



PLANNING & ZONING COMMISSION MINUTES

On this the 4th day of May, 2020, the Planning and Zoning Commission of the City of Burnet, convened in Regular Session at 6:00 p.m. at the regular meeting place. In order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19), a Declaration of a Public Health Emergency was executed by Mayor Bromley on March 19, 2020. The Council Chambers will be closed to public attendance. A Zoom Webinar with toll free conference call capability has been established for access. The following subjects will be discussed, to-wit:

1. CALL TO ORDER:

The meeting was called to order at 6:04 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: Louise Lary

Others Present: Jason Lutz, Director of Development Services
Kelly Dix, City Secretary
Habib Erkan, Jr., Asst. City Manager
Leslie Kimbler, Development Services Admin.Tech.

3. CONSENT AGENDA:

3.1) Minutes of the meeting held March 2, 2020 Regular Planning and Zoning Commission Meeting.

A motion to approve the consent agenda with correction was made by Commissioner Arreaza. The motion was seconded by Commissioner Fortin 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 hold a public hearing on the following proposed amendments to the City of Burnet Code of Ordinances Chapter 118 – “Zoning:”

Section 118-20, Chart 1 for the purpose of revising minimum front yard setbacks, minimum side yard setbacks, and minimum street side yard setbacks for the Light Commercial (C-1), Medium Commercial (C-2), and Heavy Commercial (C-3 zoning districts.

Jason Lutz, Director of Development Services, presented staff's report on the proposed amendments to the City of Burnet Code of Ordinances Chapter 118 – "Zoning" Section 118-20, Chart 1 for the purpose of revising minimum front yard setbacks.

Chairman Gaut then opened the floor for public comment.

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

- 4.2) The Planning & Zoning Commission of the City of Burnet, Texas will hold a public hearing on a request to rezone property located at the northeast intersection of N. Vanderveer St. and E. Post Oak Street, which is further described as lots 3-A and 3-B, Block 24, of the Peter Kerr Portion. The request is to rezone the property from its present designation of Single Family Residential – District (R-1) to a designation of Townhomes — District (R-2A).

Jason Lutz, Director of Development Services, presented staff's report on the request to rezone property located at the northeast intersection of N. Vanderveer St. and E. Post Oak Street from its present designation of Single Family Residential – District (R-1) to a designation of Townhomes — District (R-2A).

Chairman Gaut then opened the floor for public comment.

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

- 4.3) The Planning & Zoning Commission of the City of Burnet, Texas will hold a public hearing on requested variances for the Wandering Oaks Subdivision located of County Road 100 in Oak Vista Subdivision (Legal Description: Lot numbers 80-83, 95-99, and lot 130). The requested variances are as follows:

1. Chapter 98 – Subdivisions, Sec. 98-42 Transportation Improvements, requiring all streets to be designed and constructed according to the City's TCSS, in order to allow chip seal paving.
2. Chapter 98 – Subdivisions, Sec. 98-42 Transportation Improvements, requiring curbs to be installed on both sides of all interior streets.
3. Chapter 98 – Subdivisions, Sec. 98-42 Street Lighting, required to be installed in the subdivision.

Jason Lutz, Director of Development Services, presented staff's report on the requested variances for the Wandering Oaks Subdivision located of County Road 100 in Oak Vista Subdivision.

Chairman Gaut then opened the floor for public comment.

Property owner, Louise Lary, spoke in favor of the requested variance.

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

5. ACTION ITEMS:

- 5.1) The Planning & Zoning Commission of the City of Burnet, Texas will discuss and consider action on the following proposed amendments to the City of Burnet Code of Ordinances Chapter 118 – “Zoning:”

Section 118-20, Chart 1 for the purpose of revising minimum front yard setbacks, minimum side yard setbacks, and minimum street side yard setbacks for the Light Commercial (C-1), Medium Commercial (C-2), and Heavy Commercial (C-3 zoning districts.

Commissioner Langley made a motion to approve the proposed amendments to the City of Burnet Code of Ordinances Chapter 118 – “Zoning” Section 118-20, Chart 1 for the purpose of revising minimum front yard setbacks. The motion was seconded by Commissioner Williams, and carried by a vote of 4 to 2 with Commissioners Gaut, Langley, Fortin and Williams voting in favor and Commissioners Wind and Arreaza voting against.

- 5.2) The Planning & Zoning Commission of the City of Burnet, Texas will discuss and consider action on a request to rezone property located at the northeast intersection of N. Vanderveer St. and E. Post Oak Street, which is further described as lots 3-A and 3-B, Block 24, of the Peter Kerr Portion. The request is to rezone the property from its present designation of Single Family Residential – District (R-1) to a designation of Townhomes — District (R-2A).

Commissioner Williams made a motion to approve the request to rezone property located at the northeast intersection of N. Vanderveer St. and E. Post Oak Street from its present designation of Single Family Residential – District (R-1) to a designation of Townhomes — District (R-2A). The motion was seconded by Commissioner Langley, and carried by a vote of 6 to 0.

- 5.3) The Planning & Zoning Commission of the City of Burnet, Texas will discuss and consider action on requested variances for the Wandering Oaks Subdivision located of County Road 100 in Oak Vista Subdivision (Legal Description: Lot numbers 80-83, 95-99, and lot 130). The requested variances are as follows:

1. Chapter 98 – Subdivisions, Sec. 98-42 Transportation Improvements, requiring all streets to be designed and constructed according to the City’s TCSS, in order to allow chip seal paving.
2. Chapter 98 – Subdivisions, Sec. 98-42 Transportation Improvements, requiring curbs to be installed on both sides of all interior streets.

3. Chapter 98 – Subdivisions, Sec. 98-42 Street Lighting, required to be installed in the subdivision.

Commissioner Langley made a motion to approve the variance request to Chapter 98 – Subdivisions, Sec. 98-42 Transportation Improvements, requiring all streets to be designed and constructed according to the City's TCSS, in order to allow chip seal paving with staff's conditions. The motion was seconded by Commissioner Fortin, and carried by a vote of 6 to 0.

Commissioner Wind made a motion to approve the variance request to Chapter 98 – Subdivisions, Sec. 98-42 Transportation Improvements, requiring curbs to be installed on both sides of all interior streets with staff's conditions. The motion was seconded by Commissioner Langley, and carried by a vote of 6 to 0.

Commissioner Williams made a motion to approve the variance request to Chapter 98 – Subdivisions, Sec. 98-42 Street Lighting, required to be installed in the subdivision.. The motion was seconded by Commissioner Arreaza, and carried by a vote of 6 to 0.

6. **STAFF REPORTS:** Director of Development Services, Jason Lutz, did speak to the Commission about the recent House Bill 3167 and the need to schedule Planning and Zoning meetings on a bi-monthly basis in order to meet the new requirements.

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

Commissioner Wind requested present the Commission with the requirements for sidewalks.

8. **ADJOURN:**

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

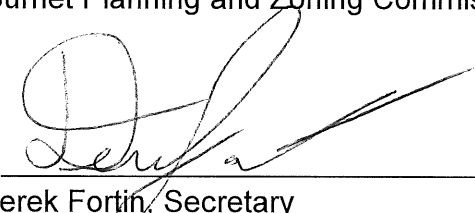
There being no further business, Chairperson, Tommy Gaut adjourned the meeting at 7:16 p.m.



Tommy Gaut, Chair

City of Burnet Planning and Zoning Commission

Attest:



Herve Derek Fortin, Secretary