



## NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BURNET, TEXAS

This notice is posted pursuant to the Texas Local Government Code, Chapter §551 – Open Meetings.

Notice is hereby given that the **Public Hearing and Regular Meeting of the Planning and Zoning Commission** of the City of Burnet, Texas will be held on Monday, **October 2, 2023**, 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 will be discussed, to-wit:

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**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.

- 3.1) Minutes of the meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on September 11, 2023.

**4. PUBLIC HEARINGS:**

- 4.1) Public Hearing and Consideration of the following: Plat applications, Zoning Amendments and Zoning Classifications presented by Carly Pearson, Director of Public Works & Development Services, and Leslie Kimbler, Planning Manager:

- (a) 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 ASSIGNING PROPERTY KNOWN AS 1815 S WATER ST, GALLOWAY HAMMOND RV PARK, FROM ITS PRESENT DESIGNATION OF HEAVY COMMERCIAL – DISTRICT “C-3” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 301 GARDEN TRAIL, HALEY NELSON PARK, FROM ITS PRESENT DESIGNATION OF AGRICULTURE – DISTRICT “A” AND SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY LEGALLY DESCRIBED AS: ABS A0187 B.B. CASTLEBERRY, 1.15 ACRES, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY LEGALLY DESCRIBED AS ABS A0187 B.B. CASTLEBERRY, TRACT CEMETERY, 0.4 ACRES, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 709 NORTHINGTON STREET, BOYS AND GIRLS CLUB, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; AND PROPERTY LEGALLY DESCRIBED AS: BEING THE SOUTH ONE-HALF OF LOT NO. 1 AND ALL OF LOT NO. 2, BLK. 41, VANDERVEER/ALEXANDER ADDITION FROM ITS PRESENT

DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A  
DESIGNATION OF GOVERNMENT – DISTRICT “G”

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

**5. STAFF REPORTS:**

**6. REQUESTS FOR FUTURE AGENDA ITEMS:**

**ADJOURN:**

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Burnet, is a true and correct copy of said notice and that I posted a true and correct copy of said notice on the bulletin board, in the City Hall of said City, Burnet, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on September 29, 2023 at or before 5 o'clock p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of said meeting.

**Dated this the 29<sup>th</sup> day of September 2023**

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Kelly Dix, City Secretary

***NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:***

The City of Burnet Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the Development Services Department at (512) 715-3215, FAX (512) 756-8560 or e-mail at [lkimbler@cityofburnet.com](mailto:lkimbler@cityofburnet.com) for information or assistance.



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### 1. CALL TO ORDER:

The meeting was called to order at 6:00 p.m. by Chairman Gaut.

### 2. ROLL CALL:

Members present: Tommy Gaut, Calib Williams, Glen Gates, Glean Teague

Members absent: Derek Fortin

Guests: Russell Scott, Darrell Sargent, Judy Humphry, Kathy Baucom, Steven Merritt, Greg Fagot, Mark Blankenship, Sondra Mobley, Julia Perkins, Caryn Paye, Kenny Adair, Janet Widmer, Bob Erchinger, Terry & Kade Stanley

Others present: David Vaughn, City Manager, Habib Erkan, Jr., Asst. 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.

- 3.1) Minutes of the meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on July 10, 2023.

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

### 4. PUBLIC HEARINGS:

- 4.1) Public Hearing and Consideration of the following: Zoning Amendments and Zoning Classifications presented by David Vaughn, City Manager and Leslie Kimbler, Planning Manager:

(a) AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS AMENDING THE CODE OF ORDINANCES, CHAPTER 118 ( ENTITLED "ZONING"); SEC.118-20 (ENTITLED "GENERAL REQUIRMENTS AND LIMITATIONS") PROVIDING FOR PERMISSIONS FOR SHORT TERM RENTAL USES

- (1) Staff Presentation – D. Vaughn
- (2) Public Hearing
- (3) Consideration and action.

