



CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

October 6, 2025

Agenda Item

Public hearing and action: Ordinance No. 2025-46: 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 1404 N WATER STREET FROM ITS PRESENT DESIGNATION OF MULTI-FAMILY RESIDENTIAL – DISTRICT “R-3” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; 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 an undeveloped property located at the northwest corner of North Water Street (Highway 281) and the southern end of Fourth Street. The current Future Land Use Map (FLUM) designation for the property is Residential. On July 8, City Council approved the purchase of 1404 N. Water Street. The purpose of this acquisition is to support the development of a proposed pedestrian bridge. Now that the City owns the property, it is appropriate for both the FLUM and zoning map to be updated to reflect a Governmental land use designation.

Properties adjacent to the subject property are zoned as follows:

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

Public Notification

Written notices were mailed to 15 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.

This aerial map displays a residential neighborhood with property boundaries, lot numbers, and zoning designations. The central focus is the **SUBJECT PROPERTY**, located at 1404 R-3, which is highlighted with a red border. The map shows a grid of streets including Third Street, Main Street, N Water Street, Fourth Street, Fifth Street, Sixth Street, Oak Street, and Oak Place. Surrounding properties are labeled with their respective lot numbers and zoning codes, such as R-1, R-2, C-1, and R-3. The map also shows a large blue area on the right side, likely representing a body of water or a park.

ORDINANCE NO. 2025-46

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 1404 N WATER STREET FROM ITS PRESENT DESIGNATION OF MULTI-FAMILY RESIDENTIAL – DISTRICT “R-3” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; 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 the 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: **1404 N WATER STREET** (LEGALLY DESCRIBED AS: being lots 3 and 4, block 10, Oaks Addition). as shown on **Exhibit “A”** hereto.

Section Three. Zoning District Reclassification. GOVERNMENT – DISTRICT “G” 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 14th day of October 2025.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit "A"

Location Map
1404 N WATER STREET

