



**AGENDA ITEM REQUEST FORM  
CITY OF JOHNSON CITY, TEXAS  
CITY COUNCIL**

**ITEM NO. 5**

**MEETING DATE:** February 1, 2022

**AGENDA PLACEMENT:**

- Ceremonial
- Consent
- Individual
- Closed Session

**CAPTION:**

Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Om Shree Disval for a change in zoning from "Highway Commercial Corridor District" (HC) to "Planned Unit Development District" (PUD) for Hill Country Inn located at 203 S. U.S. Hwy. 281, Johnson City, TX 78636.

**STRATEGIC WORK PLAN:**

- |  |  |
|--|--|
| <input type="checkbox"/> Not Applicable                                | <input type="checkbox"/> Goal 5: Improve Fire Safety                             |
| <input checked="" type="checkbox"/> Goal 1: Increase Housing Diversity | <input type="checkbox"/> Goal 6: Improve Streets                                 |
| <input type="checkbox"/> Goal 2: Expand Quality Lodging                | <input type="checkbox"/> Goal 7: Increase Publicity & Promotion of the Community |
| <input type="checkbox"/> Goal 3: Improve Code Enforcement              | <input type="checkbox"/> Goal 8: Increase Economic Development Activities        |
| <input type="checkbox"/> Goal 4: Improve Streetscaping & Signage       |  |

