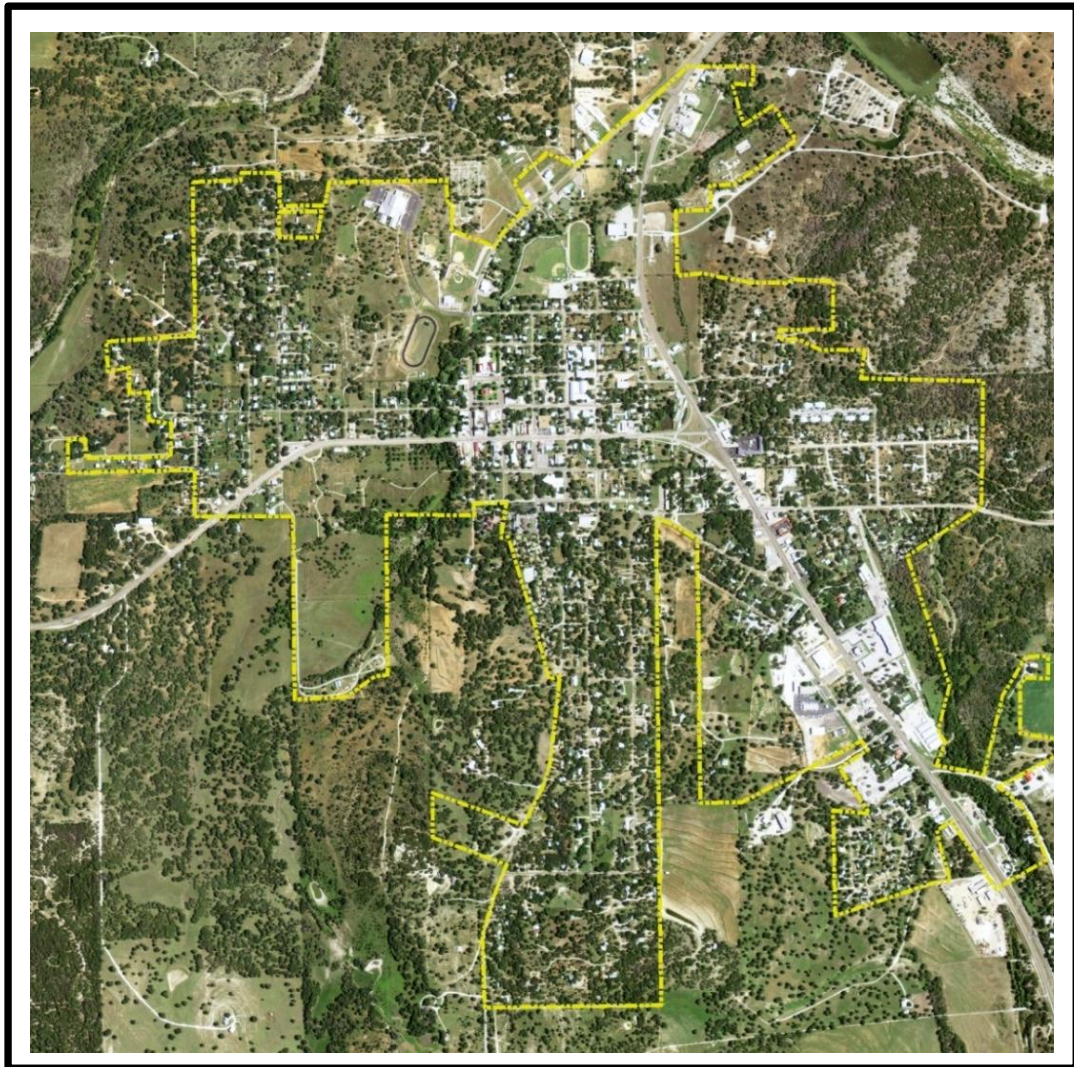




City of Johnson City

Comprehensive Land Use Plan

2016 Update



Revised and Adopted March, 2016

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INTRODUCTION AND PURPOSE

The Comprehensive Plan establishes the overall framework to guide development patterns in Johnson City. Additional regulations, such as zoning, rely upon the land use plan for guidance and consistency. The development of land in a municipality should be done in a comprehensive manner to achieve an overarching vision for the future. The plan designates areas for particular land uses, based on land planning principles as well as input from local citizens and city officials.

