



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

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



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LeAnne McPherson for
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325-248-8301

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*Send legal notices to
jcrecordcourier@gmail.com
Deadline is Monday
at 5 p.m.*

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

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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301 N. Win

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LEASE SPACE AV.
Haley Rd - \$1650 /
SF. 6 offices & 1 Bat
9658. Topper Real Es

HOUSE FOR REN
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HOUSE FOR REN
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BLANCO, TX 78606

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POOLE MICHAEL & DIANA
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AUSTIN, TX 78737

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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

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DRIPPING SPRINGS, TX 78620

POLK BECKY
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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

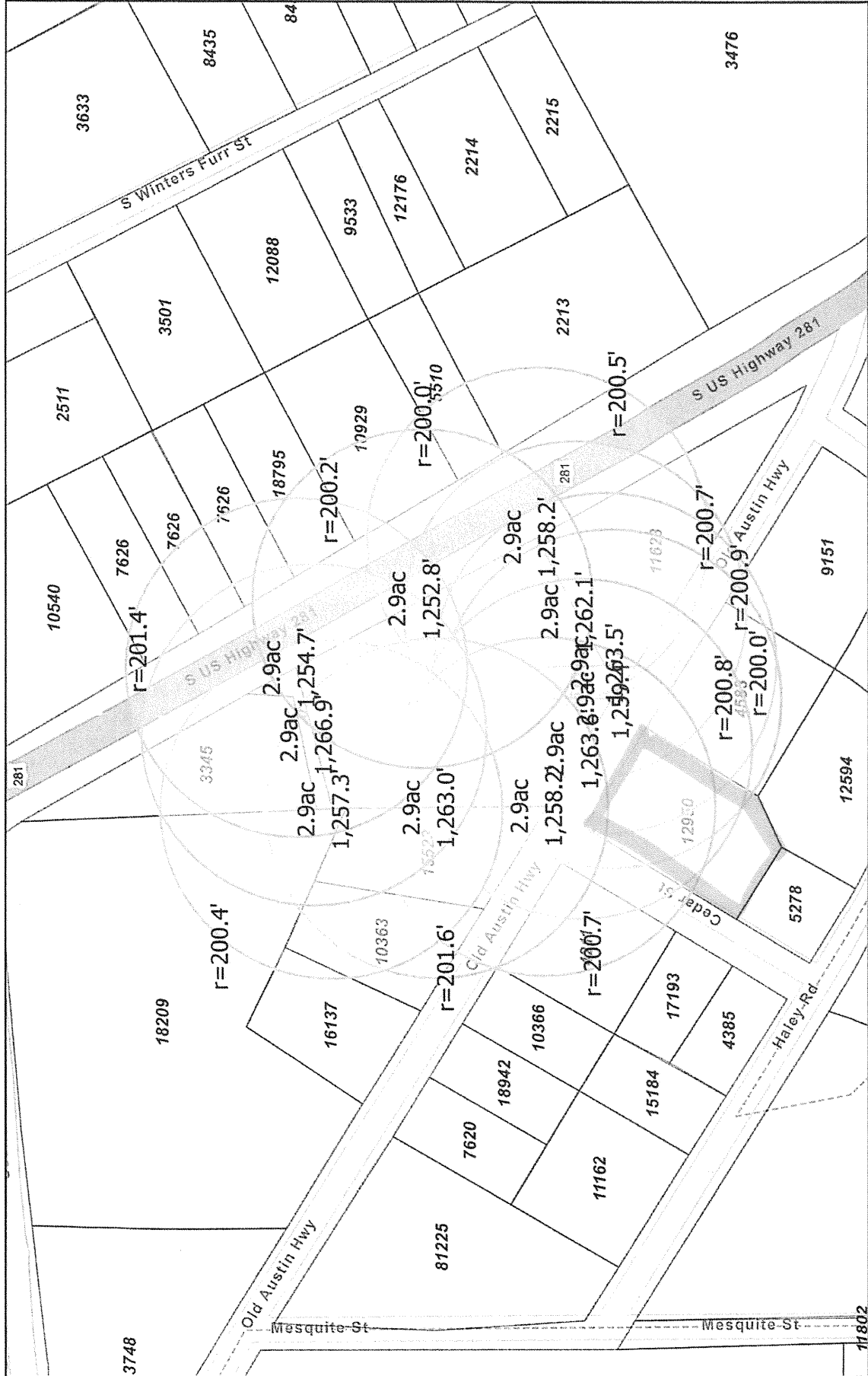
POLO VENTURES LLC
JOHN HAY
611 W 5TH ST, # 300
AUSTIN, TX 78701

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
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JOHNSON CITY, TX 78636