**EXECUTIVE SUMMARY:** N/a

**FINANCIAL:** N/a

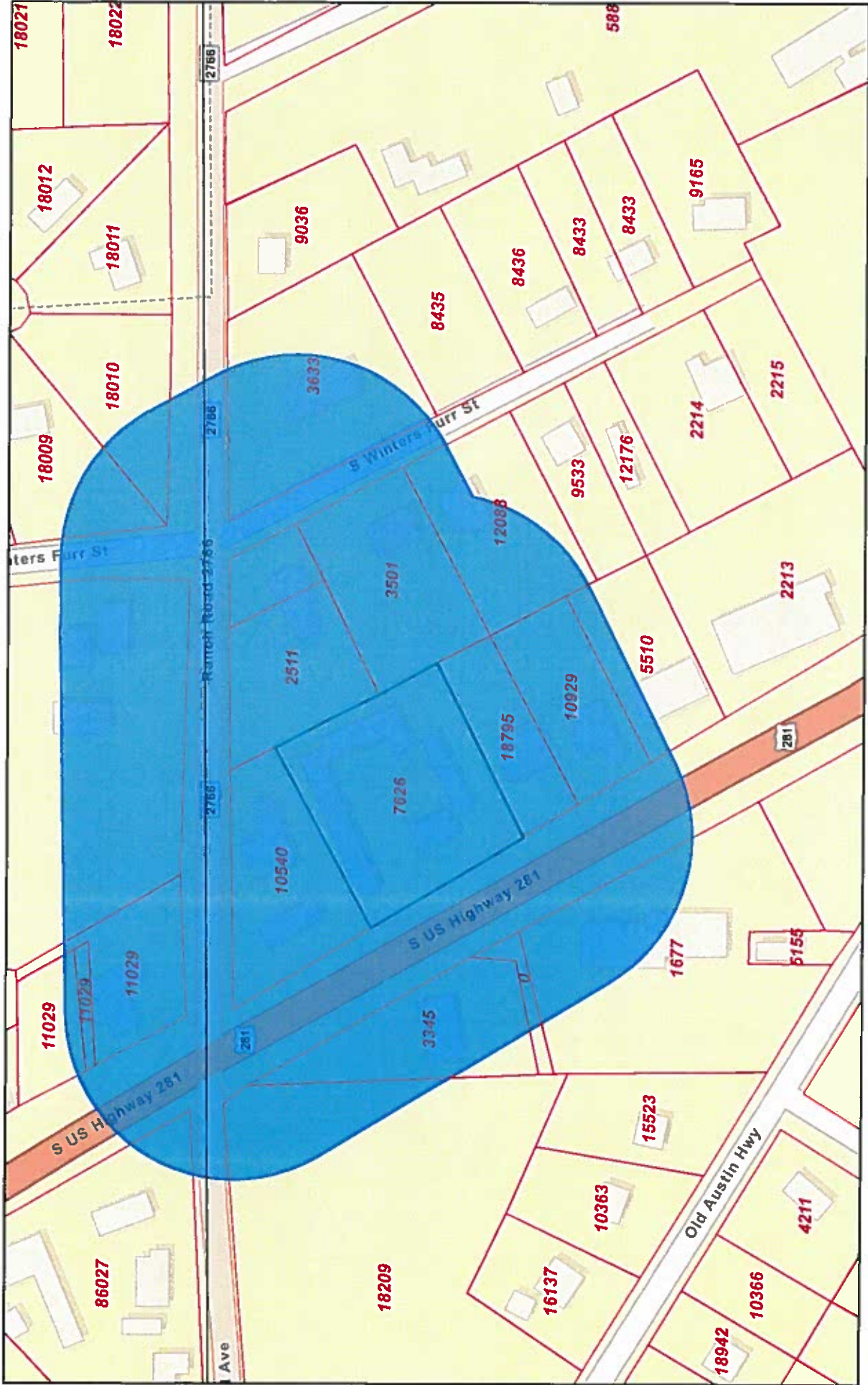
**ATTACHMENTS:**

- 200' Notification Map
- Mailing List
- Sample Letter
- Zoning Amendment Sign
- Record Courier Notice
- Anna Schultz Letter

**SUGGESTED ACTION:** N/a

**PREPARED BY:** City Staff

# Hill Country Inn - 200 Ft. Buffer



1/3/2022, 1:03:35 PM

1:2,257

Parcels

0 0.01 0.03 0.06 mi

Abstracts

0 0.03 0.05 0.1 km

Esri Community Maps Contributors, Texas Parks & Wildlife, ©

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. Blanco County Appraisal District, BIS Consulting - www.bisconsulting.com

Owner Name	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip
STROEHER & SON		509 S ADAMS	FREDERICKSBURG	TX	78624
AMISTAD DQ CO LTD		P O BOX 1299	GRAHAM	TX	76450
CLAUSEN ERIC		P O BOX 854	JOHNSON CITY	TX	78636
MOORE JIMMY & LISA	P O BOX 432		JOHNSON CITY	TX	78636
SCHULTZ ANNAMARIE		PO BOX 1732	BLANCO	TX	78606
TEXAS HOUSING FOUNDATION		1110 BROADWAY	MARBLE FALLS	TX	78654
BAER SUSAN E		1638 BIVAR COURT	PLEASANTON	CA	94566
STROEHER & SON		509 S ADAMS	FREDERICKSBURG	TX	78624
VOLT POWER LLC		2910 HIGHWAY 31 NW	HARTSELLE	AL	35640
POLK RANCH HOLDINGS LLC		P O BOX 1611	JOHNSON CITY	TX	78636
HILL COUNTRY CONVENIENCE & PETROLEUM, LLC		2207 N CENTER STREET	BONHAM	TX	75418
POOLE MICHAEL & DIANA		13100 TRAUTWEIN	AUSTIN	TX	78737
1431 JUNCTION INC	211 ROUND ROCK AVE		ROUND ROCK	TX	78664
DILDINE LAWRENCE	P O BOX 280		JOHNSON CITY	TX	78636
OM SHREE DISVAL		PO BOX 1666	DRIPPING SPRINGS	TX	78620
STROEHER & SON		509 S ADAMS	FREDERICKSBURG	TX	78624
BENT SKY INVESTMENTS LLC		P O BOX 91293	AUSTIN	TX	78709
RASMUSSEN JANET		IRREVOCABLE TRUST	JOHNSON CITY	TX	78636
LEDBETTER GARY	108 MIRANDA CT		JOHNSON CITY	TX	78636



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](http://www.JohnsonCityTX.org)

January 3, 2022

STROEHER & SON  
509 S ADAMS  
FREDERICKSBURG, TX 78624

**Re: Hill Country Inn  
203 S. U.S. Hwy. 281, Johnson City, TX 78636  
Zoning Amendment Application**

Dear Property Owner:

The City of Johnson City has received a Zoning Amendment Application from Om Shree Disval for a change in zoning from "Highway Commercial Corridor District" (HC) to "Planned Unit Development District" (PUD) for Hill Country Inn located at 203 S. U.S. Hwy. 281, Johnson City, TX 78636. The applicant plans to convert the existing hotel into multi-family housing. Your property has been identified as being located within 200 ft. of the subject parcel.

The Planning and Zoning Commission and City Council will hold Public Hearings on the Zoning Amendment Application on January 25, 2021 and February 1, 2021, respectively, 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 Zoning Amendment 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



BUSHING

CHER

**White** Callienna, the company manager and owns a portfolio of luxury properties including South Coast Winery Resort & Spa, Temecula, California; Center Estate Winery and Resort, Temecula, California; and Center Creek Winery Resort & Spa, Texas Hill Country. Center Hospitality Group additionally serves as the owner-franchisee for Red Lion Hotel Orlando Lake Buena Vista South, Lake Buena Vista South, Florida. For more information, visit [www.centerhospitality.com](http://www.centerhospitality.com).

