



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)

Date Submitted: 4/10/23

### PLAT APPLICATION CHAPTER 10

#### Section I. Plat and Applicant Information

PLAT NAME: WARREN VILMAIRE 300 W. MAIN JC TX  
 Owner/Agent: WARREN VILMAIRE Phone: 512 971 3464 Fax: \_\_\_\_\_  
 Owner/Agent Address: 213 N. NUGENT AVE Zip Code: 78636  
 Engineer/Surveyor: BRICKMAN LAND Phone: 830 808 2574 Fax: \_\_\_\_\_  
 Address: Hambright Land Surveying, PO Box 1226 JC TX 78636 Zip Code: \_\_\_\_\_  
 Elevation Survey:  Major Plat  Amending Plat  Replat  Minor Plat  
 Water Service:  City  Well  
 Sewer Service:  City  Septic System

Plat is over, within, or includes the following:	Land Area Being Platted:	Lots	Acres
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Johnson City City Limits	Single-Family (SF)		
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Johnson City Extraterritorial Jurisdiction	Non-Single Family (NSF)	<u>2</u>	<u>1.50</u>
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Flood Plain			

Base preliminary platting fee	\$	Base final platting fee	\$
Single family residential development	\$	Non-single family residential development	\$
Variance	\$ <u>188.24</u>	Plat deferral	\$
Performance agreement time extension	\$	Vacating declaration	\$
Re-plat involving notification	\$	Amending plat	\$
Plat withdrawal	\$	Emergency add-on	\$
Plat recording fee	\$ <u>Actual cost</u>	Processing fee	\$ <u>147.22</u>
Plan review fee	\$		

Total Fee: \$ 335.46 + Actual Recording Costs  
All fees shall be paid at the time of plat filing.

Required Letters of Certification, if applicable:  PEC;  TX Dept. of Transportation (TxDOT);  City;  Texas Commission on Environmental Quality (TCEQ);  Blanco County; and  Current Property Tax Certificate.

I hereby certify that the above information is true and correct.

Print Name: WARREN VILMAIRE

Signature: [Handwritten Signature]

Date: \_\_\_\_\_

Professional Engineer  Registered Professional Land Surveyor

Office Use Only:

# TAX RECEIPT

04/26/2023 02:11PM

BLANCO COUNTY APPRAISAL DISTRICT  
 P O BOX 338  
 615 N NUGENT (PHYSICAL ONLY)  
 JOHNSON CITY, TX 78636

Receipt Number
1010836

**PAID BY:**

290 VINERY LLC  
 P O BOX 115  
 JOHNSON CITY, TX 78636

Property ID	Geo	Legal Acres	Owner Name and Address			
9057	2687250001445001	0.7500	290 VINERY LLC P O BOX 115 JOHNSON CITY, TX 78636			
Legal Description						
JOHNSON CITY , BLK 50 , LOT PT , ACRES 0.75						
Situs	DBA Name					
300 W MAIN ST JOHNSON CITY, TX 78636	290VINERY					

Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
CITY OF JC	2022	0.35690	1,276,840	17797	N	4,557.05	0.00	501.27	0.00	0.00	5,058.32
BLANCO COUNTY	2022	0.34171	1,276,840	17797	N	4,363.09	0.00	479.95	0.00	0.00	4,843.04
BL-PED											
GROUNDWATER CONS											
DIST	2022	0.02013	1,276,840	17797	N	256.99	0.00	28.27	0.00	0.00	285.26
JOHNSON CITY ISD	2022	1.04850	1,276,840	17797	N	13,387.66	0.00	1,472.64	0.00	0.00	14,860.30
ESD #1	2022	0.10000	1,276,840	17797	N	1,276.84	0.00	140.46	0.00	0.00	1,417.30
											<b>26,464.22</b>

Balance Due As Of 04/26/2023: .00

Property ID	Geo	Legal Acres	Owner Name and Address			
83529	881008352909	0.0000	290 VINERY LLC P O BOX 115 JOHNSON CITY, TX 78636			
Legal Description						
BUSINESS PERSONAL PROPERTY(JC)--THE VINERY						
Situs	DBA Name					
300 W MAIN ST JOHNSON CITY, TX 78636	290 VINERY					

Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
CITY OF JC	2022	0.35690	69,930	56	N	249.58	0.00	27.45	0.00	0.00	277.03
BLANCO COUNTY	2022	0.34171	69,930	56	N	238.96	0.00	26.29	0.00	0.00	265.25
CITY OF JOHNSON											
CITY	2022	0.00000	0	56	N	23.71	0.00	2.61	0.00	0.00	26.32
BL-PED											
GROUNDWATER CONS											
DIST	2022	0.02013	69,930	56	N	14.07	0.00	1.55	0.00	0.00	15.62
JOHNSON CITY ISD	2022	1.04850	69,930	56	N	733.21	0.00	80.66	0.00	0.00	813.87
BLANCO COUNTY	2022	0.00000	0	56	N	22.70	0.00	2.50	0.00	0.00	25.20
JOHNSON CITY ISD	2022	0.00000	0	56	N	69.65	0.00	7.66	0.00	0.00	77.31
BP for Appraisal											
District	2022	0.00000	0	56	N	6.53	0.00	0.72	0.00	0.00	7.25
BL/PED UWC DIST	2022	0.00000	0	56	N	1.34	0.00	0.15	0.00	0.00	1.49
NORTH BLANCO CO											
EMERGENCY SERVICE	2022	0.00000	0	56	N	6.64	0.00	0.73	0.00	0.00	7.37
ESD #1	2022	0.10000	69,930	56	N	69.93	0.00	7.69	0.00	0.00	77.62
											<b>1,594.33</b>

Balance Due As Of 04/26/2023: .00

# TAX RECEIPT

04/26/2023 02:11PM

BLANCO COUNTY APPRAISAL DISTRICT  
P O BOX 338  
615 N NUGENT (PHYSICAL ONLY)  
JOHNSON CITY, TX 78636

Receipt Number	
1010836	
Date Posted	04/26/2023
Payment Type	P
Payment Code	Full
Total Paid	\$28,058.55

**PAID BY:**

290 VINERY LLC  
P O BOX 115  
JOHNSON CITY, TX 78636

Tender	Details	Description	Amount
Check	4490		28058.55
			28058.55

Operator	Batch	Total Paid
AW	4670 (04-25-2023)	28,058.55



April 18, 2023

Warren Vilmaire  
300 W. Main St.  
Johnson City, TX 78636

RE: Letter of Certification

Plat: Re-Plat Establishing Vilmaire Subdivision-Tract 1 and Tract 2  
(PRELIMINARY PLAT)

Plat Date: April 18, 2023

To Whom it May Concern:

Please accept this Letter of Certification for approval of the above-mentioned plat. Pedernales Electric Cooperative has no objections to the filing of this plat for consideration by the appropriate governmental entity.

We will offer service to this location in accordance with our Line Extension Tariff, which requires a completed application and pre-payment of all fees before construction can begin. A deposit may also be required

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid, and the updated plat will have to follow the plat review and approval process.

If you should have any questions regarding this Letter of Certification, please contact me at (830) 868-4791, extension 7248 or [terry.cravey@peci.com](mailto:terry.cravey@peci.com).

Sincerely,

Terry Cravey  
Electrical Distribution Designer, Lead  
PEC Marble Falls District

**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

**§ 10.02.156. Minor plat.**

- (a) Requirements. A minor plat is required for subdivision of land which does not require a variance and which meets the following criteria:
- (1) Involves a subdivision of land of four or fewer lots;
  - (2) Is consistent with all zoning requirements for the property, all city ordinances, and any approved development agreement;
  - (3) Does not create any new easements for public facilities, and the ownership, maintenance, and allowed uses of all designated easements are stated on the minor plat;
  - (4) Does not require the extension of any municipal facilities to serve any lot within the subdivision or the creation of any new street, and the tract of land is already adequately served by all required city utilities and services; and
  - (5) Is in accordance with any other reasonable and applicable criteria required by the city.
- (b) Review process. A minor plat must be processed in the following order before it can be filed and recorded:
- (1) Approval of administrative completeness of a plat application; and
  - (2) Administrative approval by CAO or the city council, if administrative approval is not issued by the CAO.
- (c) Application requirements. A final plat application (described in section 10.02.152 of this article) shall be submitted for a minor plat and shall include:
- (1) A completed plat application packet; and
  - (2) A plat drawing.
- (d) Submission and administrative approval process.
- (1) An application for a minor plat shall be submitted in accordance with the plat application requirements outlined in division 2, part 2 of the ordinance.
  - (2) A minor plat application shall be reviewed and considered for administrative approval, in accordance with the plat review process outlined in section 10.02.063(c) of the ordinance.
  - (3) Notice and public hearing are not required for the approval of a minor plat, unless specified otherwise in this article.
- (e) Effect of approval – Recordation.
- (1) Approval of a minor plat authorizes the applicant to submit copies of the approved plat for filing and recordation at the county, in accordance with the filing and recordation procedures for a final plat.
  - (2) The minor plat shall be entitled and clearly state that it is a "minor plat."
  - (3) The following note shall be included on the minor plat: "This subdivision is subject to all covenants and restrictions appearing on the plat of \_\_\_\_\_, Lot(s) \_\_\_\_\_, recorded at Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Plat Records of Blanco County, Texas."

