

**PLANNED UNIT DEVELOPMENT (PUD) APPLICATION
ZACHARY A. ZAMORA – VARIANCE DESIGN**

Applicant: Zachary A. Zamora (Owner)
Variance Design

Address: 111 W. Main St.
Johnson City, TX 78636

Interest:

Zachary A. Zamora, founder and owner of Variance Design, owns the fee simple interest to the property located at 111 W. Main St. The company has developed a site / master plan, attached hereto and incorporated herein as Exhibit "A", for the property that envisions a series of ancillary uses to the existing Variance Design headquarters / workshop and greenhouse. The existing parcel(s) is zoned Commercial District, and it abuts Public Facilities District to the rear.

The applicant is of the opinion that the proposed site / master plan:

1. provides flexibility in the planning and construction of the development project;
2. encourages the preservation and enhancement of natural amenities and cultural resources;
3. protects the natural features of the site(s) that relate to its topography, shape, and size;
4. provides for open space;
5. provides for a more efficient arrangement of land uses, buildings, circulation systems, and infrastructure;
6. is compatible with the character of surrounding properties;
7. is suitable for development in the manner proposed without hazards to persons or property, on or off the site(s);
8. is located, dimensioned, and arranged to permit unified planning and development; and
9. will mitigate or avoid adverse relationships between uses in / on the subject site(s) and in surrounding areas.

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

Owner: Same as applicant.

Development Schedule:

The development schedule has not been completed to date. The applicant has submitted a preliminary site / master plan for the subject parcel(s). The site / master plan displays the following:

1. Existing Variance Design headquarters / workshop;
2. Existing greenhouse;

3. Existing storage containers;
4. Proposed gallery and mixed-use residential mockup; and
5. Proposed preliminary building elevations.

Planned Development Data Table:

Minimum Lot Area:	None
Minimum Lot Width (Street Frontage):	50 Feet
Minimum Lot Depth:	80 Feet
Minimum Front Yard Setback:	10 Feet
Minimum Side Yard Setback:	10 Feet
Minimum Rear Yard Setback:	None
Maximum Lot Coverage:	60%
Maximum Structure Height:	2 Standard Stories (24' from Average Grade)
Minimum Open Space / Parkland:	20%
Maximum Length of Stay in Accessory Accommodations (Not for Permanent Residence):	30 Calendar Days per Year per Person

Applicable Codes:

- Municipal Code of Ordinances Chapter 3 *Building Regulations*, including, but not limited to, the following:
 - Article 3.02 *Technical and Construction Codes and Standards*;
 - Article 3.04 *Flood Damage Prevention*;
 - Article 3.06 *Signs*;
 - Article 3.07 *Address Numbers*; and
 - Article 3.09 *Outdoor Lighting*.
- Municipal Code of Ordinances Chapter 10 *Subdivision Regulation*;
- Municipal Code of Ordinances Chapter 13 *Utilities*;
- Municipal Code of Ordinances Chapter 14 *Zoning*; and
- Municipal Code of Ordinances Chapter 15 *Environment* (tree preservation and landscaping).

Open Space:

Insofar as practicable, the landscape shall be preserved in its natural state through the minimization of tree and soil removal. Drive aisles and parking areas shall be constructed of permeable decomposed granite (or similar).

Proposed structures shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed structures.

Circulation Plan:

Special attention shall be given to the location and number of access points to public streets, width of interior drive aisles and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient.

Relation to Public Utilities, Facilities and Services:

The property is currently served by the City of Johnson City’s Utility Department, Pedernales Electric Cooperative, and the Texas Department of Transportation (TxDOT). There should be no costs incurred by the City of Johnson City for the provision of infrastructure, as infrastructure is already in place or readily accessible and will be paid for by the Applicant / Owner.

Permitted Schedule of Uses:

The intent of this Schedule of Uses is to define the permitted zoning uses for the subject parcel(s). Words, phrases, and terms defined herein shall be given the defined meaning as set forth below. Words, phrases, and terms not defined herein, but defined in the City of Johnson City Code of Ordinances, shall be given the defined meaning in the Code of Ordinances. Words, phrases, and terms neither defined in this document, nor in the Code of Ordinances, shall be given their usual and customary meanings, except where the context in this document clearly indicates a different meaning. The word “shall” is mandatory and not permissive; the word “may” is permissive and not mandatory. 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.

Schedule of Uses	Planned Unit Development District
Zoning Classification	PUD
Accessory Building.	X
Accessory Accommodations (Visiting Artist / Client / Collaborator).	X
Dwelling (Living Quarters Onsite w/ Business) (Living Quarters Owned by Business Owner).	X
Greenhouse or Nursery (Business Use, Retail, and Wholesale).	X
Manufacturing, Light. Light Manufacturing is defined as manufacturing, processing, service, storage, wholesale, and distribution operations with most operations contained within an enclosed building with limited outside storage. Light Manufacturing is typified by the fabrication of certain materials and products with limited production of noise, vibration, air pollution, fire hazards, or noxious	X

emissions which would disturb or endanger neighboring properties. Light Manufacturing typically sells its goods to a wholesaler or directly to the end consumer.	
Office with Meeting Space.	X
Outside Storage and Display of Goods, Products, or Equipment (Encroachment into Right-of-Way Not Allowed) (Outside Storage Shall be Located to the Rear of Primary Structures).	X
Showroom (Indoor and Outdoor).	X
Workshop / Production Facility.	X

X—Permitted by Right

Attachments:

Attachment A – Zoning Amendment Application

Attachment B – Location Map

Attachment C – Site Plan and Survey

§ 3-5. Commercial District (CD).

