



CITY OF BURNET

PLANNING & ZONING

ITEM BRIEF

Meeting Date

November 4, 2024

Agenda Item

Public hearing and action: Ordinance No. 2024-47: 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 902 LEWIS DRIVE, 904 LEWIS DRIVE, 906 LEWIS DRIVE, AND 908 LEWIS DRIVE FROM THEIR PRESENT DESIGNATIONS OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF DUPLEX – DISTRICT “R-2”; 1000 LEWIS DRIVE FROM THE PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF DUPLEX – DISTRICT “R-2”; 1001 LEWIS DRIVE FROM THE PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF DUPLEX – DISTRICT “R-2”; 807 MILDRED AVENUE FROM THE PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF DUPLEX – DISTRICT “R-2”; 700 JANET DRIVE FROM MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF NEIGHBORHOOD COMMERCIAL – DISTRICT “NC”; AND 608 E WASHINGTON STREET FROM THE PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF NEIGHBORHOOD COMMERCIAL – DISTRICT “NC”

Information

This request is a city-initiated request to bring the properties into compliance with the current zoning code.

In the continued effort to clean up the zoning map to ensure each property is zoned appropriately for the use of the property as well as the surrounding area, staff is bringing this request forward for consideration.

Public Notification

Written notices were mailed to 58 surrounding property owners within 200 feet of the subject property. There have been zero responses in opposition or favor.

Recommendation

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

Exhibit A – Location and Current Zoning

902 LEWIS DRIVE, 904 LEWIS DRIVE, 906 LEWIS DRIVE, 908 LEWIS DRIVE
1000 LEWIS DRIVE, 1001 LEWIS DRIVE, 807 MILDRED AVENUE, 700 JANET DRIVE

