PLANNING & ZONING COMMISSION MEETING
TUESDAY, JULY 19, 2022, 6:30 P.M.

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

WORK SHOP SESSION AGENDA (6:30 PM)

A. Call to Order and Roll Call

B. Discuss House Bill 40 (HB-40).

C. Discussion relating to Landscape Requirements.

D. Discuss future zoning amendments to be recommended to City Council.

E. Briefing regarding the June 28th and July 12th Council Meetings.

F. Discuss Regular Agenda Items.

G. Adjourn.

CONVENE INTO REGULAR SESSION AT 7:30 PM

1. **CALL TO ORDER AND ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENT:**

   In order to 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.

   To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, July 12, 2022 to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

4. CONSENT ITEMS:

A. Consider approval of the minutes for June 21, 2022.

5. ACTION ITEMS

A. Consider and act upon a recommendation to City Council for a zoning change from General Business – Old Town (GB-OT) to Single Family-Old Town (SF-OT) Planned Development for the properties legally described as O T JUSTIN BLK 48 LOT 2, O T JUSTIN BLK 48 LOT 1, DONALD-HARMONSON ADDN BLK 7 LOT 1-6, and DONALD-HARMONSON ADDN BLK 10.

6. PUBLIC HEARING:

A. Conduct a Public Hearing for a Replat for the properties legally described as O T JUSTIN BLK 48 LOT 2, O T JUSTIN BLK 48 LOT 1, DONALD-HARMONSON ADDN BLK 7 LOT 1-6, and DONALD-HARMONSON ADDN BLK 10.

B. Consider and act upon a recommendation to City Council for a Replat for the properties legally described as O T JUSTIN BLK 48 LOT 2, O T JUSTIN BLK 48 LOT 1, DONALD-HARMONSON ADDN BLK 7 LOT 1-6, and DONALD-HARMONSON ADDN BLK 10.

C. Conduct a Public Hearing to hear concerns for or against a Site Plan with a variance request to landscaping for the properties legally described as 6th Street Commercial Lots 1-5, Block A. Generally located southwest from the intersection of 6th Street and Topeka Avenue.

D. Consider and act upon a recommendation to City Council for a Site Plan with a variance request to landscaping for the properties legally described as 6th Street Commercial Lots 1-5, Block A. Generally located southwest from the intersection of 6th Street and Topeka Avenue.

E. Conduct a Public Hearing to hear concerns for or against a Replat for a total of two lots legally described Lots 2R-1 and Lots 2R-2. Generally located northwest from the intersection of FM 407 and Collingwood Drive.

F. Consider and act upon a recommendation to City Council for a Replat for a total of two lots legally described Lots 2R-1 and Lots 2R-2. Generally located northwest from the intersection of FM 407 and Collingwood Drive.

G. Conduct a Public Hearing to hear concerns for or against amending Chapter 52 and Chapter 10 of the Code of Ordinances relating to Temporary Batch Plants.

H. Consider and act upon a recommendation to City Council to amend Chapter 52 and Chapter 10 of the Code of Ordinances relating to Temporary Batch Plants.

7. FUTURE AGENDA ITEMS:

A. Gas Wells

B. Justin Self Storage Plat

C. Timberbrook Phase 4B Plat

8. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Planning & Zoning Commission 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.

Said notice has been posted this 15th Day of July 2022 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Attest:

Matthew Cyr

Matthew Cyr, Director of Planning and Development Services

NOTE: THE CITY OF JUSTIN COUNCIL CHAMBERS ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY DEVELOPMENT SERVICES DEPARTMENT OFFICE AT 940-648-2541 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT A SIGN LANGUAGE INTERPRETER CAN BE SCHEDULED BY CITY OFFICES.

H.B. No. 40

AN ACT

relating to the exclusive jurisdiction of this state to regulate oil and gas operations in this state and the express preemption of local regulation of those operations.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. The legislature finds that the laws and policy of this state have fostered successful development of oil and gas resources in concert with the growth of healthy and economically vibrant communities for over 100 years. The legislature acknowledges this cooperative progress and that mutual benefit is derived from the statutes already in effect, which provide effective and environmentally sound regulation of oil and gas operations that is so comprehensive and pervasive that the regulation occupies the field, while facilitating the overriding policy objective of this state of fully and effectively exploiting oil and gas resources while protecting the environment and the public's health and safety. The legislature recognizes that in order to continue this prosperity and the efficient management of a key industry in this state, it is in the interest of this state to explicitly confirm the authority to regulate oil and gas operations in this state. The legislature intends that this Act expressly preempt the regulation of oil and gas operations by municipalities and other political subdivisions, which is impliedly preempted by the statutes already in effect.

SECTION 2. Subchapter C, Chapter 81, Natural Resources Code, is amended by adding Section 81.0523 to read as follows:

Sec. 81.0523. EXCLUSIVE JURISDICTION AND EXPRESS PREEMPTION. (a) In this section:

(1) "Commercially reasonable" means a condition that would allow a reasonably prudent operator to fully, effectively, and economically exploit, develop, produce, process, and transport oil and gas, as determined based on the objective standard of a reasonably prudent operator and not on an individualized assessment of an actual operator's capacity to act.

(2) "Oil and gas operation" means an activity associated with the exploration, development, production, processing, and transportation of oil and gas, including drilling, hydraulic fracture stimulation, completion, maintenance, reworking, recompletion, disposal, plugging and abandonment, secondary and tertiary recovery, and remediation activities.

(b) An oil and gas operation is subject to the exclusive jurisdiction of this state. Except as provided by Subsection (c), a municipality or other political subdivision may not enact or enforce an ordinance or other measure, or an amendment or revision of an ordinance or other measure, that bans, limits, or otherwise regulates an oil and gas operation within the boundaries or extraterritorial jurisdiction of the municipality or political subdivision.

(c) The authority of a municipality or other political subdivision to regulate an oil and gas operation is expressly preempted, except that a municipality may enact, amend, or enforce an ordinance or other measure that:

(1) regulates only aboveground activity related to an oil and gas operation that occurs at or above the surface of the ground, including a regulation governing fire and emergency response, traffic, lights, or noise, or imposing notice or reasonable setback requirements;

(2) is commercially reasonable;

(3) does not effectively prohibit an oil and gas operation conducted by a reasonably prudent operator; and

(4) is not otherwise preempted by state or federal law.

(d) An ordinance or other measure is considered prima facie to be commercially reasonable if the ordinance or other measure has been in effect for at least five years and has allowed the oil and gas operations at issue to continue during that period.

SECTION 3. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2015.

_____ _____
President of the Senate Speaker of the House

I certify that H.B. No. 40 was passed by the House on April 20, 2015, by the following vote: Yeas 125, Nays 20, 1 present, not voting.

_____
Chief Clerk of the House

I certify that H.B. No. 40 was passed by the Senate on May 4, 2015, by the following vote: Yeas 24, Nays 7.

_____
Secretary of the Senate

APPROVED: _____
Date

_____
Governor

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
July 19, 2022

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

PROJECT: Consider a recommendation to City Council for a zoning change from General Business – Old Town (GB-OT) to Single Family-Old Town (SF-OT) Planned Development for the properties legally described as O T JUSTIN BLK 48 LOT 2, O T JUSTIN BLK 48 LOT 1, DONALD-HARMONSON ADDN BLK 7 LOT 1-6, and DONALD-HARMONSON ADDN BLK 10.

EXECUTIVE SUMMARY: A request was made by the Applicant to rezone the subject property from General Business- Old Town (GB-OT) to Single-Family Old Town (SF-OT).

PD STANDARDS:

Minimum Building Site Area: 5,950 sq. ft.

Minimum Building Site Depth: 81 ft.

Minimum Building Site Width: 35 ft.

Required Buffer Yards: None

Buffer Yard Requirements: None

Buffer Yard Road Frontage-Residential Streets: None

Minimum Front Yard Setback: 20 ft. with 8 ft. porch encroachment

Minimum Interior Side Yard Setback: 5 ft.

Minimum Rear Yard Setback for Main Structure: 18 ft.

Minimum Side Yard Setback from Street: 10 ft; shall allow for mechanical equipment and 5' porch encroachment.

Accessory Buildings: Accessory buildings are not permitted.

Maximum Height: 35 ft

Minimum Dwelling Floor Area: 1,500 sf

Signs during construction: No sign can exceed being 4' off the ground at its highest point.
All signs must be temporary in nature; nothing can be placed in concrete. Signs may be erected to a height not exceeding 3 feet in height when located with 60 feet of the lot line. No sign shall exceed the size of a typical real estate sales sign, i.e. 2' x 3 '.

CURRENT ZONING: GB-OT

PROPOSED ZONING: SF-OT PLANNED DEVELOPMENT

FLUP DESIGNATION: Commercial

ADJACENT ZONING:

North: GB-OT
South: GB-OT
West: SF-OT
East: GB-OT

ADJACENT USES:

North: Residential
South: Non-Residential
West: Residential
East: Non-Residential

ZONING ANALYSIS: Currently, the zoning is GB-OT and is proposed to change to SF-OT PD. The zoning change would be inconsistent with the Future Land Use Plan if approved. However, the Commission and Council could violate the plan at the Council's discretion. Due to adjacent zoning to the west, there is no concern of spot zoning.

DRAINAGE ANALYSIS: After discussing the run-off coefficient with the Applicant and the City Engineer, Staff was able to confirm the run-off does meet all of the City Ordinance requirements. Due to the use of the proposed development, Staff does not have concerns. If the development were larger (50 or more homes) Staff would not be comfortable with the proposed drainage plan.

P&Z ACTION: This item was previously tabled by the Commission on June 21, 2022 due to the following concerns:

1. Traffic circulation and safety.
    a. The Applicant has proposed a sign plan that implements stop signs at all corners of the development. A "children at play" sign was also discussed, but Staff and the Applicant felt the Stop signs would yield better results with slowing traffic down.
2. The trees in front of the development was another concern.
    a. The Applicant will not preserve the trees in front of the development due to the construction.

ACTION CONSIDERED:

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

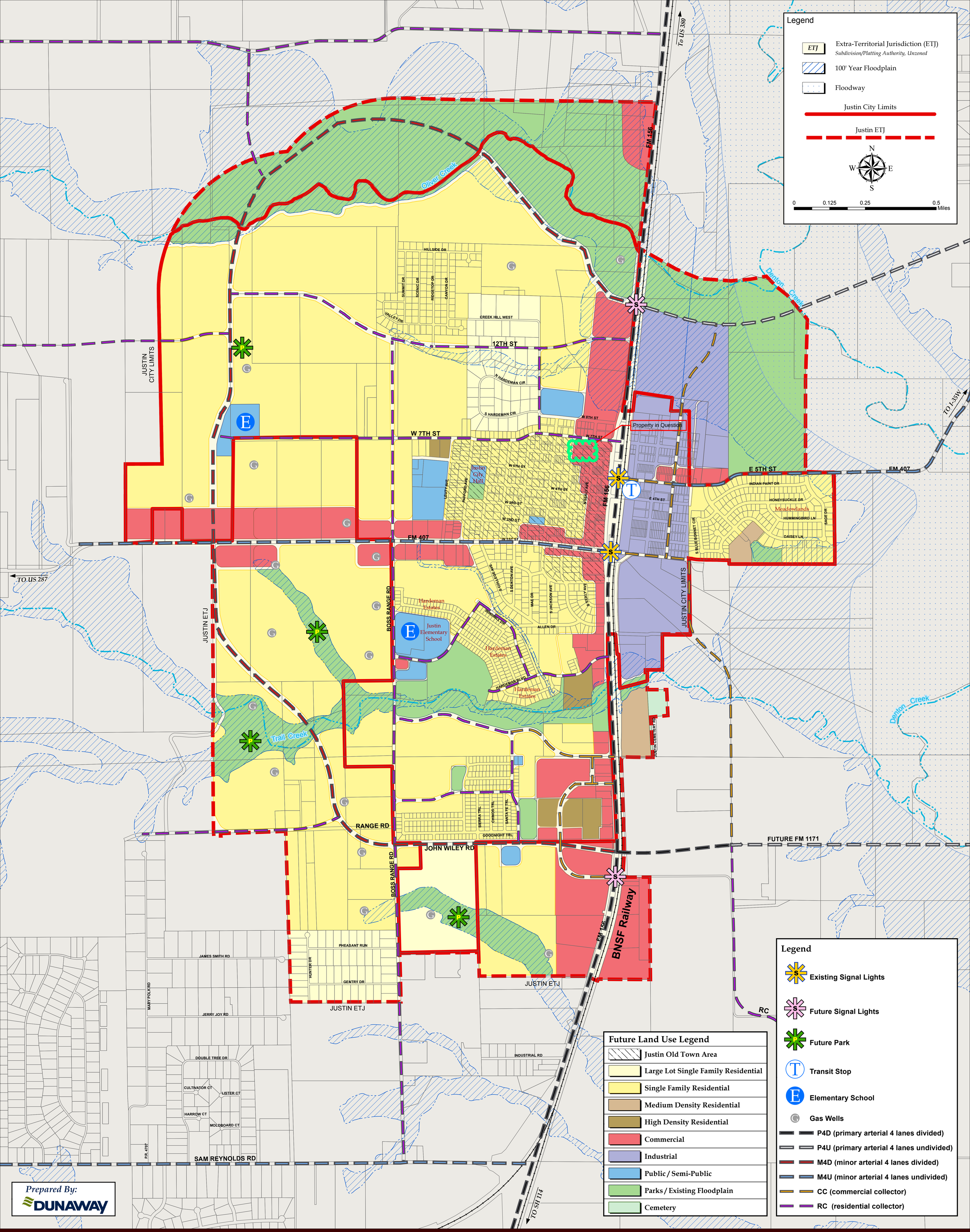
JUSTIN
1887

STAFF RECOMMENDATION:

Staff recommends consideration based on the request.

ATTACHMENTS:

1. Supporting Documentation
2. FLUP Map
3. Proposed Ordinance



JUSTIN
1887

City Of Justin

A Proud and Progressive Hometown Community

Future Land Use Plan

Updated Tuesday, June 6, 2017

Planned Development

For

"The Cottages of Old Town Justin"

Being

A single use rezoning of

Lots 1-6

Block 7

And All of Block 10

Donald Harmonson Addition,

And

Block 48

Lots 1 and 2

Original Town

Justin, Texas

Table of Contents

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7. **Zoning**

    a) **PD- Planned Development**

Summary
of
Development Standards

Purpose and Summary

The existing property consists of lots 1-6, Block 7, and Block 10 of the Donald Harmonson Addition, and lots 1 and 2, Block 48 of the Original Town of Justin. The property will be called the Cottages of Old Town Justin. There are no deed restrictions and the ordinances that are in place are included herein. We are proposing to change the zoning to the design standards included herein to create residential lots for this development, hence the need for this PD. The property in Block 48 will be re-platted into six lots to match the existing size of Lots 1-6, Block 7 for development. A proposed site plan is provided herein. All lots will be rear entry lots with no access from the streets on the frontage.

There is sufficient water, sewer, and electric on or near the site. Tap fees, impact fees, and other connection fees will be paid in accordance with city requirements. Drainage will be all surface drainage to the alley to the north of the property and sheet flow over the east property line in accordance with the plans herein. There are no flood studies or floodplain or floodway on or near the property.

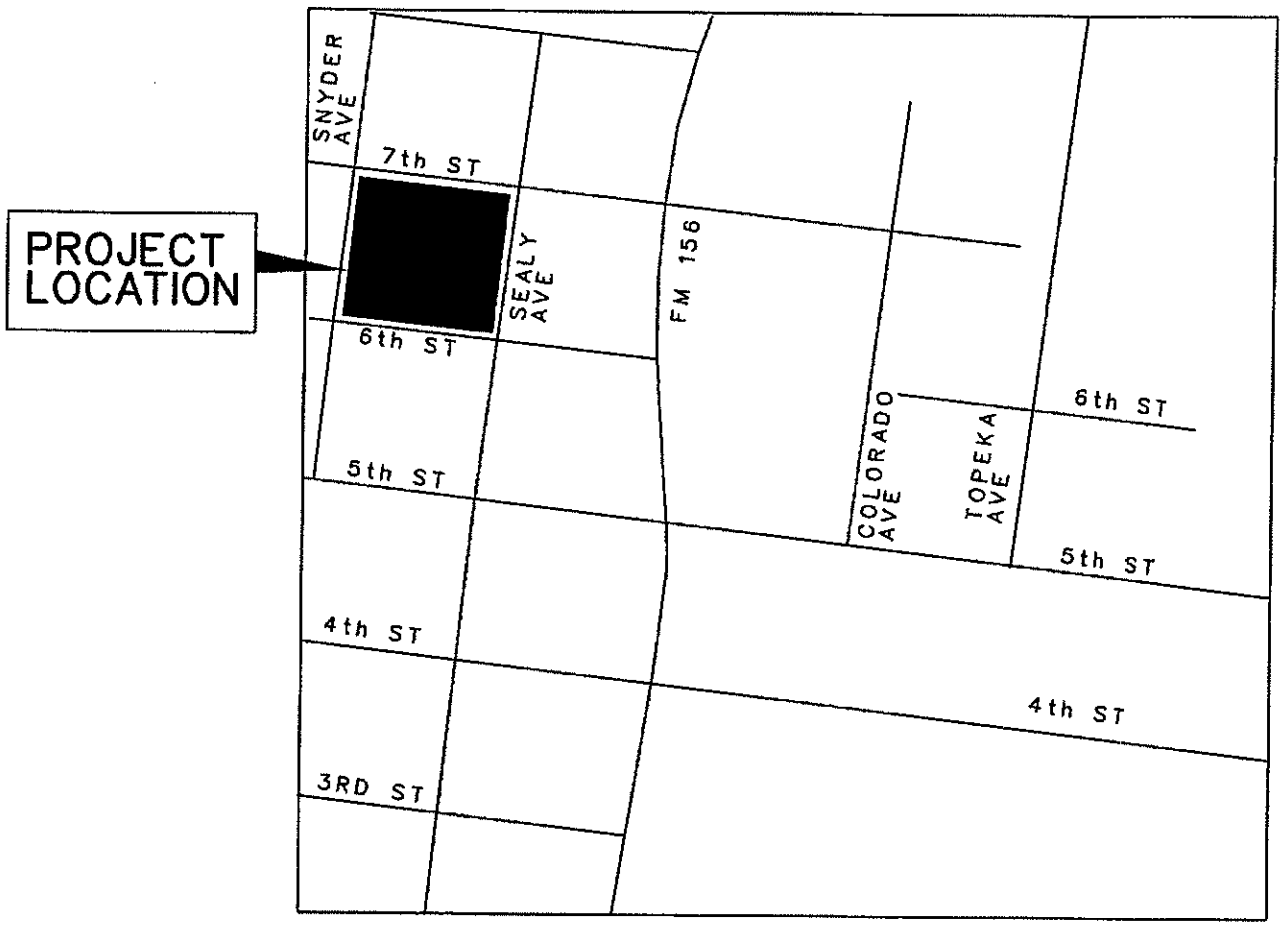
Additional right of way is not needed for this project. The setbacks and easements will be as shown on the plat herein.

Existing alley to be inverted to convey drainage. There are existing trees on site and no tree study was provided. There are no environmental issues and no environmental impact statement was provided.

Architectural control will be per this PD. Floor plans and elevations and renderings are provided herein to demonstrate the type of construction to be used.

No other special licenses or permits or assessments required other than those required by the current ordinances included herein.

Location Maps


PROJECT LOCATION
SNYDER AVE
7th ST
SEALY AVE
FM 156
6th ST
COLORADO AVE
TOPEKA AVE
6th ST
5th ST
5th ST
4th ST
4th ST
3RD ST

Metes and Bound Description

LEGAL DESCRIPTION: Lots 1-6, Block 7, Donald Harmonson Addition

BEING 0.8218 acres of land, more or less, being all of Lots 1,2,3,4,5, and 6, Block 7, Donald Harmonson Addition, Denton County, Texas, according to the plat of same recorded in Volume 75 page 82, Deed Records of Denton County, Texas, and being part of the property described in Warranty Deed to Brookson Builders LLC., recorded under Document No. 2021139004

LEGAL DESCRIPTION: Block 10, Donald Harmonson Addition, Lots 1 and 2, Block 48, Original Town of Justin

BEING 0.8280 acres tract of land, more or less, being all of Lots 1,2, Block 48, Original Town of Justin, Denton County, Texas according to the plat of same recorded in Volume 32 page 522, Deed Records, Denton County, Texas, and being all of Block 10, of the Donald-Harmonson Addition according to the plat thereof recorded in Volume 75, Page 82, Deed Records, Denton County, Texas, and being part of the property described in Deed to Brookson Builders, LLC., recorded under Document No. 2021139004, Official Records, Denton County, Texas, said 0.8280 acres described as follows;

BEGINNING at a found iron rod at the southwest corner of said Lot 2, Block 48, Original Town of Justin, same being the southwest corner of said Brookson Builders LLC. tract, at a point in the north right of way line of West 6th Street, Justin, Texas;

THENCE N 05 deg. 56 min. 51 sec. E a distance of 119.15 feet to found iron rod for corner;

THENCE S 83 deg. 52 min. 39 sec. E a distance of 301.20 feet to found iron rod for corner;

THENCE S 05 deg. 12 min. 59 sec. W a distance of 119.75 feet to a found iron rod for corner;

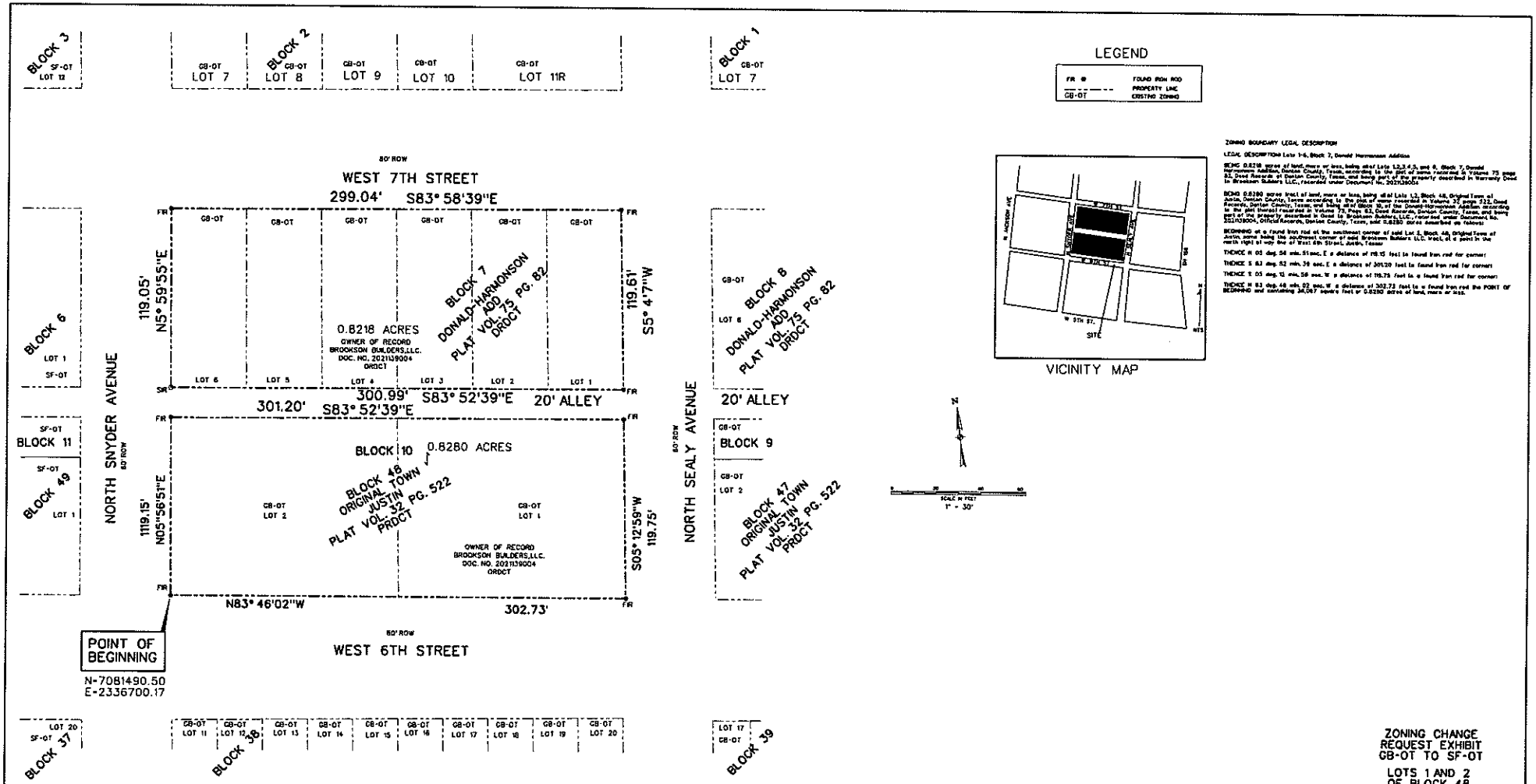
THENCE N 83 deg. 46 min. 02 sec. W a distance of 302.73 feet to a found iron rod the POINT OF BEGINNING and containing 36,067 square feet or 0.8280 acres of land, more or less.

Project Photos

SEALY AVE
H ST
64144
64568
64341
SNYDER AVE
67th ST

Exhibits

- Zoning Change Request
- Proposed Site Plan
- Replat



ZONING BOUNDARY LEGAL DESCRIPTION

LEGAL DESCRIPTION: Lots 1-6, Block 7, Donald Harmonson Addition

BEING 0.8218 acres of land, more or less, being all of Lots 1,2,3,4,5, and 6, Block 7, Donald Harmonson Addition, Denton County, Texas, according to the plat of same recorded in Volume 75 page 82, Deed Records of Denton County, Texas, and being part of the property described in Warranty Deed to Brookson Builders LLC., recorded under Document No. 2021139004

BEING 0.8280 acres tract of land, more or less, being all of Lots 1-2, Block 48, Original Town of Justin, Denton County, Texas according to the plat of same recorded in Volume 52 page 522 Deed Records, Denton County, Texas, and being all of Block 10, of the Donald-Harmonson Addition according to the plat thereof recorded in Volume 75, Page 82, Deed Records, Denton County, Texas, and being part of the property described in Deed to Brookson Builders, LLC., recorded under Document No. 2021139004, Official Records, Denton County, Texas, said 0.8280 acres described as follows:

BEGINNING at a found iron rod at the southeast corner of said Lot 2, Block 48, Original Town of Justin, same being the southwest corner of said Brookson Builders LLC. tract, at a point in the north right of way line of West 6th Street, Justin, Texas;

THENCE N 00 deg. 56 min. 51 sec. E a distance of 119.15 feet to found iron rod for corner;

THENCE S 83 deg. 52 min. 39 sec. E a distance of 301.20 feet to found iron rod for corner;

THENCE S 05 deg. 12 min. 58 sec. W a distance of 119.75 feet to a found iron rod for corner;

THENCE N 83 deg. 46 min. 02 sec. W. a distance of 302.73 feet to a found iron rod the POINT OF BEGINNING and containing 36,067 square feet or 0.8280 acres of land, more or less.

