



NOTICE OF REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BURNET, TEXAS

301 E. Jackson Street, Burnet, Texas 78611

Monday, December 01, 2025 at 5:30 PM

Notice is hereby given that a **Regular Meeting of the Planning and Zoning Commission** of the City of Burnet, will be held on **Monday, December 01, 2025 at 5:30 PM** located in the City of Burnet Council Chambers located at 301 E. Jackson Street, Burnet, Texas at which time the following subjects will be discussed, to wit:

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meetings.

1. CALL TO ORDER:

2. ROLL CALL:

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, Burnet, Texas held November 3, 2025.

4. PUBLIC HEARINGS AND ACTION ITEMS:

1. Public hearing and action: Resolution No. R2025-83: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, EXPIRING THE PRELIMINARY PLAT APPLICATION OF EAGLE'S NEST SUBDIVISION, SECTION 3, SUBMITTED OCTOBER 16, 2018, AND APPROVED BY CITY COUNCIL ON FEBRUARY 12, 2019

1. Staff Presentation
2. Public Hearing
3. Discuss and consider action

2. Public hearing and action: Resolution No. R2025-84: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING A VARIANCE TO THE CODE OF ORDINANCES, SECTION 98-42 – TRANSPORTATION IMPROVEMENTS, FOR THE PROPOSED PRELIMINARY PLAT OF EAGLE'S NEST, PHASE 3 SUBDIVISION

1. Staff Presentation
2. Public Hearing

3. Discuss and consider action

3. Public hearing and action: Resolution No. R2025-85: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS,
APPROVING THE PRELIMINARY PLAT OF EAGLE'S NEST SUBDIVISION, SECTION
3, A PROPOSED 13-LOT RESIDENTIAL SUBDIVISION CONSISTING OF
APPROXIMATELY 17.15 ACRES

1. Staff Presentation

2. Public Hearing

3. Discuss and consider action


5. STAFF REPORTS:

6. REQUESTS FOR FUTURE AGENDA ITEMS:

7. ADJOURN

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Burnet, is a true and correct copy of said notice and that I posted a true and correct copy of said notice on the bulletin board, in the City Hall of said City, Burnet, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on November 20, 2025 at or before 5:00 o'clock p.m. and remained posted continuously for at least three full business days prior to the meeting date.

Dated this the 20th day of November 2025



Leslie Kimbler, Planning Manager

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

The City of Burnet Council Chambers are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services, such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's office (512.756.6093) at least two working days prior to the meeting. Requests for information may be emailed to the City Secretary at citysecretary@cityofburnet.com



PLANNING AND ZONING COMMISSION MINUTES

On this the 3rd day of **November 2025**, 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 E Jackson St., 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, Dan Stewart, Dwayne Tuttle, and Lee Carney.

Members absent: Glen Gates

Guests: Joe Donahue, and Douglas Salzman

Others present: Keith McBurnett, Assistant City Manager, 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 October 6, 2025.

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

4. PUBLIC HEARINGS AND ACTION ITEMS:

1. Public hearing and action: Ordinance No. 2025-48: 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 KNOWN AS 700 S RHOMBERG STREET FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT "R-1" TO A DESIGNATION OF MANUFACTURED HOME – DISTRICT "M-1"; 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 known as 700 S Rhomberg from a designation of Singel-family Residential to Manufactured Home. Chairman Williams opened the public hearing at 5:34 p.m. Guest Joe Donahue spoke to the Commission in opposition to the request stating that the rezone would be detrimental to his property value. There being no further public comments, Chairman Williams closed the public hearing at 5:35 p.m. Chairman Williams made a motion to deny the request. The motion was seconded by Commissioner Carney. The motion to deny was approved with a vote of 4 to 0.

The Commissioners unanimously recommended denial of the request to rezone the property agreeing that the request would be a down zone in an area where City Council has promoted healthy growth and wanted to continue to see quality homes built to positively contribute to the area.

5. STAFF REPORTS: None

6. REQUESTS FOR FUTURE AGENDA ITEMS: None

7. ADJOURN:

There being no further business, Chairman Williams adjourned the meeting at 5:46 p.m.

