

**PLANNED UNIT DEVELOPMENT (PUD) APPLICATION
JOHNSON CITY RV PARK, LLC**

Applicant: Johnson City RV Park, a Texas Limited Liability Company

Address: 128 Martin Bros. Lane
Johnson City, TX 78636

Interest:

Johnson City RV Park, LLC owns the fee simple interest to the property located at 408 N. U.S. Hwy. 281. The company wishes to develop a high-end recreational vehicle (RV) park consisting of thirty-four (34) RV sites and one (1) multi-purpose building. The existing parcel is zoned “Highway Commercial” District, and it is surrounded by “Parks” and “Public Use Facility” Districts.

We are of the opinion that the proposed Site Plan:

1. is compatible with the character of surrounding properties;
2. is suitable for development in the manner proposed without hazards to persons or property, on or off the site;
3. is located, dimensioned, and arranged to permit unified planning and development; and
4. will mitigate or avoid adverse relationships between uses in/on the subject site and in surrounding areas.

The proposed development shall comply with Federal, State, and Local laws and/or development regulations, including all Texas Accessibility Standards.

Owner: Same as Applicant

Development Schedule:

A firm development schedule has not been completed to date. The Applicant estimates that the development will take six (6) months from approval to completion.

The Applicant has submitted a preliminary site plan; the site plan displays the following:

1. RV sites;
2. Multi-purpose building site;
3. Water and wastewater calculations;
4. Contour and floodplain lines;
5. Existing easement;
6. Existing and proposed water and sewer infrastructure;
7. Existing and proposed drainage structures; and
8. Proposed RV utility station details.

Planned Development Data Table:

Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	200 ft.
Minimum Front Yard Setback	5 ft.
Minimum Side Yard Setback	5 ft.
Minimum Side Yard Setback Adjacent to SF, MR, and MH Districts	N/a
Minimum Rear Yard Setback	5 ft.
Minimum Rear Yard Setback Adjacent to SF, MR, and MH Districts	N/a
Maximum Lot Coverage	75%
Maximum Structure Height	2 Standard Stories (24' from average grade)
Maximum Density / Residential Units per Acre	18 Units
Minimum Open Space / Parkland	25%
Maximum Patron Length of Stay (Not for Permanent Residence)	90 Calendar Days per Year

Outdoor Lighting:

All outdoor lighting shall be dark-sky compliant (fully shielded) to minimize impacts on adjacent landowners and reduce light pollution.

Open Space:

Insofar as practicable, the landscape shall be preserved in its natural state through the minimization of tree and soil removal. Drive aisles and RV sites will be constructed of permeable decomposed granite, and each RV site shall have a small concrete patio for patron enjoyment.

Proposed structure(s) shall be sited harmoniously to the terrain and to other buildings, if any, in the vicinity that have a visual relationship to the proposed structure(s).

Proposed landscaping, if any, will consist of native foliage and trees that have been chosen for their ability to thrive on natural rainfall and, once established, not require irrigation except for unseasonably dry periods.

Circulation Plan:

Special attention shall be given to the location and number of access points to public streets, width of interior drive aisles and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that a safe and convenient.

Relation to Public Utilities, Facilities and Services:

The property is presently or can be served by the City of Johnson City's Water and Wastewater Utility, Pedernales Electric Cooperative, and the Texas Department of Transportation (TxDOT). There should be no costs incurred by the City of Johnson City for the provision of infrastructure, as infrastructure is already in place or readily accessible and will be paid by the Developer.

Floodplain Management:

In accordance with Municipal Code of Ordinances Article 3.04 *Flood Damage Prevention*, the development shall submit and receive approval of a Floodplain Development Permit from the City Engineer prior to the commencement of any site work and/or construction.

Signs:

The development shall comply with Municipal Code of Ordinances Chapter 3 *Building Regulations*, Article 3.06 *Signs*, as amended.

Permitted Schedule of Uses:

The intent of this Schedule of Uses is to define the permitted zoning uses for the subject property. Words, phrases, and terms defined here shall be given the defined meaning as set forth below. Words, phrases, and terms not defined herein, but defined in the City of Johnson City Code of Ordinances, shall be given the defined meaning in the Code of Ordinances. Words, phrases, and terms neither defined in this document, nor in the Code of Ordinances, shall be given their usual and customary meanings, except where the context in this document clearly indicates a different meaning. The word "shall" is mandatory and not permissive; the word "may" is permissive and not mandatory. Words used in the singular include the plural, and words used in the plural include the singular. Words used in the present tense include the future tense, and words used in the future tense include the present tense.