- (a) The purpose of the CD district is to focus on the heart of the neighborhood and to encourage a mix of uses that support the surrounding residential neighborhood.
- (b) See schedule of uses in Article VIII of this ordinance for permitted and conditional uses.
- (c) General regulations of the CD zone are contained in the table below:

CD DISTRICT	
Minimum lot size (area)	None
Minimum lot width (street frontage)	50 feet
Minimum lot depth	80 feet
Minimum front yard	10 feet
Minimum side yard	10 feet
Minimum side yard, adjacent to street	10 feet
Maximum lot coverage	60 percent (60%)
Maximum structure height	3 stories

- (d) Additional requirements:
 - (1) All uses within this district shall be of a retail, service or office character.
 - (2) All business shall be conducted entirely within a building. Outside storage and/or display of any type shall be prohibited unless in accordance with the outdoor storage section of this ordinance.
 - (3) Outdoor storage of trash receptacles shall be at the side or rear of the site and shall be screened on at least three sides by fence, planting or other suitable visual barrier.
 - (4) All exterior lighting designed for security, illumination, parking lot illumination or advertising and which is placed within this zoning district shall be designed in such a manner as to ensure that is [it] does not extend into adjacent residentially zoned properties.
 - (5) A privacy fence shall be erected between residential and commercial lots.
- (e) Landscaping requirements are contained in the City's landscaping ordinance.
- (f) Parking requirements are contained in the City's parking ordinance.
(Ordinance 16-0303 adopted 2/1/16)

§ 3-9. Planned Unit Development District (PUD).

- (a) The PUD district is a zoning district that allows flexibility in development standards and accommodates multiple uses as integrated land use units either by a single owner or a combination of owners. A PUD district may be used to permit new or innovative concepts in land use not permitted by other zoning districts, to ensure the compatibility of land uses, and to allow for the Adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:
 - (1) To provide flexibility in the planning and construction of development projects by allowing a

combination of uses developed in accordance with an approved plan that protects adjacent properties;

- (2) To provide an environment within the layout of a site that contributes to a sense of community and a coherent living style;
 - (3) To encourage the preservation and enhancement of natural amenities and cultural resources; to protect the natural features of a site that relate to its topography, shape, and size; and to provide for open space;
 - (4) To provide for a more efficient arrangement of land uses, buildings, circulation systems, and infrastructure;
 - (5) To encourage infill projects and the development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility, or topography.
- (b) The following evaluation and design criteria will be applied to master site plans in the PUD district:
- (1) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil removal.
 - (2) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings.
 - (3) In regards to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of the proposed structures and neighboring properties.
 - (4) Private streets and gates may be approved as part of the application but are not required.
 - (5) The maximum height of structures shall be as prescribed for each land-use category or category of uses.
 - (6) Setbacks shall be governed by the PUD district plan.
 - (7) A minimum of twenty (20) percent of gross platted area shall be open green space/parkland. This shall include community recreational areas that are continuously maintained. Open space shall not include areas specifically designated or used as parking lots, garages, streets, or driveways.
 - (8) Lighting. All outdoor lighting shall be shielded to limit impacts on residential units and reduce light pollution.
 - (9) Utilities and infrastructure shall meet the standards of Johnson City's subdivision regulations and most recently adopted International Codes.
- (c) The zoning of a PUD district shall be that shown on the development site plan approved and made a part of the adoptive ordinance and any written special conditions within or attached to the adoptive ordinance or development plan. The ordinance granting a PUD district shall include a statement as to the purpose and intent of the PUD district granted therein, as well as a general statement citing the reason for the PUD request.



P.O. Box 369 (Mail)
303 E. Pecan Dr. (Physical)
Johnson City, TX 78636
830.868.7111 (Phone)
830.868.7718 (Fax)

Application Date: 3-23-23

ZONING AMENDMENT APPLICATION

CHAPTER 14

NAME OF APPLICANT: Zachary A Zamora

MAILING ADDRESS: PO BOX 1190 Johnson City TX 78636

PHONE NUMBER: 512-299-1045

STATUS OF APPLICANT:

OWNER:

AGENT: _____ (IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 111 West Main Street Johnson City, TX 78636

LEGAL DESCRIPTION: 1.62 Acres / Blanco Co. Doc. Nos. 182952 + 215116

CURRENT ZONING: Commercial Distict PROPOSED ZONING: Planned ^{Unit} Urban Development ^{District}

DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: N/A (PUD)

EXISTING USE: Living Exhibit Fabrication / Nursery PROPOSED USE: To create an indoor and outdoor product showroom, office and meeting space, and client/collaborator accommodations.

LAND AREA: 1.61 Acres DOES OWNER OWN ADJACENT PROPERTIES? YES _____ NO

PURPOSE OF REQUEST: The unique nature of Variance Design business expansion does not fit neatly with in our current zoning. See attachment.

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.

Zachary A Zamora
Applicant's Signature

3-23-23
Date

Office Use Only:

Planned Unit Development Project Narrative

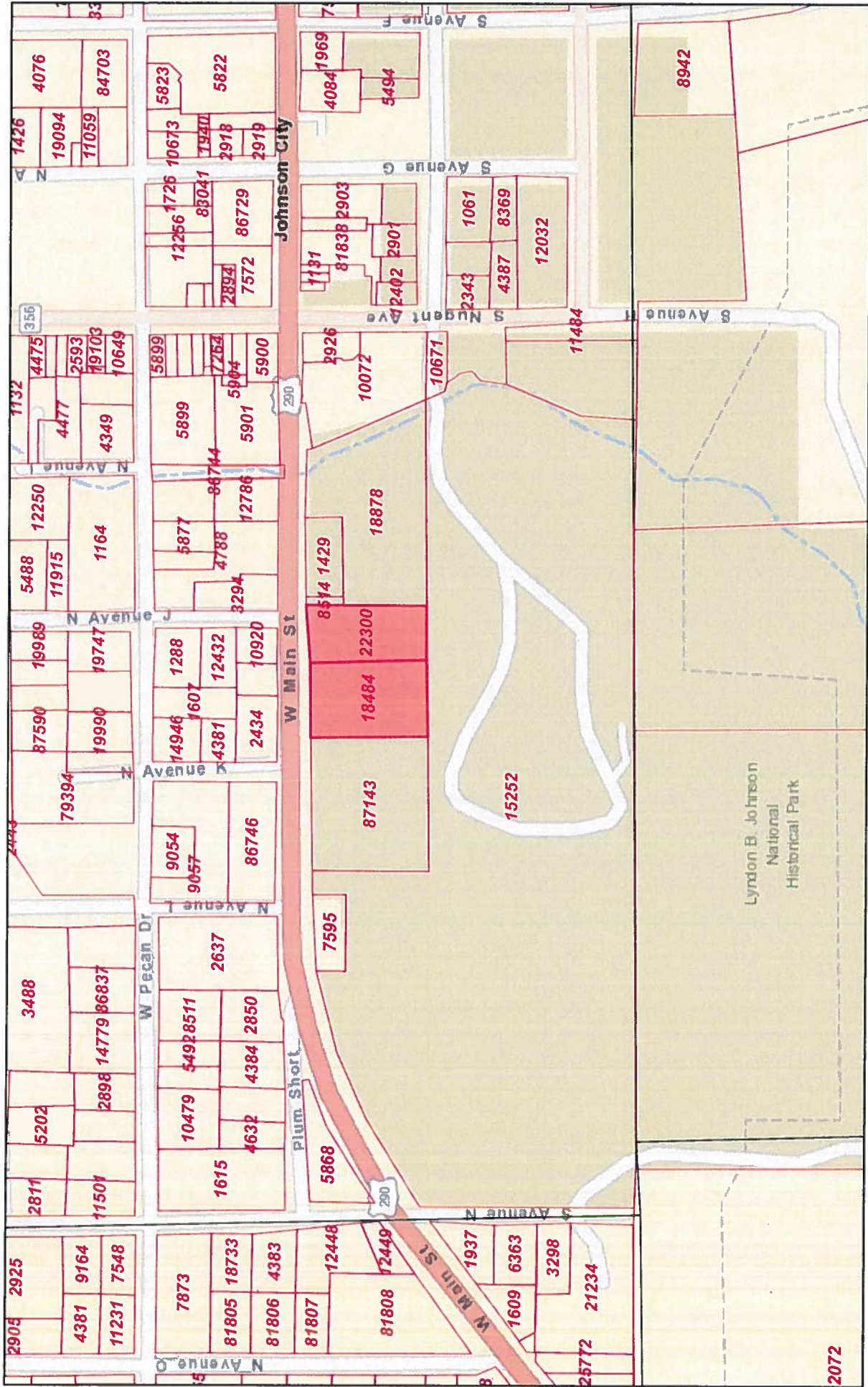
This Planned Unit Development (PUD) application is submitted by Zac Zamora, Founder of Variance Design, and owner of the property. Variance Design has developed a master plan for the property that envisions a series of ancillary uses to the existing workshop and greenhouse to address the ongoing business needs of the company. Variance Design has recently completed a greenhouse to enhance their business, and the proposed facility is envisioned as a flexible showroom for both interior and exterior plant-scape solutions. Variance may need in the future to remodel the existing arched workshop to expand production space, displacing showroom and office space in the existing building, thus requiring additional space for these activities. Given the unique custom solutions of Variance Design and their national client base, there is also a need to demonstrate unique "living wall" solutions and interact with consultants and project partners periodically to collaborate on unique custom projects. These collaborations often take the form of "design charrettes" to develop unique solutions. The proposed showroom project immerses clients and project partners in an integrated indoor/outdoor environment and is intended to provide Variance Design with the flexibility to address their client's need.

While the existing site zoning of the property seems to allow for ancillary business needs, Johnson City representatives felt that the unique nature of Variance Design did not fit neatly into the published schedule of allowable uses and suggested that a PUD would be advisable. Features of the proposed project include the following attributes:

1. The combination of ancillary business uses does not fit neatly into the listed allowable uses of the existing Highway Commercial Zoning District. The proposed uses include indoor and outdoor product showroom, office and meeting space, and potential visiting artist and client/collaborator accommodations. The design also provides flexibility for periodic uses associated with the existing greenhouse and production facility.

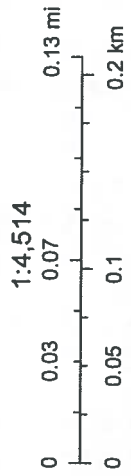
2. The proposed facility is set back from the highway and together with the Workshop and Greenhouse defines the outdoor garden space on the property. This layout preserves the natural features of the flat site, contributes to the community image, and integrates the indoor/outdoor vision of Variance Design.
3. The proposed project carefully preserves the gridded pattern of pecan trees on the existing site and envisions preserved green space on the site. The total percentage of green areas on the site exceeds minimum requirements.
4. The proposed site plan retains parking areas on the western portion of the site to provide for special events, and circulation access around the property perimeter enhances safety and fire access by connecting parking areas on the eastern and western edges of the site. No new access points to the Highway are proposed.
5. The proposed one-story project harmonizes with the spacing of existing buildings to create a cohesive series of unique building elements. Setbacks do not exceed existing zoning requirements.
6. The proposed project envisions sustainability features as part of the overall master plan, consistent with the overall Variance Design philosophy of "living with nature". These features include potential solar panels on covered patios and potential rainwater capture of hard-surface roof areas.

111 W. Main St. Location Map



4/12/2023, 12:50:21 PM

Override 1 Parcels Abstracts



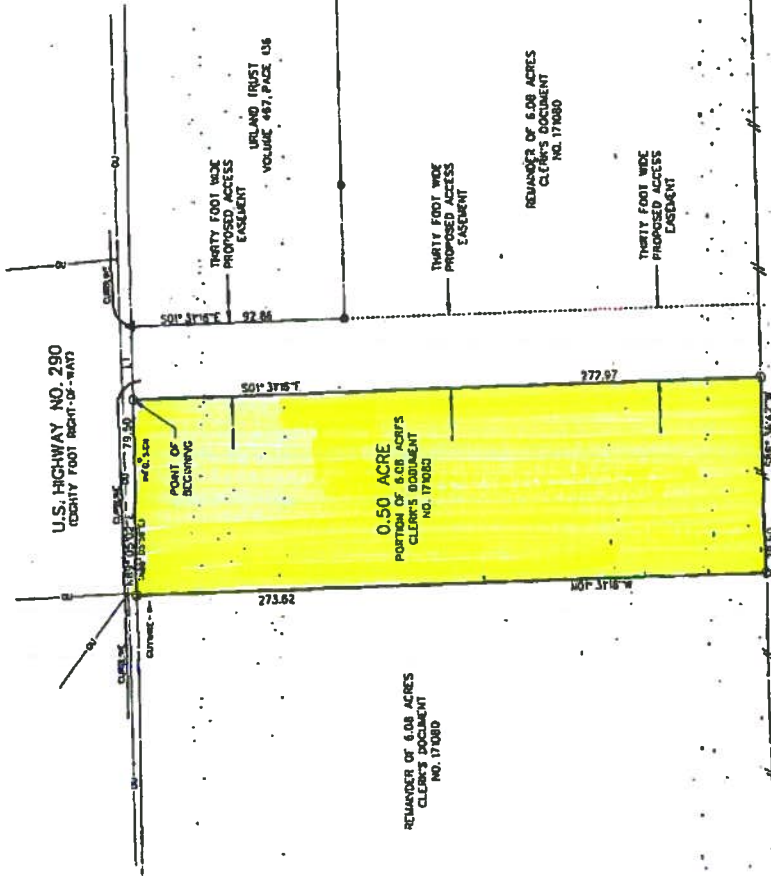
Esri, HERE, Garmin, INCREMENT P, NGA, USGS

