

The comprehensive plan



What is a Comprehensive Plan and why do one?

Long range vision to guide community action

Intended to identify key challenges and opportunities facing a community and focus resource investment

Identifies links between different issues that may be overlooked

Land Use and Transportation

Land Use and Drainage

Economic Development and Historic Preservation

Others

Sometimes can be a plan to plan because more detailed plans are developed based on comp plan recommendations



What is a Comprehensive Plan and why do one?

Long range planning

....is an organized way of determining community needs and setting goals and objectives to address the needs.

... is the art and science of anticipatory problem solving.

...bridges the gap from where we are to where we want to go.

...is defending the common interest against the onslaught of outside interests

...allows the City to identify its values and encourage development that reflects those values



State Authority for Planning

State of Wisconsin mandates that communities develop and adopt a comprehensive plan

- Does not regulate specifics of the plan or how communities should grow but plans must include the following:
 - Issue and Opportunities
 - Housing
 - Transportation
 - Utilities and Community Facilities
 - Agricultural, Natural, and Cultural Resources
 - Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation
- Does require public engagement in the process
- Requires updates every 10 years
- Provides grants for communities



Typical Elements of a Comp Plan

Vision

A distinct, vibrant, and safe community with an abundance of nature and easy access to metropolitan amenities. A place where families, students, and businesses flourish.

Mission

To coordinate and deliver essential services and ensure a sustainable future.

Our Values

- Put people first
- Pursue excellence
- Act with integrity
- Embrace change
- Serve our community
- Consider future generations



Write your own Vision and Mission Statements

I aspire to look like Brad Pitt and have a voice like James Earl Jones.

I will achieve my Vision through a strict regime of wishful thinking and bourbon.



Typical Elements of a Comp Plan

Demographic and Economic Profile

Provides information on existing population and economic characteristics

Provides population projections

Understanding the characteristics of the community is important to guide decision making

Different population characteristics require different approaches to action

e.g. Older population typically requires more public services like emergency services, recreation, etc.



Typical Elements of a Comp Plan

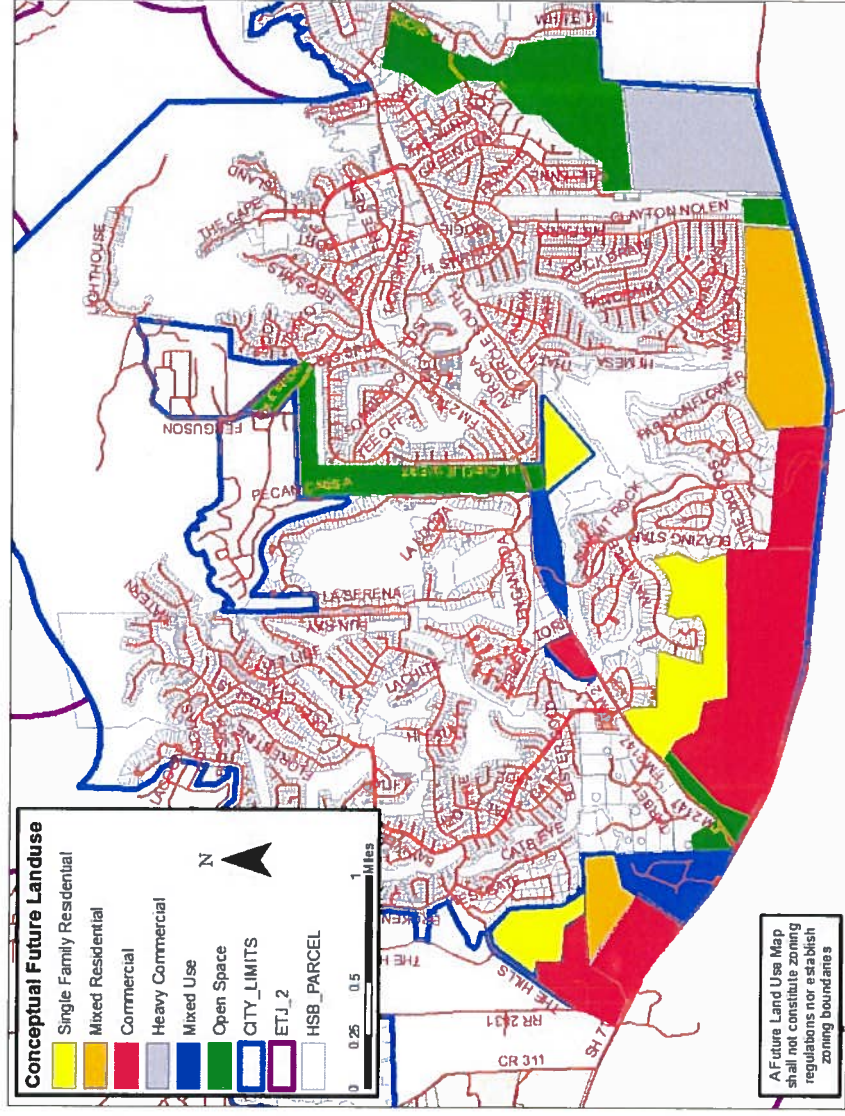
Land Use

Inventory of Current Land Use

Future Land Use

Used as basis for revising land use ordinances like zoning

Drives (and is driven by) transportation, utilities, hazards, facilities, schools, etc.



