



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

City of Burnet Council Chambers, Hwy 281 South, Burnet, Texas 78611

Monday, October 06, 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, October 06, 2025 at 5:30 PM** located in the City of Burnet Council Chambers located at 2402 S. Water Street (Hwy 281 South, Burnet Municipal Airport) 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 August 4, 2025.

4. PUBLIC HEARINGS AND ACTION ITEMS:

1. Public hearing and action: Ordinance No. 2025-43: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2012-09 AND THE OFFICIAL FUTURE LAND USE MAP OF THE CITY BY ASSIGNING THE PROPERTY KNOWN AS 500 N MAIN STREET FROM ITS PRESENT DESIGNATION OF COMMERCIAL TO A DESIGNATION OF RESIDENTIAL; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

2. Public hearing and action: Ordinance No. 2025-44: 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 500 N MAIN STREET FROM ITS PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1”; 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

3. Public hearing and action: Ordinance No. 2025-45: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2012-09 AND THE OFFICIAL FUTURE LAND USE MAP OF THE CITY BY ASSIGNING THE PROPERTY KNOWN AS 1404 N WATER STREET FROM ITS PRESENT DESIGNATION OF RESIDENTIAL TO A DESIGNATION OF GOVERNMENT; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

4. Public hearing and action: Ordinance No. 2025-46: 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 1404 N WATER STREET FROM ITS PRESENT DESIGNATION OF MULTI-FAMILY RESIDENTIAL – DISTRICT “R-3” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

4. Staff Presentation
5. Public Hearing
6. Discuss and consider action

5. Public hearing and action: Resolution No. 2025-75: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE “FINAL PLAT” OF BURNET AIRPORT, A COMMERCIAL SUBDIVISION CONSISTING OF APPROXIMATELY 268.58 ACRES; AND ACCEPTANCE OF RIGHTS-OF-WAY DEDICATION

1. Staff Presentation

2. Public Hearing
3. Discuss and consider action

5. STAFF REPORTS:

1. Staff report: Proposed 2026 City of Burnet meeting calendar

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 September 30, 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 30th day of September 2025

Leslie Kimbler, Asst. City Secretary

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 **4th day of August 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 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 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: Tyler Freese

Others present: Keith McBurnett, Assistant City Manager, and Leslie Kimbler, Planning Manager.

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 July 7, 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. 2025-63: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE "FINAL PLAT" OF CREEKFALL PHASE 3 SUBDIVISION, A PROPOSED 115-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 37.72 ACRES; AND ACCEPTING A PERFORMANCE BOND ASSURING COMPLETION OF SUBDIVISION INFRASTRUCTURE

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

Planning Manager, Leslie Kimbler, presented staff's report regarding the Final Plat for Creekfall Phase 3 Subdivision. Chairman Williams opened the public hearing at 5:32 p.m. There being no public comments, Chairman Williams closed the public hearing at 5:32 p.m. Commissioner Carney made a motion to approve 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 5:40 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

October 6, 2025

Agenda Item

Public hearing and action: Ordinance No. 2025-43: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2012-09 AND THE OFFICIAL FUTURE LAND USE MAP OF THE CITY BY ASSIGNING THE PROPERTY KNOWN AS 500 N MAIN STREET FROM ITS PRESENT DESIGNATION OF COMMERCIAL TO A DESIGNATION OF RESIDENTIAL; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

Information

The subject property is located at the corner of North Main Street and West Kerr Street. It is currently assigned the Future Land Use Map (FLUM) designation of Commercial, though the existing structure on the property is a residential dwelling. According to City records, the property has been used as a residence since its construction in 1993.

The current property owner is requesting amendments to both the Future Land Use Map and the Zoning Map in order to reclassify the property as Residential. This request is being made to facilitate the sale of the property to a prospective buyer who intends to continue using it as a single-family residence and is seeking residential financing, which requires the zoning to align with residential use.

The City's adopted Future Land Use Plan designates this property, and adjacent properties along the west side of North Main Street, as Commercial. However, despite this designation, the area continues to function as an established residential neighborhood. At this time, there are no active plans to convert any of the properties along North Main Street to commercial uses.

Given the existing residential character of the neighborhood, the long-standing residential use of the property, and the absence of foreseeable commercial development in this area, it would be appropriate to amend the Future Land Use Map to reflect the property's current and intended use as residential.

Please note that approval of the Future Land Use Plan amendment is required before the associated Zoning Map amendment can be considered.

Properties adjacent to the subject property are zoned as follows:

	North	South	East	West
Zoning	"R-1"	"R-1"	"R-1"	"C-2"
FLUM	Commercial	Commercial	Residential	Commercial
Land Use	Residential	Residential	Residential	Undeveloped

