



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

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: The Old Lumber Yard Directory Sign Valuation: \$ -
Project Address: 209 E. Main St. - Behind - Corner of Zoning: Downtown / Historic
Lot: 1+6 Block: 7 Subdivision: - Ave. F and Pecan Square Foot: 60 ft

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

Scope of Work: Directory of shops at the Old Lumber Yard (Sign)
Is this property in the floodplain? ☒ No ☐ Yes If yes, provide floodplain certificate or application.

Owner Name: Melissa Broughton Project Contact (if different): _____
Owner Address: P.O. Box 1314 City, State, Zip Code: JC 78636
Phone Number: 805 290 2088 Email Address: melissa@spadefined.com

Engineer: <u>J.C. Rick (Signs)</u>	Contact Person:	Phone Number: <u>830 832 3378</u>	Email / License No:
Architect:	Contact Person:	Phone Number:	Email / License No:
General Contractor:	Contact Person:	Phone Number:	Email / License No:
Mechanical Contractor:	Contact Person:	Phone Number:	Email / License No:
Plumbing Contractor:	Contact Person:	Phone Number:	Email / License No:
Electrical Contractor:	Contact Person:	Phone Number:	Email / License No:
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: 9-19-24

Building Permit Fee: _____ Plan Review Fee: _____ Water Fees: _____ Sewer Fees: _____

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

*Email'd proof to Rick

Article 3.06 Signs

Sec. 3.06.004 Definitions and Specific Restrictions

(C) Types of Signs

Freestanding sign. Either a monument sign or a self-supported sign. Only one freestanding sign may be permitted per individual freestanding establishment. Signs may be no more than 64 square feet in area and no taller than 12 feet. Only one freestanding sign may be permitted per commercial complex identifying the name and/or address of the complex and/or listing the individual tenants in the complex. However, a commercial complex with a land area of two acres or more may have one such freestanding sign along each street that borders the complex. If the commercial complex is made up of separate lots (i.e., business park/industrial park), the freestanding sign may be an off-premises sign; however, it shall be located on one of the lots within the complex. If the freestanding sign contains or supports more than one sign, then each sign shall be of the same construction, coloring, design and style. If a landscaped area is installed at the base of a freestanding sign, this landscaped area shall be protected from damage by pedestrian and vehicular traffic by a retaining wall or other barrier or method of acceptable separation. The plants in such landscaped area shall be maintained in a healthy condition, and the area shall be kept free of weeds, trash and debris by the responsible party. A separate freestanding sign for an individual establishment located within a commercial complex may be permitted only if the establishment meets both of the following conditions:

- (1) The establishment is located along a street bordering or within the complex and in a separate building from the principal building complex; and
- (2) The establishment has a separate parking area from the principal parking area of the complex, which may connect with the principal parking area but is visually set off from that area by fencing or landscaping.

City of Johnson City, TX
Friday, September 20, 2024

Exhibit 14A. Zoning Ordinance

ARTICLE III. ZONING DISTRICTS

Division 2. Historic Preservation

§ 3-16. Definitions.

Historic overlay district; "H." An area which has outstanding historical and cultural significance in the State, region, or City, within which the buildings, structures, accessory buildings, fences, or other appurtenances are of basic and vital importance for the development of culture and tourism because of their association with history, including:

- (1) Historic structures, sites, or areas within which the buildings, structures, appurtenances, and places exemplify the cultural, political, economic, or social history of the State, region, or City.
- (2) Historic structures, sites, or areas that are identified with the lives of historic personages or with important events in State, regional, or local history.
- (3) Structures or areas that embody the distinguishing characteristics of an architectural type specimen as to color, proportion, form, and architectural details.

Historic landmark; "HL." A place which has outstanding historical and cultural significance in the nation, region, or City. The designation "historic landmark" recognizes that the historic place or the building(s), structure(s), accessory building(s), fences, or other appurtenances at the place, are of basic and vital importance for the preservation of culture and the development of tourism.

(Ordinance 21-1201 adopted 12/7/21)

§ 3-17. Designation of historic districts and historic landmarks.

