



CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

April 6, 2026

Agenda Item

Public hearing and 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 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

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

Information

The subject property is located on the east side of South Main Street, just south of the intersection of South Main Street and East League Street (Exhibit A – Location). The property is currently zoned Single-Family Residential – District “R-1” and contains a single-family home constructed sometime in 1915.

The applicant is requesting to rezone the property to Neighborhood Commercial – District “NC” to allow for the redevelopment of the existing home into a salon (Exhibit B – Application and Letter of Intent). The applicant proposes to maintain the residential appearance of the structure, with minor exterior repairs, while remodeling the interior to accommodate the proposed use.

Surrounding Zoning and Future Land Use

	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. While the requested Neighborhood Commercial zoning is not strictly consistent with this designation, the district allows for residential uses and is intended to serve as a transitional zone between residential and commercial areas. Given that the applicant proposes to maintain the residential character of the structure, the request is generally compatible with the surrounding area.

Zoning District Overview

Neighborhood Commercial allows for a variety of low-intensity commercial uses intended to serve as a transition between residential areas and more intensive commercial districts. Permitted uses are generally compatible with and designed to aesthetically blend with the surrounding residential character.

Permitted uses include:

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

Properties zoned District "NC" are subject to the following conditions and limitations:

- Business activities are conducted primarily 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
- Commercial uses are not to be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisances; and that, excluding that caused by customer and employee vehicles, such odors, smoke, dust, noise or vibration be generally contained within the property boundaries.

The proposed salon is required to provide a minimum of one (1) parking space per 250 square feet of building area. Based on the existing structure size of approximately 1,350 square feet, a total of six (6) parking spaces is required.

The property currently contains an asphalt parking area capable of accommodating six (6) parking spaces; therefore, no additional impervious cover is required.

Utilities

The property is currently served by City water, wastewater, and electric utilities. The applicant will be responsible for ensuring that all utility services are adequate to meet the demands of the proposed use.

Public Notification

Written notices were mailed to 21 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