Public Notification

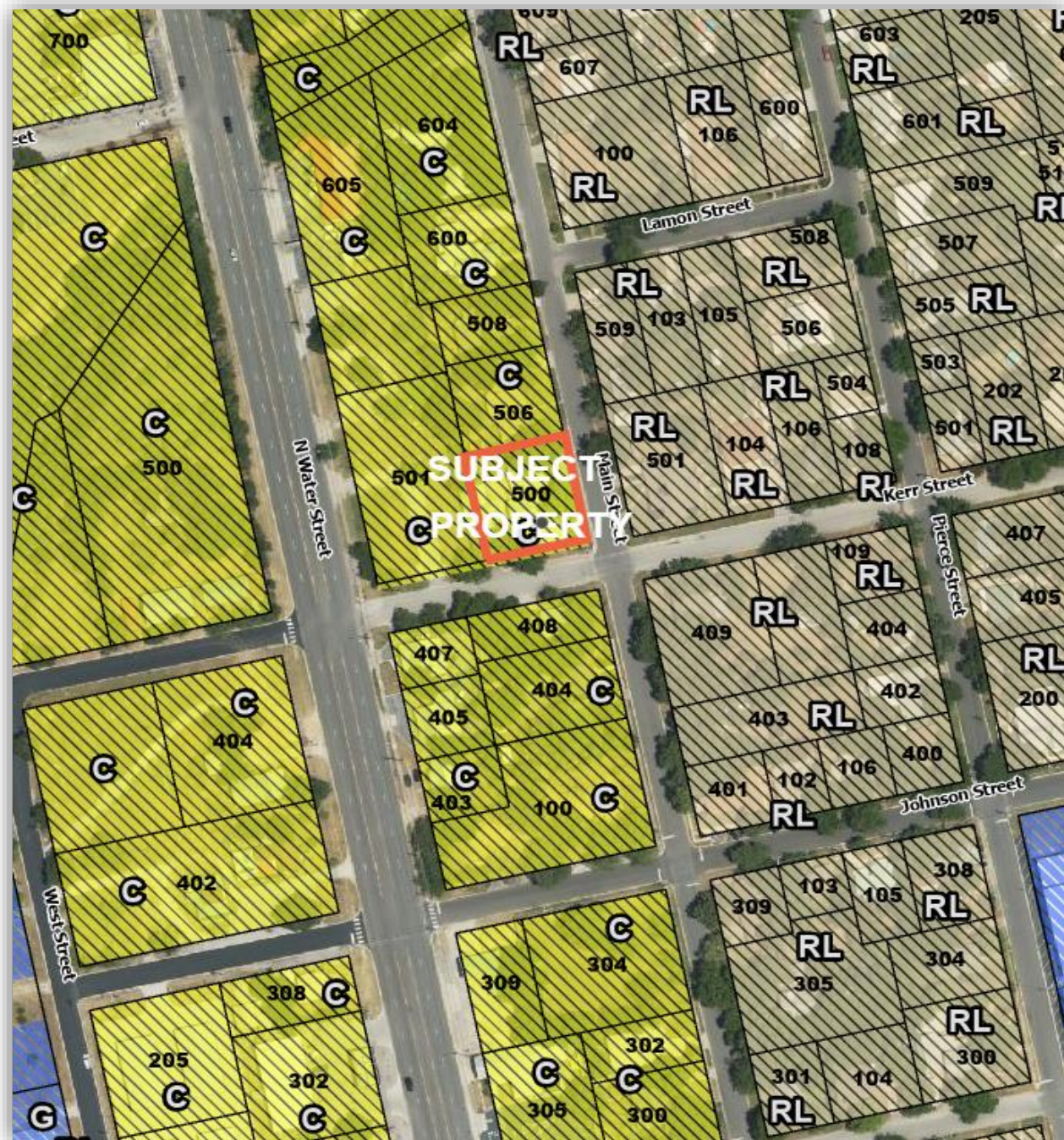
Written notices were mailed to 14 surrounding property owners within 200 feet of the subject property. There have been zero responses in favor and zero responses in opposition.

Recommendation

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

Exhibit A – Location and Current Future Land Use

500 N MAIN STREET



ORDINANCE NO. 2025-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2012-09 AND THE OFFICIAL FUTURE LAND USE MAP OF THE CITY BY ASSIGNING THE PROPERTY KNOWN AS 500 N MAIN STREET FROM ITS PRESENT DESIGNATION OF COMMERCIAL TO A DESIGNATION OF RESIDENTIAL; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council, by the passage and approval of Ordinance No. 2012-09, did assign Future Land Use classifications for property located within the city in accordance with the Official Future Land Use Map as approved with said ordinance; and

WHEREAS, the purpose of this Ordinance is to amend the Official Future Land Use Map by amending the Future Land Use 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 the Future Land Use 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: **500 N MAIN STREET** (LEGALLY DESCRIBED AS: being a 0.381 acre tract of land out of the John Hamilton Survey No. 1, Abstract No. 405). as shown on **Exhibit "A"** hereto.

Section Three. Future Land Use Map. "Residential" Future Land Use is hereby assigned to the Property described in section two.

Section Four. Future Land Use Map Revision. The City Secretary is hereby authorized and directed to revise the Official Future Land Use Map to reflect the change in Future Land Use 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 14th day of October 2025.

