



## 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 **Public Hearing and Regular Meeting of the Planning and Zoning Commission** of the City of Burnet, Texas will be held on Monday, **March 7, 2022**, 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 will be discussed, to-wit:

### 1. CALL TO ORDER:

### 2. ROLL CALL:

### 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 February 7, 2022.

### 4. PUBLIC HEARINGS:

- 4.1) Public Hearing and Consideration of the following: Preliminary Plat Applications, Adoption and Amendments of the Zoning Ordinance, Future Land Use Plan and Zoning Classifications presented by Habib Erkan Jr., Assistant City Manager, Leslie Kimbler, City Planner, and Matt Imrie, Community Development Coordinator.

- (a) AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2012-09 AND THE OFFICIAL FUTURE LAND USE MAP OF THE CITY BY ASSIGNING THE PROPERTY DESCRIBED AS 200 BURNET HILLS DRIVE (LEGAL DESCRIPTION: BEING A 0.190 ACRE TRACT OUT OF THE MISS SARAH ANN GUEST SURVEY NO. 1503, ABSTRACT NO. 1525) FROM ITS' CURRENT DESIGNATION OF "COMMERCIAL" TO A DESIGNATION OF "RESIDENTIAL"; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

- (1) Staff Presentation – M. Imrie
- (2) Public Hearing
- (3) Consideration and action.

- (b) AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2021-01 AND THE OFFICIAL ZONING MAP OF THE CITY BY ASSIGNING THE PROPERTY DESCRIBED 200 BURNET HILLS DRIVE (Legal Description: BEING A 0.190 ACRE TRACT OUT OF THE MISS SARAH ANN GUEST SURVEY NO. 1503,

ABSTRACT NO. 1525) WITH MANFACUTRED HOME-DISTRICT “M-1” CLASSIFICATION; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

- (1) Staff Presentation – M. Imrie
- (2) Public Hearing
- (3) Consideration and action

(c) AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2012-09 AND THE FUTURE LAND USE MAP OF THE CITY OF BURNET BY ASSIGNING A DESIGNATION OF “RESIDENTIAL” FOR THE PROPERTY AT 1402 N WATER STREET (LEGAL DESCRIPTION: LOT 2, BLOCK 10, OAKS ADDITION); 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

(d) AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2021-01 AND THE OFFICIAL ZONING MAP OF THE CITY BY ASSIGNING THE PROPERTY DESCRIBED 1402 North Water Street (Legal Description: LOT 2, BLOCK 10, OAKS ADDITION) WITH MULTI-FAMILY RESIDENTIAL – DISTRICT “R-3” CLASSIFICATION; 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

(e) AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2012-09 AND THE FUTURE LAND USE MAP OF THE CITY OF BURNET BY ASSIGNING A DESIGNATION OF “RESIDENTIAL” FOR THE PROPERTY AT 1404 N WATER STREET (LEGAL DESCRIPTION: LOT 3 & 4, BLOCK 10, OAKS ADDITION); 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

(f) AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2021-01 AND THE OFFICIAL ZONING MAP OF THE CITY BY ASSIGNING THE PROPERTY DESCRIBED 1404 N WATER STREET (Legal Description: LOT 3 & 4, BLOCK 10, OAKS ADDITION) WITH MULTI-FAMILY RESIDENTIAL – DISTRICT “R-3” CLASSIFICATION; 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

(g) AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2021-01 AND THE OFFICIAL ZONING MAP OF THE CITY BY ASSIGNING THE PROPERTY GENERALLY DESCRIBED AS THE NORTHWEST CORNER OF EAST JOHNSON AND NORTH RHOMBERG STREETS (Legal Description: 0.37-ACRE TRACT OUT OF THE JOHN HAMILTON SURVEY NO. 1, BEING A PORTION OF LOT 2, BLOCK 37 OF THE PETER KERR PORTION) WITH DUPLEX-DISTRICT “R-2” CLASSIFICATION; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