Typical Elements of a Comp Plan

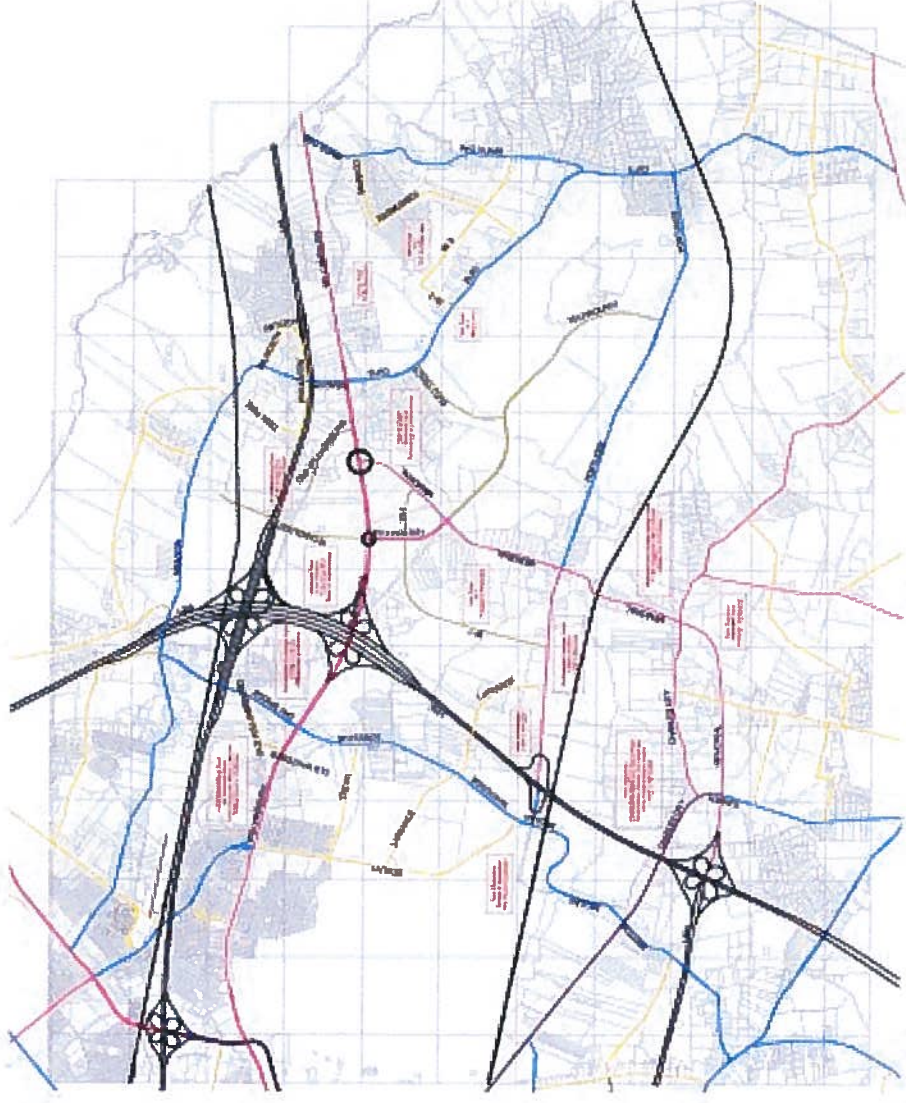
Transportation Inventory of Current System

Needed future Improvements

Can include transit and alternative transportation

Not always engineering plans

Ties to land use and is key driver in future development (development follows roads)



Typical Elements of a Comp Plan

Infrastructure

Inventory of Current Infrastructure

Future Needs

Tied to land use, population growth, economic development

Often not engineering plans, but focused on where new facilities are needed and general capacity. Detailed engineering comes later.



