

Application Date: December 13, 2022



P.O. Box 369 (Mail)
303 E. Pecan Dr. (Physical)
Johnson City, TX 78636
830.868.7111 (Phone)
830.868.7718 (Fax)

ZONING AMENDMENT APPLICATION CHAPTER 14

NAME OF APPLICANT: Shirley Crossley Elder

MAILING ADDRESS: P.O. Box 364 Johnson City, TX 78636

PHONE NUMBER: (830)225-0042

STATUS OF APPLICANT:

OWNER: AGENT: (IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 302 N. Avenue G Johnson City, TX 78636

LEGAL DESCRIPTION: Johnson City, Blk 05, Lot 04 (Part Of) & 05 (Part Of), Acres .1971

CURRENT ZONING: Single Family Restricted PROPOSED ZONING: Downtown District

DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: None Known

EXISTING USE: Beauty Salon/Rental House PROPOSED USE: Property is For Sale - Rezoning expands permitted uses

LAND AREA: 0.1971 Acres DOES OWNER OWN ADJACENT PROPERTIES? YES NO

PURPOSE OF REQUEST: Rezoning provides additional development potential as outlined in Schedule of Uses

I hereby certify that I have read and examined this application and know the information I have provided to be true and correct. All provision of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of this zoning amendment or change does not presume to give authority to violate or cancel the provisions of any other local law regulating the use of the property.

Shirley Elder
Applicant's Signature

December 13, 2022
Date

Office Use Only:



P.O. Box 369 (Mail)
 303 E. Pecan Dr. (Physical)
 Johnson City, TX 78636
 830.868.7111 (Phone)
 830.868.7718 (Fax)

Application Date: 12-05-2022

ZONING AMENDMENT APPLICATION CHAPTER 14

NAME OF APPLICANT: Larry and Kerry Guthrie

MAILING ADDRESS: 1805 Apricot Glenn Westlake Hills, TX 78746

PHONE NUMBER: 512-801-2396

STATUS OF APPLICANT:

OWNER:

AGENT: _____ (IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 203 E. Cypress Johnson City, TX 78636

LEGAL DESCRIPTION: Johnson City, Blk 05. (Part Of), Acres .192
Lot 5

CURRENT ZONING: Single Family Restrictive I (SFR) PROPOSED ZONING: Downtown District (DO)

DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: None Known

EXISTING USE: Vacant Lot PROPOSED USE: Rezoning expands opportunity for permitted uses

