



## PLANNING & ZONING COMMISSION MINUTES

Notice is hereby given that the **Public Hearing and Regular Meeting of the Planning and Zoning Commission** of the City of Burnet, Texas will be held on Monday **January 4, 2021**, at **6:00 p.m.**, at the City of Burnet's Community Center located at 401 E Jackson Street, Burnet, Texas 78611. 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 meeting will be open to public attendance or 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 6:07 p.m. by Chairman Gaut.

### 2. ROLL CALL:

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

Guests: Jonny Simons, Laura Reutter, Stephanie Reutter, James Herbert, Alan Snider, Williams Johns, Juan Shepperd, Jim Simons, Bob Shonk, Hill Country Conference, Jordan, Diane Brummell, Eric Wind, Vinton Stanfield, Capt. Jason Davis

Others Present: Jason Lutz, Director of Development Services  
Leslie Kimbler, Development Services Admin.Tech.  
Habib Erkan, Jr. – Assistant City Manager

### 3. CONSENT AGENDA:

3.1) Minutes of the regular meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on December 7, 2020.

A motion to approve the consent agenda was made by Commissioner Wind with the correction adding the recusal to item 5.3. 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 shall conduct a public hearing to receive public testimony and comments on the merits of rezoning all real property within the City of Burnet by the readoption of the official City of Burnet Zoning Map in its entirety as currently published: J. Lutz

Jason Lutz, Director of Development Services, presented staff's report regarding the rezoning of all real property within the City of Burnet by the readoption of the official City of Burnet Zoning Map in its entirety as currently published.

Chairman Gaut then opened the floor for public comment.

Guest, Jonny Simons, addressed the Commission and spoke in opposition of the proposed zoning.

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

- 4.2) The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a request to amend the City's Future Land Use Plan for approximately 2 acres of land from its current designation of "Commercial" to a designation of "Residential" for property located in the 700 Block of White St. (south side of street) between Rhomberg and Shepperd Streets: J. Lutz

Jason Lutz, Director of Development Services, presented staff's report regarding the request to amend the City's Future Land Use Plan for approximately 2 acres of land from its current designation of "Commercial" to a designation of "Residential" for property located in the 700 Block of White St.

Chairman Gaut then opened the floor for public comment.

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

- 4.3) The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a request to rezone approximately 2 acres of land from its current designation of Single-family residential 1—District "R-1" and Light commercial—District "C-1" to a designation of Multi-family residential—District "R-3" for property located in the 700 Block of White St. (south side of street) between Rhomberg and Shepperd Streets: J. Lutz

Jason Lutz, Director of Development Services, presented staff's report regarding the request to rezone approximately 2 acres of land from its current designation of Single-family residential 1—District "R-1" and Light commercial—District "C-1" to a designation of Multi-family residential—District "R-3" for property located in the 700 Block of White St.

Chairman Gaut then opened the floor for public comment.

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

## 5. ACTION ITEMS:

- 5.1) The Planning & Zoning Commission will discuss and consider action regarding rezoning all real property within the City of Burnet by the readoption of the official City of Burnet Zoning Map in its entirety as currently published: J. Lutz

Commissioner Wind made a motion to approve the rezoning of all real property within the City of Burnet by the readoption of the official City of Burnet Zoning Map in its entirety as currently published with a recommendation to extend the date in which landowners can provide evidence or documentation to the city of a previous zoning change. The motion was seconded by Commissioner Williams, and carried by a vote of 6 to 0.

- 5.2) The Planning & Zoning Commission shall discuss and consider action regarding a request to amend the City's Future Land Use Plan for approximately 2 acres of land from its current designation of "Commercial" to a designation of "Residential" for property located in the 700 Block of White St. (south side of street) between Rhomberg and Shepperd Streets: J. Lutz

Commissioner Langley made a motion to approve the request to amend the City's Future Land Use Plan for approximately 2 acres of land from its current designation of "Commercial" to a designation of "Residential" for property located in the 700 Block of White St. The motion was seconded by Commissioner Fortin, and carried by a vote of 6 to 0.

- 5.3) The Planning & Zoning Commission shall discuss and consider action regarding a request to rezone approximately 2 acres of land from its current designation of Single-family residential 1—District "R-1" and Light commercial—District "C-1" to a designation of Multi-family residential—District "R-3" for property located in the 700 Block of White St. (south side of street) between Rhomberg and Shepperd Streets: J. Lutz

Commissioner Fortin made a motion to approve the request to rezone approximately 2 acres of land from its current designation of Single-family residential 1—District "R-1" and Light commercial—District "C-1" to a designation of Multi-family residential—District "R-3" for property located in the 700 Block of White St. The motion was seconded by Commissioner Langley, and carried by a vote of 6 to 0.

- 5.4) The Planning & Zoning Commission shall discuss and consider action regarding a request to allow an accessory structure to be placed on adjacent lot, without the requirement to replat the property, located at 600 S. Main St.: J. Lutz

Commissioner Langley made a motion to approve the request to allow an accessory structure to be placed on adjacent lot, without the requirement to replat the property, located at 600 S. Main St. The motion was seconded by Commissioner Fortin, and carried by a vote of 6 to 0.



6. **STAFF REPORTS:**

7. **REQUESTS FOR FUTURE AGENDA ITEMS: N/A**

8. **ADJOURN:**

There being no further business, Chairperson, Tommy Gaut adjourned the meeting at 7:45 p.m.

  
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Tommy Gaut, Chair  
City of Burnet Planning and Zoning Commission

**Attest:**   
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Herve Derek Fortin, Secretary