Typical Elements of a Comp Plan

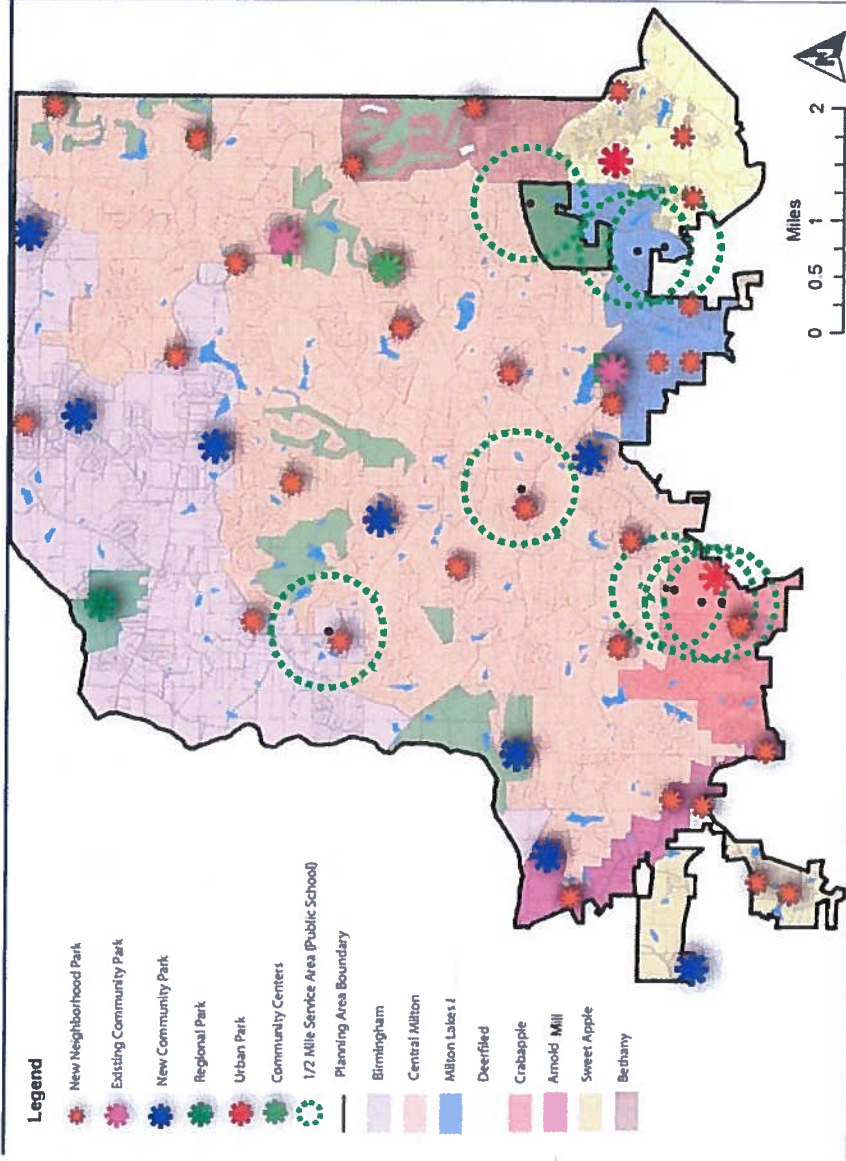
Parks and Recreation
Inventory of Current
Facilities

Future Needs

Intended to ensure
adequate access to
facilities for all residents

Ensure facilities reflect community
needs

Tied to land use, transportation,
schools, etc.



City of Milton - Parks Master Plan
Master Plan

Typical Elements of a Comp Plan

Downtown Revitalization

Analysis of current conditions

Building and Use Inventory

Gap Analysis (what is missing)

Parking Assessment

Ties to economic development, land use



Typical Elements of a Comp Plan

Urban Design

Inventory of existing urban design character

Desired standards

Ties to downtown revitalization, historic preservation



Typical Elements of a Comp Plan

Historic Preservation

Inventory of Historic Sites and Bldgs

Determination of District Boundaries

Development of Local Regulations

Ties to downtown revitalization, economic development



Typical Elements of a Comp Plan

Economic Development

Inventory of existing employers

Existing workforce characteristics

Desired businesses to target

Ties to land use, transportation, utilities, demographics, education, parks and rec, downtown revitalization, historic preservation



Typical Elements of a Comp Plan

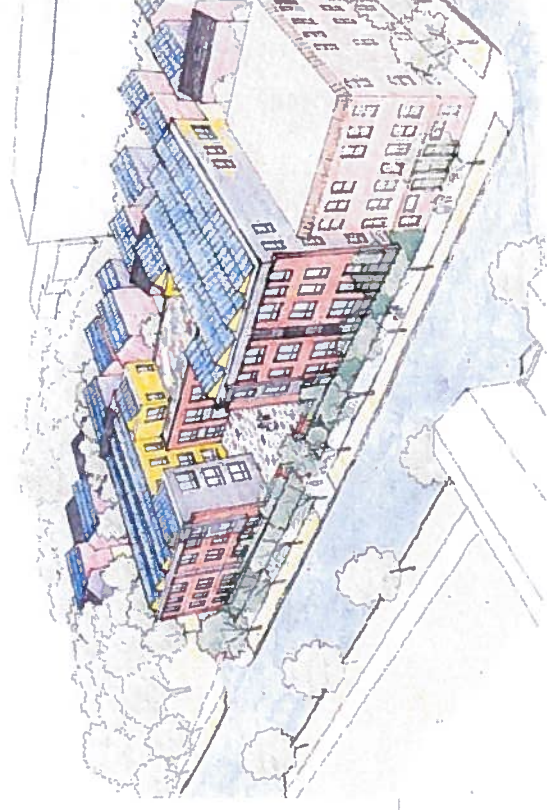
Housing

Existing characteristics of housing

Gaps in housing availability

Opportunities to support new housing development

Ties to land use, transportation, utilities, demographics, economic development



Typical Elements of a Comp Plan

Hazards

Inventory of risks

Potential areas of risk
impact

Resiliency planning



Ties to land use, transportation, utilities,
demographics, facilities, economic development