LAND AREA: 0.192 Acres DOES OWNER OWN ADJACENT PROPERTIES? YES _____ NO

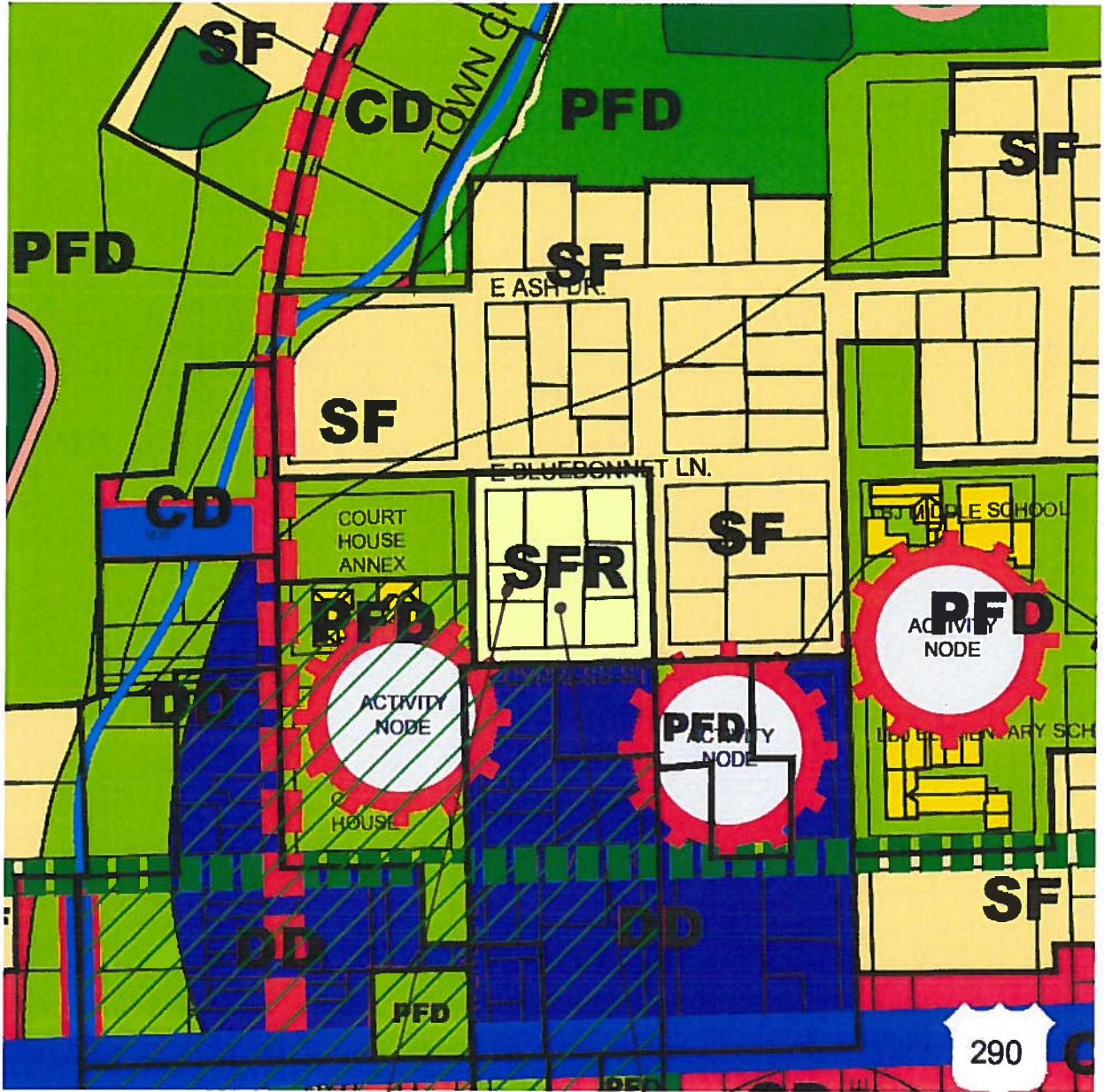
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Larry Guthrie
 Applicant's Signature

12-05-2022
 Date

Office Use Only:



302 N. Ave G

203 E. Cypress

City of Johnson City
PO Box 369
Johnson City, TX 78636

Receipt #: 1592
User: Patricia Mikla
Payment Date: 12/22/2022
Batch: 20552 - Trish 12.16.22

01-4601 Building Permits
Permits

302 N Ave G and 203 E Cypress Rezoning

Amount Due: \$822.60
Applied: \$822.60
Balance: \$0.00

12/22/2022

Check #: 1192 & 6117

Check: \$822.60

Applied: \$822.60
Change: \$0.00

§ 8-1. Schedule of Uses.

Zoning district abbreviations are as follows:

SF	Single-Family Residential
SFR	Single-Family Residential Restricted
MR	Mixed Residential
GHD	Garden Housing District
MHD	Micro Housing District
M	Manufactured Home District
CD	Commercial District
HC	Highway Commercial Corridor District
IP	Industrial Park
DO	Downtown District Overlay
PFD	Public Facilities District

Permitted use abbreviations are as follows:

C	Conditional Use Permit
P	Permitted

Schedule follows:

Schedule of Permitted Uses

	SF	SFR	MR	MH	GHD	MHD	CD	HC	IP	PFD	DO
AGRICULTURE											
Community Garden	C		C	C		P					
Farmers Market						C					P
Plant Nursery (Small-Scale, retail)	P						P	P			
RESIDENTIAL											
Accessory Bldg/Structure (Nonresidential)											P
Accessory Bldg/Structure (Residential)	P		P	P	P	P					
Accessory Dwelling	C		C	C	C						
Caretaker's/Guard Residence	P		P	P	P						P
Community or Group Home	C	C	C	C	C	C	C	C			
Duplex/Two-Family			P			C					
Garage Residential Conversion	P		P								
Garden Home/Townhome			P								
Home Occupation	P		P	P							
HUD-Code Manufactured Home, Single Wide				P							
HUD-Code Manufactured Home, Double Wide	P		P	P							
Living Quarters onsite with a Business											P
Multiple Family Dwelling			P								
Residential Loft											P
Single Family Dwelling, Detached	P		P	P	P	P					
Single Family Industrialized Housing				P							
Swimming Pool Private	P		P	P	P						
OFFICE											
Armed Services Recruiting Center							P	P			P

