



PLANNING AND ZONING COMMISSION MINUTES

On this the 3rd of June 2024, the Planning and Zoning Commission of the City of Burnet convened in Regular Session, at 6:00 p.m. at the City of Burnet's Council Chambers located at 2402 S Water St., Burnet, Texas 78611 at which time the following subjects were discussed:

1. CALL TO ORDER:

The meeting was called to order at 6:00 p.m. by Vice-Chairman Calib Williams.

2. ROLL CALL:

Members present: Calib Williams, Glen Teague, Derek Fortin, and Glen Gates

Members absent: None

Guests: None

Others present: David Vaughn, City Manager, Leslie Kimbler, Planning Manager, and Bobbi Havins, Development Services Coordinator

3. CONSENT AGENDA ITEMS: All 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 May 7, 2024. There being no objections, Vice-Chairman Calib Williams approved the minutes as presented.

4. PUBLIC HEARINGS:

- 4.1) Public Hearing and Consideration of the following: Plat applications, Zoning Amendments and Zoning Classifications presented by Leslie Kimbler, Planning Manager:

- (a) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2021-01 AND THE OFFICIAL ZONING MAP OF THE CITY BY ASSIGNING PROPERTY KNOWN AS THE CREEK SIDE TOWNHOMES FROM ITS PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF MULTI-FAMILY RESIDENTIAL – DISTRICT “R-3”; PROPERTY KNOWN AS THE RHOMBERG APARTMENTS FROM ITS PRESENT DESIGNATION ON LIGHT COMMERCIAL – DISTRICT “C-1” AND SINGLE-FAMILY RESIDENTIAL “R-1” TO A DESIGNATION OF MULTI-FAMILY RESIDENTIAL – DISTRICT “R-3”; AND PROPERTY KNOWN AS THE HAMILTON CREEK MANOR FROM ITS PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF MULTI-FAMILY RESIDENTIAL – DISTRICT “R-3”; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

- (1) Staff Presentation – L. Kimbler
- (2) Public Hearing
- (3) Consideration and action.

Planning Manager, Leslie Kimbler, presented staff's report regarding the City initiated request to zone certain properties. Vice-Chairman Williams opened the public hearing at 6:03 p.m. There being no comments, Vice-Chairman Williams closed the public hearing at 6:03 p.m. Commissioner Gates made a motion to approve. The motion was seconded by Commissioner Teague. The motion carried with a vote of 4 to 0.

5. ACTION ITEMS:

5.1) Discuss and consider: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING VARIANCES TO THE CODE OF ORDINANCES, SECTION 98-48 – BLOCKS AND LOTS FOR THE FINAL PLAT OF CREEKFALL PHASE 1 SUBDIVISION: L. Kimbler

Planning Manager, Leslie Kimbler, presented staff's report regarding the proposed variance to Code of Ordinances, Sect. 98-48 – Blocks and lot for the final plat of Creekfall Phase 1. Commissioner Teague made a motion to approve. The motion was seconded by Commissioner Fortin. The motion carried with a vote of 4 to 0.

5.2) Discuss and consider: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE "FINAL PLAT" OF CREEKFALL PHASE 1 SUBDIVISION, A PROPOSED 84-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 22.27 ACRES: L. Kimbler

Planning Manager, Leslie Kimbler, presented staff's report regarding the proposed conditional approval of the Final Plat of Creekfall Phase 1. Vice-Chairman Williams made a motion to approve. The motion was seconded by Commissioner Teague. The motion carried with a vote of 4 to 0.

5.3) Discuss and consider: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE "FINAL PLAT" OF CREEKFALL PHASE 2 SUBDIVISION, A PROPOSED 20-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 21.65 ACRES: L. Kimbler

Planning Manager, Leslie Kimbler, presented staff's report regarding the proposed conditional approval of the Final Plat of Creekfall Phase 2. Commissioner Teague made a motion to approve. The motion was seconded by Commissioner Fortin. The motion carried with a vote of 4 to 0.

5.4) Discuss and consider: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE "FINAL PLAT" OF SOUTH HWY 281 DELAWARE COMMERCIAL, A PROPOSED 3-LOT COMMERCIAL SUBDIVISION CONSISTING OF APPROXIMATELY 19.65 ACRES: L. Kimbler

Planning Manager, Leslie Kimbler, presented staff's report regarding the proposed conditional approval of the Final Plat of South Hwy. 281, Delaware Commercial. Commissioner Fortin made a motion to approve. The motion was seconded by Commissioner Teague. The motion carried with a vote of 4 to 0.

6. STAFF REPORTS:

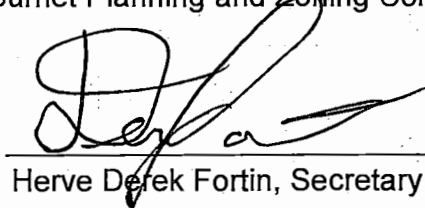
7. REQUESTS FOR FUTURE AGENDA ITEMS:

8. ADJOURN: There being no further business, Vice-Chairman Williams adjourned the meeting at 6:19 p.m.



Calib Williams, Vice-Chairman
City of Burnet Planning and Zoning Commission

Attest:


Herve Derek Fortin, Secretary