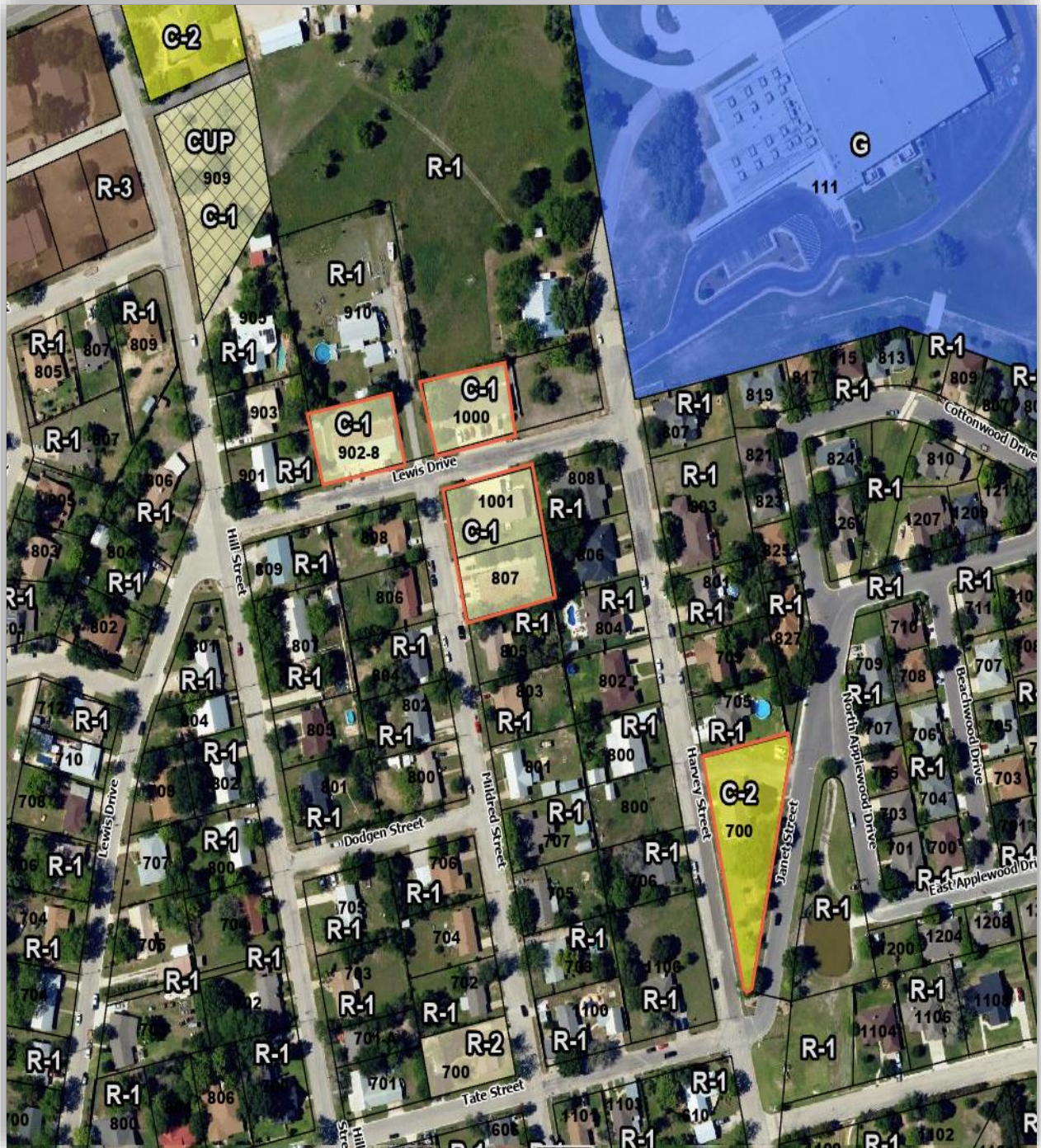
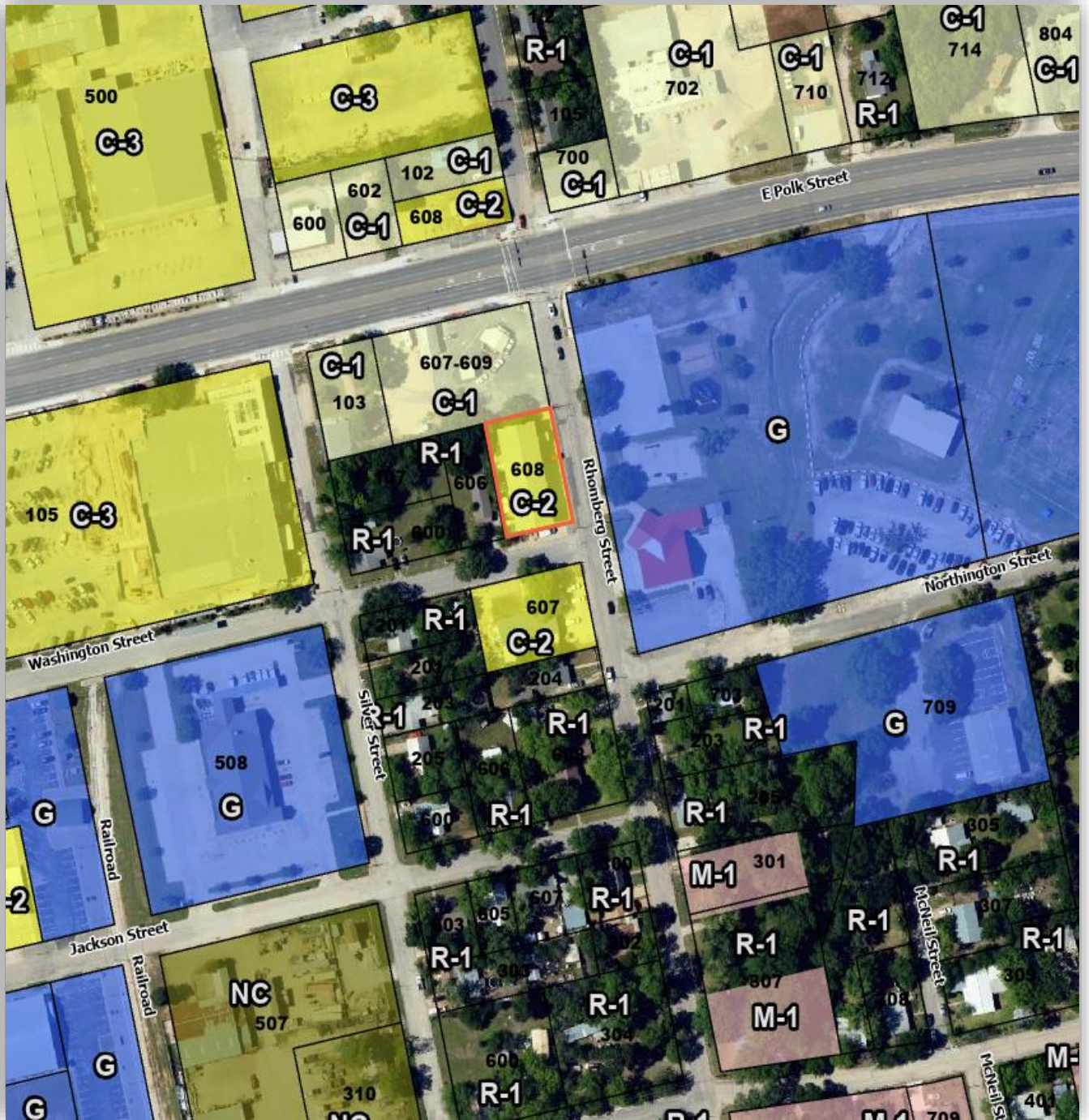


