

ATTACHMENT 2

Community Engagement

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

CITY OF JUNCTION

Code Amendments



QUESTIONNAIRE RESPONSE SUMMARY

Introduction

The City of Junction posted a community feedback questionnaire from January 5th, 2025, to February 7th, 2025, seeking input on potential code amendments. The questionnaire aimed to gather valuable insights and perspectives from residents, businesses, and stakeholders regarding local regulations. By engaging the community in this process and fostering a more informed and collaborative approach to decision-making, the city hopes to ensure that future amendments align with the community's needs and values.

Methodology

The citizens made a total of 268 attempts to take the questionnaire, and 40 responses were incomplete and did not share any feedback on the code regulations. This summary analyzes the 228 complete responses.

The first step in analyzing the data was to check for any duplicate responses from one person that would outweigh the data. This was done by reviewing the IP addresses and removing any repeated or duplicated responses. Ten (10) duplicate I.P. addresses (20 questionnaires) were found, and the reasons for their inclusion in the analysis are described.

- Repeat IP Addresses (included in this analysis due to the possibility of it being different people)
 - 129.222.78.52 (2 responses)
 - One left an email, the other didn't, one owns business/land, and the other doesn't; both completed in about 6-8 minutes
 - Likely different people
 - 159.242.253.78 (2 responses)
 - Two different email addresses and completed in 10-14 mins each
 - Different people
 - 192.170.132.238 (2 responses)
 - No emails; one owns land and the other doesn't; responses were similar but different
 - Likely different people
 - 192.170.132.80 (2 responses)

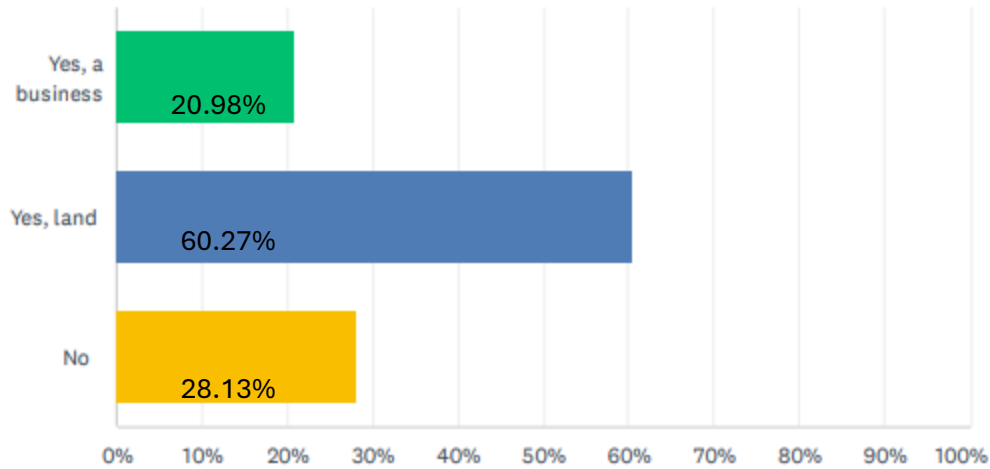
- Completed first section on one and incomplete on the other; rest are the same responses; each completed in 6 – 10 minutes
 - Could be different people
- 192.170.134.117 (2 responses)
 - Different contact information; completed in 7 -9 minutes
 - Different people
- 192.170.134.142 (2 responses)
 - Different contact information; completed in 6 -9 minutes
 - Different people
- 192.67.89.158 (2 responses)
 - One had contact information and completed in 7 min; the other had no contact information and completed in 16 mins; similar responses but one left additional comments while the other did not.
 - Could be different people
- 24.245.179.207 (2 responses)
 - Different contact information; completed in 4 -10 minutes; different responses
 - Different people
- 72.12.114.201 (2 responses)
 - One left contact information; both different personal (part 1) answers; different responses
 - Likely different people
- 72.158.228.97 (2 responses)
 - Different contact information; completed in 5 -13 minutes
 - Different people

Takeaways

The questionnaire consisted of 15 code amendment-related questions and one question to provide their name and contact information to win a prize for completing the questionnaire. Included below are the summaries of key takeaways from the questions.

Q2 Do you own a business and/or land in the City of Junction?

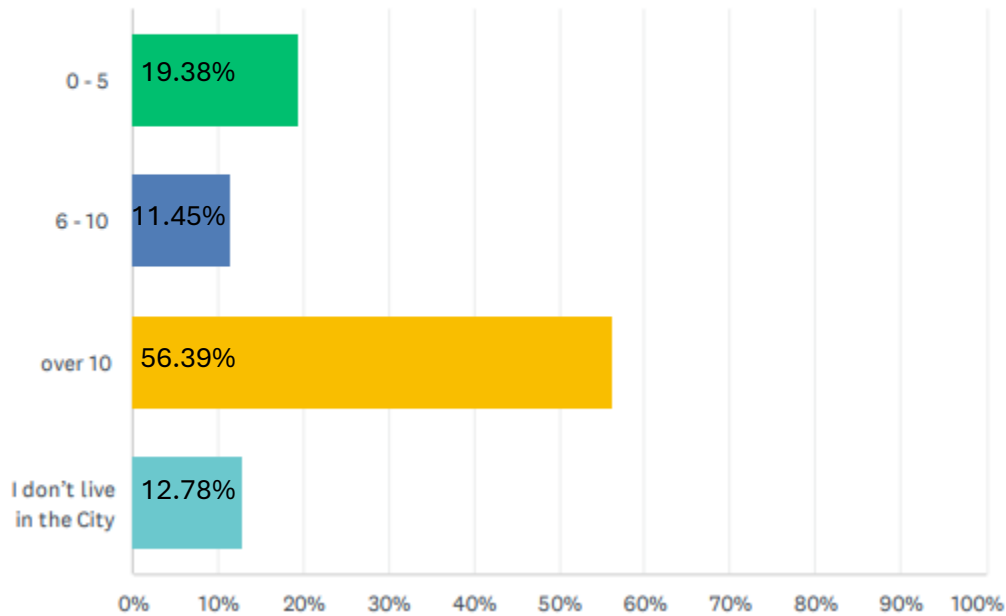
Answered: 224 Skipped: 4



Over half of the respondents own land in Junction.

Q3 How many years have you lived in City of Junction?

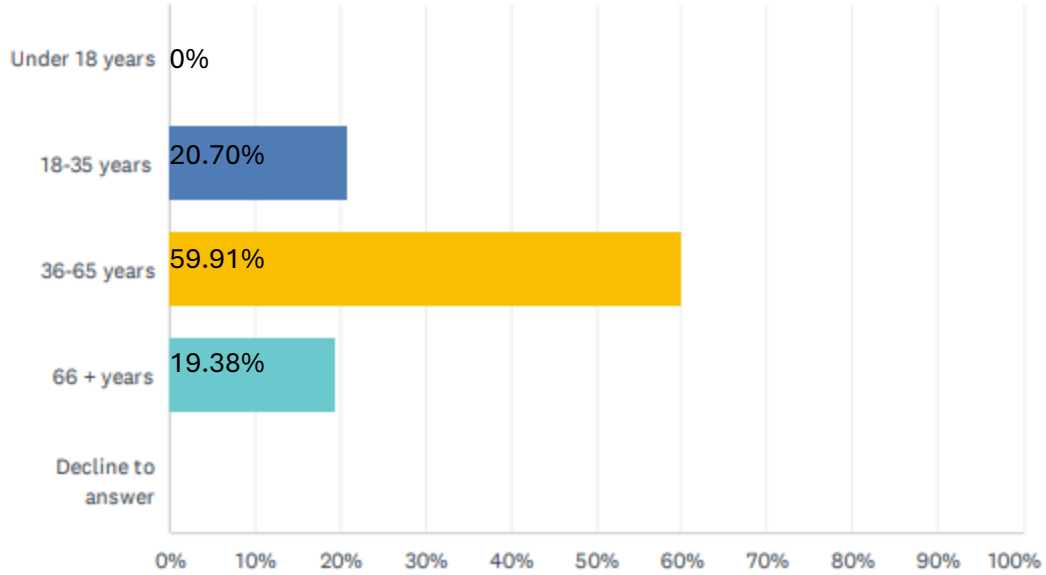
Answered: 227 Skipped: 1



Over half of the respondents have resided in the city for over 10 years (56%), over a quarter (31%) of respondents have resided for 0-10 years, and a smaller portion (13%) don't live in the city.

Q4 What is your age?

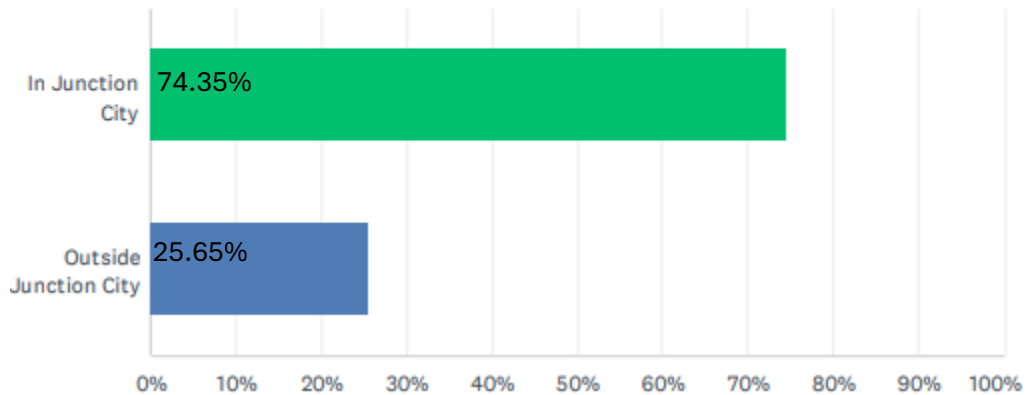
Answered: 227 Skipped: 1



Over half of respondents (60%) are between 36-65 years old, 21% are 18-35 years old, and 19% are 66 years old or older.

Q5 Where do you work?

Answered: 191 Skipped: 37



Most of the respondents (74%) work in the city and 26% commute outside the city for work.

Other responses:

- Retired
- Kimble, Edwards, Menard and Sutton Counties
- TxDOT
- Lifelong resident and Rancher in Kimble County. Own a Trash

Collection business and have cleaned up a lot of Junction and surrounding area in Kimble County since 2011

- Fredericksburg
- Hill Country Preferred Senior Care Home Health in Mason , TX
- Kimble county
- All over the county with real estate
- San Angelo
- Roosevelt
- Kerrville
- Junction ISD
- Kimble county
- Home on Razor Ridge Rd
- Sugar Land
- Retired business owner
- Both inside and out

- Remote from home
- Eden detention center
- All over Texas – Contractor
- Paint Creek
- San Antonio and I travel around the US
- San Antonio fire department
- South Llano River SP
- Menard
- Kothmann
- Ranch in Kimble County
- Christoval Texas
- Ranch outside of Junction
- I work in Junction and in Temple TX when traveling
- Kerrville, I live in the County and do business in Junction

Q6 What do you enjoy the most about living or working in City of Junction? (List up to 3)

Answered: 214 Skipped: 14

ANSWER CHOICES	RESPONSES	
1.	100.00%	214
2.	90.65%	194
3.	69.63%	149

The three most common themes were small-town values and atmosphere, safety, and beauty and the river. All of the responses are below.

City Park - fishing - walking trails
The people
Community (everyone knows everyone)
slow pace
Convenient
Having HUD housing

The River
Less Traffic, although that is changing with more 18-wheelers
Quiet

Friendliness of the people
The scenery
Small town pride

Quiet
Seeing lots of locals
Feeding nesting and migrating hummingbirds March- Nov.
The people
Great customers

Friendly

Very proud of our museum
Small town life
Landscape

The people
Saves fuel
River nearby, deer grazing/resting in peace
The privacy
It's quiet

It's Potential

The Sheriff and police department	Lum's Bar B Que	McDonald's
Friendliness	The potential the town has	
Small town atmosphere	Many locally owned businesses	
Small town values	Strong belief in private property rights	Historical resistance to change
School activities	The river	Farmers Market and other events
Small town living	I moved back to the town where I was raised to raise my daughter and stay here to help you raise yours in a safe small town environment	
Farmers market	The river	
Sense of community	Less crime than larger cities	
It's a small town	People are friendly	Privacy
Outdoor activities	Peaceful	Simple life
Community	School	River
The country	Solitude	Community
Convenience of being close to work and stores	Drives down by the river in the afternoons and walks	
Small town atmosphere	Community Spirit and support	Cooperating Churches
Everything is close	You know most of the people	Friendly people
Llano River	Small town atmosphere	Flower shop
River access	Near South Llano River State Park	Lower cost of living
The river	The community	Little to no traffic
Small town	Conservative	Less government
The overall quiet	The sense of community and looking out for one another	
Opportunity to own a business	Low Costs	land
Small size of the community	Proximity to river and other natural areas	Caring people
Nice library	Several places to eat and gather with family	Home town shopping
Location	Water	Family
Most businesses are welcoming and friendly	The Post Office team is the best I've experienced	
The people	The City Park	Our beautiful views
Low traffic	Quiet life	Great school
The rivers the wildlife the park	Being laid back and not worrying about gang shootings	Knowing and helping your neighbors
No traffic	Friendly people	
small town vibe	Natural resources	Wildlife
Simplicity	The river view	Easy access to I10
The river and city park	Very safe	Small community
Spent 41 years of my life there	My family still lives there	The beauty that surrounds Junction
Quiet town	Certain areas pretty	Convenience
Everything is close	Aesthetic	Strong, Friendly, Healthy community
Community	Childcare	CASP