- (f) Expiration of approval. Approval of a minor plat expires two years after the minor plat is approved. A minor plat which has not been recorded before expiration of the approval period shall be deemed expired and shall become null and void. Application fees are nonrefundable.  
(Ordinance 22-0101 adopted 1/4/22)



**§ 10.02.094. Variance.**

- (a) Standards. A request for a change from a requirement of the ordinance shall be submitted as a variance. There shall be a presumption against variances. Grant of a variance is not automatic.
- (b) Submission and review process.
  - (1) A request for a variance:
    - (A) Shall be submitted to the city on a form provided by the city; and
    - (B) If submitted at the same time as plat submittal, shall be considered concurrently with the plat application in accordance with the application review process of the ordinance.
  - (2) Neither a public hearing nor public notice is required for a variance request.
- (c) Criteria for approval. Where undue hardship will result from strict compliance with a certain provision of the ordinance, a request for a variance may be approved if:
  - (1) A special individual reason makes the strict application of a provision of this article impractical;
  - (2) There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of his land;
  - (3) The applicant will incur specific hardships should the variance not be granted. Pecuniary hardship to the applicant, standing alone, shall not be deemed sufficient to constitute undue hardship;
  - (4) The modification resulting from a variance is in conformity with the intent and purpose of this article;
  - (5) The granting of the variance will not be detrimental to the public's health, safety, or general welfare or be injurious to the property in the area;
  - (6) The granting of the variance will not create the probability of harmful environmental consequences;
  - (7) The variance will not negatively impact traffic conditions; and
  - (8) The granting of the variance will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of this article.
  - (9) A variance shall not be granted if it would provide the applicant with any special privileges not enjoyed by owners of other similarly situated property with similarly timed development.
  - (10) Conditions for a variance can be imposed where such requirements achieve the purposes of the ordinance.
- (d) Findings required. On approval of a variance by the city council, findings shall be issued stating that:
  - (1) Granting the variance will not be detrimental to the public safety, health, or general welfare, will not be injurious to other property or to the owners of other property, and will not prevent the orderly subdivision of other property in the vicinity;

- (2) The condition(s) upon which the request for a variance is based is unique to the property for which the variance is sought and is not applicable generally to other property;
  - (3) Because of the particular physical surroundings, shape, and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
  - (4) The variance will not in any manner vary the provisions of the zoning ordinance, the city's comprehensive land use plan, or any other adopted land plan(s) or ordinance(s) of the city;
  - (5) An alternate design will generally achieve the same result or intent of the standards and regulations prescribed herein; and
  - (6) If applicable, the variance will enable the applicant to preserve more native trees, provide more open space, or ensure more wildlife preservation than would be possible complying with the strict mandates of the ordinance.
- (Ordinance 22-0101 adopted 1/4/22)

