

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, October 24, 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  
Bart Burkhard  
Paul Babb  
James Whitfill  
Tricia Keith

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

1. **Call to order.**

Commissioner Birck called the meeting to order at 6:02 pm.

OPEN SESSION:

2. **Citizens to be heard.**

There were no citizen comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. Discussion of and direction on Municipal Code of Ordinances Chapter 14 *Zoning*. (Staff)

Staff and Commissioners continued discussion on the Municipal Code of Ordinances Chapter 14 *Zoning*.

*With no further business before the commission, the meeting was adjourned at 7:48 pm.*

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Commissioner

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Whitney Walston, City Secretary

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, November 28, 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  
Bart Burkhard  
Paul Babb  
James Whitfill  
Tricia Keith  
Kevin Tully

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

1. **Call to order.**

Commissioner Birck called the meeting to order at 6:01 pm.

OPEN SESSION:

2. **Citizens to be heard.**

There were no citizen comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. Discussion of and direction on Municipal Code of Ordinances Chapter 14 *Zoning*. (Staff)

Staff and Commissioners continued discussion on the Municipal Code of Ordinances Chapter 14 *Zoning*.

*With no further business before the commission, the meeting was adjourned at 8:03 pm.*

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**Commissioner**

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**Whitney Walston, City Secretary**

AGENDA  
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, January 23, 2024 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:        Kenneth Bible  
                  Bart Burkhard  
                  Paul Babb  
                  James Whitfill

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

1.     **Call to order.**

Commissioner Bible called the meeting to order at 6:02 pm.

OPEN SESSION:

2.     **Citizens to be heard.**

There were no citizen comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3.     Discussion of and direction on Municipal Code of Ordinances Chapter 14 *Zoning*. (Staff)

Staff and Commissioners continued discussion on the Municipal Code of Ordinances Chapter 14 *Zoning*.

*With no further business before the commission, the meeting was adjourned at 7:11 pm.*

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**Commissioner**

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**Whitney Walston, City Secretary**

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MINUTES  
CITY OF JOHNSON CITY, TEXAS  
PLANNING AND ZONING COMMISSION

The City of Johnson City Planning and Zoning Commission met for a Special Meeting on Tuesday, February 13, 2024 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  
Bart Burkhard  
Paul Babb  
James Whitfill  
Tricia Keith  
Kevin Tully

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

1. **Call to order.**

Commissioner Birck called the meeting to order at 6:01 pm.

OPEN SESSION:

2. **Citizens to be heard.**

There were no citizen comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. **Discussion of and action on proposed amendments to Municipal Code of Ordinances Chapter 14 *Zoning*, including, but not limited to, Zoning Districts and regulations, the Official Zoning Map, and the Schedule of Uses. (Staff)**

Staff and Commissioners continued discussion on the Municipal Code of Ordinances Chapter 14 *Zoning* including, but not limited to, Zoning Districts and regulations, the Official Zoning Map, and the Schedule of Uses..

*With no further business before the commission, the meeting was adjourned at 6:38 pm.*

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**Commissioner**

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**Whitney Walston, City Secretary**

**AGENDA  
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 23, 2024 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:** James Whitfill  
Tricia Keith  
Bart Burkhard  
Paul Babb

**Staff Present:** Whitney Walston, City Secretary  
Megan Santee, City Attorney

**1. Call to order.**

The commissioners agreed by consensus for Commissioner Whitfill to lead the meeting. Commissioner Whitfill called the meeting to order at 6:02 pm.

**PUBLIC HEARING:**

- 2. Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Johnson City Coffee Company / Lyndon's Landing LLC dba West Main Streatery for the amendment of an existing Conditional Use Permit for a Permanent Mobile Food Court increasing the maximum allowable food trucks from four (4) to six (6) located at 108 W. Main St. / 205 W. Pecan Dr., Johnson City, TX 78636.**

The public hearing opened at 6:02 pm and closed at 6:03 pm. There were no comments.

