



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

301 E. Jackson Street, Burnet, Texas 78611

Monday, January 05, 2026 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, January 05, 2026 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 December 1, 2025.

4. PUBLIC HEARINGS AND ACTION ITEMS:

1. Public hearing and action: Ordinance No. 2026-01: 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 1100 BUCHANAN DRIVE FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” WITH A CONDITIONAL USE PERMIT TO ALLOW FOR “AUTOMOBILE REPAIR”; AND PROPERTY KNOWN AS 707 BUCHANAN DRIVE FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

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

2. Public hearing and action: Ordinance No. 2026-02: 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 105 E KERR STREET FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF DUPLEX – DISTRICT “R-2”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

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

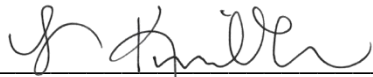
5. STAFF REPORTS:

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 December 19, 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 19th day of December 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 **1st day of December 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 Street, Burnet, Texas 78611 at which time the following subjects were discussed:

1. CALL TO ORDER:

The meeting was called to order at 5:31 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: None.

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 November 3, 2025.

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

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

Planning Manager, Leslie Kimbler, presented staff's report expiring the preliminary plat application of Eagle's Nest Subdivision, Section 3. Chairman Williams opened the public hearing at 5:34 p.m. There being no public comments, Chairman Williams closed the public hearing at 5:34 p.m. Commissioner Stewart made a motion to recommend approval of the request. The motion was seconded by Commissioner Tuttle. The motion was approved with a vote of 5 to 0.

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

Planning Manager, Leslie Kimbler, presented staff's report for the requested variance for the proposed preliminary plat of Eagle's Nest Phase 3 Subdivision. Chairman Williams opened the public hearing at 5:37 p.m. There being no public comments, Chairman Williams closed the public hearing at 5:37 p.m. Commissioner Carney made a motion to recommend approval of the request. The motion was seconded by Commissioner Tuttle. The motion was approved with a vote of 5 to 0.

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

Planning Manager, Leslie Kimbler, presented staff's report approving the preliminary plat of Eagle's Nest Phase 3 Subdivision. Chairman Williams opened the public hearing at 5:48 p.m. There being no public comments, Chairman Williams closed the public hearing at 5:48 p.m. Commissioner Williams made a motion to recommend approval of the request. The motion was seconded by Commissioner Tuttle. The motion was approved with a vote of 5 to 0.

5. STAFF REPORTS: None.

6. REQUESTS FOR FUTURE AGENDA ITEMS: None

7. ADJOURN:

There being no further business, Chairman Williams adjourned the meeting at

5:56 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

January 5, 2026

Agenda Item

Public hearing and action: Ordinance No. 2026-01: 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 1100 BUCHANAN DRIVE FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” WITH A CONDITIONAL USE PERMIT TO ALLOW FOR “AUTOMOBILE REPAIR”; AND PROPERTY KNOWN AS 707 BUCHANAN DRIVE FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

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

Information

This request is a city-initiated request to bring the properties into compliance with the current zoning code.

In the continued effort to clean up the zoning map to ensure each property is zoned appropriately for the use as well as the surrounding area, staff is bringing this request forward for consideration.

Public Notification

Written notices were mailed to 17 surrounding property owners within 200 feet of the subject property. There have been zero responses in favor and zero responses in opposition.

Recommendation

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

Exhibit A – Location and Current Zoning
1100 BUCHANAN DRIVE



Exhibit B – Location and Current Zoning

707 BUCHANAN DRIVE



ORDINANCE NO. 2026-01

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 1100 E BUCHANAN DRIVE FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” WITH A CONDITIONAL USE PERMIT TO ALLOW FOR “AUTOMOBILE REPAIR”; AND PROPERTY KNOWN AS 707 BUCHANAN DRIVE FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council, by the passage and approval of Ordinance No. 2021-01, affixed the zoning classifications for each and every property located within the city in accordance with the Official Zoning Map as approved with said ordinance; and

WHEREAS, the purpose of this Ordinance is to amend the Official Zoning Map by amending the zoning classification of the Real Property (“Property”) described herein; and

WHEREAS, the Planning and Zoning Commission, after conducting a public hearing on the matter, deliberated the merits of the proposed amendment of zoning classification and has made a report and recommendation to City Council; and

WHEREAS, in passing and approving this ordinance it is legislatively found the Planning and Zoning Commission and City Council complied with all notice, hearing and meetings requirements set forth in Texas Local Government Chapter 211; Texas Government Code Chapter 551, the City Charter; and Chapter 118, of the Code of Ordinances; and

WHEREAS, City Council, after considering the testimony and comments of the public, reports and recommendations of City Staff and the Planning and Zoning Commission, and the deliberation of its members, by passage and approval of this Ordinance hereby determines the action taken herein is meritorious and beneficial to the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THAT:

Section One. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted and made a part hereof for all purposes as findings of fact.