Typical Elements of a Comp Plan

Facilities

Inventory of facilities

Expected growth

New and upgraded
Facilities needed



Ties to demographics, economic development, land
use, transportation, hazards



Typical Elements of a Comp Plan

Environment / Natural Resources

Water Quality and Quantity

Air Quality

Open Space Protection

Endangered Species

Ties to demographics, economic development, land use, transportation, hazards



Typical Elements of a Comp Plan

Implementation Guide

Detailed action plan for making plan goals a reality

Should include:

Goals

Specific Action steps

Responsible Parties

Timelines

Estimated Costs

Benchmarks and Measureables

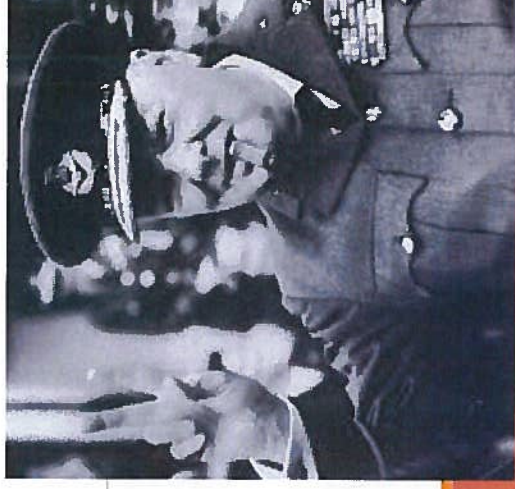


Goal: Encourage Development on Vacant and Undeveloped Land Within the City Limits

| Action | Timeline | Date | Responsible Party |
|---|----------|--------------------------|---|
| Establish an inventory of Undeveloped and Vacant Land within the City | 6 Months | January - June 2018 | Planning Commission |
| Consider incentives for redevelopment of these properties | 6 Months | January - June 2018 | CDC, City Council |
| Develop feasibility studies for large abandoned properties to use as marketing tool (start with shopping center at SH 60 south) | 9 Months | January - September 2019 | Planning Commission, City Council, City Staff |
| Provide outreach and education to property owners to build redevelopment | On-going | On-going | Planning Commission |
| Review ordinances to ensure they allow for quality redevelopment | Underway | Underway | Planning Commission |

Potential Barriers to Implementation: Property owners expecting high prices for property, lack of retail demand to spur redevelopment, costs
Stakeholders and Partners: Local developers, property owners, business owners, CDC
Potential Funding Needs and Sources: \$25,000 - \$50,000 for feasibility studies, dependent on incentives provided, CDC and City funds

**'NOW THIS IS NOT THE
END. IT IS NOT EVEN THE
BEGINNING OF THE END.
BUT IT IS, PERHAPS, THE
END OF THE BEGINNING.'**



Before you Begin

Reason for Doing the Plan

Is Community / Leadership Ready for It?

Review Other Plans to See What you Like and Don't Like

Internal vs. Consultant



May

Steering Committee Appointment
Existing Plan Review
Survey Development
Demographic Analysis

June

Interviews
Land Use Workshop
Conduct Survey

July

Survey Analysis
Town Hall Meetings
Focus Groups
Interviews

August

Goal Development and Prioritization

September

Draft Plan Development

October

Draft Presentation
Final Draft Development

November

Final Plan Presentation

December

Plan Adoption



Define What You Want

Clearly articulate the elements you expect and
how you want plan written

Establish expectations for updates and
communication

It is your plan, make sure it is written for your
community



Goals and Implementation

Consultant won't be the one implementing
the Plan

Implementation Guide – specific action steps,
timelines, responsible parties, metrics, costs,
and potential funding sources

Plan should be written so anyone can pick up
and start working



Working the Plan

Someone Needs to Own The Plan

Set Low Hanging Fruit

Plan Needs to Be Incorporated into City Processes

Plan Needs to be Part of Budget Process

Other Organizations Engaged

Celebrate Successes



Why Plans Fail

No Clear Implementation

No Detailed Action Plan with Specifics, Benchmarks, etc.

No Partnerships and Help

Plan Shouldn't be ONLY City responsibility, use EDC, ISD, Chamber, Civic Groups, others

No Ownership

City Council, P&Z, City Staff don't feel responsible



Due March 11

Grading will be as follows:

Select a Comprehensive Plan from a community of your choice that has been adopted within the last 10 years

Review the plan and provide a 4-5 page report that:

Identifies major themes / subject areas of the plan

Identifies key goals and objectives from the plan

Identifies the Vision and Mission Statements (if included)

Presents your assessment of the plan including:

Are the goals clearly identified

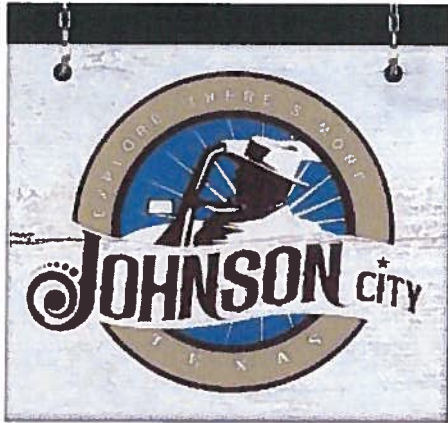
Is there any implementation guide that includes action steps, responsible parties, timelines, etc.