UTILITIES PROVIDED BY:
WATER — CITY OF JUSTIN
SANITARY SEWER — CITY OF JUSTIN
ELECTRIC — ONCOR
GAS — ATMOS ENERGY

OWNER/DEVELOPER
BROOKSON BUILDERS LLC.
P.O. BOX 1080
JUSTIN, TX. 76247
OFFICE 817-330-4108

ENGINEER / SURVEYOR
SWAIN ENGINEERING AND SURVEYING
NAME: JASON SWAIN, PE, RPLS
ADDRESS: 908 N. MASON STREET
BOWIE, TEXAS 76230
PHONE: (940)872-5075
FAX: (940)872-4079
EMAIL: jswain@swainengineering.com

PRELIMINARY

ZONING CHANGE REQUEST EXHIBIT GB-OT TO SF-OT

LOTS 1 AND 2
OF BLOCK 48
OF THE ORIGINAL TOWN
OF JUSTIN SUBDIVISION

AND

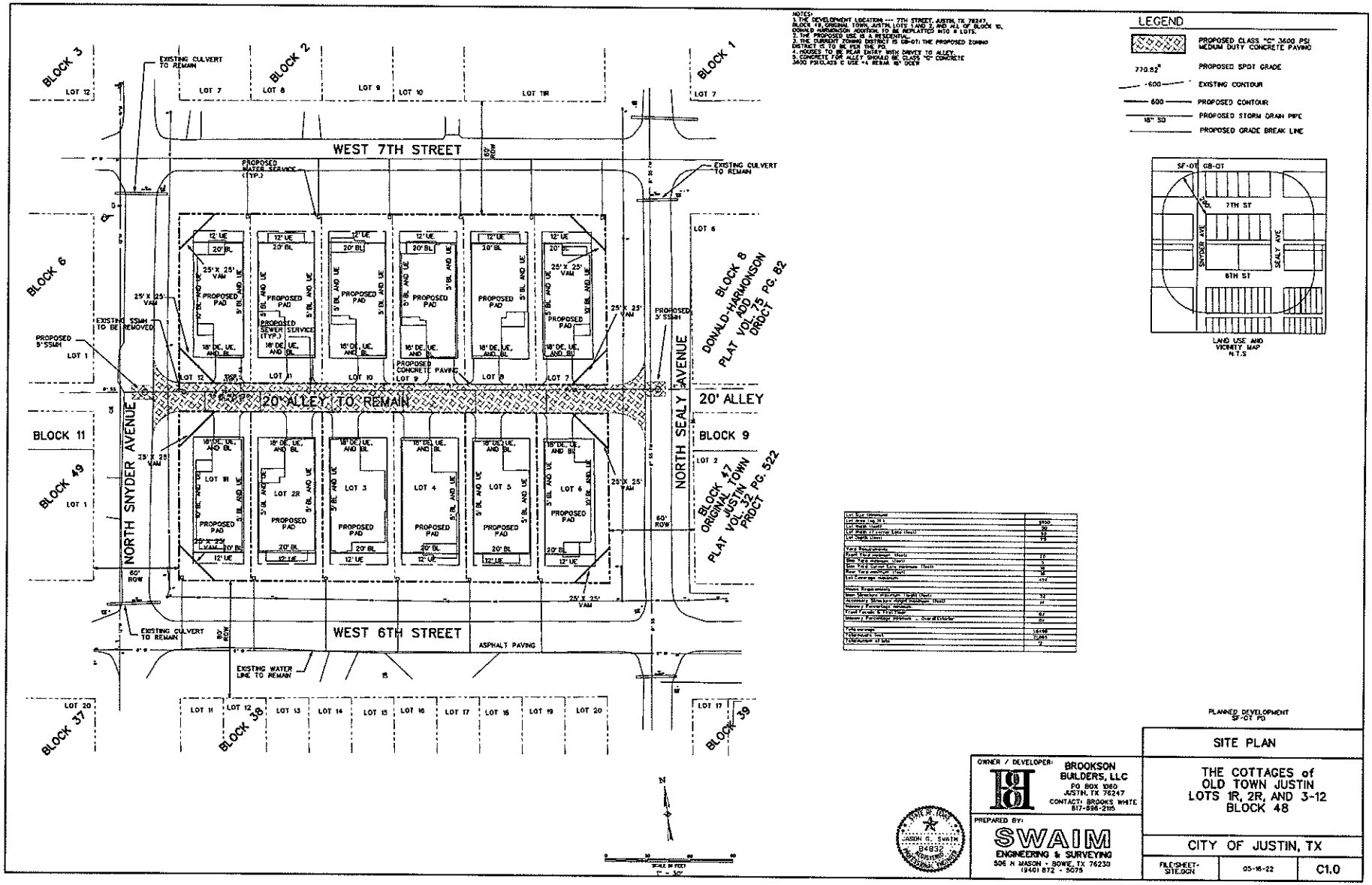
ALL OF BLOCK 10

AND

LOTS 1-6
OF BLOCK 7
DONALD HARMONSON ADDITION
TO JUSTIN

DENTON COUNTY, TEXAS

SWAIN PROJECT NO. 21096 7th ST. JUSTIN DCT
AUGUST 28, 2021



Lot Size (minimum)	9000
Lot Area (% of)	30
Lot Width (feet)	90
Lot Width (if corner Lot) (feet)	90
Lot Depth (feet)	90
Yard Requirements	
Front Yard (minimum) (feet)	10
Side Yard (minimum) (feet)	5
Side Yard (street Lot) (minimum) (feet)	15
Rear Yard (minimum) (feet)	10
Lot Coverage (maximum)	45%
Height Requirements	
Main Structure (Principal Use) (feet)	35
Accessory Structure (feet) (maximum)	15
Masonry Percentage (minimum)	
Front (Front & Third Floor)	80
Masonry Percentage (Minimum - Overall Exterior)	80
Parking Spaces	16+4R
Total Impervious Area	31,063
Total Number of Lots	8

PLANNED DEVELOPMENT SF-OT PD

SITE PLAN

THE COTTAGES of OLD TOWN JUSTIN LOTS 1R, 2R, AND 3-12 BLOCK 48

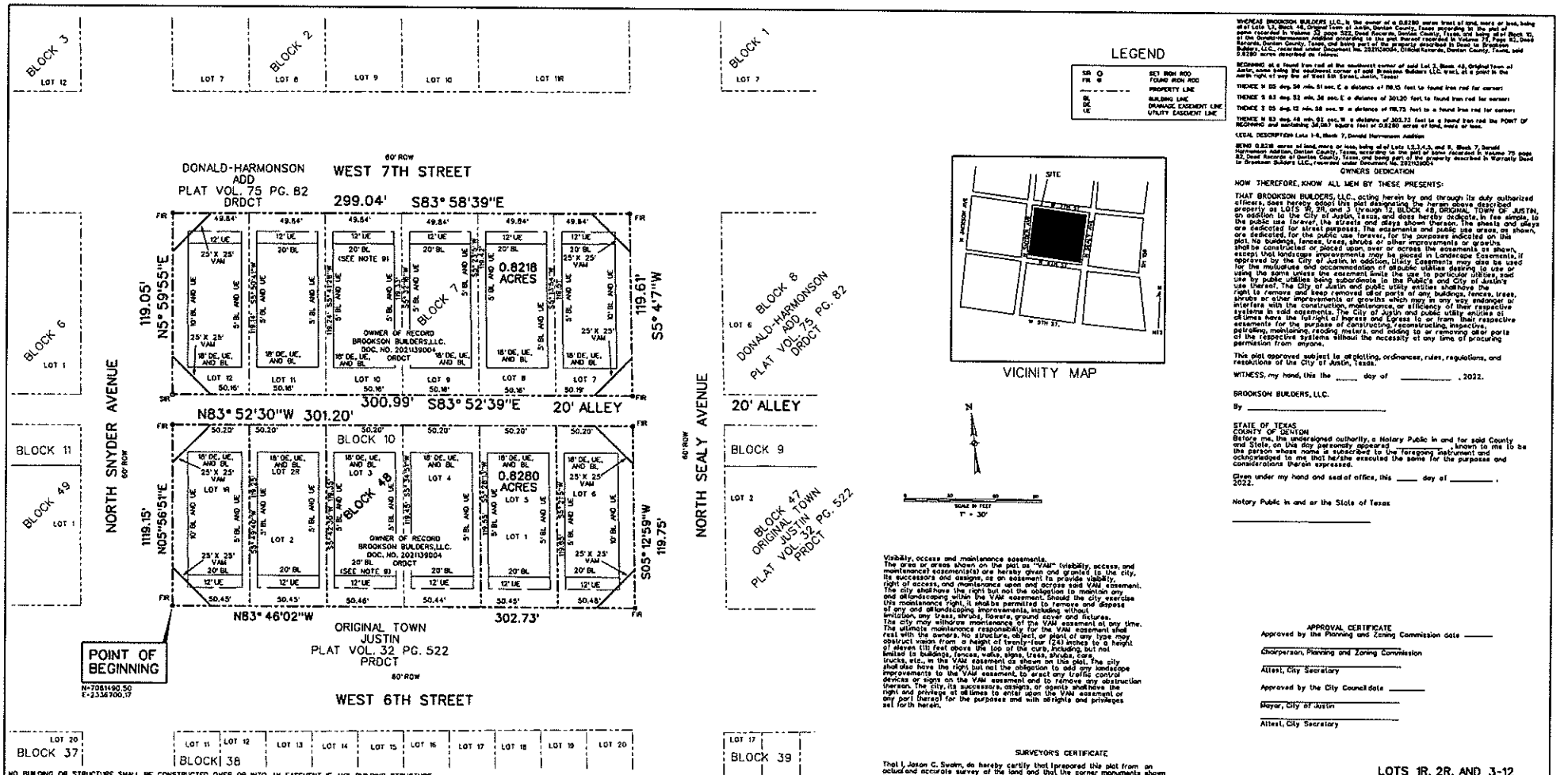
CITY OF JUSTIN, TX

OWNER / DEVELOPER:
BROOKSON BUILDERS, LLC
PO BOX 1060
JUSTIN, TX 76247
CONTACT: BROOKS WHITE
817-526-2115

PREPARED BY:
SWAIM
ENGINEERING & SURVEYING
506 N MASON - BOWIE, TX 76230
(940) 872 - 5075

JASON G. SWAIM 84932 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS

FILE-SHEET-SITE.DGN	05-16-22	C1.0



LEGEND

SR ○	SET IRON ROD
FR ●	FOUND IRON ROD
———	PROPERTY LINE
BSL	BUILDING LINE
DE UE	DRAINAGE EASEMENT LINE UTILITY EASEMENT LINE

VICINITY MAP

WHEREAS BROOKSON BUILDERS LLC., is the owner of a 0.8280 acres tract of land, more or less, being all of Lots 1-3, Block 48, Original Town of Justin, Denton County, Texas, according to the plat of same recorded in Volume 32, page 522, Deed Records, Denton County, Texas, and being part of the property described in Deed to Brookson Builders, LLC., recorded under Document No. 2021139004, Official Records, Denton County, Texas, said 0.8280 acres described as follows:

BEGINNING at a found iron rod at the southwest corner of said Lot 3, Block 48, Original Town of Justin, same being the southeast corner of said Brookson Builders LLC. tract, at a point in the north right of way line of West 6th Street, Justin, Texas;

THENCE N 05 deg. 56 min. 51 sec. E a distance of 119.15 feet to found iron rod for corner;

THENCE S 83 deg. 52 min. 36 sec. E a distance of 301.20 feet to found iron rod for corner;

THENCE S 05 deg. 12 min. 38 sec. W a distance of 119.75 feet to a found iron rod for corner;

THENCE N 83 deg. 46 min. 02 sec. W a distance of 302.73 feet to a found iron rod the POINT OF BEGINNING and containing 36,067 square feet or 0.8280 acres of land, more or less.

LEGAL DESCRIPTION Lots 1-6, Block 7, Donald Harmonson Addition

BEING 0.8218 acres of land, more or less, being all of Lots 1,2,3,4,5, and 9, Block 7, Donald Harmonson Addition, Denton County, Texas, according to the plat of same recorded in Volume 75 page 82, Deed Records of Denton County, Texas, and being part of the property described in Warranty Deed to Brookson Builders LLC., recorded under Document No. 2021139004.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BROOKSON BUILDERS, LLC., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as LOTS 1R, 2R, and 3 through 12, BLOCK 48, ORIGINAL TOWN OF JUSTIN, an addition to the City of Justin, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes; the easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Justin, in addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Justin's use thereof. The City of Justin and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may, in any way, endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Justin and public utility entities at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of the respective systems without the necessity at any time of procuring permission from anyone.

This plat approved subject to all platting, ordinances, rules, regulations, and resolutions of the City of Justin, Texas.

WITNESS, my hand, this the _____ day of _____, 2022.

BROOKSON BUILDERS, LLC.

By _____

STATE OF TEXAS
COUNTY OF DENTON
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and or the State of Texas

_____

Viability, access and maintenance easements.
The area or areas shown on the plat as "VAM" (viability, access, and maintenance) easements(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide viability, right of access, and maintenance upon and across said VAM easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of eleven (11) feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the VAM easement as shown on this plat. The city shall also have the right, but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

SURVEYOR'S CERTIFICATE

That I, Jason C. Swaim, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Justin, Texas.

_____
Jason C. Swaim, RPLS #5550

STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jason C. Swaim, know to me to be the person whose name is subscribed to the plat.

Given under my hand and seal of office, this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas.

APPROVAL CERTIFICATE
Approved by the Planning and Zoning Commission date _____

_____
Chairperson, Planning and Zoning Commission

_____
Attest, City Secretary

Approved by the City Council date _____

_____
Mayor, City of Justin

_____
Attest, City Secretary

NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED OVER OR INTO AN EASEMENT. IF ANY BUILDING, STRUCTURE OR PHYSICAL IMPROVEMENT IS WITHIN AN EASEMENT, IT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO REMOVE OR ABATE THE OBSTRUCTION IMMEDIATELY AT THEIR SOLE COST. IF THE OWNER OF THE PROPERTY DOES NOT REMOVE THE OBSTRUCTION, THE CITY MAY REMOVE THE OBSTRUCTION AND FILE A PROPERTY LIEN AND OTHER APPLICABLE FEES AND/OR FINES AGAINST THE PROPERTY.

ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION THE FLOODWAY IS PROHIBITED.

CITY OF JUSTIN WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

GENERAL NOTES:
1) BASIS OF BEARING WAS ESTABLISHED USING US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, NAD 1983, USING GEOID 12A CONUS.
2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3) THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48121C0485G EFFECTIVE DATE OF APRIL 18, 2011, HEREIN PROPERTY LOCATED IN ZONE X.
4) THE PURPOSE OF THIS REPLAT IS TO CREATE 6 LOTS FOR DEVELOPMENT
5) NO STRUCTURES EXIST ON SUBJECT PROPERTY.
6) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7) ALL 1/2-INCH IRON RODS SET ARE YELLOW CAPS STAMPED "SWAIM 5550".
8) EXISTING ZONING GB-01/ PROPOSED ZONING PD, LOTS 1R, 2R, AND 3-12
9) FRONT 20' B.L. SHALL ALLOW AN 8' PORCH ENCROACHMENT. 10' SIDE LOT B.L. AT CORNER LOTS SHALL ALLOW FOR MECHANICAL EQUIPMENT AND 5' PORCH ENCROACHMENT.
10) ANY IMPROVEMENTS INCLUDING & NOT LIMITED TO CONCRETE DRIVEWAY, SIDEWALKS, PARKING, LANDSCAPING, IRRIGATION OR FENCING WITHIN THE UTILITY EASEMENT MUST BE REPLACED AT THE PROPERTY OWNERS EXPENSE. THE CITY ASSUMES NO LIABILITY FOR ANY DAMAGES THAT MAY OCCUR DURING ANY MAINTENANCE OF THE PUBLIC UTILITIES.

OWNER/DEVELOPER
BROOKSON BUILDERS LLC.
P.O. BOX 1060
JUSTIN TX. 76247
OFFICE 817-330-4106

UTILITIES PROVIDED BY:

WATER	CITY OF JUSTIN
SANITARY SEWER	CITY OF JUSTIN
ELECTRIC	ONCOR
GAS	ATMOS ENERGY

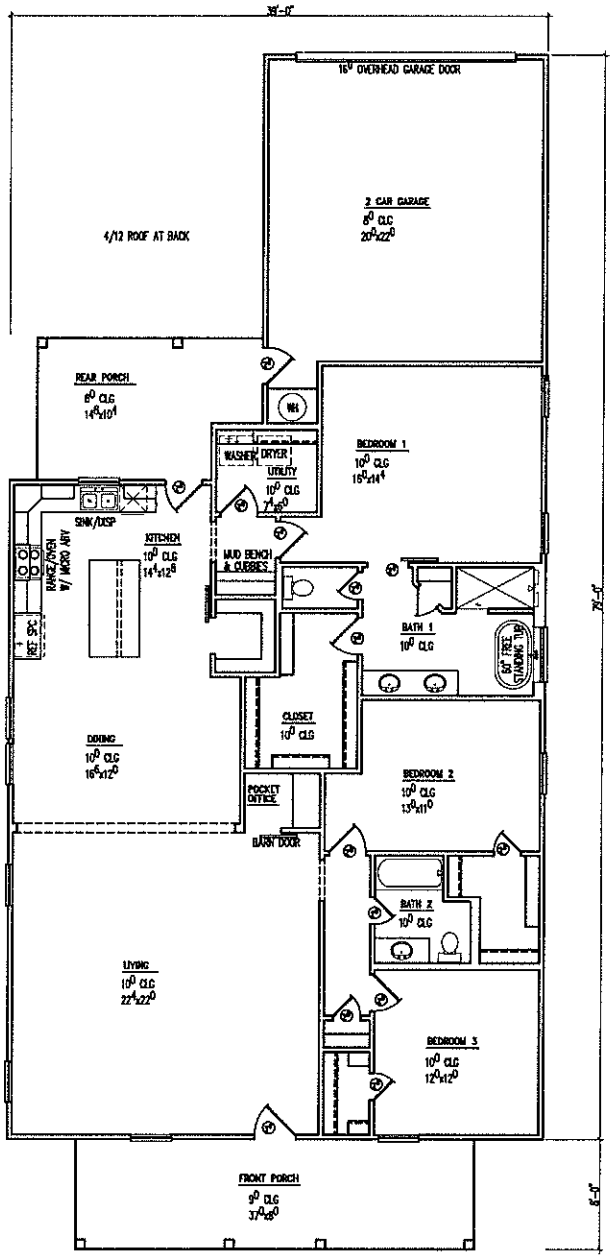
ENGINEER / SURVEYOR
SWAIM ENGINEERING AND SURVEYING
NAME: JASON SWAIM, PE, RPLS
ADDRESS: 506 N. MASON STREET
BOWIE, TEXAS 76230
PHONE: (940)872-5075
FAX: (940)872-4079
EMAIL: jswaim@swaimengineering.com

RECORDING INFORMATION

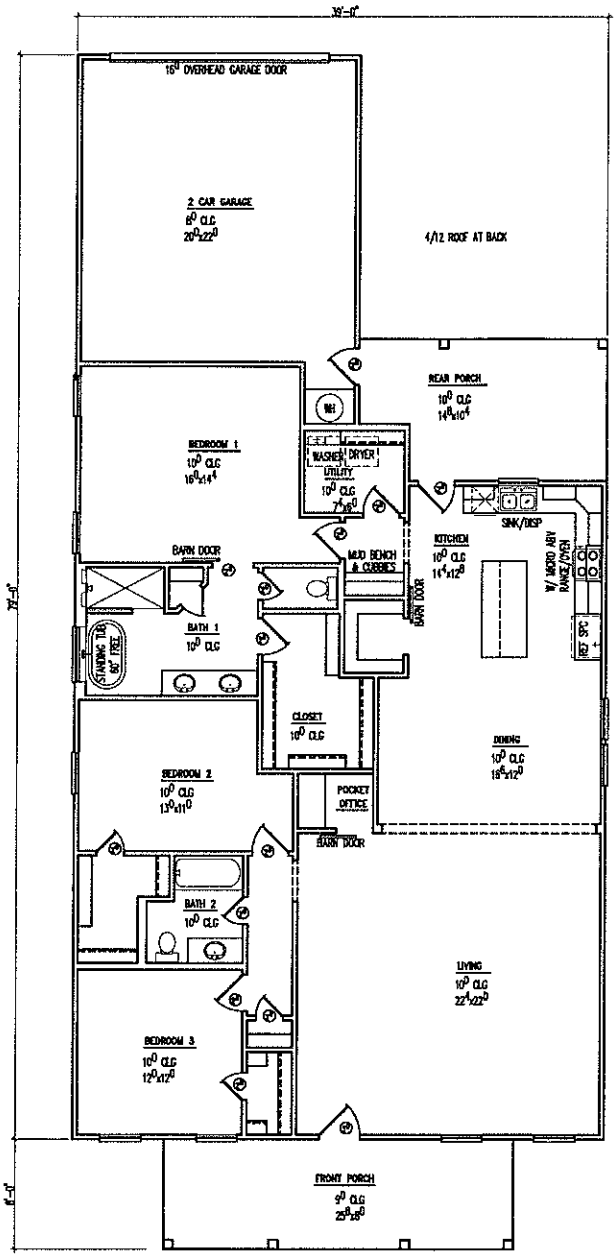
LOTS 1R, 2R, AND 3-12
BLOCK 48
BEING
A
REPLAT
OF
LOTS 1 AND 2
OF BLOCK 48
OF THE ORIGINAL TOWN
OF JUSTIN SUBDIVISION
AND
LOTS 1-6
BLOCK 7
AND
ALL OF BLOCK 10
DONALD HARMONSON ADDITION
TO JUSTIN
DENTON COUNTY, TEXAS

SWAIM PROJECT NO. 21096 7th ST. JUSTIN DCT
MAY 10, 2022

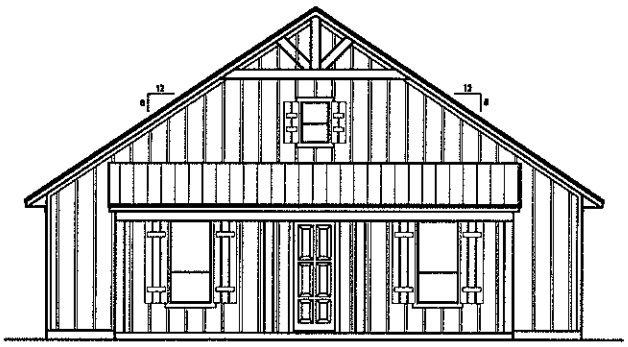
Floor Plans
And
Elevations



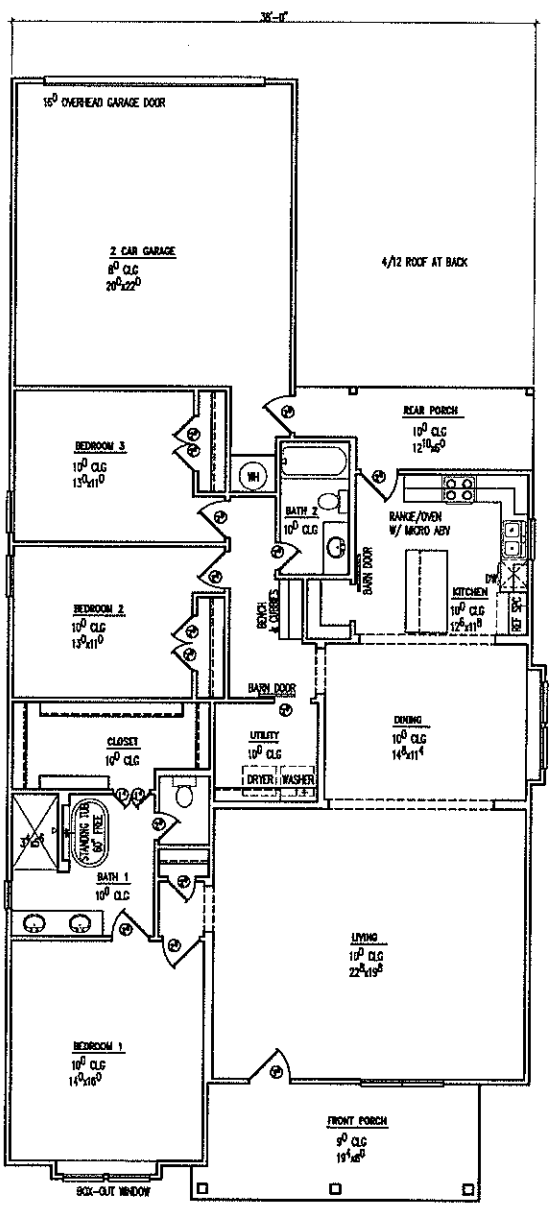
LIVING AREA = 2047 SF
SLAB AREA = 2961 SF



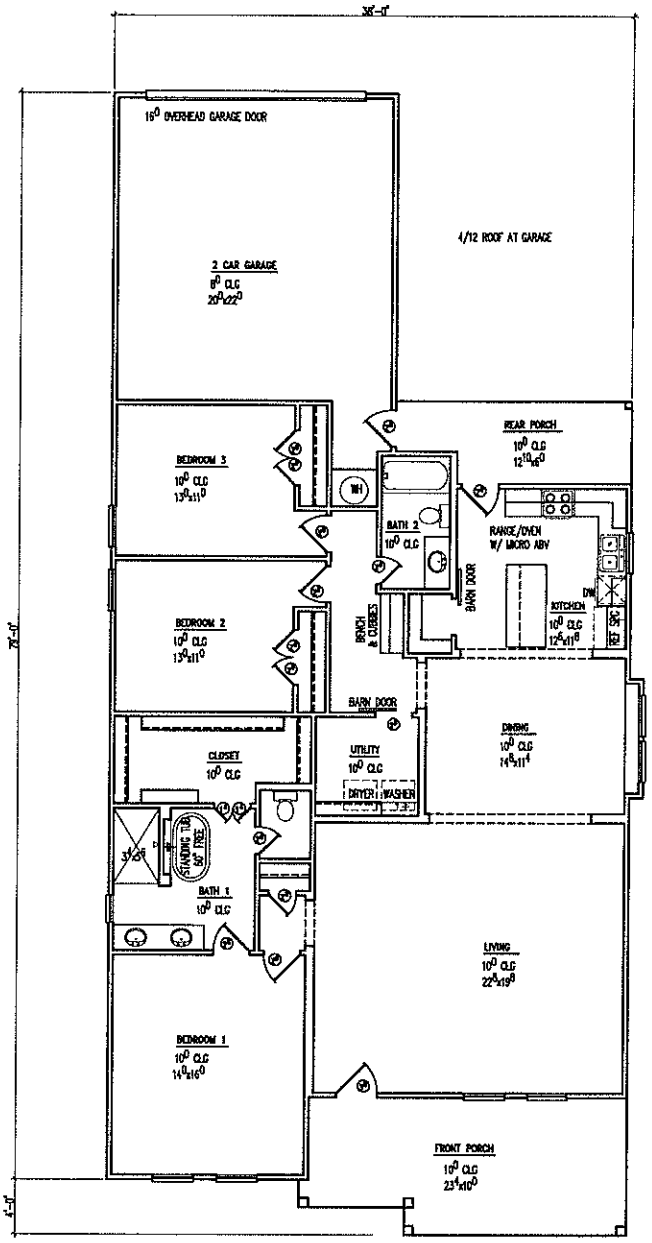
LIVING AREA = 2047 SF
SLAB AREA = 2907 SF







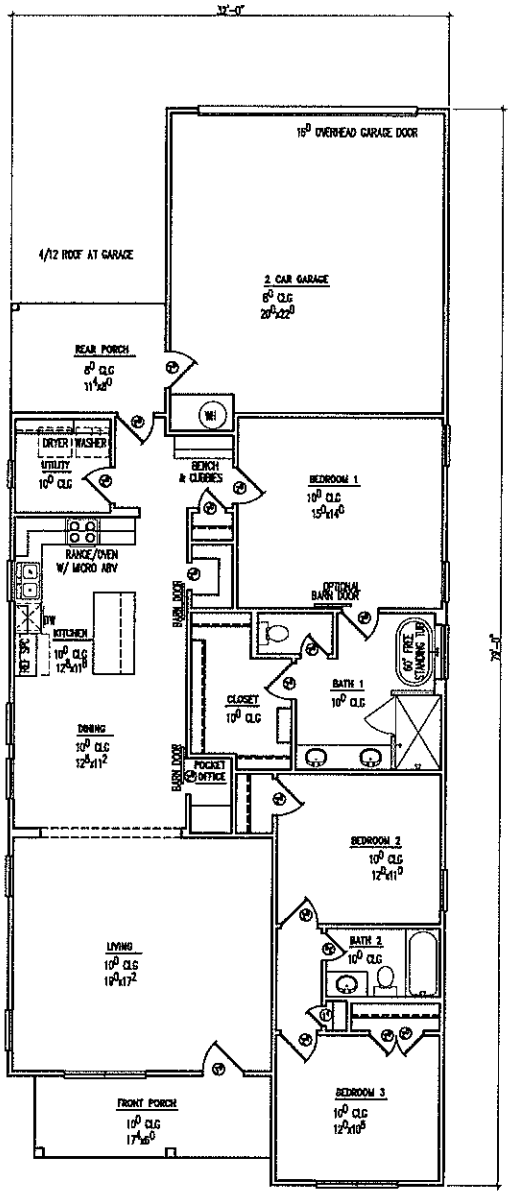
LIVING AREA 1889 SF
SLAB AREA -2665 SF



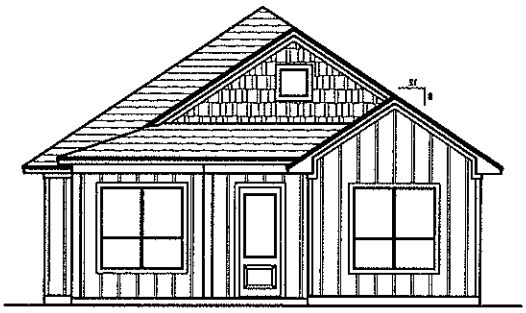
LIVING AREA - 1889 SF
SLAB AREA - 2697 SF

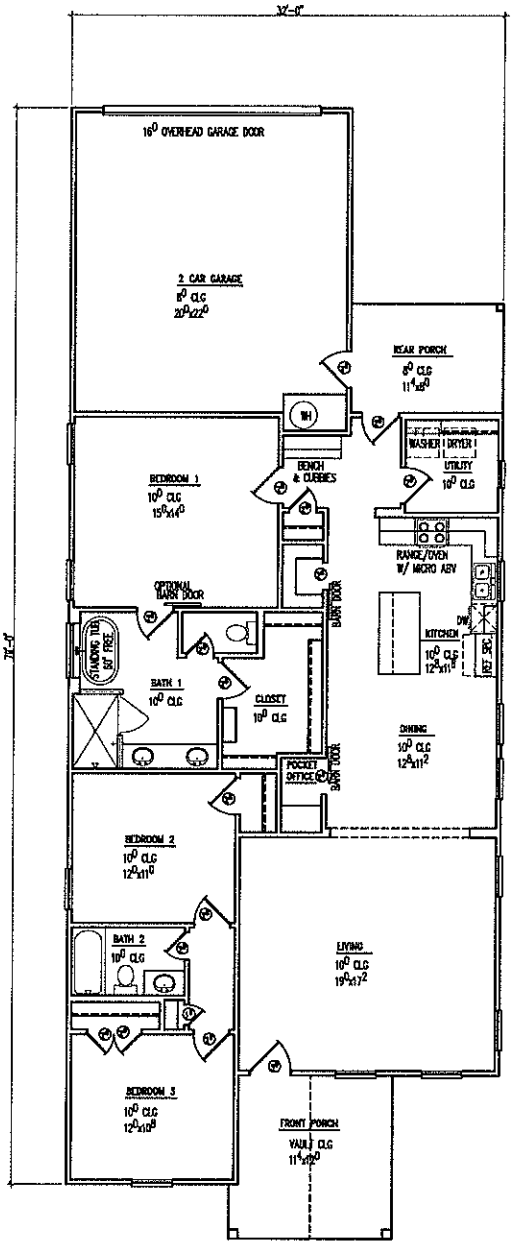




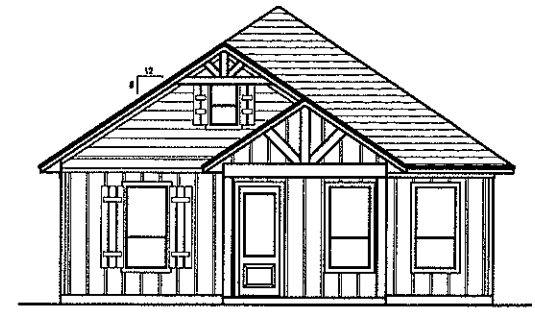


LIVING AREA = 1652 SF
SLAB AREA = 2315 SF





LIVING AREA = 1652 SF
SLAB AREA = 2349 SF



10/6/2021 3:35:51 PM







Zoning

PLANNED DEVELOPMENT (PD)

Design Standards for this PD

These districts provide for residential uses and one-family dwelling units on lots containing a minimum of 5,950 square feet and 1,500 square feet of living area in the dwelling unit.

Minimum Building Site Area: 5,950 sq. ft.

Minimum Building Site Depth: 81 ft.

Minimum Building Site Width: 35 ft.

Required Buffer Yards: None

Buffer Yard Requirements: None

Buffer Yard Road Frontage-Residential Streets: None

Buffer Yard Road Frontage-Thoroughfares/Collectors:
Setbacks

Minimum Front Yard Setback: 20 ft. with 8 ft. porch encroachment

Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.

When a building line has been established by plat or ordinance and such line requires greater or lesser front yard setback than is prescribed by this article for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat.

The front yard shall be measured from the property line to the front face of the buildings, covered porch, covered terrace, or attached accessory buildings. Eaves and roof extensions may project into the required front yard for a distance not to exceed four feet and subsurface structures, platforms or slabs may not project into the front yard to a height greater than 40 inches above the average grade of the yard.

Where lots have a double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

Minimum Interior Side Yard Setback: 5 ft.

Minimum Rear Yard Setback for Main Structure: 18 ft.

Minimum Side Yard Setback from Street: 10 ft; shall allow for mechanical equipment and 5' porch encroachment.

