

City of Burnet City Council



Item Brief

Meeting Date

November 10, 2025

Agenda Item

Public hearing and action: Ordinance No. 2025-48: 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 700 S RHOMBERG STREET FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF MANUFACTURED HOME – DISTRICT “M-1”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

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

Information

The subject property is an undeveloped lot located at the southwest corner of East Pecan Street and South Rhomberg Street. It is currently zoned as Single-family residential – District “R-1” and abuts an undeveloped property zoned multi-family. The applicant is requesting to rezone the property to Manufactured Home District “M-1” to allow for the placement of a manufactured home, citing the cost of constructing a traditional site-built home as the primary reason for the request.

The proposed zoning district permits manufactured and site-built homes, with a minimum living area of 1,100 square feet on lots of at least 7,600 square feet. Each lot must be developed to the same standards as a lot zoned “R-1” and provide adequate off-street parking and landscaping. Additionally, manufactured homes must be securely anchored and pass all required building inspections prior to the issuance of a certificate of occupancy and must be fully skirted within 90 days of installation. It should be noted that “mobile homes” built prior to the HUD Code of June 15, 1976, are prohibited.

The property is served by all City water, sewer, and electric utilities and is not located within a special flood hazard area.

Properties adjacent to the subject property are zoned as follows:

	North	South	East	West
Zoning	"R-1"	"R-3"	"R-1"	"R-1"
FLUM	Residential	Residential	Residential	Residential
Land Use	Single-family home	Undeveloped	Single-family home	Single-family home

The surrounding neighborhood consists of a mix of site-built and manufactured homes. In recent years, the City Council, through the *My Town Housing Program*, has promoted the development of affordable, long-lasting single-family homes in this area. Some of the properties zoned "M-1" were developed under this program with site-built homes that contribute to the overall stability and quality of the neighborhood.

Public Notification

Written notices were mailed to 14 surrounding property owners within 200 feet of the subject property. There have been zero responses in favor and zero responses in opposition.

P&Z Report

Planning and Zoning will meet on Monday, November 3rd; staff will present P&Z's recommendation at the City Council meeting.

Recommendation

Open the public hearing.

Discuss and consider Ordinance 2025-48.

