



CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

March 3, 2025

Agenda Item

Public hearing and action: Ordinance No. 2025-10: 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 200 SURE CAST ROAD FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF LIGHT INDUSTRIAL – DISTRICT “I-1” WITH A CONDITIONAL USE PERMIT TO ALLOW FOR THE USE “BRASS OR COPPER FOUNDRY OR FABRICATION PLANT”; PROPERTY KNOWN AS 3201 S WATER STREET FROM ITS PRESENT DESIGNATION OF HEAVY COMMERCIAL – DISTRICT “C-3” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; AND PROPERTY KNOWN AS 200 JOHN HOOVER PARKWAY FROM ITS PRESENT DESIGNATION OF HEAVY COMMERCIAL – DISTRICT “C-3” TO A DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” WITH A CONDITIONAL USE PERMIT TO ALLOW FOR THE USE “CLINIC AND SAFETY SERVICES”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

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

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 as well as the surrounding area, staff is bringing this request forward for consideration.

Public Notification

Written notices were mailed to 30 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.

Exhibit A – Location and Current Zoning



Exhibit B – Location and Current Zoning

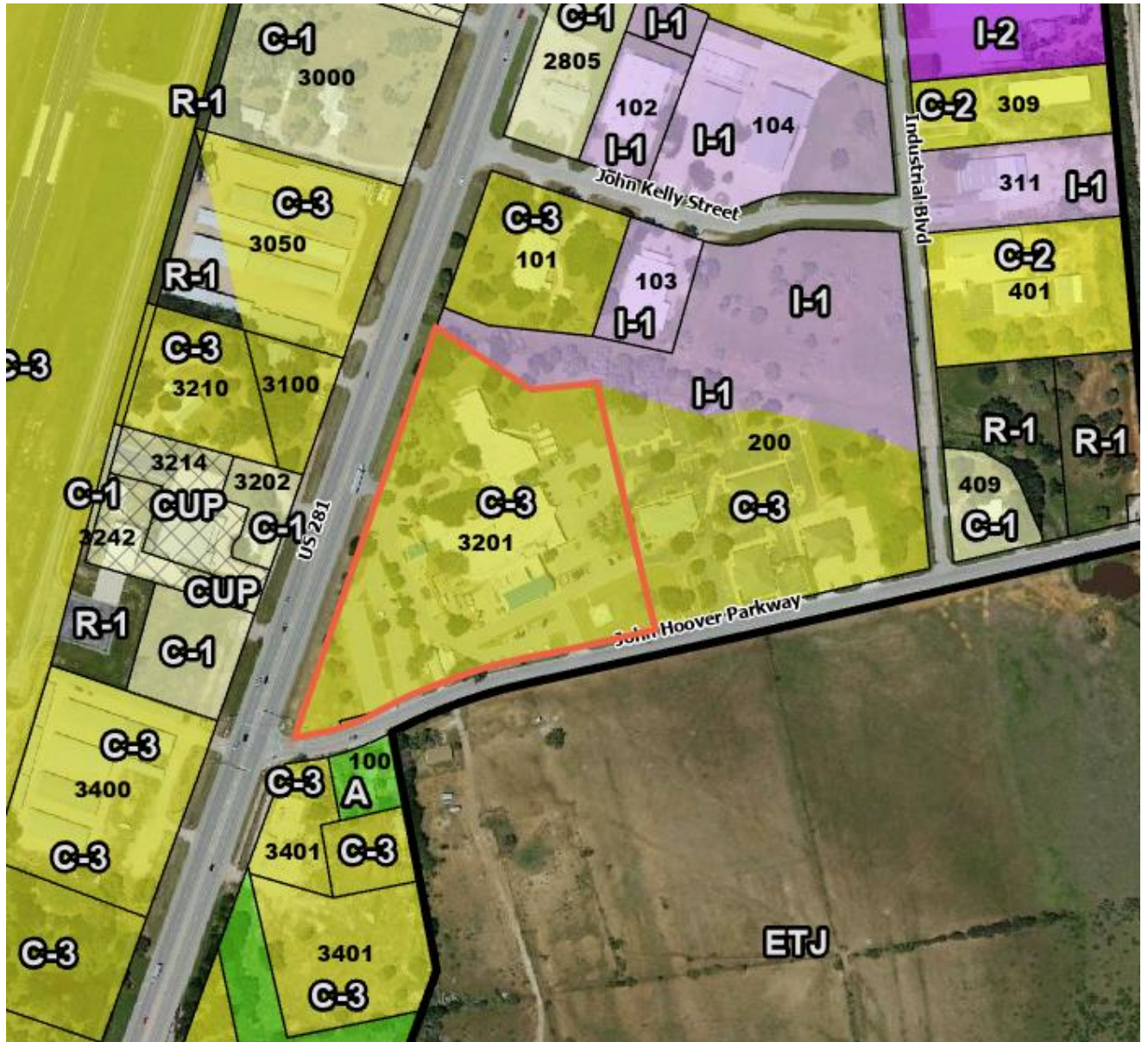
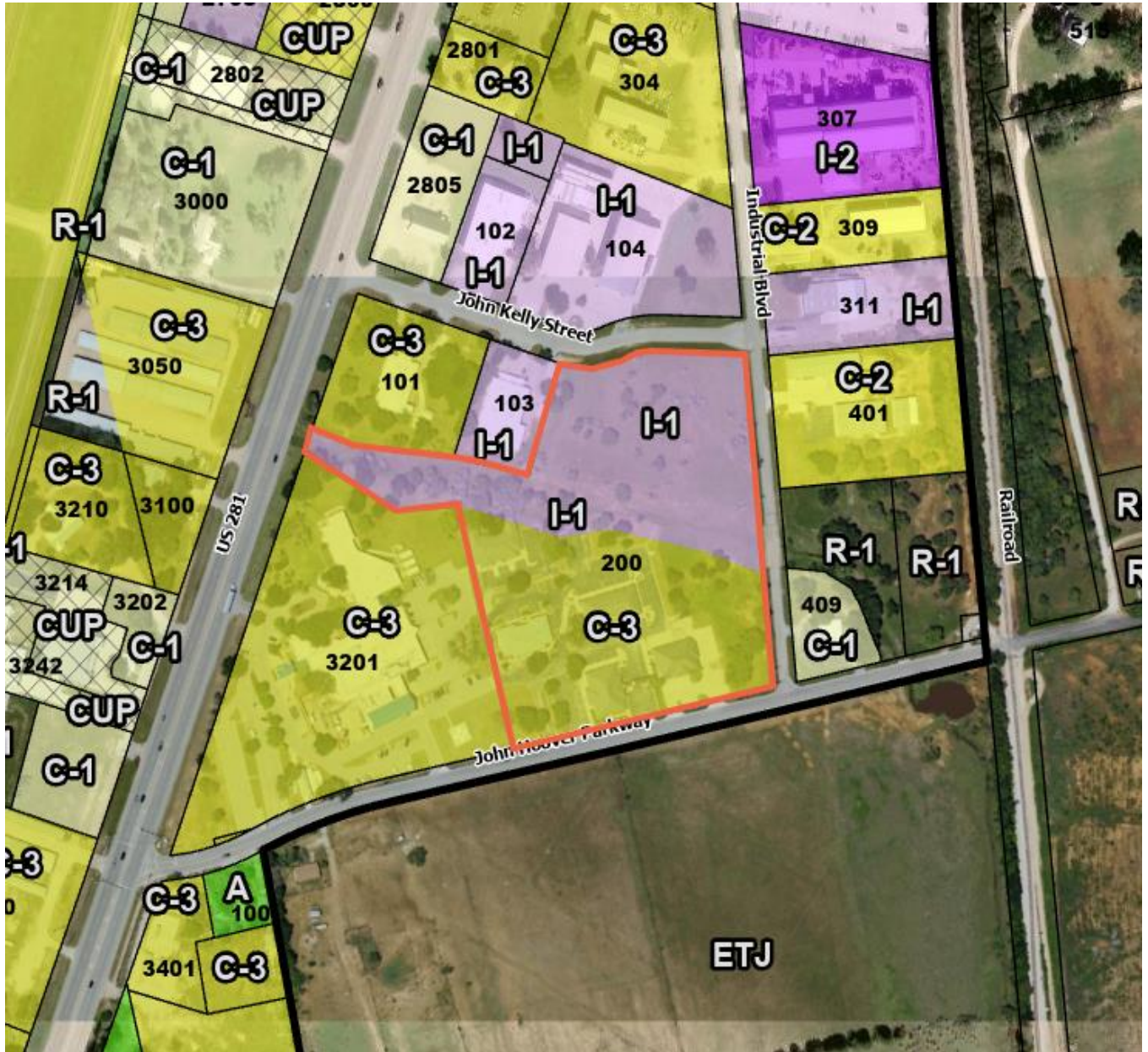