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

RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY ON THE GROUNDS OF THE LOT SHOWN HEREON AND THAT THE DIMENSIONS AND BEARINGS BEING SHOWN THEREON ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXCEPT AS SHOWN OTHERWISE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC HIGHWAY.

DATE: 03-05-18

RANDALL H. HAMBRIGHT, P.L.L.C. (NO. 5583)



LINE	DIRECTION	DISTANCE
11	N 89° 05' 22\"/>	

- LEGEND**
- 1/4" IRON ROD SET
 - 1/4" IRON ROD FOUND
 - ▲ PK NAIL FOUND
 - OU OVERHEAD UTILITIES
 - WOOD FENCE
 - () RECORD INFORMATION



THE BASIS OF BEARING IS MAG 1983, CORG NORTH

MAP TO ACCOMPANY FIELD NOTE 01B-030

HAMBRIGHT LAND SURVEYING

P.O. BOX 123
 JOHNSON CITY, TX 76255-7635
 EMAIL: HAMBRIGHT@SURVEY-TECHNICAL.COM
 TEXAS PHONE NO: 817-955-1100

UNITED STATES OF AMERICA
 24.8 ACRES
 VOLUME 88, PAGE 163

SURVEY OF 0.50 ACRE
 SITUATED IN THE JAMES FENTESS SURVEY
 NO. 171, ABSTRACT NO. 193,
 BLANCO COUNTY, TEXAS

DATE: 03-05-18
 FILE NAME: 01B-030
 JOB NO: 01B-030

EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE OF NO.21-906 EFFECTIVE DATE OF JULY 1, 2021 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON.

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO WELDON M. YATES, FIRST AMERICAN TITLE GUARANTY COMPANY, COUNTYWIDE TITLE COMPANY AND LENDER THAT I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS ENCROACHMENTS, VISIBLE UTILITY LINES OR EASEMENTS KNOWN TO ME EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC HIGHWAY.



DATE: 07-26-21
 RANDALL H. HAMBRIGHT, R.P.L.S.
 TEXAS REGISTRATION NO. 5263
 COUNTY SURVEYOR, BLANCO COUNTY, TEXAS

U.S. HIGHWAY NO. 290
 (MAIN STREET)



UNITED STATES OF AMERICA
 24.8 ACRES
 VOLUME 88, PAGE 163

LEGEND

- O 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- ⊙ SEWER MANHOLE
- OU OVERHEAD UTILITIES
- WOOD FENCE
- () RECORD INFORMATION



