



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

301 E. Jackson Street, Burnet, Texas 78611

Monday, April 06, 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, April 06, 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 March 2, 2026.

**4. PUBLIC HEARINGS AND ACTION ITEMS:**

1. Public hearing and action: Ordinance No. 2026-10: 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 407 SOUTH MAIN STREET FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF NEIGHBORHOOD COMMERCIAL – DISTRICT “NC”; 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

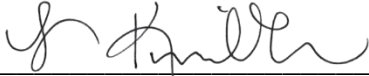
**5. STAFF REPORTS:**

**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 March 30, 2026 at or before 5:30pm 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 March 2026**



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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](mailto:citysecretary@cityofburnet.com)*



## PLANNING AND ZONING COMMISSION MINUTES

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

### 1. CALL TO ORDER:

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

### 2. ROLL CALL:

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

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

Others present: David Vaughn, City Manager, Keith McBurnett Assistant City Manager, Habib Erkan, City Attorney, Leslie Kimbler, Planning Manager and Bobbi Havins, Development Services Coordinator.

### 3. CONSENT AGENDA ITEMS: All the following items on the Consent Agenda are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission member, staff member, or citizen requests removal of the item from the consent agenda for the purpose of discussion. For removal of an item, a request must be made to the Commission when the Consent Agenda is opened for Commission action.

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

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

### 4. PUBLIC HEARINGS AND ACTION ITEMS:

#### 1. Public hearing and action: Ordinance No. 2026-06: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2021-01 AND THE OFFICIAL ZONING MAP OF THE CITY BY REZONING PROPERTY LOCATED AT THE NORTH CORNER OF COUNTY ROAD 108 AND NORTH WATER STREET (PROPERTY ID: 125129) FROM ITS PRESENT DESIGNATION OF AGRICULTURE– DISTRICT "A" TO A DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT "C-2"; PROVIDING CUMULATIVE, REPEALER AND

## SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

- (1) Staff Presentation – L. Kimbler
- (2) Public Hearing

(3) Consideration and action. Planning Manager, Leslie Kimbler, presented staff's report regarding the request to rezone property located at the intersection of County Road 108 and North Highway 281 from Agriculture – District "A" to Medium Commercial – District "C-2". Chairman Williams opened the public hearing at 5:37 p.m. Amanda Brown with H Brown Consulting spoke in favor of their request to the Commission on behalf of the property owner. Mrs. Brown stated that, from a location standpoint, the owner feels this is an ideal location providing good access. She also stated that they feel the existing traffic light at that intersection will provide safety and access for the project; there are no convenience stores up to the north of this site which would provide a much-needed service for the passers-through and the community as well. She pointed out that the owner has incorporated additional commercial square footage for fast-casual restaurants, retail, personal services use like nail salons, barber shops, things of that nature in the proposed site plan.

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

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

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

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

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

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

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

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

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

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

**5. STAFF REPORTS:** None

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

**7. ADJOURN:**

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

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Calib Williams, Chairman  
City of Burnet Planning and Zoning Commission

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



# CITY OF BURNET

## PLANNING AND ZONING

### ITEM BRIEF

#### **Meeting Date**

April 6, 2026

#### **Agenda Item**

Public hearing and action: Ordinance No. 2026-10: 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 407 SOUTH MAIN STREET FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF NEIGHBORHOOD COMMERCIAL – DISTRICT “NC”; 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 located on the east side of South Main Street, just south of the intersection of South Main Street and East League Street (Exhibit A – Location). The property is currently zoned Single-Family Residential – District “R-1” and contains a single-family home constructed sometime in 1915.

The applicant is requesting to rezone the property to Neighborhood Commercial – District “NC” to allow for the redevelopment of the existing home into a salon (Exhibit B – Application and Letter of Intent). The applicant proposes to maintain the residential appearance of the structure, with minor exterior repairs, while remodeling the interior to accommodate the proposed use.

#### **Surrounding Zoning and Future Land Use**

|                 | North       | South              | East               | West       |
|-----------------|-------------|--------------------|--------------------|------------|
| <b>Zoning</b>   | "R-1"       | "R-1"              | "R-1"              | "C-1"      |
| <b>FLUM</b>     | Residential | Residential        | Residential        | Commercial |
| <b>Land Use</b> | Undeveloped | Single-family home | Single-family home | Commercial |

The Future Land Use Map designates the subject property as Residential. While the requested Neighborhood Commercial zoning is not strictly consistent with this designation, the district allows for residential uses and is intended to serve as a transitional zone between residential and commercial areas. Given that the applicant proposes to maintain the residential character of the structure, the request is generally compatible with the surrounding area.

Zoning District Overview

Neighborhood Commercial allows for a variety of low-intensity commercial uses intended to serve as a transition between residential areas and more intensive commercial districts. Permitted uses are generally compatible with and designed to aesthetically blend with the surrounding residential character.

Permitted uses include:

- Accountants
- Barber or Beauty Salons
- Day care homes with 12 or fewer children
- Doctor or Dental Offices
- Small Insurance Offices
- Lawyers Offices
- Real Estate Offices
- Single-family Dwellings

Properties zoned District "NC" are subject to the following conditions and limitations:

- Business activities are conducted primarily within an enclosed building
- Yards and outdoor areas are not to be utilized to display, sell vehicles, equipment, containers or waste material
- Must have screened dumpster areas
- Commercial uses are not to be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisances; and that, excluding that caused by customer and employee vehicles, such odors, smoke, dust, noise or vibration be generally contained within the property boundaries.

