



**AGENDA ITEM REQUEST FORM
CITY OF JOHNSON CITY, TEXAS
PLANNING AND ZONING COMMISSION**

ITEM NO. 6

MEETING DATE: March 23, 2021

AGENDA PLACEMENT:

- Ceremonial
- Consent
- Individual
- Closed Session

CAPTION:

Discussion of and action on a recommendation to the City Council on a Conditional Use Permit Application from Reck'em Right Brewing Company for the placement and operation of a food trailer on City right-of-way located at 102 S. Ave. G, Johnson City, TX 78636. (Applicant; Recommendation Item)

EXECUTIVE SUMMARY:

Timothy Jung, owner/operator of Reck'em Right Brewing Co., submitted an Encroachment License Agreement application for an existing barbecue trailer located on City right-of-way for City Council review and approval on February 2, 2021. The Council approved the Encroachment License Agreement.

In accordance with Municipal Code of Ordinances Article 4.06 *Mobile Food Vendors*, the subject barbecue trailer is exempt from mobile food vendor regulations and permitting because it is a complementary extension or outlet of a brick-and-mortar restaurant or business. However, the applicant must seek and receive a conditional use permit for operation of the food trailer in addition to the previously approved Encroachment License Agreement.

FINANCIAL: N/a

ATTACHMENTS:

- Zoning Amendment Application
- Section 4.06.002 of the Code of Ordinances
- Location Map
- Mailed Notice List & Map
- Mailed Letter
- Publication Proof

- Letter of Support from Echo Gallery

SUGGESTED ACTION:

Motion to recommend approval to the City Council of a Conditional Use Permit Application from Reck'em Right Brewing Company for the placement and operation of a food trailer on City right-of-way located at 102 S. Ave. G, Johnson City, TX 78636.

PREPARED BY: City Staff

DATE SUBMITTED: 3/21/21

VH

Application Date: 2/4/21



Development Services
P.O. Box 369 (Mailing)
303 E. Pecan St. (Physical)
Johnson City, Texas 78636
(830) 868-7111, Ext. 4
(830) 868-7718 (Fax)

ZONING AMENDMENT APPLICATION CHAPTER 14

NAME OF APPLICANT: Timothy Jung

MAILING ADDRESS: 101 Arrowhead Dr.

PHONE NUMBER: (830) 998-6814

STATUS OF APPLICANT:

OWNER: _____ AGENT: (IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 102 South Avenue G.

LEGAL DESCRIPTION: Johnson City, BLK 09, Lot 1 (pt of), 03+06, acres .28

CURRENT ZONING: Commercial District PROPOSED ZONING: Commercial District

DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: N/A

EXISTING USE: Brewery PROPOSED USE: Brewery w/ outside food trailer

LAND AREA: 0.28 acres DOES OWNER OWN ADJACENT PROPERTIES? YES _____ NO

PURPOSE OF REQUEST: Conditional use of permit for food trailer

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

2/4/21
Date

Office Use Only:

Sec. 4.06.002 Permit required; application requirements; restrictions; exemptions

(a) Permit required.

(1) A person shall be required to obtain a mobile food vendor permit from the city:

(A) To operate a mobile food trailer or establishment;

(B) To conduct sales at a mobile food trailer or establishment;

(C) Prior to erecting, installing or parking a mobile food trailer or establishment in city limits; and

(D) Prior to a sale, offer for sale or exhibit for the purpose of taking orders for the sale of any food or beverages, except in the following areas after obtaining a permit:

(i) Areas zoned residential; or

(ii) On any property where the food truck operation is permitted as a temporary use under the zoning ordinance, but only in accordance with such temporary use regulations.

(2) The following persons and/or businesses are exempt from the permit requirement as follows:

(A) A person operating a mobile food trailer or establishment for a special event or city-sponsored event must submit an application for a mobile food vendor permit but is not required to pay a permit fee; said operator must provide written approval of participation by the mobile food court in the special event; or

(B) A person operating on private property only as a caterer under a contract for the sale of food to the property owner, and who does not sell food to any person other than the property owner; or

(C) The mobile food vendor is a complementary extension or outlet, of a brick-and-mortar restaurant or business and the applicant applies for and is granted a conditional use permit under the requirements of the city's zoning ordinance. The mobile food vendor shall only operate during the operating business hours of the brick-and-mortar business of which the mobile food vendor is an extension or outlet.

