



# CITY OF BURNET

## PLANNING AND ZONING

### ITEM BRIEF

#### **Meeting Date**

June 11, 2025

#### **Agenda Item**

Public hearing and action: Resolution No. R2025-49: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS,  
APPROVING THE MINOR PLAT OF BURNET INDUSTRIAL PARK, BLOCK 3  
SUBDIVISION

1. Staff Presentation
2. Public Hearing
3. Discuss and consider action

#### **Information**

The proposed minor plat of Burnet Industrial Pak, Block 3 is a 2.985 acre commercial subdivision located at the intersection of John Kelly Drive and Industrial Blvd. No new streets are to be developed. The proposed subdivision is owned by the Highland Lakes Health Fund and is the future location of additional Ascension Seton Burnet Health Center. Plans for the first additional clinic are currently under review.

The property is currently an unplatted property; the plat is required prior to the approval of any development permits.

#### **Staff analysis**

The plat has been reviewed using Code of Ordinances Section 98-24 (Final Plat) as guide. With the approval of the variance, it has been found to comply with ordinance requirements relating to form and content.

#### **Recommendation**

Staff recommends approval of the proposed Minor Plat of Burnet Industrial Pak, Block 3 Subdivision.

Open the public hearing. At the conclusion of the public hearing, discuss and consider the draft resolution.

## Exhibit "A"

### Location



**RESOLUTION NO. R2025-49**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURNET,  
TEXAS, APPROVING THE MINOR PLAT OF BURNET INDUSTRIAL  
PARK, BLOCK 3 SUBDIVISION**

**WHEREAS**, the city staff and the city engineer have opined the application substantially complies with the subdivision ordinance; and

**WHEREAS**, The Planning and Zoning Commission has made its recommendation for approval on the minor plat of Burnet Industrial Park, Block 3 Subdivision; and

**WHEREAS**, the City Council conducted a public hearing on this application on June 24, 2025.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AS FOLLOWS:**

**Section One. Findings.** The recitals set out above are hereby approved and incorporated herein for all purposes.

**Section Two. Approval.** The Minor Plat of Burnet Industrial Park, Block 3 Subdivision is hereby approved.

**Section Three. Open Meetings.** It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

**Section Four. Effective Date.** That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

**PASSED AND APPROVED** on this the 24<sup>th</sup> day of June 2025.

**CITY OF BURNET, TEXAS**

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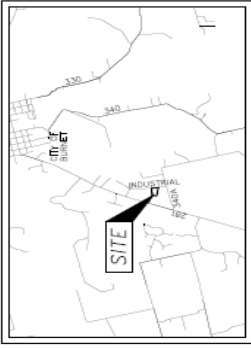
Gary Wideman, Mayor

**ATTEST:**

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Maria Gonzales, City Secretary

## Plat



**Cuplin & Associates Inc.**  
LAND SURVEYORS & PLANNERS

[illegible]

