



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

**ITEM NO. 16**

**MEETING DATE:** February 1, 2022

**AGENDA PLACEMENT:**

- Ceremonial
- Consent
- Individual
- Closed Session

**CAPTION:**

Discussion of and action on a Zoning Amendment Application from Om Shree Disval for a change in zoning from "Highway Commercial Corridor District" (HC) to "Planned Unit Development District" (PUD) for Hill Country Inn located at 203 S. U.S. Hwy. 281, Johnson City, Texas 78636. (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:**

Hill Country Inn owner, Om Shree Disval, submitted a zoning amendment application on December 30, 2021 requesting a change in zoning from Highway Commercial to Planned Unit Development District. The owner proposes to convert the hotel into multi-family dwelling units consisting of efficiency / studio, 1 bedroom, and 2 bedroom units.

Originally, City Staff encouraged the property owner to request a Mixed Residential District zoning designation; however, the District requires minimum dwelling unit sizes of 500 square feet for single-bedroom units and 750 square feet for two-bedroom units. The applicant proposes the following unit sizes:

1. Efficiency / studio - 150 – 288 sq. ft.
2. 1 bedroom - 380 – 565 sq. ft.

3. 2 bedroom - 565 – 575 sq. ft.

Consequently, the applicant was advised to pursue the planned unit development zoning designation.

The Planning and Zoning Commission held a Public Hearing on this matter on January 25, 2022. Anna Schultz spoke against this item. The Commission failed to recommend approval of this item with two (2) ayes, one (1) nay, and one (1) abstention.

**FINANCIAL:** N/a

**ATTACHMENTS:**

- Zoning Amendment Application
- Planned Unit Development Application
- Anna Schultz Letter

**SUGGESTED ACTION:** N/a

**PREPARED BY:** City Staff

**DATE SUBMITTED:** 1/28/22



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: 12/30/2021

**ZONING AMENDMENT APPLICATION**  
**CHAPTER 14**

NAME OF APPLICANT: OM SHREE DISVAL - RAJENDRA VAIR - MEMBER  
 MAILING ADDRESS: P.O. Box 1666 Dripping Springs, Tx 78620  
 PHONE NUMBER: 512-931-2875  
 STATUS OF APPLICANT:  
 OWNER  AGENT: \_\_\_\_\_ (IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 203 U.S. Hwy 281 S.  
 LEGAL DESCRIPTION: Winters of Furr, BLK 1, LOT 03, 04, 05 PT, ACRES 1.32  
 CURRENT ZONING: HC PROPOSED ZONING: PUD  
 DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: N/A

EXISTING USE: HOTEL PROPOSED USE: APARTMENTS DWELLING  
 LAND AREA: 1.32 acres DOES OWNER OWN ADJACENT PROPERTIES? Yes \_\_\_\_\_ No

PURPOSE OF REQUEST: To proceed in requesting this property be zoned PUD for the purpose of using it as an APARTMENTS DWELLING

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.

Rajendra Vair  
 Applicant's Signature

12/30/2021  
 Date

Office Use Only

**PLANNED UNIT DEVELOPMENT (PUD) APPLICATION  
OM SHREE DISVAL LLC**

**Applicant:** Om Shree Disval LLC, a Texas Limited Liability Company

**Address:** 203 U.S. Hwy 281 S  
Johnson City, Texas 78636

**Scope:**

Om Shree Disval LLC owns the existing Hill Country Inn Hotel located at 203 S Hwy 281. The company wishes to convert the existing hotel into an apartment complex. We will be converting multiple hotel units to form an efficiency, studio, 1 bedroom, and/or 2 bedrooms dwellings. The existing parcel is zoned "Highway Commercial," It front a highway, and it is surrounded by existing businesses, with the exception of 1 residential dwelling to the rear of the property.

We are of the opinion that the proposed Site Plan:

1. Provides additional affordable housing opportunities within the City of Johnson City.
2. Is compatible with the character of the surrounding properties.
3. Is suitable for development in the manner proposed without hazards to persons or adjacent properties.
4. Is located, dimensioned, and arranged to permit unified planning and rehabbing of existing dimensions;
5. Will mitigate or avoid adverse relationships between uses in/on the subject site and in the surrounding areas.

The proposed development shall comply with Federal, State and Local laws and/or development regulations, including all Texas Accessibility Standards.

Outdoor Lighting. Existing outdoor lighting will remain. Future outdoor lighting, if replaced or added, will comply with Code and be full cutoff.

Open Space. No new structures are proposed to be built. All parking and grassy areas will remain.