Side yards - Additional Considerations:

Where a lot of record at the time of the effective date of the ordinance from which this article is derived is less than 50 feet in width the required side yard may be reduced to provide a minimum buildable width of 35 feet; provided, however, that no side yard shall be less than five feet.

The area required in a yard shall be open to the sky, unobstructed except for the ordinary projections of windowsills, belt courses, cornices, or other ornamental features.

A roof overhang, an open fire escape or an outside stairway may project not more than three feet into a required side yard, but no closer than three feet to a property line.

Structure Requirements

ACC Requirements:

All plans must be submitted to ACC for approval

Building Material:

Buildings will be 100% Hardie fiber cement siding.

Accessory Buildings:

Accessory buildings are not allowed.

Maximum Distance from Street or Highway:

Any such fire lane or access easements dedicated to the city for such use, shall be of hard surface for the entire width thereof and maintained and kept in a state of good repair at all times by the owner of the premises, and the city shall not be responsible for the maintenance thereof. Such fire lanes shall be permanently marked as fire lanes and the owner of the property shall ensure that the same such markings are kept and obviously displayed.

Maximum Height: 35 ft.

Signs:

- Signs may be erected to a height not exceeding 3 feet in height when located with 60 feet of the lot line.
- No sign shall exceed the size of a typical real estate sales sign, i.e. 2' x 3'.

- No sign can exceed being 4' off the ground at its highest point.
- All signs must be temporary in nature; nothing can be placed in concrete.

Minimum Dwelling Floor Area: 1,500 sq. ft.

Yard Restrictions:

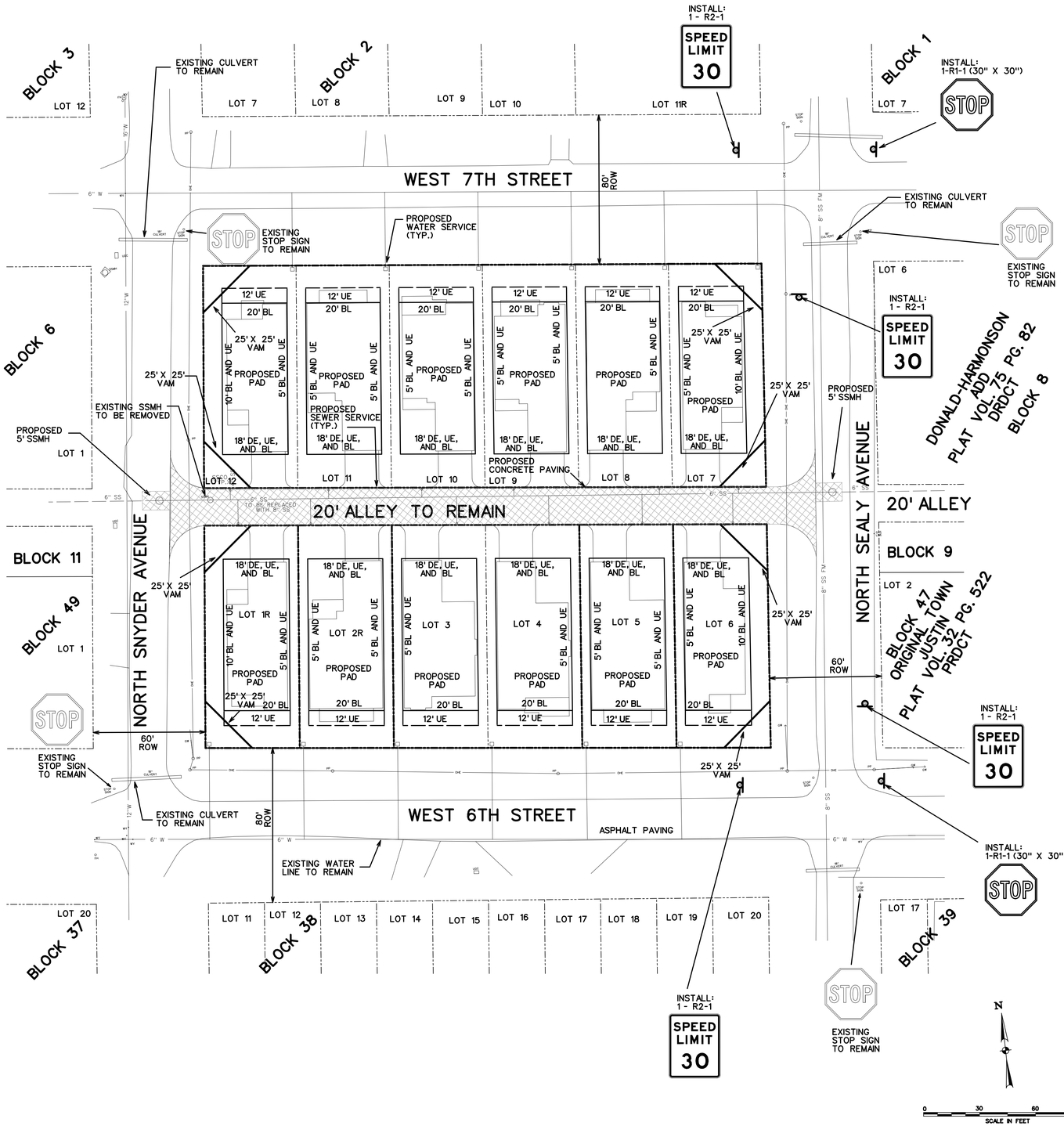
The yard on each lot must be kept mowed and maintained.

City of Justin has the right to place lien on the property if the yard is not kept mowed and maintained.

Allowable land uses

Residential uses:

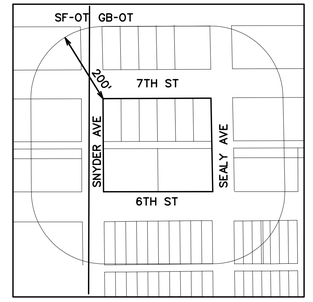
- Model home
- One-family detached dwelling
- Senior adult housing – housing for elderly or disabled people that provides nursing care, housekeeping, and prepared meals as needed.
- Any dwelling can be used as rental, with terms no less than 30 days and no greater than 365 days.



NOTES:
1. THE DEVELOPMENT LOCATION: --- 7TH STREET, JUSTIN, TX 76247.
BLOCK 48, ORIGINAL TOWN, JUSTIN, LOTS 1 AND 2, AND ALL OF BLOCK 10, DONALD HARMONSON ADDITION, TO BE REPLATTED INTO 6 LOTS.
2. THE PROPOSED USE IS A RESIDENTIAL.
3. THE CURRENT ZONING DISTRICT IS GB-OT; THE PROPOSED ZONING DISTRICT IS TO BE PER THE PD.
4. HOUSES TO BE REAR ENTRY WITH DRIVES TO ALLEY.
5. CONCRETE FOR ALLEY SHOULD BE CLASS "C" CONCRETE 3600 PSI CLASS C USE #4 REBAR 18" OCEW

LEGEND

- PROPOSED CLASS "C" 3600 PSI MEDIUM DUTY CONCRETE PAVING
- 770.82^X — PROPOSED SPOT GRADE
- -600- — EXISTING CONTOUR
- 600 — PROPOSED CONTOUR
- 18" SD — PROPOSED STORM DRAIN PIPE
- PROPOSED GRADE BREAK LINE
- PROPOSED SIGN
- EXISTING SIGN



LAND USE AND VICINITY MAP
N.T.S

Lot Size (Minimum)	
Lot Area (sq. ft.)	5950
Lot Width (feet)	50
Lot Width of corner Lots (feet)	50
Lot Depth (feet)	119
Yard Requirements	
Front Yard minimum (feet)	20
Side Yard minimum (feet)	5
Side Yard Corner Lots minimum (feet)	10
Rear Yard minimum (feet)	18
Lot Coverage maximum	45%
House Requirements	
Main Structure maximum Height (feet)	32
Accessory Structure Height maximum (feet)	14
Masonry Percentage minimum	
Front Facade & First Floor	0%
Masonry Percentage minimum _ Overall Exterior	0%
Total acreage	1.6498
Total square feet	71,865
Total number of lots	12

PLANNED DEVELOPMENT
SF-OT PD

SITE PLAN

THE COTTAGES of OLD TOWN JUSTIN
LOTS 1R, 2R, AND 3-12
BLOCK 48

CITY OF JUSTIN, TX

OWNER / DEVELOPER:
BROOKSON BUILDERS, LLC
PO BOX 1060
JUSTIN, TX 76247
CONTACT: BROOKS WHITE
817-896-2115

PREPARED BY:
SWAIM
ENGINEERING & SURVEYING
506 N MASON - BOWIE, TX 76230
(940) 872 - 5075

STATE OF TEXAS
JASON G. SWAIM
84832
REGISTERED
PROFESSIONAL ENGINEER

FILE:SHEET-SITE.DGN	05-16-22	C1.0

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING A REZONE FROM GB-OT TO SF-OT FOR A TWELVE LOT RESIDENTIAL DEVELOPMENT HAVING THE LEGAL DESCRIPTION O T JUSTIN BLK 48 LOT 2, O T JUSTIN BLK 48 LOT 1, DONALD-HARMONSON ADDN BLK 7 LOT 1-6, and DONALD-HARMONSON ADDN BLK 10 DENTON COUNTY, TEXAS; PROVDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Applicant, Brookson Builders, requested a rezone from GB-OT to SF-OT for a twelve (12) lot 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 for the residential development 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 is approved and made a part of this ordinance.

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

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

Section 2. That the Zoning Ordinance of Justin, Texas, regulating property with the legal description of O T JUSTIN BLK 48 LOT 2, O T JUSTIN BLK 48 LOT 1, DONALD-HARMONSON ADDN BLK 7 LOT 1-6, and DONALD-HARMONSON ADDN BLK 10 as further described in the attached documents.

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.

_____
Elizabeth Woodall, Mayor

ATTEST:

_____
Brittany Andrews, City Secretary

Approved as to form:

_____
City Attorney

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
July 19, 2022

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

PROJECT: A Public Hearing to consider a recommendation to City Council for a Replat for the properties legally described as O T JUSTIN BLK 48 LOT 2, O T JUSTIN BLK 48 LOT 1, DONALD-HARMONSON ADDN BLK 7 LOT 1-6, and DONALD-HARMONSON ADDN BLK 10.

EXECUTIVE SUMMARY: A request was made by the Applicant to create 12 total residential lots.

LOT STANDARDS:

Minimum Building Site Area: 5,950 sq. ft.

Minimum Building Site Depth: 81 ft.

Minimum Building Site Width: 35 ft.

Required Buffer Yards: None

Buffer Yard Requirements: None

Buffer Yard Road Frontage-Residential Streets: None

Minimum Front Yard Setback: 20 ft. with 8 ft. porch encroachment

Minimum Interior Side Yard Setback: 5 ft.

Minimum Rear Yard Setback for Main Structure: 18 ft.

Minimum Side Yard Setback from Street: 10 ft; shall allow for mechanical equipment and 5' porch encroachment.

ACTION CONSIDERED:

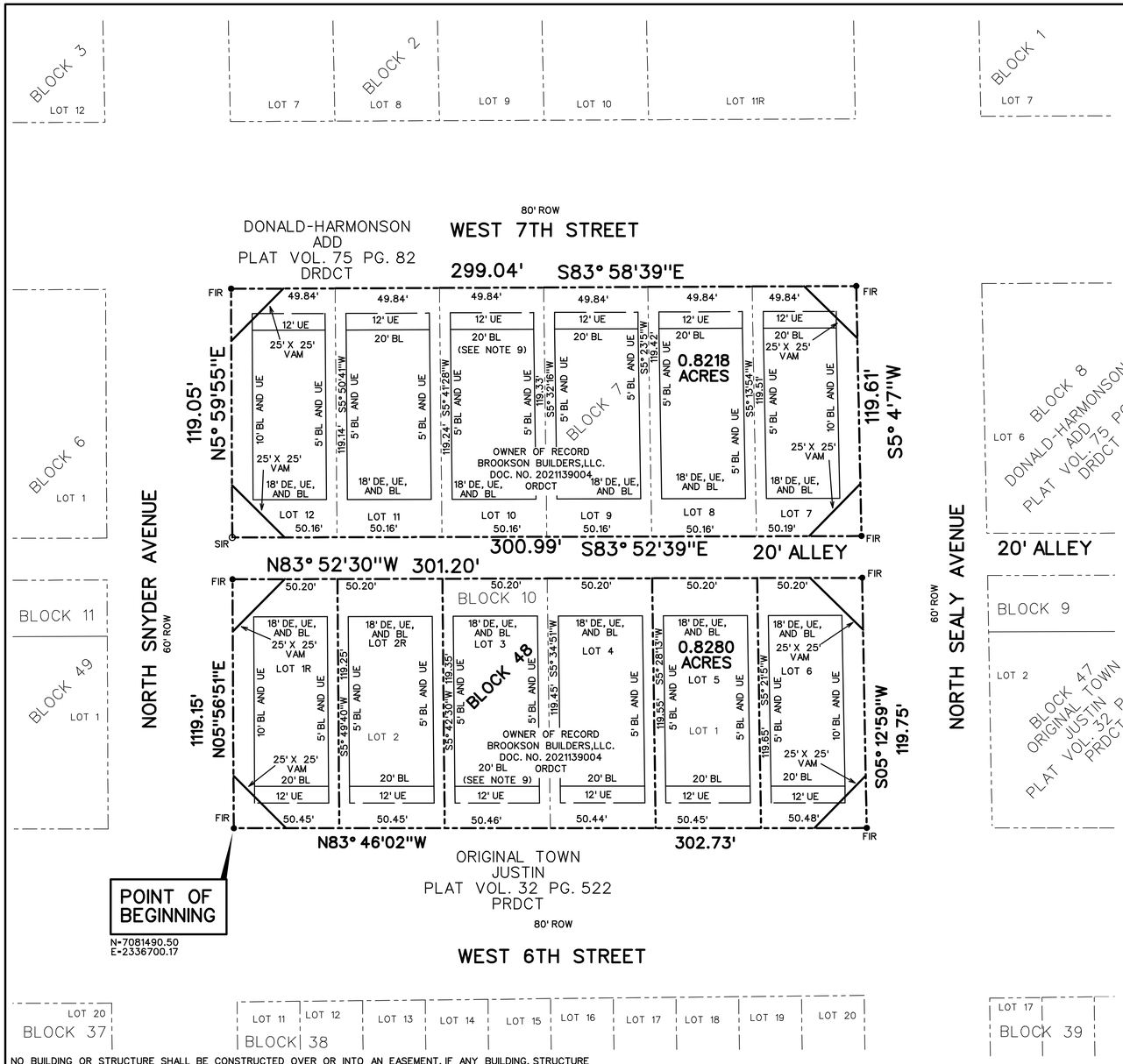
1) Make a recommendation to City Council to approve, approve with conditions, or deny.

STAFF RECOMMENDATION:

Staff recommends consideration based on the request.

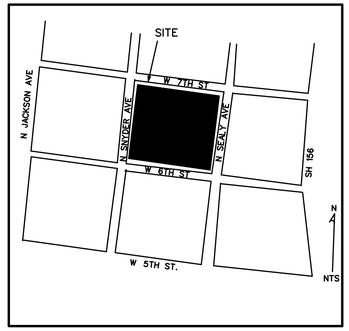
ATTACHMENTS:

1. Proposed Plat

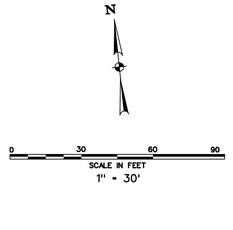


LEGEND

SIR ○	SET IRON ROD
FIR ●	FOUND IRON ROD
———	PROPERTY LINE
BL	BUILDING LINE
DE	DRAINAGE EASEMENT LINE
UE	UTILITY EASEMENT LINE



VICINITY MAP



WHEREAS BROOKSON BUILDERS LLC., is the owner of a 0.8280 acres tract of land, more or less, being all of Lots 1,2, Block 48, Original Town of Justin, Denton County, Texas according to the plat of same recorded in Volume 32 page 522, Deed Records, Denton County, Texas, and being all of Block 10, of the Donald-Harmonson Addition according to the plat thereof recorded in Volume 75, Page 82, Deed Records, Denton County, Texas, and being part of the property described in Deed to Brookson Builders, LLC., recorded under Document No. 2021139004, Official Records, Denton County, Texas, said 0.8280 acres described as follows:

BEGINNING at a found iron rod at the southwest corner of said Lot 2, Block 48, Original Town of Justin, same being the southwest corner of said Brookson Builders LLC. tract, at a point in the north right of way line of West 6th Street, Justin, Texas:

THENCE N 05 deg. 56 min. 51 sec. E a distance of 119.15 feet to found iron rod for corner:

THENCE S 83 deg. 52 min. 39 sec. E a distance of 301.20 feet to found iron rod for corner:

THENCE S 05 deg. 12 min. 59 sec. W a distance of 119.75 feet to a found iron rod for corner:

THENCE N 83 deg. 46 min. 02 sec. W a distance of 302.73 feet to a found iron rod the POINT OF BEGINNING and containing 36,067 square feet or 0.8280 acres of land, more or less.

LEGAL DESCRIPTION: Lots 1-6, Block 7, Donald Harmonson Addition

BEING 0.8218 acres of land, more or less, being all of Lots 1,2,3,4,5, and 6, Block 7, Donald Harmonson Addition, Denton County, Texas, according to the plat of same recorded in Volume 75 page 82, Deed Records of Denton County, Texas, and being part of the property described in Warranty Deed to Brookson Builders LLC., recorded under Document No. 2021139064

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BROOKSON BUILDERS, LLC., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as LOTS 1R, 2R, and 3 through 12, BLOCK 48, ORIGINAL TOWN OF JUSTIN, an addition to the City of Justin, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The sheets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Justin. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Justin's use thereof. The City of Justin and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Justin and public utility entities at all times have the fullright of ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspective, patrolling, maintaining, reading meters, and adding to or removing all or parts of the respective systems without the necessity at any time of procuring permission from anyone.

This plat approved subject to all platting, ordinances, rules, regulations, and resolutions of the City of Justin, Texas.

WITNESS, my hand, this the _____ day of _____ , 2022.

BROOKSON BUILDERS, LLC.

By _____

STATE OF TEXAS
COUNTY OF DENTON
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____ , 2022.

Notary Public in and or the State of Texas

_____

Visibility, access and maintenance easements.
The area or areas shown on the plat as "VAM" (visibility, access, and maintenance) easements(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of eleven (11) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the VAM easement as shown on this plat. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purposes and with all rights and privileges set forth herein.

APPROVAL CERTIFICATE
Approved by the Planning and Zoning Commission date _____

_____
Chairperson, Planning and Zoning Commission

_____
Attest, City Secretary

Approved by the City Council date _____

_____
Mayor, City of Justin

_____
Attest, City Secretary

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4) THE PURPOSE OF THIS REPLAT IS TO CREATE 6 LOTS FOR DEVELOPMENT
5) NO STRUCTURES EXIST ON SUBJECT PROPERTY.
6) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7) ALL ½INCH IRON RODS SET ARE YELLOW CAPS STAMPED "SWAIM 5550".
8) EXISTING ZONING GB-OT; PROPOSED ZONING PD, LOTS 1R, 2R, AND 3-12
9) FRONT 20' B.L. SHALL ALLOW AN 8' PORCH ENCROACHMENT. 10' SIDE LOT B.L. AT CORNER LOTS SHALL ALLOW FOR MECHANICAL EQUIPMENT AND 5' PORCH ENCROACHMENT.
10) ANY IMPROVEMENTS INCLUDING & NOT LIMITED TO CONCRETE DRIVEWAY, SIDEWALKS, PARKING, LANDSCAPING, IRRIGATION OR FENCING WITHIN THE UTILITY EASEMENT MUST BE REPLACED AT THE PROPERTY OWNERS EXPENSE. THE CITY ASSUMES NO LIABILITY FOR ANY DAMAGES THAT MAY OCCUR DURING ANY MAINTENANCE OF THE PUBLIC UTILITIES.

UTILITES PROVIDED BY:

WATER	CITY OF JUSTIN
SANITARY SEWER	CITY OF JUSTIN
ELECTRIC	ONCOR
GAS	ATMOS ENERGY

OWNER/DEVELOPER
BROOKSON BUILDERS LLC.
P.O. BOX 1060
JUSTIN, TX. 76247
OFFICE 817-330-4106

SURVEYOR'S CERTIFICATE

That I, Jason G. Swaim, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Justin, Texas.

_____
Jason G. Swaim, RPLS •5550

STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jason G. Swaim, know to me to be the person whose name is subscribed to this plat.

Given under my hand and seal of office, this _____ day of _____ . 2022.

_____
Notary Public in and for the State of Texas.

ENGINEER / SURVEYOR
SWAIM ENGINEERING AND SURVEYING
NAME: JASON SWAIM, PE, RPLS
ADDRESS: 506 N. MASON STREET
BOWIE, TEXAS 76230
PHONE: (940)872-5075
FAX: (940)872-4079
EMAIL: jswaim@swaimengineering.com

RECORDING INFORMATION

STATE OF TEXAS
REGISTERED
JASON G. SWAIM
5550
PROFESSIONAL
SURVEYOR

LOTS 1R, 2R, AND 3-12 BLOCK 48 BEING A REPLAT OF LOTS 1 AND 2 OF BLOCK 48 OF THE ORIGINAL TOWN OF JUSTIN SUBDIVISION AND LOTS 1-6 BLOCK 7 AND ALL OF BLOCK 10 DONALD HARMONSON ADDITION TO JUSTIN DENTON COUNTY, TEXAS

SWAIM PROJECT NO. 21096 7th ST. JUSTIN DCT
MAY 10, 2022

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
July 19, 2022

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

PROJECT: Public Hearing to consider a recommendation to City Council for a Site Plan with a variance request to landscaping for the properties legally described as 6th Street Commercial Lots 1-5, Block A.

EXECUTIVE SUMMARY:

A Site Plan was submitted to the City last year to add 5 office/warehouse buildings for approximately 12,000 square-feet with 41 parking spaces. The use is permitted by right, however, any deviations from the code requires the application to be forwarded to the Planning and Zoning Commission and City Council. The Applicant is requesting a variance to the landscaping requirements.

LANDSCAPING:

NORTH SIDE: The Applicant is requesting to utilize a landscape buffer of 5' in lieu of the required 20'. The Applicant is meeting the planting density requirements. They are required to plant 3 canopy trees, 6 ornamental trees, and 24 shrubs. They are proposing to plant 3 canopy trees, 9 understory/ornamental, and 38 shrubs.

SOUTH SIDE: No buffer required.

EAST SIDE (Topeka Avenue): The applicant is requesting to utilize an optional buffer yard. The buffer yard required is Buffer Yard E and they are requesting Buffer Yard B.

Buffer Type	Buffer Yard	Canopy trees	Understory	Shrubs
E	20'	4	4	10
B	10'	2	3	10
Applicant Proposed	6'	3	5	15

WEST SIDE (Colorado Avenue):

Buffer Type	Buffer Yard	Canopy trees	Understory	Shrubs
E	20'	4	4	10
B	10'	2	3	10
Applicant Proposed	6'	3	5	15

SETBACKS: The Light Industrial zoning district has no requirements for setbacks. The development is utilizing five-foot setbacks from each property line. The spacing between buildings is ten-feet.

PARKING: The development is required to have 24 parking spaces. The development is proposing 41 spaces.

CURRENT ZONING: Light Industrial (LI)

ACTION CONSIDERED:

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

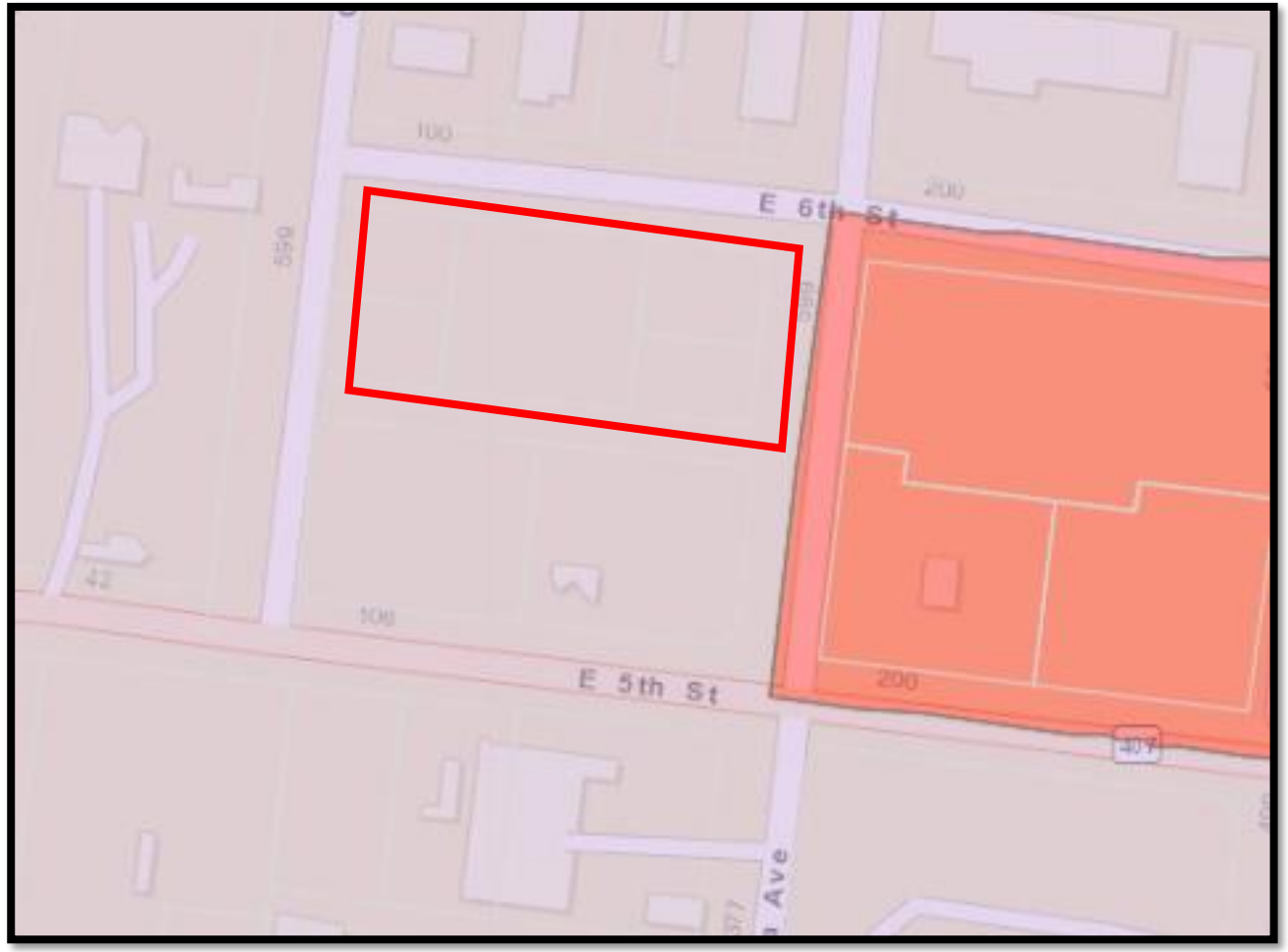
STAFF RECOMMENDATION:

Staff recommends consideration based on the request. The recommendation will solely be based on the variance requests.

ATTACHMENTS:

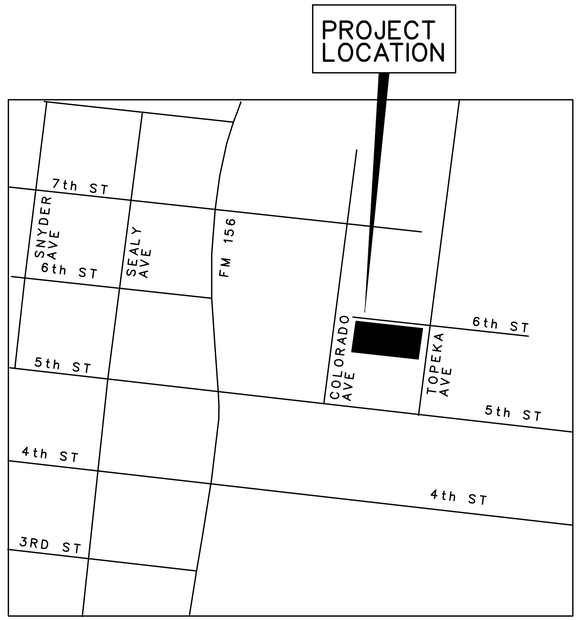
1. Supporting Documentation
2. Landscape Ordinance




E 6th St
E 5th St
100
200
550
42
100
200
40 Y
Ave

6TH STREET
SITE PLAN

BLOCK 40 ORIGINAL TOWN JUSTIN
KNOWN AS LOTS 1-5, BLOCK A
JUSTIN, DENTON COUNTY, TEXAS



VICINITY MAP
N.T.S.

PROJECT LOCATION

6TH STREET, JUSTIN TEXAS
BLOCK 40 BETWEEN COLORADO AVE
AND TOPEKA AVE

SES PROJECT NO. 21061

NOTES AND SUBMITTALS PREPARED:
PRELIMINARY PLANS 75% COMPLETE 6-7-2021
PRELIMINARY PLANS 95% REVISED 10-29-2021
PRELIMINARY PLANS 99% REVISED 12-14-2021
PRELIMINARY PLANS 99% REVISED 5-26-2022

PRELIMINARY

STATE OF TEXAS
JASON G. SWAIM
84832
REGISTERED
PROFESSIONAL ENGINEER

THESE CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF JUSTIN. THEY HAVE BEEN REVIEWED FOR CONFORMANCE WITH THE SUBDIVISION RULES AND REGULATIONS. THIS APPROVAL DOES NOT RELIEVE THE DESIGN ENGINEER OR THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR THE ACCURACY OR CORRECTNESS OF THE PLANS AND SPECIFICATIONS. CONSTRUCTION NOT COMMENCED WITHIN ONE YEAR OF SIGNATURE DATE BELOW, SHALL BE SUBJECT TO ALL REQUIREMENTS AND STANDARDS OF THE THEN EXISTING CITY OF JUSTIN DEVELOPMENT RULES AND REGULATIONS.