LINE	F <sub>0</sub>	M <sub>0</sub>	F <sub>1</sub>	M <sub>1</sub>	F <sub>2</sub>	M <sub>2</sub>	F <sub>3</sub>	M <sub>3</sub>	F <sub>4</sub>	M <sub>4</sub>	F <sub>5</sub>	M <sub>5</sub>	F <sub>6</sub>	M <sub>6</sub>	F <sub>7</sub>	M <sub>7</sub>	F <sub>8</sub>	M <sub>8</sub>	F <sub>9</sub>	M <sub>9</sub>	F <sub>10</sub>	M <sub>10</sub>	F <sub>11</sub>	M <sub>11</sub>	F <sub>12</sub>	M <sub>12</sub>	F <sub>13</sub>	M <sub>13</sub>	F <sub>14</sub>	M <sub>14</sub>	F <sub>15</sub>	M <sub>15</sub>	F <sub>16</sub>	M <sub>16</sub>	F <sub>17</sub>	M <sub>17</sub>	F <sub>18</sub>	M <sub>18</sub>	F <sub>19</sub>	M <sub>19</sub>	F <sub>20</sub>	M <sub>20</sub>	F <sub>21</sub>	M <sub>21</sub>	F <sub>22</sub>	M <sub>22</sub>	F <sub>23</sub>	M <sub>23</sub>	F <sub>24</sub>	M <sub>24</sub>	F <sub>25</sub>	M <sub>25</sub>	F <sub>26</sub>	M <sub>26</sub>	F <sub>27</sub>	M <sub>27</sub>	F <sub>28</sub>	M <sub>28</sub>	F <sub>29</sub>	M <sub>29</sub>	F <sub>30</sub>	M <sub>30</sub>	F <sub>31</sub>	M 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<sub>62</sub>	F <sub>63</sub>	M <sub>63</sub>	F <sub>64</sub>	M <sub>64</sub>	F <sub>65</sub>	M <sub>65</sub>	F <sub>66</sub>	M <sub>66</sub>	F <sub>67</sub>	M <sub>67</sub>	F <sub>68</sub>	M <sub>68</sub>	F <sub>69</sub>	M <sub>69</sub>	F <sub>70</sub>	M <sub>70</sub>	F <sub>71</sub>	M <sub>71</sub>	F <sub>72</sub>	M <sub>72</sub>	F <sub>73</sub>	M <sub>73</sub>	F <sub>74</sub>	M <sub>74</sub>	F <sub>75</sub>	M <sub>75</sub>	F <sub>76</sub>	M <sub>76</sub>	F <sub>77</sub>	M <sub>77</sub>	F <sub>78</sub>	M <sub>78</sub>	F <sub>79</sub>	M <sub>79</sub>	F <sub>80</sub>	M <sub>80</sub>	F <sub>81</sub>	M <sub>81</sub>	F <sub>82</sub>	M <sub>82</sub>	F <sub>83</sub>	M <sub>83</sub>	F <sub>84</sub>	M <sub>84</sub>	F <sub>85</sub>	M <sub>85</sub>	F <sub>86</sub>	M <sub>86</sub>	F <sub>87</sub>	M <sub>87</sub>	F <sub>88</sub>	M <sub>88</sub>	F <sub>89</sub>	M <sub>89</sub>	F <sub>90</sub>	M <sub>90</sub>	F <sub>91</sub>	M <sub>91</sub>	F <sub>92</sub>	M <sub>92</sub>	F <sub>93</sub>	M <sub>93</sub>	F <sub>94</sub>	M <sub>94</sub>	F <sub>95</sub>	M <sub>95</sub>	F <sub>96</sub>	M <sub>96</sub>	F <sub>97</sub>	M <sub>97</sub>	F <sub>98</sub>	M <sub>98</sub>	F <sub>99</sub>	M <sub>99</sub>	F <sub>100</sub>	M <sub>100</sub>	F <sub>101</sub>	M <sub>101</sub>	F <sub>102</sub>	M <sub>102</sub>	F <sub>103</sub>	M <sub>103</sub>	F <sub>104</sub>	M <sub>104</sub>	F <sub>105</sub>	M <sub>105</sub>	F <sub>106</sub>	M <sub>106</sub>	F <sub>107</sub>	M <sub>107</sub>	F <sub>108</sub>	M <sub>108</sub>	F <sub>109</sub>	M <sub>109</sub>	F <sub>110</sub>	M <sub>110</sub>	F <sub>111</sub>	M <sub>111</sub>	F <sub>112</sub>	M <sub>112</sub>	F <sub>113</sub>	M <sub>113</sub>	F <sub>114</sub>	M <sub>114</sub>	F <sub>115</sub>	M <sub>115</sub>	F <sub>116</sub>	M <sub>116</sub>	F <sub>117</sub>	M <sub>117</sub>	F <sub>118</sub>	M <sub>118</sub>	F <sub>119</sub>	M <sub>119</sub>	F <sub>120</sub>	M <sub>120</sub>	F <sub>121</sub>	M <sub>121</sub>	F <sub>122</sub>	M <sub>122</sub>	F 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<sub>471</sub>	M <sub>471</sub>	F <sub>472</sub>	M <sub>472</sub>	F <sub>473</sub>	M <sub>473</sub>	F <sub>474</sub>	M <sub>474</sub>	F <sub>475</sub>	M <sub>475</sub>	F <sub>476</sub>	M <sub>476</sub>	F <sub>477</sub>	M <sub>477</sub>	F <sub>478</sub>	M <sub>478</sub>	F <sub>479</sub>	M <sub>479</sub>	F <sub>480</sub>	M <sub>480</sub>	F <sub>481</sub>	M <sub>481</sub>	F <sub>482</sub>	M <sub>482</sub>	F <sub>483</sub>	M <sub>483</sub>	F <sub>484</sub>
