PLANNING & ZONING COMMISSION MEETING
TUESDAY, JUNE 20th, 2023, 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. Briefing regarding the May 23rd and June 13th Council Meetings

   a. Meadowlands Ph. II PD Amendment (May 23rd)
   b. LaDera Farms PD Amendment (May 23rd and June 13th)
   c. Timberbook Ph. 7-9 Preliminary Plat (June 13th)
   d. Fee Schedule Amendment (June 13th)

C. Discuss update on the Atmos Gas line extension to Justin Town Square

D. Discuss update on City Manager selection

E. Training Opportunities for the Commission

F. Discuss Staff processes with the Commission

G. Discuss regular agenda items

H. 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 June 20, 2023, 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 May 16th

5. ACTION ITEMS:

A. Consider and act upon a Final Plat for Timberbrook Ph. 6 legally described as LOTS 1-14, 15X, 16X, 17X, BLOCK 37; LOTS 1-12, BLOCK 38

6. PUBLIC HEARING:

A. Conduct a Public Hearing to hear concerns for or against a Replat to subdivide one lot into two lots legally described as Lots 7R-1 and Lots 7R-2, Fitch Second Addition

B. Consider and act upon a recommendation to City Council for a Replat to subdivide one lot into two lots legally described as Lots 7R-1 and Lots 7R-2, Fitch Second Addition

C. Conduct a Public Hearing to hear concerns for or against an amendment to the existing Planned-Development (GB-PD 724) to allow wall signage for Justin Self-Storage legally described as A0207A F.B. BORDEN, TR 8G(PT), 2.725 ACRES addressed as 103 HARDEMAN BLVD

D. Consider and act upon a recommendation to City Council for an amendment to the existing Planned-Development (GB-PD 724) to allow wall signage for Justin Self-Storage legally described as A0207A F.B. BORDEN, TR 8G(PT), 2.725 ACRES addressed as 103 HARDEMAN BLVD

7. FUTURE AGENDA ITEMS:

A. Timberbrook Commercial
B. Meadowlands PH. 1
C. Justin Town Square Replat and Preliminary Plat

8. DEVELOPMENT UPDATE:

A. Development Update

9. EXECUTIVE SESSION :

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

10. 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 16th Day of June 2023 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

PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES
TUESDAY, MAY 16, 2023

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:
John Tinsley, David Beck, Vicente Barrientos, Tory Turner, Gary Davis, Tom Cronberger, Scott Hill

Staff Present:
Matt Cyr, Director of Planning and Development Services

WORK SHOP SESSION AGENDA (6:30 PM)

A. Call to Order and Roll Call.

Chairman Beck called the workshop session to order at 6:30 p.m.

B. Briefing regarding the April 25th and May 9th Council Meetings
a. Timberbook Ph. 7-9 (April 25th)
b. Meadowlands Ph. II PD Amendment (May 9th)
c. LaDera Farms PD Amendment (May 9th)
d. Westwood Contract (Ch.52) (May 9th)
e. Code Compliance Update (May 9th)

Staff gave a brief update on actions taken during the April 25th and May 9th Council Meetings.

C. Discuss Development Flow Chart

Staff gave an update on the Development Flow Chart and how development processes work within the City.

D. Discuss Short Term Rental Ordinances.

Staff gave a brief update on the Short Term Rental Ordinances. Staff gave the commission a chart that showed other cities that have adopted these ordinances in the metroplex.

E. Discuss update on the Atmos Gas line extension to Justin Town Square

Staff gave the Commission an update on the gas line extension.

F. Discuss City of Justin Owned Properties

Staff discussed the map that was provided to the Commission.

The Commission held a discussion regarding drainage easements that are maintained by the City.

G. Discuss update on City Manager search

Staff gave an update to the Commission regarding the City Manager search. Staff stated that the City was scheduled to interview several qualified candidates.

H. Discuss regular agenda items.

The Commission asked about the school site.

The Applicant discussed the plans for the school site and the timeline.

I. Adjourn.

The work session adjourned at 7:27pm.

CONVENE INTO REGULAR SESSION AT 7:30 PM

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ADMINISTRATIVE COMMENTS:**

    a. Celebrate Mayor Woodall's Service to the Community

Chairman Beck welcomed Mayor Woodall to the podium.

Chairman Beck on behalf of the Commission gave a framed ordinance of the Comprehensive Plan to Mayor Woodall in recognition of her service to the Community.

Mayor Woodall stated it was an honor serving the community and thanked the Commission for the gift.

4. 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, February 21, 2023, 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.**

Chairman Beck opened the floor to Public Comment at 7:34pm

No one came forward.

Chairman Beck closed the floor to Public Comment at 7:34pm.

5. CONSENT ITEMS:

Staff mentioned there was a minor correction to the minutes that was re-sent to the Commission and amended online.

A. Consider approval of the minutes for March 21, 2023.

B. Consider approval of the minutes for April 18, 2023.

Commissioner Tinsley motioned to approve the consent agenda.

Commissioner Davis seconded the motion.

The motion passed 7/0/0

6. ACTION ITEMS:

A. Consider and act upon a Preliminary Plat for Timberbrook Ph. 7-9 situated in the Carl Boeger Survey, Abstract No. 121, Margaret Garnett Survey, Abstract No. 439, William Reed Survey, Abstract No.1071, Joseph Sutton Survey, Abstract No. 1151

Staff gave a brief presentation on the item.

Jim Douglas, the Applicant came forward.

Jim Douglas stated that there is a school site in this development and that Bloomfield is currently under contract with Northwest ISD.

Jim Douglas also stated that this development will incorporate an amenity center along with deceleration lanes off of FM 407.

Commissioner Turner asked if a traffic study hasd been completed.

Jim Douglas stated that a traffic study through TXDOT had been submitted and approved.

Commissioner Turner asked if the City had any information relating to a traffic study.

Matt Cyr responded that there was a Traffic Impact Analysis that was submitted with he Planned Development for the first phases of Timebrbrook and there was additional documentation that was submitted to the City's engineer, which was reviewed.

Chairman Beck asked about the gas lines in the area.

Jim Douglas stated there are gas lines in the area.

Commissioner Cronberger asked about the residents that back up against the gas easements if gates would be allowed for access.

Jim Douglas stated that they are not prohibiting fences for access purposes.

Commissioner Barrientos made a motion to recommend approval as presented to City Council.

Commissioner Tunrer seconded the motion.

7. FUTURE AGENDA ITEMS:

A. Timberbrook Commercial
B. Meadowland PH1.

Staff gave a brief update on Future Agenda Items.

8. DEVELOPMENT UPDATE:

A. Discuss Code Compliance Update

Staff gave a presentation on Code Compliance activities over the last year.

9. EXECUTIVE SESSION :

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

10. ADJOURNMENT:

Commissioner Barrientos motioned to adjourn the meeting

Commissioner Cronberger seconded the motion.

Chairman Beck adjourned the meeting at 7:56pm.

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 17th Day of March 2023 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

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
June 20, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services
PROJECT: Consider and act upon a recommendation to City Council for a Replat to subdivide one lot into two lots legally described as Lots 7R-1 and Lots 7R-2, Fitch Second Addition

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APPLICANT: Jason Weaver, GM Civil

EXECUTIVE SUMMARY: The Applicant is requesting to plat 29 lots with 26 of them being residential for Phase 6 of Timberbrook. The Final Plat complies with the Preliminary Plat (attached as part of the Developers Agreement) and Developers Agreement.

No Public Parks are proposed, but three Private Open Spaces are proposed for a total of 4.561 acres. The Private Open space are to be maintained by the HOA.

ACTION CONSIDERED:

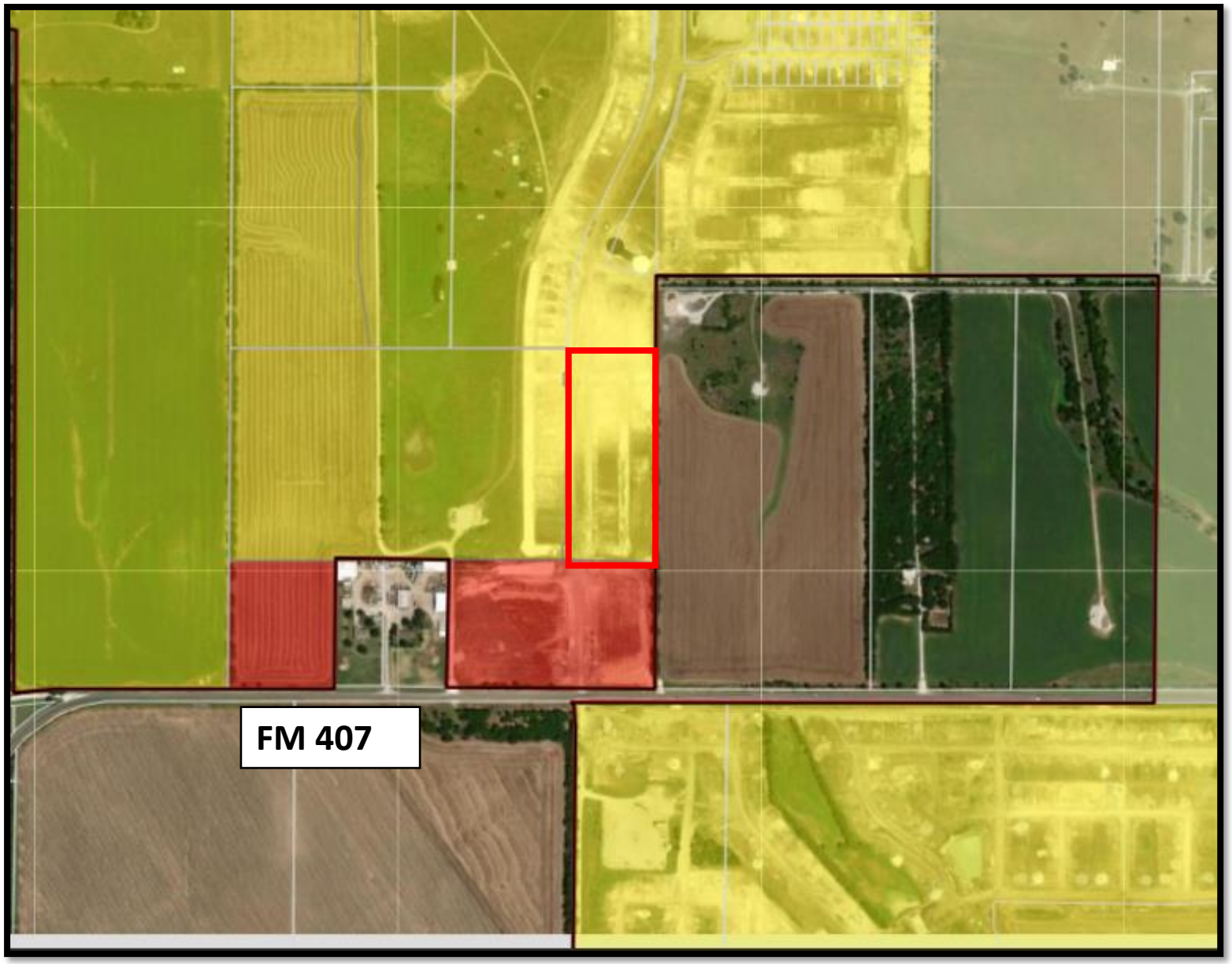
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

