



**AGENDA**  
**CITY OF JOHNSON CITY, TEXAS**  
**PLANNING AND ZONING COMMISSION**

The City of Johnson City Planning and Zoning Commission will meet for a Regular Meeting on Tuesday, October 25, 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/87956504292?pwd=UklaQVBNdGhzWk9SRkErbkJDQTCwZz09>

Meeting ID: 879 5650 4292

Passcode: 6kX3wt

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

Meeting ID: 879 5650 4292

Passcode: 228072

1. Call to order.

**PUBLIC HEARING:**

2. Public Hearing to give all interested persons the right to appear and be heard on a change in zoning from "Single Family Residential District" (SF) to "Commercial District" (CD) for properties located at:
  - 100 Plum Short, Johnson City, TX 78636;
  - 102 Plum Short, Johnson City, TX 78636; and
  - 408 W. Main St., Johnson City, TX 78636.

**OPEN SESSION:**

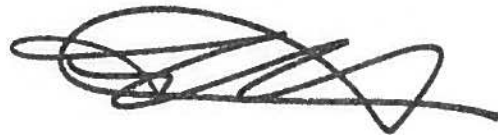
3. Citizens to be heard. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). Comments are limited to three (3) minutes, and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

4. Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated September 27, 2022. (Staff; Approval Item)
5. Discussion of and action on a change in zoning from “Single Family Residential District” (SF) to “Commercial District” (CD) for properties located at:
  - 100 Plum Short, Johnson City, TX 78636;
  - 102 Plum Short, Johnson City, TX 78636; and
  - 408 W. Main St., Johnson City, TX 78636. (City Council; Recommendation Item)
6. Discussion of and action on proposed amendments to the Municipal Code of Ordinances related to floodplain regulation and management. Specifically, proposed amendments include the following:
  - Section 2.8 *Plat Application Packet Requirements* of Article 10.02 *Subdivision Ordinance* in Chapter 10 *Subdivision Regulation*;
  - Article 10.03 *Stormwater Detention and Drainage* in Chapter 10 *Subdivision Regulation*;
  - Section 3 *Storm Drainage Facilities* and Section 4 *Vegetation* in Appendix B. *Design Standards and Specifications Manual* of Article 10.02 *Subdivision Ordinance* in Chapter 10 *Subdivision Regulation*; and
  - Article 3.04 *Flood Damage Prevention*. (Staff; Recommendation Item)

***Adjourn.***

I certify that this Agenda was posted on October 21, 2022 on or before 5:00 p.m.



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Rick Schroder  
Chief Administrative Officer

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

**The Planning and Zoning Commission 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.**