



## **NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BURNET, TEXAS**

This notice is posted pursuant to the Texas Local Government Code, Chapter §551 – Open Meetings.

Notice is hereby given that a **Public Hearing and Regular Meeting of the Planning and Zoning Commission** of the City of Burnet, Texas will be held on the **2<sup>nd</sup> December, 2019**, at **6:00 p.m.**, in the City Council Chambers at 2402 South Water Street, Burnet, Texas 78611 at which time the following subjects will be discussed, to-wit:

### **1. CALL TO ORDER:**

### **2. ROLL CALL:**

### **3. CONSENT AGENDA ITEMS:** All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission member, staff member or citizen requests removal of the item from the consent agenda for the purpose of discussion. For removal of an item, a request must be made to the Commission when the Consent Agenda is opened for Commission action.

- 3.1) Minutes of the regular meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on November 4, 2019.

### **4. PUBLIC HEARINGS:**

- 4.1) The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding the Preliminary Plat of Westfall Village, a 51-lot single-family residential subdivision to be generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.
- 4.2) The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding the Preliminary Plat of Sky View Hill, a nine-lot subdivision located in the 1200-1500 blocks of CR 250.

### **5. ACTION ITEMS:**

- 5.1) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding a variance to the 600-foot maximum block length requirements established by Code of Ordinances Chapter 98, Sec. 98-48 requested for the purpose of allowing Elmer Avenue, a local

residential street to be located in the Westfall Village Subdivision, to be constructed with a block length of 900 feet.

- 5.2) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding the Preliminary Plat of Westfall Village, a 51-lot single-family residential subdivision to be generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.
- 5.3) The Planning and Zoning Commission of the City of Burnet, will discuss and consider action regarding the Preliminary Plat of Sky View Hill, a nine-lot subdivision located in the 1200-1500 blocks of CR 250.
- 5.4) The Planning and Zoning Commission of the City of Burnet, will discuss and consider action regarding the Final Plat of Sky View Hill, Phase 1, a nine lot subdivision located in the 1200-1500 blocks of CR 250.

## **6. STAFF REPORTS**

- 6.1) January 14, 2020 Joint Planning and Zoning Commission/City Council Workshop

## **7. REQUESTS FOR FUTURE AGENDA ITEMS**

## **8. ADJOURN**

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Burnet, is a true and correct copy of said notice and that I posted a true and correct copy of said notice on the bulletin board, in the City Hall of said City, Burnet, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on November 27, 2019 at or before 5 o'clock p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of said meeting.

**Dated this 27<sup>th</sup> day of November, 2019**

---

Leslie Kimbler, Asst. City Secretary

### ***NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:***

The City Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the Development Services Department at (512) 715-3206, FAX (512) 756-8560 or e-mail at [mlewis@cityofburnet.com](mailto:mlewis@cityofburnet.com) for information or assistance.



## **PLANNING & ZONING COMMISSION MINUTES**

On this the 9<sup>th</sup> 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 Gaut.

### **2. ROLL CALL:**

Members Present: Tommy Gaut, Derek Fortin, Ricky Langley, Calib Williams, and Jennifer Wind

Members Absent: Cesar Arreaza

Guests: John Day, Wade Langley, Bret Burton, Gary Dillard, Veronica Ponce

Others Present: Mark Lewis, Interim Planner  
Leslie Kimbler, Development Services Admin.Tech.

### **3. CONSENT AGENDA:**

3.1) Minutes of the meeting held October 7, 2019 Regular Zoning Commission Meeting.

A motion to approve the consent agenda with correction was made by Commissioner Fortin. The motion was seconded by Commissioner Gaut and carried by a vote of 5 to 0.

### **4. PUBLIC HEARINGS:**

4.1) The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding a request to rezone 21.97 acres out of the Sarah Ann Guest Survey, No 150, Abstract 1525 from its current designation of Light Industrial—District I-1, to Single-family Residential—District R-1, said 21.97 acres being further described as being generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.

Mark Lewis, Interim Planner, presented staff's report regarding the request to rezone 21.97 acres out of the Sarah Ann Guest Survey, No 150, Abstract 1525 from its current designation of Light Industrial—District I-1, to Single-family Residential—District R-1.

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

- 4.2) The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding a plat vacating Blocks 9-12, 21-28 and 37-40, of the Johnson Addition City of Burnet, Burnet County, Texas, said blocks being generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.

Mark Lewis, Interim Planner, presented staff's report regarding a plat vacating Blocks 9-12, 21-28 and 37-40, of the Johnson Addition City of Burnet, Burnet County, Texas.

Chairman Gaut then opened the floor for public comment.

Guest, John Day, day spoke to the Commission and stated that he has no opposition to the proposed plat vacation.