Section Two. Property. The Property that is the subject to this Zoning District Reclassification is: **1100 BUCHANAN DRIVE** (LEGAL DESCRIPTION: BEING 1.22 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN HAMILTON SURVEY NO. 1, ABS. NO 405). as shown on **Exhibit “A”** hereto.

Section Three. Zoning District Reclassification. LIGHT-COMMERCIAL – DISTRICT “C-1” Zoning District Classification with a **Conditional Use Permit** for “AUTOMOBILE REPAIR” is hereby assigned to the Property described in section two.

Section Four. Property. The Property that is the subject to this Zoning District Reclassification is: **707 BUCHANAN DRIVE** (LEGAL DESCRIPTION: BEING 0.25 ACRES OF LAND, MORE OR LESS, TRACT 363, OUT OF THE JOHN HAMILTON SURVEY NO. 1, ABS. A0405) as shown on **Exhibit “B”** hereto.

Section Five. Zoning District Reclassification. GOVERNMENT – “G” Zoning District Classification is hereby assigned to the Property described in section two.

Section Six. Zoning Map Revision. The City Secretary is hereby authorized and directed to revise the Official Zoning Map to reflect the change in Zoning District Classification approved by this Ordinance.

Section Seven. Repealer. Other ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent of such conflict.

Section Eight. Severability. This Ordinance is severable as provided in City Code Section 1-7 as same may be amended, recodified or otherwise revised.

Section Nine. Effective Date. This ordinance is effective upon final passage and approval.

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

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit "A"

Location Map
1100 BUCHANAN DRIVE



Exhibit "B"

Location Map
707 BUCHANAN DRIVE





CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

January 5, 2026

Agenda Item

Public hearing and action: Ordinance No. 2026-02: 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 105 E KERR STREET FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF DUPLEX – DISTRICT “R-2”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

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

Information

The subject property is an undeveloped lot located on the south side of East Kerr Street in the middle of the block between North Pierce Street and North Main Street. It is currently zoned as Single-family residential – District “R-1”.

This lot was originally part of a larger lot situated at the corner of North Main and East Kerr Street. Following the recent platting process that subdivided the original parcel into two separate lots, the applicant is now requesting a rezoning of this lot to Duplex – “District R-2” to allow for the potential construction of a two-unit residential building.

District “R-2” zoning allows two-, three-, and four-unit residential structures, requiring a minimum living area of 900 square feet per unit. The zoning district also requires a minimum lot size of 4,500 square feet per unit and a minimum lot width of 75 feet. The subject lot is 11,064 square feet and has a lot width of 80 feet, meeting all minimum requirements for the proposed zoning classification.

The property is served by all city water, sewer, and electric utilities and is not located within a special flood hazard area.

Properties adjacent to the subject property are zoned as follows:

	North	South	East	West
Zoning	"R-1"	"R-1"	"R-1"	"R-1"
FLUM	Residential	Residential	Residential	Residential
Land Use	Single-family home	Single-family home	Single-family home	Single-family home

There are two lots in this area currently zoned Duplex – District "R-2". One of these lots is located within the 200-foot notification boundary, and the other is just outside of it. However, both lots are developed and used as single-family residences.

Public Notification

Written notices were mailed to 24 surrounding property owners within 200 feet of the subject property. There have been zero responses in favor and zero responses in opposition.