CITY OF BURNET, TEXAS

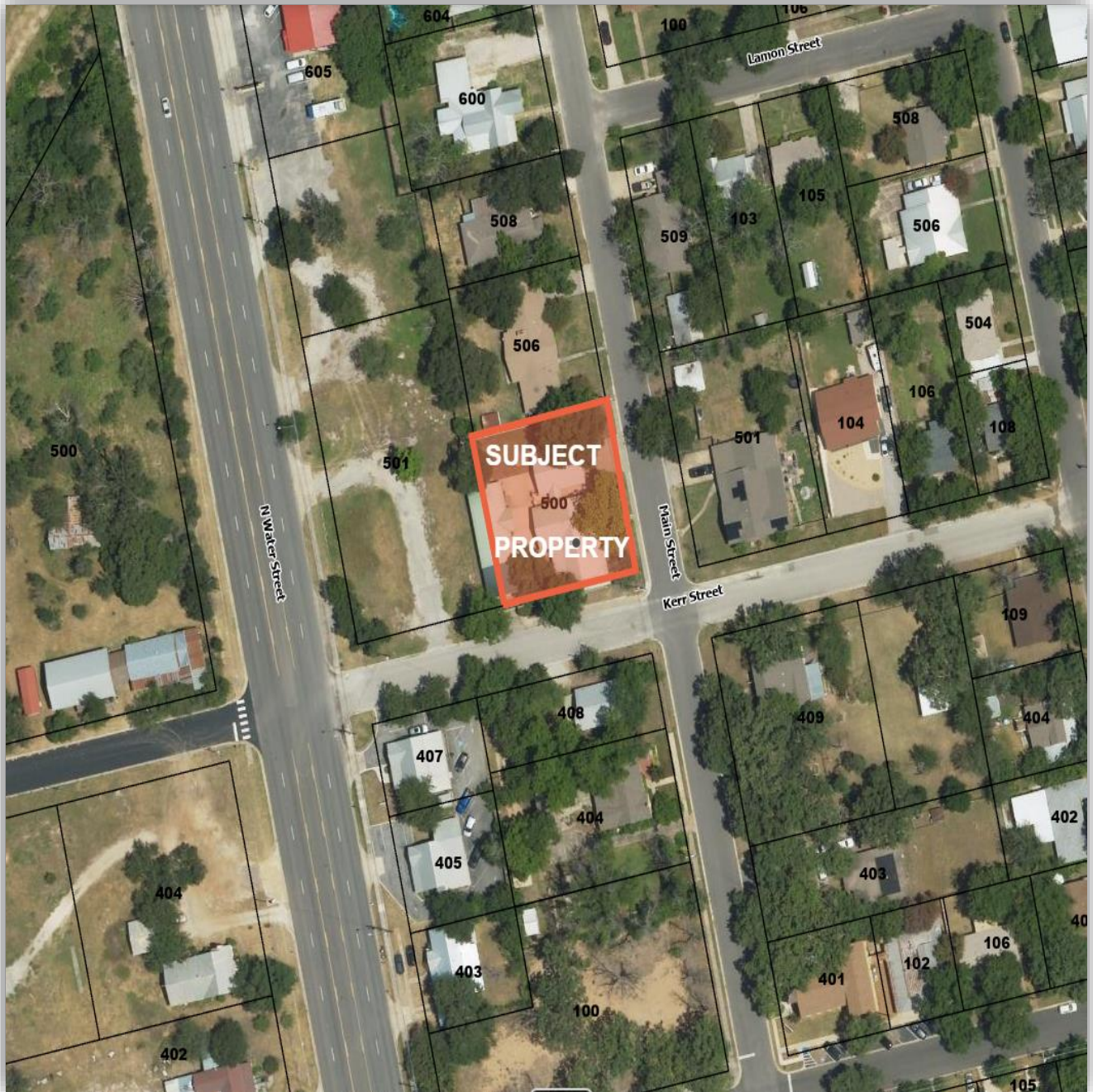
Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit "A"

Location Map
500 N MAIN STREET





CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

October 6, 2025

Agenda Item

Public hearing and action: Ordinance No. 2025-44: 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 500 N MAIN STREET FROM ITS PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1”; 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

Information

The subject property is located at the northwest corner of North Main Street and West Kerr Street. It is currently zoned as Light Commercial (C-1); however, the existing structure on the property is a residential dwelling.

According to City records the property was previously addressed as 502 N Main Street. In 1984, City Council approved a request to rezone the property from Residential to General Retail to allow for the operation of a day care facility. Between 1984 and 1993, the property was re-addressed, and a new residential structure was constructed. Since the completion of the new residential structure in 1993, City records indicate the property has been continuously used as a single-family residence.

The current property owner is requesting amendments to both the Future Land Use Map and the Zoning Map in order to reclassify the property as Residential. This request is being made to facilitate the sale of the property to a prospective buyer who intends to continue using it as a single-family residence and is seeking residential financing, which requires the zoning to align with residential use.

Given the existing residential character of the neighborhood, the long-standing residential use of the property, and the absence of foreseeable commercial development in this area, it would be appropriate to amend the Zoning Map to reflect the property's current and intended use as residential.

Properties adjacent to the subject property are zoned as follows:

	North	South	East	West
Zoning	"R-1"	"R-1"	"R-1"	"C-2"
FLUM	Commercial	Commercial	Residential	Commercial
Land Use	Residential	Residential	Residential	Undeveloped

Public Notification

Written notices were mailed to 14 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

500 N MAIN STREET



ORDINANCE NO. 2025-44

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 500 N MAIN STREET FROM ITS PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1”; 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 the 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: **500 N MAIN STREET** (LEGALLY DESCRIBED AS: being a 0.381 acre tract of land out of the John Hamilton Survey No. 1, Abstract No. 405). as shown on **Exhibit “A”** hereto.

Section Three. Zoning District Reclassification. SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” 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 14th day of October 2025.