Accessory use. Means a use incidental or secondary to the principal use of a lot, building, or structure and located on the same lot as the principal use.

Bar. Means an establishment where alcoholic beverages are sold for on-premises consumption, other than a restaurant.

Clubhouse. A building, or portion thereof, and related facilities used as a meeting place for recreational activities by patrons.

Commercial indoor recreation. Means indoor commercial uses which by their nature are recreational, including but not limited to, bowling alleys, skating rinks, health clubs, racquetball or squash courts, indoor swimming pools, video arcades, pool halls, etc.

Commercial outdoor recreation. Means outdoor commercial uses which by their nature are recreational, including but not limited to, golf courses, driving ranges, miniature golf courses, outdoor swimming pools, tennis courts, basketball courts, recreational camps, etc.

Office. Primarily for conducting the affairs of a business, profession, service, industry, or government, or like activity, including such activities as providing day-to-day office administrative services, financial management, billing, record keeping, personnel administration and logistics.

On-site parking. Means an area used for the storage of motor vehicles located wholly within a single lot whose use is dedicated to that particular lot.

Recreation vehicle. Means a motorized vehicle or non-motorized trailer designed and/or maintained for use as a temporary dwelling or sleeping place for travel or recreation purposes exclusively, having no foundation other than wheels or jacks.

Recreational vehicle park. Any lot, tract, or parcel of land used, in whole or part, to provide facilities or accommodations for two or more recreational vehicles used by transients as living or sleeping quarters for the periods of time authorized by this document, and with or without compensation.

Restaurant. Means a structure that prepares and serves food to customers, including sit-down, fast-food, drive-through and drive-in facilities. At least 51 percent (51%) of the gross income shall be derived from the sale of prepared food.

Retail trade. Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Attachments:

- Exhibit A – Zoning Amendment Application
- Exhibit B – Location Map
- Exhibit C – Site Plan and Survey
- Exhibit D – Proposed Structure

Rick has copy of Survey & site plan



Development Services
P.O. Box 319 (Mailing)
303 E. Pecan St. (Physical)
Johnson City, Texas 78636
(830) 868-7111, Ext. 4
(830) 868-7118 (Fax)

Application Date:

4/3/2021

ZONING AMENDMENT APPLICATION

CHAPTER 14

NAME OF APPLICANT:

Johnson City RV Park, LLC - Amanda Martin - Member

MAILING ADDRESS:

178 Martin Goslane Johnson City, TX. 78636

PHONE NUMBER:

214-868-7050 mbl

STATUS OF APPLICANT:

OWNER:



AGENT: _____ (IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS:

408 Hwy. North US Hwy. 281 Johnson City, TX. 78636

LEGAL DESCRIPTION:

ABS A0561 Survey 41J Shackleford Acres 4.3

CURRENT ZONING:

HC

PROPOSED ZONING:

PUD

DEED RESTRICTIONS PROHIBITING PROPOSED ZONING:

N/A

EXISTING USE:

Land

PROPOSED USE:

High End RV Park

LAND AREA:

4.3 Acres

DOES OWNER OWN ADJACENT PROPERTIES? YES _____

No



PURPOSE OF REQUEST:

To proceed in requesting this property be zoned a PUD for the purposes of using as a High End RV Park.

I hereby certify that I have read and examined this application and know the information I have provided to be true and correct. All provision of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of this zoning amendment or change does not presume to give authority to violate or cancel the provisions of any other local law regulating the use of the property.