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

## **5. ACTION ITEMS:**

Prior to the presentation of the action items, Chairman Gaut made the Commission aware that Commissioner Langley had filed an Affidavit of Conflict of Interest; at which point Commissioner Langley recused himself from the Council meeting room. Commissioner Langley was not present at any time during the Commission's discussion and action regarding action item 5.1 or action item 5.2.

- 5.1) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding a request to rezone 21.97 acres out of the Sarah Ann Guest Survey, No 150, Abstract 1525 from its current designation of Light Industrial—District I-1, to Single-family Residential—District R-1, said 21.97 acres being further described as being generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.

Commissioner Fortin made a motion to approve the request to rezone 21.97 acres out of the Sarah Ann Guest Survey, No 150, Abstract 1525 from its current designation of Light Industrial—District I-1, to Single-family Residential—District R-1. The motion was seconded by Commissioner Wind, and carried by a vote of 4 to 0.

- 5.2) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding a plat vacating Blocks 9-12, 21-28 and 37-40, of the Johnson Addition City of Burnet, Burnet County, Texas, said blocks being generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.

Commissioner Williams made a motion to approve a plat vacating Blocks 9-12, 21-28 and 37-40, of the Johnson Addition City of Burnet, Burnet County, Texas. The motion was seconded by Commissioner Gaut, and carried by a vote of 4 to 0.

- 5.3) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding the Pepper Mill, Phase One Final Plat, an 8.86-acre, a 27-lot residential subdivision located at the eastern terminations of Spicewood Drive and Applewood Drive East.

Commissioner Gaut made a motion to approve Pepper Mill, Phase One, Final Plat with the following condition:

*“The Pepper Mill, Phase One, Final Plat shall not be recorded until all improvements have been accepted by the City, or until the City has been provided with a surety instrument in a form specified by Code of Ordinances, Chapter 98, Sec. 98-61 – Assurances for completion of improvements.”*

The motion was seconded by Commissioner Wind, and carried by a vote of 5 to 0.

- 5.4) The Planning and Zoning Commission of the City of Burnet, will discuss and consider action regarding the Pepper Mill, Phase Two, Final Plat of a 5.39, acre, 23-lot, residential subdivision located immediately north of the Heritage Valley Subdivision.

Commissioner Wind made a motion to approve Pepper Mill, Phase Two, Final Plat with the following condition:

*“The Pepper Mill, Phase Two, Final Plat shall not be recorded until all improvements have been accepted by the City, or until the City has been provided with a surety instrument in a form specified by Code of Ordinances, Chapter 98, Sec. 98-61 – Assurances for completion of improvements.”*

The motion was seconded by Commissioner Williams, and carried by a vote of 5 to 0.

**6. STAFF REPORTS:**

Mr. Lewis informed the Commission of the need for a December Planning and Zoning meeting

**7. REQUESTS FOR FUTURE AGENDA ITEMS:**

None.

**8. ADJOURN:**

Commissioner Langley made a motion to adjourn the meeting; Commissioner Fortin seconded, and the motion carried by a vote of 5 to 0.

There being no further business, Chairperson, Tommy Gaut adjourned the meeting at 6:45 p.m.

---

Tommy Gaut, Chair  
City of Burnet Planning and Zoning Commission

**Attest:** \_\_\_\_\_  
Herve Derek Fortin, Secretary



## Planning & Zoning

### Agenda Item Brief

#### ITEM 4.1

Wallis Meshier, CNU-A  
Director of Development Services  
(512)-715-3215  
wmeshier@cityofburnet.com

**Meeting Date:** December 2, 2019

**Agenda Item:** The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding the Preliminary Plat of Westfall Village, a 51-lot single-family residential subdivision to be generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.

**Background:** The Westfall Village will consist of 50-single-family residential lots plus one lot dedicated to stormwater management (See Exhibits A & B). The subdivision will contain two internal streets, one of which—Elmer Avenue—will require a variance due to its proposed 900-foot block length.

The subdivision will have three points of access. “Warner Way” will connect to the existing Westfall right-of-way. “Elmer Avenue” will connect to both Westfall and Elm Streets. Warner Way and Elmer Avenue also intersect within the subdivision.

The plat was determined to be administratively complete on November 5, 2019.

**Information:** The Westfall Village preliminary plat has been reviewed for conformance with Chapter 98 of the City of Burnet Code of Ordinances. Except as noted below, the plat has been found to conform with applicable provisions of Chapter 98, Sec. 98-22 Preliminary Plat.

- The property is being platted to facilitate development as a residential subdivision. City Council has approved the first reading of an ordinance changing the zoning from Light Industrial—District I-1 to Single-family Residential—District R-1. This ordinance must be approved at final reading in order for the plat to be in compliance with applicable zoning regulations.