KINMAN JESSIE & SANDRA
2703 CAVILEER AVE
AUSTIN, TX 78757

LAZY OAK ARC LLC
PO BOX 9
JOHNSON CITY, TX 78636

CROWSON WINES LLC
PO BOX 857
JOHNSON CITY, TX 78636

DIAMOND X PROPERTIES LLC
SHELTON K COLEMAN
PO BOX 1816
JOHNSON CITY, TX 78636

JENKINS THE PAUL G.
SHERRY L SMITH JENKINS REVOCABLE TRUST
8791 RANCH ROAD 1320
JOHNSON CITY, TX 78636

HADDOCK LINDA J & JOHN W. SONE
PO BOX 704
JOHNSON CITY, TX 78636

MCNALLIE MANAGEMENT TRUST
1000 CORDOVA PLACE #271
SANTA FE, NM 87505

MARASEK JOAN
PO BOX 44
JOHNSON CITY, TX 78636

PHILLIPS MARY LEANG
PO BOX 628
JOHNSON CITY, TX 78636

JCTX PARTNERS LLC
611 W 5TH ST, STE # 300
AUSTIN, TX 78701

LIESMANN MARK A
PO BOX 294
JOHNSON CITY, TX 78636

TROUTMAN MICHAEL & JUDY
PO BOX 1306
JOHNSON CITY, TX 78636

THOMPSON RAY & NANCY L
PO BOX 474
JOHNSON CITY, TX 78636

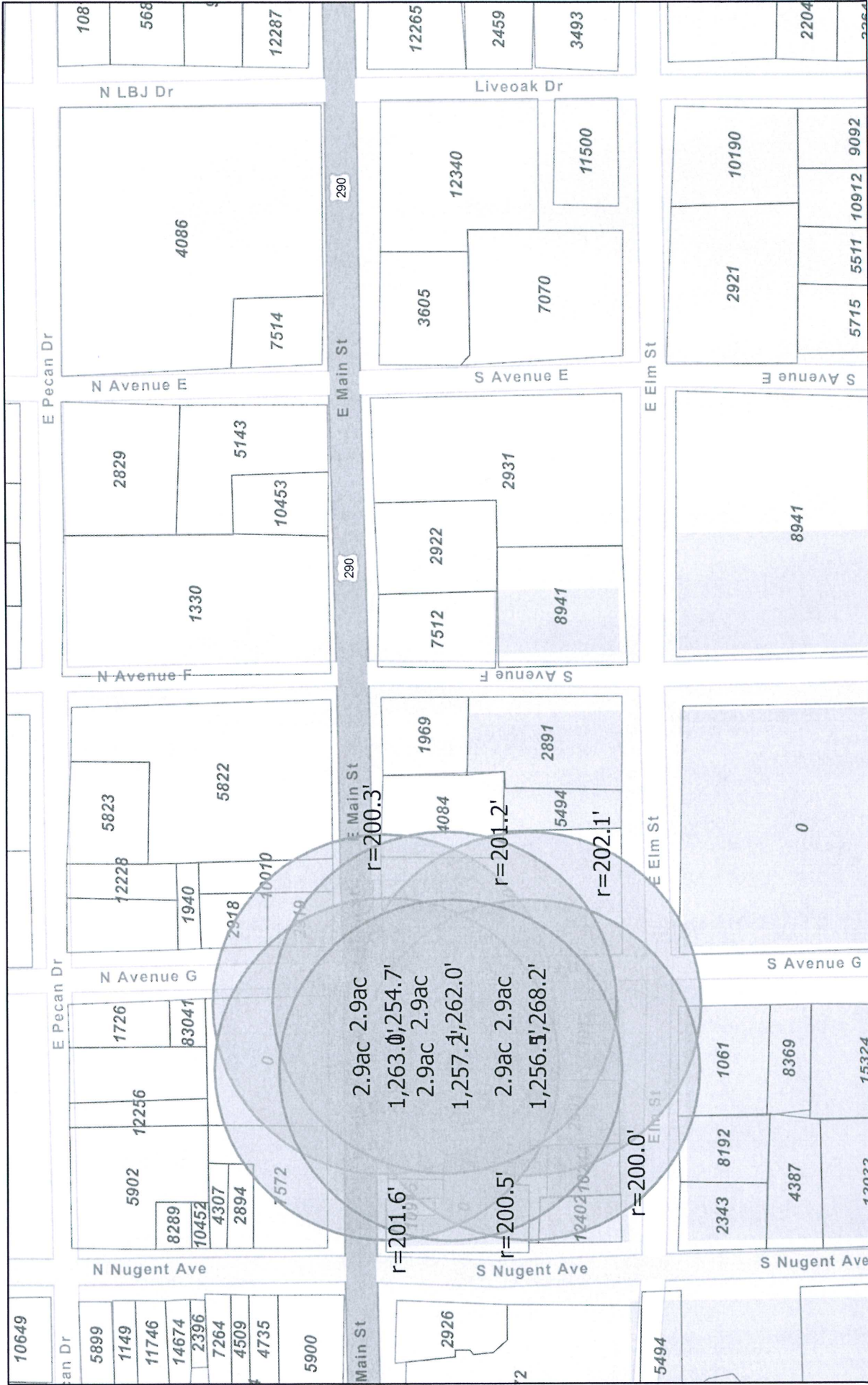
NATIONAL PARKS SERVICE
PO BOX 728
SANTA FE, NM 87504

