



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

ITEM NO. 7

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 Zoning Amendment Application from Texas Housing Foundation for a change in zoning from “Highway Commercial” to “Mixed Residential” for the construction of Johnson City Oaks Apartment Complex located at 206 U.S. Hwy. 281 S., Johnson City, TX 78636. (Applicant; Recommendation Item)

EXECUTIVE SUMMARY:

Texas Housing Foundation submitted a Zoning Amendment Application on March 4, 2021 requesting rezoning of a parcel to the rear of the Community Resource Center from Highway Commercial to Mixed Residential to construct the Johnson City Oaks Apartment Complex. The proposed complex would consist of 18 units (10 one-bedroom units and 8 two-bedroom units).

Currently, the subject parcel is zoned Highway Commercial, and it directly abuts parcels zoned Single-Family Residential and Single-Family Residential Restricted. The proposed rezoning would moderate the drastic differences between Highway Commercial and Single-Family Residential zoning districts and allow for a transition from commercial uses to multi-family units to single family residences.

FINANCIAL: N/a

ATTACHMENTS:

- Zoning Amendment Application
- Sections 3.2 and 3.6 of the Code of Ordinances and Schedule of Uses
- Zoning Map
- Location Map
- Memorandums
- Site Plans, Layouts, and Affected Trees

- Mailed Notice List & Map
- Mailed Letter
- Publication Proof

SUGGESTED ACTION:

Given the importance placed on affordable housing at the March 6, 2021 Strategic Planning Session, City Staff recommends approval to the City Council of a Zoning Amendment Application from Texas Housing Foundation for a change in zoning from “Highway Commercial” to “Mixed Residential” for the construction of Johnson City Oaks Apartment Complex located at 206 U.S. Hwy. 281 S., Johnson City, TX 78636.

PREPARED BY: City Staff

DATE SUBMITTED: 3/21/21



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)

Application Date: 3/4/21

ZONING AMENDMENT APPLICATION
CHAPTER 14

NAME OF APPLICANT: Mark Mayfield (Texas Housing Foundation)
 MAILING ADDRESS: 1110 Broadway, Marble Falls, TX 78654
 PHONE NUMBER: (830) 693-8100
 STATUS OF APPLICANT:
 OWNER: X AGENT: _____ (IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 206 U.S. Hwy 281 S, Johnson City, Texas
 LEGAL DESCRIPTION: 0.859 Acres tract out of called 1.76 acre tract of the Joseph Duel Survey No. 172, Abstract No. 147 (Texas Housing Foundation Doc. No. 1932226
 CURRENT ZONING: Highway Commercial (HC) PROPOSED ZONING: Mixed Residential (MR)
 DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: N/A

EXISTING USE: open field PROPOSED USE: multi-family
 LAND AREA: .859 Acres DOES OWNER OWN ADJACENT PROPERTIES? Yes X No X
 PURPOSE OF REQUEST: Re-zoning from HC to MR

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

3-5-21
 Date

Office Use Only:

Sec. 3-2. Mixed Residential District (MR).

(a) The purpose of the MR district is to provide for owner-occupied single-family housing and also to provide for and to encourage development at higher densities with smaller minimum lot sizes, and duplex, triplex, quadplex, or small multifamily apartment buildings. (Ordinance 19-0401, att. A, sec. C, adopted 5/3/19)

(b) See schedule of uses in [Article VIII](#) of this ordinance for permitted and conditional uses. (Ordinance 16-0303 adopted 2/1/16)

(c) General regulations of the MR zone are contained in the table below:

MR DISTRICT

Maximum dwelling units	None
Minimum lot width (street frontage)	50 feet
Minimum lot size (area)	8,000 square feet
Minimum front yard	5 feet
Minimum side yard	10 feet
Minimum side yard, adjacent to street	10 feet
Minimum rear yard	15 feet
Minimum dwelling unit size	500 square feet for single-bedroom; 750 for two-bedroom unit
Maximum lot coverage (all structures)	80%
Maximum structure height (stories)	2 stories
Maximum structure height (feet)	35 feet

(Ordinance 19-0401, att. A, sec. E, adopted 5/3/19)

(d) Landscaping requirements are contained in the City's landscaping ordinance.

(e) Parking requirements are contained in the City's parking ordinance.

Sec. 3-6. Highway Commercial Corridor District (HC).

(a) The purpose of the HC district is to create centers of activity including shopping, services, recreation, employment, public uses, and institutional facilities supported by and serving an entire region. It is intended for use on tracts directly adjacent to Highway 281 and Highway 290. It is specifically envisioned to handle a mixture of commercial and office uses along highway corridors. The unique characteristics of this development are its high concentration of activity requiring extensive planning and engineering for ingress and egress to the development site coupled with the need for extensive off-street parking, loading and maneuvering areas. Development in the HC district will serve the needs of locals and visitors.

(b) See schedule of uses in [Article VIII](#) of this ordinance for permitted and conditional uses.

(c) General regulations of the HC district are contained in the table below:

HC DISTRICT

Minimum lot area	None
Minimum lot width	None
Minimum lot depth	200 feet
Minimum front yard	5 feet
Minimum side yard	15 feet
Minimum side yard, adjacent to SF, MR, MH districts	15 feet plus one additional foot for each additional one foot in height above 15 feet
Minimum rear yard	10 feet
Minimum rear yard, adjacent to SF, MR, MH districts	25 feet
Maximum lot coverage	75 percent (75%)
Maximum structure height	2 stories
Maximum density/residential units per acre	18

(d) Additional requirements:

(1) All uses within this district shall be of a retail, service, or office character. A mixture of uses may be undertaken provided they occur within a unified development project.

(2) All businesses shall be conducted entirely within a building, with the exception of outdoor seating for a restaurant. Outside storage and/or display of any type shall be prohibited unless in accordance with the outdoor storage section of this ordinance.

(3) All exterior lighting designed for security, illumination, parking lot illumination or advertising and which is placed within this zoning district shall be designed in such a manner as to ensure that is [it] does not extend into adjacent residentially zoned properties.

(4) Outdoor storage of trash receptacles shall be at the side or rear of the site and shall be screened on three sides by fence, planting, or other suitable visual barrier.