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F E R R I									
NAME	AGE	WEIGHT	HEIGHT	HAIR	EYES	SKIN	TEETH	NOSE	THROAT
1	33	55	165	B	B	B	B	B	B
2	34	55	165	B	B	B	B	B	B
3	35	55	165	B	B	B	B	B	B
4	36	55	165	B	B	B	B	B	B
5	37	55	165	B	B	B	B	B	B
6	38	55	165	B	B	B	B	B	B
7	39	55	165	B	B	B	B	B	B
8	40	55	165	B	B	B	B	B	B
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10	42	55	165	B	B	B	B	B	B
11	43	55	165	B	B	B	B	B	B
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15	47	55	165	B	B	B	B	B	B
16	48	55	165	B	B	B	B	B	B
17	49	55	165	B	B	B	B	B	B
18	50	55	165	B	B	B	B	B	B
19	51	55	165	B	B	B	B	B	B
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22	54	55	165	B	B	B	B	B	B
23	55	55	165	B	B	B	B	B	B
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25	57	55	165	B	B	B	B	B	B
26	58	55	165	B	B	B	B	B	B
27	59	55	165	B	B	B	B	B	B
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32	64	55	165	B	B	B	B	B	B
33	65	55	165	B	B	B	B	B	B
34	66	55	165	B	B	B	B	B	B
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36	68	55	165	B	B	B	B	B	B
37	69	55	165	B	B	B	B	B	B
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40	72	55	165	B	B	B	B	B	B
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42	74	55	165	B	B	B	B	B	B
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46	78	55	165	B	B	B	B	B	B
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89	121	55	165	B	B	B	B	B	B
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113	145	55	165	B	B	B	B	B	B
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122	154	55	165	B	B	B	B	B	B
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125	157	55	165	B	B	B	B	B	B
126	158	55	165	B	B	B	B	B	B
127	159	55	165	B	B	B	B	B	B
128	160	55	165	B	B	B	B	B	B
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130	162	55	165	B	B	B	B	B	B
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132	164	55	165	B	B	B	B	B	B
133	165	55	165	B	B	B	B	B	B
134	166	55	165	B	B	B	B	B	B
135	167	55	165	B	B	B	B	B	B
136	168	55	165	B	B	B	B	B	B
137	169	55	165	B	B	B	B	B	B
138	170	55	165	B	B	B	B	B	B
139	171	55	165	B	B	B	B	B	B
140	172	55	165	B	B	B	B	B	B
141	173	55	165	B	B	B	B	B	B
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143	175	55	165	B	B	B	B	B	B
144	176	55	165	B	B	B	B	B	B
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147	179	55	165	B	B	B	B	B	B
148	180	55	165	B	B	B	B	B	B
149	181	55	165	B	B	B	B	B	B
150	182	55	165	B	B	B	B	B	B
151	183	55	165	B	B	B	B	B	B
152	184	55	165	B	B	B	B	B	B
153	185	55	165	B	B	B	B	B	B
154	186	55	165	B	B	B	B	B	B
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156	188	55	165	B	B	B	B	B	B
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158	190	55	165	B	B	B	B	B	B
159	191	55	165	B	B	B	B	B	B
160	192	55	165	B	B	B	B	B	B
161	193	55	165	B	B	B	B	B	B
162	194	55	165	B	B	B	B	B	B
163	195	55	165	B	B	B	B	B	B
164	196	55	165	B	B	B	B	B	B
165	197	55	165	B	B	B	B	B	B
166	198	55	165	B	B	B	B	B	B
167	199	55	165	B	B	B	B	B	B
168	200	55	165	B	B	B	B	B	B
169	201	55	165	B	B	B	B	B	B
170	202	55	165	B	B	B	B	B	B
171	203	55	165	B	B	B	B	B	B
172	204	55	165	B	B	B	B	B	B
173	205	55	165	B	B	B	B	B	B
174	206	55	165	B	B	B	B	B	B
175	207	55	165	B	B	B	B	B	B
176	208	55	165	B	B	B	B	B	B
177	209	55	165	B	B	B	B	B	B
178	210	55	165	B	B	B	B	B	B
179	211	55	165	B	B	B	B	B	B
180	212	55	165	B	B	B	B	B	B
181	213	55	165	B	B	B	B	B	B
182	214	55	165	B	B	B	B	B	B
183	215	55	165	B	B	B	B	B	B
184	216	55	165	B	B	B	B	B	B
185	217	55	165	B	B	B	B	B	B
186	218	55	165	B	B	B	B	B	B
187	219	55	165	B	B	B	B	B	B
188	220	55	165	B	B	B	B	B	B
189	221	55	165	B	B	B	B	B	B
190	222	55	165	B	B	B	B	B	B
191	223	55	165	B	B	B	B	B	B
192	224	55	165	B	B	B	B		