CHAIRPERSON PLANNING AND ZONING COMMISSION: _____

ATTEST, CITY SECRETARY: _____

CITY COUNCIL: _____

ATTEST, CITY SECRETARY: _____

DATE_____, 20_____

PREPARED BY

SWAIM
ENGINEERING & SURVEYING
Jason Swaim, PE, RPLS
506 N. Mason St.
Bowie, Texas 76230

Phone: (940) 872-5075
Cell: (940) 531-0047
Fax: (940) 872-4079
Email: jswaim@swaimengineering.com

PREPARED FOR

BROOKSON BUILDERS, LLC

PO BOX 1060
JUSTIN, TX 76247
CONTACT: BROOKSON BUILDERS

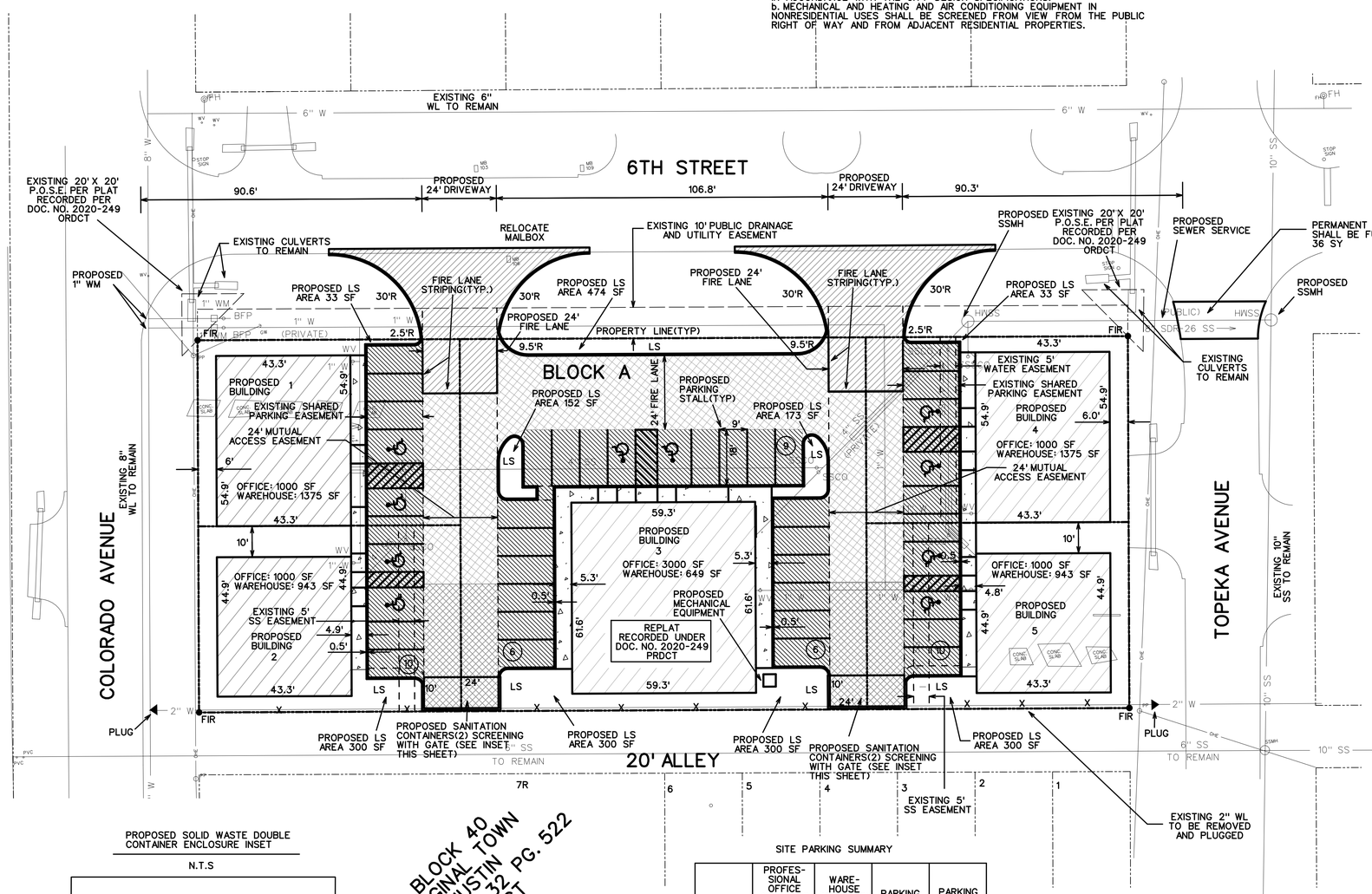
INDEX OF SHEETS

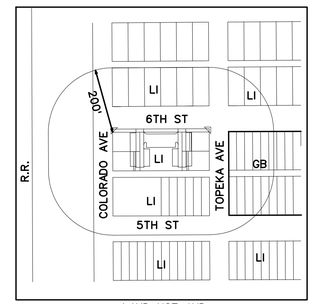
SHEET NO.	DESCRIPTION
	COVER SHEET
	~~REPLAT~~
C1.0	SITE PLAN
~~C2.0~~	~~PAVING AND GRADING PLAN~~
~~C3.0~~	~~DEMOLITION PLAN~~
~~C4.0~~	~~DIMENSION CONTROL PLAN (NOT~~ THIS SUBMITTAL)
C5.0	WATER AND SEWER PLAN
C6.0	DRAINAGE AREA MAP AND COMPUTATIONS
~~C7.0~~	~~GENERAL NOTES~~
~~C8.0~~	~~SITE DETAILS~~
~~C9.0~~	~~STORM WATER POLLUTION PREVENTION~~ PLAN
~~C10.0~~	~~SANITARY SEWER PLAN AND PROF~~ILE
	LANDSCAPE PLAN
	BUILDING FLOOR PLAN

NOTES:
1. THE DEVELOPMENT LOCATION: --- 6TH STREET, JUSTIN, TX 76247, KNOWN AS BLOCK A, ORIGINAL TOWN, JUSTIN, LOTS 1-5.
2. THE PROPOSED USE IS 5 PROFESSSIONAL OFFICE BUILDINGS.
3. THE CURRENT ZONING DISTRICT IS LI.
4. THE NET LOT AREA IS 35,965 SF; THE GROSS LOT AREA IS 35,965 SF.
5. THE LOT COVERAGE AREA IS 34%; THE FLOOR AREA RATIO IS 44%
6. THE BUILDING SIZE IS 15,754 SF; THE BUILDING HEIGHT IS 19.5'; THE TOTAL FLOOR AREA IS 15,754 SF.
7. a. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALL, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
b. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NONRESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT OF WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
8. TOTAL PARKING: 31 OFF STREET, 10 HDCP VA. OFF STREET
9. THERE ARE NO TREES ON SITE.
10. 2" WATER LINE TO BE REMOVED AFTER COMPLETION OF CARWASH PROJECT TO EAST OF PROPOSED SITE.
11. ALL CONCRETE IS CLASS "C"
12. SEE PLAT FOR LOCATIONS OF SHARED PARKING AND ACCESS EASEMENT AREAS

LEGEND

- PROPOSED CLASS "C" 3600 PSI LIGHT DUTY CONCRETE PAVING
- PROPOSED CLASS "C" 3600 PSI 7" FIRE LANE PAVING
- PROPOSED CLASS "C" 3600 PSI MEDIUM DUTY CONCRETE PAVING
- 8" CLASS "C" 3600 PSI CONCRETE
- PROPOSED SIDEWALK PAVING 4" CLASS "C" 3600 PSI CONCRETE
- 770.82X — PROPOSED SPOT GRADE
- -600- — EXISTING CONTOUR
- 600 — PROPOSED CONTOUR
- 18" SD — PROPOSED STORM DRAIN PIPE
- PROPOSED GRADE BREAK LINE
- LS — PROPOSED LANDSCAPE AREA
- (6) — PARKING SPACES
- P.O.S.E. — PUBLIC OPEN SPACE EASEMENT

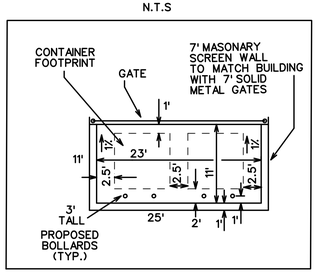




LAND USE AND VICINITY MAP
N.T.S

PROPOSED SOLID WASTE DOUBLE CONTAINER ENCLOSURE INSET

N.T.S



BLOCK 40
ORIGINAL TOWN
JUSTIN
PLAT VOL. 32 PG. 522
PRDCT

SITE PARKING SUMMARY

	PROFESSIONAL OFFICE AREA (SF) 2.5/1000 SF	WAREHOUSE AREA (SF) 1/1000 SF	PARKING REQUIRED	PARKING PROVIDED
BUILDING 1	1000	1375	3.9	5
BUILDING 2	1000	943	3.5	5
BUILDING 3	3000	649	8.5	11
BUILDING 4	1000	1375	3.9	5
BUILDING 5	1000	943	3.5	5
ADA (2%)			1	8
ADA (V.A.)			1	2
TOTALS	7000	5285	23.8	41

N

0 20 40 60
SCALE IN FEET
1" - 20'

STATE OF TEXAS
JASON G. SWAIM
84832
REGISTERED
PROFESSIONAL ENGINEER

OWNER / DEVELOPER:
BROOKSON BUILDERS, LLC
PO BOX 1060
JUSTIN, TX 76247
CONTACT: BROOKS WHITE
817-896-2115

PREPARED BY:
SWAIM
ENGINEERING & SURVEYING
506 N MASON - BOWIE, TX 76230
(940) 872 - 5075

SITE PLAN

6TH STREET SITE IMPROVEMENTS

CITY OF JUSTIN, TX

FILE:SHEET-SITE.DGN	DATE: 05-23-22	C1.0

ALL CONCRETE IS CLASS "C"

WATER LINE IMPROVEMENTS:

INSTALL

5 - CONNECTION TO BUILDINGS
632 LF - 1" PVC PIPING
2 - 1" BACKFLOW PREVENTOR
2 - 1" W.M. ASSEMBLY
3 - 1" 90° BEND
5 - 2" GATE VALVE
4 - 1" X 1" TEE

SANITARY SEWER IMPROVEMENTS

INSTALL:

5 - BUILDING CONNECTIONS
98 LF - 8" SDR-26 SS PIPE
387 LF - 4" PVC SS PIPE
3 - 4" X 45° BEND
8 - TWO WAY 4" SSCO
67 LF - CONCRETE ENCASEMENT
2 - 4" X 45° WYE
1 - 4" X 90° SWEEP
2 - 5' SSMH

LEGEND

- PROPERTY LINE
- 6"W — PROPOSED WATER LINE WITH SIZE
- 4"SS — PROPOSED SEWER LINE WITH SIZE
- FDC — APPROX. LOCATION OF FDC ON BUILDING
- FH — FIRE HYDRANT ASSEMBLY
- WV — WATER VALVE ASSEMBLY
- SSCO — SANITARY SEWER CLEAN OUT
- SSMH — SANITARY SEWER MAN HOLE
- GATE VALVE

6TH ST

COLORADO AVE

TOPEKA AVE

20' ALLEY

PERMANENT CONCRETE REPAIR SHALL BE FULL PANEL REPLACEMENT. 36 SY

EXISTING 10" SS TO REMAIN

13 LF CONCRETE ENCASEMENT

30 LF CONCRETE ENCASEMENT

24 LF CONCRETE ENCASEMENT

4" SS (PRIVATE)

1" WM BFP (PRIVATE)

8" SDR-26 SS (PUBLIC)

2" W TO BE REMOVED AND PLUGGED AFTER COMPLETION OF CARWASH PROJECT EAST OF PROPOSED SITE

6" SS TO REMAIN

10" SS

N

0 20 40 60

SCALE IN FEET
1" = 20'

WATER AND SEWER PLAN

6TH STREET SITE IMPROVEMENTS

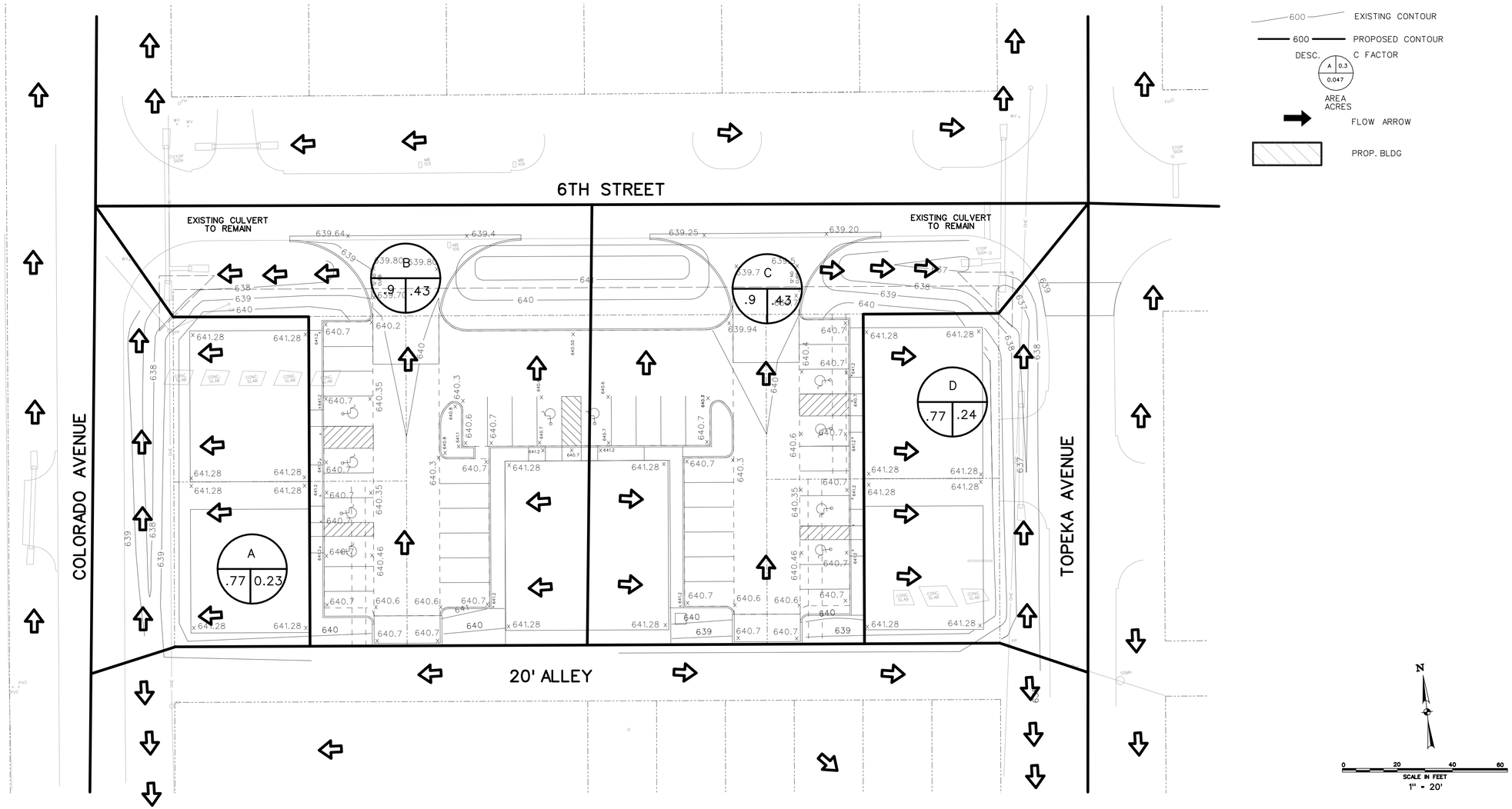
CITY OF JUSTIN, TX

OWNER / DEVELOPER:
BROOKSON BUILDERS, LLC
PO BOX 1060
JUSTIN, TX 76247
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817-896-2115

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(940) 872 - 5075

STATE OF TEXAS
JASON G. SWAIM
84832
REGISTERED
PROFESSIONAL ENGINEER

FILE:SHEET-UTIL.DGN	DATE: 05-23-22	C5.0



DRAINAGE COMPUTATIONS
SES 21086 - 6TH STREET SITE - BROOKSON BUILDERS

AREA NO.	AREA (SF)	AREA (AC.) A	RO COEF C (EX)	RO COEF C (PR)	INT 10 YR I (10)	INT 50 YR I (50)	INT 100 YR I (100)	EXIST RO 10 YR Q (10)	EXIST RO 50 YR Q (50)	EXIST RO 100 YR Q (100)	PROPOSED RO 10 YR Q (10)	PROPOSED RO 50 YR Q (50)	PROPOSED RO 100 YR Q (100)	DESCRIPTION OF OUTFALL
A	10152	0.23	0.55	0.77	7.9	10.5	11.6	1.01	1.35	1.49	1.42	1.88	2.08	TO DITCH
B	18875	0.43	0.55	0.9	7.9	10.5	11.6	1.88	2.50	2.76	3.08	4.09	4.52	TO DITCH
C	18554	0.43	0.55	0.9	7.9	10.5	11.6	1.85	2.46	2.72	3.03	4.03	4.45	TO DITCH
D	10581	0.24	0.55	0.77	7.9	10.5	11.6	1.06	1.40	1.55	1.48	1.96	2.17	TO DITCH
OVERALL		1.34						5.80	7.71	8.52	9.00	11.97	13.22	

STATE OF TEXAS
JASON G. SWAIM
84832
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PREPARED BY:
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506 N MASON - BOWIE, TX 76230
(940) 872 - 5075

DRAINAGE AREA MAP AND COMPUTATIONS

6TH STREET SITE IMPROVEMENTS

CITY OF JUSTIN, TX

FILE:SHEET-DAMAP.DGN	DATE: 05-23-22	C6.0

LANDSCAPE NOTES:

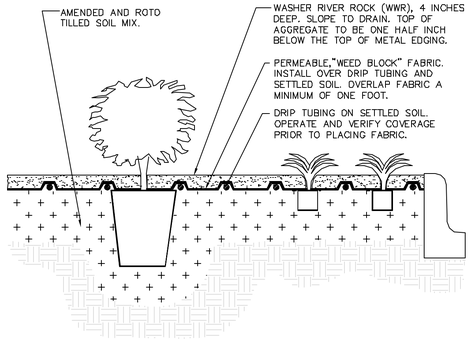
01. ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
02. NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
03. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
04. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
05. NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIBILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
06. PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
07. PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
08. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
09. NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
10. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
11. WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKEING SYSTEMS SUCH AS 'T' POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHAL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
12. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
13. ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
14. FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
15. PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
16. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
17. AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
18. ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OR ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
19. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
20. TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
21. ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
22. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
23. TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
24. OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
25. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
26. ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
27. ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
28. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

MAINTENANCE NOTE:

Sec. 52-212. - Maintenance.

(a) *General.* The owner, tenant and the agent, if any, shall be jointly and severably responsible for the maintenance of all landscaping and irrigation. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping, all plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All irrigation heads or lines that are broken and flow water shall be replaced or repaired immediately to prevent the waste of water.

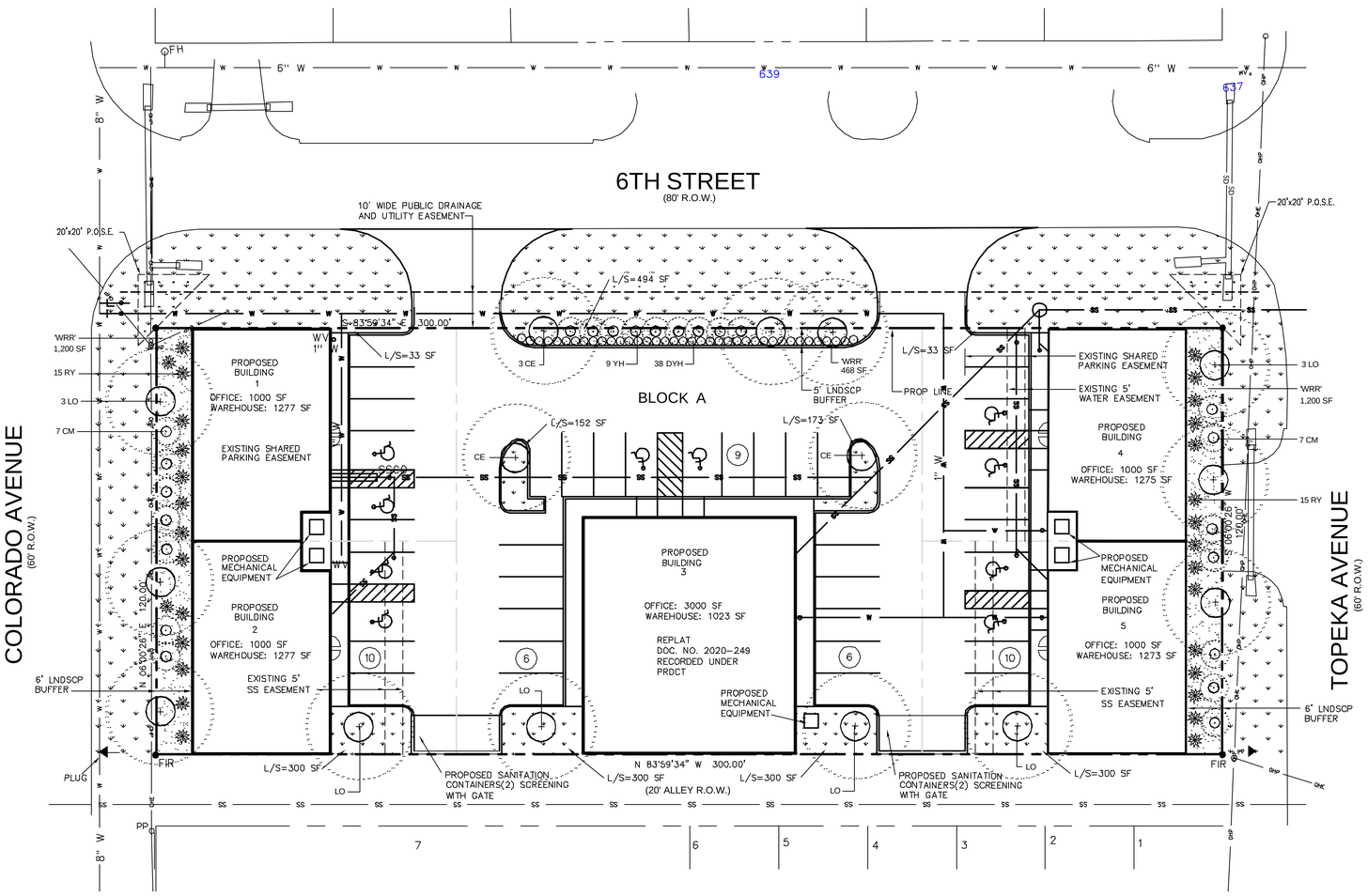
(b) *Plant replacement.* The owner shall be responsible for replacing all plant materials which shows dead branching over 75 percent or more of the normal branching pattern and repair irrigation system for a period of one year from the date of issuance of the certificate of occupancy. Plant materials that die shall be replaced with plant material of similar variety and similar initial size. The owner shall make such necessary replacements within 30 days of notification by the city.



2 PLANTING DETAIL W/ AGGREGATE TOPPING - 'WWR'
NOT TO SCALE

PLANT MATERIAL SCHEDULE

KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
LARGE CANOPY TREES				
CE	5	CEDAR ELM	Ulmus crassifolia	1-1/2" cal., 6'-8' tall, b&b.
LO	10	LIVE OAK	Quercus virginiana	1-1/2" cal., 6'-8' tall, b&b.
ORNAMENTAL TREES				
CM	14	CRAPE MYRTLE-WHITE	Lagerstroemia indica	4'-6' tall, multi-trnk, b&b.
YH	9	YAUPON HOLLY	Ilex vomitoria	4'-6' tall, multi-trnk, b&b.
SHRUBS				
DYH	38	DWARF YAUPON HOLLY	Ilex vomitoria 'nana'	3 gal., 12" tall, 30" o.c.
RY	30	RED YUCCA	Hesperaloe parvifolia	3 gal., 12" tall, 48" o.c.
TURF GRASS				
BG		BERMUDA GRASS	Cynodon dactylon	solid sod



NORTH

1 LANDSCAPE PLANTING PLAN
SCALE: 1"=20'-0"
0' 5' 10' 20' 40'

MANDATORY LANDSCAPE REQUIREMENTS:

STREET BUFFER YARD 'E'
- REQUIRED MINIMUM DEPTH: 10 FEET
- REQUIRED CANOPY TREES: 1 PER 100 FEET
- REQUIRED ORNAMENTAL TREES: 2 PER 100 FEET
- REQUIRED SHRUBS: 8 PER 100 FEET

6 TH STREET- (4' BUFFER) 300'
- 3 CANOPY TREES REQ'D. 3 PROVIDED.
- 6 ORNAMENTAL TREES REQ'D 9 PROVIDED
- 24 SHRUBS REQ'D 38 PROVIDED

STREET BUFFER YARD 'B'
- REQUIRED MINIMUM DEPTH: 10 FEET
- REQUIRED CANOPY TREES: 2 PER 100 FEET
- REQUIRED ORNAMENTAL TREES: 3 PER 100 FEET
- REQUIRED SHRUBS: 10 PER 100 FEET

COLORADO DRIVE - (6' BUFFER) 120'
- 3 CANOPY TREE REQ'D. 3 PROVIDED.
- 4 ORNAMENTAL TREES REQ'D 5 PROVIDED
- 12 SHRUBS REQ'D 15 PROVIDED

TOPEKA AVENUE - (6' BUFFER) 120'
- 3 CANOPY TREE REQ'D. 3 PROVIDED.
- 4 ORNAMENTAL TREES REQ'D 5 PROVIDED
- 12 SHRUBS REQ'D 15 PROVIDED

PARKING LOT LANDSCAPING:
- 10 SF PER PARKING SPACE. 50 SPx10 = 500 SF
- 1,525 SF PROVIDED.
- 1 TREE PER 16 SPACES. 50/16 = 3 TREES REQ'D
- 6 TREES PROVIDED

Don C. Wheeler
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Landscape Architecture Planning Irrigation Design
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Office 817.335.1405 don@dcwla.com

REGISTERED LANDSCAPE ARCHITECT DON C. WHEELER 0767 STATE OF TEXAS

05/10/2022

D.C.W.L.A. PROJECT NO: 2k19-18

6TH STREET COMMERCIAL
JUSTIN, TEXAS

LANDSCAPE PLAN

REVISIONS				
				BY
				DESCRIPTION
				DATE
				1

SHEET NO: L1.0
OF 4 L SHEETS

PLANTING SPECIFICATIONS

PART 1–GENERAL

1.01 SCOPE:
Preform all work required to complete the landscaping as indicated by the Contract Documents and furnish all supplementary items necessary for its proper installation.

1.02 DESCRIPTION OF WORK:
Work includes the preparation of bed areas; the fine grading and preparation of grass areas; the installation of metal edging; the planting of trees, shrubs and grass sod and grass seed (hydromulched).

1.03 APPLICABLE STANDARDS:
A. American Standards for Nursery Stock, ANSI 260.1, or latest addition.
B. American Joint Committee on Horiculture Nomenclature; 1942 Edition of standardized Plant Names.

1.04 SPECIAL LANDSCAPE PROVISIONS:
A. Water: Provided by Owner. Contractor shall not deliver plant material to the site or install material until the new irrigation mainline has been routed and quick coupler valves have been installed and are working.
B. Guarantee:
1. All plants shall be guaranteed for a twelve–month period after final acceptance. the contractor shall replace all dead materials, or plants that are not in vigorous, thriving condition as soon as weather permits and on notification by the Owner. Plants, including trees, which have partially died so that shape, size or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
2. Plants used for replacement shall be the same kind and size as those original planted, and they shall be planted as originally specified. All work, including materials, labor and equipment used in replacements shall be at no cost to the Owner. Any damage, including ruts in the lawn or bed areas, incurred in making replacements shall be immediately repaired.
3. At the direction of the Owner, plants may be replaced at the start of the next year's planting season, but in some cases dead plants shall be removed from the premises.
4. The Owner agrees that for the guarantee to be effective, he will continue watering plants at least twice each week during dry periods after final inspection.
5. This guarantee does not apply where plants die after final acceptance because of injury by hail, freeze, insects, diseases or vandalism.
C. Acceptance of the Work: Final acceptance of the work under this Contract may be given when all plants are placed as specified and in the locations shown on the plan, provided the plants are in a finished, completed and undamaged condition.
D. Maintenance (General): The contractor shall maintain all plant material under this Contract by watering, cultavating, spraying and replacing as necessary to keep plants in a vigorous, healthy condition, and shall rake bed areas as may be required to keep them neat until final acceptance.
1. Watering: As necessary to keep the top two inches (2") of soil moist.
2. Weeding: Shall consist of hoeing out or by hand removal of all weeds including foreign grasses over all newly planted areas at least twice each week.

1.05 LOCATION OF AND DAMAGE TO EXISTING UTILITIES:
The Landscape Contractor is responsible for locating underground obstacles. The Contractor shall exercise caution to prevent damage to existing facilities during the progress of the construction work, taking care to locate same, where possible, in advance of the actual work. The Architect will render all assistance possible to the Landscape Contractor in the matter of determining the location of existing utilities making available maps, records and other information as may be accessible to him when requested to do so, but the accuracy of such information will not be guaranteed. The Landscape Contractor shall be responsible for all damage to existing utilities resulting from his operations. Should the underground utility, structure, etc. the location of which has not been furnished to him by the Architect, he shall bring such conditions to the attention of the Architect for his determination of the method to remove and replace or bypass such obstructions. After determination by the Architect, Contractor will proceed with which ever method was chosen at no additional cost to the Owner.

PART 2–PRODUCTS

2.01 PLANTS (GENERAL):
A. Plant names scheduled, shall conform to referenced standards. Minimum size and quanity standards shall be a recognized regional or state organization affiliated with the American Association of Nurserymen for extra heavy grade unless otherwise specified. Nursery stock shall be first quality, sound, healthy, vigorous, well branched and densely foliated. All plants shall be well–formed, No. 1 grade or better stock and shall meet the applicable standards noted herein. Plants shall be free of disease, insect pests (including fire ants), eggs or larvae, and with healthy well–established root systems. All plants shall be subject to rejection by the Owner's Representative and shall remain the property of the Contractor until final acceptance.
B. Plants shall conform to measurements shown on the plan. Measurements specified shall be the minimum size for each variety.
C. Plants meeting requirements specified but not having a normal balance between height and spread will be rejected. Plants which are found unsuitable in growth or in unhealthy, badly shaped or undersized condition when examined by the Landscape Architect either before or after planting, shall be removed
D. Measure plants and tree trunks when branches are in their normal position. Specified dimensions for height and spread refer to the main body of plant and not from branch tip to branch tip. No pruning of branches to obtain the required height shall be done before the plants are delivered to the site, unless approved by the Landscape Architect.
E. Nursery–grown plants shall mean plants which are healthy, vigorous plants, lined out in rows in a nursery and which are annually cultivated, sprayed, pruned and fertilized in accordance with good horticultural practices.
F. Plants larger in size than specified may be used if approved by the Landscape Architect. If use of larger plants is approved, their root ball shall be increased in proportion to size of plant.
G. Plants designated "B&B" (balled and burlapped) shall have firm, natural balls of earth of sufficient diameter and depth to encompass fibrous and feeding root systems necessary for full recovery of plant. Broken or cracked balls shall be rejected. Soft or undersized balls are subject to rejection. Minimum size of ball shall be 10" of ball per inch of caliper.
H. Cover balls of B&B plants, which cannot be planted immediately upon delivery with moist soil, mulch or other protection from drying winds and sun. Water plants as necessary until planting.
I. Do not bind plants with wire or rope so as to damage bark or break branches.
J. Shrubs shall be healthy, vigorous, bushy, wellbranched, of normal habit of growth for the species and shall be free from disease, insect eggs and larvae. These plants shall be measured with their branches in the normal position.
K. Substitutions are not permitted. If proof is submitted that a plant is not obtainable, a proposal will be considered for use of nearest equivalent size or variety with an equitable adjustment of contract price. Notification of possible substitutions shall be made within 30 days after award of contract.

