



**AGENDA
CITY OF JOHNSON CITY, TEXAS
PLANNING AND ZONING COMMISSION**

The City of Johnson City Planning and Zoning Commission will meet for a Regular Meeting on Tuesday, October 27, 2020 at 5:30 p.m. in the City Hall Council Chamber, 303 E. Pecan Street, Johnson City, Texas 78636. This is an open meeting, subject to the open meeting laws of the State of Texas.

SUPPLEMENTAL NOTICE OF PARTICIPATION BY TELEPHONE CONFERENCE

Due to COVID-19, the Governor of Texas issued an order on March 16, 2020 suspending various provisions of the Open Meetings Act. In order to advance the public health goal of social distancing, meeting participation by videoconference and / or teleconference is now allowed. The City of Johnson City utilizes Zoom Technologies:

Join Zoom Meeting:

<https://us02web.zoom.us/j/81767003707?pwd=UDNhSWZaZkNtckNwaUglaXlPdGlvUT09>

Meeting ID: 817 6700 3707
Passcode: wKeP8Y
Dial by Location: 1-346-248-7799 (Houston)
Meeting ID: 817 6700 3707
Passcode: 258993

1. Call to order.

OPEN SESSION:

2. Citizens to be heard. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). The Commission will accept comments from citizens of the City of Johnson City and its Extraterritorial Jurisdiction (ETJ) only. Comments are limited to three (3) minutes, and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated July 29, 2020. (Approval Item)
4. Discussion of and action on a recommendation to the City Council on a preliminary plat, pursuant to Municipal Code of Ordinances Chapter 10 *Subdivision Regulations*, establishing the Legacy Oaks Ranch Subdivision, being 91.58 acres out of the Joseph Duel

Item No. 4 Continued:

Survey No. 172, Abstract No. 147, and the Elijah Marshall Survey No. 175, Abstract No. 393, within the City of Johnson City, Blanco County, Texas, more particularly described as 217 281 Loop, Johnson City, Texas 78636 and Blanco County Appraisal District (BCAD) Prop. ID No. 8609. (Recommendation Item)

Adjourn.

I certify that this Agenda was posted on October 23, 2020 at 4 a.m. / (p.m)



Whitney Walston
Deputy City Secretary

NOTE: It is possible that a quorum of the City Council and/or other Municipal advisory and governmental bodies may attend the above stated meeting. No action will be taken by the City Council and/or other Municipal advisory and governmental bodies at the above stated meeting, other than the body specifically referred to in the above notice.

The Planning and Zoning Commission reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.

Pursuant to Texas Penal Code § 30.06 *Trespass by License Holder with a Concealed Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a concealed handgun.

Pursuant to Texas Penal Code § 30.07 *Trespass by License Holder with an Openly Carried Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a handgun that is carried openly.

MINUTES CITY OF JOHNSON CITY PLANNING & ZONING BOARD
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1. CALL MEETING TO ORDER

The planning and zoning board met via Zoom technologies on Wednesday, July 29th at 5:30 pm.

Board members present were Victor Hammond, Suree Birck, John Wilson, and Kevin Tully. A quorum was present.

City staff members present were Mayor Rhonda Stell, CAO Anthony Holland, & Deputy City Sec. Whitney Walston.

The meeting was called to order at 5:37 pm.

2. CITIZEN COMMENTS

There were no citizen comments.

3. PUBLIC HEARING: RECEIVE PUBLIC COMMENTS REGARDING THE REZONING REQUEST SUBMITTED BY ROXANNE KUVET FOR THE PROPERTY LOCATED AT 319 S. AVENUE F FROM SINGLE FAMILY TO MIXED RESIDENTIAL FOR THE PURPOSE OF BUILDING A DUPLEX.

Public hearing opened at 5:40 pm and closed at 5:42 pm.

4. DISCUSSION AND ACTION TO APPROVE THE REZONING REQUEST SUBMITTED BY ROXANNE KUVET FOR THE PROPERTY LOCATED AT 319 S. AVENUE F FROM SINGLE FAMILY TO MIXED RESIDENTIAL FOR THE PURPOSE OF BUILDING A DUPLEX.

The board discussed the concerns of lot size and placing a duplex on the lot. There were also concern about the odd lot shape and the location of the lot in proximity to a restricted residential zoned neighborhood. There was also concern of being able to place the duplex on the lot and not harm any of the heritage oak trees. Suree Birck made a motion to deny the recommendation of rezoning the property located at 319 S. Ave. F. Victor Hammond seconded the motion. All were in favor.

5. ADJOURN

The meeting was adjourned at 5:56 pm.