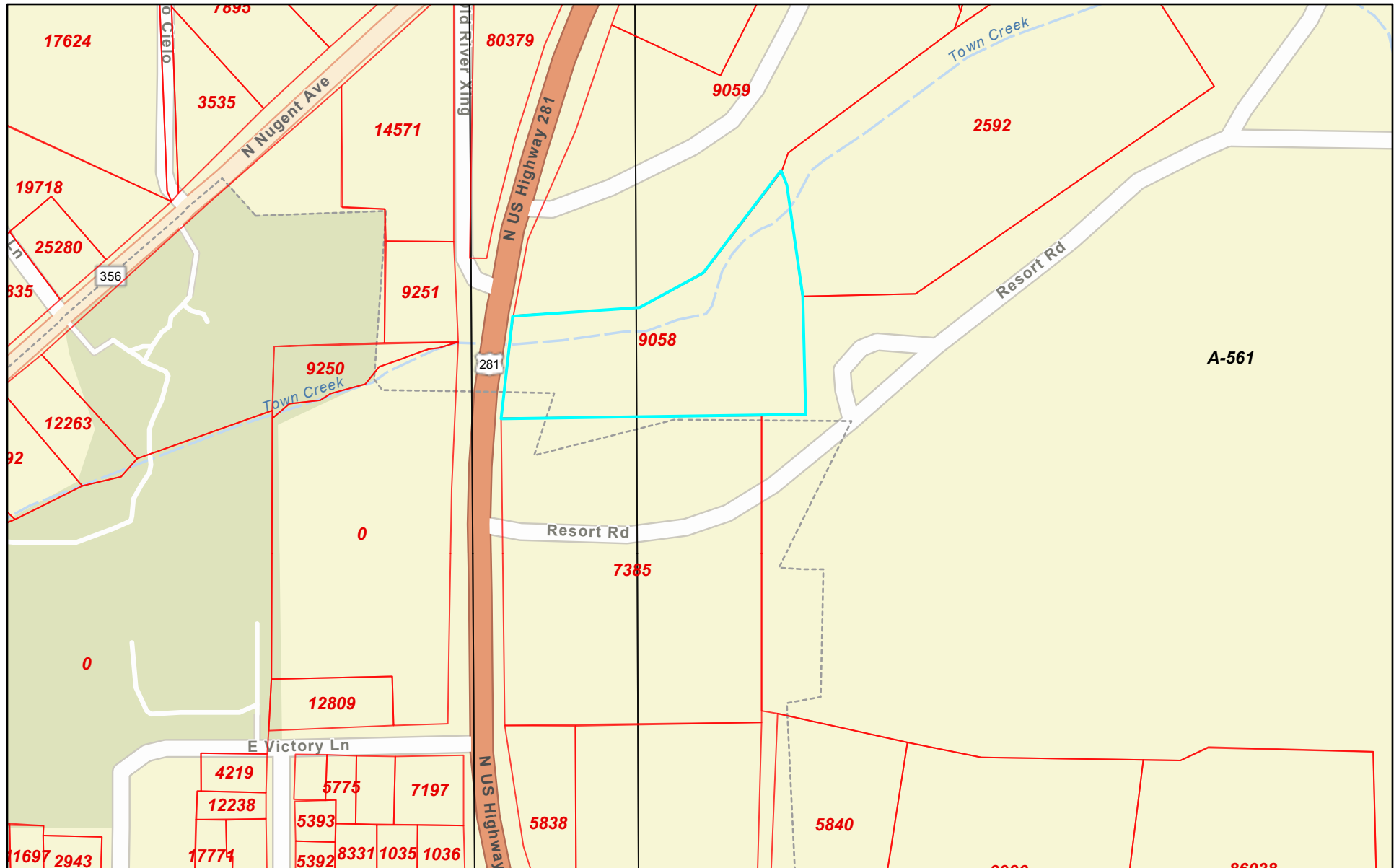
Applicant's Signature

Date



4/3/2021

Office Use Only:

Johnson City RV Park, LLC



4/27/2021, 2:31:09 PM

 Parcels
 Abstracts

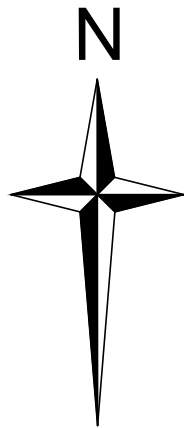
1:4,514

0 0.03 0.07 0.13 mi
 0 0.05 0.1 0.2 km

Esri Community Maps Contributors, Texas Parks & Wildlife,

Blanco County Appraisal District, BIS Consulting - www.bisconsulting.com

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.



