

**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, January 25, 2022 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  
Kenneth Bible

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

Citizens Present: Anna Schultz  
Rajendra Vazir

1. **Call to order.**

Commissioner Birck called the meeting to order at 6:00 p.m.

PUBLIC HEARING:

2. **Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Om Shree Disval for a change in zoning from "Highway Commercial Corridor District" (HC) to "Planned Unit Development District" (PUD) for Hill Country Inn located at 203 S. U.S. Hwy. 281, Johnson City, TX 78636.**

The public hearing opened at 6:01 p.m. Anna Schultz submitted written comments before the meeting and talked about her concerns with adequate parking, green space, trash and the difficulty of a school bus serving the property. Raj Vazir, property owner spoke about his recently completed sewer upgrades and upgrades of lines. He also spoke about having the ability to screen applicants if the hotel was retrofitted into apartments where currently he is not able to turn away guests at the hotel. He also said that there would not be any large vehicles having to use the parking lot if it became apartments. The public hearing closed at 6:16 p.m.

OPEN SESSION:

3. **Citizens to be heard.**

There were no citizen comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. **Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated December 28, 2021. (Staff; Approval Item)**

Commissioner Hammond made the motion to approve the minutes with the supplied correction to item 6. Commissioner Bible seconded the motion. All were in favor and the item was approved.

5. **Discussion of and action on a Zoning Amendment Application from Om Shree Disval for a change in zoning from "Highway Commercial Corridor District" (HC) to "Planned Unit Development District" (PUD) for Hill Country Inn located at 203 S. U.S. Hwy. 281, Johnson City, TX 78636. (Applicant; Recommendation Item)**

At this point, the commission asked Commissioner Hammond to recuse himself from the meeting.

During discussion of the item, Commissioner Tully spoke about his concerns with the location along HWY 281, traffic coming into and out of the location, how children would impact the property and just how the property would visually look. Commissioner Bible spoke about seeing both the good and the bad in the change. Commissioner Birck spoke how she didn't feel like there would be an issue for children as the property would not appeal to families. The commission also raised concerns regarding sport zoning. CAO Schroder spoke that it would not be spot zoned since the rear of the property abuts a residential zone. The applicant was asked to speak again to address the concerns of parking and he said that the pool area would/could be decommissioned and used for a parking area. Commissioner Whitfill made the motion to recommend approval of the zoning amendment application. Commissioner Tully seconded the motion.

Commissioner Whitfill - Aye

Commissioner Bible – Abstained

Commissioner Tully – Nay

Due to the above tie, the commission chair entered a vote.

Commissioner Chair Birck – Aye

Due to the lack of majority vote, the item was not recommended.

With no further business before the commissioner, the meeting was adjourned 6:53 p.m.

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Chairperson

ATTEST:

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Whitney Walston, City Secretary