CITY OF JOHNSON CITY, TEXAS

Chairperson

ATTEST:

Whitney Walston, Dep. City Secretary



**AGENDA ITEM REQUEST FORM
CITY OF JOHNSON CITY, TEXAS
PLANNING AND ZONING COMMISSION**

ITEM NO. 4

MEETING DATE: October 27, 2020

AGENDA PLACEMENT:

- ☐ Ceremonial
- ☐ Consent
- ☒ Individual
- ☐ Closed Session

CAPTION:

Discussion of and action on a recommendation to the City Council on a preliminary plat, pursuant to Municipal Code of Ordinances Chapter 10 Subdivision Regulations, establishing the Legacy Oaks Ranch Subdivision, being 91.58 acres out of the Joseph Duel Survey No. 172, Abstract No. 147, and the Elijah Marshall Survey No. 175, Abstract No. 393, within the City of Johnson City, Blanco County, Texas, more particularly described as 217 281 Loop, Johnson City, Texas 78636 and Blanco County Appraisal District (BCAD) Prop. ID No. 8609. (Recommendation Item)

EXECUTIVE SUMMARY:

The subject 91.58-acre tract of land is proposed to be subdivided into 196 single family residential lots. Future development on unplatted parcels may include multi-family uses. City Staff has reviewed the proposed preliminary plat and provides the following comments:

Code Requirement		Compliant
Mixed Residential District Zoning:		Yes
Maximum dwelling units	None	The developer intends to revise the preliminary plat in order to comply with the 50' minimum lot width and 8,000 sq. ft. minimum lot size throughout the development. City Council, acting as the Board of Adjustment, authorized a variance to the Zoning Code allowing the developer to decrease the
Minimum lot width (street frontage)	50 feet	
Minimum lot size (area)	8,000 square feet	
Minimum front yard	5 feet	
Minimum side yard	10 feet	
Minimum side yard, adjacent to street	10 feet	
Minimum rear yard	15 feet	

Minimum dwelling unit size	500 square feet for single-bedroom; 750 for two-bedroom unit	minimum side yard setback from 10' to 5'.
Maximum lot coverage (all structures)	80%	
Maximum structure height (stories)	2 stories	
Maximum structure height (feet)	35 feet	
Utilities		Yes The developer will construct a wastewater lift station and tie into the existing water and sewer system. Water and sewer capacities are sufficient to serve the proposed subdivision. The developer will pay water and sewer impact fees to the City in the amount of \$1,440,412.00.
Streets, Right of Way, and Common Area		Yes The proposed streets will be 32' wide asphalt with concrete ribbon curbing. The streets will be dedicated to the City. Common areas, such as subdivision entrances and recreation facilities, will be maintained by the Homeowner's Association (HOA) through covenant.
Fire Code Sec. 3.02.401 The city hereby adopts a certain document, one copy of which is on file in the office of the city secretary, being marked and designated as the 2015 edition of "The International Fire Code." Such document, as may be amended, is hereby adopted as the "fire code" of the city, and as such shall apply to all residential and commercial construction applications. The city		Yes Following final plat submittal, City Staff will request fire review and comments from the emergency services district and volunteer fire department.

council may establish procedures for the administration and enforcement of the fire code and may adopt local amendments to the International Fire Conservation [Code].	
Traffic Impact Analysis (TIA)	Yes The proposed subdivision will have ingress / egress from R.M. Highway No. 2766 and Blanco County Rd. No. 213. Both roadways are owned by the Texas Department of Transportation (TxDOT). TxDOT will determine if a TIA is required and what, if any, traffic control devices will be required for the proposed development.
Stormwater Management i. Drainage (1) Generally, it is desired that surface drainage from private property be taken to roads and streets, or drainage courses as quickly as possible, but the practice of using roads and streets as major drainage courses is prohibited. (2) Design of channels shall consider velocities and shall be shaped, graded, lined, or protected to minimize or prevent scour and erosion from excessive velocities. This requirement shall extend to roadside drainage ditches often called “bar” ditches. Seeding of native grasses or other plants as approved by the City Council shall be required to deter erosion. (3) All drainage structures shall be of permanent type, with concrete or metal. Drainage calculations shall be made using Talbot's Formula or other methods satisfactory to the City. Drainage structures shall be designed using a ten (10) year flood frequency. The size of the culverts shall be subject to the approval of the City Council, but under no circumstances shall they be less than twenty-four (24") inches in diameter. (4) All roadways crossing streams or roadways subject to flooding must be rip-rapped on both sides as specified by the City. Concrete used as rip-rap must test 2500 psi.	Yes The proposed development dedicates drainage areas for stormwater management, and the developer will comply with Code regarding the required drainage structures and flood frequencies.

Floodplain Management	Yes The proposed subdivision abuts the existing 100-year FEMA floodplain. A floodplain development permit will be required prior to construction commencement.
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FINANCIAL: Not applicable.

ATTACHMENTS:

Attachment A -	Plat Application
Attachment B -	Required Notices and Addressees
Attachment C -	Maps
Attachment D -	Property Information
Attachment E -	Proposed Preliminary Plat

SUGGESTED ACTION:

The following minor corrections will be made prior to submittal, review, and approval of the final plat(s) by the Planning and Zoning Commission and City Council:

- Plat notations:
 - Public dedication of streets, utilities, et cetera;
 - HOA dedication of common areas; and
 - Topographic data.
- Utility letters of certification

Motion to approve a recommendation to the City Council on a preliminary plat, pursuant to Municipal Code of Ordinances Chapter 10 Subdivision Regulations, establishing the Legacy Oaks Ranch Subdivision, being 91.58 acres out of the Joseph Duel Survey No. 172, Abstract No. 147, and the Elijah Marshall Survey No. 175, Abstract No. 393, within the City of Johnson City, Blanco County, Texas, more particularly described as 217 281 Loop, Johnson City, Texas 78636 and Blanco County Appraisal District (BCAD) Prop. ID No. 8609.