(5) If development within this district is configured as a pedestrian mall, either indoor or outdoor, sales from small stand-alone booths, kiosks, stands, carts or other display devices shall be permitted within the pedestrian walking areas of the mall. This zoning district is intended to permit the aggregation of a

wide array of retail marketing activities to include arts and crafts. Sidewalk or interior mall displays and sales of these types of products and activities is permitted and encouraged.

- (6) If development within this district is configured as a pedestrian mall, the location of sidewalk-type cafes shall be permitted within this district in pedestrian walkways.
- (7) A site plan shall be required for any construction in the HC district.
- (e) Landscaping requirements are contained in the City's landscaping ordinance.
- (f) Parking requirements are contained in the City's parking ordinance.

ARTICLE VIII. SCHEDULE OF USES

Zoning district abbreviations are as follows:

MR Mixed Residential
 HC Highway Commercial Corridor District

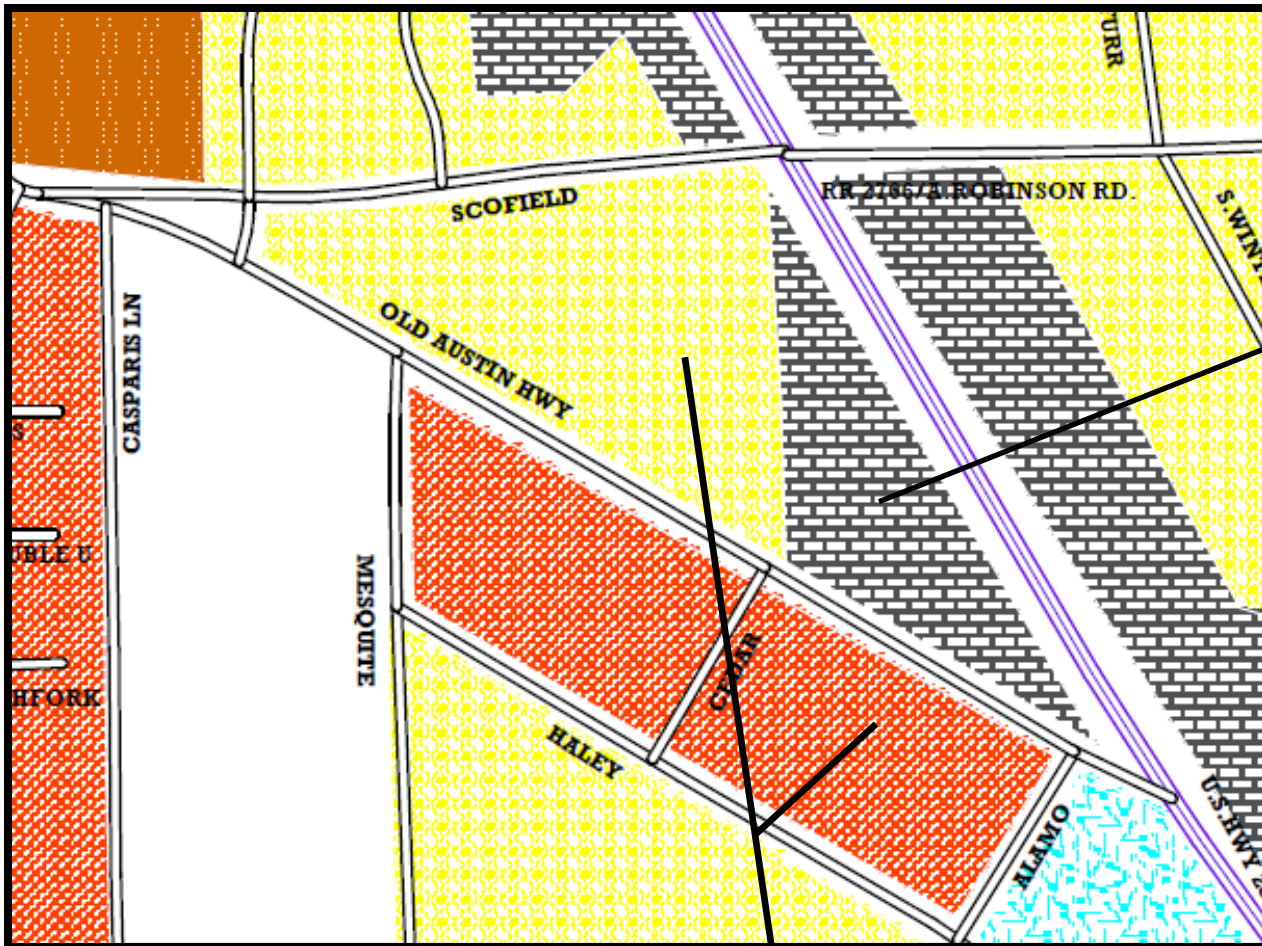
Permitted use abbreviations are as follows:

C: Conditional Use Permit
 P: Permitted

Schedule follows:

Schedule of Permitted Uses

	SF	SFR	MR	MH	GHD	MHD	CD	HC	IP	PFD	DO
AGRICULTURE											
Community Garden	C		C	C		P					
Farmers Market						C					P
Plant Nursery (Small-Scale, retail)	P						P	P			
RESIDENTIAL											
Accessory Bldg/Structure (Nonresidential)											P
Accessory Bldg/Structure (Residential)	P		P	P	P	P					
Accessory Dwelling	C		C	C	C						
Caretaker's/Guard Residence	P		P	P	P						P
Community or Group Home	C	C	C	C	C	C	C	C			
Duplex/Two-Family			P			C					
Garage Residential Conversion	P		P								
Garden Home/Townhome			P		P						
Home Occupation	P		P	P							
HUD-Code Manufactured Home, Single Wide				P							
HUD-Code Manufactured Home, Double Wide	P			P							
Living Quarters onsite with a Business											P
Multiple Family Dwelling			P								
Residential Loft											P
Single Family Dwelling, Detached	P		P	P	P	P					
Single Family Industrialized Housing				P							
Swimming Pool Private	P		P	P	P						



Subject Parcel
Highway Commercial Zoning

Abutting Parcels
Single Family Residential &
Single Family Residential Restricted



Ranch Road 21/66

2700

2011

Scofield Ave

S US Highway 281

S US Highway 281

Old Austin Hwy

S US Highway

Alamo

Old Austin Hwy

Cedar St

Haley Rd

Haley Rd

Old Austin Hwy

Mesquite St

Mesquite St

Mesquite St

10540

7676

7626

7626

18795

180

2

1677

3155

915

945

3345

2700

363

317

3155

350

259

17193

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SEAUX PIERCE

March 5, 2021

Mr. Rick Schroder
Chief Administrative Officer
303 E. Pecan Street
Johnson City, TX 78636

RE: Johnson City Oaks Apartments

Mr. Schroder,

The project site we are requesting re-zoning on from Highway Commercial (HC) to Mixed Residential (MR) is behind the newly renovated Community Resource Center on Hwy 281. The 18-unit complex would consist of 10 one-bedroom units and 8 two-bedroom units.

