

3

September 8, 2021

JOHNSON CITY I S D  
P O BOX 498  
JOHNSON CITY, TX 78636

**Re: 203 N. Ave. J  
Board of Adjustment Application**

Dear Property Owner:

The City of Johnson City, TX has received a Board of Adjustment Application from Mr. John Plemmons for a variance to Chapter 14 *Zoning*, Article 3 *Zoning Districts*, Section 3.3 *Single Family Residential* requesting that the minimum front yard setback be reduced from fifteen feet (15') to ten feet (10') for 203 N. Ave. J, Johnson City, TX 78636. Your property has been identified as being located within 200 ft. of the subject parcel.

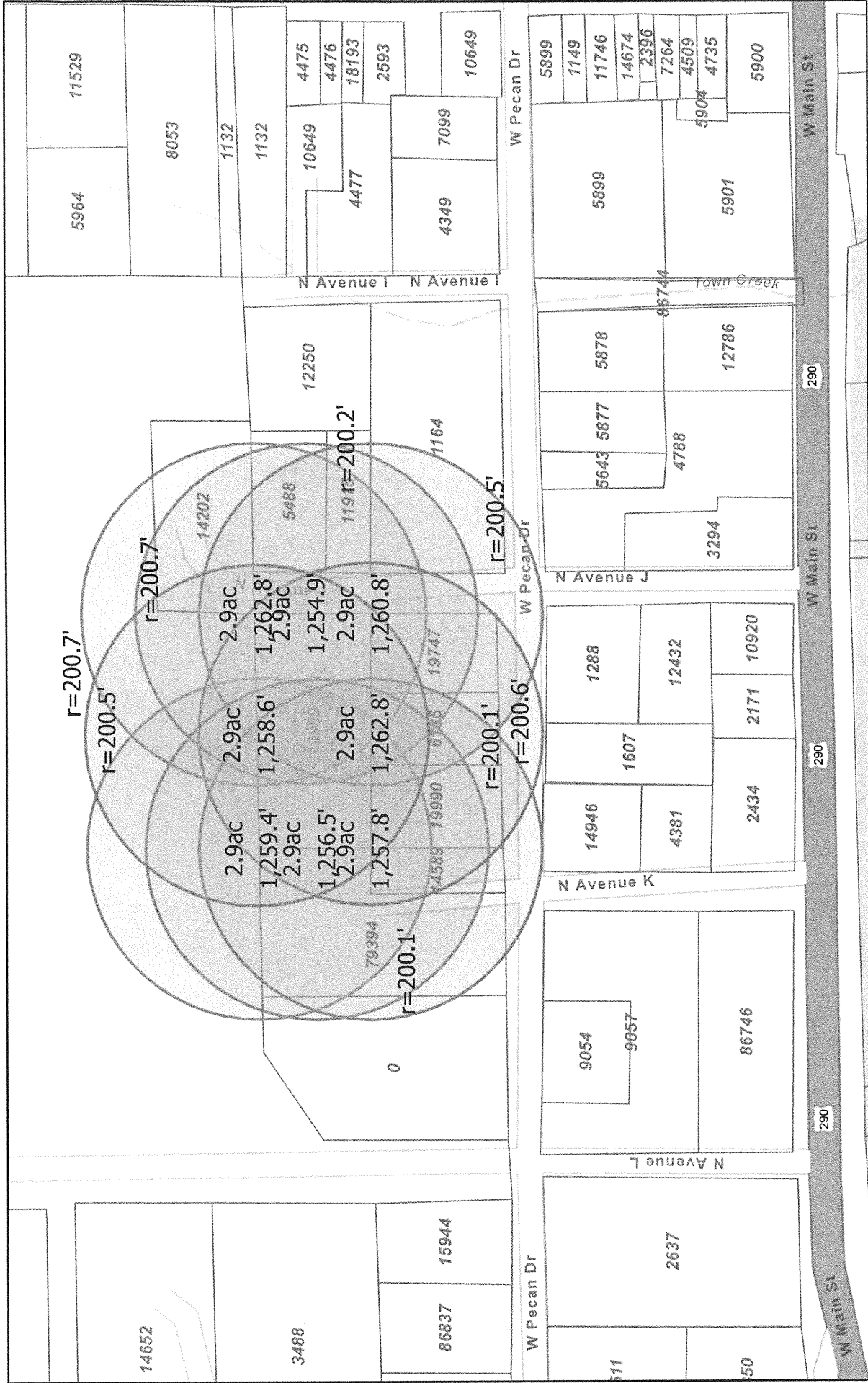
The City Council, acting as the Board of Adjustment, will hold a Public Hearing on the Application on October 5, 2021 at 6 p.m. C.S.T. at City Hall, 303 E. Pecan Dr., Johnson City, TX 78636. The public is invited to attend.

The Board of Adjustment 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).

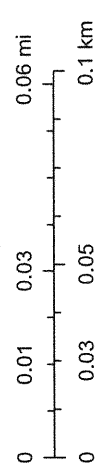
Best,

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

# 203 N. Ave. J - 200' Distance Marker




1:2,257



8/27/2021, 2:19:31 PM

- Parcels
- Abstracts

Owner Name	Property Number	Property Street Name	Owner Address 1	Owner City	Owner State	Owner Zip
ADRIAN ROBERTO & SOLEDAD	303	W PECAN DR	PO BOX 921	JOHNSON CITY	TX	78636
SMITH HAROLD N & DOROTHY I	204	N AVENUE J	P O BOX 62	JOHNSON CITY	TX	78636
LYNDON'S LANDING LLC	108	WEST MAIN	815 BILLY SISSON RD	JOHNSON CITY	TX	78636
VAN RIPER DANIEL	202	N AVENUE J	P O BOX 406	JOHNSON CITY	TX	78636
LANGBEIN JUDY G	105	N AVENUE J	P O BOX 296	JOHNSON CITY	TX	78636
ALBARADO JOHNATHAN T	402	W PECAN	402 WEST PECAN	JOHNSON CITY	TX	78636
CITY OF JOHNSON CITY	300	AVE J	P O BOX 369	JOHNSON CITY	TX	78636
CRUMP CHARLENE	204	W PECAN DR	101 NORTH AVENUE O	JOHNSON CITY	TX	78636
ADRIAN ROBERTO & SOLEDAD	305	W PECAN DR	P O BOX 921	JOHNSON CITY	TX	78636
JOHNSON CITY I S D			P O BOX 498	JOHNSON CITY	TX	78636



**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](http://WWW.JOHNSONCITYTX.ORG) - 830.868.7111