Schedule of Permitted Uses

	SF	SFR	MR	MH	GHD	MHD	CD	HC	IP	PFD	DO
Bank							P	P			P
Check Cashing Service								P			
Credit Agency								P			
Insurance Agency Offices							P	P			P
Offices, General/Professional							P	P			P
Office, Brokerage Services							P	P			P
Offices, Health Services							P	P			P
Offices, Legal Services							P	P			P
Offices, Patrol/Probation								P			
Offices, Professional							P	P			P
Offices, Real Estate Office							P	P			P
Saving & Loan								P			
Security Monitoring Company							P	P			
Telemarketing Center							P	P			
PERSONAL & BUSINESS SERVICES											
Dealer (sales only)								P	P		
Ambulance Service (Private)							C	P			
Antique Shop							P	P			P
Appliance Repair								P			
Art Dealer/Gallery							P	P			P
Artisan's Shop							P	P			P
Artist Studio	C					C	P	P			P
Auto Sales (New and Used)								P			
Auto Supply Store								P			

Schedule of Permitted Uses

	SF	SFR	MR	MH	GHD	MHD	CD	HC	IP	PFD	DO
Bakery or Confectionary (retail)							P	P			P
Barbershop							P	P			P
Beauty Shop							P	P			P
Bed & Breakfast Inn or Facility			C				P				P
Bicycle Sales and Repair							P	P			P
Book Store							P	P			P
Building Materials Sales									P		
Cabinet/Counter/Woodworking Shop (Custom) Retail									P		
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale									P		
Cafeteria							P	P			
Communication Equipment Repair								P	P		
Computer Sales							P	P			
Consignment Shop							P	P			
Convenience Store (With Gas Sales)							P	P			
Convenience Store (Without Gas Sales)							P	P			P
Cooking School							P	P			
Dance/Drama/Music Studio or School							P	P			P
Department Store							P	P			
Drapery, Blind Upholstery Store							P	P			P
Exterminator Services							P	P			
Financial Services							P	P			P
Florist Shop							P	P			P
Food or Grocery Store (general)							P	P			P

Schedule of Permitted Uses											
	SF	SFR	MR	MH	GHD	MHD	CD	HC	IP	PFD	DO
Food or Grocery Store (Limited)				C		C	P	P			C
Funeral Home or Mortuary							P	P			
Furniture Store (New and/or Used)								P			
Garden Shop (Inside Storage)							P	P			
General or Community Retail Store							P	P			
Gravestone/Tombstone Sales									P		
Hardware Store							P	P			
Home Improvement Center								P	P		
Laundry/Dry Cleaning								P			
Lawnmower Sales & Repair								P			
Live-in Security Quarters											
Locksmith	P		P	P		P	P	P	P		P
Major Appliance Sales							P	P			
Market (public)							P	P			
Mini-Warehouse- Self Storage							P				C
Motorcycle Dealer (Sales, Repair)							P	P			
Motel or Hotel								P			
Needlework Shop							P	P			P
Pet/Shop Supplies							P	P			P
Pharmacy							P	P			P
Photocopying/Duplicating							P	P			P
Photography Studio											
Plant Nursery (Retail Sales, Outdoors)											
Radio or Television Studio							P	P			

Schedule of Permitted Uses

	SF	SFR	MR	MH	GHD	MHD	CD	HC	IP	PFD	DO
Recycling Center									P	P	
Restaurant (No Drive-Through Service)							P	P			P
Restaurant (With Drive-Through)								P			
Security Systems Installation Company							P	P			
Sexually Oriented Business											
Shoe Repair							P	P			
Studio, Tattoo or body piercing							P	P			C
Tailor Shop							P	P			P
Tool & Machinery Rental (Indoor Storage)								P			
Tool & Machinery Rental (Outdoor Storage)								P			
Travel Agency							P	P			P
Temporary Outdoor Sales/Promotion							P	P			P
Upholstery Shop							P	P			
Used Merchandise/Furniture							P	P			
Vacuum Cleaner Sales & Repair							P	P			
Veterinarian Clinic (Indoor Kennels)							P	P			
Woodworking Shop (Ornamental, Handmade)							P	P			P
TRANSPORTATION & AUTO SERVICES											
Antique Vehicle Restoration							P	P			
Auto Body Repair							P	P			
Auto Financing & Leasing							P	P			
Auto Muffler Shop							P	P			
Auto Paint Shop							P	P			
Auto Tire Sales & Repair							P	P			