2.02 SOIL PREPARATION:
A. Planting Mixture: The existing soil excavated from shrub and tree pits shall be used for backfill. Remove any large rocks, roots and other debris from the excavated soil. Mix 1–part soil with 1–part "Back to Earth" soil conditioner, or approved equal. If the excavated soil consists primarily of clay, rocks or other materials unsuitable for use as a growing medium, remove the excavated soil from the site and use imported sandy loam soil for backfill. Contractor shall use existing soil from all tree and shrub holes before importing any new soil. Contractor shall provide a unit cost per placed yard of soil at the time of bidding. If additional soil is needed during the work, the Contractor shall supply an estimated quanity needed to be approved by the Owner.
B. Planting Mixture – Annuals and Perennials: Shall be 50% BACCTO Potting Soil, 25% "Back to Earth" soil conditioner, and 25% sandy loam soil. Thoroughly mix all ingredients prior to placement in flower bed area.
C. Sandy Loam Soil: Shall be natural fertile agricultural soil capable of sustaining vigorous plant growth. Soil shall have a uniform composition without admixtures of heavy subsoil or clay and shall have a certain exchange capacity (CEC) of between eight (8) and twelve (12) and a pH range of between 6.0 and 7.3. It shall be free of toxic plants, lumps, roots, sticks and other extraneous matter.

2.03 ADDITIONAL MATERIALS;
A. Contact Herbicide: Shall be Roundup as manufactured by Monsanto, or an approved equal. Follow directions for use.
B. Steel Edging: shall be Pro–Steel, or approved equal, 1/8" thick and with a width of 4", painted green.
C. Top Dressing: shall be coarse shredded pine bark or cypress mulch.
D. Tree Stakes: Shall consist of the materials and installed as shown on the tree staking detail, on the plan.

PART 3–EXECUTION

3.01 CONDITION OF SURFACES:
Landscape Contractor shall fine grade all bed areas as necessary to ensure proper drainage to 1" below top edge of all curbs and walks.

3.02 BED PREPARATION:
A. Preparation of Planting holes for Trees:
Planting holes may be dug by hand or mechanical means. Planting holes shall have a minimum horizontal dimension of 2 times the specified diameter of the B&B plants and the containerized plants. Planting holes shall be excavated to a depth of the height of the ball or the container. Where holes are dug with an auger and the sides of the holes become plastered or glazed, surface shall be sacrificed.
B. Preparation of Shrub Beds:
1. Stake and outline the perimeter of the shrub beds. Apply Roundup herbicide on existing grasses and weeds within the outlined beds. Spray only under ideal conditions (0 mph wind), and as directed by the manufacture's instructions. Contractor shall remain on site until the spray mixture has dried. Do not spray or allow spray mist to drift beyond the perimeter outline of the proposed bed area.
2. After the existing grasses and weeds have died, rototill or scarify the bed areas. Rake and remove the blades, stalks and root systems of the dead plant material from the site.
3. Evenly spread 3" minimum of "Back to Earth", or equal, soil conditioner within the bed areas. Rototill conditioner into the existing soil to a minimum depth of 12". Remove large rocks and other debris from the site.
4. Fine grade the bed areas for positive drainage. Top of bed after tilling shall be 2" below adjacent walks or curb. Install Steel Edging in straight horizontal alignment. Top of edging shall be 1" above top of adjacent lawn areas, after mowing. Ends of the edging shall be tapered and cut at a 30 degree angle, or, installed so that the top of edging is flush with the top of walk or curb. Any other condition that may occur during installation that results in a sharp edge being exposed, shall be modified by the contractor to eliminate the sharp edge.
B. Preparation of Annual and/or Perennial Beds:
1. Stake and outline the perimeter of the flower beds. Apply Roundup herbicide on existing grasses and weeds within the outlined beds. Spray only under ideal conditions (0 mph wind), and as directed by the manufacture's instructions. Contractor shall remain on site until the spray mixture has dried. Do not spray or allow spray mist to drift beyond the perimeter outline of the proposed bed area.
2. After the existing grasses and weeds have died, remove six inches, (6") of the existing soil.
3. Evenly spread six inches, (6") of the pre–mixed soil into the bed areas.
4. Fine grade the bed areas for positive drainage. Top of bed after tilling shall be 2" below adjacent walks or curb. Install Steel Edging in straight horizontal alignment. Top of edging shall be 1" above top of adjacent lawn areas, after mowing. Ends of the edging shall be tapered and cut at a 30 degree angle, or, installed so that the top of edging is flush with the top of walk or curb. Any other condition that may occur during installation that results in a sharp edge being exposed, shall be modified by the contractor to eliminate the sharp edge.

3.03 INSTALLATION:
A. Planting and Backfilling:
1. Coordinate all planting activities with the General Contractor and the Irrigation Contractor.
2. Stake the location for all plants as shown on the plan. If due to unforeseen circumstance, the plant hole cannot be dug as located, contact the Landscape Architect.
3. Excavate tree and shrub pits circular in outline and with vertical sides and slope the bottom of the tree pits to one corner. Pits shall be dug to 2 times the width of the ball or container.
4. Tree and or shrub holes that cannot be planted in the same day as dug shall be covered with 3/8" plywood or be surrounded by security fencing or have access prevented by other acceptable means.
5. Set plants in center of pits aligned vertically and at such a level that after settlement, top of ball will be slightly higher than the adjacent grade.
6. Balled and Burlapped Plants: Plants of this type shall not be handled by the stems or in such a manner that the soil of the ball will be loosened or the stem bruised. Once the plants are in place, burlap, wire, nylon cords and other materials will be carefully removed from around the top one third of the ball without breaking or cracking the ball. No non–biodegradable material such as nylon or heavy wire will be left around trunks where it might girdle them in the future.
7. Container Grown Plants: At the time of planting containerized plants, the plant shall be removed from the receptacle with minimum damage to the root ball. If in the opinion of the Owner's Representative, a sufficient amount of soil has fallen off the ball or the ball has been broken to such an extent as to reduce the chances of the plant to grow, the plant will be rejected.
8. Backfill the holes with the specified soil mixture. Slowly water in by hand to eliminate air pockets. Do not compact the soil mixture. Add additional mixture as settlement occurs.
9. Finishing Surface after backfilling:
A. Shrub Beds: Rake excess soil away from plants and fine grade bed areas for positive drainage. Adjust steel edging as necessary so that soil is 2" below top of edging. Excess soil shall be removed and disposed of as directed by the Owner's Representative. Apply 2" of Top Dressing material. Water plants thoroughly.
B. Tree holes: Material excavated from the planting hole shall be used to form a basin around the plant as shown in the planting details. Remove Remove excess soil, after making basin, as directed by the Owner's Representative. Fill basins with 2" of Top Dressing material. Water plants thoroughly.
C. Flower Beds: After watering, soil mixture should be on inch, (1") below top of edging. Apply Carl Pool's BR–61 fertilizer, or an approved equal to the flowers. Follow manufactures directions.
10. Tree Staking: Stake all new trees as shown on the detail.

3.04 CLEAN–UP:
During the work, the premises are to be kept neat and orderly at all times. Storage areas for plants and other materials shall be organized so that they are also neat and orderly. All trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants shall be removed from the site daily as the work progresses. All walks and driveway areas shall be kept clean by sweeping or hosing.

TURF GRASS SPECIFICATIONS

PART 1–GENERAL

1.1 SCOPE: This work includes all labor, materials, and equipment for soil preparation, fertilization, planting and other requirements regarding areas shown on the plan.

SUBMITTALS:
A. Delivery Receipts and Invoices: All delivery receipts and copies of invoices for materials used for this work shall be subject to checking by the Owner or his represenative and shall be subsequently delivered to the office of the Owner.
B. Samples and products Specifications: Various samples, certificates, and specifications of seed, fertilizer, sand, compost, other soil amendments, and other materials shall be submitted for approval as required by subsequent sections of this specification.

1.2

PART 2 – PRODUCTS

2.1 TURFGRASS:
A. Bermuda Seed: Turfgrass seed shall be "Cynodon dactylon" (Common Bermuda). The seed shall be harvested within one (1) year prior to planting, free of Johngrass, field bind weed, dodder seed, and free of other weed seed to the limits allowable under the Federal Seed Act and applicable seed laws. The seed shall not be a mixture. The seed shall be treated with fungicide. seed shall be labeled in accordance with U.S. department of Agriculture rules and regulations.
1. Certificate Submittal: Prior to planting, provide Owner or his representative with the State Certificate stating analysis of purity and germination of seed.
B. Ryegrass Seed: Turfgrass seed shall be "Lolium multiflorum" (Italian or Annual Ryegrass). The seed shall be harvested within one (1) year prior to planting and shall be free of perennial ryegrass seed, other grass seed, and weed seed to the limits allowable under the Federal Seed Act and applicable seed laws. Seed shall be at least 95% pure and shall have a 90% germination rate.
1. Certificate Submittal: Prior to planting, provide Owner or his representative with the State Certificate stating analysis of purity and germination of seed.
C. Sod: turfgrass sod siall be "Cynodon dactylon" (Common Bermuda–grass). Sod shall consist of stolons, leaf blades, rhizomes, and roots with a healthy , virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three–quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. the grass shall have been mowed prior to sod cutting so that the height of the grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay–loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty–six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. If sod is stacked, it shall be kept moist and shall be stacked roots–to–roots and grass–to–grass.
1. Dimensions: All sod shall have been machine cut to a uniform soil thickness on one (1") inch plus or minus one–quarter (1/4") inch. All sod shall be of the same thickness. Rectangular sections of sod may vary in length, but all shall be of equal width and of a size that permits the sod to be lifted, handled, and rolled without breaking. Broken pads and torn, uneaven ends will be unacceptable.
2. Architect/Engineer must approve sod at the source prior to shipment.

2.2 FERTILIZER:
A. General: Fertilizer shall be a commercial product, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer shall be delivered to the site in fully labled original containers. Fertilizer which has been exposed to high humidity and moisture, has become caked or otherwise damaged making it unsaltable for use, will not be acceptable.
B. Initial Planting Application: Fertilizer for the initial planting application shall be a chemical base containing by weight the following (or other approved) ratio of nutrients: 1–2–1 (N–P–K), also containing 10–15% sulphur in sulfate form and traces of iron and zinc as required and approved by the Owner.
1. Specification Submittal: Submit a sample lable or specification of the fertilizer proposed to be used for the Owner's approval.
C. Post Planting Application: Fertilizer for the post planting application will be a chemical base fertilizer containing by weight the following nutrients: 3–1–2 (N–P–K)
1. Specification Submittal: Submit a sample lable or specification of the fertilizer proposed to be used for the Owner's approval.

2.3 HYDRO–MULCH MATERIALS:
A. Mulch: All mulch will be manufactured from hardwoods only and will be refined specifically for turf hydro–mulch applications. Use "Conwed" mulch or an approved equal.

PART 3–EXECUTION

3.1 GENERAL: all turfing operations are to be executed across the slope, parallel to finished grade contours.

3.2 SCHEDULE:
A. NO Common Bermuda sod or seed may be planted after August 15 or before April 15 without the Owner's approval.
1. Any sod planted before April 15 or after August 15 must be planted with Common Bermuda sod overseeded with ryegrass at the turf farm. Overseeded sod must be observed at the source and approved by the Architect/Engineer prior to delivery.
2. Any seed areas not established by August 15 will be seeded with ryegrass upon completion of construction. All ryegrass areas will be tilled under, regraded and Bermuda grass distributed during the time period between April 15 and August 15. The Contractor will be responsible for producing an acceptable stand of Bermuda grass as specified.

SOIL PREPARATION:

3.3 A. Tillage: tillage shall be accomplished to loosen the soil, destroy existing vegetation, and prepare an acceptable seed/sod bed. All areas shall be tilled with a heavy duty disc or a chisel–type breaking plow, chisels set not more than ten (10") inches apart. Initial tillage shall be done in a crossing pattern for double coverage, then followed by a disc harrow. Depth of tillage shall be five (5") inches.
B. Cleaning: soil shall be further prepared by the removal of debris, building materials, rubbish, weeds, and stones larger than three–quarters (3/4") inch in diameter.
C. Fine Grading: After tillage and cleaning, all areas to be planted shall be leveled and dug with a weighted spike haddow or float drag. The desired result shall be the elimination of ruts, depressions, humps, and objectional soil clods. This shall be the final soil preparation step to be completed before the comencement of fertilizing and planting.
D. Rock Removal: During the soil preparation process, a "Rock Pick" or other approved piece of machinery shall be used to gather surface stones as small as three–quarters (3/4") inch in diameter. The Contractor shall be responsible for the disposal of collected materials as waste per "Clean–Up", Paragraph 3.12.

3.4 FERTILIZING:
A. Initial Planting Application: The specified fertilizer shall be applied at the rate of nine (9) pounds per one thousand (1,000) square feet (400 pounds per acre).
1. Timing: The initial planting application of fertilizer for seed/spriged areas shall be applied after the soil preparation, but not more than two (2) days prior to turfgrass planting. Fertilizer shall be applied over sodded areas after planting, but not more than two (2) days later.
B. Post Planting Application: Thirty (30) days after planting, turfgrass areas shall receive the specified post planting fertilizer at the rate of one (1) pound per one thousand (1,000) square feet (45 lbs. per ac.)
1. Timing: the Owner or his represenative will determine if it is too late in the growing season for the post planting application. In the event that it is, the application shall be made in the spring of the next year, or the cost of the application may become a credit due to the Owner.
2. Post Planting Maintenance: See Paragraph 3.9. Areas without a uniform stand (complete coverage) that must be maintained later than thirty (30) days after the initial planting shall receive subsequent applications of fertilizer, as described above, every thirty (30) days until a uniform stand is achieved.

3.5 PLANTING:
A. Seeding: within two (2) days of soil preparation and initial fertilizing, apply Bermuda grass seed at the rate of three (3) pounds per one thousand (1,000) square feet (130 lbs. per acre); ryegrass at the rate of eight (8) pounds per one thousand (1,000) square feet (350 pounds per acre). Seed shall be uniformly placed with a Brillion seeder cultipacker.
B. Hydromulch Capping: immediately following seeding operations, all seeded areas are to be capped with wood fiber mulch, using conventional "Hydro–Mulch" equipment as manufactured by the Bowie Machine Works, or an approved equal. The hydromulch cap shall be applied at the rate of forty–six (46) pounds per one thousand (1,000) square feet (2,000 pounds per acre, using water at the rate of twenty–three (23) gallons per one thousand (1,000) square feet (1,000 gallons per acre).
Include "Tacking" addative to hydromulch mix for sloped areas of 4:1 and greater. Quanity per manufacturer's recomendations.
C. Solid Sodding: Prior to laying the sod, the planting bed shall be raked smooth to true grade and moistened to a depth of four (4") inches, but not to the extent causing puddleing. The sod shall be laid smoothly, tightly butted edge to edge, and with staggered joints. The sod shall be pressed firmly into contact with the sod bed by rolling so as to eliminate all air pockets, provide a true and even surface, and insure knitting without displacement of sod or deformation of the surfaces ofsodded areas. All transitions between sod and seeded areas shall be worked into the grass with suitable equipment and shall be well watered. The quanity of fill soil shall be such that it will cause no smothering of the grass.

3.6 PROTECTION: No heavy equipment shall be moved over the planted turf area unless the soil is again prepared, graded, leveled, and replanted. It will be the responsibility of this Contractor to protect all paving surfaces, curbs, utilities, plant materials, and any other existing improvements from damage. Any damages shall be repaired or replaced at no cost to the Owner. This Contractor will also locate and stake all irrigation heads, valves, risers, etc., prior to beginning any soil preperation work.

3.7 ESTABLISHMENT AND ACCEPTANCE: Regardless of unseasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turfgrass, it shall be the sole responsibility of the Contractor to establish a uniform stand of turfgrass as herein specified. When adverse conditions such as drought, cold weather, high winds, excessive precipitation, or other factors prevail to such an extent that satisfactory results are unlikely, the Owner may, at his own discretion, stop any phases of the work until conditions change to favor the establishment of turfgrass.
A. Uniform Stand of Seeded Areas: A uniform stand with complete coverage of the specified grass shall be defined as not less than one hundred fifty (150) growing plants per square foot. Growing plants shall be defined as healthy grass plants of two blades or more at least 1–1/2 inches tall.
B. Uniform Coverage of Sodded Areas: Complete coverage is defined as no unable joints showing or felt between individual sections of sod and all sections of sod being firmly rooted to the prepared subgrade.

3.8 IRRIGATION SYSTEM:
A. The proposed irrigation system must be complete in all respects and must be completely operational before turfgrass planting may begin. After planting, any breakdowns in the irrigation system attributable to warranty items must be immediately repaired by the Contractor. Otherwise, the cost of replacing lost turf caused by the Contractor's failure to promptly repair the irrigation system will be fully borne by the Contractor.
B. All turf areas not covered by the proposed irrigation systems must be irrigated with a temporary above–ground irrigation system. The above–ground temporary irrigation system shall remain in place until all non–irrigated turf areas have established an acceptable stand of turfgrass. Contractor shall be responsible for installation, operation and removal of the temporary system. All cost associated with the temporary system shall be borne by the Landscape Contractor.

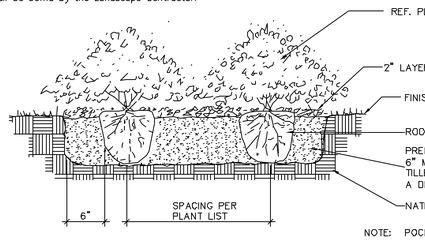
3.9 POST–PLANTING MAINTENANCE: Maintenance shall begin immediately after each portion of grass area is planted. All planted areas will be protected and maintained by watering, weed control, and replanting as necessary for at least thirty (30) days after initial planting and for as long as necessary to establish a UNIFORM STAND OF THE SPECIFIED GRASS and until the entire project has been accepted by the Owner. It is anticipated that a minimum of one (1) mowing will occur before the grass areas are accepted by the Owner. All areas which are not completely covered with the specified grass at the end of thirty (30) days will continue to be replanted and maintained by the Contractor until complete coverage and acceptance are achieved.
A. Watering: Apply at least one–half (1/2") inch of water over the entire planted every three days. Contractor shall water thoroughly and infrequently once grass is established to encourage deep root growth.
B. Mowing: Once grass is established the planted area shall be mowed at leaset once a week during the growing season. Grass shall be mowed to a height of one–half (1/2") inch. Mowing during dormant season will be done as necessary.
C. Weed Control: No sooner than 45 days after grass has germinated any weed growth shall be arrested by applying MSMA broadcasted over the entire planted area. Additional applications ofMSMA will be required to elimanate weed growth that continues to grow after the initial application. MSMA will only be used during the growing season. All weed growth during the dormant season will be controlled with spot applications of "Round–Up." "round–Up" will not be used until the grass is totally dormant.
D. Replanting: all areas that do not produce a UNIFORM STAND OF GRASS must be replanted until a UNIFORM STAND OF GRASS is established.
E. Edging: All turf areas adjacent to paved areas shall be edged to maintain a neat appearance.

3.10 GRADING: All grading and placing of topsoil on any given area will be done prior to the beginning of work in that area. It will be the Contractor's responsibility to maintain the existing grades and leave them in a true and even condition after planting turfgrass.

3.11 EROSION CONTROL: Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until establishment and acceptance is achieved.

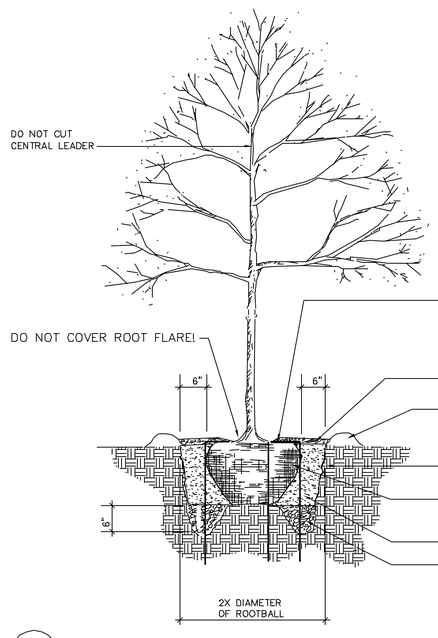
3.12 CLEAN UP: This Contractor shall remove any excess material or debris brought onto the site or unearthed as a result of his turfgrass operations.

3.13 GUARANTEE: This Contractor shall guarantee all materials used for this work to be the type, quality, and quanity specified.



NOTE: POCKET PLANTING NOT ALLOWED

2 SHRUB/GROUNDCOVER DETAIL
NOT TO SCALE



SAFTY STAKE SIZING CHART

ITEM #	DESCRIPTION
5–BG/NS	5 GAL. OR 10" ROOTBALL
15–BG/NS	10/15 GAL. OR 17" ROOTBALL
30–BG/NS	20/30 GAL. OR 22" ROOTBALL
45–BG/NS	45 GAL. OR 27" ROOTBALL
65–BG/NS	65 GAL. OR 30" ROOTBALL
100–BG/NS	95/100 GAL. OR 36" ROOTBALL
150–BG/NS	150 GAL. OR 42" ROOTBALL
200–BG/NS	200 GAL. OR 48" ROOTBALL
300–BG/NS	300 GAL. OR 58" ROOTBALL

1 TREE PLANTING/STAKING DETAIL
NOT TO SCALE

Don C. Wheeler
Landscape Architect
Landscape Architecture Planning Irrigation Design
P.O. Box 470865
Fort Worth, Texas 76147
Office 817.335.1405
don@dcwla.com

REGISTERED LANDSCAPE ARCHITECT
DON C. WHEELER
0767
STATE OF TEXAS

03/23/2020

D.C.W.L.A. PROJECT NO:
2k19-18

6TH STREET COMMERCIAL
JUSTIN, TEXAS

LANDSCAPE DETAILS & SPEC'S

REVISIONS								
								BY
								DESCRIPTION
								DATE
								1

SHEET NO:
L2.0
OF 4 L SHEETS

Sec. 13.04.049 RESPONSIBILITIES OF INSTALLER UPON COMPLETION OF INSTALLATION

UPON COMPLETION OF THE IRRIGATION SYSTEM, THE IRRIGATOR OR IRRIGATION TECHNICIAN WHO PROVIDED SUPERVISION FOR THE ON-SITE INSTALLATION SHALL BE REQUIRED TO COMPLETE FOUR ITEMS:

1. A FINAL "WALK THROUGH" WITH THE IRRIGATION SYSTEM'S OWNER OR THE OWNER'S REPRESENATIVE TO EXPLAIN THE OPERATION OF THE SYSTEM.
2. THE MAINTENANCE CHECKLIST, ON WHICH THE IRRIGATOR OR IRRIGATION TECHNICIAN SHALL OBTAIN THE SIGNATURE OF THE IRRIGATION SYSTEM'S OWNER OR OWNER'S REPRESENATIVE, WHO SHALL SIGN, DATE, AND SEAL THE CHECKLIST. IF THE IRRIGATION SYSTEM'S OWNER OR OWNER'S REP-RESENATIVE IS UNWILLING OR UNABLE TO SIGN THE MAINTENANCE CHECKLIST, THE IRRIGATOR SHALL NOTE THE TIME AND DATE OF THE REFUSAL ON THE IRRIGATION SYSTEM'S OWNER OR OWNER'S REPRESENATIVE SIGNATURE LINE. THE IRRIGATION SYSTEM'S OWNER OR OWNER'S REP-RESENATIVE WILL BE GIVEN THE ORIGINAL CHECKLIST AND A DUPLICATE COPY OF MAINTENANCE CHECKLIST SHALL BE MAINTAINED BY THE IRRIGATOR. THE ITEMS ON THE MAINTENANCE CHECKLIST SHALL INCLUDE BUT ARE NOT LIMITED TO:

   A. THE MANUFACTURE'S MANUAL FOR THE AUTOMATIC CONTROLLER, IF THE SYSTEM IS AUTOMATIC.
   B. A SEASONAL (SPRING, SUMMER, FALL, WNTER) WATERING SCHEDULE BASED ON EITHER CURRENT/REAL TIME EVAPOTRANSPIRATION OR MONTHLY HISTORICAL REFERENCE EVAPOTRANSPIRATION (HISTORICAL ET) DATA, MONTHLY EFFECTIVE RAINFALL ESTIMATES, PLANT LANDSCAPE COEFFICIENT FACTORS, AND SITE FACTORS;
   C. A LIST OF COMPONENTS, SUCH AS, THE NOZZLES, OR PUMP FILTERS, AND OTHER SUCH COMPONENTS, THAT REQUIRE MAINTENANCE, AND THE RECOMMENDED FREQUENCY FOR THE SERVICE; AND
   D. THIS STATEMENT, "THIS IRRIGATION SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS, ORDINANCES, RULES, REGULATIONS OR ORDERS. I HAVE TESTED THE SYSTEM AND DETERMINED THAT IT HAS BEEN INSTALLED ACCORDING TO THE IRRIGATION PLAN AND IS PROPERLY ADJUSTED FOR THE MOST EFFICIENT APPLICATION OF WATER AT THIS TIME.
3. A PERMANENT STICKER WHICH CONTAINS THE IRRIGATOR'S NAME, LICENSE NUMBER, COMPANY NAME, TELEPHONE NUMBER AND THE DATES OF THE WARRANTY PERIOD SHALL BE AFFIXED TO EACH AUTOMATIC CONTROLLER INSTALLED BY THE IRRIGATOR OR IRRIGATION TECHNICIAN. IF THE IRRIGATION SYSTEM IS MANUAL, THE STICKER SHALL BE AFFIXED TO THE ORIGINAL MAINTENANCE CHECKLIST. THE INFORMATION CONTAINED ON THE STICKER MUST BE PRINTED WITH WATERPROOF INK.
4. THE IRRIGATION PLAN INDICATING THE ACTUAL INSTALLATION OF THE SYSTEM MUST BE PROVIDED TO THE IRRIGATION SYSTEM'S OWNER OR OWNER'S REPRESENATIVE.

IRRIGATION NOTES:

CALL TEXAS ONE-CALL AT 1-800-344-8377 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTACT PRIOR TO DIGGING OR TRENCHING. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. THE IRRIGATION CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES, THE OWNER AND THE ARCHITECT IN LOCATING THE UTILITIES PRIOR TO PREFORMING TRENCHING OPERATIONS IN ANY AREA.

TRENCHING OPERATIONS SHALL NOT OCCUR UNDER THE DRIPLINE OF EXISTING TREES UNLESS ABSOLUTELY NECESSARY. IF CONDITIONS DO NOT ALLOW FOR TRENCHING TO BE DIRECTED AROUND THE DRIPLINE, THE TRENCHING SHALL BE DONE RADIAL WITH THE EXISTING TREE TRUNK.

THE IRRIGATION CONTRACTOR SHALL VERIFY A MINIUM STATIC WATER PRESSURE OF 80 PSI ADJACENT TO THE IRRIGATION WATER METER LOCATION. IF THE MINIMUM WATER PRESSURE IS LESS THAN 80 PSI, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SUCH AND SHALL RECEIVE APPROVAL PRIOR TO BEGINNING INSTALLATION OPERATIONS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF SLEEVES. COORDINATE EXACT LOCATIONS WITH THE IRRIGATION CONTRACTOR IF DIFFERENT FROM THE DIAGRAMATIC LOCATIONS INDICATED ON THE PLAN. EXTEND SLEEVES 2' BEYOND PAVEMENT AND CAP UNTIL IRRIGATION CONTRACTOR IS READY TO BEGIN INSTALLATION OF THE SYSTEM. STAKE LOCATIONS WITH T-POSTS AND FLAGS.

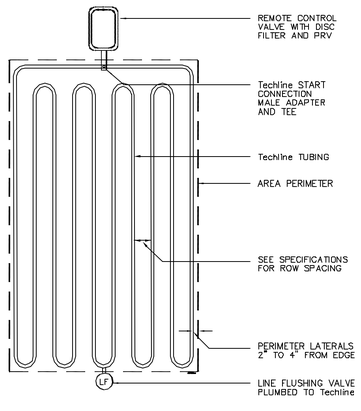
THE GENERAL CONTRACTOR SHALL PROVIDE J-BOX (115VAC POWER) TO THE CONTROLLER LOCATION AND A 2" CONDUIT FROM THE CONTROLLER FOR VALVE WIRES. THE IRRIGATION CONTRACTOR SHALL INSTALL THE NEW CONTROLLER AND SENSORS AS RECOMMENDED BY THE MANUFACTURER.

THE IRRIGATION DESIGN IS DIAGRAMMATIC. THE INTENT OF THE DRAWING IS TO SHOW THE GENERAL LAYOUT AND LOGIC OF THE SYSTEM. SCALED MEASUREMENTS MAY NOT BE ACCURATE. ACTUAL LOCATIONS AND QUANTITIES OF PIPE AND FITTINGS MAY VARY DUE TO FIELD ADJUSTMENTS FOR EXISTING AND NEW TREES AND OTHER OBSTRUCTIONS TO PROVIDE THE PROPER AND INTENDED COVERAGE.

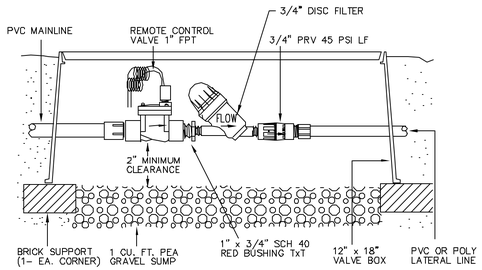
THE IRRIGATION CONTRACTOR SHALL INSURE THAT THE IRRIGATION MAIN LINES AND VALVES ARE INSTALLED WITHIN THE PROPERTY LINES. ANY LINES SHOWN OUTSIDE OF NORMAL INSTALLATION CORRIDORS ARE FOR PRESENTATION PURPOSES ONLY.

