



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

ITEM NO. 14

MEETING DATE: **January 4, 2022**

AGENDA PLACEMENT:

- Ceremonial
- Consent
- Individual
- Closed Session

CAPTION:

Discussion of and action on a preliminary and final plat establishing the Everman West Subdivision situated in the James Fentress Survey No. 171, Abstract No. 193, City of Johnson City, Blanco County, Texas, including, but not limited to, a related variance to Municipal Code of Ordinances Chapter 10 *Subdivision Regulations*, Exhibit A *Subdivision Ordinance*, Section 19 *Lots* requesting that each lot front upon or have access through a dedicated driveway easement connecting to a public street. (Applicant)

STRATEGIC WORK PLAN:

- | | |
|---|--|
| <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Goal 5: Improve Fire Safety |
| <input checked="" type="checkbox"/> Goal 1: Increase Housing Diversity | <input type="checkbox"/> Goal 6: Improve Streets |
| <input 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 type="checkbox"/> Goal 8: Increase Economic
Development Activities |
| <input type="checkbox"/> Goal 4: Improve Streetscaping &
Signage | |

EXECUTIVE SUMMARY:

Mr. John Plemmons submitted the attached preliminary and final plat establishing the Everman West Subdivision at 203 N. Ave. J on November 29, 2021. City Staff has reviewed the proposed plat for compliance with the Municipal Code of Ordinances, and, except for Chapter 10 *Subdivision Regulations*, Exhibit A *Subdivision Ordinance*, Section 19 *Lots*, City Staff believes the proposed plat complies with the Municipal Code of Ordinances.

In conjunction with the proposed plat, the applicant is requesting a variance to Municipal Code of Ordinances Chapter 10 *Subdivision Regulations*, Exhibit A *Subdivision Ordinance*, Section 19 *Lots* requesting that each lot front upon or have access through a dedicated driveway easement connecting to a public street. Currently, the Code provides the following:

SECTION 19. LOTS

(A) LOT LINES. Insofar as practicable, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front upon a street, which is connected with the public street system.

Within the Subdivision Code, a “street” is defined as a public right-of-way which provides primary vehicular access to adjacent land, whether designated as a street, highway, thoroughfare, parkway, throughway, avenue, lane, boulevard, road, place, drive or however otherwise designated.

The proposed plat provides a dedicated driveway easement through which each lot fronts or has access to a public street.

The Planning and Zoning Commission unanimously recommended approval of the preliminary and final plat on December 14, 2021.

FINANCIAL: N/a

ATTACHMENTS:

- Plat Application
- Variance Application
- Proposed Plat
- Tax Certificate
- Property Location Map
- 200’ Distance Marker
- Notice to Abutting Property Owners (Required by Code)

SUGGESTED ACTION:

Motion to approve a preliminary and final plat establishing the Everman West Subdivision situated in the James Fentress Survey No. 171, Abstract No. 193, City of Johnson City, Blanco County, Texas, including, but not limited to, a related variance to Municipal Code of Ordinances Chapter 10 *Subdivision Regulations*, Exhibit A *Subdivision Ordinance*, Section 19 *Lots* requesting that each lot front upon or have access through a dedicated driveway easement connecting to a public street.

PREPARED BY: City Staff

DATE SUBMITTED: 12/31/21



Development Services
 P.O. Box 369 (Mailing)
 303 E. Pecan St. (Physical)
 Johnson City, Texas 78636
 (830) 868-7111, Ext. 4
 (830) 868-7718 (Fax)

Date Submitted: November 29, 2021

**PLAT APPLICATION
 CHAPTER 10**

Section I. Plat and Applicant Information

PLAT NAME: Everman West

Owner/Agent: John Plemmons Phone: _____ Fax: _____

Owner/Agent Address: 1706 Westover Road, Austin, TX Zip Code: 79703

Engineer/Surveyor: Randall H. Hambricht Phone: 830.868.2574 Fax: _____

Address: PO Box 1226, Johnson City, TX Zip Code: 78636

Elevation Survey: Major Plat Amending Plat Replat Minor Plat

Water Service: City Well

Sewer Service: City Septic System

Plat is over, within, or includes the following:	Land Area Being Platted:	Lots	Acres
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Johnson City City Limits	Single-Family (SF)	<u>4</u>	<u>0.84</u>
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Johnson City Extraterritorial Jurisdiction	Non-Single Family (NSF)	_____	_____
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Flood Plain		_____	_____

Base preliminary platting fee	\$ 654.00	Base final platting fee	\$ 402.00
Single family residential development	\$ 286.00	Non-single family residential development	\$
Variance	\$ 173.00	Plat deferral	\$
Performance agreement time extension	\$	Vacating declaration	\$
Re-plat involving notification	\$	Amending plat	\$
Plat withdrawal	\$	Emergency add-on	\$
Plat recording fee	\$ 62.00	Processing fee	\$ 123.00
Plan review fee	\$ 442.00		

Total Fee: \$ 2,142.00
 All fees shall be paid at the time of plat filing.