Calib Williams, Chairman
City of Burnet Planning and Zoning Commission

Attest: _____
Bobbi Havins, Secretary



CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

December 1, 2025

Agenda Item

Public hearing and action: Resolution No. 2025-83: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, EXPIRING THE PRELIMINARY PLAT APPLICATION OF EAGLE'S NEST SUBDIVISION, SECTION 3, SUBMITTED OCTOBER 16, 2018, AND APPROVED BY CITY COUNCIL ON FEBRUARY 12, 2019

1. Staff Presentation
2. Public Hearing
3. Discuss and considering action

Information

In October of 2018, the then-property owner of approximately 17.45 acres of land, located within the Eagle's Nest Subdivision, submitted an application to subdivide the property into a 13-lot, single-family residential large lot subdivision. The Planning and Zoning Commission considered the preliminary plat in February 2019 and recommended approval to the City Council. City Council held a public hearing and approved the preliminary plat on February 12, 2019.

In 2021, a subsequent owner submitted construction plans and began construction activities of the subdivision; however, all progress has been dormant for more than three years. Per City Code, Section 98-22(h), the approval of a preliminary plat shall expire no earlier than the fifth anniversary of the date the first permit application was filed.

The current property owner has submitted a new preliminary plat application, with the same lot and roadway configuration as previously approved, to be able to complete the subdivision construction.

Prior to consideration of the new application, both the Planning and Zoning Commission and City Council should consider expiring the previous preliminary plat application. This

action will ensure clarity in the record and establish the current application as the active plat moving forward.