PREPARED BY: Rick Schroder, CAO & City Secretary

DATE SUBMITTED: October 23, 2020



NOTICE OF PUBLIC HEARINGS

*The Planning and Zoning Commission of Johnson City will hold a public hearing via **Zoom Technology** and at **City Hall**, located at 303 E. Pecan. Johnson City, Texas 78636 on **Tuesday, October 27th, 2020 at 5:30 p.m.** to consider a subdivision preliminary plat request from the following parties:*

Applicant Name: Craig Van Engelen, Legacy Oaks Ranch
Property Owner: Eddie Menem

Property ID # 8609
Geographic ID # 26870000001408001
Legal Description: ABS A0147 SURVEY 172 J. DUEL, ACRES 91.55
Physical Address: 217 281 LOOP

According to City tax records, you are the owner of real property within 200 feet of the proposed change. If you are unable to attend and wish to file a protest regarding the above-mentioned requests, you are welcome to submit your comments in writing to:

OFFICE OF THE CITY SECRETARY
PO BOX 369
JOHNSON CITY, TX 78636
Or
Via Email at citysecretary@johnsoncitytx.org

All protests must be submitted in writing to the **Office of the City Secretary no later than Tuesday, October 27, 2020.**

Another meeting will be scheduled to discuss and possibly approve the final plat of the same subdivision. Information will be sent when available.

For additional information, contact Whitney Walston at (830) 868-7111 or citysecretary@johnsoncitytx.org.



NOTICE OF PUBLIC HEARINGS

The City Council of Johnson City will hold a public hearing via Zoom Technology and at City Hall, located at 303 E. Pecan. Johnson City, Texas 78636 on Tuesday, November 10th, 2020 at 6:00 p.m. to consider a subdivision preliminary plat request from the following parties:

Applicant Name: Craig Van Engelen, Legacy Oaks Ranch
Property Owner: Eddie Menem

Property ID # 8609

Geographic ID # 26870000001408001

Legal Description: ABS A0147 SURVEY 172 J. DUEL, ACRES 91.55

Physical Address: 217 281 LOOP

According to City tax records, you are the owner of real property within 200 feet of the proposed change. If you are unable to attend and wish to file a protest regarding the above-mentioned requests, you are welcome to submit your comments in writing to:

OFFICE OF THE CITY SECRETARY

PO BOX 369

JOHNSON CITY, TX 78636

Or

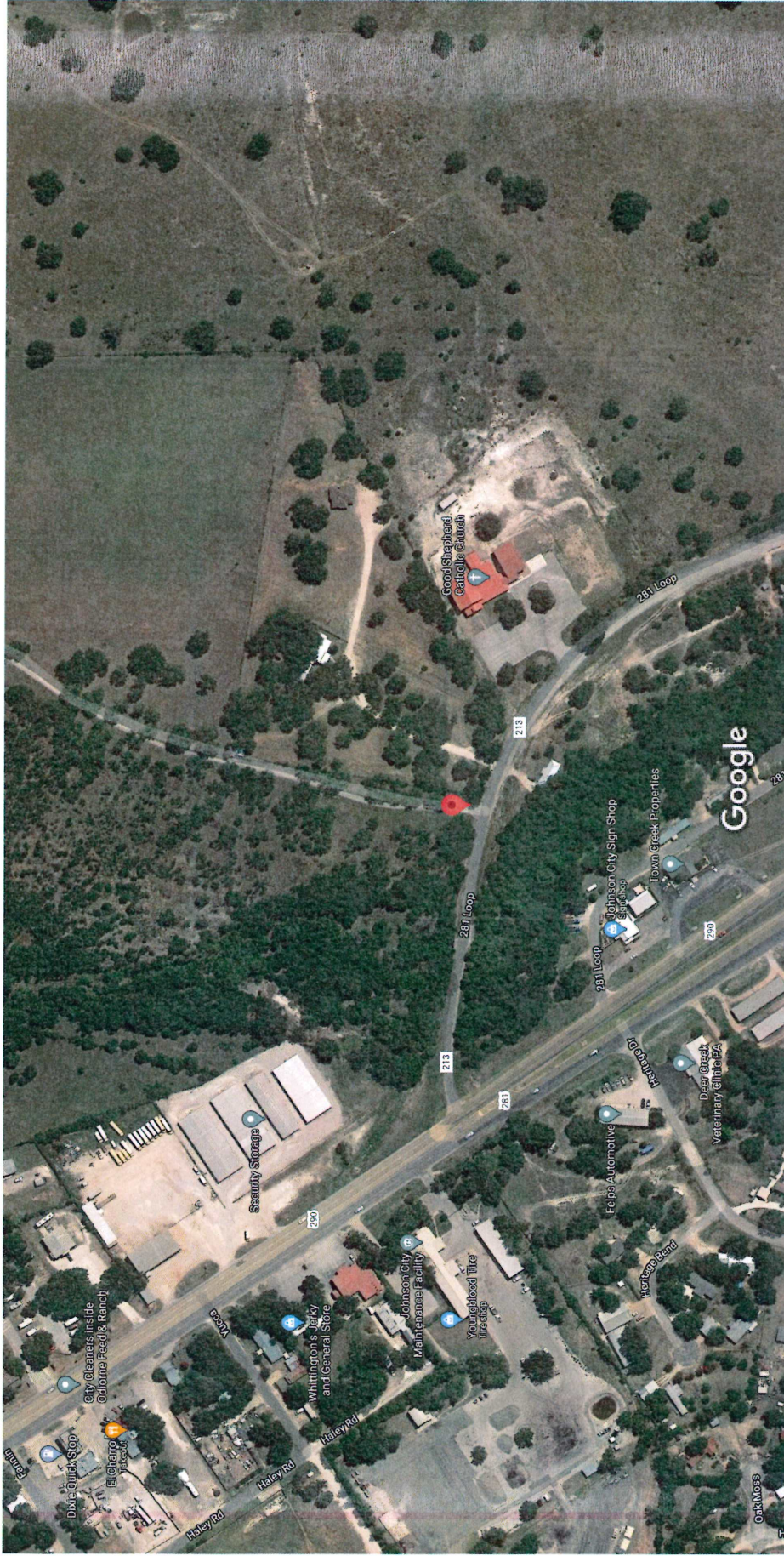
Via Email at citysecretary@johnsoncitytx.org