Exhibit A – Location and Current Zoning

608 E WASHINGTON



ORDINANCE NO. 2024-47

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 902 LEWIS DRIVE, 904 LEWIS DRIVE, 906 LEWIS DRIVE, AND 908 LEWIS DRIVE FROM THEIR PRESENT DESIGNATIONS OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF DUPLEX – DISTRICT “R-2”; 1000 LEWIS DRIVE FROM THE PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF DUPLEX – DISTRICT “R-2; 1001 LEWIS DRIVE FROM THE PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF DUPLEX – DISTRICT “R-2”; 807 MILDRED AVENUE FROM THE PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF DUPLEX – DISTRICT “R-2”; 700 JANET DRIVE FROM MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF NEIGHBORHOOD COMMERCIAL – DISTRICT “NC”; AND 608 E WASHINGTON STREET FROM THE PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF NEIGHBORHOOD COMMERCIAL – DISTRICT “NC”; 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. 2021-001, 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 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, it is further legislatively found that this proposed zoning reclassification of property does not require an amendment to the Future Land Use Plan; 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 902, 904, 906, AND 908 LEWIS DRIVE (LEGAL DESCRIPTION: ABS A0405 JOHN HAMILTON, 0.2938 ACRES) as shown on **Exhibit “A”** hereto.

Section Three. Zoning District Reclassification. Duplex – District “R-2” Zoning District Classification is hereby assigned to the Property described in section two.

Section Four. Property. The Property that is the subject to this Zoning District Reclassification is 1000 LEWIS DRIVE (LEGAL DESCRIPTION: SHADY GROVE ESTATES, LOT 1) as shown on **Exhibit “B”** hereto.

Section Five. Zoning District Reclassification. Duplex – District “R-2” Zoning District Classification is hereby assigned to the Property described in section four.

Section Six. Property. The Property that is the subject to this Zoning District Reclassification is 1001 LEWIS DRIVE (LEGAL DESCRIPTION: LOT 12, GREEN GROVE ADDITION, SEC. 1) as shown on **Exhibit “C”** hereto.

Section Seven. Zoning District Reclassification. Duplex – District “R-2” Zoning District Classification is hereby assigned to the Property described in section six.

Section Eight. Property. The Property that is the subject to this Zoning District Reclassification is 807 MILDRED AVENUE (LEGAL DESCRIPTION: LOT 13, GREEN GROVE ADDITION, SEC. 1) as shown on **Exhibit “D”** hereto.

Section Nine. Zoning District Reclassification. Duplex – District “R-2” Zoning District Classification is hereby assigned to the Property described in section eight.

Section Ten. Property. The Property that is the subject to this Zoning District Reclassification is 700 JANET STREET (LEGAL DESCRIPTION: LOTS 102 AND 103, GREEN GROVE ADDITION, SEC. 2) as shown on **Exhibit “E”** hereto.

Section Eleven. Zoning District Reclassification. Neighborhood Commercial – District “NC” Zoning District Classification is hereby assigned to the Property described in section ten.

Section Twelve. Property. The Property that is the subject to this Zoning District Reclassification is 608 E WASHINGTON STREET (LEGAL DESCRIPTION: S7100 PETER KERR DONATION, LOT PT OF 4, BLK 9) as shown on **Exhibit “F”** hereto.