It is important to recognize that a comprehensive plan is a policy document, not a zoning ordinance. The recommendations in the plan should be followed when making decisions about the city's growth and development.

Comprehensive plans should be periodically updated to ensure they reflect changes in the community's development patterns and demographics. In 2015, the City Council and Planning and Zoning Commission recommended the comprehensive plan be updated. This report is the result of that work.

PRIOR STUDIES

In 2009, a comprehensive plan was prepared for the City of Johnson City by staff from the Pedernales Electric Cooperative (PEC) and staff from the Lower Colorado River Authority (LCRA). That report indicated Johnson City's land use as follows:

2009 Land Use Characteristics

Category	Acres	% Developed	% Total
Commercial	88.8	11%	11%
Institutional	93.2	12%	11%
Multifamily Residential	17.2	2%	2%
Public	17.8	2%	2%
Parks & Recreation	57.8	7%	7%
Semi-Developed	23.7	3%	3%
Single-Family Residential	395.2	49%	47%
Industrial/Warehouse	5	1%	1%
Major Transportation/ROWs	100	13%	12%
Total for Developed Areas	798.7	100%	95%
Agriculture, Forest, Other Open Space	42		5%
Citywide Total	840.7		100%
Source: Johnson City Comprehensive Plan 2009			

METHODOLOGY FOR UPDATE

To gather input on community values and desired future development patterns, a worksheet was distributed to the Planning and Zoning Commission of the City of Johnson City. The responses are included in Appendix A: Community Visioning Exercise, incorporated fully herein.

LAND USE CLASSIFICATION

Land uses in Johnson City were reviewed and classified using the following categories:

1. Agriculture/Undeveloped

Land primarily used for agricultural purposes or large areas of land that are undeveloped and do not have utilities, such as water and sewer connections, readily available.

2. Single-Family

Land used for residential purposes and includes a dwelling for one family and any accessory structures. Single-family includes manufactured housing intended for permanent living and dwellings built on-site with standard construction practices.

3. Multi-family

Residential land use that includes multiple family dwellings, including apartments, duplex, triplex, quadplex, etc.

4. Institutional

Facilities that provide educational, cultural, health, and religious services, including but not limited to: schools, hospitals, fraternal and civic organizations, churches, volunteer organizations, cultural centers, and cemeteries.

5. Public

Land uses owned and operated by public entities and utilized for the benefit of the public. These land uses may include city halls, courthouses, police stations, fire and EMS stations, city operated water and wastewater facilities, county services, public libraries, public museums, correctional facilities.

6. Commercial/Retail

Land use dedicated to establishments involved with the sale of consumer goods and services. This category includes shopping centers of all sizes, chain stores and local businesses, financial institutions, restaurants and bars, services such as hair salons, legal services. This category may also include private recreational facilities, such as movie theaters, bowling alleys, arcades, and skating rinks.

7. RV Park

Land that is used for recreational vehicles (RVs) for temporary living on a fee basis; may include utility connections, campground facilities with RV hookups, or commercial establishments primarily dedicated to RVs.

8. Recreation/Open Space

Land dedicated to recreational activities and nature reserves with uses including playgrounds, parks, walking/jogging trails, swimming pools, ball fields, campgrounds, and open fields designated for recreational purposes.

9. Semi-Developed

Land located within the city limits that is already platted and located near existing utilities and services, such as water and sewer connections and publicly-maintained streets. These lots are typically ten acres or less in size and are ripe for development.

10. Utility

Areas dedicated for use by utilities that are not included in the public land use category which may include cell/wireless communications towers and other facilities pertaining to providing utility services.

11. Industrial/Warehouse

Light industrial uses, such as research and development facilities and less intensive warehousing and manufacturing.

12. Transportation

Transportation corridors including both paved/developed roads and railroads and undeveloped right-of-way.

13. Water

Large features of water.

LAND USE ANALYSIS

Existing land use was analyzed not only to study the pattern of the city's development since 2009 but also to determine appropriate locations for future development.

A 2016 existing land use map and future land use map are included as part of this revised comprehensive plan. These are attached as Exhibits A and B and are incorporated fully herein.

The existing land use map depicts current land uses in Johnson City in 2016. Land uses were determined by touring the city and by analyzing the most recent aerial images available from the National Agriculture Imagery Program (NAIP) and Google Earth.