Required Letters of Certification, if applicable: PEC; TX Dept. of Transportation (TxDOT); City; Texas Commission on Environmental Quality (TCEQ); Blanco County; and Current Property Tax Certificate.

I hereby certify that the above information is true and correct.

Print Name: Randall H. Hambricht Signature: _____

Date: 11/29/2021 Professional Engineer Registered Professional Land Surveyor

Office Use Only:



Development Services
 P.O. Box 369 (Mailing)
 303 E. Pecan St. (Physical)
 Johnson City, Texas 78636
 (830) 868-7111, Ext. 4
 (830) 868-7718 (Fax)

APPLICATION DATE: November 29, 2021

APPLICATION FOR VARIANCE Municipal Code of Ordinances

NAME OF APPLICANT: John Plemmons

MAILING ADDRESS: 1706 Westover Road, Austin, TX 79703

PHONE NO.: _____ EMAIL: _____

STATUS OF APPLICANT: OWNER: AGENT: _____

(IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM PROPERTY OWNER)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 203 N. Ave. J

LEGAL DESCRIPTION: ABS A0193 Survey 171 J. Fentress, Acres 0.84

CURRENT ZONING: Single Family EXISTING USE: Single Family

ACRES/SQ. FT.: 0.84 DOES OWNER OWN ADJACENT PROPERTIES? YES NO

CODE SECTION SEEKING VARIANCE / RELIEF FROM:
 Chapter 10 Subdivision Regulations, Exhibit A Subdivision Ordinance, Section 19 Lots

TYPE OF VARIANCE REQUESTED (EXPLAIN IN DETAIL):

Requesting that each lot front upon or have access through a dedicated driveway easement connecting to a public street.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

 APPLICANT'S SIGNATURE

 DATE

OFFICE USE ONLY:

Blanco CAD

2021 

Property

Account

Property ID:	19989	Legal Description:	ABS A0193 SURVEY 171 J. FENTRESS,ACRES .84
Geographic ID:	8810024476001	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	203 N AVENUE J	Mapsco:	
Neighborhood:	CJC RESIDENTIAL	Map ID:	
Neighborhood CD:	CJC-RES		

