

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, December 14, 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
James Whitfill
Kevin Tully
Victor Hammond

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

Citizens Present: Jay Patel
Tim Mitchel
Stephanie Fisher
Nancy Woodward

1. **Call to order.**

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

OPEN SESSION:

2. **Citizens to be heard.**

There were no citizens to be heard.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. **Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated November 23, 2021. (Staff; Approval Item)**

Commissioner Tully made a motion to approve the minutes as presented. Commissioner Whitfill seconded the motion. All were in favor and the minutes were approved.

4. **Discussion of and action on a preliminary and final plat establishing the Everman West Subdivision situated in the James Fentress Survey No. 171, Abstract No. 193, City of Johnson City, Blanco County, Texas, including, but not limited to, a related**

variance to Municipal Code of Ordinances Chapter 10 *Subdivision Regulations*, Exhibit A *Subdivision Ordinance*, Section 19 *Lots* requesting that each lot front upon or have access through a dedicated driveway easement connecting to a public street. (Applicant; Recommendation Item)

It was discussed that established setbacks would be followed. It was also stated that the street would be an easement and not a publicly maintained street. Maintenance would be the responsibility of the individual property owners. It was also discussed that the applicant would be retaining ownership of the last lot at the end of the easement. Commissioner Hammond made a motion to recommend the plat. Commissioner Whitfill seconded the motion. All were in favor and the item was approved.

5. **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)**

Commissioners discussed the details of the juniper size requirements. It was reiterated that the size of the tree would be taken at four feet, six inches not at the base of the tree. It was also discussed that the ordinance does allow for the removal of ash juniper. Commissioner Whitfill made a motion to approve the ordinance as written with the change in Sec 10.03.007 Tree Pruning Restrictions item (d) Oak Wilt striking May and adding July 1st. Commissioner Hammond seconded the motion. All were in favor and the item was approved.

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

Additional changes were discussed and notated on the maps. Commissioner Tully made a motion to table the item until the P&Z Regular meeting on December 28th. Commissioner Hammond seconded the motion. All were in favor and the item was tabled.

With no further business to come before the commission, Commissioner Hammond made a motion to adjourn the meeting at 8:12 p.m. Commissioner Tully seconded the motion. All were in favor and the meeting was adjourned,



Chairperson

ATTEST:



Whitney Walston, City Secretary