Close community	Related to do many people here	I know most people here
City Park	Fourth of July/Summer	Kow-Kick
Quietness of my neighborhood	Beauty of the Llano Rivers' valleys	
Beautiful landscape & small town feel	Safe for my family great school programs	
Quiet life	No traffic	
River	Park	And citizens
The people	The school	City & County park
Small town	Short commute to work	Peaceful
School District	Ranch land	Wildlife
Beautiful scenery/ Nature	Kind people	Small town atmosphere
River access	Community Support	Nature
Slow pace		
Quiet and laid back atmosphere	Friendly residence	Ease of conducting business
Home town	Small community	Friendly, caring people
The park	The community	The support
Great people	Small population	Opportunity
It's people	Small town atmosphere	Slower pace
No traffic		
I love the small town with knowing most everybody.	I like that the campuses of the school is all closed together. It is nice that elementary can occasionally interact with the older kids in high school	
Access to a clean river.	The small town Texas way of life.	The history and solidarity of the community.
Scenery	Close knit community	
The people, small town atmosphere.	Beautiful area, outdoor accessibility.	Safe area, little serious crime
The Llano River	Small community	The Christian values that the community hold
Llano river	Friendly towns folk	Community
The deer in the yard	Small	Quiet
Neighbors	No traffic	
Small community	Low taxes	Small government
It is quiet and calm	Mostly safe	Good people
Our rivers	Our community	
Family & Friends	Small town	Friendly
No traffic	Presence of law enforcement	
Small town atmosphere		
The history and small town feel	The outdoor activities: river/hunting	Generally conservative values
Hometown	History	Family
Community	Parks	People
Neighbors	River	
Small town	Good people	
No traffic	The rivers	
The river	Small town feel	Outdoor activities

Small town atmosphere		Small town atmosphere
Proximity of businesses	The people	
Close community	I am seeing more citizens actively seeking growth	
Easy river access	South Llano River State Park	Community
South Llano River	Landscape	Friendly community
Small town	River	People
This is my hometown	Great community	Not a lot of people
Small town		
Choice of restaurants	The river	The park
Na	Na	Na
Easy commute	Friendly community	River
River	Friends	Beautiful country
Location	Beauty	Small town
Slow pace	Beautiful nature	Laid back people
Small community	Community supports community	
Location	Scenery	Atmosphere
Community	People	
The small town feel	I see the potential the town could have to be beautiful	The people of Junction
	Dining and retail options	
Community	The river	The community
Family	Clean city	River
River	Beauty	Friendly people
Pace of life	Knowing your neighbors	Ability to do what I want on my property
Simple lifestyle		Our local businesses
Our beautiful river	The people	
Small town		
The people	The outdoors	The slow way of life around here
Easy going compared to a bigger town	Don't have to travel far to go places	Can think of anything else
The people	The river	The peace
Little traffic	Little crime	River
The people	The river	Small town atmosphere
Small town, everyone knows everyone.	The local banks are awesome for our small business.	We have an awesome selection of restaurants.
Knowing almost everyone	The rivers	The quiet
Small town feel	Everyone is amazing	We all support eachother
Small town		
Quiet town	Low traffic	Close to nature all around us!
Close to family and friends	Proximity to grocery stores	
Friendly people	Beautiful river	Small town
river	small town feel	distance to Christoval Tx
Tranquility	Less traffic	
great community		

The City Park	Small town living	Commuting
Community support	Low crime	Small town values
Clean air	Less traffic	The rivers and wildlife
Small town	Rural lifestyle	Wonderful people
The river	Community involvement	Relatively quiet town
The river	The people	
The people	The slow pace	
The rivers		
People	Small community	Beautiful river
Small town	Friends and family close by	Short commute
Small town	No traffic to deal with	Friendly people
State Park	Rivers	Wildlife
Slow pace	Friends	Family
No traffic	Basic living	Low crime
How safe it is for my daughters	The peace and quiet	
Easy commute to work	Low traffic	Laid back way of life
The hill country area	Smaller town environment	Home
The River	Nice people	City activities
Light traffic		
Small town	Beauty of the area	Knowing most of the people
Small town	River	Nature
Nice people	Feel safe	Weather
Minimal traffic	Friendly people	Easy to navigate
Tight community	Beautiful Surroundings	Slower pace of life
Access to Hospital	The River	State park
Small town community	Access to a hospital	
Small town	Climate	People
People		
Friends	Church	
Small town	Scenic location	Friendliness
Small town		
River	People	
Quiet	Friendly	Convenient
No traffic	Emergency and Police awareness	Views
Love the busy small town life... family, friends	Love the hill country, rivers, fresh air, country, open views, trees, wildlife	Love that we all 'know' each other, accept each other
Small town feel	Easy to get around	New merchants coming in
The people	The river	The town
Short work commutes	Small enough to know the townspeople	Outdoor activities
	River	
People	Canoeing	Park
Fishing	Small town living	Community
The river	Scenery	Family from here
Restaurants and convenient businesses		Slow pace

Friendly and helpful business owners

The close-knit community

Friendliness of the people

Living downtown in our renovated winery

Not being a big city

Slow pace

The beautiful scenery

Easy to get around and quickly get from place to place

Having a kennel and veterinary clinic downtown

The surrounding rural area

Clean

Feel safe

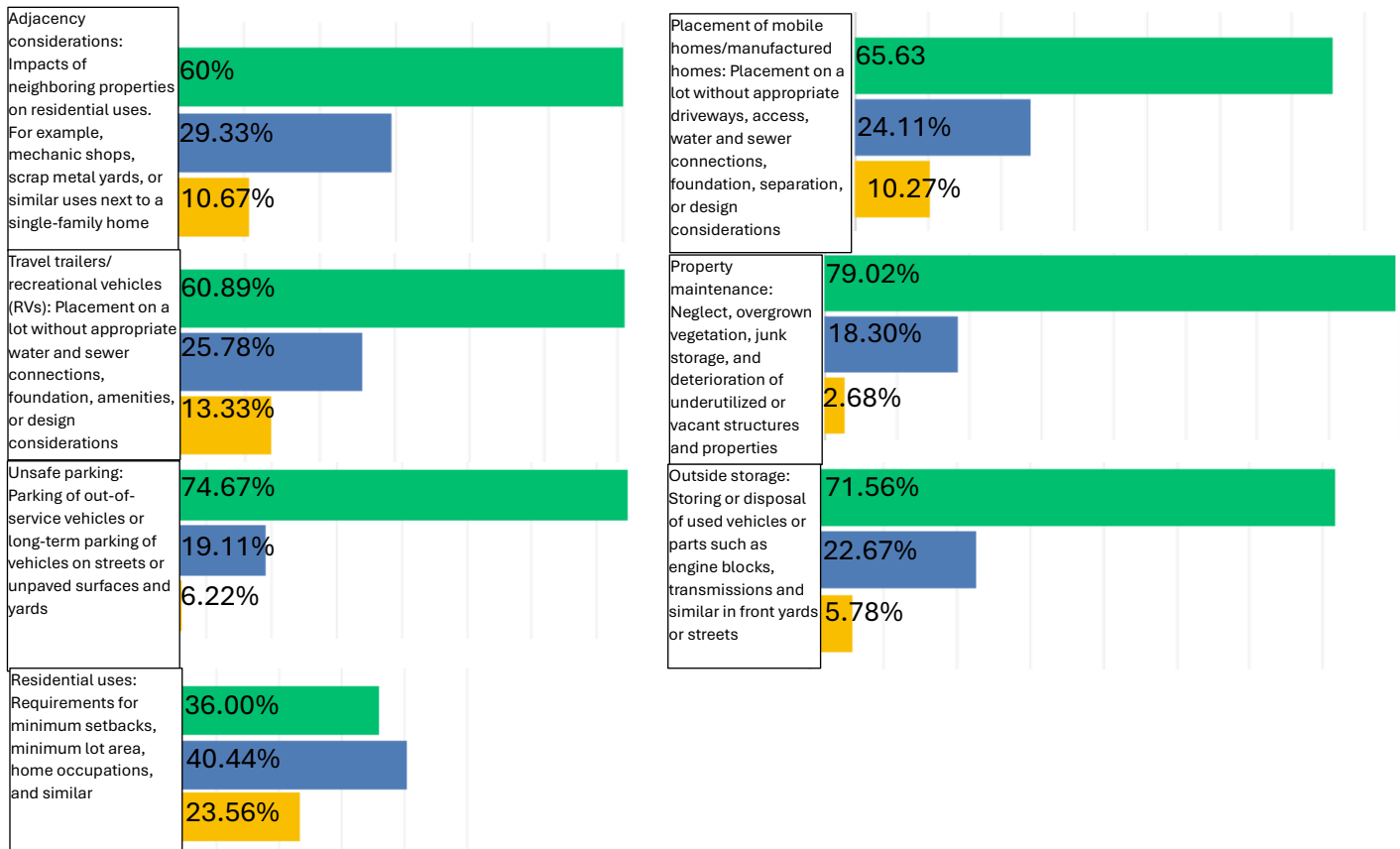
Able to walk to many events and stores

Nearby family

Q7 Please indicate how important the following is to make City of Junction a great place to live, or work:

Answered: 226 Skipped: 2

Very Import... Important Not Import...



The 'most important' from greatest to least were:

1. Property maintenance (79%),
2. Unsafe parking (75%),
3. Outside storage (72%), and
4. Placement of mobile homes/manufactured homes (66%).

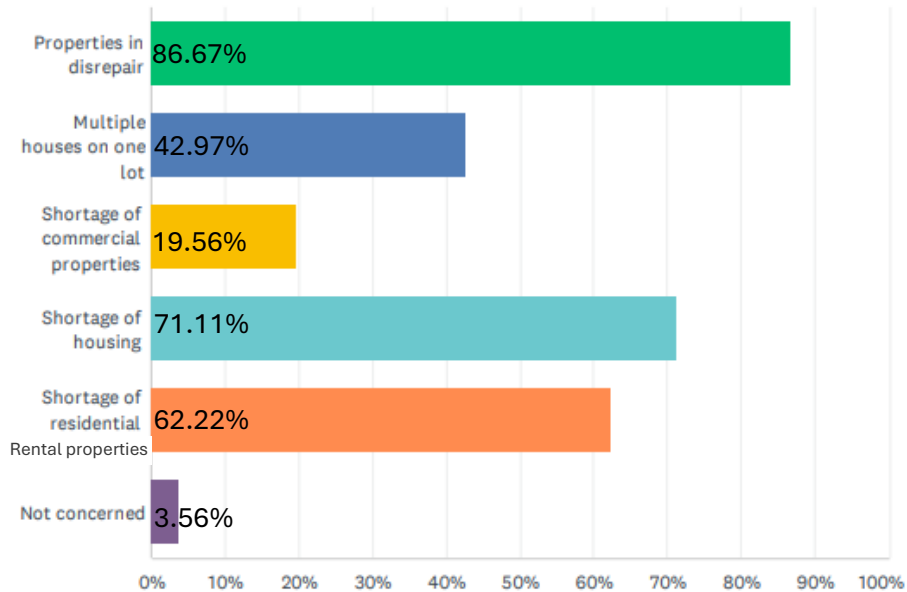
Then, equally important categories were:

5. Travel trailers/recreational vehicle regulations, and
6. Adjacency considerations

The least 'most important' responses were on regulations for (7.) residential uses.

Q8 Are you concerned about any of the following for housing, buildings, or land? Select all that apply.

Answered: 225 Skipped: 3



The top three concerns were:

1. Properties in disrepair (87%)
2. Shortage of housing properties (71%)
3. Shortage of residential rental properties (62%)

Other concerns (edited to remove personal information and offensive language):

- The lack of pride concerning people's property. The town looks so junky. Also, the downtown area is a distress. The owners of these store spaces would rather let it fall than let someone come in and fix up downtown.
- That if any vacant lot is not kept tidy and mowed then the people that have it get a fine. That vacant houses and businesses i.e. Main St. downtown be deemed unsafe due to no maintenance they should be pulled down.
- Much of the town is lacking pride when it comes to the upkeep of property and land. Aside from many properties being an eyesore for residents and tourists, it's very upsetting to have worked incredibly hard to purchase you land, build a home, and upkeep your property while having to look directly into a junk yard.
- Deteriorating motel between car wash and Family Dollar/Dollar tree. Lack of nice wide sidewalks, in particular from Dollar General to Family Dollar /Dollar Tree. Might as well be

bushwhacking in the wilderness, when overgrown and or muddy. Needs a nice urban size wide sidewalk. In fact, Main Street needs nice wide sidewalks all along the highway. Recreating visitors like to get out and walk, run, ride bikes, Junction residents do also. Business owners need to keep their windows and whatever sidewalk, or "sheep and goat" trail they have clean! Who wants to spend their money and time in a place that doesn't tidy-up. I always deep cleaned when expecting visitors at my home.

