

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOHNSON CITY, TEXAS ADOPTING AN OFFICIAL ZONING MAP FOR THE CITY; REPEALING ALL PRIOR ZONING MAPS; PROVIDING FOR MAINTENANCE AND FILING OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, in January 2022, the City of Johnson City, Texas, a Type A General Law municipality (herein the "City"), directed the preparation of a Zoning Map indicating the boundaries of the City's Zoning Districts, as established in the Zoning Ordinance; and

WHEREAS, having held public hearings, providing written notice to property owners, accepting recommendations from the Planning and Zoning Commission, and reviewing the Comprehensive Plan of the City, the Zoning Map was adopted by Ordinance on January 4, 2022 and constitutes the Official Zoning Map of the City; and

WHEREAS, the property located at 103 Ranch Road 2766, Johnson City, Texas 78636, more particularly described as BCAD Prop. ID No. 5314, was inadvertently labeled as "Single Family Residential" on the Official Zoning Map of the City; and

WHEREAS, in accordance with the official minutes of the City Council, the City rezoned said parcel on April 7, 2009 from "Residential R1" to "Commercial"; and

WHEREAS, the Map attached to this Ordinance sets out the true, correct, and official Zoning Districts and boundaries for the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOHNSON CITY, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Official Map. The Map, attached hereto, marked and labeled City of Johnson City Zoning Map, is hereby adopted as the Official Zoning Map of the City. The Map shall be maintained in the Office of the City Secretary. The Map may be amended and corrected from time to time by the City Council. The Zoning Districts and boundaries indicated upon said Map are hereby declared to be the Official Zoning Districts and boundaries for the City of Johnson City. All properties shown on the Map as within a particular zoning category are hereby declared to be within the Zoning District and zoned accordingly to comply with the requirements of the Zoning Ordinance of the City of Johnson City. All prior zoning maps and designations conflicting with the attached Map are hereby repealed to the extent of conflict only. The City Secretary shall keep the Official Zoning Map among the permanent records of the City available for inspection and review during regular business hours.

Section 3. Zoning Changes. All zoning changes after the effective date of this Ordinance may, in addition to being adopted by ordinance, be reflected on the Official Zoning Map upon completion of the zoning amendment. Should the Map be annotated, the Official Zoning Map shall indicate:

- (a) the date of the zoning change;
- (b) the number of the ordinance or resolution, if any, by which the change was made; and
- (c) a reference to the minutes, ordinances, or resolutions records in which the ordinance or resolution is recorded in full.