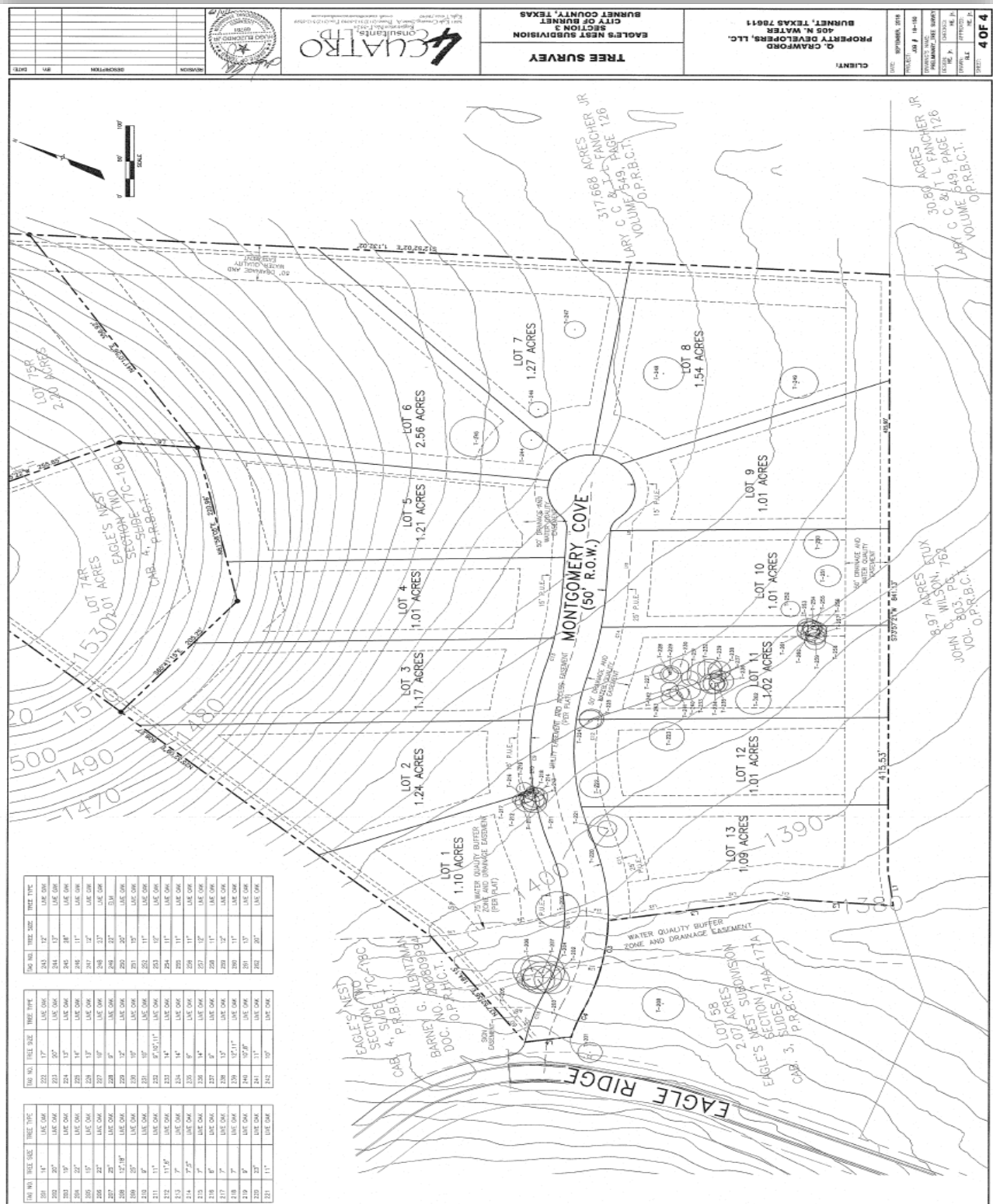
Recommendation

Open the public hearing. At the conclusion of the public hearing, discuss and consider the draft resolution.

Exhibit A – Location



Exhibit B – Previously approved subdivision



RESOLUTION NO. R2025-83

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, EXPIRING THE PRELIMINARY PLAT APPLICATION OF EAGLE'S NEST SUBDIVISION, SECTION 3, SUBMITTED OCTOBER 16, 2018, AND APPROVED BY CITY COUNCIL ON FEBRUARY 12, 2019

WHEREAS, on February 12, 2019, in accordance with the procedures prescribed in City Code Chapter 98 Article II, City Council approved an application for the Preliminary Plat of Eagle's Nest Subdivision, Section 3, submitted on October 16, 2018; and

WHEREAS, City Code Section 98-22(h) provides "*the approval of the preliminary plat or any subsequent plan or plat shall expire no earlier than the 5th anniversary of the date the first permit application was filed for if no progress has been made towards completion of the project*"; and

WHEREAS, City Council finds, determines and declares that the fifth anniversary of the date of approval of the above-mentioned Preliminary Plat has transpired and no extension to the expiration date has been granted; and

WHEREAS, City Council finds, determines and declares that the meeting at which this resolution was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AS FOLLOWS:

Section One. Findings. That the recitals to this Resolution are incorporated herein for all purposes.

Section Two. Action. That City Council's approval of the application for the Preliminary Plat of Eagle's Nest Subdivision, Section 3 on February 12, 2019, is hereby found to be expired and is henceforth of no legal effect; and any and all rights inuring said application by such approval are no longer legally valid.

Section Three. Directive. That the City Manager is hereby authorized and directed to place notations on said application, and/or take such action as may be reasonably necessary to memorialize such expiration.

Section Four. Effective Date. That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED on this the 9th day of December 2025.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary



CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

December 1, 2025

Agenda Item

Public hearing and action: Resolution No. 2025-84: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING A VARIANCE TO THE CODE OF ORDINANCES, SECTION 98-42 – TRANSPORTATION IMPROVEMENTS, FOR THE PROPOSED PRELIMINARY PLAT OF EAGLE’S NEST, PHASE 3 SUBDIVISION

1. Staff Presentation
2. Public Hearing
3. Discuss and considering action

Information

The proposed Eagle’s Nest Section 3 Preliminary Plat is a single-family residential subdivision located on 17.45 acres of property located on the east side of Eagle Ridge (Exhibit A) and abuts the city limits. The proposed subdivision will include thirteen (13) residential lots ranging in size from 1.01 acres to 2.63 acres.

