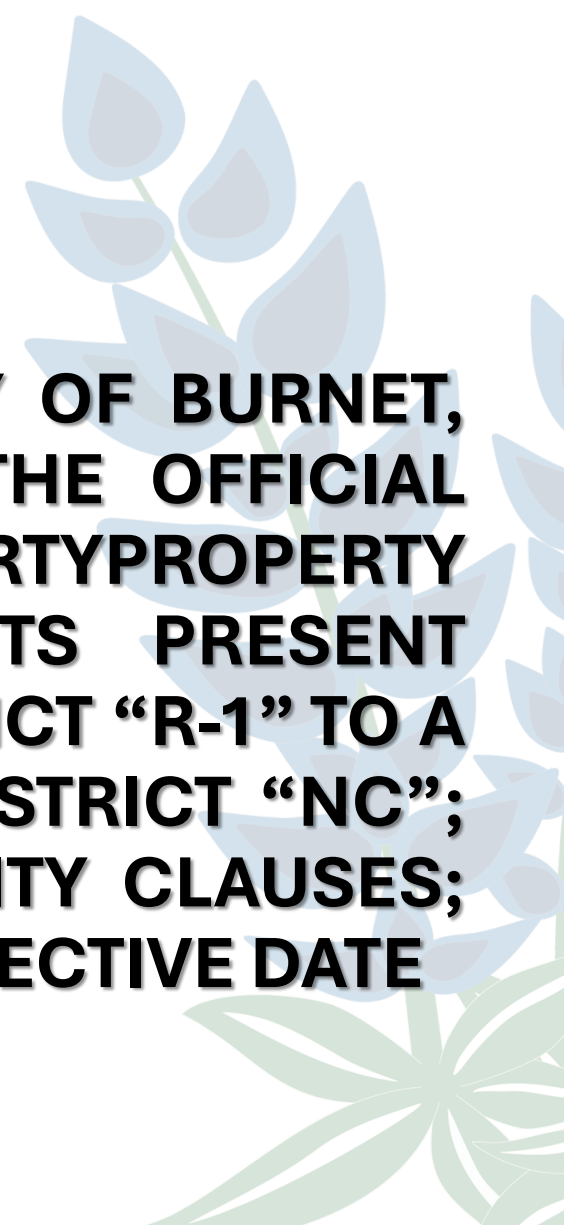


City Council Regular Meeting April 14, 2026

Discuss and consider action: Ordinance No. 2026-10: 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 PROPERTY KNOWN AS 407 SOUTH MAIN STREET FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF NEIGHBORHOOD COMMERCIAL – DISTRICT “NC”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE



CITY OF BURNET

BACKGROUND & INFORMATION:

407 S Main Street

Current Zoning

Single-Family Residential – District “R-1”

► Located on the east side of South Main Street

► Single-Family home constructed in 1915

Proposed Zoning

Neighborhood Commercial – District “NC”

► Allow for the redevelopment of existing home into a salon.



Bluebonnet Capital of Texas

CITY OF BURNET

BACKGROUND & INFORMATION:

Properties adjacent to the subject property are zoned as follows:

	North	South	East	West
Zoning	“R-1”	“R-1”	“R-1”	“C-1”
FLUM	Residential	Residential	Residential	Commercial
Land Use	Undeveloped	Single-family home	Single-family home	Commercial

- ▶ **The Future Land Use Map designates the subject property as Residential.**
- ▶ **Neighborhood Commercial allows for residential uses and serve as a transitional zone between residential and commercial areas.**
- ▶ **Applicant proposes to maintain the residential character of the structure**
- ▶ **Generally compatible with the surrounding area.**



Bluebonnet Capital of Texas

Zoning District Overview

District “NC” allows low-intensity commercial use.

Permitted uses include:

- **Accountants**
- **Barber or Beauty Salons**
- **Day care homes with 12 or fewer children**
- **Doctor or Dental Offices**
- **Small Insurance Offices**
- **Lawyer Offices**
- **Real Estate Offices**
- **Real Estate Offices**
- **Single-family Dwellings**



PROPERTIES ZONED “NC” CONDITIONS AND LIMITATIONS

- ▶ **Activities conducted within an enclosed building**
- ▶ **Yards and outdoor areas are not to be utilized to display, sell vehicles, equipment, containers or waste material**
- ▶ **Must have screened dumpster areas**
- ▶ **Should not create unpleasant conditions like bad smells, bright lights, smoke, dust, loud noises or vibrations. Except for normal traffic and should stay within the property**



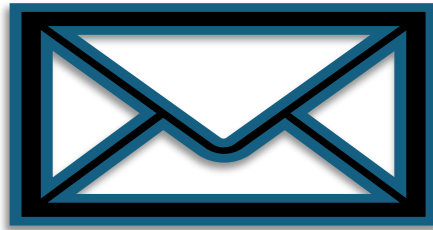
PROPOSED SALON REQUIREMENTS

- Provide a minimum of one (1) parking space per 250 square feet
- Building size is approximately 1,350 square feet -- Six (6) parking spaces required
- Existing asphalt capable of accommodating Six (6) spaces

UTILITIES

- Currently served with City water, sewer & electric
- Ensure utility services are adequate to meet demands





Public Notification:

Notices were mailed to 21 surrounding property owners.

Zero response have been received



Planning and Zoning Report:

- **Planning and Zoning Commission met on Monday, April 6th and did recommend proposed Ordinance 2026-10 as presented**



Public Hearing

- **Public Hearing**
 - Allow applicant to speak
 - Limit 3 minutes per speaker
- **Discussion**
 - Discuss and consider proposed Ordinance 2026-06

