



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

Building Permit Application

Please visit <https://www.johnsoncitytx.org/departments/permits/> for additional information on the Building Official, building codes, and plan review & inspection requirements.

Project Name: Proof of Cooper Sign Valuation: \$ —
 Project Address: 209 E main ST Zoning: Downtown/Historic
 Lot: 1+6 Block: 7 Subdivision: — Square Foot: Sign is 83" x 56" on approx. 32.28 sq. ft.

Project Description: New Addition Remodel Finish Out Plumbing
 Mechanical Electrical Sign Fence Accessory Structure
 Irrigation Swimming Pool Other

Scope of Work: Install Illuminated Sign, upgrade service from 60 to 200 amp
 Is this property in the floodplain? No Yes If yes, provide floodplain certificate or application.

Property is not located in the floodplain.

Owner Name: JAB KDB BUB Project Contact (if different): —
 Owner Address: 700 Live Oak Dr City, State, Zip Code: Johnson City TX 78636
 Phone Number: 830 225 3674 Email Address: josh @ 1886group.com
 * Josh

Engineer:	Contact Person:	Phone Number:	Email / License No:
Architect:	Contact Person:	Phone Number:	Email / License No:
General Contractor: <u>LP Construction</u>	Contact Person: <u>Lee Porter</u>	Phone Number: <u>830-499-5662</u>	Email / License No: <u>Lee@LPconstructionTX.com</u>
Mechanical Contractor:	Contact Person:	Phone Number:	Email / License No:
Plumbing Contractor:	Contact Person:	Phone Number:	Email / License No:
Electrical Contractor: <u>Bruno Electric</u>	Contact Person: <u>Van Bruno</u>	Phone Number: <u>512-751-6439</u>	Email / License No: <u>TECI 23137</u>
TPO Energy Provider:	Contact Person:	Phone Number:	Email / License No:

A permit becomes null and void if work is not commenced within 365 days. All permits require final inspection. A final inspection and/or certificate of occupancy must be issued before any building is occupied. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or local laws regulating construction or the performance of construction.

Signature of Applicant: Kavite Date: 4/13/23

Building Permit Fee: _____ Plan Review Fee: _____ Water Fees: _____ Sewer Fees: _____

Meter Deposit Fee: _____ Total Fees: _____ Receipt No.: _____ Issued Date: _____ Issued By: _____

Rick Schroder

From: Josh Brownfield
Sent: Tuesday, April 25, 2023 11:26 AM
To: Rick Schroder
Subject: Re: Sign

Sorry for delay .

The measurements 12 feet ground level to bottom sign.

Overall height is 16

Sent from my iPhone

On Apr 25, 2023, at 10:04 AM, Rick Schroder <rschroder@johnsoncitytx.org> wrote:

Josh –

Any update on the questions below?

<image001.png>

From: Rick Schroder
Sent: Friday, April 21, 2023 10:32 AM
To:
Subject: Sign

Josh –

What will the height of the pole be for the sign? And, what will the overall height of the sign be on top of the pole?

Thanks,

<image001.png>

**MINUTES
CITY OF JOHNSON CITY, TEXAS
PLANNING AND ZONING COMMISSION**

The City of Johnson City Planning and Zoning Commission met for a Regular Meeting on Tuesday, April 25, 2023 at 6:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present: Suree Birck
Kenneth Bible
James Whitfill
Stephanie Bass
Bart Burkhard
Paul Babb

Staff Present: Rick Schroder, CAO
Whitney Walston, City Secretary

No Present: Kevin Tully

1. Call to order.

The meeting was called to order at 6:01 p.m.

PUBLIC HEARING:

2. Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Zachary A. Zamora, owner of Variance Design, for a change in zoning from "Commercial District" to "Planned Unit Development District" (PUD) for two (2) properties located at 111 W. Main St., Johnson City, Texas 78636.

The Public Hearing opened at 6:01 p.m. and closed at 6:02 p.m. No citizen spoke during the Public Hearing.

OPEN SESSION:

3. Citizens to be heard. Speakers should provide comments at the podium, and they should provide their name and address prior to speaking. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). Comments are limited to three (3) minutes, and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.

Zachary A. Zamora, Variance Design – Spoke on behalf of Variance Design and Item No. 4 on the Agenda.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. Discussion of and action on a Zoning Amendment Application from Zachary A. Zamora, owner of Variance Design, for a change in zoning from “Commercial District” to “Planned Unit Development District” (PUD) for two (2) properties located at 111 W. Main St., Johnson City, Texas 78636. (Applicant)

Commissioner Burkhard motioned to recommend approval of Item No. 4, as presented. Commissioner Whitfill seconded the motion. All in favor.

5. Pursuant to Municipal Code of Ordinances Chapter 14 *Zoning*, Article III *Zoning Districts*, Division 2 *Historic Preservation*, discussion of and action on a request by Proof & Cooper, located at 209 E. Main St., Johnson City, Texas 78636, for approval of an illuminated (neon) freestanding / self-supported sign. (Applicant)

Commissioner Babb motioned to recommend approval of Item No. 5, as presented, with the approval of the placement and height of the sign by the Texas Department of Transportation (TxDOT) and Pedernales Electric Cooperative (PEC). Commission Bass seconded the motion. All in favor.

