



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

**ITEM NO. 6**

**MEETING DATE:**           **March 1, 2022**

**AGENDA PLACEMENT:**

- ☐ Ceremonial
- ☒ Consent
- ☐ Individual
- ☐ Closed Session

**CAPTION:**

Approval of a Sign Permit Application from The Haloed Hippie for projecting (Qty. 1), wall (Qty. 2), and window signage, pursuant to Municipal Code of Ordinances Chapter 3 *Building Regulations*, Article 3.06 *Signs*, located within the Historic Overlay District at 117 N. Nugent Ave., Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 5899. (Applicant)

**STRATEGIC WORK PLAN:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Not Applicable                    | <input type="checkbox"/> Goal 5:   Improve Fire Safety                                |
| <input 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 &<br>Promotion of the Community |
| <input type="checkbox"/> Goal 3:   Improve Code Enforcement           | <input type="checkbox"/> Goal 8:   Increase Economic<br>Development Activities        |
| <input type="checkbox"/> Goal 4:   Improve Streetscaping &<br>Signage |   |

**EXECUTIVE SUMMARY:**

Bass Construction submitted a Sign Permit Application for one (1) projecting sign, two (2) wall signs, and additional window signage for The Haloed Hippie located at 117 N. Nugent Ave. within the Downtown / Historic Overlay District on January 31, 2022.

The Application was reviewed by the Planning and Zoning Commission on February 22, 2022. The Commission recommended approval of the Application, as submitted.

The applicant proposes to install:

1. One (1) projecting sign facing N. Nugent Ave. The sign will be located below the roof line and no lower than seven feet (7') from the adjacent sidewalk. The sign will project no further than thirty-eight inches (38") from the wall.
2. Two (2) wall signs facing N. Nugent Ave. and E. Pecan Dr. Wall signs will be recessed within existing sign spaces located below the lower roof line.
3. Window signage advertising the types of retail sales offered and additional business information.

City Staff has reviewed the Application and is of the opinion that the proposed signage complies with the Code of Ordinances.

**FINANCIAL:** N/a

**ATTACHMENTS:**

- Application
- Location Map
- Sign Renderings
- Applicable Code Citations

**SUGGESTED ACTION:**

Motion to approve a Sign Permit Application from The Haloed Hippie for projecting (Qty. 1), wall (Qty. 2), and window signage, pursuant to Municipal Code of Ordinances Chapter 3 *Building Regulations*, Article 3.06 *Signs*, located within the Historic Overlay District at 117 N. Nugent Ave., Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 5899.

**PREPARED BY:** City Staff





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: 1/31/22

## SIGN PERMIT APPLICATION CHAPTER 3

Name of Applicant: The Haloed Hippie Date: 1/31/22  
Sign Location Address: 117 Nugent Ave. Johnson City, TX  
Legal Description: Lot #: 2+3 Block #: 01 CB/NCB #: -  
Use of Building: salon / boutique No. of Businesses: 1 Zoning: Downtown / Historic  
Name of Property Owner: Johnson City Bank Phone #: -  
Property Owner's Address: Pecan St. Johnson City, TX  
Name of Sign Contractor: Bass Construction  
Contractor's License #: - Phone #: 612/738-9054 E-mail Address: construction.bass@yahoo.com  
Contractor's Business Address: P.O. Box 1363 Wimberly TX 78676  
Type of Sign: ☐ Monument, Multi-Tenant ☒ Wall Mount ☒ Window ☐ Residential Entry  
☐ Monument, Single Business ☒ Hanging ☐ Public/ Non-Profit Signage  
☐ Traffic Control ☐ Projecting ☐ Miscellaneous Signage  
☐ Other -

Linear Feet of Building or Lease Space Frontage: 30' ± (see plans)

Sign Dimensions: - Square Footage: - Height: - Sign Colors: -  
Sign Text: The Haloed Hippie

Non-Illuminated Sign: ☒ Illuminated Sign: ☐ Type of Lighting: -

**Applicant must attach the following documents:**

- Thirteen (13) sets of plans indicating sign size, color, type of material, and its parts; message size and style of lettering; type of lighting; method of attachment; associated landscaping.
- Thirteen (13) sets of color sketches, color photographs, or similar scaled presentation of the sign and building that shows how each would appear in relation to the other.
- Site plan showing location of proposed sign and copy of plat, if available, to determine easement locations.
- Written consent from the property owner.