THE IRRIGATION CONTRACTOR SHALL INSTALL (1)-6" POP-UP SPRAY HEAD WITH CLOSED NOZZLE FOR EACH DRIP ZONE.

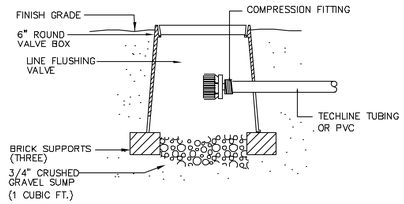
THE IRRIGATION CONTRACTOR SHALL CLOSELY FOLLOW THESE CONTRACT DRAWINGS, THE IRRIGATION SPECIFICA-TIONS, AND THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURERS TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE LANDSCAPE ARCHITECT WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN ANY OF THE ABOVE MENTIONED DOCUMENTS.



5 **Techline Lite END FEED LAYOUT**
NOT TO SCALE



4 LOW VOLUME CONTROL SYSTEM
NOT TO SCALE



3 LINE FLUSHING VALVE
NOT TO SCALE (PLUMED TO PVC)

NOZZLE & HEAD SCHEDULE

SYMBOL	DESCRIPTION	RADIUS	ARC	GPM	PSI
13F-19F	HUNTER MP2000	13-19	360	1.47	40
13H-19H	HUNTER MP2000	13-19	ADJ	0.74	40
13Q-20Q	HUNTER MP2000	13-20	ADJ	0.40	40
8-14-45*	HUNTER MP CORNER	45*		0.19	40
PROS-04-PRS40-CV					

GENERAL IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUF. & MODEL NO.
	REMOTE CONTROL PRE-ASSEMBLED KIT (DRIP)	NETAFLM-LVCZ10075-LF (use 1" valves where noted)
	REMOTE CONTROL VALVES	HUNTER PGV-SERIES HUNTER PRO-ASV (3/4")
	BALL VALVE-(line size)	SPEARS 'SAFE-T-SHEAR'
Y	WYE STRAINER	FEBCO 1"
	DOUBLE CHECK VALVE	FEBCO 1"
M	POINT OF CONECTION (POC)	1"- WATER METER
LFV	LINE FLUSHING VALVE	TECHLINE-TLSOV
DF	DISC FILTER	TECHLINE-DF075-140
PRV	PRESSURE REGULATOR VALVE	TECHLINE-PRV075LF42V2K
C	CONTROLLER	HUNTER - ACC-12
R	RAIN SENSOR-MINI CLIK	HUNTER
R	SOLAR SYNC (WITH SENSORS)	HUNTER
F	FREEZE SENSOR- MINI CLIK	HUNTER
6 / 1" / 13.0	CONTROLLER SEQUENCE / APPROX. GPM / VALVE SIZE	
———	LATERAL LINE PIPE	CLASS 200
———	LATERAL LINE PIPE	CLASS 315 (1/2")
- - - -	MAIN LINE PIPE	CLASS 200
=======	PVC PIPE SLEEVE (2" SLEEVE FOR WIRE. ALL OTHER SLEEVES TO BE TWO TIMES LINE SIZE MINIMUM).	SCHEDULE 40

Pipe sizes as follows:
0 - 10 gpm 3/4"
10 - 15 gpm 1"
15 - 25 gpm 1-1/4"
Follow all city codes.

GENERAL DRIP INFO

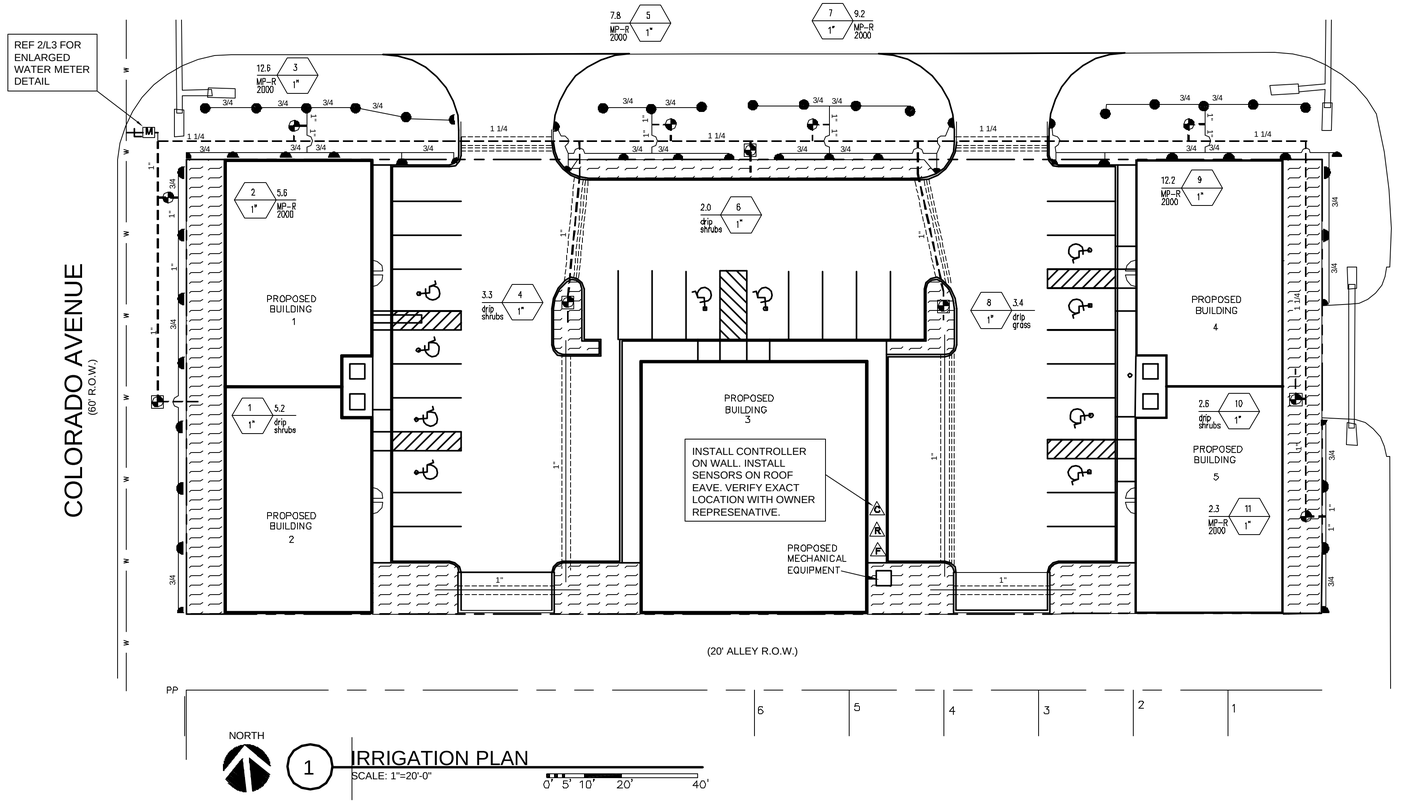
TECHLINE 'CV'- UNDERGROUND-GRASS AND DECOMP. GRANITE OR GRAVEL

ASSUME SOIL TYPE: LOAM
DRIPPER FLOW RATE: 0.6 GPH
DRIPPER SPACING IN TECHLINE : 12"
18"-22" LATERAL SPACING

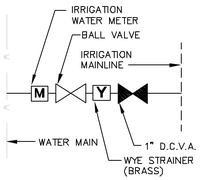
APPLICATION RATE (in/hr) 0.43-0.35
TIME TO APPLY 1/4" (MIN) = 53

MAX. LATERAL LENGTH = 151'

6TH STREET
(80' R.O.W.)



1 IRRIGATION PLAN
SCALE: 1"=20'-0"
0' 5' 10' 20' 40'



2 ENLARGED METER PLAN
NOT TO SCALE

DESIGN CALCULATIONS:

METER SIZE: 1"
STATIC PRESSURE: 80 PSI (ASSUME)
ZONE: 9 @ 12.1 GPM

SERVICE LINE:	0.8
METER LOSS:	0.9
BACKFLOW LOSS:	5.2
MAINLINE LOSS:	1.62
SECTION VALVE LOSS:	2.0
LATERAL LOSS:	1.0
FITTINGS:	0.5
SPRINKLER REQUIREMENT:	40.0 PSI
TOTAL DESIGN PRESSURE:	52.0 PSI
RESIDUAL PRESSURE:	27.9 PSI

Don C. Wheeler Landscape Architect
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STATE OF TEXAS — DON C. WHEELER — 5102 — LICENSED IRRIGATOR

05/10/2022

D.C.W.L.A. PROJECT NO: 2k19-18

6TH STREET COMMERCIAL
JUSTIN, TEXAS

IRRIGATION PLAN

REVISIONS			
BY	DESCRIPTION	DATE	

SHEET NO: L3.0
OF 4 L SHEETS

IRRIGATION SPECIFICATIONS

PART 1 – GENERAL

1.01 SCOPE OF WORK

The work covered by these plans and specifications consists of furnishing and installing pipe, heads, electric valves, quick-coupling valves, controller, rain and freeze sensors. It is the intention of these plans, details and specifications to accomplish the installation of new irrigation zones which will operate in an efficient and satisfactory mannor according to the workmanlike standards established for a quality irrigation system. Certain construction procedures or minor equipment may have been omitted from these specifications that are necessary for the proper installation of the system.

1.02 LICENSED IRRIGATOR

Installation of the irrigation system shall be under the supervision of a superlindent or foreman currently licensed as a Licensed Irrigator in the State of Texas.

1.03 EQUAL MATERIALS

A. Irrigation equipment shall be the type and kind as noted on the plan.

B. Substitution of materials shall not be made without the prior written approval from the Owner and the Landscape Architect

1.04 LOCATION OF AND DAMAGE TO EXISTING UTILITIES

The Irrigation Contractor is responsible for locating underground obsticles. The Contractor shall exercise control to prevent damage to existing facilities and landscape during the progress of the construction work, taking care to locate same, where possible, in advance of the actual work. The Architect will render all assistance possible to the Irrigation Contractor in the manner of determining the location of existing utilities by making available such maps, records and other information as may be accessible to him when requested to do so, but the accuracy of such information will not be guaranteed. The Irrigation Contractor shall be responsible for all damage to existing utilities and landscape resulting from his opperations. Should the underground utility, structure, or plants, etc. the location of which has not been furnished to him by the Architect, he shall bring such conditions to the attention of the Architect for his determination of the method to be used to remove and replace or bypass such obstructions. After determination by the Architect, the Contractor will proceed with which ever method was chosen at no additional cost to the Owner.

1.05 WATER SUPPLY

Connections shall be made to the existing irrigation main line as shown on the plans.

1.06 WORKMANSHIP

Equipment shall be installed in accordance with the recommendations of the manufacturer and the best standard practice for this type of work.

1.07 CODES AND PERMITS

All work shall be installed according to applicable codes and ordinances. Any permits required shall br obtained and paid for by the Irrigation Contractor.

1.08 MEASUREMENT

Before ordering any materials or doing any work, the Irrigation Contractor shall verify all measurements of any existing and new work and shall be responsible for their correctness. Any differences, which may be found, shall be submitted to the Landscape Architect for consideration before proceeding with the work. No extra compensation will be allowed because of the difference between actual dimensions and measurements.

1.09 PROTECTION

A. The Irrigation Contractor shall send proper notices, make all necessary arrangements and perform all other services required for the care, protection and maintenance of all public utilities, poles and wires, and other items of this character on or about the site, assuming all responsibility and paying for which the Owner may be liable.

B. All work shall be performed in accordance with national "Occupational Safety and Health Standards."

1.10 RECORD AND "AS-BUILT" PLANS:

A. The Irrigation Contractor shall provide and keep up-to-date and complete "as-built" record set of blueline prints, which shall be corrected daily and show changes from the original plans and specifications and the exact "as-built" locations, sizes and kinds of equipment. Prints may be obtained from the Landscape Architect. This set of drawings shall be kept on the site and shall be used only as a record set.

B. Before the date of final inspection, the Irrigation Contractor shall transfer all information from the "as-built" print to a vellum plot procured from the Landscape Architect. All work shall be neat and subject to the approval of the Landscape Architect.

C. The Irrigation Contractor shall dimension from two (2) permanent points of reference the location of the following items for future records, and these measurements shall be checked by the Landscape Architect before the system can be considered complete:

1. Connection to existing water lines and backflow preventer
2. Routing of irrigation pressure lines
3. Quick Coupling Valves
4. Electric Control Valves
5. Routing of control wire, control wire splicing locations
6. Other related equipment as directed by the Landscape Architect

D. Prior to the date of the final inspection, the Contractor shall deliver the corrected and completed vellum to the Landscape Architect for approval. Delivery of the vellum plot will not relieve the Contractor of the responsibility of furnishing enquired information that may be omitted from the prints.

1.11 IRRIGATION CONTRACTOR'S RESPONSIBILITY

A. The Irrigation Contractor shall aquaint himself with all matters and conditions concerning site and existing conditions. Any practical criticism or exception regqarding features of the work presented, in writing, with the Proposal will be considered at that time. If no criticism or exception is given with the Proposal, it shall be assumed that the Irrigation Contractor agrees that the project as outlined in the drawings and specifications can be completed satisfactorily. After a contract to perform the work has been signed by the Irrigation Contractor, it shall be his responsibility to provide satisfactory work that will meet the full intent of the Contract Documents.

B. The Irrigation Contractor shall coordinate this work with the other trades so that all phases of the work may be properl coordinated without delays or damage to any parts of the work. If damage does occur the Contractor will repair any damage at his expense.

1.12 FINAL INSPECTION

The Irrigation shall be present at the final inspection to demostrate the systems and prove the performance of the equipment. Prior to his inspection, all new work under this division shall have been completed, tested, balanced and adjusted and in final operating condition.

1.13 GUARANTEE

The Irrigation Contractor shall guarantee the satisfactory operation of the new system and the portions of the existing system that he worked on to the extent possible under the scope of work included in this Contract, and the workmanship performed by him. The The entire system on which work is to be performed shall be guaranteed for a period of one year from the date of acceptance, and he hereby agrees to repair or replace any defects occurring within that year free of expense to the Owner only on that work performed by him and covering materials furnished by him.

1.14 SERVICES OF THE IRRIGATION CONTRACTOR

A. The Irrigation Contractor shall train at least one of the Owner's emplolees, who will be maintaining the irrigation system, in operating and maintaining the system. This will include the operation of the valves and the controller.

B. The Irrigation Contractor shall provide the Owner with two (2) quick coupling valve keys, at the completion of the job.

PART 2 – MATERIALS

2.01 GENERAL

All materials and accessories shall be new and unused, unless noted on the plan. All new irrigation equipment shall be essentially the standard product of the manufacturer. Irrigation heads shall be construted to opperate efficiently at the pressure, flow and diameter of coverage indicated on the plans.

2.02 POLYVINYL CHLORIDE PIPE AND FITTINGS

A. All new underground piping except swing joints and risers shall be polyvinyl chloride pipe (PVC) Class 200 (class 315 for 1/2") All pipe All pipe shall conform to ASTM Specification D 2241. All pipe shall be approved by the National Sanatation Foundation.

B. Fittings larger than 2-1/2", if required, may be slip type with compression gaskets and fittings; for pipe 2-1/2" and smaller fittings shall be solvent-weld type. All fittings shall be of the type recommended by the pipe manufacturer. No PVC pipe is to be threaded for connections to metal pipe or accessories. Use PVC female adaptor with socket to female thread. For sizes 2-1/2" and less solvent weld PVC 1 "Bell-End" pipe, or equal, may be used.

C. All PVC sleeves for water line and wire runs shall be Sch. 40, PVC pipe conforming to the ASTM D 1785 requirements.

D. All PVC pipe fittings shall be Sch. 40, Type 1 NSF Approved, conforming to the ASTM D 2466 requirements.

E. All pipe installed by the Contractor shall be new and unused.

2.03 AUTOMATIC CONTROLLER

Controller – As indicated on the irrigation schedule

2.04 REMOTE CONTROL VALVES

The control valves shall be electrically operated, normally closed, diaphragm type, valves that are pressure regulating. Valves shall be as shown on the schedule. All valves shall be new and unused.

2.05 REMOTE CONTROL VALVE WIRE

control wire shall be of the size and type recommended by the valve manufacturer, with a minimum size of 14 AGW. wire shall be of the direct burial type made for the irrigation industry.

2.06 CONTROL WIRE SPLICES

Control wire splices shall be made with RainBird Pen-Tite wire connectors and sealant, or an approved equal that will make a water tight connection. Connectors shall be of the proper size to match the wire.

2.07 VALVE BOXES

Boxes fo remote control valves are plastic by Ametek (12" standard box, extension as required), or an approved equal.

2.08 BALL VALVE

Ball valves shall be those as indicated on the irrigation schedule.

2.09 ON-SITE WEATHER STATION

SLW SERIES BY WEATHERMATIC

2.10 SPRAY POP-UP HEADS

Spray pop-up heads and nozzles shall be those indicated on the irrigation schedule.

2.11 ROTARY HEADS

Rotary heads and nozzles shall be those indicated on the irrigation schedule.

2.12 DRIPPERLINE and INTEGRAL DRIPPERLINE COMPONENTS:

The dripperline shall be Techline pressure compensating dripperline or Techline 17mm, or 8 mm non-pressure compensated dripperline as manufactured by Netafim Irrigation, Inc. Dripper flow rate and spacing shall be as indicated on the drawings.

1. Techline/Techlite 17nn or 8nn Fittings: All Techline/Techlite connections shall be made with approved Techline/Techlite insert fittings.
2. Soil Staples (TLSG): All on surface/under mulch Techline/techlite installations shall be held in place with Techline Soil Staples spaced evenly every 3' to 5' on center, and with two staples on each change of location.
3. Line Flushing Valves: All Techline/Techlite systems shall be installed with Netafin Automatic Line Flushing Valves as indicated on the drawings.
4. Pressure Regulator: A pressure regulator shall be installed at each zone valve or on the main line to ensure operating pressures do not exceed system requirements. The pressure regulator shall be a Netafim Pressue Regulator. Model number as indicated on drawings.
5. Disc Filter: A disc filter shall be installed at each zone valve or on the mainline to ensure proper filtration. The filter shall be a Netafim Disc Filter. Model number and mesh as indicated on the drawings.

PART 3 – INSTALLATION:

3.01 GENERAL

Unless otherwise specified or shown on the plans, the construction of irrigation pipe and fittings, and electrical conductors and all other work shall be in accordance with the plans and specifications.

3.02 CONTROL WIRE

Control wire shall be direct buired except under drives or paving where it will be in conduit. Control wire may be placed in the same trench with the irrigation pipe as shown on the plan. Control wires must be bundled together a maximum of every 10 feet. Slack shall be left in the wires including one complete loop at all valves and all sharp bends in the trench.

3.03 CONTROL WIRE SPLICES

Splices shall be in strict accordance with the manufacture's recommendations. Wire shall be cleaned before splices are made. Splices at control valves shall be left exposed in the valve boxes.

3.04 PVC PIPE

A. PVC pipe, couplings and fittings shall be handled and installed in accordance with the manufacture's recommendations. Each pipe length shall be properly spaced in jointing to allow for expansion and contraction. Piping will be snaked in the trench. If necessary, stakes are to be used to make pipe snake. all stakes are to be removed after trench is backfilled.

B. Install concrete thrust blocks as necessary at direction changes' size changes, terminations and valves. Blocking shall be a minimum of 1.5 C.F. each. Set concrete blocking against undisturbed earth. (Concrete thrust blocks shall be used on all 2' Dia. pipe & larger.)

C. The interior of the pipe shall be thoroghly cleaned of all foreign matter before being lowered into the trench, and shall be kept clean during laying operations by means of plugs or other approved methods. The pipe shall not be laid in water, or when trench or weather conditions are unsuitable for the work. Water shall be kept out of the trench until the joints are completed. When work is not in progress, open ends of pipe and fitting shall be securely closed so that no trench water, earth or other substance will enter the pipes or fittings. Any pipe that has the grade or joint disturbed after laying shall be taken up and relaid.

D. Teflon tape shall be applied to male fittings in all threaded joints.

E. After installation, the lines will be flushed until they are free of rocks, dirt, debris, etc., before the heads are installed.

F. Pipes and/or sleeves placed underground and not immediately connected shall be capped or plugged to prevent water and dirt from entering the pipe. Sleeves for wires shall be sealed with mastic after wires have been installed.

G. Install all valves as indicated on the plan or as may be required for the proper control of the piping systems in which they are incorporated. Valves shall be buried deep enough so that the valve box lid will not protrude above the ground more than 1". Valves shall be set plumb.

H. Control valves shall be installed in valve boxes as specified and shall be set to give the correct pressure at the irrigation head.

3.05 QUICK COUPLING VALVES

Quick coupling valves shall be install in a vertical position as shown in the details and at the locations shown on the plan.

3.06 IRRIGATION HEADS

A. Irrigation heads shall be installed in plumb position at intervals not to exceed those shown and in the approximate location and configuration show on the plans. All nipples shall be minimum length required to allow head adjustment motion without including load on the supply pipe. Heads shall be installed as detailed on the plans.

B. Spray nozzels shall have a spray configuration as not to throw water on the walks, pavement or buildings. Heads shall be adjusted as necessary to give the best coverage without water on the walks, pavement or buildings.

3.07 TREE BUBBLER HEADS

Install the tree bubblers and components as detailed and in the locations as shown on the plan.

3.08 DRIPPERLINE INSTALLATION:

A. Install all dripperline as indicated on drawings. Use only Teflon tape on all threaded connections.

B. Clamp Techline/Techlite fittings with Detiker clamps when operating pressure exceeds specific dripperline fitting requirements.

C. When installing Techline/Techlite dripperline on-surface, install soil staples as listed below:
1. Sand Soil- One staple every three (3') feet and two (2) staples on each change of direction (tee, elbow, or cross).
2. Loam Soil- One staple every four (4') feet and two (2) staples on each change of direction (tee, elbow, or cross).
3. Clay Soil- One staple every five (5') feet and two (2) staples on each change of direction (tee, elbow, or cross).

D. Cap or plug all openings as soon as lines have been installed to prevent the entrance of materials that would obstruct the pipe. Leave in place until removal is necessary for completion of installation.

E. Thoroughly flush all water lines before installing valves and other hydrants.

F. Test in accordance with Paraghaph on Hydrostatic Tests.

3.09 CONTROLLER

Install the controller in the location as shown on the plans. Exact location to be determined by the Architect.

3.10 BALL VALVE

Ball valves shall be install in a vertical position as shown in the details and at the locations shown on the plan.

3.11 ON-SITHE WEATHER STATION

Install weather station in the location as shown on the plans. Exact location to be determined by the Architect.

3.12 TRENCH EXCAVATION AND BACKFILL

A. The Contractor shall perform all excavation to the depth indicated in these specifications and plans. All excavated materials not required for fill or backfill shall be removed and wasted as directed by the Architect. The banks of trenches shall be kept as nearly vertical as practical. Trenches shall be wide enough to permit proper placing of pipe. Where rock excavation is required, or where stones are encountered in the bottom of the trench that would create a concentrated pressure on the pipe, the rock or stones shall be removed to a depth of four (4") inches minimum below the trench depth indicated. The overdepth rock excavation and all excess trench shall be backfilled with loose, moist earth or sand, thoroughly tamped. Whenever wet or otherwise soil that is incapable of supporing the pipe to a depth and length required and the trench backfilled to trench bottom grade as hereafter specified, with coarse sand, fine gravel or other suitable material.

B. Bottom of trench grade shall be continued past ground surface deviations to advoid air pockets and low collection points in line. The minimum cover sepcifications shall govern regardless of variations in ground surface profile and the occasional deeper excavation required at banks and other field conditions.

C. Trench excavation shall comprise the satisfactory removal and disposition of all materials, and shall include all shoring and sheeting required to protect the excavation and to safeguard employees.

D. During excavation, materials suitable for backfilling shall be stockpiled in an orderly manner a sufficient distance back from edge of trenches to avoid overloading and prevent slides or cave-ins.

E. The trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stone. Rock, broken concrete or pavement and large boulders shall not be used as backfill material. The backfil shall be thoroughly compacted and evened off with the adjacent soil level. Any materials not suitable for backfill shall be removed from the site and disposed of.

F. Selected fill dirt or sand shall be used if soil conditions are rocky. In rocky areas the trenching depth shall be four inches below normal trench depths to allow for this bedding. The fill dirt or sand shall be used in filling four inches above the pipe or wires. The remainder of the backfil shall contain no lumps or rocks larger than one inch. The top six inches of backfill shall be free of rocks, subsoil or trash.

G. Backfill shall be placed in layers, the thickness of the layers shall depend on the nature of the materials and the mrthod of compaction used. Compaction shall be accomplished in such a manner as to assure that there will be no future subsidence.

H. Any trenches improperly backfilled, or where settlrment occurs, shall be reopened to the depth required for compaction, then refilled and compacted with the surface restored to the required grade and left in a completed surface condition as described above.

I. All excavation and backfill shall be unclassified and covered in the basic bid. No additional fee will be allowed for rock encountered.

J. Trenches shall not be left uncovered at the end of a work day or work week without the Contractor first erecting a temporary cover of plywood, a temporary barricade, or other approved device that will protect pedestrains from falling into the open trenaches.

3.13 LEAK TEST

A. When the main line or main line and valves have been installed, the system (or section) will be thoroughly flushed. The system (or section) will then be pressurized during a 24-hour period to the operating pressure.

B. all joints and connections shall be pressured tested and checked for leaks before they can be covered up.

C. All leakage found will be repaired and retested for another 24-hour period before any backfilling occurs.

3.14 CLEANING AND FLUSHING SYSTEM

After pipe, fittings and valves have been installed and connections made to the water source, flush pipes several times until free of all rocks, dirt, trash, pipe shavings, or debris before installing heads. After the heads have been installed, the system is to be used several times before final inspection. The heads shall also be cleaned or replaced if necessary before final inspection.

3.15 CLEAN – UP

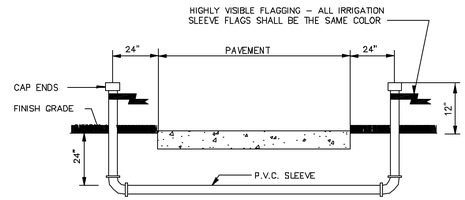
A. During the work, keep premises and storage areas neat, clean and orderly.

B. Keep all walks and drives clean by sweeping or hosing daily as work progresses.

C. Remove all trash and debris from site daily as work progresses.

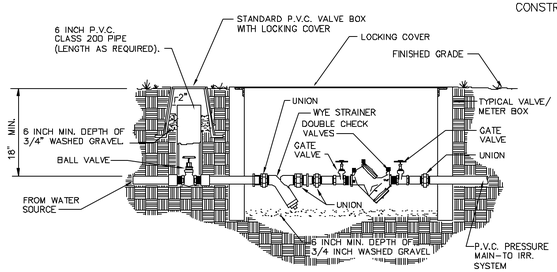
D. The contractor shall also remove from the site any rock or extra dirt that resulted from this Contract and he shall restore the site to its original condition.

E. The Contractor shall make final clean-up of all parts of the work before final acceptance. This clean-up shall include removal of all construction materials and equipment, and in general preparing the site in an orderly and finished appearance.



1 SLEEVE DETAIL
NOT TO SCALE

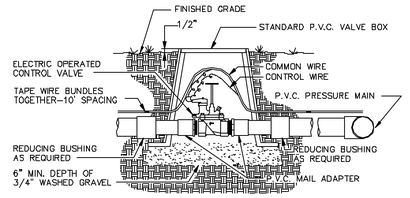
* DETAIL SHOWN IS FOR INSTALLATION OF SLEEVES PRIOR TO CONSTRUCTION OF IRRIGATION SYSTEM OR PAVEMENT.



2 BALL VALVE & WYE STRAINER & D.C.V.A.
NOT TO SCALE

* COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED SOIL.

* ORIENT RECTANGULAR VALVE BOXES SO THAT THE EDGES ARE PARALLEL TO ADJACENT WALKS, CURBS, ETC.



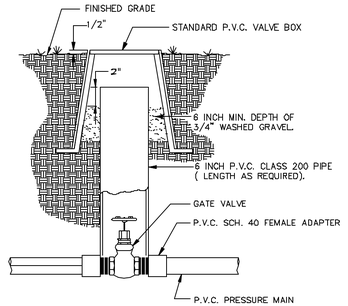
3 ELECTRIC VALVE DETAIL
NOT TO SCALE

* ALL WIRE TO BE INSTALLED AS PER LOCAL CODES.

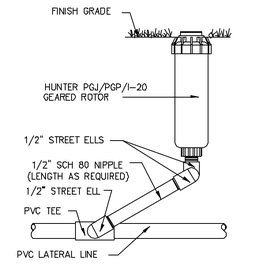
* PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX. (WRAP AROUND 1/2" PIPE 15 TIMES).

* COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED SOIL.

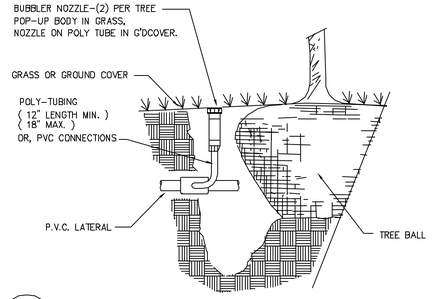
* ORIENT RECTANGULAR VALVE BOXES SO THAT THE EDGES ARE PARALLEL TO ADJACENT WALKS, CURBS,ETC.



