

§ 13.02.014. Mandatory connection to city water and wastewater systems.**(a) Mandatory connection.**

- (1) No building, tract of land, or structure in an area of the city for which water or sewer service is available shall be occupied for residential, commercial, industrial, or other such purposes unless such buildings or structures are connected by a separate connection to the city water and sewer system unless specifically exempted herein or a variance request is approved and issued by the city council.
- (2) Each residential unit and business unit within the city shall be connected by separate connection to the city water and sewer system as soon as city water and sewer service is available to such unit, unless specifically exempted herein or a variance request is approved and issued by the city council. Property that abuts a street, road, or other public way in which a public water supply is located and is within two hundred feet (200') of such water and sewer line is deemed to have access to the city water and sewer system.

(b) Separate connection required.

- (1) Any unoccupied residential unit or business unit within the city for which water and sewer service has been provided previously by the city water and sewer system or its predecessor shall be connected to the city water and sewer system by a separate connection prior to occupancy.
- (2) Any two or more residential units that are found to be obtaining water and sewer service through a single meter shall be required to connect each such unit by a separate connection to the city water and sewer system within thirty (30) days of notice from the city.
- (3) Each business unit within the city shall be connected by a separate connection to the city water and wastewater system as soon as city water and wastewater service is available to such unit, unless specifically exempted herein.

(c) Master meter.

- (1) Any commercial or industrial establishments or entities located within a single building and served by a master meter on the effective date of the ordinance enacting this section may elect to continue to receive water service through a master meter.
- (2) From the effective date of the ordinance enacting this section, no person or commercial or industrial establishment shall be permitted to obtain service through a master meter or otherwise provide water service to another person or entity.

- (d) Exemption.** Any residential unit within the city which is being served by a privately owned water well or on-site septic system on the effective date of the ordinance enacting this section shall be connected to the city water and sewer system by a separate connection at such time as the well or on-site septic system fails to meet the county, Blanco-Pedernales groundwater conservation district, state department of licensing and regulation, or state commission on environmental quality permitting requirements or other statutes or

regulations of the state.

(e) Variance from mandatory wastewater system connection.

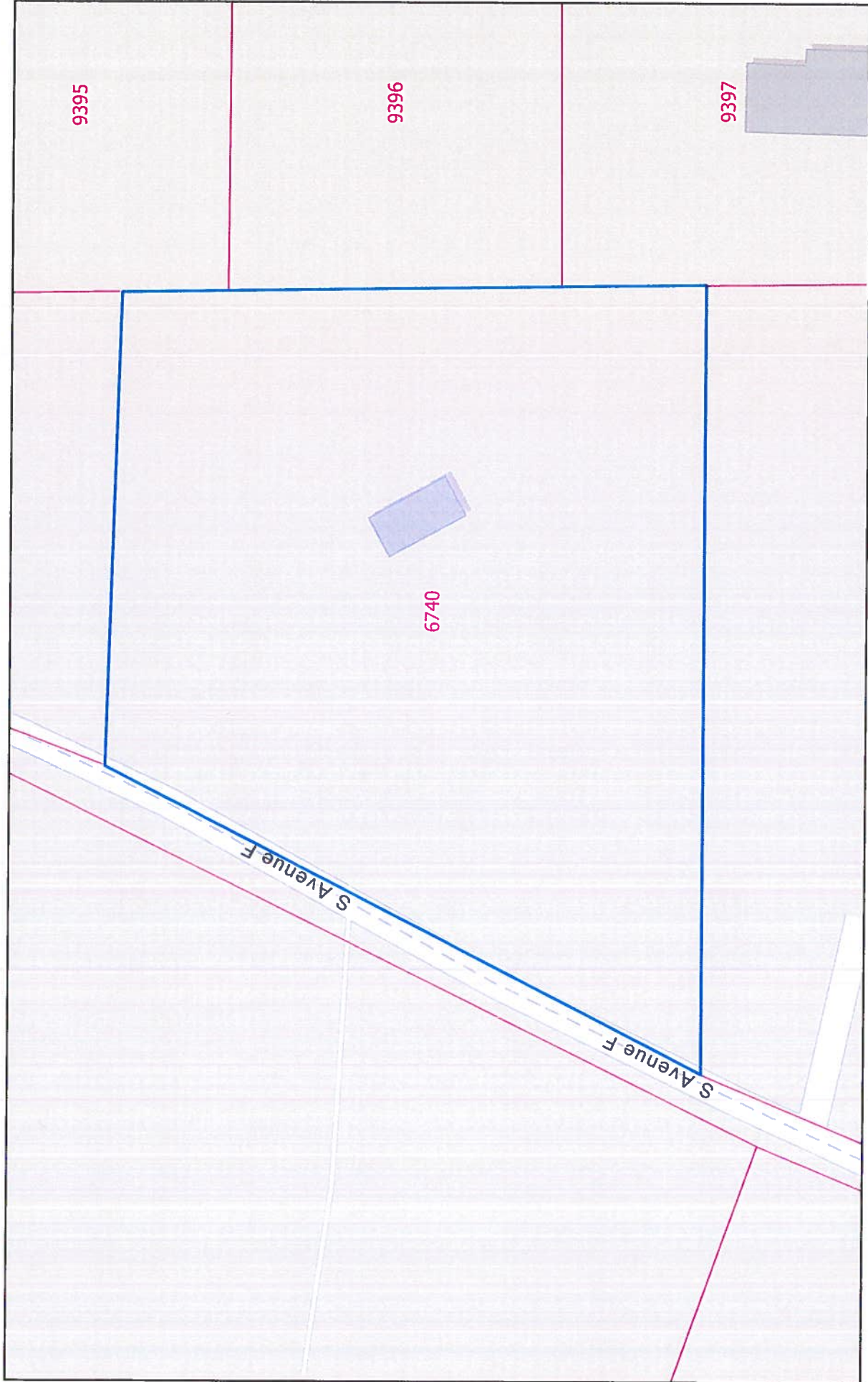
- (1) The city council may consider a variance request for installation of an on-site sewage facility (OSSF) on a property in lieu of the mandatory wastewater system connection.
- (2) An application for a variance request shall include information prepared by either a professional sanitarian or a professional engineer (with appropriate seal, date, and signature) on the planning, materials, construction, installation, alteration, repair, extension, operation, maintenance, permitting, and inspection of the OSSF. The information shall demonstrate compliance with minimum standards for OSSF installation and operation pursuant to Texas Administrative Code, chapter 285 on-site sewage facilities, as amended, and as promulgated by the state commission on environmental quality (TCEQ); the Texas Health and Safety Code chapter 366 on-site sewage disposal systems; and with the rules and regulations for OSSFs of the county.
- (3) A variance request must be submitted to the city as part of a plat application for the property for which the variance is sought. The variance request shall be processed in accordance with the plat application process to include review by the city planning and zoning commission, public notice and hearing, and consideration and final decision by the city council. An application shall include payment of an application fee to recover administrative costs for review of a variance request and shall be an amount as set in the master fee schedule.
- (4) No variance shall be approved and issued unless the city council finds that:
 - (A) There are special circumstances or conditions affecting the land involved such that strict application of the mandatory connection would result in an unreasonable impact on and use of the land;
 - (B) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship, as distinguished from mere inconvenience to the owner, would result from the mandatory connection. Pecuniary hardship, standing alone, shall not be deemed to constitute undue hardship;
 - (C) The variance is necessary for the preservation and enjoyment of a substantial property right;
 - (D) The granting of the variance will not be detrimental to the public health, safety, welfare or injurious to other property in the area; and
 - (E) The conditions upon which a variance is based are unique to the property for which the variance is sought, and are not applicable generally to other property.
- (5) A variance permitting an OSSF shall be issued with conditions including, but not limited to, imposing an expiration deadline of the variance if OSSF installation is not initiated; providing a copy to the city of the TCEQ annual report regarding operation and maintenance of the OSSF; immediately notifying the city of emergency issues or