- Cost of land and property taxes.
- Maintenance of housing/properties is unsightly and a deterrent for those looking to move here; multiple houses on a single lot (mostly trailers) has the same effect; there's not enough housing for rent or reasonably priced for sale for teachers, coaches, and/or business owners to move here and survive.
- Water Quality. Traffic and a surplus of 18-wheelers and truck stops.
- Lots of empty homes but few for sale.
- A place where disabilities like autism to live.
- The lack of upkeep on homes, abandoned and occupied, and the moving of unlivable mobile homes onto lots in town.
- Too many neglected houses especially around the schools.
- Particularly the downfall and dilapidated state of downtown.
- As someone who moved here from out of state & saw our city w/fresh eyes, I'll never forget how disappointed I was driving around the school. The surrounding homes were so trashy, rundown and the yards filled with junk and stray cats with festering diseases. I couldn't believe my children had to go to school in such a gross neighborhood. Now I've been here for a while, and I've become somewhat "blind" to it. But I'll never forget my initial shock at how gross some properties were. Now I know how much poverty is in our town and how people lack the life skills and resources to make better decisions. There's not an easy, one size fits all solution. Especially with generational poverty mindsets.
- Tree limbs hanging in street and people parking in city right of ways. I pay taxes but not for people to be parking vehicles boats and trailers on the side of the streets because they have run out of space. I have lived here since 1974, and I have never since [realized] the mess with people parking in the city right of ways. It is ridiculous out of control.
- Other towns literally call this place "junk town Junction". 10th street to begin with is a wreck 24/7, and little Mexico is just a massive dump.
- Trashy neighborhoods that result in rodents, insects and smell.
- Not enough rent houses.
- Minimal housing available is a massive concern.
- There are a lot of places in town that are beyond trashed out. Motors and non-drivable vehicles in the front yards. It is an embarrassment for our town when visitors see this. There are lots that have not been taken care of in years. Houses falling down and huge eye sores. I see people complaining about they can do what they want to on their property. Well, yes but they can keep it neat and clean as well. I have heard people from surrounding towns talk about how junky our town is. They are right.

- Lots of empty businesses. It's always hard to hear all the negativity when a new business wants to come to town. When the same people complain that there are no businesses in Junction
- Looks bad.
- Need for low-cost family housing, trash filled lots and too many mobile homes sharing lot
- Owners not willing to sell or rent to new people and not keeping up with repairs. Allowing their commercial property to sit in disrepair and become an eyesore.
- Lack of upkeep of existing buildings and homes.
- Laws preventing free use of private property.
- Vacant and abandoned properties.
- Beauty of the town and growing of our town.
 - Too many commercial buildings sitting empty and in disrepair.
 - Some properties in the community have an abundance of trash and clutter around their houses. There is not enough quality housing for people wanting to move to Junction.
 - The people who own the Main Street are not interested in rebuilding the city. They let everything just [get run down] and ask ridiculous money for storefronts etc. and just let things rot. Why can't we have a cute downtown like Mason and Fredericksburg. Instead, our movie theater is gone; downtown is a joke. The cars sitting on the street around certain mechanics is ridiculous yet those owning the properties won't sell or fix up or anything.
 - Need stores such as CVS, Walgreens and more restaurants.
 - Structures that are so dilapidated that they are a safety hazard and need to be razed.
 - I work in community and trying to help people find housing is almost impossible unless it's a run-down trailer not in living conditions and rent is over \$600.
 - Lack of housing; lack of zoning; lack of enforced clean up requirements.
 - Too many "Air BNB's" and not enough housing.
 - It seems there is a large interest in improving the town, but properties never become available to do so and therefore become run down and a waste of valuable space.
 - Properties with junk piled to the street. Auto repair shops with so many cars parked next to the street, it affects the traffic traveling on the street behind and impairs vision when pulling out of the street beside it.
 - Vacant commercial properties not available to rent.
 - Junction has very few houses/housing for lower income families.
 - Vacant rundown buildings.
 - Condition of existing homes. Lack of housing options. Lack of useable commercial space. Condition of empty and unused downtown buildings.
 - Abandoned buildings used by squatters & addicts.
 - Empty run-down properties.
 - Zoning, absentee owners.
 - Literally everything. Most of the town looks in disrepair and we have a well-known drug area called the compound on 7th St.
 - Fire safety, sanitation, crime.
 - I can understand one or two vehicles that aren't running being in a yard or the street but several vehicles on both sides of the street for the majority of a block as excessive such as on North 10th. There are also not enough rental properties that are available.
 - Junky looking houses or lots.

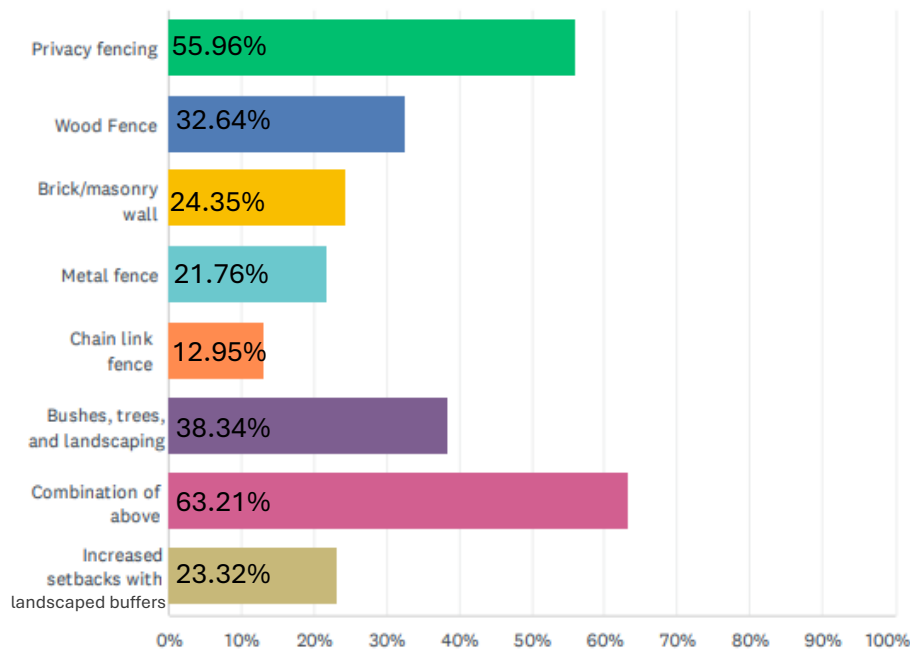
- There are perfectly good homes here that are being left to waste away while families are in need of somewhere to rent. There are sections and areas of Junction that look like junkyards, meth camps, and breeding grounds for rodents which in turn bring snakes.
- Too much junk on some properties. There are too many abandoned houses in Junction that have been left to just fall apart. Absentee property owners should be advised to fix up, destroy or city will confiscate property. Many of these places are health hazards breeding rats, I've seen them!
- The city of Junction is starting to look horrible with no code enforcement on the things and in the residential areas. Our poor children are teased at other schools. They call us junk town not Junction. We're junk town it needs to be addressed.
- Properties in disrepair around the school and our parks.
- Vacant buildings that are not maintained.
- Downtown should be fixed up.
- Dilapidated properties devalue adjacent properties and the pride of the town.
- Trashy properties.
- So many unsafe homes. Junk continuing to pile up. Our downtown could be so cute & useful for businesses and tourism but what little there is, the rent is outrageous for a rundown place. The rest is sitting vacant.
- No housing no growth.
- Money is a huge issue. If homes that are occupied and in disrepair, would there be an option for community assistance?
- Buildings and houses not being used and just left to fall apart.
- Rent is way too high in this town.
- We have a constant inflow of people wanting to move here and open businesses, but no one wants to lease homes or business spaces to people who want to help our town grow.
- Too many abandoned, run down, falling down buildings. Especially along Main Street.
- No one wants to rent. They only want to sell their properties.
- Drugs.
- Some people take a lot of time and effort into their house and property, so it's sad driving around and seeing a "junky" place next to a well-kept house.
- The trash and lack of regard of homes.
- Abandoned, trashy properties.
- Need more housing.
- Not enough vacant housing for amount of incoming residents we have, or the resources for those residents.
- Too many homes sold to rich outside of town people who live here but do not work here, therefore making housing shortages for residents who live here and work here.
- Junk vehicles / Abandoned refrigerators / Anything at a home that violates -Health and Safety Code 343.
- Junked out properties.
- I have seen multiple people on message board asking about rentals and not being able to find a home or apartment to live in.
- Junction needs to be cleaned up. Make it look like we are proud to live here.
- Back to back campers on one lot.
- Unkept appearance.
- Not everyone can afford to buy a house.

- Too many run down vacant lots without opportunity for people that work in Junction to own property instead of rent. The rent here is highly competitive with larger cities with higher wages while also not enough rental properties. Maybe building another apartment complex with lower rental fees that people who live and work here can afford will lower the average rental price.
- Properties in disrepair are ugly and dangerous. Maybe they should be fixed up or torn down. Or even sold so someone else could have the opportunity to have a home in its place. There is not enough housing in this town.
- Downtown and Mainstreet - Junction needs to clean up!
- There is little to no housing in Junction- we worked here for over a year before something reasonable became available. Homes look junky, and quite honestly unsafe to live in. I don't want to live in a town that outsiders may consider a junkyard. It's embarrassing and we should do better.
- The cost of existing homes and not being able to move an affordable home to a lot.
- With potential growth there's no available housing.
- Fire hazards and curb appearance.
- Properties with clouded titles left to fall down. Commercial property owners not keeping their properties up has a very bad effect on visitors/tourists view.
- To many trashy lots, vehicles etc. Our town looks junky compared to what it looked like years ago.
- Hard to recruit workers without appropriate housing.
- Without the ability to live in Junction, it is hard to recruit individuals to work here.
- Available housing, appearance, property values, economy.
- Junk and yards that are eyesores. Houses with obvious barriers and walls in the front covering junk and trash. Not enough housing for new residents or seniors.
- Availability of affordable housing.
- There is no enforcement of any codes that do exist.
- Properties in despair.
- Clutter, junk. No curbs, paving.
- New changes on placement of mobile homes could affect the already limited availability of housing.
- Junction has the potential to be a beautiful town, but even in nice neighborhoods there are junk in yards. Properties in disrepair also take away from the beauty of this town.
- Affordable housing too.
- Junk mobile/rv/trailers/vehicles/trash/rodents.
- Attracting crime and drugs.
- Property values and lack of growth.
- Trashy residences and lots.
- Overall appearance and housing availability.
- Not necessarily shortage, more about affordability.
- Many places both commercial and residential are abandoned or in total disrepair. The general squalor of Junction. Lack of affordable nice housing downtown. The unwillingness of property owners to fix or sell these properties. City Council seems to be unmotivated to compel people to clean up their properties. We are also losing tax revenue from unused properties. No consistent code violations. Due to a lack of affordable housing, people who would gladly work or open a business cannot move here. The "Old Guard" which pushes back

on any type of meaningful changes. Our downtown is mostly vacant of retail and residential options.

Q9 Adjacency considerations between residential and non-residential uses. Select all that apply.

Answered: 193 Skipped: 35



For screening (a barrier) between abutting nonresidential lots (commercial/industrial/multifamily) and residential (single-family) lots, a majority of the respondents wanted a combination of fences/walls and landscape (63%). The second preference was privacy fencing (56%), and the third was bushes, trees, and landscaping (38%). The least favorable was chain link fencing (13%) for adjacency standards. Almost a quarter (23%) favored increasing setbacks with landscaped buffers.

Other comments:

- That owners share the cost of the fence
- I think this needs to be implemented through city ordinances and violators need to be held to the proper standards. This also falls back on the community board in charge of implementing ordinances. There should absolutely not be uninhabitable structures lining every street. There should not be countless abandoned homes. Unfortunately, many members of the community do not have the financial means to remove the vehicles or structures from their property. There most likely needs to be a grant for junk removal or free trash drop offs/pickups. But it takes a very motivated board to execute this plan. The town has been declining, and the lack of upkeep of structures is further inhibiting growth. NOT TO MENTION; empty business on Main Street should have requirements of active tenants. Archaic citizens refusing to do anything with these properties comes at the detriment of the young people in this town. People who like me, hoped to one day raise their children in this town, but find that the town is not meeting desired standards or sustainable growth.