THE BASIS OF BEARING IS NAD 1983, GRID NORTH

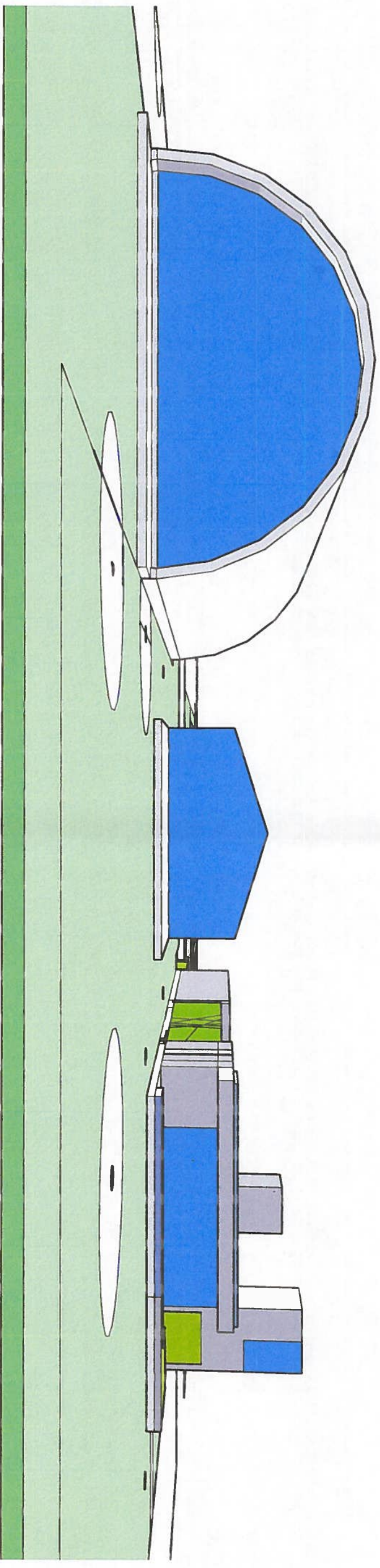
MAP TO ACCOMPANY FIELD NOTE 021-150

HAMBRIGHT LAND SURVEYING

P.O. BOX 1228
 JOHNSON CITY, TEXAS 76838
 PHONE (830) 648-2574
 EMAIL: HAMBRIGHTS@GMAIL.COM
 TEXAS PROJ. NO. 100587-00

SURVEY OF 2.00 ACRES