6. Discussion of and action on a Minor Plat establishing the “Vilmaire Subdivision”, located at 300 W. Main St., Johnson City, Texas 78636, being a portion of Block 50, City of Johnson City, comprised of a 0.75-acre Tract No. 1, described in Document No. 210758, and a 0.75-acre Tract No. 2, described in Document No. 210757, Official Public Records, Blanco County, Texas, including, but not limited to, a request for a variance from Chapter 10 *Subdivision Regulation*, Article 10.02 *Subdivision Ordinance*, Division 4 *Improvements*, Section 10.02.214 *Streets* requiring dedication of future right-of-way for a subdivision adjacent to any existing State-maintained highway. (Applicant)

Commissioner Babb motioned to recommend approval of Item No. 6, as presented, including the requested variance from Chapter 10 *Subdivision Regulation*, Article 10.02 *Subdivision Ordinance*, Division 4 *Improvements*, Section 10.02.214 *Streets* requiring dedication of future right-of-way for a subdivision adjacent to any existing State-maintained highway. Commissioner Burkhard seconded the motion. All in favor.

Adjourn.

With no additional items before the Commission, the meeting was adjourned at 6:56 p.m.

Chairperson

ATTEST:

Whitney Walston, City Secretary

Article 3.06 Signs.

§3.06.004 Definitions and specific restrictions.

Freestanding sign. Either a monument sign or a self-supported sign. Only one freestanding sign may be permitted per individual freestanding establishment. Signs may be no more than 64 square feet in area and no taller than 12 feet. Only one freestanding sign may be permitted per commercial complex identifying the name and/or address of the complex and/or listing the individual tenants in the complex. However, a commercial complex with a land area of two acres or more may have one such freestanding sign along each street that borders the complex. If the commercial complex is made up of separate lots (i.e., business park/industrial park), the freestanding sign may be an off-premises sign; however, it shall be located on one of the lots within the complex. If the freestanding sign contains or supports more than one sign, then each sign shall be of the same construction, coloring, design and style. If a landscaped area is installed at the base of a freestanding sign, this landscaped area shall be protected from damage by pedestrian and vehicular traffic by a retaining wall or other barrier or method of acceptable separation. The plants in such landscaped area shall be maintained in a healthy condition, and the area shall be kept free of weeds, trash and debris by the responsible party. A separate freestanding sign for an individual establishment located within a commercial complex may be permitted only if the establishment meets both of the following conditions:

1. The establishment is located along a street bordering or within the complex and in a separate building from the principal building complex; and
2. The establishment has a separate parking area from the principal parking area of the complex, which may connect with the principal parking area but is visually set off from that area by fencing or landscaping.

Neon sign. Any gas-filled glass tubing sign. A neon sign will not be permitted in a historic district without the approval of the historic landmark commission.

Self-supported sign. A permanent sign which is erected on supports placed on or anchored in the ground, as distinguished from a monument sign built directly on the ground, and which is independent of any other structure for its support. Self-supported signs are only permitted on commercial property. The area of a self-supported sign may not exceed 32 square feet. A self-supported sign may not exceed 24 feet tall.

§3.06.011 Approved signs.

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

11. Freestanding signs.
15. Neon signs.
23. Self-supported signs.

§3.06.014 Prohibited locations.

No sign may be located anywhere in the city except in accordance with the following provisions:

1. No sign may be placed on or attached to any tree.
2. No sign may be placed on or attached to any utility pole or pedestal except by a utility company owning the pole or pedestal or operating facilities mounted on the pole or in the pedestal.
3. No sign may be placed or kept in use to advertise an activity, business or service no longer conducted on the premises upon which the sign is located.
4. No sign or part of a sign, including mounting fixtures and supporting structures, may be located on or above any public land, except as regulated by other provisions of this article.
5. No sign or part of a sign, including mounting fixtures and supporting structures, which is mounted above or projects over any sidewalk, street, drive or parking area, whether on public or private land, may be hung with less than seven and one-half feet of vertical clearance above the sidewalk or less than 12 feet of vertical clearance above the street, drive or parking area.
6. No sign may be located on any sidewalk or in any unpaved walkway intended for public use so as to allow less than three feet in radius of horizontal clearance on at least one side of the sign.
7. No sign or part of a sign frame may be located between two feet and 10 feet above the established ground level within the area of a clear sight triangle for traffic extending 25 feet in each direction from the point of a street intersection.
8. No sign may be located closer than six feet laterally to a secondary power line or closer than 15 feet laterally to a primary power line.
9. No lighted sign, and no permanent sign except a directional sign, may be mounted or placed on or extend above the side wall or rear wall of any building, or be located in the side yard or rear yard of any lot or tract of land, when such sign faces upon and is visible from a contiguous residential area not separated from the building or lot containing the sign by a public street or alley.

DIVISION 2
Historic Preservation

§ 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.

(Ordinance 21-1201 adopted 12/7/21)

§ 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. (Ordinance 21-1201 adopted 12/7/21)

§ 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. (Ordinance 21-1201 adopted 12/7/21)

§ 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.

(Ordinance 21-1201 adopted 12/7/21)

§ 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.

(Ordinance 21-1201 adopted 12/7/21)

§ 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 article 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.

(Ordinance 21-1201 adopted 12/7/21)



Pruett
&
Cooper









Proof & Cooper

Neon Marquis Project Scope

209 E. Main St.

Johnson City, TX - 78636





Approx. 16'-17'
Tall

Approx. 12'
Tall

Approx.
4.67' Tall

- US 290, Front of Location
- Steel Pole structure, affixed