



## PLANNING AND ZONING COMMISSION MINUTES

On this the **6<sup>th</sup> day of October 2025**, the Planning and Zoning Commission of the City of Burnet convened in Regular Session, at 5:30 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 5:34 p.m. by Chairman Calib Williams.

### 2. ROLL CALL:

Members present: Calib Williams, Dan Stewart, Dwayne Tuttle, and Lee Carney.

Members absent: Glen Gates

Guests: Lance Collie, Diana Flores, Heather Koenning, Amber Lauer, Mary Blair, Jeff Davis, James Schuetz, and Howard J. Benton

Others present: Keith McBurnett, Assistant City Manager, and Leslie Kimbler, Planning Manager

### 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 regular meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on August 4, 2025.

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

### 4. PUBLIC HEARINGS AND ACTION ITEMS:

#### 1. Public hearing and action: Ordinance No. 2025-43: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2012-09 AND THE OFFICIAL FUTURE LAND USE MAP OF THE CITY BY ASSIGNING THE PROPERTY KNOWN AS 500 N MAIN STREET FROM ITS PRESENT DESIGNATION OF COMMERCIAL TO A DESIGNATION OF RESIDENTIAL; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; 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 amendment to the City's Future Land Use Map for property known as 500 N Main Street from a designation of Commercial to Residential. Chairman Williams opened the public hearing at 5:37 p.m. Daughters of the applicants, Heather Koenning and Amber Lauer, spoke to the Commission regarding the reason for their parent's request and spoke in favor to the amendment. There being no further public comments, Chairman Williams closed the public hearing at 5:39 p.m. Commissioner Stewart made a motion to approve the request. The motion was seconded by Commissioner Carney. The motion was approved with a vote of 3 to 0.

**2. Public hearing and action: Ordinance No. 2025-44: 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 500 N MAIN STREET FROM ITS PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT "C-1" TO A DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT "R-1"; 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 rezone 500 N Main Street from Light Commercial – District "C-1" to Single-family Residential – District "R-1". Chairman Williams opened the public hearing at 5:43 p.m. There being no public comments, Chairman Williams closed the public hearing at 5:43 p.m. Commissioner Williams made a motion to approve the request. The motion was seconded by Commissioner Carney. The motion was approved with a vote of 3 to 0.

**3. Public hearing and action: Ordinance No. 2025-45: L. Kimbler**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2012-09 AND THE OFFICIAL FUTURE LAND USE MAP OF THE CITY BY ASSIGNING THE PROPERTY KNOWN AS 1404 N WATER STREET FROM ITS PRESENT DESIGNATION OF RESIDENTIAL TO A DESIGNATION OF GOVERNMENT; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; 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 amendment to the City's Future Land Use Map for property known as 1404 N Water Street from a designation of Residential to Government. Chairman Williams opened the public hearing at 5:47 p.m. Guest, Lance Collie, spoke to the Commission requesting further details and information regarding the proposed pedestrian bridge. Mr. Collie did not speak for or against the amendment to the FLUM. Guest, Jeff Davis, spoke to the Commission requesting further details and information regarding the proposed pedestrian bridge. Mr. Davis did not speak for or against the amendment to the FLUM. Guest, Howard J. Benton, spoke to the Commission requesting further information regarding the FLUM. Mr. Benton did state that

he was not opposed to the city purchasing the property but did not speak for or against the amendment to the FLUM. There being no further public comments, Chairman Williams closed the public hearing at 5:56 p.m. Chairman Williams and staff reiterated to the Commission and the guests present that the item being considered was not for the development of the proposed pedestrian bridge and was only for the amendment to the FLUM. After clarification and understanding that the request was to amend the FLUM due to the City's ownership, Commissioner Carney made a motion to approve the request. The motion was seconded by Commissioner Williams. The motion was approved with a vote of 3 to 0.

**4. Public hearing and action: Ordinance No. 2025-46: 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 1404 N WATER STREET FROM ITS PRESENT DESIGNATION OF MULTI-FAMILY RESIDENTIAL – DISTRICT "R-3" TO A DESIGNATION OF GOVERNMENT – DISTRICT "G"; 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 rezone 1404 N Water Street from Multi-family Residential – District "R-3" to Government – District "G". Chairman Williams opened the public hearing at 5:58 p.m. There being no public comments, Chairman Williams closed the public hearing at 5:58 p.m. Commissioner Stewart made a motion to approve the request. The motion was seconded by Commissioner Carney. The motion was approved with a vote of 3 to 0.

**5. Public hearing and action: Resolution No. 2025-75: L. Kimbler**

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE "FINAL PLAT" OF BURNET AIRPORT, A COMMERCIAL SUBDIVISION CONSISTING OF APPROXIMATELY 268.58 ACRES; AND ACCEPTANCE OF RIGHTS-OF-WAY DEDICATION

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

Planning Manager, Leslie Kimbler, presented staff's report regarding the approval of the Final Plat of Burnet Airport and acceptance of certain rights-of-way dedication. Chairman Williams opened the public hearing at 6:01 p.m. There being no public comments, Chairman Williams closed the public hearing at 6:01 p.m. Commissioner Stewart made a motion to approve the request. The motion was seconded by Commissioner Carney. The motion was approved with a vote of 3 to 0.

- 5. STAFF REPORTS:** Planning Manager, Leslie Kimbler, discussed the proposed meeting calendar for the 2026 meeting year. Commissioners were asked to review and inform staff at the next meeting if there were any issues with the proposed meeting dates.

Staff also informed the Commissioners of the new state law passed that required large zoning notice signs to be posted on all properties the Commission is to consider for zoning changes. Lastly, staff informed the Commission that their next meeting, held on November 3<sup>rd</sup>, would be at the new Council Chambers located at the new city hall at 301 E Jackson Street.

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

**7. ADJOURN:**

There being no further business, Chairman Williams adjourned the meeting at 6:06 p.m.



Calib Williams, Chairman  
City of Burnet Planning and Zoning Commission

Attest: 

Bobbi Havins, Secretary