



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

**ITEM NO. 5**

**MEETING DATE:** April 20, 2021

**AGENDA PLACEMENT:**

- Ceremonial
- Consent
- Individual
- Closed Session

**CAPTION:**

Discussion of and action on a recommendation to the City Council on a Zoning Amendment Application requesting a change in zoning from “Highway Commercial” to “Planned Unit Development” from Johnson City RV Park, LLC for the construction of an RV Park located at 408 N. U.S. Hwy. 281, Johnson City, TX 78636. (Applicant; Recommendation Item)

**EXECUTIVE SUMMARY:**

Mrs. Amanda Martin submitted a Zoning Amendment Application requesting a change in zoning from “Highway Commercial” to “Planned Unit Development” for the construction of an RV Park located at 408 N. U.S. Hwy. 281 near the City’s wastewater treatment plant on April 3, 2021.

The Municipal Code of Ordinances Chapter 14 *Zoning* does not include a recreational vehicle use within the Schedule of Uses. Consequently, City Staff recommended to the applicant that it request rezoning from its current zoning district to “Planned Unit Development,” which would allow the requested use if approved by the City Council.

The subject parcel is 4.3 acres, and the applicant proposes to construct thirty-four (34) RV sites and an approximate 1,200 sq. ft. building consisting of office space, a laundry facility, a maintenance garage, four (4) shower facilities, and two (2) restrooms. The site is impacted by the 100-year FEMA floodplain. Consequently, if approved, a floodplain development permit would be required and reviewed by the City Engineer prior to construction.

The differences between current regulations for the “Highway Commercial” district and proposed regulations for the “Planned Unit Development” district are as follows:

- Minimum Side Yard Setback reduced from 15’ to 5’;
- Minimum Side Yard Setback adjacent to SF, MR, MH districts reduced from 15’ to 5’;
- Minimum Rear Yard Setback reduced from 10’ to 5’;

- Minimum Rear Yard Setback adjacent to SF, MR, MH districts reduced from 25' to N/A;  
and
- Maximum Structure Height increased from 2 to 3 stories.

**FINANCIAL:** N/a

**ATTACHMENTS:**

- Zoning Amendment Application
- Blanco CAD Property Information
- Section 3-9 of the Code of Ordinances
- Location Map
- Proposed PUD Regulations
- Proposed Site Plan and Survey
- City Map w/ Floodplain
- Proposed Building

**SUGGESTED ACTION:** No motion provided.

**PREPARED BY:** City Staff

**DATE SUBMITTED:** 4/17/21

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: 128 Martin Bros Lane 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 411 Shackleford Acres 43  
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.

Amanda Martin  
Applicant's Signature

4/3/2021  
Date

Office Use Only:

# Blanco CAD

Property Search Results > 9058 JCRV LLC for Year 2020

Tax Year:

## Property

### Account

Property ID: 9058      Legal Description: ABS A0561 SURVEY 41 J. SHACKLEFORD, ACRES 4.3  
 Geographic ID: 8810001061      Zoning:  
 Type: Real      Agent Code: 29057  
 Property Use Code:  
 Property Use Description:

### Location

Address: 408 N US HWY 281      Mapsco:  
 TX  
 Neighborhood: COMMERCIAL PROP      Map ID: C3  
 Neighborhood CD: COMM

### Owner

Name: JCRV LLC      Owner ID: 125425  
 Mailing Address: 5090 RICHMOND AVE #138      % Ownership: 100.0000000000%  
 HOUSTON, TX 77056  
 Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$4,050	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$238,960	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$243,010	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$243,010	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$243,010	

## Taxing Jurisdiction

Owner: JCRV LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$243,010

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Appraisal District	0.000000	\$243,010	\$243,010	\$0.00
CJC	CITY OF JC	0.399000	\$243,010	\$243,010	\$969.61

GBL	BLANCO COUNTY	0.390000	\$243,010	\$243,010	\$947.74
GWD	BL-PED GROUNDWATER CONS DIST	0.022400	\$243,010	\$243,010	\$54.43
NJC	ESD #1	0.098600	\$243,010	\$243,010	\$239.61
SJC	JOHNSON CITY ISD	1.143800	\$243,010	\$243,010	\$2,779.55
Total Tax Rate:		2.053800			
				Taxes w/Current Exemptions:	\$4,990.94
				Taxes w/o Exemptions:	\$4,990.94

Improvement / Building

<b>Improvement #1:</b>	MISC IMPROVEMENT	State Code:	E3	Living Area:	sqft	Value: \$4,050
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHEDU	UTILITY SHED	3A		2010	360.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C	COMMERCIAL	2.0000	87120.00	0.00	0.00	\$114,200	\$0
2	C	COMMERCIAL	2.3000	100188.00	0.00	0.00	\$124,760	\$0

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	\$4,050	\$238,960	0	243,010	\$0	\$243,010
2019	\$4,050	\$268,500	0	272,550	\$0	\$272,550
2018	\$4,050	\$232,440	0	236,490	\$0	\$236,490
2017	\$4,050	\$66,260	0	70,310	\$0	\$70,310
2016	\$4,050	\$64,800	0	68,850	\$0	\$68,850
2015	\$4,050	\$64,800	0	68,850	\$0	\$68,850
2014	\$4,050	\$52,460	0	56,510	\$0	\$56,510
2013	\$4,050	\$52,460	0	56,510	\$0	\$56,510
2012	\$4,050	\$52,460	0	56,510	\$0	\$56,510
2011	\$4,050	\$52,100	0	56,150	\$0	\$56,150
2010	\$0	\$55,960	0	55,960	\$0	\$55,960
2009	\$0	\$55,960	0	55,960	\$0	\$55,960
2008	\$0	\$58,940	0	58,940	\$0	\$58,940
2007	\$0	\$58,940	0	58,940	\$0	\$58,940

