

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF BLANCO

Before me, the undersigned authority, on this day personally appeared Jodi C. Brock-Bates, who being by me duly sworn, deposes and says that (s)he is a bona fide representative of the Johnson City Record-Courier; that said newspaper is regularly published in Blanco County and generally circulated in Blanco County, Texas, and that the attached public notice was published in said newspaper on the following date(s), to wit: November 13, 2024, and that the attached is a true copy of said notice.

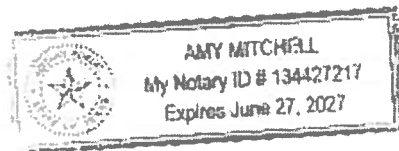
Jodi C. Brock-Bates
Newspaper Representative's Signature

Subscribed and sworn to me this 13 day of November, 2024, to certify which witness my hand and seal of office.

Amy Mitchell
Notary Public in and for the State of Texas

Amy Mitchell
Print or Type Name of Notary Public

My Commission Expires: 06/27/2027



Johnson City Record Courier
CLASSIFIEDS

HELP WANTED


**BE THE LEADER.
JOHNSON CITY DQ LOOKING
FOR CAREER MINDED
PERSONS TO FILL
MANAGEMENT POSITIONS.
NO LATE NIGHTS OR
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The Blanco County News
The Johnson City Record Courier
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BLANCO COUNTY SHERIFF'S OFFICE
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FOR RENT

For rent - RV hook up on 1.25 acres. There are various out buildings for storage. Gated, fenced, and private lots of trees. Located 4 miles south of Blanco just off HWY 281. 750.00 per month, call 512-917-4015.

For Rent: 1 bedroom, 1 bath home on 5 acres (shared with another home) 4 miles south of Blanco on Hwy 281. Rent is \$1200 per month and \$1200 deposit. All utilities paid including WIFI, pets upon consideration call 512-917-4015

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830.868.7365

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Move in thru Friday 4:00 pm to 7:00 pm
Rent Based on Income

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*This institution is an equal opportunity provider & employer.
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3/2 manufactured home for rent 4 miles south of Blanco just off of 281, private 1.5 acres, gated and fenced. Storage building included. Initial move in is 2700, rent 1350 per month. Pets upon consideration. 512-917-4015 available 1-1-25.

House for rent near Hye, Tx. One bedroom, refrigerator, shower, a/c, heater. Living room Kitchen, cook top. Front porch, fenced yard Small storage. \$950.00 monthly, \$1300.00 deposit Contact 830.385.9271

FOR SALE

Rat Terrier pups for sale. 6 weeks old Nov. 25th. Call 325-372-1716.

830-868-7181

PUBLIC NOTICE

The Blanco County Commissioners Court has received an application for plat revision in the Rockin J Ranch subdivision. A copy of the proposed plat revision is on file in the County Judge's office. The Court will consider this revision in their regular meeting on Tuesday, November 26, 2024, which will be held at the Hoppe Room in the North Annex of the Courthouse in Johnson City, Texas. Any person wishing to protest these plat revisions should attend.

The Blanco County Commissioners Court has received an application for plat revision in the Ranches at Dripping Springs subdivision. A copy of the proposed plat revision is on file in the County Judge's office. The Court will consider this revision in their regular meeting on Tuesday, November 26, 2024, which will be held at the Hoppe Room in the North Annex of the Courthouse in Johnson City, Texas. Any person wishing to protest these plat revisions should attend.

Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit (MB) by Armadillo PSB LLC dba Pecan Street Brewing to be located at 106 E Pecan Drive, Johnson City, Blanco County, Texas. Partners of said corporation are Chrystal Tamillo /President, Don Tunillo/ COO, Jackie Bresie/Marketing & Sales.

City of Johnson City
Adopted Ordinance No. 24-1102
The City Council of the City of Johnson City, Texas adopted Ordinance No. 24-1102 on November 5, 2024.
ORDINANCE NO. 24-1102
AN ORDINANCE OF THE CITY OF JOHNSON CITY, TEXAS AMENDING CHAPTER 3 "BUILDING REGULATIONS" BY ADDING ARTICLE 3.12 "CONSTRUCTION IN CITY RIGHTS- OF-WAY" TO THE CITY CODE OF ORDINANCES, REGULATING CONSTRUCTION IN CITY RIGHTS-OF-WAY, PROVIDING FOR ENACTMENT, REPEALER, AND SEVERABILITY CLAUSES, PROVIDING FOR EFFECTIVE DATE AND OTHER MATTERS RELATED THERETO.
The Ordinance becomes effective on Wednesday, November 13, 2024 following publication in the Johnson City Record Courier.
A copy of the adopted ordinance can be found at City Hall, 303 E. Pecan Dr., Johnson City, TX 78616.