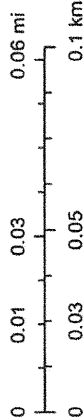
Blanco CAD Web Map



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

1:2,257

- Parcels
- Abstracts



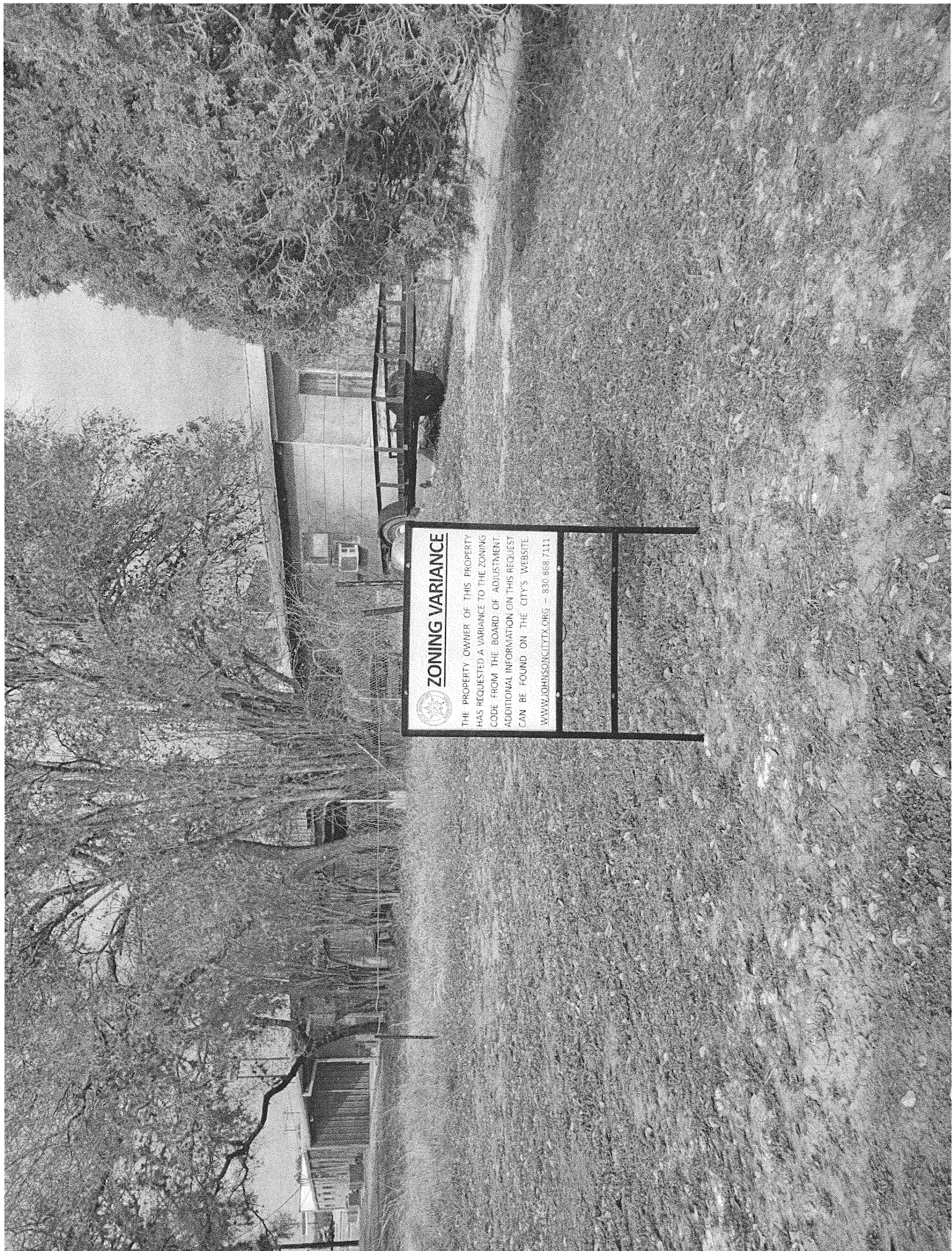
Esri Community Maps Contributors, Texas Parks & Wildlife,
Blanco County Appraisal District, BIS Consulting - www.bisconsulting.com

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.

ZONING VARIANCE

THE PROPERTY OWNER OF THIS PROPERTY HAS REQUESTED A VARIANCE TO THE ZONING CODE FROM THE BOARD OF ADJUSTMENT. ADDITIONAL INFORMATION ON THIS REQUEST CAN BE FOUND ON THE CITY'S WEBSITE.

WWW.JOHNSONCITYTX.ORG ~ 830.868.7111





Rick Schroder

From: smithycreek@yahoo.com
Sent: Tuesday, March 23, 2021 1:18 PM
To: Rick Schroder
Subject: rezoning/side and rear yard setbacks, 206 US Hwy.290 S

Mr. Schroder,

I was informed of the public hearing this evening on the above-referenced property. I will not be able to attend the hearing but wanted to voice my concerns about the proposed apartment complex.

I am opposed to the construction of an apartment complex on this property.

The surrounding land, excluding the commercial property along the highway is single family residential homes and I do not think the current residents should have an 18-unit apartment complex built in their neighborhood.

As I saw the plans, the only driveway access would be onto Old Austin Hwy. This is a small road that already has quite a bit of traffic and poor water drainage. An increase of traffic from an 18-unit apartment complex would be too much.

There would be an increase in foot traffic as well.

As for the variance to decrease the setback to 5 feet, I do not think that would be fair to the current residents of the neighborhood. If the reasoning is to save some of the oak trees, the buildings should be decreased in size to accommodate the trees.

I understand the need for housing in the Johnson City area but I do not believe this particular neighborhood of older and established homes is the right place to build an 18-unit apartment complex.

Sincerely,
Lee Thompson
PO Box 174
Johnson City, TX 78636