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/8/2021	WV	WARRANTY W/ VENDORS LIEN	JCRV LLC	JOHNSON CITY RV PARK			210980
2	5/31/2017	W	WARRANTY	BARRETT DONALD & HOPE	JCRV LLC			171563
3	2/6/2003	W	WARRANTY	DELEON LEWIS	BARRETT DONALD & HOPE	272	972	0

## Tax Due

Property Tax Information as of 04/17/2021

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2020	CITY OF JC	\$243,010	\$969.61	\$969.61	\$0.00	\$0.00	\$0.00	\$0.00
2020	BLANCO COUNTY	\$243,010	\$947.74	\$947.74	\$0.00	\$0.00	\$0.00	\$0.00
2020	BL-PED GROUNDWATER CONS DIST	\$243,010	\$54.43	\$54.43	\$0.00	\$0.00	\$0.00	\$0.00
2020	ESD #1	\$243,010	\$239.61	\$239.61	\$0.00	\$0.00	\$0.00	\$0.00
2020	JOHNSON CITY ISD	\$243,010	\$2779.55	\$2779.55	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2020 TOTAL:</b>		<b>\$4990.94</b>	<b>\$4990.94</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2019	CITY OF JC	\$272,550	\$1174.69	\$1174.69	\$0.00	\$0.00	\$0.00	\$0.00
2019	BLANCO COUNTY	\$272,550	\$1082.02	\$1082.02	\$0.00	\$0.00	\$0.00	\$0.00
2019	BL-PED GROUNDWATER CONS DIST	\$272,550	\$61.05	\$61.05	\$0.00	\$0.00	\$0.00	\$0.00
2019	ESD #1	\$272,550	\$272.55	\$272.55	\$0.00	\$0.00	\$0.00	\$0.00
2019	JOHNSON CITY ISD	\$272,550	\$3172.21	\$3172.21	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2019 TOTAL:</b>		<b>\$5762.52</b>	<b>\$5762.52</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2018	BLANCO COUNTY	\$236,490	\$938.86	\$938.86	\$0.00	\$0.00	\$0.00	\$0.00
2018	BL-PED GROUNDWATER CONS DIST	\$236,490	\$54.16	\$54.16	\$0.00	\$0.00	\$0.00	\$0.00
2018	ESD #1	\$236,490	\$236.49	\$236.49	\$0.00	\$0.00	\$0.00	\$0.00
2018	JOHNSON CITY ISD	\$236,490	\$2681.56	\$2681.56	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF JC	\$236,490	\$1099.68	\$1099.68	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2018 TOTAL:</b>		<b>\$5010.75</b>	<b>\$5010.75</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2017	BLANCO COUNTY	\$70,310	\$279.13	\$279.13	\$0.00	\$0.00	\$0.00	\$0.00
2017	BL-PED GROUNDWATER CONS DIST	\$70,310	\$16.17	\$16.17	\$0.00	\$0.00	\$0.00	\$0.00
2017	ESD #1	\$70,310	\$70.31	\$70.31	\$0.00	\$0.00	\$0.00	\$0.00
2017	JOHNSON CITY ISD	\$70,310	\$797.24	\$797.24	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF JC	\$70,310	\$326.94	\$326.94	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2017 TOTAL:</b>		<b>\$1489.79</b>	<b>\$1489.79</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>JCRV LLC TOTAL:</b>		<b>\$17254.00</b>	<b>\$17254.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2016	CITY OF JC	\$68,850	\$293.30	\$293.30	\$0.00	\$0.00	\$0.00	\$0.00
2016	BLANCO COUNTY	\$68,850	\$260.81	\$260.81	\$0.00	\$0.00	\$0.00	\$0.00
2016	ESD #1	\$68,850	\$68.85	\$68.85	\$0.00	\$0.00	\$0.00	\$0.00
2016	JOHNSON CITY ISD	\$68,850	\$785.51	\$785.51	\$0.00	\$0.00	\$0.00	\$0.00
2016	BL-PED GROUNDWATER CONS DIST	\$68,850	\$15.90	\$15.90	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2016 TOTAL:</b>		<b>\$1424.37</b>	<b>\$1424.37</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2015	CITY OF JC	\$68,850	\$293.30	\$293.30	\$0.00	\$0.00	\$0.00	\$0.00
2015	BLANCO COUNTY	\$68,850	\$249.03	\$249.03	\$0.00	\$0.00	\$0.00	\$0.00
2015	BL-PED GROUNDWATER CONS DIST	\$68,850	\$15.90	\$15.90	\$0.00	\$0.00	\$0.00	\$0.00
2015	ESD #1	\$68,850	\$68.85	\$68.85	\$0.00	\$0.00	\$0.00	\$0.00
2015	JOHNSON CITY ISD	\$68,850	\$788.88	\$788.88	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2015 TOTAL:</b>		<b>\$1415.96</b>	<b>\$1415.96</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2014	CITY OF JC	\$56,510	\$240.73	\$240.73	\$0.00	\$0.00	\$0.00	\$0.00
2014	BLANCO COUNTY	\$56,510	\$193.94	\$193.94	\$0.00	\$0.00	\$0.00	\$0.00
2014	BL-PED GROUNDWATER CONS DIST	\$56,510	\$13.05	\$13.05	\$0.00	\$0.00	\$0.00	\$0.00
2014	ESD #1	\$56,510	\$56.51	\$56.51	\$0.00	\$0.00	\$0.00	\$0.00
2014	JOHNSON CITY ISD	\$56,510	\$648.84	\$648.84	\$0.00	\$0.00	\$0.00	\$0.00