The property has 10 Live Oaks that range in size from 12" to 41" so we have developed the building plan so they are situated on the site in a way that would only require the removal of one 18" Live Oak. To fit the buildings on the site with minimal impact to the trees we are requesting a variance to allow 5' side yard setbacks and 10' rear setback. The 5' side yard setbacks also help maintain a 24' wide driveway lane for EMS access.

Please refer to the attached site plan and floor plans illustrations.

Should you have any questions or require additional information, please advise.

Sincerely,

SEAUX-PIERCE Architecture
Chad Pierce

Enclosure: Zoning Amendment Application, Application to Board of Adjustment, Survey, Preliminary Plat,
Site Plan, Floor Plans

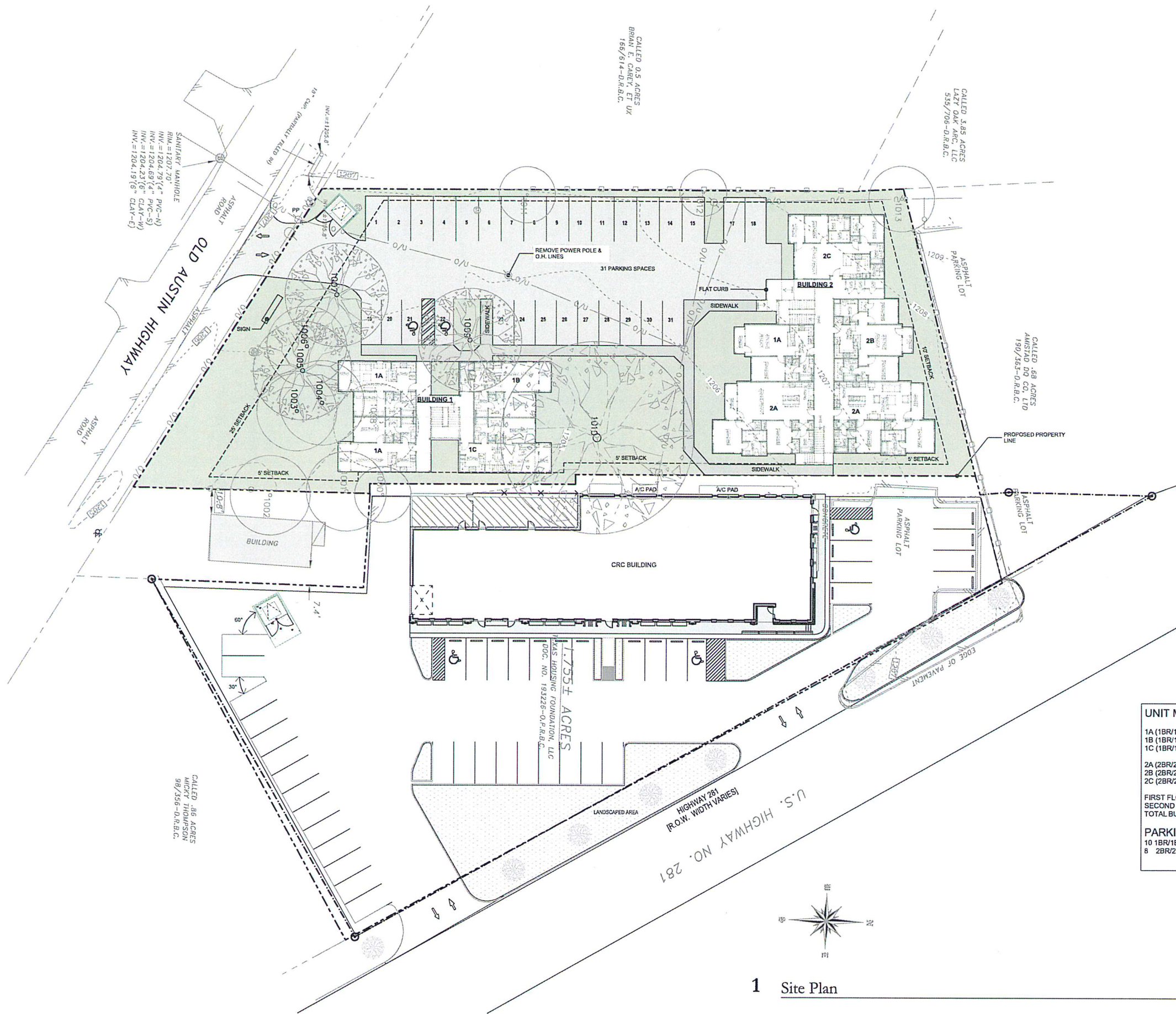
Copy: Mark Mayfield (Texas Housing Foundation)



SEaux PIERCE



The tree in the fore-ground is the 41" Live Oak we want to preserve. All the trees in the distance would also be preserved with the exception of one 18" Live Oak.



