



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

Application Date: 5/2/24

**ZONING AMENDMENT APPLICATION**  
**CHAPTER 14**

NAME OF APPLICANT: TEXAS VINTAGE MOTORCYCLE MUSEUM  
 MAILING ADDRESS: 100 N. NUGENT AVE, JOHNSON CITY, TX 78636  
 PHONE NUMBER: 832-326-3299  
 STATUS OF APPLICANT:  
 OWNER:  AGENT:  (IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 100 N. NUGENT AVE, JOHNSON CITY, TX 78636  
 LEGAL DESCRIPTION: Blk 8, Lot 4 + 5 (pt), Acres 0.36  
 CURRENT ZONING: Downtown / Historic PROPOSED ZONING: Downtown / Historic  
 DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: — Conditional Use Permit

EXISTING USE: Food Truck PROPOSED USE: Food Truck  
 LAND AREA: 0.36 DOES OWNER OWN ADJACENT PROPERTIES? YES  NO   
 PURPOSE OF REQUEST: To establish mobile food vendor court

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.

[Signature]  
 Applicant's Signature

5/2/2024  
 Date

Office Use Only:

N. NUGENT

TEXAS VINTAGE  
MOTORCYCLE  
MUSEUM

100. N. NUGENT



FOOD  
TRUCK

CITY  
PARK

290

PROPERTY  
OWNED  
WITH  
BUILDING

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

Receipt #: 17587  
User: patriciamikla@johnsoncity  
Payment Date: 5/6/2024  
Batch: 92701 - Computer 2 - 5.10.24

01-4604 Subdivision Fees  
Permits

TX Vintage Moto Museum - Zoning Application - CUP

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

5/6/2024

Check #: 10305

Check: \$434.01

Applied: \$434.01  
Change: \$0.00

2024 CITY EVENT CALENDAR

CLICK HERE FOR PUBLIC BIDDING NOTICES

CLICK HERE FOR PUBLIC NOTICES

Texas Vintage Motorcycle Museum  
 100 N. Nugent Ave.  
 Zoning Amendment Application

The City of Johnson City, TX has received a Zoning Amendment Application from Texas Vintage Motorcycle Museum for a Conditional Use Permit for a Permanent Mobile Food Court located at 100 N. Nugent Ave., Johnson City, TX 78636.

The Planning and Zoning Commission and City Council will hold Public Hearings on the Zoning Amendment Application on May 28th and June 4th, 2024, respectively, at 6 p.m. CST at City Hall, 303 E. Pecan Dr., Johnson City, TX 78636. The public is invited to attend.

Questions and/or comments can be directed to myself, Rick Schroder, at 830-868-7111, Ext. 8, or by email at [rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org).



