



NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BURNET, TEXAS

This notice is posted pursuant to the Texas Local Government Code, Chapter §551 – Open Meetings.

Notice is hereby given that the **Special Meeting of the Planning and Zoning Commission** of the City of Burnet, Texas will be held on Monday, **March 8, 2021**, at **6:00 p.m.** by teleconference pursuant to the Coronavirus (COVID-19), Declaration of Public Health Emergency by Mayor Bromley and executive orders of Governor Abbott. Pursuant to the declaration and order the meeting will be open to public attendance by Zoom Webinar or by Telephone. Toll free conference call capability has been established for access as follows:

By Computer:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86355768514?pwd=bIRLRGo1OXpOQm5UU1dvSnZrbnFqUT09>

OR: Go to: www.zoom.us

Enter Webinar ID when prompted: **863 5576 8514**

Enter Password when prompted: **567076**

If you would like to address the Commission with a Public Comment while logged-in online, please use the “raise your hand” feature.

By Telephone:

Call: 888-475-4499 or 877-853-5257 (Toll Free Numbers)

Enter Webinar ID when prompted: **863 5576 8514**

Enter Password when prompted: **567076**

If you would like to address the Commission with a Public Comment while dialed in via telephone, please use the “raise your hand” feature, by pressing *9 while on the telephone.

The **Agenda** for this **Special Meeting** is as follows:

1. CALL TO ORDER:

2. ROLL CALL:

- 3. CONSENT AGENDA ITEMS:** All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission member, staff member or citizen requests removal of the item from the consent agenda for the purpose of discussion. For removal of an item, a request must be made to the Commission when the Consent Agenda is opened for Commission action.

- 3.1) Minutes of the meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on March 1, 2021.

4. ACTION ITEMS:

- 4.1) The Planning and Zoning Commission will discuss and consider action regarding a proposed "Final Plat" of Wandering Oaks, a proposed 23-lot residential subdivision consisting of approximately 105.08 acres, being generally located north of County Road 100 (Scenic Oaks Drive), south and west of County Road 100 (Oak Vista Drive), and east of Billy Joe Fox Drive: H. Erkan

5. STAFF REPORTS:

- 5.1) None

6. REQUESTS FOR FUTURE AGENDA ITEMS:

ADJOURN

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Burnet, is a true and correct copy of said notice and that I posted a true and correct copy of said notice on the bulletin board, in the City Hall of said City, Burnet, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on January 29, 2021 at or before 5 o'clock p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 5th day of March, 2021

Kelly Dix, City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

When reopened the City Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the Development Services Department at (512) 715-3206, FAX (512) 756-8560 or e-mail at herkaan@cityofburnet.com for information or assistance.



PLANNING & ZONING COMMISSION MINUTES

Notice is hereby given that the **Regular Meeting of the Planning and Zoning Commission** of the City of Burnet, Texas will be held on Monday, **March 1, 2021**, at **6:00 p.m.** by teleconference pursuant to the Coronavirus (COVID-19), Declaration of Public Health Emergency by Mayor Bromley and executive orders of Governor Abbott. Pursuant to the declaration and order the meeting will be open to public attendance by Zoom Webinar or by Telephone. The following subjects will be discussed, to-wit:

1. CALL TO ORDER:

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

2. ROLL CALL:

Members Present: Tommy Gaut, Derek Fortin, Ricky Langley, and Calib Williams

Members Absent: Jennifer Wind and Cesar Arreaza

Guests: Republic EDS

Others Present: Habib Erkan, Jr., Assist. City Manager
Leslie Kimbler, Development Services Admin.Tech.

3. CONSENT AGENDA:

- 3.1) Minutes of the regular meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on February 1, 2021.

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

4. ACTION ITEMS:

- 4.1) The Planning and Zoning Commission will discuss and consider action regarding a proposed "Preliminary Plat" for approximately 44.64 acres out of the Sarah Ann Guest Survey, Abstract 1525, generally located south of Hwy. 29, east of Westfall St., and west of the Railroad track. The proposed "Preliminary Plat" will establish Creekfall Subdivision, Phases 1 and 2, consisting of approximately 135 residential lots: H. Erkan

Commissioner Fortin made a motion to approve the proposed "Preliminary Plat" which will establish Creekfall Subdivision, Phases 1 and 2, consisting of approximately 135 residential lots. The motion was seconded by Commissioner Williams, and carried by a vote of 4 to 0.