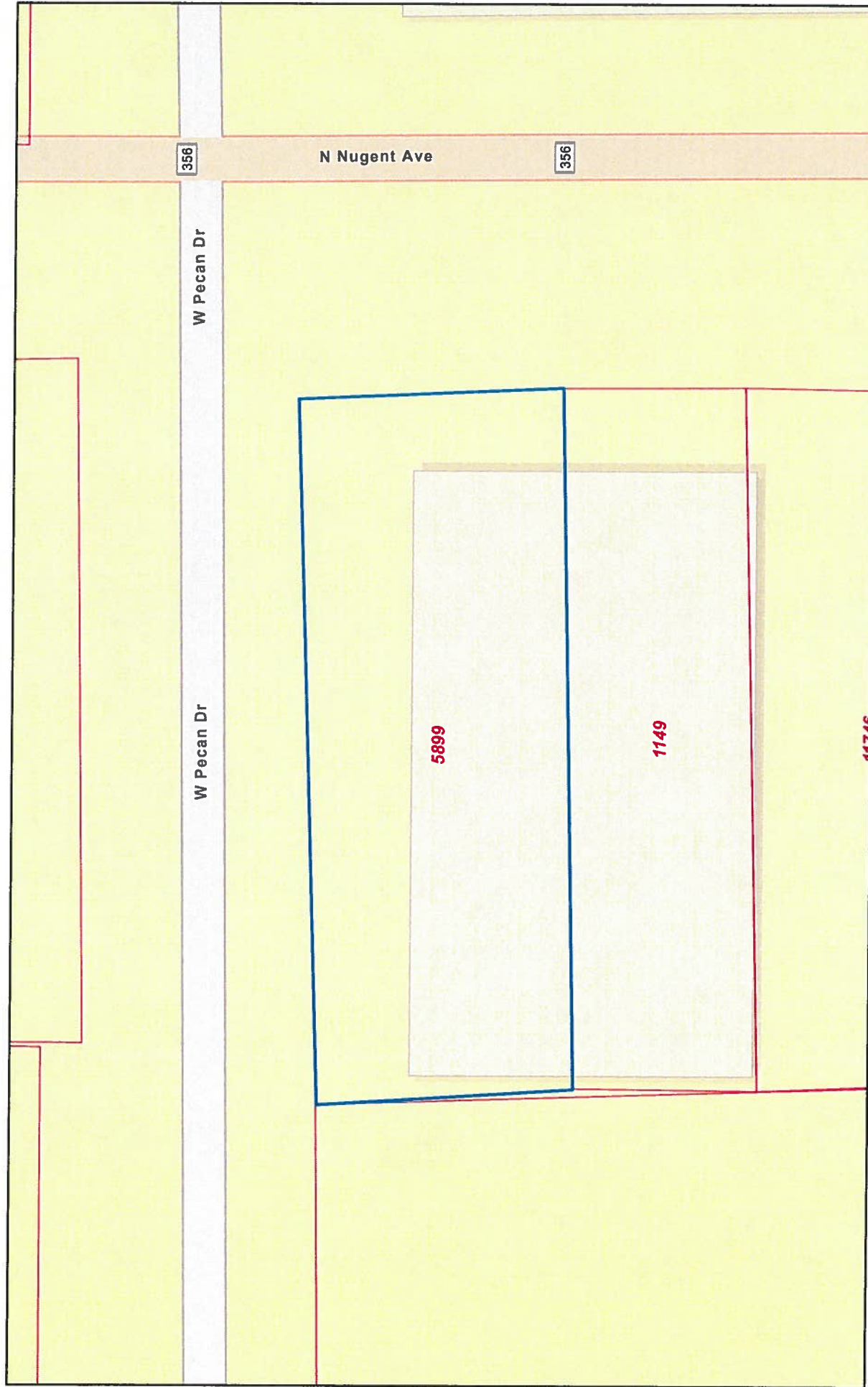
Applicant's Signature: [Signature] Date: 1/31/22  
Printed Name: Stephanie Bass Phone #: 612/738-9054  
Applicant's Address: 621 Stanton Ranch Rd. Johnson City TX