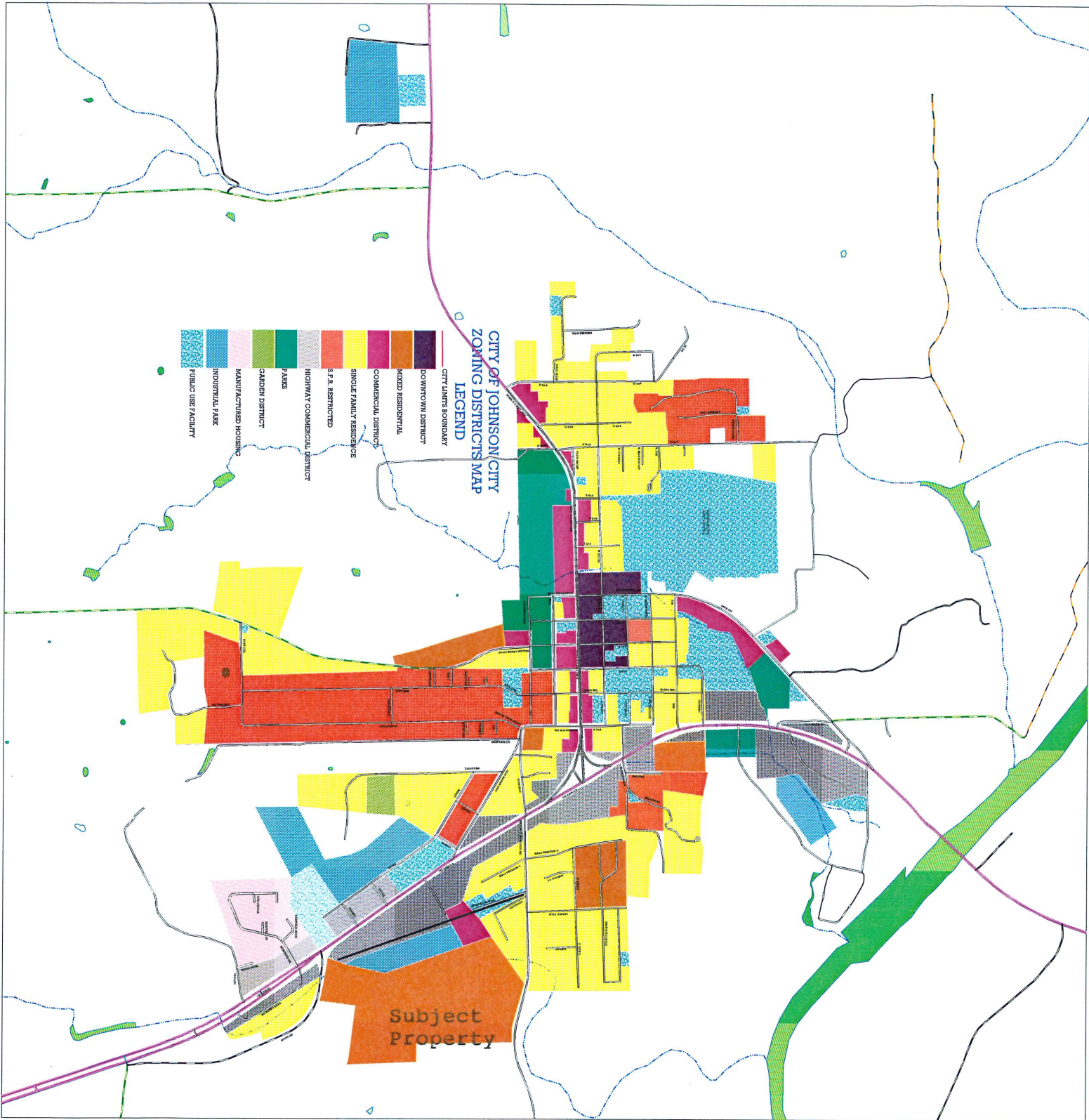
All protests must be submitted in writing to the Office of the City Secretary no later than Monday, November 9, 2020.

Another meeting will be scheduled to discuss and possibly approve the final plat of the same subdivision. Information will be sent when available.

For additional information, contact Whitney Walston at (830) 868-7111 or citysecretary@johnsoncitytx.org.

