

Called and Regular Meeting Agendas
City of Johnson City, Texas
Board of Adjustment & City Council

The City of Johnson City Board of Adjustment met for a Called Meeting on Tuesday, May 16, 2023 at 6:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. The City of Johnson City City Council met for a Regular Meeting on Tuesday, May 16, 2023 in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636 following adjournment of the Board of Adjustment. These were open meetings, subject to the open meeting laws of the State of Texas.

Present: Rhonda Stell
Shelton Coleman
Gayla Guthrie
Patricia Dildine
Stephanie Fisher
Teresa Babb

Staff Present: Rick Schroder, CAO
Whitney Walston, City Secretary
BJ Sultemeier, Public Works Director
Ross Allen, Police Chief
Elizabeth Elleson, City Attorney

Citizens Present: Trish Hartmann, JCRC
Patty Chimene
Frances Ann Giron
Tyler Riddle
Bart Burkhard
Sara Allen
Lynn Moore
Lin & Bob Corrigan
Robert and Lydia Nida

1. Call Called Meeting of the Board of Adjustment to order at 6:00 p.m.

Mayor Stell called the meeting to order at 6:00 pm and Councilmember Babb led the invocation.

PUBLIC HEARING:

- 2. Public Hearing to give all interested persons the right to appear and be heard on a Variance Application from Tyler and Megan Riddle for a variance to Municipal Code of Ordinances Chapter 14 Zoning, Article III Zoning Districts, Section 3-3 Single-Family Residential, Subsection (c) requesting a Minimum Side Yard Setback of three**

feet (3') in lieu of the ten-foot (10') requirement for property located at 103 N. Ave. C, Johnson City, Texas 78636.

The Public hearing opened at 6:01 pm and closed at 6:02 pm.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. **Discussion of and action on a Variance Application from Tyler and Megan Riddle for a variance to Municipal Code of Ordinances Chapter 14 Zoning, Article III Zoning Districts, Section 3-3 Single-Family Residential, Subsection (c) requesting a Minimum Side Yard Setback of three feet (3') in lieu of the ten-foot (10') requirement for property located at 103 N. Ave. C, Johnson City, Texas 78636. (Applicant)**

Councilmember Babb recused herself due to professional relationship with the applicant. Councilmember Coleman made the motion to approve the variance. Councilmember Guthrie seconded the motion. All were in favor and the motion passed.

The Board of Adjustment meeting was adjourned at 6:08 pm.

4. **Call Regular Meeting of the City Council to order following adjournment of the Called Meeting of the Board of Adjustment.**

The regular meeting was called to order at 6:08 pm.

PUBLIC HEARINGS:

5. **Public Hearing to give all interested persons the right to appear and be heard on the City of Johnson City's issuance of combination tax and surplus revenue certificates of obligation in the maximum aggregate principal amount not to exceed \$1,500,000 for various capital improvement projects, including street, sidewalk, and drainage improvements.**

The public hearing opened and closed at 6:09 pm. There were no comments.

6. **Public Hearing to give all interested persons the right to appear and be heard on a Zoning Amendment Application from Zachary A. Zamora, owner of Variance Design, for a change in zoning from "Commercial District" to "Planned Unit Development District" (PUD) for two (2) properties located at 111 W. Main St., Johnson City, Texas 78636.**

The public hearing opened at 6:10 pm with resident Flora Regar had questions about zoning of the other properties in the area. The public hearing closed at 6:20 pm.

OPEN SESSION:

7. Citizens to be heard.

There were no citizens to be hears.

ITEMS FOR INDIVIDUAL CONSIDERATION:

8. **Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas rezoning 111 W. Main St., Johnson City, Texas 78636 from “Commercial District” to “Planned Unit Development District”; declaring a public purpose; authorizing the Chief Administrative Officer to take all necessary steps to implement the provisions of this Ordinance; incorporating recitals; providing for severability; and adopting an effective date. (Applicant)**

Councilmember Guthrie moved to approve the Ordinance rezoning 111 W. Main St., Johnson City, Texas 78636. Councilmember Dildine seconded the motion. All were in favor and the Ordinance was approved.

9. **Discussion of and action on a Professional Services Agreement for Marketing Services between Deep Roots Small Business Services and the City of Johnson City, Texas, including, but not limited to, an associated scope of work, production of services, and compensation. (Staff)**

Councilmember’s Fisher, Babb, Coleman, and Guthrie agreed to move forward on creating a contract in the amount of \$60,000 for discussed services. Councilmember Dildine was opposed.

10. **Discussion of and action on a Visitor Information Center Services Agreement and Hotel Occupancy Tax Funding Agreement between the City of Johnson City, Texas and the Johnson City Chamber of Commerce for the term April 1, 2023 to May 15, 2023 and consideration of contracting for said services from May 16, 2023 to September 30, 2023, including subsequent renewal periods, with terms in accordance with S.B. No. 1420, a Bill relating to municipal and county hotel occupancy taxes. (City Attorney)**

Councilmember Coleman made the motion to table the item. Councilmember Fisher seconded the motion. All were in favor and the item was tabled.

11. **Discussion of and action on a Resolution of the City of Johnson City, Texas canvassing the returns and declaring the results of the General Election held Saturday, May 6, 2023 for the purpose of electing a Mayor. (City Secretary)**

Councilmember Coleman made the motion to approve the Resolution canvassing the returns and declaring the results of the General Election held Saturday, May 6, 2023. Councilmember Guthrie seconded the motion. All were in favor and the Resolution was approved.

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


Stephanie Fisher, Mayor

ATTEST:


Whitney Walston, City Secretary