City Manager, David Vaughn, presented staff's report regarding the proposed ordinance amendment for requirements and limitations for Short Term Rental Uses. Chairman Gaut opened the public hearing at 6:06 p.m. Guest, Judy Humphrey

spoke to the Commission in regard to concerns of added traffic and parking to which short term rentals cause in neighborhoods. Guest, Russell Scott, spoke in opposition of the proposed ordinance amendments as he was concerned that these regulations would take away homeowner's property rights. Guest, Mark Blankenship, spoke in favor of the regulations as he feels this is typical in most areas. Guest, Sondra Mobley, spoke in favor of regulations as she has seen the negative impacts of short-term rentals in other communities. After all public comments were presented, Chairman Gaut closed the public hearing at 6:15 p.m. After much discussion amongst the Commission in regard to amending the proposed ordinance, Commissioner Gaut made a motion to approve the proposed ordinance subject to future amendments to add a process for a type of permit to be issued for residential zoned properties and to address grandfathering provisions for current properties utilized as Short Term Rentals. The motion was seconded by Commissioner Gates. The motion carried with a vote of 4 to 0.

(b) 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 ASSIGNING THE PROPERTY KNOWN AS: 104 COUNTY ROAD 108 (LEGALLY DESCRIBED AS: BEING 0.973 ACRES, OUT OF THE JOHN HAMILTON SURVEY NO. 1, ABS. NO. 405) FROM AGRICULTURE – DISTRICT “A” TO NEIGHBORHOOD COMMERCIAL – DISTRICT “NC” CLASSIFICATION.

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

\*Note for Minutes – Item B was moved to be presented prior to Item A on the agenda\* Planning Manager, Leslie Kimbler, presented staff's report regarding the proposed request for zoning change. Chairman Gaut opened the public hearing at 6:04 p.m. There being no one present to speak on the topic, Chairman Gaut closed the public hearing at 6:04 p.m. Commissioner Gates made a motion to approve the proposed zoning amendments. The motion was seconded by Commissioner Williams. The motion carried with a vote of 4 to 0.

(c) 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 ASSIGNING THE PROPERTY LEGALLY DESCRIBED AS: LOT 2, BLOCK 4, CHEATHAM SUBDIVISION, FROM SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO LIGHT COMMERCIAL – DISTRICT “C-1” CLASSIFICATION.

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

Planning Manager, Leslie Kimbler, presented staff's report regarding the proposed request for zoning change. Mark Blakenship, owner of 704, 7011, 716 & 722 N West Street, spoke in opposition to the request for zoning change stating the street is a nice and quiet residential street and he hoped that it would stay as such. There being no further comment, Chairman Gaut opened the public hearing at 6:46 p.m. Commissioner Williams made a motion to deny the request for zoning change. The

motion was seconded by Commissioner Teague. The motion carried with a vote of 4 to 0.

- (d) 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 ASSIGNING PROPERTY KNOWN AS 507 E JACKSON & 310 S SILVER ST (LEGALLY DESCRIBED AS: BEING LOTS ONE, TWO, THREE AND FOUR, BLK SIX, PETER KERR DONATION PORTION) FROM ITS PRESENT DESIGNATION OF LIGHT INDUSTRIAL – DISTRICT “I-1” TO A DESIGNATION OF NEIGHBORHOOD COMMERCIAL – DISTRICT “NC”; PROPERTY LEGALLY DESCRIBED AS: EAST PART OF LOTS 1 & 2 (0.67 ACRE), BLOCK 15, VANDEVEER/ALEXANDER ADDITION FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF NEIGHBORHOOD COMMERCIAL – DISTRICT “NC”; PROPERTY KNOWN AS 404 E MARBLE ST (LEGALLY DESCRIBED AS: BEING A PORTION OF LOTS TWO AND THREE, BLK 15, VANDEVEER ADDITION), FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF NEIGHBORHOOD COMMERCIAL – DISTRICT “NC”; PROPERTY KNOWN AS 801 E PECAN STREET (LEGALLY DESCRIBED AS: LOT 4, BLK 4, JOHNSON ADDITION) FROM ITS PRESENT DESIGNATION OF LIGHT INDUSTRIAL – DISTRICT “I-1” TO A DESIGNATION OF SINGLE-FAMILY RESIDENTIAL - DISTRICT “R-1”; AND PROPERTY KNOWN AS 607 S RHOMBERG STREET (LEGALLY DESCRIBED AS: S8450 VANDEVEER/ALEXANDER LOT PT OF 3, BLK 44) FROM ITS PRESENT DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” TO A DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” CLASSIFICATION