**BURNET INDUSTRIAL PARK, BLOCK 3 SUBDIVISION**  
A MINOR PLAT OF  
BEING 2.965 ACRES OUT OF THE LEMUEL TAYLOR SURVEY NO. 8, ABSTRACT NO. 680, BURNET COUNTY, TEXAS

1500 COLLE LANE MAINTENANCE BLDG PRINCETON, NJ 08542-3845 WWW.C2P1ANALYSIS.COM		SCALE = 1" = 60' 		1-27 1-28 1-29 1-30		1-31 1-32 1-33 1-34		1-35 1-36 1-37 1-38		1-39 1-40 1-41 1-42		1-43 1-44 1-45 1-46		1-47 1-48 1-49 1-50		1-51 1-52 1-53 1-54		1-55 1-56 1-57 1-58		1-59 1-60 1-61 1-62		1-63 1-64 1-65 1-66		1-67 1-68 1-69 1-70		1-71 1-72 1-73 1-74		1-75 1-76 1-77 1-78		1-79 1-80 1-81 1-82		1-83 1-84 1-85 1-86		1-87 1-88 1-89 1-90		1-91 1-92 1-93 1-94		1-95 1-96 1-97 1-98		1-99 1-100 1-101 1-102		1-103 1-104 1-105 1-106		1-107 1-108 1-109 1-110		1-111 1-112 1-113 1-114		1-115 1-116 1-117 1-118		1-119 1-120 1-121 1-122		1-123 1-124 1-125 1-126		1-127 1-128 1-129 1-130		1-131 1-132 1-133 1-134		1-135 1-136 1-137 1-138		1-139 1-140 1-141 1-142		1-143 1-144 1-145 1-146		1-147 1-148 1-149 1-150		1-151 1-152 1-153 1-154		1-155 1-156 1-157 1-158		1-159 1-160 1-161 1-162		1-163 1-164 1-165 1-166		1-167 1-168 1-169 1-170		1-171 1-172 1-173 1-174		1-175 1-176 1-177 1-178		1-179 1-180 1-181 1-182		1-183 1-184 1-185 1-186		1-187 1-188 1-189 1-190		1-191 1-192 1-193 1-194		1-195 1-196 1-197 1-198		1-199 1-200 1-201 1-202		1-203 1-204 1-205 1-206		1-207 1-208 1-209 1-210		1-211 1-212 1-213 1-214		1-215 1-216 1-217 1-218		1-219 1-220 1-221 1-222		1-223 1-224 1-225 1-226		1-227 1-228 1-229 1-230		1-231 1-232 1-233 1-234		1-235 1-236 1-237 1-238		1-239 1-240 1-241 1-242		1-243 1-244 1-245 1-246		1-247 1-248 1-249 1-250		1-251 1-252 1-253 1-254		1-255 1-256 1-257 1-258		1-259 1-260 1-261 1-262		1-263 1-264 1-265 1-266		1-267 1-268 1-269 1-270		1-271 1-272 1-273 1-274		1-275 1-276 1-277 1-278		1-279 1-280 1-281 1-282		1-283 1-284 1-285 1-286		1-287 1-288 1-289 1-290		1-291 1-292 1-293 1-294		1-295 1-296 1-297 1-298		1-299 1-300 1-301 1-302		1-303 1-304 1-305 1-306		1-307 1-308 1-309 1-310		1-311 1-312 1-313 1-314		1-315 1-316 1-317 1-318		1-319 1-320 1-321 1-322		1-323 1-324 1-325 1-326		1-327 1-328 1-329 1-330		1-331 1-332 1-333 1-334		1-335 1-336 1-337 1-338		1-339 1-340 1-341 1-342		1-343 1-344 1-345 1-346		1-347 1-348 1-349 1-350		1-351 1-352 1-353 1-354		1-355 1-356 1-357 1-358		1-359 1-360 1-361 1-362		1-363 1-364 1-365 1-366		1-367 1-368 1-369 1-370		1-371 1-372 1-373 1-374		1-375 1-376 1-377 1-378		1-379 1-380 1-381 1-382		1-383 1-384 1-385 1-386		1-387 1-388 1-389 1-390		1-391 1-392 1-393 1-394		1-395 1-396 1-397 1-398		1-399 1-400 1-401 1-402		1-403 1-404 1-405 1-406		1-407 1-408 1-409 1-410		1-411 1-412 1-413 1-414		1-415 1-416 1-417 1-418		1-419 1-420 1-421 1-422		1-423 1-424 1-425 1-426		1-427 1-428 1-429 1-430		1-431 1-432 1-433 1-434		1-435 1-436 1-437 1-438		1-439 1-440 1-441 1-442		1-443 1-444 1-445 1-446		1-447 1-448 1-449 1-450		1-451 1-452 1-453 1-454		1-455 1-456 1-457 1-458		1-459 1-460 1-46	
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[illegible][illegible]