CITY OF BURNET, TEXAS

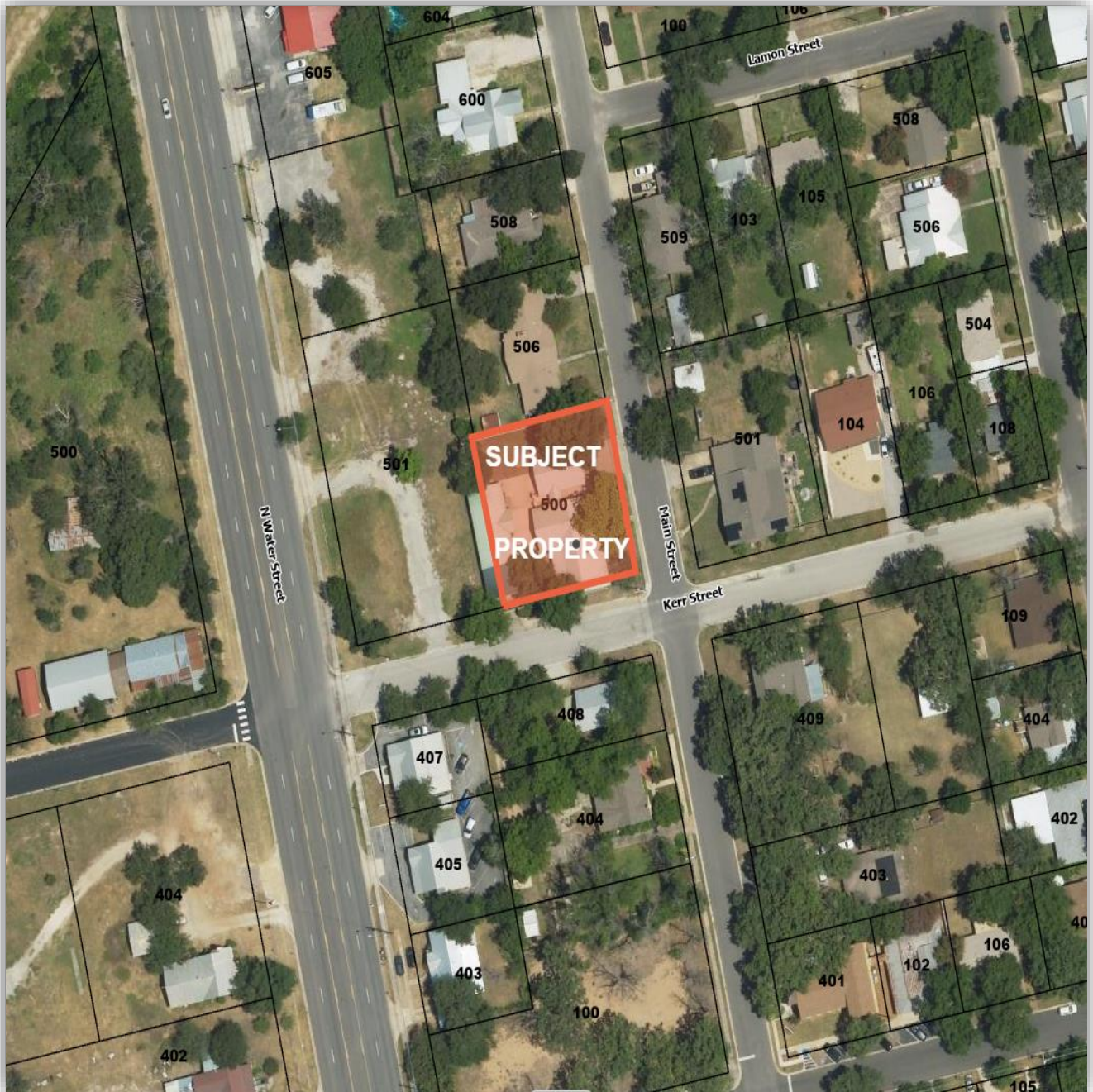
Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit "A"

Location Map
500 N MAIN STREET





CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

October 6, 2025

Agenda Item

Public hearing and action: Ordinance No. 2025-45: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2012-09 AND THE OFFICIAL FUTURE LAND USE MAP OF THE CITY BY ASSIGNING THE PROPERTY KNOWN AS 1404 N WATER STREET FROM ITS PRESENT DESIGNATION OF RESIDENTIAL TO A DESIGNATION OF GOVERNMENT; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

Information

The subject property is an undeveloped property located at the northwest corner of North Water Street (Highway 281) and the southern end of Fourth Street. The current Future Land Use Map (FLUM) designation for the property is Residential. On July 8, City Council approved the purchase of 1404 N. Water Street. The purpose of this acquisition is to support the development of a proposed pedestrian bridge. Now that the City owns the property, it is appropriate for both the FLUM and zoning map to be updated to reflect a Governmental land use designation.

The approval of the Future Land Use Plan amendment is required before the associated Zoning Map amendment can be considered.

Properties adjacent to the subject property are zoned as follows:

	North	South	East	West
Zoning	R-1	R-1	C-1/R-1	R-1
FLUM	Commercial	Commercial	Commercial	Commercial
Land Use	Residential	Residential	Residential	Undeveloped

Public Notification

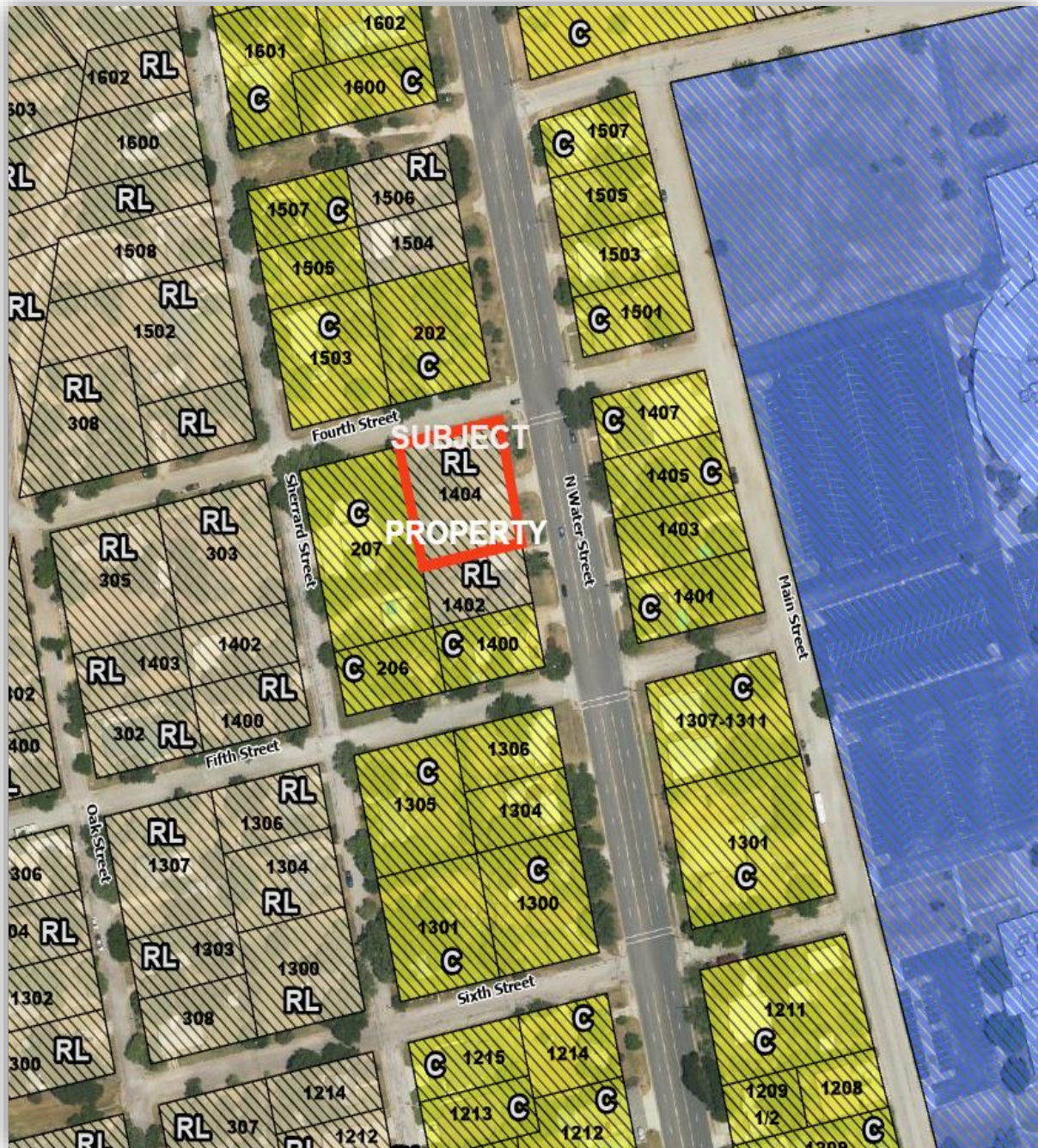
Written notices were mailed to 15 surrounding property owners within 200 feet of the subject property. There have been zero responses in favor and zero responses in opposition.