211 Golden Valley
Kerrville, TX 78028
phone: 830-928-9889
Texas Registration No. F-7761

wellbornengineering.com

This document is released for interim purposes only. It is incomplete and may not be used for regulatory approval, permit, or construction. Michael Wellborn, P.E. License # 88685

Development Site Plan Exhibit
for
JCRY, LLC
SH 281
Johnson City, TX

Revisions	No.	Date	Description	Development Site Plan City Submittal
	1	5-9-2017		

Scale
1"=40' for 22"x34" sheets

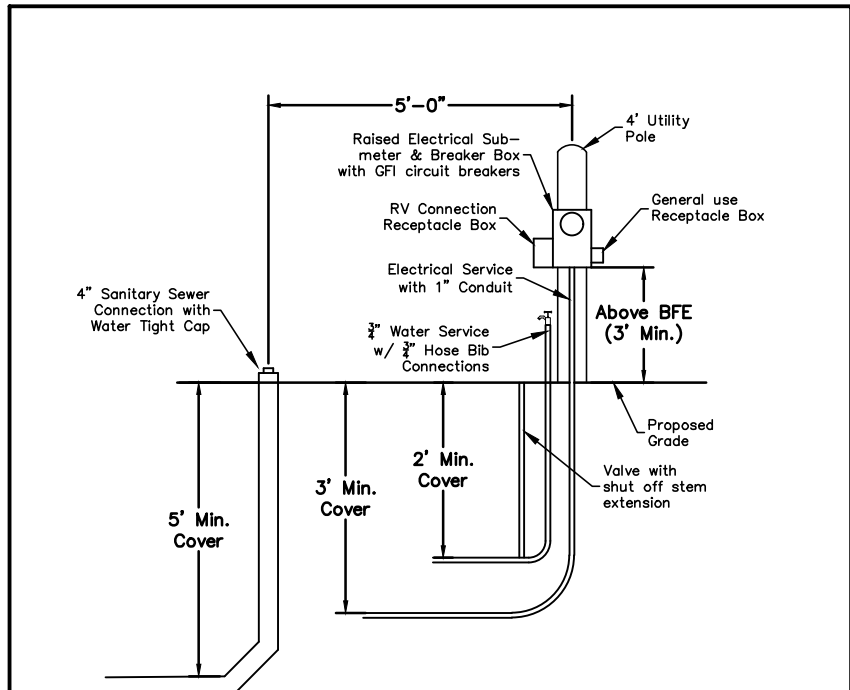
WEL Project No.
WEL-17-20

Sheet No.

SP1

LEGEND

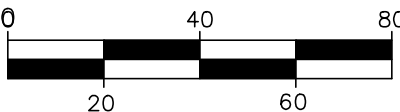
- — — — — = PROPERTY BOUNDARY LINES
- 2917 — = EXISTING CONTOUR LINE
- — — — — = EXISTING UTILITY EASEMENT
- · · · — = EXISTING FLOODPLAIN BOUNDARY
- EX-S — = EXISTING SANITARY SEWER MAIN
- ⊙ = EXISTING WATER METER
- ⊕ = EXISTING POWER/TELEPHONE POLE
- ▨ = EXISTING STORM SEWER
- ⊙ = EXISTING SEWER MANHOLE
- S — S — = PROPOSED SEWER MAIN (PRIVATE)
- s — s — = PROPOSED SEWER LATERAL (PRIVATE)
- W — W — = PROPOSED WATER MAIN (PRIVATE)
- w — w — = PROPOSED WATER SERVICE (PRIVATE)
- ▨ = PROPOSED BUILDING
- ▨ = PROPOSED PAVEMENT SURFACE
- ▨ = PROPOSED STRIPING
- = PROPOSED SEWER MANHOLE
- ⊕ = PROPOSED SEWER CLEANOUT
- ⊕ = PROPOSED SEWER DOUBLE CLEANOUT
- • = PROPOSED RV UTILITY STATION



The features shown on this exhibit were created from available records provided by the owner and does not represent an on-the-ground survey. Therefore, the distances, dimensions, locations, elevations, and quantities identified on this exhibit are only approximate.

CAUTION:

- Existing water, sanitary sewer, gas, electric, telephone, cable television, and other may be in close proximity to proposed construction area throughout the contract limits. Contractor shall be responsible for locating these facilities prior to construction commencement and protect the same during construction.
- The location of all utilities located on these plans were identified from the project survey, line locates, and/or obtained from available records. The horizontal and vertical location of all utilities may not be exact.
- Call 811 for utility locates.



