



## **PLANNING & ZONING COMMISSION MINUTES**

On this the 7<sup>th</sup> day of January, 2019, the Planning and Zoning Commission of the City of Burnet, convened in Regular Session at 6:00 p.m. at the regular meeting place thereof with the following persons present, to-wit:

GUESTS: See list of guests attached

### **1. CALL TO ORDER:**

The meeting was called to order at 6:00 p.m. by Chairman Lindholm.

### **2. ROLL CALL:**

Members Present: Craig Lindholm, Tommy Gaut, Derek Fortin, Caryn Paye, and Ricky Langley

Members Absent: Calib Williams

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

### **CONSENT AGENDA:**

- 3.1) Minutes of the meeting held October 1, 2018 Regular Zoning Commission Meeting.

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

### **PUBLIC HEARINGS:**

- 4.1) The Planning & Zoning Commission held a public hearing on a request to rezone Highland Oaks, Lot 1, Phase 1, Block 10 from its present designation of Light Commercial—District “C-1” to a designation of Townhomes—District “R-2A,” said tract being further described as being located on the north side of Tami Drive, east of the intersection with North Water Street (Hwy. 281).

Wallis Meshier, Director of Development Services, presented staff’s report regarding the rezone of Highland Oaks, Lot 1, Phase 1, Block 10 from its present designation of Light Commercial—District “C-1” to a designation of Townhomes—District “R-2A”.

Chairman Lindholm opened the public hearing. Twenty-nine (29) residents from the Highland Oaks Subdivision spoke in opposition to the request. Issues addressed included increased traffic congestion at the entrance of the subdivision and the potential negative effect on property value. There being no further public comment, Chairman Lindholm closed the public hearing.

- 4.2) The Planning & Zoning Commission held a public hearing on a request to rezone Highland Oaks, Lot 1, Phase 1, Block 9 from its present designation of Agricultural—District “A” to a designation of Townhomes—District “R-2A,” said tract being further described as being located on the south side of Tami Drive, east of the intersection with North Water Street (Hwy. 281).

Wallis Meshier, Director of Development Services, presented staff’s report regarding the rezone of Highland Oaks, Lot 1, Phase 1, Block 9 from its present designation of Agricultural—District “A” to a designation of Townhomes—District “R-2A”.

Chairman Lindholm opened the public hearing. Each of the twenty-nine (29) residents from the Highland Oaks Subdivision spoke in opposition to the previous public hearing item indicated by show of hands their opposition to the request. Two residents addressed the Commission regarding their opposition to the request. One resident expressed concern that the proposed townhomes do not comply with the Homeowner’s Association Covenants, Conditions and Restrictions. Another resident expressed concern regarding drainage and whether the current pond would be adequate. There being no further public comment, Chairman Lindholm closed the public hearing.

- 4.3) The Planning & Zoning Commission held a public hearing on a request to rezone 34.068 acres out of the B.B. Castleberry Survey, Abstract Number 187 from its present designation of Single-Family Residential—District “R-1” to a designation of Government and Public Institutional—District “G,” said tract being further described as 1601 South Water Street, and being generally located on the east side of South Water Street (Hwy. 281), approximately 1,120 feet south of the intersection with Aristokraft Drive.

Wallis Meshier, Director of Development Services, presented staff’s report regarding the staff initiated request to rezone of 34.068 acres out of the B.B. Castleberry Survey, Abstract Number 187 from its present designation of Single-Family Residential—District “R-1” to a designation of Government and Public Institutional—District “G.”

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

#### **ACTION ITEMS:**

- 5.1) The Planning & Zoning Commission discussed and considered action on a request to rezone Highland Oaks, Lot 1, Phase 1, Block 10 from its present designation of Light Commercial—District “C-1” to a designation of Townhomes—District “R-2A,” said tract being further described as being located



on the north side of Tami Drive, east of the intersection with North Water Street (Hwy. 281).

Commissioner Paye made a motion to deny the request to rezone Highland Oaks, Lot 1, Phase 1, Block 10 from its present designation of Light Commercial—District “C-1” to a designation of Townhomes—District “R-2A.” The motion was seconded by Commissioner Gaut, and carried by a vote of 5 to 0.

- 5.2) The Planning & Zoning Commission discussed and considered action on a request to rezone Highland Oaks, Lot 1, Phase 1, Block 9 from its present designation of Agricultural—District “A” to a designation of Townhomes—District “R-2A,” said tract being further described as being located on the south side of Tami Drive, east of the intersection with North Water Street (Hwy. 281).

Commissioner Langley made a motion to deny the request to rezone Highland Oaks, Lot 1, Phase 1, Block 9 from its present designation of Agricultural—District “A” to a designation of Townhomes—District “R-2A.” The motion was seconded by Commissioner Paye, and carried by a vote of 5 to 0.

- 5.3) The Planning & Zoning Commission discussed and considered action on a request to rezone 34.068 acres out of the B.B. Castleberry Survey, Abstract Number 187 from its present designation of Single-Family Residential—District “R-1” to a designation of Government and Public Institutional—District “G,” said tract being further described as 1601 South Water Street, and being generally located on the east side of South Water Street (Hwy. 281), approximately 1,120 feet south of the intersection with Aristokraft Drive.