Recommendation

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

Exhibit A – Location and Current Future Land Use

1404 N WATER STREET



ORDINANCE NO. 2025-45

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2012-09 AND THE OFFICIAL FUTURE LAND USE MAP OF THE CITY BY ASSIGNING THE PROPERTY KNOWN AS 1404 N WATER STREET FROM ITS PRESENT DESIGNATION OF RESIDENTIAL TO A DESIGNATION OF GOVERNMENT; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council, by the passage and approval of Ordinance No. 2012-09, did assign Future Land Use classifications for property located within the city in accordance with the Official Future Land Use Map as approved with said ordinance; and

WHEREAS, the purpose of this Ordinance is to amend the Official Future Land Use Map by amending the Future Land Use 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 the Future Land Use 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: **500 N MAIN STREET** (LEGALLY DESCRIBED AS: being a 0.381 acre tract of land out of the John Hamilton Survey No. 1, Abstract No. 405). as shown on **Exhibit "A"** hereto.

Section Three. Future Land Use Map. “Residential” Future Land Use is hereby assigned to the Property described in section two.

Section Four. Future Land Use Map Revision. The City Secretary is hereby authorized and directed to revise the Official Future Land Use Map to reflect the change in Future Land Use 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 14th day of October 2025.

CITY OF BURNET, TEXAS

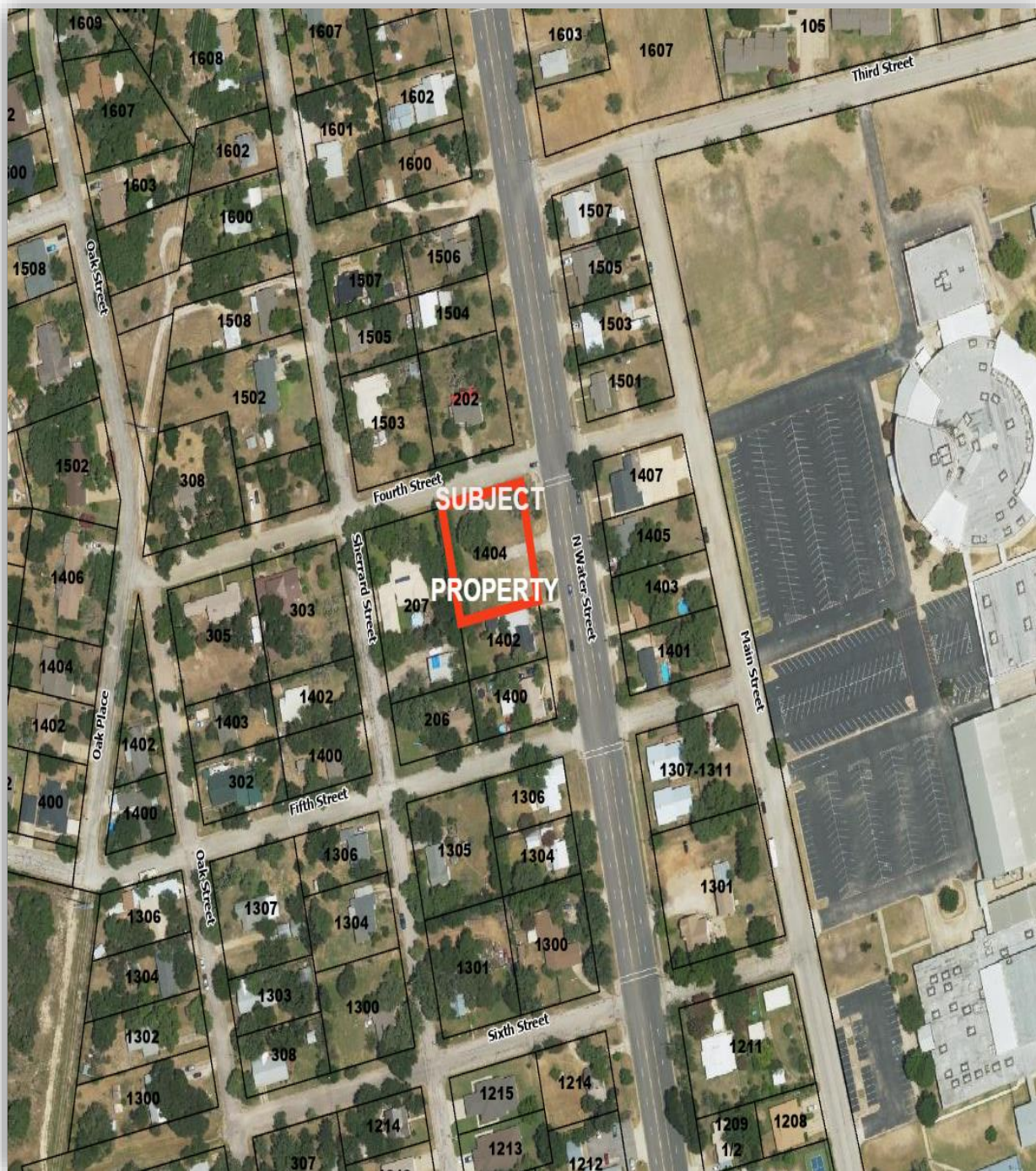
Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit “A”