- Block Length: Elmer Avenue, as designed, exceeds the 600-foot maximum residential block length established by Sec. 98-48.1.b. Item 5.1 to this agenda is a request for variance to the 600-foot block length limitation. A recommendation for approval of the variance is a prerequisite for a recommendation to approve the preliminary plat.
- The drainage study required by Sec. 98-22.d.4 is currently under review. In advance of the City Engineer's approval of this plan, a recommendation for plat approval must be conditioned on the City Engineer's approval of the drainage study.

Under the terms of Texas Local Government Code Sec. 212.009, the City must *"approve, approve with conditions, or disapprove a plan, or plat within 30 days after the date the plan or plat is filed."* This section continues to state that *"a plan or plat is approved by the governing body of the municipality unless it is disapproved in that period."*

In the case of the Westfall Village Subdivision, the appropriate action is to approve the plat subject to satisfaction of the conditions outlined in the preceding paragraphs.

Once a plat is approved with condition, no additional Planning and Zoning Commission, or City Council is necessary. Staff will be authorized to release the plat for recordation once conditions have been satisfied.

**Recommendation:** Recommend City Council approval of the Westfall Village Subdivision Preliminary Plat subject to satisfaction of the following conditions:

- City Council approval of the ordinance assigning Single-family Residential—District R-1 zoning to the property being platted; and
- City Council approval of the Elmer Avenue block length variance; and
- City Engineer's approval of the subdivision drainage study.



**EXHIBIT "A"**  
**Location**



**A PRELIMINARY PLAT OF  
WESTFALL VILLAGE SUBDIVISION  
14.03 ACRES  
SARAH ANN GUEST SUREY NO. 1503  
ABSTRACT NO. 1525  
CITY OF BURNET  
BURNET COUNTY, TEXAS**

[illegible]





## Planning & Zoning

### Agenda Item Brief

#### ITEM 4.2

Mark Lewis  
Development Services  
(512)-715-3215  
mlewis@cityofburnet.com

**Meeting Date:** December 2, 2019

**Agenda Item:** The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding the Preliminary Plat of Sky View Hill, a nine-lot subdivision located in the 1200-1500 blocks of CR 250.

**Background:** The property being platted as Sky View Hill is located in the City's Extra Territorial Jurisdiction (ETJ) (See Exhibit A). Just over twenty-seven acres out of a larger parent tract are to be developed as a nine-lot subdivision (See Exhibit B).

All nine subdivision lots will front on CR 250. The 69.23 remaining acres of the parent tract will retain three points of frontage onto CR 250. No additional roads are proposed for construction in conjunction with the development of this subdivision.

Each lot, when developed, will be served by an individual well and septic (or other form of on-site sanitary facility) system. No new public water or sewer infrastructure are proposed in conjunction with the development of this subdivision.

The Sky View Hill preliminary was determined to be administratively complete on November 20, 2019 and is being brought forward at this time to ensure compliance with applicable provisions of Code of Ordinances, Chapter 98, and applicable provisions of the Texas Local Government Code.

**Information:** Burnet County and the City of Burnet have entered into an Interlocal Agreement that, within its ETJ, grants sole platting authority to the City. This interlocal agreement is the basis for bringing the Sky View Hill plats to the City for review and action.

