



## PLANNING AND ZONING COMMISSION MINUTES

On this the 2<sup>nd</sup> day of March 2026, the Planning and Zoning Commission of the City of Burnet convened in Regular Session, at 5:30 p.m. at the City of Burnet's Council Chambers located at 301 East Jackson, Burnet, Texas 78611 at which time the following subjects were discussed:

### 1. CALL TO ORDER:

The meeting was called to order at 5:30 p.m. by Chairman Calib Williams.

### 2. ROLL CALL:

Members present: Calib Williams, Glen Gates, Dan Stewart, Dwayne Tuttle, and Lee Carney.  
Members absent: None.

Guests: Amanda Brown, HD Brown, J. Metz, Rebecca Metz, Carmen Plunk, Case Hollub, Carol Hollub, Nikki Rowling, Tina Thomas, Patricia Bass, Kathy Snider, Stacy Horner, Marcus Horner, Sandra Turner, Saif Momin, Dana Walker, Sue Brunson, Doug Brunson, Alan Snider, Kelly Brunson, John Renfroe.

Others present: David Vaughn, City Manager, Keith McBurnett Assistant City Manager, Habib Erkan, City Attorney, Leslie Kimbler, Planning Manager 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.

1. Minutes of the regular meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on January 5, 2026.

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

### 4. PUBLIC HEARINGS AND ACTION ITEMS:

#### 1. Public hearing and action: Ordinance No. 2026-06: 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 (PROPERTY ID: 125129) FROM ITS PRESENT DESIGNATION OF AGRICULTURE– DISTRICT "A" TO A DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT "C-2"; 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 property located at the intersection of County Road 108 and North Highway 281 from Agriculture – District "A" to Medium Commercial – District "C-2". Chairman Williams opened the public hearing at 5:37 p.m. Amanda Brown with H Brown Consulting spoke in favor of their request to the Commission on behalf of the property owner. Mrs. Brown stated that, from a location standpoint, the owner feels this is an ideal location providing good access. She also stated that they feel the existing traffic light at that intersection will provide safety and access for the project; there are no convenience stores up to the north of this site which would provide a much-needed service for the passers-through and the community as well. She pointed out that the owner has incorporated additional commercial square footage for fast-casual restaurants, retail, personal services use like nail salons, barber shops, things of that nature in the proposed site plan.

Alan Snider & Carmen Plunk spoke to the commission in opposition, stating their concerns for the access in and out as well as the water runoff.

Kathy Snider spoke to the commission in opposition, stating she did not want a convenience store at this location and that there are other more aesthetically pleasing businesses that could go there.

Nikki Castle spoke to the commission in opposition for all the same reasons that everyone else had listed so far.

Jay Mets spoke to the commission, asking not to outright reject this proposal, but at least table it for a minimum of 90 days, stating a failed station in the flood zone is not just a vacancy, it is a petroleum brownfield.

Chase Holland spoke to the Commission in favor of the rezone, stating it would make his adjacent property better. After all public members which had signed up to speak had spoken to the Commission, Chairman Williams closed the public hearing at 6:32p.m. After deliberations amongst the Commission and City staff, Chairman Williams made a motion to recommend denial of the C-2 application but recommend that a report be made to the City Council that C-1 approval with either a PUD or CUP for fuel sales be considered. The motion was seconded by Commissioner Tuttle; motion to deny the request for C-2 passed with a vote of 5 to 0.

Commissioner Stewart voted to deny the request for C-2 stating: "We have been through this three times for the same property. I think we all agree that large tractor-trailer rigs are not what we are after. It is going to be more of a neighborhood convenience store if it is constructed in the right way. We need to get rid of the C-2 designation and move to a more friendly proposition."

Commissioner Carney voted to deny the request for C-2 stating: "I agree; with the current request for a designation of C2, I do not feel like it is appropriate for the tract and it opens the door for a whole lot of other uses that may be undesirable. We are asking for a C-1 designation with a conditional use permit or a PUD."

Commissioner Williams voted to deny the request for C-2 stating: "I feel that C-2 is too broad and leaves it open for too many things that could go there, and nobody wants that."

Commissioner Tuttle voted to deny the request for C-2 stating: "I agree with everything said. I see the safety concerns; that intersection is an issue right by the school. I just feel like we need to go with something a little lighter."

Commissioner Gates voted to deny the request for C-2 stating: "I feel the heavy traffic from C-2 is not an effective use for this property. We need to go with something lighter."

**5. STAFF REPORTS:** None

**6. REQUESTS FOR FUTURE AGENDA ITEMS:** None

**7. ADJOURN:**

There being no further business, Chairman Williams adjourned the meeting at 6:48 p.m.

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Calib Williams, Chairman  
City of Burnet Planning and Zoning Commission

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