Location Map
1404 N WATER STREET





CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

October 6, 2025

Agenda Item

Public hearing and action: Ordinance No. 2025-46: 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 1404 N WATER STREET FROM ITS PRESENT DESIGNATION OF MULTI-FAMILY RESIDENTIAL – DISTRICT “R-3” 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

Information

The subject property is an undeveloped property located at the northwest corner of North Water Street (Highway 281) and the southern end of Fourth Street. The current Future Land Use Map (FLUM) designation for the property is Residential. On July 8, City Council approved the purchase of 1404 N. Water Street. The purpose of this acquisition is to support the development of a proposed pedestrian bridge. Now that the City owns the property, it is appropriate for both the FLUM and zoning map to be updated to reflect a Governmental land use designation.

Properties adjacent to the subject property are zoned as follows:

	North	South	East	West
Zoning	R-1	R-1	C-1/R-1	R-1
FLUM	Commercial	Commercial	Commercial	Commercial
Land Use	Residential	Residential	Residential	Undeveloped

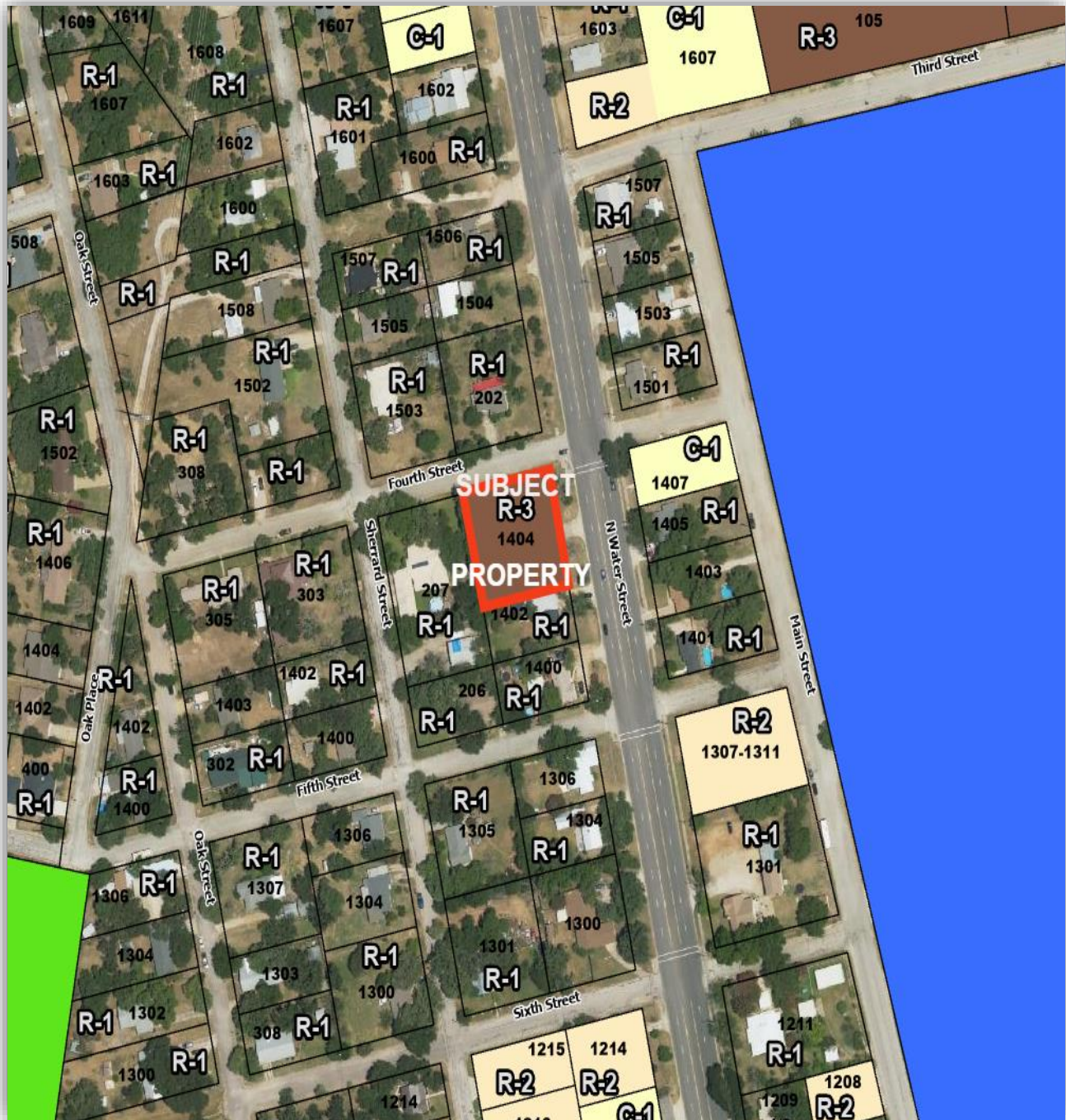
Public Notification

Written notices were mailed to 15 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
1404 N WATER STREET**



ORDINANCE NO. 2025-46

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 1404 N WATER STREET FROM ITS PRESENT DESIGNATION OF MULTI-FAMILY RESIDENTIAL – DISTRICT “R-3” 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 the 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: **1404 N WATER STREET** (LEGALLY DESCRIBED AS: being lots 3 and 4, block 10, Oaks Addition). as shown on **Exhibit “A”** hereto.