SCALE: 1"=40'

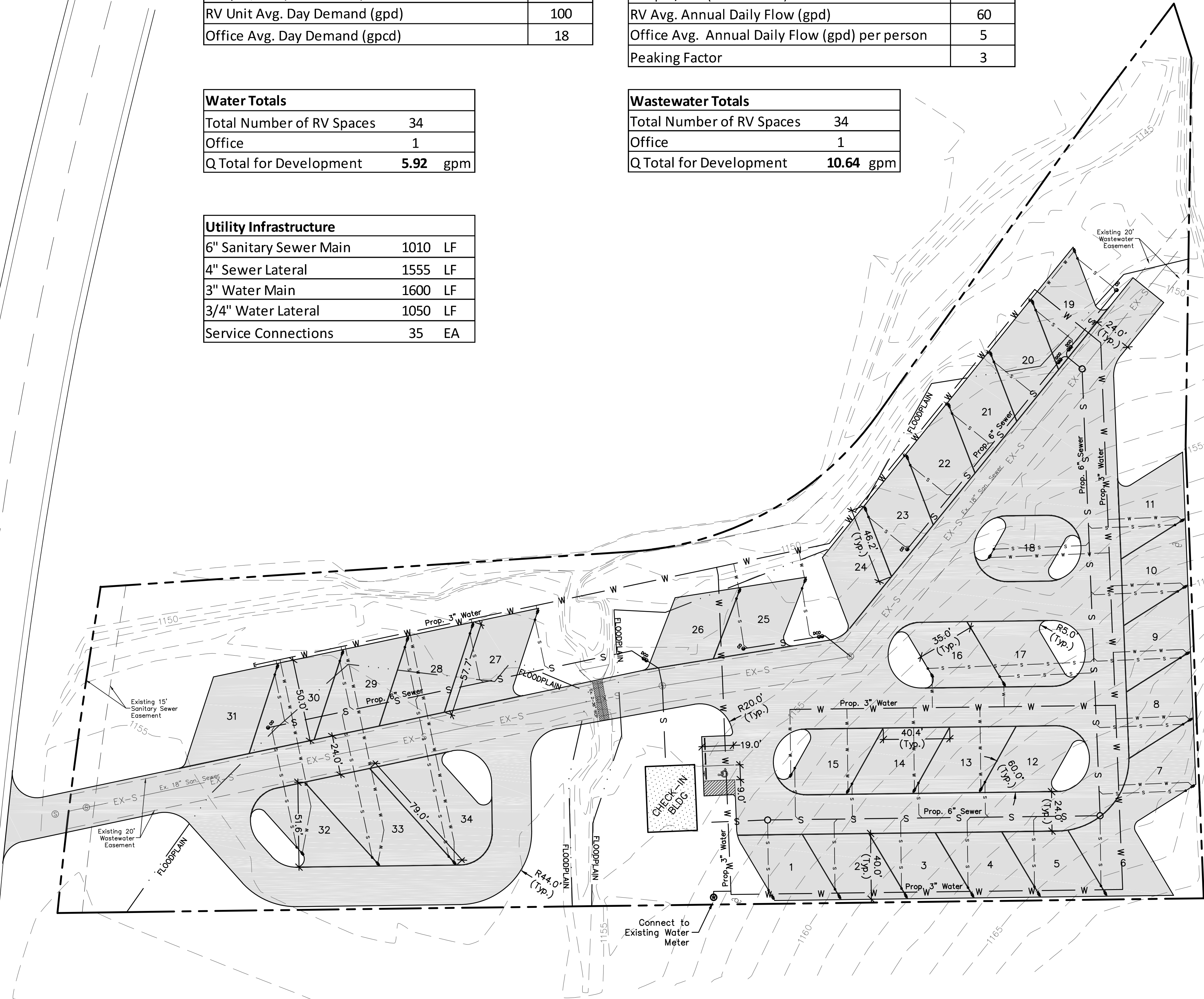
Master Plan Design Parameters (Water)	
People/LUE (Residential)	2.5
RV Unit Avg. Day Demand (gpd)	100
Office Avg. Day Demand (gpcd)	18