**Note: All exterior signage requires City approval prior to permitting and installation.**

Office Use Only:



# 117 N. Nugent Ave.



2/25/2022, 10:37:13 AM

 Parcels

 Abstracts

1:282

0 0 0 0.01 mi

0 0 0 0.01 km

Esri Community Maps Contributors, Texas Parks & Wildlife, ©

Blanco County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://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.



# THE HALOED HIPPIE



Client: The Haloed Hippie

Date: 1/12/22

Work Order: 11449

Sales Person: Shea Legters

## Our Proof and Production Policy: Final examination for accuracy is your responsibility.

Before approving any proof, please examine all proofs carefully for accuracy including spelling, punctuation, numbers, etc., as well as general layout. Electronic proof colors will vary on print. Minor edits will receive a 2<sup>nd</sup> proof free of charge. Any proofs thereafter may include an additional design fee depending on the complexity of changes required. Revisions requested after approval is received will incur additional charges since we begin production following proof approval. The design and drawing submitted for your review and approval is exclusive property of FASTSIGNS. It may not be reproduced, copied, exhibited, or utilized for any purpose, in part or in a whole by any party without written consent of FASTSIGNS.

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-Click the "Change Request" button in your customer portal and type your edits into the provided form.

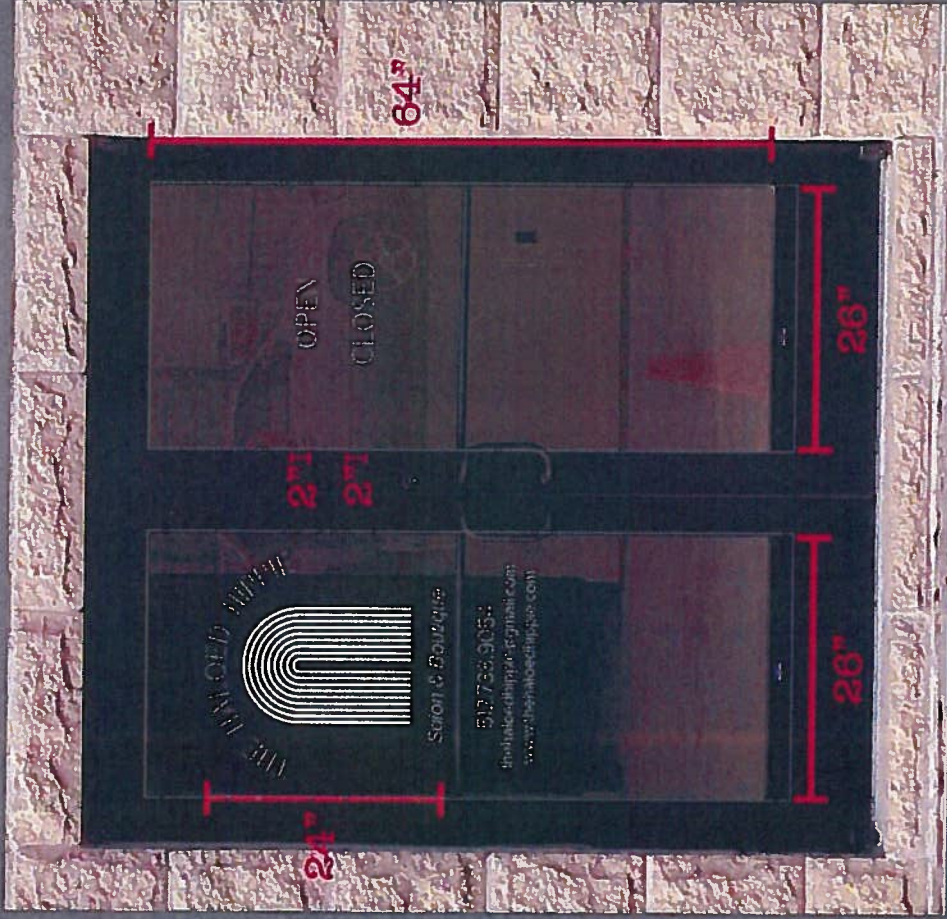
-To provide additional files/drawings/pictures, as needed, use the "Upload Files" button.