Section Three. Zoning District Reclassification. GOVERNMENT – DISTRICT “G” 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 14th day of October 2025.

CITY OF BURNET, TEXAS

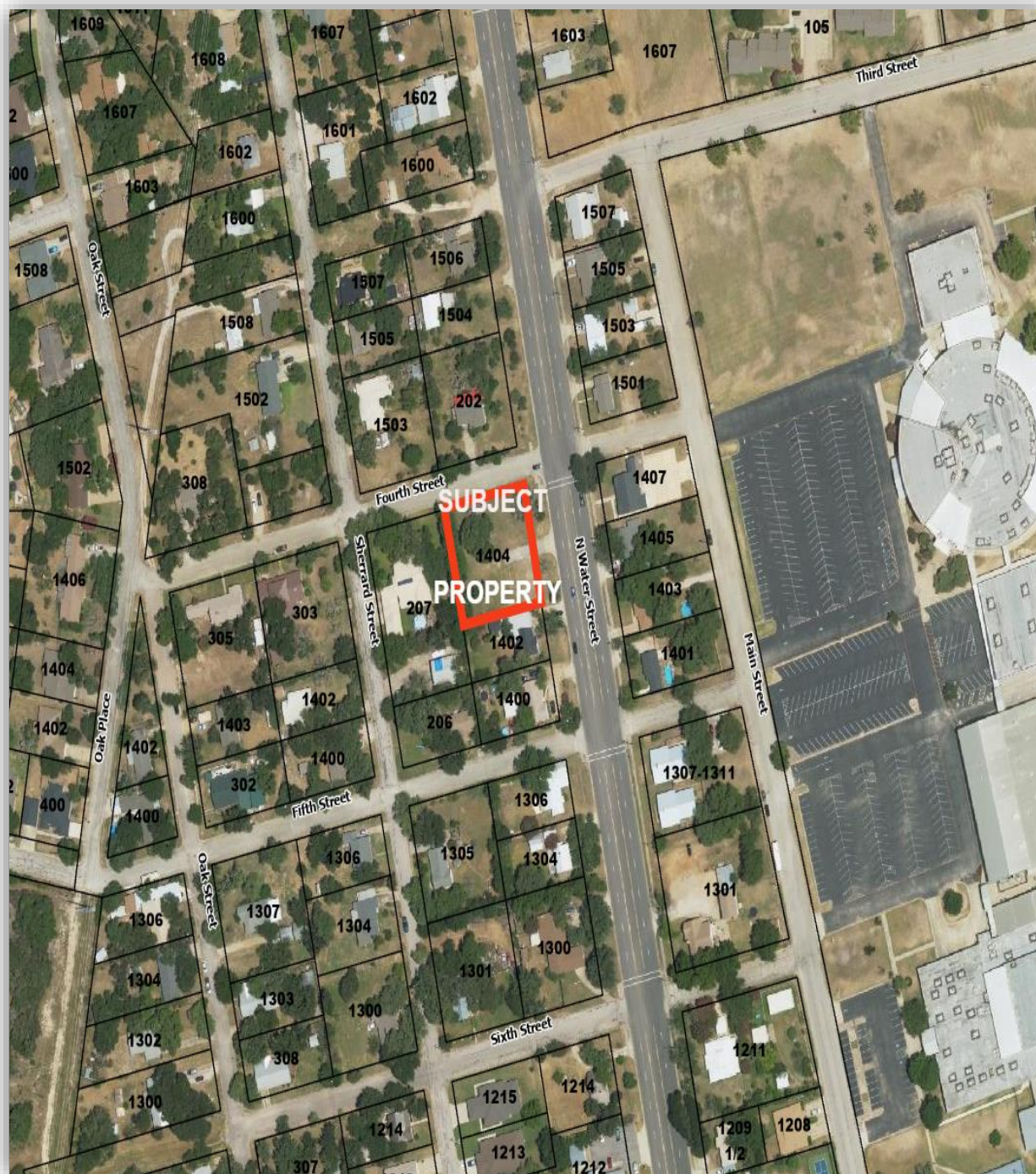
Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit "A"

Location Map
1404 N WATER STREET





CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

October 6, 2025

Agenda Item

Public hearing and action: Resolution No. 2025-75: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE “FINAL PLAT” OF BURNET AIRPORT, A COMMERCIAL SUBDIVISION CONSISTING OF APPROXIMATELY 268.58 ACRES; AND ACCEPTANCE OF RIGHTS-OF-WAY DEDICATION

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

Information

The proposed Final Plat of Burnet Airport (Exhibit A) represents a commercial subdivision encompassing approximately 268 acres. The proposed plat consolidates all tracts currently owned by the City of Burnet into three distinct lots.

Although no new roads are proposed as part of this subdivision, it was identified that portions of Houston Clinton Drive and Ellen Halbert Drive have not previously been dedicated to the City of Burnet. This plat proposes to formally dedicate these existing rights-of-way, thereby confirming City ownership and maintenance responsibilities.

The proposed Final Plat of Burnet Airport has been reviewed using Code of Ordinances Section 98-24 (Final Plats) as a guide. It has been found to comply with ordinance requirements relating to form and content.