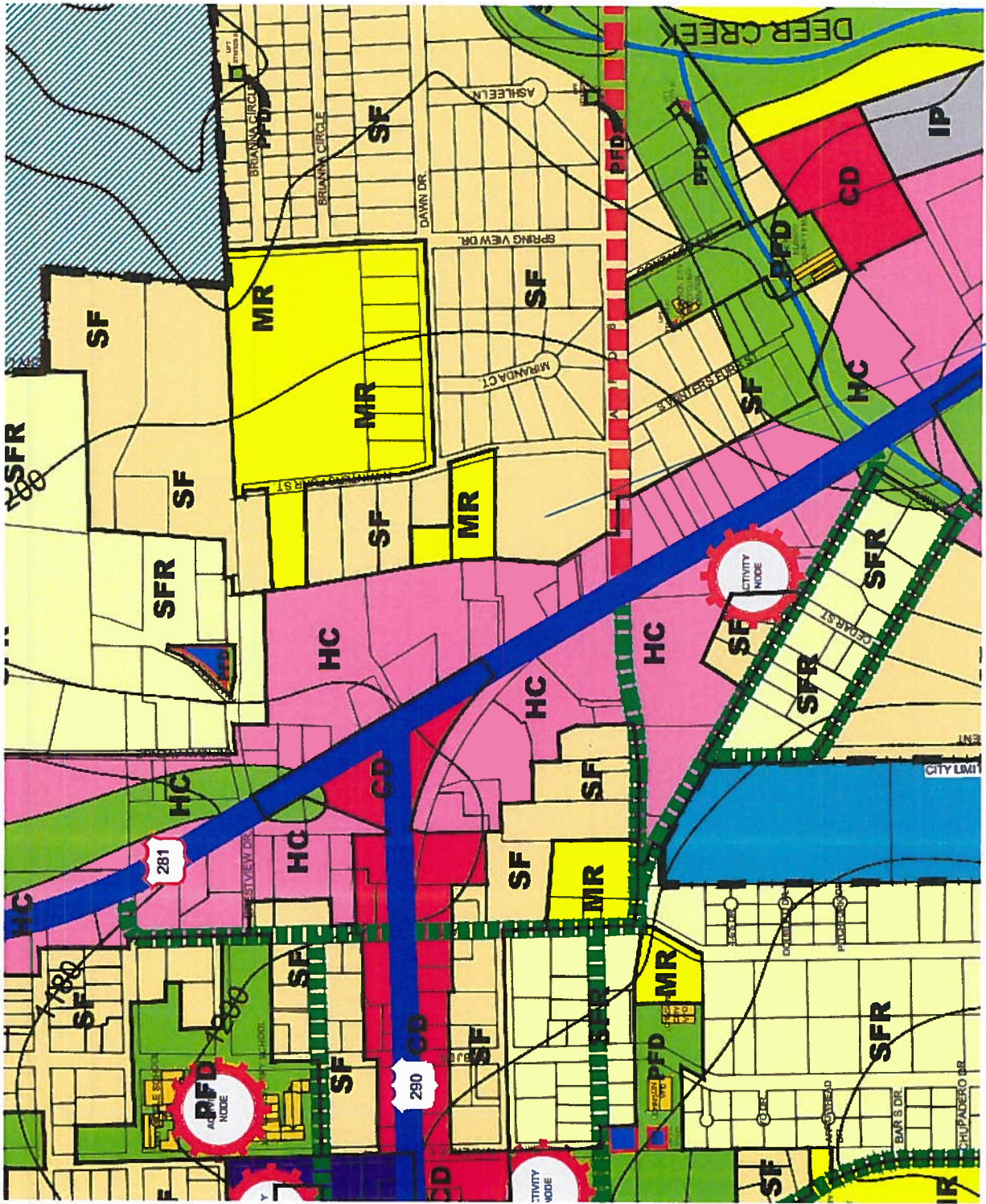
Section 4. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

PASSED AND APPROVED this ____ day of _____, 2022.

Rhonda Stell, Mayor

ATTEST:

Whitney Walston, City Secretary



Subject Property

A public hearing was held for the rezoning from Residential R1 to Commercial at 103 Ranch Road 2766, A 1232 Survey 41 ½ W. H. Withers, for T & D. There were no comments from the public.

Planning and Zoning Commission Chair Warren Villmaire reported the P & Z's recommendation for item A - the rezoning from Residential R1 to Commercial at 103 Ranch Road 2766, A 1232 Survey 41 ½ W. H. Withers, for T & D, is approval since it only had one protest and is in keeping with the Comprehensive Plan. Item B regarding the C & C sign variance had been withdrawn. Item C regarding P & Z appointments was tabled until an ad is placed in the newspaper. Item D regarding the Carl Rountree subdivision was also withdrawn.

A motion was made by Mayor Pro Tem Rhonda Stell to rezone from Residential R1 to Commercial at 103 Ranch Road 2766, A 1232 Survey 41 ½ W. H. Withers, for T & D. Second was made by Councilmember Ralph Moss. MC 4-0

Since the C & C sign variance had been withdrawn, no action was taken.

Mayor Pro Tem Rhonda Stell moved to accept the resignation of Mary Phillips from the Planning and Zoning Commission, seconded by Councilmember Ralph Moss. MC 4-0 Mary was a P & Z member since August 6, 1996.

Appointing members to the Planning and Zoning Commission was tabled until an ad is placed in the newspaper. Cheryl Pratt, Mary Phillips and Rosie Kunkel's terms are expiring. A letter of interest has been received from former member Mark Macola and Cheryl Pratt will remain if needed.