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

Planning Manager, Leslie Kimbler, presented staff's report regarding the proposed request for zoning change. Chairman Gaut opened the public hearing at 7:01 p.m. Guest, Russell Scott, spoke in opposition to the zoning change to his property legally described as being a portion of lots two and three, Blk 15, Vandever addition. Mr. Scott stated that he purchased the property as an investment property and wished to keep the commercial zoning. There being no further comments, Chairman Gaut closed the public hearing at 7:08 p.m. Commissioner Teague made a motion to approve the proposed request zoning changes except for property legally described as being a portion of lots two and three, Blk 15, Vandever addition to the recommendation was for Light Commercial – District “C-1”. The motion was seconded by Commissioner Gaut. The motion carried with a vote of 4 to 0.

- (e) 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 ASSIGNING THE PROPERTY KNOWS AS 1402 N. WATER ST (LEGALLY DESCRIBED AS: LOT 2, AND THE EAST 15 FT OF LOT 7, BLOCK 10, OAKS ADDITION), FROM MULTI-FAMILY RESIDENTIAL – DISTRICT “R-3” TO SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” CLASSIFICATION.

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

Planning Manager, Leslie Kimbler, presented staff's report regarding the proposed request for zoning change. Chairman Gaut opened the public hearing at 7:17 p.m. Guest and owner of subject property, Janet Widmer, spoke in favor to the Commission regarding this property stating that the property was sold under the pretext that it could still be renovated and occupied as a single-family home. There being no further comment, Chairman Gaut closed the public hearing at 7:18 p.m. Commissioner Teague made a motion to approve the proposed request for zoning change. The motion was seconded by Commissioner Gates. The motion carried with a vote of 4 to 0.

- (f) 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 THE USE OF AN "MINI STORAGE WAREHOUSE" IN A HEAVY COMMERCIAL – DISTRICT "C-3" FOR PROPERTY KNOWN AS 2435 W HWY 29, LEGALLY DESCRIBED AS: 6.06 ACRE TRACT, MORE OR LESS (INSIDE CITY LIMITS), OUT OF THE JOHN HAMILTON SURVEY, ABS. NO. 405.

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

Planning Manager, Leslie Kimbler, presented staff's report regarding the proposed zoning change. Chairman Gaut opened the public hearing at 7:21 p.m. There being no one present to speak on the topic, Chairman Gaut closed the public hearing at 7:21 p.m. Commissioner Gates made a motion to approve the proposed request for zoning change. The motion was seconded by Commissioner Teague. The motion carried with a vote of 4 to 0.

**5. STAFF REPORTS:** There were no staff reports presented.

**6. REQUESTS FOR FUTURE AGENDA ITEMS:**

**ADJOURN:**

There being no further business, Chairman Gaut adjourned the meeting at 7:22 p.m.

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Tommy Gaut, Chair  
City of Burnet Planning and Zoning Commission