The proposed salon is required to provide a minimum of one (1) parking space per 250 square feet of building area. Based on the existing structure size of approximately 1,350 square feet, a total of six (6) parking spaces is required.

The property currently contains an asphalt parking area capable of accommodating six (6) parking spaces; therefore, no additional impervious cover is required.

### Utilities

The property is currently served by City water, wastewater, and electric utilities. The applicant will be responsible for ensuring that all utility services are adequate to meet the demands of the proposed use.

### **Public Notification**

Written notices were mailed to 21 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



### Exhibit B – Application & Letter of Intent



## City of Burnet Zoning Change Application

City of Burnet · Development Services Department · (512) 715-3206  
1001 Buchanan Drive · Suite 4 · Burnet, Texas · 78611

Zoning Change Request - \$250

Conditional Use Permit - \$250

Name of Applicant: Johnny Ramirez  
Current Address: 1670 County Road 304  
City: Bertram State: TX Zip Code: 78605  
Primary Phone: (512) 801 - 2533 Cell Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
Email: ramirezj@jlbuildersllc.com

Name(s) of Property Owner(s): Ramirez Capitol Investment Group, LLC  
Current Address: 1670 County Road 304  
City: Bertram State: TX Zip Code: 78605  
Primary Phone: (512) 801 - 2533 Cell Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
Email: ramirezj@jlbuildersllc.com

Address of Property to be Rezoned: 407 South Main St. Burnet, Tx 78611  
Legal Description: Home  
Total Acreage: 0.298 Number of Lots: 1  
Present Zoning: R-1 Present Use: Home  
Proposed Zoning: NC Proposed Use: Hair Salon  
Conditional Use Permit for: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: 02 / 18 / 26  
Printed Name: Johnny Ramirez

Property Owner Signature: \_\_\_\_\_ Date: 02 / 18 / 26  
Printed Name: Johnny Ramirez

## Letter of Request

The owners of Iron Star Salon respectfully request that the property located at 407 S. Main Street be rezoned from Residential R-1 to Neighborhood Commercial.

Iron Star Salon has proudly served the Burnet community for 25 years at our current location, 308 S. Main Street. For more than two decades, we have rented that property from the late George Hehr and his wife, Sharon. In December 2025, Mrs. Hehr informed us of her intention to sell the property and gave us six months to secure a new location. With Burnet's rental market currently limited, finding a suitable space that would allow us to continue operating within the community we serve proved to be extremely challenging.

Our salon is home to four stylists, all born and raised in Burnet County. We are small business owners, mothers, neighbors, and active members of this community. Our livelihoods depend on serving our long-standing clients, and we are equally committed to welcoming the many new residents moving into our area. Remaining in Burnet is not only important for our business, it is important for our families and for the clients who have supported us for decades.

The property at 407 S. Main Street was purchased by J&L Builders and generously offered to us as a potential new home for Iron Star Salon. Johnny Ramirez and his crew have been working diligently to restore and thoughtfully renovate the structure, which was originally built in 1915 and required substantial interior and exterior improvements. Their goal is to create a clean, safe, and modern salon environment while preserving the character and integrity of the historic home.

The completed project will feature a clean white and black exterior, professional signage, and attractive landscaping that will enhance the overall curb appeal of the property. The site already includes a driveway accommodating at least six vehicles, in addition to available street parking. Walkways and entrances are being upgraded to ensure full ADA compliance and safe access for all clients.

Importantly, this location sits directly across the street from two existing businesses that were once residential properties and have successfully transitioned to commercial use. Rezoning this property to Neighborhood Commercial would be consistent with the evolving character of this portion of Main Street while maintaining the charm and appearance of the surrounding area.

We are not seeking to introduce heavy commercial activity, but rather to continue operating a long-established, low-impact, appointment-based business that has been part of

Burnet's fabric for a quarter of a century. Approving this request would allow a locally owned small business to remain in the community it has faithfully served for 25 years.

We respectfully ask for your consideration and support in rezoning 407 S. Main Street to Neighborhood Commercial so that Iron Star Salon may continue to serve Burnet for many years to come.

**ORDINANCE NO. 2026-10**

**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 407 SOUTH MAIN STREET FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF NEIGHBORHOOD COMMERCIAL – DISTRICT “NC”; 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 subject to this Zoning District Reclassification is property known as **407 S Main Street**, legally described as: **0.29 ACRE TRACT BEING A PORTION OF LOTS 1, 3, AND 4, BLOCK 8 OF THE VANDEVEER ADDITION, IN THE B.B. CASTLEBERRY SURVEY, SEC. NO. 2, ABS. NO. 187** as shown on **Exhibit “A”** hereto.

**Section Three. Zoning District Reclassification. Neighborhood Commercial – District “NC”** 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 14<sup>th</sup> day of April 2026.

**CITY OF BURNET, TEXAS**

\_\_\_\_\_  
Gary Wideman, Mayor

**ATTEST:**

\_\_\_\_\_  
Maria Gonzales, City Secretary

Exhibit "A"  
Location Map

