

**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 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.

Present: Suree Birck
Kevin Tully
Kenneth Bible
James Whitfill
Victor Hammond

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

Citizens Present: Stephanie Fisher

1. **Call to order.**

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

OPEN SESSION:

2. **Citizens to be heard.**

There were no citizen comments.

PUBLIC HEARINGS:

3. **Public Hearing to give all interested persons the right to appear and be heard on proposed revisions to Municipal Code of Ordinances Chapter 10 *Subdivision Regulations*, an Ordinance regulating the subdivision of land within the corporate City limits and extraterritorial jurisdiction (ETJ), including, but not limited to, stormwater, tree and landscaping, and parkland dedication regulations. (Staff)**

The public hearing opened at 6:01 p.m. and closed at 6:02 p.m. There were no comments.

4. **Public Hearing to give all interested persons the right to appear and be heard on repealing Municipal Code of Ordinances Chapter 1 *General Provisions*, Article 1.09 *Historic Preservation* in its entirety and amending Chapter 14 *Zoning*, Article 14.02 *Zoning Ordinance*, Exhibit A *Zoning Ordinance*, Article III. *Zoning Districts* by enacting Division 2. *Historic Preservation*. (Staff)**

The public hearing opened at 6:02 p.m. and closed at 6:02 p.m. There were no comments.

5. **Public Hearing to give all interested persons the right to appear and be heard on reaffirming and/or establishing Zoning District boundaries for the City of Johnson City, Texas. (Staff)**

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

ITEMS FOR INDIVIDUAL CONSIDERATION:

6. **Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated June 22, 2021. (Staff; Approval Item)**

Commissioner Hammond mad the motion to approve the minutes as presents. Commissioner Bible seconded the motion. All were in favor and the minutes were approved.

7. **Discussion of and action on proposed revisions to Municipal Code of Ordinances Chapter 10 *Subdivision Regulation*, an Ordinance regulating the subdivision of land within the corporate City limits and extraterritorial jurisdiction (ETJ), including, but not limited to, stormwater, tree and landscaping, and parkland dedication regulations. (Staff; Recommendation Item)**

Subdivision comments included discussion on the requirements for plats vs meets and bounds requirements. The trigger point for a master plan requirements and platting process. Commission members collectively agreed that it should be recommended that a master plan should be required for 100 or more lots. There was also discussion about the submittal schedule and about the City Engineer accepting improvements on behalf of the city.

Tree regulation discussion included types of trees that should or should not be regulated. Also, the acceptable time of year for tree pruning was discussed.

Landscaping discussion involved requirements for parking lots and buffers between residential and commercial properties.

Parkland dedication comments included the suggestion of amenities on the parkland dedication and the fees in leu of land.

A request for a special meeting was made from Commissioner Whitfill and seconded by Hammond. A special meeting was set for December 14, 2021.

8. **Discussion of and action on repealing Municipal Code of Ordinances Chapter 1 General Provisions, Article 1.09 Historic Preservation in its entirety and amending Chapter 14 Zoning, Article 14.02 Zoning Ordinance, Exhibit A Zoning Ordinance, Article III. Zoning Districts by enacting Division 2. Historic Preservation. (Staff; Recommendation Item)**

It was discussed that this item strictly cleans up the current code of ordinances. Commissioner Hammond made a motion to approve the item. Commissioner Tully seconded the motion. All were in favor and the ordinance as approved.

9. **Discussion of and action on reaffirming and/or establishing Zoning District boundaries for the City of Johnson City, Texas. (Staff; Recommendation Item)**

The commission suggested several other properties that need to be confirmed on the zoning map. Commissioner Whitfill requested a special meeting to further discuss this item. Commissioner Hammond seconded the motion. All were in favor and the item was added to the December 14th special meeting.

With no further business to come before the commission, the meeting was adjourned at 8:14 pm.

Chairperson

ATTEST:

Whitney Walston, City Secretary