



PLANNING & ZONING COMMISSION MINUTES

On this the 2nd day of December, 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, Jennifer Wind and Cesar Arreaza

Members Absent:

Guests: Wade Langley, Marcus Horner, Javier Martinez, Scott Severance, Bret Burton, George Allen, and Charles Miller

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

3. CONSENT AGENDA:

3.1) Minutes of the meeting held November 4, 2019 Regular Zoning Commission Meeting.

A motion to approve the consent agenda with correction was made by Commissioner Williams. The motion was seconded by Commissioner Arreaza and carried by a vote of 6 to 0.

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.

Mark Lewis, Interim Planner, presented staff's report regarding the Preliminary Plat of Westfall Village, a 51-lot single-family residential subdivision.

Chairman Gaut then opened the floor for public comment.

Javier Martinez, representing his father who lives at the corner of Westfall & Elm St., asked a question in regards to whether the subdivision would affect the surrounding homes. Mr. Wade Langely was able to address the question. Neither spoke in favor or against the item.

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 the Preliminary Plat of Sky View Hill, a nine-lot subdivision located in the 1200-1500 blocks of CR 250.

Mark Lewis, Interim Planner, presented staff's report Preliminary Plat of Sky View Hill, a nine-lot subdivision.

Chairman Gaut then opened the floor for public comment.

Guest, Scott Severance, spoke in opposition of the preliminary plat. Mr. Severance asked a question in regards to the timeline of the plat as to which Bret Burton was able to speak on the timeline for the recordation of the plat.

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 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.

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

- 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.

Commissioner Gaut made a motion to approve the Preliminary Plat of Westfall Village, a 51-lot single-family residential subdivision, subject to satisfaction of the following Conditions:

- City Council approve
 1. Final Reading of ordinance assigning R-1 zoning
 2. Elmer Ave block length variance
 3. R-O-W abandonment

- Engineer approve preliminary subdivision drainage study.

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

- 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.

Commissioner Fortin made a motion to the Preliminary Plat of Sky View Hill, a nine-lot subdivision located in the 1200-1500 blocks of CR 250. The motion was seconded by Commissioner Langley, and carried by a vote of 6 to 0.

- 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.

Commissioner Arreaza made a motion to the Final Plat of Sky View Hill, Phase 1, a nine lot subdivision located in the 1200-1500 blocks of CR 250. The motion was seconded by Commissioner Langley, and carried by a vote of 6 to 0.

6. STAFF REPORTS:

Mr. Lewis informed the Commission of a January 14, 2020 Joint Planning and Zoning Commission/City Council Workshop.

7. REQUESTS FOR FUTURE AGENDA ITEMS:

Commissioner Wind requested staff look into more regulations in the subdivision ordinance for ETJ properties.

Commissioner Gaut also asked about the possibility of a workshop to go over the subdivision and zoning ordinances with staff.

8. ADJOURN:

Commissioner Arreaza made a motion to adjourn the meeting; Commissioner Wind seconded, and the motion carried by a vote of 6 to 0.

There being no further business, Chairperson, Tommy Gaut adjourned the meeting at 6:58 p.m.



Tommy Gaut, Chair
City of Burnet Planning and Zoning Commission

Attest:
Herve Derek Fortin, Secretary