Property ID	Name	Address	City	State	Zip
18039	Adrew & Cristol Corpus	PO Box 541	Johnson Cti TX		78636
11621	Miky Thompson	PO Box 174	Johnson Citi TX		78636
11622	Miky Thompson	Po Box 174	Johnson Citi TX		78636
2916	Maxine Flores	PO Box 951	Blanco TX		78606
8149	Priscilla Hernandez	PO Box 418	Johnson Citi TX		78636
4635	Minnie Gonzales	PO Box 462	Johnson Citi TX		78636
2352	Susies Cardena C/O Debbie Rojas	117 Gonzales Ave.	Johnson Citi TX		78636
5885	N. Blanco Co. EMS	PO Box 557	Johnson Citi TX		78636
14941	Calen McNett	103 Bill Watson Dr.	Johnson Citi TX		78636
85786	Casey White	PO Box 1007	Johnson Citi TX		78636
18376	Pay & Save	1804 Hall Ave	Little Field TX		79339
8609	Michael Menem	300 Thomassen Ranch Road	Dripping Sp TX		78620
16662	ANRV Roadrunner LLC	PO Box 437	Bulverde TX		78163
7617	ANRV Roadrunner LLC	PO Box 437	Bulverde TX		78163
9480	Security Storage C/O Chris Lindig	PO Box 183	Johnson Citi TX		78636
7569	Security Storage C/O Chris Lindig	PO Box 183	Johnson Citi TX		78636
7100	Chris Liesmann	463 Old Marble Falls Road	Round Mt TX		78663
5171	Cheryl Harris	PO Box 422	Johnson Citi TX		78636
21101	Brent Harris	Po Box 1014	Johnson Citi TX		78636
5175	Cheryl Harris	PO Box 422	Johnson Citi TX		78636
25010	Mary Matocha	PO Box 755	LaGrange TX		78945





CITY OF JOHNSON CITY
ZONING DISTRICTS MAP
LEGEND

- CITY LIMITS BOUNDARY
- DOWNTOWN DISTRICT
- MIXED RESIDENTIAL
- COMMERCIAL DISTRICT
- SINGLE FAMILY RESIDENCE
- S.F.A. RESTRICTED
- HIGHWAY COMMERCIAL DISTRICT
- PARKS
- CAMDEN DISTRICT
- MANUFACTURED HOUSING
- INDUSTRIAL PARK
- PUBLIC USE FACILITY

Subject
Property

Guardian Title Co., Inc.
GF# 00183057
Recording Fees: \$ 37

183057

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Filed this 19th day of Oct 2018
3:50 P.M.

Laura Walla
County Clerk, Blanco County, Texas
By [Signature] Deputy

DATE: October 19, 2017

GRANTOR: MALCOLM RICHEY, A SINGLE PERSON

GRANTEE: MICHAEL E. MENEM

GRANTEE'S ADDRESS: 300 Thomassen Ranch Rd., Dripping Springs
Hays County, Texas 78620

CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either express or implied.

PROPERTY (including any improvements):

BEING A 91.55 ACRE TRACT OF LAND BEING THE REMAINING PORTION OF THAT 88.8 ACRE TRACT OF LAND DESCRIBED IN VOLUME 79, PAGE 504 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THAT 9.88 ACRE TRACT OF LAND DESCRIBED IN VOLUME 79, PAGE 501 OF THE DEED RECORDS OF SAID COUNTY, SITUATED IN THE ELIJAH MARSHALL SURVEY NO. 175, ABSTRACT NO. 393 AND THE JOSEPH DUEL SURVEY NO. 172, ABSTRACT NO. 147 IN SAID COUNTY, SAID 91.55 ACRES BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

- a. Any and all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described Property, but only to the extent they are still in effect, whether or not shown of record in the herein above mentioned County and State, and to all mineral leases, outstanding mineral interest, zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described Property; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.
- b. Reservation in Deed dated September 10, 1931, recorded in Volume 47, Page 366, Deed Records of Blanco County, Texas, wherein Grantor, Wm. E. Read, or his heirs and assigns reserve the right to go on the land any time and drill for oil and gas without hindrance or damage for the same, provide the drillers keep the fences or buildings in as good repair as they find them.
- c. Right of Way Easement dated December 31, 1966, recorded in Volume 74, Page 591, Deed Records of Blanco County, Texas, executed by Melvin Winters, Jr. and wife, Jamie Winters to City of Johnson City, Blanco County, Texas, for sanitary sewer system line.
- d. Utility Easement dated June 9, 2008, recorded in Volume 403, Page 722, Official Public Records of Blanco County, Texas, executed by Barbara E. Hurt to Pedernales Electric Cooperative, Inc.

