



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

# Commercial Building Permit Application

Please visit <https://www.johnsoncitytx.org/departments/permits/> for additional information on the Building Official, building codes, and plan review & inspection requirements.

Project Name: HILL COUNTRY CUPBOARD Valuation: \$ \$5422.00  
Project Address: 101 US-281, Johnson City, TX 78636 Zoning: Highway Commercial  
Lot: - Block: - Subdivision: - Square Foot: 280sqF

Survey 41 Jack Shackelford, Acres .5

Project Description:  New  Addition  Remodel  Finish Out  Plumbing  
 Mechanical  Electrical  Sign  Fence  Accessory Structure  
 Irrigation  Swimming Pool  Other

Scope of Work: See attachments

Is this property in the floodplain?  No  Yes If yes, provide floodplain certificate or application.

Owner Name: Sandra Trevino Project Contact (if different): Angel Gomez  
Owner Address: 101 US-281, Johnson City, TX 78636 City, State, Zip Code: Johnson City, TX 78636  
Phone Number: 512-567-5546 Email Address: strev1961@hotmail.com

Engineer:	Contact Person:	Phone Number:	Email / License No:
Architect:	Contact Person:	Phone Number:	Email / License No:
General Contractor: A.G. Signs	Contact Person: Angel Gomez	Phone Number: 424-204-2847	Email / License No: angelggg@gmail.com SEC28106
Mechanical Contractor:	Contact Person:	Phone Number:	Email / License No:
Plumbing Contractor:	Contact Person:	Phone Number:	Email / License No:
Electrical Contractor: WIREDUP SERVICES	Contact Person: Jose Castillo	Phone Number: 210-891-8130	Email / License No: SEC28106
TPO Energy Provider:	Contact Person:	Phone Number:	Email / License No:

A permit becomes null and void if work is not commenced within 365 days. All permits require final inspection. A final inspection and/or certificate of occupancy must be issued before any building is occupied. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or local laws regulating construction or the performance of construction.

Signature of Applicant: [Signature] Date: March 19, 2024

Building Permit Fee: \_\_\_\_\_ Plan Review Fee: \_\_\_\_\_ Water Fees: \_\_\_\_\_ Sewer Fees: \_\_\_\_\_

Meter Deposit Fee: \_\_\_\_\_ Total Fees: \_\_\_\_\_ Receipt No.: \_\_\_\_\_ Issued Date: \_\_\_\_\_ Issued By: \_\_\_\_\_



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# Commercial Building Permit Application

Please visit <https://www.iohnsontcitytx.org/departments/permits/> for additional information on the Building Official, building codes, and plan review & inspection requirements.

Project Name: HILL COUNTRY CUPBOARD Valuation: \$ 825  
 Project Address: 101 US-281, Johnson City, TX 78636 Zoning: Highway Commercial  
 Lot: — Block: — Subdivision: — Square Foot: 225sqF  
*Survey 41 Jack Shackelford, Acres .5*  
 Project Description:  New  Addition  Remodel  Finish Out  Plumbing  
 Mechanical  Electrical  Sign  Fence  Accessory Structure  
 Irrigation  Swimming Pool  Other

Scope of Work: See attachments.  
 Is this property in the floodplain?  No  Yes If yes, provide floodplain certificate or application.

Owner Name: Sandra Trevino Project Contact (if different): Angel Gomez  
 Owner Address: 101 US-281, Johnson City, TX 78636 City, State, Zip Code: Johnson City, TX 78636  
 Phone Number: 512-567-5546 Email Address: strev1961@hotmail.com

Engineer:	Contact Person:	Phone Number:	Email / License No:
Architect:	Contact Person:	Phone Number:	Email / License No:
General Contractor: A.G. Signs	Contact Person: Angel Gomez	Phone Number: 424-204-2847	Email / License No: angelggg@gmail.com SEC28106
Mechanical Contractor:	Contact Person:	Phone Number:	Email / License No:
Plumbing Contractor:	Contact Person:	Phone Number:	Email / License No:
Electrical Contractor: WIREDUP SERVICES	Contact Person: Jose Castillo	Phone Number: 210-891-8130	Email / License No: SEC28106
TPO Energy Provider:	Contact Person:	Phone Number:	Email / License No:

A permit becomes null and void if work is not commenced within 365 days. All permits require final inspection. A final inspection and/or certificate of occupancy must be issued before any building is occupied. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or local laws regulating construction or the performance of construction.

Signature of Applicant:  Date: March 21, 2024  
 Building Permit Fee: \_\_\_\_\_ Plan Review Fee: \_\_\_\_\_ Water Fees: \_\_\_\_\_ Sewer Fees: \_\_\_\_\_  
 Meter Deposit Fee: \_\_\_\_\_ Total Fees: \_\_\_\_\_ Receipt No.: \_\_\_\_\_ Issued Date: \_\_\_\_\_ Issued By: \_\_\_\_\_

**Texas Department of Licensing and Regulation**  
Result Listing

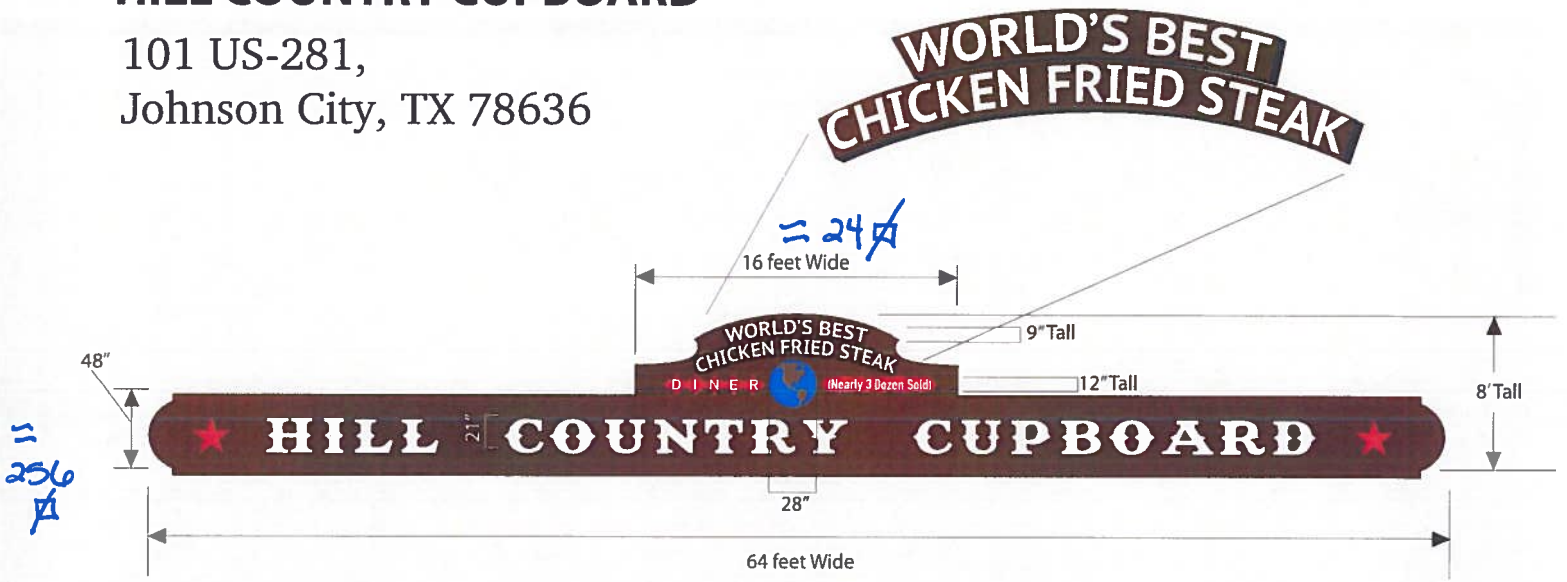
Name and Location	Other Information
<p>C &amp; S WIRED UP ELECTRIC 5911 FOREST LEDGE SAN ANTONIO TX 78240 County: BEXAR</p>	<p><b>Electrical Contractor</b> License #: 28106 Active, in renewal process Type: EC Phone: (210) 421-0002</p>
<p>No DBA found</p>	<p>Master: CASTILLO, JOSE F License#: 60093 Expiration: 11/22/2024</p>

[Search Again](#) | [Back](#)

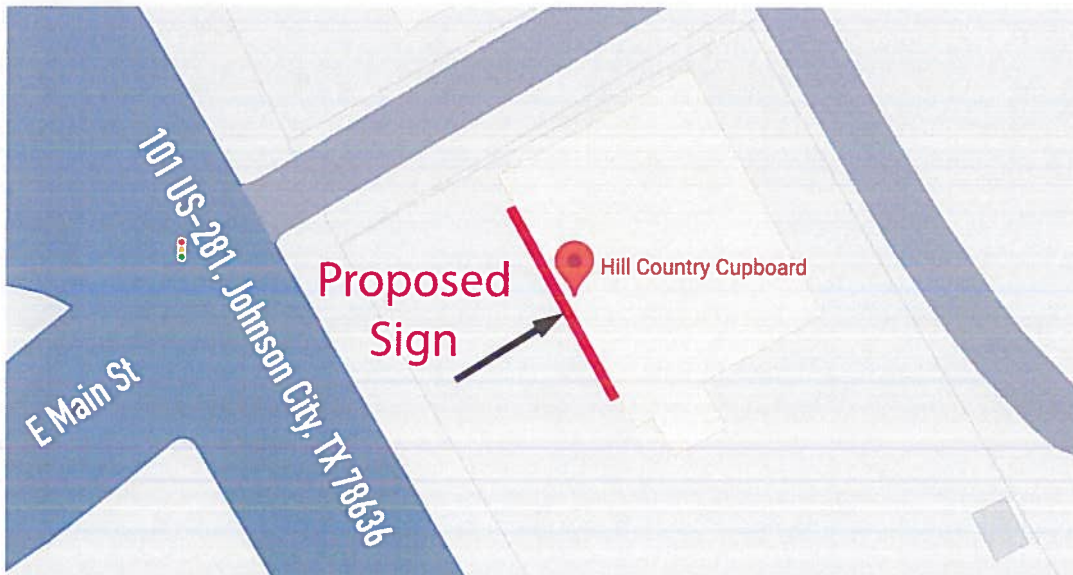


# HILL COUNTRY CUPBOARD

101 US-281,  
Johnson City, TX 78636



Address: 101 US-281, Johnson City, TX 78636

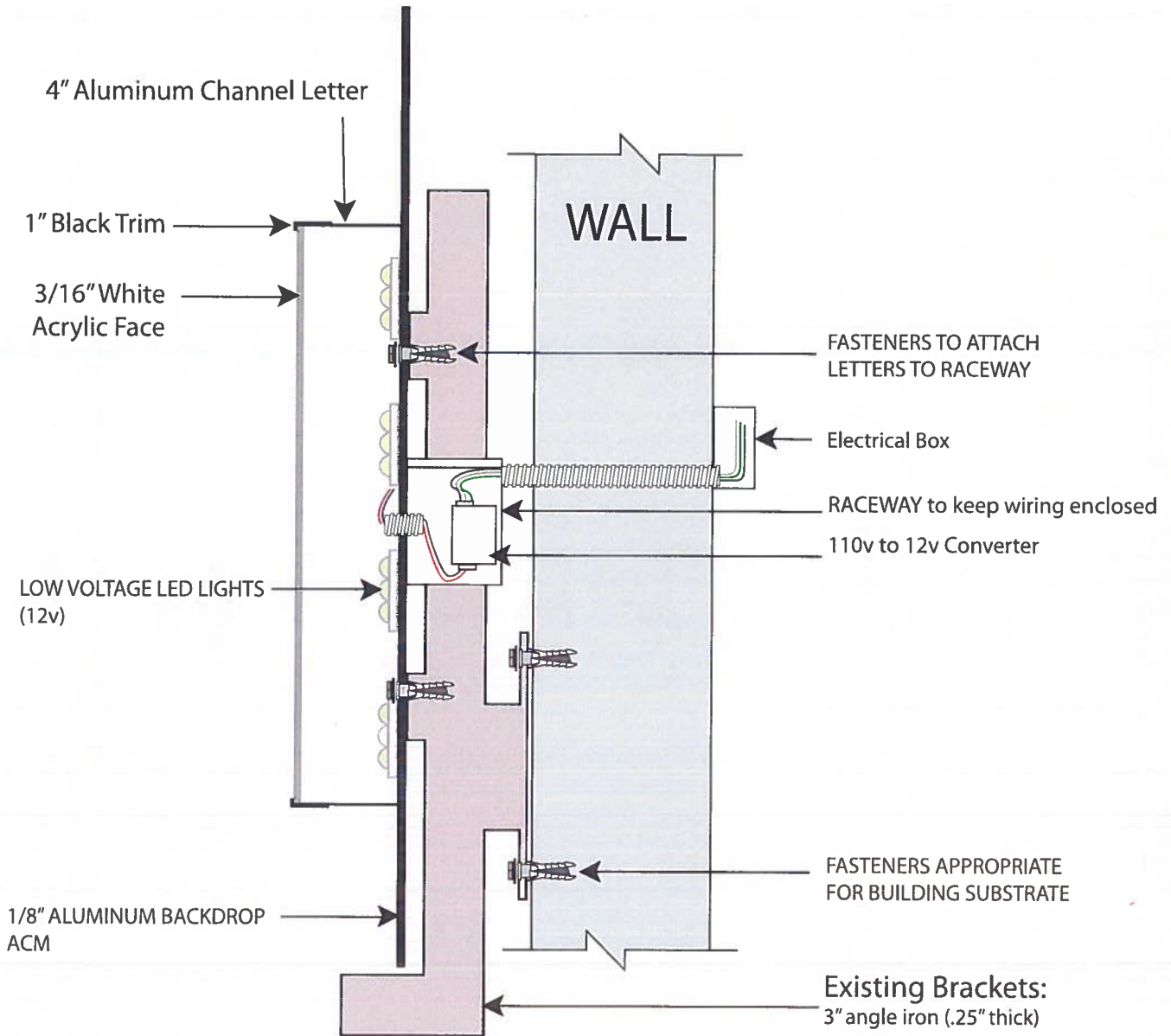


Angel Gamez  
**SIGNS**  
& GRAPHICS

25836 US Highway 281 N  
San Antonio, TX 78258  
424-204-2847

Page 1 of 2

# Side View



  
 25836 US Highway 281 N  
 San Antonio, TX 78258  
 424-204-2847

**Page 2 of 2**

101 US-201.
Location: Johnson City, TX 78636
Client: SANDRA TREVIÑO
Salesperson: Angel
Prj. Mngr: Gus
Date: March 19, 2024
Designer: Angel
File Name: HILL COUNTRY CUPBOARD
Rehab
Proposal #:
Job #:

Revisions
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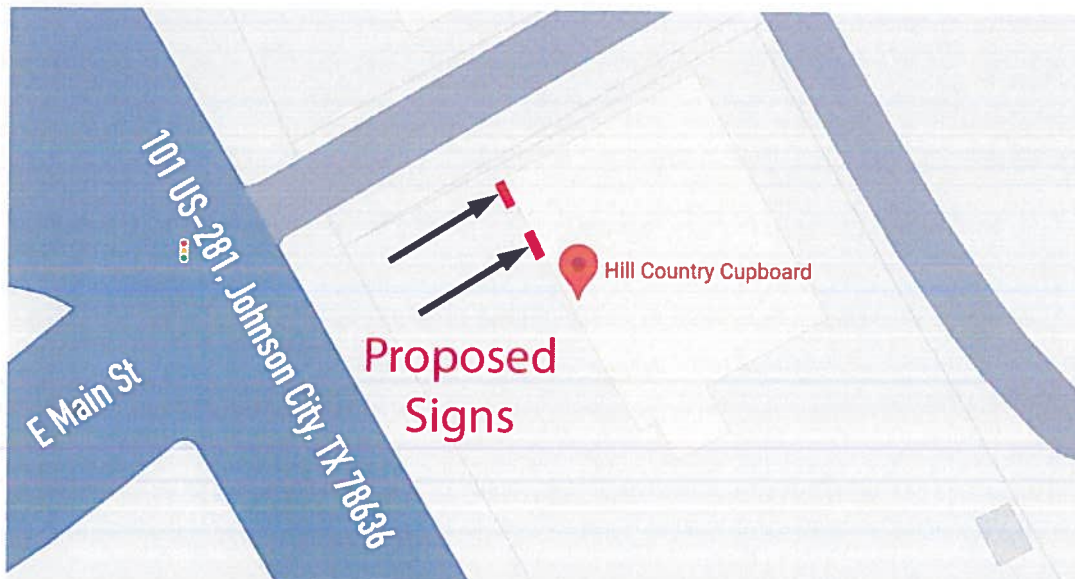


# HILL COUNTRY CUPBOARD

101 US-281,  
Johnson City, TX 78636



Address: 101 US-281, Johnson City, TX 78636



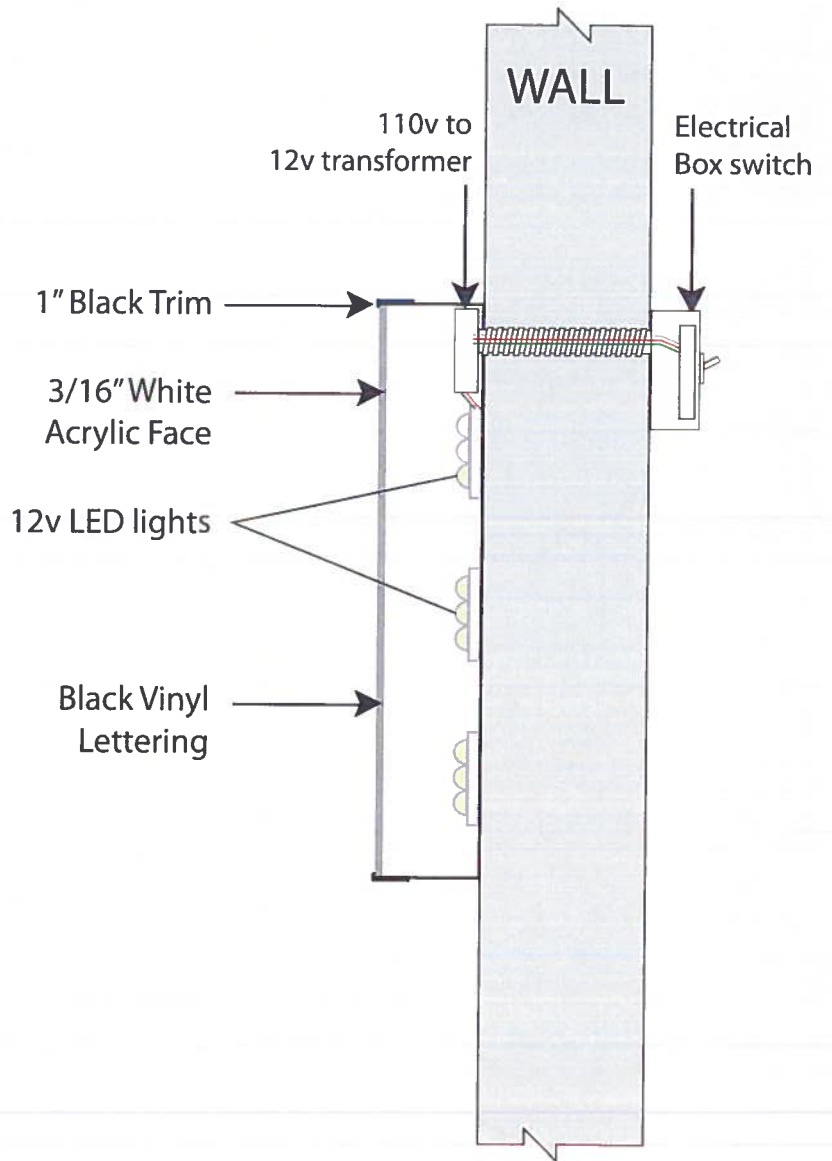
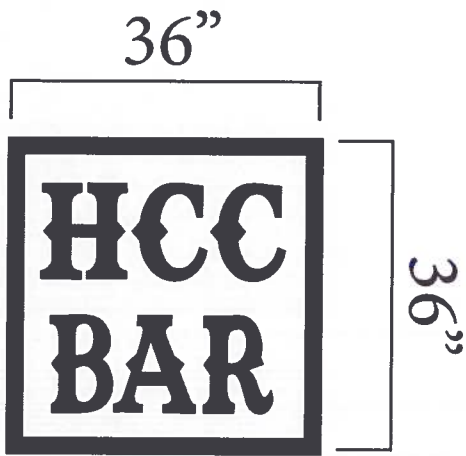
Angel Gamez  
**SIGNS**  
& GRAPHICS, INC.

25836 US Highway 281 N  
San Antonio, TX 78258  
424-204-2847

Page 1 of 2



Channel  
Letter  
Signs



**Angel Games  
SIGNS  
& GRAPHICS**

25836 US Highway 281 N  
San Antonio, TX 78258  
424-204-2847

Page 2 of 2

101 US-281
Location: Johnson City, TX 78636
Client: SANDRA TREVINO
Salesperson: Angel
Prj. Mngr: Gus
Date: March 21, 2024
Designer: Angel
File Name: HILL COUNTRY CUPBOARD
Rehab
Proposal #:
Job #:

Revisions
-----------

**Wall sign.** A sign, other than a nameplate, painted on or mounted parallel to the face of any building, provided that the sign does not project over any public land or street right-of-way, or extend more than 12 inches from the face of the wall to which the sign is mounted, or extend at any point above or beyond the end of such wall. A sign that is painted on a sloping roof or mounted on a sloping roof in the same plane as the roof is also a wall sign. A wall sign that is not painted directly on the surface of a wall must be securely mounted to and supported by the wall throughout the length and width of the sign. Only one wall sign may be permitted per establishment in any residential area. The area of all wall signs on any single wall, including one-third of the area of any awning signs which are attached to the wall and required to be counted, may not exceed 16 square feet in any residential zoning district, or 25 percent of the area of the wall, exclusive of the area of doors and windows in the wall, in nonresidential areas. Changeable copy wall signs are wall signs that contain the primary name of the establishment as well as a changeable copy feature. The changeable copy portion of the sign shall not exceed eight (8) square feet.



*Projecting sign.* Any sign, other than an awning sign or canopy sign, whose outside edge extends more than 12 inches from the face of a wall to which it is attached, or which extends at any point above or beyond the end of a wall to which it is attached. Only one projecting sign may be permitted per establishment. An establishment which is located on the corner of a street intersection or at the end of a building in a commercial complex may have one projecting sign on the front wall and one projecting sign on the side wall of the building. The area of a projecting sign may not exceed 16 square feet in any residential zoning district or 32 square feet in any other zoning district and in the extraterritorial jurisdiction. No projecting sign may exceed a height of 20 feet nor may extend vertically above the windowsill of a second story. No projecting sign may extend, either above the roof of the building or beyond the end of the wall to which it is attached, by more than four feet at the point of attachment. A projecting sign attached to a building on private property may not extend over any public land except a sidewalk adjacent to a building that is lawfully built up to the public right-of-way.

***Roof sign.*** Any sign that is mounted on or above the roof of a building, but excluding a projecting sign whose principal support fixtures are attached to a wall and a wall sign which is either painted directly on a sloping roof or mounted directly on a sloping roof in the same plane as the roof.

**§ 3.06.008 Variances.**

- (a) Application and fee required. A variance is written approval to depart from the strict application of the provisions of this article. Any person, business or other organization desiring to continue in use, locate, construct or otherwise place any sign which does not conform to the provisions of this article may make application to the city council for a variance to continue in use, locate, construct or otherwise place such a sign. The application shall be filed with the public works director, accompanied by the appropriate fee established by the city council and by a drawing or sketch in sufficient detail to determine the location and type of construction for the proposed sign.
- (b) Standards for variances. The city council may approve a variance only if it makes affirmative findings, reflected in the minutes of the city council's proceedings, as to all of the following:
- (1) A literal enforcement of the provisions of this article would result in unnecessary hardship. Ordinarily, hardship that is self-induced or that is common to other similarly classified properties will not satisfy this requirement. Financial or economic hardship alone will not ordinarily satisfy this requirement.
  - (2) The variance will not authorize a type of sign that is specifically prohibited by this article.
  - (3) The variance will be in harmony with the spirit and purposes of this article.
- (c) Conditions of variances. The city council may impose such conditions or requirements in a variance as are necessary in the city council's judgment to protect the overall character of the community and to achieve the fundamental purposes of this article. A violation of such conditions or requirements shall constitute a violation of this article. A variance, if granted, shall be for a specific event, use or other application of business and shall not continue with the property. If a variance is granted and the sign so authorized is not substantially under construction within 6 months of the date of approval of the variance, the variance shall lapse and become of no force or effect.

(Ordinance 08-006, sec. 12, adopted 5/5/08; Ordinance adopting Code)

§ 3.06.011 **Approved signs.**

The following approved signs have restrictions. Words are defined with restrictions in section 3.06.004 of this article.

- (1) Awning signs/canopy signs.
- (2) Banners.
- (3) Bed and breakfast identifier.
- (4) Bulletin boards.
- (5) Community service signs.
- (6) Construction signs.
- (7) Directional signs.
- (8) Event signs, off-site.
- (9) Event signs, on-site.
- (10) Flags.
- (11) Freestanding signs.
- (12) Integral signs.
- (13) Model home signs.
- (14) Monuments.
- (15) Neon signs.
- (16) Nameplates.
- (17) Political signs.
- (18) Portable signs.
- (19) Projecting signs.
- (20) Public service signs.
- (21) Realty signs.
- (22) Residential development signs.
- (23) Self-supported signs.
- (24) Sidewalk signs.
- (25) Single-family address signs.
- (26) Wall signs.
- (27) Window signs.

(Ordinance 08-006, sec. 6, adopted 5/5/08)

§ 3.06.012 **Prohibited sign types.**

The construction, placement, existence, or use of signs of the following nature is prohibited by this article:

- (1) Balloons.
- (2) Beacons.



- (3)** No new billboards.
- (4)** Changeable copy signs, except for gasoline pricing signs, sidewalk signs, changeable copy wall signs, changeable copy monument signs and churches.
- (5)** Flashing signs.
- (6)** Moving signs.
- (7)** Roof signs.
- (8)** Vehicular signs.
- (9)** Posters, pennants, ribbons, streamers, spinners, or other similar devices, provided that flags and banners are not included in this prohibition.
- (10)** Signs which contain statements, words or pictures of an obscene, indecent, or immoral character or which offend public morals or decency.
- (11)** Signs which in the judgment of the public works director constitute a hazard to vehicular or pedestrian traffic either because their location interferes with or obstructs the view of a traffic sign, signal or device or because their design or content may be confused with or construed as a traffic sign, signal or device.
- (12)** Commercial signs of any character, in any form or construction, and at any location, except as regulated by this article.
- (13)** Off-site signs.

(Ordinance 08-006, sec. 7, adopted 5/5/08; Ordinance adopting Code)