

STATE OF TEXAS {}

COUNTY OF BURNET {}

CITY OF BURNET {}

On this, the 1st day of December 2025, the City Council of the City of Burnet convened in a Workshop Session, at 11:30 a.m. in the Executive Conference Room, located at 301 E. Jackson, Burnet, TX thereof with the following members present, to-wit:

Mayor	Gary Wideman
Council Members	Tommy Gaut, Philip Thurman, Joyce Laudenschlager, Ricky Langley
Absent	Cindia Talamantez
City Manager	David Vaughn
City Secretary	Maria Gonzales

Guests: Eric Belaj, Leslie Kimbler, Keith McBurnett, Adrienne Feild, Shawn Nelson, Tres Clinton

Call to Order: Mayor Gary Wideman called the meeting to order at 11:38 a.m.

CONSIDERATION ITEMS:

2.1) Discuss and consider action: Request from C3 Air Works to lease the maintenance hangar and a portion of the FBO building at Burnet Municipal Airport:

City Manager David Vaughn reported that the current lease with Crosby Services is set to expire in January 2026. He noted that Crosby Services has sold the maintenance portion of their business to C3 Air Works, whose ownership has expressed interest in establishing a new lease upon the expiration of the existing agreement.

Mr. Vaughn explained that there are several moving parts involved in creating a new lease agreement, including considerations regarding the CAF and potential locations for each business. He stated that, if Council elects to move forward, the new lease with C3 Air Works would be structured as a one-year contract, consistent with the terms offered to the current FBO.

Councilman Philip Thurman made a motion to proceed as discussed. Council Member Ricky Langley seconded the motion. The motion passed unanimously.

2.2) Discuss and consider action: Amendment to the Honey Rock Development Agreement: D. Vaughn

City Manager David Vaughn reported that developers with Honey Rock Development have requested a rezoning of a portion of their plat. The area in question, located near the highway, is currently zoned C-2 Medium Commercial. Shawn Nelson, a representative of the developer for Honey Rock, stated that they would prefer a significant portion of the area be rezoned to R-3, noting that the remainder of their property already includes an R-3 zone and they would like that designation extended closer to the highway.

Mr. Nelson described the proposed multifamily housing as a higher-end product intended primarily

for retirees. He also explained that Honey Rock plans to construct a sound barrier to buffer highway noise and provide additional privacy.

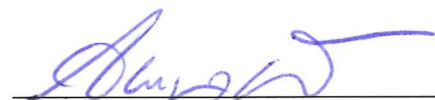
Council directed City Staff to proceed with creating a zoning designation specific to the type of multifamily housing proposed by Mr. Nelson and Honey Rock Development, rather than an R-3 Multifamily zoning.

EXECUTIVE SESSION: None.

RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION: None.

REQUESTS FROM COUNCIL FOR FUTURE REPORTS: In accordance with Resolution R2020-28 councilmembers may request the City Manager to prepare and present future reports on matters of public interest: None.

ADJOURN: There being no further business, a motion to adjourn was made by Mayor Gary Wideman at 1:02 p.m. Council Member Philip Thurman seconded the motion. The motion passed unanimously.



Gary Wideman, Mayor

ATTEST:



Maria Gonzales, City Secretary