The City of Johnson City, TX will hold Public Hearings to discuss and take action on proposed revisions to Municipal Code of Ordinances Chapter 14, "Zoning", including, but not limited to, proposed revisions to general zoning regulations, zoning district regulations, the Planning & Zoning Commission and the Zoning Board of Adjustment, Schedule of Uses, and the Official Zoning Map and zoning district boundaries throughout the City of Johnson City, TX.
The Planning and Zoning Commission and City Council will hold Public Hearings on the proposed revisions on November 26th and December 3rd, 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. Copies of proposed ordinance revisions can be found on the City's homepage, www.johnsoncitytx.org, under "Click Here for Public Notices."

THE CITY OF JOHNSON CITY, TX IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.

Questions and/or comments can be directed to Rick Schroder at 830-868-7111, Ext. 8, or by email at rcschroder@johnsoncitytx.org.

Notice of Public Hearings:

**November 26th (Planning & Zoning Commission) and
December 3rd (City Council), 2024 at 6 p.m. CST at City Hall
303 E. Pecan Dr., Johnson City, TX 78636
www.johnsoncitytx.org 830.868.7111**

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The public is invited to attend. Copies of proposed ordinance revisions can be found on the City's homepage, www.johnsoncitytx.org under "Click Here for Public Notices".



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Rick Schroder

From: Scott Carr
Sent: Wednesday, November 20, 2024 11:26 AM
To: Rick Schroder; tplumlee \\\n
Cc: Craig Williams; Craig Williams
Subject: RE: New Zoning Changes for the City of Johnson City

Rick,
Thank you for your quick response. The two tracts within our total site that are currently zoned SF are:

86029:
Property ID: 86029
Legal Acreage: 1.00
GEO ID: 881008602307
Legal Description: THE CROSSING AT JOHNSON CITY , LOT 07 , ACRES 1.0
Tract or Lot: 07
Abstract Subdivision Code: CROSSJC
Block:
Neighborhood Code: JC-COMM

86028:
Property ID: 86028
Legal Acreage: 0.71
GEO ID: 881008602306
Legal Description: THE CROSSING AT JOHNSON CITY , LOT 06 , ACRES 0.71
Tract or Lot: 06
Abstract Subdivision Code: CROSSJC
Block:
Neighborhood Code: JC-COMM

There are two other tracts on PDF that Tony sent yesterday afternoon that are not owed by our entity, Johnson City Crossing, LLC. One is the single family lot list on Scofield (Deann Downy (?) parcel ID 7260) and the other is the parcel that is proposed for MH zoning (Baumhaus LLC, Parcel ID 87168). Just trying to clarify but if this is not clear please let us know. Thank you for your help.

Sincerely,
Scott

Scott A. Carr
Carr Development, Inc
5121 Bee Cave Road, Suite 207
Austin, TX 78746

From: Rick Schroder <rschroder@johnsoncitytx.org>
Sent: Tuesday, November 19, 2024 7:56 PM
To: tplumlee \\\n
Cc: Scott Carr

Craig Williams ; Craig Williams

Subject: Re: New Zoning Changes for the City of Johnson City

That should be doable, and i will include your request within p&z and city council packets. Please provide the appraisal district property ids for the individual properties requested.

Best,

Rick A. Schroder

On Nov 19, 2024, at 4:23 PM, tplumlee wrote:

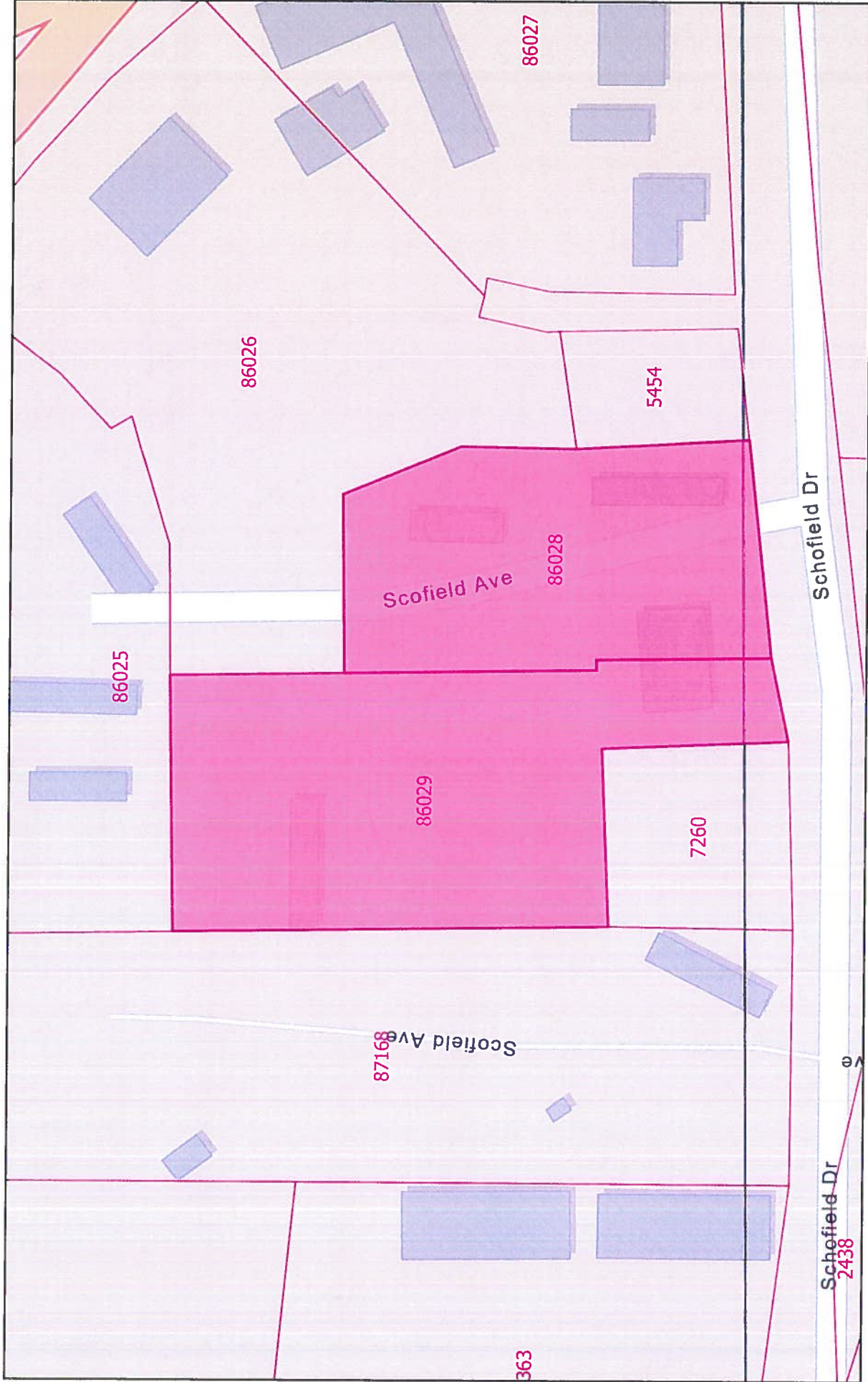
Mr. Schroder , I wanted to reach out on Behalf of the 7.6 Acre tract along the HWY 290 spur and the Scofield Street. I noticed yesterday that the City sent out notices for a number of zoning changes along with a new zoning map. We would like to include in with those changes a small change within the 6.7 acre development if possible . There are three Single family lot that we would like to change to the HC zoning .Is this something that can be accomplished under this new zoning change because it will need to be do sometime and now would be a good time to address this issue . We have heard in the past that this would now be a problem to make these zoning changes when PEC was looking at site .

Thank you for your time

Tony Plumlee P.E.
Willis Environmental Engineering, Inc
310 Main Street , Marble Falls, Tx.

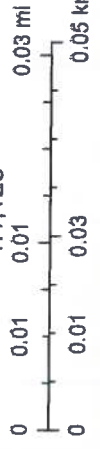
<2024.11.18_JohnsonCity_Zoning.pdf>

Blanco CAD Web Map



11/21/2024, 11:09:27 AM

1:1,128



- Override 1
- Parcels
- Abstracts

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