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



## Development Services

## ITEM 4.1 (a)

Leslie Kimbler  
Planner  
512-715-3215  
lkimbler@cityofburnet.com

### Public Hearing and Action Item

**Meeting Date:** October 2, 2023

**Agenda Item:** 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 ASSIGNING PROPERTY KNOWN AS 1815 S WATER ST, GALLOWAY HAMMOND RV PARK, FROM ITS PRESENT DESIGNATION OF HEAVY COMMERCIAL – DISTRICT “C-3” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 301 GARDEN TRAIL, HALEY NELSON PARK, FROM ITS PRESENT DESIGNATION OF AGRICULTURE – DISTRICT “A” AND SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY LEGALLY DESCRIBED AS: ABS A0187 B.B. CASTLEBERRY, 1.15 ACRES, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY LEGALLY DESCRIBED AS ABS A0187 B.B. CASTLEBERRY, TRACT CEMETERY, 0.4 ACRES, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 709 NORTHINGTON STREET, BOYS AND GIRLS CLUB, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; AND PROPERTY LEGALLY DESCRIBED AS: BEING THE SOUTH ONE-HALF OF LOT NO. 1 AND ALL OF LOT NO. 2, BLK. 41, VANDERVEER/ALEXANDER ADDITION FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”: L. Kimbler

**Background:** All properties for consideration are owned by the City of Burnet. This request is a city-initiated request to bring the property into compliance with the current zoning code.

**Information:** The requested District “G” (Government and Public Institutional District) is for properties “intended to provide appropriate areas for uses that provide important community services often requiring large amounts of land.”



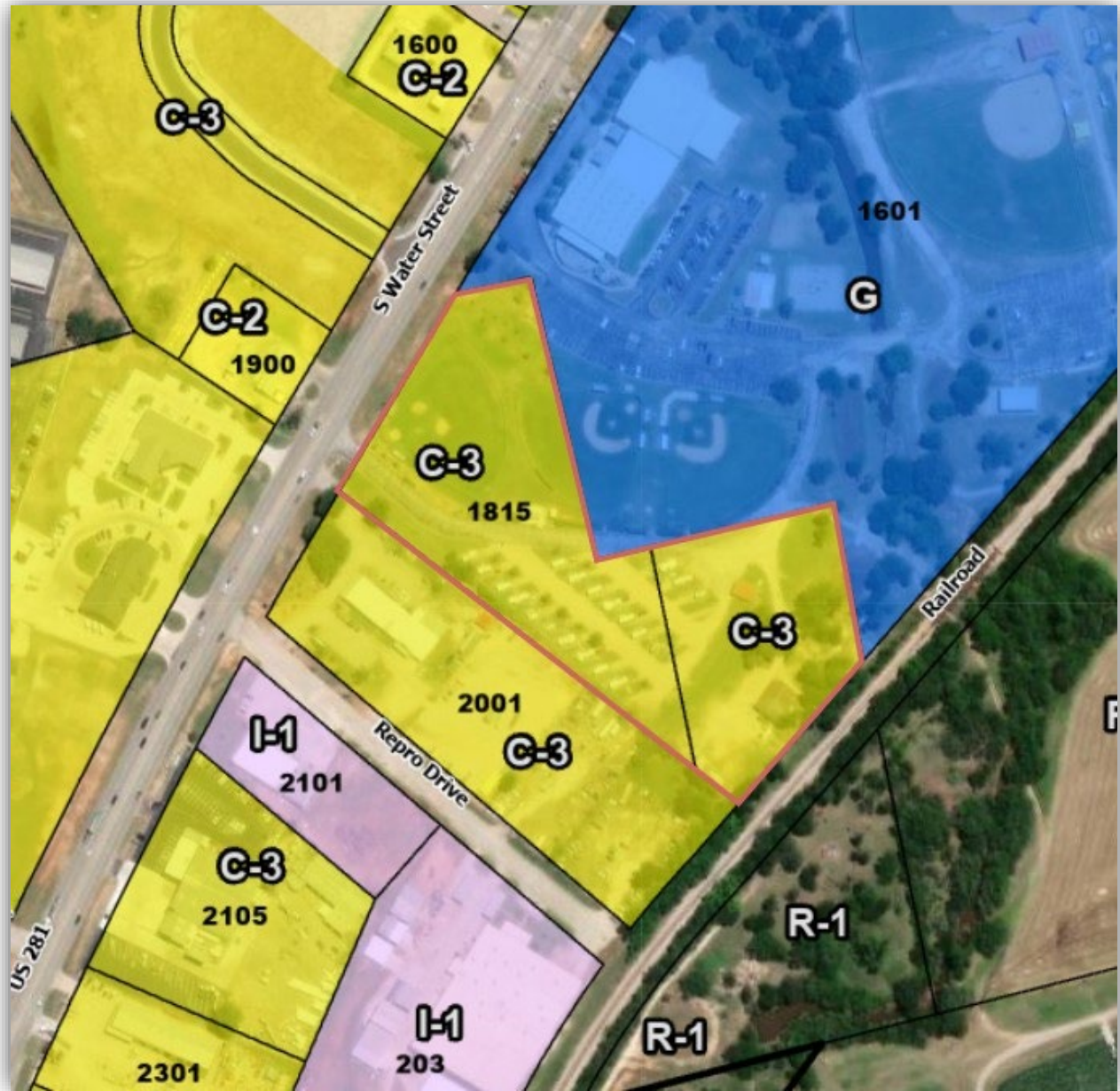
**Public Notification:** Written notices were mailed to 91 surrounding property owners within 200 feet of the subject property. There have been zero responses in favor and zero responses in opposition.

