



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

The City of Johnson City Planning and Zoning Commission will meet for a Regular Meeting on Tuesday, September 24, 2024 at 5:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. This is an open meeting, subject to the open meeting laws of the State of Texas.

SUPPLEMENTAL NOTICE OF PARTICIPATION BY TELEPHONE CONFERENCE

The City of Johnson City utilizes Zoom Technologies:

Join Zoom Meeting:

<https://us02web.zoom.us/j/87361422064?pwd=p5wwTCKa0aFMTBZXgbKsXkBCd9Eczk.1>

Meeting ID: 873 6142 2064

Passcode: Q9pKxZ

Dial by your location: +1 346 248 7799 US (Houston)

Meeting ID: 873 6142 2064

Passcode: 850334

1. Call to order.

OPEN SESSION:

2. Public Comments.

Visitors shall be limited to no more than three (3) minutes to address the Planning and Zoning Commission or at the discretion of the Chair. In accordance with Section 551.042 of the Texas Government Code, an inquiry made at a meeting shall be conducted as follows:

(a.) If at a meeting of a governmental body, a member of the public or the governmental body inquiries about a subject for which notice has not been given, as required by this subchapter, the notice provisions of this subchapter do not apply to:

1. A statement of specific information given in response to the inquiry; and
2. A recitation of existing policy in response to the inquiry; and

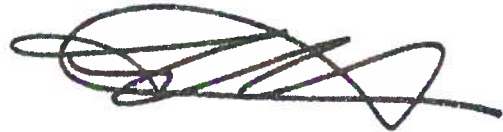
(b.) Any deliberation of or a decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated August 27, 2024. (Staff)
4. 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 JAB KDB B and B, LLC to install freestanding / directory signage on property located at 209 E. Main St., Johnson City, TX 78636, property more particularly described as BCAD Property ID No. 5822. (Applicant)
5. Discussion of and action on Municipal Code of Ordinances Chapter 14 *Zoning*, including, but not limited to, the following:
 - Proposed revisions to Municipal Code of Ordinances Chapter 14 *Zoning*, including, but not limited to, group home, community home, short-term rental, and truck classification regulations;
 - Proposed Bylaws of the Zoning Board of Adjustment;
 - Proposed Bylaws of the Planning and Zoning Commission; and
 - A proposed Vested Rights Ordinance.

Adjourn.

I certify that this Agenda was posted on September 20, 2024 on or before 5:00 p.m.



Rick Schroder
Chief Administrative Officer

NOTE: It is possible that a quorum of the City Council and/or other Municipal advisory and governmental bodies may attend the above stated meeting. No action will be taken by the City Council and/or other Municipal advisory and governmental bodies at the above stated meeting, other than the body specifically referred to in the above notice.

The Planning and Zoning Commission reserves the right to adjourn into Closed Session at any time during this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.

Pursuant to Texas Penal Code § 30.06 *Trespass by License Holder with a Concealed Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a concealed handgun.

Pursuant to Texas Penal Code § 30.07 *Trespass by License Holder with an Openly Carried Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a handgun that is carried openly.