LEGEND

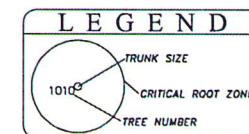
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 D.R.B.C. DEED RECORDS BLANCO CO.
 O.P.R.B.C. OFFICIAL PUBLIC RECORDS
 BLANCO COUNTY

RECORD INFO/SUBJECT

- (H) FIRE HYDRANT
- (W) WATER VALVE
- (S) SANITARY
- (U) UTILITY POLE
- (G) GUY WIRE
- (O/U) OVERHEAD UTILITY
- (W.M.) WATER METER
- (C) CLEAN OUT
- (E) EDGE/PAVEMENT/GRAVEL
- (C.L.F.) CHAIN LINK FENCE
- (W.O.F.) WOOD OR METAL FENCE
- (W.F.) WIRE FENCE
- (O.V.) OVERHANG/COVERED AREA
- (L.P.T.) L.P. TANK

TREE TABLE

TREE NO.	TRUNK DIA.	SPECIES	MULTI-TRUNK
1000	12"	LIVE OAK	
1001	17"	HACKBERRY	
1002	17"	LIVE OAK	12 10
1003	17"	LIVE OAK	
1004	18"	LIVE OAK	
1005	21"	LIVE OAK	
1006	17"	LIVE OAK	
1007	22"	LIVE OAK	
1008	18"	LIVE OAK	
1009	22"	LIVE OAK	
1010	41"	LIVE OAK	28 26
1011	12"	HACKBERRY	
1012	10"	HACKBERRY	
1013	14"	HACKBERRY	10 8



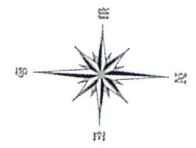
UNIT MIX

1A (1BR/1BA)	560 SF	6 TOTAL UNITS
1B (1BR/1BA)	707 SF	2 TOTAL UNITS
1C (1BR/1BA)	707 SF	2 TOTAL UNITS
2A (2BR/2BA)	1,135 SF	4 TOTAL UNITS
2B (2BR/2BA)	970 SF	2 TOTAL UNITS
2C (2BR/2BA)	1,000 SF	2 TOTAL UNITS

FIRST FLOOR AREA = 5,079
 SECOND FLOOR AREA = 5,979
 TOTAL BUILDING AREA = 10,158

PARKING

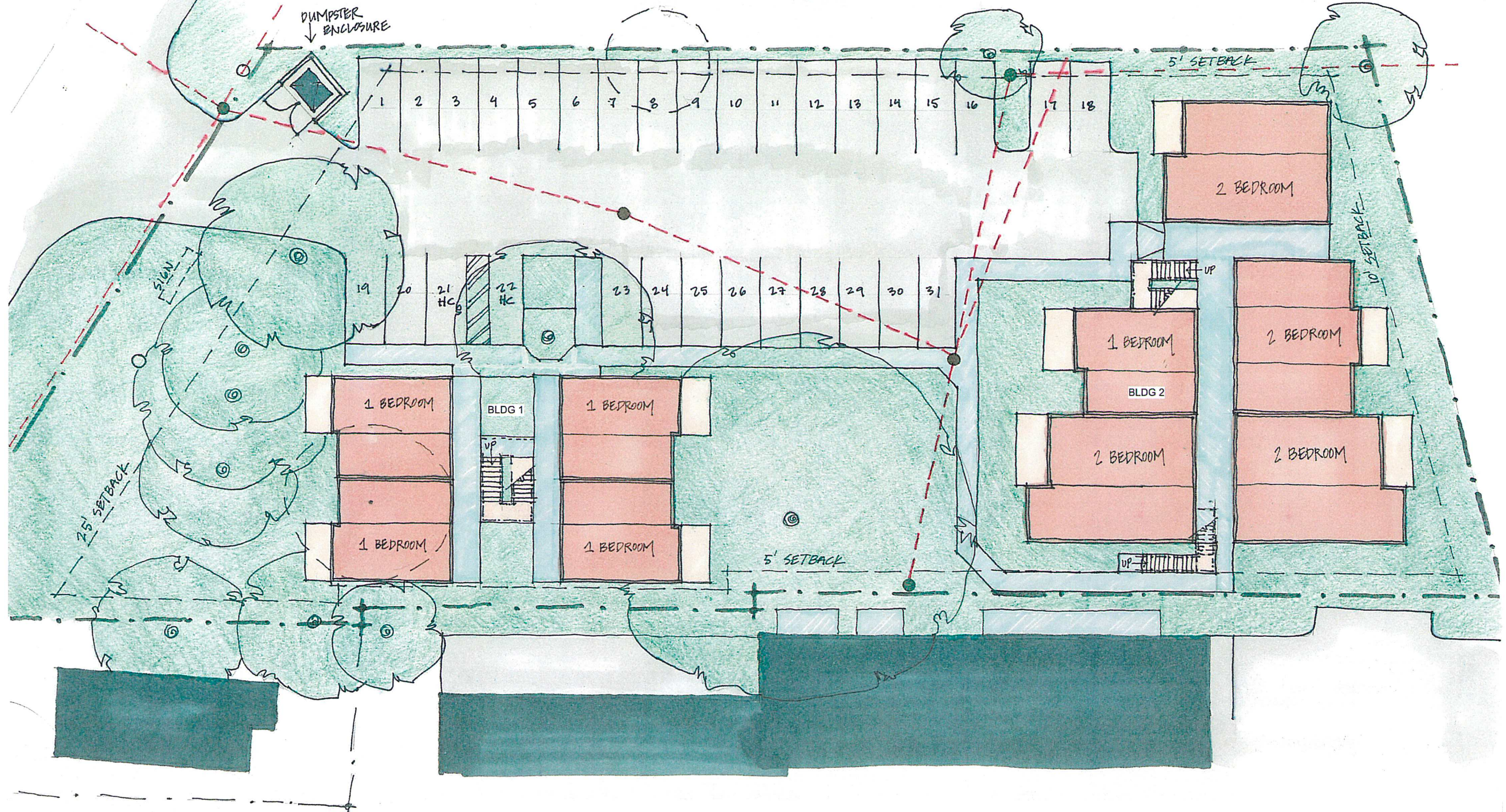
10 1BR/1BA UNITS X 1.5 SPACES = 15
 8 2BR/2BA UNITS X 2 SPACES = 16
 PARKING REQUIRED 31