Section Thirteen. Zoning District Reclassification. Neighborhood Commercial – District “NC” Zoning District Classification is hereby assigned to the Property described in section twelve.

Section Fourteen. 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 Fifteen. Repealer. Other ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent of such conflict.

Section Sixteen. Severability. This Ordinance is severable as provided in City Code Section 1-7 as same may be amended, recodified or otherwise revised.

Section Seventeen. Effective Date. This ordinance is effective upon final passage and approval.

PASSED AND APPROVED on this the 12th day of November 2024.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit "A"

Location Map

902, 904, 906, AND 908 LEWIS DRIVE



Exhibit "B"
Location Map
1000 LEWIS DRIVE



Exhibit "C"
Location Map
1001 LEWIS DRIVE

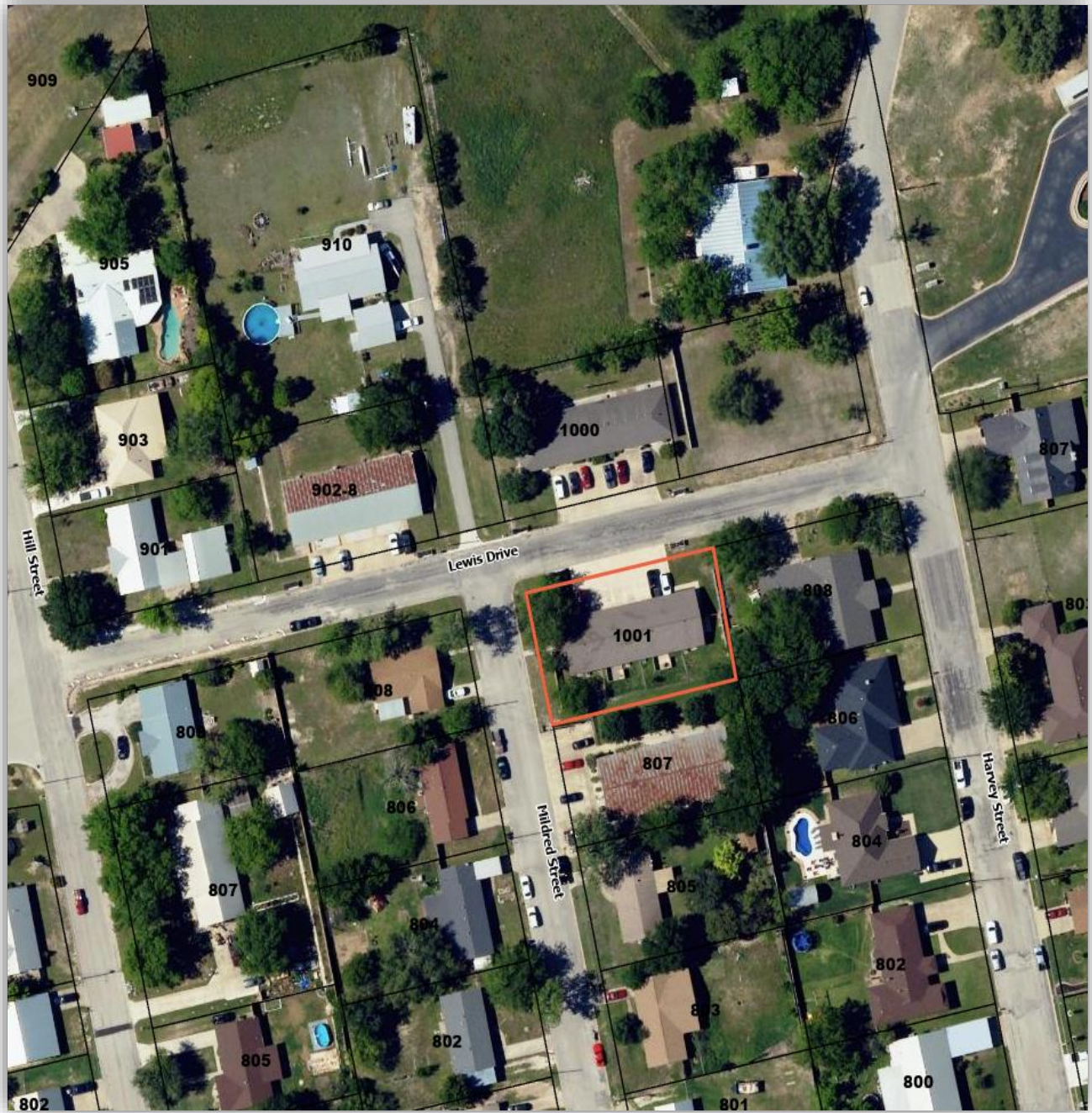


Exhibit "D"

