



PLANNING & ZONING COMMISSION MINUTES

On this the 9th day of September, 2019, the Planning and Zoning Commission of the City of Burnet, convened in Regular Session at 6:00 p.m. at the regular meeting place thereof with the following persons present, to-wit:

1. CALL TO ORDER:

The meeting was called to order at 6:00 p.m. by Chairman Lindholm.

2. ROLL CALL:

Members Present: Craig Lindholm, Tommy Gaut, Derek Fortin, Ricky Langley, Calib Williams, Cesar Arreaza and Jennifer Wind

Members Absent:

Guests: Mary Jane Shanes, Dick Sample, Beverly Sample, Kathy Baucom, Judy Humphreys, Rita Gooch and James Tipton

Others Present: Mark Lewis, Interim Planner
Leslie Kimbler, Development Services Admin.Tech.
Matthew Garrett, NewGen Strategies & Solutions

3. CONSENT AGENDA:

3.1) Minutes of the meeting held July 15, 2019 Regular Zoning Commission Meeting.

A motion to approve the consent agenda was made by Commissioner Arreaza. The motion was seconded by Commissioner Fortin and carried by a vote of 7 to 0.

4. CAPITAL IMPROVEMENT ADVISEMENT COMMITTEE DELIBERATION:

4.1) The Planning and Zoning Commission will convene in its capacity as the City of Burnet Capital Improvement Adviseament Committee for the purpose of formulating a recommendation to City Council regarding the amendment or update of water and wastewater impact fees.

The Planning and Zoning Commission convened as the City of Burnet Capital Improvement Adviseament Committee at 6:02pm when guest speaker, Matthew Garrett, took the podium to give a presentation regarding the amendment or update of water and wastewater impact fees.

Commissioner Arreaza made a motion to recommend to the City Council that no update to the impact fees be necessary, but the Commission would like for the Council to begin undertaking the necessary studies to assess whether impact fees should be updated within the next five years. The motion was seconded by Commissioner Wind, and carried by a vote of 6 to 1 with Commissioner Lindholm voting in opposition.

At this time, the Capital Improvement Advisement Committee then re-convened as the Planning and Zoning Commission at 6:49pm.

5. PUBLIC HEARINGS:

- 5.1) The Planning and Zoning Commission of the City of Burnet, Texas will hold a public hearing regarding a request to assign Light Commercial, District C-1 zoning to Highland Oaks, Phase 1, Block 9, Lot 2, and Block 10, Lot 1; Agricultural District – District A zoning to Highland Oaks, Phase 1, Block 9, Lot 1, Phase 2, Block 7, Lot 10; “G” Government and Public Institutional District zoning to Highland Oaks, Phase 1, Block 9, Lot 3 and Phase 2, Block 6, Lot 30; and Single-family Residential 1—District zoning to Highland Oaks, Phase 1, Block 1, Lots 1-27, Block 2, Lots 1-14, Block 6, Lots 1-4, Block 8, Lots 1-21, Phase 2, Block 3, Lots 1-13, Block 4, Lots 1-13, Block 5, Lots 1-13, Block 6, Lots 5-29, and Block 7, Lots 1-9, and 11-20.

Mark Lewis, Interim Planner, presented staff’s report regarding the request to assign Light Commercial, District C-1 zoning to Highland Oaks, Phase 1, Block 9, Lot 2, and Block 10, Lot 1; Agricultural District – District A zoning to Highland Oaks, Phase 1, Block 9, Lot 1, Phase 2, Block 7, Lot 10; “G” Government and Public Institutional District zoning to Highland Oaks, Phase 1, Block 9, Lot 3 and Phase 2, Block 6, Lot 30; and Single-family Residential 1—District zoning to Highland Oaks, Phase 1, Block 1, Lots 1-27, Block 2, Lots 1-14, Block 6, Lots 1-4, Block 8, Lots 1-21, Phase 2, Block 3, Lots 1-13, Block 4, Lots 1-13, Block 5, Lots 1-13, Block 6, Lots 5-29, and Block 7, Lots 1-9, and 11-20.

Chairman Lindholm opened the floor for public comment.

Kathy Baucom, resident at 115 Linsey Cove, spoke in opposition of the request to rezone the front two lots, of the subdivision, to commercial.

There being no further public comment, Chairman Lindholm closed the public hearing.

- 5.2) The Planning and Zoning Commission of the City of Burnet, Texas will hold a public hearing regarding amendments proposed for City of Burnet Code of Ordinances, Chapter 118 – “Zoning,” Section 118-20, Chart 1 for the purpose of revising minimum lot areas, lot depths, and minimum lot widths established for various zoning districts; Section 118-45, Light Commercial for the purpose of establishing “car wash” as a use permitted with Conditional Use Permit; Section 118-46 Medium Commercial—District C-2 for the purpose of establishing “car wash” and “automobile repair or retail service station and garage” as permitted uses, and Section 118-62 K for the purpose of establishing requirements for screening adjacent to residentially zoned properties.