1 Site Plan

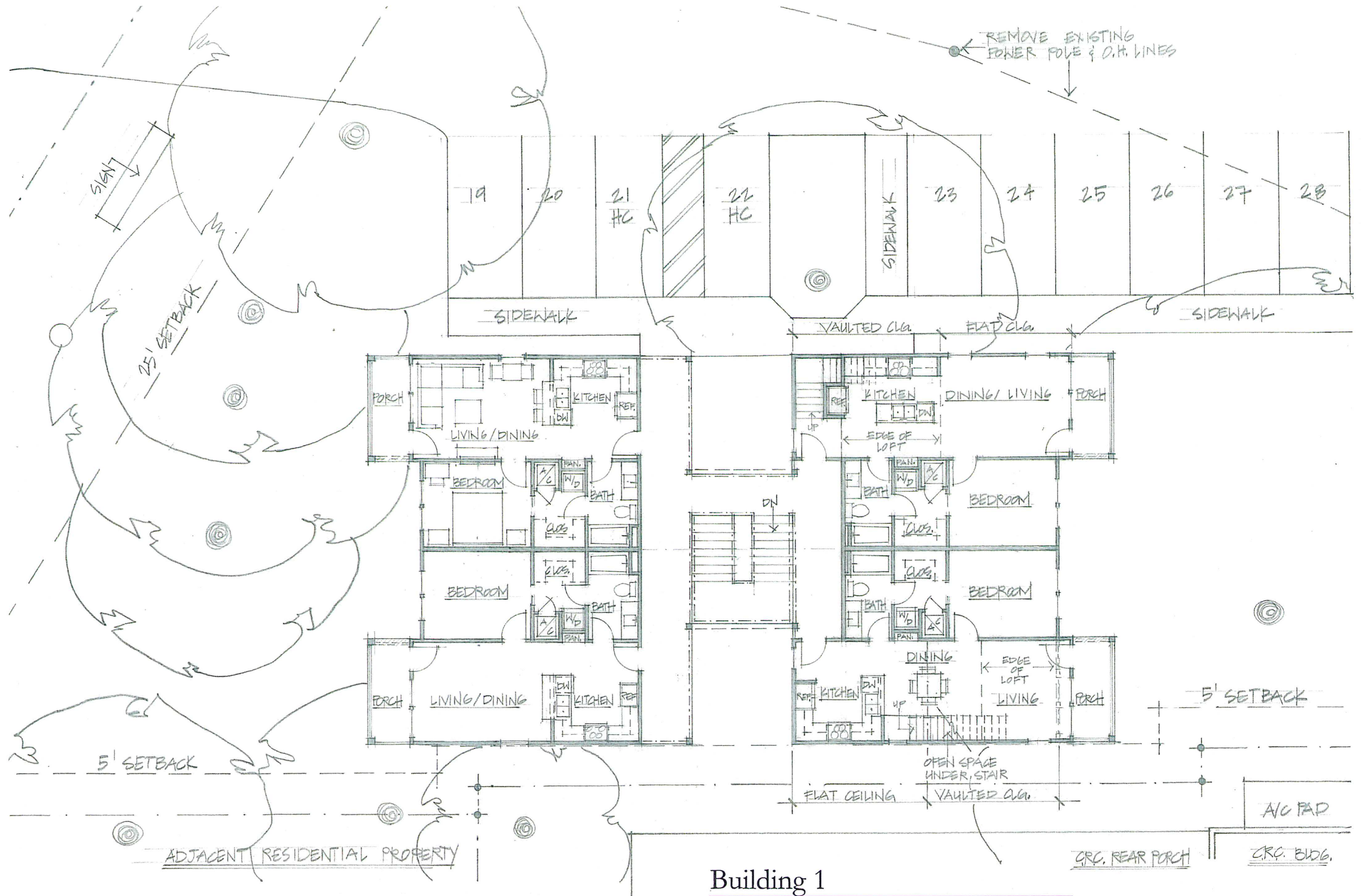


NOTE: (10) 1 BEDROOM APARTMENTS = 1.5 x 10 = 15
 (8) 2 BEDROOM APARTMENTS = 2 x 8 = 16
 31 PARKING SPACES



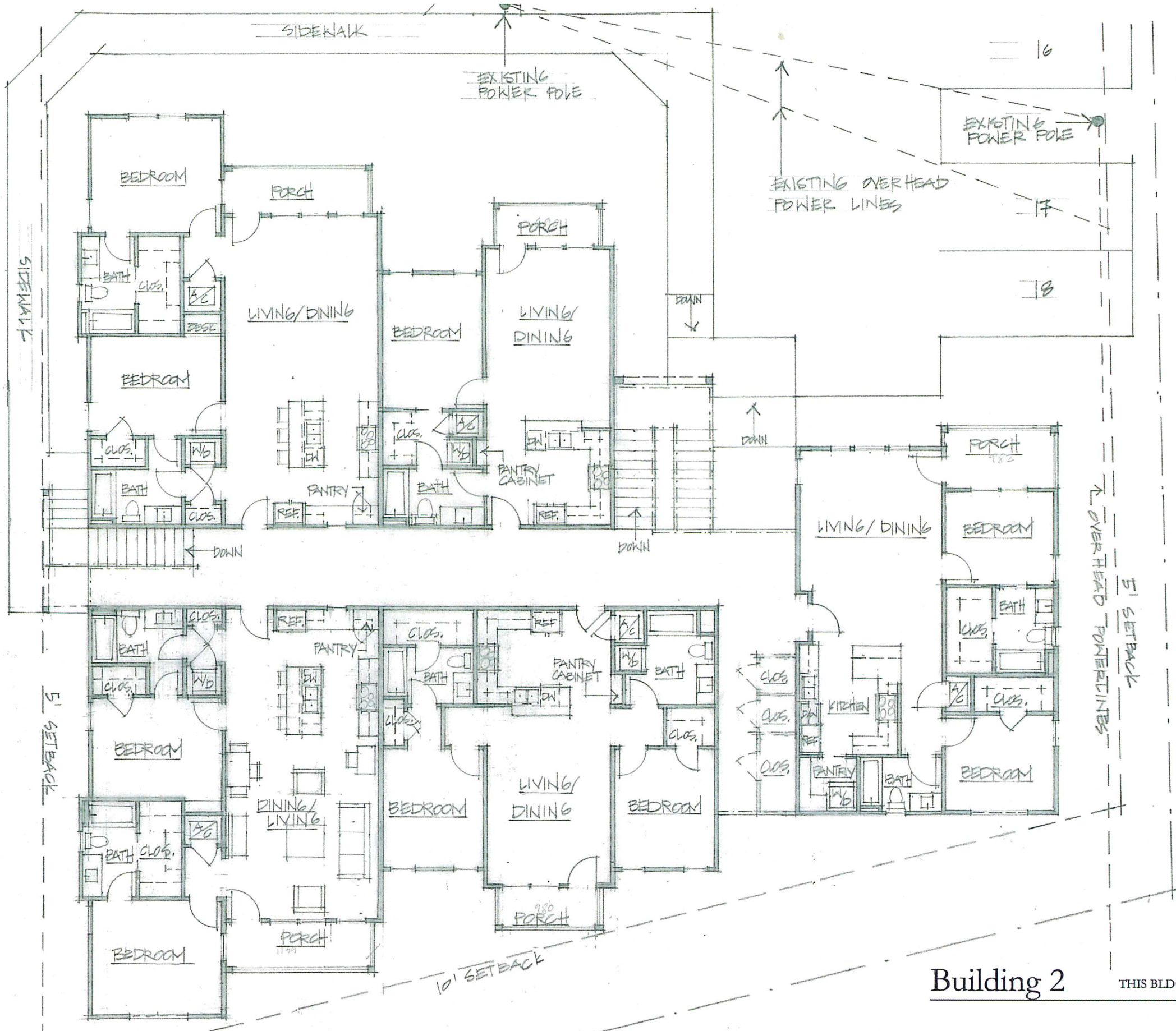
Schematic Site Plan

SCALE: 1" = 20'-0"



Building 1

SCALE: 1" = 10'-0"

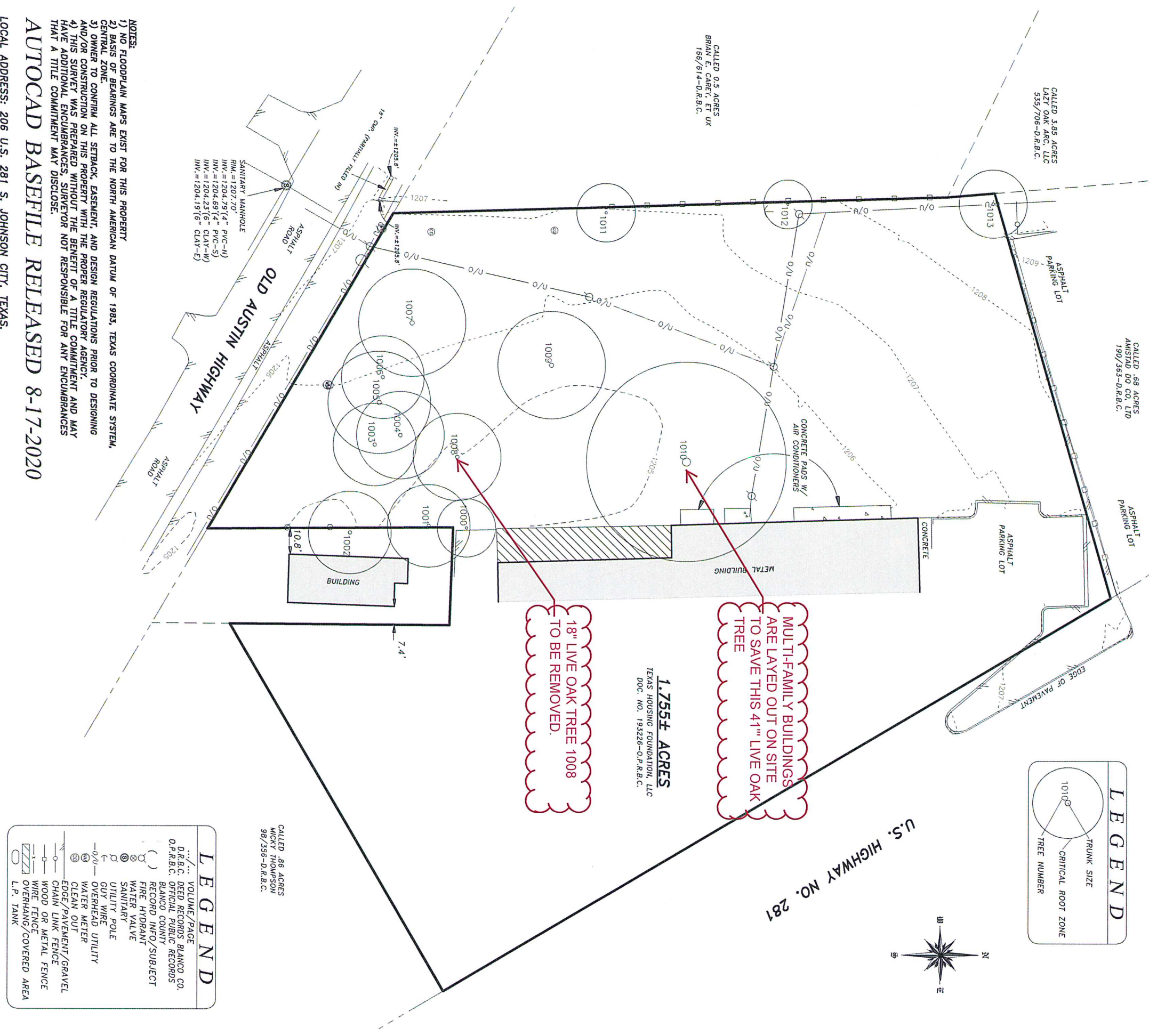


Building 2

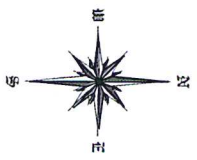
THIS BLDG 2 IS ROTATED 90 DEGREES

SCALE: 1" = 10'-0"

BOUNDRY SURVEY WITH TREES, TOPO AND UTILITIES



LEGEND	
	TRUNK SIZE
	CRITICAL ROOT ZONE
	TREE NUMBER



U.S. HIGHWAY NO. 281

1.7554 ACRES
TEXAS HOUSING FOUNDATION, LLC
DOC. NO. 193226-O.P.R.B.C.

CALLED 0.5 ACRES
BRYAN E. CAREY, ET UX
189/614-O.R.B.C.