4 BALL VALVE DETAIL
NOT TO SCALE



5 ROTARY HEAD DETAIL
NOT TO SCALE



6 BUBBLER HEAD DETAIL
NOT TO SCALE

Don C. Wheeler
Landscape Architect
Landscape Architecture Planning Irrigation Design
P.O. Box 470865 Fort Worth, Texas 76147
Office 817.335.1405 don@dcwla.com

STATE OF TEXAS
DON C. WHEELER
5622
LICENSED IRRIGATOR

03/23/2020

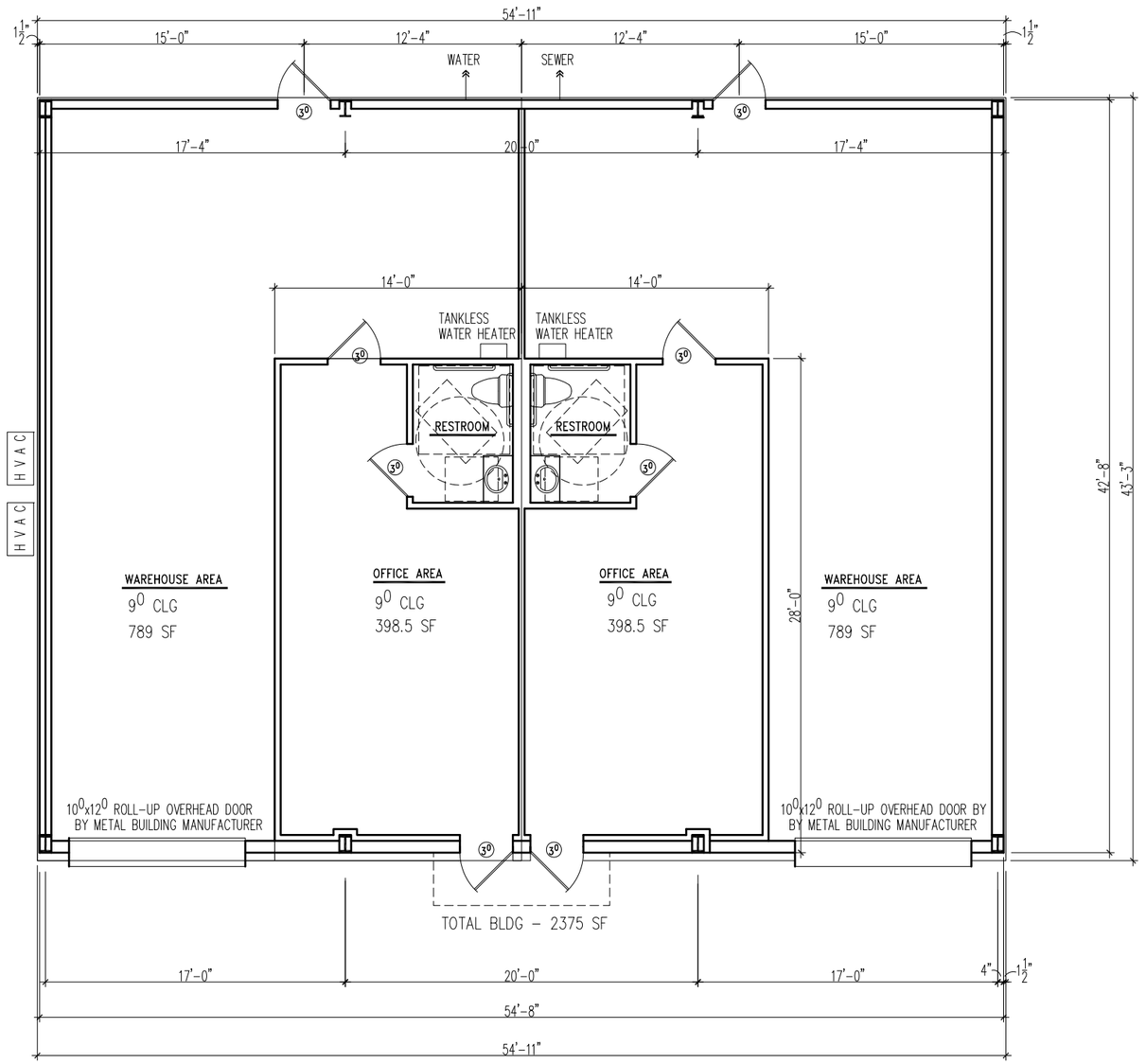
D.C.W.L.A. PROJECT NO: 2k19-18

6TH STREET COMMERCIAL
JUSTIN, TEXAS

IRRIGATION DETAILS & SPEC'S

REVISIONS			
	DESCRIPTION	DATE	BY
1			

SHEET NO: L4.0
OF 4 L SHEETS



FINAL FLOOR PLAN WILL BE APPROVED AT BUILDING STAGE

PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)
FRAME AND BRACE TO MEET LOCAL CODES

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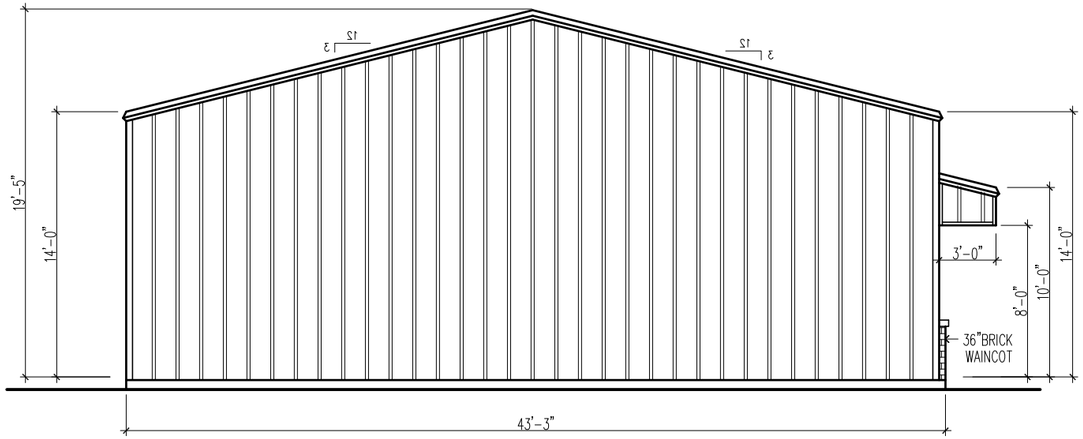
Date 05-23-22

Title
6th Street Commercial
Bldg 1 & 4 (Opposite)
2375 SF
Justin, Texas

BROOKSON BUILDERS

1

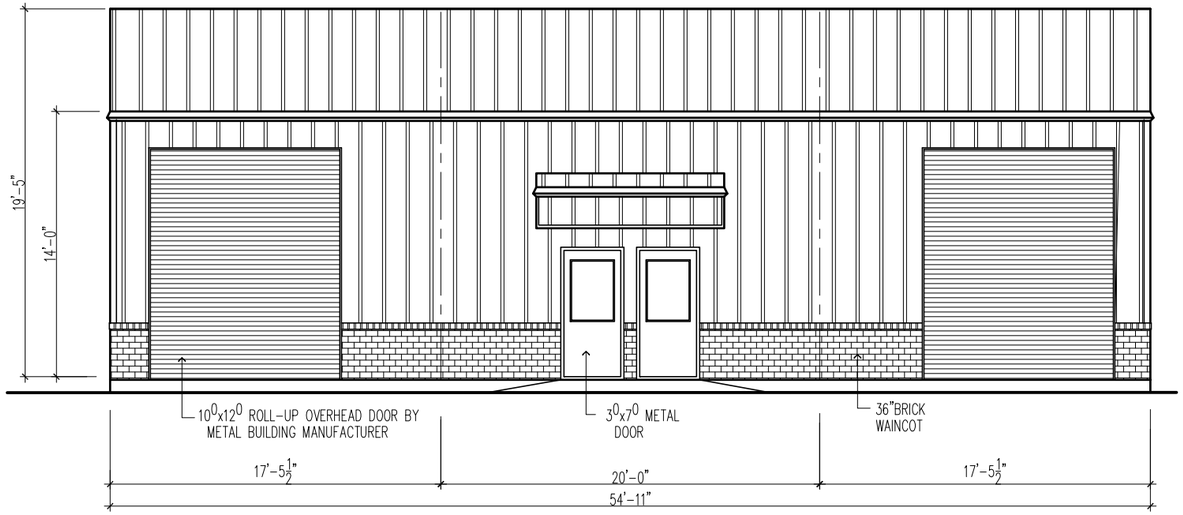
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LEFT SIDE ELEVATION

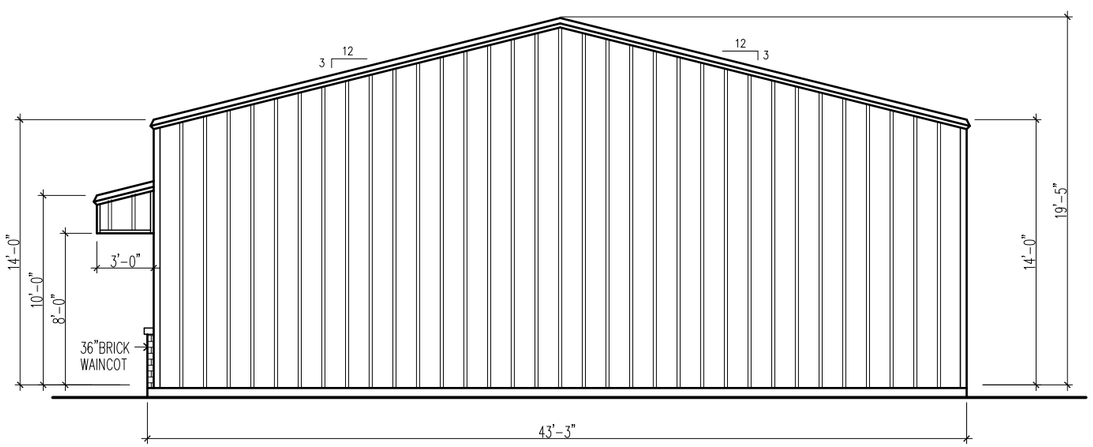
SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)

BLDG 1 & 4 - EXTERIOR MATERIAL AREAS					
	METAL SIDING		BRICK		TOTAL
FRONT ELEVATION	371 SF	81%	85 SF	19%	456 SF
RIGHT SIDE	701 SF	100%			701 SF
REAR	701 SF	100%			701 SF
LEFT SIDE	701 SF	100%			701 SF
TOTALS	2474 SF	97%	85 SF	3%	2559 SF



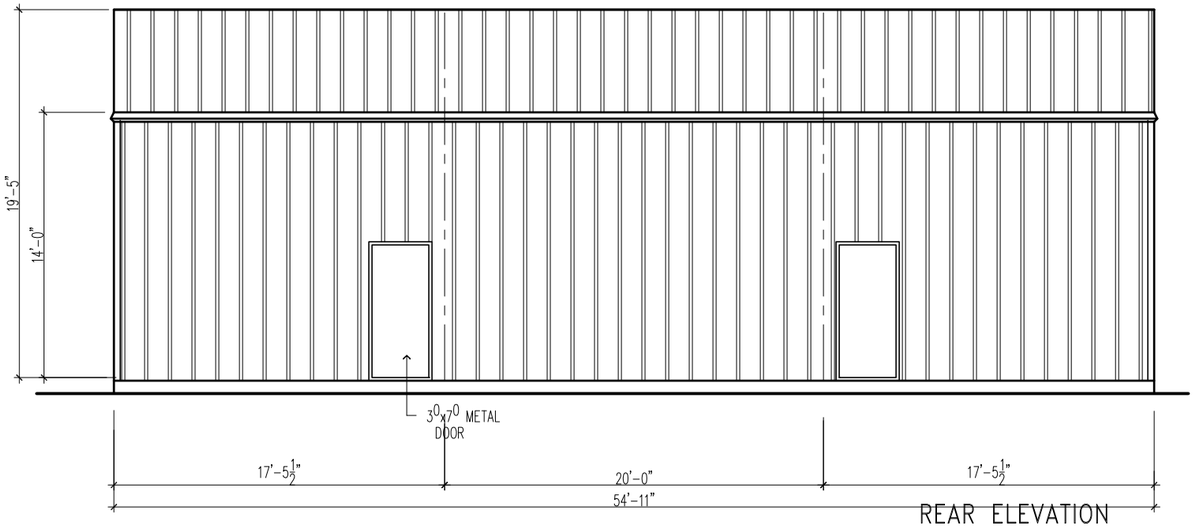
FRONT ELEVATION

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)



REAR ELEVATION

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)

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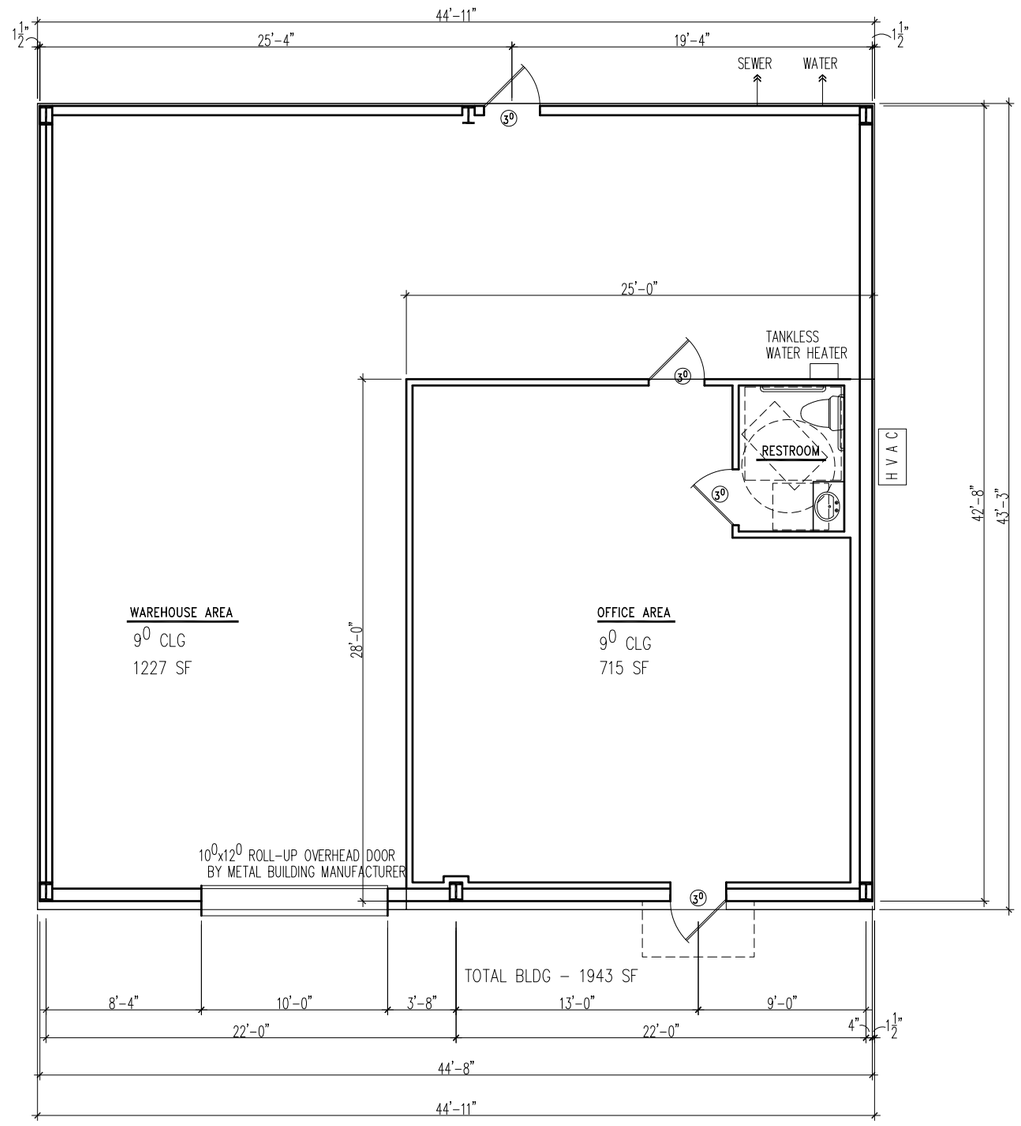
Date 05-23-22

Title
6th Street Commercial
Bldg 1 & 4 (Opposite)
2375 SF
Justin, Texas

BROOKSON BUILDERS

2

5/23/2022 10:46:09 AM



FINAL FLOOR PLAN WILL BE
APPROVED AT BUILDING STAGE

PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)
FRAME AND BRACE TO MEET LOCAL CODES

5/23/2022 10:48:11 AM

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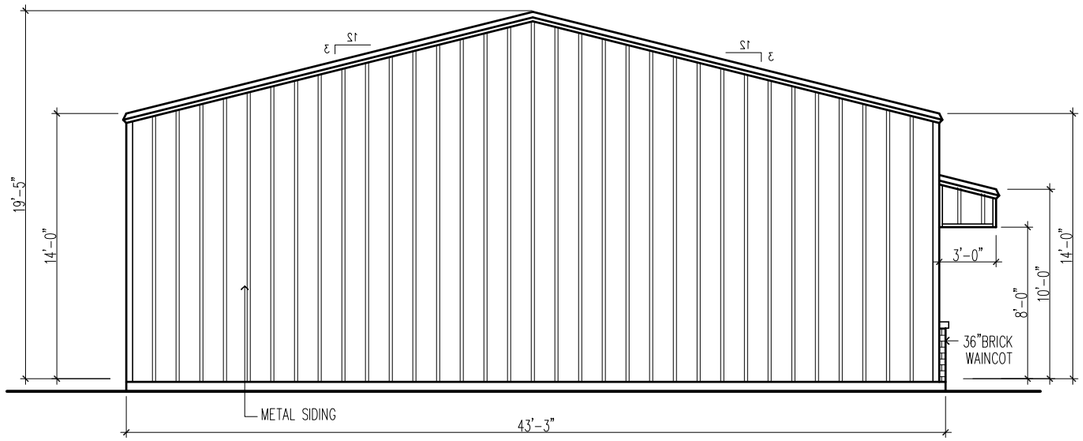
Ellis Legacy HOME DESIGN

Date 05-22-22

Title
6th Street Commercial
Bldg 2 & 5 (Opposite)
1943 SF
Justin, Texas

BROOKSON BUILDERS

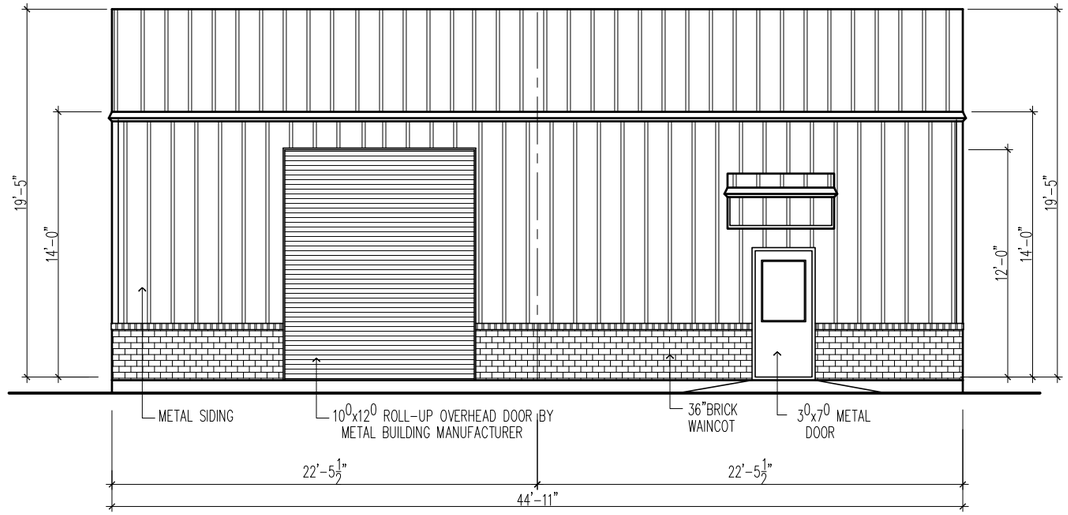
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LEFT SIDE ELEVATION

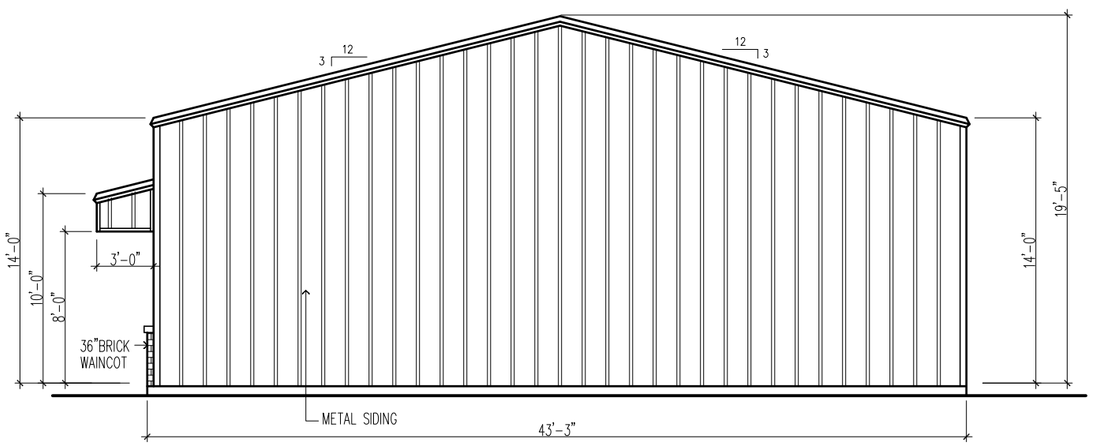
SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)

BLDG 2 & 5 - EXTERIOR MATERIAL AREAS					
	METAL SIDING		BRICK		TOTAL
FRONT ELEVATION	372 SF	80%	94 SF	20%	466 SF
RIGHT SIDE	701 SF	100%			701 SF
REAR	589 SF	100%			589 SF
LEFT SIDE	701 SF	100%			701 SF
TOTALS	2363 SF	96%	94 SF	4%	2457 SF



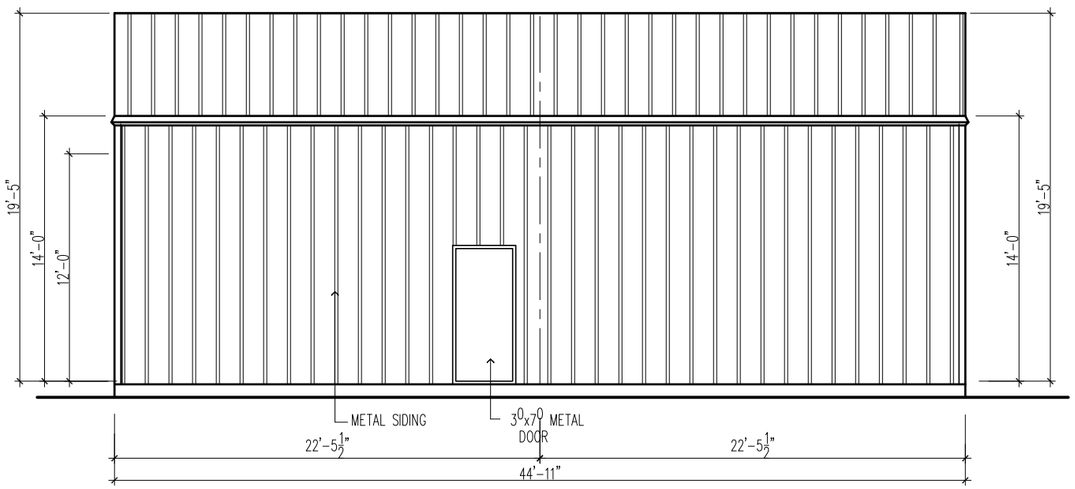
FRONT ELEVATION

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)



REAR ELEVATION

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)

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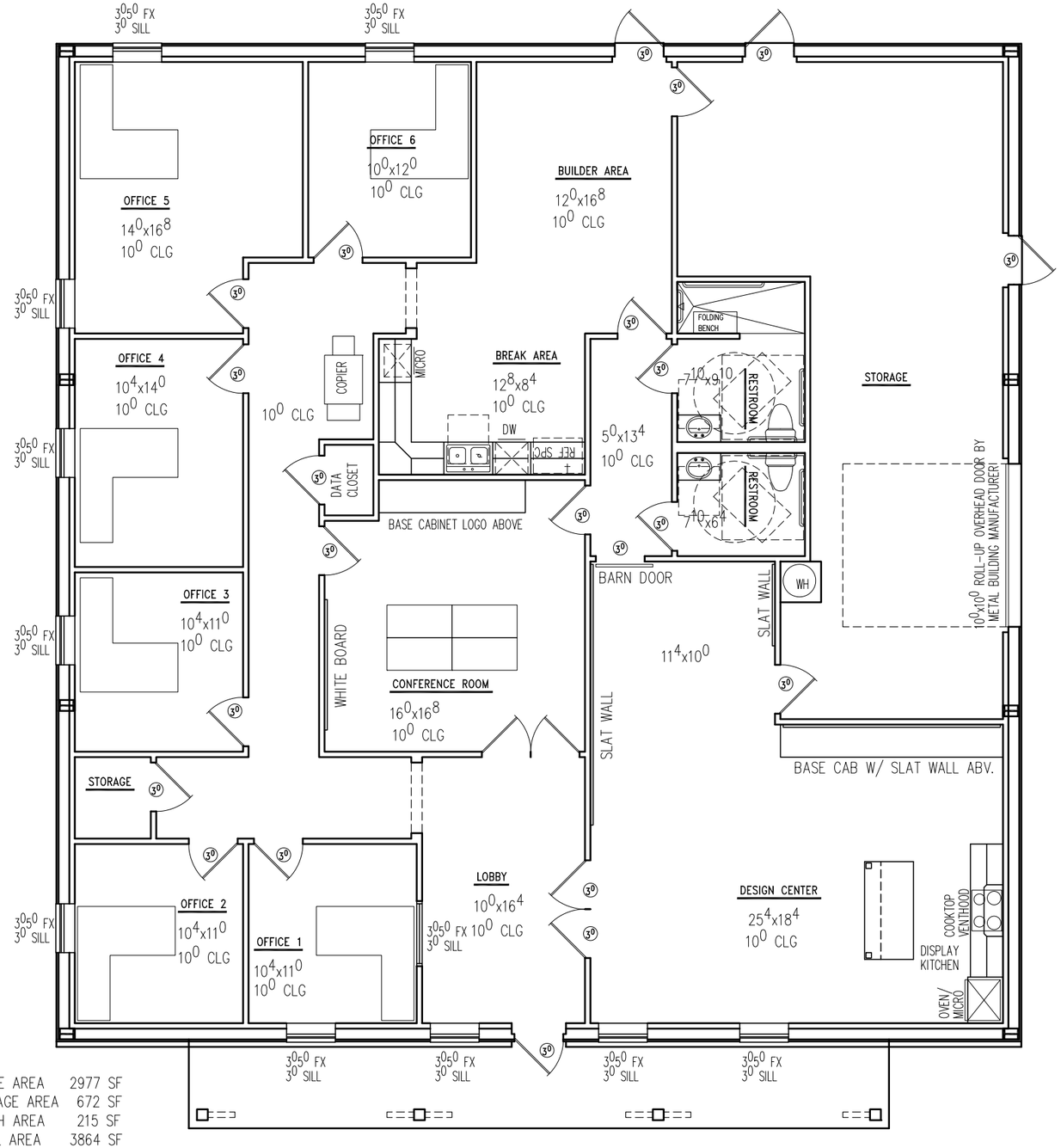
Date 05-22-22

Title
6th Street Commercial
Bldg 2 & 5 (Opposite)
1943 SF
Justin, Texas

BROOKSON BUILDERS

2

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OFFICE AREA	2977 SF
STORAGE AREA	672 SF
PORCH AREA	215 SF
TOTAL AREA	3864 SF

BUILDING STRUCTURE 59'x61' + SIDING, STONE AND PORCH

FINAL FLOOR PLAN WILL BE APPROVED AT BUILDING STAGE

PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)
FRAME AND BRACE TO MEET LOCAL CODES

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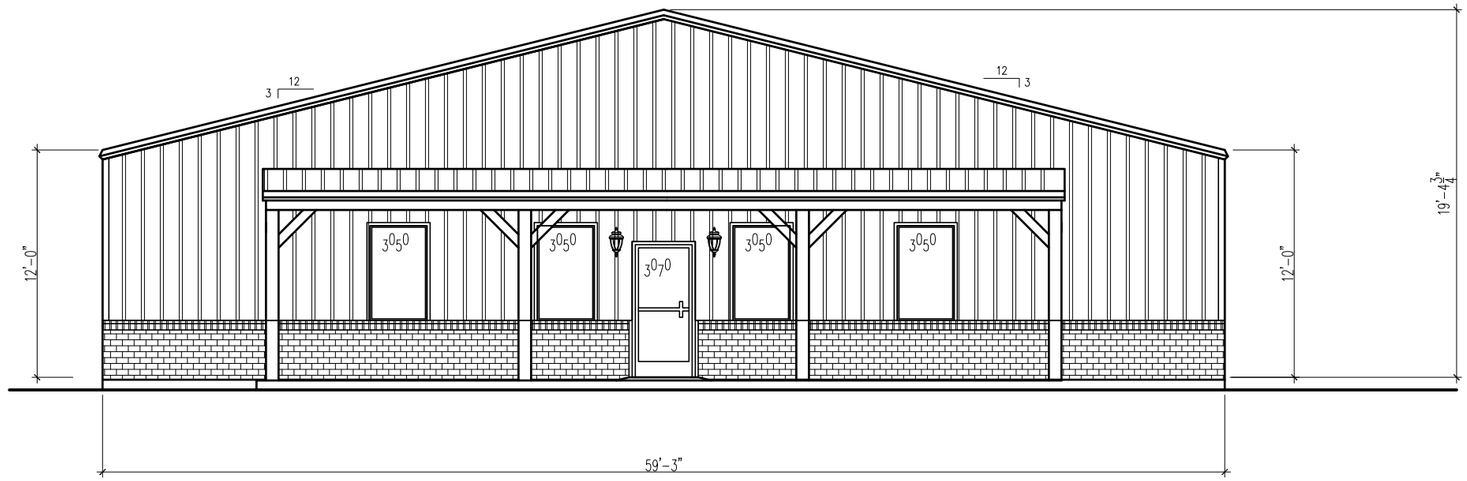
Date 05-23-22