	<b>2014 TOTAL:</b>		<b>\$1153.07</b>	<b>\$1153.07</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2013	CITY OF JC	\$56,510	\$225.99	\$225.99	\$0.00	\$0.00	\$0.00	\$0.00
2013	BLANCO COUNTY	\$56,510	\$201.97	\$201.97	\$0.00	\$0.00	\$0.00	\$0.00
2013	BL-PED GROUNDWATER CONS DIST	\$56,510	\$13.05	\$13.05	\$0.00	\$0.00	\$0.00	\$0.00
2013	ESD #1	\$56,510	\$55.10	\$55.10	\$0.00	\$0.00	\$0.00	\$0.00
2013	JOHNSON CITY ISD	\$56,510	\$655.51	\$655.51	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2013 TOTAL:</b>		<b>\$1151.62</b>	<b>\$1151.62</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2012	CITY OF JC	\$56,510	\$200.67	\$200.67	\$0.00	\$0.00	\$0.00	\$0.00
2012	BLANCO COUNTY	\$56,510	\$200.95	\$200.95	\$0.00	\$0.00	\$0.00	\$0.00
2012	BL-PED GROUNDWATER CONS DIST	\$56,510	\$13.05	\$13.05	\$0.00	\$0.00	\$0.00	\$0.00
2012	ESD #1	\$56,510	\$51.31	\$51.31	\$0.00	\$0.00	\$0.00	\$0.00
2012	JOHNSON CITY ISD	\$56,510	\$673.76	\$673.76	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2012 TOTAL:</b>		<b>\$1139.74</b>	<b>\$1139.74</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2011	CITY OF JC	\$56,150	\$166.77	\$166.77	\$0.00	\$0.00	\$0.00	\$0.00
2011	BLANCO COUNTY	\$56,150	\$197.59	\$197.59	\$0.00	\$0.00	\$0.00	\$0.00
2011	BL-PED GROUNDWATER CONS DIST	\$56,150	\$12.97	\$12.97	\$0.00	\$0.00	\$0.00	\$0.00
2011	ESD #1	\$56,150	\$51.15	\$51.15	\$0.00	\$0.00	\$0.00	\$0.00
2011	JOHNSON CITY ISD	\$56,150	\$669.87	\$669.87	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2011 TOTAL:</b>		<b>\$1098.35</b>	<b>\$1098.35</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2010	BL-PED GROUNDWATER CONS DIST	\$55,960	\$12.93	\$12.93	\$0.00	\$0.00	\$0.00	\$0.00
2010	ESD #1	\$55,960	\$50.20	\$50.20	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF JC	\$55,960	\$163.91	\$163.91	\$0.00	\$0.00	\$0.00	\$0.00
2010	BLANCO COUNTY	\$55,960	\$191.33	\$191.33	\$0.00	\$0.00	\$0.00	\$0.00
2010	JOHNSON CITY ISD	\$55,960	\$667.93	\$667.93	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2010 TOTAL:</b>		<b>\$1086.30</b>	<b>\$1086.30</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2009	CITY OF JC	\$55,960	\$148.63	\$148.63	\$0.00	\$0.00	\$0.00	\$0.00
2009	BLANCO COUNTY	\$55,960	\$189.60	\$189.60	\$0.00	\$0.00	\$0.00	\$0.00
2009	BL-PED GROUNDWATER CONS DIST	\$55,960	\$13.77	\$13.77	\$0.00	\$0.00	\$0.00	\$0.00
2009	ESD #1	\$55,960	\$50.64	\$50.64	\$0.00	\$0.00	\$0.00	\$0.00
2009	JOHNSON CITY ISD	\$55,960	\$663.68	\$663.68	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2009 TOTAL:</b>		<b>\$1066.32</b>	<b>\$1066.32</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2008	CITY OF JC	\$58,940	\$161.73	\$161.73	\$0.00	\$0.00	\$0.00	\$0.00
2008	BLANCO COUNTY	\$58,940	\$203.58	\$203.58	\$0.00	\$0.00	\$0.00	\$0.00
2008	BL-PED GROUNDWATER CONS DIST	\$58,940	\$14.50	\$14.50	\$0.00	\$0.00	\$0.00	\$0.00
2008	ESD #1	\$58,940	\$55.93	\$55.93	\$0.00	\$0.00	\$0.00	\$0.00
2008	JOHNSON CITY ISD	\$58,940	\$702.27	\$702.27	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2008 TOTAL:</b>		<b>\$1138.01</b>	<b>\$1138.01</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2007	ESD #1	\$58,940	\$58.94	\$58.94	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF JC	\$58,940	\$161.73	\$161.73	\$0.00	\$0.00	\$0.00	\$0.00
2007	BLANCO COUNTY	\$58,940	\$224.21	\$224.21	\$0.00	\$0.00	\$0.00	\$0.00
2007	BL-PED GROUNDWATER CONS DIST	\$58,940	\$14.62	\$14.62	\$0.00	\$0.00	\$0.00	\$0.00
2007	JOHNSON CITY ISD	\$58,940	\$694.31	\$694.31	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2007 TOTAL:</b>		<b>\$1153.81</b>	<b>\$1153.81</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2006	BL-PED GROUNDWATER CONS DIST	\$49,940	\$13.13	\$13.13	\$0.00	\$0.00	\$0.00	\$0.00
2006	BLANCO COUNTY	\$49,940	\$217.69	\$217.69	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF JC	\$49,940	\$166.05	\$166.05	\$0.00	\$0.00	\$0.00	\$0.00
2006	ESD #1	\$49,940	\$49.94	\$49.94	\$0.00	\$0.00	\$0.00	\$0.00
2006	JOHNSON CITY ISD	\$49,940	\$715.39	\$715.39	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2006 TOTAL:</b>		<b>\$1162.20</b>	<b>\$1162.20</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2005	JOHNSON CITY ISD	\$38,700	\$624.11	\$624.11	\$0.00	\$0.00	\$0.00	\$0.00

