



CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

October 6, 2025

Agenda Item

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
2. Public Hearing
3. Discuss and consider action

Information

The subject property is located at the corner of North Main Street and West Kerr Street. It is currently assigned the Future Land Use Map (FLUM) designation of Commercial, though the existing structure on the property is a residential dwelling. According to City records, the property has been used as a residence since its construction in 1993.

The current property owner is requesting amendments to both the Future Land Use Map and the Zoning Map in order to reclassify the property as Residential. This request is being made to facilitate the sale of the property to a prospective buyer who intends to continue using it as a single-family residence and is seeking residential financing, which requires the zoning to align with residential use.

The City's adopted Future Land Use Plan designates this property, and adjacent properties along the west side of North Main Street, as Commercial. However, despite this designation, the area continues to function as an established residential neighborhood. At this time, there are no active plans to convert any of the properties along North Main Street to commercial uses.

Given the existing residential character of the neighborhood, the long-standing residential use of the property, and the absence of foreseeable commercial development in this area, it would be appropriate to amend the Future Land Use Map to reflect the property's current and intended use as residential.

Please note that approval of the Future Land Use Plan amendment is required before the associated Zoning Map amendment can be considered.

Properties adjacent to the subject property are zoned as follows:

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

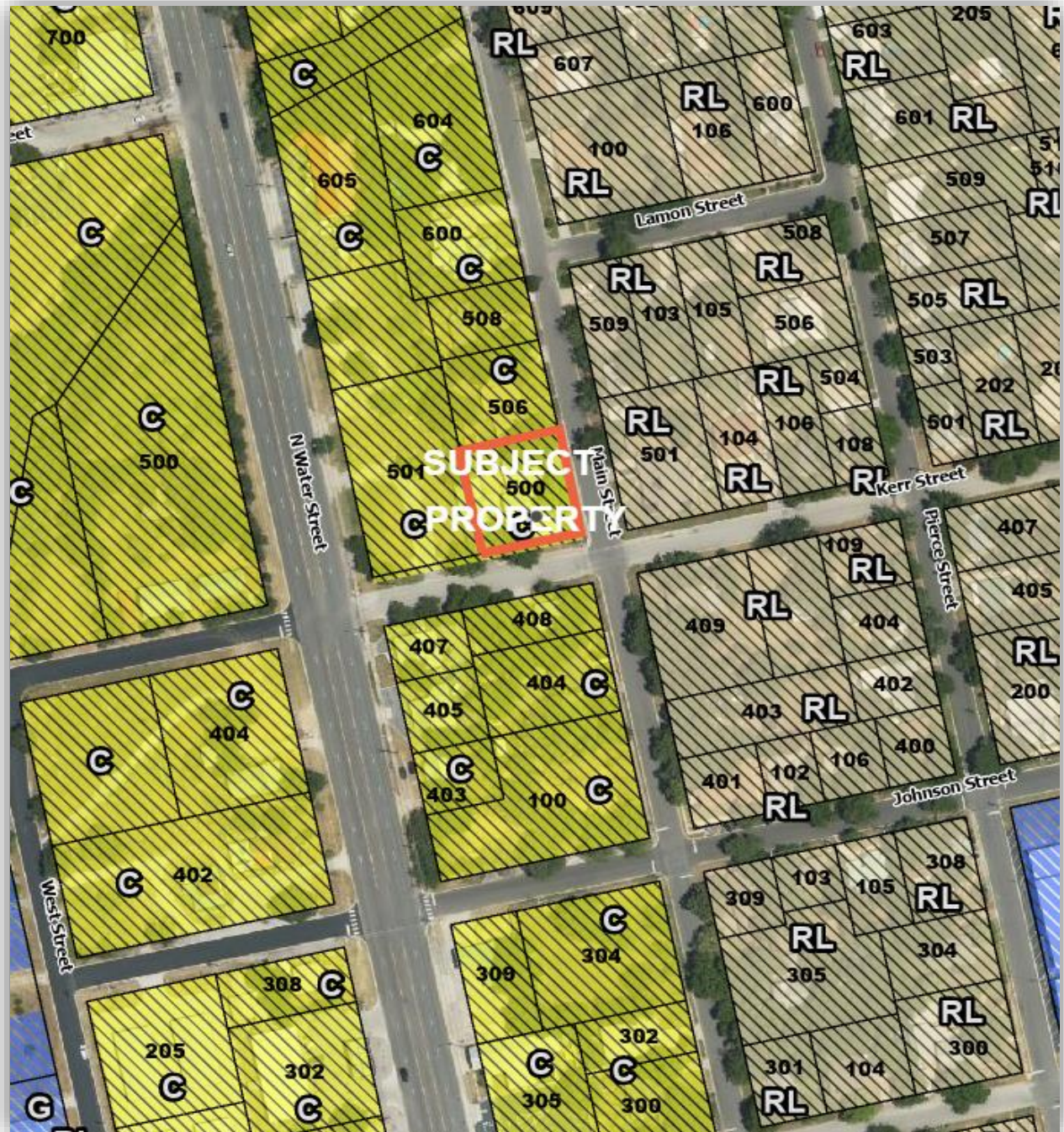
Public Notification

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 Future Land Use
500 N MAIN STREET



ORDINANCE NO. 2025-43

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

WHEREAS, the City Council, by the passage and approval of Ordinance No. 2012-09, did assign Future Land Use classifications for property located within the city in accordance with the Official Future Land Use Map as approved with said ordinance; and

WHEREAS, the purpose of this Ordinance is to amend the Official Future Land Use Map by amending the Future Land Use 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 Future Land Use 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: **500 N MAIN STREET** (LEGALLY DESCRIBED AS: being a 0.381 acre tract of land out of the John Hamilton Survey No. 1, Abstract No. 405). as shown on **Exhibit "A"** hereto.

Section Three. Future Land Use Map. "Residential" Future Land Use is hereby assigned to the Property described in section two.

Section Four. Future Land Use Map Revision. The City Secretary is hereby authorized and directed to revise the Official Future Land Use Map to reflect the change in Future Land Use 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 14th day of October 2025.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit "A"

Location Map 500 N MAIN STREET