Commissioner Gaut made a motion to approve the request to rezone 34.068 acres out of the B.B. Castleberry Survey, Abstract Number 187 from its present designation of Single-Family Residential—District “R-1” to a designation of Government and Public Institutional—District “G.” The motion was seconded by Commissioner Fortin, and carried by a vote of 5 to 0.

- 5.4) The Planning and Zoning Commission discussed and considered action on a request for a variance to Code of Ordinances, Chapter 98, Sec. 98-22.d.3.h for the purpose of allowing an alternative means of compliance with the tree removal and replacement standards.

Commissioner Langley made a motion to approve the request for a variance to Code of Ordinances, Chapter 98, Sec. 98-22.d.3.h for the purpose of allowing an alternative means of compliance with the tree removal and replacement standards. The motion was seconded by Commissioner Gaut, and carried by a vote of 5 to 0.

#### **STAFF REPORTS:**

None.


#### **REQUESTS FOR FUTURE AGENDA ITEMS:**

None.

**ADJOURN:**

Commissioner Fortin made a motion to adjourn the meeting; Commissioner Paye seconded, and the motion carried by a vote of 5 to 0.

There being no further business, Chairperson, Craig Lindholm adjourned the meeting at 7:08 p.m.

  
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Craig Lindholm, Chair  
Burnet Planning and Zoning Commission

**Attest:**   
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Herve Derek Fortin, Secretary

**Sign-In Sheet:**

<b>Guest Name</b>		<b>Address</b>
1.	Dale Moore	107 Tanner Ct. N.
2.	Clifford Coleman	106 Gregory Cove
3.	Gail Maxwell	107 Tanner Ct. N.
4.	Ruby & David Mitchell	109 Tanner Ct. N.
5.	Jamie Brizendine	108 Tanner Ct. N.
6.	Dick & Bev Sample	123 Linsey Cove
7.	Rita Gooch	107 Gregory Ln.
8.	Judy Lively	106 Linsey Cove
9.	Pamela & John Ferguson	100 Gregory Cove
10.	Nancy Keck	111 Tanner Ct. N.
11.	Bill Pitrowski	111 Tanner Ct. N.
12.	Kathleen Cater	101 Tanner Ct. S.
13.	Amanda Green	104 Thomas Cv. S.
14.	Pijush Madhu	102 Gregory Cove
15.	Phillip Jordan	106 Tanner Ct. N.
16.	Sherry Ray	100 Gregory Cove
17.	Heather Jones	114 Cailin Ct.
18.	William Weaver	102 Linsey Cove
19.	Tina S. Morgan	114 Linsey Cove
20.	Randy Hilmer	116 Linsey Cove
21.	Gail Vermillion	213 Cailin Ct.
22.	Ralph Vermillion	213 Cailin Ct.
23.	Chad & Wendy Keele	104 Linsey Cove
24.	Cassie Courtney	110 Linsey Cove
25.	Amber Thorp	100 Cailin Ct.
26.	Michele Richey	104 Carmen Cove
27.	Jake Rickey	104 Carmen Cove
29.	Judy Humphreys	121 Cailin Ct.
30.	Kathy Baucom	115 Linsey Cove
31.	Kayce and Matthew Perry	102 Cailin Ct.
32.	Jorge Lemus	202 Cailin Ct.
33.	Angel Rios	
34.	Reece Carter	106 Gregory Lane
35.	Riki and Foy Campbell	108 Cailin Ct.
36.	Roy Wagner	105 Tanner Ct. N.
37.	Shey Lopez	102 Tanner Ct. S.
38.	Teicsa Lopez	102 Tanner Ct. S.
39.	Jensen & Kristen Jones	105 Gregory Ln.
40.	Rod & Debby Corbin	103 Tanner Ct. S.
41.	Clint Golightly	104 Tanner Ct. S.
42.	John Branigan	Applicant



**Public Comment Speakers:**

Names		Address/Affiliation
1.	Bill Pitrowksi	111 Tanner Ct. N.
2.	Chad Keele	104 Linsey Cove
3.	Roy Wagner	105 Tanner Ct. N.
4.	Kayce Perry	102 Cailin Ct.
5.	Amber Thorp	100 Cailin Ct.
6.	Reese Carter	101 Tanner Ct. S.
7.	Angel Rios	
8.	Tina Morgan	114 Linsey Cove
9.	Cassie Courtney	110 Linsey Cove
10.	David Mitchell	109 Tanner Ct. N.
11.	Rod Corbin	103 Tanner Ct. S.
12.	Randy Hilner	116 Linsey Cove
13.	Heather Jones	117 Cailin Ct.
14.	William Weaver	102 Linsey Cove
15.	Jensen Jones	105 Gregory Lane
16.	Clifford Coleman	106 Gregory Cove
17.	Pamela Leonard Ferguson	100 Gregory Cove
18.	Ralph Vermillion	213 Cailin Ct.
19.	Hafiz Farooq	101 Gregory Cove
20.	Judy Lively	101 Linsey Cove
21.	Riki Campbell	108 Cailin Ct.
22.	Amanda Green	104 Thomas Cv. S.
23.	Jorge Lemus	202 Cailin Ct.
24.	Dale Moore & Gale Maxwell	107 Tanner Ct.
25.	Judy Humphries	121 Cailin Ct.
26.	Shey Lopez	102 Tanner Ct. S.
27.	Clint Golightly	104 Tanner Ct. S.
28.	Janice Brizendine	108 Tanner Ct. N.
29.	Pijush Madhu	102 Gregory Cv.