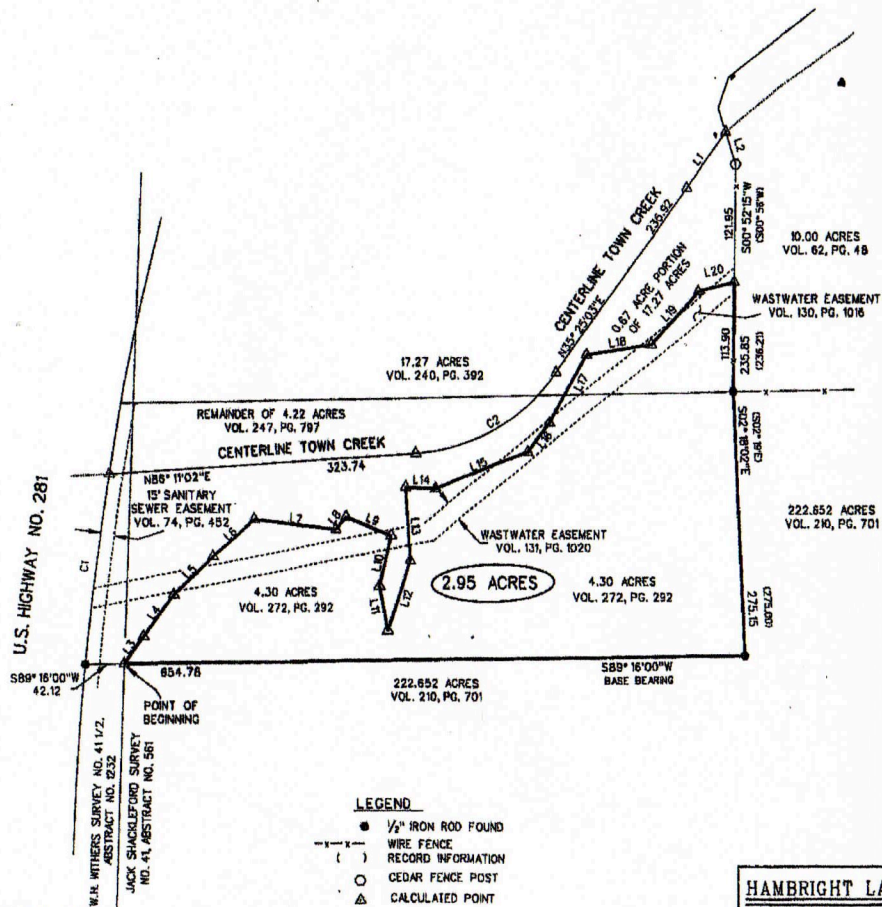
Water Totals	
Total Number of RV Spaces	34
Office	1
Q Total for Development	5.92 gpm

Utility Infrastructure	
6" Sanitary Sewer Main	1010 LF
4" Sewer Lateral	1555 LF
3" Water Main	1600 LF
3/4" Water Lateral	1050 LF
Service Connections	35 EA

Master Plan Design Parameters (Wastewater)	
People/LUE (Residential)	2.5
RV Avg. Annual Daily Flow (gpd)	60
Office Avg. Annual Daily Flow (gpd) per person	5
Peaking Factor	3

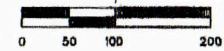
Wastewater Totals	
Total Number of RV Spaces	34
Office	1
Q Total for Development	10.64 gpm





CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	206.13	03°34'04"	3214.00 (3214.00)	N07°33'36"E	200.10
C2	177.21	50°45'59"	200.00	N80°48'02"E	171.47

LINE	DIRECTION	DISTANCE
L1	N37°03'52"E	71.80
L2	S17°52'30"E	34.76
L3	N35°17'28"E	34.80
L4	N35°32'41"E	53.04
L5	N44°50'06"E	58.57
L6	N48°21'14"E	58.83
L7	S83°15'51"E	69.74
L8	N39°40'10"E	16.77
L9	S87°11'45"E	50.06
L10	S12°37'33"W	94.44
L11	S09°40'25"E	47.04
L12	N08°13'10"E	77.07
L13	N03°28'55"W	76.61
L14	S87°04'01"E	31.28
L15	N06°40'38"E	105.70
L16	N38°08'00"E	38.53
L17	N29°13'36"E	80.80
L18	N80°54'12"E	87.01
L19	N42°15'55"E	75.15
L20	N75°38'12"E	40.51



DATE: 03-20-07
FILE NAME: 007-058
JOB NO: 007-058

HAMBRIGHT LAND SURVEYING

P.O. BOX 1226
JOHNSON CITY, TEXAS 76838
PHONE (830) 868-2574
FAX (830) 868-2576
EMAIL: HAMBRIGHT@HAMBRIGHT.NET

MAP TO ACCOMPANY FIELD NOTE NO. 007-058

SURVEY OF 2.95 ACRES SITUATED
IN THE JACK SHACKLEFORD SURVEY NO.
41, ABSTRACT NO. 561 AND THE
W.H. WITHERS SURVEY NO. 41 1/2,
ABSTRACT NO. 1232, BLANCO COUNTY, TEXAS

Exhibit D

