

CITY OF JUNCTION CODE AMENDMENTS

City Council Meeting

April 28, 2025



Agenda

- 1. Team Introductions**
- 2. Purpose**
- 3. Scope**
- 4. Schedule**
- 5. City Council Meeting (8/26/24)**
- 6. Community Engagement**
- 7. Proposed Recommendations**
- 8. Next Steps**
- 9. Discussion**

Team Introductions



Code Advisory Committee Members

- Council Member - Doug Haynes
- Council Member - Tammy Molina
- City Secretary - Garvene Adams



- Jonathan Teafatiller
- Lata Krishnarao

Purpose

OBJECTIVES

- Issues with development-related codes that **negatively impact on the quality of life and cause unsafe, unhealthy, and blighted conditions.**
- Identified issues include:
 - Adjacency considerations
 - Placement of mobile homes
 - Property maintenance
 - Unsafe parking
 - Outside storage of used vehicle parts in front yards or streets

STRENGTHS

- Community involvement
- Code Enforcement Officer
- Existing codes not too complex

CONSIDERATIONS

- Lack of insufficient guidelines
- Existing uses vs. New uses
 - Continuation of nonconforming/existing
 - Site development standards for expansions
 - Site development standards for new uses and future development

Scope

1. **Adjacency considerations:** Adverse impacts of non-residential uses adjacent to residential uses.
2. **Placement of mobile homes:** Access, safety, separation, density, stacking, drainage, and site design standards.
3. **Property maintenance:** Maintenance of vacant lots, underutilized or vacant buildings, and occupied structures.
4. **Unsafe parking:** Parking of trucks on streets or in yards when not in use, parking and storage of vehicles associated with commercial uses on streets for extended periods of time.
5. **Outside storage:** Storing or disposal of used vehicle parts in front yards or streets.
6. **Residential uses:** Minimum requirements (lot size and setbacks) for dwellings.

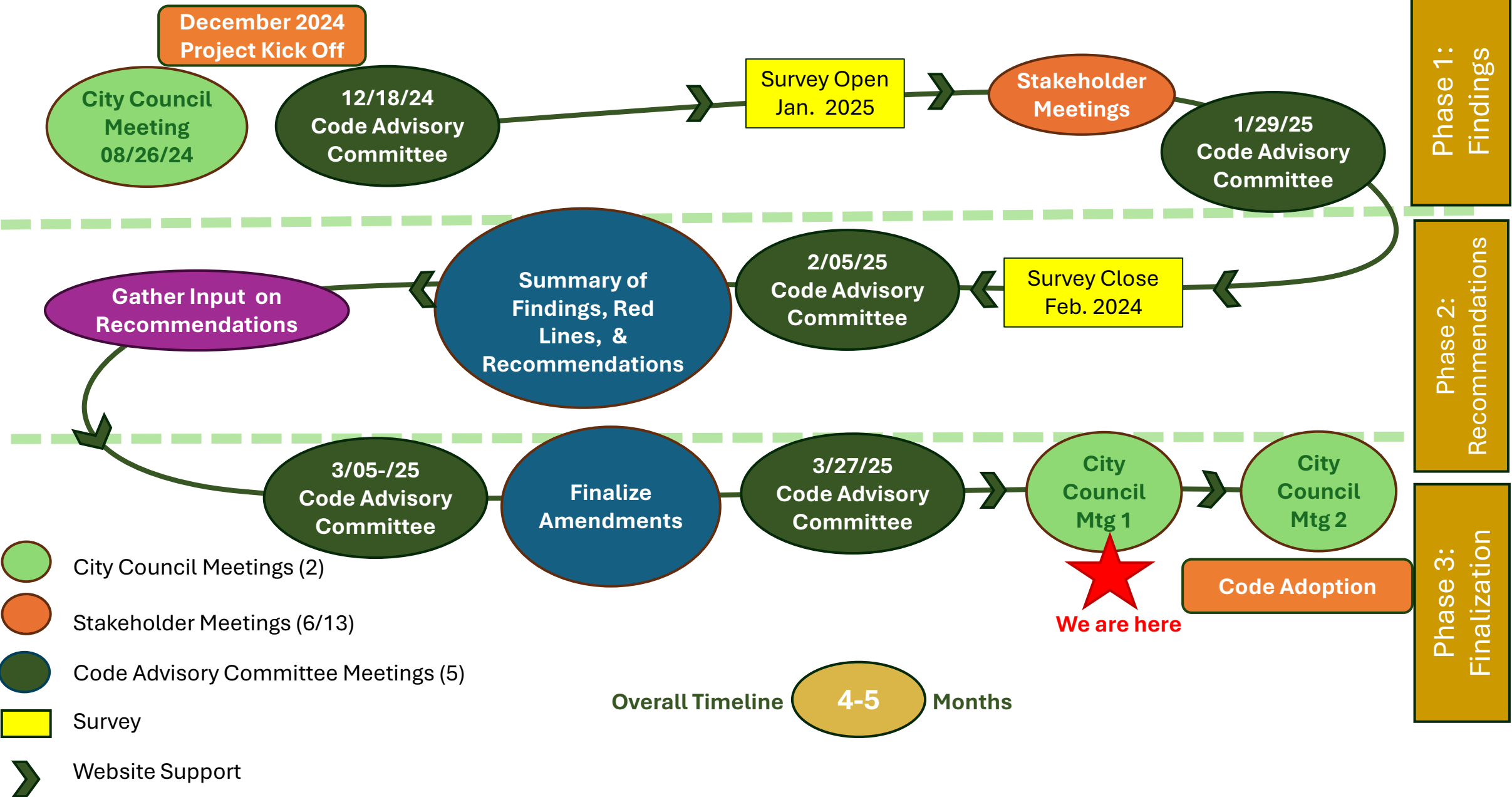
Additional input from the community engagement:

1. Home occupations
2. RV Parks
3. Recreational vehicles on a residential lot

Deliverables

1. Red-lined changes and recommendations
2. Summary report

Schedule



OPTIONS & PROCESS

City Council
Meeting
08/26/24

Adoption of zoning

General steps

- Review of existing uses /land use map
- Identify/list concerns/community engagement
- Formulation of an entire Zoning Code (text) – in conformance with TXLGC and Code of Ordinances
- Elimination conflicts between existing code of Ordinances and new Zoning Code
- Preparation of a Zoning Map
- Adoption –notification



Code amendments

General steps

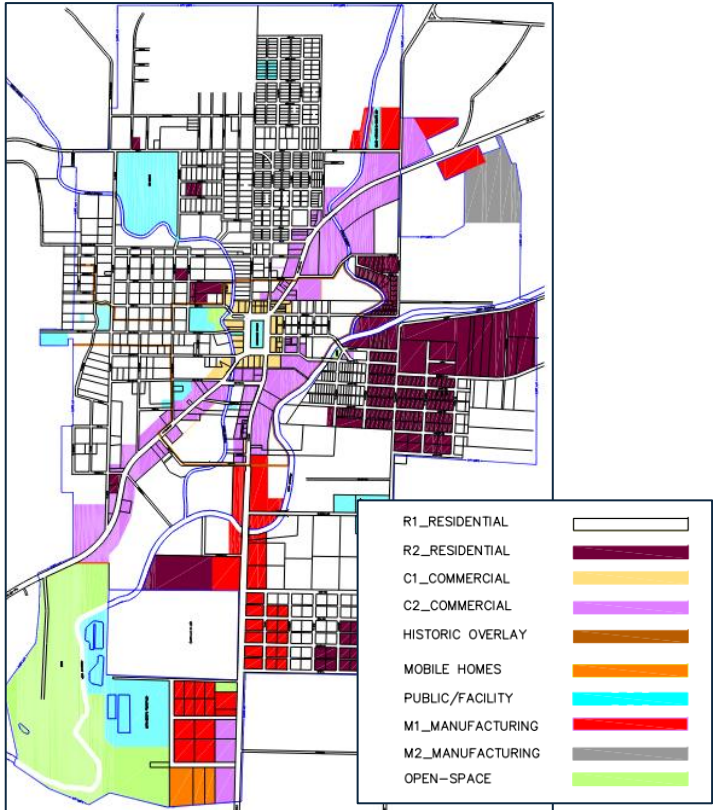
- Identify/list of concerns
- Modify (change and add) existing code of ordinances/community engagement
- Adoption - notification