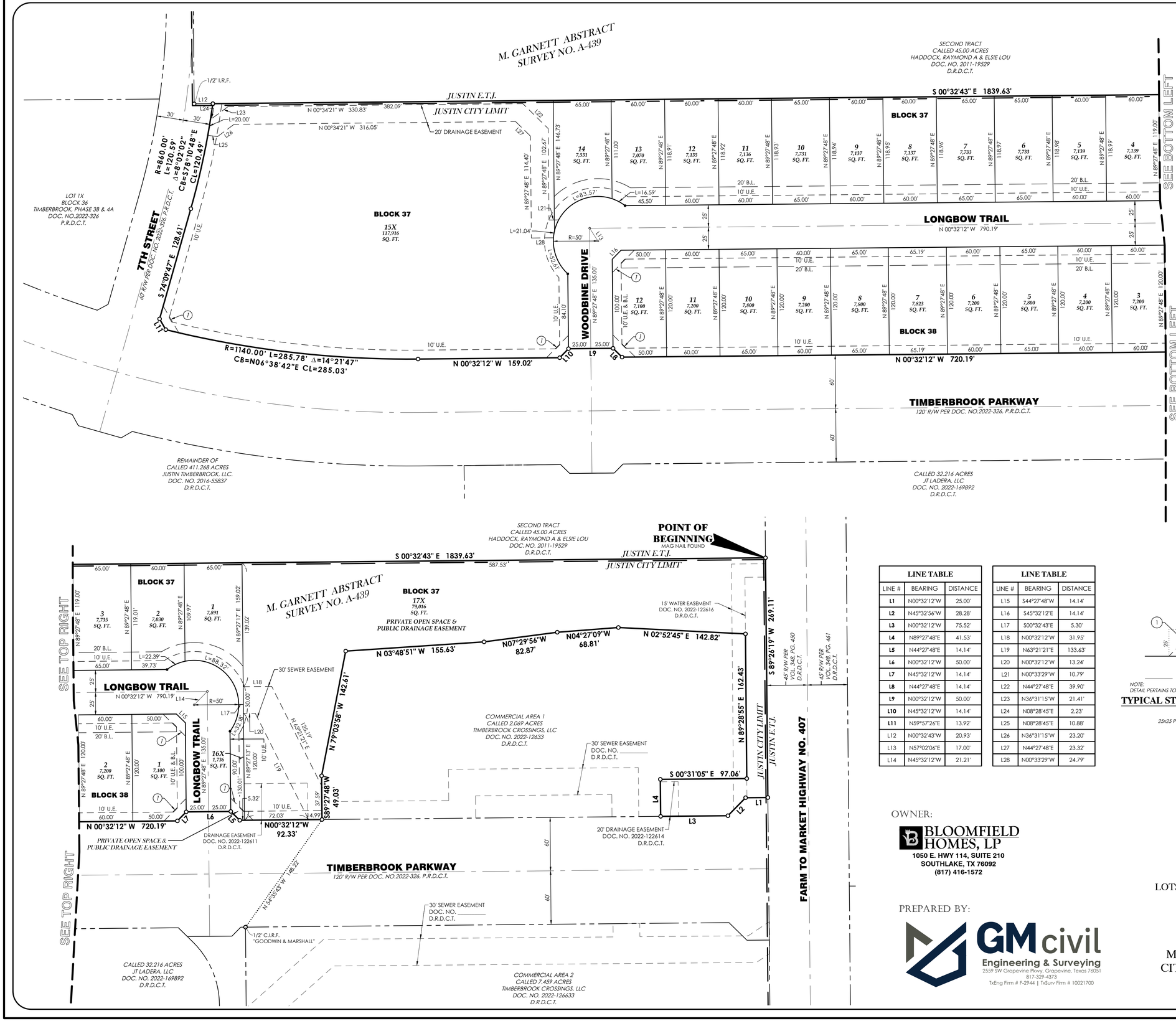
STAFF RECOMMENDATION:

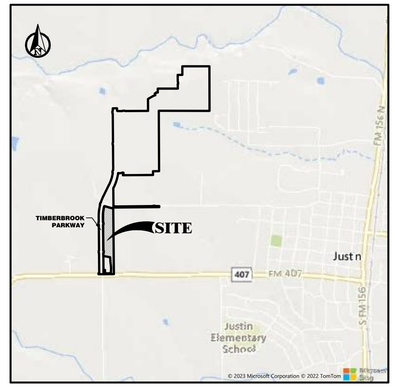
Staff recommends approval as presented. Staff has reviewed the application to ensure the proposed plat complies with the Preliminary Plat and Developers Agreement.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation


FM 407



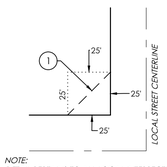


VICINITY MAP
N.T.S.

GRAPHIC SCALE 1"=50'
0 50 100 150

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°32'12"W	25.00'
L2	N45°32'56"W	28.28'
L3	N00°32'12"W	75.52'
L4	N89°27'48"E	41.53'
L5	N44°27'48"E	14.14'
L6	N00°32'12"W	50.00'
L7	N45°32'12"W	14.14'
L8	N44°27'48"E	14.14'
L9	N00°32'12"W	50.00'
L10	N45°32'12"W	14.14'
L11	N59°57'26"E	13.92'
L12	N00°32'43"W	20.93'
L13	N57°02'06"E	17.00'
L14	N45°32'12"W	21.21'

LINE TABLE		
LINE #	BEARING	DISTANCE
L15	S44°27'48"W	14.14'
L16	S45°32'12"E	14.14'
L17	S00°32'43"E	5.30'
L18	N00°32'12"W	31.95'
L19	N63°21'21"E	133.63'
L20	N00°32'12"W	13.24'
L21	N00°33'29"W	10.79'
L22	N44°27'48"E	39.90'
L23	N36°31'15"W	21.41'
L24	N08°28'45"E	2.23'
L25	N08°28'45"E	10.88'
L26	N36°31'15"W	23.20'
L27	N44°27'48"E	23.32'
L28	N00°33'29"W	24.79'



NOTE:
DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.

TYPICAL STREET INTERSECTION
N.T.S.

25x25 PUBLIC OPEN SPACE EASEMENT

LEGEND

○	1/2" C.I.R.S. (GOODWIN & MARSHALL) UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
———	BOUNDARY LINE
——— — ———	ADJOINER LINE
——— — ———	ABSTRACT LINE
——— — ———	EASEMENT LINE
——— · ———	CENTERLINE OF CREEK

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

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.
Issued for review 5/8/2023 11:33 AM

FINAL PLAT
OF
LOTS 1-14, 15X, 16X, 17X, BLOCK 37; LOTS 1-12, BLOCK 38
TIMBERBROOK, PHASE 6
BEING
10.232 ACRES
SITUATED IN THE
M. GARNETT SURVEY, ABSTRACT No. 439
CITY OF JUSTIN, DENTON COUNTY, TEXAS
26 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: May 2023

E:\10666 - Timberbrook\COO\PHASE 6A\10666-PLAT PHASE SHEETS.dwg

OWNERS DEDICATION

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439, City of Justin, Denton County, Texas, being part of that certain called 186.362 acre tract described in a deed to Bloomfield Homes recorded in Document No. 2021-106330 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a Mag nail found for the Southwest corner of a called 45.00 acre tract described as Second Tract in a deed to Haddock, Raymond A. & Elise Lou recorded in Document No. 2011-19529 (DRDCT), the most southerly Southeast corner of said 186.362 acre tract and being in the North right-of-way line of Farm-to-Market Highway No. 407 (a 90' width right-of-way);

THENCE South 89 deg. 26 min. 19 sec. West along said North right-of-way line and the South of said 186.362 acre tract, a distance of 269.11 feet to a 1/2" capped iron rod set stamped "GMcivil" hereinafter referred to as 1/2" capped iron rod set, for the Southeast corner of Timberbrook Parkway (120' width right-of-way) recorded in Document No. 2022-326 of the Plat Records of Denton County, Texas (PRDCT);

THENCE North 00 deg. 32 min. 12 sec. West along the East right-of-way line of said Timberbrook Parkway, a distance of 25.00 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 32 min. 56 sec. West along said East right-of-way line, a distance of 28.28 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 32 min. 12 sec. West along said East right-of-way line, a distance of 75.52 feet to a 1/2" capped iron rod set for the most westerly Southwest corner of a called 2.069 acre tract described as Commercial Area 1 in a deed to Timberbrook Crossings, LLC recorded in Document No. 2022-126633 (DRDCT);

THENCE in an easterly and northerly direction along the South, East, and North lines of said 2.069 acre tract, the following nine (9) courses;

North 89 deg. 27 min. 48 sec. East, a distance of 41.53 feet to a 1/2" capped iron rod set for an ell corner of said 2.069 acre tract;

South 00 deg. 31 min. 05 sec. East, a distance of 97.06 feet to a 1/2" capped iron rod set for the most southerly Southwest corner of said 2.069 acre tract;

North 89 deg. 28 min. 55 sec. East, a distance of 162.43 feet to a 1/2" capped iron rod set for the Southeast corner of said 2.069 acre tract;

North 02 deg. 52 min. 45 sec. East, a distance of 142.82 feet to a 1/2" capped iron rod set;

North 04 deg. 27 min. 09 sec. West, a distance of 68.81 feet to a 1/2" capped iron rod set;

North 07 deg. 29 min. 56 sec. West, a distance of 82.87 feet to a 1/2" capped iron rod set;

North 03 deg. 48 min. 51 sec. West, a distance of 155.63 feet to a 1/2" capped iron rod set for the Northeast corner of said 2.069 acre tract;

North 79 deg. 03 min. 58 sec. West, a distance of 142.61 feet to a 1/2" capped iron rod set;

South 89 deg. 27 min. 48 sec. West, a distance of 49.03 feet to a 1/2" capped iron rod set for the Northwest corner of said 2.069 acre tract and being in the East right-of-way line of said Timberbrook Parkway;

THENCE in a northerly and easterly direction along the East right-of-way line of said Timberbrook Parkway and the South line of 7th Street (60' width right-of-way) recorded in Document No. 2022-326 (PRDCT), the following thirteen (13) courses;

North 00 deg. 32 min. 12 sec. West, a distance of 92.33 feet to a 1/2" capped iron rod set;

North 44 deg. 27 min. 48 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 00 deg. 32 min. 12 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

North 45 deg. 32 min. 12 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 00 deg. 32 min. 12 sec. West, a distance of 720.19 feet to a 1/2" capped iron rod set;

North 44 deg. 27 min. 48 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 00 deg. 32 min. 12 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

North 45 deg. 32 min. 12 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 44 deg. 27 min. 48 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 00 deg. 32 min. 12 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

North 45 deg. 32 min. 12 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 00 deg. 32 min. 12 sec. West, a distance of 159.02 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 1,140.00 feet, a central angle of 14 deg. 21 min. 47 sec., and being subtended by a chord which bears North 06 deg. 38 min. 42 sec. East - 285.03 feet;

Continue in a northerly direction along said curve to the right, a distance of 285.78 feet to a 1/2" capped iron rod set;

North 59 deg. 57 min. 26 sec. East non-tangent to said curve, a distance of 13.92 feet to a 1/2" capped iron rod set;

South 74 deg. 09 min. 47 sec. East, a distance of 128.61 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 860.00 feet, a central angle of 08 deg. 02 min. 02 sec., and being subtended by a chord which bears South 78 deg. 10 min. 48 sec. East - 120.49 feet;

Continue in an easterly direction along said curve to the left, a distance of 120.59 feet to a 1/2" capped iron rod set for and ell corner of said 7th street, being in the West line of said 45.00 acre tract and being in the East line of said 186.362 acre tract, from which a 1/2" iron rod found for the Northwest corner of said 45.00 acre tract bears North 00 deg. 32 min. 43 sec. West - 20.93 feet;

THENCE South 00 deg. 32 min. 43 sec. East non-tangent to said curve and continue along said East and West lines, a distance of 1,839.63 feet to the **POINT OF BEGINNING**, containing 445,695 square feet or 10.232 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, BLOOMFIELD HOMES, LP acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of TIMBERBROOK, PHASE 6A, a subdivision to the City of Justin, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way, and public places thereon shown for the purpose and consideration therein expressed.