HAMBRIGHT LAND SURVEYING

P.O. BOX 1226
JOHNSON CITY, TEXAS 78636

PHONE: (830) 868-2574
FAX: (830) 868-2576

THENCE continuing along the west line of said 91.55 acres, being the east line of said 3.495 acres, N18°38'14"W, at 545.27 feet pass a 3 inch metal post for the northeast corner of said 3.495 acres, being the southeast corner of that certain 1.933 acre tract of land described in Volume 166, Page 351 of the Official Public Records of said County, a total distance of 923.36 feet to a 3 inch metal post for the northwest corner of said 91.55 acres, being the northeast corner of said 1.933 acres and being in the south line of the Winters Furr Subdivision, a subdivision of record shown by plat recorded in Volume 1, Page 10 of the Plat Records of said County;

THENCE along the north line of said 91.55 acres, being the south line of said Subdivision, the following five (5) courses;

1. N56°11'04"E, 58.11 feet to a 3 inch metal post,
2. N56°30'04"E, 178.46 feet to a 3 inch metal post,
3. S87°29'03"E, 5.24 feet to a 3 inch metal post,
4. N55°15'55"E, 199.28 feet to a 3 inch metal post for the southeast corner of said subdivision, being the southwest corner of that certain 3.668 acre tract of land described in Volume 298, Page 653 of the Official Public Records of said County;
5. N55°15'55"E, along the south line of said 3.668 acres, 726.00 feet to a 8 inch cedar post for the most north corner of said 91.55 acres, being the east corner of said 3.668 acres and being in the south line of R.M. Highway No. 2766;

THENCE along the north line of said 91.55 acres, being the south line of said Highway, the following two (2) courses;

1. S75°00'17"E, 532.38 feet to a concrete monument,
2. a distance of 326.86 feet along the arc of a curve to the left having a radius of 1482.70 feet, a delta angle of 12°37'51" and a chord which bears S81°21'25"E, 326.20 feet to a 8 inch cedar post for the northeast corner of said 91.55 acres, being the northwest corner of that certain 272.00 acre tract of land described in Volume 447, Page 767 of the Official Public Records of said County;

HAMBRIGHT LAND SURVEYING

P.O. BOX 1226
JOHNSON CITY, TEXAS 78636

PHONE: (830) 868-2574
FAX: (830) 868-2576

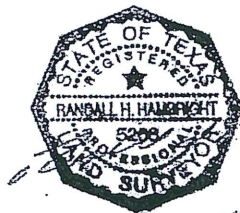
THENCE along the east line of said 91.55 acres, being the west line of said 272.00 acres, the following three (3) courses;

1. S00°35'02"E, 1361.64 feet to a 8 inch cedar post,
2. S89°57'18"E, 254.45 feet to a 8 inch cedar post,
3. S01°38'10"E, 997.02 feet to a 3 inch cedar post for a southeast corner of said 91.55 acres, being the northeast corner of that certain 3.31 acre tract of land described in Volume 325, Page 917 of the Official Public Records of said County;

THENCE along an upper south line of said 91.55 acres, being the north line of said 3.31 acres, N81°11'13"W, at 118.00 feet pass the northwest corner of said 3.31 acres, being the northeast corner of that certain 3.29 acre tract of land described in Volume 96, Page 656 of the Deed Records of said County, a total distance of 849.79 feet to a 3 inch cedar post for an interior corner of said 91.55 acres, being the northwest corner of said 3.29 acres;

THENCE along an interior south line of said 91.55 acres, being the west line of said 3.29 acres, S08°59'56"W, 502.29 feet to a 8 inch cedar post for the most southeast corner of said 91.55 acres, being the southwest corner of said 3.29 acres and being in the north line of said Old Austin Highway;

THENCE along the south line of said 91.55 acres, being the north line of said Old Austin Highway, N79°27'47"W, 615.96 feet to the POINT OF BEGINNING containing 91.55 acres of land, more or less.



Page 3 of 3

FN 013-204

STATE OF TEXAS
COUNTY OF BLANCO
I hereby certify that this instrument was FILED in File Number Sequence on the date and the time stamped hereon by me and was duly RECORDED in Official Public records of Blanco County, Texas on

OCT 19 2018



Anna Walla
COUNTY CLERK
BLANCO COUNTY, TEXAS

Blanco CAD

Property Search > 8609 MENEM MICHAEL E for Year 2020

Tax Year: 2020

Property

Account

Property ID: 8609 Legal Description: ABS A0147 SURVEY 172 J. DUEL, ACRES 91.55
Geographic ID: 26870000001408001 Zoning:
Type: Real Agent Code: 113446
Property Use Code:
Property Use Description:

Location

Address: 217 281 LOOP TX Mapsco:
Neighborhood: CJC RESIDENTIAL Map ID: D7
Neighborhood CD: CJC-RES

Owner

Name: MENEM MICHAEL E Owner ID: 126940
Mailing Address: 300 THOMASSEN RANCH RD % Ownership: 100.000000000000%
DRIPPING SPRINGS, TX 78620
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$220,690	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$27,300	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$1,100,120	\$8,220
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$1,348,110	
(-) Ag or Timber Use Value Reduction:	-	\$1,091,900	
(=) Appraised Value:	=	\$256,210	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$256,210	

Taxing Jurisdiction

Owner: MENEM MICHAEL E
% Ownership: 100.000000000000%
Total Value: \$1,348,110

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Appraisal District	0.000000	\$256,210	\$256,210	\$0.00
CJC	CITY OF JC	0.399000	\$256,210	\$256,210	\$1,022.28
GBL	BLANCO COUNTY	0.390000	\$256,210	\$256,210	\$999.22