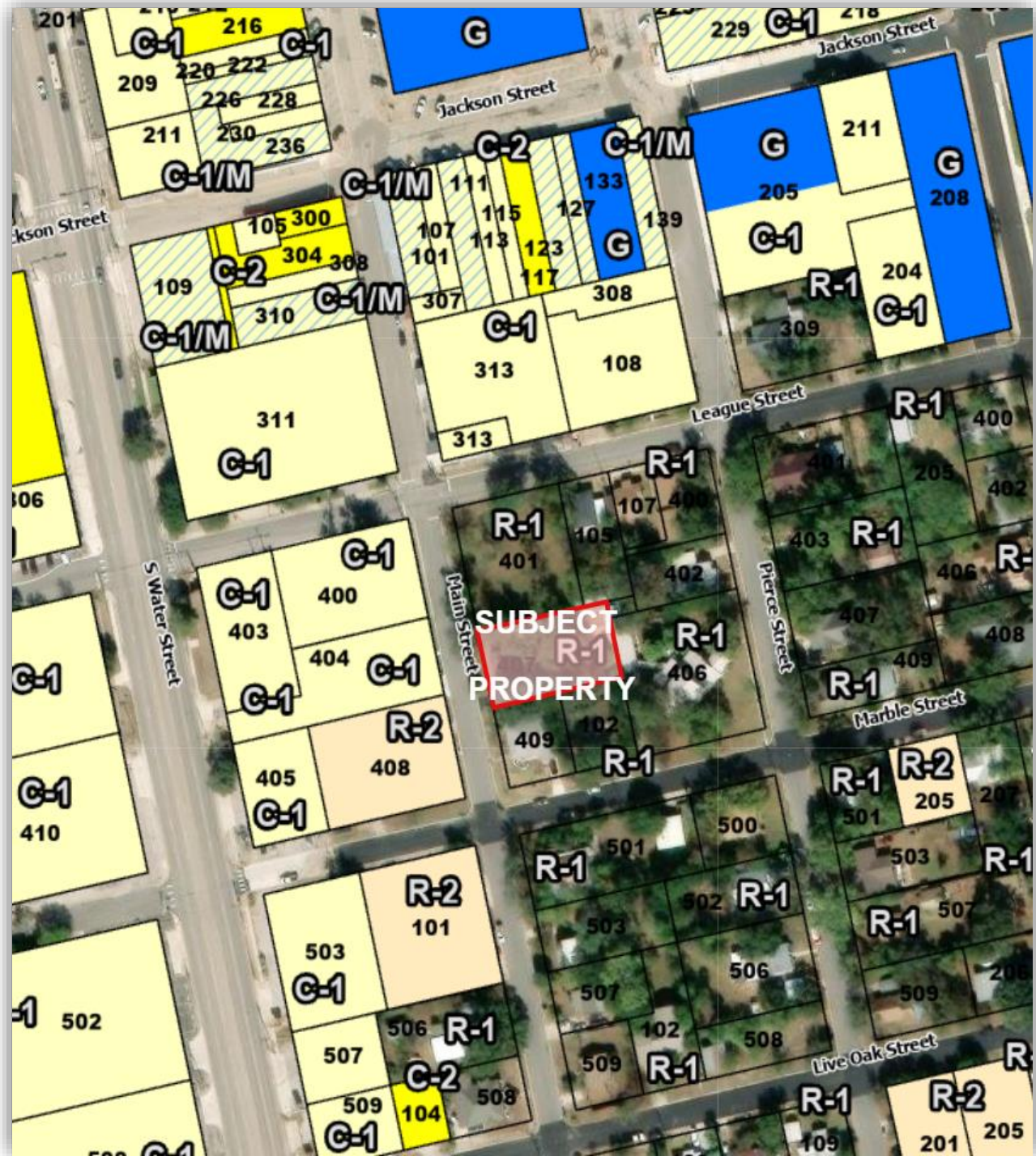


Exhibit B – Application & Letter of Intent



City of Burnet
Zoning Change Application

City of Burnet · Development Services Department · (512) 715-3206
1001 Buchanan Drive · Suite 4 · Burnet, Texas · 78611

Zoning Change Request - \$250

Conditional Use Permit - \$250

Name of Applicant: Johnny Ramirez
Current Address: 1670 County Road 304
City: Bertram State: TX Zip Code: 78605
Primary Phone: (512) 801 - 2533 Cell Phone: () -
Email: ramirezj@jlbuidersllc.com

Name(s) of Property Owner(s): Ramirez Capitol Investment Group, LLC
Current Address: 1670 County Road 304
City: Bertram State: TX Zip Code: 78605
Primary Phone: (512) 801 - 2533 Cell Phone: () -
Email: ramirezj@jlbuidersllc.com

Address of Property to be Rezoned: 407 South Main St. Burnet, Tx 78611
Legal Description: Home
Total Acreage: 0.298 Number of Lots: 1
Present Zoning: R-1 Present Use: Home
Proposed Zoning: NC Proposed Use: Hair Salon
Conditional Use Permit for: _____

Applicant Signature: _____ Date: 02 / 18 / 26
Printed Name: Johnny Ramirez

Property Owner Signature: _____ Date: 02 / 18 / 26
Printed Name: Johnny Ramirez

Letter of Request

The owners of Iron Star Salon respectfully request that the property located at 407 S. Main Street be rezoned from Residential R-1 to Neighborhood Commercial.

Iron Star Salon has proudly served the Burnet community for 25 years at our current location, 308 S. Main Street. For more than two decades, we have rented that property from the late George Hehr and his wife, Sharon. In December 2025, Mrs. Hehr informed us of her intention to sell the property and gave us six months to secure a new location. With Burnet's rental market currently limited, finding a suitable space that would allow us to continue operating within the community we serve proved to be extremely challenging.

Our salon is home to four stylists, all born and raised in Burnet County. We are small business owners, mothers, neighbors, and active members of this community. Our livelihoods depend on serving our long-standing clients, and we are equally committed to welcoming the many new residents moving into our area. Remaining in Burnet is not only important for our business, it is important for our families and for the clients who have supported us for decades.

The property at 407 S. Main Street was purchased by J&L Builders and generously offered to us as a potential new home for Iron Star Salon. Johnny Ramirez and his crew have been working diligently to restore and thoughtfully renovate the structure, which was originally built in 1915 and required substantial interior and exterior improvements. Their goal is to create a clean, safe, and modern salon environment while preserving the character and integrity of the historic home.

The completed project will feature a clean white and black exterior, professional signage, and attractive landscaping that will enhance the overall curb appeal of the property. The site already includes a driveway accommodating at least six vehicles, in addition to available street parking. Walkways and entrances are being upgraded to ensure full ADA compliance and safe access for all clients.

Importantly, this location sits directly across the street from two existing businesses that were once residential properties and have successfully transitioned to commercial use. Rezoning this property to Neighborhood Commercial would be consistent with the evolving character of this portion of Main Street while maintaining the charm and appearance of the surrounding area.

We are not seeking to introduce heavy commercial activity, but rather to continue operating a long-established, low-impact, appointment-based business that has been part of

Burnet's fabric for a quarter of a century. Approving this request would allow a locally owned small business to remain in the community it has faithfully served for 25 years.

We respectfully ask for your consideration and support in rezoning 407 S. Main Street to Neighborhood Commercial so that Iron Star Salon may continue to serve Burnet for many years to come.

ORDINANCE NO. 2026-10

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 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

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 subject to this Zoning District Reclassification is property known as **407 S Main Street**, legally described as: **0.29 ACRE TRACT BEING A PORTION OF LOTS 1, 3, AND 4, BLOCK 8 OF THE VANDEVEER ADDITION, IN THE B.B. CASTLEBERRY SURVEY, SEC. NO. 2, ABS. NO. 187** as shown on **Exhibit “A”** hereto.

Section Three. Zoning District Reclassification. Neighborhood Commercial – District “NC” 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 14th day of April 2026.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

Exhibit "A"

Location Map