Relation to Public Utilities, Facilities, and Services. The property is presently served by the City of Johnson City's Water and Wastewater Utility, Pedernales Electric Cooperative, and the Texas Department of Transportation (TxDOT). The City will not incur additional costs from the proposed development, as the infrastructure is already in place.

Currently, the property has access to two separate sewer mains; one in the front of the property and one to the rear of the property. The rear tap was recently relocated and replaced with new PVC piping.

Floodplain. N/a

Signage. Current signage will be replaced and/or repaired.

Parking Area. The parking lot will be sealed and restriped.

**Development Schedule:**

A firm development schedule has not been completed to date. The Applicant estimates that once the PUD is approved, the project will be completed within 4 to 6 months.

The Applicant has submitted a preliminary site plan; the site plan displays the following:

1. Current site with hotel
2. Water and wastewater calculations
3. Existing easement
4. Potential layout of 2 bedroom units.

**Planned Development Data Table:**

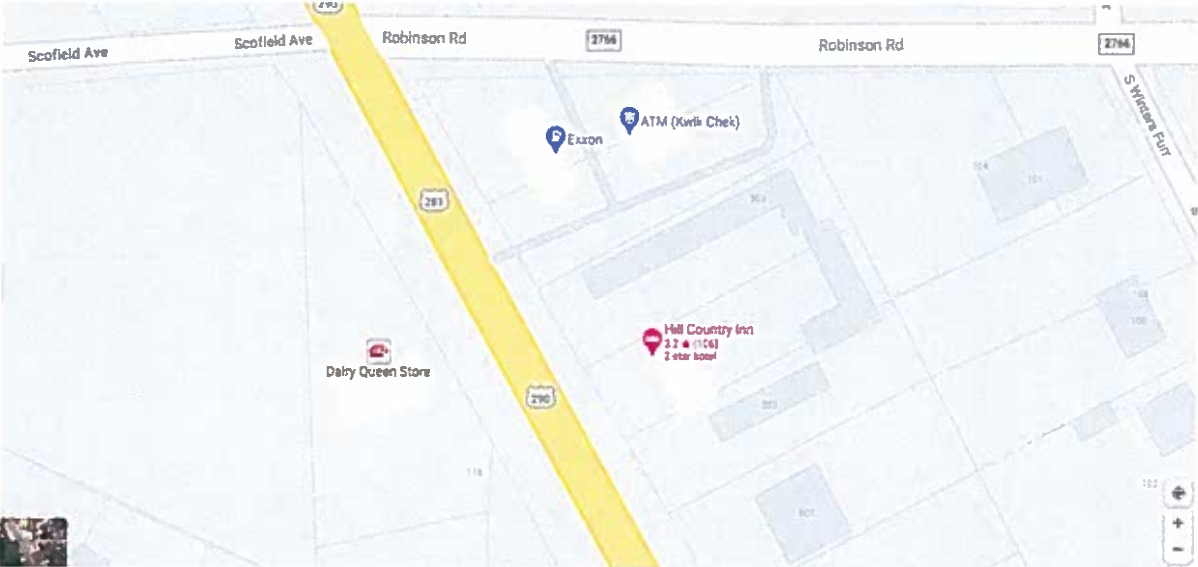
Number of Buildings	3
Maximum Dwelling Units	18 (hotel currently has 30 units)
Maximum Dwelling Unit Size:	
	Efficiency/Studio (150-288 sq. ft.)
	1 Bedroom (380-565 sq. ft.)
	2 Bedrooms (565-575 sq. ft.)
Maximum Parking Spaces	50 spaces
Resident Lease Term	6-15 month leases
Minimum Lot Width (street frontage)	50 feet
Minimum Lot Size (area)	8,000 sq. ft.
Minimum Front Yard	5 ft.
Minimum Side Yard	10 ft.
Minimum Rear Yard	15 ft.
Maximum Lot Coverage (all structures)	80%
Maximum Structure Height (stories)	2
Maximum Structure Height (feet)	35 feet

**Permitted Schedule of Uses:**

Permitted zoning uses for the subject property shall include all permissible uses included within the Mixed Residential Zoning District, as amended.

Words, phrases, and terms shall be given the defined meaning, as set forth in the City of Johnson City Code of Ordinances. Words used in the singular include the plural, and words used in the plural include the singular. Words used in the present tense include the future tense, and words used in the future tense include the present tense.