GWD	BL-PED GROUNDWATER CONS DIST	0.022400	\$256,210	\$256,210	\$57.39
NJC	ESD #1	0.098600	\$256,210	\$256,210	\$252.62
SJC	JOHNSON CITY ISD	1.143800	\$256,210	\$256,210	\$2,930.53
Total Tax Rate:		2.053800			
				Taxes w/Current Exemptions:	\$5,262.04
				Taxes w/o Exemptions:	\$5,262.04

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** E1 **Living Area:** 2044.0 sqft **Value:** \$196,670

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	M6	6		2044.0
AGF2	ATTACHED GARAGE (2 CAR)	M6			506.0
OP	OPEN PORCH	M6			16.0
STG	STORAGE	M6			90.0

Improvement #2: MISC IMPROVEMENT **State Code:** E1 **Living Area:** sqft **Value:** \$1,000

Improvement #3: MISC IMPROVEMENT **State Code:** E3 **Living Area:** sqft **Value:** \$23,020

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
PB	POLE BARN	4L		2016	1080.0
PB	POLE BARN	4L		2016	1240.0
PB	POLE BARN	4L		2016	1920.0
PB	POLE BARN	4L		2016	1240.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RN2	NATIVE PASTURE	2.0000	87120.00	0.00	0.00	\$27,300	\$0
2	RN2	NATIVE PASTURE	51.4800	2242468.80	0.00	0.00	\$632,430	\$4,550
3	RN2	NATIVE PASTURE	25.1150	1094009.40	0.00	0.00	\$308,540	\$2,220
4	RN2	NATIVE PASTURE	12.9550	564537.60	0.00	0.00	\$159,150	\$1,450

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$220,690	\$1,127,420	8,220	256,210	\$0	\$256,210
2019	\$238,360	\$1,055,370	8,060	271,970	\$0	\$271,970
2018	\$206,770	\$588,360	7,840	239,050	\$434	\$238,616
2017	\$191,290	\$508,960	6,730	219,230	\$0	\$219,230
2016	\$128,050	\$508,960	6,730	155,990	\$0	\$155,990
2015	\$128,050	\$508,960	6,730	155,990	\$0	\$155,990
2014	\$125,950	\$554,360	6,730	153,890	\$0	\$153,890
2013	\$120,370	\$727,850	6,730	144,880	\$0	\$144,880
2012	\$120,370	\$727,850	6,730	144,880	\$0	\$144,880
2011	\$120,370	\$753,110	7,110	145,720	\$0	\$145,720
2010	\$120,370	\$791,830	7,110	147,070	\$0	\$147,070
2009	\$120,370	\$806,220	7,110	147,070	\$0	\$147,070
2008	\$120,370	\$838,250	7,110	147,680	\$0	\$147,680
2007	\$118,820	\$837,840	6,810	145,430	\$4,660	\$140,770

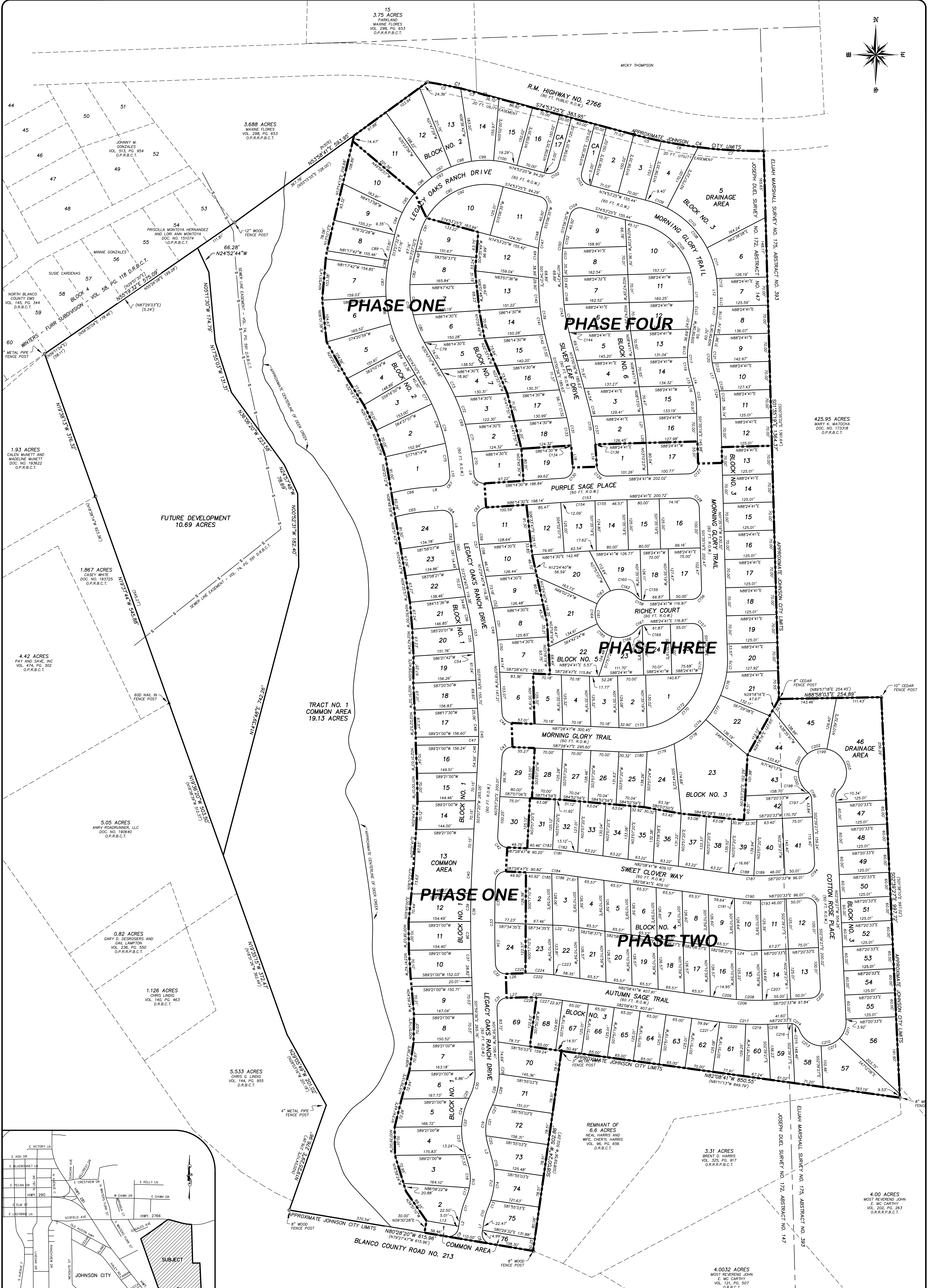
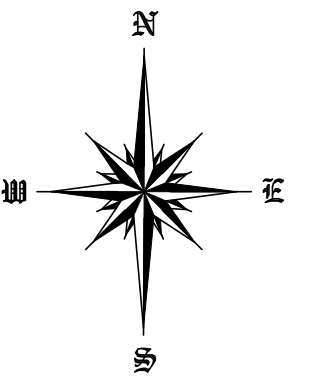
SECTION 8. PRELIMINARY PLATS

