

# CITY OF JUNCTION

## Proposed Code Amendments - Summary



### Introduction

As part of the city's ongoing commitment to protect and enhance public health, safety, and general welfare of the residents, the city is considering amendments to the City's code of ordinances. The City of Junction had identified some recurring issues pertaining to its development-related codes, which negatively impacted the quality of life and caused unsafe, unhealthy, and blighted conditions. This project aimed to address these issues by amending the City's existing code of ordinances. In general, the problems identified included adjacency considerations, placement of mobile homes, property maintenance, unsafe parking, and outside storage of used vehicle parts in front yards or streets.

The City of Junction is inviting you to review the proposed amendments and provide valuable feedback on high-priority issues impacting the community's overall image and quality of life. The proposed amendments are available at: City of Junction, Texas

A public hearing has been scheduled for August 25, 2025 to provide an opportunity for you to get a brief summary of the proposed changes and to voice your support or concerns. The city encourages you to share your thoughts, as your input will play a critical role in guiding the city's decision-making process. This is a key opportunity for you to engage with local governance and help shape the future of Junction

For more information, visit the city's website or contact Garvene Adams at [garvene.adams@cityofjunction.com](mailto:garvene.adams@cityofjunction.com) or (325) 446-2622.

### Community Engagement

The project was envisioned as a collaborative effort. Community engagement consisted of the following:

1. Code Advisory Committee (CAC): The City created a Code Advisory Committee (CAC) to guide the consultant in drafting code amendments. The CAC consisted of community members and met five (5) times during the process. They identified the stakeholders, provided input on interview questions and the community questionnaire, reviewed the findings and recommendations, and finalized the draft amendments.
2. Website: A website was established at the beginning of the process to keep the community updated.
3. Stakeholder interviews: Interviews were conducted with the stakeholders identified by the CAC.
4. Community Questionnaire: A questionnaire (developed using SurveyMonkey) was distributed to the community to gather input on issues and recommendations. The questionnaire was posted on the City's website and Facebook page and advertised in Junction Eagle (the newspaper) from January to February 2025.

### Process

This 7-month process included the following steps:

1. Kick-off meeting with City Council to obtain their input on the process and concerns.
2. Gather community input:

- a. Interview key stakeholders to obtain their thoughts and ideas on the most pressing issues in the current code of ordinances and how to resolve them.
  - b. Gather public input using website questionnaires. Review existing documents, including ordinances, policies, and procedures.
3. Prepare a summary of findings, red-lined changes, and recommendations to the existing ordinances, and potential future ordinances, codes, or policies the City may consider.
4. Five meetings with the CPAC throughout the process.

### **Proposed Amendments**

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

- Article 4.09 Automobile storage lots, automobile wrecking and salvage yards (junkyard) , and lots used for open storage by metal recyclers
- Article 4.10 Home occupations
- Article 6.04. Vacant buildings registration
- 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

The proposed amendments are available on the city's website.

### **Next Steps**

1. Gather input on the recommended amendments from the City Council and citizens.
2. City Council Public Hearings
3. Incorporate feedback and legal review
4. Finalize the amendments

Please visit the City's website for the following documents:

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