Location Map

807 MILDRED AVENUE

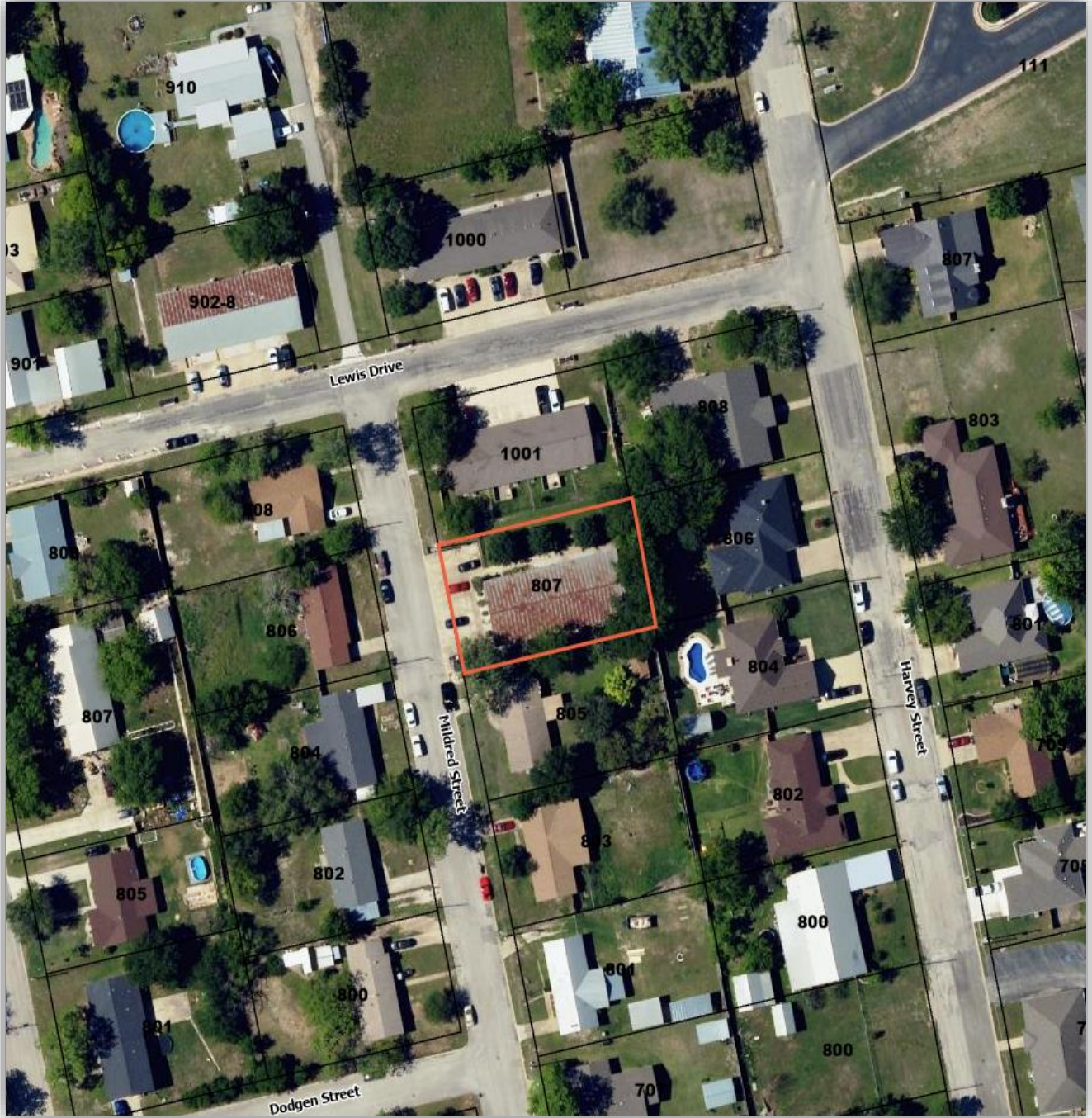


Exhibit "E"
Location Map
700 JANET DRIVE

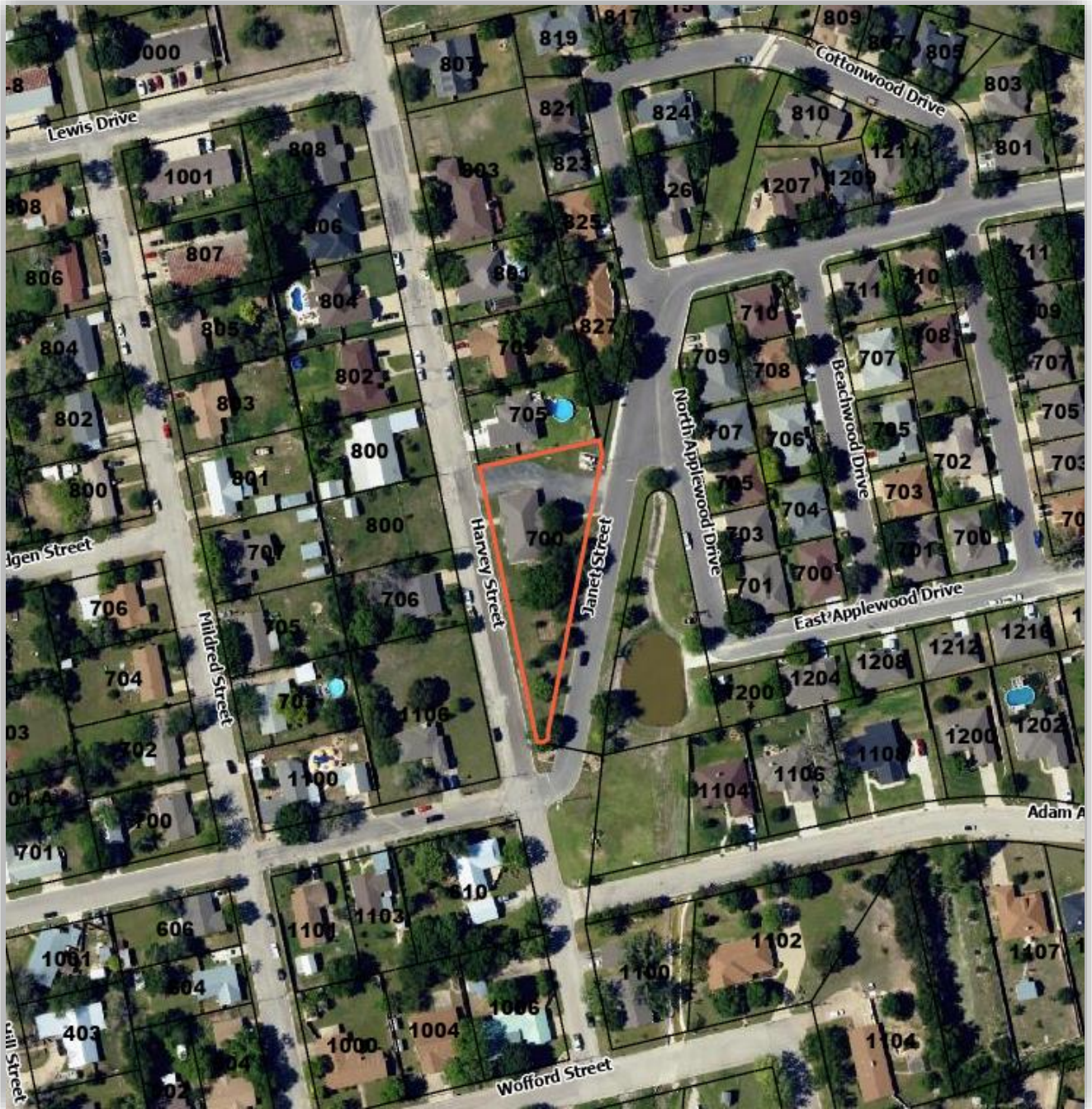


Exhibit "F"

Location Map

608 E WASHINGTON STREET