**Recommendation:** Open the public hearing. At the conclusion of the public hearing, discuss and consider the first reading of the draft ordinance.



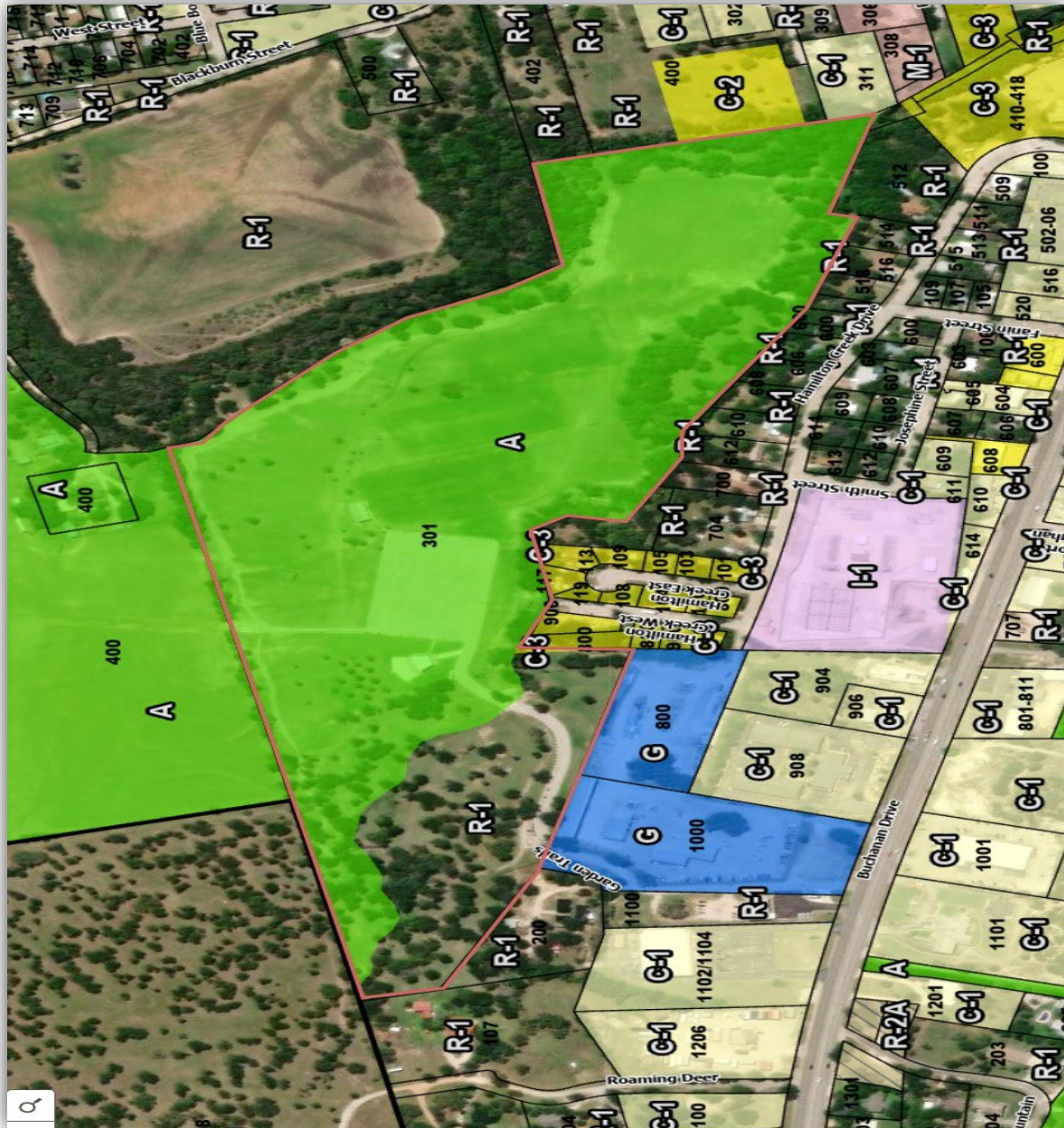
## Exhibit A – Location and Current Zoning