What, if any public engagement, was included in the planning process

Is the writing clear and well organized

Does the plan provide clear direction for leadership to implement

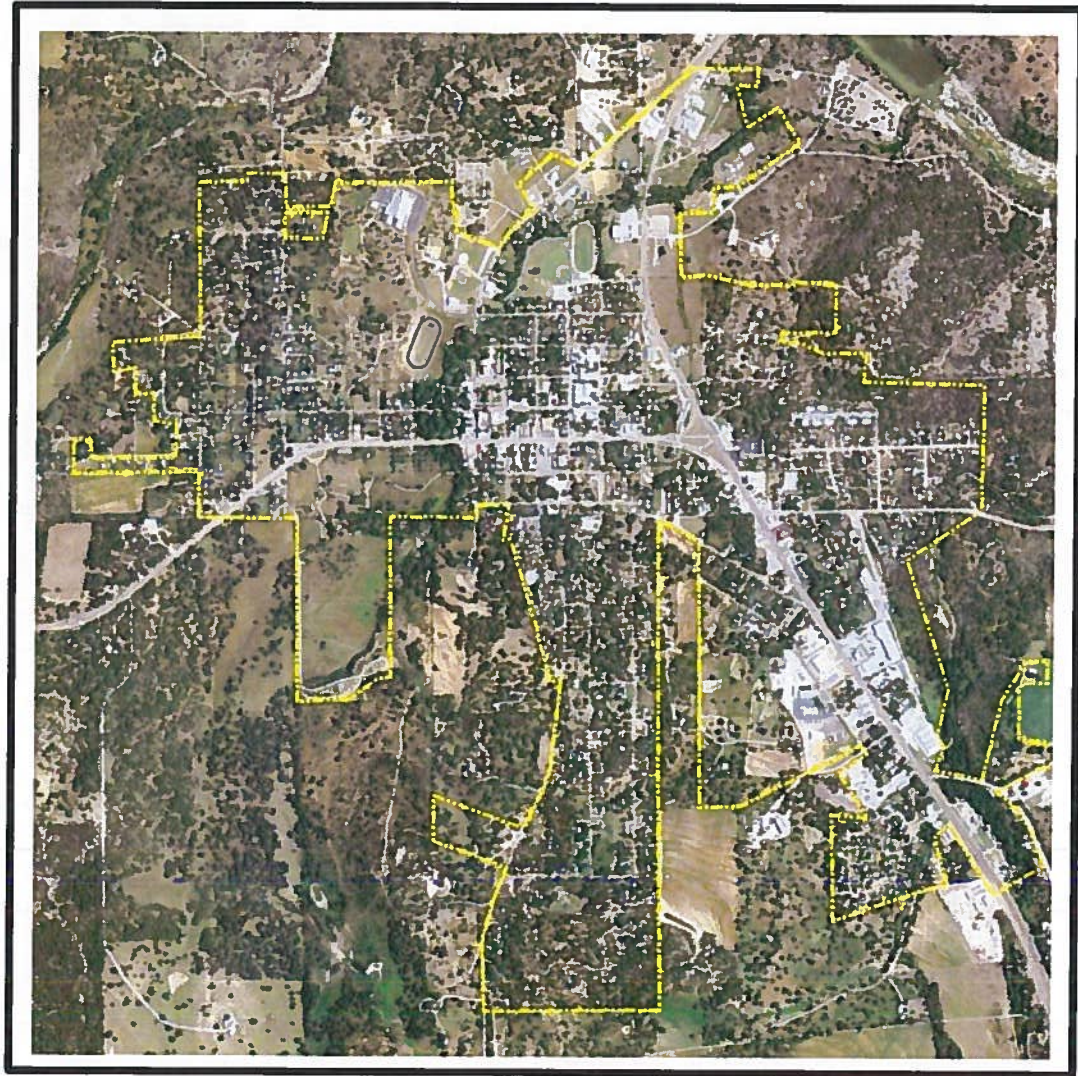
I strongly encourage you to use the Writing Center as a resource, they can help turn a mediocre paper into a solid final product



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.

