away from city service at this time. I really appreciate the overwhelming support I have continued to receive and ask if you have anyone in mind that would run for place 6, please let them know. We need a dedicated servant for the seat as I do not endorse the current candidate. Hopefully someone else will step up and run against him as I feel he will be a negative addition to our positive momentum. God Bless



Have you seen this

It was literally just sent to me.. I hope people step up and defend him. She has Shelby and us blocked

I am going to wait and see what comments are posted. I will be glad she is gone. She stirs up trouble

Yes ma'am

And she doesn't even know Shelby!!



Text Message





Debbie scenic Trail

I am going to wait and see what comments are posted. I will be glad she is gone. She stirs up trouble

Yes ma'am

And she doesn't even know Shelby!!

Nope

Tue, Feb 6 at 7:49 PM

Which grocery store? Not much room there...

JUSTIN CROSSING

Now For Leasing
Call: 714.714.7147 or 714.714.7147
info@justin.com



LOCATION

Southwest corner of 104th and 105th
Highway 104 (SR 104) in Irvine, CA

HIGHLIGHTS

- 20,000 sq. ft. Retail, Restaurant, Office building
- Close proximity to Orange/Johnston Freeway, Altona, Tustin Community Center and Altona High School
- Strategically located
- Call for further details

AVAILABLE

Contact Broker for Details

TRAFFIC COUNTS

104th/105th (SR 104) at 104th/105th

DEMOGRAPHICS

	2010	2015	2020	2025
2010 Population	15,000	20,000	25,000	30,000
2015 Population	15,000	20,000	25,000	30,000
Median Age	35.4	35.4	35.4	35.4
2010 High School Graduates	15,000	20,000	25,000	30,000
2015 High School Graduates	15,000	20,000	25,000	30,000

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5a95b2e96d8

PDF Document - 7.4 MB



Text Message





Shelby

Thank ya sir. About to eat a pill and take an actual nap

Sat, Feb 3 at 10:11 PM



Got Shelby's X-Rays

This better have come with sound effects!!!!

Rich Holm

That's hilarious!!

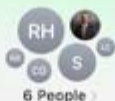
Wed, Feb 7 at 10:10 AM

Shelby



Text Message





Ok perfect then

Smart wife

Rich Holm

I hope your pain stays manageable with the meds they gave you

Shelby

I have oxy at the house and ready for pickup at Walmart

Rich Holm

Great

Heck,, Daniel survived man flu, so Shelby will have no issue. With a little surgery on a limb.

Rich Holm



Shelby

Just a small surgery, with a 8-10" incision

Egg

Zack

Lee

Rich Holm



Text Message

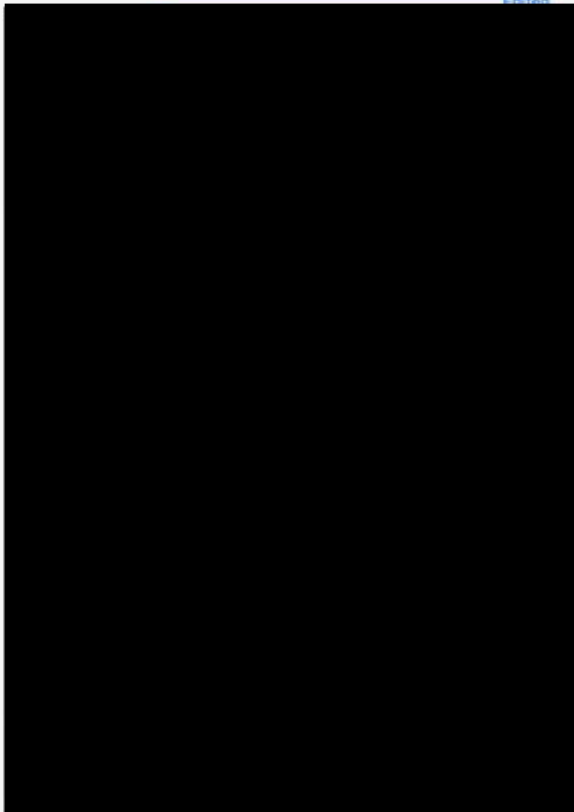




[REDACTED]

between the two.. but it is a free page on Facebook

Edited



They likely have roach issues there

Tue, Feb 6 at 5:20 PM



iMessage





Rich Holm

I've been too busy playing chauffeur to participate in this text 😊

Shelby

None. Semi dropped it off sometime yesterday.

Hahah, thank you Rich. Don't forget you're playing sign boy as well

Rich Holm

No city vehicles, just 2,200 bags of brown mulch

Chrissy O

So much for Free Mulch, Shelby 🙄. Now we'll have to buy it. :-/

HA
HA

Rich Holm

Just don't expect me to remember where all the signs are

HA
HA

Shelby

It's annoying that I don't know why it's there.

Leo Chrissi's Husband

Sounds like it's free to people that live in ridgeview.

Wow, is that Leo's first post in this group?

Shelby

HA



Text Message





6 People



LC for a small fee.

Is part of the care and maintenance contract for the blue ribbon project. I think the reason they put it on 12th St., is as a legacy community here in Justin, their values, morals and ideology would make that the safest location in Justin

Rich Holm

RH Barb and I won't take any, we used brown mulch many years ago, then switch to black mulch. Now we can't go back!

Plus, we know Rich has gone black, so it has to be safe now. Clearly Shelby's valve stem covers so that he has two.