SHULMAN REBEKAH
405 E MANDALAY
SAN ANTONIO, TX 78212

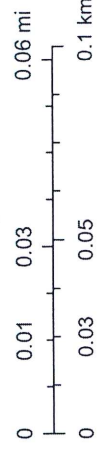
HUDLER LESLIE L & MARY LOU
PO BOX 151
JOHNSON CITY, TX 78636

USPS
201 S AVENUE G
JOHNSON CITY, TX 78636

Blanco CAD Web Map



1:2,257



3/1/2021, 10:41:51 AM

Parcels

Abstracts

Esri Community Maps Contributors, Texas Parks & Wildlife,

Blanco County Appraisal District, BIS Consulting - www.bisconsulting.com
 Disclaimer: This product is for informational purposes only and has not been prepared for or 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.



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

March 1, 2021

USPS
201 S Avenue G
Johnson City, TX 78636

**Re: Reck'em Right Brewing Company
102 S. Ave. G, Johnson City, TX 78636
Conditional Use Permit Application**

Dear Property Owner:

The City of Johnson City, TX has received a Conditional Use Permit Application from Reck'em Right Brewing Company for the placement and operation of a food trailer on City right-of-way located at 102 S. Ave. G, Johnson City, TX 78636. Your property has been identified as being located within 200 ft. of the subject parcel.

The Planning and Zoning Commission will hold a Public Hearing on the proposed Application on March 23, 2021 at 6 p.m. CST at City Hall, 303 E. Pecan Dr., Johnson City, TX 78636. The City Council will hold a Public Hearing on the same on April 6, 2021 at 6 p.m. CST at City Hall, 303 E. Pecan Dr., Johnson City, TX 78636. The public is invited to attend.

The Conditional Use Permit Application and related background documents are posted on the City's website, 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.

Best,

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

Johnson City Record Courier CLASSIFIEDS

HELP WANTED

Licensed Vocational Nurse | LVN

\$5,000 Sign-On Bonus! | Generous Shift Differential for Nights | Day & Night Shifts Available

Certified Nursing Assistants | CNA

\$5,000 Sign-On Bonus! New Pay Scale!

Senior Living Properties is seeking leaders that will enrich the lives of our residents, families and employees through extraordinary experiences... because everyone deserves a great life! We offer multiple shifts and a wide array of benefits, paid time off and paid holidays!

For more information, please contact:

Llano Nursing and Rehabilitation | 800 W. Haynie, Llano, TX 78643
Admin.llano@seniorlivingproperties.com
Respond In Person



Senior Living Properties, LLC

Equal Opportunity Employer Disability/Veteran Drug Free Workplace

NOTICE

PUBLIC NOTICE: The Blanco County Commissioners Court has received an application for plat revision in the Vistas at Round Mountain 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 March 23, 2021, which is held in the County Courthouse in Johnson City, Texas. Any person wishing to protest this plat revision should attend. (3/10)

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, April 13, 2021, which is held in the County Courthouse in Johnson City, Texas. Any person wishing to protest these plat revisions should attend. (3/17)

PUBLIC HEARING NOTICE: The City of Johnson City, TX has received a Conditional Use Permit Application from Reck'em Right Brewing Company for the placement and operation of a food trailer on City right-of-way located at 102 S. Ave. G, Johnson City, TX 78636.

The Planning and Zoning Commission will hold a Public Hearing on the proposed Application on March 23, 2021 at 6 p.m. CST at City Hall, 303 E. Pecan Dr., Johnson City, TX 78636. The City Council will hold a Public Hearing on the same on April 6, 2021 at 6 p.m. CST at City Hall, 303 E. Pecan Dr., Johnson City, TX 78636. The public is invited to attend.

The Conditional Use Permit Application and related background documents are posted on the City's website, www.johnsoncitytx.org, under "Notices". (3/3)

FOR SALE

MOTORCYCLE: 2000 BMW 1100RT 57,000 miles. Garage kept Beautiful bike, new fuel pump and master cylinder \$3800 Call Mike 325 247 4763 (2/27)

WANTED

BUYING Estate Guns Any Size Collection, Licensed Transactions, Guns, Ammo, Hunting Equipment and More. Call Tracy @ 830-708-7557 (TFN)

FOR RENT / LEASE

Looking for an Apartment

CITY OAKS APARTMENTS, LTD.
301 N. Winters, Johnson City, TX 77351
830-868-7365

WELCOME!!