**OPEN SESSION:**

- 3. Public Comments.**

There were no public comments.

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

- 4. Discussion of and action on a Zoning Amendment Application from Johnson City Coffee Company / Lyndon's Landing LLC dba West Main Streatery for the amendment of an existing Conditional Use Permit for a Permanent Mobile Food**

**Court increasing the maximum allowable food trucks from four (4) to six (6) located at 108 W. Main St. / 205 W. Pecan Dr., Johnson City, TX 78636. (Applicant)**

Commissioner Keith motioned to recommend to City Council the approval Zoning Amendment Application from Johnson City Coffee Company / Lyndon's Landing LLC dba West Main Sreatery for the amendment of an existing Conditional Use Permit for a Permanent Mobile Food Court increasing the maximum allowable food trucks from four (4) to six (6) located at 108 W. Main St. / 205 W. Pecan Dr., Johnson City, TX 78636. Commissioner Burkhard seconded the motion. All were in favor and the motion passed.

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 Huckleberry's Closet for approval of signage located at 204 E. Pecan Dr., Johnson City, TX 78636. (Applicant)**

Commissioner Babb motioned to recommend to City Council the approval of the signage located at 204 E. Pecan Dr., Johnson City, TX 78636, Huckleberry's Closet. Commissioner Burkhard seconded the motion. All were in favor and the motion passed.

6. **Discussion of and direction on Municipal Code of Ordinances Chapter 14 *Zoning*. (Staff)**

City Attorney Santee presented an overview of the changes and edits in the Zoning Code of Ordinances.

With no further business before the commission, the meeting was adjourned at 6:52 pm.

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**Commissioner**

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**Whitney Walston, City Secretary**

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, May 28, 2024 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: James Whitfill  
Suree Birck  
Kenneth Bible  
Bart Burkhard  
Paul Babb  
Kevin Tully

Staff Present: Rick Schroder, CAO

1. **Call to order.**

Commissioner Birck called the meeting to order at 6:03 pm.

PUBLIC HEARING:

2. **Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Texas Vintage Motorcycle Museum for a Conditional Use Permit for a Permanent Mobile Food Court located at 100 N. Nugent Ave., Johnson City, TX 78636.**

The public hearing opened at 6: 03 pm and closed at 6:04 pm. John Hay submitted written comments included in the packet.

OPEN SESSION:

3. **Public Comments.**

There were no comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. **Discussion of and action on the minutes of the following Regular and Special Meetings of the Planning and Zoning Commission dated:**

- **September 12, 2023;**
- **September 26, 2023;**

- **October 24, 2023;**
- **November 28, 2023;**
- **January 23, 2024;**
- **February 13, 2024; and**
- **April 23, 2024.**

This item was postponed to a future meeting.

5. **Discussion of and action on a Zoning Amendment Application from Texas Vintage Motorcycle Museum for a Conditional Use Permit for a Permanent Mobile Food Court located at 100 N. Nugent Ave., Johnson City, TX 78636. (Applicant)**

The item was postponed to the next regularly scheduled planning and zoning meeting.

6. **Discussion of and action on a preliminary and final plat establishing the Johnson City High School Subdivision, being 72.198 acres of land situated in Johnson City, Blanco County, Texas out of the James Fentress Survey No. 171, ABS No. 193, being a portion of that certain 73.29 acre tract described in a Deed of Record to Johnson City Independent School District in Volume 190, Page 106, Official Public Records of Blanco County, Texas. (Applicant)**

Commissioner Bible motioned to approve the preliminary and final plat. Commissioner Burkhard seconded the motion. All were in favor and the item was approved.

7. **Discussion of and direction on Municipal Code of Ordinances Chapter 14 *Zoning*. (Staff/City Attorney)**

There was no action or discussion on this item.

With no further business before the commission, the meeting was adjourned at 7:18 pm.

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**Commissioner**

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**Whitney Walston, City Secretary**