



## 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, **November 6, 2023** 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 Gates, Glean Teague, and Derek Fortin

Guests: Mary Ann and William Plumley, Eric Kjellberg, Ann Hoskins, Larry Hartwell, Taylor Allen, Christine and Larry Rushing, Jim Hendee, Grant Giles, Jim Pringle

Others present: Habib Erkan, Jr., Asst. City Manager, and 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 October 2, 2023.

There being no objections, Chairman Gaut approved the minutes as presented.

**4. PUBLIC HEARINGS:**

4.1) Public Hearing and Consideration of the following: Zoning Amendments and Zoning Classifications presented by David Vaughn, City Manager and 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 111 SHADY GROVE RD., SHADY GROVE ELEMENTARY SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 500 E GRAVES STREET, RJ RICHEY ELEMENTARY SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 1401 N. MAIN STREET, BURNET MIDDLE SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A

DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 1000 GREEN MILE, BURNET HIGH SCHOOL, FROM ITS PRESENT DESIGNATION OF AGRICULTURE – DISTRICT “A” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 607 N VANDERVEER, BURNET ELEMENTARY SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 801 N WOOD STREET, BCISD BUS BARN, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 208 E BRIER STREET, BCISD ADMINISTRATION OFFICES, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; AND PROPERTY KNOWN AS 401 E THIRD STREET, BCISD ATHLETICS COMPLEX, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”.

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

Planning Manager, Leslie Kimbler, presented staff’s report regarding the proposed request for zoning change. Chairman Gaut opened the public hearing at 6:04 p.m. There being no public comment, Chairman Gaut closed the public hearing at 6:04 p.m. Commissioner Fortin made a motion to approve the proposed request for the zoning change of the BCISD properties to Government – District “G”. The motion was seconded by Commissioner Williams. The motion carried with a vote of 5 to 0.

(b) 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 600 DELAWARE SPRINGS BLVD., DELAWARE SPRINGS GOLF COURSE, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” AND MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”.

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

Chairman Gaut opened the public hearing at 6:06 p.m. Guest, Mary Ann Plumley spoke to the Commission to ensure the zoning request would not affect the residential properties. Jim Pringle spoke regarding what made Government – District “G” the most appropriate zoning for the Golf Course property. Eric Kjellberg spoke to clarify the boundaries of the Golf Course and ensure property abutting his was indeed going to be rezoned appropriately. Jim Hendee requested to ensure this would not affect building on the residential lots. No one present spoke in either favor or opposition of the proposed request. There being no further comments, Chairman Gaut closed the

public hearing at 6:11 p.m. Commissioner Williams made a motion to approve the proposed request for the zoning change of the Delaware Springs Golf Course to Government – District “G”. The motion was seconded by Commissioner Teague. The motion carried with a vote of 5 to 0.

- 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 42.67 acres out of Eugenio Perez Subdivision, Abs. No. A0672. The proposed “Preliminary Plat” will establish Springside Estates, consisting of 79 residential lots: L. Kimbler

Planning Manager, Leslie Kimbler, presented staff’s report regarding the proposed Preliminary of Springside Estates. There being no further comment, Chairman Gaut opened the public hearing at 6:14 p.m. Guest, Larry Rushing, spoke to the Commission requesting assurance that the plat would not re-configure the existing golf course layout. Eric Kjellberg wanting clarification on who pays for the proposed Lift Station to service the development and what it would look like. WGI Engineer, Taylor Allen, who is the engineer for the proposed subdivision, addressed Mr. Kjellberg. Mr. Allen stated that the Lift Station would be installed and paid for by the developer; he also stated that the Lift Station would be an underground station with only controls on grade. There being no further comments, Commission Gaut closed the public hearing at 6:16 p.m.

## **5. ACTION ITEMS:**

- 5.1) Discuss and consider action: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING VARIANCES TO THE CODE OF ORDINANCES, SECTION 98-48 – BLOCKS FOR THE PROPOSED PRELIMINARY PLAT OF SPRINGSIDE ESTATES SUBDIVISION: L. Kimbler

Planning Manager, Leslie Kimbler, presented staff’s report regarding the proposed variance to Code of Ordinances, Sect. 98-48 - Blocks. Commissioner Teague made a motion to approve the requested variance to Code of Ordinances, Sect. 98-48. The motion was seconded by Commissioner Gates. The motion carried with a vote of 5 to 0.

- 5.2) Discuss and consider action: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE “PRELIMINARY PLAT” OF SPRINGSIDE ESTATES, A PROPOSED 79-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 42.67 ACRES: L. Kimbler

Planning Manager, Leslie Kimbler, presented staff’s report regarding the proposed Preliminary Plat of Springside Estates. Commissioner Gates made a motion to approve. The motion was seconded by Commissioner Teague. The motion carried with a vote of 5 to 0.

- 6. STAFF REPORTS:** Staff informed the Commission of a draft planning calendar and asked for date revisions if necessary. Final copy will be provided at December’s Planning and Zoning meeting.

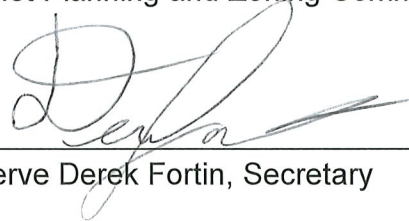
**7. REQUESTS FOR FUTURE AGENDA ITEMS:** Commissioner Gaut requested a report on the City's water supply and future obligations as well as considerations for future climate changes.

**ADJOURN:**

There being no further business, Chairman Gaut adjourned the meeting at 6:26 p.m.



Tommy Gaut, Chair  
City of Burnet Planning and Zoning Commission



Attest: Herve Derek Fortin, Secretary