 SITUATED IN THE JAMES FENTESS SURVEY
 NO. 171, ABSTRACT NO. 193,
 BLANCO COUNTY, TEXAS

DATE: 07-26-21
 FILE NAME: 021-150
 JOB NO.: 021-150

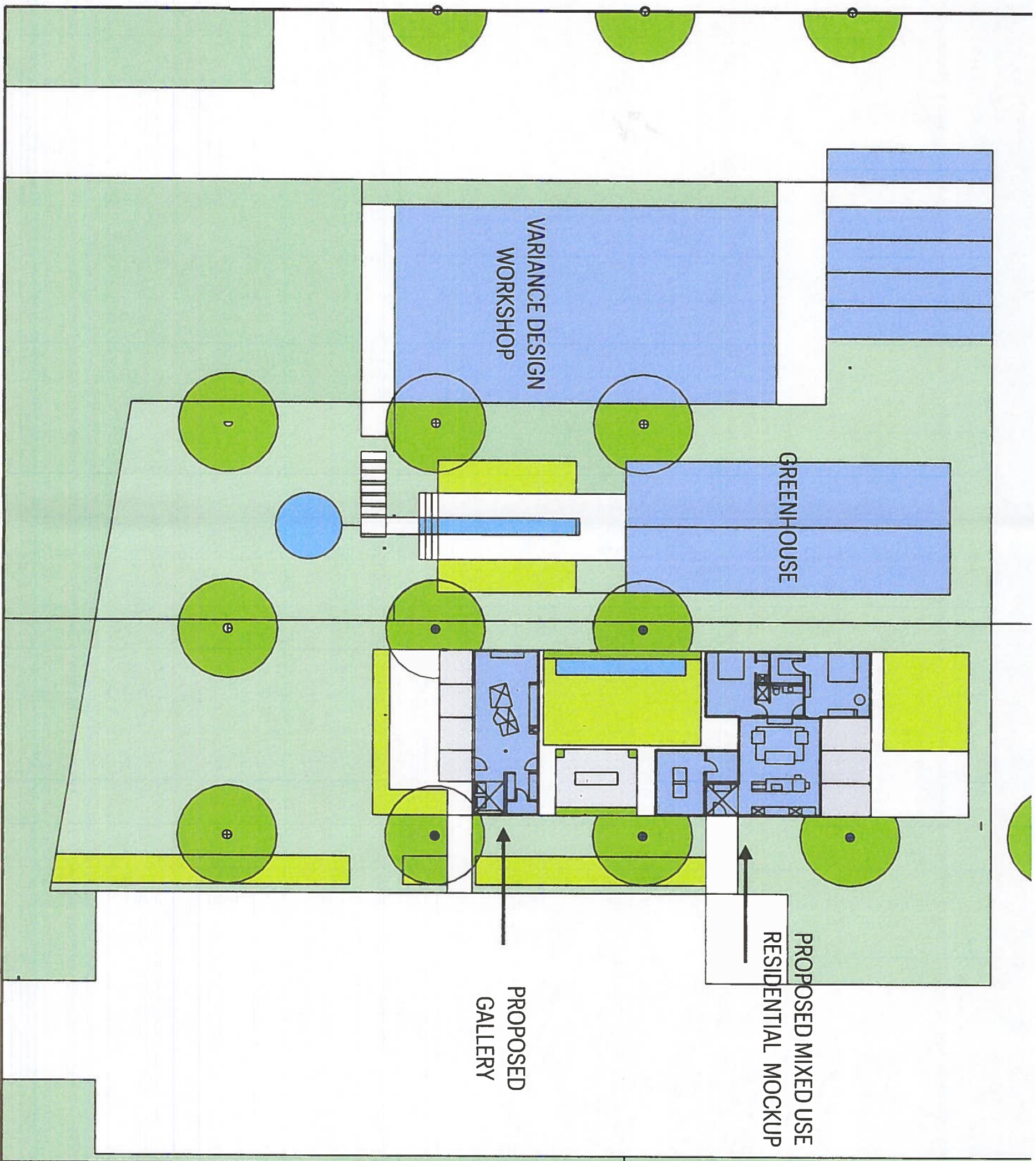


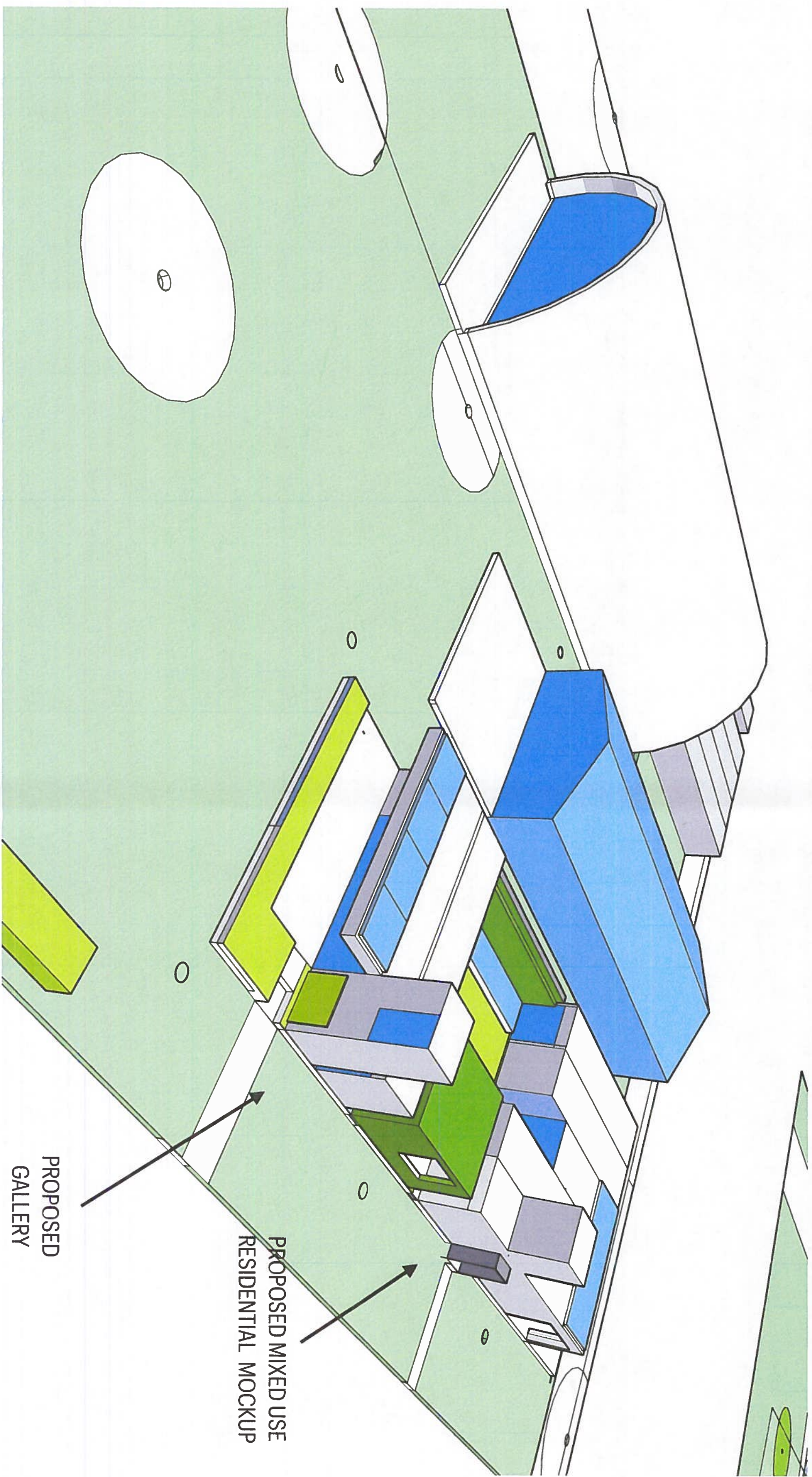
VARIANCE DESIGN CAMPUS

2023 EXPANSION PLAN



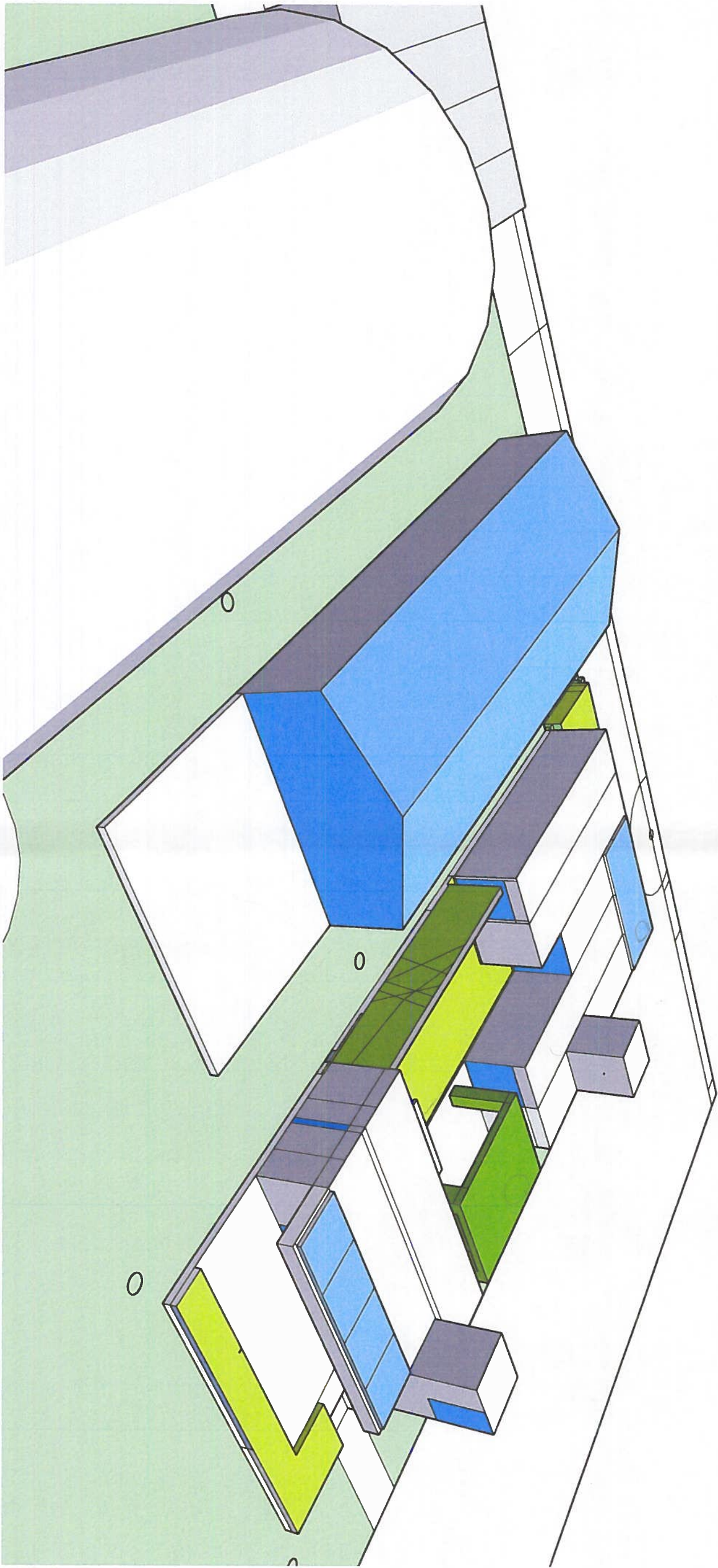
