



Item Brief

Meeting Date

June 24, 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 Park, 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 planned site for an expansion of the Ascension Seton Burnet Health Center. Plans for the first additional clinic are currently under review.

The property is currently unplatted; a plat is required before any development permits can be approved.

Staff Analysis

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

P&Z Report

Planning and Zoning met on Wednesday, June 11th, and recommended approval of the requested variance and draft resolution R2025-49 as presented.

Recommendation

Open the public hearing.
Discuss and consider Resolution R2025-49.

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 24th day of June 2025.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

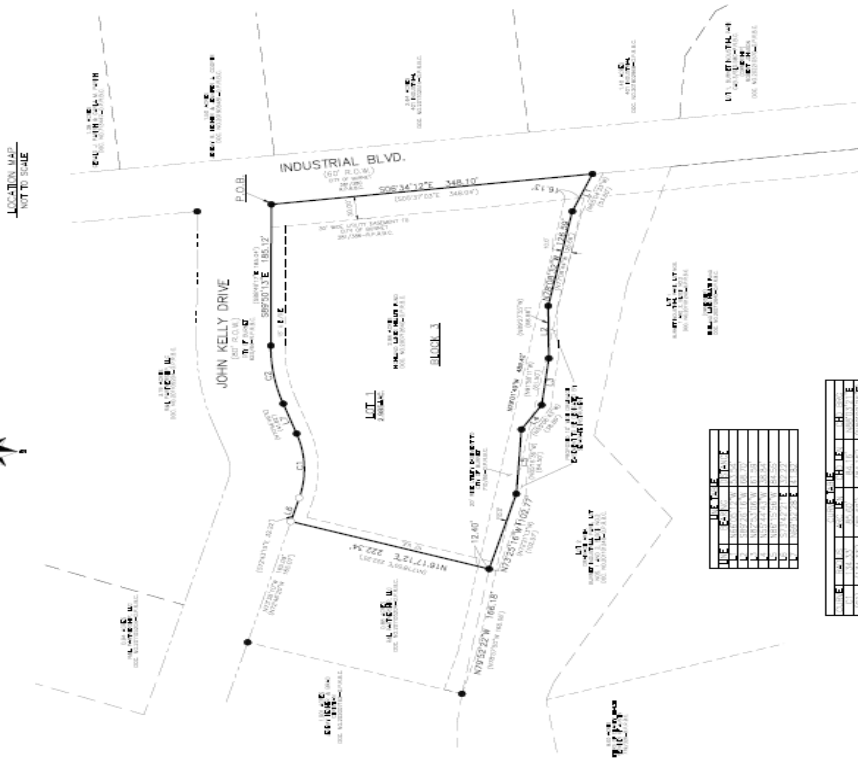
ATTEST:

Maria Gonzales, City Secretary

Plat



AUPLIN ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS

[illegible]

	LINE			TIME		
	LINE	FE	SE	LINE	FE	SE
1	NRH	00.17	00.58	1	NRH	00.17
2	S02	26.16	00.30	2	S02	26.16
3	NRH	03.16	01.58	3	NRH	03.16
4	N52	44.63	00.84	4	N52	44.63
5	NRH	55.50	04.55	5	NRH	55.50
6	S03	42.21	02.22	6	S03	42.21

NAME	IN	DE	DATE	TIME	ROOM
C1	134-53	85-50	8-6-18		855/12/21
C11	134-53	85-63	8-6-18		855/12/26
C2	218-60	77-58	7-7-18		855/12/24
C21	218-60	77-58	7-7-18		855/12/31

BURNET INDUSTRIAL PARK, BLOCK 3 SUBDIVISION
A MINOR PLAT OF
BEING 2.985 ACRES OUT OF THE LEMUEL TAYLOR SURVEY NO. 8, ABSTRACT NO. 880, BURNET COUNTY, TEXAS

P.O. BOX 250122 P.O. BOX 250122 TOLSON, ROBERT C. 1000 L'ENVOI, S.W. WASHINGTON, D.C. 20535		1000 L'ENVOI, S.W. WASHINGTON, D.C. 20535	
1000 L'ENVOI, S.W. WASHINGTON, D.C. 20535		1000 L'ENVOI, S.W. WASHINGTON, D.C. 20535	

SAME OF NAME;
COUNTRY OF ORIGIN:

NAME AND ADDRESS OF THE
CONTRACTOR:
THE UNITED STATES OF AMERICA,
WASHINGTON, D.C.
NAME AND ADDRESS OF THE
OWNER:
THE UNITED STATES OF AMERICA,
WASHINGTON, D.C.

SIGNED BY NAME AND _____ DATE OF _____ 2025.
 NAME AND ADDRESS OF THE PARTY OR PARTY
 ORGANIZATION (PRINTED OR TYPED)

 COUNTY OF _____ STATE OF _____
 OFFICE OF THE CLERK
 COUNTY OF _____ STATE OF _____
 OFFICE OF THE CLERK

DATE UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTIFY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
CITY OF DALLAS

THE ATTACHED UNDER PLATE OF "BIRMINGHAM INDUSTRIAL PARK, BLOCK NO. 3 SUBDIVISION" WAS FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF BIRMINGHAM. THE CITY OF BIRMINGHAM HAS APPROVED THE PLAT.

