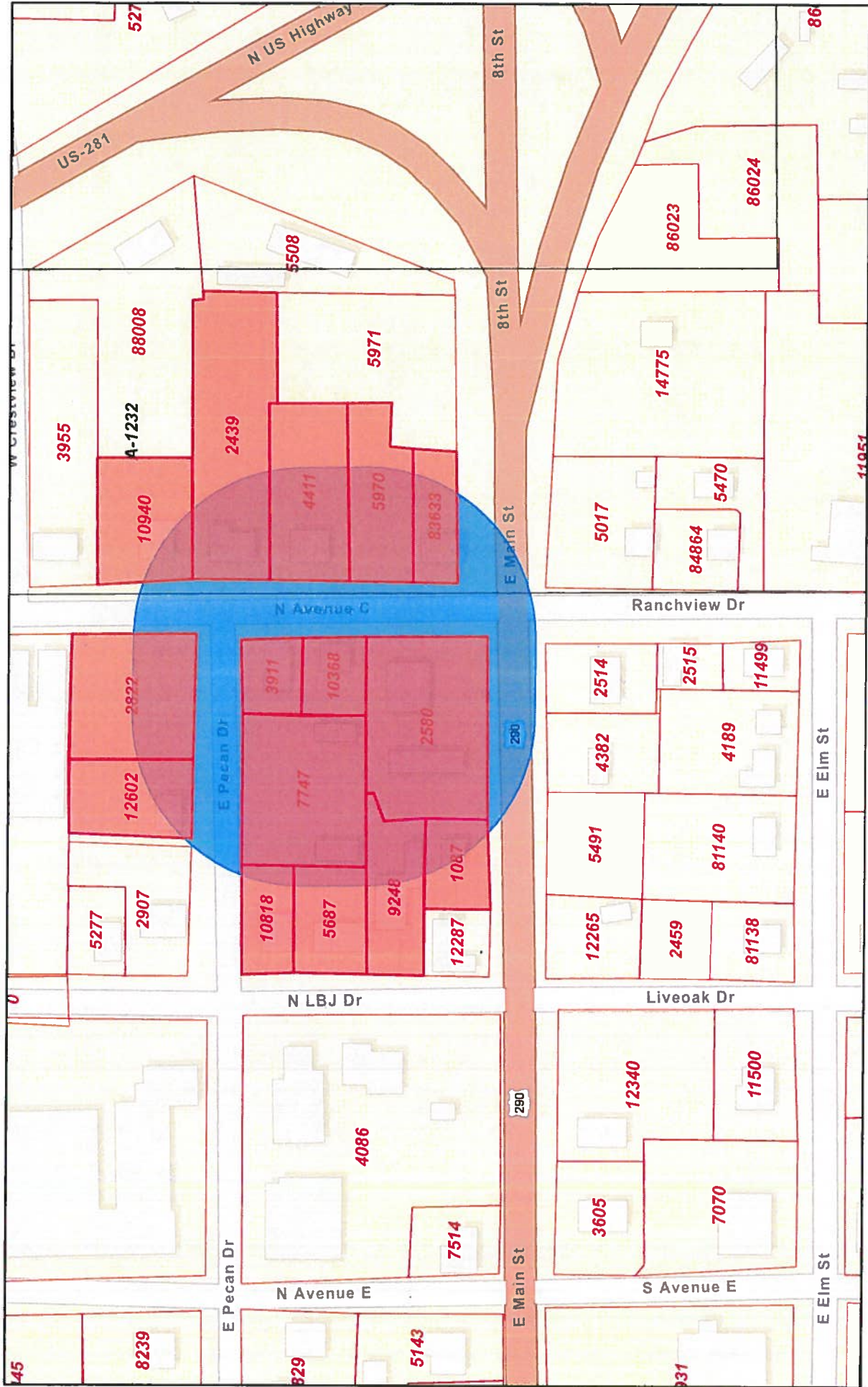


# 103 N. Ave. C 200' Buffer



4/24/2023, 10:00:21 AM

Override 1  Parcels  Abstracts

1:2,257

0 0.01 0.03 0.05 0.1 km

0 0.01 0.03 0.06 mi

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, 2

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.

Owner Name	Owner Address 1	Owner City	Owner State	Owner Zip
SEATON KATY JANE	596 FM 303	MEADOW	TX	79345
MAXEY FAMILY LIMITED PARTNERSHIP	P O BOX 1463	UVALDE	TX	78802
HULETT JEFFERY L	P O BOX 2238	JOHNSON CITY	TX	78636
RASSETT DALE	P O BOX 122	JOHNSON CITY	TX	78636
CUTHBERT CATHARINE AND WINSLOW	PO BOX 3101	WIMBERLEY	TX	78676
SHANNAN GEORGE M & BERTILLE M	6507 WEST COURTYARD DR	AUSTIN	TX	78730
RODRIGUEZ MARIA	P O BOX 336	JOHNSON CITY	TX	78636
BUCK ALVAH	1108 OLD MARBLE FALLS RD	ROUND MOUNTAIN	TX	78663
DILDINE JAMES	P O BOX 188	JOHNSON CITY	TX	78636
J & M BLANCO PROPERTIES LLC	101 VALLEY VIEW	JOHNSON CITY	TX	78636
CRUMP CHARLENE	101 NORTH AVENUE O	JOHNSON CITY	TX	78636
STAEHELY ALFRED JR	2215 COLQUITT ST	HOUSTON	TX	77098
STEWART JAMES M & LESLEE C	P O BOX 402	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)

April 24, 2023

«Owner\_Name»

«Owner\_Address\_1»

«Owner\_City», «Owner\_State» «Owner\_Zip»

**Re: Board of Adjustment Variance Application  
103 N. Ave. C, Johnson City, TX 78636**

Dear Property Owner:

The City of Johnson City Board of Adjustment has received a Variance Application from Tyler and Megan Riddle for a variance to Municipal Code of Ordinances Chapter 14 Zoning, Article III Zoning Districts, Section 3-3 Single-Family Residential, Subsection (c) requesting a Minimum Side Yard Setback of three feet (3') in lieu of the ten-foot (10') requirement for property located at 103 N. Ave. C, Johnson City, TX 78636. Your property has been identified as being located within 200 ft. of the subject parcels.