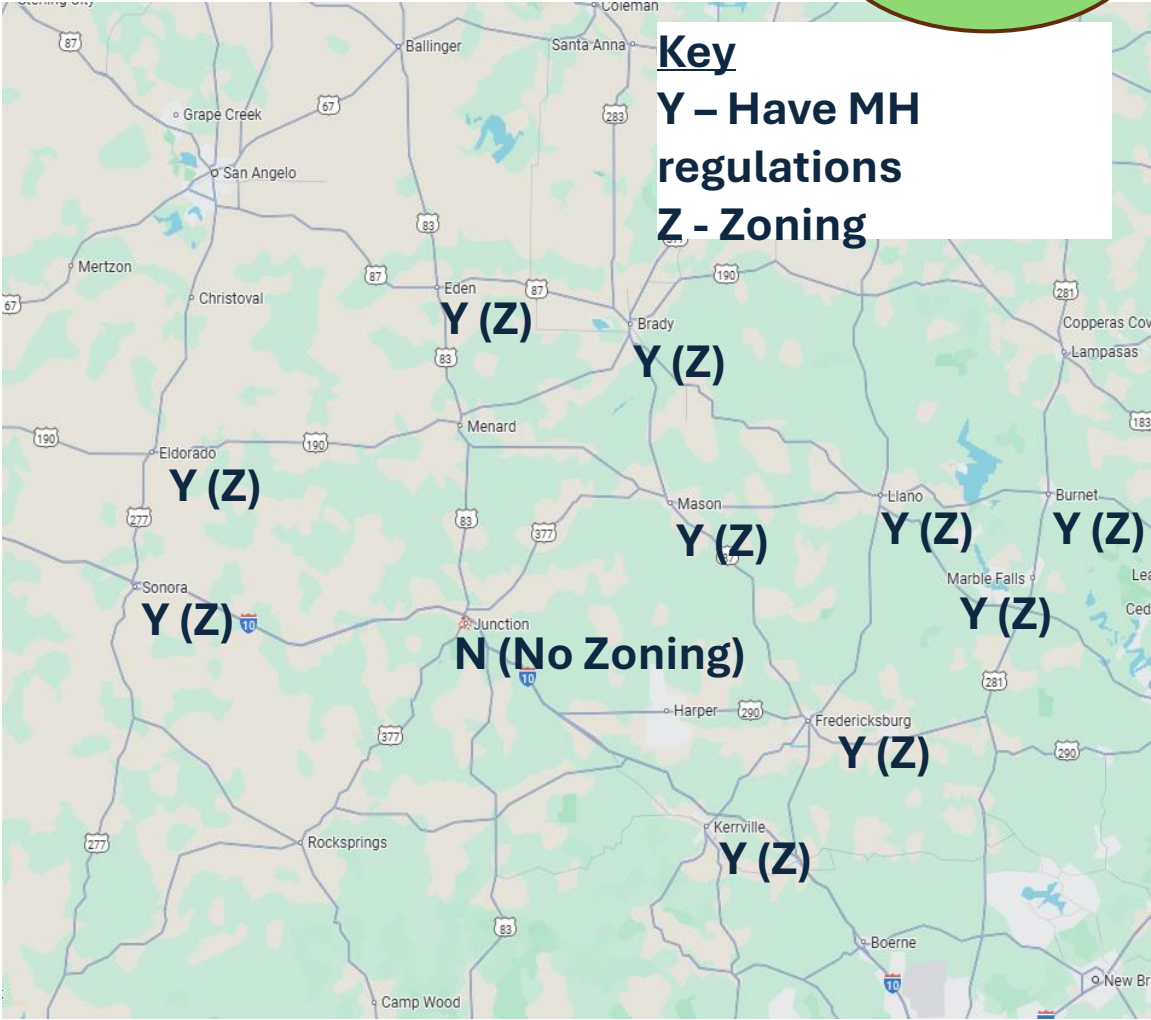
ZONING IN SURROUNDING COMMUNITIES

City Council Meeting
08/26/24

- Bandera
- Blanco
- Boerne
- Brady
- Burnet
- Eden
- Eldorado
- Fair Oaks Ranch
- Fredricksburg
- Helotes
- Kerrville
- Leon Valley
- Llano
- Marble Falls
- Mason
- San Angelo
- Sonora
- Willowbrook
- Wimberly



