



PLANNING & ZONING COMMISSION MINUTES

On this the 6th day of May, 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:

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, and Ricky Langley

Members Absent: Calib Williams

Guests: Michael Holcomb and Jeremy Kegher

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

3. CONSENT AGENDA:

3.1) Minutes of the meeting held April 8, 2019 Regular Zoning Commission Meeting.

A motion to approve the consent agenda was made by Commissioner Fortin. The motion was seconded by Commissioner Gaut and carried by a vote of 4 to 0.

4. PUBLIC HEARINGS:

4.1) The Planning and Zoning Commission of the City of Burnet, Texas will hold a Public Hearing on a request to rezone approximately 0.442 acre, legally described as Lot 1 out of the Short Form Replat of 0.95 Acres, John Hamilton Survey No. 1, Abstract No. 405, from its present designation of Single-Family Residential – District “R-1” to a designation of Medium Commercial – District “C-2,” said property being generally located on the east side of North Water Street (Hwy. 281), approximately 700 feet south of the intersection with East Taggard Street.

Wallis Meshier, Director of Development Services, presented staff's report regarding the request to rezone approximately 0.442 acre, legally described as Lot 1 out of the Short Form Replat of 0.95 Acres, John Hamilton Survey No. 1, Abstract No. 405, from its present designation of Single-Family Residential – District "R-1" to a designation of Medium Commercial – District "C-2."

Chairman Lindholm then opened the floor for public comment. There being no further 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 on a request to rezone approximately 1.50 acres out of the Lemuel Taylor Survey, Abstract No. A0880 from its present designation of Light Industrial – District "I-1" to a designation of Heavy Industrial – District "I-2," said property being addressed as 311 Industrial Boulevard and being generally located on the east side of Industrial Boulevard, immediately east of the intersection with John Kelly Drive.

Wallis Meshier, Director of Development Services, presented staff's report regarding the request to rezone approximately 1.50 acres out of the Lemuel Taylor Survey, Abstract No. A0880 from its present designation of Light Industrial – District "I-1" to a designation of Heavy Industrial – District "I-2."

Chairman Lindholm opened the floor for public comment.

Mr. Michael Holcomb, property owner of 515 CR 340A, spoke in opposition to the request due to the allowed uses in the "I-2" zoning district. He expressed concern regarding the potential negative impact on his property value.

Mr. Jeremy Kegher, applicant for the rezone, spoke in favor of the request, and stated that the zoning change would allow him to operate his machine shop.

- 4.3) The Planning and Zoning Commission of the City of Burnet, Texas will hold a Public Hearing regarding a proposed amendment to the City of Burnet Code of Ordinances, Chapter 62 – Manufactured Homes and Trailers, Section 62-2 – Recreational Vehicles; Chapter 106 – Traffic and Vehicles, Section 106-3 – Streets Restricted to Certain Traffic; and Chapter 118 – Zoning, Section 62-2 – Recreational Vehicles, as these sections pertain to parking of recreational vehicles.

Wallis Meshier, Director of Development Services, presented staff's report regarding the proposed amendment to the City of Burnet Code of Ordinances, Chapter 62 – Manufactured Homes and Trailers, Section 62-2 – Recreational Vehicles; Chapter 106 – Traffic and Vehicles, Section 106-3 – Streets Restricted to Certain Traffic; and Chapter 118 – Zoning, Section 62-2 – Recreational Vehicles, as these sections pertain to parking of recreational vehicles.

Chairman Lindholm then opened the floor for public comment.

Commissioner Gaut raised a question regarding the purpose of striking all of Sec. 62-2 due to the word "may." Staff explained the difficulty of enforcing this portion of the ordinance, as well as the expense on the citizens if it were to be enforced.

- 4.4) The Planning and Zoning Commission of the City of Burnet, Texas will hold a Public Hearing regarding a proposed amendment to the City of Burnet Code of Ordinances, Chapter 118 – Zoning, Section 118-48 – Light Industrial – District "I-1", Subsection (a); and Chapter 118 – Zoning, Section 118-49 – Heavy Industrial – District "I-2", Subsection (a), as these sections pertain to permitted uses is the "I-1" – Light Industrial, and "I-2" – Heavy Industrial zoning districts.

Wallis Meshier, Director of Development Services, presented staff's report regarding the proposed amendment to the City of Burnet Code of Ordinances, Chapter 118 – Zoning, Section 118-48 – Light Industrial – District "I-1", Subsection (a); and Chapter 118 – Zoning, Section 118-49 – Heavy Industrial – District "I-2", Subsection (a), as these sections pertain to permitted uses is the "I-1" – Light Industrial, and "I-2" – Heavy Industrial zoning districts.

