



**AGENDA ITEM REQUEST FORM
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL**

ITEM NO. 8

MEETING DATE: August 3, 2021

AGENDA PLACEMENT:

- Ceremonial
- Consent
- Individual
- Closed Session

CAPTION:

Discussion of and action on a Development and Chapter 380 Economic Development Agreement between the City of Johnson City, Mr. Rodney Topper, Yarrington Land Holdings, and/or BSL JCTX, LP for the annexation and development of a 22.4-acre tract of land into a recreational vehicle campground, said tract located near the intersection of Old River Crossing and Trail Rock Drive and addressed 675 Old River Crossing Road, Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 9296. (Staff)

STRATEGIC WORK PLAN:

- | | |
|--|--|
| <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Goal 5: Improve Fire Safety |
| <input type="checkbox"/> Goal 1: Increase Housing Diversity | <input type="checkbox"/> Goal 6: Improve Streets |
| <input checked="" type="checkbox"/> Goal 2: Expand Quality Lodging | <input type="checkbox"/> Goal 7: Increase Publicity & Promotion of the Community |
| <input type="checkbox"/> Goal 3: Improve Code Enforcement | <input checked="" type="checkbox"/> Goal 8: Increase Economic Development Activities |
| <input type="checkbox"/> Goal 4: Improve Streetscaping & Signage | |

EXECUTIVE SUMMARY:

Yarrington Land Holdings proposes to develop an approximate 22.4-acre tract of land on Old River Crossing into a recreational vehicle campground consisting of the following:

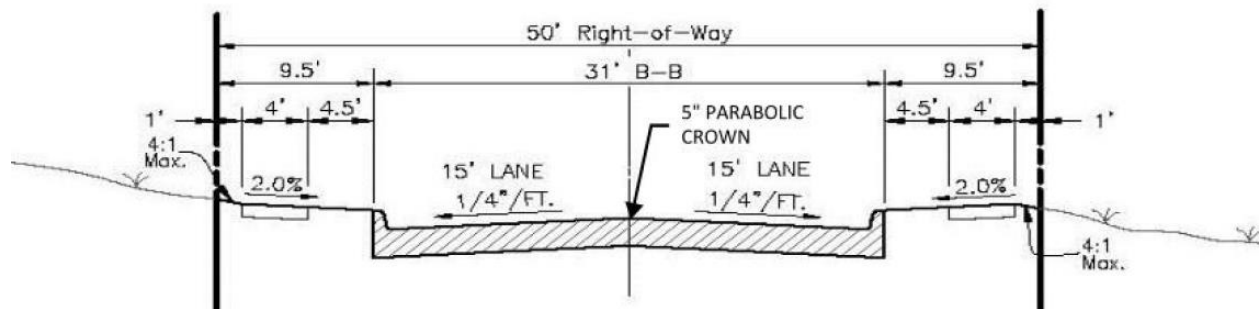
- Up to 170 RV spaces;
- Up to 70 elevated tent sites;
- Two (2) swimming pools;
- One (1) pickleball court;
- One (1) clubhouse;
- Laundry facilities;
- Outdoor patio / event space; and

- Ancillary facilities near Flat Creek and the Pedernales River.

The developer desires access to the City’s water and wastewater system. However, to service the property, the tract and Old River Crossing must be annexed into the City limits. Both are located within the City’s extraterritorial jurisdiction (ETJ).

City, County, developer, and residential representatives have met to discuss the proposed development. The County is amenable to requesting annexation of Old River Crossing from its intersection with U.S. Hwy. 281 to its intersection with Trail Rock Drive so long as the developer provides water and/or wastewater stub-outs to the Blanco Co. Fairgrounds and the City exempts the County from future water and/or wastewater impact fees for the Fairgrounds. The developer is amenable to the County’s request.

Abutting residents living within the County are, generally, not in favor of the development, citing concerns over the current width of Old River Crossing, vehicular traffic, noise, lighting, et cetera. To mitigate some of these concerns, the developer has agreed to widen Old River Crossing from N. Nugent Ave. to Trail Rock Drive and use full cutoff, night sky friendly lighting. The road will be reconstructed to the City’s current design standards and include 15’ lanes:



In addition to the items noted above, the proposed Development / Chapter 380 Economic Development Agreement includes the following:

- Developer’s voluntary petition for annexation;
- Developer’s payment of 50% of the required building permit / plan review fee;
- Developer’s payment of 100% of the required water and wastewater impact fees;
- City’s agreement to rezone said property in a manner conducive to the proposed use; and
- City’s agreement that no plat is required unless the property is subsequently subdivided.

