



PLANNING AND ZONING COMMISSION MINUTES

On this the **2nd of December 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 6:31 p.m. by Vice-Chairman Calib Williams.

2. **ROLL CALL:**

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

Members absent: Glen Gates

Guests: Guy Slimp, Mary Jane Shanes, Linda Freitag, Carol Will, John Will, Gayle Loyd, Rick Hanson, Lynn Nobles, Sheralyn Nobles and Alan Snider

Others present: David Vaughn, City Manager, Keith McBurnett, Assistant to the City Manager, Leslie Kimbler, Planning Manager, Eric Belaj, City Engineer 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 November 4th, 2024. There being no objections, Vice -Chairman Williams approved the minutes as presented.

4. **PUBLIC HEARINGS AND ACTION ITEMS:**

1. Public hearing and action: Ordinance No. 2024-50: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING CITY OF BURNET ZONING MAP BY RECLASSIFYING THE ENTIRE BLOCK OF LAND LOCATED AT 402 AND 404 NORTH WATER STREET, BURNET, TEXAS, LEGALLY DESCRIBED AS LOTS 1,2,3&4 OF BLOCK 30 OF THE PETER KERR ADDITION, AS A PLANNED UNIT DEVELOPMENT DISTRICT NO. 2024-01 WITH A BASE ZONING CLASSIFICATION OF LIGHT COMMERCIAL C-1 CUP TO ALLOW CONVENIENCE STORE WITH GASOLINE AND ALCOHOL SALES AS A PERMITTED USE; 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 amend the Zoning Map of the City of Burnet. Vice-Chairman Williams opened the public hearing at 6:35 p.m. Guest, Mary Jane Shanes spoke to the Commission on her concerns about so much alcohol being so close to the park. Guest, Guy Slimp, representative for the applicant, said he was happy to answer any questions. Vice-Chairman Williams closed the public hearing at 6:36 p.m. Commissioner Teague made a motion to recommend approval. The motion was seconded by Commissioner Fortin. The motion carried with a vote of 3 to 0.

2. Public hearing and action: Ordinance No. 2024-51: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING CITY OF BURNET CODE OF ORDINANCES, CHAPTER 118 (ENTITLED "ZONING") BY AMENDING THE HEIGHT LIMITATIONS IN CHART 1; 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 the request to amend the City Code of Ordinances of the City of Burnet. Vice-Chairman Williams opened the public hearing at 6:44 p.m. There being no comments, Vice-Chairman Williams closed the public hearing at 6:44 p.m. Commissioner Fortin made a motion to recommend approval. The motion was seconded by Commissioner Teague. The motion carried with a vote of 3 to 0.

3. Public hearing and action: Ordinance No. 2024-52: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING CITY OF BURNET CODE OF ORDINANCES, CHAPTER 118 (ENTITLED "ZONING") BY ADDING NEW SECTION 50 (ENTITLED "SALE OF ALCOHOLIC BEVERAGES") AND CREATING A TABLE OF USE FOR ALCOHOL SALES; 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 amend the City Code of Ordinances of the City of Burnet. Vice-Chairman Williams opened the public hearing at 6:48 p.m. There being no comments, Vice-Chairman Williams closed the public hearing at 6:48 p.m. Commissioner Williams made a motion to recommend approval. The motion was seconded by Commissioner Fortin. The motion carried with a vote of 3 to 0.

4. Public Hearing and Action: Resolution No. R2024-86: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING VARIANCES TO THE CODE OF ORDINANCES, SECTION 98-42

– TRANSPORTATION IMPROVEMENTS AND SECTION 98-48 – BLOCKS AND LOTS FOR THE PROPOSED PRELIMINARY PLAT OF THE RESERVES AT BURNET SUBDIVISION

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

Planning Manager, Leslie Kimbler, presented staff's report regarding a resolution approving variance to the Code of Ordinances of the City of Burnet. Vice-Chairman Williams opened the public hearing at 6:56 p.m. There being no comments, Vice-Chairman Williams closed the public hearing at 6:56 p.m. Commissioner Fortin made a motion to recommend approval. The motion was seconded by Commissioner Teague. The motion carried with a vote of 3 to 0.

5. Public Hearing and Action: Resolution No. R2024-87: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE PRELIMINARY PLAT OF THE RESERVE AT BURNET SUBDIVISION, A PROPOSED 86-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 168.09 ACRES

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

Planning Manager, Leslie Kimbler, presented staff's report regarding a resolution conditionally approving the preliminary plat of the Reserve at Burnet Subdivision. Vice-Chairman Williams opened the public hearing at 7:00 p.m. There being no comments, Vice-Chairman Williams closed the public hearing at 7:00 p.m. Commissioner Teague made a motion to recommend approval. The motion was seconded by Commissioner Williams. The motion carried with a vote of 3 to 0.

4. STAFF REPORTS:

Planning Manager, Leslie Kimbler, asked the Commission about availability to meet on December 6, 2024, to discuss the water report given by the City Engineer. She also informed the Commission that at the next City Council meeting they would be making an appointment of a new Commissioner.

5. REQUESTS FOR FUTURE AGENDA ITEMS: None

ADJOURN:

There being no further business, Vice-Chairman Williams adjourned the meeting at 7:03 p.m.

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

Attest:

Herve Derek Fortin, Secretary