City Secretary



Municipal Court



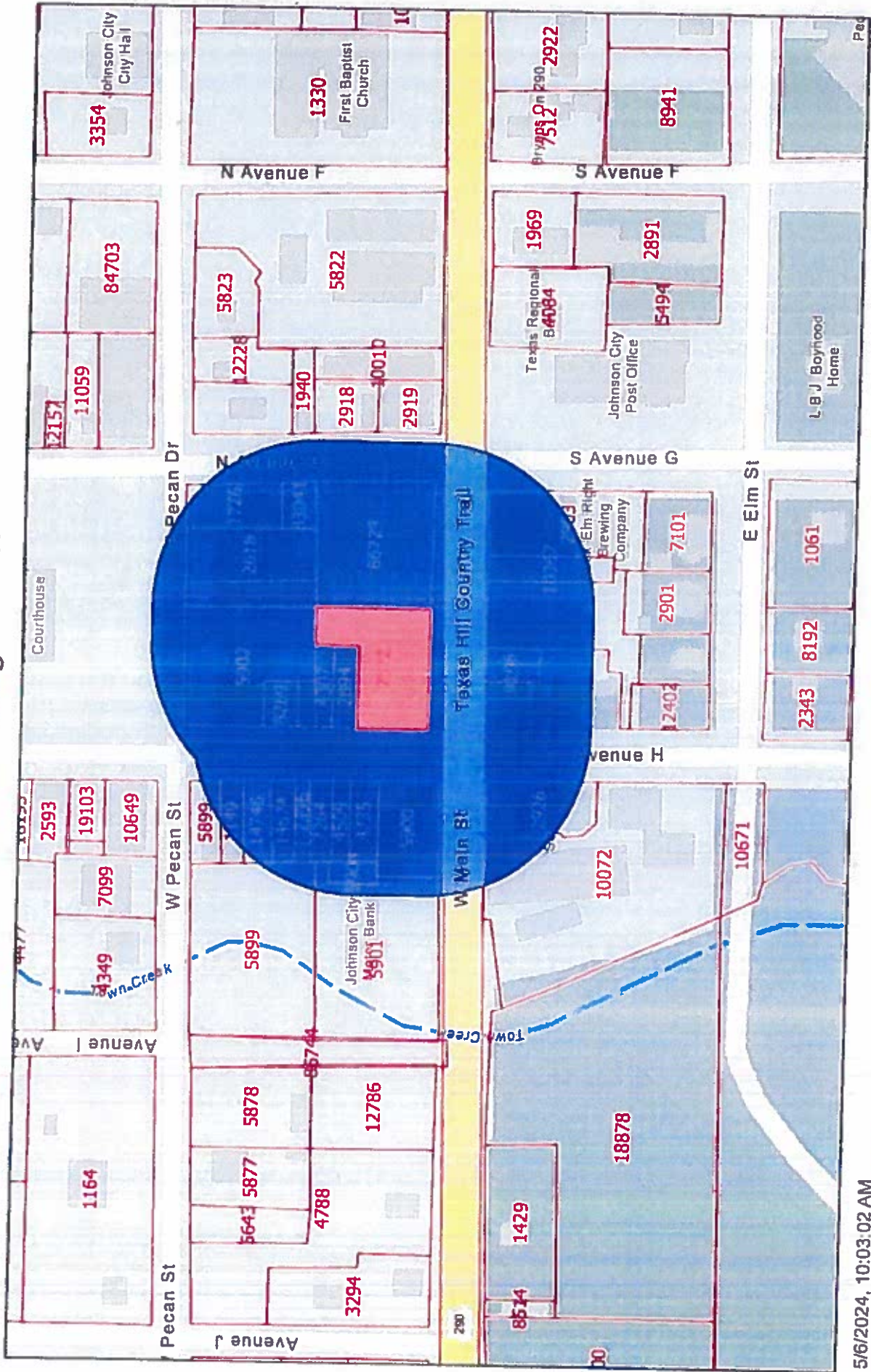
Planning & Permits







# 100 N. Nugent Ave.



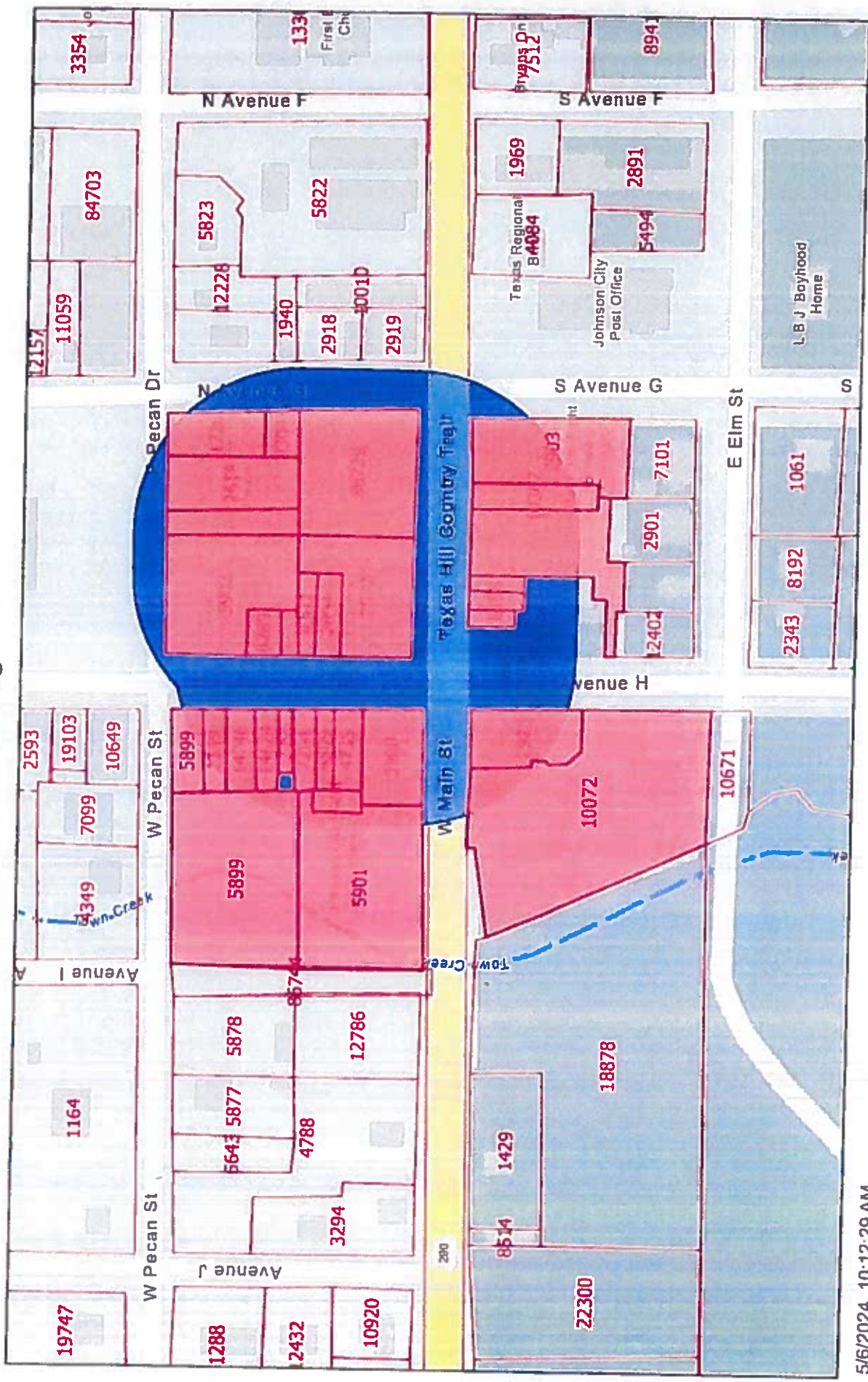
5/6/2024, 10:03:02 AM

- Override 1
- Parcels
- Abstracts

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# 100 N. Nugent Ave.



5/6/2024, 10:12:29 AM

Override 1
  Abstracts



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 OpenStreetMap, Microsoft, COMNAV, Esri, TomTom, Garmin, SateGraph,

Owner Name	Owner Address 2	Owner City	Owner State	Owner Zip
103 NUGENT LLC	2209 LANIER DRIVE	AUSTIN	TX	78757
ARBON WILLIAM LEE	P O BOX 540	JOHNSON CITY	TX	78636
ARMADILLO DEVELOPERS LLC	P O BOX 2034	JOHNSON CITY	TX	78636
CASBEER LEE & SANDRA	P O BOX 298	JOHNSON CITY	TX	78636
COUNTY OF BLANCO	PO Box 471	JOHNSON CITY	TX	78636
DAHMAN WILL	P O BOX 323	JOHNSON CITY	TX	78636
FISHER PATRICK & STEPHANIE	721 RANCHVIEW DR	JOHNSON CITY	TX	78636
GARST JOSH F	PO BOX 718	DRIPPING SPRINGS	TX	78620
HILL COUNTRY SCIENCE MILL	6104 FOX MEADOW LANE	MINNEAPOLIS	MN	55436
JCTX PARTNERS LLC	611 W 5TH ST, STE # 300	AUSTIN	TX	78701
JENKINS SHERRY	8791 RANCH RD 1320	JOHNSON CITY	TX	78636