Title
6th Street Commercial
Building 3
PRELIMINARY PLAN
Justin, Texas

BROOKSON BUILDERS

1

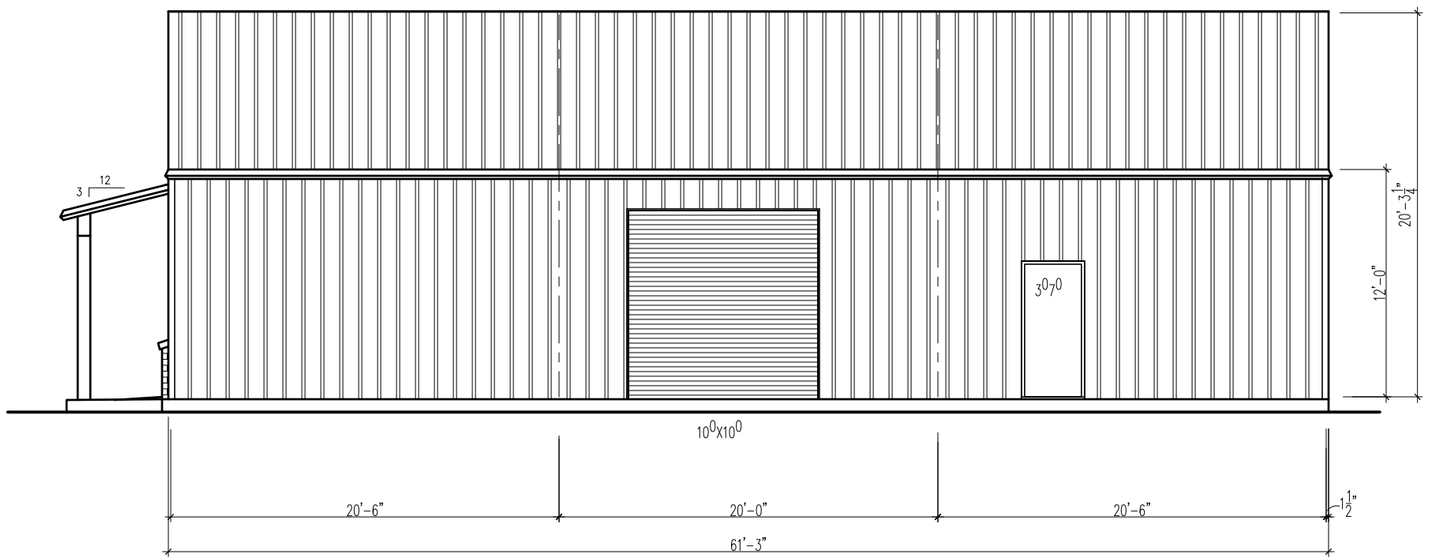
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BLDG 3 – EXTERIOR MATERIAL AREAS					
	METAL SIDING		BRICK		TOTAL
FRONT ELEVATION	649 SF	79%	168 SF	21%	817 SF
RIGHT SIDE	588 SF	100%			588 SF
REAR	829 SF	100%			829 SF
LEFT SIDE	652 SF	100%			652 SF
TOTALS	2718 SF	94%	168 SF	6%	2886 SF

FRONT ELEVATION

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)

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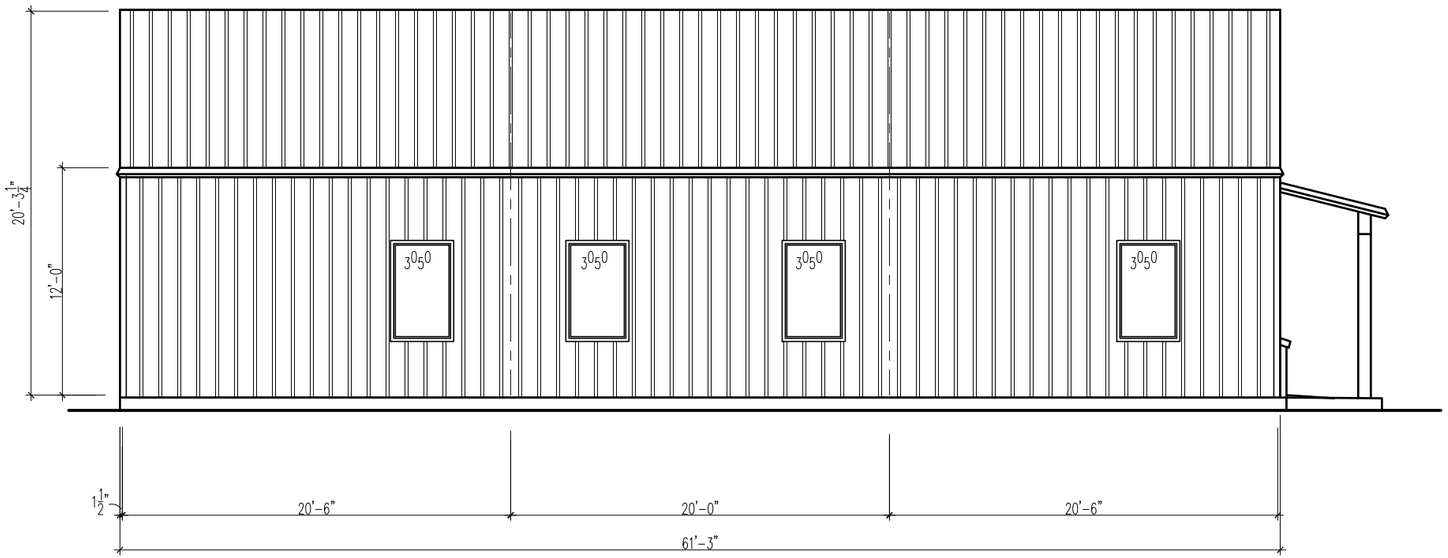
Date 05-23-22

Title
6th Street Commercial
Building 3
PRELIMINARY PLANS
Justin, Texas

BROOKSON BUILDERS

4

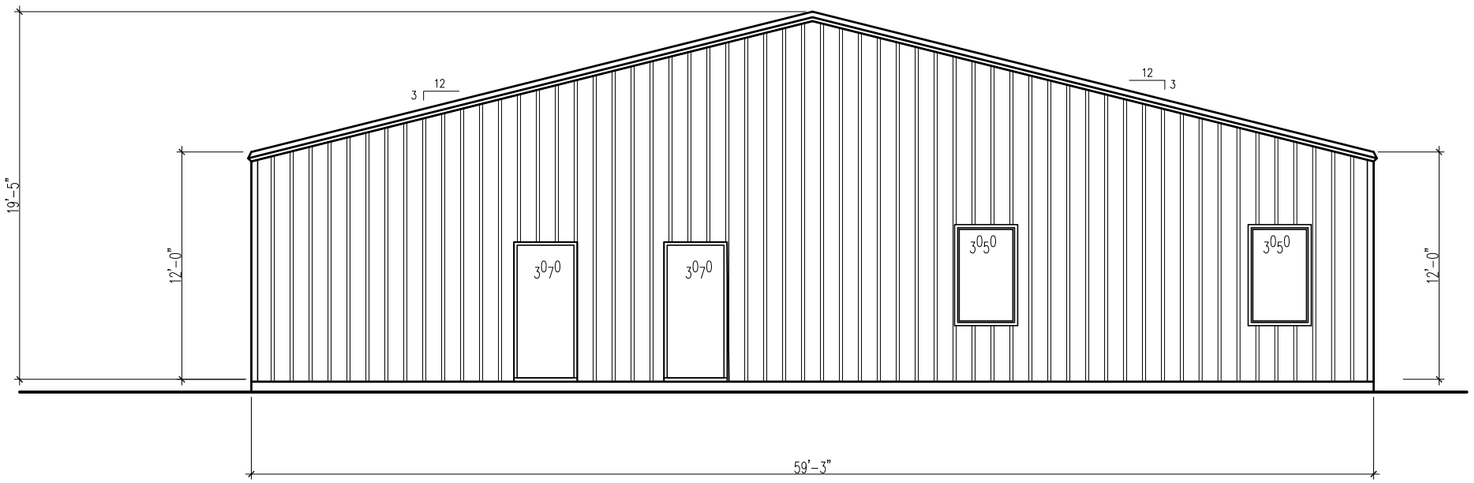
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BLDG 3 - EXTERIOR MATERIAL AREAS					
	METAL SIDING		BRICK		TOTAL
FRONT ELEVATION	649 SF	79%	168 SF	21%	817 SF
RIGHT SIDE	588 SF	100%			588 SF
REAR	829 SF	100%			829 SF
LEFT SIDE	652 SF	100%			652 SF
TOTALS	2718 SF	94%	168 SF	6%	2886 SF

LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)



REAR ELEVATION

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)

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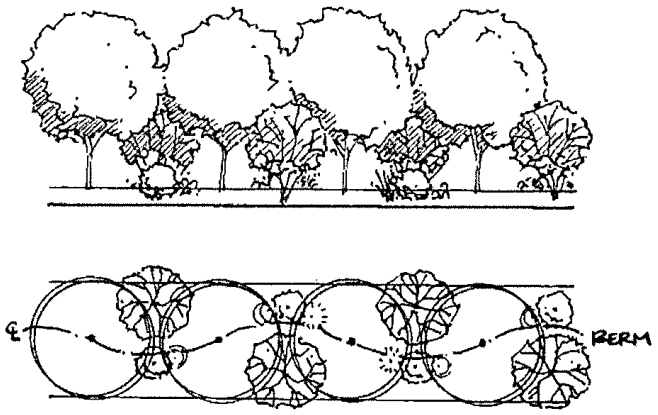
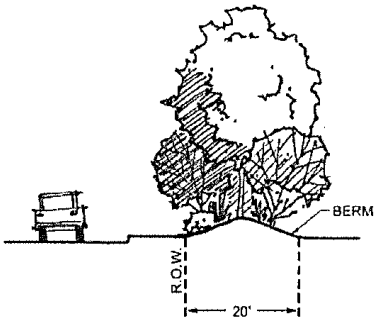
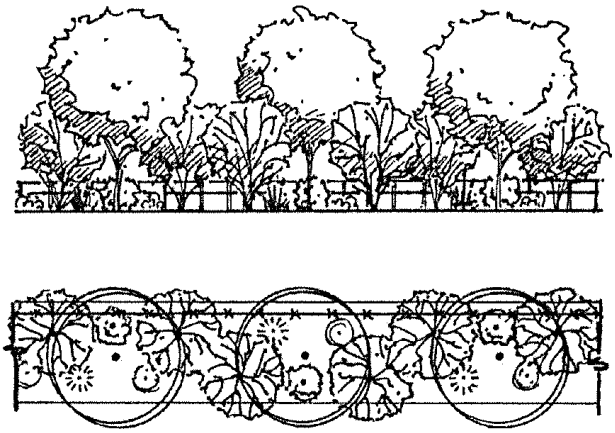
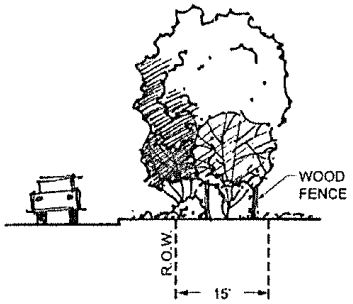
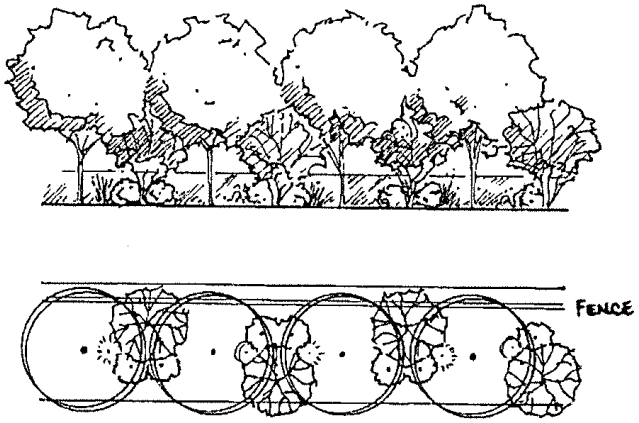
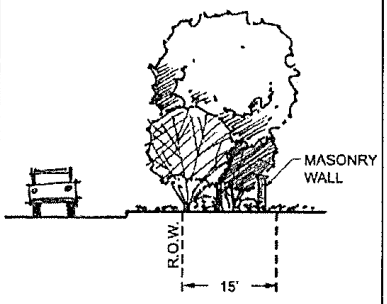
Date 05-23-22

Title
6th Street Commercial
Building 3
PRELIMINARY PLANS
Justin, Texas

BROOKSON BUILDERS

5

5/23/2022 10:49:33 AM

Buffer Yard 'E' • 20-foot min. width • Min. 4 canopy trees • Min. 4 understory trees • Min. 10 screening shrubs • Min. 3-ft high berm required, with max. slope of 3:1		
Buffer Yard 'F1' • 15-foot min. width • Min. 3 canopy trees • Min. 6 understory trees • Min. 10 screening shrubs • 6-ft high fence required, see Item 3 for required structures, this section.		
Buffer Yard 'F2' • 15-foot min. width • Min. 4 canopy trees • Min. 4 understory trees • Min. 12 screening shrubs • 6-ft high fence required, see Item 3 for required structures, this section.		

Sec. 52-204. Optional buffer yards.

The applicant may seek city approval of an optional buffer yard than is otherwise required, as shown in Table 52-6:

Table 52-6: OPTIONAL BUFFER YARDS

Buffer Yard Required	Optional Buffer Yard
A	B, C, D, E
B	C, D, F1
C	D, F1
D	F1
E	B, C, D
F1	F2
F2	None

(Ord. No. 639-18A , § 2(Exh. A), 2-26-2018)

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
July 19, 2022

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

PROJECT: Public Hearing to consider a recommendation to City Council for a Replat for a total of two lots legally described Lots 2R-1 and Lots 2R-2. Generally located northwest from the intersection of FM 407 and Collingwood Drive.

EXECUTIVE SUMMARY: The Applicant is proposing to Replat the existing property and subdivide it into two lots. The property is located in the Extra Territorial Jurisdiction (ETJ) and each lot would be 2.6 acres.

DETAILS: The Applicant filed for a Replat on June 2, 2022. Staff reviewed the replat application for compliance of all requisite regulations. After reviewing the documentation, Staff confirmed the replat presented meets all the requisite codes and regulations.

ACTION CONSIDERED:

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

STAFF RECOMMENDATION:

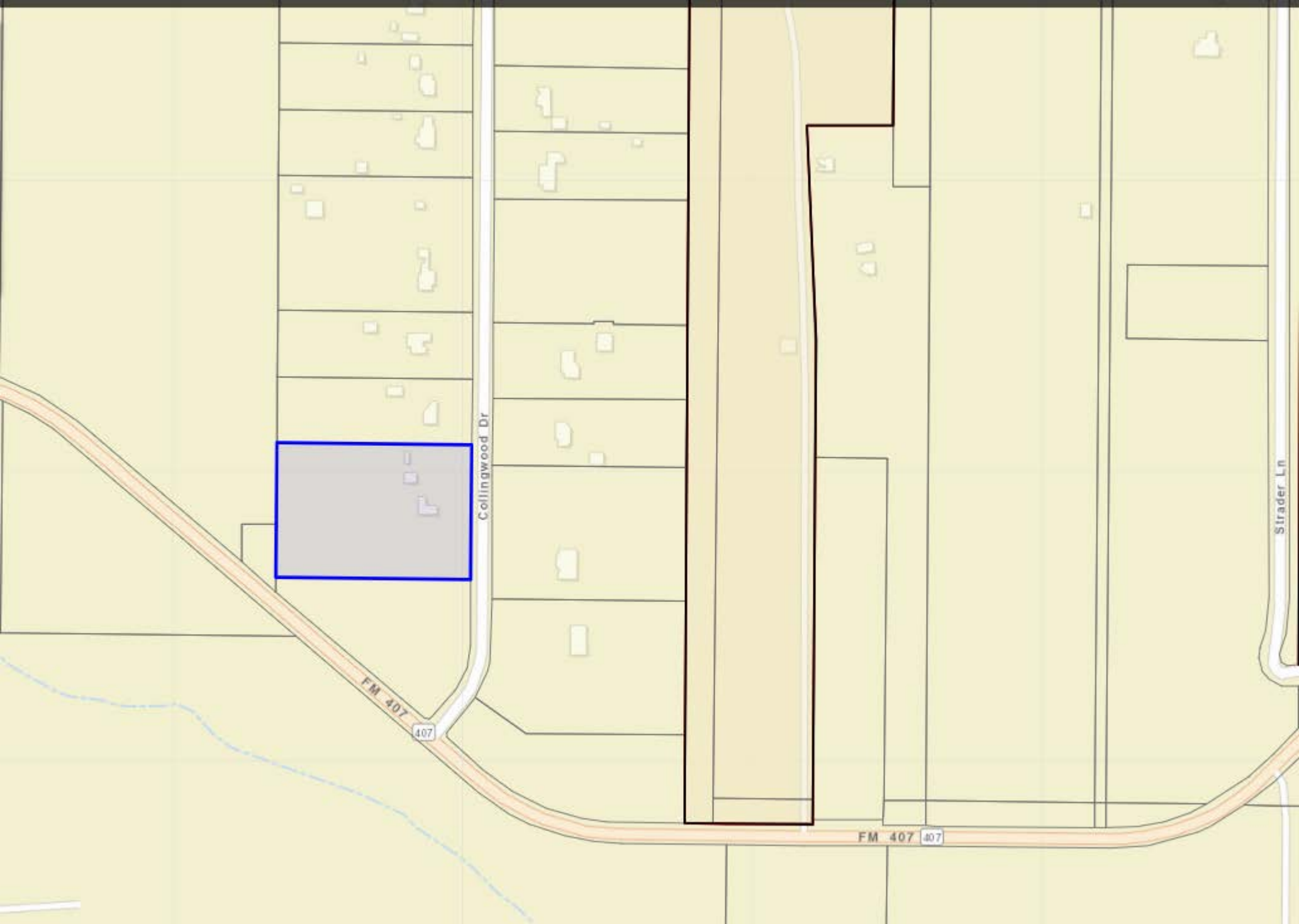
Staff recommends approval of the Replat based on the following:

1) Staff has reviewed the plat and has deemed it meets all requisite codes.

ATTACHMENTS:

(A) Map
(B) Proposed Replat




Collingwood Dr
Strader Ln
FM 407
407
FM 407
407

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS John Edward Gibson is the owner of the following tract of land:

BEING a tract of land situated in the William Brookfield Survey, Abstract No. 34, in the City of Justin E.T.J., Denton County, Texas and being all of Lots 2, Collingwood Estates, an addition to the Denton County, Texas according to the Plat recorded in Cabinet H, Page 254 of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the west right-of-way line of Collingwood Drive, a 60 feet-wide right-of-way as shown on said plat of Collingwood Estates, for the northeast corner of Lot 1 of said Collingwood Estates and the southeast corner of said Lot 2;

THENCE South 89°43'10" West, along the common line of said Lot 1 and said Lot 2, a distance of 563.25 feet to a 1/2 inch iron rod found on the east line of Tract 1, a called 70.943 acre tract described in a General Warranty Deed to Bloomfield Homes, L.P., as recorded in Document No. 2021-180345 of the Official Records of said county, for the northwest corner of said Lot 1 and the southwest corner of said Lot 2;

THENCE North 00°16'50" West, along the common line of said Lot 2 and said Tract 1, a distance of 386.68 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 2 and the southwest corner of Lot 3R-2 according to the Replat of Collingwood Estates, recorded in Cabinet O, Page 361 of the Plat Records of said county;

THENCE North 89°43'10" East, leaving said Tract 1 and along the common line of said Lot 2 and said Lot 3R-2, a distance of 563.25 feet to a 1/2 inch iron rod found on the west right-of-way line of the aforementioned Collingwood Drive, for the southeast corner of said Lot 3R-2 and the northeast corner of said Lot 2;

THENCE South 00°16'50" East, along the west right-of-way line of said Collingwood Drive, a distance of 386.68 feet to the **POINT OF BEGINNING** and containing 217,798 square Feet or 5.000 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, John Edward Gibson does hereby adopt this replat designating the herein described property as **Collingwood Estates, Lots 2R-1 and 2R-2**, an addition to the City of Justin Extraterritorial Jurisdiction, Denton County, Texas, and does hereby dedicate to the public use the streets, alleys, rights-of-way, and any other public areas shown on this replat.

WITNESS MY HAND, this _____ day of _____, 2021.

BY: John Edward Gibson

By: _____
Signature

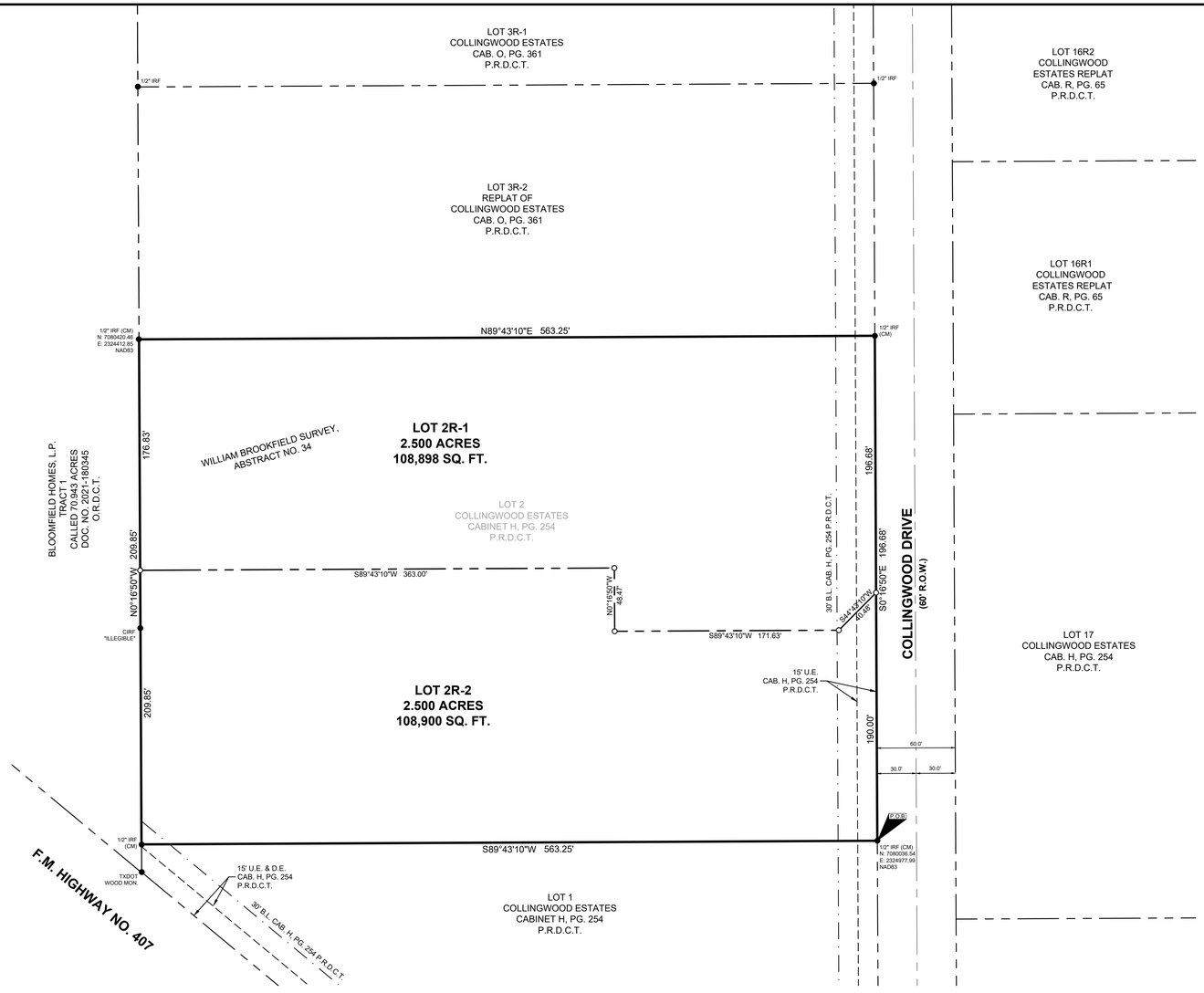
STATE OF TEXAS §

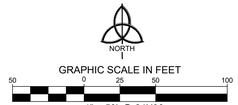
COUNTY OF DENTON §

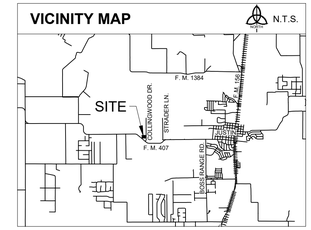
BEFORE ME, the undersigned authority, on this day personally appeared John Edward Gibson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said John Edward Gibson.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission expires on _____







LEGEND

	BOUNDARY LINE	P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
	EASEMENT LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
	BUILDING LINE	CIRF	IRON ROD W/ CAP FOUND
●	MONUMENT FOUND	IRF	IRON ROD FOUND
○	MONUMENT SET	CIRS	5/8" IRON ROD SET WITH A YELLOW CAP STAMPED "6854"
P.O.B.	POINT OF BEGINNING	E.T.J.	EXTRA TERRITORIAL JURISDICTION
(CM)	CONTROLLING MONUMENT		
U.E.	UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
B.L.	BUILDING LINE		

GENERAL NOTES:

- All bearings and coordinates shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011 adjustment) collected with GPS observations using the SMARTNET RTK network.
- All corners are 5/8" iron rods set with a plastic cap stamped "RPLS 6854" unless otherwise noted.
- The purpose of this plat is to split Lot 2 into two separate lots.
- Selling a portion of this addition by metes and bounds is a violation of state law, and is subject to fines and/or withholding of utilities and building permits.
- This property is situated within the City of Justin, Texas E.T.J.
- This property is not located in the Lake Ray Roberts Planning and Zoning Jurisdiction.
- This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0480G, 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"

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.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Michael L. Black, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

_____
Michael L. Black, Registered Professional Land Surveyor No. 6854

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Michael L. Black, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Michael L. Black.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

_____
Notary Public, State of Texas
My Commission expires on _____

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

WHEREAS the Planning and Zoning Commission of the City of Justin, Texas, voted affirmatively on this _____ day of _____, 20 ___, to recommend approval of this plat by the City Council.

_____
Chairman, Planning and Zoning Commission

_____
Attest: City Secretary

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this _____ day of _____, 20 ___, to approve this plat for filing of record.

_____
Mayor, City of Justin

_____
Attest: City Secretary

REPLAT
COLLINGWOOD ESTATES
LOTS 2R-1 AND 2R-2

BEING A REPLAT OF LOT 2, COLLINGWOOD ESTATES, AN ADDITION TO DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, PAGE 254, PLAT RECORDS, DENTON COUNTY, TEXAS

5.000 ACRES
OUT OF THE
WILLIAM BROOKFIELD SURVEY, ABSTRACT NO. 34,
CITY OF JUSTIN E.T.J., DENTON COUNTY, TEXAS
JUNE 2022
CITY OF JUSTIN PROJECT NUMBER:_____

TRINITY
LAND SURVEYING LLC
1222 Greenbriar St. Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MLB	TLS	06/02/2022	2022-034	1 OF 1

OWNER / APPLICANT:
John Edward Gibson
9237 Collingwood Drive
Justin, Texas 76247
Ph: (940) 299-9862

SURVEYOR:
Trinity Land Surveying, LLC
1222 Greenbriar St.
Denton, TX 76201
Ph: (940) 293-3180
Contact: Michael Black, RPLS

DWG NAME: G:\MY DRIVE\TRINITY LAND SURVEYING\PROJECT FOLDER\2022\2022-034 9237 COLLINGWOOD DRIVE - JUSTIN\2DWG\2022-034 9237 COLLINGWOOD DRIVE - JUSTIN2DWG.DWG PLOTTED BY: MICHAEL BLACK 6/27/2022 6:27 PM LAST SAVED: 6/25/2022 11:03 PM

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
July 19, 2022

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

PROJECT: Public Hearing to consider a recommendation to City Council to amend Chapter 52 and Chapter 10 of the Code of Ordinances relating to Temporary Batch Plants.

EXECUTIVE SUMMARY: A request was made by Council to review the temporary batch plant ordinance. Staff has proposed permitting Temporary Batch Plants by right with the following conditions:

- An 18" mound around the perimeter of the batch plant.
- A 2' silt wall placed around the site.
- A water truck mitigating dust as needed or requested by the City.
- Construction zone signage on any collector or thoroughfare road. Placement shall be determined by the Public Works Director.
- A 500' minimum setback from any existing residential uses.

Any deviations from this would require City Council approval.

ACTION CONSIDERED:

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

STAFF RECOMMENDATION:

Staff recommends consideration based on the request.

ATTACHMENTS:

1. Supporting documentation
2. Proposed Ordinance

Sec. 10-26. - Temporary concrete or asphalt batching plant.

(a) Upon application, including a site plan, the city may ~~council may, if it finds that the public interest requires it to reduce construction traffic, street damage and/or cost,~~ authorize the issuance of a temporary concrete batching plant permit, for a location on or adjacent to a major construction site in the city, for a period not to exceed six months with the following conditions:

- An 18 inch mound around the perimeter of the batch plant.
- A two foot silt wall placed around the site.
- A water truck mitigating dust as needed or requested by the City.
- Construction zone signage on any collector or thoroughfare road. Placement shall be determined by the Public Works Director.
- A 500 foot minimum setback from any existing residential uses.

(b) ~~The temporary permit may be extended by the city council for additional periods not exceeding six months each.~~ If the application deviates from any of the requirements set above, City Council shall have the sole authority to approve the permit. The permit may be issued with appropriate, reasonable conditions determined by the city council, including conditions for control of traffic, view from public or adjacent property, dust, light, noise, ingress and egress, and hours of operation.

~~(c) The permit may be issued with appropriate, reasonable conditions determined by the city council, including conditions for control of traffic, view from public or adjacent property, dust, light, noise, ingress and egress, and hours of operation.~~

(Code 1994, § 3.107; Ord. No. 485, § 1, 1-11-2010)

OTHER USES												
Transportation	Airport, aviation field, helistop or landing area									S	S	S
	Railroad or bus passenger station									S	S	P
	Railroad team track, freight depot & docks or classification yard											P
	Railroad roundhouse or RR car repair shop											
	Terminal; truck, freight, rail or water											P
Waste Related	Junk and used material storage yards											S
	Landfill, recycling center, household hazardous waste or waste tire facility											S
	Pet cemetery											S
	Recycling collection only facility											P
	Salvage yard (other than automotive)											S
Ag	Agricultural uses	P										
Gas	Compression facilities, gathering stations*	S	S	S	S	S	S	S	S	S	S	S
	Gas drilling and production*	S	S	S	S	S	S	S	S	S	S	S
	Oil drilling and production*	S	S	S	S	S	S	S	S	S	S	S
	* In conformance with City of Justin Gas Drilling Ordinance											
Accessory Uses	Accessory use or building	P	P	P	P	P	P	P				P
	Commercial outside display	S								S	S	S
	Farm accessory building											P
	Home occupations	P	P	P	P	P	P					
	Outside storage, screened*	P	P	P	P	P		P	P	P	P	P
	Outside storage, unscreened*								S	S	S	S
	Stable, stockyards or feeding pens (noncommercial)											S
	Swimming pool, private	P	P	P	P	P	P	P	P	P	P	P
Temporary Uses	Amusement, outdoor (temporary)									S	S	S
	Batch plant, concrete or asphalt (temporary)	P*	P*	P*	P*	P*	P*	P*	P*	~~S~~ P*	P*	~~S~~ P*

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AN AMENDMENT TO CHAPTER 52 AND CHAPTER 10 RELATING TO TEMPORARY BATCH PLANT PERMIT REGULATIONS PROVIDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Council directed Staff to bring forward an amendment related to Temporary Batch Plants on June 28, 2022; 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, 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 amendment is approved and made a part of this ordinance

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

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

Section 2. 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 3. 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 4. 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.

_____

Elizabeth Woodall, Mayor

ATTEST:

_____
Brittany Andrews, City Secretary

Approved as to form:

_____
City Attorney