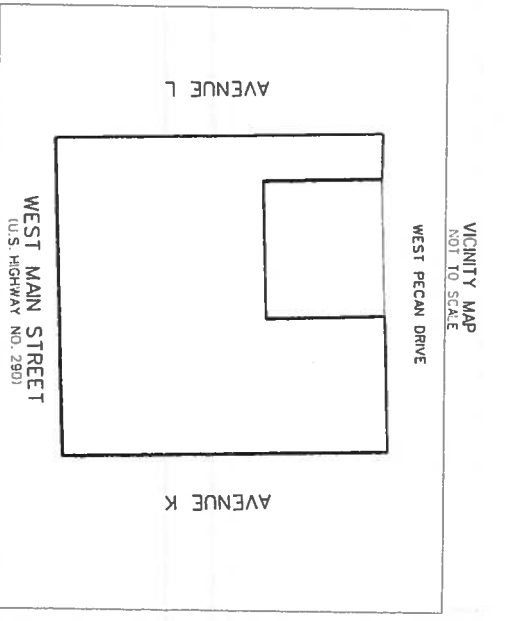
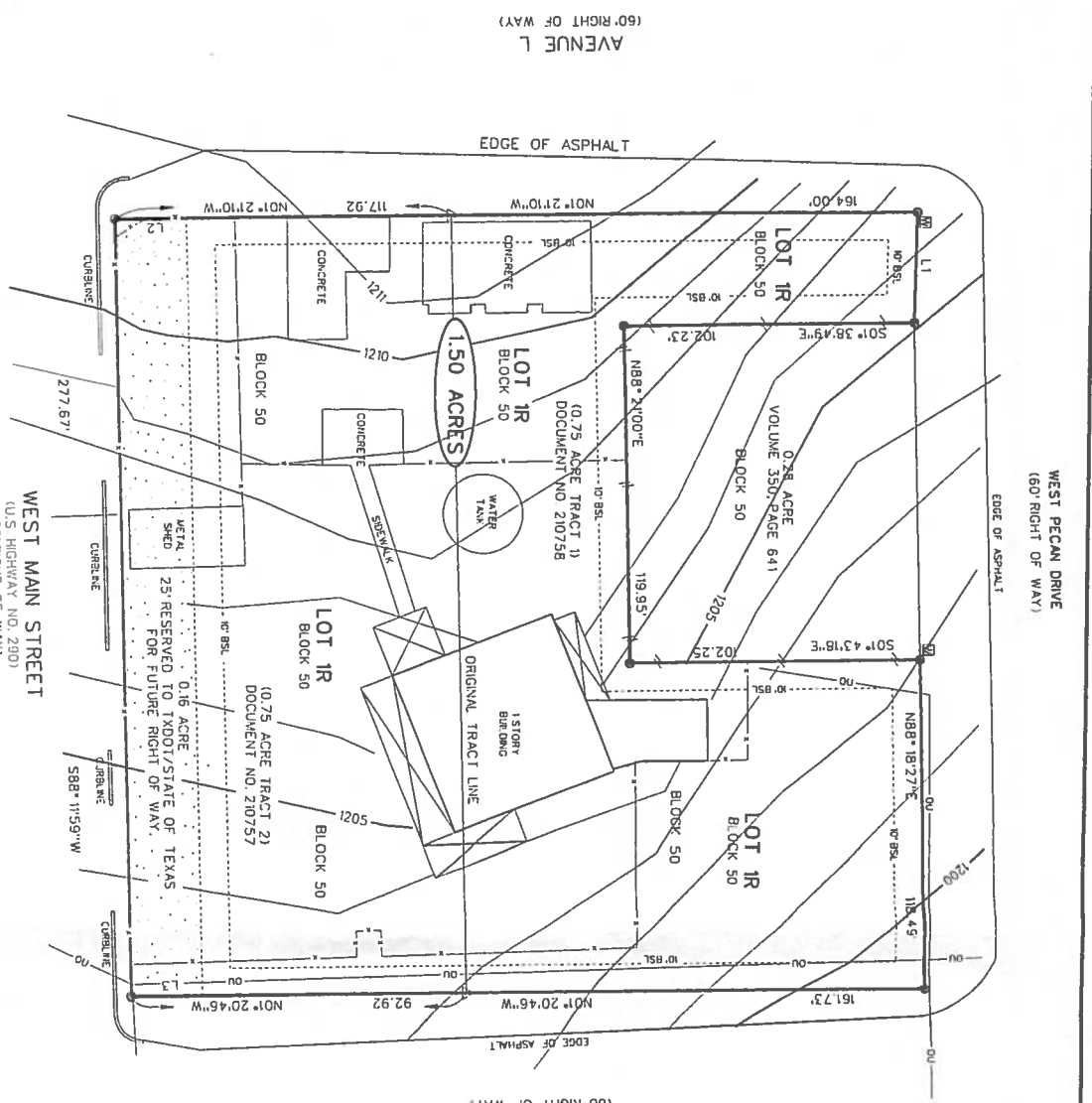
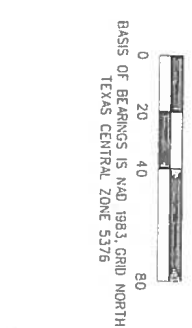
§10.02.214 Streets.

(c) Right-of-way dedication.

1. For a subdivision adjacent to any existing state-maintained street, road, or highway: right-of-way of 25 feet adjacent to the land being platted shall be dedicated as future right-of-way. No additional pavement shall be required on existing streets where the dedications are required.
2. For a subdivision adjacent to a street, road, or highway located on the city major thoroughfare plan: the remainder of one-half of the right-of-way width (shown on the major thoroughfare plan) measuring from the middle of the existing thoroughfare to the adjacent property for future expansion of such street, road, or highway adjacent to the land being platted. The developer shall not be required to construct any portion of the street.