- (a) Designation of historic districts. The city council designates the area notated on the city's official Zoning Map as the "Historic Overlay District." The Historic Overlay District shall bear the word "Historic" in its zoning designation, and such designation shall be in addition to any other Zoning District designation established in the Zoning Ordinance. All Zoning Maps shall reflect the Historic Overlay District by the letter "H."
- (b) Criteria for designation of Historic Overlay District. In making the designation of an area as a historic district, the city council shall consider one or more of the following criteria:
 - (1) Character, interest, or value as part of the development, heritage, or cultural characteristics of the city;
 - (2) Location as the site of a historical event;
 - (3) Embodiment of distinguishing characteristics of an architectural type or specimen;

- (4) Relationship to other distinctive buildings, sites, districts, or structures which are historically significant and preserved, or which are eligible for preservation;
 - (5) Unique location of singular physical characteristics represents an established and familiar visual feature of a neighborhood, community, or the city;
 - (6) Value as an aspect of community sentiment of public pride; and
 - (7) Identification with a person or persons who significantly contributed to the development or culture of the city.
- (c) Designation of historic landmarks. After public notice and hearing, the city council may from time-to-time designate certain places in the city as historic landmarks. Such places shall bear the word "Historic" in their zoning designation, and such designations shall be in addition to any other Zoning District designation established in the Zoning Ordinance. All Zoning Maps shall reflect the historic landmark by the designation "HL."
- (d) Criteria for designation of historic landmark. In making the designation of a place as a historic landmark, the city council shall consider the criteria set forth in Subsection (b) of this section.

(Ordinance 21-1201 adopted 12/7/21)

§ 3-18. Historic review board.

- (a) Creation; composition. The Planning and Zoning Commission of the city shall serve as the Historic Review Board, hereinafter the "Board." In addition to its planning and zoning duties, the Commission shall assume all duties and perform all functions of the Board as contained and described in this division. All references to the "review board," or "historic review board" or the "board" in this division are to the Planning and Zoning Commission.
- (b) Functions. The Board shall act in an advisory capacity only, and shall have no power to bind the city by contract or otherwise. It shall be the function of the Board to advise the city council concerning all applications for certificates of review in Historic Overlay Districts or Historic Landmarks.

(Ordinance 21-1201 adopted 12/7/21)

§ 3-19. Certificate of review required; procedures.

- (a) No person or entity shall install, construct, reconstruct, alter, change, restore, remove, or demolish any exterior architectural feature of any historic landmark or of any building or structure located within a Historic Overlay District unless application is made for a certificate of review and such a certificate is granted by the city council.
- (b) The applicant shall submit to the Board an application in writing for a certificate of review that includes data and information required by the city council, including, but not limited to, the following:
- (1) Name of the applicant and the property owner;
 - (2) Mailing address of the applicant and permanent address of the property owner;
 - (3) Location of the property to be altered or repaired;
 - (4) A detailed description of the nature of the proposed external alteration or repair to be completed;
 - (5) The intended and desired starting date and completion date of the alterations or repairs to be made; and

- (6) A drawing or sketch of the proposed external alteration, if applicable.
- (c) Applications that are incomplete or not in compliance with the city Building Code, restrictions, and other City Ordinances shall be returned to the applicant for completion and compliance.
- (d) All applications shall be subject to review by the Board and action by the city council. The Board shall review the applications for all certificates of review and determine whether the applications are in conformance with this division. With the exception of Subsection (e) hereof, the city council shall approve, approve with conditions, or deny all applications within sixty (60) days of application submittal.
- (e) For a permit to demolish or move a historic landmark or building within a Historic Overlay District or any other Zoning District, the city council shall render a decision within one hundred twenty (120) days after receipt of a completed application.

(Ordinance 21-1201 adopted 12/7/21)

§ 3-20. Criteria for action on certificate of review.

In determining the recommendation and action on an application for a certificate of review, the Board and City Council shall consider the following matters:

- (1) The effect of the proposed change upon the general historic, cultural, and architectural nature of the District or landmark;
- (2) The appropriateness of exterior architectural features that can be seen from a public street, alley, or walkway;
- (3) The general design, scale, arrangement, texture, and material of the building or structure and the relation of such factors to similar features of buildings or structures in the District. The criteria shall not be the aesthetic appeal of the structure or the proposed remodeling, but rather, its conformity to the general character of the particular historic area involved;
- (4) The character of the Historic Overlay District or Landmark for all signs;
- (5) Preservation of the value of the Historic Overlay District or Landmark, as the area of unique interest and character;
- (6) The general and specific Standards for Rehabilitation and Guidelines for Applying the Standards for Rehabilitation, as issued by the Secretary of the Interior; and
- (7) The importance of balancing the current needs of the property owner with the importance of approving plans that will be economically reasonable for the property owner.