**Aerial View:**



**Satellite View:**





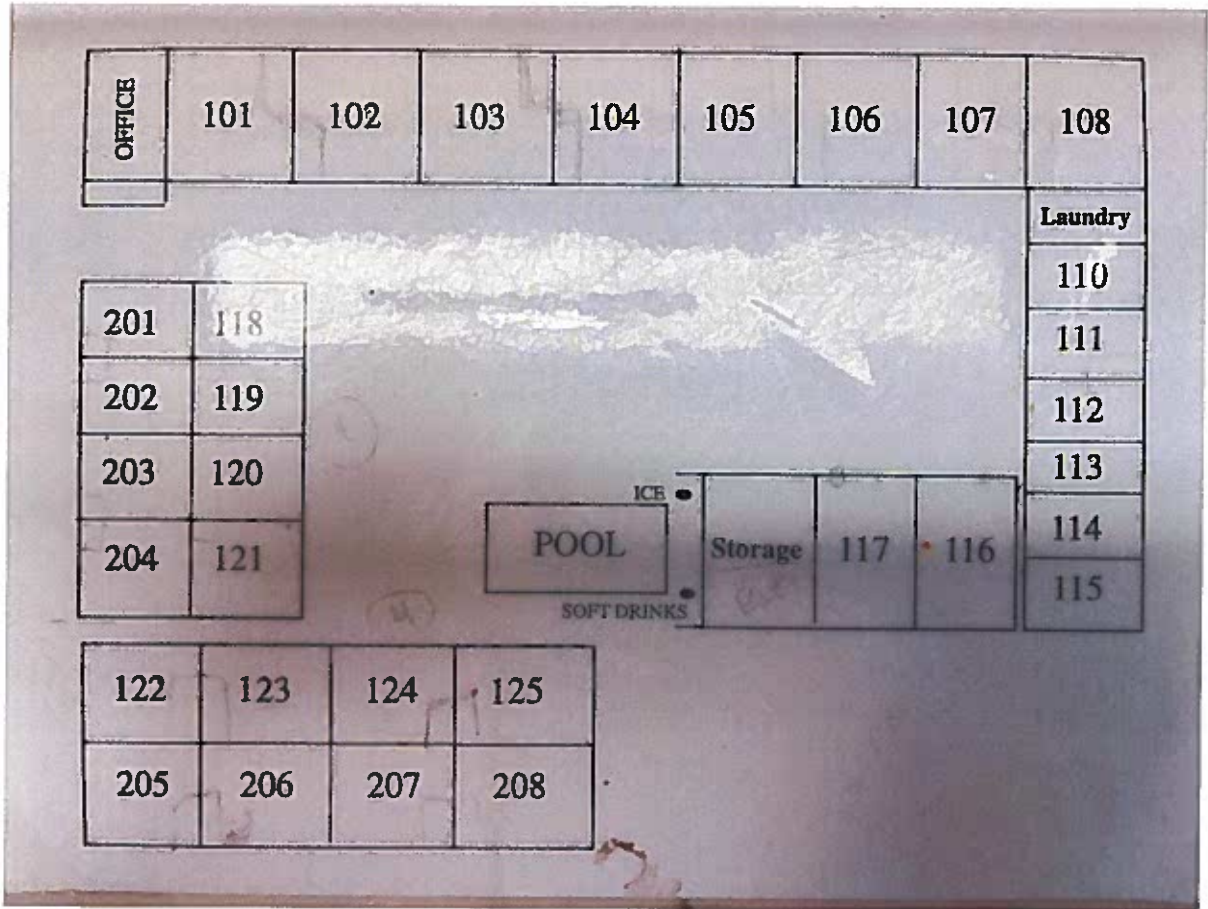
**Subject Property (3 buildings with brown roof):**