- (1) Staff Presentation – M. Imrie
- (2) Public Hearing
- (3) Consideration and action

- 4.2) The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a proposed “Preliminary Plat” for approximately 60.53 acres out of Sarah Ann Guest Survey No. 1503, Abs. No. 1525. The proposed “Preliminary Plat” will establish Creeksfall Subdivision, Phase Three and Four, consisting of 180 residential lots: L. Kimbler
- 4.3) The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a proposed “Preliminary Plat” for approximately 11.58 acres out of Sarah Ann Guest Survey No. 1503, Abs. No. 1525. The proposed “Preliminary Plat” will establish Westfall Village Subdivision, Phase Three, consisting of 45 residential lots: L. Kimbler
- 4.4) The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a proposed “Preliminary Plat” for approximately 326.63 acres out of Abs. A0398 Susano Hernandez, Tract Pt. of 6, 14.87 Acres; Abs. A1018 Francisco Ybarbo, 140.95 Acres; Abs. A0398 Susano Hernandez, Tract & Abs. 1018 Francisco Ybarbo, 17.34 Acres; Abs. A1018 Francisco Ybarbo, 150.47 Acres. The proposed “Preliminary Plat” will establish Honey Rock Subdivision consisting of 388 residential lots: L. Kimbler

## **5. ACTION ITEMS:**

- 5.1) Discuss and consider action: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE PRELIMINARY PLAT ESTABLISHING CREEKFALL SUBDIVISION, PHASE THREE AND FOUR, CONSISTING OF APPROXIMATELY 179 RESIDENTIAL LOTS ON 55.77 ACRES OUT OF THE SARAH ANN GUEST SURVEY NO. 1503, ABS. NO. 1525: L. Kimbler
- 5.2) Discuss and consider action: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING A VARIANCE TO THE CODE OF ORDINANCES, SECTION 98-48 – BLOCKS AND LOTS FOR THE

PROPOSED PRELIMINARY PLAT OF WESTFALL VILLAGES, PHASE THREE: L. Kimbler

- 5.3) Discuss and consider action: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE PRELIMINARY PLAT ESTABLISHING WESTFALL VILLAGE, PHASE 3, CONSISTING OF APPROXIMATELY 45 RESIDENTIAL LOTS ON APPROXIMATELY 11.58 ACRES OUT OF THE SRAH ANN GUEST SURVEY NO. 1503, ABS. NO. 1525.: L. Kimbler
- 5.4) Discuss and consider action: The Planning and Zoning Commission shall discuss and consider action on a request for a variance to the Code of Ordinances, Section 98-22 – Preliminary Plat, for the proposed Preliminary Plat of Honey Rock Subdivision.: L Kimbler
- 5.5) Discuss and consider action: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE PRELIMINARY PLAT ESTABLISHING HONEY ROCK SUBDIVISION CONSISTING OF APPROXIMATELY 299 SINGLE-FAMILY RESIDENTIAL LOTS, TWO MULTI-FAMILY RESIDENTIAL LOTS, AND TWO COMMERCIAL LOTS ON APPROXIMATELY 326.63 ACRES OUT OF ABS A0398 SUSANO HERNANEZ, TRACT PT OF 6, 14.87 ACRES, ABS A1018 FRANCISCO YBARBO, 140.95 ACRES, ABS A0398 SUSANO HERNANDEZ, TRACT AND ABS 1018 F YBARABO, 17.64 ACRES, ABS A1018 FRANCISCO YBARBO, 150.47 ACRES: L. Kimbler

**6. STAFF REPORTS:**

**7. 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 December 30, 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 4th day of March 2022**

\_\_\_\_\_  
Kelly Dix, City Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:**

The City of Burnet Community Center is 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) 715-3215, FAX (512) 756-8560 or e-mail at [lkimbler@cityofburnet.com](mailto:lkimbler@cityofburnet.com) for information or assistance.