



CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

July 7, 2025

Agenda Item

Public hearing and action: Ordinance No. 2025-29: 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 109 WILD SAGE DRIVE 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 a half-acre lot located on the north side of West Highway 29, along Wild Sage Drive, approximately a quarter mile before the lighted intersection at Hoover Valley Drive and a quarter mile past the Hill Country Motorheads motorcycle museum. At present, there is an existing site-built residential structure on the property, originally constructed around 1960. The applicant is requesting a zoning change to allow for the removal of the existing residence and the installation of a manufactured home on the site. The property is bisected by the city limits line; the location of the home is within the city limits.

The proposed zoning district permits manufactured homes with a minimum living area of 1,100 square feet on lots of at least 7,600 square feet. Each lot must have an average depth of no less than 120 feet and a minimum width of 90 feet. The subject lot does meet all these requirements. Additionally, manufactured homes must be securely anchored prior to the issuance of a certificate of occupancy and must be fully skirted within 90 days of installation.

The property is not currently served by City of Burnet utilities. Electrical service is provided by Pedernales Electric Cooperative (PEC), while water and wastewater services are handled through a private well and septic system. Access to the site is via a privately maintained road. This property is not located within a special flood hazard area.

Staff has discussed the proposed zoning change internally with all other departments; there are no objections from the City of Burnet Fire Chief and Police Chief to the requested change in zoning.

Properties adjacent to the subject property are zoned as follows:

	North	South	East	West
Zoning	ETJ	"C-2"	"R-1"	"C-3"
FLUM	Residential	Commercial	Residential	Commercial
Land Use	Residential	Residential	Residential	Undeveloped

Public Notification

Written notices were mailed to four (4) 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.

109 WILD SAGE DRIVE



Exhibit A – (cont'd) Location



ORDINANCE NO. 2025-29

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 109 WILD SAGE DRIVE 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 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: **109 WILD SAGE DRIVE** (LEGAL DESCRIPTION: LOT 1, YARBROUGH SUBDIVISION, BEING 0.521 ACRES OUT OF JOHN HAMILTON SURVEY NO. 1, ABS. NO. 405). 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 8th day of July 2025.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit "A"

**Location Map
109 Wild Sage Drive**