In addition, current and future land uses were broken into categories by acreage and percentage of total land acreage in the city. These computations are contained in Appendix B: Land Use Tables, attached and incorporated here. Discrepancies in acreage from the 2009 plan may be the result of different land category descriptions, differences in methodology and calculations, changes in the city limit boundaries, and any annexation that may have occurred since 2009.

Constraints

Approximately 140 acres of land within the city limits are located within the 100-year FEMA-designated flood hazard area. Almost all land use classifications include some land within the flood hazard area.

It is usually not feasible to completely ban construction within a flood hazard area. With this in mind, the City should have standards in place to minimize damage to structures located within the flood hazard area. Available online is a model flood damage prevention ordinance by the Texas Water Development Board (TWDB). The City Council of Johnson City may want to consider adopting the TWDB model ordinance into code.

Opportunities

Within the city limits, there are approximately 23 acres of semi-developed land that would be suitable for development (excluding semi-developed areas located in the floodplain). Additional existing land uses are described following.

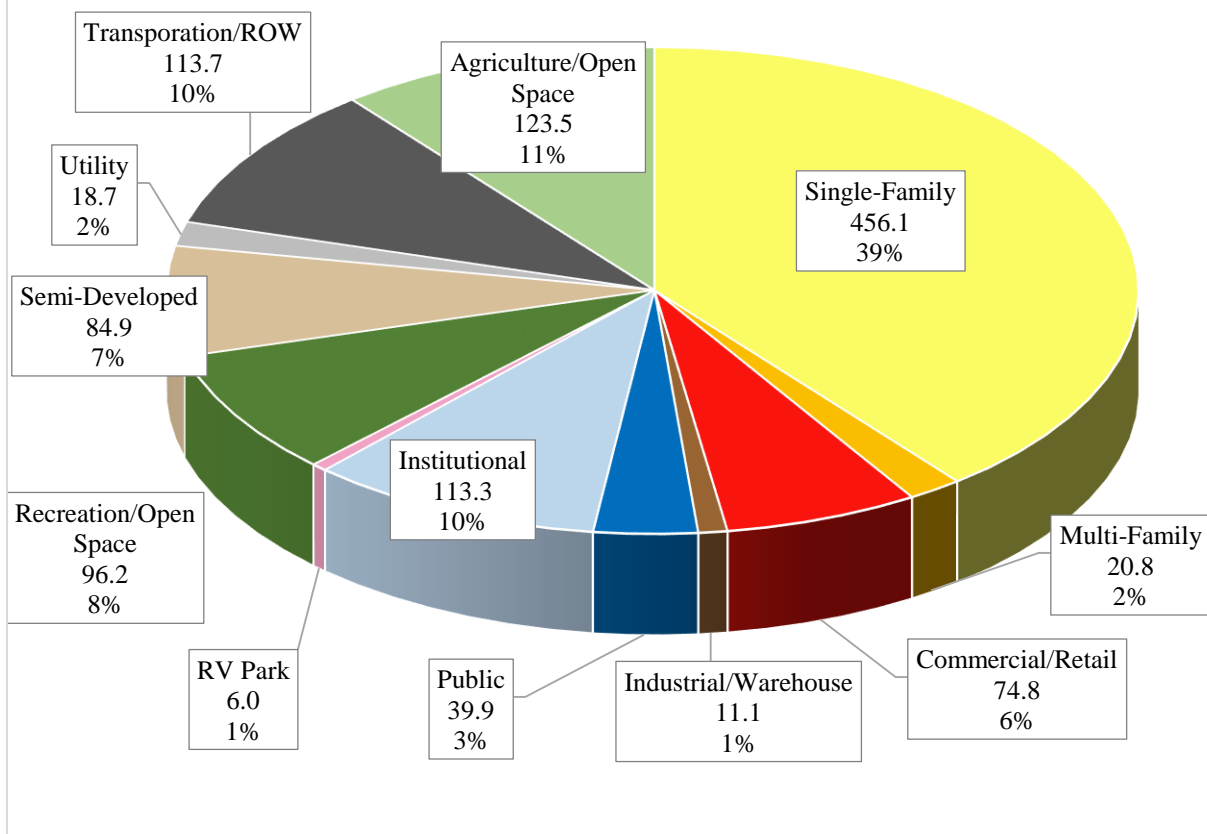
EXISTING LAND USE

As of 2016, Johnson City has approximately 1,159 acres of land in the city limits.