The proposed subdivision (Exhibit B) will gain access from Eagle Ridge via the proposed Manor Drive. Manor Drive is a proposed dead-end cul-de-sac with an approximate length of 826 feet. Per Sec. 98-42, the maximum length for a cul-de-sac is 600 feet. Therefore, the proposed preliminary plat requires approval of a subdivision variance prior to consideration.

The requested variance (Exhibit C) pertains to the requirements outlined in Code of Ordinances Sec. 98-42(b)(8) which states: *“In general, culs-de-sac shall not exceed 600 feet in length, and shall have a turnaround of not less than 96 feet in diameter in residential areas...”*

The City of Burnet Code of Ordinances Sec. 98-82 states the following regarding variances to the subdivision standards:

“In granting approval of a request for variance, the Commission and Council shall conclude that the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the variance observes the spirit of this chapter and concludes that substantial justice is done. The Commission and Council shall meet these requirements by making findings that:

- a. The public convenience and welfare will be substantially served;
- b. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished;
- c. The applicant has not created the hardship from which relief is sought;
- d. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surrounding property;
- e. The hardship from which relief is sought is not solely of an economic nature;
- f. The variance is not contrary to the public interest;
- g. Due to special conditions, the literal enforcement of this chapter would result in an unnecessary hardship; and
- h. In granting the variance the spirit of the ordinance is observed and substantial justice is done.

Staff Analysis

Staff has evaluated the variance request and has determined that:

The subject property, which consists of 17.45 acres, has only one means of ingress/egress from Eagle Ridge. Due to the property abutting the city limits, and the existing development surrounding the property, staff is of the determination that a dead-end street is the only viable means of developing the subject property. The proposed 826-foot long cul-de-sac meets all requirements of the fire code with regard to adequate fire apparatus turn-around and has been approved by the City’s Fire Marshal. Staff finds that the requested variance serves the public interest by allowing the subject property to be further subdivided into one-acre lots. Strict enforcement of the maximum cul-de-sac length as required by Sec. 98-42 constitutes a hardship that is not solely economic in nature. The hardship in this case arises from the fact that the size of the subject property necessitates a cul-de-sac which exceeds the maximum cul-de-sac length by 200 feet, but which is not large enough to provide a second means of ingress/egress.

Recommendation

Open the public hearing. At the conclusion of the public hearing, discuss and consider the draft resolution.

Exhibit A – Location



Exhibit C – Applicant's Request



September 25, 2025

Leslie Kimbler
City of Burnet
10011 Buchanan Dr., Ste. 4
Burnet, TX 78611

**RE: EAGLE'S NEST SUBDIVISION, PHASE 3
CITY OF BURNET, BURNET COUNTY, TEXAS
CCL 25-086**

**SUBJECT: CUL-DE-SAC STREET LENGTH VARIANCE REQUEST
(STREET DESIGN CRITERIA: RESIDENTIAL, LARGE LOT)**

Dear Ms. Kimbler:

On behalf of our Client, GD Development Group, LLC, represented by Jim Gallegos, we respectfully request a variance from the City of Burnet Unified Development Code, Section 98-42(b)(8), Transportation Improvements. The current regulations require a 600 foot long maximum street length for cul-de-sacs in a large residential subdivision with less than 80 dwelling units.

We hereby request a 826 foot maximum street length as approved and supported by the local Fire Marshal.

We appreciate your consideration of this request.

Sincerely,

Chris Elizondo, P.E., R.P.L.S.
Managing Principal

RESOLUTION NO. R2025-84

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING A VARIANCE TO THE CODE OF ORDINANCES, SECTION 98-42 – TRANSPORTATION IMPROVEMENTS, FOR THE PROPOSED PRELIMINARY PLAT OF EAGLE’S NEST, PHASE 3 SUBDIVISION

WHEREAS, Code of Ordinances, Section 98-42, imposes lengths for residential culs-de-sac within the Subdivision; and

WHEREAS, the applicant has petitioned for a variance to the Code of Ordinances; and

WHEREAS, the Planning and Zoning Commission has recommended the variance be granted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AS FOLLOWS:

Section One. Recitals. That the recitals to this Resolution are incorporated herein for all purposes.