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

NOTIFY PUBLIC IN AND FOR THE STATE OF TEXAS

SEAL OF THE  
CITY OF BIRMINGHAM

THE ATTACHED MAP OF "BURNS INDUSTRIAL PARK, BLOCK NO. 3 SUBDIVISION" WAS FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE CITY OF  
 INDIANAPOLIS. I, THE ENGINEER, HEREBY CERTIFY THAT THE CITY OF INDIANAPOLIS HAS APPROVED THIS MAP.

THIS DAY OF 2024.

MY WIFE SHALL BE JOINED WITH THE CLERK AND RECORDER'S OFFICE FOR BAKER COUNTY, TEXAS.

DEPARTMENT OF REVENUE FORM 100

CITY OF BUNN, TEXAS

STATE OF TEXAS

6. LET P. FOX, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN OF "BURNETT INDUSTRIAL AREA, BLOCK NO. 4, SUBDIVISION" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAN IS A TRUE AND CORRECT

REINFORCEMENT OF SAME AS 1 LOCATED ITS COMPONENT PARTS ON THE GROUND.	REMARKS: SEE DRAWING AND DISCUSS. REAR: NONE	DATE: 02	UNIT: 101ST	DD FORM 1018	OF 1
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20272840 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.085 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS CALLED 2.08 ACRES TRACT AS DESCRIBED IN GENERAL WARRANTY DEED TO HOWARD JAMES HEATH FUND, INC. RECORDED ON DOCUMENT NO.

