



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, **April 5, 2021, at 6:00 p.m.** at the City of Burnet's Community Center located at 401 E Jackson Street, Burnet, Texas 78611 at which time the following subjects will be discussed, to-wit:

1. CALL TO ORDER:

The meeting was called to order at 6:02 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: Wade Langley, Chris Anderson, Jason Peterson, Erika Schuster

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 March 8, 2021.

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

4. PUBLIC HEARINGS:

4.1) The Planning and Zoning Commission will conduct a public hearing to receive public testimony and comments on the merits of a request to rezone property located at 603 E Pecan St. (Legal Description: S8450 Vanderveer/Alexander, Lot 4 & Pt of 1, Block 38). The request is to rezone the property from its present designation of Duplex – District "R-2" to a designation of Multi-family Residential – District "R-3": L. Kimbler

Leslie Kimbler, Development Services Admin.Tech., presented staff's report regarding the request to rezone property located at 603 E Pecan St. from its present designation of Duplex – District "R-2" to a designation of Multi-family Residential – District "R-3".

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

- 4.2) The Planning and Zoning Commission will conduct a public hearing to receive public testimony and comments on the merits of an application for a conditional use permit to allow a Car Wash in a Light Commercial – District “C-1” located at the south east intersection of N Water St and Taggard St., legally described as ABS A0405 John Hamilton, .4839 acres: L. Kimbler

Leslie Kimbler, Development Services Admin.Tech., presented staff's report regarding the application for a conditional use permit to allow a Car Wash in a Light Commercial – District “C-1”.

Chairman Gaut then opened the floor for public comment.

Applicant, Wade Langley, stated he was available to speak should there be any questions in regards to the request.

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

- 4.3) The Planning and Zoning Commission will conduct a public hearing to receive public testimony and comments on the merits of a proposed Amendment to the Zoning Code for the purpose of authoring “bakeries without drive through service” in the Light Commercial – District “C-1”; authorizing “bakeries with drive through service” in the Medium Commercial – District “C-2”, and authorizing boat and recreational vehicle sales, service and storage in the Heavy Commercial – District “C-3”: H. Erkan

Habib Erkan, Assist. City Manager, presented staff's report regarding the proposed Amendment to the Zoning Code.

Chairman Gaut then opened the floor for public comment.

Erika Schuster, owner of Sooo Yummy Bakery, spoke in favor of the amendment changes for authorizing “bakeries without drive through service” in the Light Commercial – District “C-1”.

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

- 4.4) The Planning and Zoning Commission will conduct a public hearing to receive public testimony and comments on the merits of a proposed Amendment to the Zoning Code, Chapter 118 (Entitled “Zoning”) Section 118-61 (Entitled “Construction Plans”): H. Erkan

Habib Erkan, Assist. City Manager, presented staff's report regarding the proposed Amendment to the Zoning Code, Chapter 118 (Entitled “Zoning”) Section 118-61 (Entitled “Construction Plans”).

Chairman Gaut then opened the floor for public comment.

There being public comment, Chairman Gaut closed the public hearing.

5. ACTION ITEMS:

- 5.1) The Planning & Zoning Commission will discuss and consider a request to rezone property located at 603 E Pecan St. (Legal Description: S8450 Vanderveer/Alexander, Lot 4 & Pt of 1, Block 38). The request is to rezone the property from its present designation of Duplex – District “R-2” to a designation of Multi-family Residential – District “R-3”: L. Kimbler

Commissioner Langley made a motion to approve the request to rezone property located at 603 E Pecan St. from its present designation of Duplex – District “R-2” to a designation of Multi-family Residential – District “R-3”. The motion was seconded by Commissioner Fortin, and carried by a vote of 5 to 0.

Prior to the presentation of the action item 5.2, Chairman Gaut made the Commission aware that Commissioner Langley had filed an Affidavit of Conflict of Interest; at which point Commissioner Langley recused himself.

- 5.2) The Planning & Zoning Commission will discuss and consider an application for a conditional use permit to allow a Car Wash in a Light Commercial – District “C-1” located at the north east intersection of N Water St and Taggard St., legally described as ABS A0405 John Hamilton, .4839 acres: L Kimbler

Commissioner Fortin made a motion to approve the application for a conditional use permit to allow a Car Wash in a Light Commercial – District “C-1” located at the north east intersection of N Water St and Taggard St. The motion was seconded by Commissioner Williams, and carried by a vote of 4 to 0.

- 5.3) The Planning & Zoning Commission will discuss and consider a proposed Amendment to the Zoning Code for the purpose of authoring “bakeries without drive through service” in the Light Commercial – District “C-1”; authorizing “bakeries with drive through service” in the Medium Commercial – District “C-2”, and authorizing boat and recreational vehicle sales, service and storage in the Heavy Commercial – District “C-3”: H. Erkan

Commissioner Gaut made a motion to approve the proposed Amendment to the Zoning Code for the purpose of authoring “bakeries without drive through service” in the Light Commercial – District “C-1”; authorizing “bakeries with drive through service” in the Medium Commercial – District “C-2”, and motioned to table the proposed Amendment authorizing boat and recreational vehicle sales, service and storage in the Heavy Commercial – District “C-3”. The motion was seconded by Commissioner Langley, and carried by a vote of 5 to 0.

- 5.4) The Planning & Zoning Commission will discuss and consider a proposed Amendment to the Zoning Code, Chapter 118 (Entitled “Zoning”) Section 118-61 (Entitled “Construction Plans”): H. Erkan

Commissioner Williams made a motion to table the Amendment to the Zoning Code, Chapter 118 (Entitled “Zoning”) Section 118-61 (Entitled “Construction Plans”) pending input from the city’s engineer and an evaluation of other city’s code requirements for “Construction Plans”. The motion was seconded by Commissioner Gaut, and carried by a vote of 5 to 0.

6. STAFF REPORTS:

- 6.1) As requested by Commissioner Wind a report on possible future amendment to the zoning code to require notice be mailed to owners of properties in the city's extraterritorial jurisdiction as part of the rezoning applications process. The Commission had discussion on the requirements to include property owners of newly annexed land to receive notice immediately instead of waiting for the updated tax roles.
- 6.2) Report on possibility of updating the Planning & Zoning Commission's City webpage. The Commission did discuss and decided there was no preference as to whether each person's name and picture should appeared on the City's website.

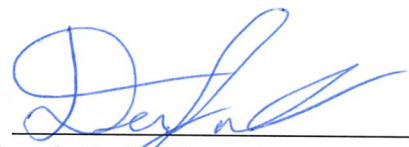
7. REQUESTS FOR FUTURE AGENDA ITEMS:

8. ADJOURN:

There being no further business, Chairperson, Tommy Gaut adjourned the meeting at 7:41 p.m.



Tommy Gaut, Chair
City of Burnet Planning and Zoning Commission

Attest: 

Herve Derek Fortin, Secretary