WITNESS our hand, this the ____ day of _____, 20___.

BLOOMFIELD HOMES, LP
a Texas Limited Partnership

By: BLOOMFIELD PROPERTIES, INC.
a Texas Corporation, General Partner

By: _____
Donald J. Dykstra, President

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donald J. Dykstra, President of Bloomfield Properties, Inc., the General Partner of Bloomfield Homes, LP, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

this the ____ day of _____, 20___.

_____
Notary Public, State of Texas

My Commission Expires: _____

GENERAL NOTES:

1. Bearings are oriented to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GOODWIN & MARSHALL", unless otherwise noted.
3. Selling a portion of this subdivision by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
4. According to the Flood Insurance Rate Map (FIRM) panel 48121C048G, effective April 18, 2011, This subdivision is located in a portion of Flood Insurance Zone " X " (non-shaded), being defined as areas determined to be outside the 0.2% annual chance floodplain (500-year).
5. Any franchised public utility, including the City of Justin shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective system on any of the easements shown on the Plat. Any franchised public utility including the City of Justin, shall have the right at all times of ingress and egress to to and from upon said easements for the purpose of constructing, reconstructing, inspection, patrol,maintaining, and adding or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
6. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining two (2) intersecting public streets and shall have a minimum dimension of twenty-five feet (25') along each portion adjacent to a public street right-of -way. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining (1) public street and an alley and/or an improved private street and shall have a minimum dimension of twenty feet (20') along the portion adjacent to an alley and/or approved private street.
7. Lots 15X, 16X, 17X, Block 37 are private HOA/Developer owned and maintained by the Timberbrook Homeowner's Association.
8. The offsite Storm Water Detention & All Drainage Easements shall be maintained by the Timberbrook Homeowner's Association.

FLOODPLAIN RESTRICTION

No construction, without the written approval of the City of Justin shall be allowed within a Floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. These engineering studies shall be done in compliance with the FEMA (Federal Emergency Management Agency) guidelines which address acceptance studies, methods, and limits of work done inside the 100 year floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

The existing creek, creeks, lakes, reservoirs, or drainage channel traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The City of Justin will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property shall keep the natural drainage channels traversing adjacent to is property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the City of Justin shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water over flow and natural bank erosion to an extent that cannot be definitely defined. The City of Justin shall not be reliable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structures within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plot.

CERTIFICATE OF APPROVAL

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Justin, Texas, and is hereby approved by such Commission.

Dated this_____day of_____, 20___.

By:_____
Chairman

ATTEST :

By:_____
Secretary

THE CITY COUNCIL OF JUSTIN ON_____,20___, VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

By:_____
Mayor

ATTEST :

By:_____
City Secretary

OWNER:

BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

CERTIFICATE OF SURVEYOR

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

_____
John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground August 2015
GMcivil
2559 SW Grapevine Pkwy.
Grapevine, Texas 76051
(817) 329-4373

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.
Issued for review 2/10/2023 4:18 PM

LAND USE TABLE	
Development Yield	
Gross Site Area	10.232 Acres
Total Number Lots	29
Residential Lots Area	4.405 Acres
Number Residential Lots	26
Number Single Family Detached	26
Number Dwelling Units	26
Non-Residential Lots Area	4.561 Acres
Number Non-Residential Lots	3
Private Open Space Lots Area	4.561 Acres
Number Private Open Space Lots	3
Right-of-way Area	1.266 Acres
No Public Parks Proposed	

PREPARED BY:

GMcivil Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

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.
Issued for review 2/10/2023 4:18 PM

FINAL PLAT
OF
LOTS 1-14, 15X, 16X, 17X, BLOCK 37; LOTS 1-12, BLOCK 38
TIMBERBROOK, PHASE 6
BEING
10.232 ACRES
SITUATED IN THE
M. GARNETT SURVEY, ABSTRACT No. 439
CITY OF JUSTIN, DENTON COUNTY, TEXAS
26 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: February 2023

E:\10666 - Timberbrook\COO\PHASE 6A\10666-PLAT PHASE SHEETS.dwg

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
June 20, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services
PROJECT: Consider and act upon a recommendation to City Council for a Replat to subdivide one lot into two lots legally described as Lots 7R-1 and Lots 7R-2, Fitch Second Addition

---

APPLICANT: Jeremy Blad, Valley Quest Design

EXECUTIVE SUMMARY: The Applicant is requesting to subdivide 122 N. College from one lot into two lots. The proposed replat has been reviewed by the Development Review Committee and meets all of the requisite regulations.

ACTION CONSIDERED:

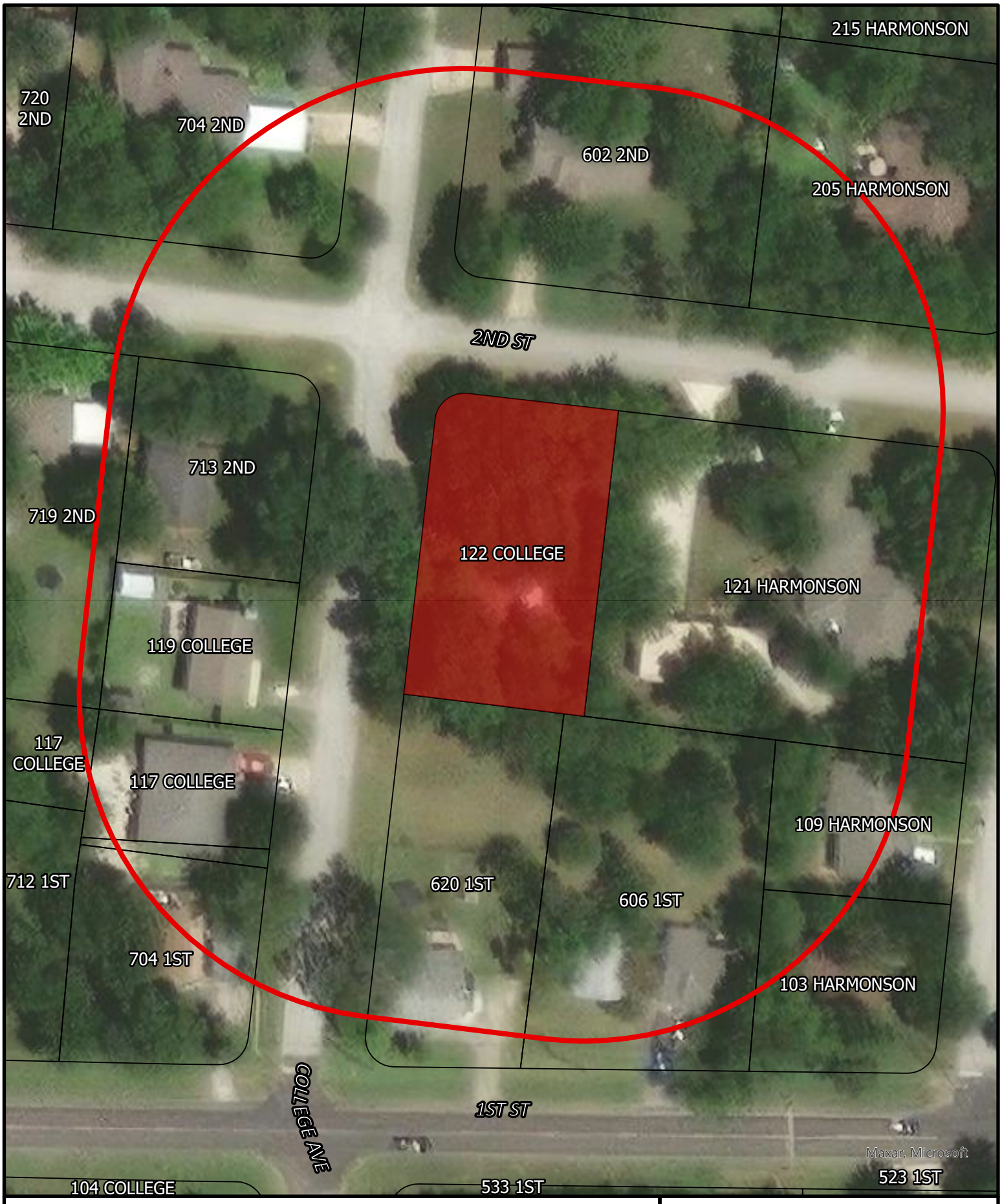
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

STAFF RECOMMENDATION:

Staff recommends approval as presented. Staff has reviewed the application to ensure the proposed plat complies with the Old Town zoning lot standards.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation



Legend

- Justin ETJ
- Justin City Limits
- 122 N College Ave
- 200ft Notice Radius

0 30 60 90 US Feet

N

122 N College Ave Replat

Dated: 06/08/23

VICINITY MAP
NOT TO SCALE



GENERAL PLAT NOTES

1.) This property is located in **"Non-shaded Zone X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480778 as shown on Map Number 48121C0485G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

2.) The purpose of this plat is to create two lots of record.

3.) Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.

4.) The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.