The Board of Adjustment will hold a Public Hearing on the Variance Application on May 16, 2023 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 Variance 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

20 years in the business  
 27 years in the Marine Corps  
 Contact Oscar 830.554.0111



**HELP WANTED**  
**Practice Administrator**

Family Medicine and OB  
 8 providers, 2 locations  
 Responsible for all operations  
 of the business  
 Send resumes to  
 jfoster@cornerstoneclinicfbg.com  
 830.997.0330  
 www.cornerstoneclinicfbg.com

**JOHNSON CITY**  
  
**NOW HIRING**

• Weekend help immediately at amenity center - party host, housekeeping, and snack shack  
 Apply at the RV Resort that nobody knows how to pronounce but sounds a bit like Taco Quesadilla if you are hungry.  
**Terraqueous RV Resort & Double L Storage**  
 895 Ranch Rd 32 in Blanco  
 PS - we have pool parties

**SERVICES**

D&D Services offering quality tree trimming and removal, land clearing, demolition, haul-offs, decks, backhoe and Bobcat services, home maintenance, and ranch maintenance and care, metal fabrication and mobile welding repair. Odd jobs welcome. Insured. (325) 248-3007 or (325) 216-9094

**PUBLIC NOTICE**

Notice of Public Hearing  
 City of Johnson City, TX  
 Board of Adjustment

The City of Johnson City Board of Adjustment has received a Variance Application from Tyler and Megan Riddle for a variance to Municipal Code of Ordinances Chapter 14 Zoning-Article III Zoning Districts, Section 3-3 Single-Family Residential, Subsection (c) requesting a Minimum Side Yard Setback of three feet (3') in lieu of the ten-foot (10') requirement for property located at 103 N. Ave. C, Johnson City, TX 78636.

The Board of Adjustment will hold a Public Hearing on the Variance Application on May 16, 2023 at 6 p.m. C.S.T. at City Hall, 303 E. Pecan Dr., Johnson City, TX 78636. The public is invited to attend.

Questions and/or comments can be directed to City Staff at 830-868-7111, Ext. 8, or by email at [rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org).

**2023 Blanco County Appraisal Notices are in the mail**

You may soon receive an appraisal notice from the Blanco County Appraisal District. The appraisal district mailed approximately 16,000 appraisal notices on 4/19/23. Your city, county, school district and other local taxing units will use the appraisal district's value to set your 2023 property taxes.

**Notice of Public Hearings**

The City of Johnson City has received 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, TX 78636.

The Planning and Zoning Commission and City Council will hold Public Hearings on the Zoning Amendment Application on April 25, 2023 and May 16, 2023, 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.

Questions and/or comments can be directed to City Staff at 830-868-7111, Ext. 8, or by email at [rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org).

**Notice of Public Hearing**

The City of Johnson City Board of Adjustment has received a **Variance Application** from Tyler and Megan Riddle for a variance to Municipal Code of Ordinances Chapter 14 Zoning, Article III Zoning Districts, Section 3-3 Single-Family Residential, Subsection (c) requesting a Minimum Side Yard Setback of three feet (3') in lieu of the ten-foot (10') requirement for property located at 103 N. Ave. C, Johnson City, TX 78636.

The Board of Adjustment will hold a Public Hearing on the Variance Application on May 16, 2023 at 6 p.m. C.S.T. at City Hall, 303 E. Pecan Dr., Johnson City, TX 78636. The public is invited to attend.

Questions and/or comments can be directed to City Staff at 830-868-7111, Ext. 8, or by email at [rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org).

**Notice of Intent to Request Release of Funds**  
**State and Local Fiscal Recovery Funds**  
**CSLFRF Project # 167-TX8005 (TX1747)**  
**ENVIRONMENTAL NOTICE**

**May 1, 2023**  
**City of Johnson City**

The City of Johnson City has been awarded an allocation under the Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) Project # 167-TX8005 (TX1747) in the amount of \$ 529,075.42 by US Department of the Treasury for rehabilitation to the City's

103



**ZONING VARIANCE**

THE PROPERTY OWNER OF THIS PROPERTY  
HAS REQUESTED A VARIANCE TO THE ZONING  
CODE FROM THE BOARD OF ADJUSTMENT.  
ADDITIONAL INFORMATION ON THIS REQUEST  
CAN BE FOUND ON THE CITY'S WEBSITE.

[WWW.JOHNSONCITYTX.ORG](http://WWW.JOHNSONCITYTX.ORG) - 830 869 7131

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

Receipt #: 5561  
User: Patricia Mikla  
Payment Date: 4/21/2023  
Batch: 30833 - Computer 2 - 4.21.23

01-4604 Subdivision Fees  
Permits

Amount Due: \$411.30  
Applied: \$411.30  
Balance: \$0.00

4/21/2023

Check #: 2504

Check: \$411.30

Applied: \$411.30  
Change: \$0.00