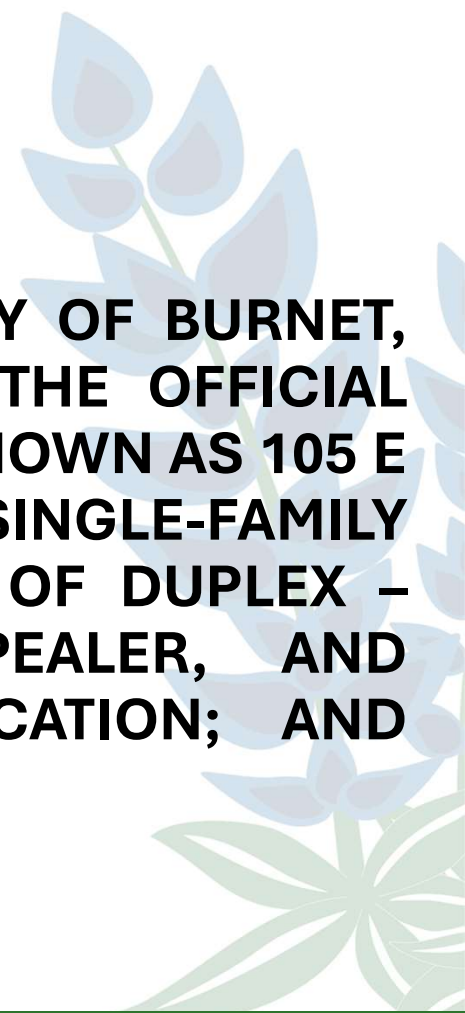


CITY OF BURNET

City Council Regular Meeting January 13, 2026

Discuss and consider 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



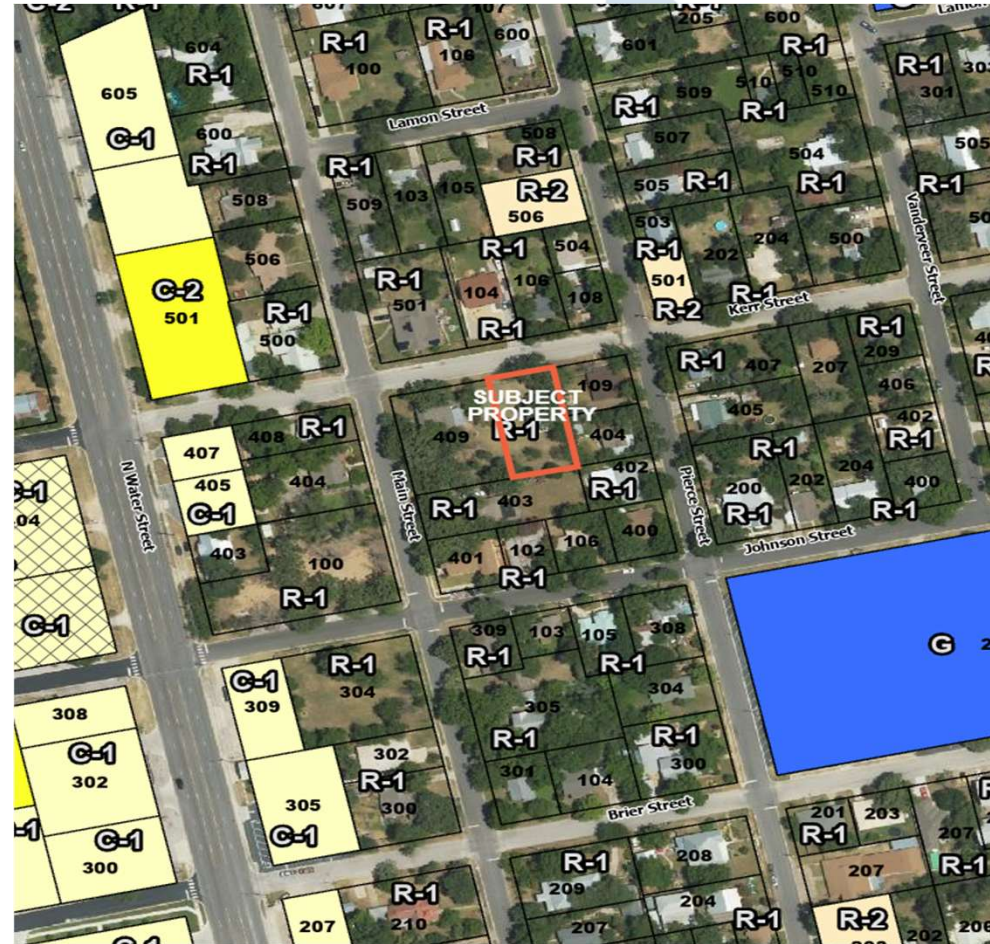
Bluebonnet Capital of Texas

CITY OF BURNET BACKGROUND & INFORMATION:

Current Zoning
Single-Family Residential – District
“R-1”

Proposed Zoning
Duplex – District “R-2”

- Allows two-, three-, and four-units
- Minimum living area 900 sf per unit
- Lot size 4500 sf. & 75 feet wide
 - Lot is 11,064 sf. & 80 feet wide
- Served by all City utilities



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CITY OF BURNET BACKGROUND & INFORMATION:

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

Two lots currently zoned Duplex – District "R-2".

- One located within 200-feet, the other is just outside of the 200-feet.
- Both are developed and used as single-family residences.



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CITY OF BURNET



Public Notification:

Notices were mailed to 24 surrounding property owners. Two responses in opposition were received and no responses in favor.



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Planning and Zoning met on Monday, January 5th, and did recommend approval of Ordinance 2026-02 as presented.

Public Hearing

- **Public Hearing**
 - Limit 3 minutes per speaker
- **Discussion**
 - Discuss and consider proposed Ordinance 2026-02



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