



PLANNING & ZONING COMMISSION MINUTES

On this the 31st day of July 2017, the Planning and Zoning Commission of the City of Burnet, convened in Regular Session at 6:00 PM at the regular meeting place thereof with the following persons present, to-wit:

GUESTS: William Weaver, Billy Brown, Marg Watson, Nancy Haese, Michael & Cindy Brown, Kaye Kuheczka, Mary Craig, Laura Craig, Leland Craig

CALL TO ORDER: The meeting was called to order at 6:00 PM by Chairman, Craig Lindholm

ROLL CALL:

Members Present: Craig Lindholm, Greg Waldron, Caryn Paye, Derek Fortin, and Dana Delgado

Members Absent: Bill Piotrowski and Tommy Gaut

Others Present: Mark Lewis, Director of Development Services
Leslie Kimbler, Development Services Admin Tech

CONSENT AGENDA:

3.1) Minutes of the meetings held July 5, 2017 Regular Zoning Commission Meeting.

Motion to approve Consent Agenda	Greg Waldron
Second:	Derek Fortin
Motion Approved:	5 in Favor/0 in Opposition

PUBLIC HEARINGS:

4.1) The Planning & Zoning Commission will hold a public hearing regarding a request for a conditional use permit to allow a convenience store with alcohol sales in a C-1 zoning district located on lot 1A; Block 4; Hamilton Creek Addition which is further described as 600 Buchanan Drive.

Mr. Lewis presented staff's report regarding the request. Laura and Leland Craig, and Mary (daughter of Laura and Leland) spoke in favor of the proposed action. Nancy Haese questioned whether the property needed to be rezoned. Chairman Lindholm closed the public hearing.

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- 4.2) The Planning & Zoning Commission will hold a public hearing regarding a City initiated proposal to rezone lot 1A; Block 4; Hamilton Creek Addition which is further described as 600 Buchanan Drive from its present designation of Light Commercial—District C-1 to a designation of Medium Commercial—District C-2.

Mr. Lewis presented staff's report regarding the request. No public comment was offered. Chairman Lindholm closed the public hearing.

- 4.3) The Planning & Zoning Commission will hold a public hearing regarding the Heritage Valley North Preliminary Plat which is described as being 21.90 acres out of the John Hamilton Survey No. 1 and is further described as being located at the eastern terminations of Spicewood Drive and Applewood Drive East.

Mr. Lewis presented staff's report of the request. Kay Kueczka, William Weaver, and Michael Brown spoke their concerns in regards to the proposed action. Chairman Lindholm closed the public hearing.

ACTION ITEMS:

- 5.1) The Planning and Zoning Commission will discuss and consider action regarding Code of Ordinances, Chapter 118, Article II, Section 118-45.a.11 "uses determined by the [Planning and Zoning] Commission and the [City] Council which are closely related and similar to those listed:" specifically whether a drive-through retail establishment selling beverages is closely related and similar to a "Convenience store, retail food store, grocery store or supermarket (including gasoline and/or alcohol sales)"

Motion to approve "Find that drive-through beverage marts are similar to package stores and other C-2 uses intended to generate higher volumes of automotive traffic."

Derek Fortin

Seconded by
Motion approved
Members in Favor

Greg Waldron
4 in Favor/1 in Opposition
Craig Lindholm, Dana Delgado,
DerekFortin and Greg Waldron
Caryn Paye

Member in Opposition

Chairman Lindholm suspended the agenda for the purpose of considering item 5.3 prior to acting on item 5.2

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- 5.3) The Planning and Zoning Commission will discuss and consider action regarding a City initiated proposal to rezone lot 1A; Bock 4; Hamilton Creek Addition which is further described as 600 Buchanan Drive from its present designation of Light Commercial—District C-1 to a designation of Medium Commercial—District C-2.

Dana Delgado made motion to deny. Zero response from other members. Motion died.

Motion to approve	Derek Fortin
Seconded by	Craig Lindholm
Motion approved	4 in Favor/1 in Opposition
Members in Favor	Craig Lindholm, Caryn Paye, Derek Fortin and Greg Waldron
Member in Opposition	Dana Delgado

- 5.2) The Planning and Zoning Commission will discuss and consider action regarding a request for a conditional use permit to allow a convenience store with alcohol sales in a C-1 zoning district located on lot 1A; Bock 4; Hamilton Creek Addition which is further described as 600 Buchanan Drive.

Motion to table	Derek Fortin
Seconded by	Greg Waldron
Motion approved	5 in Favor/0 in Opposition

- 5.4) The Planning and Zoning Commission will discuss and consider action regarding the Heritage Valley North Preliminary Plat which is described as being 21.90 acres out of the John Hamilton Survey No. 1 and is further described as being located at the eastern terminations of Spicewood Drive and Applewood Drive East.

Motion to deny	Greg Waldron
Seconded by	Caryn Paye
Motion approved	5 in Favor/0 in Opposition

STAFF REPORTS:

- 6.1) No staff reports.

REQUESTS FOR FUTURE AGENDA ITEMS:

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ADJOURN:

Motion to adjourn:

Greg Waldron

Second:

Caryn Paye

Motion approved:

5 in favor/0 in opposition.

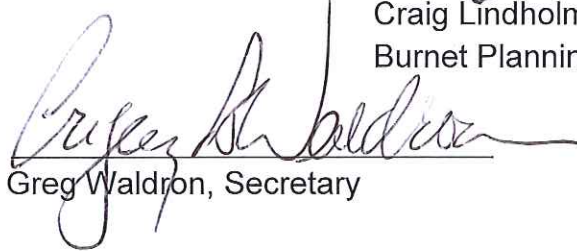
There being no further business, Chairperson, Craig Lindholm adjourned the meeting at 7:40 PM



Craig Lindholm, Chair

Burnet Planning and Zoning Commission

Attest:



Greg Waldron, Secretary