2005	ESD #1	\$38,700	\$23.22	\$23.22	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF JC	\$38,700	\$127.56	\$127.56	\$0.00	\$0.00	\$0.00	\$0.00
2005	BLANCO COUNTY	\$38,700	\$181.54	\$181.54	\$0.00	\$0.00	\$0.00	\$0.00
2005	BL-PED GROUNDWATER CONS DIST	\$38,700	\$11.22	\$11.22	\$0.00	\$0.00	\$0.00	\$0.00
<b>2005 TOTAL:</b>			<b>\$967.65</b>	<b>\$967.65</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2004	BL-PED GROUNDWATER CONS DIST	\$30,100	\$9.03	\$9.03	\$0.00	\$0.00	\$0.00	\$0.00
2004	BLANCO COUNTY	\$30,100	\$145.56	\$145.56	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF JC	\$30,100	\$88.01	\$88.01	\$0.00	\$0.00	\$0.00	\$0.00
2004	ESD #1	\$30,100	\$14.75	\$14.75	\$0.00	\$0.00	\$0.00	\$0.00
2004	JOHNSON CITY ISD	\$30,100	\$449.45	\$449.45	\$0.00	\$0.00	\$0.00	\$0.00
<b>2004 TOTAL:</b>			<b>\$706.80</b>	<b>\$706.80</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2003	JOHNSON CITY ISD	\$30,100	\$403.94	\$391.82	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF JC	\$30,100	\$93.01	\$90.22	\$0.00	\$0.00	\$0.00	\$0.00
2003	BLANCO COUNTY	\$30,100	\$147.79	\$143.35	\$0.00	\$0.00	\$0.00	\$0.00
2003	BL-PED GROUNDWATER CONS DIST	\$30,100	\$9.03	\$8.76	\$0.00	\$0.00	\$0.00	\$0.00
2003	ESD #1	\$30,100	\$15.05	\$14.60	\$0.00	\$0.00	\$0.00	\$0.00
<b>2003 TOTAL:</b>			<b>\$668.82</b>	<b>\$648.75</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>BARRETT DONALD &amp; HOPE TOTAL:</b>			<b>\$15333.02</b>	<b>\$15312.95</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>GRAND TOTAL (ALL OWNERS):</b>			<b>\$32587.02</b>	<b>\$32566.95</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 868-4013



**Sec. 3-9. Planned Unit Development District (PUD).**

(a) The PUD district is a zoning district that allows flexibility in development standards and accommodates multiple uses as integrated land use units either by a single owner or a combination of owners. A PUD district may be used to permit new or innovative concepts in land

use not permitted by other zoning districts, to ensure the compatibility of land uses, and to allow for the Adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:

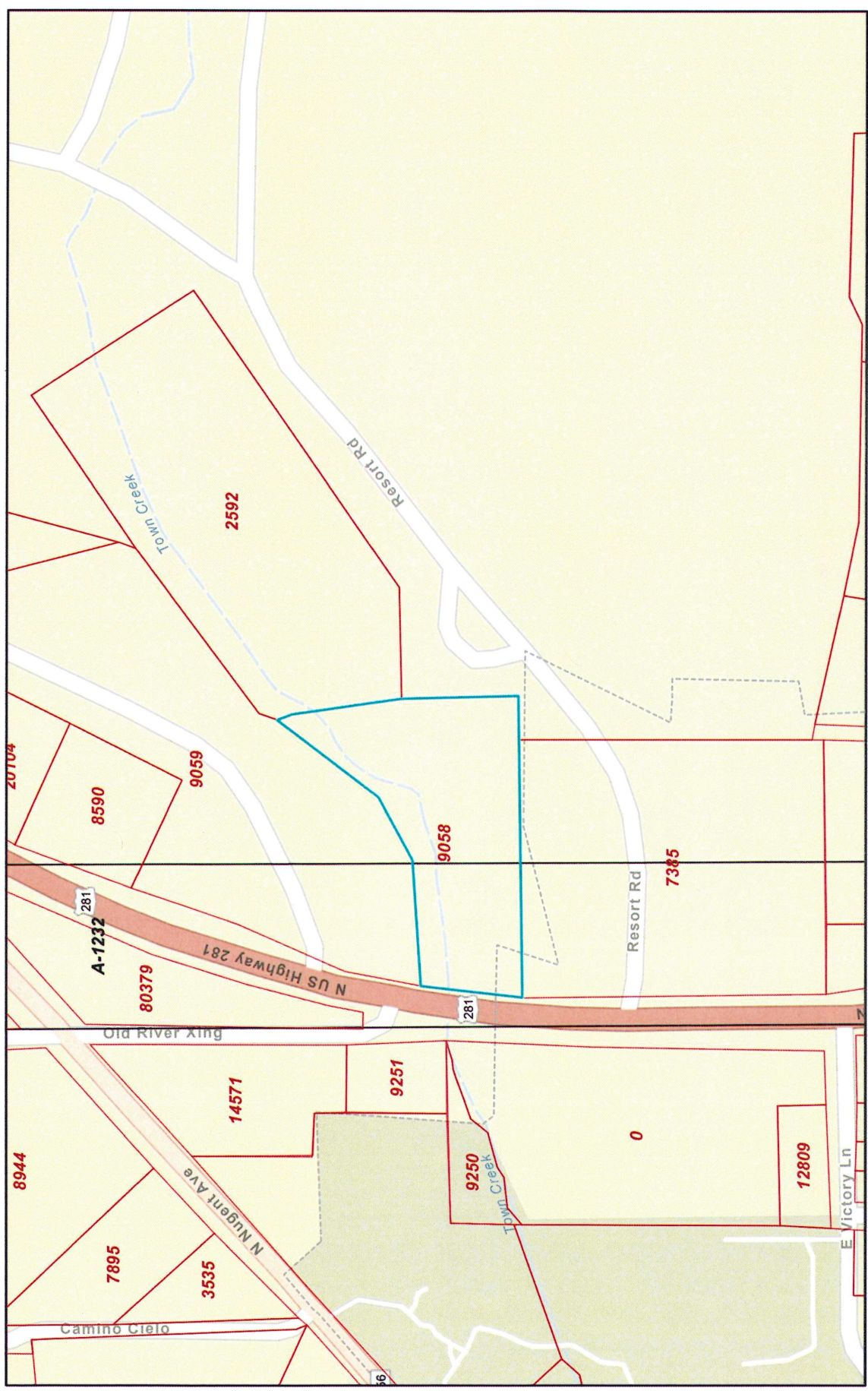
- (1) To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties;
- (2) To provide an environment within the layout of a site that contributes to a sense of community and a coherent living style;
- (3) To encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape, and size; and to provide for open space;
- (4) To provide for a more efficient arrangement of land uses, buildings, circulation systems, and infrastructure;
- (5) To encourage infill projects and the development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility, or topography.

(b) The following evaluation and design criteria will be applied to master site plans in the PUD district:

- (1) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil removal.
- (2) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings.
- (3) In regards to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of the proposed structures and neighboring properties.
- (4) Private streets and gates may be approved as part of the application but are not required.
- (5) The maximum height of structures shall be as prescribed for each land-use category or category of uses.
- (6) Setbacks shall be governed by the PUD district plan.
- (7) A minimum of twenty (20) percent of gross platted area shall be open green space/parkland. This shall include community recreational areas that are continuously maintained. Open space shall not include areas specifically designated or used as parking lots, garages, streets, or driveways.
- (8) Lighting. All outdoor lighting shall be shielded to limit impacts on residential units and reduce light pollution.
- (9) Utilities and infrastructure shall meet the standards of Johnson City's subdivision regulations and most recently adopted International Codes.



(c) The zoning of a PUD district shall be that shown on the development site plan approved and made a part of the adoptive ordinance and any written special conditions within or attached to the adoptive ordinance or development plan. The ordinance granting a PUD district shall include a statement as to the purpose and intent of the PUD district granted therein, as well as a general statement citing the reason for the PUD request.

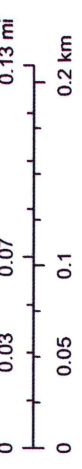
# Blanco CAD Web Map



4/17/2021, 12:40:19 PM

1:4,514

-  Parcels
-  Abstracts



Esri Community Maps Contributors, Texas Parks & Wildlife,  
Blanco County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://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.

The following evaluation and design criteria will be applied to master site plans in the PUD district of Johnson City RV Park and general statement:

General Statement: We are requesting a PUD for the construction of Johnson City RV Park, a high end RV Park.

- (1) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil removal.
- (2) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings.
- (3) In regards to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of the proposed structures and neighboring properties.
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- (8) Lighting. All outdoor lighting shall be shielded to limit impacts on residential units and reduce light pollution.
- (9) Utilities and infrastructure shall meet the standards of Johnson City's regulations and most recently adopted International Codes.
- (10) A PUD district shall include a statement as to the purpose and intent of the PUD district, as well as a general statement citing the reason for the PUD request.

Example:

Minimum lot area	None
Minimum lot width	None
Minimum lot depth	200 feet
Minimum front yard	5 feet
Minimum side yard	5 feet
Minimum side yard, adjacent to SF, MR, MH districts	5 feet plus one additional foot for each additional one foot in height above 15 feet
Minimum rear yard	5 feet

Minimum rear yard, adjacent to SF, MR, MH districts	n/a
Maximum lot coverage	75 percent (75%)
Maximum structure height	3 stories
Maximum density/residential units per acre	18



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  
JCRV, LLC  
SH 281  
Johnson City, TX

**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-S = PROPOSED SEWER LATERAL (PRIVATE)
- W-W = PROPOSED WATER MAIN (PRIVATE)
- W-W-W = PROPOSED WATER SERVICE (PRIVATE)
- [Shaded Box] = PROPOSED BUILDING
- [Hatched Box] = PROPOSED PAVEMENT SURFACE
- [Dashed Line] = PROPOSED STRIPING
- = PROPOSED SEWER MANHOLE
- ⊕ = PROPOSED SEWER CLEANOUT
- ⊖ = PROPOSED SEWER DOUBLE CLEANOUT
- = PROPOSED RV UTILITY STATION