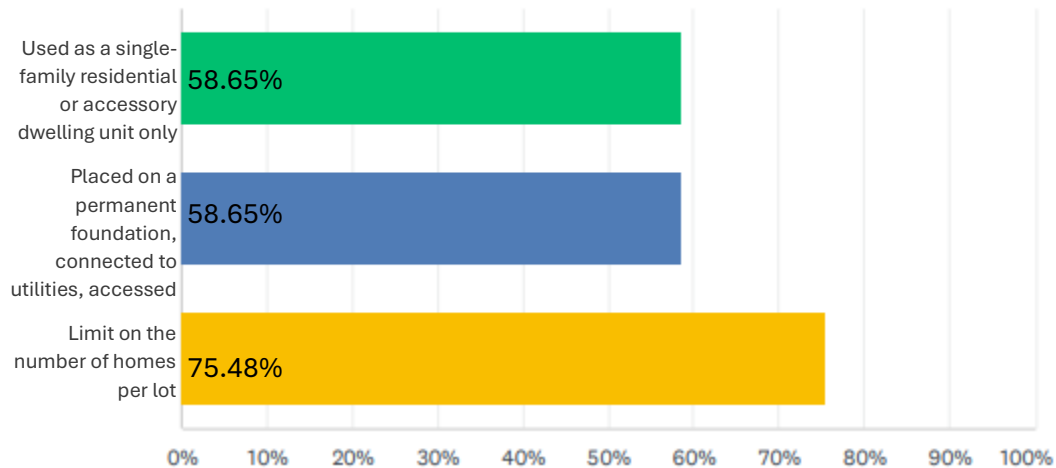
- I would like to see an exclusion of certain metal fences. We have people using scraps of metal to build tall fences around their property to hide their junkyards.
- It's WILD that the city allows storage units and junk yards in primarily residential neighborhoods. It devalues our town and is depressing and ugly. I've never seen anything like it prior to moving here. I can't imagine what it must look like through our children's eyes.
- There are tree limbs hanging over in the trees along with brush on the side of street at some points to where a person has to come to a stop of meeting an vehicle and let them past so the other driver vehicle doesn't get scratch.
- There's a huge difference between having an eye sore and having a health hazard. Private property rights are important, but with that being said at no time should your property be an unsafe environment.
- Noise, traffic, and air pollution restrictions
- I think businesses should have privacy fences around their storage areas for materials and parts and vehicles that are unsightly. Not only do not to be an eyesore but to keep people from stealing and vandalizing. Homeowners need fencing for their pets and children safety if needed
- Noise levels!!!
- Please stop letting auto shops park vehicles in or near the roadway. It's dangerous and creates a blind spot where you can't see oncoming traffic when pulling out of nearby businesses.
- Vacant lots should not be used as dumping ground.
- Any type of barrier that will separate the 2. Also keep the nonresidential out of eyesight.
- A maintained barrier seems appropriate
- Some kind of separation that is maintained is sufficient
- Home inspection for electrical water and sewer.
- Keeping land use residential on predominately residential streets and areas.
- Permitting potentially that must be approved by neighboring landowners.
- Our renovated winery/home looks over a chain link fence on the back property line which is where the MESSY County equipment yard is.

Responses not in favor of any adjacent regulations for screening (a barrier) between abutting nonresidential lots (commercial/industrial/multifamily) and residential (single-family) lots stated:

- None
- All of these options will require upkeep and costs.
- Not important
- Depends on who is responsible. Prices are high and a lot of people can't afford to have walls or fencing built.
- As long as the business is neat and safe, it's no bother to me
- Up to owner of property not city.
- Not necessary in a small town.
- Keep it clean and organized.
- Don't care if both parties are OK with current barriers all is good.
- Keep it clean and organized.
- Don't care if both parties are OK with current barriers all is good.
- prefer none

Q10 Mobile homes/manufactured homes

Answered: 208 Skipped: 20



An overwhelmingly majority of responses wanted to limit the number of homes per lot (75%). Over half (59% each) shared that it is equally important to use single-family lots for residential uses only as well as to ensure each mobile home/manufactured home is placed on a permanent foundation, connected to utilities, accessed by paved driveways, and meets all single-family residential development standards.

Other comments:

- While the ideas are there one must understand that Junction does not have the big money earners to be able to put in a house etc. while it all [is] ok for the big spenders to do this, Junction is made up of a lot of lower income and there are no jobs available. That being said, there's a lot [of people] that live in Junction that could work but choose not to.
- Age.
- From a safety standpoint, there should be no exceptions. All it takes is 1 tragedy for someone to sue the city for perceived "negligence" on this matter.
- This should be like vehicles. If they are junk and not used. Why do we allow people to just pile them up. I understand these are homes and in that case, you can't deny it. We need better rules on this.
- Clean up the eye sore properties and tear down abandon homes.
- Manufactured homes get a bad name. But every home should be hooked up to water and sewer.
- Basically, "trailer parks" should be classified as such and restricted to designated locations.
- Some people need their RVs for visitors during holidays or only use it a couple times a year and park it the rest of the time or maybe let an elderly relative or starting out person to help them get started. This can't be banned.
- Drives can be stone, not paved.

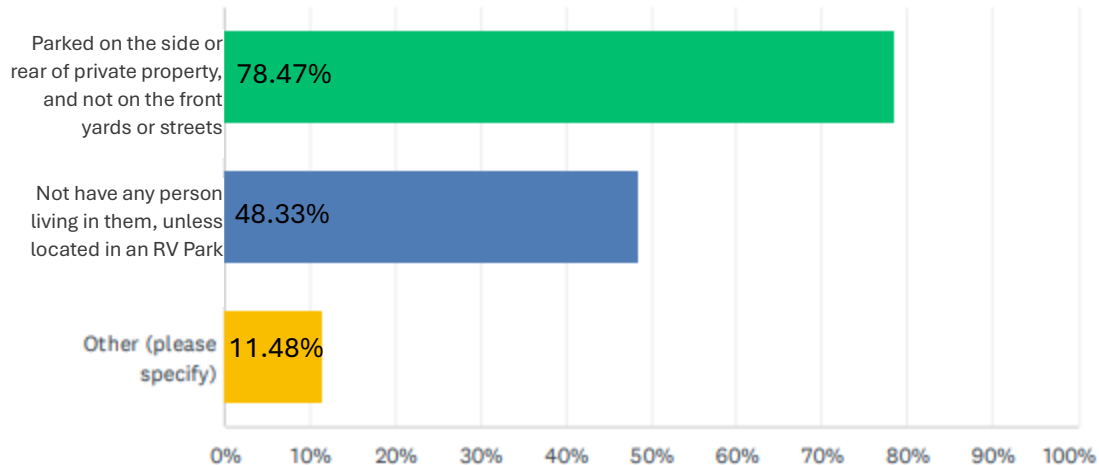
- I don't think driveways should need to be paved, but they definitely should be connected to utilities and meet the standards.
- Mobile homes are just that. Homes. They should be held to the same standards as any other homeowner.
- Should be maintained. If not livable, which numerous mobile homes appear to be, should be condemned.
- Must be newer than the year 2000 to be within city limits.
- I'm not so worried about the number of homes on a lot as long as they are up to development standards. The reason for this is lack of individual property, lack of designated mobile home park and this may be the only way families can afford to live. Honestly I don't like it but it's true.
- Limit to 1 unless infrastructure and zone is appropriate for multiple mobile homes.
- It needs to be accessible to Emergency vehicles if necessary.
- Don't be moving junk trailer houses in empty lots, they look bad.
- Driveways shouldn't have to be paved.
- Trailer house communities only.
- The cost of moving an affordable home in will be made to costly if driveways and concrete foundations are required.
- Proper separation and not multiple mobile homes sharing meter and sewer.
- Not everyone can afford to pave a driveway.
- No new mobile homes in the City of Junction preferably.
- Designation where mobile homes /RVs are allowed. If move one out a new one can be approved but not allow new properties to add these.
- Safe connection to utilities, clear access in case of fire/medical emergency.
- Many manufactured homes are terribly inadequate. Some have holes in the roof and floors. Many parked vehicles - often nonworking. People scattering trash, piles of brush, appliances and furniture in the areas around these trailers.

Responses not in favor of adding regulations on mobile homes/manufactured homes stated:

- None of my business.
- People can only afford so much. Having requirements on mobile homes is ridiculous.
- None.
- prefer no restrictions.
- As long as codes are met, and owners are in a happy leaving situation.

Q11 Travel Trailers/ Recreational Vehicles (RVs)

Answered: 209 Skipped: 19



A larger number of responses (78%) stated that it is preferable to have travel trailers/RVs parked on the side or rear of private property, and not on the front yards or streets. Almost half (48%) did not agree to have people living in them, unless located in an RV park.

About 12% shared the following:

- Once again those that own a travel trailer /RV have mostly had to work most of their lives to get one and cannot afford to park it in a RV storage unit.
- There's a real shortage of affordable housing here. Sometimes the only solution is an RV. Shouldn't have the right for not keeping up basic cleanliness and safety though.
- So many thoughts on this. As previously said. Especially not a fan of them being on the street. This is a huge safety concern. I speak from personal situation with my current neighbors.
- If somebody wants to live in an RV on their property that should be their right. But it should be done correctly, with water electricity and sewer hooked up.
- Parked on private property allowed. If on street, away from corners, for traffic safety.
- In good repair and hooked up to utilities if occupied.
- Again having and using an rv for friends and family overflow during holidays or allowing an elderly person or a newly started out person use as a safe home to start out. But if I own land I should not be made to put my rv in a park. It would defeat the purpose of if I wanted to keep a person needing help close. Like an older relative safe and taken care of. Having a maximum number may work but all depends on the lot.
- Have proper hookups for sanitation.
- Mainly just don't want them falling apart. We've also had several deaths associated with people being too cold/too hot in them.
- There should be a limit to how many travel trailers are on a property unless they are an RV park.
- Have a place where they can park and live their life.
- Rv parks only outside of city limits not in people's back yard.

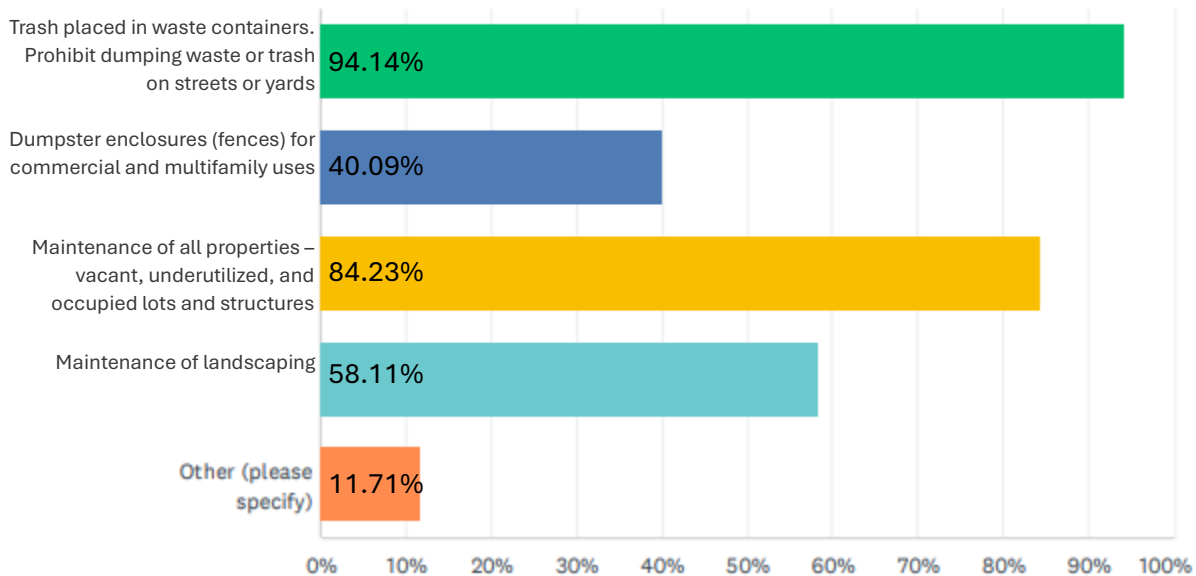
- Travel trailers are used for visitation and sometimes full time living. Consideration should be for those who live full time without other choices for housing.
- Not having them placed in view of a permanent residence when not in use.
- Some may not have room to put them behind the house or to the side.
- But regarding parking definitely parked on the side or rear.
- Uninhabitable not allowed.
- Some of these RVs are rusted, unused and an eyesore.

Responses not in favor of adding regulations on travel trailers/recreational vehicles stated:

- Your own property.
- Prefer no restrictions.
- Up to property owner.
- I do not have a problem with RV living.
- None.
- None of my business.

Q12 Property maintenance

Answered: 222 Skipped: 6



The top property maintenance concerns in the order of importance were:

1. Trash placed in waste containers. Prohibit dumping waste or trash on streets or yards (94%)
2. Maintenance of all properties – vacant, underutilized, and occupied lots and structures (84%)
3. Maintenance of landscaping (58%)

Others (12%) included:

- There are so many vacant houses in our city that owners have passed away and the family members don't want the property. If the families continue to pay taxes, then charge them to keep their property clean and maintained. If the families do not pay taxes, sell the property to people for back taxes and have the purchaser to sign a contract that they will clean and maintain the property.
- This must actually be enforced, otherwise these words are just fluff.
- Property owners should keep up their properties whether occupied or not.
- All.
- "Maintenance" is a very vague term. And even simple maintenance may be challenging for our seniors or disabled.
- The trash truck needs to keep carts out of the edge of street when they get them empty. On busy streets after dumps individuals have to move the carts out of the edge of street because the drivers are too lazy to do it.
- We also should not allow burning in barrels or BBQ pits for trash. Once again...smells and safety. I speak from experience with a current neighbor. It has been reported with no results.
- I believe that before anybody would be worried about landscaping and vacant properties, maybe getting the streets cleaned up and the yards of houses being lived made safe.
- Allow for wild scaping and vegetable gardens, not just monoculture lawns.
- Mowing grass. Keeping trash picked up etc. need to be done but some folks can't afford painting and fixing. And then let's talk about the deer. They are inbred and carriers for that deer disease. According to the deer station at Segovia it is the source of the deer wasting disease here and reason that station is at Segovia. Those deer cause accidents destroy landscaping etc. let's cull them down at least.
- Parking a small trailer on street so no one can see around it. Multiple people have almost had wrecks there. Llano and 10th St. It's a motorcycle trailer.
- Re-pave 12th street by Lowes!
- Do it! Cleanliness is next to Godliness. I realize there are different socio-economic levels of residents in town, but trash everywhere is just low-class and trashy and shows no respect for the beautiful area we are privileged to live in.
- In the city of Junction these properties, they need to be mowed and kept up these abandoned houses. They either need to be tore down sold or something done and the lots kept mowed and cleaned. I have one next to one of my rental properties on Hickory Street and abandoned house and half the time that the weeds are grown up taller than the front door that's unacceptable. If they're not going to do it then the city needs to do it and charge him.
- Maintenance on non-occupied properties as well.
- Sheet metal fencing looks horrible.
- Native landscapes should be encouraged for yards - natives take less water and are adapted to this area.
- Using houses and buildings for dwellings and businesses instead of storage units.
- Trash company refuses to pickup certain items and city dump is restricted to not take some of the same items trash company won't take. Propose a solution to this problem before jumping to making new ordinances.
- refuse like cars, trailers, some yards have multiple trailers all scattered across front of property.
- vector control.
- Due to most neighborhoods having no sidewalks, there is not a workable solution for dumpsters. We own a kennel and veterinary clinic on a corner lot, and pay for a dumpster,