When reviewing the proposed project and Agreement, City Staff looked to the 2021 Strategic Work Plan for guidance when preparing this item for City Council consideration. We believe the proposed development supports Goal Nos. 2 *Expand Quality Lodging* and 8 *Increase Economic Development Activities*:

GOAL 2 |

EXPAND QUALITY LODGING mid-term goal (2024 - 2026)

PRIORITY ONE:

Support the expansion and development of quality lodging.

PROJECTS

- Conduct a property analysis and identify those commercial properties that are or can easily be serviced by water and wastewater utilities.
- Encourage the development of quality lodging within or near the City's Downtown District.
- Increase water and wastewater capacity throughout the City.
- Amend the Code of Ordinances to allow for flexibility regarding septic systems, building heights and densities, and the use of grey water for landscaping and other irrigation purposes.

PRIORITY TWO:

Assist the lodging development community.

PROJECTS

- Provide Staff assistance to the lodging development community on securing necessary zoning and related matters.
- Support annexation of quality lodging developments.

PRIORITY THREE:

Promote the development of quality lodging.

PROJECTS

- Promote the City through a variety of mediums to the lodging development community.
- Consider the use of economic development incentives for lodging developments located within the Downtown District and/or providing increased walkability throughout the community.

GOAL 8 | INCREASE ECONOMIC DEVELOPMENT ACTIVITIES
long-term goal (2027+)

PRIORITY ONE:

Evaluate and refine current marketing and communication plan efforts for the development and real estate community.

PROJECTS

- Ensure easy access to complete and pertinent development information on the City website and through other electronic mediums.
- Use social media and other mediums to promote development opportunities.
- Attend trade and similar events and distribute information directly to the development and real estate community.

PRIORITY TWO:

Better communicate the City's commercial growth strategy within the corporate City limits and its Extraterritorial Jurisdiction (ETJ).

PROJECTS

- Promote development within the Downtown District and along all commercial corridors (U.S. Hwy. 290, U.S. Hwy. 281, and N. Nugent Ave.).
- Encourage general economic activity, tourism, alcohol-based tourism, and eco-tourism.
- Target restaurants, retail establishments, corporate or regional headquarters, grocery stores, and all other business types housed within buildings of 25,000 sq. ft. or less.
- Highlight the benefits of being located within the corporate City limits.
- Encourage annexation if located in the ETJ.

PRIORITY THREE:

Utilize all available economic development incentives to encourage and support the City's commercial growth strategy.

FINANCIAL:

The developer commissioned a Financial Impact Report through RV Park Consulting for the proposed project. The Report indicates the following:

Economic Impact to the Community

\$ 161,330,315.31

Is the potential addition to the local economy the RV Resort will make in the first year alone.

This figure is derived from the total of the contributions listed here multiplied by the normal economic multiplier of seven. This multiplier shows the effect of money as it is spent repeatedly in the local economy.

\$ 835,319.18 State and local sales tax on the cost of construction.

\$ 111,837.34 County 'Bedroom' or 'Hotel' tax paid on RV rental income.

\$ 225,000.00
Estimated annual property tax paid by your RV Park

\$ 124,800.00 Fully loaded wages paid to RV Resort employees.

\$ 21,750,231.38 75,391 RV site rental nights during the first year. Studies show that RV's spend \$288.50 per night on shopping, fuel and dining. *

Notwithstanding RV Park Consulting’s estimated economic impact on the Johnson City community, City Staff believes the proposed development will provide the following benefits to the City:

To City:	To Developer:
Building Permit / Plan Review Fees (50%) - \$35,203	Building Permit / Plan Review Fees (50%) - \$35,203
Water / Wastewater Impact Fees (1” Meter) - \$19,350	City Services
Monthly Utility Payments	
Improved Roadway (Old River Crossing)	
Increased Tourism / Economic Development	
Increased Sales & Use Tax	
Increased Property Tax	
Increased HOT Tax (on Yurt Accommodations)	
Increased Employment Opportunities	

ATTACHMENTS:

- Proposed Development / Ch. 380 Economic Development Agreement;
- Tract Survey;

- Site Plan; and
- Financial Impact Report.

SUGGESTED ACTION:

Motion to approve a Development and Chapter 380 Economic Development Agreement between the City of Johnson City, Mr. Rodney Topper, Yarrington Land Holdings, and/or BSL JCTX, LP for the annexation and development of a 22.4-acre tract of land into a recreational vehicle campground, said tract located near the intersection of Old River Crossing and Trail Rock Drive and addressed 675 Old River Crossing Road, Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 9296.

PREPARED BY: City Staff

DATE SUBMITTED: 8/1/21