The Carl Rountree subdivision was also withdrawn, therefore no action was taken.

Police Chief Glenn DuBois presented written report on incidents, accidents, arrests, and training and was present to answer questions.

City Administrator/Public Works Director David Dockery was not present to give the utility report.

Mr. Batson's appeal for 107 W. Main Street as to unsafe conditions was tabled until next meeting and he could be notified.

A motion was made by Councilmember Ralph Moss to approve the five-year contract with Blanco County for a voting machine, seconded by Mayor Pro Tem Rhonda Stell. MC 4-0

Mayor Pro Tem Rhonda Stell made a motion to approve a resolution requesting a study of the U.S. 281 Corridor, seconded by Councilmember James Stevenson. MC 4-0

Appointing two members to the Blanco County Hazardous Waste Committee was tabled until next meeting.

Pavilion use, scheduling, and fees were discussed. Councilmember Ralph Moss moved to set the rental fee at \$100 - \$50 of which is refundable if it is left clean. Second was made by Mayor Pro Tem Rhonda Stell. MC 5-0 Reserved signs will be provided.

Mayor Pro Tem Rhonda Stell made a motion to approve the minutes of the March 17, 2009 meeting. Councilmember Alyce Duncan seconded the motion. MC 4-0


A motion was made by Councilmember Alyce Duncan moved to approve payment of bills as presented, seconded by Councilmember James Stevenson. MC 4-0

Gene Yentzen discussed the sewer project on Post Oak and Encinitas.

A motion was made by Councilmember Ralph Moss and seconded by Councilmember James Stevenson to adjourn the meeting at 7:00 p.m.


Kermit A. Roeder, Mayor

ATTEST:


Pat Dildine, City Secretary

April 7, 2009

On April 7, 2009, the City Council met in regular session at 6:00 p.m. at City Hall, 303 E. Pecan Drive, Johnson City, Texas.

Mayor Kermit Roeder called the meeting to order with the following councilmembers present: Rhonda Stell, James Stevenson, Alyce Duncan, and Ralph Moss. Others present: City Secretary Pat Dildine; Pat McGowan, City Attorney; James Crawford from Pedernales Electric Coop (PEC); Misty Norman, Office Manager; Glenn DuBois, Chief of Police; Michelle Burdett of North Blanco County EMS; Porter Dunnaway, Mike Stewart, Patty Elliott, and Tim Elliott of the Chamber of Commerce; James Deal; Derek Staedler of T & D Enterprises; Gandolf Burrus of Grant Development Services; Darryl Weisenbaugh; Chuck Duncan; Gene Yentzen; Planning and Zoning Commission Chair Warren Villmaire and Chamber of Commerce member; and Reba Robards from the LBJ National Historic Park.

James Crawford from Pedernales Electric Coop. advised the Council about the board meeting on April 16 to discuss the proposed rate structure. Two present Board members are not seeking re-election which is now by districts instead of at large. PEC has been giving their "Light the Way" donations to area volunteer agencies such as North Blanco County Emergency Medical Services (NBCEMS) and Johnson City Volunteer Fire Department.

Larry Milner was not present to update the Council on High Speed Broadband.

The Comprehensive Plan was not adopted as presented last month.

There was no engineering project report.

Gandolf Burrus of Grant Development Services briefed the Council on anticipated stimulus funds, a possible grant for baseball field lights, the Recycle Grant and the Go Texan Grant.

Porter Dunnaway from the Chamber of Commerce reported the Chamber of Commerce is still going strong. He reported the new computer has arrived and is on line and all their efforts are toward the upcoming Wildflower Festival on May 2.

The Go Texan Grant as administered by the Chamber of Commerce for the Wildflower Festival was discussed. Councilmember Ralph Moss moved to cut a check for \$5,000 directly from Hotel Occupancy Tax (HOT funds) to be used as grant match for the Wildflower Festival.

Councilmember James Stevenson made a motion to approve alcohol use in the Memorial Park for Wildflower Festival with the Chamber of Commerce furnishing its own insurance, seconded by Mayor Pro Tem Rhonda Stell. MC 4-0