Recommendation

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

RESOLUTION NO. R2025-75

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE “FINAL PLAT” OF BURNET AIRPORT, A COMMERCIAL SUBDIVISION CONSISTING OF APPROXIMATELY 268.58 ACRES; AND ACCEPTANCE OF RIGHTS-OF-WAY DEDICATION

WHEREAS, the City Council of the City of Burnet (City Council), Texas, has approved the Final Plat of Burnet Airport; and

WHEREAS, the Planning and Zoning Commission has made its recommendation on the final plat of Burnet Airport; and

WHEREAS, the city staff and the city engineer have opined the application substantially complies with the subdivision ordinance.

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

Section One. Findings. The recitals set out above are hereby approved and incorporated herein for all purposes.

Section Two. Approval. The final plat of Burnet Airport, is hereby approved.

Section Three. Rights-of-Way Acceptance. The City Council hereby accepts for public use and maintenance the rights-of-way as shown on the plat.

Section Four. Recordation. The final plat of Burnet Airport may be recorded in the Public Records of the County Clerk of Burnet County, Texas upon compliance with the requirements of Subdivision Code Sec. 98-24(h) and related regulations.

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

PASSED AND APPROVED on this the 14th day of October 2025.

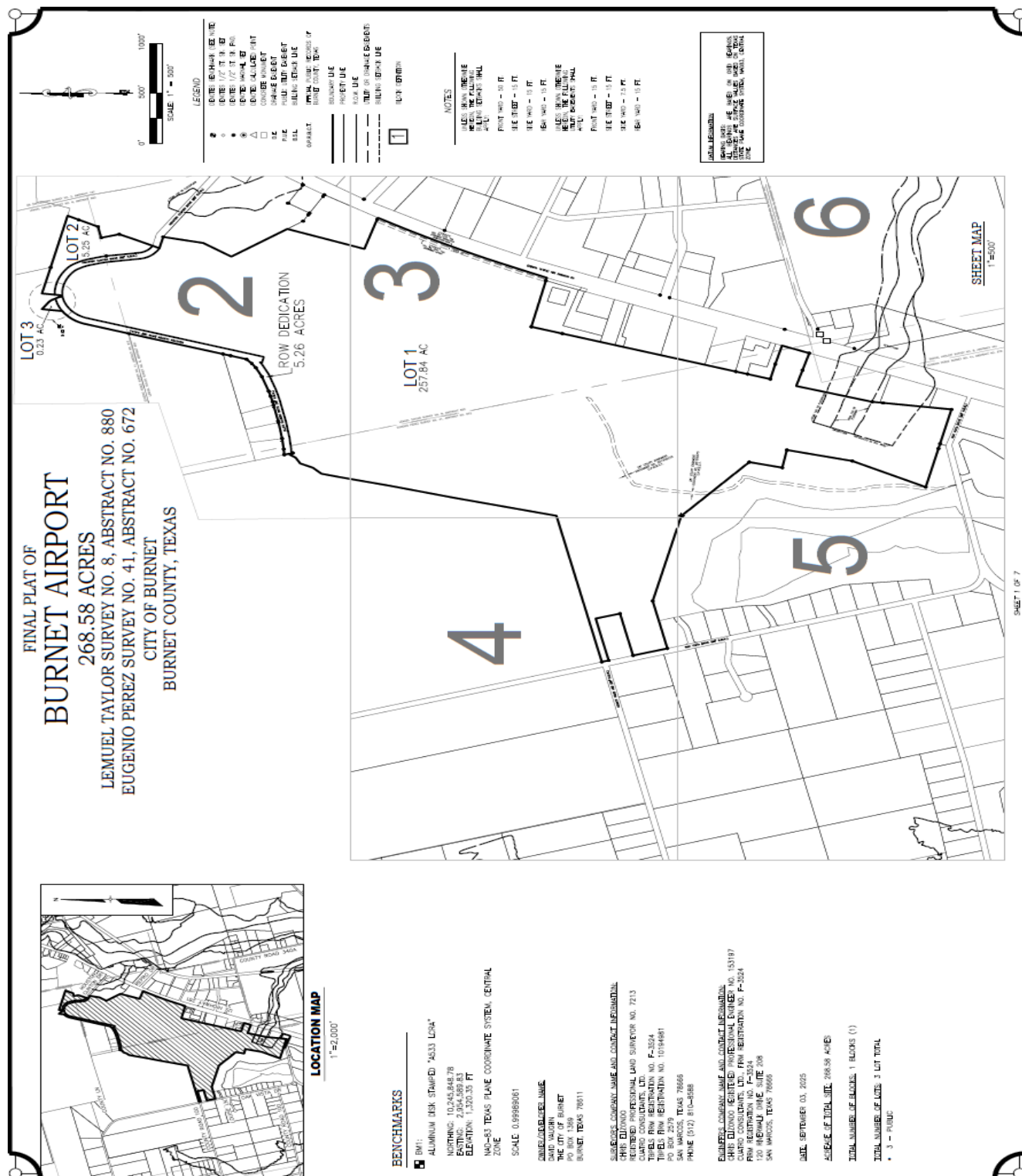
CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit "A" – Final Plat





2026 City of Burnet Planning and Zoning Meeting Calendar

January

S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February

S	M	T	W	Th	F	S
1	2	3	4	5	6	7
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15	16	17	18	19	20	21
22	23	24	25	26	27	28

March

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15	16	17	18	19	20	21
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29	30	31				

April

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26	27	28	29	30		

May

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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June

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21	22	23	24	25	26	27
28	29	30				

July

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19	20	21	22	23	24	25
26	27	28	29	30	31	

August

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23	24	25	26	27	28	29
30	31					

September

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20	21	22	23	24	25	26
27	28	29	30			

October

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18	19	20	21	22	23	24
25	26	27	28	29	30	31

November

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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December

S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Planning and Zoning Commission

City Council

City Holiday