CALLED .69 ACRES
AMSTAD DO CO, LTD
190/363-O.R.B.C.

CALLED 3.95 ACRES
LAET OAK ANG, LLC
353/708-O.R.B.C.

CALLED .98 ACRES
MICKY THOMPSON
98/356-O.R.B.C.

LEGEND	
---/---	VOLUME/PAGE
---/---	DEED RECORDS BLANCO CO.
---/---	O.P.R.B.C. OFFICIAL PUBLIC RECORDS
---	BLANCO COUNTY
()	RECORD INFO/SUBJECT
○	FIRE HYDRANT
○	WATER VALVE
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○	UTILITY POLE
○	CUT WIRE
○	OVERHEAD UTILITY
○	WATER METER
○	CLEAN OUT
○	EDGE/PAVEMENT/GRAVEL
○	CHAIN LINK FENCE
○	WOOD OR METAL FENCE
○	WIRE FENCE
○	OVERHANG/COVERED AREA
○	L.P. TANK

- NOTES:**
- 1) NO FLOODPLAIN MAPS EXIST FOR THIS PROPERTY
 - 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
 - 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
 - 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

AUTOCAD BASEFILE RELEASED 8-17-2020

LOCAL ADDRESS: 206 U.S. 281 S, JOHNSON CITY, TEXAS.

LEGAL DESCRIPTION: BEING A 1.755 ACRE TRACT OF LAND OUT OF THE JOSEPH DUEL SURVEY NO. 172, ABSTRACT NO. 147 IN BLANCO COUNTY, TEXAS, FURTHER BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED IN WARRANTY DEED TO TEXAS HOUSING FOUNDATION, LLC., RECORDED IN DOCUMENT NO. 193226, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF JOHNSON CITY, BLANCO COUNTY, TEXAS.

AT YOUR REQUEST WE ARE FURNISHING YOU WITH THIS AUTOCAD DRAWING BECAUSE THE CAD INFORMATION STORED IN ELECTRONIC FORM CAN BE MODIFIED BY OTHER PARTIES INTENTIONALLY OR OTHERWISE, WITHOUT NOTICE OR INDICATION OF SAID MODIFICATIONS. CURPIN & ASSOC., INC. RESERVES THE RIGHT TO REMOVE ALL INDICES OF ITS OWNERSHIP AND/OR INVOLVEMENT IN MATERIAL FROM EACH ELECTRONIC MEDIUM NOT HELD IN ITS POSSESSION. THIS MATERIAL SHALL NOT BE USED BY YOU OR TRANSMITTED TO ANY OTHER PARTY FOR USE IN ANY OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT OR FOR ANY OTHER PURPOSE. FOR REUSE OF THE MATERIAL SHALL BE AT YOUR SOLE RISK, AND YOU AGREE TO DEFEND, INDEMNIFY, AND HOLD CURPIN & ASSOC., INC. HARMLESS FOR ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES AND ATTORNEYS FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS. FURTHERMORE ALL LINEWORK SHOWN HEREON IS TO BE FIELD VERIFIED BY YOUR COMPANY (USE AT YOUR OWN RISK) AS SOME LINES ARE SIMPLY FOR OUR GRAPHICAL REPRESENTATION. MANY OF THE SYMBOLS AND HOUSE LINES AS SHOWN HEREON ARE GRAPHICAL REPRESENTATIONS AND MAY NOT REFLECT THE EXACT MEASURED DISTANCES. WE ARE NOT LIABLE FOR ANY SUCH ERRORS AS THIS DRAWING FILE WAS NOT PREPARED FOR THE EXCLUSIVE USE OF A HOME REMODEL/ADDITION.

THE RECIPIENT UNDERSTANDS THAT THE USE OF ANY PROJECT RELATED COMPUTER DATA CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS.

PRELIMINARY DOCUMENT FOR CLIENT REVIEW AND COMMENT PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 663.18d. THIS DOCUMENT IS "PRELIMINARY", THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

TREE NO.	TRUNK DIA.	SPECIES	MULTI-TRUNK
1000	12"	LIVE OAK	
1001	17"	HACKBERRY	
1002	17"	LIVE OAK	12 10
1003	17"	LIVE OAK	
1004	18"	LIVE OAK	
1005	21"	LIVE OAK	
1006	22"	LIVE OAK	
1007	17"	LIVE OAK	
1008	18"	LIVE OAK	
1009	22"	LIVE OAK	
1010	41"	LIVE OAK	28 26
1011	12"	HACKBERRY	
1012	10"	HACKBERRY	
1013	14"	HACKBERRY	10 8

