



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, **November 6, 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 October 2, 2023.

4. PUBLIC HEARINGS:

- 4.1) Public Hearing and Consideration of the following: Plat applications, Zoning Amendments and Zoning Classifications presented by 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 111 SHADY GROVE RD., SHADY GROVE ELEMENTARY SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 500 E GRAVES STREET, RJ RICHEY ELEMENTARY SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 1401 N. MAIN STREET, BURNET MIDDLE SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 1000 GREEN MILE, BURNET HIGH SCHOOL, FROM ITS PRESENT DESIGNATION OF AGRICULTURE – DISTRICT “A” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 607 N VANDERVEER, BURNET ELEMENTARY SCHOOL,

FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 801 N WOOD STREET, BCISD BUS BARN, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 208 E BRIER STREET, BCISD ADMINISTRATION OFFICES, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; AND PROPERTY KNOWN AS 401 E THIRD STREET, BCISD ATHLETICS COMPLEX, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”.

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

(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 PROPERTY KNOWN AS 600 DELAWARE SPRINGS BLVD., DELAWARE SPRINGS GOLF COURSE, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” AND MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”.

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

4.2) The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a proposed “Preliminary Plat” for approximately 42.67 acres out of Eugenio Perez Subdivision, Abs. No. A0672. The proposed “Preliminary Plat” will establish Springside Estates, consisting of 79 residential lots: L. Kimbler

5. ACTION ITEMS:

- 5.1) Discuss and consider action: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING VARIANCES TO THE CODE OF ORDINANCES, SECTION 98-48 – BLOCKS FOR THE PROPOSED PRELIMINARY PLAT OF SPRINGSIDE ESTATES SUBDIVISION: L. Kimbler
- 5.2) Discuss and consider action: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE “PRELIMINARY PLAT” OF SPRINGSIDE ESTATES, A PROPOSED 79-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 42.67 ACRES: L. Kimbler

6. STAFF REPORTS:

7. 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 November 3, 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 3rd day of November 2023

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 for information or assistance.



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:

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 and Derek Fortin

Guests: Dwaine and Addie Zinser

Others present: Carly Pearson, Director of Public Works and Development Services, 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 September 9, 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 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.

Planning Manager, Leslie Kimbler, presented staff’s report regarding the proposed request for zoning changes. Chairman Gaut opened the public hearing at 6:03 p.m. Guest, Addie Zinser, addressed the Commission regarding the plans for the rezone and expressed her concerns regarding the drainage in the area. Ms. Zinser did not speak in favor or opposition of the request. There being no further comments, Chairman Gaut closed the public hearing at 6:06 p.m. Commissioner Gates made a motion to approve the proposed request zoning changes. The motion was seconded by Commissioner Williams. The motion carried with a vote of 5 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 6:10 p.m.

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: November 6, 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 111 SHADY GROVE RD., SHADY GROVE ELEMENTARY SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 500 E GRAVES STREET, RJ RICHEY ELEMENTARY SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 1401 N. MAIN STREET, BURNET MIDDLE SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 1000 GREEN MILE, BURNET HIGH SCHOOL, FROM ITS PRESENT DESIGNATION OF AGRICULTURE – DISTRICT “A” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 607 N VANDERVEER, BURNET ELEMENTARY SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 801 N WOOD STREET, BCISD BUS BARN, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 208 E BRIER STREET, BCISD ADMINISTRATION OFFICES, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; AND PROPERTY KNOWN AS 401 E THIRD STREET, BCISD ATHLETICS COMPLEX, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”: L. Kimbler

Background: All properties for consideration are owned by the Burnet Consolidated School District. 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 204 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

111 SHADY GROVE RD – SHADY GROVE ELEMENTARY SCHOOL



Exhibit A – Location and Current Zoning (cont.)

