



## **PLANNING & ZONING COMMISSION MINUTES**

On this the 4<sup>th</sup> day of February, 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: Derek Shell, Patrick O'Donnell, Glenn & April Labhart, Bob Burnstad, Brian Lynch

### **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, Calib Williams, and Ricky Langley

Members Absent: Caryn Paye

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

### **CONSENT AGENDA:**

- 3.1) Minutes of the meeting held January 7, 2019 Regular Zoning Commission Meeting.

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

### **PUBLIC HEARINGS:**

- 4.1) The Planning and Zoning Commission of the City of Burnet, Texas will hold a public hearing regarding the proposed Eagle's Nest Section 3 Preliminary Plat, a 13-lot single-family subdivision, which is approximately 17.45 acres described as being a replat of lot 76R out of Eagle's Nest Section 2, and further described as being generally located on the east side of Eagle Ridge, approximately 1,100 feet north of the intersection with Buchanan Drive (State Hwy. 29).

Wallis Meshier, Director of Development Services, presented staff's report regarding the proposed Eagle's Nest Section 3 Preliminary Plat, a 13-lot single-family subdivision.

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

- 4.2) The Planning and Zoning Commission of the City of Burnet, Texas will hold a public hearing regarding a request to rezone approximately 1.00 acre, having a legal description of S4345 F.O.C. Subdivision, Lot 1, from its present designation of Heavy Industrial—District "I-2" to a designation of Light Commercial—District "C-1," said tract being generally located on the north side of Ellen Halbert Drive, approximately 884 feet west of the intersection with Houston Clinton Drive.

Wallis Meshier, Director of Development Services, presented staff's report regarding the request to rezone approximately 1.00 acre, having a legal description of S4345 F.O.C. Subdivision, Lot 1, from its present designation of Heavy Industrial—District "I-2" to a designation of Light Commercial—District "C-1".

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

- 4.3) The Planning and Zoning Commission of the City of Burnet, Texas will hold a public hearing regarding a request to rezone approximately 2.76 acres out of the B.B. Castleberry Survey, Abstract Number 187, from its present designation of Agricultural—District "A" to a designation of Single-Family Residential—District "R-1," said tract being generally located on the north side of Mormon Mill Road and south of the railroad.

Wallis Meshier, Director of Development Services, presented staff's report regarding the request to rezone approximately 2.76 acres out of the B.B. Castleberry Survey, Abstract Number 187, from its present designation of Agricultural—District "A" to a designation of Single-Family Residential—District "R-1".

Chairman Lindholm then opened the floor for public comment. 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 on a request for a variance to Code of Ordinances, Chapter 98, Section 98-42 for the proposed Preliminary Plat of Eagle's Nest, Section 3, for the purpose of exceeding the maximum length of a cul-de-sac.

Commissioner Gaut recused himself from the vote.

Commissioner Langley made a motion to approve the request for a variance to City of Burnet Code of Ordinances, Chapter 98, Section 98-42 for the proposed Preliminary Plat of Eagle's Nest, Section 3, for the purpose of exceeding the maximum length of a cul-de-sac. The motion was seconded by Commissioner Fortin, and carried by a vote of 4 to 0.

- 5.2) The Planning and Zoning Commission will discuss and consider action on the proposed Eagle's Nest Section 3 Preliminary Plat, a 13-lot single-family subdivision, which is approximately 17.45 acres described as being a replat of lot 76R out of Eagle's Nest Section 2, and further described as being generally located on the east side of Eagle Ridge, approximately 1,100 feet north of the intersection with Buchanan Drive (State Hwy. 29).

Commissioner Gaut recused himself from the vote.

Commissioner Williams made a motion to approve the proposed Eagle's Nest Section 3 Preliminary Plat, a 13-lot single-family subdivision. The motion was seconded by Commissioner Fortin, and carried by a vote of 4 to 0.

- 5.3) The Planning and Zoning Commission will discuss and consider action on a request to rezone approximately 1.00 acre, having a legal description of S4345 F.O.C. Subdivision, Lot 1, from its present designation of Heavy Industrial—District "I-2" to a designation of Light Commercial—District "C-1," said tract being generally located on the north side of Ellen Halbert Drive, approximately 884 feet west of the intersection with Houston Clinton Drive.

Commissioner Gaut made a motion to approve the request to rezone approximately 1.00 acre, having a legal description of S4345 F.O.C. Subdivision, Lot 1, from its present designation of Heavy Industrial—District "I-2" to a designation of Light Commercial—District "C-1." The motion was seconded by Commissioner Williams, and carried by a vote of 5 to 0.

- 5.4) The Planning and Zoning Commission will discuss and consider action on a request to rezone approximately 2.76 acres out of the B.B. Castleberry Survey, Abstract Number 187, from its present designation of Agricultural—District "A" to a designation of Single-Family Residential—District "R-1," said tract being generally located on the north side of Mormon Mill Road and south of the railroad.

Commissioner Fortin made a motion to approve the request to rezone approximately 2.76 acres out of the B.B. Castleberry Survey, Abstract Number 187, from its present designation of Agricultural—District "A" to a designation of Single-Family Residential—District "R-1". The motion was seconded by Commissioner Langley, and carried by a vote of 5 to 0.

**STAFF REPORTS:**

A discussion was held regarding the process for distribution of Planning & Zoning Commission packets to Commissioners. Currently, paper packets are delivered by hand to each Commissioner's home. The consensus of the Commission was that delivering packets via email is acceptable, as long as paper packets were still available at each meeting.

**REQUESTS FOR FUTURE AGENDA ITEMS:**

None.

**ADJOURN:**

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

There being no further business, Chairperson, Craig Lindholm adjourned the meeting at 6:33 p.m.



Craig Lindholm, Chair  
Burnet Planning and Zoning Commission

**Attest:**

  
Herve Derek Fortin, Secretary