

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, 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.

Present: James Whitfill
Kevin Tully
Kenneth Bible
Stephanie Bass
Paul Babb

Staff Present: Rick Schroder, CAO
Whitney Walston, City Secretary
Odalys Johnson, City Engineer
Travis Kratz, Floodplain Administrator

1. **Call to order.**

Commissioner Bible called the meeting to order at 6:01 pm.

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.**

The hearing opened and closed at 6:02 pm. There were no comments.

OPEN SESSION:

3. **Citizens to be heard.**

There were no comments.

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)**

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

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)**

Commissioner Whitfill made the motion to approve the rezoning of 100 Plum Short, Johnson City, TX 78636; 102 Plum Short, Johnson City, TX 78636; and 408 W. Main St., Johnson City, TX 78636. Commissioner Babb seconded the motion. All were in favor and the motion was approved.

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)***

Commissioner Babb made the motion to approve the proposed amendments and directed staff to confer with the City Attorney to determine what language needs to be included that prohibits the use of groundwater for wet bottom retention ponds or the disallowance of wet bottom detention ponds. Commissioner Tully seconded the motion. All were in favor and the item was approved.

With no further business before the commission, the meeting was adjourned at 6:50 pm.

Chairperson

ATTEST:

Whitney Walston, City Secretary