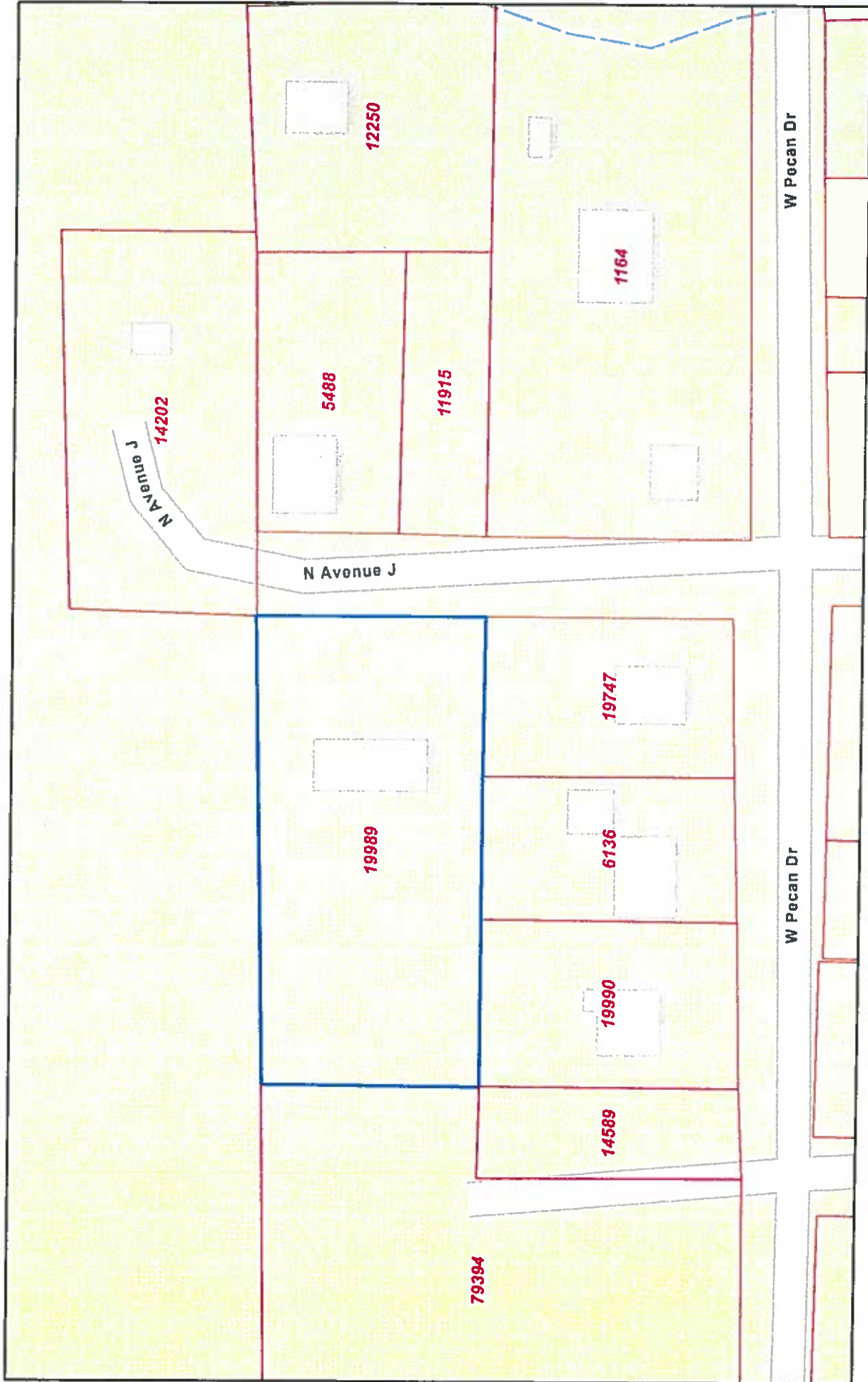
Owner

Name:	PLEMMONS JOHN & TAMARA	Owner ID:	116784
Mailing Address:	1706 WESTOVER RD AUSTIN, TX 79703-1804	% Ownership:	100.0000000000%
		Exemptions:	

Tax Due

There is currently No Amount Due on this property.