Shelby

S Political response 🤔

Too

Rich Holm

RH That makes sense now James

Shelby

S Those are safely stored in my shop now

Rich Holm



Text Message





DYLAN >



I can't be there this morning. Keely is out of town, so I've got to get the kids off to school. But maybe you could help reinforce that turning over 50% of your council is exactly what city staff and Fire dept wishes to avoid?

I imagine Shelby won't be at breakfast this morning. He has been taking it easy with his knee and has missed the last 3 Breeakfasts

Friday 10:49 AM

How was that chat with Castle?

He did not come he had breakfast at 9 with Shelby, Ken Harbin

Oh you didn't go by his place last night?

Oh yes

But was not a good time to discuss..

Free to talk here in 10?

Yes sir

Friday 12:07 PM



iMessage





DYLAN >

5 people run for 2 seats
And one person is unopposed.

Friday 5:38 AM

:) Goes back to my point that things were better when we ran at large and the top 3 people got seats.

I can't be there this morning. Keely is out of town, so I've got to get the kids off to school. But maybe you could help reinforce that turning over 50% of your council is exactly what city staff and Fire dept wishes to avoid?

I imagine Shelby won't be at breakfast this morning. He has been taking it easy with his knee and has missed the last 3 Breeakfasts

Friday 10:49 AM

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He did not come he had breakfast at 9 with Shelby, Ken Harbin

Oh you didn't go by his place last night?

Oh yes

But was not a good time to discuss..



iMessage





Traci >



He does not like the term limits thing

We will see how things unfold

Yes. That was a hard one to decide on.

I was surprised to not see someone unknown pop up from the Green team

You mean to run

Yes

No. They just run their mouths.

With Chrissa slamming Shelby and begging someone to run

And how many likes or comments did she get 4. The same 4 as usual.

Bad move

Edited

Yes.

:)

lol

Saturday 7:35 AM

I watch my LinkedIn closely :)



iMessage





RR

Happy Valentine's Day

Saturday 8:58 AM



Shelby's next ink!

Rich Holm

RH

LMAO 😂😂



Text Message





Mon, Dec 25 at 11:07 AM

May this Christmas be filled with clear blessings and the year ahead be full of fulfilled dreams. Merry Christmas!

Mon, Dec 25 at 1:14 PM

Merry Christmas. I hope you and your family have a wonderful day together.



Friday 6:30 PM

Hey, I've got a set up for March 1 with Shelby

Delivered



iMessage



Ricky Jones

Friday

Yea and Jim Tate is running against Shelby



James Clark

Friday



He did not come he had breakfast at 9 with Shelby, Ken Harbin



I imagine Shelby won't be at breakfast this morning. He has been taking it easy with his knee and has missed the last 3 Breeakfasts





Dylan >



Friday 3:59 PM

City Council Place 5 is the place to
be brother

What you mean..?

It's just you right??

Nope

Castle is running again Alyssa I
thought

Two people running against me

Against

What??

Who???

Daniel?

Yea

Justin Way

I'm not sure who he is exactly
though. Facebook friends but don't
know him otherwise



iMessage





Dylan >



Daniel:

Yea

Justin Way

I'm not sure who he is exactly though. Facebook friends but don't know him otherwise

Name sounds familiar I'm not sure who that is though I'm gonna have to get back on Facebook and look. Man they waited until the last se one huh

Yea and Jim Tate is running against Shelby

Woah!! Dude!

That'll be interesting...

From 0 to 100 real quick

Read Friday

Yesterday 10:58 AM

Chat?

Have you looked at the water conservation plan?



iMessage





James >



Especially for a car wash

Yeah because I think you can disagree and debate and still be friends which is critical for this role

Maybe let's get together for lunch next week?

That sounds great man

I'm not sure where to run? I know that Shelby is running for Carrissa's open seat .
Daniel is running against Dylan again.
They think I'm running against the new lady? Can't remember her name.
I'm debating.

Well I'm not sure if Daniel is gonna run again or not? Says he is on the fence.. so we shall see

Alyssa Lkugel

Yes that lady. I don't know her.
Seems like Shelby has the easiest route.

1 Reply



iMessage





James >



Yes that lady. I don't know her. Seems like Shelby has the easiest route.

Again they want me to run against an incumbent. 🙄 🙄

Yes.. which Shelby would have too if Chrissa had not decided she was not going to run again

True.

She has support from , Mendoza, Carrissa and Mounce. That's how she got there.

Maybe Clark too?

Wed, Jan 31, 9:57 PM

Did you see they are moving Justin Fun Days up here at city hall in April? 🙄 🙄
Makes no sense.

Sat, Feb 3, 10:00 PM

I guess you see the feed back on the Justin Fun Days move?



iMessage





James >



I talked to Shelby tonight. He is not on board with the increase either.

Well it would be nice to have some like minded folks on board that is for sure

He is running for an open seat. I don't want to run against him. If I run, I don't want to lose again. Trying to figure that out.

Ok I gotta get some sleep but holler at my mid morning and we can talk over lunch



Wed, Feb 14, 11:45 AM

Are we still meeting for lunch?

Can I maybe swing by later or we meeting in a bit. Got some work stuff I'm tied up with

No problem.

Wed, Feb 14, 5:00 PM



iMessage





Rich Holm

RH Rockin those no slip socks

Shelby

S Heck yeah

Welcome home Shelby get some rest

Shelby

S 5.7 miles away.

Daniel Guiley

Get some kneeded rest, holla if you kneed anything!

Shelby

S Thank ya sir. About to eat a pill and take an actual nap

Sat, Feb 3 at 10:11 PM



Text Message