LEGEND

PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **KNOX EXECUTIVE RESOURCES, LLC** is the owner of a 0.35 acre tract of land out of the John R. Wilson Survey, Abstract Number 1359 situated in the City of Justin, Denton County, Texas and being a portion of Block 62, Fitch 2nd Addition, a subdivision of record in Volume 1, Page 1, of the Plat Records of Denton County, Texas, also being all of a called 0.342 acre tract of land conveyed to Knox Executive Resources, LLC by deed of record in Document Number 2021-72249 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found with red plastic cap stamped "ALLIANCE" at the intersection of the south right-of-way line of Second Street (an 80' right-of-way) and the east right-of-way line of College Street (a 50' right-of-way), being the northwest corner of said Block 62 and said 0.342 acre tract;

THENCE, S83°41'17"E, along the south right-of-way line of said Second Street, being the common north line of said Block 62 and said 0.342 acre tract, a distance of 100.00 feet to a 1/2" iron rod found with red plastic cap stamped "ALLIANCE" found at the northwest corner of a called "Tract 2" - 0.707 acre tract conveyed to Omas Lewayne Peterson by deed of record in Document Number 2019-14895, of said Official Records, and the northeast corner of said 0.342 acre tract;

THENCE, S06°26'07"W, along the west line of said 0.707 acre tract, being the common east line of said 0.342 acre tract, a distance of 150.24 feet to a 1/2" iron rod found in a tree root in the north line of a called "Second Tract" conveyed to Omas Lewayne Peterson by deed of record in Document Number 2019-5591, of said Official Records, at the southwest corner of said 0.707 acre tract and the southeast corner of said 0.342 acre tract, from which a 1/2" iron rod found at the northeast corner of said "Second Tract" bears S84°00'28"E, a distance of 50.50 feet;

THENCE, N84°00'28"W, along the north line of said "Second Tract," being the common south line of said 0.342 acre tract, a distance of 100.00 feet to a 1/2" iron rod found in the east right-of-way line of said College Street, at the northwest corner of said 0.707 acre tract and the southwest corner of said 0.342 acret tract, from which a 1/2" iron rod found at the southwest corner of said "Second Tract" bears S06°26'07"W, a distance of 186.97 feet;

THENCE, N06°26'07"E, along the east right-of-way line of said College Street, being the common west line of said 0.342 acre tract a distance of 150.80 feet to the **POINT OF BEGINNING** and containing an area of 0.35 Acres, or (15052 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **KNOX EXECUTIVE RESOURCES, LLC,** does hereby adopt this plat, designating herein described property as **FITCH SECOND ADDITION REVISED**, an addition to the City of Justin, Denton County, Texas, and do hereby dedicate to public use forever all streets and easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

Any franchised public utility, including the city shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the city, shall have the right at all times of ingress and egress to and from and upon the easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **KNOX EXECUTIVE RESOURCES, LLC**

BY: _____ _____
Signature Date

BY: _____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

My commission expires on _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Justin, Denton County, Texas.

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

_____ _____
Matthew Raabe, R.P.L.S. # 6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

Approved by the Planning and Zoning Commission Date _____

_____
Chairman, Planning and Zoning Commission

_____
Attest, Secretary, Planning and Zoning Commission

Approved by the City Council Date _____

_____
Mayor, City of Justin

_____
Attest, City Secretary

REPLAT
LOTS 7R1 & 7R2, BLOCK 62
FITCH SECOND ADDITION REVISED

BEING A REPLAT OF
A PORTION OF BLOCK 62 OF THE FITCH 2ND ADDITION,
A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 1, P.R.D.C.T.,
AND BEING 0.35 ACRES OF LAND SITUATED IN THE
JOHN R. WILSON SURVEY, ABSTRACT NO. 1359
IN THE CITY OF JUSTIN, DENTON COUNTY, TEXAS

PREPARED: 05/15/2023

JOB NUMBER	2303.056
DATE	05/15/2023
REVISION	-
DRAWN BY	BE

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
EAGLE SURVEYING, LLC
222 SOUTH ELM STREET, SUITE: 200
DENTON, TX 76201
940.222.3009

OWNER
KNOX EXECUTIVE
RESOURCES, LLC
10504 BELVEDERE DRIVE
DENTON, TX 76207

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
June 20, 2023

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

PROJECT: Consider and act upon a recommendation to City Council for an amendment to the existing Planned-Development (GB-PD 724) to allow wall signage for Justin Self-Storage legally described as A0207A F.B. BORDEN, TR 8G(PT), 2.725 ACRES addressed as 103 HARDEMAN BLVD.

APPLICANT: IntegraTX Construction LLC, Steve Bulleri

EXECUTIVE SUMMARY: The Applicant is requesting to utilize wall signage. According to the existing PD conditions that was approved, wall signage is not permitted.

DETAILS: There was an amendment requested that was brought forward to the Planning and Zoning Commission in April of 2022 relating to the site design (parking, landscape buffer, and signage). The Planning and Zoning Commission recommended approval with the condition that wall signage be permitted in lieu of the monument sign that was approved. City Council approved the amendment to the Planned Development with one of the conditions requiring a monument sign be placed in lieu of wall signage.

The Applicant came forward again in February of 2023. The Commission unanimously recommended approval based on the sign meeting the ordinances and the businesses to the south employing wall signage. The City Council denied the request 3-2 on the first reading on March 28th of 2023. The application was withdrawn before the second reading.

ADJACENT PROPERTIES: The following properties to the south have wall signage. These properties are Justin Family Dentistry, Duffy Dental, and Bishop Gardens.

ACTION CONSIDERED:

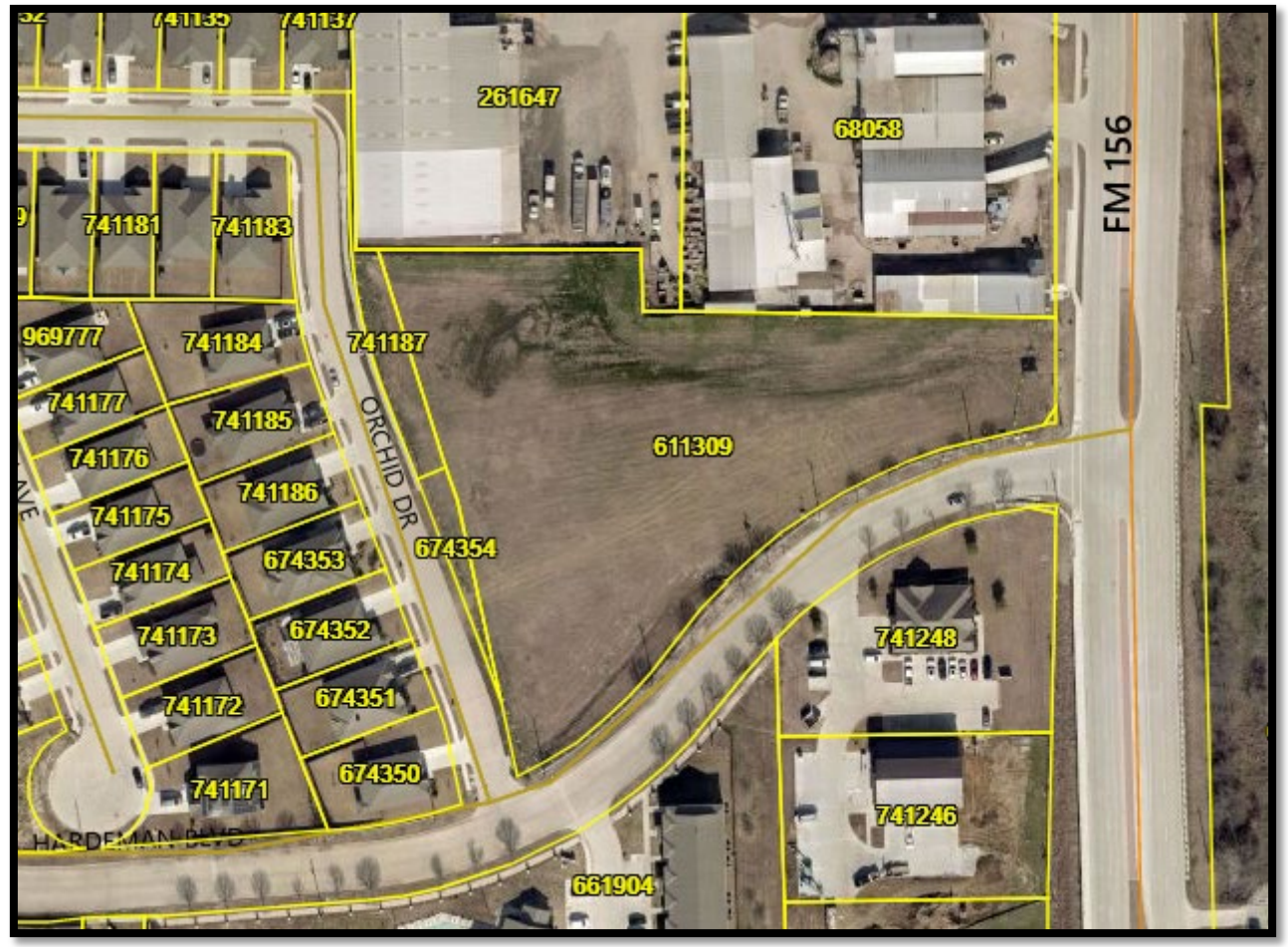
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

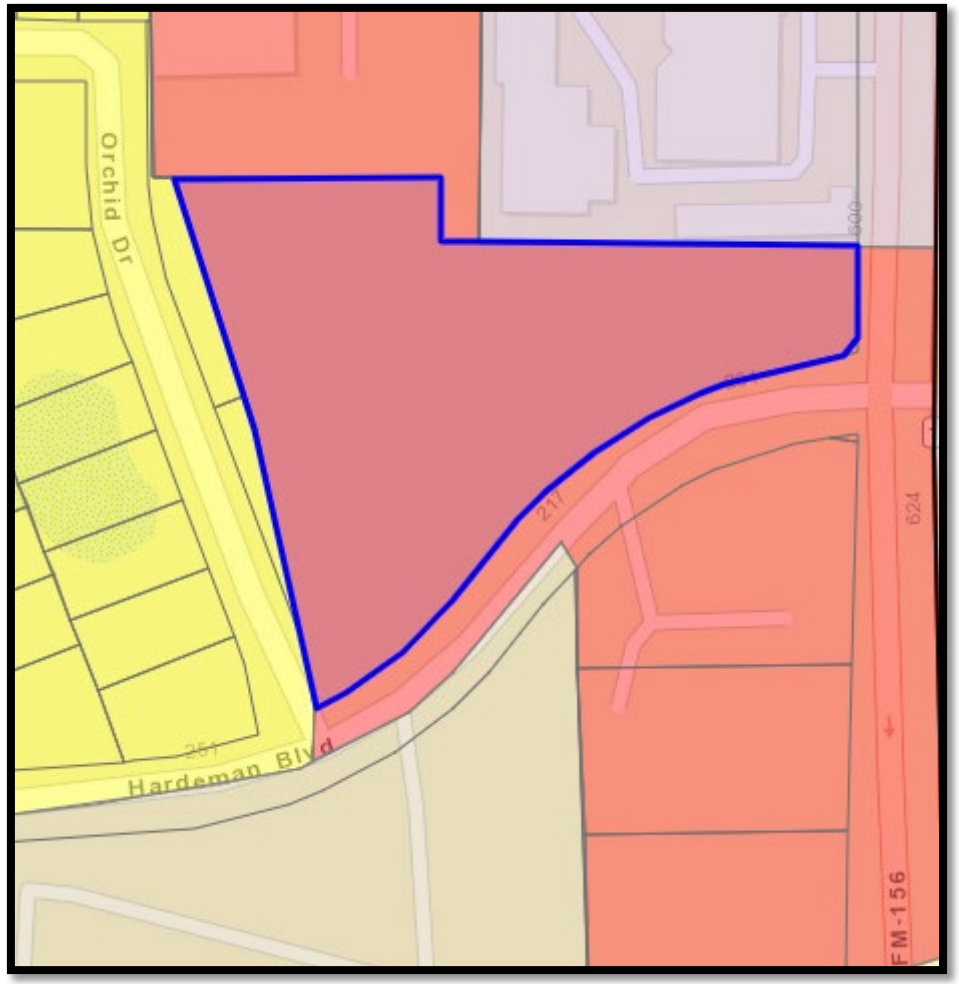
STAFF RECOMMENDATION:

Staff has reviewed the application and recommend consideration of the request.