PROPERTY KNOWN AS 1815 S WATER ST, GALLOWAY HAMMOND RV PARK



## Exhibit A – Location and Current Zoning (cont.)

PROPERTY KNOWN AS 301 GARDEN TRAIL, HALEY NELSON PARK





## Exhibit A – Location and Current Zoning (cont.)

PROPERTY LEGALLY DESCRIBED AS: ABS A0187 B.B. CASTLEBERRY, 1.15 ACRES and PROPERTY LEGALLY DESCRIBED AS ABS A0187 B.B. CASTLEBERRY, TRACT CEMETERY, 0.4 ACRES



**Exhibit A – Location and Current Zoning (cont.)**

PROPERTY KNOWN AS 709 NORTHINGTON ST, BOYS AND GIRLS CLUB





**Exhibit A – Location and Current Zoning (cont.)**

PROPERTY LEGALLY DESCRIBED AS: PROPERTY LEGALLY DESCRIBED AS:  
BEING THE SOUTH ONE-HALF OF LOT NO. 1 AND ALL OF LOT NO. 2, BLK. 41,  
VANDERVEER/ALEXANDER ADDITION



**ORDINANCE NO. 2023-XX**

**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 ASSIGNING PROPERTY KNOWN AS 1815 S WATER ST, GALLOWAY HAMMOND RV PARK, FROM ITS PRESENT DESIGNATION OF HEAVY COMMERCIAL – DISTRICT “C-3” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 301 GARDEN TRAIL, HALEY NELSON PARK, FROM ITS PRESENT DESIGNATION OF AGRICULTURE – DISTRICT “A” AND SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY LEGALLY DESCRIBED AS: ABS A0187 B.B. CASTLEBERRY, 1.15 ACRES, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY LEGALLY DESCRIBED AS ABS A0187 B.B. CASTLEBERRY, TRACT CEMETERY, 0.4 ACRES, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 709 NORTHINGTON STREET, BOYS AND GIRLS CLUB, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; AND PROPERTY LEGALLY DESCRIBED AS: BEING THE SOUTH ONE-HALF OF LOT NO. 1 AND ALL OF LOT NO. 2, BLK. 41, VANDERVEER/ALEXANDER ADDITION FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”**

**WHEREAS**, the City Council, by the passage and approval of Ordinance No. 2021-001, 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**, it is further legislatively found that this proposed zoning reclassification of property does not require an amendment to the Future Land Use Plan; 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 the subject to this Zoning District Reclassification is known as: 1815 S WATER ST, GALLOWAY HAMMOND RV PARK, (LEGALLY DESCRIBED AS: BEING A 7.84 ACRE TRACT OF LAND, CONSISTING OF 5.54 ACRES OUT OF THE LEM TAYLOR SURVEY NO. 8 AND 2.30 ACRES OUT OF THE B.B. CASTLEBERRY SURVEY NO. 2) as shown on **Exhibit “A”** hereto.

