



## 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, **February 1, 2021**, at **6:00 p.m.** by teleconference pursuant to the Coronavirus (COVID-19), Declaration of Public Health Emergency by Mayor Bromley and executive orders of Governor Abbott. Pursuant to the declaration and order the meeting will be open to public attendance by Zoom Webinar or by Telephone. The following subjects will be discussed, 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, Jennifer Wind and Cesar Arreaza

Members Absent: Calib Williams

Guests: Jonny Simons, Linda Creager, AB Walters, Ivan

Others Present: Habib Erkan, Jr., Assist. City Manager  
Leslie Kimbler, Development Services Admin.Tech.

### 3. CONSENT AGENDA:

- 3.1) Minutes of the regular meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on January 4, 2021.

A motion to approve the consent agenda was made by Commissioner Fortin. The motion was seconded by Commissioner Langley and carried by a vote of 4 to 0.

### 4. PUBLIC HEARINGS:

- 4.1) Public Hearing: The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a request to rezone approximately 6.56 acres of land from its current designation of Medium Commercial—District "C-2" to a designation of Heavy Commercial—District "C-3" for property located at 2435 W. Hwy 29: H. Erkan

Habib Erkan, Jr., Assist. City Manager, presented staff's report regarding the request to rezone approximately 6.56 acres of land from its current designation of Medium Commercial—District "C-2" to a designation of Heavy Commercial—District "C-3" for property located at 2435 W. Hwy 29.

Leslie Kimbler, Development Services Admin Tech., read a letter of opposition from Linda Creager to the Commission.

Chairman Gaut then opened the floor for public comment.

Guest, Jonny Simons, applicant of the rezone, spoke to the Commission in favor of the rezone.

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

- 4.2) The Planning & Zoning Commission will conduct a public hearing to receive public testimony and comments on the merits of a proposed "Preliminary Plat" for approximately 44.64 acres out of the Sarah Ann Guest Survey, Abstract 1525, generally located south of Hwy. 29, east of Westfall St., and west of the Railroad track. The proposed "Preliminary Plat" will establish Creekfall Subdivision, Phases 1 and 2, consisting of approximately 135 residential lots: H. Erkan

Habib Erkan, Jr., Assist. City Manager, presented staff's report regarding the proposed "Preliminary Plat" establishing Creekfall Subdivision, Phases 1 and 2, consisting of approximately 135 residential lots. Mr. Erkan did inform the Commission of the applicant's request for a 30 day extension and that no action would be taken on the plat at this time.

Chairman Gaut then opened the floor for public comment.

Guest, AB Walters, addressed the Commission, but did not speak in favor nor against the proposed "Preliminary Plat".

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

## **5. ACTION ITEMS:**

- 5.1) The Planning & Zoning Commission shall discuss and consider action regarding a request to rezone approximately 6.56 acres of land from its current designation of Medium Commercial—District "C-2" to a designation of Heavy Commercial—District "C-3" for property located at 2435 W. Hwy 29: H. Erkan

Commissioner Langley made a motion to approve the request to rezone approximately 6.56 acres of land from its current designation of Medium Commercial—District "C-2" to a designation of Heavy Commercial—District "C-3" for property located at 2435 W. Hwy 29. The motion was seconded by Commissioner Fortin, and carried by a vote of 5 to 0.

- 5.2) The Planning & Zoning Commission will discuss and consider action regarding a proposed "Preliminary Plat" for approximately 44.64 acres out of the Sarah Ann Guest Survey, Abstract 1525, generally located south of Hwy. 29, east of Westfall St., and west of the Railroad track. The proposed "Preliminary Plat" will establish Creekfall Subdivision, Phases 1 and 2, consisting of approximately 135 residential lots: H. Erkan

Commissioner Gaut made a motion to table the proposed "Preliminary Plat" establishing Creekfall Subdivision, Phases 1 and 2, consisting of approximately 135 residential lots. The motion was seconded by Commissioner Arreaza, and carried by a vote of 5 to 0.

**6. STAFF REPORTS:**

6.1A) Discussion and direction to staff regarding future planning and zoning workshops.

The Commission discussed future planning and zoning workshops in regards to three different trainings that will be scheduled prior to regular scheduled Planning and Zoning meetings starting after June 2021.

7. **REQUESTS FOR FUTURE AGENDA ITEMS:** Commissioner Wind requested an opportunity for the Commission to discuss the allowable uses in different zoning districts as well as any laws that pertain to buffers for residential properties that abut the City of Burnet's city limits.

**8. ADJOURN:**

There being no further business, Chairperson, Tommy Gaut adjourned the meeting at 7:04 p.m.

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Tommy Gaut, Chair  
City of Burnet Planning and Zoning Commission

**Attest:**   
Herve Derek Fortin, Secretary