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



1 BR - \$0 w/ RA \$470
2 BR - \$0 w/ RA \$514



"This institution is an equal opportunity provider & employer"
TDD#800-735-2989

LEASE SPACE AVAILABLE IN JOHNSON CITY. 208 Haley Rd - \$1650 / Monthly. Recently remodeled - 1264 SF. 6 offices & 1 Bathroom. Call Rodney Topper (830) 385-9658. Topper Real Estate (3/2)

HOUSE FOR RENT- 3 bdr 2 bath house in Johnson City area, 1200 per month, 830-456-6041 (TFN)

HOUSE FOR RENT - 3 bdr, 1 1/2 bath ranch house with some out buildings, 2200 sq ft, 1600 per month 830-456-6041. (TFN)

SERVICES



YOUR GO-TO FOR ALL EXCAVATION & PAVING NEEDS ACROSS TEXAS

- BUILDING SITE PREPARATION
- HOTMIX ASPHALT & SEAL COAT PAVING
- ROAD & DRIVEWAY CONSTRUCTION
- EXCAVATION & GRADING
- RANCH & LAND IMPROVEMENTS
- EROSION & DRAINAGE CONTROL
- LAKE, POND & DAM CONSTRUCTION

CALL TO GET AN ESTIMATE ON YOUR PROJECT
ROGER GRAHAM (210) 559-6885 / LORI GRAHAM (210) 540-7744
WWW.TITANMILLINGINC.COM

NEILL'S PEST CONTROL

Fire Ants • Fleas • Ticks
Spiders • Scorpions
Roaches • Termite Control

Real Estate Inspection
and Letters

830-833-5550

MAINTAINER SERVICES available for road maintenance. Great for small roads, ranch or homestead entrances, and gravel road management. Call Wade 830-456-1360. (2/20)

HANDY DAN. Specializing in home remodeling. Exp. most trades. New-remodel - troubleshooting. Long time local resident. Odd jobs. Satisfaction guaranteed, and new hip. Call (830) 499-3549. (TFN)

LONE STAR LAND & TREE SERVICE. Free estimates. Insured. Call us today! 830-370-6943. Tree trimming-pruning, tree toping-removal, stump grinding, land-clearing, all types of fence work. Bobcat, backhoe, and dozer work. www.HillCountryLandandTreeService.com (TFN)

LOOKING FOR

an Experienced
Automotive Estimator
for a busy body shop.

Please text or call
LeAnne McPherson for
more information at
325-248-8301

AT LBJ MEDICAL CENTER we believe everyone deserves a great life, including you. Together, we're setting the standard in the delivery of skilled nursing, rehabilitation, quality post acute services and long term care. Join our team and discover how many lives we can change! Apply today for CNA, CMA, Infection Control Nurse, Dietary Staff, Laundry Staff, RN, Maintenance Supervisor, and Social Worker. Apply today online at slpoperations.com/lbjmedical. We are located at 206 Haley Rd, Johnson City, TX 78636 (3/10)

Publisher's Notice

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



Classified Line Ads RATES:

\$7.50 up to 15 words

**+.25 cents each word thereafter
FREE ONLINE CLASSIFIEDS
DIRECTORY INCLUDED**

Advertise in 6 Hill County Newspapers

***additional charges apply**

**Place your ad online:
jcrecordcourier.com**

*Send ads to jcrecordcourier@gmail.com
Deadline is Monday at 5 p.m. for all legal notices,
ads and content submissions.*

2021 Record Courier Subscription Rates

	PRINT	+Online
<input type="checkbox"/> Blanco County	\$44.00	\$50.00
<input type="checkbox"/> Elsewhere in Texas	\$52.00	\$58.00
<input type="checkbox"/> Outside Texas	\$67.00	\$73.00
<input type="checkbox"/> Online only		\$40.00

Select your option above, then fill out
the form, detach, and mail to
P.O. Box 205, Johnson City TX 78636

Mailing Address: _____

City: _____ **State:** _____ **ZIP Code:** _____

Name: _____ **Phone:** _____

E-Mail Address: _____

Check box if this subscription includes online access. A login access link will be emailed to you when we receive your subscription order.

Total of enclosed check amount: _____

Do not mail cash. You may renew/subscribe by credit card by calling our office at (830) 868-7181.

THANK YOU FROM THE RECORD COURIER.

Echo

art mid-century antiques

March 21, 2020

City of Johnson City, Texas
c/o Mayor Rhonda Stell
303 E. Pecan Dr., #0369
Johnson City, Texas 78636-0369

Dear Mayor Stell,

Echo Gallery is pleased to offer its support for the conditional use permit for a food truck that our neighbor of Reck 'em Right Brewery has applied for, which the City has recently apprised us of.

We believe the truck will offer quality dining choices for residents and visitors alike, as well as solidify the nature of this home grown business as more than just a brewery and tasting room.

Thank you for offering us the opportunity to register our support with the City.

Sincerely,



Linda J. Haddock & John W. Sone
Echo Partners

Cc:
Tim Jung