ATTACHMENTS:

(A) Map
(B) Supporting Documentation


741135
741137
261647
68058
FM 156
741181
741183
969777
741184
741187
741177
741185
ORCHID DR
741176
611309
741186
741175
674354
741174
674353
741173
674352
741248
741172
674351
741171
674350
741246
661904


Orchid Dr
Hardeman Blvd
FM-156
211
624
361



APPROVED BY
CITY COUNCIL
APRIL 26, 2022

NEW CONSTRUCTION OF :

JUSTIN SELF STORAGE

103 HARDEMAN BLVD.

JUSTIN, TX

OWNER: JTX STORAGE, LLC.
1102 SHADY REST LANE
CORINTH, TX 76208

ARCHITECT :
HBJ Haberman • Bulleri • Johnson ARCHITECTS
2225 E. RANDOL MILL, STE. 524, ARLINGTON, TEXAS 76011 P 972-438-4380 F 972-438-7855 www.HBJarch.com

CIVIL ENGINEER :
CCM ENGINEERING
CONTACT: CODY CRANNELL
2570 FM 407, SUITE 209 HIGHLAND VILLAGE, TEXAS 75077
PHONE (972) 691-6633 www.crannelleng.com

MECHANICAL, ELECTRICAL, PLUMBING :
RENE' A. CULROSS, PE
CONTACT: RENE CULROSS
TX FIRM F-12230 raculross@gmail.com 817-798-6642

CONDITIONS OF APPROVAL

ADDRESS: 103 HARDEMAN BLVD.
JUSTIN, TEXAS

EXISTING ZONING: GENERAL BUSINESS (GB) DISTRICT
PROPOSED ZONING: GB - PD (PLANNED DEVELOPMENT)

ALL REQUIREMENTS OF THE GB ZONING DISTRICT SHALL APPLY AND REMAIN IN EFFECT, EXCEPT AS HEREBY AMENDED AND LISTED BELOW :

1) PERMITTED USES :

SELF-STORAGE WAREHOUSING AND STORAGE DEVELOPMENT IS ALLOWED WITH COMPLIANCE WITH LISTED CONDITIONS OF APPROVAL. HOURS OF OPERATIONS, AS APPROVED, SHALL BE CONFINED WITHIN THE FOLLOWING HOURS : 6 AM TO 9 PM, M - F AND 6 AM - 8 PM SATURDAY AND SUNDAY.

2) PARKING REGULATIONS :

a) A MINIMUM OF 4 PARKING SPACES, INCLUDING ONE (1) ADA PARKING SPACE IN FRONT OF THE OFFICE LOCATION, SHALL BE INSTALLED. 8 ADDITIONAL TEMPORARY PARKING SPACES, WITH NO OVERNIGHT PARKING ALLOWED, SHALL BE INSTALLED AROUND THE PROPOSED BUILDINGS AND ALSO SHALL BE STRIPED OUTSIDE THE DESIGNATED FIRE LANES.

b) NO RV'S, BOATS, OR TRAILERS SHALL BE ALLOWED TO BE PARKED, STORED, OR MAINTAINED ON PROPERTY AT ANY TIME.

c) FIRE LANES SHALL BE OPEN AND ACCESSIBLE BY FIRE PROTECTION OR EMERGENCY VEHICLES AT ALL TIMES.

3) DEVELOPMENT REGULATIONS :

SETBACKS :

a) FRONT YARD SETBACKS FOR HARDEMAN BOULEVARD AND FM 156 - 20 FEET FROM PROPERTY LINE.

b) SIDE YARD SETBACKS FOR ORCHID DRIVE - 10 FEET FROM PROPERTY LINE.

c) REAR YARD SETBACK - 10 FEET FROM PROPERTY LINE.

d) REAR YARD SETBACK FOR BUILDING ' B ' (AS SHOWN ON PLOT PLAN) - 5 FEET ON NORTH AND EAST SIDES OF THIS BUILDING TO PROPERTY LINE.

e) REAR YARD SETBACK FOR BUILDING ' A ' - 10 FEET ON NORTH SIDE OF BUILDING.

BUILDING HEIGHT :

MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO 35 FEET FOR ALL BUILDINGS.

LOT COVERAGE :

MAXIMUM LOT COVERAGE FOR ALL BUILDINGS SHALL BE NO MORE THAN 42% LOT COVERAGE OR 49,891 TOTAL SQUARE FEET FOR 1ST FLOOR FOOTPRINT.

LANDSCAPING :

A LANDSCAPING BUFFER OF 20 FOOT MINIMUM WIDTH SHALL BE INSTALLED ALONG HARDEMAN BOULEVARD AND A 15 MINIMUM WIDTH ALONG FM 156 FRONTAGES. LANDSCAPE BUFFER ON THESE FRONTAGES SHALL BE PLANTED IN FRONT OF A PLANNED EIGHT (8) FOOT HIGH MASONRY WALL AND SHALL BE MOUNDED BERM CONFIGURATIONS.

EXISTING TREES SHALL REMAIN IN PLACE AND INCORPORATED INTO THE OVERALL SITE LANDSCAPE PLAN TO THE MAXIMUM EXTENT POSSIBLE.

A LANDSCAPING BUFFER OF 10 FOOT MINIMUM SHALL BE INSTALLED ALONG ORCHID DRIVE FRONTAGE. LANDSCAPE BUFFER SHALL BE PLANTED IN FRONT OF PLANNED EIGHT (8) FOOT HIGH MASONRY WALL AND SHALL USE A BERM ALONG THIS FRONTAGE.

LANDSCAPE BUFFER MATERIALS SHALL BE TYPE E AS DESCRIBED IN ORDINANCE AND INCLUDE, AT A MINIMUM (PER EVERY 100 LINEAR FEET) : ONE (1) CANOPY TREE WITH A MINIMUM HEIGHT OF 20 FEET, TWO (2) ACCENT TREES WITH A MINIMUM OF 10 FEET AND EIGHT OR MORE SHRUBS PLANTED IN BERMS LOCATED ALONG FM 156, HARDEMAN BOULEVARD AND ORCHID DRIVE.

JTX STORAGE AGREES TO MAINTAIN THE LANDSCAPING OF THE PROPERTY OWNED BY HARDEMAN ESTATES HOA LOCATED FROM THE WEST PROPERTY LINE AND TO BACK OF CURB ALONG ORCHID DRIVE.

A FINAL LANDSCAPE PLAN INCORPORATING ABOVE LISTED CHANGES AND REVISED TO MATCH REVISED SITE PLAN MUST BE SUBMITTED FOR CITY REVIEW PRIOR TO ISSUANCE OF A BUILDING PERMIT.

ARCHITECTURAL TREATMENTS :

BUILDING AND SITE IMPROVEMENTS SHALL ALSO INCLUDE ' OLD WEST ' FEATURES AND SHALL INCLUDE, AT A MINIMUM : WAGON WHEELS, HITCHING POST, CEDAR RAILING, AND A WAGON.

A MASONRY WALL, AT LEAST 8 FEET HIGH WITH MASONRY COLUMNS, SHALL BE INSTALLED ALONG ORCHID DRIVE, HARDEMAN BOULEVARD, AND FM 156.

SIGNAGE :

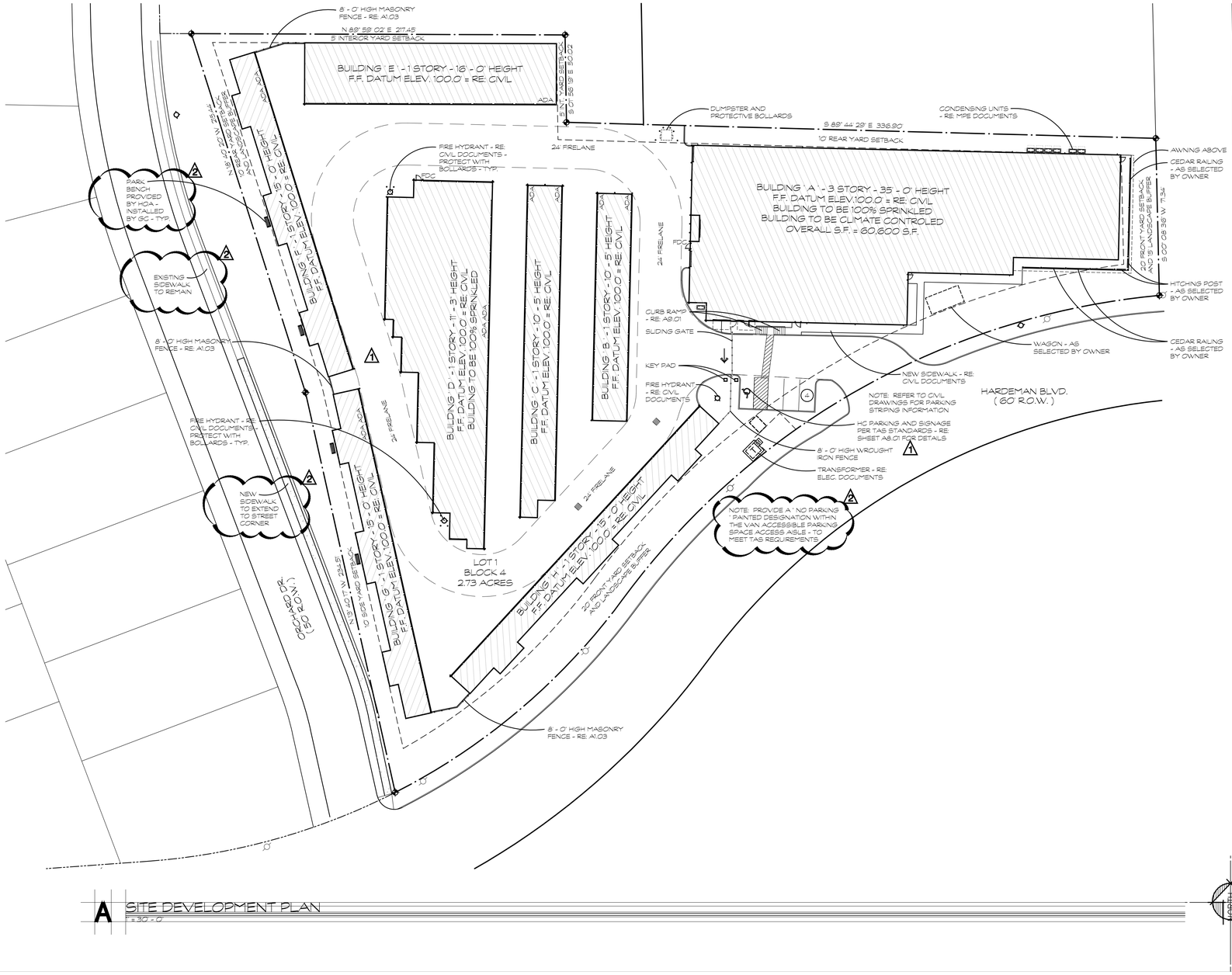
ONE MONUMENT SIGN, IN ACCORDANCE WITH CITY SIGN ORDINANCE REGULATIONS, SHALL BE ALLOWED ON FM 156 FRONTAGE AND HARDEMAN BOULEVARD FRONTAGES SOLELY. NO WALL SIGNS OR POLE SIGNS ARE ALLOWED. BUILDING UNIT NUMBERS OR LETTERING IS ALLOWED.