Chairman Lindholm then opened the floor for public comment.

Mr. Michael Holcomb, property owner of 515 CR 340A, spoke in favor of the request, and stated that he felt it allowed the City to take advantage of the Industrial Park while not causing his property value to decrease or allowing higher risk industrial uses on properties that abut his property.

Mr. Jeremy Kegher spoke in favor of the ordinance change as it would allow him to operate his machine shop on a property that is currently zone "I-1," and stated that he agreed with Mr. Holcomb's statement.

5. ACTION ITEMS:

- 5.1) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action on a request to rezone approximately 0.442 acre, legally described as Lot 1 out of the Short Form Replat of 0.95 Acres, John Hamilton Survey No. 1, Abstract No. 405, from its present designation of Single-Family Residential – District "R-1" to a designation of Medium Commercial – District "C-2," said property being generally located on the east side of North Water Street (Hwy. 281), approximately 700 feet south of the intersection with East Taggard Street.

Commissioner Fortin made a motion to approve the request to rezone approximately 0.442 acre, legally described as Lot 1 out of the Short Form Replat of 0.95 Acres, John Hamilton Survey No. 1, Abstract No. 405, from its present designation of Single-Family Residential – District "R-1" to a designation of Medium Commercial – District "C-2." The motion was seconded by Commissioner Langley, and carried by a vote of 4 to 0.

- 5.2) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action on a request to rezone approximately 1.50 acres out of the Lemuel Taylor Survey, Abstract No. A0880 from its present designation of Light Industrial – District “I-1” to a designation of Heavy Industrial – District “I-2,” said property being addressed as 311 Industrial Boulevard and being generally located on the east side of Industrial Boulevard, immediately east of the intersection with John Kelly Drive.

Commissioner Lindholm made a motion to deny the request to rezone approximately 1.50 acres out of the Lemuel Taylor Survey, Abstract No. A0880 from its present designation of Light Industrial – District “I-1” to a designation of Heavy Industrial – District “I-2.” 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 proposed amendment to the City of Burnet Code of Ordinances, Chapter 62 – Manufactured Homes and Trailers, Section 62-2 – Recreational Vehicles; Chapter 106 – Traffic and Vehicles, Section 106-3 – Streets Restricted to Certain Traffic; and Chapter 118 – Zoning, Section 62-2 – Recreational Vehicles, as these sections pertain to parking of recreational vehicles.

Commissioner Langley made a motion to approve the proposed amendment to the City of Burnet Code of Ordinances, Chapter 62 – Manufactured Homes and Trailers, Section 62-2 – Recreational Vehicles; Chapter 106 – Traffic and Vehicles, Section 106-3 – Streets Restricted to Certain Traffic; and Chapter 118 – Zoning, Section 62-2 – Recreational Vehicles, as these sections pertain to parking of recreational vehicles. The motion was seconded by Commissioner Gaut, and carried by a vote of 4 to 0.

- 5.4) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action on a proposed amendment to the City of Burnet Code of Ordinances, Chapter 118 – Zoning, Section 118-48 – Light Industrial – District “I-1”, Subsection (a); and Chapter 118 – Zoning, Section 118-49 – Heavy Industrial – District “I-2”, Subsection (a), as these sections pertain to permitted uses is the “I-1” – Light Industrial, and “I-2” – Heavy Industrial zoning districts.

Commissioner Gaut made a motion to approve the proposed amendment to the City of Burnet Code of Ordinances, Chapter 118 – Zoning, Section 118-48 – Light Industrial – District “I-1”, Subsection (a); and Chapter 118 – Zoning, Section 118-49 – Heavy Industrial – District “I-2”, Subsection (a), as these sections pertain to permitted uses is the “I-1” – Light Industrial, and “I-2” – Heavy Industrial zoning districts. The motion was seconded by Commissioner Langley, and carried by a vote of 4 to 0.

6. STAFF REPORTS:

Following a discussion, the Concensus of the Commission was that the June Planning and Zoning meeting would be rescheduled from Monday, June 3rd to Monday, June 10th.

7. REQUESTS FOR FUTURE AGENDA ITEMS:

None.

8. ADJOURN:

Commissioner Fortin made a motion to adjourn the meeting; Commissioner Gaut seconded, and the motion carried by a vote of 4 to 0.

There being no further business, Chairperson, Craig Lindholm adjourned the meeting at 6:37 p.m.



Craig Lindholm, Chair
City of Burnet Planning and Zoning Commission

Attest:


Herve Derek Fortin, Secretary