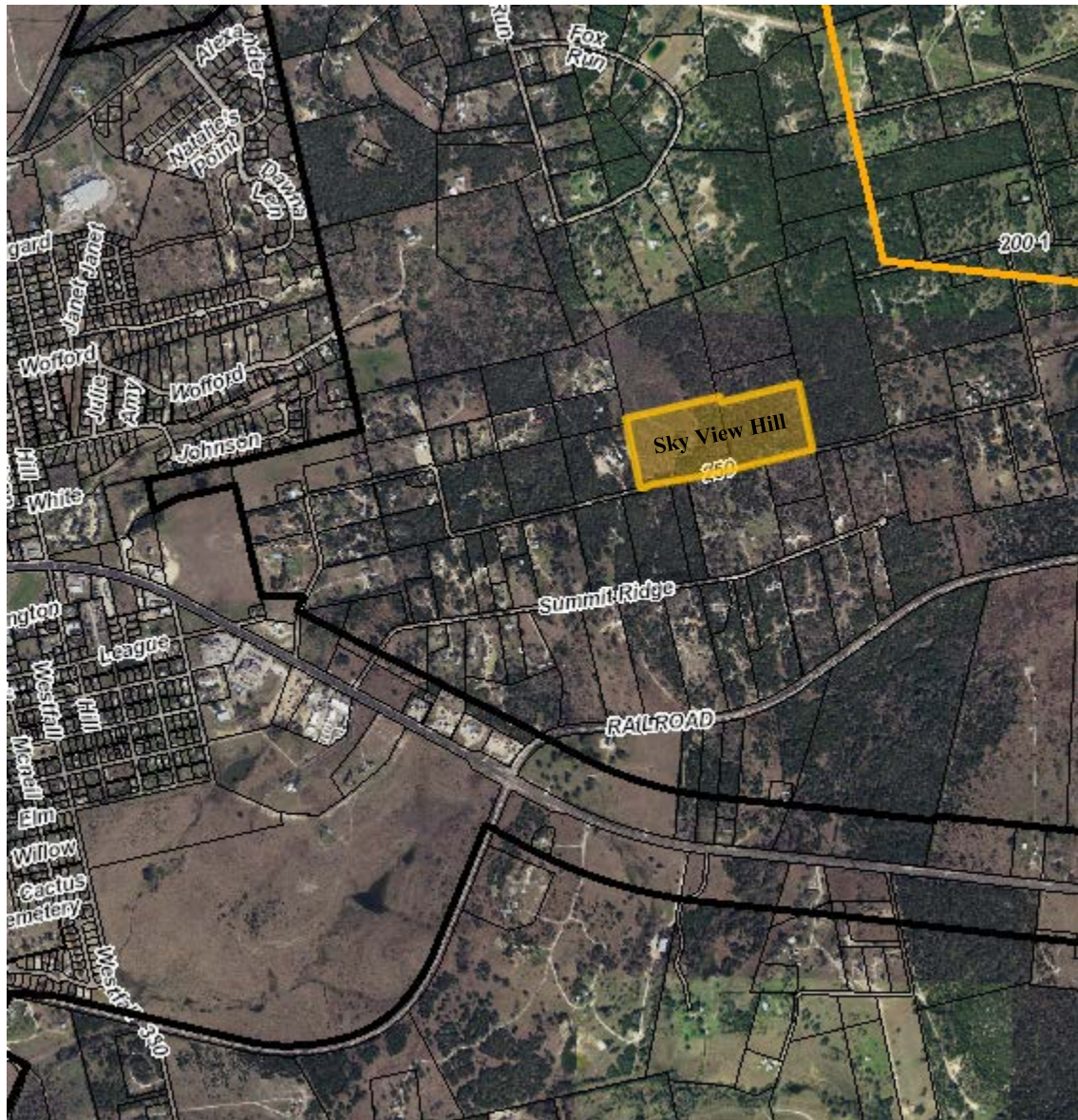
Even though Sky View Hill is located in the ETJ, it is subject to the provisions of Burnet Code of Ordinances Chapter 98—Subdivision. It will not however, be subject to any of the City's zoning regulations.

Building setback regulations, lot size and configuration standards and other land use regulations established through the City's zoning authority are not applicable in the City's ETJ.

The Sky View Hill has been reviewed and determined to be in conformance with Code of Ordinances provisions that are applicable in the City's ETJ.

**Recommendation:** Recommend City Council approval of the Sky View Hill Preliminary Plat.

**EXHIBIT "A"**  
**Location**



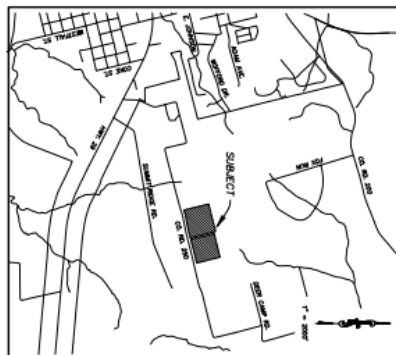
STATE OF TEXAS  
COUNTY OF BERNET

THE ATTACHED PRELIMINARY PLAT OF "RAY VIEW HILL," HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BERNET, TEXAS, AT ITS MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

THIS PRELIMINARY PLAT SHALL NOT BE FILED IN THE CLERK AND RECORDS' OFFICE FOR BERNET COUNTY, TEXAS.

REGIONAL DEVELOPMENT AND PLANNING AND  
DEVELOPMENT SERVICES, CITY OF AUSTIN, TEXAS.

ENGINEER:  
WILLIAM H. ENGINEERING  
1001 BUCHANAN DRIVE  
SLATE 2  
BURNET, TEXAS 78611  
512-853-1555



- [illegible]

A PRELIMINARY PLAT OF  
SKY VIEW HILL, PHASE I  
A PRIVATE SUBDIVISION  
27.02 ACRES OUT OF THE  
W. O. JAMISON SURVEY NO. 1353  
ABSTRACT NO. 1245 AND  
THE S. S. JAMISON SURVEY NO. 1229  
ABSTRACT NO. 1243  
BURNET COUNTY, TEXAS



[illegible]





## Planning & Zoning

### Agenda Item Brief

#### ITEM 5.1

Mark S. Lewis  
Development Services  
(512)-715-3215  
mlewis@cityofburnet.com

**Meeting Date:** December 2, 2019

**Agenda Item:** The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding a variance to the 600-foot maximum block length requirements established by Code of Ordinances Chapter 98, Sec. 98-48 requested for the purpose of allowing Elmer Avenue, a local residential street to be located in the Westfall Village Subdivision, to be constructed with a block length of 900 feet.