## To Approve a Proof:

-Click the "Approve" button in your customer portal.

-If your proof has multiple options click "Approve" and then click the "View/Add Comments" button to notate which option you would like to send to production.





Client: The Haloed Hippie

Date: 1/17/22

Work Order: 11449

Sales Person: Shea Legters

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THE  
HALOED  
HIPPIE

*Salon & Boutique*

18"

32"

### **Sec. 3.06.011 Approved signs**

The following approved signs have restrictions. Words are defined with restrictions in section 3.06.004 of this article.

- (1) Awning signs/canopy signs.
- (2) Banners.
- (3) Bed and breakfast identifier.
- (4) Bulletin boards.
- (5) Community service signs.
- (6) Construction signs.
- (7) Directional signs.
- (8) Event signs, off-site.
- (9) Event signs, on-site.
- (10) Flags.
- (11) Freestanding signs.
- (12) Integral signs.
- (13) Model home signs.
- (14) Monuments.
- (15) Neon signs.
- (16) Nameplates.
- (17) Political signs.
- (18) Portable signs.
- (19) Projecting signs.
- (20) Public service signs.
- (21) Realty signs.
- (22) Residential development signs.
- (23) Self-supported signs.
- (24) Sidewalk signs.
- (25) Single-family address signs.
- (26) Wall signs.
- (27) Window signs.

(Ordinance 08-006, sec. 6, adopted 5/5/08)



### **Sec. 3.06.004 Definitions and specific restrictions**

**Projecting sign.** Any sign, other than an awning sign or canopy sign, whose outside edge extends more than 12 inches from the face of a wall to which it is attached, or which extends at any point above or beyond the end of a wall to which it is attached. Only one projecting sign may be permitted per establishment. An establishment which is located on the corner of a street intersection or at the end of a building in a commercial complex may have one projecting sign on the front wall and one projecting sign on the side wall of the building. The area of a projecting sign may not exceed 16 square feet in any residential zoning district or 32 square feet in any other zoning district and in the extraterritorial jurisdiction. No projecting sign may exceed a height of 20 feet nor may extend vertically above the windowsill of a second story. No projecting sign may extend, either above the roof of the building or beyond the end of the wall to which it is attached, by more than four feet at the point of attachment. A projecting sign attached to a building on private property may not extend over any public land except a sidewalk adjacent to a building that is lawfully built up to the public right-of-way.

**Wall sign.** A sign, other than a nameplate, painted on or mounted parallel to the face of any building, provided that the sign does not project over any public land or street right-of-way, or extend more than 12 inches from the face of the wall to which the sign is mounted, or extend at any point above or beyond the end of such wall. A sign that is painted on a sloping roof or mounted on a sloping roof in the same plane as the roof is also a wall sign. A wall sign that is not painted directly on the surface of a wall must be securely mounted to and supported by the wall throughout the length and width of the sign. Only one wall sign may be permitted per establishment in any residential area. The area of all wall signs on any single wall, including one-third of the area of any awning signs which are attached to the wall and required to be counted, may not exceed 16 square feet in any residential zoning district, or 25 percent of the area of the wall, exclusive of the area of doors and windows in the wall, in nonresidential areas. Changeable copy wall signs are wall signs that contain the primary name of the establishment as well as a changeable copy feature. The changeable copy portion of the sign shall not exceed eight (8) square feet.