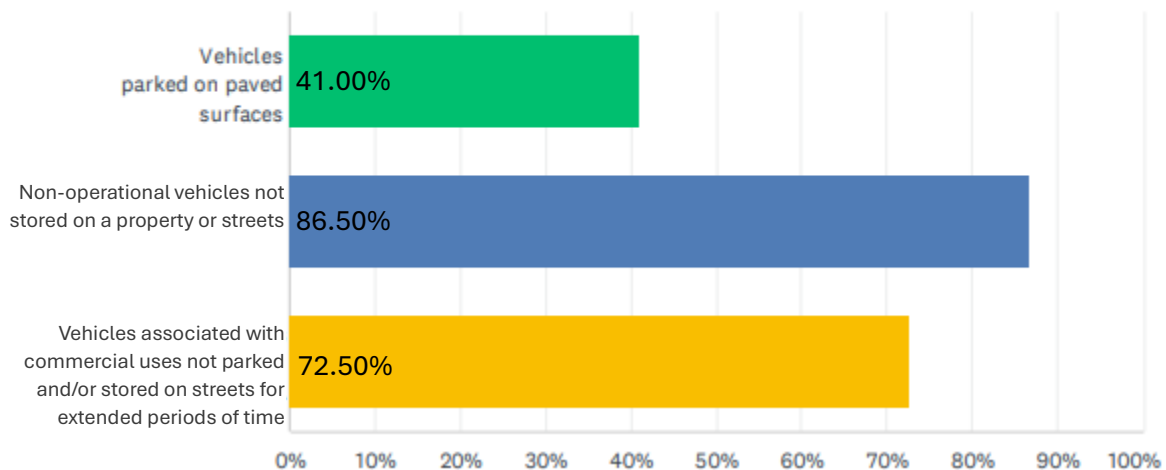
but it sits on the street beside our building. There is no way to install a fence around it because it would have to be built on the street. We do keep it clean and neat, but it's another example of poor city planning. We are also unable to build a carport on the side of our winery home or in front, due to electrical wires that PEC refuses to move.

Responses not in favor of adding regulations on property maintenance stated:

- I think that is the homeowner/property owner's responsibility. Hopefully, they would want their yard neat.
- Not everyone can afford the upkeep of their homes. Not their fault.
- Additional structures required only if city is willing to fund them. Not at the cost of property owners/tenants.
- Prefer no restrictions.

Q13 Unsafe parking

Answered: 200 Skipped: 28



For unsafe parking concerns, most preferred was regulating non-operational vehicles not stored on a property or streets (87%). This was followed by vehicles associated with commercial uses not parked and/or stored on streets for extended periods of time (73%), and vehicles parked on paved surfaces (41%).

Other responses:

- Having dealt with the city ordinance here in Junction over nonoperational vehicles on side of street I have met the removal requirements however it seems that it's a one-sided rule that is basically bought about by people having zero intelligence and not listening to any argument as to why.
- It is hazardous to the environment for people to park numerous cars in yards instead of on pavement.

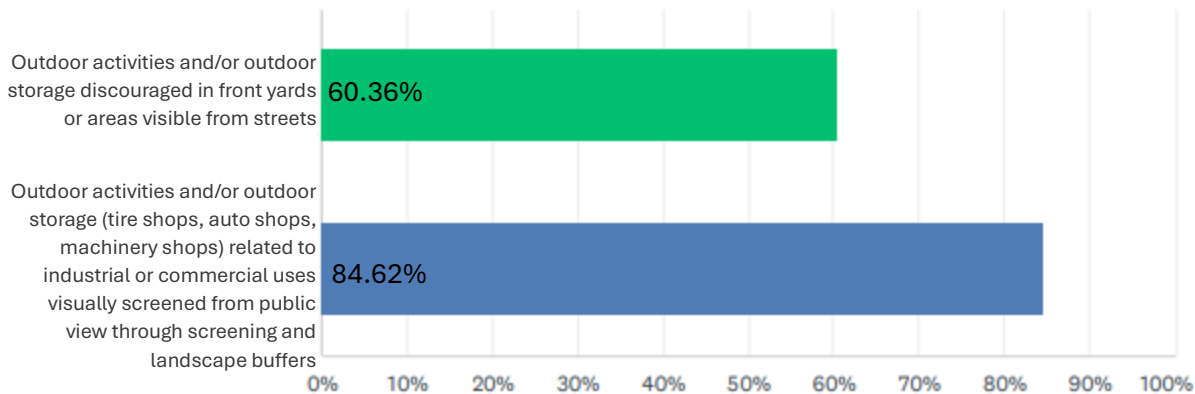
- Junked vehicles don't belong on street. If visible from street, should be tarped/covered so the entire neighborhood doesn't have to see the rotted out 57 Chevy pawpaw will NEVER RESTORE
- Never as long as I have lived here since 1974 have I ever seen so many vehicles parked in the city right of ways. Right out my front door the neighbors have a boat and trailer parked in the city right of way along with vehicles parked in the right of way because they don't have enough room for all their stuff. I pay taxes but not for others to use the city right of way for all their personal stuff. Never as long as i have lived here have i ever seen such a mess with this issue. It knocks the value of my property to be able to sell it because no one wants to look at that stuff. The city has gone lack on this issue for a while now.
- Same as above concerns.
- Off-street parking need not be "paved" as such, but should be defined and covered e.g. with gravel, etc.
- Yes, let's get the garage by the library to quit parking their broken vehicles on the street is one example.
- I realize not all driveways/roads are paved but no parking in your front yard
- Repave 12th street by Lowes!!
- Too many vehicles at some residences. Many are junk and not even operable. Give notice and expect action within reasonable amount of time or enforce with penalty. Same for trashy eyesore properties.
- Nonoperational vehicles stored within eyesight of public.
- Unused abandoned vehicles cause environmental harm.
- Not all can afford to pave their driveways or build storage for unused vehicles.
- As long as streets are not blocked, owner can park wherever they can in there property.
- Vehicles should be parked in a designated parking area. Not in the middle of the yard, or on top of grass.
- As long as vehicles are not junk. If it's parked/housed and not a nuisance.
- Nonoperational vehicles only kept out of view from street.
- Junk vehicles lining the streets or in yards.
- Non-operational vehicles on streets but not as much on property.

Responses not in favor of adding regulations on unsafe parking stated:

- None of my business.
- None of the above.
- Prefer no restrictions.
- I do not have a problem with the parking.

Q14 Outside storage

Answered: 169 Skipped: 59



Majority of the respondents favored screening of outdoor activities and/or outdoor storage (tire shops, auto shops, machinery shops) related to industrial or commercial uses visually through screening and landscape buffers (85%). Discouraging outdoor activities and/or outdoor storage in front yards or areas visible from streets was supported by 60%.

Other responses:

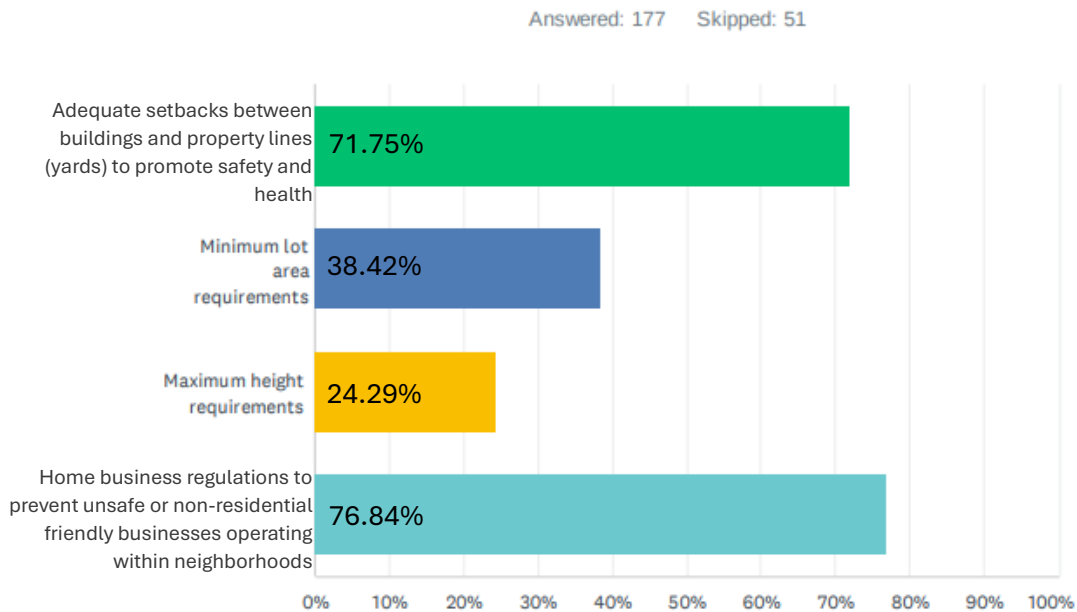
- We have put up at our own expense a 6ft metal fence to shield the public to the additional parts etc. of our workshop unfortunately some people don't understand the problems with storage and that if a shop has to outsource storage facilities, then the hourly rate would have to go up for everyone.
- All.
- If city practiced zoning none of this would even need to be discussed. There's no way certain businesses could landscape their way into beautification. Seems tough to enforce.
- This is tough due to business that work in these areas. But once again... let's be better and not pile up trash.
- I would rather see outdoor storage in the front yard than junk everywhere in the front yard.
- Let's not have 10 outdoor sheds side by side, all falling apart at their own pace like a gradual before and after shot.
- We need to keep the business stuff off the streets and the junkyard broken appliances etc. out of site
- Repave 12th street by Lowes.
- Noise levels! Especially during late evening & early morning.
- Have work sensibly here but encourage residents in the future, to consider better arrangement. Petroleum products, chemicals, as you find in one resident's yard near high school. Will not just burn if fire happens but most likely explosion. Dangerous.
- Auto shops to be operated in a commercial scenario instead of having multiple nonoperational vehicles lined up in streets and properties.
- Vehicles from auto shops being parking in the way of seeing into the streets. Example: the auto shop by hop in.
- No junk cars piled up on the yard or road look at 10th St.

- Mechanic shops in town, need to be cleaned up, not block view from streets either.
- These are probably not possible as we have only a few alleyways.
- Residential means just that- car lots not in residential neighborhoods.
- Appropriate structures and buffers for hazardous materials.
- There are a number of tire and mechanic shops on Main Street. There are also derelict motels and other buildings that the owners refuse to fix and use or sell.

Responses not in favor of adding regulations on outside storage stated:

- None of my business.
- None of the above.
- Don't burden hard working businesses.
- prefer no restrictions.
- Just keep things neat and out of eyesight.
 - I should be able to do what I want in my own yard.
 - Whatever property owner deems necessary.
 - I do not have a problem with outside storage.
 - It's my front yard I don't pay an HOA.

Q15 Residential uses - Addition of the following requirements to the code:



Responses in the order of preference were:

1. Home business regulations to prevent unsafe or non-residential friendly businesses operating within neighborhoods (77%)
2. Adequate setbacks between buildings and property lines (yards) to promote safety and health (72%)
3. Minimum lot area requirements (38%)

4. Maximum height requirements (24%)

Other responses:

- This sounds like a zoning challenge. If zoning was in place, these challenges would be much easier to enforce/manage.
-
- Additional out buildings limited by size of lot.
-
- see reference to noise and air pollution standards for commercial uses.
- These are good points, but it has to be worded different. I know your targeting certain businesses and trashy people, but I believe we have lots of ordinances that aren't enforced.
- Repave the streets and then worry about this.
- Just clean them up.
- Do it. But be sensible and caring but encourage to follow code.
- # of dwellings on single lot addressed. Permitting of commercial activity within a residential neighborhood.
- There are no home business regulations

Responses not in favor of adding regulations:

- None of my business.
- None of the above.
- None.
- Their home may be the only place some can afford to run a business from.
- These are unreasonable for a small town.
- Please start condemning properties that are in disrepair both commercially or residential or unsafe.
- I don't agree with these options.
- Prefer no restrictions.
- Up to property owners.
- You are going too far here. People can't change the size of their lots.

Additional Input (open-ended question):

- I just would like to see our community have pride in their property.
- Junction is a small town that yes could become like Fredericksburg however people do struggle in this town to pay their bills etc. and pushing some of these laws on them I cannot see working. What the town needs is lighting on all streets foot paths and the streets realigned and paved plus sewerage and water pipes relayed before any race to start new ordinance laws. We have been waiting for 3 years to get our water main repaired. 14 years to get the storm water pipe on the street repaired and have asked city ordinance to get the neighbors to cut back the trees overhanging the fence into our yard however this is met with no reaction. It has come down to looking at suing the city for fraud by taking funds thru taxes and not delivering on their end. I also feel that the town is broken due to people of influence directing it where they want it to go. The town needs a decent council that has the town at

heart not a buddy-buddy system. That the police start policing and in saying that getting the drugs off the streets etc. and listening to the people not doing whatever the hell they want to do. To be honest the books need to be fully transparent at all times so people can see where the money is going and what for. The dam and water station are not fixed but here we are doing city ordinance cart before the horse.

