

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, March 23, 2021 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.

Commissioners: Suree Birck, Chair
Victor Hammond
Kevin Tully

City Staff: Rick Schroder, CAO/City Secretary
Whitney Walston, Dep City Secretary

Citizens: Stephanie Fisher
Wesley LaCrone
Brian Carey
Wesley & Lisa Bond
Stephanie and Chris Harper
Timothy Jung
Mark Liesmann
Chad Pierce, Architect for Housing Authority

1. **Call to order.**

Commission Chair Birck called the meeting to order at 6:15 p.m.

PUBLIC HEARINGS:

2. **Public Hearing to give all interested persons the right to appear and be heard on a Conditional Use Permit Application from Reck'em Right Brewing Company for the placement and operation of a food trailer on City right-of-way located at 102 S. Ave. G, Johnson City, TX 78636. (Applicant)**

The public hearing opened at 6:15 pm. Owner Tim Jung spoke briefly about the brewing company and how the food trailer is a part of his overall operation. He clarified that no food is served from the trailer. All food is served inside. Next to speak was neighbor Mark Lisemann. He voiced concern over the lack of visibility the trailer creates. He is not able to see oncoming traffic when he is leaving his driveway. He stated that due to the lack of parking spaces, he has trouble accessing his house. He also spoke about the smoke generated from the BBQ trailer and that it is a nuisance to him. The public hearing closed at 6:23 p.m.

3. **Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Texas Housing Foundation for a change in zoning from “Highway Commercial” to “Mixed Residential” for the construction of Johnson City Oaks Apartment Complex located at 206 U.S. Hwy. 281 S., Johnson City, TX 78636. (Applicant)**

The public hearing was opened at 6:24 p.m. Chad Pierce, Architect for the project spoke about the goal to preserve the large trees on the property. He also said that the parking lot was planned in its specific location to act as a buffer between the complex and the single-family homes. The design of the complex would mirror that of the Community Resource Center. Neighbor Brian Carey spoke about the hope for a visual block between the complex and the neighboring houses. He also expressed concerns about the power line on the complex property, sewer lines and the fire hydrant. Neighbor Lisa Bond spoke about her concerns with parking along the street, increased traffic flow, and general over crowding of the area. Neighbors Chris and Stephanie Harper voiced concerns about increased vehicle and foot traffic, location of the complex’s facilities in relation to the proximity of their property line and mitigating water runoff. Citizen Stephanie Fisher expressed worry over traffic along Old Austin Highway and had questions about why the zoning was not changed in 2019 to mixed residential. She also had concerns over water runoff and question why if these were for families why were there only one- and two-bedroom units. Neighbor Wesley LaCrone also spoke about traffic concerns, water run-off, and the width of the street. The public hearing was closed at 6:39 p.m.

OPEN SESSION:

4. **Citizens to be heard.**

There were no citizen comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

5. **Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated October 27, 2020. (Staff; Approval Item)**

Commissioner Tully made a motion to accept the minutes as written. Commissioner Hammond seconded the motion. All were in favor and the minutes were approved.

6. **Discussion of and action on a recommendation to the City Council on a Conditional Use Permit Application from Reck'em Right Brewing Company for the placement and operation of a food trailer on City right-of-way located at 102 S. Ave. G, Johnson City, TX 78636. (Applicant; Recommendation Item)**

After a quick discussion, Commission Tully made the recommendation to approve the permit. Commission Hammond seconded the recommendation. All were in favor the action was approved.

7. **Discussion of and action on a recommendation to the City Council on a Zoning Amendment Application from Texas Housing Foundation for a change in zoning from “Highway Commercial” to “Mixed Residential” for the construction of Johnson City Oaks Apartment Complex located at 206 U.S. Hwy. 281 S., Johnson City, TX 78636. (Applicant; Recommendation Item)**

Commission Birck made a motion to recommend the zoning changes. Commissioner Hammond seconded the motion. Birck and Hammond were in favor and Kevin Tully was opposed. The motion passed.

With no additional business before the commission, the meeting was adjourned at 7:15 p.m.



Commission Chair

ATTEST:



Whitney Walston, Deputy City Secretary

