



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

ITEM NO. 18

MEETING DATE: January 4, 2022

AGENDA PLACEMENT:

- Ceremonial
- Consent
- Individual
- Closed Session

CAPTION:

Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas adopting an Official Zoning Map for the City; repealing all prior zoning maps; providing for maintenance and filing of the Official Zoning Map; and providing for related matters. (Staff)

STRATEGIC WORK PLAN:

- Not Applicable
- Goal 1: Increase Housing Diversity
- Goal 2: Expand Quality Lodging
- Goal 3: Improve Code Enforcement
- Goal 4: Improve Streetscaping & Signage
- Goal 5: Improve Fire Safety
- Goal 6: Improve Streets
- Goal 7: Increase Publicity & Promotion of the Community
- Goal 8: Increase Economic Development Activities

EXECUTIVE SUMMARY:

City Staff and the Planning and Zoning Commission have researched and established a proposed Official Zoning Map for the City of Johnson City, Texas. On December 28, 2021, the Planning and Zoning Commission unanimously recommended approval of the attached Official Zoning Map.

Pursuant to the Municipal Code of Ordinances and State Law, both the Planning and Zoning Commission and City Council held Public Hearings on reaffirming and/or establishing zoning district boundaries Citywide. Public Hearing notices were:

1. Posted on the City Hall Bulletin Board;
2. Advertised in the Johnson City Record Courier on November 3 and 17, 2021;
3. Mailed to all Johnson City property owners; and
4. Posted on the City's homepage.

The proposed Map is based upon a variety of prior maps and adopted ordinances that were painstakingly “stitched together” to reaffirm, to the best of our ability, or establish sensible zoning district boundaries within the City. Some of those maps include:

1. Prior Zoning Map created by prior employees;
2. Prior Zoning Map created by City’s previous law firm;
3. Prior Zoning Map with Historic Overlay District specifically identified; and
4. Existing Land Use Map created by Jones-Carter during the 2016 Comprehensive Plan update process.

FINANCIAL: N/a

ATTACHMENTS: Proposed ordinance and Zoning Map.

SUGGESTED ACTION:

Motion to approve an Ordinance of the City Council of the City of Johnson City, Texas adopting an Official Zoning Map for the City; repealing all prior zoning maps; providing for maintenance and filing of the Official Zoning Map; and providing for related matters.

PREPARED BY: City Staff

DATE SUBMITTED: 12/31/21

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOHNSON CITY, TEXAS ADOPTING AN OFFICIAL ZONING MAP FOR THE CITY; REPEALING ALL PRIOR ZONING MAPS; PROVIDING FOR MAINTENANCE AND FILING OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Johnson City, Texas, a Type A General Law municipality (herein the "City"), has directed the preparation of a Zoning Map indicating the boundaries of the City's Zoning Districts, as established in the Zoning Ordinance; and

WHEREAS, having held public hearings, providing written notice to property owners, accepting recommendations from the Planning and Zoning Commission, and reviewing the Comprehensive Plan of the City, the Zoning Map, attached hereto, shall be and constitute the Official Zoning Map of the City; and

WHEREAS, the Map attached to this Ordinance sets out the true, correct, and official Zoning Districts and boundaries for the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOHNSON CITY, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Official Map. The Map, attached hereto, marked and labeled City of Johnson City Zoning Map, is hereby adopted as the Official Zoning Map of the City. The Map shall be maintained in the Office of the City Secretary. The Map may be amended and corrected from time to time by the City Council. The Zoning Districts and boundaries indicated upon said Map are hereby declared to be the Official Zoning Districts and boundaries for the City of Johnson City. All properties shown on the Map as within a particular zoning category are hereby declared to be within the Zoning District and zoned accordingly to comply with the requirements of the Zoning Ordinance of the City of Johnson City. All prior zoning maps and designations conflicting with the attached Map are hereby repealed to the extent of conflict only. The City Secretary shall keep the Official Zoning Map among the permanent records of the City available for inspection and review during regular business hours.

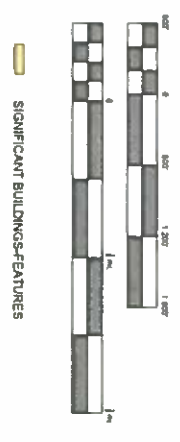
Section 3. Zoning Changes. All zoning changes after the effective date of this Ordinance may, in addition to being adopted by ordinance, be reflected on the Official Zoning Map upon completion of the zoning amendment. Should the Map be annotated, the Official Zoning Map shall indicate:

- (a) the date of the zoning change;
- (b) the number of the ordinance or resolution, if any, by which the change was made; and

ZONING MAP

[Green]	SFR - SINGLE FAMILY RESTRICTED DISTRICT
[Light Green]	SR - SINGLE RESIDENTIAL DISTRICT
[Yellow]	SR - SINGLE FAMILY DISTRICT
[Light Yellow]	SR - SINGLE FAMILY HOME DISTRICT
[Orange]	SR - SINGLE FAMILY HOME DISTRICT
[Light Orange]	SR - HIGHWAY COMMERCIAL DISTRICT
[Pink]	IC - INDUSTRIAL, PARK DISTRICT
[Light Pink]	DD - DOWNTOWN DISTRICT
[Purple]	PUD - PLANNED UNIT DEVELOPMENT DISTRICT
[Dark Purple]	MHD - MEDIUM HOUSING DISTRICT
[Blue-Gray]	CHD - GARDEN HOUSING DISTRICT
[Blue]	PFD - PUBLIC FACILITIES DISTRICT
[Dark Blue]	HISTORIC OVERLAY (Requires Historical Review Board Architectural Approval)

CITY OF JOHNSON CITY



SIGNIFICANT BUILDINGS/FEATURES

PLANNING DEPARTMENT
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