Exhibit C – Location and Current Zoning



ORDINANCE NO. 2025-10

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 200 SURE CAST ROAD FROM THE PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF LIGHT INDUSTRIAL – DISTRICT “I-1” WITH A CONDITIONAL USE PERMIT TO ALLOW FOR THE USE “BRASS OR COPPER FOUNDRY OR FABRICATION PLANT”; PROPERTY KNOWN AS 3201 S WATER STREET FROM ITS PRESENT DESIGNATION OF HEAVY COMMERCIAL – DISTRICT “C-3” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; AND PROPERTY KNOWN AS 200 JOHN HOOVER PARKWAY FROM ITS PRESENT DESIGNATION OF HEAVY COMMERCIAL – DISTRICT “C-3” TO A DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” WITH A CONDITIONAL USE PERMIT TO ALLOW FOR THE USE “CLINIC AND SAFETY SERVICES; 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 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: **200 SURE CAST ROAD** (LEGAL DESCRIPTION: BEING 4.085 AC. TRACT, MORE OR LESS AND 60' WIDE ROADWAY EASEMENT OUT OF THE LEM TAYLOR SURVEY NO. 8. as shown on **Exhibit "A"** hereto.

Section Three. Zoning District Reclassification. LIGHT INDUSTRIAL – "I-1" Zoning District Classification is hereby assigned to the Property described in section two.

Section Four. Conditional Use Permit. A Conditional Use Permit to allow for the use "Brass or Copper Foundry or Fabrication Plant" is hereby assigned to the Property described in section two.

Section Five. Property. The Property that is the subject to this Zoning District Reclassification is: **3201 S WATER STREET** (LEGAL DESCRIPTION: BEING 8.00 AC. TRACT, MORE OR LESS, OUT OF THE LEMUEL TAYLOR SURVEY NO.8 ABSTRACT 800 as shown on **Exhibit "B"** hereto.

Section Six. Zoning District Reclassification. GOVERNMENT – "G" Zoning District Classification is hereby assigned to the Property described in section two.

Section Seven. Property. The Property that is the subject to this Zoning District Reclassification is: **200 JOHN HOOVER PARKWAY** (LEGAL DESCRIPTION: BEING 5.709 AC. TRACT, MORE OR LESS OUT OF THE LEMUEL TAYLOR SURVEY, ABSTRACT 880. as shown on **Exhibit "C"** hereto.

Section Eight. Zoning District Reclassification. LIGHT COMMERCIAL – "C-1" Zoning District Classification is hereby assigned to the Property described in section two.

Section Nine. Conditional Use Permit. A Conditional Use Permit to allow for the use "Clinic and Safety Services" is hereby assigned to the Property described in section two.

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

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

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

PASSED AND APPROVED on this the 11th day of March 2025.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit A



Exhibit B



Exhibit C