- I understand the need for people to keep yards and businesses from being junky but don't want to put undue hardship and cost to the property business/owners. This is a community of diverse people with different financial means. We're not a gated community where everyone has unlimited amounts of money.
- The upkeep of our small town is dependent on councils promoting growth and implementing standards. It is eminent that ordinances be in place and enforced. Our town desperately needs a functioning Main Street and there are many ambitious young people who are eager to start their own businesses. The downtown needs to be revitalized. Allowing the same owners to hold on to vacant properties should be banned. Neighboring towns such as Fredericksburg and Mason have done a phenomenal job at upkeeping ordinances. Nonetheless, you will have to support low-income families in this endeavor of cleaning out the junk yards. Aside from whatever emotional attachment was had with these belongings, they do not have the financial means to get these things off their property. But it must go. Our town looks like a junk yard.
- Bring HEB here.
- Concerned about property taxes and land cost.
- Maybe not related, but having streetlights installed through town would be a major help in raising safety standards. Our neighborhoods are very dark, and given the state of the world, it would be a great peace of mind to have the streets lit.
- Reasonable regulation will help give Junction a better reputation. Let's clean things up so we have a better image.
- Clean up vacant lots. Require residences to maintain a neat manicured front yard. Parking on the street. Keeping the park manicured and neat Spruce up downtown.
- None.
- We need zoning and enforcement of run-down empty properties. Common sense and clean our town up. No more good ole boy rules. Tight water laws in the country to protect our river and city.
- There is a tree limb growing on my street in front of my house that is hanging over in the street. SO BAD there is no way the vehicles can meet and pass. I wonder when it gets completely over the street will it get trimmed.
- Many people tend to act like nobody can tell them what they can or can't do with their property. They are correct within reason. But if you have a literal junkyard as your front yard, then you should be taxed and fined as if you were operating an illegal junkyard without the proper permits.
- I believe we all have the best interest of our town. Or we should. It's hard to have a slogan of the land of living waters when we have to drive through a messy, sometimes not very attractive Main Street to get to our amazing parks. Not just Main Street but our entire neighborhoods. You don't have to be "rich" to be clean. I love my town. I would love to see it be better.
- Clean up the trash in the city. It looks horrible and is off-putting. Tear down or force the sale of vacant buildings/homes. Please clean this city up.

- People are just tired of nothing being done about how run down our town is. Tires piled up in the front yards, vehicles that haven't run in years parked in the yards, vehicles tore down and motors sitting in front yards. This should all be unacceptable. It doesn't cost much to clean up your place. You just had to get off your lazy butt and do it.
- Junction Pride- maintained yards, trash removal from yards, cars parked in driveways or in front of houses: not in yards. Keep free trash days going.
- The use of residential businesses bothers me very little compared to the lack of sidewalks city-wide. If I can't walk down any street in Junction, why does it matter if their yard isn't managed? There is no accessibility through town.
- It's important that once ordinances are revised/created they are implemented. This has been an ongoing concern for years.
- Downtown and businesses having clean windows and sidewalks.
- People who do not like our town the way it's been; should have considered that before moving here.
- Suggest looking into "Strong Towns" resources an information, including the "Form-Based Code" approach (which emphasizes harmonious preservation of the existing character of desirable neighborhoods and commercial areas) ... and being careful not to implement codes that prevent people from having "granny flats" or well-maintained rental units (garage apartments, etc.) on their property.
- Whatever it takes to get properties cleaned up. Our little town has so much potential. We have so many people that visit our town and we want them to come back. Therefore we need to maintain a nice clean town.
- The businesses on Main St should not spill into the street - it makes for driving hazards. STOP adding truck stop fueling - it's already a hazard trying to cross the I10 intersection. Get actual businesses into vacant buildings - it looks like a ghost town from the depression.
- None.
- Let's get the broken autos etc off the city streets. Let's do something about the deer population. Let's make the rich people who won't fix up properties on Main Street and college, etc, either spend some money to improve the city buildings they own or face fines so they will sell to someone who will. Things like Main Street, the old movie theatre, Los Lomas, etc., etc., etc., owners just won't sell unless they have ridiculous money but chose to let our town just fall apart, but other communities from Bandera to Mason are revitalizing their areas. Even Harper is booming. Why they are fixing up their buildings. Encouraging revenue from visitors even having a nice bar or dance hall. Instead of trying to get revenue by the police by being not only a speed trap but targeting their own citizens. You have ordinances already.
- Glad to see these concerns. This City definitely needs to be cleaned up. Would love to see more stores open on Main Street.
- Somehow community pride regarding the appearance of all structures, especially "downtown" needs to be promoted. Now city codes and regulations can be taken to an extreme, a la Fredericksburg, so a logical balance has to be struck between aesthetics and practicality. Thanks for seeking the community's input.
- The absentee owners of many buildings in Junction without any local renters of said buildings is draining on our community's economy and should be addressed.
- My vote would be to basically require owners to clean up their property, at least the front. Main St properties should be required to maintain the store fronts. They should have an incentive to either rent or sale if shop is not being used and not maintained.

- Trash and used tires on properties add to the mosquito issues in the warmer months. We need better enforcement!
- Everyone treated the same. No picking and choosing because of who they are.
- More code enforcement.
- I would encourage the City to take whatever steps necessary to rid the city of these horrendous trash dumps around town. Some of them are health hazards they are so nasty. All rundown vehicles need to be disposed of, not to mention the appliances, etc. thrown out in people's yards.
- Quit trying to tell people what they can and can't do with their property.
- Trimmed shrubs, trees & grass up to code.
- Would like to see all Main Street commercial buildings occupied and lit up. Don't allow abandoned buildings. Ex. Theater.
- My concern for our city: zoning laws are not being enforced if we have them, designated areas for un-operational vehicles and equipment, lack of pride, accountability and responsibility. We have the most beautiful landscape with hills and fresh flowing rivers yet we have allowed so much leniency with the city and its residents, it is no longer attractive or appealing.
- Just picking or cleaning up the trash would be a great improvement. Vacant properties that are dumps, please do something. City should inform absentee property owners to clean it up, sell it to someone who will or city will condemn, remove structure and pocket any profit from the sale. Give time limit to accomplish or else....
- Citation should be given if they are ignored the city needs to take charge and clean it up at whatever cost back to them. If they do not pay it then the city can take the property. Something needs to be done about cleaning up Junction and making it a safer place
- Junction needs a clean up and for the current codes to be enforced especially in areas that the public frequent. ie: around the school and parks.
- Any decisions regarding decades of neglect should be implemented in the most cost-free way. Personal grants should be considered.
- We seriously need speed bumps on some neighborhood streets, especially on 15 st
- Main and College Street should be held to the highest standard. The code enforcement officer needs support, and fines should be actually paid.
- Yes there are a lot of junky properties that should be cleaned up. And it would be nice to see downtown revitalized. The citizens should not be so afraid of growth.
- My main concern is unkept properties with trash and or unused items littering the lot. It distracts from neighboring home values as well as creates an unsightly view of our city.
- Clean up people properties
- Commercial property being allowed in a primarily residential neighborhood
- Junction is a wonderful place. We own a home in town. We moved away for work. We cannot make enough money to live there. It is our desired home, and we hope to come back. I would love to see growth in Junction. Right now, it seems to be decaying.
- None.
- Nice questionnaire but nothing will ever be done.
- I love the freedom in Junction to do what I want with land that I own. The city needs to butt out and leave the residents alone.
- Dilapidated houses should be torn down instead of rotting and becoming eye sores.

- Junction has the potential to be beautiful. I've seen photos of when Junction was thriving and it was beautiful. I think strict code enforcement could help Junction a lot. I would also like to see some of these vacant commercial building thriving again and not falling down.
- I love Junction. However, it is looking more run down than ever and that breaks my heart. Falling down and buildings in disrepair need to be addressed. I don't want the town to change into Fredericksburg, however, a good cleanup would be a substantial step in the right direction for calculated smart growth that will benefit the whole town.
- Any of the features listed on existing problem areas must come with some kind of aid in resolving the problems. Many of these issues are folks who are older and have no means of cleaning their properties. Either physically or financially. A solution must come with aid
- It would be nice to see the neighborhoods and main st cleaned up some. I don't think we have to be as clean as Fredericksburg but it is time to clean the town up. I think everyone should be held to the same standards but not so strict that low income people are pushed out of town. Residential lots should not have storage units built on them. Obvious drug compounds with numerous rvs on them should be dismantled.
- Sadly, Junction is a relatively poor town. Not everyone can afford to pave, build fences, paint, etc.
- The city is acting like HOA if any of these requirements are enacted. This reduces owner and tenant rights.
- All of these need to apply to the county area also. (Little Mexico area) I saw several violations under Health and Safety Code 343.
- maintenance of unused/unsafe buildings MUST be addressed. downtown is a blight on our great community.
- Such a great community deserves a great looking town. Right now when you drive by the school.. it looks like poverty housing
- None
- Clean up Junction it's to beautiful to look like it does multiple cars not running in the front yard ugly sheet metal fencing looks horrible
- To begin with, clean up the town. Has been going on too long....trashy, trashy, trashy. It's embarrassing to visitors.
- Please consider noise codes and animal codes. Some yards have more animals than it can really hold, and smells awful if walking through streets with your family. There are also too many dogs not leashed or in yards. Feral cats are a problem as well, and fixing and releasing them does nothing to discourage damage to property, and defecation on your property from these animals.
- There is a difference in having something sitting empty for a few weeks than years
- Home inspection (sewer,water, electrical a/c and heat) on rental properties (annually) and new property homes
- I live in the County, but appreciate this is being done. I would be glad to support any way needed.
- Keep vacant buildings and houses maintained, demolish structures which are not structurally sound.
- I have heard individuals state that they don't clean their yards because they don't want their taxes to go up. If that is not how properties are gauged, communication needs to go out so that it is considered a misconception.
- Knock down decrepit, unused buildings then charge owner. These abandoned structures are dangerous and distract from the beauty of our town.

- Junction is full of junk. No one cares. We know individuals who have not moved here because if you have a nice residence, there can be a horrible junky place next door to you and nothing is done about it to make them clean up. There are multiple places like this.
- Please clean up and fine unoccupied properties for not taking care of them. Please remove inoperative vehicles and objects.
- Junction is a great town to live in but seems like some are trying to make it more difficult on those who have limited financial means. Don't get me wrong the City could use some Cleanup but this isn't Marble Falls or Horseshoe Bay. On the same note why not put more effort into making our City road crew do their job to maintain public infrastructure instead of letting them pave their own driveways with City materials and equipment. The Water Department does a decent job as does the parks department of 1 person. But hold the city street crew responsible for their actions. Instead of picking on others and acting like they do so much the streets are in bad condition while they screw around (a couple actually do) start with the city then the town people will probably back all the changes you want to make.
- Backyards shouldn't be used as storage for cars, trailers. Should be maintained and up kept
- Condemning structurally unsound and buildings in disrepair. Thank you for taking on this very important task to better our City.
- Both sides of town have trashed houses/yards. North 10th (entire street) is a disaster-mulberry and now n11th is horrible. S15th is almost as bad
- Would like to see guidance on where mobile homes are allowed and when in disrepair and abandoned owners forced to clean or be charged for cleanup
- Continue to fine residences that do not comply with our code ordinances ... I can name them if interested.
- Important that the community doesn't continue degrading and attracting dwellings that are neglected and used for not good community neighbor relations. If people neglect their property that is disrespect to community understandably some people are lower income and cannot afford good upkeep but being trashy is not acceptable
- If we have a loud muffler or dinghy is it not enforced?
- N/A
- I am less concerned with aesthetics than I am with safety. I feel there is a lot of improvement needed on public spaces (curbs, drainage). Considering the economics of this community, I would recommend caution regulating single-family, resident-owned property. I am concerned that properties listed on services like Airbnb and Vrbo are being regulated and taxed closer to hotels than residences.
- First, we need leadership. We need a strong City Manager to craft ordinances and make sure they are enacted. We live on the confluence of two pristine spring-fed rivers and are bounded by I-10 by way of two main streets. It's a travesty to not utilize this town to its fullest.

CITY OF JUNCTION

Code Amendments



STAKEHOLDER MEETINGS SUMMARY

Introduction

Stakeholder meetings are a valuable tool to influence a project's success, as their needs, expectations, and engagement directly impact decision-making and outcomes. The stakeholders' list included individuals, associations, non-profit and for-profit businesses, and City staff. The one-hour-long meetings, each conducted with the same general questions, took place virtually. Stakeholders received a background to the project and responded to 10-15 questions that sought code-specific opportunities, and how to prioritize them. View Exhibit A for additional details. There were 13 stakeholders contacted, and six (6) meetings were completed between January 13th, 2025, and January 27th, 2025.

Objectives

The objectives of this endeavor are:

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

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

To preserve the natural beauty of our town while embracing modern solutions that enhance the quality of life and strengthen community bonds for generations to come.

