



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.

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

Location Map
105 E KERR STREET

