

**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, January 24, 2023 at 6:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present: Suree Birck  
Kenneth Bible  
Kevin Tully  
James Whitfill  
Bart Burkhard  
Paul Babb

Staff Present: Rick Schroder, CAO  
Whitney Walston, City Secretary

1. **Call to order.**

The meeting was called to order by Commissioner Birck at 6:01 pm.

PUBLIC HEARING:

2. **Public Hearing to give all interested persons the right to appear and be heard on Zoning Amendment Applications from Shirley Elder and Larry and Kerry Guthrie for a change in zoning from “Single Family Residential Restricted” (SFR) to “Downtown District” (DO) for two (2) properties located at 302 N. Ave. G and 203 E. Cypress, Johnson City, Texas 78636.**

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

OPEN SESSION:

3. **Citizens to be heard.**

There were no citizens to be heard.

ITEMS FOR INDIVIDUAL CONSIDERATION:

4. **Discussion of and action on the minutes of the Regular Meeting of the Planning and Zoning Commission dated October 25, 2022. (Staff; Approval Item)**

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

5. **Discussion of and action on Zoning Amendment Applications from Shirley Elder and Larry and Kerry Guthrie for a change in zoning from “Single Family Residential Restricted” (SFR) to “Downtown District” (DO) for two (2) properties located at 302 N. Ave. G and 203 E. Cypress, Johnson City, Texas 78636. (Applicants; Recommendation Item)**

Commissioner Whitfill made the motion to approve as presented and directed staff to initiate rezoning of the properties in the discussed block to the Downtown District in accordance with the comprehensive plan. Commissioner Burkhard seconded the motion. All were in favor and the item were approved.

6. **Discussion of and direction on Municipal Code of Ordinances Chapter 14 Zoning, Article VIII Schedule of Uses. (Staff)**

The commissioners discussed and directed staff on the requested changes to the Municipal Code of Ordinances Chapter 14 Zoning, Article VIII Schedule of Uses.

*The meeting was adjourned at 7:47 pm.*

---

Chairperson

ATTEST:

---

Whitney Walston, City Secretary

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

The City of Johnson City Planning and Zoning Commission met for a Special Meeting on Wednesday, February 15, 2023 at 6:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present: Suree Birck  
Kenneth Bible  
Kevin Tully  
James Whitfill  
Stephanie Bass  
Bart Burkhard  
Paul Babb

Staff Present: Rick Schroder, CAO  
Whitney Walston, City Secretary

1. **Call to order.**

The meeting was called to order at 6:01 pm by Commissioner Birck.

OPEN SESSION:

2. **Citizens to be heard.**

There were no public comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. **Discussion of and direction on Municipal Code of Ordinances Chapter 14 Zoning, Article VIII Schedule of Uses. (Staff)**

The commissioners discussed and directed staff on the requested changes to the Municipal Code of Ordinances Chapter 14 *Zoning*, Article VIII *Schedule of Uses*.

The meeting was adjourned at 8:09 pm.

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Whitney Walston, City Secretary

**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, February 28, 2023 at 6:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present: Suree Birck  
Kenneth Bible  
Bart Burkhard  
Paul Babb

Staff Present: Rick Schroder, CAO  
Whitney Walston, City Secretary

1. **Call to order.**

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

OPEN SESSION:

2. **Citizens to be heard.**

There were no public comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. **Discussion of and direction on Municipal Code of Ordinances Chapter 14 Zoning, Article VIII Schedule of Uses. (Staff)**

The commissioners discussed and directed staff on the requested changes to the Municipal Code of Ordinances Chapter 14 Zoning, Article VIII Schedule of Uses.

