



## PLANNING & ZONING COMMISSION MINUTES

On this the 17<sup>th</sup> day of September 2018, 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:** Fred & Brenda Clark, Shady Grove POA  
Veronica Ponce, William H. Engineering  
Dough Feldt  
Bryan Stehling, Hills of Shady Grove Developer  
Herb Stehling, Hills of Shady Grove Developer  
Brett Burton, Cuplin & Associates  
Gary Dillard, Pepper Mill Developer  
Dave Ylinen  
Craig Campbell, Woodlands HOA  
Jerrell Teltow  
Ron Boultinghouse

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

**ROLL CALL:**

**Members Present:** Craig Lindholm, Tommy Gaut, Caryn Paye, Calib Williams and Ricky Langley

**Members Absent:** Derek Fortin

**Others Present:** Mark Lewis, Director of Development Services  
Leslie Kimbler, Development Services Admin Tech  
Evan Milliorn, Administrative Services

### **CONSENT AGENDA:**

- 3.1) Minutes of the meeting held August 6, 2018 Regular Zoning Commission Meeting.

Motion to approve Consent Agenda with the note to change the name on the Secretary signature line:

Second:

Motion Approved

Calib Williams

Tommy Gaut

5 in Favor/0 in Opposition

**PUBLIC HEARINGS:**

- 4.1) The Planning & Zoning Commission of the City of Burnet, Texas will hold a public hearing on a request to replat lot 7A, Eastside Commercial Park, for the purpose of creating Eastside Commercial Park, lots 7-B and 7-C, which is further described as being a 21.38-acre lot addressed as 1500 Polk Street.

Evan Milliorn, with Administrative Services, presented staff's report regarding the replat of lot 7A, Eastside Commercial Park.

There being no public comment, Chairman Lindholm closed the public hearing.

- 4.2) The Planning & Zoning Commission of the City of Burnet, Texas will hold a public hearing for the purpose of considering abandonment of that 0.90 acres of unnamed and undeveloped public right-of-way located within 18.62-acre tract of land owned by Dillard Development & Consulting L.L.C. and that 2.07-acre tract of land owned by Stehling Development for the purpose of facilitating a roadway realignment.

Item was passed

- 4.3) The Planning & Zoning Commission of the City of Burnet, Texas will hold a public hearing on a request to abandon that Permanent Easement occupying 0.343 acres of land, and that Temporary Construction Easement occupying 0.80 acre of land, both easements being situated within a 20.00 acre tract out of the John Hamilton Survey, Abstract No. 405; the easements are being abandoned for the purpose of facilitating the relocation of an existing City of Burnet water main.

Item was passed

- 4.4) The Planning & Zoning Commission of the City of Burnet, Texas will hold a public hearing regarding a preliminary plat of the Pepper Mill Subdivision, which is an 82-lot, single-family subdivision, further being described as 20.84 acres located at the eastern termination of Spicewood Drive.

Mark Lewis, Director of Development Services, presented staff's report regarding the preliminary plat of the Pepper Mill Subdivision.

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Guest, Dave Ylinen, and guest, Ron Boultinghouse, both residents of the Woodlands, expressed their concerns in regards to the drainage from Pepper Mill Subdivision to the Woodlands. Neither guest spoke for or against the preliminary plat.

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

- 4.5) The Planning & Zoning Commission of the City of Burnet, Texas will hold a public hearing regarding a preliminary plat of the Hills of Shady Grove, Section Seven, which is a 13-lot, single-family subdivision, further being described as 4.42 acres located adjacent to the 300-400 blocks of Shady Grove Parkway.

Mark Lewis, Director of Development Services, presented staff's report regarding the preliminary plat of the Hills of Shady Grove, Section Seven.

There being no public comment, Chairman Lindholm closed the public hearing.

**ACTION ITEMS:**

- 5.1) The Planning and Zoning Commission will discuss and consider action to replat lot 7A, Eastside Commercial Park, for the purpose of creating lots 7-B and 7-C, Eastside Commercial Park, further described as 21.38-acres located at 1500 Polk Street.

Motion to approve  
Seconded by  
Motion approved

Ricky Langley  
Caryn Paye  
5 in Favor/ 0 in Opposition

- 5.2) The Planning & Zoning Commission will discuss and consider action on abandonment of that 0.90 acres of unnamed and undeveloped public right-of-way located within 18.62-acre tract of land owned by Dillard Development & Consulting L.L.C. and that 2.07-acre tract of land owned by Stehling Development for the purpose of facilitating a roadway realignment.

No Action Required; Item was Passed



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- 5.3) The Planning & Zoning Commission will discuss and consider action on a request to abandon that Permanent Easement occupying 0.343-acres of land, and that Temporary Construction Easement occupying 0.80-acres of land situated within a 20.00-acre tract for the purpose of facilitating the relocation of an existing City of Burnet water main.

No Action Required; Item was Passed

- 5.4) The Planning & Zoning Commission will discuss and consider action regarding an 82-lot preliminary plat of the Pepper Mill Subdivision, which is a proposed single-family subdivision, further described as 20.84-acres located at the eastern termination of Spicewood Drive.

Motion to approve

Seconded by

Motion approved

Members in Favor:

Members in Opposition:

Ricky Langley

Craig Lindholm

4 in Favor/ 1 in Opposition

Ricky Langley, Craig Lindholm,  
Calib Williams, Caryn Paye

Tommy Gaut

- 5.5) The Planning & Zoning Commission will discuss and consider action regarding a 13-lot preliminary plat of the Hills of Shady Grove, Section Seven, which is a proposed single-family subdivision, further described as 4.42-acres located adjacent to the 300-400 blocks of Shady Grove Parkway.

Motion to approve

Seconded by

Motion approved

Calib Williams

Tommy Gaut

5 in Favor/ 0 in Opposition

**STAFF REPORTS:**

- 6.1) Mr. Lewis informed the members of the need for an October meeting as regularly scheduled.

**REQUESTS FOR FUTURE AGENDA ITEMS:**

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**ADJOURN:**

Motion to adjourn:

Craig Lindholm

Seconded by:

Tommy Gaut

Motion approved:

5 in favor/0 in opposition.

There being no further business, Chairperson, Craig Lindholm adjourned the meeting at 6:52PM.



Craig Lindholm, Chair  
Burnet Planning and Zoning Commission



**Attest:**

Herve Derek Fortin, Secretary