VARIANCE DESIGN
CAMPUS

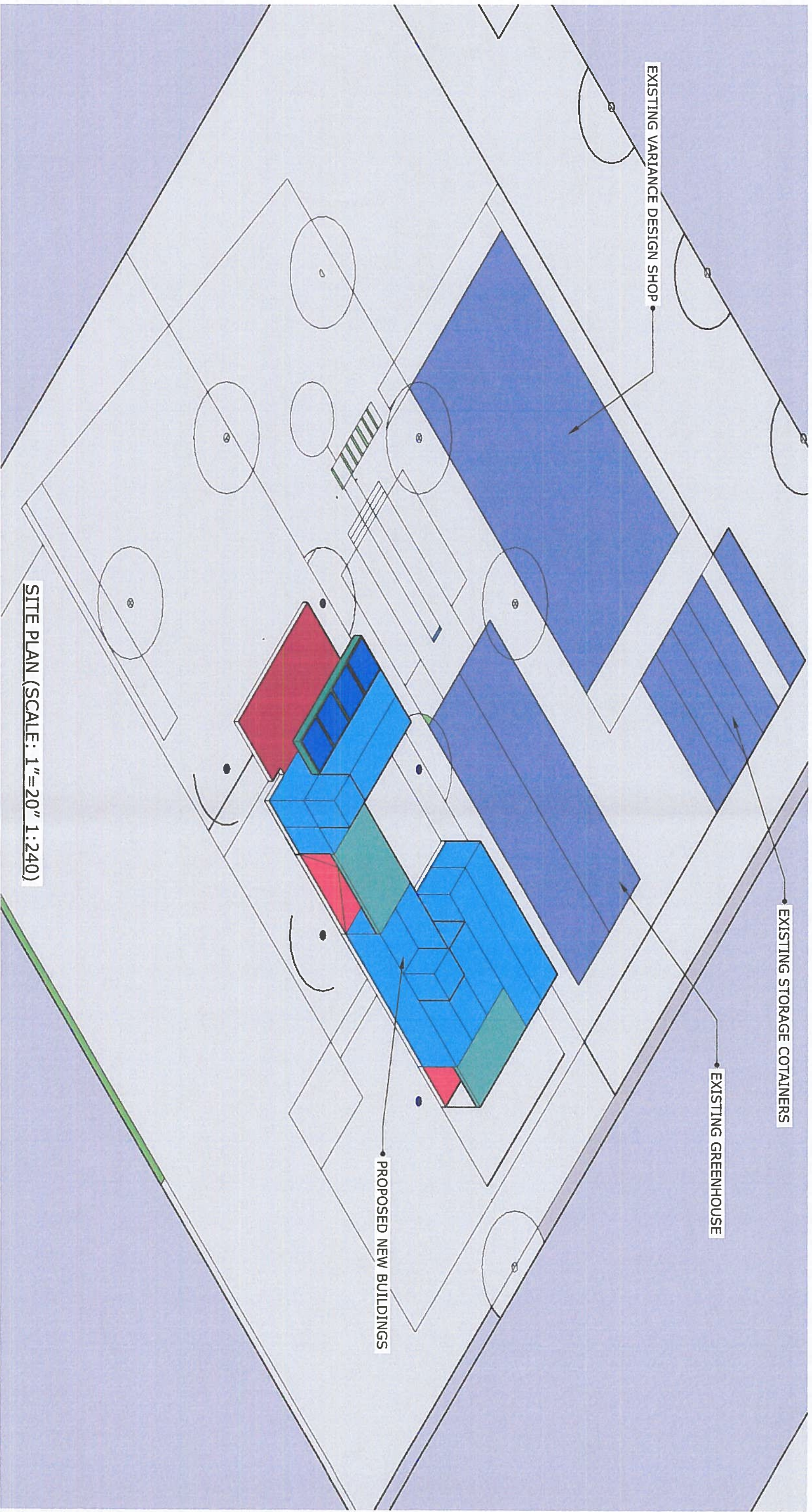




PROPOSED
GALLERY

PROPOSED MIXED USE
RESIDENTIAL MOCKUP



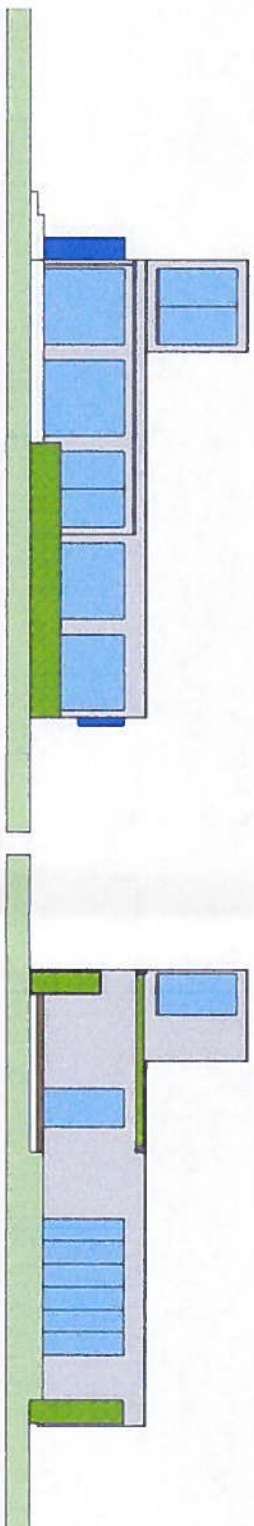


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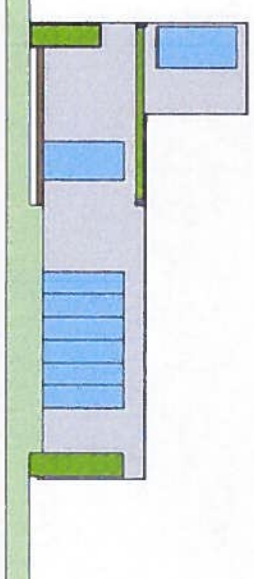
VARIANCE DESIGN