(Ordinance 21-1201 adopted 12/7/21)

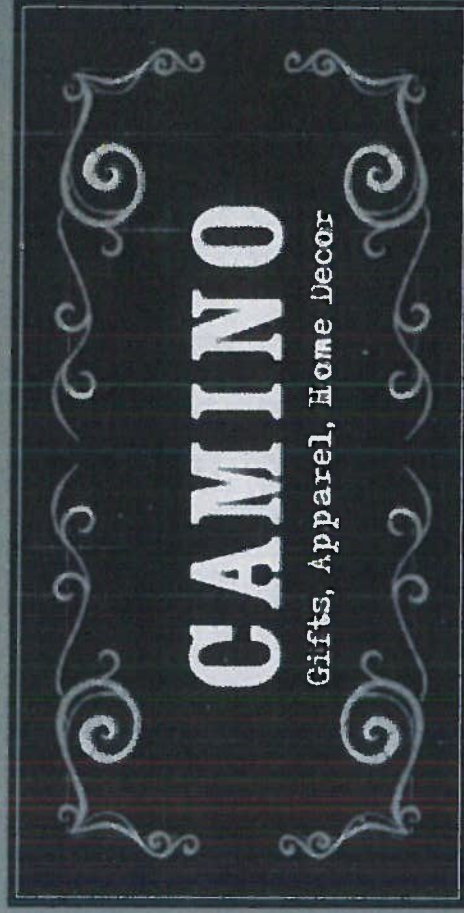
§ 3-21. Violations; penalty.

- (a) It shall be unlawful to construct, reconstruct, structurally alter, remodel, renovate, relocate, restore, demolish, raze, or maintain any building, structure, accessory building, fence or other appurtenance in a Historic Overlay District or Historic Landmark in violation of the provisions of this division. The city may institute any appropriate action or proceeding to prevent such unlawful construction, reconstruction, structural alteration, remodeling, renovation, restoration, relocation, demolition, razing, or maintenance; to restrain, correct, or abate such violation; and to prevent any illegal act, conduct, business, or maintenance in and about such premises. Each day such violation continues shall constitute a separate violation.

- (b) Criminal Offense. Violation of any provision of this division is a misdemeanor. Each day of a violation shall constitute a separate offense. A fine for a violation may not exceed two hundred dollars (\$200.00).
- (c) Civil Action. A person who violates a provision of this article is subject to a civil suit for injunctive relief and to a civil penalty. The city may seek also to recover damages from the violator in an amount adequate for the city to undertake activity necessary to bring compliance with the ordinance.

(Ordinance 21-1201 adopted 12/7/21)