substantial problems with the OSSF; reserving to the city the right to enter upon the property at any time for the purpose of reviewing emergency matters; submitting monthly payments in accordance with the city's wastewater sewer rates for administrative costs incurred by the city for initial review of the variance application and continuing OSSF oversight upon issuance of the variance; and recording the plat with appropriate notations indicating OSSF installation is permitted.

- (6) Failure to comply with conditions shall result in revocation of the variance and imposition of fines for violation of this article.

(Ordinance 21-0301 adopted 3/2/21)

511 S. Ave. F



Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

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Property Details

Account		
Property ID:	6740	Geographic ID: 8810000990
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	511 S AVENUE F JOHNSON CITY, TX 78636	
Map ID:		Mapsc0:
Legal Description:	ABS A0147 SURVEY 172 J. DUEL, ACRES 2.99	
Abstract/Subdivision:	A0147	
Neighborhood:		
Owner		
Owner ID:	130781	
Name:	PRESTON MICHAEL D & SONYA	
Agent:		
Mailing Address:	511 S AVENUE F JOHNSON CITY, TX 78636	
% Ownership:	100.0%	
Exemptions:	HS -	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:

N/A (+)

Improvement Non-Homesite Value:

N/A (+)

Land Homesite Value:

N/A (+)

Land Non-Homesite Value:

N/A (+)

Agricultural Market Valuation:

N/A (+)

Market Value:

N/A (=)

Agricultural Value Loss:

N/A (-)

HS Cap Loss:

N/A (-)

Circuit Breaker:

N/A (-)

Appraised Value:

N/A

Ag Use Value:

N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PRESTON MICHAEL D & SONYA %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CJC	CITY OF JC	\$639,920	\$616,418	\$2,200.00	

GBL	BLANCO COUNTY	\$639,920	\$488,434	\$1,783.26
GWD	BL-PED GROUNDWATER CONS DIST	\$639,920	\$616,418	\$107.86
NJC	ESD #1	\$639,920	\$616,418	\$616.42
SJC	JOHNSON CITY ISD	\$639,920	\$516,418	\$4,457.20
CAD	Appraisal District	\$639,920	\$616,418	\$0.00

Total Tax Rate: 1.702595

Estimated Taxes With Exemptions: \$9,164.74

Estimated Taxes Without Exemptions: \$10,895.24