AMISTAD DQ CO LTD
DAIRY QUEEN #42 P O BOX 1299
GRAHAM, TX 76450

HILL COUNTRY CONVENIENCE &
PETROLEUM LLC
W. DOYLE TAYLOR
2207 CENTER STREET
BONHAM, TX 75418

OM SHREE DISVAL
PO BOX 1666
DRIPPING SPRINGS, TX 78620

SCHULTZ ANNAMARIE
PO BOX 1732
BLANCO, TX 78606

BENT SKY INVESTMENTS LLC
P O BOX 91293
AUSTIN, TX 78709

POOLE MICHAEL & DIANA
13100 TRAUTWEIN
AUSTIN, TX 78737

THOMPSON MICKY
P O BOX 174
JOHNSON CITY, TX 78636

HARPER CHRISTOPHER
P O BOX 1428
JOHNSON CITY, TX 78636

TEXAS HOUSING FOUNDATION
1110 BROADWAY
MARBLE FALLS, TX 78654

LAZY OAK ARC LLC
P O BOX 9
JOHNSON CITY, TX 78636

HINER HARRY LEE III
STEVEN J WESTBERG

912 E CREEK DR
DRIPPING SPRINGS, TX 78620

POLK BECKY
P O BOX 1611
JOHNSON CITY, TX 78636

CAREY BRIAN E & WIFE
KATHLEEN F SPELLMAN
P O BOX 2304
PAGE, AZ 86040

REINKE JESSICA JEANETTE AND
MARSHAL WILLIAM WEBER
201 OLD AUSTIN HWY
JOHNSON CITY, TX 78636

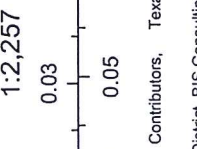
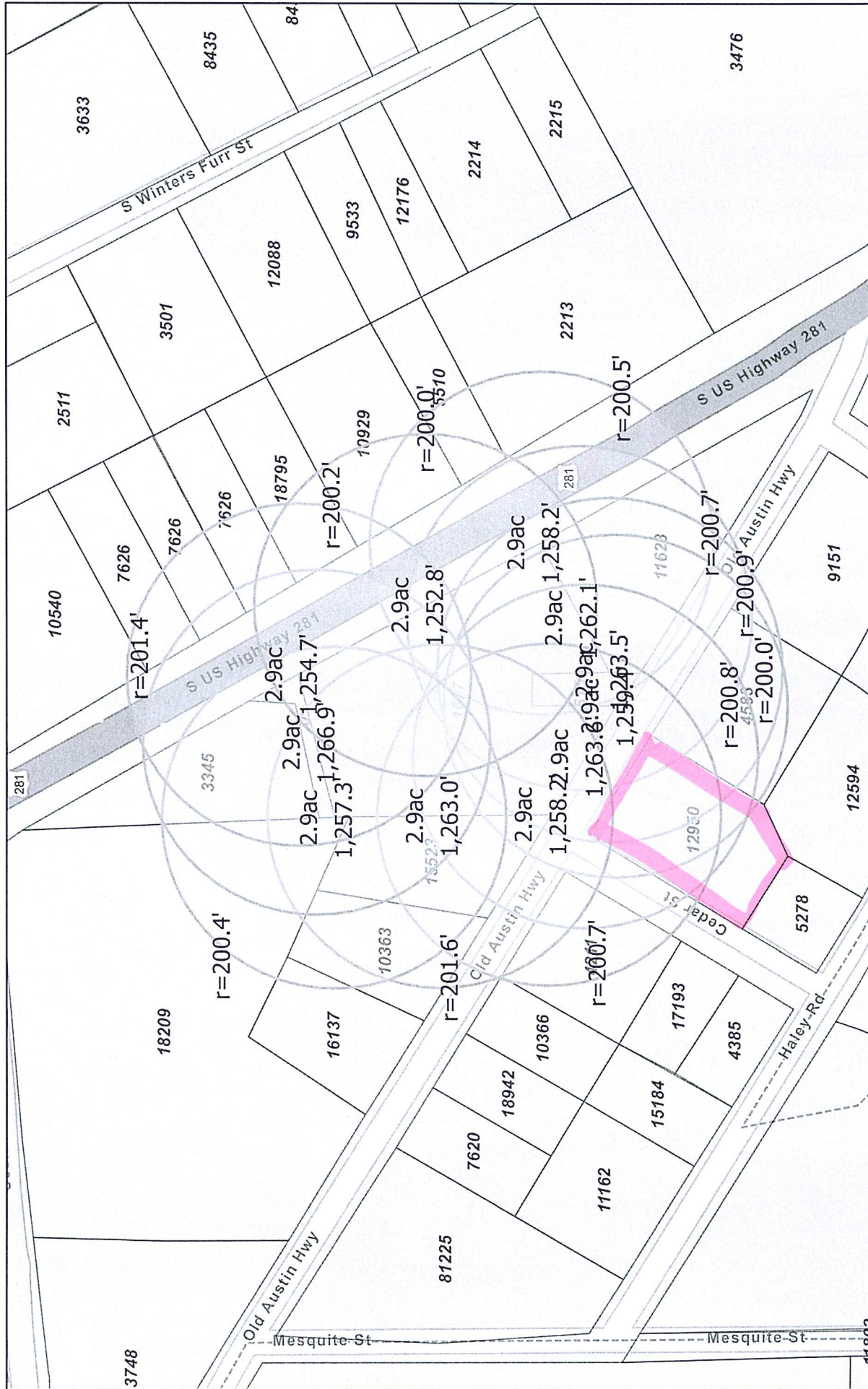
POLO VENTURES LLC
JOHN HAY
611 W 5TH ST, # 300
AUSTIN, TX 78701

BIGGS LEMUEL B AND
BRENDA L MCCANN
P O BOX 596
DRIPPING SPRINGS, TX 78620

WITHERS THEODORE NELSON JR
203 HALEY RD
JOHNSON CITY, TX 78636

LACRONE WESLEY & KAYLA
PO BOX 1737
JOHNSON CITY, TX 78636

Blanco CAD Web Map



3/8/2021, 11:02:43 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 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.

 **REZONING**
THE PROPERTY OWNER OF THIS PROPERTY
HAS REQUESTED REZONING. ADDITIONAL
INFORMATION ON THIS REQUEST CAN BE
FOUND ON THE CITY'S WEBSITE.
WWW.JOHNSONCITYTX.ORG - 830.868.7111





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 8, 2021

Property Owner
Address
Johnson City, TX 78636

**Re: Texas Housing Foundation
Johnson City Oaks Apartments
206 U.S. Hwy. 281 S., Johnson City, Texas 78636
Rezoning / Side and Rear-Yard Setbacks**

Dear Property Owner:

The City of Johnson City, TX has received Zoning Amendment and Board of Adjustment Applications from Texas Housing Foundation for the construction of Johnson City Oaks Apartment Complex located at 206 U.S. Hwy. 281 S., 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 Zoning Application requesting a zoning amendment from “Highway Commercial” to “Mixed Residential” 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 Public Hearings on the zoning amendment and side and rear-yard setback variances 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 Zoning Amendment and Board of Adjustment Applications 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

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

NOTICE OF PUBLIC HEARINGS: The City of Johnson City, TX has received Zoning Amendment and Board of Adjustment Applications from Texas Housing Foundation for the construction of Johnson City Oaks Apartment Complex located at 206 U.S. Hwy. 281 S., Johnson City, TX 78636.

The Planning and Zoning Commission will hold a Public Hearing on the Zoning Application requesting a zoning amendment from "Highway Commercial" to "Mixed Residential" 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 Public Hearings on the zoning amendment and side and rear-yard setback variances 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 Zoning Amendment and Board of Adjustment Applications and related background documents are posted on the City's website, www.johnsoncitytx.org, under "Notices". (3/10)

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)

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