48" x 24" signs



ARCADE
AND
PLAYGROUND



CAMP BUBBA
ANTIQUES and GARDEN



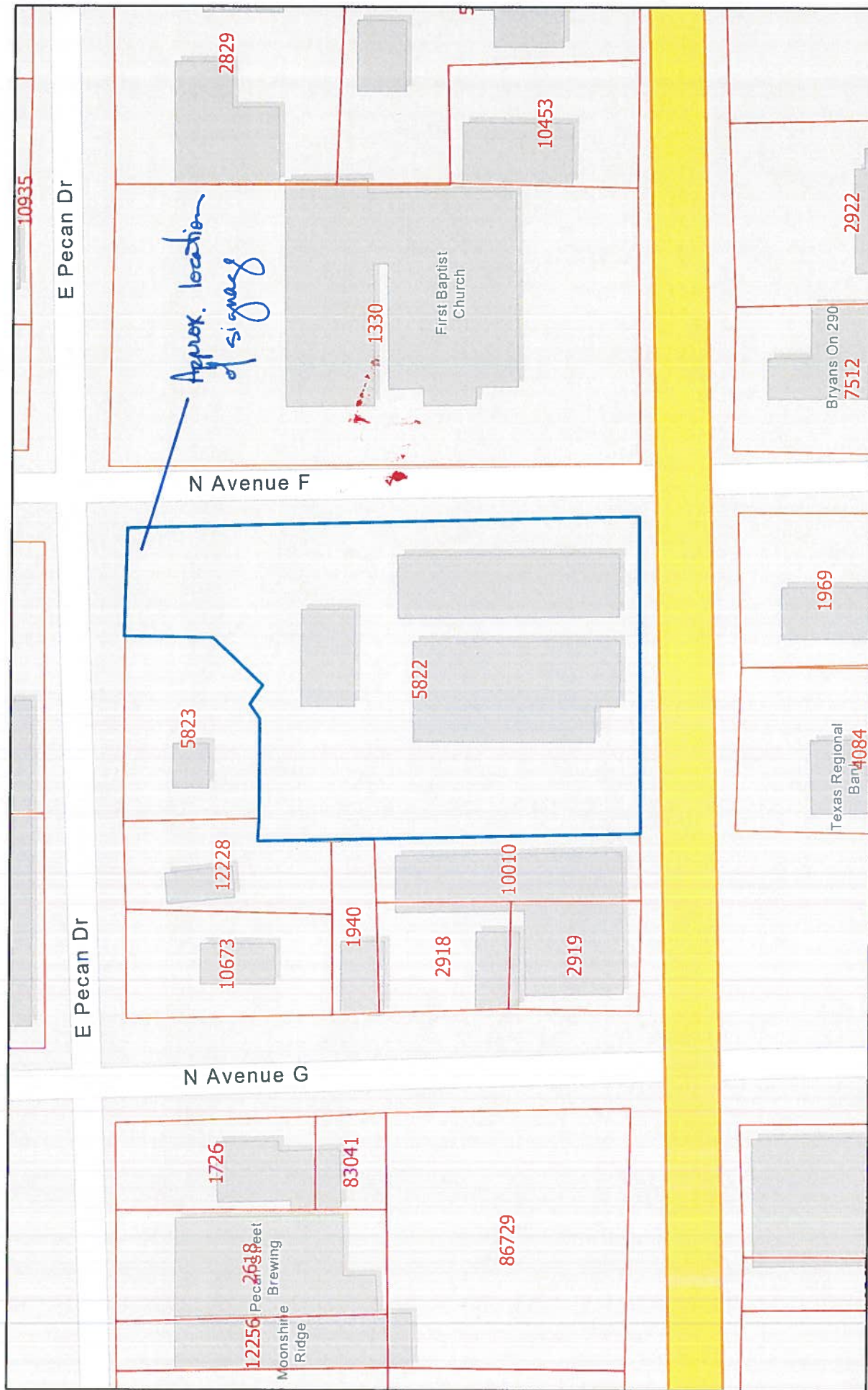
<Future vendor >



36" x 12" signs



209 E. Main St.



9/20/2024, 9:30:13 AM

Parcels

Abstracts

1:1,128

0	0.01	0.01	0.03 mi
0	0.01	0.01	0.03 mi

0 0.01 0.03 0.05 km

Esri Community Maps Contributors, Texas Parks & Wildlife,
OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph,

Blanco County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Rick Schroder

From: melissa spadefined.com <melissa@spadefined.com>
Sent: Thursday, September 19, 2024 11:21 AM
To: Rick Schroder
Subject: Re: sign permit
Attachments: Old Lumber Yard Directory Sign.jpg

Good morning,

I attached a picture of the sign and how/where the shop names will be mounted (it will be on this wooden background. They will be mounted just as the proof is laid out (in 2 columns). As you can see from the photo, it is on private property — on the back lawn behind the Old Lumber Yard property; it is on the corner of Ave F and Pecan, but on the lawn. The size of the directory is 10ft x 6ft.

Thank you for the info on the Historic Overlay District. I hope this is all of the info you need to present to the committee next Tuesday. Can you give me an estimate of what it will cost if approved? All of the shops are pitching in for this project and I need an estimate for reimbursement.

On behalf of June Bloom Lavender, Camp Bubba, Hill Country Ice Cream, Camino, and Up the Creek Woodburning, thank you in advance for your consideration.

Melissa

From: Rick Schroder <rschroder@johnsoncitytx.org>
Sent: Thursday, September 19, 2024 8:53 AM
To: melissa spadefined.com <melissa@spadefined.com>
Subject: RE: sign permit

Thank you for providing the information below. I will also need to know how the signs will be mounted (ie what structure they will be placed on), the overall height and width of the sign structure, and where, exactly, the proposed sign will be placed. I assume on private property – not City ROW.

Additionally, this property is located within the Historic Overlay District, so the Planning & Zoning Commission and City Council will have to review and approve prior to permitting.

The Planning & Zoning Commission is scheduled to meet next Tuesday, so if I receive all the relevant details, I can place on that agenda.

Please advise.

Best,



Rick A. Schroder
Chief Administrative Officer
303 E. Pecan Dr. (Physical) | P.O. Box 369 (Mailing) | Johnson City, Texas 78636
(830) 868-7111, Ext. 8 | (830) 868-7718 (Fax) | www.johnsoncitytx.org
Yesterday is not ours to recover, but tomorrow is ours to win or lose. – President LBJ

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From: melissa spadefined.com <melissa@spadefined.com>
Sent: Wednesday, September 18, 2024 5:22 PM
To: Rick Schroder <rschroder@johnsoncitytx.org>
Subject: sign permit

Hi Rick,

I am creating a sign for all of the retailers at The old Lumber Yard. The directory sign proof is below and will be placed in the lawn area right at the corner of Avenue F and Pecan. I will be in tomorrow morning to fill out and pay for the application. I just don't have a printer for the proof so wanted to send it to you now.

Melissa

From: Rick Pratt <johnsoncitysignshop@gmail.com>
Sent: Wednesday, September 18, 2024 12:59 PM
To: melissa spadefined.com <melissa@spadefined.com>
Subject: final proof