



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](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 Secretary  
City of Johnson City, TX

# Johnson City Record Courier CLASSIFIEDS

## HELP WANTED

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

## 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](http://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)

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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

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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

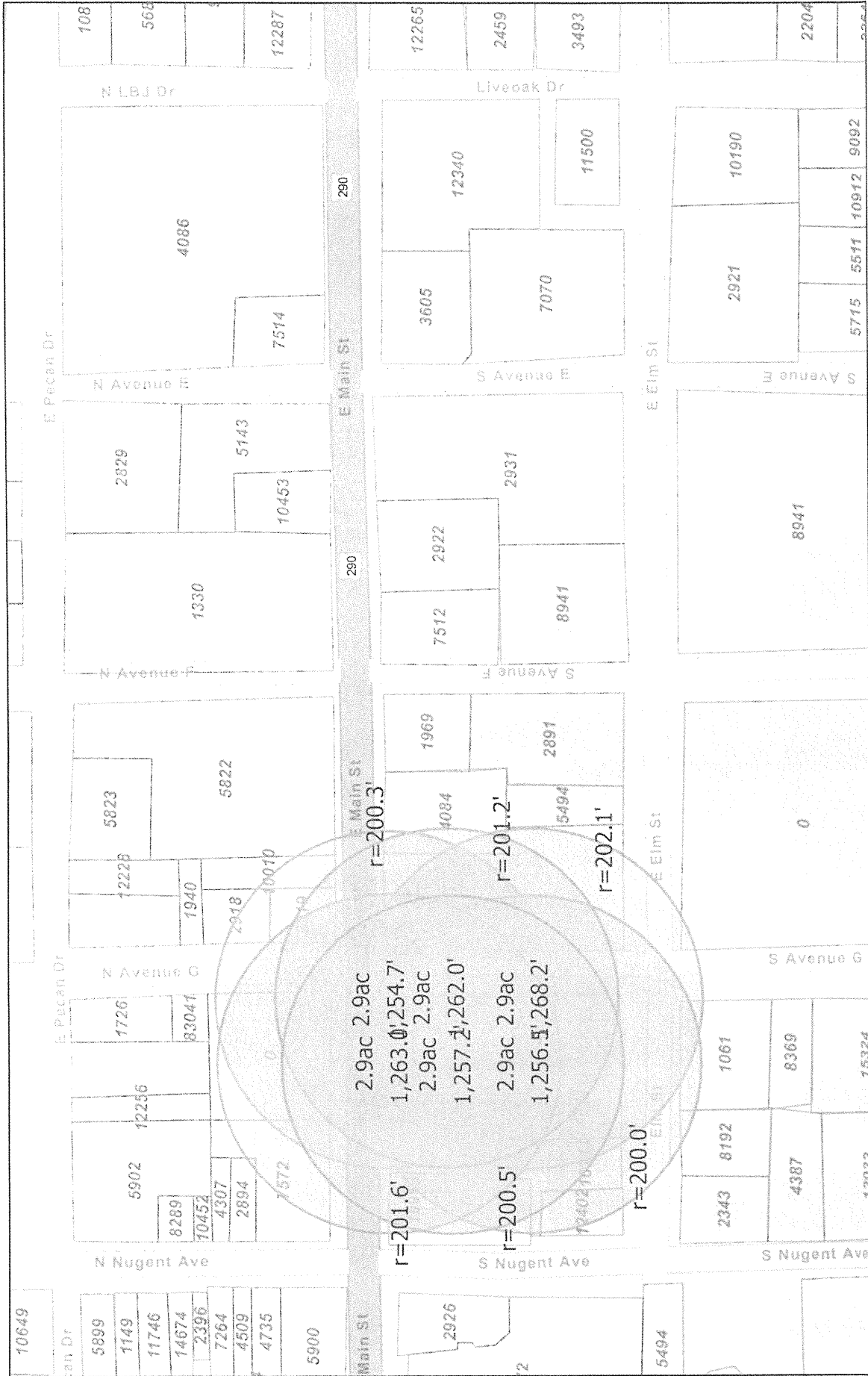
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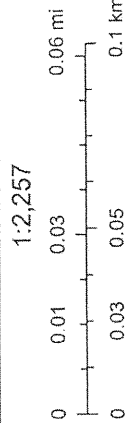
USPS  
201 S AVENUE G  
JOHNSON CITY, TX 78636

# Blanco CAD Web Map



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

- Parcels
- Abstracts



1:2,257

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.

# 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

ECHOINJOHNSONCITY.COM  
P. O. Box 704, Johnson City, TX 78636 • (830) 321-0080 • linda@echoinjohnsoncity.com • 100 N. Nugent Ave.

## Rick Schroder

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**From:** shulman@eyeshulman.com <shulman@davidshulmanmd.com>  
**Sent:** Monday, March 22, 2021 8:01 PM  
**To:** Rick Schroder  
**Cc:** shulman@eyeshulman.com  
**Subject:** Permit application for Reck`um Right Brewing company

Dear Mr. Schroder,

I am responding to your letter dated March 1,2021

Re: The above permit application. I own the home at 106 Elm St. less than 200 feet from the subject parcel.

I object to the City of Johnson City granting the Permit.

1)The food trailer is in the right- of -way of ongoing traffick and will be a a hazard.

2)I understand that the trailer has a barbeque grill as it use, and will cause uncontrolled smoke that will pollute the air at my home.

3)This food trailer is an eyesore for those visitors of the LBJ Boyhood Home.

Sincerely,

Rebekah Alexander Shulman

## Rick Schroder

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**From:** Mary Phillips <mary.phillips@verizon.net>  
**Sent:** Tuesday, March 23, 2021 1:55 PM  
**To:** Rick Schroder  
**Subject:** RE: Conditional Use Permit Application  
**Attachments:** image003.png

Dear Mr. Schroder,

I will not be able to attend this evening's P&Z meeting . I was previously a member of the P& Z board of Johnson City for 15 years. I am opposing the " Conditional Use Permit Application" for 102 S Avenue G in Johnson City, Texas. My concerns are the sewer system. Is there a grease trap or sufficient sewer line capacity for a restaurant ? My property's sewer line merges with this property's line. We have already had problems with raw sewage backing up into my building. The plumber informed me that the business in question had also had sewer problems. To add additional waste would cause more problems unless they plan to upgrade the sewer line.

Granting this permit will set a precedence for future food trailers and trailers. A public right away is NOT the correct location for this type of business, especially to remain a permanent fixture for the duration of the lease of Reck'em Right Brewing Company. ( 1 year? 5 years? 10 years????) There is plenty of room in this property's building to expand, place a proper kitchen and eating establishment with the proper permits if needed.

Please consider my concerns.

Sincerely,



Mary Phillips