Example - City of Mason Zoning Map



EXISTING CODES & GUIDELINES

City Council
Meeting
08/26/24

Existing Code of Ordinances

Ch 1 General Provisions

Ch 2 Animal Control

Ch 3 Building Regulations

Ch 4 Business Regulations

Ch 5 Fire Prevention and
Protection

Ch 6 Health and Sanitation

Ch 7 Municipal Court

Ch 8 Offenses and Nuisances

Ch 9 Personnel

Ch 10 Subdivision Regulations

Ch 11 Taxation

Ch 12 Traffic and Vehicles

Ch 13 Utilities

Ch 14 Zoning

Community Engagement

COMPONENTS

- I. Code Advisory Committee (CAC)
- II. Website updates
- III. Stakeholder interviews
- IV. Community Questionnaire
 - a. Intent: Gather input on issues and recommendations
 - b. Platform: Survey Monkey placed on City website; Facebook, Instagram, others
 - c. Duration: 4-5 weeks (beginning of the findings phase & into recommendations phase)

CODE ADVISORY COMMITTEE (CAC)

- I. Five (5) meetings
- II. Attend City Council Meetings
- III. Reviewed and provided guidance
 - Process
 - Questionnaire finalization
 - Stakeholders
 - Results
 - Prioritization
 - Review recommendations and provide examples
 - Future steps

Community Engagement

ISSUES ADDRESSED

1. Adjacency considerations
2. Placement of mobile homes
3. Property maintenance
4. Unsafe parking
5. Outside storage
6. Residential uses

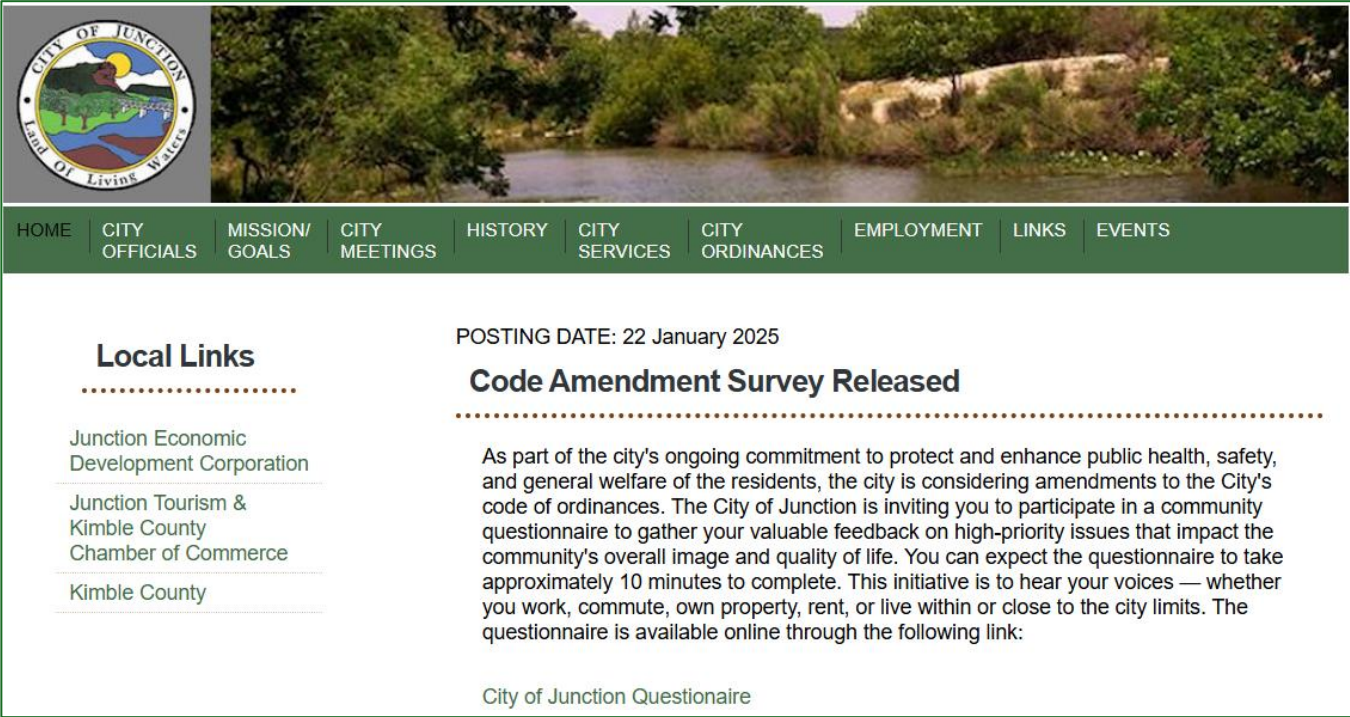


1. Adjacency considerations
2. Placement of mobile homes/parks
3. Recreational Vehicles (RVs)/parks
4. Mobile home/RVs on a residential lot
5. Property maintenance
6. Unsafe parking
7. Outside storage
8. Residential uses
9. Home businesses/occupations