THIS DAY OF 2022.
THIS WAIVER SHALL BE FILED WITH THE CLERK AND RECORDER'S OFFICE FOR BUNN COUNTY, TEXAS.

JOURNAL OF DOCUMENTATION

CITY OF BIRMINGHAM, ALA.

1. LET P. FOX, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF "BURNETT INDUSTRIAL

PAUL BLOCK NO. 3 SUBDIVISION", WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESSES BY HAND AND OFFICIAL SEAL THIS 4TH DAY OF JUNE, 2023.

LEE P. FONG, TELLER R.P.L.S. NO. 7125

BEGING A 2.985 ACRES TRACT, OUT OF THE LAMAR TAYLOR SURVEY NO. 6, DISTRICT NO. 880, BURNET COUNTY, TEXAS, BEING THE SAME TRACT AS CALLED 2.98 ACRES TRACT AS DESCRIBED IN GENERAL WARRANTY DEED TO HCH AND AWES REAL ESTATE FUND, INC. RECORDED ON DOCUMENT NO. 2002-28467, IN THE PUBLIC RECORDS OF BURNET COUNTY, TEXAS. 2.985 ACRES MORE OR LESS, BEING THE SAME TRACT AS DESCRIBED IN GENERAL WARRANTY DEED TO HCH AND AWES REAL ESTATE FUND, INC. RECORDED ON DOCUMENT NO. 04-073-148 V. 03-000000 AS

BEHINDING at 12th Iron ore band, at the southeasterly intersection to the right-of-way for John Kelly Drive, and the right-of-way of Industrial Boulevard.

of the north-west corner of said 2.88 acre tract, and hence

No. 2, a subdivision located in the City of Burnett, Burnett County, Texas, and being the southeasterly corner hereof.

along the northerly line of said Lot 2, the southerly line of said 2.88 acre tract, and hence the following courses and distances:

1/4 North 65°20'12" West, a distance of 53.54' to a 1/2" iron pin found;
2.306 North 28°28'12" West, a distance of 126.50' to a 1/2" iron pin found;

Year	Age	Sex	Height (cm)	Weight (kg)	Body fat (%)	Heart rate (b/min)	Maximal oxygen consumption (ml/min)	Maximal oxygen consumption (ml/kg/min)
1998	22	M	178	75	12	170	3.5	1.9
2000	24	M	180	80	15	175	3.8	2.1
2002	26	M	182	85	18	180	4.0	2.2
2004	28	M	184	90	20	185	4.2	2.3
2006	30	M	186	95	22	190	4.4	2.4
2008	32	M	188	100	25	195	4.6	2.5
2010	34	M	190	105	28	200	4.8	2.6
2012	36	M	192	110	30	205	5.0	2.7
2014	38	M	194	115	32	210	5.2	2.8
2016	40	M	196	120	35	215	5.4	2.9
2018	42	M	198	125	38	220	5.6	3.0
2020	44	M	200	130	40	225	5.8	3.1

§1/2mi 88°15'56" West, a distance of 84.55' to a 1/2" top pin stake.
7/10mi 72°25'16" West, a distance of 102.7' to a 1/2" top pin stake.
document to R & L Properties, LLC, recorded on Document No. 201000204 of the Official Public Records of Bunnet County, Texas, of the southeasterly

corner of said 2.06 acre tract, and hereon, a distance of 222.34' to

[illegible]

1/500m 734,721" East, a distance of 32.22' to a 1/2" age pit set with "CUBAN" property cos. at the joint of beginning of a curve to the left, 2/100m 734,721" East, an arc length of 45.66', a chord bearing of North 88°32'1" East, and a chord length of 84.46' to a 1/2" iron nail "wood".

3. From $65^{\circ}22'26''$ East, a distance of $41.02'$ to a $1/2"$ iron pin found, on the point of beginning of a curve to the right, closing said curve to the right having a radius of $218.85'$, an arc length of $77.59'$, a chord bearing of North $82^{\circ}22'24''$ East, and a chord length of $77.13'$ to $1/2"$ iron pin found.

0.566m 69°50'13" East, a distance of 185.12' to the Point of Beginning, calculated to contain 2.985 acres.

NOTES
1. WATER WILL BE PROVIDED BY CITY OF BURLING.

2. SAFETY WATER WILL BE PROVIDED BY CITY OF BARNET.

3. CARSHOUT PEOPLE IS AVAILABLE BY CITY OF BARNET.

6. THERE ARE NO NEW ROADS.

7. THIS PLAN WAS PREPARED IN COMPLIANCE WITH THE CITY OF BURLINGTON CURRENT SURVEYOR REGULATION.

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

7. ALL PROPERTY WITHIN IS SUBJECT TO THE CITY OF BURNING MOUNTAIN'S NON POINT-SOURCE POLLUTION CONTROL ORDINANCE.

A. All of the subject property is located within zone X (Agriculture) having an area of 6,000 as established on the map.

8. BASIS OF BEARINGS TEXAS COORDINATE SYSTEM -- M42 RL CENTRAL ZONE.

10. THE COORDINATES SHOWN HEREON ARE AND VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1/200-84201 FEET.

[illegible]