The 2016 existing land use map, attached as Exhibit A and incorporated herein, depicts the current land uses in the city.

In addition, the following chart contains a breakdown of existing land use by acreage and percentage of total land.

Existing Land Use-City Limits



As indicated, single-family development is the largest land use category, comprising approximately 456 acres, or 39% of land.

FUTURE LAND USE

Growth is expected to occur over the next several years, especially along Main Street/US Highway 290 and US Highway 281. Although Johnson City looks forward to future development possibilities, City officials want to ensure that quality development occurs and that unique characteristics are preserved. Additionally, City officials have identified a need for more housing options, including micro/tiny housing communities.

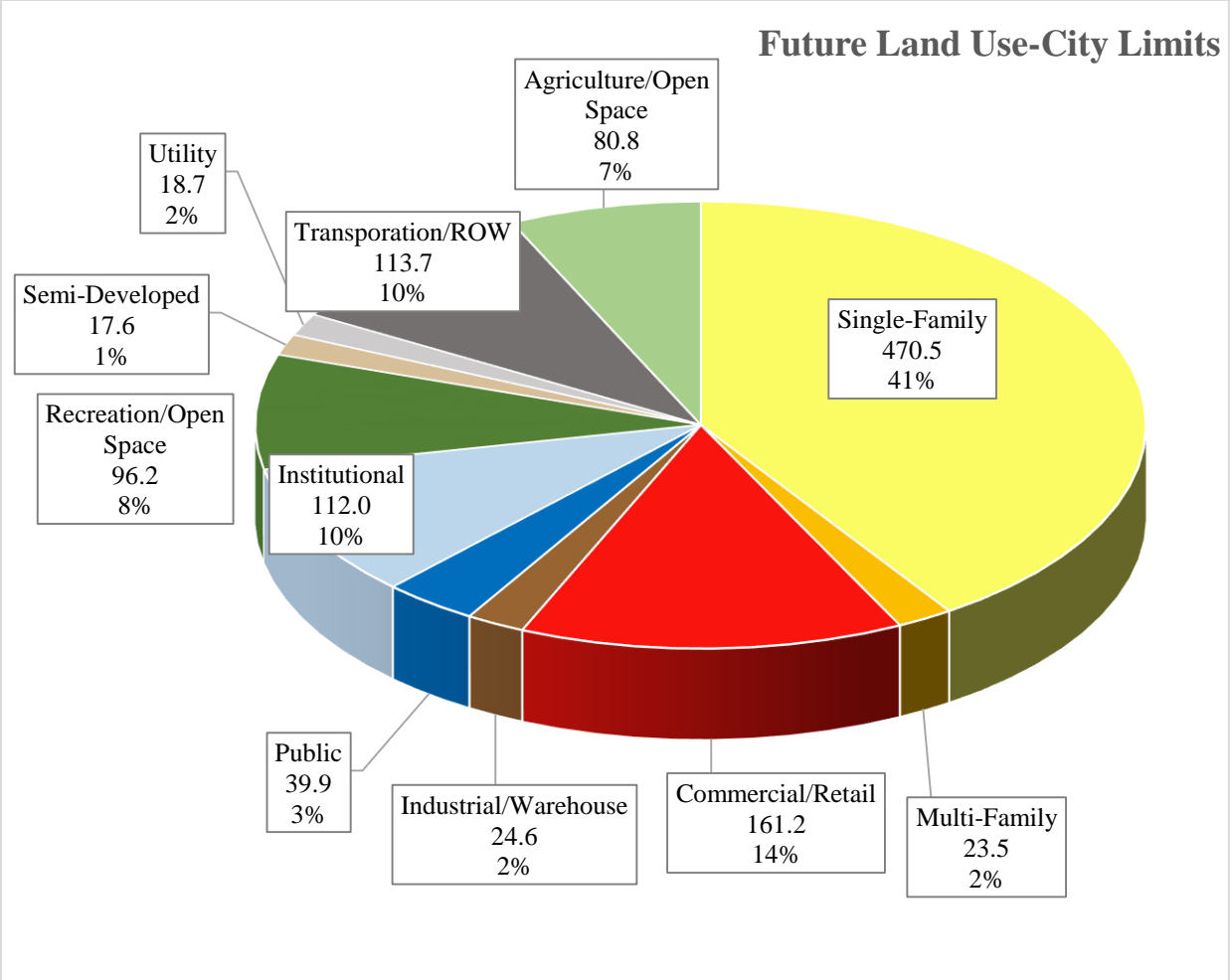
Over the course of the planning period and beyond, Johnson City's development patterns will be as follows:

- Semi-developed lots will be utilized for infill development throughout the city limits, and will be characterized by several land use types, including commercial, single-family, and multi-family.
- The town square and courthouse area will continue to thrive as a destination for both tourists and residents alike. Land uses in the area will contain a mix that complement the existing character of the area.
- The US 281 and US 290 corridors will be main centers of economic growth through additional commercial and/or industrial development in appropriate locations.
- Existing parks and valuable open space will be preserved for generations to come.
- Land located in the FEMA-designated flood hazard areas will be left undeveloped, if possible.

The future land use map, attached as Exhibit B and incorporated herein, illustrates the above changes.

It is important to note that the future land use map does not constitute zoning regulations. The future land use map should be used as a guide for future development, and provides a foundation for policy changes, including zoning amendments.

The following chart provides a breakdown of future land use by acreage and percentage of total land.



GOALS AND STRATEGIES


The following guide presents a ten-year plan of goals and strategies for the City’s growth and development:



Abbreviations:

- THC: Texas Historical Commission
- Chamber: Johnson City Chamber of Commerce
- EDC: Economic Development Corporation
- P&Z: Planning & Zoning Commission
- TWDB: Texas Water Development Board

Note: Photos courtesy of Google Street View 2015

GOALS & STRATEGIES

Goal	Objective/Action Item	2015-16	2017-18	2019-20	2021-22	2023-24	2025	Organization
 <p>The Downtown Square maintains its historic characteristics and attracts local residents and tourists.</p>	Adopt future land use plan.	◇	◇	◇	◇	◇	◇	City
	Revise current zoning ordinance; provide and maintain enforcement.	◇	◇	◇	◇	◇	◇	City
	Establish guided walking tours of the historic downtown area.	◇	◇	◇	◇	◇	◇	Chamber
	Work with THC to establish a building façade improvement program.		◇	◇	◇	◇	◇	City; EDC
	Encourage mixed uses in downtown area to cultivate small businesses and pedestrian-friendly design.	◇	◇	◇	◇	◇	◇	City
	Install signage in downtown area and highway corridors to point out key local attractions.	◇	◇	◇	◇	◇	◇	City; Chamber
<p>Substandard buildings and overgrown yards are eliminated.</p>	Enforce City's Dangerous Buildings Ordinance.	◇	◇	◇	◇	◇	◇	City
	Become an affiliate of Keep Texas Beautiful; participate in beautification programs.		◇	◇	◇	◇	◇	City; Chamber

		Implement an annual volunteer program to clean up trash throughout city.		◇	◇	◇	◇	◇	City
	Land use patterns are harmonious and future development and orderly growth occurs.	Encourage infill development; control development to prevent a sprawling land use pattern.	◇	◇	◇	◇	◇	◇	City
		Implement zoning regulations that promote compatible land uses.	◇	◇	◇	◇	◇	◇	City
	Ensure that future development meets the City's standards.	Continue to enforce the subdivision ordinance.	◇	◇	◇	◇	◇	◇	City
		Enforce International Building Codes.	◇	◇	◇	◇	◇	◇	City
		Develop landscaping requirements ordinance.	◇						City
		Ensure flood damage ordinance is up-to-date; consider adopting TWDB's Model Flood Damage Prevention Ordinance.	◇	◇	◇	◇	◇	◇	City

City of Johnson City
Existing Land Use Map
2016

Reference of a larger map is available at city hall.