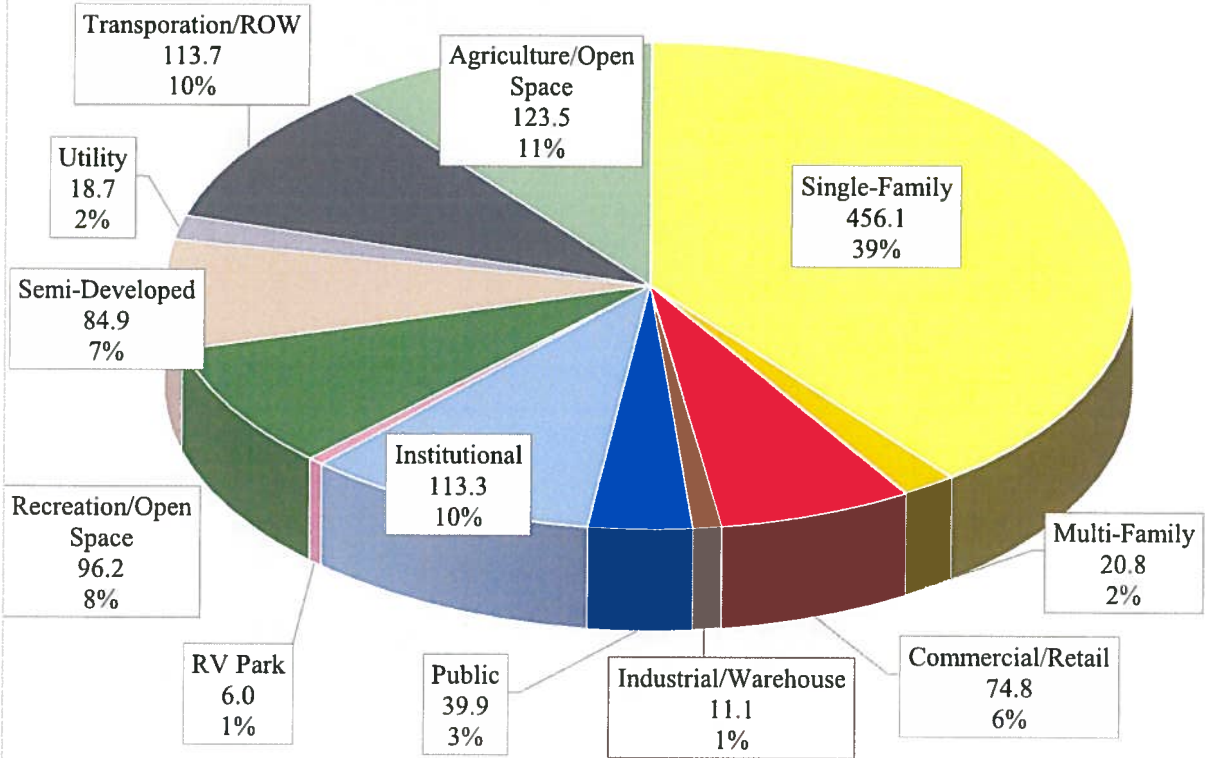
EXISTING LAND USE

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.

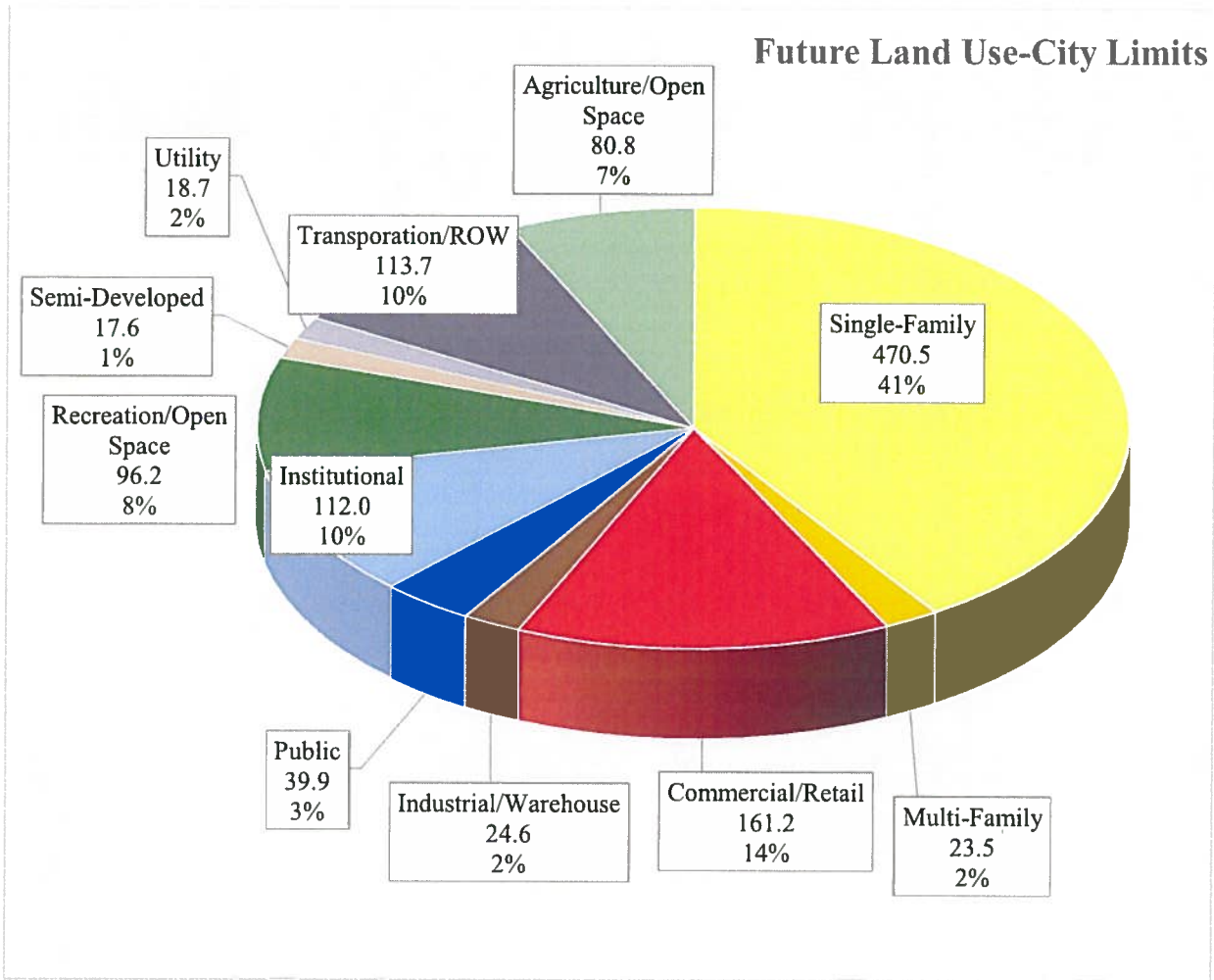
Over the course of the planning period and beyond, Johnson City's development patterns will be as follows:

- 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 | |
|  <p>Land use patterns are harmonious and future development and orderly growth occurs.</p> | <p>Encourage infill development; control development to prevent a sprawling land use pattern.</p> <p>Implement zoning regulations that promote compatible land uses.</p> | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | City | |
| | | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | City |
| | | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | ◇ | City |
|  <p>Ensure that future development meets the City's standards.</p> | 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.

Johnson City Existing Land Use

DRAFT-2016

Legend

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

Prepared by Bojarski Law Firm, PC
 Authors of Data: Bianca CAG, TNMS
 Disclaimer: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas LGC Sec. 215.005)
 Bojarski Law Firm does not warrant or guarantee the accuracy of the information and disclaims all liability.

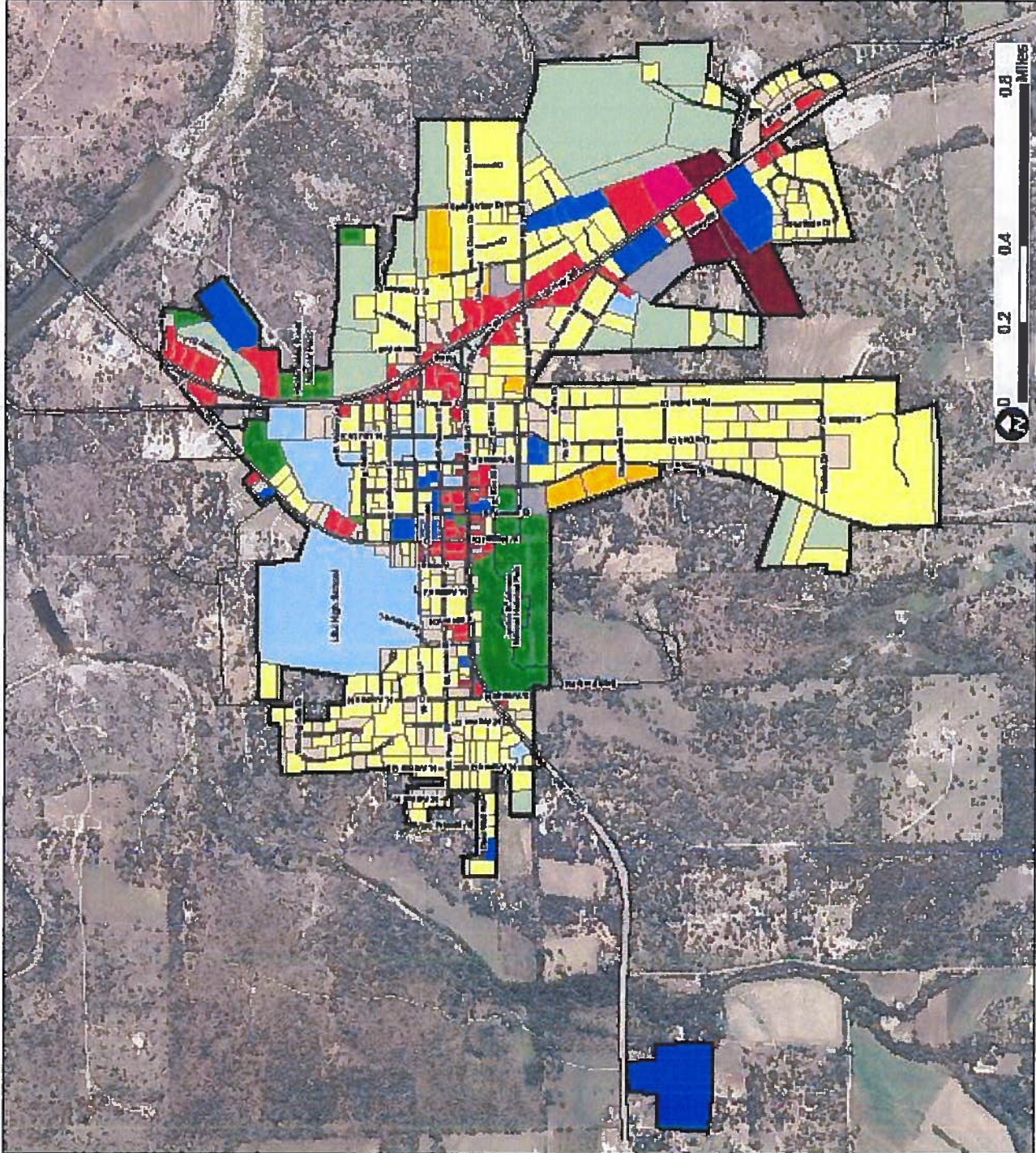















EXHIBIT B

**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 DRAFT-2016

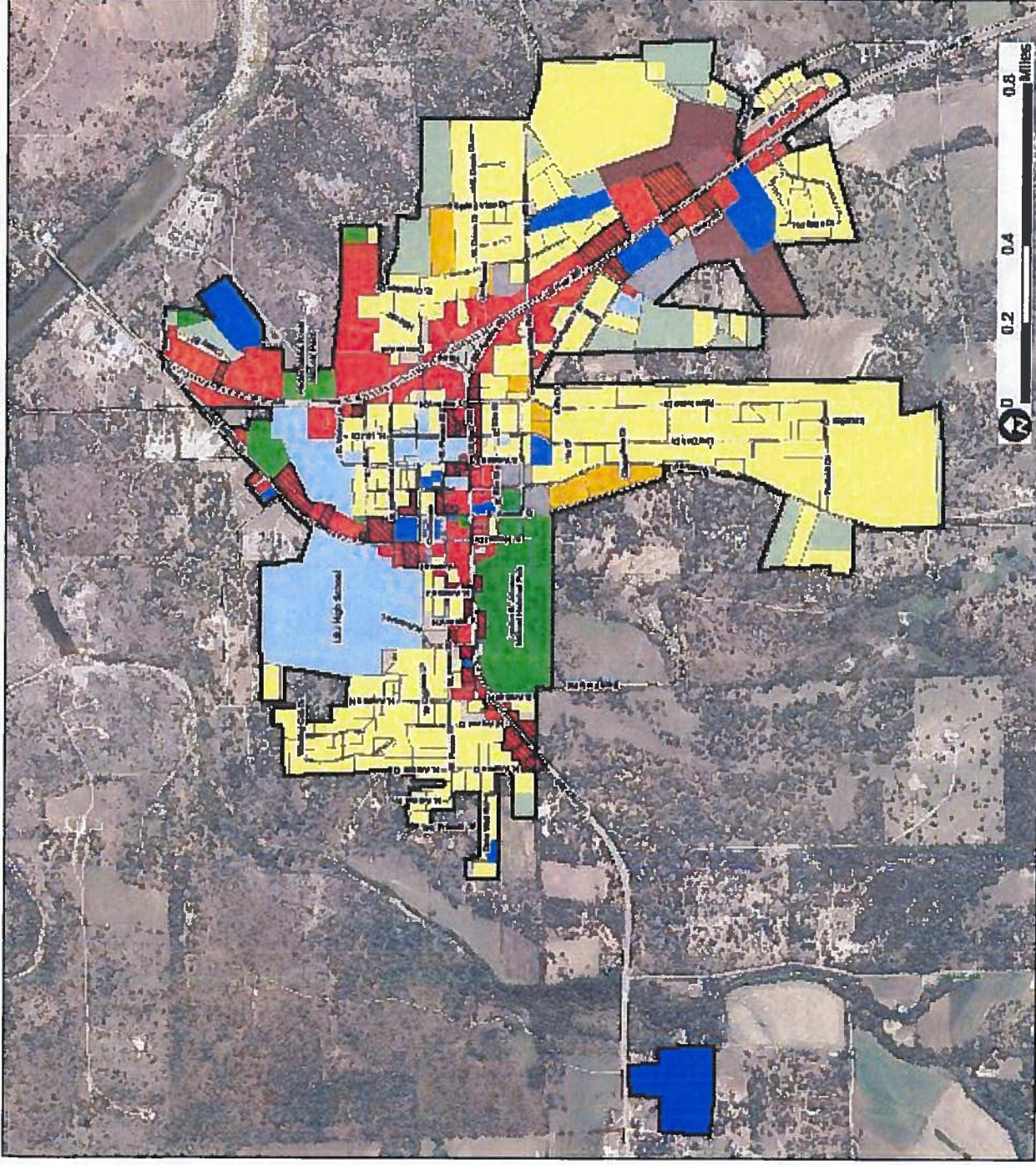
Legend

-  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 or other uses in 2015 (i.e., housing, institutional, etc.) that have been identified as areas ideal for future commercial development.

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APPENDIX A

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% |