



**AMENDED AGENDA  
CITY OF JOHNSON CITY, TEXAS  
CITY COUNCIL**

The City of Johnson City City Council will meet for a Regular Meeting on Tuesday, June 7, 2022 at 6:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. This is an open meeting, subject to the open meeting laws of the State of Texas.

**SUPPLEMENTAL NOTICE OF PARTICIPATION BY TELEPHONE CONFERENCE**

The City of Johnson City utilizes Zoom Technologies:

Join Zoom Meeting:

<https://us02web.zoom.us/j/89266431844?pwd=SHRqdi9IVGpxQnY3bzJFM0hOOFP1dz09>

Meeting ID: 892 6643 1844

Passcode: F5DK7d

Dial by your location: +1 346 248 7799 US (Houston)

Meeting ID: 892 6643 1844

Passcode: 874449

1. Call to order.
  - Invocation.
  - Pledge of Allegiance.

**PUBLIC HEARINGS:**

2. Public Hearing to give all interested persons the right to appear and be heard on an Ordinance amending Municipal Code of Ordinances Chapter 14 *Zoning*, Article 14.02 *Zoning Ordinance* by providing definitions related to and amending the permitted chart of uses for the prohibition of hotels, including, but not limited to, short-term rental units, within multi-family dwelling units located within zoning districts in the City; and providing for an effective date.
3. Public Hearing to give all interested persons the right to appear and be heard on an Ordinance amending Municipal Code of Ordinances Chapter 4 *Business Regulations*, Article 4.07 *Hotel Permit Registration* by adding regulations regarding the operation of hotels, including, but not limited to, short-term rental units, in the City; prohibiting the operation of hotels within multi-family dwelling units; requiring notice of Countywide burn bans; declaring a misdemeanor violation with penalties not to exceed \$2,000; and setting an effective date.

## **OPEN SESSION:**

4. Citizens to be heard. The City Council may not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). Speakers should provide comments at the podium, and they should provide their name and address prior to speaking. Comments are limited to three (3) minutes, and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.

## **REPORTS:**

5. Proclamations, Presentations, and/or Reports.
  - a) Report – Chief Administrative Officer Rick Schroder.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting, and a recommendation from the Evaluation Committee on a firm most qualified to assist in the preparation of a Community Development Block Grant F.A.S.T. application for firefighting equipment and, if the project receives a funding award, to provide professional administration services required to implement the project.*
  - b) Report – Public Works Director Brent Sultemeier.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
  - c) Report – Police Chief Ross Allen.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
  - d) Report – Code Enforcement Officer Jessica Oestreich.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
  - e) Report – Municipal Court Judge Tom Walston and Court Clerk Patricia Mikla.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*
  - f) Report – Monthly Permit Report.  
*Provide progress update to City Council on permits issued since prior City Council meeting.*
  - g) Report – Monthly Work Order Report.  
*Provide progress update to City Council on work orders issued since prior City Council meeting.*
  - h) Report – Johnson City Chamber of Commerce and Visitor’s Center.  
*Provide progress update to City Council on work performed / objectives achieved since the prior City Council meeting.*

## **CONSENT AGENDA (ITEM NOS. 6 - 11):**

All Consent Agenda items listed below are considered routine by City Staff and are intended to be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember requests it, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

**CONSENT AGENDA Cont.:**

6. Approval of the minutes of the Regular Meeting of the Johnson City City Council dated May 3, 2022. (Staff)
7. Approval of the Fiscal Year Ending (FYE) 2022 Revenue and Expense, Check Register, and Balance Sheet Reports dated May 31, 2022. (Staff)
8. Approval of a Resolution by the City Council of the City of Johnson City, Texas regarding the Chapter 380 Economic Development Agreement between the City of Johnson City and Old Annex Office Solutions, L.L.C.; providing for release of promissory note and forgiveness of economic loan; and providing an effective date. (Applicant)
9. Approval of an Ordinance of the City Council of the City of Johnson City, Texas setting a Public Hearing on updates to the Land Use Assumptions and Capital Improvements Plan and the imposition of an Impact Fee per service unit on July 26, 2022; and adopting an effective date. (Staff)
10. Approval of an Agreement for Professional Engineering Services between the City of Johnson City and EDGE Engineering, P.L.L.C. for floodplain management services to administer and implement the provisions of Municipal Code of Ordinances Chapter 3 *Building Regulations*, Article 3.04 *Flood Damage Prevention* and other appropriate sections of 44 CFR (Emergency Management and Assistance - National Flood Insurance Program regulations); and designating EDGE Engineering, P.L.L.C. as the City's Floodplain Administrator. (Staff)
11. Approval of an Ordinance of the City Council of the City of Johnson City, Texas authorizing certain budget amendments pertaining to the adopted Fiscal Year Ending (FYE) 2022 Budgets; incorporating recitals; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of this Ordinance; providing for severability; repealing all ordinances in conflict herewith; and setting an effective date. (Staff)