- 4.2) The Planning and Zoning Commission will discuss and consider action regarding a proposed “Final Plat” of Wandering Oaks, a proposed 23-lot residential subdivision consisting of approximately 105.08 acres, being generally located north of County Road 100 (Scenic Oaks Drive), south and west of County Road 100 (Oak Vista Drive), and east of Billy Joe Fox Drive: H. Erkan

Habib Erkan, Jr., Assistant City Manager, informed the Commission of the applicants request for a 30 day extension.

Commissioner Gaut made a motion to table the proposed “Final Plat” of Wandering Oaks, a proposed 23-lot residential subdivision consisting of approximately 105.08 acres. The motion was seconded by Commissioner Langelly, and carried by a vote of 4 to 0.

5. STAFF REPORTS:

Update Commission on a proposed amendment to the sign code addressing variances, appeals and administrative matters not covered in current code.

The Commission was in agreement with the proposed amendments and staff proceeding to Council with the amended ordinance.

- 6. REQUESTS FOR FUTURE AGENDA ITEMS:** Commissioner Wind requested an opportunity for the Commission to discuss the allowable uses in different zoning districts as well as any laws that pertain to buffers for residential properties that abut the City of Burnet’s city limits.

7. ADJOURN:

There being no further business, Chairperson, Tommy Gaut adjourned the meeting at 6:28 p.m.

Tommy Gaut, Chair
City of Burnet Planning and Zoning Commission

Attest: _____
Herve Derek Fortin, Secretary



Development Services

ITEM 4.1

Habib Erkan, Jr.
Development Services
(512) 715-3215
herkan@cityofburnet.com

Agenda Item Brief

Meeting Date: March 8, 2021

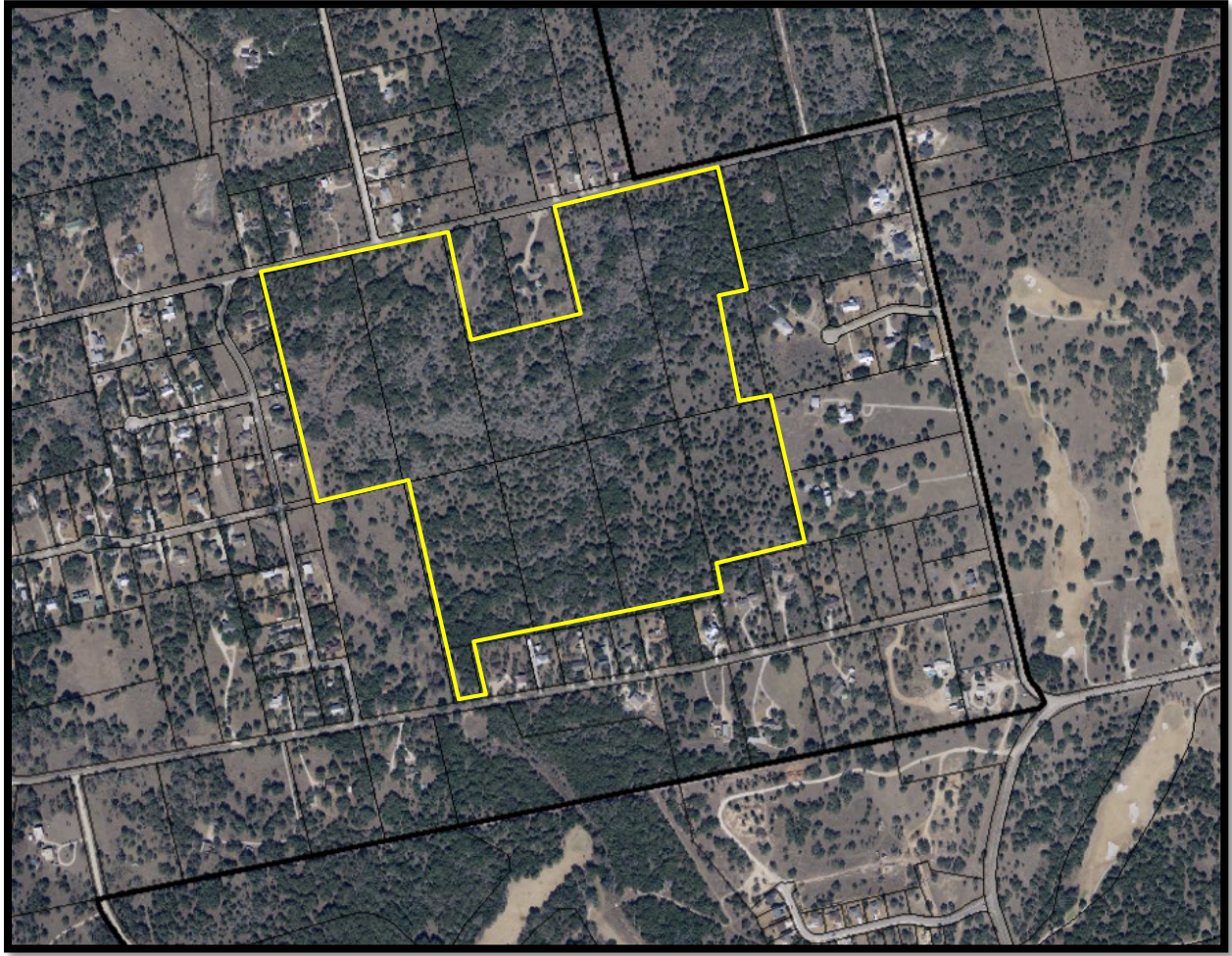
Agenda Item: Consideration and action on a proposed “Final Plat” of Wandering Oaks, a proposed 23-lot residential subdivision consisting of approximately 105.08 acres, being generally located north of County Road 100 (Scenic Oaks Drive), south and west of County Road 100 (Oak Vista Drive), and east of Billy Joe Fox Drive: H. Erkan Jr.