REMARKS: of 2 1/2" iron pipe band, at the southeasterly intersection of the right-of-way line of John Kelly Drive, and the right-of-way line of Industrial Boulevard, at the northwesterly corner of said 2.38 acre tract, and hereat.

PARCELS SOUTH OF 34<sup>TH</sup> ST. along the westerly right-of-way line of said industrial Boulevard, along the westerly line of said lot 2.30 are hereinafter described, and located at a distance of 348.10' to a 1/2" gas jet line with a yellow property cap, at the northerly corner of Lot 2 of Barnes Industrial Park, Lots Nos. 1 and 2, Block No. 2, a subdivision located in the City of Barnes, Darnell County, Texas as shown on plat recorded as Document No. 2017240 of the Tarrant County Public Records.

Barrier County, Texas, and being the southeasterly corner hereof. The following courses and distances:

[illegible]

3) North 55°44'13" West, a distance of 38.84' to a 1/2" iron pin found.  
4) North 65°15'58" West, a distance of 84.55' to a 1/2" iron pin found.  
5) North 72°25'16" West, a distance of 102.77' to a 1/2" iron pin found, at the southeasterly corner of a cased O.D. on an iron West as described in

document to R & L Properties, LLC, registered on Document No. 201100264 of the Official Public Records of Bunnet County, Texas, of the southwesterly corner of said 2.00 acre tract, and hereafter.

[illegible]

2. Along this section, the way the  $\sigma$  and  $\omega$  vary fairly close, the  $\sigma/\omega$  ratio is nearly 0.60, at the point of beginning of a curve to the left.

1) Since  $\gamma_{1/2} = 2.5$  at a distance of 32.2' to a  $1/2"$  hole pin set with "CARBON" mercury 0.60, at an angle of 85.65', a chord bearing of north  $88.0321^\circ$  East, and a chord length of 84.46' to a

1/2" ten pin wood;  
 1/4" (692528) steel, a distance of 41.82" at the point of beginning of a curve to the right;  
 4" (692528) steel, an arc length of 77.35", an arc length of 218.05", an arc length of 77.35", a chord bearing of North 80°22'24" East, and a chord length of 77.15" to

0.72 acres.  
0506N 69°50'13" East, a distance of 165.12' to the Point of Beginning, calculated to contain 2.985 acres.

NOTES

1. WATER WILL BE PROVIDED BY CITY OF BURNET.

2. **WASTE WATER** WILL BE PROVIDED BY CITY OF BIRMINGHAM.
3. **CARPORT PICKUP** IS AVAILABLE BY CITY OF BIRMINGHAM.

6. THERE ARE NO NEW ROADS.

8. THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE CITY OF BURNETT CURRENT SUBDIVISION REGULATIONS.

6. SUBJECT PROPERTY IS CURRENTLY ZONED 1-1, LIGHT INDUSTRIAL.

7. ALL PROPERTY WITHIN IS SUBJECT TO THE CITY OF BURNETT'S NEW POINT-SOURCE POLLUTION CONTROL ORDINANCE. WRITERS:

8. ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AGRICULTURE) ZONED BY THE CITY OF LOS ANGELES. THE PROPERTY IS CURRENTLY USED FOR AGRICULTURE AND IS NOT SUBJECT TO ANY OTHER RESTRICTIONS OR EASEMENTS.

A BASIS OF READING TEXAS COORDINATE SYSTEM - MAD RLY CENTRAL ZONE,  
COUNTY

FOR THE COORDINATING COMMITTEE, SEE THE LIST OF MEMBERS ON PAGE 10.

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