

Application Date: March 19, 2024



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

ZONING AMENDMENT APPLICATION

CHAPTER 14

NAME OF APPLICANT: Lyndon's Landing LLC dba West Main Sreatery
MAILING ADDRESS: PO Box 821, Johnson City TX 78636
PHONE NUMBER: 512-517-4994
STATUS OF APPLICANT:
OWNER: X AGENT: (IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 108 West Main Street, Johnson City TX 78636
LEGAL DESCRIPTION: Blk 12, Lot Pts 2, 3, 4, 5 & 6
CURRENT ZONING: Commercial District - CUP (Food Truck Park) PROPOSED ZONING: Commercial District - CUP (Food Truck Park)
DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: none

EXISTING USE: Food Truck Park PROPOSED USE: Food Truck Park
LAND AREA: .7 acres DOES OWNER OWN ADJACENT PROPERTIES? Yes No X
PURPOSE OF REQUEST: Increase maximum allowed trucks from 4 to 6

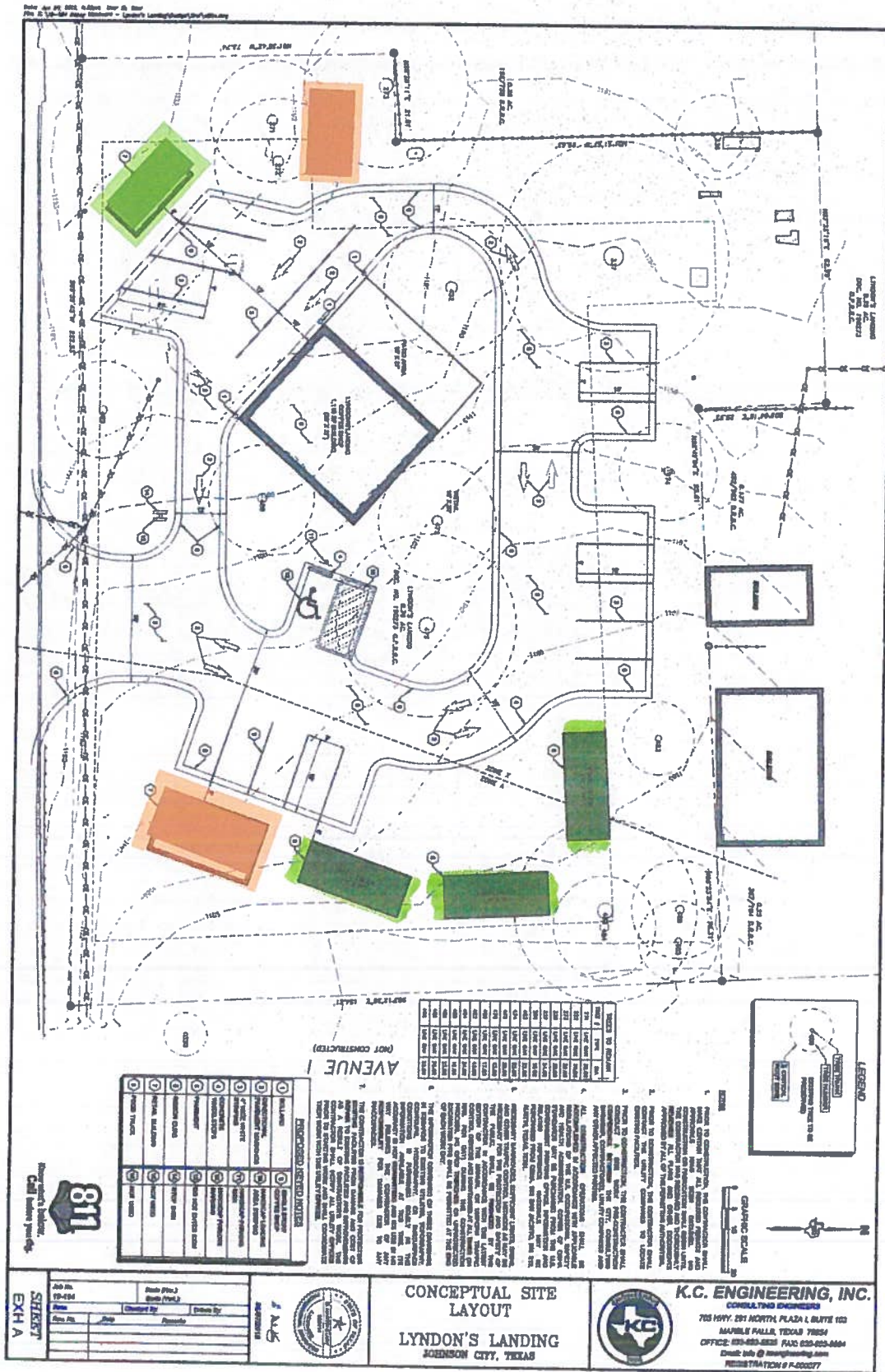
I hereby certify that I have read and examined this application and know the information I have provided to be true and correct. All provision of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of this zoning amendment or change does not presume to give authority to violate or cancel the provisions of any other local law regulating the use of the property.