(A) SUBMISSION. A preliminary plat of the proposed subdivision at a scale not smaller than two hundred (200) feet to the inch shall first be submitted to the commission for approval before the preparation of the final plat. Twelve (12) copies of the plat shall be tendered with a letter of transmittal to the City at least thirty (30) days prior to the meeting at which a plat is to be submitted to the Council. Such plat shall contain the following information:

- 1 The subdivision name (which must not duplicate in any manner an existing subdivision name); the names and address of any person, partnership, corporations, or other entities, including any and all lienholders having an interest in said subdivision.
2. Date, approximate north point and scale.
3. The location of existing and platted property lines, streets, watercourses, and any public utility easements on the land subdivided, and also their approximate location on the immediate adjoining land. Utility easements shall be illustrated so as to show the height above the ground surface of the easement as well as the width and length on the surface of such easement.
4. The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks, reservations, blocks, lot lines and building lines. The names of streets shall conform whenever possible to existing street names, and lots and blocks shall be numbered in a systematic arrangement.
5. Topographical information approximately equivalent to two (2) foot contour lines, and based on U.S. Geological Survey datum, shall be specified on the plan.
6. The location, size and flow line of all existing drainage structures on the land being subdivided and on adjoining tracts.
7. Location of the City limits line, the outer border of the City's extraterritorial jurisdiction, and boundaries, if they traverse the subdivision or form part of the boundary of the subdivision, or are contiguous to such boundaries.
8. Vicinity sketch or map at a scale of not more than five hundred (500) feet to an inch which shall show existing streets, subdivisions, parks and public facilities in the vicinity, and the nearest gas, electric and sanitary sewer connections by arrows and major outfall and drainage ditches and structures.
9. The following notice shall be placed on each preliminary plat: "Preliminary Plat for Inspection Purpose Only." The plat shall contain the seal of a Registered Professional Engineer, registered in the State of Texas.
10. Front and side setback lines on all lots and tracts.
11. The preliminary submittal shall contain a listing of all adjacent owners and other property owners within two hundred (200) feet of the property to be subdivided, the addresses as recorded by the County Clerk
12. The City Secretary will mail a notice by First class United States mail to each property owner named as required by No. 11 hereof, which notice shall state in effect that a subdivision proposal is pending before the City Council and shall include the date, place, and time of the City Council meeting at which the subdivision or resubdivision proposal will be considered.

(B) APPROVAL

1. The City Council shall render a decision on the Preliminary Plat within thirty days. Such decision may consist of approval, disapproval or conditional approval. Conditional approval shall be considered to be approval subject to conformity with conditions prescribed of such plat until such conditions are met. All objections made to the preliminary plat, or conditions imposed, shall be furnished to the subdivider in writing.
2. Approval of the preliminary plat shall be deemed an expression of approval only of the arrangement and approximate size of streets, lots, blocks, water lines, sewer lines, and drainage facilities.



A PRELIMINARY PLAT OF
LEGACY OAKS RANCH
91.58 ACRES OUT OF THE
JOSEPH DUEL SURVEY NO. 172
ABSTRACT NO. 147
AND THE
ELIJAH MARSHALL SURVEY NO. 175
ABSTRACT NO. 393
CITY OF JOHNSON CITY
BLANCO COUNTY, TEXAS

PROJECT NO.
PREPARED FOR:
TECH: B. BURTON
APPROVED:
FIELD WORK DATE:
COPYRIGHT: 2020

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300 / 830-693-8815
WWW.CUPLINASSOCIATES.COM



SCALE 1" = 100'
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