# U graduate

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 egree from  
 a Bachelor of Science in  
 se 2021 fall  
 Criminal Justice.

**830-868-7181**

may diminish the one actual stream in certain areas will strain the water supply in the Highland Lakes by as much as 4.3 billion additional gallons per year. At the same time, inflows into Lakes Buchanan and Travis have declined precipitously. The average September inflow in 2021 was just one-tenth of the historic September average, and less than 39% of the September average during the super drought of 2008-2015 and the inflow declines continue. Additionally, and weather patterns are shifting further east into Central Texas, which means the historic drought conditions we

management plan to restrict the areas projected growth and changing weather patterns. Demand for the LCRA no longer negotiate pricing and water contracts that allow billions of gallons of water to be sold to downstream irrigators at less than half its cost — just to flood rice fields.

Our future depends on it. You may send your comments to LCRA before they vote by clicking here.

to Kerr Tedder, president of the Central Texas Water Coalition.

## REVISED LETTER TO THE EDITOR POLICY

The following letters to the editor policy went into effect with the Sept. 1, 2021, issue of the Johnson City Record Courier.

All letters to the editor must be signed and include a telephone number for verification. Letters should focus on the point to be made and

12. **Circuit court:** municipal court, 2:30 p.m. Wednesday, Jan. 12. Register online at [bookwhen.com/johnsoncitylibrary](http://bookwhen.com/johnsoncitylibrary).

**Library:** Movie Night: Jungle Cruise, 5 p.m. Thursday, Jan. 20. Library annual meeting, Monday, Jan. 24. Come Thursday, Jan. 27.

**Light refreshments will be served.** Chinese New Year paper lanterns kids craft.

## City of Johnson City, Texas Notice of Public Hearings

The City of Johnson City has received a Zoning Amendment Application from Om Stone Drivall for a change in zoning from "Highway Commercial Curvada District" (HIC) to "Planned Unit Development District" (PUD) for Hill Country Inn located at 203 S. U.S. Hwy. 291, Johnson City, TX 78636. The applicant plans to convert the existing hotel into multi-family housing. The Planning and Zoning Commission and City Council will hold Public Hearings on the Zoning Amendment Application on January 25, 2021 and February 1, 2021, respectively, at 6 p.m. C.S.T. at City Hall, 303 E. Persimmon Dr., Johnson City, TX 78636. The public is invited to attend.

*Contact us by email at*  
**[jcrecordcourier@gmail.com](mailto:jcrecordcourier@gmail.com)**

January 24, 2022

Dear Neighbors,

My name is Anna Schultz and I own the property next to the Hill County Inn, the one with the travel trailer in the back. I'm writing you to make sure you are aware of the proposed redevelopment of the Hill Country Inn to apartment homes. The proposed redevelopment of the Hill Country Inn would consist of 18 apartments ranging in size from 150 sf to just over 500 sf for a 2 bedroom.

This redevelopment is concerning for the following reasons:

- 1) I believe these apartments, when fully occupied, will house between 50-100 people. I believe this is too dense for a property that is just over 1 acre and will result in overcrowding of their very small outdoor area and there will be a significant increase in noise and trash and reduction of our privacy and quiet enjoyment of our own property.
- 2) 150 sf for a full-time permanent residence is ridiculously small as is 500 sf for a 2 bedroom apartment. The city currently requires a 500sf minimum for a 1 bedroom and 750 sf for a 2 bedroom. I do not believe these minimums should be waived. Packing people into apartments that are too small will only increase the need for outdoor space, which they do not have.
- 3) They do not have adequate parking. As such, they are proposing to not only use some of my property for parking, but also some DOT property, which they are not allowed to use, which will result in blocking the view of oncoming traffic from my property as well as the gas station on the other side. This is a clear safety hazard. Speed limits going through Johnson City are very high. 281 is already dangerous without adding 50-100 people trying to leave in the mornings and coming back in the evenings with the view of oncoming traffic obscured by parked vehicles.
- 4) The sewer service in this area is barely adequate. I'm not sure if you are aware but the city sewer at this point in the line is overburdened already. I don't believe the sewer system is adequate to handle 50-100 full-time residents all showering, cooking, and washing dishes every day. Additionally, the water and sewer lines are very close together, at one point passing only a few inches from each other. I believe putting this much additional throughput on the sewer system constitutes a public safety hazard.

This matter will be up for approval at the Planning and Zoning meeting tomorrow, January 25, at 6pm at city hall. If you are concerned about this rezoning and how it will affect your quality of life and/or your property values, please join me and voice your concerns or lend your support.

You can reach me at 51-644-2206 if you have any questions.

Sincerely,

Anna Schultz