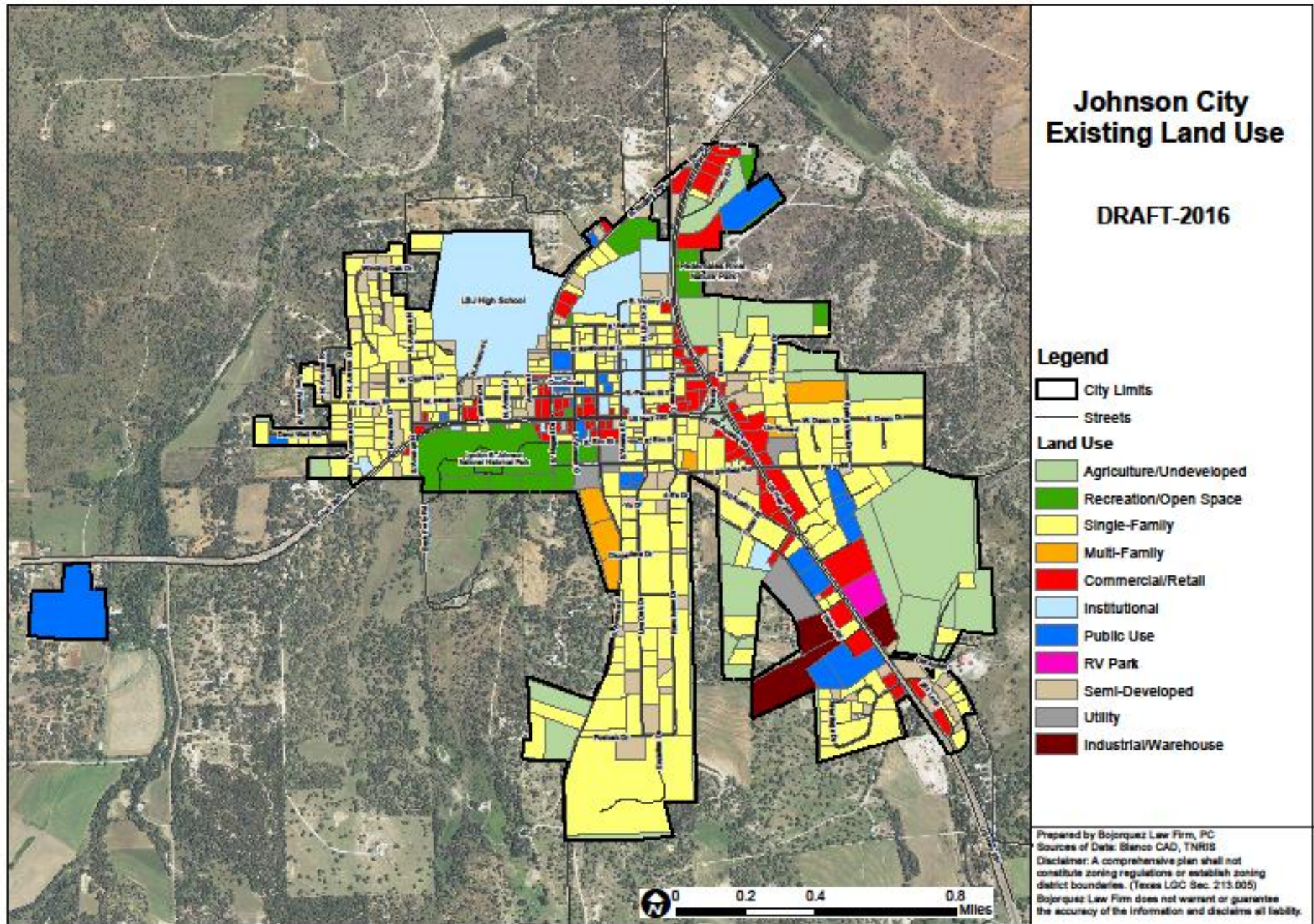


EXHIBIT B

City of Johnson City
Future Land Use Map

Reference of a larger map is available at city hall

Johnson City Future Land Use 2016-2030

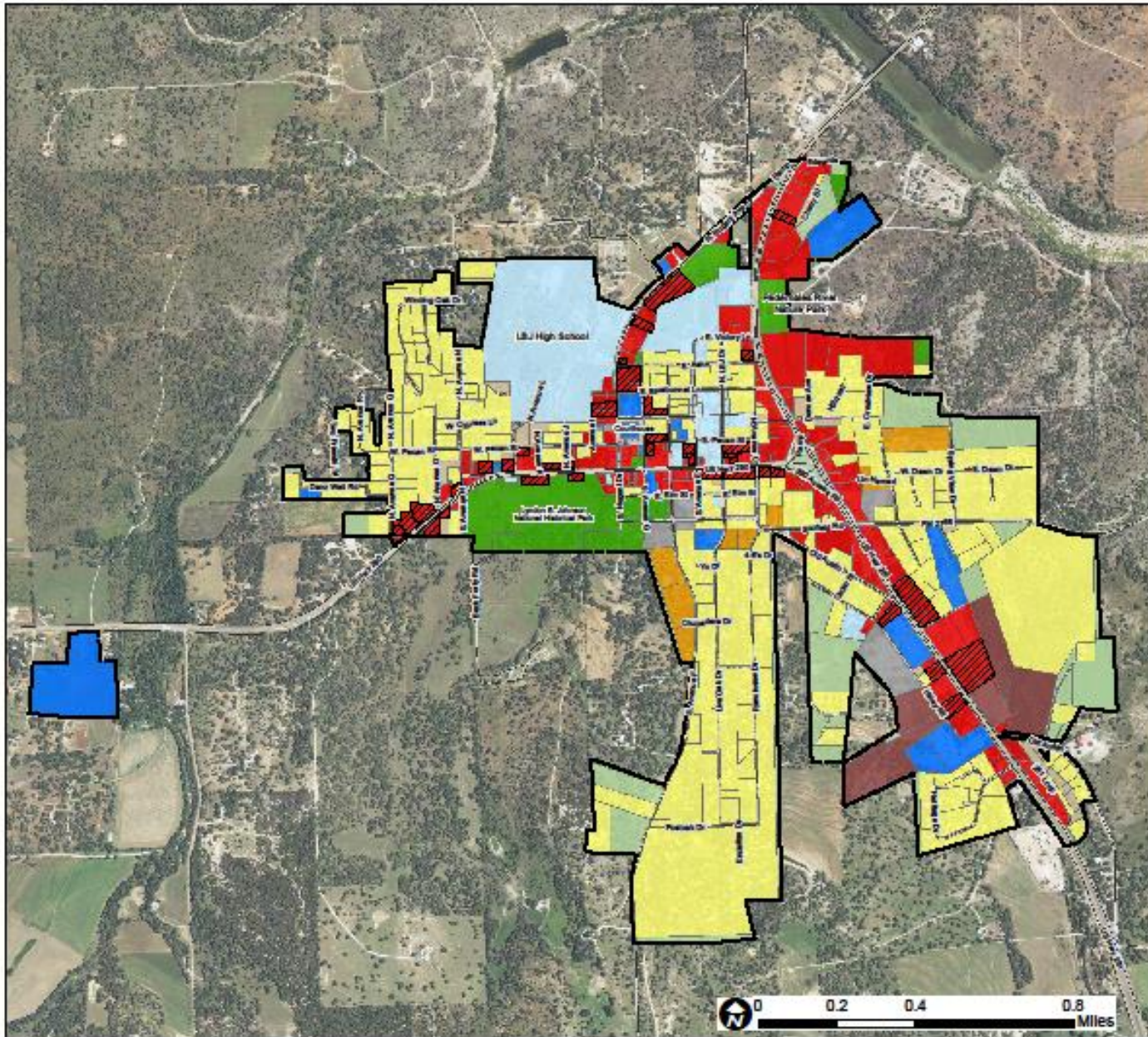
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Legend

-  City Limits
- Future Land Use**
-  Agriculture/Undeveloped
-  Semi-Developed
-  Recreation/Open Space
-  Single-Family
-  Multi-Family
-  Institutional
-  Public Use
-  Commercial/Retail
-  Utility
-  Industrial/Warehouse
-  Streets
-  Future Commercial Overlay*

*Future Commercial Overlay indicates areas that are already developed as other uses in 2015 (i.e. housing, institutional, etc.) that have been identified as areas ideal for future commercial development.

Prepared by Bojorquez Law Firm, PC
Sources of Data: Blanco CAD, TNRIS
Disclaimer: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas LGC Sec. 213.005)
Bojorquez Law Firm does not warrant or guarantee the accuracy of the information and disclaims all liability.



COMMUNITY VISIONING EXERCISE

In 2015, a community visioning worksheet was distributed to the Johnson City Planning and Zoning Commission. The purpose of the exercise was to gather feedback from Commission members on the types of development they would like to see in the city, and characteristics they would like to preserve. The feedback was used to guide the goals and strategies of the future land use plan, and also helped guide the development of districts and provisions in the new zoning ordinance.