JOHNSON CITY BANK	P O BOX 426	JOHNSON CITY	TX	78636
LOCKHART ELAINE	P O BOX 540	JOHNSON CITY	TX	78636
MACOLA MARK T & DONNA K	P O BOX 404	JOHNSON CITY	TX	78636
MASSIE GORDON S	P O BOX 1627	JOHNSON CITY	TX	78636
ONE1ONE LLC	P O BOX 2102	JOHNSON CITY	TX	78636
PHILLIPS MARY LEANG	P O BOX 628	JOHNSON CITY	TX	78636
TINAJA LLC	3702 E 12TH STREET	AUSTIN	TX	78721
WEIRICH JEWEL	500 CIMMARRON BAY	RUN AWAY BAY	TX	76426
WOODMONT CAPITAL LLC	611 W 5TH ST, # 300	AUSTIN	TX	78701





303 E. Pecan Dr. Johnson City, TX 78636 | P.O. Box 369 Johnson City, TX 78636  
Phone: 830-868-7111 | Fax: 830-868-7718 | Web: www.JohnsonCityTX.org

May 6, 2024

«Owner\_Name»

«Owner\_Address\_2»

«Owner\_City», «Owner\_State» «Owner\_Zip»

**Re: Texas Vintage Motorcycle Museum  
100 N. Nugent Ave.  
Zoning Amendment Application**

Dear Property Owner:

The City of Johnson City, TX has received a Zoning Amendment Application from Texas Vintage Motorcycle Museum for a Conditional Use Permit for a Permanent Mobile Food Court located at 100 N. Nugent Ave., Johnson City, TX 78636. Your property has been identified as being located within 200 ft. of the subject parcel.