Stakeholders shared their aspirations and expectations for Junction. Some of those included:

- Working with the community to help organize and clean residential properties
- Allowing manufactured homes and travel trailers to be lived in if it's habitable
- Developing manufactured homes and travel trailers on a lot with minimum wellness, health, and safety standards
- Ensuring water, sewage, and utilities are appropriately being installed and used

- Maintaining city properties
- Protecting and enabling the growth of housing
- Commercial buildings be filled or kept up when vacant
- Applying non-conforming use regulations
- Providing equitable enforcement

Strengths

Community involvement is a highlight, with associations involved in revitalizing or helping residents with home improvements. Many get involved in improving Junction's conditions, from neighbors to local organizations such as CASP, Beautifying Junction, and churches. Applying the code is possible through a full-time Code Enforcement officer supporting local law enforcement when necessary. Most of the community is at a consensus on improving the code for safety and wellness concerns.

Priorities

There is a consensus on applying basic standards to promote healthy and livable properties that protect existing uses. These standards should focus on improving the living conditions for all-manufactured homes, travel trailers, or single-family houses and promoting a healthy economy in Downtown.

Takeaways

Incorporating the updated codes to help guide the city, developers, and residents will be more streamlined and more straightforward for readers and the community.

Adjacency considerations

- **Too many car repair businesses** along the main street and into some neighborhoods
- Need guidelines on **where businesses are allowed and standards** (how it looks like)
- Recommend providing **options** to comply instead of strict removals of “an unappealing flight”
- Prefer elimination of nonconforming/grandfathered **uses over time**. Preferably when expansions/change of use happens. Provision of a **variance** process to provide an option for people undergoing a real hardship
- Rehab **grants** for Downtown, e.g. Main Street grant
- **A Master Plan/Comprehensive Plan** for the city would be beneficial
- Overall concern is the **lack of restrictions**. This causes properties to be bought in order to prevent certain businesses from coming in
- Support codes that prevent any type of business from **building next to a home**
- Continue to **educate** that community on the benefits of these regulations to help the community and attract visitors/businesses
- Provide buffers between mechanic shops, scrap metal yards, or similar **uses adjacent to residential uses**
- **Noises** next door is interruptive during workdays for people working from home

- Concern regarding the **types of businesses next to residential**, such as chemical uses, heavy and large equipment with trailers that off-load in the evening is concerning.
- Recommend a **Noise Ordinance**
- Recommend the **use of fences** to contain nuisances (**residential and commercial**)
- Businesses should conduct operations within their property and **not encroach on public areas** and rights-of-way.
- Noise for gun shots is normal, as **hunting** is prevalent in this area
- Impact of new regulations on existing **compatible home-based businesses** vs. home-based commercial (mechanic shops)

Placement of mobile homes/manufactured homes

- Too **many mobile homes on a lot** and **numerous such lots**
- Old, **broken-down mobile homes stored on lots**
- **Adopt minimal standards**
- **Separation between mobile homes, water, and utilities are important.** General guidelines and not so much design at this time
- **Appropriate guidelines** - require placement on a lot with appropriate driveways, access, water and sewer connections, foundation, and separation for safety
- Prevent **location** of mobile homes in travel trailer spaces
- Narrow roadways and limited or no **access** to mobile homes (fire truck wouldn't be able to fit)
- Regulation to **define "habitable"**
- **Adopt a "Compliance" approach**
- Issue of getting **property owners compliance**
- Need some **updated codes**

Property maintenance

- **Many underutilized structures and properties**
- Main Street needs improvements
- **Mow and maintain the first 20 feet of the street**, at least with large lots and where it impacts neighborhoods, natural hazards, potential businesses, and residents walking
- Important to upkeep
- **TxDOT and the City** need to comply (Management of the parks)
- **Vacant structures** draw in more crime
- **Reuse and rehabilitation** of commercial buildings
- Work with **charitable institutions** to help residents
- It is essential to emphasize that the **regulations are applied to new developments or when a significant change is done** (use, expansion, rebuilding up to a certain percentage)
- It is hard to **locate owners** to maintain properties (commercial too)
- Would like to see more happening Downtown, such as a movie theater, bistro, and coffee shops. It is nice to see the buildings in use at least

- **Maintenance and Nuisance sections** (Ch.6) of the code are used 80%-90% of the time by code enforcement and is an opportunity to strengthen and augment them
- **Update building codes**

Unsafe parking

- Prohibit vehicle/s from **parking on the right of way** because residents move the vehicle a few feet to “comply” with the parking time restriction
- Need to address parking of **out-of-service vehicles** or long-term parking of vehicles on streets or unpaved surfaces and yards
- **Unregistered or out-of-state vehicles** should be removed
- Utilizing **public land for private uses** isn’t appropriate
- Create a **timeline** to require parking of all vehicles on a paved/prepared all-weather surface by 2035
- **Unsafe parking on streets is a concern**, not as much on private property
- The goal is to eliminate the lots with **many vehicles** vs. one or two
- **Enforcement** needs to be consistent, knowledgeable, fair
- Currently, there are not really any regulations other than state law (very general). For instance, there is the abandoned vehicle ordinance with a 72-hour time frame to comply and could tow, but **tow companies don’t want to get involved** with the property owner or remove these vehicles. It is the same issue with motor homes as well. Owners think they can sell them, but storage yards don't want them either
- Lots of junk cars, even on the street. **Dead-end streets are even more dangerous**, where emergency vehicles cannot go in and turn around

Outside Storage

- More than 50 **washer machines** in the front yards
- **Roads inundated** with vehicles
- Need to address **storing or disposal of used vehicles or parts** such as engine blocks, transmissions, and similar in front yards or streets
- Encourage usage of **free dump days**
- **Debris** flying to other properties is dangerous
- **Trash enclosures** would be preferred
- Need to **prevent** rodents/reptiles from entering adjacent properties
- Codes related to outdoor storage need to work with **health and/or fire department regulations**
- **Inform** the community of services regarding dump yards, scrap metal sales
- Some may not want to go to the city for **help** for fear of being reprimanded
- **Nonprofits can help**
- Create a **Community Board** to focus on the community's daily activities/needs
- **Vehicle parts on residential lots**
- Notably, the **Abandoned Junk Vehicles** chapter is a well-written code with not too much but enough to be enforceable

Residential uses

- In theory, it is a great idea, but need to apply **practical solutions**
- These are **less of a priority** compared to the other concerns
- Be considerate of **not over-regulating**
- Agree with **minimum requirements** for setbacks, minimum lot area, home occupations, and similar
- **Clearance visibility on corners**
- **Add regulations over time**
- **Opposed to zero lot lines**
- **Provide setbacks** that are **reasonable for firefighters**
- **For larger lots** that are not prominently visible and not a nuisance, ok as-is
- Recommend a 5' **setback** from property lines, 10' from other structures, and a front setback from the ROW centerline (in code). Can support increasing it. Support limiting the **number of residences on a lot** based on the lot size
- **Home occupations** could work, but we may need a separate meeting because of the number of these uses in town. Limiting home occupations to **20% of the home** area is a good standard
- There are **limited housing and rental options**
- Enforce property owners to **maintain rental properties**. If the land is not well kept, then renters will continue that pattern of not maintaining it

Other Concerns/ Any existing code standard that you know can be amended?

- Encourage the **community** to get involved
- **Aware of the need** and community wants to improve but **don't overdo** regulations
- **Charitable organizations can play a role** in helping clean communities and rehabbing homes. Example: allowing temporary suspension of certain permits or streamlining quicker to support improvements in homes helps lower costs and quicker to fix
- Need for **maintenance of city/public space**
- Housing. **Short-term rental properties**. Helpful to define Commercial vs residential in the city tax revenues
- Hunters are big economic generators
- Concern about building **private lakes** on properties that consume water in light of numerous properties without water
- Alcohol cannot be served within 1,000 feet of a church. There are 30 churches in Junction, so this makes it **difficult for businesses**
- **Likely underregulated**, and many don't receive permits to be aware of these issues
- Many **vacant properties choose not to build more housing that could help the housing shortage because it's too unknown what will be built next door**
- No regulations are a concern. Regulate **what can operate in town**.
- Share the **practical and matter-of-fact approach** to communicating with the community
- **Allow travel trailers to be used as residences** to the code and address utilities (water and electricity connections required). Location and habitable living/building specifications are needed.

- Concern about unsightly wires added, lack of utilities, junk vehicles at **mobile home parks**
- Crime. Everyone wants a safe place. **Don't want to attract crime**, especially with Highway 10 that runs through town
- Support a Master Plan / **Comprehensive Plan** to help plan for the future
- Enforce a **solution to help/assist** with compliance
- There was an attempt to adopt a **mobile home ordinance** about 1 page long. (2018/2019). Did not get adopted
- Ordinances are only available in City Hall, it would be beneficial to **add them on the website** for ease of access

Prioritization

- **Health and Safety** – primary concerns
- **Adjacency considerations** – protection of residential
- **Placement** of mobile homes/manufactured homes and Travel Trailers/ Recreational Vehicles (RVs) – safe and orderly
- **Safe and habitable living conditions** - residential uses
- **Property maintenance**- (old appliances and junk)- Health, safety, and aesthetics
- **Home occupations** - mechanical/repair uses-home mechanic vs. a commercial mechanic shop)
- **Junk vehicle ordinance** - to be updated

Exhibit A

Stakeholder Meeting Agenda

Introductions

Stakeholder and team introductions.

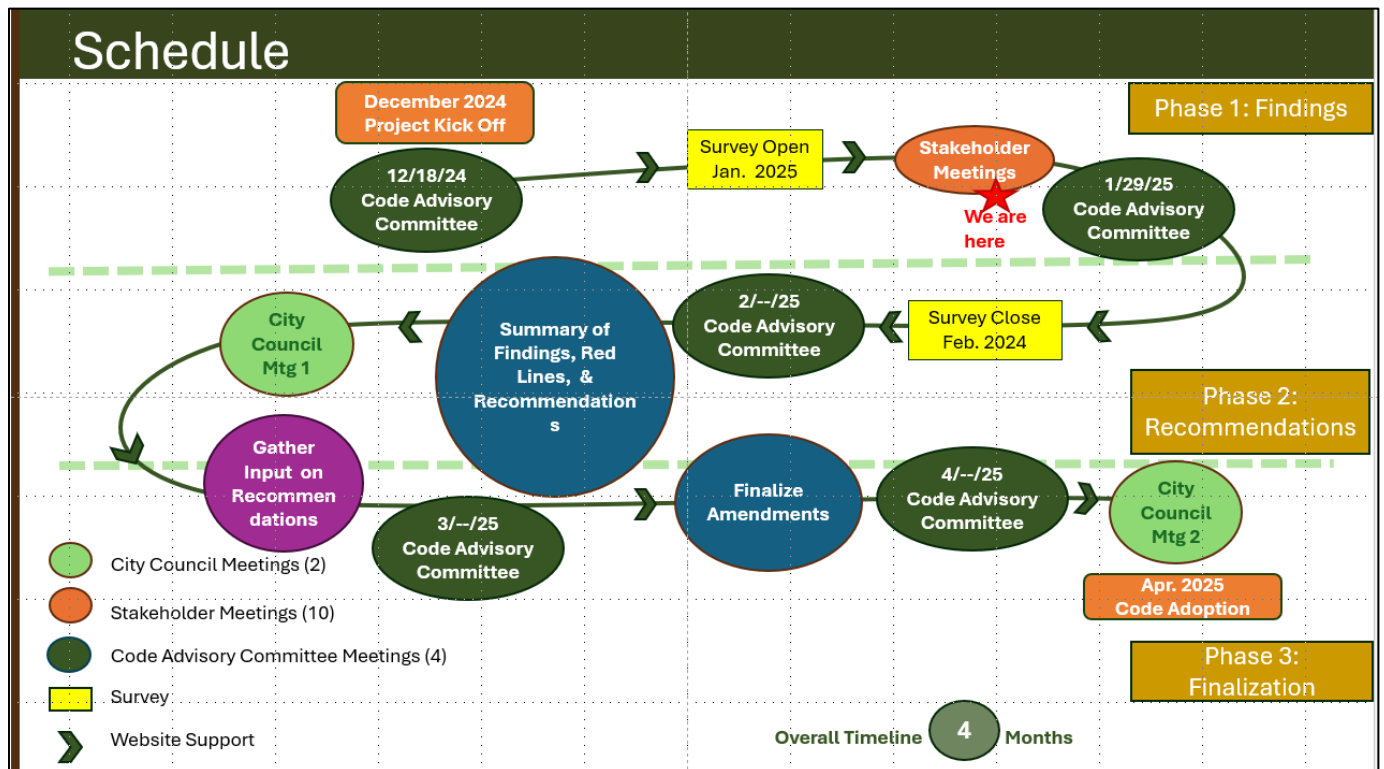
Questionnaire

- Completed?
- Share with community

Scope

- Community Engagement:
 - 2 City Council Meetings
 - 10 Stakeholder Meetings
 - 4 Code Advisory Committee Meetings
 - Community Survey/Questionnaire (live Jan 6th – Feb 7th)
- Analyze & recommend code amendments:
 - Agency considerations
 - Placement of mobile homes/manufactured homes
 - Travel Trailers/ Recreational Vehicles (RVs)
 - Property maintenance
 - Unsafe parking
 - Outside storage
 - Residential uses

Process



- Gather input (Questionnaire, stakeholder meetings, Code Amendment Committee, Council meetings, Newspaper)

Thoughts

From your knowledge, what can you share about what you or someone else has experienced in Junction on the following? Are there any solutions in mind?