**Section three. Zoning District Reclassification.** GOVERNMENT – DISTRICT “G” Zoning District Classification is hereby assigned to the Property described in section two.

**Section four. Property.** The Property that is the subject to this Zoning District Reclassification is known as: 301 GARDEN TRAIL, HALEY NELSON PARK, (LEGALLY DESCRIBED AS: 51.25 ACRE TRACT OF LAND OUT OF THE JOHN HAMILTON SURVEY NO. 1) as shown on **Exhibit “B”** hereto.

**Section five. Zoning District Reclassification.** GOVERNMENT – DISTRICT “G” Zoning District Classification is hereby assigned to the Property described in section four.

**Section six. Property.** The Property that is the subject to this Zoning District Reclassification is legally described as ABS A0187 B.B. CASTLEBERRY, 1.15 ACRES as shown on **Exhibit “C”** hereto.

**Section seven. Zoning District Reclassification.** GOVERNMENT – DISTRICT “G” Zoning District Classification is hereby assigned to the Property described in section six.

**Section eight. Property.** The Property that is the subject to this Zoning District Reclassification is legally described as: ABS A0187 B.B. CASTLEBERRY, TRACT CEMETERY, 0.4 ACRES as shown on **Exhibit “D”** hereto.

**Section nine. Zoning District Reclassification.** GOVERNMENT – DISTRICT “G” Zoning District Classification is hereby assigned to the Property described in section eight.

**Section ten. Property.** The Property that is the subject to this Zoning District Reclassification is known as: 709 NORTHINGTON (LEGALLY DESCRIBED AS: S4150 KERR DONATION (5 AC BLOCKS) BLK 1 (PT OF 5 AC) as shown on **Exhibit “E”** hereto.



**Section eleven. Zoning District Reclassification.** GOVERNMENT – DISTRICT “G” Zoning District Classification is hereby assigned to the Property described in section eight.

**Section twelve. Property.** The Property that is the subject to this Zoning District Reclassification is legally described as: BEING THE SOUTH ONE-HALF OF LOT NO. 1 AND ALL OF LOT NO. 2, BLK. 41, VANDERVEER/ALEXANDER as shown on **Exhibit “F”** hereto.

**Section thirteen. Zoning District Reclassification.** GOVERNMENT – DISTRICT “G” Zoning District Classification is hereby assigned to the Property described in section eight.

**Section fourteen. 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 fifteen. Repealer.** Other ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent of such conflict.