The Planning and Zoning Commission and City Council will hold Public Hearings on the Zoning Amendment Application on May 28<sup>th</sup> and June 4<sup>th</sup>, 2024, respectively, at 6 p.m. C.S.T. at City Hall, 303 E. Pecan Dr., Johnson City, TX 78636. The public is invited to attend.

The Zoning Amendment Application and related background documents are posted on the City's website, [www.johnsoncitytx.org](http://www.johnsoncitytx.org), under "Notices". Questions and/or comments can be directed to myself, Rick Schroder, at 830-868-7111, Ext. 8, or by email at [rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org).

Best,

Rick A. Schroder  
Chief Administrative Officer  
City of Johnson City, TX

## Rick Schroder

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**From:** John A. Hay III  
**Sent:** Thursday, May 9, 2024 7:46 AM  
**To:** Rick Schroder  
**Subject:** Zoning Amendment // Texas Vintage Motorcycle

**Importance:** High

Rick –

Good morning, I am unable to attend the Council meetings for this matter. Please find this email as my support on behalf of my companies Woodmont Capital LLC (PID # 1131) and JCTX Partners LLC (PID #s 2903 and 81838) to approve the zoning amendment.

John

**John A. Hay III**  
**The Hay Legal Group PLLC**  
**Principal | Attorney at Law | Escrow Officer**  
***a Fee Attorney for Independence Title Company***

**Austin | Fredericksburg | Johnson City | South Padre Island**

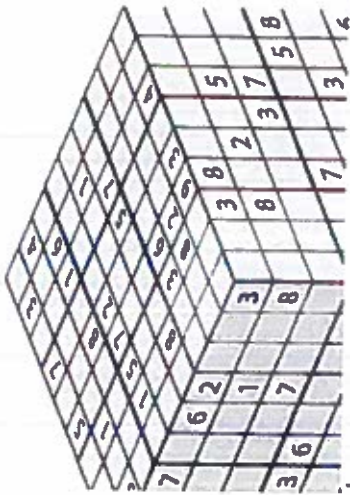
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**Johnson City Record Column - Wed, May 13, 2023**  
**W** **Y** **I** **V** **O** **J**  
 ♦ **A K J**  
 ♦ **A 10 8**  
**Dealer: South**  
**Vulnerable: Both**  
**West North East**  
**Pass 2♥ Pass Pass**  
**Pass Pass Pass**  
**Opening lead: ♠ Q**

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# SUDOKU Triples



**APPLY TODAY:**  
[www.richesondq.com](http://www.richesondq.com)

## PUBLIC NOTICE

**Public Hearing Notice**  
 The City of Johnson City, TX, has received a Zoning Amendment Application from Texas Vintage Motorcycle Museum for a Conditional Use Permit for a Permanent Mobile Food Court located at 101 N. Nighthawk Ave., Johnson City, TX, 78636. Your property has been identified as being located within 200 ft. of the subject parcel.  
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 The Zoning Amendment Application and related background documents are posted on the City's website, [www.johnsoncitytx.org](http://www.johnsoncitytx.org), under "Initiatives." Questions and/or comments can be directed to myself, Rick Schuler, at 830-868-7111, Ext. 8, or by email at [rschuler@johnsoncitytx.org](mailto:rschuler@johnsoncitytx.org).

**HAPPY, HEALTHY SAFE CHILDREN:**  
*Blanco County's Most Precious Resource.*  
 If you suspect child abuse or neglect,  
 report it!

**For rent - RV** back up on 1.25 acres. There are various out buildings for storage. Good fenced and private lot of trees. Located 4 miles south of Hilsen just off HWY 281. 750.00 per month, call 512-917-8015.

**Got news? Call us**

**HANDY DAN'S, Specializing in home remodeling. Exp. most trades. New remodel - mobile-housing today! Long time local resident. Odd jobs. Satisfaction guaranteed. Call (830) 499-3549 (TPN)**

**LANE CONSTRUCTION, Blanco TX. Design, painting, 20+ years of service to it. Free estimates. 830 892 6887**

## YARD SALE

Garage Sale, Saturday May 18, 9-5pm, 591 Mountain Dr., Spring Branch, TX, 78070. Furniture, home decor, TV's, furniture, home decor, clubs, kitchenware, jewelry, clothing, craft supplies. Request: Fabian Chair, Abuch