ILLUMINATION :

ANY PROPOSED LIGHTING SHALL NOT REFLECT TOWARD OR SHINE ONTO ANY RESIDENTIAL, INCLUDING SINGLE AND MULTI-FAMILY RESIDENCES.

BUILDING EXTERIOR COLOR :

PRIOR TO ANY BUILDING PERMIT, THE BUILDING SHALL MEET WITH THE HARDEMAN ESTATES HOMEOWNERS ASSOCIATION TO REVIEW BUILDING COLOR SCHEME TO BE INSTALLED.



A SITE DEVELOPMENT PLAN
1" = 30' - 0"

SITE PLAN / GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON PLANS AT THE EXISTING SITE PRIOR TO BIDDING. THE ARCHITECT SHALL BE NOTIFIED OF CONFLICTS, VARIATIONS, OR DISCREPANCIES PRIOR TO SUBMITTAL OF A BID.

2. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS. FAILURE TO DO SO PRIOR TO CONSTRUCTION INDICATES THE CONTRACTORS ASSUMPTION OF ALL RESPONSIBILITY RELATED TO THE CONFLICTS IN THE FIELD.

3. REFER TO CIVIL DOCUMENTS FOR FINISH GRADES. EXACT GRADES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO THE START OF WORK.

4. THE CONTRACTOR SHALL COORDINATE WITH LANDSCAPING AND SHALL SUPPLY SLEEVES AS REQUIRED FOR COMPLETE INSTALLATION AND IRRIGATION SYSTEM, SITE LIGHTING, ETC.

5. REFER TO CIVIL DRAWINGS FOR ALL SITE CONCRETE /FLAT WORK, CURBS, AND DRIVES.

6. ALL FLAT WORK TO SLOPE AWAY FROM BULDING TO CREATE POSITIVE WATER FLOW AWAY FROM OCCUPIED SPACES.

7. GENERAL CONTRACTOR TO INSTALL CONCRETE PADS AS REQUIRED FOR ALL MECHANICAL / ELECTRICAL EQUIPMENT, TRANSFORMERS, ETC.

8. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF ALL SERVICES (I.E., SANITARY SEWER, STORM, WATER, TELEPHONE, ETC.) PRIOR TO SUBMITTING A BID. NO ADDITIONAL COST WILL BE CONSIDERED AFTER THE AWARD OF THE CONTRACT.

9. THE CONTRACTOR SHALL LOCATE ALL ROOF DRAINS, DOWN SPOUTS, ETC. AND SHALL COLLECT WATER AND SHALL ROUTE TO CREATE POSITIVE RUN-OFF A MINIMUM OF 10'-0" AWAY FROM THE BUILDING (REFER TO CIVIL DRAWINGS).

10. CONTRACTOR SHALL VERIFY WITH THE OWNER ALL AREAS TO RECEIVE LANDSCAPING AND THE AREAS WHERE THE CONTRACTOR SHALL LEAVE ROUGH GRADE BELOW FINISH GRADES SHOWN ON PLANS. PLANS SHOW FINISH GRADES UNLESS NOTED OTHERWISE.

11. THE CONTRACTOR SHALL FENCE THE CONSTRUCTION AREAS AS REQUIRED AND/OR INSTRUCTED BY THE OWNER/ARCHITECT TO SECURE THE AREA AND TO ELIMINATE THE PUBLIC FROM THE CONSTRUCTION SITE.

12. ALL STAGING ON THE SITE AND SCHEDULING OF SITE WORK SHALL BE CLOSELY COORDINATED WITH THE OWNER AND THE CITY DEPARTMENTS (I.E. FIRE DEPARTMENT) AS TO MINIMIZE INTERRUPTION TO THE NORMAL OPERATION OF EXISTING ADJACENT FACILITIES.

13. NO INTERRUPTION OF SERVICES TO ADJACENT EXISTING OPERATIONS WILL BE PERMITTED WITHOUT PERMISSION OF THE OWNER AND A MINIMUM OF 3 DAYS WRITTEN NOTICE.

14. THE CONTRACTOR SHALL PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO THE EXISTING CONSTRUCTION AND / OR SITE AREAS NOT TO BE REMOVED UNDER THIS CONTRACT AND ANY AND ALL ITEMS INDICATED TO REMAIN IN PLACE.

15. ALL PUBLIC PARKING SPACES SHALL BE 9 - 0" WIDE BY 18-0" LONG PAVED UNLESS DESIGNATED FOR THE HANDICAPPED, IN WHICH CASE THEY SHALL BE 8 - 0" WIDE PARKING SPACES WITH A 5 - 0" WIDE (8 - 0" FOR VANS) BY 18 - 0" DEEP AISLE AND SHALL BE MARKED PER ANSI A117.1 / ADA / TAS AND OTHER STATE REQUIREMENTS.

UNIT MIX

BLDG	BLDG SIZE	5' x 5'	5' x 10'	10' x 10'	10' x 15'	10' x 20'	10' x 25'	10' x 30'	12' x 35'		TOTALS
CLIMATE CONTROLLED											
BUILDING A - 1F	20,200	1	8	7	19	35	5	6	0		81
ACCESSIBLE UNITS		1	--	--	2	2	1	1	--		7
BUILDING A - 2F	20,200	2	16	88	17	6	0	0	0		130
ACCESSIBLE UNITS		--	2	6	1	1	--	--	--		10
BUILDING A - 3F	20,200	2	57	93	10	0	0	0	0		162
ACCESSIBLE UNITS		--	3	9	--	--	--	--	--		8
TOTALS	60,600	6	86	200	48	44	6	7	0		398
NON-CLIMATED CONTROLLED											
BUILDING B	2,800	0	0	24	0	0	0	0	0		24
ACCESSIBLE UNITS		--	--	2	--	--	--	--	--		2
BUILDING C	3,700	0	0	35	0	0	0	0	0		35
ACCESSIBLE UNITS		--	--	2	--	--	--	--	--		2
BUILDING D	9,350	0	0	10	1	12	4	14	0		41
ACCESSIBLE UNITS		--	--	--	--	--	1	1	--		2
BUILDING E	5,040	0	0	0	0	0	0	0	11		11
ACCESSIBLE UNITS		--	--	--	--	--	--	--	1		1
BUILDING F	3,200	0	0	0	11	6	0	0	0		17
ACCESSIBLE UNITS		--	--	--	1	1	--	--	--		2
BUILDING G	3,200	0	0	0	11	6	0	0	0		17
ACCESSIBLE UNITS		--	--	--	1	1	--	--	--		2
BUILDING H	3,500	0	0	0	14	7	0	0	0		21
ACCESSIBLE UNITS		--	--	--	--	--	--	--	--		---
TOTALS	30,590	0	0	69	37	31	4	14	11		158
ACCESSIBLE UNITS		--	--	4	2	2	1	1	1		11
OVERALL TOTALS	91,190	6	86	273	88	77	11	22	12		575

HBJ
Haberman • Bulleri • Johnson
ARCHITECTS
A I A MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS
2225 E. RANDOL MILL RD, STE 634, ARLINGTON, TX 76011 972-438-4590 www.hbjarch.com

NEW SELF STORAGE FACILITY :
JUSTIN SELF STORAGE
103 HARDEMAN BLVD
FOR : JTX STORAGE

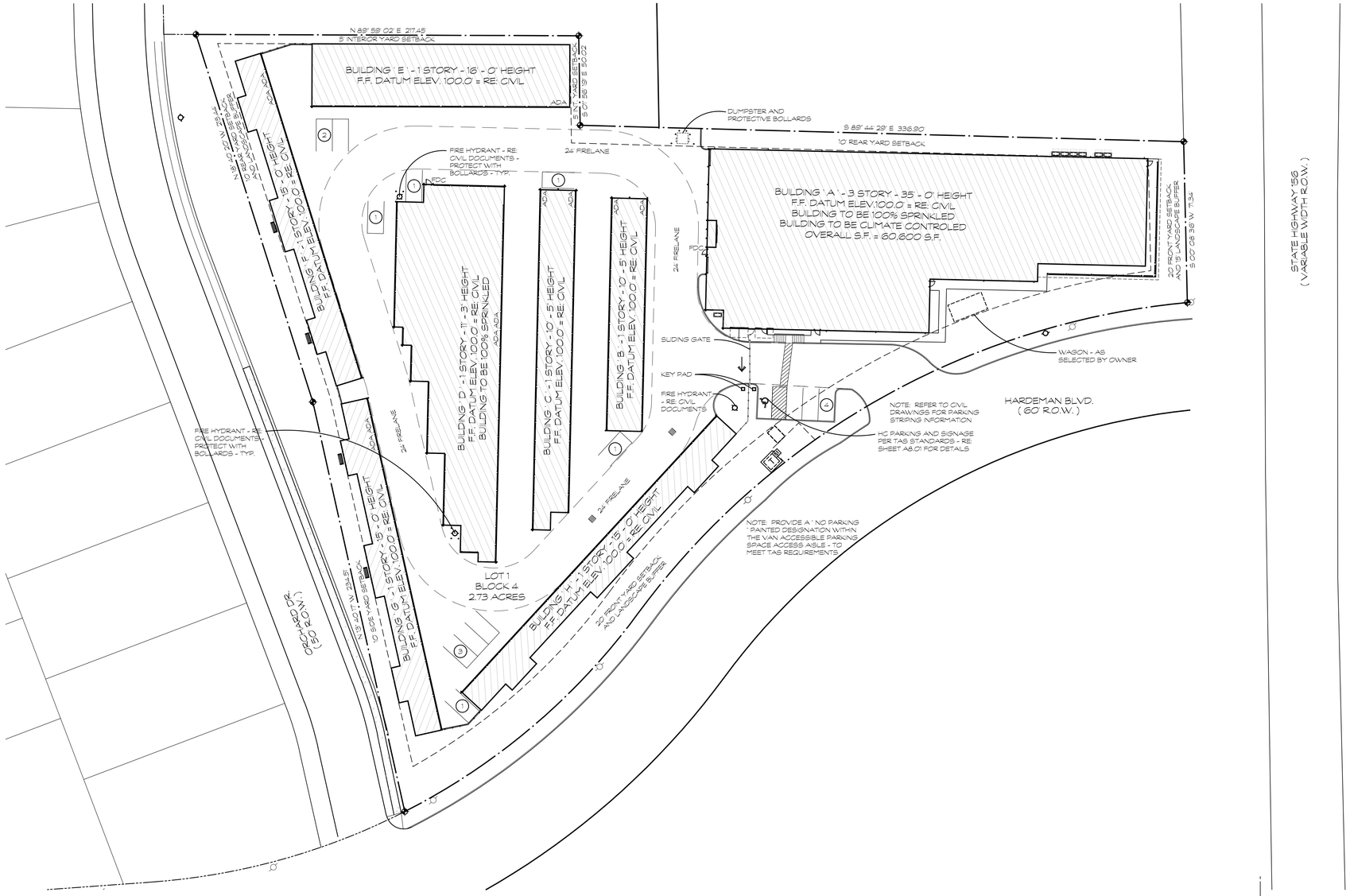
REGISTERED ARCHITECT JAMES W. JOHNSON 21759 STATE OF TEXAS
04-04-22

PROJECT#	1618
DRWN BY	PMM
CHKD BY	JWJ
DATE	04-04-22
ISSUED	09-29-20
REVISION 2	04-04-22

CONSTRUCTION DOCUMENTS DATED 09-29-20

SITE DEVELOP. PLAN

SHEET NUMBER
A1.02
2 OF 52



A SITE PARKINGPLAN
1" = 30' - 0"

SITE PLAN / GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON PLANS AT THE EXISTING SITE PRIOR TO BIDDING. THE ARCHITECT SHALL BE NOTIFIED OF CONFLICTS, VARIATIONS, OR DISCREPANCIES PRIOR TO SUBMITTAL OF A BID.

2. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ALL CONFLICTS. FAILURE TO DO SO PRIOR TO CONSTRUCTION INDICATES THE CONTRACTORS ASSUMPTION OF ALL RESPONSIBILITY RELATED TO THE CONFLICTS IN THE FIELD.

3. REFER TO CIVIL DOCUMENTS FOR FINISH GRADES. EXACT GRADES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO THE START OF WORK.

4. THE CONTRACTOR SHALL COORDINATE WITH LANDSCAPING AND SHALL SUPPLY SLEEVES AS REQUIRED FOR COMPLETE INSTALLATION AND IRRIGATION SYSTEM, SITE LIGHTING, ETC.

5. REFER TO CIVIL DRAWINGS FOR ALL SITE CONCRETE /FLAT WORK, CURBS, AND DRIVES.

6. ALL FLAT WORK TO SLOPE AWAY FROM BULDING TO CREATE POSITIVE WATER FLOW AWAY FROM OCCUPIED SPACES.

7. GENERAL CONTRACTOR TO INSTALL CONCRETE PADS AS REQUIRED FOR ALL MECHANICAL / ELECTRICAL EQUIPMENT, TRANSFORMERS, ETC.

8. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF ALL SERVICES (I.E., SANITARY SEWER, STORM, WATER, TELEPHONE, ETC.) PRIOR TO SUBMITTING A BID. NO ADDITIONAL COST WILL BE CONSIDERED AFTER THE AWARD OF THE CONTRACT.

9. THE CONTRACTOR SHALL LOCATE ALL ROOF DRAINS, DOWN SPOUTS, ETC. AND SHALL COLLECT WATER AND SHALL ROUTE TO CREATE POSITIVE RUN-OFF A MINIMUM OF 10'-0" AWAY FROM THE BUILDING (REFER TO CIVIL DRAWINGS).

10. CONTRACTOR SHALL VERIFY WITH THE OWNER ALL AREAS TO RECEIVE LANDSCAPING AND THE AREAS WHERE THE CONTRACTOR SHALL LEAVE ROUGH GRADE BELOW FINISH GRADES SHOWN ON PLANS. PLANS SHOW FINISH GRADES UNLESS NOTED OTHERWISE.

11. THE CONTRACTOR SHALL FENCE THE CONSTRUCTION AREAS AS REQUIRED AND/OR INSTRUCTED BY THE OWNER/ARCHITECT TO SECURE THE AREA AND TO ELIMINATE THE PUBLIC FROM THE CONSTRUCTION SITE.

12. ALL STAGING ON THE SITE AND SCHEDULING OF SITE WORK SHALL BE CLOSELY COORDINATED WITH THE OWNER AND THE CITY DEPARTMENTS (I.E. FIRE DEPARTMENT) AS TO MINIMIZE INTERRUPTION TO THE NORMAL OPERATION OF EXISTING ADJACENT FACILITIES.

13. NO INTERRUPTION OF SERVICES TO ADJACENT EXISTING OPERATIONS WILL BE PERMITTED WITHOUT PERMISSION OF THE OWNER AND A MINIMUM OF 3 DAYS WRITTEN NOTICE.

14. THE CONTRACTOR SHALL PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO THE EXISTING CONSTRUCTION AND / OR SITE AREAS NOT TO BE REMOVED UNDER THIS CONTRACT AND ANY AND ALL ITEMS INDICATED TO REMAIN IN PLACE.

15. ALL PUBLIC PARKING SPACES SHALL BE 9 - 0" WIDE BY 18-0" LONG PAVED UNLESS DESIGNATED FOR THE HANDICAPED, IN WHICH CASE THEY SHALL BE 8 - 0" WIDE PARKING SPACES WITH A 5 - 0" WIDE (8 - 0" FOR VANS) BY 18 - 0" DEEP AISLE AND SHALL BE MARKED PER ANSI A117.1 / ADA / TAS AND OTHER STATE REQUIREMENTS.

PARKING TABULATION

TOTAL PARKING REQUIRED = REFER TO CONDITIONS OF APPROVAL

TOTAL PARKING PROVIDED = (14) SPACES

TOTAL HC PARKING PROVIDED = (1) SPACE

TOTAL HC PARKING REQUIRED = (1) SPACE

HBJ

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ARCHITECTS
A.I.A. MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS
2225 E. RANDOL MILL RD, STE 624, ARLINGTON, TX 76011 972-438-4880 www.hbjarch.com

NEW SELF STORAGE FACILITY :
JUSTIN SELF STORAGE
103 HARDEMAN BLVD
FOR : JTX STORAGE

REGISTERED ARCHITECT JOHN WILLIAM JOHNSON 21759 STATE OF TEXAS
04-04-22

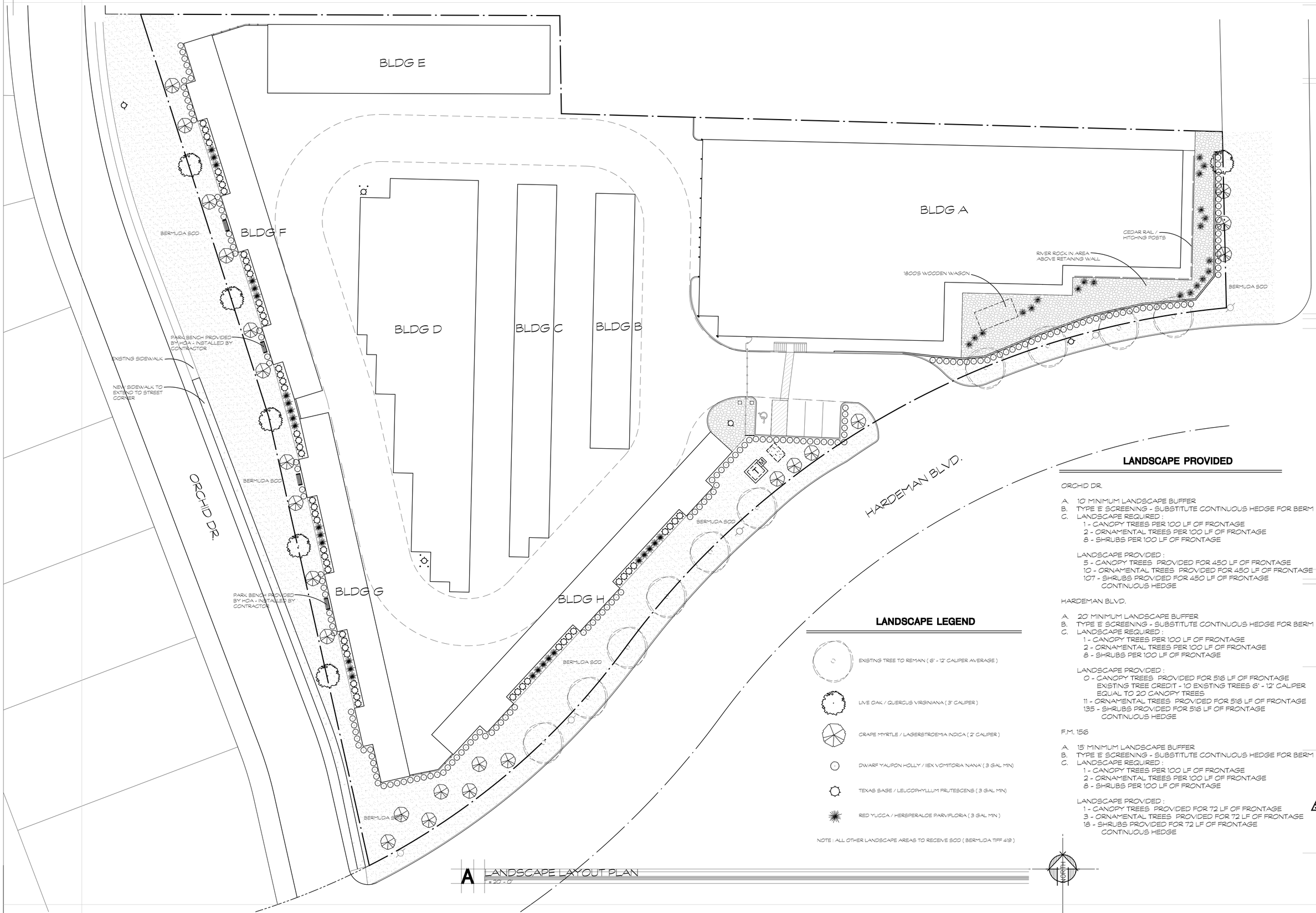
PROJECT#	1818
DRWN BY	PMM
CHKD BY	JWJ
DATE	04-04-22
ISSUED	09-29-20
REVISION 2	04-04-22

CONSTRUCTION DOCUMENTS DATED 09-29-20

2

SITE PARKING PLAN

SHEET NUMBER
A1.02P
X OF 52



A LANDSCAPE LAYOUT PLAN
1" = 20' - 0"

LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN (6" - 12" CALIPER AVERAGE)
- LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- CRAPE MYRTLE / LAGERSTROEMIA INDICA (2" CALIPER)
- DWARF YAUPON HOLLY / IIEX VOMITORIA 'NANA' (3 GAL MIN)
- TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (3 GAL MIN)
- RED YUCCA / HERSPERALOE PARVIFLORIA (3 GAL MIN)

NOTE : ALL OTHER LANDSCAPE AREAS TO RECEIVE SOD (BERMUDA TIFF 419)

LANDSCAPE PROVIDED

ORCHID DR.