Community Engagement

Questionnaire

Platform: Survey Monkey placed on City website; Facebook, Instagram, others

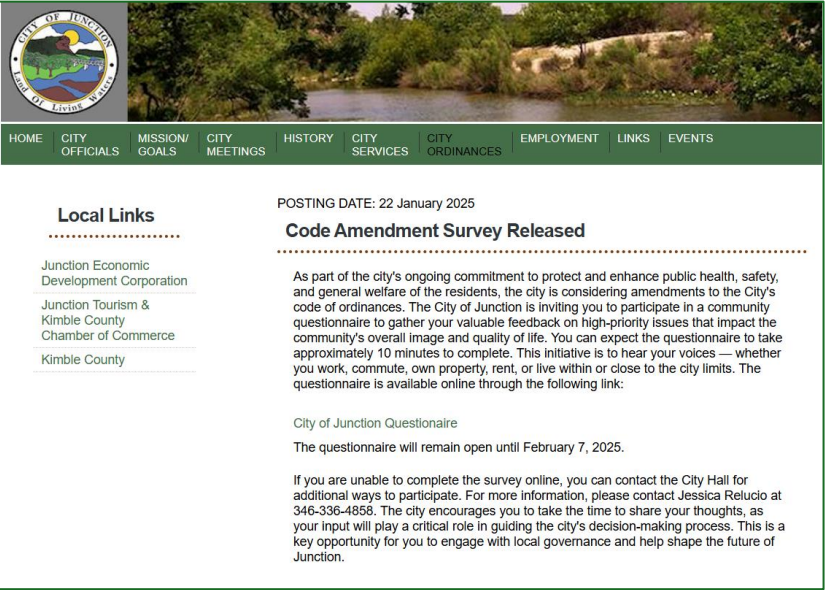


Stakeholder Interviews

13 stakeholders contacted, 6 meetings were completed in January 2025

Community Engagement

Questionnaire Response Summary



228 Complete responses

60% Own land/have business in the city

56% Residents (lived for over 10 years)

60% Between 36-65 years old

74% Work in the city

Top 3 Themes

SMALL-TOWN VALUES/FEEL

SAFETY

BEAUTY/RIVER

Community Engagement

Questionnaire Ranking

1- Most responses

Topics

- 1 Property maintenance
- 2 Unsafe parking
- 3 Outside storage
- 4 Placement of mobile/manufactured homes

Issues

- 1 Properties in disrepair
- 2 Shortage of housing properties
- 3 Shortage of residential rental properties
- 4 Multiple houses on one lot

Adjacency considerations

- 1 Combination – fences/walls & landscape
- 2 Privacy fences
- 3 Bushes, trees, landscape
- 4 Wood fences

Mobile/manufactured homes

- 1 Limit number of homes per lot
- 2 Use single-family for residential uses only
- 3 Meet single-family standards - permanent foundation, connected to utilities, paved driveways

Community Engagement

Questionnaire Ranking

1- Most responses

Travel trailers/RVs

- 1 Placed on the side or rear, not in front yards
- 2 Not have people live in them, unless located in an RV park

Property maintenance

- 1 Placed in waste containers. Prohibit dumping on streets and yards
- 2 Dumpster enclosures for commercial and multi-family
- 3 Maintenance of all properties
- 4 Maintenance of landscaping

Unsafe parking

- 1 Non-operational vehicles not stored on property
- 2 Commercial vehicles not stored on streets for extended periods of time
- 3 Parked on paved surfaces

Outside storage

- 1 Related to industrial and commercial – visually screened
- 2 Discouraged in front yards or areas visible

Questionnaire Ranking

1- Most responses

Additions to the code

- 1 Home business regulations to prevent unsafe or non-residential friendly businesses operating within neighborhoods
- 2 Adequate setbacks between buildings and property lines (yards) to promote safety and health
- 3 Minimum lot area requirements
- 4 Maximum height restrictions

Proposed Recommendations

OBJECTIVES

Foster an **open, neighborly, vibrant, and harmonious community** by thoughtfully updating the Code of Ordinances.

Create an **inclusive environment** that honors our rural heritage, promotes responsible growth, and ensures all residents' safety, health, and well-being.

Preserve the **natural rural beauty** of the town while embracing modern solutions.

Enhance the **quality of life and strengthen community bonds** for generations to come.

STRENGTHS

- Community involvement
- Code Enforcement Officer
- Existing codes not too complex

CONSIDERATIONS

- Insufficient guidelines
- Existing uses vs. New uses
 - Continuation of nonconforming/existing
 - Site development standards for expansions
 - Site development standards for new uses and future development

Proposed Recommendations

Based on the CAC’s recommendations, the amendments included the following additions:

- 1. Article 4.09 Automobile storage lots, automobile wrecking and salvage yards (junkyard) and lots used for open storage by metal recyclers
- 2. Article 4.10 Home occupations
- 3. Article 6.04 Vacant buildings registration
- 4. Chapter 15 Development and adjacency standards
 - Article 15.02 Mobile and manufactured homes
 - Article 15.03 Travel trailers/recreational vehicle
 - Article 15.04 Adjacency standards

The proposed amendments are attached. All additions to the existing code are shown in red and underlined text. All deletions, if any, are shown in ~~red and strike-out text~~.

ISSUES ADDRESSED

- 1. Adjacency considerations
- 2. Placement of mobile homes/parks
- 3. Recreational Vehicles (RVs)/parks
- 4. Mobile home/RVs on a residential lot
- 5. Property maintenance
- 6. Unsafe parking
- 7. Outside storage
- 8. Residential uses
- 9. Home businesses/occupations

Proposed Recommendations

1. Article 4.09 Automobile storage lots, automobile wrecking and salvage yards (junkyard) and lots used for open storage by metal recyclers

- Screening of outdoor storage – fence and landscaped buffer along the property line
- Industrial stormwater permit, state and federal regulations
- Maintenance – grass and weeds
- Fire safety path
- Certificate of occupancy and license

Existing Section 6.03.002 – Public Nuisance Declared- Keeping, storing, or accumulating refuse or rubbish, including newspapers, abandoned vehicles, refrigerators, stoves, furniture, tires, and cans, on premises, unless the rubbish or object is completely enclosed in a building or is not visible from a public street;

Proposed Recommendations

2. Article 4.10 Home occupations

Permitted in any dwelling unit, subject to the following provisions:

- Within a home, limited to 25% of the area of the dwelling unit. Use of accessory buildings, garages, or carports prohibited
- Conducted by resident occupants of the dwelling unit
- Does not change the appearance of the dwelling unit
- No outdoor display of goods or outdoor storage
- No advertising
- No use of commercial vehicles
- No direct on-premises selling
- No certificate of occupancy is required for a home occupation
- Prohibited uses – such as auto-related, retail, junk yards, commercial uses, etc.

Proposed Recommendations

3. **Article 6.04. Vacant buildings registration**

- Applicability
- Exemption – listed for sale or rent
- Definitions - abandoned property and vacant building
- Registration
- Insurance
- Inspections and enforcement
- Exemptions
- Public nuisance declaration process

Proposed Recommendations

4. Chapter 15 Development and adjacency standards

- Article 15.02 Mobile and manufactured homes
- Article 15.03 Travel trailers/recreational vehicles
- Article 15.04 Adjacency standards
 - Definitions
 - Requirements when located on single-family lot
 - Requirements when located in a park
 - Standards – foundation, placement permit, etc.
 - Utilities and fire protection
 - Driveways - all-weather surface
 - Landscaped buffers with fences along all roadways and between two adjacent properties.

Next Steps

1. Regular meeting - City Council Meeting 1 on 4/28/25
Presentation of findings, draft recommendations and gather feedback
2. Incorporate feedback and legal review
3. City Council Meeting 2 and Potential Public Hearing 1
4. Incorporate feedback from City Council Meeting 2 and the Public Hearing 1
5. Public Hearing 2

Next Steps

1. **Regular meeting** - City Council Meeting 1 on 4/28/25
Presentation of findings, draft recommendations, and gather feedback
2. **Incorporate feedback and legal review**
3. **Post on city website**
4. **City Council Meeting 2 and Potential Public Hearing 1**
5. **Incorporate feedback** from City Council Meeting 2 and the Public Hearing 1
6. **Public Hearing 2 - Adoption**

Supporting Documents:

Memo

Attachment 1:

Proposed amendments (outline and section)

Attachment 2:

Community Engagement

- Questionnaire responses summary
- Stakeholder interviews summary
- Facebook post
- Newspaper article
- Website