



## PLANNING AND ZONING COMMISSION MINUTES

On this the 3<sup>rd</sup> of March 2025, the Planning and Zoning Commission of the City of Burnet convened in Regular Session, at 6:00 p.m. at the City of Burnet's Council Chambers located at 2402 S Water St., Burnet, Texas 78611 at which time the following subjects were discussed:

### 1. CALL TO ORDER:

The meeting was called to order at 6:00 p.m. by Vice-Chairman Calib Williams.

### 2. ROLL CALL:

Members present: Calib Williams, Glen Teague, Derek Fortin, and Lee Carney.

Members absent: Glen Gates

Guests: Dale Wurster and Jeff Wurster

Others present: David Vaughn, City Manager, Keith McBurnett, Assistant to the City Manager, Leslie Kimbler, Planning Manager and Bobbi Havins, Development Services Coordinator

### 3. CONSENT AGENDA ITEMS: All the following items on the Consent Agenda are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission member, staff member or citizen requests removal of the item from the consent agenda for the purpose of discussion. For removal of an item, a request must be made to the Commission when the Consent Agenda is opened for Commission action.

1. Minutes of the meeting of the Capital Improvements Advisory Committee of the City of Burnet, Texas held on February 3, 2025.

There being no objections, Vice -Chairman Williams approved the minutes as presented.

### 4. PUBLIC HEARINGS AND ACTION ITEMS:

#### 1. 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 – L. Kimbler
- (2) Public Hearing
- (3) Consideration and action.

Planning Manager, Leslie Kimbler, presented staff’s report regarding the request to amend the Zoning Map of the City of Burnet. Vice-Chairman Williams opened the public hearing at 6:03 p.m. Guest, Dale Wurster, representative of Sure Cast, spoke to the Commission regarding 200 Sure Case Drive. Mr. Wurster did not speak in favor or in opposition of the request, but did express that the company was under the impression they were already zoned Industrial. There being no further comments, Vice-Chairman Williams closed the public hearing at 6:07 p.m. Commissioner Fortin made a motion to recommend approval. The motion was seconded by Commissioner Williams. The motion was carried with a vote of 4 to 0.

**2. Public hearing and action: Ordinance No. 2025-11: 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 GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE TEXAS ALCOHOLIC BEVERAGE CODE PERMIT TYPE “PACKAGE STORE (P)” IN A LIGHT COMMERCIAL – DISTRICT “C-1” ZONING DISTRICT FOR PROPERTY LOCATED AT 600 E POLK STREET; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

- (1) Staff Presentation – L. Kimbler
- (2) Public Hearing
- (3) Consideration and action

Planning Manager, Leslie Kimbler, presented staff’s report regarding the request to amend the Zoning Map of the City of Burnet by Granting a Conditional Use Permit for property located at 600 E Polk St. Vice-Chairman Williams opened the public hearing at 6:10 p.m. There being no public comments, Vice-Chairman Williams closed the public hearing at 6:11 p.m. Commissioner Teague made a motion to recommend approval. The motion was seconded by Commissioner Williams. The motion was carried with a vote of 4 to 0.

**3. Public hearing and action: Ordinance No. 2025-12: L. Kimbler**

AN ORDINANCE OF BURNET, TEXAS, AMENDING CITY OF BURNET CODE OF ORDINANCES, CHAPTER 118 (ENTITLED “ZONING”) FOR THE PURPOSE OF CREATING A NEW RESIDENTIAL SINGLE-FAMILY ZONING CLASSIFICATION “R-6-13”;

PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

- (1) Staff Presentation – L. Kimbler
- (2) Public Hearing
- (3) Consideration and action

Planning Manager, Leslie Kimbler, presented staff's report regarding the request to amend the City of Burnet code of Ordinances, Chapter 118 (Entitled "Zoning"). Vice-Chairman

Williams opened the public hearing at 6:12 p.m. There being no public comments, Vice-Chairman Williams closed the public hearing at 6:12 p.m. Commissioner Carney made a motion to recommend approval. The motion was seconded by Commissioner Fortin. The motion was carried with a vote of 4 to 0.

4. Public hearing and action: Resolution No. 2025-13: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE "FINAL PLAT" OF THE RANCH AT DELAWARE CREEK, PHASE 2 SUBDIVISION, A 29-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 13.77 ACRES; PRELIMINARY ACCEPTANCE OF PUBLIC STREET, WATER, WASTEWATER AND ELECTRICAL IMPROVEMENTS; AND APPROVING THE MAINTENANCE BOND OF THE INFRASTRUCTURE

- (1) Staff Presentation – L. Kimbler
- (2) Public Hearing
- (3) Consideration and action

Planning Manager, Leslie Kimbler, presented staff's report regarding a resolution conditionally approving the "Final Plat" of the Ranches at Delaware Creek, Phase 2 Subdivision. Vice-Chairman Williams opened the public hearing at 6:17 p.m. There being no public comments, Vice-Chairman Williams closed the public hearing at 6:17 p.m. Commissioner Williams made a motion to recommend approval. The motion was seconded by Commissioner Teague. The motion was carried with a vote of 4 to 0.

5. Public hearing and action: Resolution No. 2025-14: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE "FINAL PLAT" OF THE RANCH AT DELAWARE CREEK, PHASE 3 SUBDIVISION, A 20-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 11.33 ACRES; PRELIMINARY ACCEPTANCE OF PUBLIC STREET, WATER, WASTEWATER AND ELECTRICAL IMPROVEMENTS; AND APPROVING THE MAINTENANCE BOND OF THE INFRASTRUCTURE

- (1) Staff Presentation – L. Kimbler
- (2) Public Hearing
- (3) Consideration and action

Planning Manager, Leslie Kimbler, presented staff's report regarding a resolution conditionally approving the "Final Plat" of the Ranches at Delaware Creek, Phase 3 Subdivision. Vice-Chairman Williams opened the public hearing at 6:20 p.m. There being no public comments, Vice-Chairman Williams closed the public hearing at 6:20 p.m. Commissioner Williams made a motion to recommend approval. The motion was seconded by Commissioner Fortin. The motion was carried with a vote of 4 to 0.

**5. STAFF REPORTS:** None.

**6. REQUESTS FOR FUTURE AGENDA ITEMS:** None

**ADJOURN:**

There being no further business, Vice-Chairman Williams adjourned the meeting at 6:21 p.m.

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Calib Williams, Vice-Chair  
City of Burnet Planning and Zoning Commission

**Attest:** \_\_\_\_\_  
Herve Derek Fortin, Secretary