Section Two. Findings. As required by City Code Sec. 98-82 City Council finds:

- Granting the variance is not contrary to the public interest: **approving the variance allows the property to be developed in the most advantageous way to the existing surrounding developments and is not contrary to the public interest.**
- The literal enforcement of this chapter would result in unnecessary hardship: **due to the property’s location abutting the city limits, and the existing surrounding developments, the literal enforcement would result in unnecessary hardship.**
- The variance observes the spirit of the ordinance and concludes that substantial justice is done: **staff has determined that all other requirements of the code are adhered to and therefore, the spirit of the ordinance is observed and substantial justice is done.**

Section Three. Approval. The variance request is hereby approved and granted.

Section Four. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

Section Five. Effective Date. That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED on this the 9th day of December 2025.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary



CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

December 1, 2025

Agenda Item

Public hearing and action: Resolution No. 2025-85: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE PRELIMINARY PLAT OF EAGLE'S NEST SUBDIVISION, SECTION 3, A PROPOSED 13-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 17.15 ACRES

1. Staff Presentation
2. Public Hearing
3. Discuss and considering action

Information

The proposed Eagle's Nest Section 3 Preliminary Plat is a single-family residential subdivision located on 17.45 acres of property located on the east side of Eagle Ridge (Exhibit A) and abuts the city limits. The proposed subdivision will include thirteen (13) residential lots ranging in size from 1.01 acres to 2.63 acres.

Each lot will be a minimum of one acre; the smallest lot to be 1.01 acres and largest 2.63. With each lot in the subdivision being one acre or more, this subdivision is considered a "large lot" subdivision and is not required to install sidewalks.

The proposed subdivision (Exhibit B) will gain access from Eagle Ridge via one new proposed road named Manor Drive. Manor Drive is a proposed dead-end cul-de-sac with an approximate length of 826 feet. Per Sec. 98-42, the maximum length for a cul-de-sac is 600 feet. Therefore, the proposed preliminary plat requires approval of a subdivision variance prior to consideration.

The subdivision will be served by City of Burnet water, the electric provider will be PEC and wastewater will be provided by on-site sewage facilities (septic).

Staff Analysis

City staff and city engineer have reviewed the plat in accordance with Sec. 98-22 (entitled "Preliminary Plats") and have found that, with the approval of the culs-de-sac variance, the plat does generally meet the requirements as outlined in the code.

Recommendation

Open the public hearing. At the conclusion of the public hearing, discuss and consider the draft resolution.

Exhibit A – Location



Exhibit C – Applicant's Request



September 25, 2025

Leslie Kimbler
City of Burnet
10011 Buchanan Dr., Ste. 4
Burnet, TX 78611

**RE: EAGLE'S NEST SUBDIVISION, PHASE 3
CITY OF BURNET, BURNET COUNTY, TEXAS
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**SUBJECT: CUL-DE-SAC STREET LENGTH VARIANCE REQUEST
(STREET DESIGN CRITERIA: RESIDENTIAL, LARGE LOT)**

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We appreciate your consideration of this request.

Sincerely,

Chris Elizondo, P.E., R.P.L.S.
Managing Principal

RESOLUTION NO. R2025-85

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE PRELIMINARY PLAT OF EAGLE'S NEST SUBDIVISION, SECTION 3, A PROPOSED 13-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 17.15 ACRES

WHEREAS, the Planning and Zoning Commission conducted a public hearing on this application on December 1, 2025; and

WHEREAS, the Planning and Zoning Commission recommended approval of the application on December 1, 2025; and

WHEREAS, City Council conducted a public hearing on this application on December 9, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AS FOLLOWS:

Section One. Findings. That the recitals to this Resolution are incorporated herein for all purposes.

Section Two. Approval. The preliminary plat of Eagle's Nest Subdivision, Section 3 is hereby approved.

Section Three. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

Section Four. Effective Date. That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED on this the 9th day of December 2025.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary