

Ordinance No. 2025-06: 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 709 E PECAN STREET FROM THE PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-6”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE



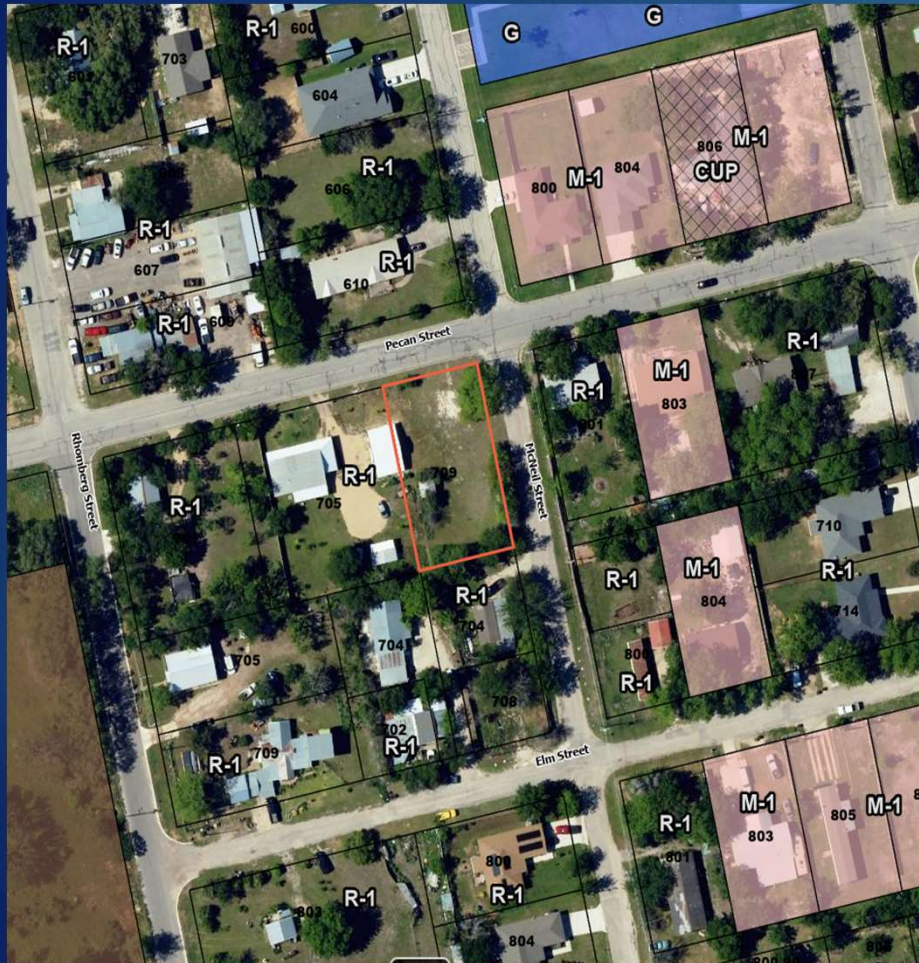
## BACKGROUND & INFORMATION:

709 EAST PECAN STREET

CURRENT ZONING  
SINGLE FAMILY RESIDENTIAL– DISTRICT “R-1”

PROPOSED ZONING  
SINGLE FAMILY RESIDENTIAL – DISTRICT “R-6”

- Located at corner of E Pecan St & McNeil
- Survey shows property as 10,846 sf and 73.75 wide
- Nov. 2024 – owner submitted building permit; no platted
- Dec. 2024 – plat submitted; does not meet minimum width requirements



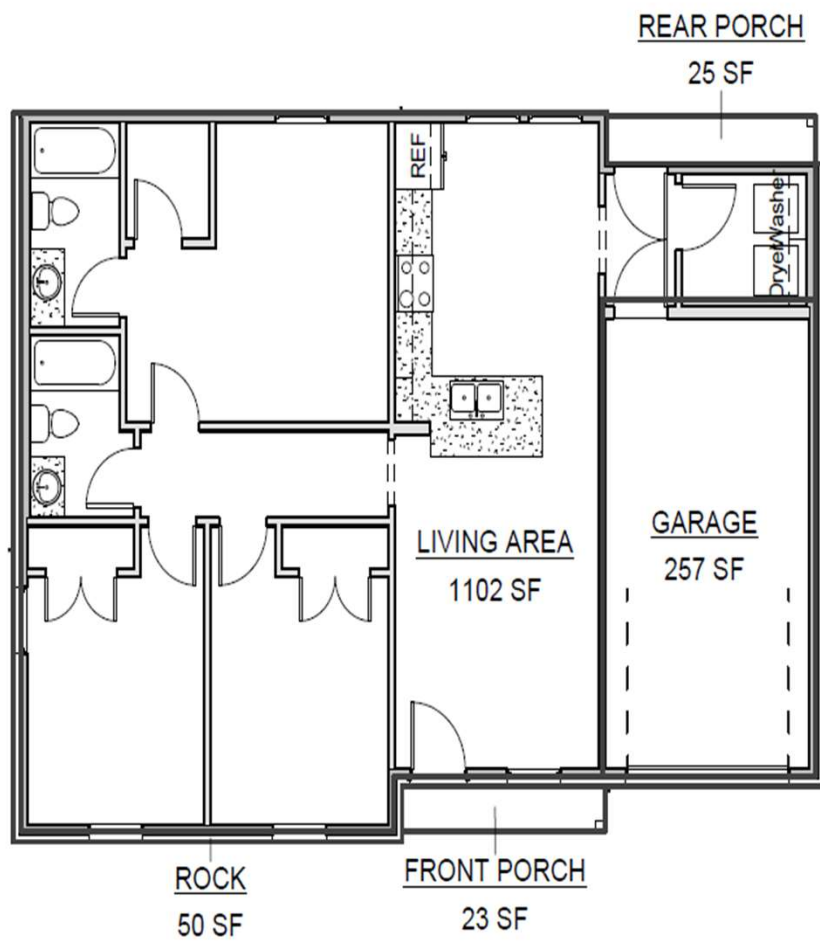
**Ordinance 2022-35 adopted by City Council in 2022:**

**Table 118-25(1)**

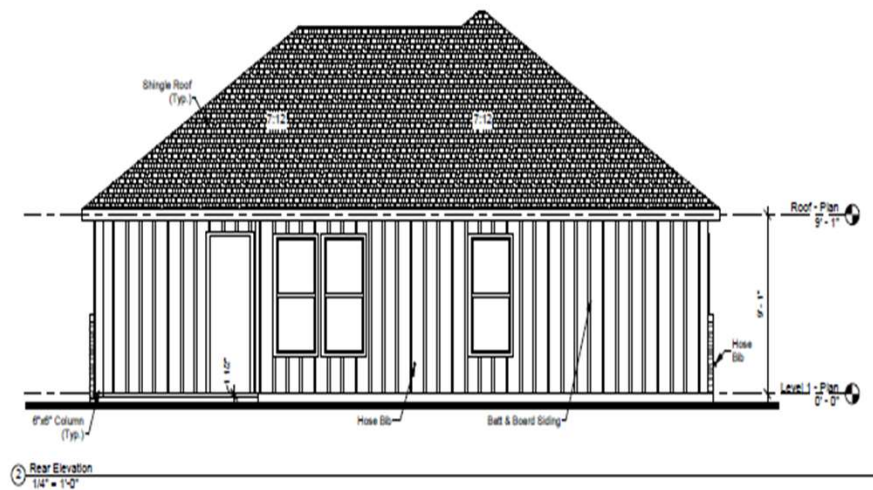
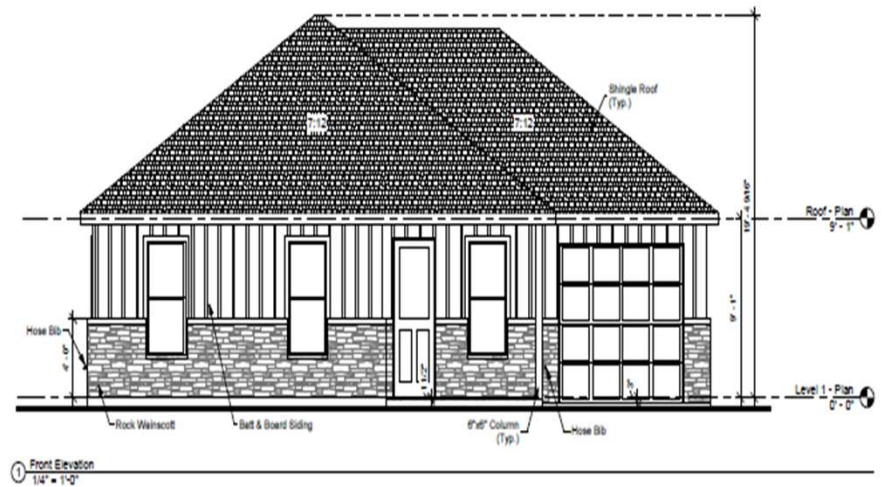
<b>Single-family residential — District:</b>	<b>Minimum living area:</b>	<b>Minimum lot size:</b>
<b>"R-1"</b>	<b>1,350 square feet</b>	<b>9,000 square feet</b>
<b>"R-6"</b>	<b>1,100 square feet</b>	<b>7,600 square feet</b>

- **The proposed single-family home has a minimum living area of 1,102 square feet.**
- **Meets the minimum requirements of the code for the requested “R-6” zoning district.**
- **Focus for the 2022 code amendment was to create larger lots and larger homes.**
- **No properties within the City of Burnet are zoned “R-6”.**





② Level 1 - Area Analysis Plan  
1/8" = 1'-0"



## Three options:

Approve the requested rezone allowing the 1,100 sf house

Create an additional zoning category allowing shorter lot width but requires a 1,350 sf home

Deny the request









# Public Hearing

- ▶ Public hearing opened by Mayor
- ▶ Limit 3 minutes per speaker

## Discussion

- ▶ Discuss and consider proposed draft ordinance 2025-06 as presented.