**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, February 22, 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: Stephanie Bass

James Whitfill

Kevin Tully

Kenneth Bible

Staff Present: Rick Schroder, CAO

Whitney Walston, City Secretary

Citizens Present: Sara Allen

1. **Call to order.**

The meeting was called to order at 6:10 p.m. with Commissioner Bible acting as chair.

PUBLIC HEARING:

1. **Public Hearing to give all interested persons the right to appear and be heard on** **a Zoning Amendment Application from BSL JCTX, LP for a change in zoning from “Single Family Residential” to “Planned Unit Development” (PUD) for the construction of a recreational vehicle and glamping park located at 675 Old River Crossing, Johnson City, Texas 78636, more particularly described as BCAD Prop. ID Nos. 9296 and 23301.**

The public hearing opened at 6:12 p.m. and closed at 6:15 p.m. Resident Sara Allen spoke about her concerns with traffic on Old River Crossing and possibility of flooding at the low water crossing.

OPEN SESSION:

1. **Citizens to be heard.**

There were no citizen comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

1. **Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated January 25, 2022. (Staff; Approval Item)**

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

1. **Discussion of and action on a Zoning Amendment Application from BSL JCTX, LP for a change in zoning from “Single Family Residential” to “Planned Unit Development” (PUD) for the construction of a recreational vehicle and glamping park located at 675 Old River Crossing, Johnson City, Texas 78636, more particularly described as BCAD Prop. ID Nos. 9296 and 23301. (Applicant; Recommendation Item)**

Yarrington Land Development was present at the meeting. Commissions asked about the additional parking that was previously mentioned. They said they are in talks with the County. Commissioner Whitfill made the motion to approve the application. Commissioner Tully seconded the motion. All were in favor and the application was approved.

1. **Discussion of and action on a Sign Permit Application from The Haloed Hippie for projecting, wall, and window signage, pursuant to Municipal Code of Ordinances Chapter 3 *Building Regulations*, Article 3.06 *Signs*, located within the Historic Overlay District at 117 N. Nugent Ave., Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 5899. (Applicant; Recommendation Item)**

Due to personal connection to the item, Commissioner Bass recused her self from the room. Commissioner Tully made the motion to approve the sign permit. Commissioner Whitfill seconded the motion. All were in favor and the item was approved.

1. **Discussion of and action on a Preliminary Plat Application from Legacy Capital Funding, LLC establishing Phase One of Deer Creek Estates / Homesteads at Deer Creek consisting of seventy-seven (77) lots out of the Joseph Duel Survey, Abstract No. 147 and Elijah Marshall Survey Abstract No. 393, Blanco County, Texas, more particularly described as 217 281 Loop Rd., Johnson City, Texas 78636 and BCAD Prop. ID No. 8609. (Applicant; Recommendation Item)**

Commissioner Whitfill made the motion to approve the preliminary plat as presented. Commissioner Tully seconded the motion. All were in favor and the plat was approved.

With no additional items before the commission, the meeting was adjourned at 6:48 p.m.

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Chairperson

ATTEST:

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Whitney Walston, City Secretary