**Background:** Westfall Village is a 14.03-acre tract that is being platted as a single-family residential subdivision (See Exhibit A).

Langley Homes, Inc., the property owner, is requesting a subdivision variance to allow Elmer Avenue, a street within the proposed subdivision, to be dedicated and constructed as proposed (See Exhibit B).

Code of Ordinances Sec. 98-48.1.b, states *residential blocks shall not exceed 600 feet nor be less than 300 feet in length, except as otherwise provided for herein.*

Elmer Avenue will be a local residential street within the proposed Westfall Village subdivision. The street's length, as measured from its intersection with Westfall Street to its intersection with Warner Way is approximately 900-feet (See Exhibit C).

A subdivision variance is needed to allow Elmer Avenue to be constructed as designed.

**Information:** Subdivision variances are governed by Code of Ordinance Sec. 98-82. Under the terms of this section, a variance can be requested when *"a tract to be developed is... surrounded by development of such unusual conditions that the strict application of the requirements contained in this chapter would result in hardship or inequity."*

The circumstances relating to this request are as follows:

- Westfall Village, including Elmer Avenue has been designed to provide efficient connection with the existing street system that borders to the north and west (See Exhibits A & C).
- To the east, the subdivision is bordered by a dry creek channel that will be contained within a dedicated “Water Quality Buffer Zone Easement (See Exhibits A & C).”
- Block length has the effect of limiting the number of home-sites that can be located along a single block. The property in question is being zoned Single-family Residential—District R-1. This comes into play as follows:
  - Minimum R-1 lot width has been set a 60ft.
  - The minimum lot width standard effectively sets a 20-lot per block cap (10-lots per street side)
  - Due to proposed widths of lots intended as home-sites (70ft or more) and the presence of lot 10, a one-acre water quality pond, the section of Elmer Avenue in question will contain 20 ½ buildable lots.

The Planning and Zoning Commission and City Council are authorized to grant a subdivision variance if the following findings can be made.

- *The public convenience and welfare will be substantially served;*

Because of lot width and the presence of the Lot 19 water quality pond, the number of homesites served by Elmer Avenue are consistent with the number of minimum width lots that could be served by a 600-foot block. This means that traffic patterns and volumes will be consistent with ordinance design parameters. In this regard, granting the variance will be consistent with the public convenience and welfare.

- *The appropriate use of surrounding property will not be substantially or permanently impaired or diminished;*

The Westfall Village subdivision design is driven by constraints imposed by topographic features, existing

street system, and the subject property's size and configuration. The subdivision's design smoothly meshes with the existing street system and topographic features. This meshing will help ensure that the use of surrounding properties will not be substantially, or permanently impaired or diminished.

- *The applicant has not created the hardship from which relief is sought;*

Design constraints are imposed by topography, property configuration, and an existing street network. The hardship is therefore, not self-imposed.

- *The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surrounding property;*

Granting the variance will allow for a subdivision design that meshes with existing street and drainage patterns. In this way it will preserve the right of development or use afforded to other developments within the City.

- *The hardship from which relief is sought is not solely of an economic nature;*

The subdivision design is based on topographic constraints, property size and configuration, and existing street patterns. These factors are not economic in nature.

- *The variance is not contrary to the public interest;*

Based on factors already addressed in this report, granting the variance will not be contrary to the public interest.

- *Due to special conditions, the literal enforcement of this chapter would result in an unnecessary hardship; and*

This is a relatively small and hemmed in property. The subdivision design is intended to provide efficient use of the land available to the property owners, while protecting the value, use, and enjoyment of surrounding properties.