Exhibit A – Location and Current Zoning
700 S RHOMBERG STREET

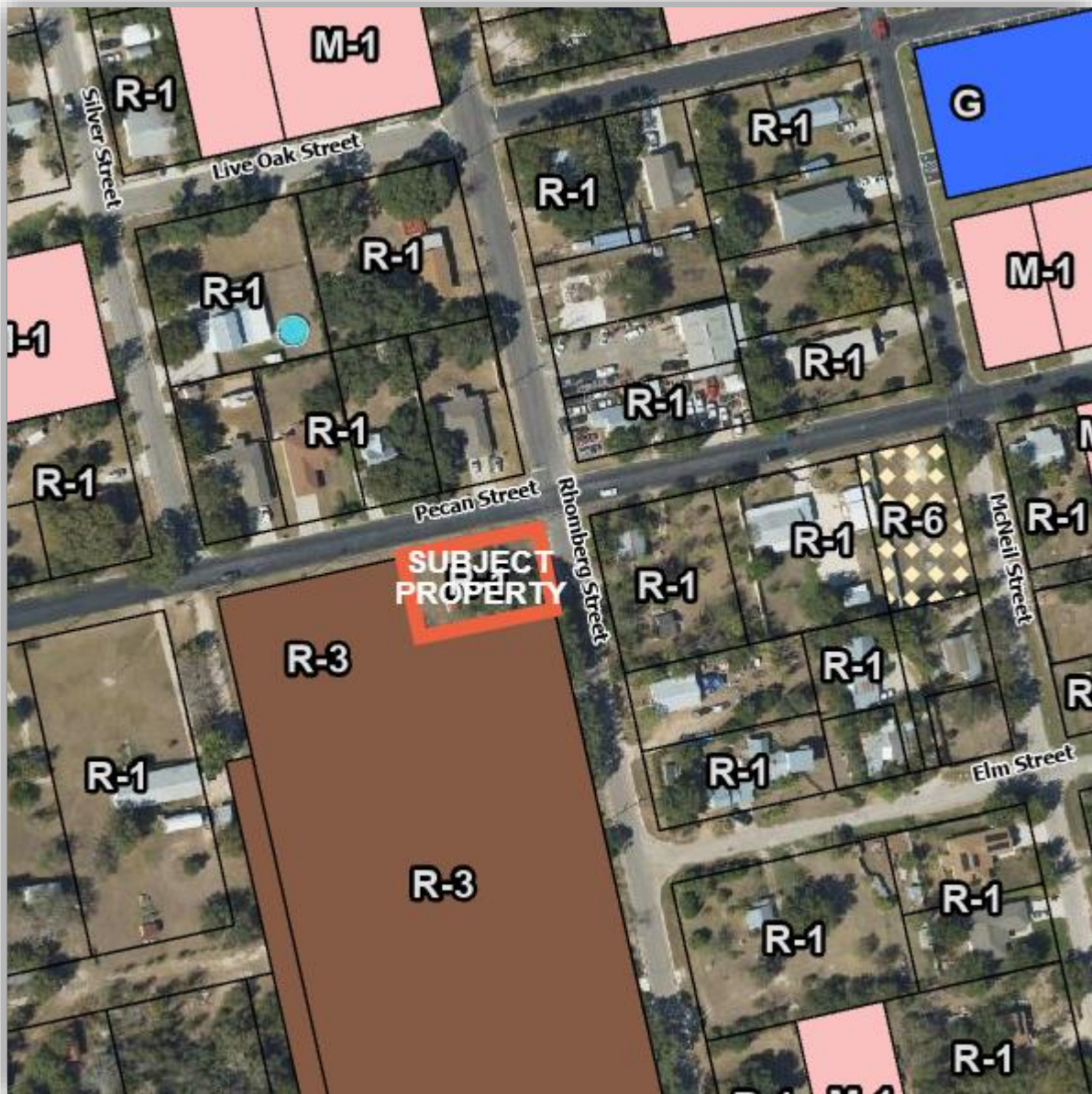


Exhibit B – Applicant's Request

We are requesting a zoning change from R-1 to M-1, so we can put a nice, new mobile home on this property. The costs for building a site-built home at this time are incredibly high, making it unfeasible.

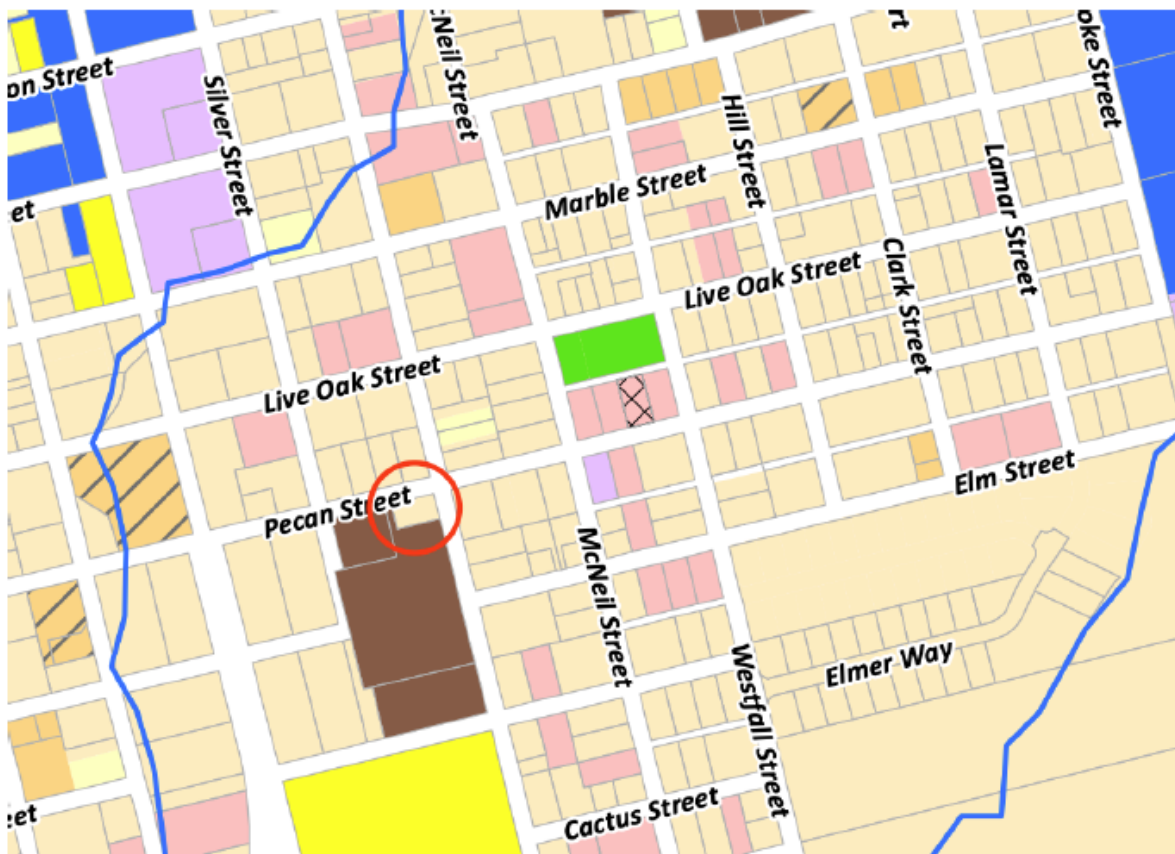
The surrounding properties will be completely unaffected, because there are already 28+ lots within a 4 block radius that are zoned M-1 (see zoning map below, M-1 lots are in pink).

Please grant this zoning change request, we would greatly appreciate it so we can use the lot in some fashion going forward.

Thanks,

James Ferguson

614-832-0225



ORDINANCE NO. 2025-48

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 700 S RHOMBERG STREET FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF MANUFACTURED HOME – DISTRICT “M-1”; 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 the zoning classification and has made a report and recommendation to the 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 Code 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 subject to this Zoning District Reclassification is: **700 S RHOMBERG STREET** (LEGALLY DESCRIBED AS: 0.211 acre tract of land, more or less ,out of and part of the B.B. Castleberry Survey, Abstract No. 187). as shown on **Exhibit “A”** hereto.

Section Three. Zoning District Reclassification. Manufactured Home – District “M-1” Zoning District Classification is hereby assigned to the Property described in Section Two.

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

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

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

PASSED AND APPROVED on this the 10th day of November 2025.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit "A"

**Location Map
700 S RHOMBERG STREET**