Mark Lewis, Interim Planner, presented staff's report regarding amendments proposed for City of Burnet Code of Ordinances, Chapter 118 – "Zoning," Section 118-20, Chart 1 for the purpose of revising minimum lot areas, lot depths, and minimum lot widths established for various zoning districts; Section 118-45, Light Commercial for the purpose of establishing "car wash" as a use permitted with Conditional Use Permit; Section 118-46 Medium Commercial—District C-2 for the purpose of establishing "car wash" and "automobile repair or retail service station and garage" as permitted uses, and Section 118-62 K for the purpose of establishing requirements for screening adjacent to residentially zoned properties.

Chairman Lindholm then opened the floor for public comment. There being no further public comment, Chairman Lindholm closed the public hearing.

6. ACTION ITEMS:

- 6.1) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action on a request to assign Light Commercial, District C-1 zoning to Highland Oaks, Phase 1, Block 9, Lot 2, and Block 10, Lot 1; Agricultural District –District A zoning to Highland Oaks, Phase 1, Block 9, Lot 1, Phase 2, Block 7, Lot 10; "G" Government and Public institutional District zoning to Highland Oaks, Phase 1, Block 9, Lot 3 and Phase 2, Block 6, Lot 30; and Single-family Residential 1—District zoning to Highland Oaks, Phase 1, Block 1, Lots 1-27, Block 2, Lots 1-14, Block 6, Lots 1-4, Block 8, Lots 1-21, Phase 2, Block 3, Lots 1-13, Block 4, Lots 1-13, Block 5, Lots 1-13, Block 6, Lots 5-29, and Block 7, Lots 1-9, and 11-20.

Commissioner Gaut made a motion to approve the staff recommendation for the proposed re-zoning; however, the Commission asks for the City Council to re-consider zoning Lot 2, Block 9, Phase 1 to something other than the proposed zoning and direct staff to bring a new zoning request (for Lot 2, Block 9, Phase 1) back for future consideration . The motion was seconded by Commissioner Langley, and carried by a vote of 7 to 0.

- 6.2) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding amendments proposed for City of Burnet Code of Ordinances, Chapter 118 – "Zoning," Section 118-20, Chart 1 for the purpose of revising minimum lot areas, lot depths, and minimum lot widths established for various zoning districts; Section 118-45, Light Commercial for the purpose of establishing "car wash" as a use permitted with Conditional Use Permit; Section 118-46 Medium Commercial—District C-2 for the purpose of establishing "car wash" and "automobile repair or retail service station and garage" as permitted uses, and Section 118-62 K for the purpose of establishing requirements for screening adjacent to residentially zoned properties.

Commissioner Williams made a motion to approve the proposed amendments for City of Burnet Code of Ordinances, Chapter 118 – "Zoning," Section 118-20, Chart 1; Section 118-45, Light Commercial; Section 118-46 Medium Commercial - District C-2; and Section 118-62 K. The motion was seconded by Commissioner Langley, and carried by a vote of 7 to 0.

- 6.3) The Planning and Zoning Commission of the City of Burnet, Texas will consider and take action on the Honey Rock Ranch, Phase Two Final Plat, a proposed subdivision consisting of 8 single-family residential lots which is described as being generally located at the intersection of Ramsey Way and Honey Rock Boulevards.

Commissioner Lindhold made a motion to approve the Honey Rock Ranch, Phase Two Final Plat. The motion was seconded by Commissioner Arreaza, and carried by a vote of 7 to 0.

7. STAFF REPORTS:

Mr. Lewis said expressed his appreciation to Chairperson Craig Lindholm for serving on Planning and Zoning Commssion.

Mr. Lewis also informed the Commission that he will be giving a staff report at next month's meeting regarding the new legislative updates.

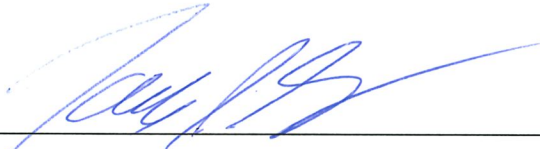
8. REQUESTS FOR FUTURE AGENDA ITEMS:

Chairperson Lindholm requested that a vote for his replacement take place at the next meeting.

9. ADJOURN:

Commissioner Gaut made a motion to adjourn the meeting; Commissioner Williams seconded, and the motion carried by a vote of 7 to 0.

There being no further business, Chairperson, Craig Lindholm adjourned the meeting at 7:53 p.m.



Chair
City of Burnet Planning and Zoning Commission

Attest: 

Herve Derek Fortin, Secretary