



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, July 11, 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:

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

2. ROLL CALL:

Members Present: Tommy Gaut, Calib Williams, Glen Teague, and Derek Fortin

Members Absent: Glen Gates

Guests: Travis Spaulding, Sha Shaver, Hal Ferguson, Dough Franklin, Joy Biscotto, David & Elizabeth DeFily, Hailey Spaulding

Others Present: Leslie Kimbler, Planning Manager

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 June 6, 2022.

A motion was made by Commissioner Fortin to approve the minutes from the June 6, 2022. The motion was seconded by Commissioner Williams and carried with a vote of 4 to 0.

4. PUBLIC HEARINGS:

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

- a) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING CODE OF ORDINANCES, CHAPTER 118 (ENTITLED "ZONING") FOR THE PURPOSE OF RESTRICTING TRAILER CAMPS AND RV PARK USES TO HEAVY COMMERCIAL – DISTRICT "C-3" WITH A CONDITIONAL USE PERMIT

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

Leslie Kimbler, Planning Manager, presented staff's report of the proposed ordinance amendment to Chapter 118 for the purpose of restricting Trailer Camps and RV Park uses to Heavy Commercial – District "C-3" with a Conditional Use Permit.

Chairman Gaut then opened the floor for public comment at 6:04 p.m.

Guest, Josh Godwin property owner of 3401 S Water Street, spoke to the Commission in opposition to the ordinance amendment.

There being no further public comments, Chairman Gaut closed the public hearing at 6:06 p.m.

Commissioner Gaut made a motion to approve the ordinance as presented; the motion was seconded by Commissioner Williams. The motion received no action with a vote of 2 to 2 with Commissioners Gaut and Williams voting in favor and Commissioners Fortin and Teague voting in opposition.

b) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING CITY OF BURNET CODE OF ORDINANCES, CHAPTER 118 (ENTITLED "ZONING") BY AMENDING SEC. 118-25 (ENTITLED "SINGLE-FAMILY RESIDENTIAL — DISTRICT "R-1") BY INCREASING THE MINIMUM LIVING AREA REQUIRED IN THE SINGLE-FAMILY RESIDENTIAL DISTRICT "R-1"

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

Leslie Kimbler, Planning Manager, presented staff's report of the proposed ordinance amendment to Chapter 118 by increasing the Minimum Living Area required in the Single-Family Residential District "R-1" to 1350 square feet.

Chairman Gaut then opened the floor for public comment at 6:15 p.m.

Guest, Travis Spaulding, spoke to the Commission in opposition to the ordinance amendment.

There being no further public comments, Chairman Gaut closed the public hearing at 6:19 p.m.

Commissioner Williams made a motion to approve the ordinance as presented; the motion was seconded by Commissioner Fortin. The motion passed with a vote of 4 to 0.

c) 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 OF BURNET BY ASSIGNING 75.87 ACRES OF REAL PROPERTY LOCATED WEST OF THE CITY LIMITS AND SOUTH OF TEXAS HWY 29 WITH PLANNED UNIT

DEVELOPMENT/MANUFACTURED
CLASSIFICATION

HOUSING

ZONING

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

Leslie Kimbler, Planning Manager, presented staff's report regarding the request to assign permanent zoning of Planned Unit Development/Manufactured Housing zoning classification to the 75.87 acres to be known as the Hilltop Oaks Subdivision.

Chairman Gaut then opened the floor for public comment at 6:25 p.m.

There being no public comments, Chairman Gaut closed the public hearing at 6:26 p.m.

Commissioner Teague made a motion to approve the ordinance as presented; the motion was seconded by Commissioner Gaut. The motion passed with a vote of 4 to 0.

- d) 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 OF BURNET BY ASSIGNING THE PROPERTY AT 1603 BUCHANAN DRIVE (LEGALLY DESCRIBED AS: ABS A0405 JOHN HAMILTON, 1.036 ACRES) WITH HEAVY COMMERCIAL – DISTRICT "C-3" CLASSIFICATION

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

Leslie Kimbler, Planning Manager, presented staff's report regarding the request to rezone property located at 1603 Buchanan Drive with Heavy Commercial – District "C-3".

Chairman Gaut then opened the floor for public comment at 6:34 p.m.

Property owner and applicant, Elizabeth DeFily, spoke to the Commission in favor of her request.

There being no further public comments, Chairman Gaut closed the public hearing at 6:36 p.m.

Commissioner Williams made a motion to approve the ordinance as presented; the motion was seconded by Commissioner Gaut. The motion passed with a vote of 4 to 0.

5. STAFF REPORTS:

None

6. REQUESTS FOR FUTURE AGENDA ITEMS:

None

ADJOURN

There being no further business, Chairman Gaut adjourned the meeting at 6:37 p.m.



Tommy Gaut, Chair
City of Burnet Planning and Zoning Commission



Attest: _____
Herve Derek Fortin, Secretary