**Window sign.** Any sign which is painted or placed inside or upon a window, or which is placed inside a building and oriented so as to be read from outside the building. The collective area of all window signs may not exceed either 25 percent of the total window area on any one floor of a building or 25 percent of the front window area of any individual occupant of a building.

The City Council of the City of Johnson City hereby amends the City's Code of Ordinances, Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Exhibit A Zoning Ordinance, Article III. Zoning Districts, and adopts and enacts *Division 2. Historic Preservation* to Article 14.02 Zoning Ordinance, Exhibit A Zoning Ordinance, Article III. Zoning Districts, to read as follows:

**CITY OF JOHNSON CITY CODE OF ORDINANCES**

**CHAPTER 14 ZONING**

**ARTICLE 14.02 ZONING ORDINANCE**

**EXHIBIT A ZONING ORDINANCE**

**ARTICLE III. ZONING DISTRICTS**

**DIVISION 2 HISTORIC PRESERVATION**

**Sec. 3-16 Definitions**

*Historic overlay district; "H".* An area which has outstanding historical and cultural significance in the State, region, or City, within which the buildings, structures, accessory buildings, fences, or other appurtenances are of basic and vital importance for the development of culture and tourism because of their association with history, including:

- (1) Historic structures, sites, or areas within which the buildings, structures, appurtenances, and places exemplify the cultural, political, economic, or social history of the State, region, or City.
- (2) Historic structures, sites, or areas that are identified with the lives of historic personages or with important events in State, regional, or local history.
- (3) Structures or areas that embody the distinguishing characteristics of an architectural type specimen as to color, proportion, form, and architectural details.

*Historic landmark; "HL".* A place which has outstanding historical and cultural significance in the nation, region, or City. The designation "historic landmark" recognizes that the historic place or the building(s), structure(s), accessory building(s), fences, or other appurtenances at the place, are of basic and vital importance for the preservation of culture and the development of tourism.

**Sec. 3-17 Designation of historic districts and historic landmarks**

- (a) Designation of historic districts. The City Council designates the area notated on the City's official Zoning Map as the "Historic Overlay District". The Historic Overlay District shall bear the word "Historic" in its zoning designation, and such designation shall be in addition to any other



Zoning District designation established in the Zoning Ordinance. All Zoning Maps shall reflect the Historic Overlay District by the letter “H”.

(b) Criteria for designation of Historic Overlay District. In making the designation of an area as a historic district, the City Council shall consider one or more of the following criteria:

- (1) Character, interest, or value as part of the development, heritage, or cultural characteristics of the City;
- (2) Location as the site of a historical event;
- (3) Embodiment of distinguishing characteristics of an architectural type or specimen;
- (4) Relationship to other distinctive buildings, sites, districts, or structures which are historically significant and preserved, or which are eligible for preservation;
- (5) Unique location of singular physical characteristics represents an established and familiar visual feature of a neighborhood, community, or the City;
- (6) Value as an aspect of community sentiment of public pride; and
- (7) Identification with a person or persons who significantly contributed to the development or culture of the City.

(c) Designation of historic landmarks. After public notice and hearing, the City Council may from time-to-time designate certain places in the City as historic landmarks. Such places shall bear the word “Historic” in their zoning designation, and such designations shall be in addition to any other Zoning District designation established in the Zoning Ordinance. All Zoning Maps shall reflect the historic landmark by the designation “HL”.

(d) Criteria for designation of historic landmark. In making the designation of a place as a historic landmark, the City Council shall consider the criteria set forth in Subsection (b) of this Section.

### **Sec. 3-18 Historic review board**

(a) Creation; composition. The Planning and Zoning Commission of the City shall serve as the Historic Review Board, hereinafter the “Board.” In addition to its planning and zoning duties, the Commission shall assume all duties and perform all functions of the Board as contained and described in this Division. All references to the “review board,” or “historic review board” or the “board” in this Division are to the Planning and Zoning Commission.

