



ZONING BOARD OF ADJUSTMENT MINUTES

On this the 10th day of July 2017, the Zoning Board of Adjustment of the City of Burnet, convened in Regular Session at 6:00 PM at the regular meeting place thereof with the following members present, to-wit:

GUESTS: Whitney Newton, Whitney Newton Properties

1) **CALL TO ORDER:** The meeting was called to order at 6:15 PM by Chair, Joy Taylor

2) **ROLL CALL:**

Members Present: Joy Taylor, Kim Winkler, Paul Shell, Linda Freitag

Members Absent: Daly Myers

Others Present: Mark Lewis, Director of Community Development;
Leslie Kimbler, Administrative Technician

3) **CONSENT AGENDA:**

Minutes of the February 21, 2017 Regular Meeting were not presented; minutes will be presented at the following Zoning Board of Adjustment Meeting.

4) **ACTION:**

4.1) Special Exception Request: The Zoning Board of Adjustment will consider a request for a request for a Special Exception to the minimum R-1 lot size standards established by Code of Ordinances Chapter 118, Sec. 118-20 (o) which states "nothing in this section shall prohibit the approval of a comprehensive zero lot line residential development or other innovative housing development in compliance with the other terms and provisions of this chapter. The exception is being sought for the purpose of allowing a replat creating Lots 2B and 2C; Block 7; Johnson Addition which is further described as being located in the 1000 block of Westfall Street.

Mr. Lewis presented an overview of the requested variance

Motion to approve a Special Exception to the minimum R-1 lot size standards established by Code of Ordinances Chapter 118, Sec. 118-20 (o) which states "nothing in this section shall prohibit the approval of a comprehensive zero lot line residential development or other innovative housing development in compliance with the other terms and provisions of this chapter":

Paul Shell

Second:

Linda Freitag

Motion approved:

4-in favor/0-in opposition

4.2) Variance Request: The Zoning Board of Adjustment will consider a request for a Variance to the 40-foot front, and 15-foot side yard setbacks established for C-2 zoning districts. The variance which is requested for 401 Industrial Blvd seeks approval of a 25-foot front and 5-foot side building setback.

Mr. Lewis presented an overview of the requested variance

Motion to approve a Variance to the 40-foot front, and 15-foot side yard setbacks established for C-2 zoning districts:

Paul Shell

Second:

Linda Freitag

Motion approved:

4-in favor/0-in opposition

5) **STAFF REPORTS**

None

6) **REQUESTS FOR FUTURE AGENDA ITEMS:**

None

7) **ADJOURN:**

Motion to adjourn:

Linda Freitag

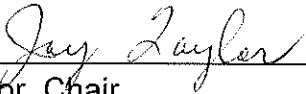
Second:

Kim Winkler

Motion approved:

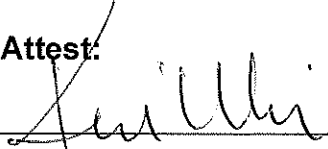
4-in favor/0-in opposition

There being no further business, Chair Joy Taylor adjourned the meeting at 6:27 PM.



Joy Taylor, Chair
City of Burnet Planning and Zoning Commission

Attest:



Kim Winkler, Secretary