Recommendation

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

Exhibit A – Location and Current Zoning

105 E KERR STREET

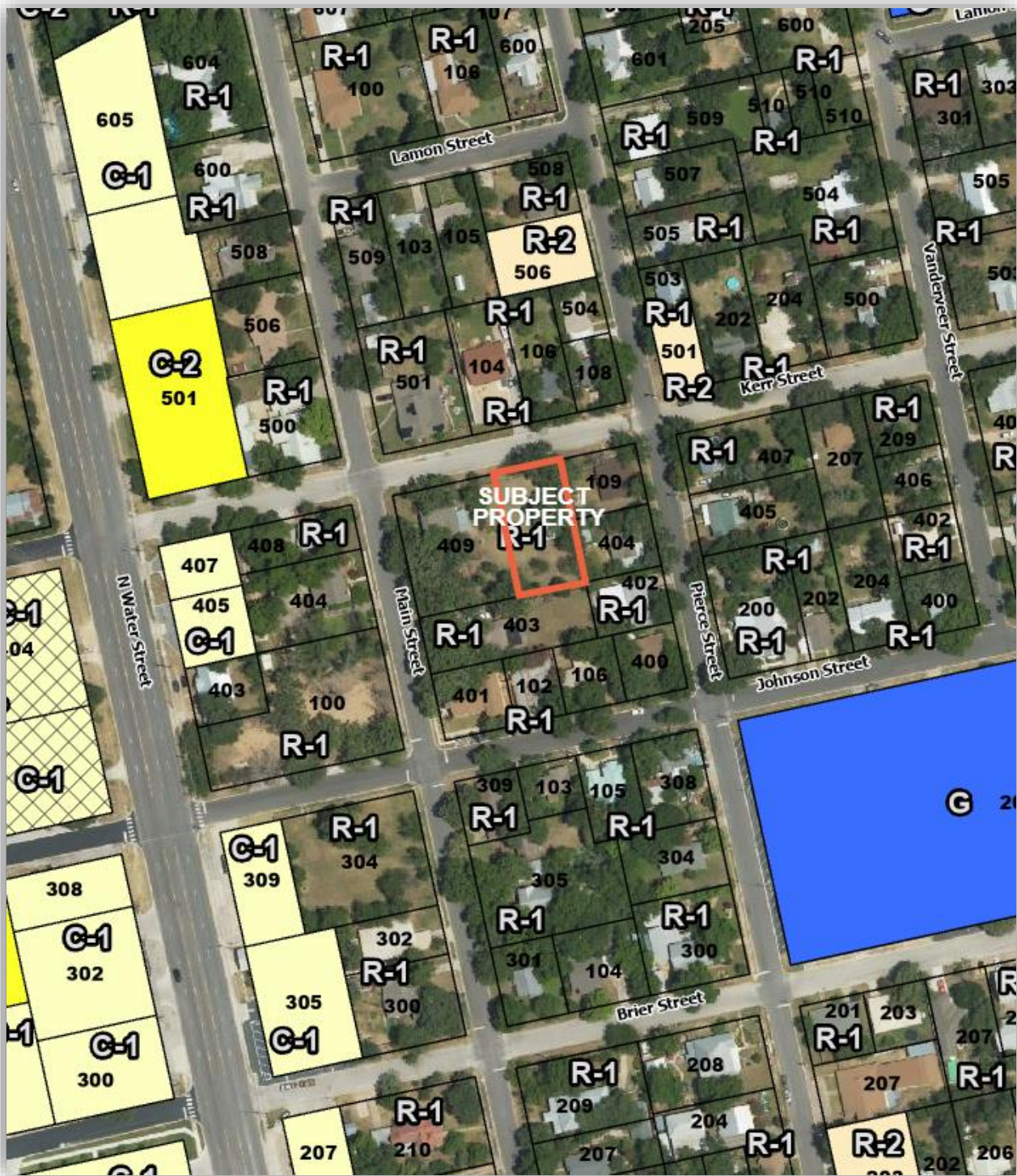


Exhibit B – Applicant’s Request

LETTER OF INTENTION

We believe the P&Z and City Council should approve a rezone of the fore mentioned property from R1 to R2 for the highest and best use of the current vacant and newly platted lot.

The request and consideration for the zoning change will bring further investment into the City of Burnet as well as more tax base and income to be used in Burnet County.

ORDINANCE NO. 2026-02

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 105 E KERR STREET FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF DUPLEX – DISTRICT “R-2”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council, by the passage and approval of Ordinance No. 2021-01, affixed the zoning classifications for each and every property located within the city in accordance with the Official Zoning Map as approved with said ordinance; and

WHEREAS, the purpose of this Ordinance is to amend the Official Zoning Map by amending the zoning classification of the Real Property (“Property”) described herein; and

WHEREAS, the Planning and Zoning Commission, after conducting a public hearing on the matter, deliberated the merits of the proposed amendment of zoning classification and has made a report and recommendation to City Council; and

WHEREAS, in passing and approving this ordinance it is legislatively found the Planning and Zoning Commission and City Council complied with all notice, hearing and meetings requirements set forth in Texas Local Government Chapter 211; Texas Government Code Chapter 551, the City Charter; and Chapter 118, of the Code of Ordinances; and

WHEREAS, City Council, after considering the testimony and comments of the public, reports and recommendations of City Staff and the Planning and Zoning Commission, and the deliberation of its members, by passage and approval of this Ordinance hereby determines the action taken herein is meritorious and beneficial to the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THAT:

Section One. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted and made a part hereof for all purposes as findings of fact.

Section Two. Property. The Property that is the subject to this Zoning District Reclassification is: **105 E KERR ST** (LEGAL DESCRIPTION: BEING 0.254 ACRES OF LAND, MORE OR LESS, OUT OF THE PETER KERR PORTION, ABS. NO S7150, LOT 4B, BLOCK 32). as shown on **Exhibit “A”** hereto.

Section Three. Zoning District Reclassification. DUPLEX – DISTRICT “R-2” Zoning District Classification is hereby assigned to the Property described in section two.

Section Four. Zoning Map Revision. The City Secretary is hereby authorized and directed to revise the Official Zoning Map to reflect the change in Zoning District Classification approved by this Ordinance.

Section Five. Repealer. Other ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent of such conflict.

Section Six. Severability. This Ordinance is severable as provided in City Code Section 1-7 as same may be amended, recodified or otherwise revised.

Section Seven. Effective Date. This ordinance is effective upon final passage and approval.

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

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