Nancy Woodward
Applicant's Signature

March 19, 2024
Date

Nancy Woodward
Co-Owner, Lyndon's Landing LLC

Office Use Only:



Legend

- Green - previously approved spaces
- Orange - new spots requested

NO.	DESCRIPTION	STATUS
1	10' x 10' (C)	EXISTING
2	10' x 10' (C)	EXISTING
3	10' x 10' (C)	EXISTING
4	10' x 10' (C)	EXISTING
5	10' x 10' (C)	EXISTING
6	10' x 10' (C)	EXISTING
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98	10' x 10' (C)	EXISTING
99	10' x 10' (C)	EXISTING
100	10' x 10' (C)	EXISTING

CONCEPTUAL SITE LAYOUT
 LYNDON'S LANDING
 ADDISON CITY, TEXAS

K.C. ENGINEERING, INC.
 CONSULTING ENGINEERS
 705 HWY. 291 NORTH PLAZA 1 SUITE 102
 MAPLE FALLS, TEXAS 75064
 OFFICE: 817-453-8833 FAX: 817-453-8864
 Email: info@kceengineering.com
 REGISTRATION # P-50027

817
 Call before parking

Drawn By	Checked By	Scale
Drawn By	Checked By	Scale

City of Johnson City
PO Box 369
Johnson City, TX 78636

Receipt #: 16429
User: Patricia Mikla
Payment Date: 3/20/2024
Batch: 72593 - Computer 2 - 3.15.24

01-4604 Subdivision Fees
Permits

Conditional Use Permit Expansion - Johnson City
Coffee Co.

Amount Due: \$434.01
Applied: \$434.01
Balance: \$0.00

3/20/2024

Check #: 4066

Check: \$434.01

Applied: \$434.01
Change: \$0.00

MINUTES
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL

The City of Johnson City City Council met for a Regular Meeting on Tuesday, July 6, 2021 at 5:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present: Rhonda Stell, Mayor
Gayla Guthrie
Teresa Babb
Shelton Coleman
Stephanie Fisher
Clayton Young

Staff Present: Rick Schroder, CAO/City Secretary
Whitney Walston, Deputy City Secretary
BJ Sultemeier, Public Works Director
Ross Allen, Chief of Police
Elizabeth Elleson, City Attorney
Anne Burger Entrekin, Hilltop Securities
Richard Sirius, Greenberg Traurig
Noel Valdez, McCall, Parkhurst & Horton

Citizens Present: David O'Bannon
Andree Barnes
Bart Burkhard
Carlette Lewis
Patty Chimene
Diane Gonzales
Don Casey
Ron Fieseler
Sean McDonald
Fred Ballard
Beckie Morris
Laurie Canfield
Megan Soltesz
Rayette Bible
Loral Mofit
Bryan Heard

1. Call to order.

Mayor Stell called the meeting to order at 5:00 p.m. Carlette Lewis led the invocation followed by the Pledge.

	<i>Building Permits</i>		
Revenue	01-007-4104 <i>Solid Waste Collection</i>	\$256,900	\$277,287
Expenditure	01-020-6327 <i>Audit</i>	\$35,500	\$67,620
Expenditure	01-020-6328 <i>Legal Services</i>	\$52,500	\$87,058
Expenditure	01-020-6330 <i>Insurances</i>	\$25,500	\$39,910
Expenditure	01-030-6205 <i>Service Contracts</i>	\$15,000	\$27,863
Expenditure	01-050-6712 <i>COVID-19</i>	\$0.00	\$76,361
Expenditure	01-060-6205 <i>Service Contracts</i>	\$18,700	\$29,200
Expenditure	01-060-6331 <i>Electricity</i>	\$70,000	\$105,052

Item 8 above was pulled for individual consideration. Councilmember Coleman had a question about what department 030 was. CAO answered that it was municipal court and that the Judge and Prosecutor salaries are being paid out of the service contract line item. Councilmember Coleman made a motion to ratify the General Fund Budget amendment. Councilmember Babb seconded the motion. All were in favor and the motion passed.

9. **Ratification of the Chief Administrative Officer's execution of the Engagement Letter dated June 3, 2021 from Atchley & Associates, LLP for the audit of City financial statements for fiscal years ending September 30, 2020 through 2024. (Staff)**
10. **Approval of the FYE 2022 Budget Calendar for the City of Johnson City, Texas. (Staff)**

Councilmember Coleman made a motion to approve the Consent Agenda. Councilmember Guthrie seconded the motion. All were in favor and the Consent Agenda was approved.

ITEMS FOR INDIVIDUAL CONSIDERATION:

11. **Discussion of and action on a Zoning Amendment Application from Johnson City Coffee Company for a Conditional Use Permit for a Permanent Mobile Food Court located at 108 W. Main St., Johnson City, TX 78636. (Applicant)**

The council asked if the Pecan Street entrance/exit would continue to be used. The Coffee Shop said yes. They also spoke about how there would be no permanent structures in the flood plain. Councilmember Guthrie made the motion to approve the zoning amendment application. Councilmember Young seconded the motion. All were in favor and the application was approved.

12. **Presentation by Sean McDonald and Fred Ballard of, respectively, Vanguard National Builder Group and Blue Horse Building + Design and discussion of and action on a request**