

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, April 26, 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
Kenneth Bible
Stephanie Bass

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

1. **Call to order.**

Commissioner Birck called the meeting to order at 6:02 p.m.

PUBLIC HEARINGS:

2. **Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Mr. Mark Barge and Mr. Paul Regnier for a Conditional Use Permit for the operation of a “Home for the Aged, Residential” located at 315 N. Winters Furr, Johnson City, TX 78636, more particularly described as BCAD Prop. ID No. 14988.**
3. **Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Mr. / Mrs. Don Barrett for a change in zoning from “Public Facilities District” to “Commercial District” for the operation of a commercial office located at 406 W. Main St., Johnson City, TX 78636, more particularly described as BCAD Prop. ID No. 2850.**

Both public hearings opened and closed concurrently at 6:02 and 6:03 pm due to no one present.

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 and Capital Improvements Advisory Committee dated March 22, 2022. (Staff; Approval Item)**

Commissioner Whitfill made the motion to approve the minutes as amended. Commissioner Bible seconded the motion. All were in favor and the minutes were approved.

6. **Discussion of and action on a Zoning Amendment Application from Mr. Mark Barge and Mr. Paul Regnier for a Conditional Use Permit for the operation of a “Home for the Aged, Residential” located at 315 N. Winters Furr, Johnson City, TX 78636, more particularly described as BCAD Prop. ID No. 14988. (Applicant; Recommendation Item)**

Property Owner Mark Barge spoke about his sons plans to offer needed services to one individual in the home. He would provide 24/7 care along with cooking cleaning and helping administer prescriptions. The son has been a CAN in the state of Texas since 2010. The change would not increase parking needs. Commissioner Whitfill made the motion to recommend the rezoning application. Commissioner Tully seconded the motion. All were in favor and the item was approved.

7. **Discussion of and action on a Zoning Amendment Application from Mr. / Mrs. Don Barrett for a change in zoning from “Public Facilities District” to “Commercial District” for the operation of a commercial office located at 406 W. Main St., Johnson City, TX 78636, more particularly described as BCAD Prop. ID No. 2850. (Applicant; Recommendation Item)**

The property previously housed the JC Police Department. Commissioner Bible made the motion to recommend the rezoning of the property. Commissioner Tully seconded the motion. All were in favor and the item was approved.

8. **Discussion of and action on a Sign Permit Application from Liz Waller / Biker Chic for awning / canopy and window signage, pursuant to Municipal Code of Ordinances Chapter 3 *Building Regulations*, Article 3.06 *Signs*, located within the Historic Overlay District at 100 N. Nugent Ave., Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 7572. (Applicant; Recommendation Item)**

The sign would not obstruct walkers or vehicles. Commissioner Whitfill made the motion to approve the sign permit. Commissioner Bass seconded the motion. All were in favor and the item was approved.

9. **Discussion of and action on a request by Blanco County for approval of a conceptual design plan for the Blanco County Historic Jailhouse located within the Historic**

Overlay District at 105 N. Ave. G, Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 1726, including, but not limited to, the following:

- **Site plan;**
- **Building design;**
- **Exterior lighting; and**
- **Signage. (Applicant; Recommendation Item)**

The applicant requested the item to be pulled and postponed until the next regular meeting.

10. Discussion of and direction on the City of Johnson City Comprehensive Plan (2009 / 2016 update), including, but not limited to, updates thereto and Texas Local Government Code Chapter 213 *Municipal Comprehensive Plans*. (Commissioner Tully)

Commissioner Tully would like a workshop on how Comprehensive Plans work into the bigger picture of city planning and future development. Commissioner Birck feels like its time to update the plan and to get the process started. Commissioner Whitfill feels the current plan is outdated. Commissioner Tully requested staff to schedule a workshop on comprehensive plans.

With not further business before the commission, the meeting was adjourned at 7:06 p.m.

Chairperson

ATTEST:

Whitney Walston, City Secretary