111 W MAIN ST
 JOHNSON CITY, TEXAS 78636
 VARIANCEDESIGN.COM

Proposed New Buildings



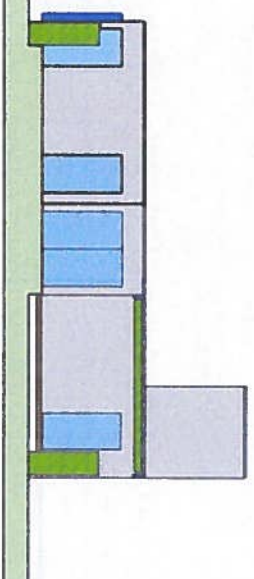
SOUTH ELEVATION



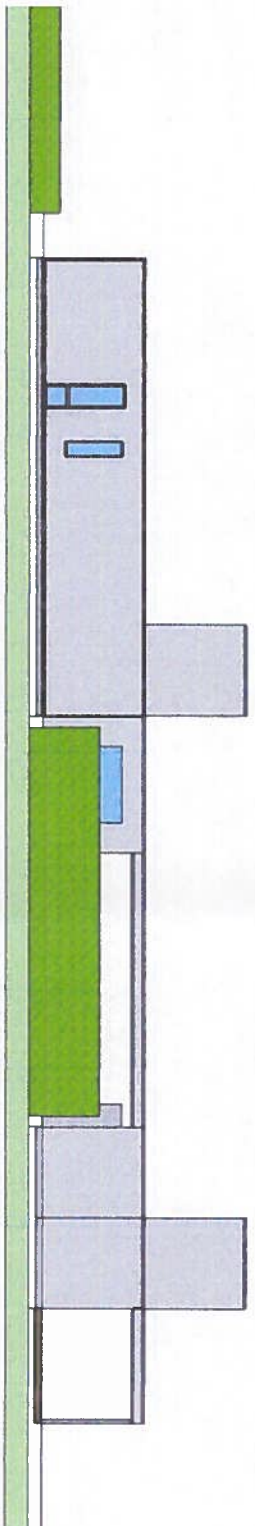
COURTYARD LOOKING NORTH



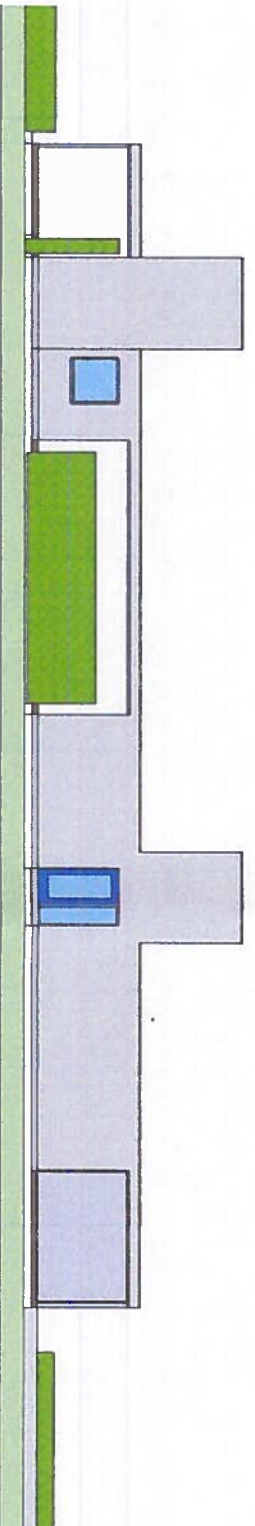
NORTH ELEVATION



COURTYARD LOOKING SOUTH



EAST ELEVATION



WEST ELEVATION

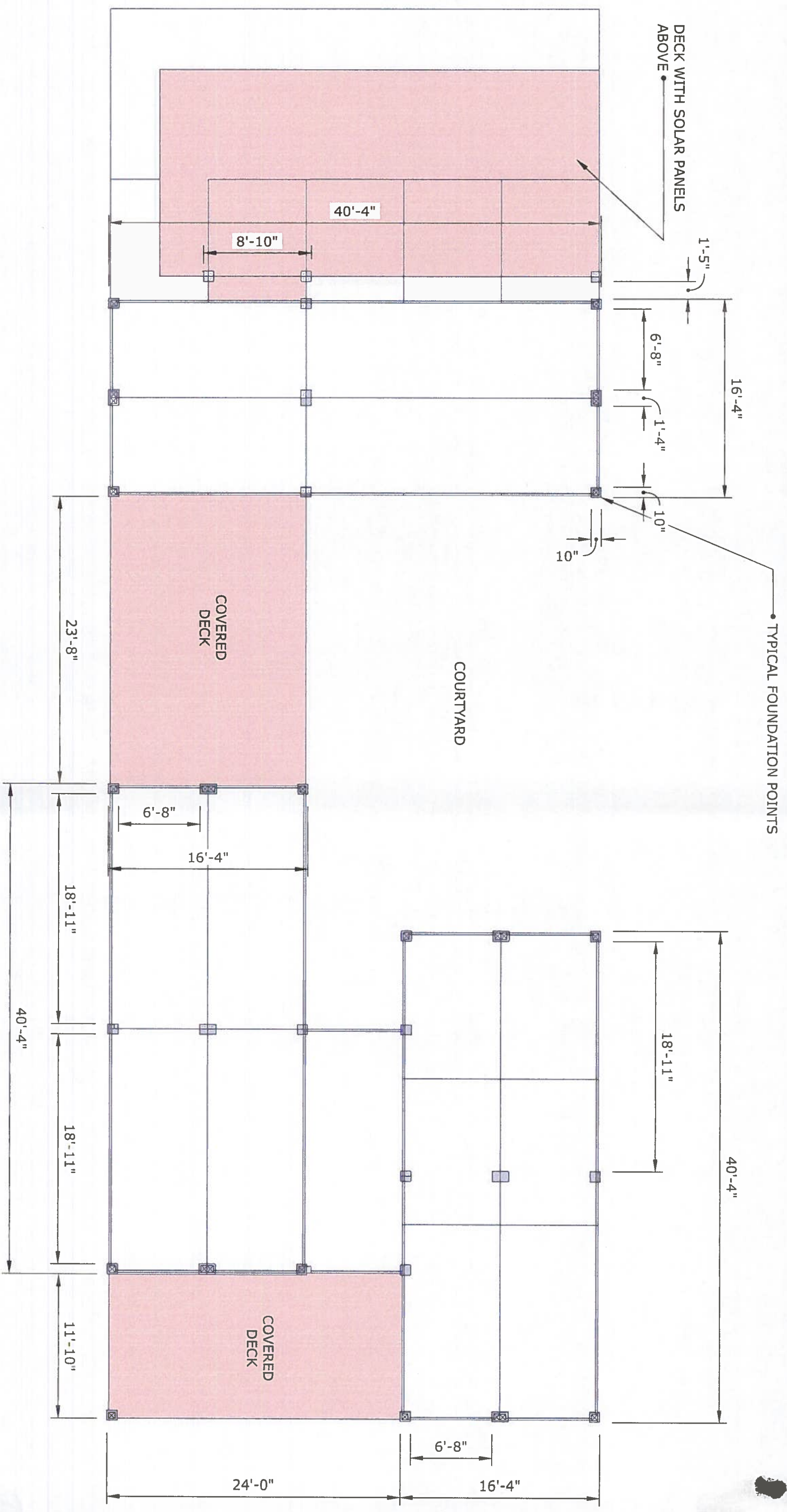
SCALE: 1/16"=1'-0"



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 JOHNSON CITY, TEXAS 78636
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Proposed New Buildings



FOUNDATION POINTS LAYOUT (SCALE: 1/8"=1'-0")



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Proposed New Buildings