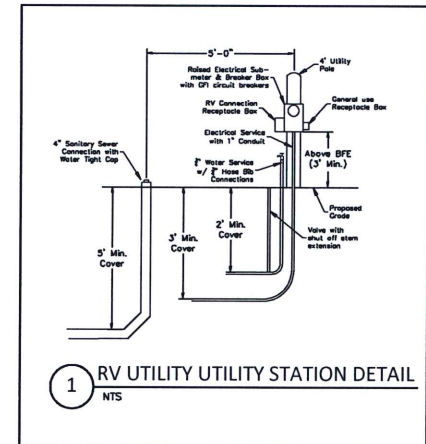
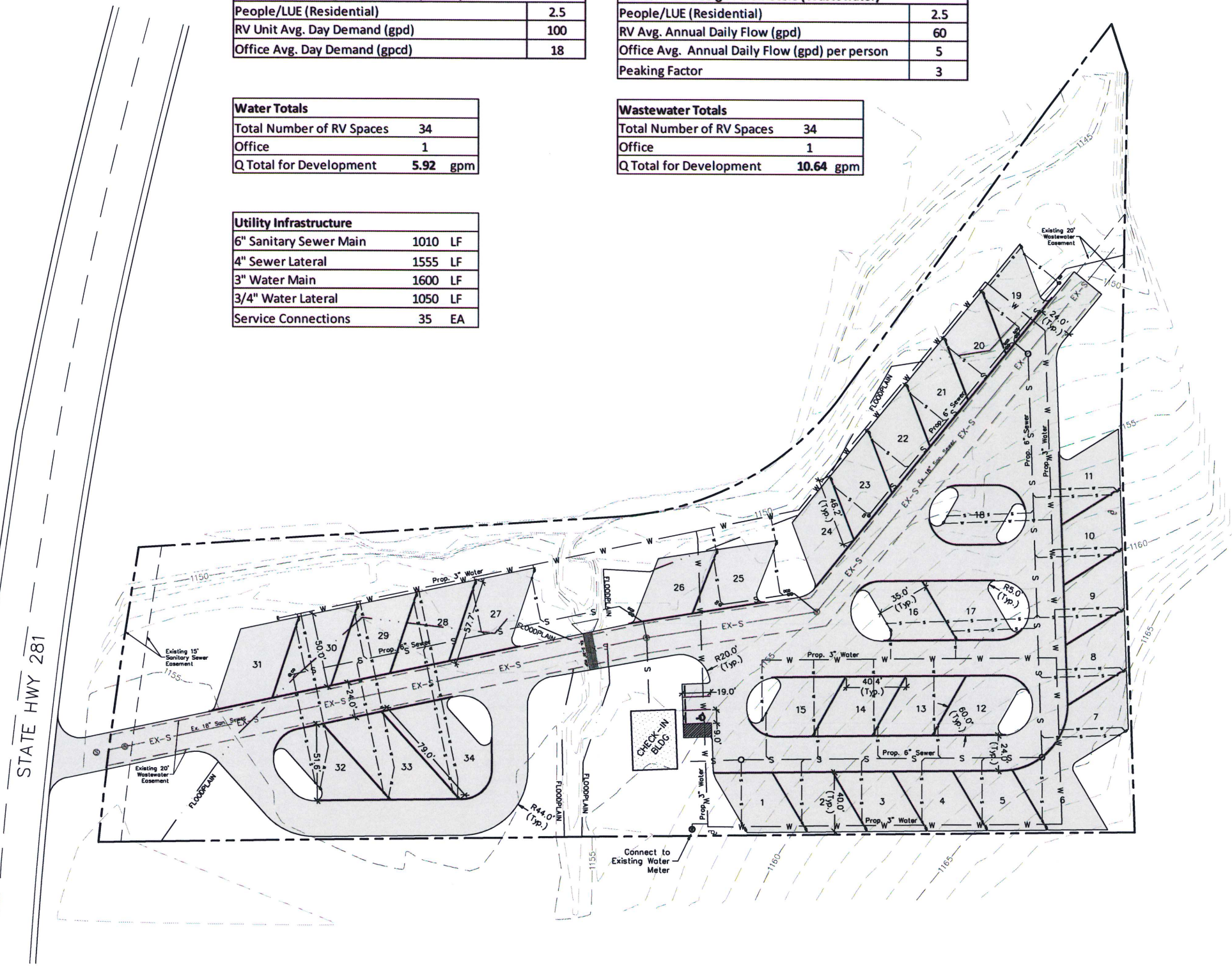
Master Plan Design Parameters (Water)	
People/LUE (Residential)	2.5
RV Unit Avg. Day Demand (gpd)	100
Office Avg. Day Demand (gpcd)	18

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

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

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

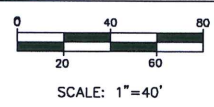
Utility Infrastructure	
6" Sanitary Sewer Main	1010 LF
4" Sewer Lateral	1555 LF
3" Water Main	1600 LF
3/4" Water Lateral	1050 LF
Service Connections	35 EA



1 RV UTILITY STATION DETAIL  
NTS

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.