A. 10' MINIMUM LANDSCAPE BUFFER
B. TYPE 'E' SCREENING - SUBSTITUTE CONTINUOUS HEDGE FOR BERM
C. LANDSCAPE REQUIRED :
   1 - CANOPY TREES PER 100 LF OF FRONTAGE
   2 - ORNAMENTAL TREES PER 100 LF OF FRONTAGE
   8 - SHRUBS PER 100 LF OF FRONTAGE

LANDSCAPE PROVIDED :
   5 - CANOPY TREES PROVIDED FOR 450 LF OF FRONTAGE
   10 - ORNAMENTAL TREES PROVIDED FOR 450 LF OF FRONTAGE
   107 - SHRUBS PROVIDED FOR 450 LF OF FRONTAGE
   CONTINUOUS HEDGE

HARDEMAN BLVD.

A. 20' MINIMUM LANDSCAPE BUFFER
B. TYPE 'E' SCREENING - SUBSTITUTE CONTINUOUS HEDGE FOR BERM
C. LANDSCAPE REQUIRED :
   1 - CANOPY TREES PER 100 LF OF FRONTAGE
   2 - ORNAMENTAL TREES PER 100 LF OF FRONTAGE
   8 - SHRUBS PER 100 LF OF FRONTAGE

LANDSCAPE PROVIDED :
   0 - CANOPY TREES PROVIDED FOR 516 LF OF FRONTAGE
   EXISTING TREE CREDIT - 10 EXISTING TREES 6" - 12" CALIPER EQUAL TO 20 CANOPY TREES
   11 - ORNAMENTAL TREES PROVIDED FOR 516 LF OF FRONTAGE
   135 - SHRUBS PROVIDED FOR 516 LF OF FRONTAGE
   CONTINUOUS HEDGE

F.M. 156

A. 15' MINIMUM LANDSCAPE BUFFER
B. TYPE 'E' SCREENING - SUBSTITUTE CONTINUOUS HEDGE FOR BERM
C. LANDSCAPE REQUIRED :
   1 - CANOPY TREES PER 100 LF OF FRONTAGE
   2 - ORNAMENTAL TREES PER 100 LF OF FRONTAGE
   8 - SHRUBS PER 100 LF OF FRONTAGE

LANDSCAPE PROVIDED :
   1 - CANOPY TREES PROVIDED FOR 72 LF OF FRONTAGE
   3 - ORNAMENTAL TREES PROVIDED FOR 72 LF OF FRONTAGE
   18 - SHRUBS PROVIDED FOR 72 LF OF FRONTAGE
   CONTINUOUS HEDGE

NORTH

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2225 E. RANDOL MILL RD, STE 624, ARLINGTON, TX 76011 972-488-4880 www.HBJarch.com

NEW SELF STORAGE FACILITY :
JUSTIN SELF STORAGE
103 HARDEMAN BLVD JUSTIN, TX
FOR : JTX STORAGE

REGISTERED ARCHITECT
JOHNSON
21759
STATE OF TEXAS
3-30-22

PROJECT#	1818
DRWN BY	PMM
CHKD BY	JWJ
DATE	02-28-22
ISSUED	09-29-20
REVISION 3	02-28-22

CONSTRUCTION DOCUMENTS DATED 09-29-20

3 LANDSCAPE LAYOUT PLAN

SHEET NUMBER
L1
1 OF 1

R Series
12″ Angle Shades

UL LISTED FOR WET LOCATIONS



RAS12-SG
Shade Only.
Shown with optional
RGN15-SG Goose Neck

RAS12-GA
Shade Only.
Shown with optional
RGN15-GA Goose Neck
and RWG12-GA Wire Guard



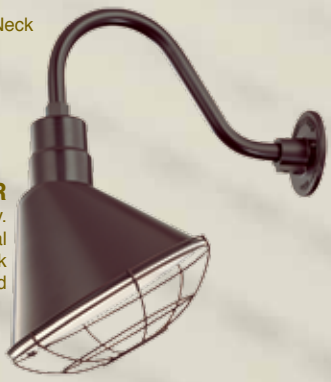
Galvanized
finishes may be
inconsistant



RAS12-SR
Shade Only.
Shown with optional
RGN15-SR Goose Neck



RAS12-SB
Shade Only.
Shown with optional
RGN15-SB Goose Neck



RAS12-ABR
Shade Only.
Shown with optional
RGN15-ABR Goose Neck
and RWG12-ABR Wire Guard

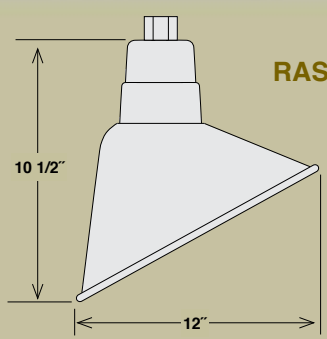
RAS12-WH
Shade Only.
Shown with optional
RGN15-WH Goose Neck



EASY TO ORDER:

1. Choose a Shade
2. Choose a Goose Neck
3. Wire Guard Optional

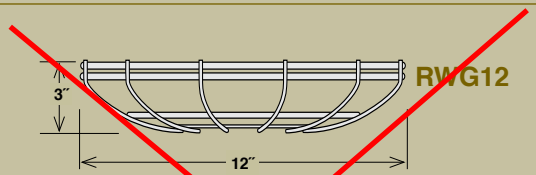
Angle Shades



RAS12

ITEM #	WIDTH	LAMPS	WIRE	FINISH
RAS12-ABR	12″	Med. 200W A21	100″	Architectural Bronze
RAS12-GA	12″	Med. 200W A21	100″	Galvanized
RAS12-SB	12″	Med. 200W A21	100″	Satin Black
RAS12-SG	12″	Med. 200W A21	100″	Satin Green
RAS12-SR	12″	Med. 200W A21	100″	Satin Red
RAS12-WH	12″	Med. 200W A21	100″	White

Wire Guards

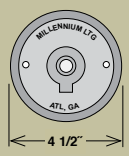


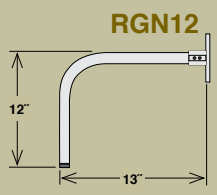
RWG12

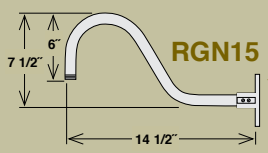
ITEM #	WIDTH	FINISH
RWG12-ABR	12″	Architectural Bronze
RWG12-GA	12″	Galvanized
RWG12-SB	12″	Satin Black
RWG12-SG	12″	Satin Green
RWG12-SR	12″	Satin Red
RWG12-WH	12″	White

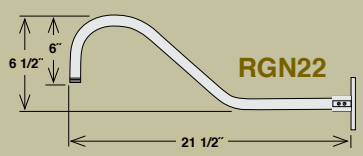
Goose Necks (Actual Photos Shown on Page 58)

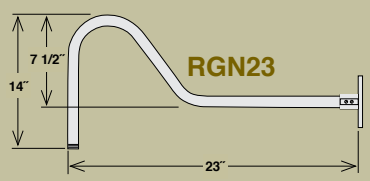
Back Plate included with goose neck

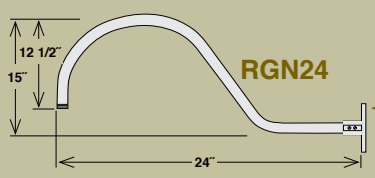


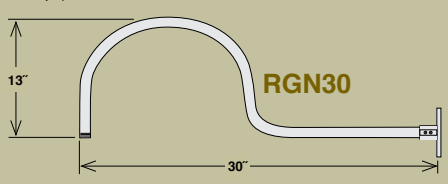


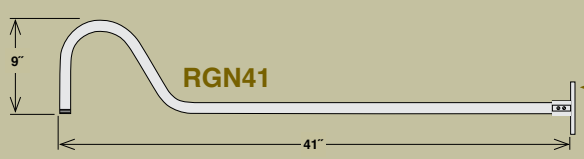












ITEM #	ID	LENGTH	FINISH
RGN12-ABR	3/4″	13″	Architectural Bronze
RGN12-GA	3/4″	13″	Galvanized
RGN12-SB	3/4″	13″	Satin Black
RGN12-SG	3/4″	13″	Satin Green
RGN12-SR	3/4″	13″	Satin Red
RGN12-WH	3/4″	13″	White
RGN15-ABR	3/4″	14 1/2″	Architectural Bronze
RGN15-GA	3/4″	14 1/2″	Galvanized
RGN15-SB	3/4″	14 1/2″	Satin Black
RGN15-SG	3/4″	14 1/2″	Satin Green
RGN15-SR	3/4″	14 1/2″	Satin Red
RGN15-WH	3/4″	14 1/2″	White
RGN22-ABR	3/4″	21 1/2″	Architectural Bronze
RGN22-GA	3/4″	21 1/2″	Galvanized
RGN22-SB	3/4″	21 1/2″	Satin Black
RGN22-SG	3/4″	21 1/2″	Satin Green
RGN22-SR	3/4″	21 1/2″	Satin Red
RGN22-WH	3/4″	21 1/2″	White
RGN23-ABR	3/4″	23″	Architectural Bronze
RGN23-GA	3/4″	23″	Galvanized
RGN23-SB	3/4″	23″	Satin Black
RGN23-SG	3/4″	23″	Satin Green
RGN23-SR	3/4″	23″	Satin Red
RGN23-WH	3/4″	23″	White
RGN24-ABR	3/4″	24″	Architectural Bronze
RGN24-GA	3/4″	24″	Galvanized
RGN24-SB	3/4″	24″	Satin Black
RGN24-SG	3/4″	24″	Satin Green
RGN24-SR	3/4″	24″	Satin Red
RGN24-WH	3/4″	24″	White
RGN30-ABR	3/4″	30″	Architectural Bronze
RGN30-GA	3/4″	30″	Galvanized
RGN30-SB	3/4″	30″	Satin Black
RGN30-SG	3/4″	30″	Satin Green
RGN30-SR	3/4″	30″	Satin Red
RGN30-WH	3/4″	30″	White
RGN41-ABR	3/4″	41″	Architectural Bronze
RGN41-GA	3/4″	41″	Galvanized
RGN41-SB	3/4″	41″	Satin Black
RGN41-SG	3/4″	41″	Satin Green
RGN41-SR	3/4″	41″	Satin Red
RGN41-WH	3/4″	41″	White

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AN AMENDMENT TO THE PREVIOUS PLANNED DEVELOPMENT (PD-GB) FOR JUSTIN SELF-STORAGE APPROXIMATELY 100 FEET WEST FROM THE INSTERSECTION OF FM 156 AND HARDEMAN BOULEVARD HAVING THE LEGAL DESCRIPTION A0207A F.B. BORDEN, TR 8G (PT) 2.725 ACRES, DENTON COUNTY, TEXAS; PROVIDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowners authorized the applicant (Justin Self-Storage) of property legally described as A0207A F.B. BORDEN, TR 8G (PT), zoned as Planned Development-General Business, Justin, Denton County, TX, requested an Amendment to the previous approved Planned Development; and

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

WHEREAS, having reviewed the request the Commission determined that the change of the proposed SUP 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 amendment is approved and made a part of this ordinance with the following conditions:

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

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

Section 2. That the Zoning Ordinance of Justin, Texas, regulating property legally described as legally described as A0207A F.B. BORDEN, TR 8G (PT), Justin, Denton County, Texas, is amended to establish accordingly 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