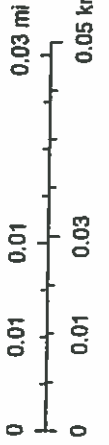
203 N. Ave. J



12/13/2021, 11:40:57 AM

- Parcels
- Abstracts

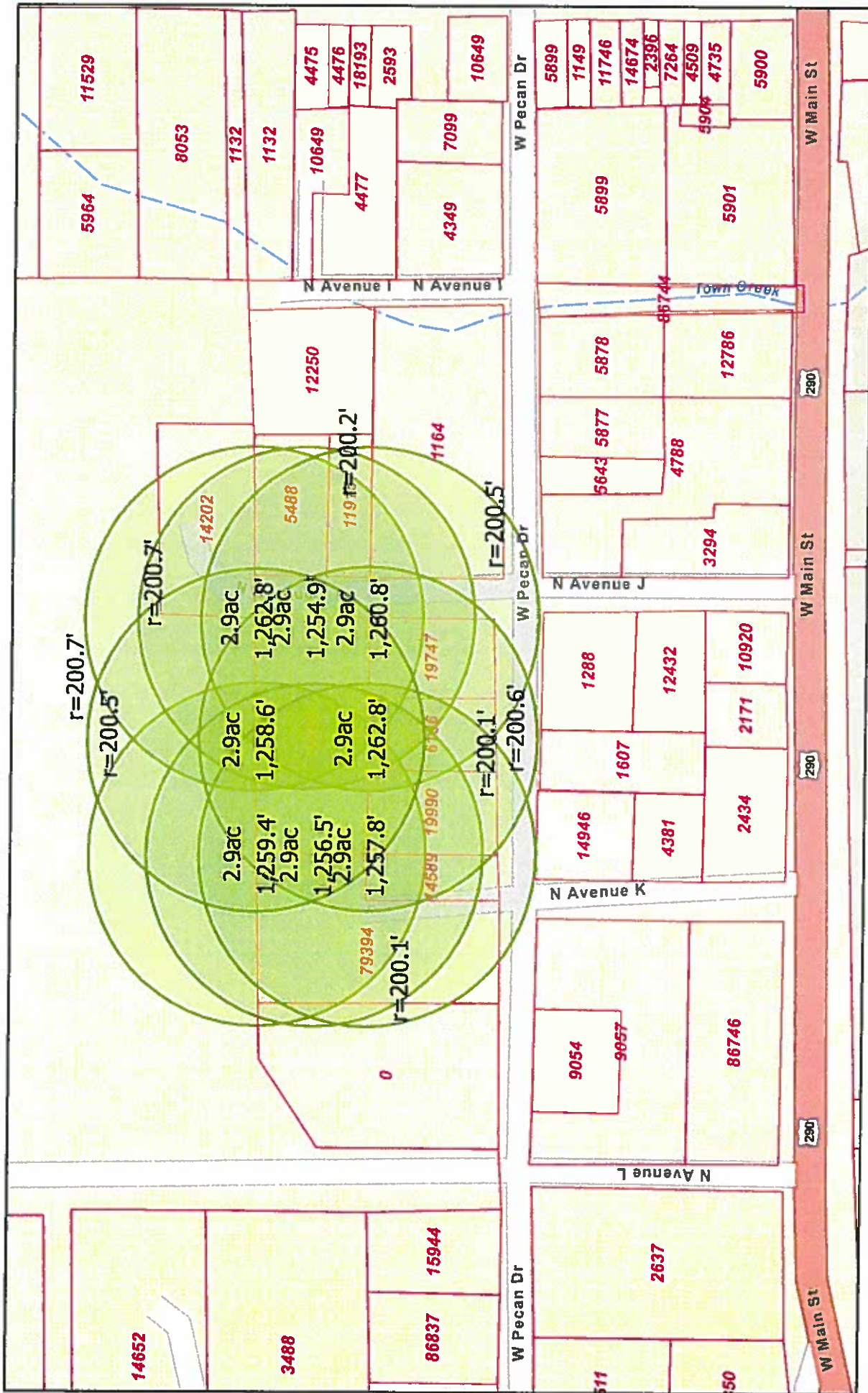
1:1,128



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

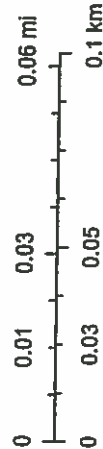
203 N. Ave. J - 200' Distance Marker



8/27/2021, 2:19:31 PM

- Parcels
- Abstracts

1:2,257



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303 E. Pecan Dr. Johnson City, TX 78638 | P.O. Box 389 Johnson City, TX 78638
Phone: 830.868.7111 | Fax: 830.868.7718 | Web: www.JohnsonCityTX.org

December 2, 2021

JOHNSON CITY I S D
P O BOX 498
JOHNSON CITY, TX 78636

**Re: 203 N. Ave. J
Preliminary and Final Plat Application & Variance Request**

Dear Property Owner:

The City of Johnson City has received a Preliminary and Final Plat Application from Mr. John Plemmons for a plat establishing the Everman West Subdivision situated in the James Fentress Survey No. 171, Abstract No. 193, City of Johnson City, Blanco County, Texas. Mr. John Plemmons also seeks a variance to Chapter 10 *Subdivision Regulations*, Exhibit A *Subdivision Ordinance*, Section 19 *Lots* requesting that each lot front upon or have access through a dedicated driveway easement connecting to a public street. Your property has been identified as being located within 200 ft. of the subject parcel.

The Planning and Zoning Commission and City Council will consider the Application and variance request on December 14 and January 4, 2021, respectively, at 6 p.m. C.S.T. at City Hall, 303 E. Pecan Dr., Johnson City, TX 78636. The public is invited to attend.

The Application and variance request background documents will be posted on the City's website, www.johnsoncitytx.org, under "Agendas & Minutes" a minimum of seventy-two (72) hours prior to each meeting. Questions and/or comments can be directed to myself, Rick Schroder, at 830-868-7111, Ext. 8, or by email at rschroder@johnsoncitytx.org.

Best,

Rick A. Schroder
Chief Administrative Officer
City of Johnson City, TX