Background: The proposed project is a residential subdivision consisting of approximately 105.08 acres located north of County Road 100 (Scenic Oaks Drive), south and west of County Road 100 (Oak Vista Drive), and east of Billy Joe Fox Drive. The plat shall establish 23 residential lots ranging in size from 2.97 to 6.01 acres. Water shall provide by separate wells on each lot. Sanitary sewer shall be provided by separate onsite septic systems on each lot. Internal roads shall be dedicated to and maintained by a homeowners’ association.

Information: Wandering Oak Circle is proposed 2,686 linear foot dead-end cul-de-sac. As Code Sec. 98-42, prescribes a 600-foot maximum cul-de-sac length the preliminary plat was granted a variance. Since the date of the commission’s meeting on March 1, 2021, the applicant submitted a water availability and quality report and drainage summary. Moreover, the applicant has addressed all outstanding staff and city engineer comments.

Recommendation: Adoption of a motion recommending City Council approve the “Final Plat” of Wandering Oaks Subdivision as presented.

Exhibit A – Location Map



[illegible]

PROJECT NO. 100
 SHEET NO. 4
 DATE: 1/1/2010
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

1500 CIRCLE LANE
 SUITE 100
 FARMERSVILLE, TX 77934
 (512) 261-1111
 WWW.CENTRALTEXASLAND.COM



SCALE 1" = 200'
 0 100 200
 FEET

NO.	DESCRIPTION
1	EXISTING
2	PROPOSED

SHEET 4 OF 4

BUILDING SETBACKS
 UNLESS OTHERWISE SHOWN HEREON THE
 FOLLOWING BUILDING SETBACKS SHALL APPLY:
 30 FT. ALONG FRONT PROPERTY LINES
 25 FT. ALONG REAR PROPERTY LINES
 10 FT. ALONG SIDE PROPERTY LINES
 15 FT. ALONG REAR PROPERTY LINES
 10 FT. ALONG SIDE PROPERTY LINES

WANDERING OAKS
 A SUBDIVISION OF A PORTION OF
 SECTION 36, TOWNSHIP 10N, RANGE 12E,
 COUNTY OF BROWN, TEXAS
 AND LOT NO. 120 AS SHOWN ON THE PLAT OF
 DIVISION OF A PORTION OF SECTION 36, TOWNSHIP 10N,
 RANGE 12E, COUNTY OF BROWN, TEXAS
 AND LOT NO. 120 AS SHOWN ON THE PLAT OF
 DIVISION OF A PORTION OF SECTION 36, TOWNSHIP 10N,
 RANGE 12E, COUNTY OF BROWN, TEXAS
 AND LOT NO. 120 AS SHOWN ON THE PLAT OF
 DIVISION OF A PORTION OF SECTION 36, TOWNSHIP 10N,
 RANGE 12E, COUNTY OF BROWN, TEXAS

