



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

301 E. Jackson Street, Burnet, Texas 78611

Monday, November 03, 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, November 03, 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 October 6, 2025.

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

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 3, 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 27th day of October 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 **6th day of October 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 5:34 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: Lance Collie, Diana Flores, Heather Koenning, Amber Lauer, Mary Blair, Jeff Davis, James Schuetz, and Howard J. Benton

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 August 4, 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. 2025-43: 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 – L. Kimbler
- (2) Public Hearing
- (3) Consideration and action.

Planning Manager, Leslie Kimbler, presented staff's report regarding the amendment to the City's Future Land Use Map for property known as 500 N Main Street from a designation of Commercial to Residential. Chairman Williams opened the public hearing at 5:37 p.m. Daughters of the applicants, Heather Koenning and Amber Lauer, spoke to the Commission regarding the reason for their parent's request and spoke in favor to the amendment. There being no further public comments, Chairman Williams closed the public hearing at 5:39 p.m. Commissioner Stewart made a motion to approve the request. The motion was seconded by Commissioner Carney. The motion was approved with a vote of 3 to 0.

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

Planning Manager, Leslie Kimbler, presented staff's report regarding the request to rezone 500 N Main Street from Light Commercial – District "C-1" to Single-family Residential – District "R-1". Chairman Williams opened the public hearing at 5:43 p.m. There being no public comments, Chairman Williams closed the public hearing at 5:43 p.m. Commissioner Williams made a motion to approve the request. The motion was seconded by Commissioner Carney. The motion was approved with a vote of 3 to 0.

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

Planning Manager, Leslie Kimbler, presented staff's report regarding the amendment to the City's Future Land Use Map for property known as 1404 N Water Street from a designation of Residential to Government. Chairman Williams opened the public hearing at 5:47 p.m. Guest, Lance Collie, spoke to the Commission requesting further details and information regarding the proposed pedestrian bridge. Mr. Collie did not speak for or

against the amendment to the FLUM. Guest, Jeff Davis, spoke to the Commission requesting further details and information regarding the proposed pedestrian bridge. Mr. Davis did not speak for or against the amendment to the FLUM. Guest, Howard J. Benton, spoke to the Commission requesting further information regarding the FLUM. Mr. Benton did state that he was not opposed to the city purchasing the property but did not speak for or against the amendment to the FLUM. There being no further public comments, Chairman Williams closed the public hearing at 5:56 p.m. Chairman Williams and staff reiterated to the Commission and the guests present that the item being considered was not for the development of the proposed pedestrian bridge and was only for the amendment to the FLUM. After clarification and understanding that the request was to amend the FLUM due to the City's ownership, Commissioner Carney made a motion to approve the request. The motion was seconded by Commissioner Williams. The motion was approved with a vote of 3 to 0.

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

- (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 1404 N Water Street from Multi-family Residential – District "R-3" to Government – District "G". Chairman Williams opened the public hearing at 5:58 p.m. There being no public comments, Chairman Williams closed the public hearing at 5:58 p.m. Commissioner Stewart made a motion to approve the request. The motion was seconded by Commissioner Carney. The motion was approved with a vote of 3 to 0.

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

Planning Manager, Leslie Kimbler, presented staff's report regarding the approval of the Final Plat of Burnet Airport and acceptance of certain rights-of-way dedication. Chairman Williams opened the public hearing at 6:01 p.m. There being no public comments, Chairman Williams closed the public hearing at 6:01 p.m. Commissioner

Stewart made a motion to approve the request. The motion was seconded by Commissioner Carney. The motion was approved with a vote of 3 to 0.

5. **STAFF REPORTS:** Planning Manager, Leslie Kimbler, discussed the proposed meeting calendar for the 2026 meeting year. Commissioners were asked to review and inform staff at the next meeting if there were any issues with the proposed meeting dates. Staff also informed the Commissioners of the new state law passed that required large zoning notice signs to be posted on all properties the Commission is to consider for zoning changes.

Lastly, staff informed the Commission that their next meeting, held on November 3rd, would be at the new Council Chambers located at the new city hall at 301 E Jackson Street.

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

7. **ADJOURN:**

There being no further business, Chairman Williams adjourned the meeting at 6:06 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

November 3, 2025

Agenda Item

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
2. Public Hearing
3. Discuss and consider action

Information

The subject property is an undeveloped located at the southwest corner of East Pecan Street and South Rhomberg Street. It is currently zoned as Single-family residential – District “R-1” and abuts an undeveloped property zoned multi-family. The applicant is requesting to rezone the property to Manufactured Home District “M-1” to allow for the placement of a manufactured home, citing the cost of constructing a traditional site-built home as the primary reason for the request.

