



PLANNING AND ZONING COMMISSION MINUTES

On this the 15th of April 2024, the Planning and Zoning Commission of the City of Burnet convened in Regular Session, at 6:00 p.m. at the City of Burnet's Council Chambers located at 2402 S Water St., Burnet, Texas 78611 at which time the following subjects were discussed:

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, Calib Williams, Glen Teague, Derek Fortin and Glen Gates

Members absent:

Guests: Bonnie Talamantez, Elsa Lara, Glenn Morris and Sondra Mobley

Others present: Habib Erkan, Asst. City Manager, and Leslie Kimbler, Planning Manager

3. CONSENT AGENDA ITEMS: All the following items on the Consent Agenda are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission member, staff member or citizen requests removal of the item from the consent agenda for the purpose of discussion. For removal of an item, a request must be made to the Commission when the Consent Agenda is opened for Commission action.

- 3.1) Minutes of the meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on February 12, 2024. There being no objections, Chairman Gaut approved the minutes as presented.

4. PUBLIC HEARINGS:

- 4.1) Public Hearing and Consideration of the following: Plat applications, Zoning Amendments and Zoning Classifications presented by Habib Erkan, Assistant City Manager, and Leslie Kimbler, Planning Manager:

- (a) AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING CODE OF ORDINANCES, CHAPTER 118 (ENTITLED "ZONING") FOR THE PURPOSE OF REMOVING THE USE "MANUFACTURED HOUSING AND SERVICES" FROM HEAVY COMMERCIAL – DISTRICT "C-3" AND RESTRICTING "MANUFACTURED HOMES SALES AND SERVICES" USES TO HEAVY COMMERCIAL – DISTRICT "C-3" AND LIGHT INDUSTRIAL "I-1" WITH A CONDITIONAL USE PERMIT; PROVIDING FOR PENALTY; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

- (1) Staff Presentation – L. Kimbler
(2) Public Hearing
(3) Consideration and action.

Planning Manager, Leslie Kimbler, presented staff's report regarding the request to amend the code of ordinances, Chapter 118 (entitled "Zoning"). Chairman Gaut opened the public hearing at 6:03 p.m. Guest, Sondra Mobley spoke to the Commission to ensure the zoning request would not affect office buildings. Guest, Glenn Morris stated he was only interested in selling his property and was against anything that would prevent him from selling. There being no further comment, Chairman Gaut closed the public hearing at 6:15 p.m. Chairman Gaut announced Commissioner Teague arrived at 6:05 p.m. Commissioner Gates made a motion to approve the proposed request to amend the Code of Ordinances, Chapter 118 (entitled "Zoning"). The motion was seconded by Commissioner Teague. The motion carried with a vote of 5 to 0.

(b) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2021-01 AND THE OFFICIAL ZONING MAP OF THE CITY BY ASSIGNING PROPERTIES KNOWN AS THE 101 HAMILTON CREEK CIRCLE, 103 HAMILTON CREEK CIRCLE, 105 HAMILTON CREEK CIRCLE, 109 HAMILTON CREEK CIRCLE, 113 HAMILTON CREEK CIRCLE, 117 HAMILTON CREEK CIRCLE, 119 HAMILTON CREEK CIRCLE, 108 HAMILTON CREEK CIRCLE, 104 HAMILTON CREEK CIRCLE, 100 HAMILTON CREEK CIRCLE, 800 HAMILTON CREEK DRIVE, 900 HAMILTON CREEK DRIVE, 800 HAMILTON CREEK #12, 800 HAMILTON CREEK DRIVE, AND 906 HAMILTON CREEK CIRCLE FROM THEIR PRESENT DESIGNATION OF HEAVY COMMERCIAL – DISTRICT "C-3" TO A DESIGNATION OF MANUFACTURED HOME – DISTRICT "M-1"; AND PROPERTY KNOWN AS 100 S HAMILTON CREEK DRIVE FROM ITS PRESENT DESIGNATION OF HEAVY COMMERCIAL – DISTRICT "C-3" TO A DESIGNATION OF LIGHT COMMERCIAL – DISTRICT "C-1".

- (1) Staff Presentation – L. Kimbler
- (2) Public Hearing
- (3) Consideration and action.