Schedule of Permitted Uses

	SF	SFR	MR	MH	GHD	MHD	CD	HC	IP	PFD	DO
Auto Upholstery Shop							P	P			
Auto Washing Facility, Attended							P	P			
Auto Washing Facility, Unattended							P	P			
Auto Wrecker Service									P		
Automobile Repair, Major								P			
Automobile Repair, Minor								P			
Limousine/Taxi Service							P	P			
Oil Change & Inspection								P			
Parking Structure, Commercial							P	P			
Tire Dealer, Indoor Storage							P	P			P
AMUSEMENT/RECREATION											
Amusement Arcade (Four or more devices)							P				
Amusement Services (Indoor)											
Amusement Services (Outdoor)							C	C			
Billiard/Pool Facility							P				
Bingo Hall							P	P			
Bowling Center							P	P			
Broadcast Station (With Tower)							P	P			
Country Club (Private)									P		
Dance Hall							P	P			
Day Camp for Children	C		C	C		C	P	P			C
Civic/Conference Center							P	P			
Dinner Theater							P	P			P
Driving Range							P	P			

Schedule of Permitted Uses

	SF	SFR	MR	MH	GHD	MHD	CD	HC	IP	PFD	DO
Fairgrounds/Exhibition Area							C	P			
Golf Course (Miniature)							P	P			
Gold Course (Public, Private)							P	P			
Health Club							P	P			
Motion Picture Studio, Commercial							P				
Motion Picture Theater							P	P			
Museum							P	P			
Park and/or Playground							P	P			
Psychic Reading Services	P	P	P	P			P	P		P	P
Rodeo Grounds							P				
Skating Rink							P	P			
Tennis Court	P	P	P	P	P		P				
Theater (Stage)							P				P
Video Rentals/Sales							P	P			P
INSTITUTIONAL/GOVERNMENT											
Assisted Living Facility			C				P	P		P	
Broadcast Tower (Commercial)							P	P	P	P	
Cemetery or Mausoleum								P	P		
Child Day-Care Facility			C	C		C	P	P		P	P
Church, Religious Assembly	P		P	P		P	P	P		P	P
Civic Club							P	P			P
Community Center (Municipal)	P		P	P		P	P	P		P	P
Electrical Generating Plant									P	P	
Electrical Substation									P	P	

Schedule of Permitted Uses

	SF	SFR	MR	MH	GHD	MHD	CD	HC	IP	PFD	DO
Feed & Grain Store								P			
Furniture Manufacturing									P		
Heating & Air conditioning Sales/Service							C	P	P		
Pawnshop								C	P		
Propane Sales (Retail)							C	P	P		
Taxidermist							C	P			
Transfer Station/Refuse Pickup									P		
Veterinarian (Outdoor Kennels or Pens)							C	P			
Warehouse/Office									P		
Welding Shop								P	P		
LIGHT INDUSTRIAL/MFG.											
Contractors Office (no outside Storage)							P	P	P		C
Contractors Office (With outside Storage)									P		
Contractor's Temporary on-site office								C	P		
Electronic Assembly									P		
Engine Repair or Manufacture									P		
Laboratory Equipment Manufacture									P		
Machine Shop									P		
Maintenance & Repair Services for Bldgs.									P		
Open Storage/Outside Storage									P		
Plumbing Shop											
Research Lab (nonhazardous)							P	P			
Sand/Gravel/Stone Sales or Storage							C	C	P		
Sand/Gravel Quarrying									P		C

Schedule of Permitted Uses

	SF	SFR	MR	MH	GHD	MHD	CD	HC	IP	PFD	DO
Sign Manufacturing							P	P	P		
Solar Farm									C	P	
Stone/Clay/Glass Manufacturing								P	P		

§ 8-1

§ 8-1

(Ordinance 19-0401, att. A, secs. F, G, adopted 5/3/19)