(b) Functions. The Board shall act in an advisory capacity only, and shall have no power to bind the City by contract or otherwise. It shall be the function of the Board to advise the City Council concerning all applications for certificates of review in Historic Overlay Districts or Historic Landmarks.

### **Sec. 3-19 Certificate of review required; procedures**

(a) No person or entity shall install, construct, reconstruct, alter, change, restore, remove, or demolish any exterior architectural feature of any historic landmark or of any building or structure located within a Historic Overlay District unless application is made for a certificate of review and such a certificate is granted by the City Council.

(b) The applicant shall submit to the Board an application in writing for a certificate of review that includes data and information required by the City Council, including, but not limited to, the following:

- (1) Name of the applicant and the property owner;
- (2) Mailing address of the applicant and permanent address of the property owner;
- (3) Location of the property to be altered or repaired;
- (4) A detailed description of the nature of the proposed external alteration or repair to be completed;
- (5) The intended and desired starting date and completion date of the alterations or repairs to be made; and
- (6) A drawing or sketch of the proposed external alteration, if applicable.

(c) Applications that are incomplete or not in compliance with the City Building Code, restrictions, and other City Ordinances shall be returned to the applicant for completion and compliance.

(d) All applications shall be subject to review by the Board and action by the City Council. The Board shall review the applications for all certificates of review and determine whether the applications are in conformance with this Division. With the exception of Subsection (e) hereof, the City Council shall approve, approve with conditions, or deny all applications within sixty (60) days of application submittal.

(e) For a permit to demolish or move a historic landmark or building within a Historic Overlay District or any other Zoning District, the City Council shall render a decision within one hundred twenty (120) days after receipt of a completed application.

### **Sec. 3-20 Criteria for action on certificate of review**

In determining the recommendation and action on an application for a certificate of review, the Board and City Council shall consider the following matters:

- (1) The effect of the proposed change upon the general historic, cultural, and architectural nature of the District or landmark;



- (2) The appropriateness of exterior architectural features that can be seen from a public street, alley, or walkway;
- (3) The general design, scale, arrangement, texture, and material of the building or structure and the relation of such factors to similar features of buildings or structures in the District. The criteria shall not be the aesthetic appeal of the structure or the proposed remodeling, but rather, its conformity to the general character of the particular historic area involved;
- (4) The character of the Historic Overlay District or Landmark for all signs;
- (5) Preservation of the value of the Historic Overlay District or Landmark, as the area of unique interest and character;
- (6) The general and specific Standards for Rehabilitation and Guidelines for Applying the Standards for Rehabilitation, as issued by the Secretary of the Interior; and
- (7) The importance of balancing the current needs of the property owner with the importance of approving plans that will be economically reasonable for the property owner.

### **Sec. 3-21 Violations; penalty**

- (a) It shall be unlawful to construct, reconstruct, structurally alter, remodel, renovate, relocate, restore, demolish, raze, or maintain any building, structure, accessory building, fence or other appurtenance in a Historic Overlay District or Historic Landmark in violation of the provisions of this Division. The City may institute any appropriate action or proceeding to prevent such unlawful construction, reconstruction, structural alteration, remodeling, renovation, restoration, relocation, demolition, razing, or maintenance; to restrain, correct, or abate such violation; and to prevent any illegal act, conduct, business, or maintenance in and about such premises. Each day such violation continues shall constitute a separate violation.
- (b) Criminal Offense. Violation of any provision of this Division is a misdemeanor. Each day of a violation shall constitute a separate offense. A fine for a violation may not exceed two hundred dollars (\$200.00)."
- (c) Civil Action. A person who violates a provision of this Ordinance is subject to a civil suit for injunctive relief and to a civil penalty. The City may seek also to recover damages from the violator in an amount adequate for the City to undertake activity necessary to bring compliance with the Ordinance.