The proposed zoning district permits manufactured homes, and site-built homes, with a minimum living area of 1,100 square feet on lots of at least 7,600 square feet. Each lot must be developed to the same standards as a lot zoned “R-1” and provide adequate off-street parking and landscaping. Additionally, manufactured homes must be securely anchored and pass all required building inspections prior to the issuance of a certificate of occupancy and must be fully skirted within 90 days of installation. It should be noted that “mobile homes”, built prior to the HUD Code of June 15, 1976, are prohibited.

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-3"	"R-1"	"R-1"
FLUM	Residential	Residential	Residential	Residential
Land Use	Single-family home	Undeveloped	Single-family home	Single-family home

The surrounding neighborhood consists of a mix of site-built and manufactured homes. In recent years, the City Council, through the *My Town Housing Program*, has promoted the development of affordable, long-lasting single-family homes in this area. Some of the properties zoned "M-1" were developed under this program with site-built homes that contribute to the overall stability and quality of the neighborhood.

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
700 S RHOMBERG STREET**

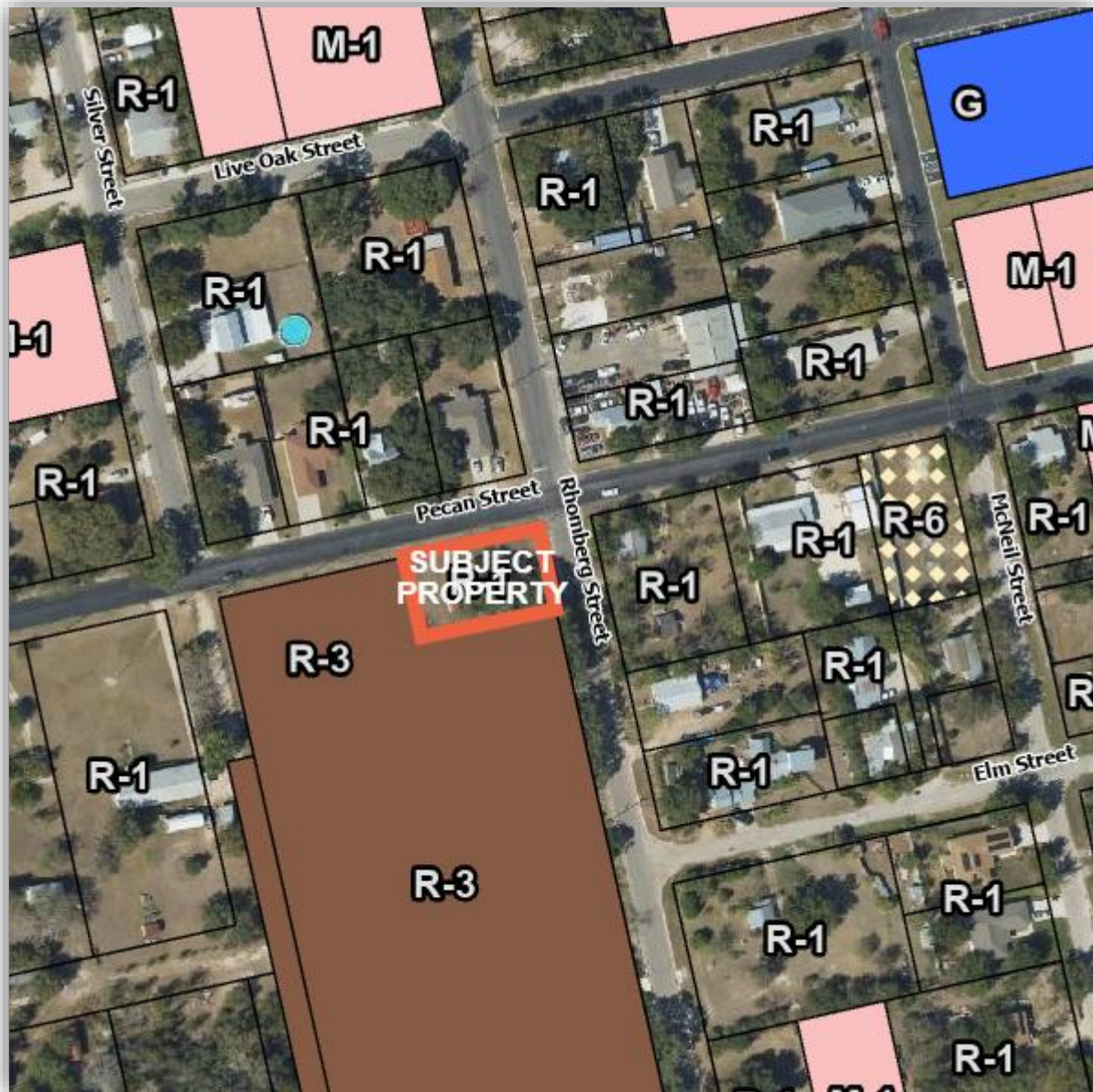


Exhibit B – Applicant's Request

We are requesting a zoning change from R-1 to M-1, so we can put a nice, new mobile home on this property. The costs for building a site-built home at this time are incredibly high, making it unfeasible.