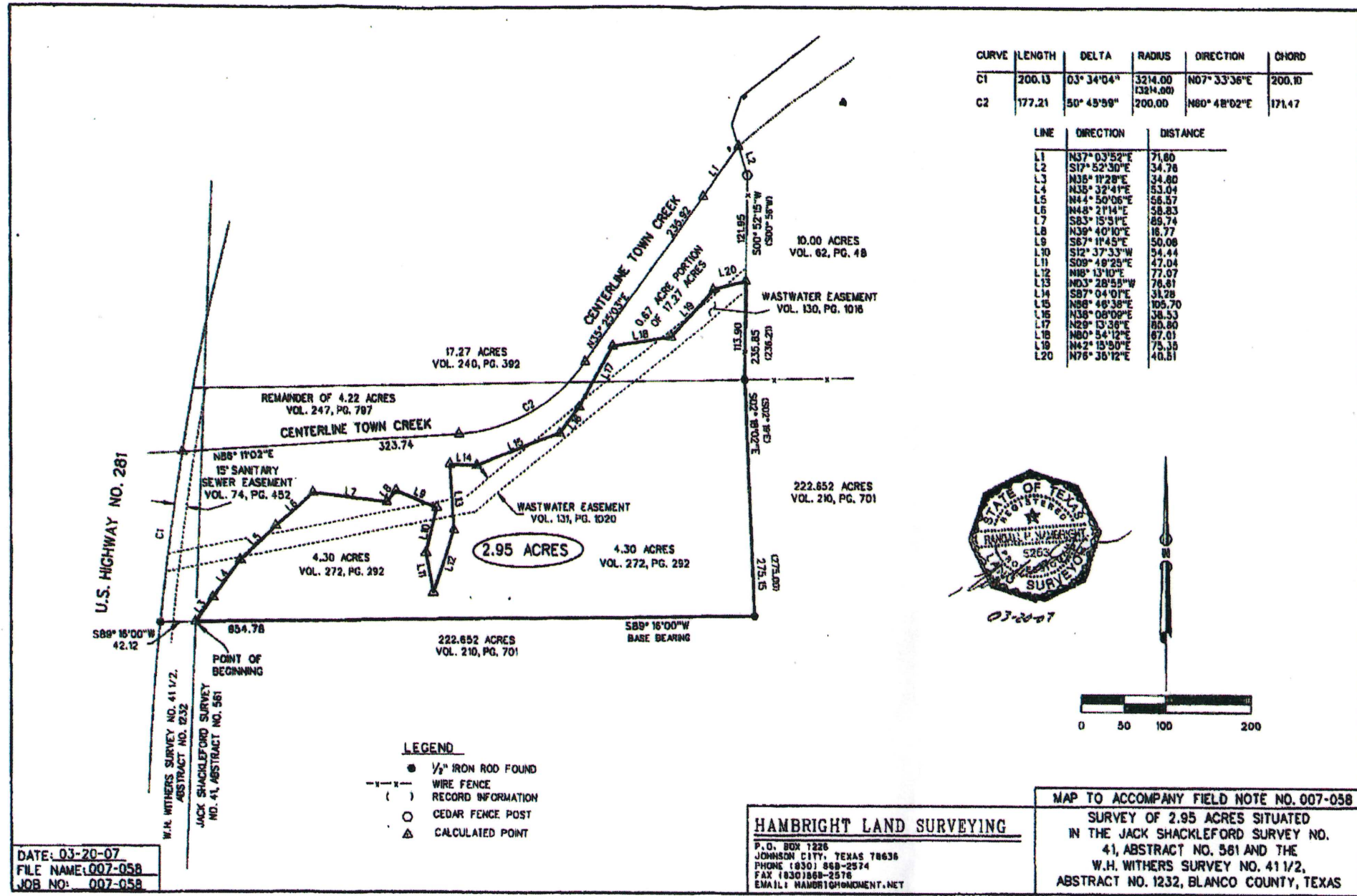
- CAUTION:**
- Existing water, sanitary sewer, gas, electric, telephone, cable television, and other may be in close proximity to proposed construction area throughout the contract limits. Contractor shall be responsible for locating these facilities prior to construction commencement and protect the 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.



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

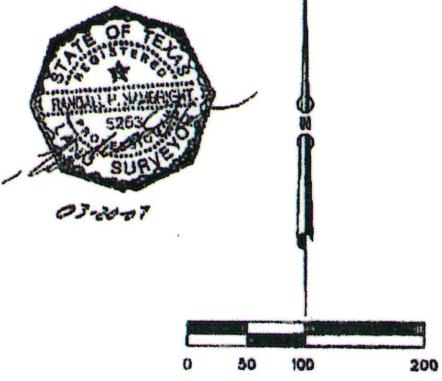
Scale  
1"=40' for 22"x34" sheets  
WEL Project No.  
WEL-17-20

Sheet No.  
**SP1**



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	200.13	03° 34' 04"	3214.00 (3214.00)	N07° 33' 36"E	200.10
C2	177.21	50° 49' 59"	200.00	N80° 48' 02"E	171.17

LINE	DIRECTION	DISTANCE
L1	N37° 03' 52"E	71.60
L2	S17° 52' 30"E	34.78
L3	N35° 11' 28"E	34.80
L4	N35° 32' 41"E	53.04
L5	N44° 50' 06"E	56.57
L6	N48° 21' 14"E	58.83
L7	S83° 15' 31"E	89.74
L8	N39° 40' 10"E	18.77
L9	S87° 11' 45"E	50.08
L10	S12° 37' 33"W	54.44
L11	S08° 49' 28"E	27.04
L12	N18° 13' 10"E	77.07
L13	N03° 28' 58"W	76.81
L14	S87° 04' 01"E	31.28
L15	N88° 48' 38"E	106.70
L16	N38° 08' 08"E	38.53
L17	N29° 13' 38"E	89.80
L18	N80° 54' 12"E	87.01
L19	N42° 15' 50"E	75.35
L20	N78° 38' 12"E	40.51