**ITEMS FOR INDIVIDUAL CONSIDERATION:**


12. Discussion of and action on an Ordinance amending Municipal Code of Ordinances Chapter 14 *Zoning*, Article 14.02 *Zoning Ordinance* by providing definitions related to and amending the permitted chart of uses for the prohibition of hotels, including, but not limited to, short-term rental units, within multi-family dwelling units located within zoning districts in the City; and providing for an effective date. (City Council)
13. Discussion of and action on an Ordinance amending Municipal Code of Ordinances Chapter 4 *Business Regulations*, Article 4.07 *Hotel Permit Registration* by adding regulations regarding the operation of hotels, including, but not limited to, short-term rental units, in the City; prohibiting the operation of hotels within multi-family dwelling units;

**ITEMS FOR INDIVIDUAL CONSIDERATION Cont.:**

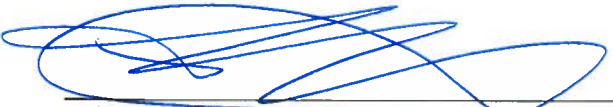
requiring notice of Countywide burn bans; declaring a misdemeanor violation with penalties not to exceed \$2,000; and setting an effective date. (City Council)

14. 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)
15. Pursuant to Municipal Code of Ordinances Chapter 10 *Subdivision Regulation*, Article 10.03 *Stormwater Detention and Drainage*, discussion of and action on the approval of a fee-in-lieu of detention for the Blanco County Historic Jailhouse renovation located at 105 N. Ave. G, Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 1726. (Applicant)
16. Discussion of and action on a Final Plat Application from Legacy Capital Funding, LLC establishing Phase One of the Homesteads at Deer Creek consisting of seventy-three (73) lots, three (3) blocks, and five (5) tracts 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)
17. Discussion of and action on the selection of an engineering a grant administration firm rated as most qualified by the Evaluation Committee to assist in the preparation of a Community Development Block Grant F.A.S.T. application for firefighting equipment and, if the project receives a funding award, to provide professional administration services required to implement the project. (Staff)
18. Discussion of and action on the appointment of members to the Johnson City Police Department Building and Construction Advisory Committee. (Staff)
19. Discussion of and direction on the continued closure and/or vacation of portions of LBJ Dr. for Johnson City Independent School District (JCISD) purposes between, generally, E. Pecan Dr. and E. Cypress St. (Councilwoman Babb)
20. Discussion of and action on a Fireworks Permit Application from the City of Johnson City for a public Independence Day fireworks display and parade to be held on July 2, 2022 at the Blanco Co. Courthouse Square, 101 E. Pecan Dr., Johnson City, Texas 78636, including, but not limited to, the advertising, funding, and staffing thereof. (Staff)

***Adjourn meeting.***

for   
Rhonda Stell  
Mayor

I certify that this Amended Agenda was posted on June 4, 2022 at 9:15 a.m.

for   
Whitney Walston  
City Secretary

**NOTE:** It is possible that a quorum of other Municipal advisory and governmental bodies may attend the above stated meeting. No action will be taken by the other Municipal advisory and governmental bodies at the above stated meeting, other than the body specifically referred to in the above notice.

The City Council reserves the right to adjourn into Closed Session at any time during this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.

Pursuant to Texas Penal Code § 30.06 *Trespass by License Holder with a Concealed Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a concealed handgun.

Pursuant to Texas Penal Code § 30.07 *Trespass by License Holder with an Openly Carried Handgun*, a person licensed under Texas Government Code, Chapter 411 *Department of Public Safety of the State of Texas*, Subchapter H *License to Carry a Handgun* may not enter City Hall with a handgun that is carried openly.