Respondents answered five questions and were also provided the space for additional comments. Highlights are included under each question below.

1) WHAT DO YOU VALUE IN JOHNSON CITY THAT YOU DO NOT WANT TO SEE CHANGED?

- Small-town charm and friendliness
- The downtown district
- Sense of community
- The County Courthouse
- Unique shopping experiences

2) WHAT CHANGES WOULD YOU LIKE TO SEE IN JOHNSON CITY IN THE FUTURE?

- Quality development along the Hwy 281 corridor
 - Aesthetic improvements
 - Removal of dilapidated buildings
- Improvements along Hwy 290 corridor
 - Many buildings are in disrepair
 - Would like to see more commercial
- Activities for children of all ages
- Citywide landscaping/vegetation guidelines
- Attract more businesses that could provide more job opportunities for residents
- More hotels/motels

3) WHAT TYPES OF DEVELOPMENT WOULD YOU LIKE TO SEE IN JOHNSON CITY OVER THE NEXT 20 YEARS?

- More businesses offering good employment opportunities
- Businesses that would attract more visitors
- Quality affordable housing options
- “Mom and Pop” retail
- Fast food chains in strategic locations
- More family entertainment opportunities
 - Bowling alley, small movie theater, golf course
 - Events venue
- A mix of new development, including retail, professional, and light industrial
- Regulations to ensure quality development
 - Specified building materials
 - Landscaping regulations
- Relocation of Blanco County Annex and jail

4) WHICH AREAS IN JOHNSON CITY WOULD YOU LIKE TO SEE DEVELOPED?

- Hwy 281 and 290 corridors developed with additional commercial
- Downtown areas
- The Square
 - Improvements around courthouse area
 - Establish guided tours

5) HOW HAS THE CITY’S EXISTING ZONING ORDINANCE INFLUENCED DEVELOPMENT IN THE LAST SEVERAL YEARS?

- It has possibly hindered development
- Not sure if it has prevented growth in the past

6) ADDITIONAL COMMENTS

- Micro housing and accessory dwellings could be suitable for infill growth on larger lots
 - Encourage a micro housing neighborhood that could include a community garden and community gathering space
- Minimum lot size requirement in zoning ordinance needs to be addressed
 - Current requirements may hinder development of affordable housing
- Johnson City is poised for moderate growth and should maintain its personality while also providing better opportunities for everyone
- The existing ordinances are not supportive of small businesses, Mom & Pop shops

LAND USE TABLES

Total acreage uses within city limits and extraterritorial jurisdiction (ETJ)

Existing Land Use 2016

Land Use	Acres	% Developed	% Total
Single-Family	632.50	38.6%	14.9%
Multi-Family	21.16	1.3%	0.5%
Commercial/Retail	93.61	5.7%	2.2%
Industrial/Warehouse	34.03	2.1%	0.8%
Public	43.65	2.7%	1.0%
Institutional	140.34	8.6%	3.3%
RV Park	6.02	0.4%	0.1%
Recreation/Open Space	347.47	21.2%	8.2%
Semi-Developed	85.26	5.2%	2.0%
Utility	18.93	1.2%	0.4%
Transportation/ROW	216.11	13.2%	5.1%
Total Developed	1639.06	100%	38.7%
Agriculture/Open Space	2583.56		61.0%
Water	13.02		0.3%
Total	4235.64		100%

Future Land Use

Land Use	Acres	% Developed	% Total
Single-Family	647.03	38.0%	15.3%
Multi-Family	23.85	1.4%	0.6%
Commercial/Retail	189.81	11.1%	4.5%
Industrial/Warehouse	59.04	3.5%	1.4%
Public	43.65	2.6%	1.0%
Institutional	139.03	8.2%	3.3%
RV Park	0.00	0.0%	0.0%
Recreation/Open Space	347.47	20.4%	8.2%
Semi-Developed	17.81	1.0%	0.4%
Utility	18.93	1.1%	0.4%
Transportation/ROW	216.52	12.7%	5.1%
Total Developed	1703.13	100%	40.2%
Agriculture/Open Space	2519.49		59.5%
Water	13.02		0.3%
Total	4235.63		100%