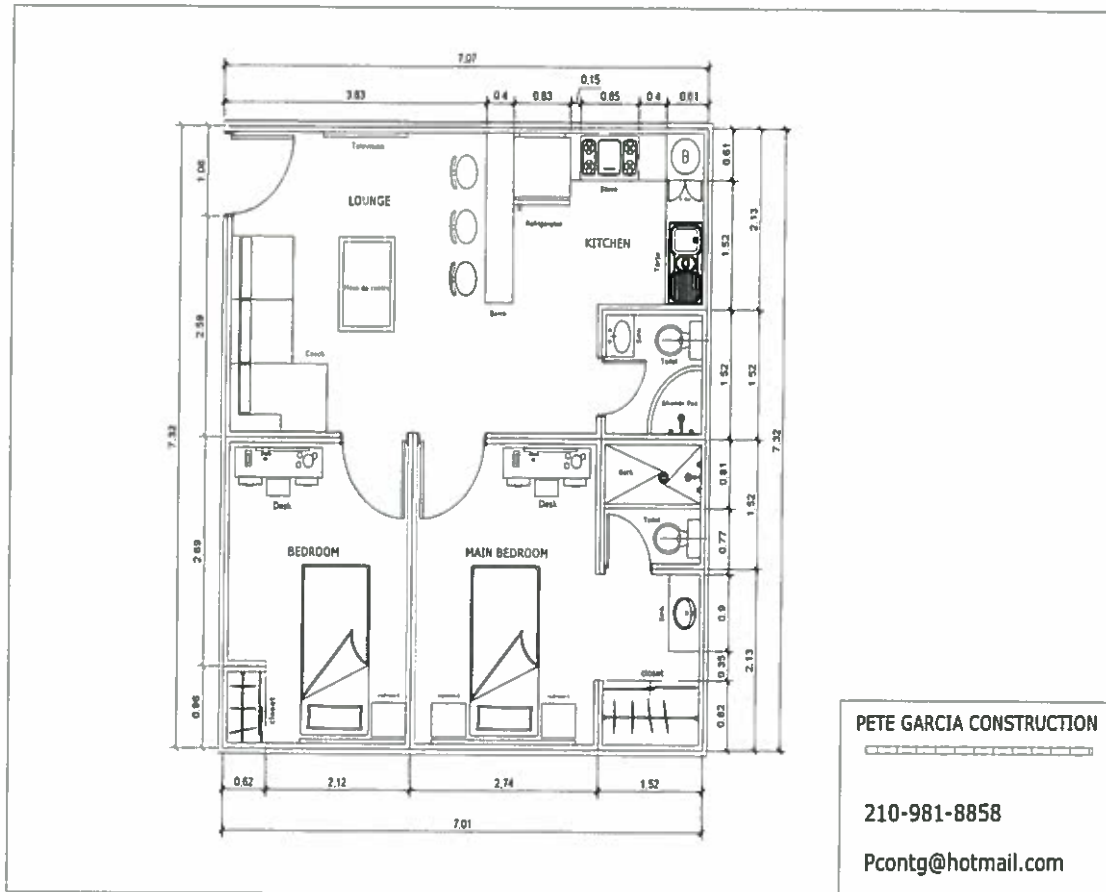
**Building Labels:**



**Room Location Map (not to scale):**



# Proposed Conversion (2 bedrooms – Building B)



**Parking Area:**



**Building B & C:**



**Building A:**



**Building B – Room:**





**Building C – Room:**



**Pool & Courtyard Area:**



January 24, 2022

Dear Neighbors,

My name is Anna Schultz and I own the property next to the Hill County Inn, the one with the travel trailer in the back. I'm writing you to make sure you are aware of the proposed redevelopment of the Hill Country Inn to apartment homes. The proposed redevelopment of the Hill Country Inn would consist of 18 apartments ranging in size from 150 sf to just over 500 sf for a 2 bedroom.

This redevelopment is concerning for the following reasons:

- 1) I believe these apartments, when fully occupied, will house between 50-100 people. I believe this is too dense for a property that is just over 1 acre and will result in overcrowding of their very small outdoor area and there will be a significant increase in noise and trash and reduction of our privacy and quiet enjoyment of our own property.
- 2) 150 sf for a full-time permanent residence is ridiculously small as is 500 sf for a 2 bedroom apartment. The city currently requires a 500sf minimum for a 1 bedroom and 750 sf for a 2 bedroom. I do not believe these minimums should be waived. Packing people into apartments that are too small will only increase the need for outdoor space, which they do not have.
- 3) They do not have adequate parking. As such, they are proposing to not only use some of my property for parking, but also some DOT property, which they are not allowed to use, which will result in blocking the view of oncoming traffic from my property as well as the gas station on the other side. This is a clear safety hazard. Speed limits going through Johnson City are very high. 281 is already dangerous without adding 50-100 people trying to leave in the mornings and coming back in the evenings with the view of oncoming traffic obscured by parked vehicles.
- 4) The sewer service in this area is barely adequate. I'm not sure if you are aware but the city sewer at this point in the line is overburdened already. I don't believe the sewer system is adequate to handle 50-100 full-time residents all showering, cooking, and washing dishes every day. Additionally, the water and sewer lines are very close together, at one point passing only a few inches from each other. I believe putting this much additional throughput on the sewer system constitutes a public safety hazard.

This matter will be up for approval at the Planning and Zoning meeting tomorrow, January 25, at 6pm at city hall. If you are concerned about this rezoning and how it will affect your quality of life and/or your property values, please join me and voice your concerns or lend your support.

You can reach me at 51-644-2206 if you have any questions.

Sincerely,

Anna Schultz