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

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

**PASSED** on First Reading the 24<sup>th</sup> day of October 2023

**PASSED AND APPROVED** on this the 15<sup>th</sup> day of November 2023.

**CITY OF BURNET, TEXAS**

\_\_\_\_\_  
Gary Wideman, Mayor

**ATTEST:**

\_\_\_\_\_  
Kelly Dix, City Secretary

**Exhibit "A"**

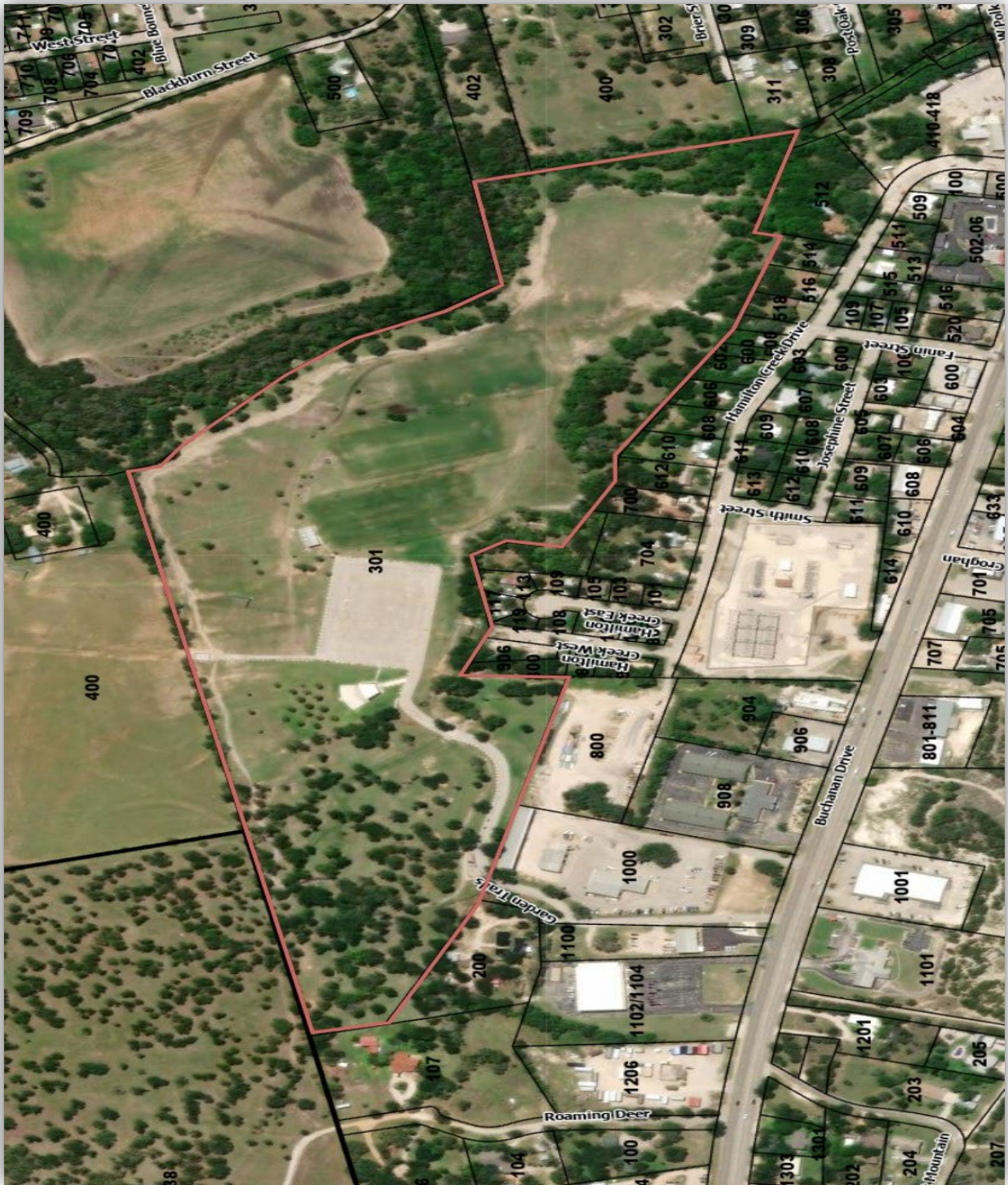
1815 S WATER ST, GALLOWAY HAMMOND RV PARK, (LEGALLY DESCRIBED AS:  
BEING A 7.84 ACRE TRACT OF LAND, CONSISTING OF 5.54 ACRES OUT OF THE  
LEM TAYLOR SURVEY NO. 8 AND 2.30 ACRES OUT OF THE B.B. CASTLEBERRY  
SURVEY NO. 2)





**Exhibit "B"**

301 GARDEN TRAIL, HALEY NELSON PARK, (LEGALLY DESCRIBED AS: 51.25  
ACRE TRACT OF LAND OUT OF THE JOHN HAMILTON SURVEY NO. 1)





**Exhibit "C"**  
ABS A0187 B.B. CASTLEBERRY, 1.15 ACRES





**Exhibit "D"**  
ABS A0187 B.B. CASTLEBERRY, TRACT CEMETERY, 0.4 ACRES





**Exhibit "E"**

709 NORTINGTON (LEGALLY DESCRIBED AS: S4150 KERR DONATION (5 AC  
BLOCKS) BLK 1 (PT OF 5 AC)





**Exhibit "F"**  
BEING THE SOUTH ONE-HALF OF LOT NO. 1 AND ALL OF LOT NO. 2, BLK. 41,  
VANDERVEER/ALEXANDER

