



## PLANNING AND ZONING COMMISSION MINUTES

On this the 2<sup>nd</sup> of June 2025, 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 Gates, Dan Stewart, Dwayne Tuttle, and Lee Carney.  
Members absent: None.

Guests: Mary Jane Shanes, Carol Will, John Will, Prabin KC, Debendra Parajuli, Birkha Khatin, Sherry Ray, Renee Meredith, Ariella Meadows, Stacy Horner, Marcus Horner, David Cothran and Ann Hoskins

Others present: Keith McBurnett, Assistant City Manager, Leslie Kimbler, Planning Manager and Bobbi Havins, Development Services Coordinator

### 3. SPECIAL REPORTS:

1. Special Report and Introduction given by Councilmember Tommy Gaut.

Councilmember Tommy Gaut welcomed the Commissioners and explained how the P&Z Commissioners can be advisors to City Council.

### 4. ELECTION OF OFFICERS:

1. Agenda Item: The Planning and Zoning Commission of the City of Burnet will elect officers from among its members.

Vice-Chairman Calib Williams opened the floor for nominations of Chairman. Commissioner Gates made a motion to elect Commissioner Calib Williams as Chairman. The motion was seconded by Commissioner Carney. The motion carried with a vote of 5 to 0.

Chairman Williams opened the floor for nominations of Vice-Chairman. Commissioner Gates made a motion to elect Commissioner Carney. The motion was seconded by Commissioner Williams. The motion carried with a vote of 5 to 0.

5. **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.

1. Minutes of the regular meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on April 7, 2025.
2. Minutes of the special meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on May 12, 2025

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

## **6. PUBLIC HEARINGS AND ACTION ITEMS:**

### **1. Public hearing and action: Ordinance No. 2025-25: L. Kimbler**

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 GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR "GASOLINE AND/OR ALCOHOL SALES" IN A LIGHT COMMERCIAL-DISTRICT "C-1" ZONING DISTRICT FOR PROPERTY LOCATED AT 1003 N WATER STREET; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; 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 request for a Conditional Use Permit to allow the sale of gasoline. Chairman Williams opened the public hearing at 6:17 p.m. Prabin KC, Engineering Manager with Innovative Design & Construction, spoke to the Commission on behalf of the owner, Debendra Parajuli in support of the request. Mary Jane Shanes spoke to the Commission in opposition stating, "this is not smart growth." There being no further public comments, Chairman Williams closed the public hearing at 6:20 p.m. Commissioner Stewart made a motion to deny the request for a Conditional Use Permit to allow the sale of gasoline. The motion was seconded by Commissioner Williams. The motion to deny was approved with a vote of 5 to 0.

Commissioner Stewart voted not to approve the request due to safety concerns, congestion, school district concerns and ingress/egress from the facility not being safe. Commissioners Carney, Williams, Gates, and Tuttle voted not to approve for the same reasons as Commissioner Stewart and the effect on the neighbors.

### **2. Public hearing and action: Ordinance No. 2025-22: L. Kimbler**

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 REZONING PROPERTY LOCATED AT THE NORTH CORNER OF COUNTY ROAD 108 AND NORTH WATER STREET FROM ITS CURRENT DESIGNATION OF AGRICULTURE – DISTRICT "A" TO A DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT "C-2" WITH A CONDITIONAL USE PERMIT TO ALLOW FOR "TRUCK STOP, WITH NO REPAIR

OR WASH SERVICE”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; 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 request to rezone the property to Heavy commercial – District “C-3” with a Conditional Use Permit to allow for a truck stop. Chairman Williams opened the public hearing at 6:35 p.m. Rick Neely spoke to the commission about the light at the intersection, he did not speak for or against the request. Renee Meredith spoke to the commission in opposition due to the traffic noise, activity at the truck stop and the effect on property values due to hazardous issues. Saif Momin, owner, spoke to the commission in support of the request. He believes this is the prime location because most of the property in this location is zoned commercial. He wants to be a community partner not a nuisance. There being no further public comments, Chairman Williams closed the public hearing at 6:41 p.m. Commissioner Williams made a motion to recommend approval. The motion was seconded by Commissioner Gates. The motion was carried with a vote of 4 to 1. Commissioner Stewart voted to deny the request due to safety issues and would like more information on how the request benefits the City. Commissioners Carney, Williams, Gates, and Tuttle voted to approve the motion because they felt it was the best place for a truck stop and had less safety issues.

### **3. Public hearing and action: Ordinance No. 2025-23: L. Kimbler**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, AMENDING CITY OF BURNET CODE OR ORDINANCES, CHAPTER 118 (ENTITLED “ZONING”) BY AMENDING ARTICLE IV (ENTITLED “ADMINISTRATION”); PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PENALTY NOT TO EXCEED \$2000.00; 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 an ordinance amending City of Burnet code of ordinances, Chapter 118 (Entitled “Zoning”). Chairman Williams opened the public hearing at 6:54 p.m. There being no public comments, Chairman Williams closed the public hearing at 6:55 p.m. Commissioner Stewart made a motion to recommend approval. The motion was seconded by Commissioner Carney. The motion was carried with a vote of 5 to 0.

### **4. Public hearing and action: Ordinance No. 2025-24: L. Kimbler**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, AMENDING CITY OF BURNET CODE OR ORDINANCES, CHAPTER 118 (ENTITLED “ZONING”) BY AMENDING SECTION 118-62 (ENTITLED “LANDSCAPING AND SCREENING REQUIREMENTS”); PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; 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 an ordinance amending City of Burnet code of ordinances, Chapter 118 (Entitled "Zoning"). Chairman Williams opened the public hearing at 6:58 p.m. Rick Neely spoke to the Commission, inquiring what screening meant; once staff answered Mr. Neely's question, he had no further comment either for or against the request. There being no further public comments, Chairman Williams closed the public hearing at 6:59 p.m. Commissioner Gates made a motion to recommend approval. The motion was seconded by Commissioner Carney. The motion was carried with a vote of 5 to 0.

**7. STAFF REPORTS:** None.

**8. REQUESTS FOR FUTURE AGENDA ITEMS:** Planning manager, Leslie Kimbler, asked the Commission for availability for a special meeting next week regarding Burnet Industrial Park. Commissioners agreed on Wednesday, June 11, 2025, at 5:30pm.

**ADJOURN:**

There being no further business, Chairman Williams adjourned the meeting at 7:05 p.m.

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Calib Williams, Chairman  
City of Burnet Planning and Zoning Commission

**Attest:** \_\_\_\_\_  
Bobbi Havins, Secretary