- Adjacency considerations: Impacts of neighboring properties on residential uses. For example, mechanic shops, scrap metal yards, or similar uses next to a single-family home
- Placement of mobile homes/manufactured homes: Placement on a lot without appropriate driveways, access, water and sewer connections, foundation, separation, or design considerations
- Property maintenance: Neglect, overgrown vegetation, junk storage, and deterioration of underutilized or vacant structures and properties
- Unsafe parking: Parking of out-of-service vehicles or long-term parking of vehicles on streets or unpaved surfaces and yards
- Outside storage: Storing or disposal of used vehicles or parts such as engine blocks, transmissions, and similar in front yards or streets
- Residential uses: Requirements for minimum setbacks, minimum lot area, home occupations, and similar

Other Concerns?

○

Do you know of any existing code standards that can be amended?

○

How would you prioritize these?

○

Junction Eagle's Post



Junction Eagle
January 24 · 🌐

Junction, Texas
Code Amendments Questionnaire

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 is inviting you to participate in a community questionnaire to gather your valuable feedback on high-priority issues that impact the community's overall image and quality of life. You can expect the questionnaire to take approximately 10 minutes to complete. This initiative is to hear your voices — whether you work, commute, own property, rent, or live within or close to the city limits.

The questionnaire is available online through the following link: [City of Junction Questionnaire](#) or scan the QR code below. The questionnaire will remain open until February 7, 2025.

If you are unable to complete the survey online, you can contact the City Hall for additional ways to participate. For more information, visit the city's website or contact Jessica Relucio at 346-336-4858.

The city encourages you to take the time 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.



👍 1

1 share

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Junction, Texas

Code Amendments Questionnaire

February 7, 2025.



If you are unable to complete the survey online, you can contact the City Hall for additional ways to participate. For more information, visit the city's website or contact Jessica Relucio at 346-336-4858.

The city encourages you to take the time 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.

KCGCD reminds citizens to winterize water wells

As we are experiencing cooler temperatures, the Kimble County GCD would like to send a friendly reminder to winterize your water system. While we do not typically experience an abundance of snow or long periods of freezing temperatures, it only takes a few hours during the night of below 32 degrees Fahrenheit (F) to break your pipes. When water freezes it expands and can cause a fracture or crack in pipes, especially exposed pipes in unheated areas, outside and above ground. Take the following precautions to avoid a major problem this winter:

1. Drain water from any pressure or storage tanks that are not needed.
2. Wrap all pipes and storage tanks that are above ground, exposed, or in unheated areas of the home (attic, garage, etc.) with foam pipe insulation, or some type of heavy fabric.
3. Never turn off the heat if leaving your home during cooler months. Set the thermostat to at least 55°F so the pipes in your home do not freeze.
4. If you have a pump house equipped with an electrical receptacle, plug in a thermostat-controlled heater to protect the equipment in the pump house to save money on your electrical bill. The same is true for exposed pipes near an electrical outlet; you can use a special pipe tape that contains electrical wiring.
5. Clean out your well house of any debris and keep the well house sealed to avoid animals making your well house their winter home. Rodents can cause damage to wiring and contaminate the well.

By following these tips, you can protect your water system and save money. As always, contact the Kimble County Groundwater Conservation District for any questions or assistance. We can be reached at 325-446-4826 or by email at kimblecountygcd@gmail.com.

JTEDC

Continued from Page 1

The JTEDC Board's regular monthly meetings – open to the public – are usually held on the first Tuesday of each month in the City Meeting Room at 102 N. 5th Street.

Meeting agendas, including the time of the meeting, are posted at the JTEDC Office at 702 College Street, the City Offices at 730 Main Street, and on the JTEDC website – www.junctiontxedc.com. A called meeting may be held at any time subject to public notice being posted at least 72 hours before the meeting.

CITY

Continued from Page 1

that will result in paying an additional \$13.32 a month per dumpster. The motion to do so was made by Haynes and seconded by Couey with all, except Leistikow, voting for its passage. The council passed a resolution supporting a Police Department (PD) Stonegarden Grant application for \$306,960. The federal grant "supports enhanced cooperation and coordination among Federal, state, local, and tribal law enforcement agencies to secure the Texas/Mexico and international water border." Over the past several years, the PD has received a total of \$1,742,330 in Stonegarden funds being used for overtime salary, equipment, and fuel. In addition, the PD has received a total of \$955,615 in Operation Lone Star Grants used for the same purposes. In applying successfully for these grants, the PD has reduced the amount of property taxes needed to operate.

In a written Police Report, the council was informed of the following activities this past December: 14 arrests; 5 vehicle accidents; 292 traffic citations; and 145 reports on miscellaneous matters. Four code enforcement cases were opened during the month. The PD is hosting, in January, a three-day class on "Threat Evaluation and Reporting" which is being presented by the Texas Department of Public Safety.

The following dates were approved for free dumping by city residents at the landfill during 2025: January 24; March 1; March 27-30 (Spring Cleanup); May 3; July 12; September 6; September 25-28 (Fall Cleanup); and November 1.

The council also approved

twelve holidays for city employees during calendar year 2025.

The council approved closing the City Offices (730 Main Street) on either January 23 or 30 to permit the replacement of a damaged electrical panel.

In the Public Forum, the Chamber of Commerce's executive director, Mark Arrazola, commented on the proposal for the JTEDC Board, the Junction Texas Tourism Board, and the Chamber being co-located in the old Police Department Building at 102 N. 5th Street (the location of the City Meeting Room). If this matter is still under active consideration by the council, Arrazola stated that the chamber's directors would like to hold a workshop with the council to develop a clearer understanding of the proposed co-location. Arrazola also updated the council on recent and planned chamber activities. (Note: The chamber receives up to \$115,000 annually in hotel/motel occupancy taxes from the city to provide visitor information services and to sponsor events to attract visitors to Junction.)

The council approved departmental and financial reports.

The City Council's regular monthly meetings are open to the public and begin at 5:30 p.m. on the second Monday of each month in the City Meeting Room at 102 N. 5th Street. Agendas are posted at the City Offices, the outside bulletin board at the Meeting Room, and on the city's website, <http://cityofjunction.com>. A called meeting may be held at any time subject to public notice being published at least 72 hours before the meeting. (Note: This month's regular meeting was held later than usual due to the lack of a quorum caused by absent members due to sickness.)

Obituary

James Burt "Jimmy" Chenault

James Burt "Jimmy" Chenault, 86, of Junction, went on to Heaven on January 18, at Kimble Hospital.



Jimmy was born April 25, 1938, to John Blake and Bonita Burt Barnes Chenault at the family home in Junction. Jimmy spent his young adulthood working at his parent's Gulf Station, where he learned the importance of working hard and the attentive care of others. He married Judy Lee Ratliff on June 1, 1958. As an adult, Jimmy worked as a Line Serviceman for WTU, and was proud of the number of years he worked there until his retirement. In his retirement years, he worked for Metco Supply and also Meals on Wheels. Jimmy had respect and concern for the elderly, and his work with Meals on Wheels and WTU allowed him to help others. He also was a volunteer firefighter for the Junction Fire Department, serving as the Assistant Fire Chief until retirement. Jimmy loved to attend family gatherings, barbecues, cooking beans with the track club, and greatly enjoyed time at the river, fishing and hunting. Jimmy loved his family and cared for his wife until his own health failed. He will be greatly missed.

Jimmy is preceded in death by his parents; and sisters-in-law, Shirley Chenault and Billie Chenault.

Those left to honor his memory include his wife of 66 years, Judy Chenault; sons, Blake Chenault, Jerry Don Chenault and wife Patricia; daughter, Jeana Wollman and husband Curtis; grandchildren, Bailey Chenault, Misty Chandler, Cody Schuessler, Julie Dobbins, Brittany Wollman; nine great-grandchildren; brother, C.B. 'Charky' Chenault; and Jimmy's twin brother, Billy Chenault.

Funeral services will be held at 2:00 p.m., Wednesday, January 22, at the Kimble Funeral Home Chapel with Bobby Chenault officiating. Interment will follow at the Junction City Cemetery.

Pallbearers will be Jym Chenault, Braxton Smith, Brodie Dobbins, Dilan Chenault, Cody Chenault, and Jerry Stewart.

Honorary pallbearers are David Dobbins, Rob Roy Spiller, Brody Caudle, and Bob Harames.

Memorials may be made to Kimble County Meals on Wheels, 404 College St., Junction, TX 76849.

The family would like to offer special thanks to Dr. Jay Jackson and the caring staff at the Kimble Hospital.

Services with integrity, pride, and honor are under the direction of Kimble Funeral Home.



KFH

Kimble Funeral Home • Junction
1010 College St. • 325-446-3076
www.kimblefuneralhometx.com
TFSC License No. 3809

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The Junction Eagle's LETTERS POLICY

The Junction Eagle welcomes letters from its readers. Letters should be to the point, typed if at all possible, and signed. An address and telephone number should be included for verification purposes. Most letters will be published with the author's name.

Letters will be printed on a space-available basis. Letters should stick with issues, and not be personal attacks. Letters endorsing a particular position on issues of local interest will be accepted; however, letters endorsing a candidate/issue of a political nature will not be printed.

We reserve the right to edit for length, content and potentially libelous statements. We also reserve the right to withhold any author's identity.

Letters to the Editor published in this newspaper do not necessarily reflect the position of this publication on any subject. Correspondence should be mailed to: Letters to the Editor, 215 N. 6th St., Junction, TX 76849 or via email to editor@junctioneagle.com and cc: asia@junctioneagle.com.

JUNCTION YOUTH BASEBALL/SOFTBALL ASSOCIATION

2025 SPRING SEASON

Registration closes January 31st

All Player and Volunteer Registration will be online.

\$60 per player - Ages 4-15

Scan this code

OR visit: <http://app.teampass.com>

> Select Site: [Junction Youth Baseball & Softball Association](#)

*Register T-ball players under Baseball

In-person registration assistance @ the concession stand

Friday January 17th - 5:00pm - 7:00pm

Sunday January 26th - 2:00pm - 4:00pm

Volunteer Coaches and Paid Umpire Positions available and can be requested online as well

STUDENT SPOTLIGHT

Avery Hernandez, 12th grade

Avery Hernandez is a senior at Junction High School who has a strong work ethic and drive to excel in the future. She is an officer for the Junction FFA, member of varsity basketball and softball. In FFA, she is involved in speaking events in the fall, judging events in the spring, and all school year is involved with AG mechanics. In sports, she is a role model, working hard and putting in extra work to be the best. She received softball First Team District honors in 2024. While being heavily involved with extracurriculars, she maintains excellent grades in all her courses.



Teacher Taylor Lockhoof

HEALTH CENTER PHARMACY

1003 College St.
325-770-7676
Monday-Friday 9 a.m.-6 p.m.

Order CUSTOM STAMPS at THE JUNCTION EAGLE

215 N. 6TH
325-446-2610

JISD

Menus January 27 - 31

BREAKFAST | LUNCH

Monday

sausage kolache, yogurt or cereal, fruit, juice, milk | corn dogs, French fries, tomato cup, fruit cup, milk

Tuesday

cheese omelet, toast or cereal, fruit, juice, milk | quesadillas, beans, salsa, cucumbers, apricots, ice cream, milk

Wednesday

breakfast sandwich or cereal, fruit, juice, milk | spaghetti bowl, breadstick, veggie cup, garden salad, fruity geleatin, milk

Thursday

breakfast pizza or cereal, fruit, juice, milk | breaded pork chop, gravy, roll, broccoli, corn, Mandarin oranges, milk

Friday

Dutch waffles, sausage or cereal, fruit, juice, milk | pizza, carrots, green beans, rice crispy treat, sliced fruit, milk

Menu items are subject to change due to availability.

Menu courtesy of WESTAN INSURANCE GROUP, LLC

Patty Rendon Colvin

Auto * Home * Health * Life
325-446-4500 patty.colvin@westangroup.com
www.westaninsurancegroup.com

SOLUTIONS

This week's solution

2	6	8	9	5	3	7	1	4
1	9	7	8	2	4	5	6	3
4	5	3	6	1	7	2	8	9
8	3	2	5	4	6	1	9	7
9	4	6	2	7	1	3	5	8
7	1	5	3	9	8	6	4	2
5	7	9	4	6	2	8	3	1
3	2	4	1	8	5	9	7	6
6	8	1	7	3	9	4	2	5

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- HOME
- CITY OFFICIALS
- MISSION/ GOALS
- CITY MEETINGS
- HISTORY
- CITY SERVICES
- CITY ORDINANCES
- EMPLOYMENT
- LINKS
- EVENTS

Local Links

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Junction Economic
Development Corporation

Junction Tourism &
Kimble County
Chamber of Commerce

Kimble County

POSTING DATE: 22 January 2025

Code Amendment Survey Released

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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 is inviting you to participate in a community questionnaire to gather your valuable feedback on high-priority issues that impact the community's overall image and quality of life. You can expect the questionnaire to take approximately 10 minutes to complete. This initiative is to hear your voices — whether you work, commute, own property, rent, or live within or close to the city limits. The questionnaire is available online through the following link:

[City of Junction Questionnaire](#)

The questionnaire will remain open until February 7, 2025.

If you are unable to complete the survey online, you can contact the City Hall for additional ways to participate. For more information, please contact Jessica Relucio at 346-336-4858. The city encourages you to take the time 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.