- LEGEND**
- ▲ NAIL SET ON CEDAR POST
  - 1/2" IRON ROD SET
  - OU OVERHEAD UTILITIES
  - ( ) RECORD INFORMATION
  - X- WIRE FENCE
  - WOOD FENCE
  - B.S.L. BUILDING SETBACK LINE
  - WATER METER
  - UE UTILITY EASEMENT
  - ▲ CALCULATED POINT

LINE	DIRECTION	DISTANCE
L1	S89°15'10"E	39.41'
L2	N01°21'11"W	25.00'
L3	N01°20'47"W	25.00'



**NOTES:**  
 THIS AREA DOES NOT LIE WITHIN A DEFINED FLOODPLAIN  
 THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS  
 OR RESTRICTIONS PREVIOUSLY INCORPORATED  
 A CURRENT TITLE SEARCH WAS NOT PROVIDED FOR THE PURPOSE OF  
 THIS SURVEY, THEREFORE ALL EASEMENTS, ENCUMBRANCES OR OTHER  
 MATTERS OF RECORD MAY NOT BE SHOWN HEREIN  
 THIS SURVEYOR DOES NOT CERTIFY THAT ALL APPLICABLE COVENANTS  
 AND RESTRICTIONS OR OTHER MATTERS OF RECORD ARE SHOWN  
 HEREIN  
 PROPERTY ADDRESS IS 300 WEST MAIN STREET  
 OVERHEAD UTILITIES (ELECTRIC) SHOWN HEREON ARE CONTAINED WITHIN  
 BLANKET TYPE EASEMENTS WITH NO DEFINED WIDTH  
 A 25 FOOT WIDE STRIP IS RESERVED ALONG PRESENT U.S. HIGHWAY NO 290  
 TO TxDOT/STATE OF TEXAS FOR FUTURE RIGHT OF WAY.

MINOR PLAT ESTABLISHING "VILMAIRE SUBDIVISION"  
 BEING A PORTION OF BLOCK 50, CITY OF JOHNSON CITY,  
 COMPRISED OF A 0.75 ACRE TRACT 1, DESCRIBED IN  
 DOCUMENT NO. 210758, AND A 0.75 ACRE TRACT 2,  
 DESCRIBED IN DOCUMENT NO. 210757, OFFICIAL PUBLIC  
 RECORDS, BLANCO COUNTY, TEXAS

**HAMBRIGHT LAND SURVEYING**  
 P.O. BOX 1326  
 JOHNSON CITY, TEXAS 76838  
 PHONE: (817) 868-2574  
 EMAIL: HAMBRIGHTSURVEYING@GMAIL.COM  
 TEXAS FIRM NO. 100597-00

THE STATE OF TEXAS :  
 COUNTY OF BLANCO : KNOW ALL MEN BY THESE PRESENTS:

That 290 VENERY, LLC being the owner of that certain 0.75 ACRE TRACT 1 described in Document No. 210758 of the Official Public Records of Blanco County, Texas and being the owner of that certain 0.75 ACRE TRACT 2, described in Document No. 210757 of the Official Public Records of said County DO HEREBY PLAT said TRACT 1 AND TRACT 2 to be known as VILMAIRE SUBDIVISION subject to any restrictions heretofore granted

290 VENERY, LLC (WARREN VILMAIRE) \_\_\_\_\_ DATE \_\_\_\_\_  
 This instrument was acknowledged before me on \_\_\_\_\_, A.D., 2023, by  
 Notary \_\_\_\_\_  
 My Commission Expires \_\_\_\_\_

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Johnson City, Texas with the exceptions of such variances, if any, as are noted on the plat and that it has been approved for recording in the office of the County Clerk

CHEF ADMINISTRATIVE OFFICER, RICK SCHRÖDER \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY SECRETARY, WHITNEY WALSTON \_\_\_\_\_ DATE \_\_\_\_\_

THE STATE OF TEXAS :  
 COUNTY OF BLANCO : Know all men:

That I, Ronald H. Hambricht, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made and was prepared from an actual on the ground survey made under my direction and supervision.

Ronald H. Hambricht, R.P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_  
 State of Texas Certificate No. 5263  
 County Surveyor, Blanco County, Texas

RESERVED FOR COUNTY CLERK

PRELIMINARY COPY  
 NOT TO BE RECORDED FOR ANY REASON