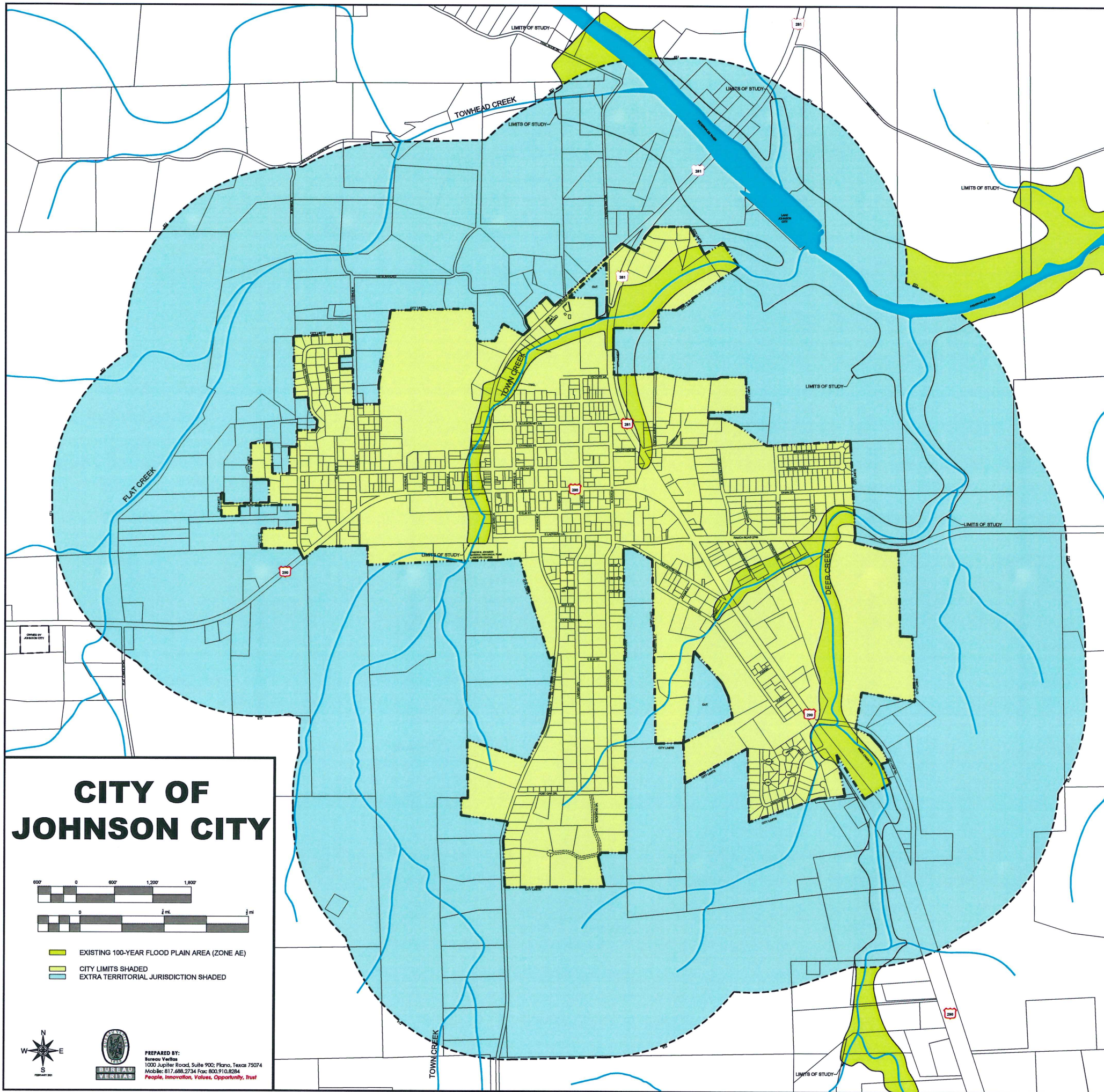


DATE: 03-20-07  
 FILE NAME: 007-058  
 JOB NO: 007-058

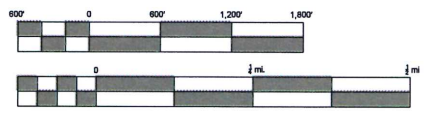
**LEGEND**  
 ● 1/2" IRON ROD FOUND  
 --- WIRE FENCE  
 ( ) RECORD INFORMATION  
 ○ CEDAR FENCE POST  
 △ CALCULATED POINT

**HAMBRIGHT LAND SURVEYING**  
 P.O. BOX 1226  
 JOHNSON CITY, TEXAS 78636  
 PHONE (830) 888-2974  
 FAX (830) 888-2978  
 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. 581 AND THE  
 W.H. WITHERS SURVEY NO. 41 1/2,  
 ABSTRACT NO. 1232, BLANCO COUNTY, TEXAS



# CITY OF JOHNSON CITY



- EXISTING 100-YEAR FLOOD PLAIN AREA (ZONE AE)
- CITY LIMITS SHADED
- EXTRA TERRITORIAL JURISDICTION SHADED



PREPARED BY:  
 Bureau Veritas  
 1000 Jupiter Road, Suite 900, Plano, Texas 75074  
 Mobile: 817.688.2734 Fax: 800.910.8284  
 People. Innovation. Values. Opportunity. Trust