Planning Manager, Leslie Kimbler, presented staff's report regarding the City initiated request to zone certain properties. Chairman Gaut opened the public hearing at 6:19 p.m. Guest Elsa Lara spoke to the Commission to ensure the amendment would not affect people who currently have mobile homes in this area. Guest, Glenn Morris asked if storage buildings would be allowed. There being no further comments, Chairman Gaut closed the public hearing at 6:22 p.m. Commissioner Gates made a motion to approve. The motion was seconded by Commissioner Teague. The motion carried with a vote of 5 to 0.

(c) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2021-01 AND THE OFFICIAL ZONING MAP OF THE CITY BY ASSIGNING PROPERTY KNOWN AS 1736 W HWY 29 FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT "C-2" TO A DESIGNATION OF HEAVY COMMERCIAL – DISTRICT "C-3" WITH A CONDITIONAL USE PERMIT TO ALLOW THE USE "MINI STORAGE WAREHOUSE".

- (1) Staff Presentation – L. Kimbler
- (2) Public Hearing
- (3) Consideration and action.

Planning Manager, Leslie Kimbler, presented staff's report regarding the request to rezone property to Heavy Commercial – District "C-3" with a Conditional Use Permit. Chairman Gaut opened the public hearing at 6:26 p.m. There being no public comments, Chairman Gaut closed the public hearing at 6:26 p.m. Commissioner Fortin made a motion to approve. The motion was seconded by Commissioner Williams. The motion carried with a vote of 5 to 0.

- 4.2) The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a proposed "Preliminary Plat" for approximately 11.76 acres out of Eugenio Perez Subdivision No. 41, Abs. No. 672, and the Susano Hernandez Survey No. 40, Abs. No. 398. The proposed "Preliminary Plat" will establish Delaware Springs Subdivision, Section 25, consisting of 27 residential lots: L. Kimbler

Planning Manager, Leslie Kimbler, presented staff's report regarding the proposed Preliminary Plat of Delaware Springs Subdivision, Section 25. Chairman Gaut opened the public hearing at 6:28 p.m. There being no public comments, Chairman Gaut closed the public hearing at 6:29 p.m.T

5. ACTION ITEMS:

- 5.1) Discuss and consider action: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING VARIANCES TO THE CODE OF ORDINANCES, SECTION 98-42 – TRANSPORTATION IMPROVEMENTS AND SECTION 98-48 – BLOCKS AND LOTS FOR THE PROPOSED PRELIMINARY PLAT OF DELAWARE SPRINGS SUBDIVISION, SECTION 25: L. Kimbler

Planning Manager, Leslie Kimbler, presented staff's report regarding the proposed variance to Code of Ordinances, Sect. 98-42 – Transportation improvements and Sect. 98-48 - Blocks. Commissioner Williams made a motion to approve. The motion was seconded by Commissioner Teague. The motion carried with a vote of 5 to 0.

- 5.2) Discuss and consider action: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE PRELIMINARY PLAT OF DELAWARE SPRINGS SUBDIVISION, SECTION 25, A PROPOSED 26-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 11.76 ACRES: L. Kimbler

Planning Manager, Leslie Kimbler, presented staff's report regarding the proposed Preliminary Plat of Delaware Springs Subdivision, Section 25. Commissioner Gates made a motion to approve. The motion was seconded by Commissioner Fortin. The motion carried with a vote of 5 to 0.

6. STAFF REPORTS:

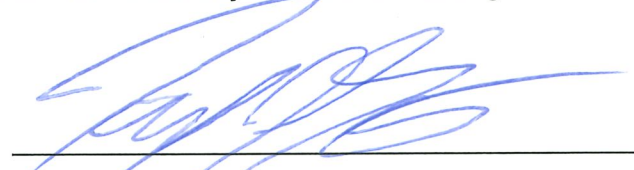
Habib Erkan announced his impending retirement and said his good-byes.

7. REQUESTS FOR FUTURE AGENDA ITEMS:

None

ADJOURN:

There being no further business, Chairman Gaut adjourned the meeting at 6:37 p.m.



Tommy Gaut, Chair
City of Burnet Planning and Zoning Commission



Attest: _____
Herve Derek Fortin, Secretary