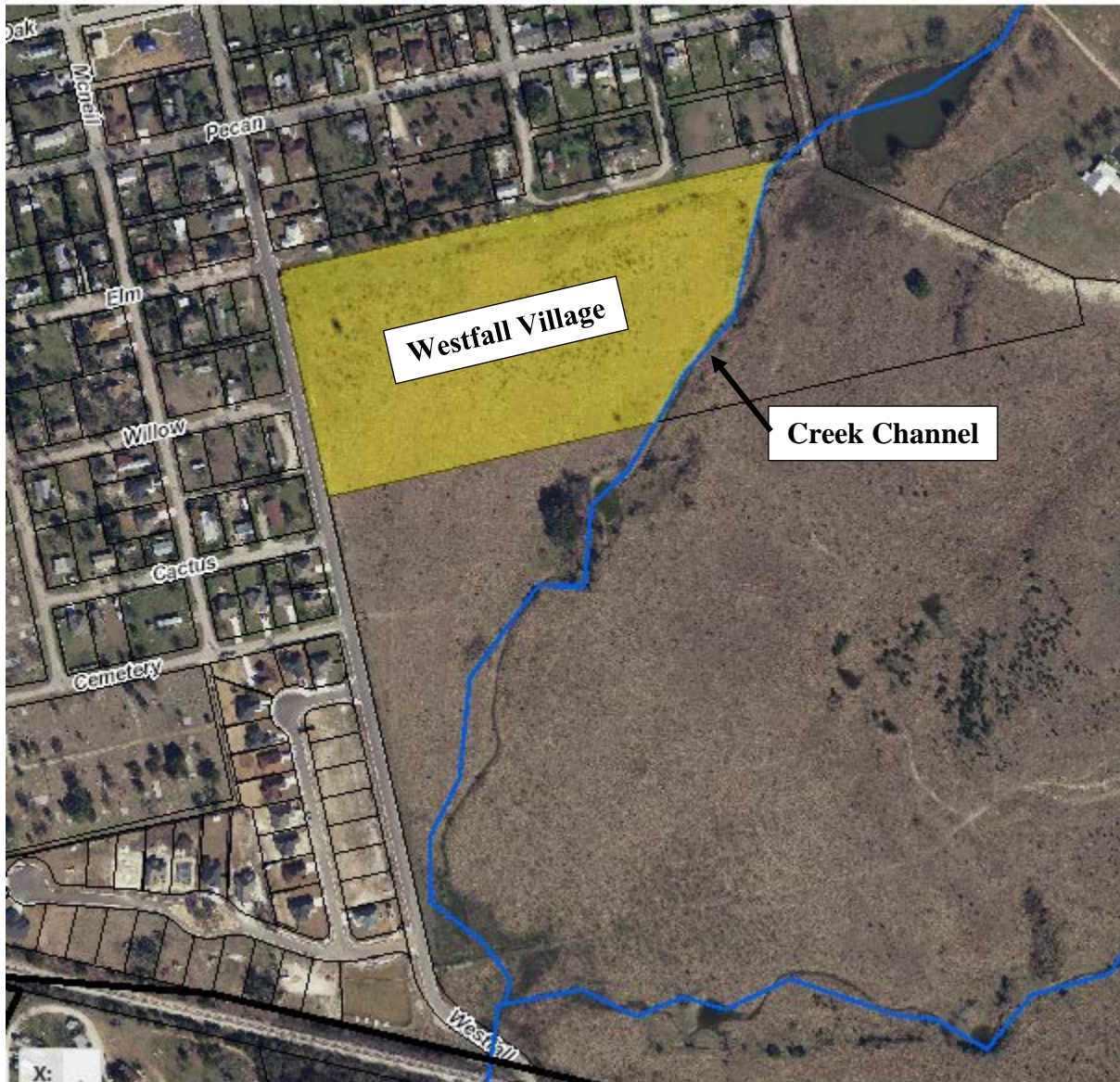
Strict enforcement of block length standards would significantly impact drainage design and require a street reconfiguration that could significantly impact overall project viability. This would impose an unnecessary hardship.

- *In granting the variance the spirit of the ordinance is observed and substantial justice is done.*

Granting the variance observes the spirit of the City's development regulations and will maintain the quality of development sought by City regulations.

**Recommendation:** Recommend approval of a variance allowing the portion of Elmer Avenue located between Westfall Street and Warner Way to be constructed with a 900-foot block length.

**EXHIBIT "A"**  
**Subdivision and Creek Location**



**EXHIBIT B**  
**Request for Variance**



Ricky Langley, President  
ricky@langleyhomesinc.com

(512) 734-3171  
717 N Water Street  
Burnet, TX 78611

Wade Langley, Vice President  
wade@langleyhomesinc.com

---

Building Quality Homes Since 1985

October 1, 2019

Mark Lewis  
Development Director  
City of Burnet, TX

RE: Block Length Variance Westfall Village

Langley Homes, Inc. would like to request a variance to the block length requirement listed in the City of Burnet ordinances.

Our designers and consultants have orchestrated our proposed streets to maximize usable space and better align proposed streets with current improved roads owned and maintained by the City of Burnet.

Please contact us with any questions that you may have, and we look forward to following the request through the appropriate channels.

Thank you,

A handwritten signature in blue ink, appearing to read "Wade Langley", is positioned above the printed name.

Wade Langley  
Langley Homes, Inc.



[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------



## Planning & Zoning

### Agenda Item Brief

## ITEM 5.2

Mark Lewis  
Development Services  
(512)-715-3206  
Mlewis@cityofburnet.com

**Meeting Date:** December 2, 2019

**Agenda Item:** The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding the Preliminary Plat of Westfall Village, a 51-lot single-family residential subdivision to be generally located in the southeastern quadrant of the intersection of Elm and Westfall Streets.

**Background:** The Planning and Zoning Commission is asked to take action regarding Public Hearing Item 4.1.

**Information:** Please refer to Agenda item 4.1 for information regarding the Westfall Village Preliminary Plat.

**Recommendation:** Recommend City Council approval of the Westfall Village Subdivision Preliminary Plat subject to satisfaction of the following conditions:

- City Council approval of the ordinance assigning Single-family Residential—District R-1 zoning to the property being platted; and
- City Council approval of the Elmer Avenue block length variance; and
- City Engineer's approval of the subdivision drainage study.





## Planning & Zoning

### Agenda Item Brief

#### ITEM 5.3

Mark Lewis  
Development Services  
(512)-715-3206  
Mlewis@cityofburnet.com

**Meeting Date:** December 2, 2019

**Agenda Item:** The Planning and Zoning Commission of the City of Burnet, will discuss and consider action regarding the Preliminary Plat of Sky View Hill, a nine-lot subdivision located in the 1200-1500 blocks of CR 250.

**Background:** The Planning and Zoning Commission is asked to take action regarding Public Hearing Item 4.2.

**Information:** Please refer to Agenda item 4.2 for information regarding the Westfall Village Preliminary Plat.

**Recommendation:** Recommend City Council approval of the Sky View Hill Preliminary Plat.



## Planning & Zoning

### Agenda Item Brief

#### ITEM 5.4

Mark Lewis  
Development Services  
(512)-715-3215  
mlewis@cityofburnet.com

**Meeting Date:** December 2, 2019

**Agenda Item:** The Planning and Zoning Commission of the City of Burnet, will discuss and consider action regarding the Final Plat of Sky View Hill, Phase 1, a nine-lot subdivision located in the 1200-1500 blocks of CR 250.

**Background:** The property being platted as Sky View Hill is located in the City's Extra Territorial Jurisdiction (ETJ) (See Exhibit A). Just over twenty-seven acres out of a larger parent tract are to be developed as a nine-lot subdivision (See Exhibit B).

All nine subdivision lots will front on CR 250. The 69.23 remaining acres of the parent tract will retain three points of frontage onto CR 250. No additional roads are proposed for construction in conjunction with the development of this subdivision.

Each lot, when developed, will be served by an individual well and septic (or other form of on-site sanitary facility) system. No new public water or sewer infrastructure are proposed in conjunction with the development of this subdivision.

The Sky View Hill Final Plat was determined to be administratively complete on November 20, 2019 and is being brought forward at this time to ensure compliance with applicable provisions of Code of Ordinances, Chapter 98, and applicable provisions of the Texas Local Government Code.

The Sky View Hill **Preliminary** Plat is also under consideration. A Planning and Zoning Commission recommendation for approval of the preliminary plat is a prerequisite for a recommendation to approve the Sky View Hill **Final** Plat.

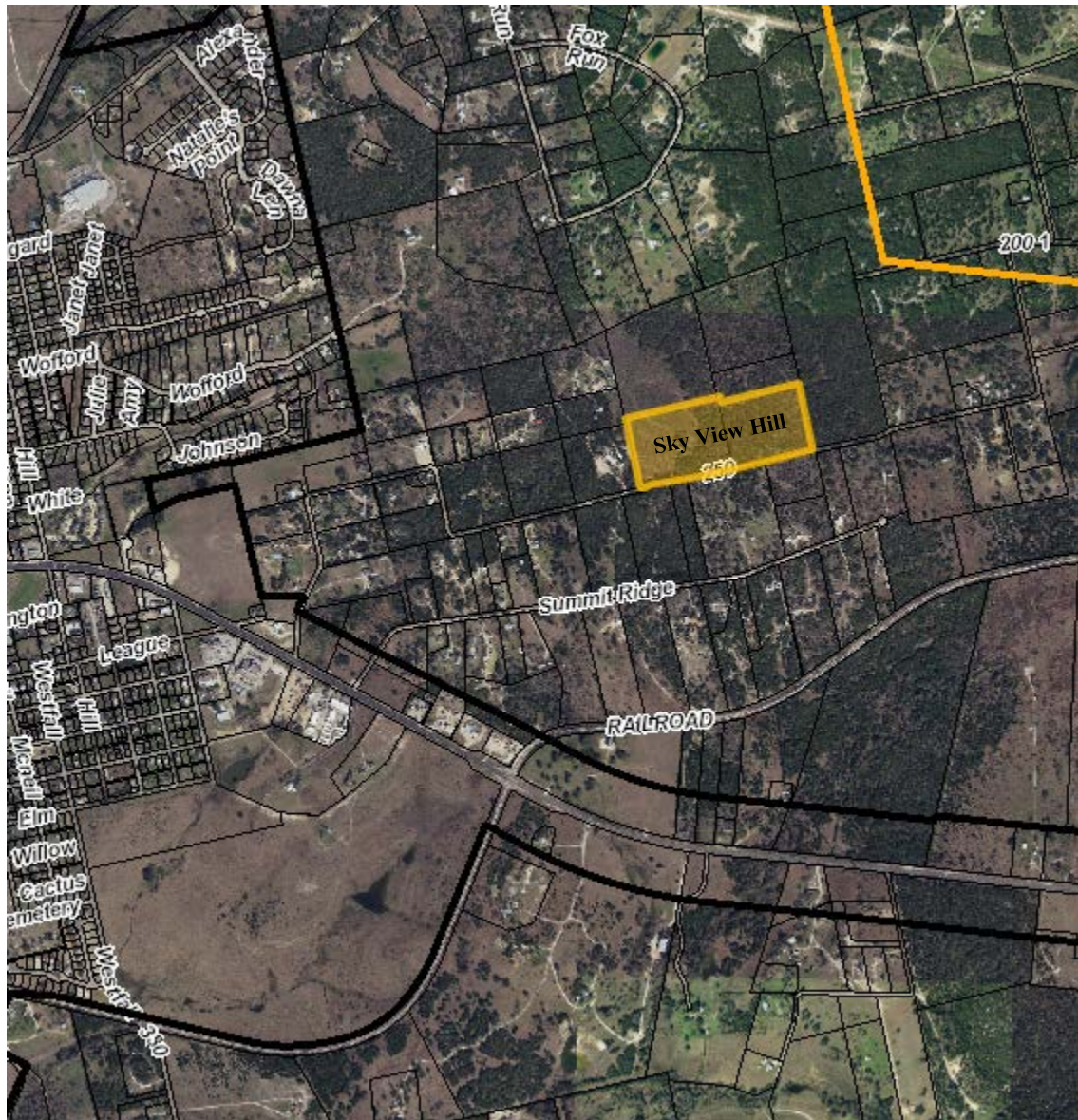
**Information:** Burnet County and the City of Burnet have entered into an Interlocal Agreement that, within its ETJ, grants sole platting authority to the City. This interlocal agreement is the basis for bringing the Sky View Hill plats to the City for review and action.

Even though Sky View Hill is located in the ETJ, it is subject to the provisions of Burnet Code of Ordinances Chapter 98—Subdivision. It will not however, be subject to any of the City's zoning regulations. Building setback regulations, lot size and configuration standards and other land use regulations established through the City's zoning authority are not applicable in the City's ETJ.

The Sky View Hill Final Plat, been reviewed and determined to be in compliance with all Code of Ordinances provisions applicable in the City's ETJ.

**Recommendation:** Recommend City Council approval of the Sky View Hill Final Plat.

**EXHIBIT "A"**  
**Location**





[illegible]

**TABLE OF LOT AREAS**

LOT	ACRES	FEET	INCHES	PERCENT
1	3.00	132	0	9.14
2	3.00	132	0	9.14
3	3.00	132	0	9.14
4	3.00	132	0	9.14
5	3.00	132	0	9.14
6	3.00	132	0	9.14
7	3.00	132	0	9.14
8	3.00	132	0	9.14
9	3.00	132	0	9.14
10	3.00	132	0	9.14

**LEGEND**

- 1/4" = 100' SCALE
- 1/4" = 100' SCALE
- 1/4" = 100' SCALE
- 1/4" = 100' SCALE
- 1/4" = 100' SCALE
- 1/4" = 100' SCALE
- 1/4" = 100' SCALE
- 1/4" = 100' SCALE
- 1/4" = 100' SCALE
- 1/4" = 100' SCALE

**NOTES**

1. THE TOTAL AREA OF THE SUBDIVISION IS 32.81 ACRES.
2. THE TOTAL AREA OF THE SUBDIVISION IS 32.81 ACRES.
3. THE TOTAL AREA OF THE SUBDIVISION IS 32.81 ACRES.
4. THE TOTAL AREA OF THE SUBDIVISION IS 32.81 ACRES.
5. THE TOTAL AREA OF THE SUBDIVISION IS 32.81 ACRES.
6. THE TOTAL AREA OF THE SUBDIVISION IS 32.81 ACRES.
7. THE TOTAL AREA OF THE SUBDIVISION IS 32.81 ACRES.
8. THE TOTAL AREA OF THE SUBDIVISION IS 32.81 ACRES.
9. THE TOTAL AREA OF THE SUBDIVISION IS 32.81 ACRES.
10. THE TOTAL AREA OF THE SUBDIVISION IS 32.81 ACRES.



## Planning & Zoning

### Agenda Item Brief

#### ITEM 6.1

Mark Lewis  
Development Services  
(512)-715-3206  
Mlewis@cityofburnet.com

**Meeting Date:** December 2, 2019

**Agenda Item:** January 14, 2020 Joint Planning and Zoning Commission/City Council Workshop

**Background:** Mayor Bromley has called a Planning and Zoning Commission/City Council joint workshop for January 14, 2020. The meeting is called for 5PM and will be conducted in the City Council Chambers at 2402 South Water Street, Burnet, Texas 78611.

The workshop is being conducted for the purpose of discussing Code of Ordinance amendments pertaining to tree protection/preservation.

**Information:**

**Recommendation:**