*The meeting was adjourned at 7:22 pm.*

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Whitney Walston, City Secretary

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, March 28, 2023 at 6:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present: Suree Birck  
James Whitfill  
Kevin Tully  
Kenneth Bible  
Bart Burkhard  
Paul Babb

Staff Present: Rick Schroder, CAO  
Whitney Walston, City Secretary

1. **Call to order.**

Commissioner Birck called the meeting to order at 6:02 pm

OPEN SESSION:

2. **Citizens to be heard.**

There were no public comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. **Pursuant to Municipal Code of Ordinances Chapter 14 Zoning, Article III Zoning Districts, Division 2 Historic Preservation, discussion of and action on a request by Pecan Street Brewing located at 106 E. Pecan Dr. to replace a front awning and associated roofing with a new awning and associated thermoplastic polyolefin (TPO) roofing supported by columns, property more particularly described as BCAD Property ID No. 2618. (Applicant)**

Commissioner Burkhard motion to approve the item as presented with a suggested color change to match the existing brick to the back four supports. Commissioner Bible seconded the motion. All were in favor and the motion was approved.

4. **Discussion of and direction on Municipal Code of Ordinances Chapter 14 Zoning. (Staff)**

Discussion continued on this item.

With no further business before the commission, the meeting was adjourned at 7:30pm.

---

Chairperson

ATTEST:

---

Whitney Walston, City Secretary

DRAFT

**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, April 25, 2023 at 6:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present: Suree Birck  
Kenneth Bible  
James Whitfill  
Stephanie Bass  
Bart Burkhard  
Paul Babb

Staff Present: Rick Schroder, CAO  
Whitney Walston, City Secretary

Not Present: Kevin Tully

1. Call to order.

The meeting was called to order at 6:01 p.m.

**PUBLIC HEARING:**

2. 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 6:01 p.m. and closed at 6:02 p.m. No citizen spoke during the Public Hearing.

**OPEN SESSION:**

3. Citizens to be heard. Speakers should provide comments at the podium, and they should provide their name and address prior to speaking. 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.

Zachary A. Zamora, Variance Design – Spoke on behalf of Variance Design and Item No. 4 on the Agenda.

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

4. Discussion of and action 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. (Applicant)

**Commissioner Burkhard motioned to recommend approval of Item No. 4, as presented. Commissioner Whitfill seconded the motion. All in favor.**

5. Pursuant to Municipal Code of Ordinances Chapter 14 *Zoning*, Article III *Zoning Districts*, Division 2 *Historic Preservation*, discussion of and action on a request by Proof & Cooper, located at 209 E. Main St., Johnson City, Texas 78636, for approval of an illuminated (neon) freestanding / self-supported sign. (Applicant)

**Commissioner Babb motioned to recommend approval of Item No. 5, as presented, with the approval of the placement and height of the sign by the Texas Department of Transportation (TxDOT) and Pedernales Electric Cooperative (PEC). Commissioner Bass seconded the motion. All in favor.**

6. Discussion of and action on a Minor Plat establishing the “Vilmaire Subdivision”, located at 300 W. Main St., Johnson City, Texas 78636, being a portion of Block 50, City of Johnson City, comprised of a 0.75-acre Tract No. 1, described in Document No. 210758, and a 0.75-acre Tract No. 2, described in Document No. 210757, Official Public Records, Blanco County, Texas, including, but not limited to, a request for a variance from Chapter 10 *Subdivision Regulation*, Article 10.02 *Subdivision Ordinance*, Division 4 *Improvements*, Section 10.02.214 *Streets* requiring dedication of future right-of-way for a subdivision adjacent to any existing State-maintained highway. (Applicant)

**Commissioner Babb motioned to recommend approval of Item No. 6, as presented, including the requested variance from Chapter 10 *Subdivision Regulation*, Article 10.02 *Subdivision Ordinance*, Division 4 *Improvements*, Section 10.02.214 *Streets* requiring dedication of future right-of-way for a subdivision adjacent to any existing State-maintained highway. Commissioner Burkhard seconded the motion. All in favor.**

***Adjourn.***

With no additional items before the Commission, the meeting was adjourned at 6:56 p.m.

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Whitney Walston, City Secretary