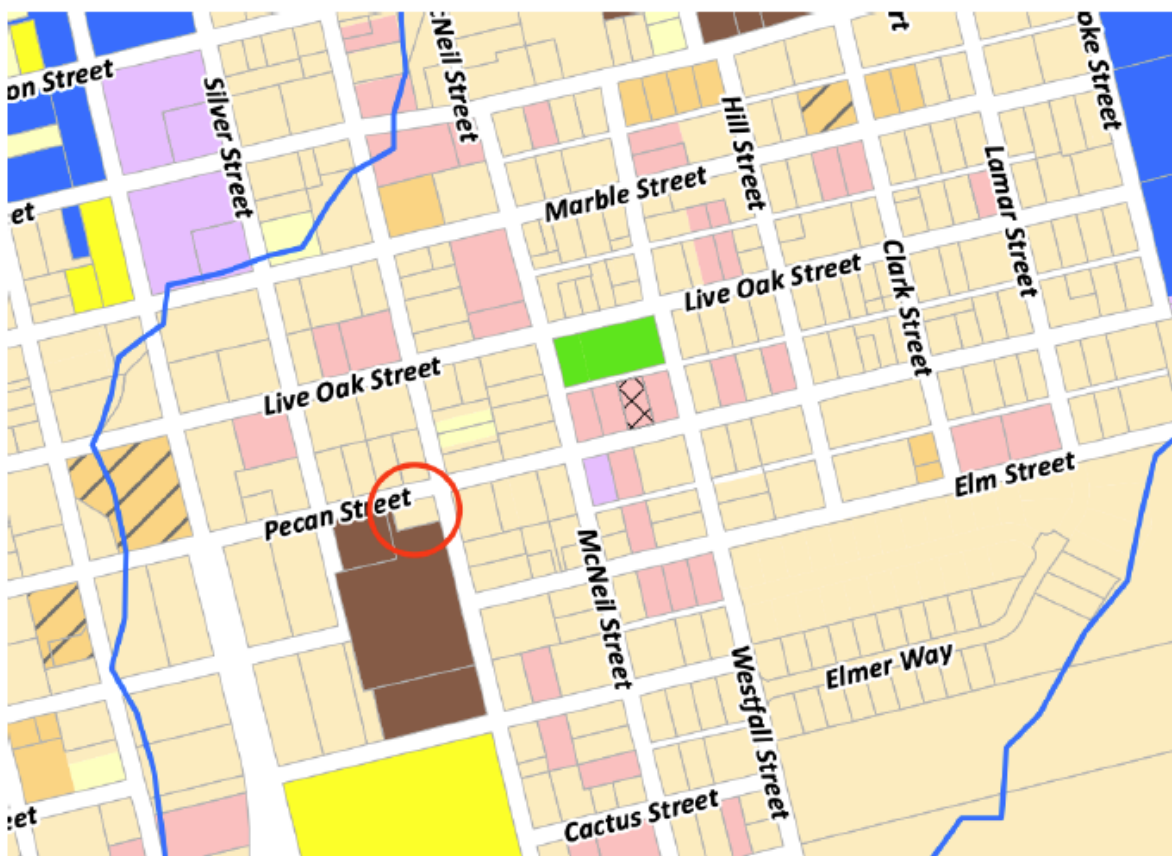
The surrounding properties will be completely unaffected, because there are already 28+ lots within a 4 block radius that are zoned M-1 (see zoning map below, M-1 lots are in pink).

Please grant this zoning change request, we would greatly appreciate it so we can use the lot in some fashion going forward.

Thanks,

James Ferguson

614-832-0225



ORDINANCE NO. 2025-48

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

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: **700 S RHOMBERG STREET** (LEGALLY DESCRIBED AS: 0.211 acre tract of land, more or less ,out of and part of the B.B. Castleberry Survey, Abstract No. 187). as shown on **Exhibit “A”** hereto.

Section Three. Zoning District Reclassification. Manufactured Home – District “M-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 10th day of November 2025.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit "A"

**Location Map
700 S RHOMBERG STREET**