500 E GRAVES – RJ RICHEY ELEMENTARY SCHOOL, 1401 N MAIN ST – BURNET MIDDLE SCHOOL, 1000 GREEN MILE – BUNET HIGH SCHOOL, 401 E THIRD ST – BCISD ATHLETICS COMPLEX

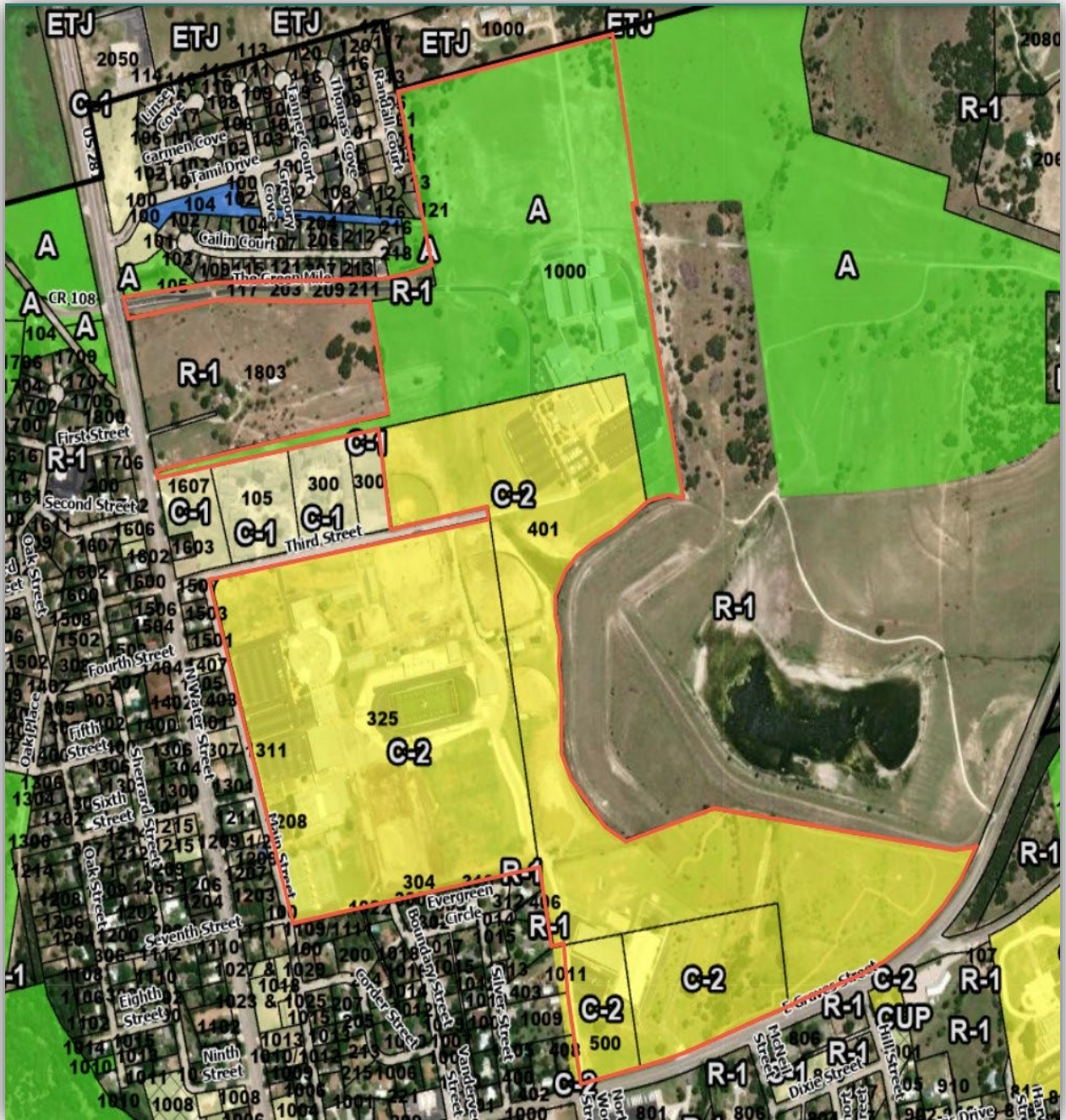


Exhibit A – Location and Current Zoning (cont.)

607 N VANDERVEER ST – BURNET ELEMENTARY
801 N WOOD ST – BCISD BUS BARN

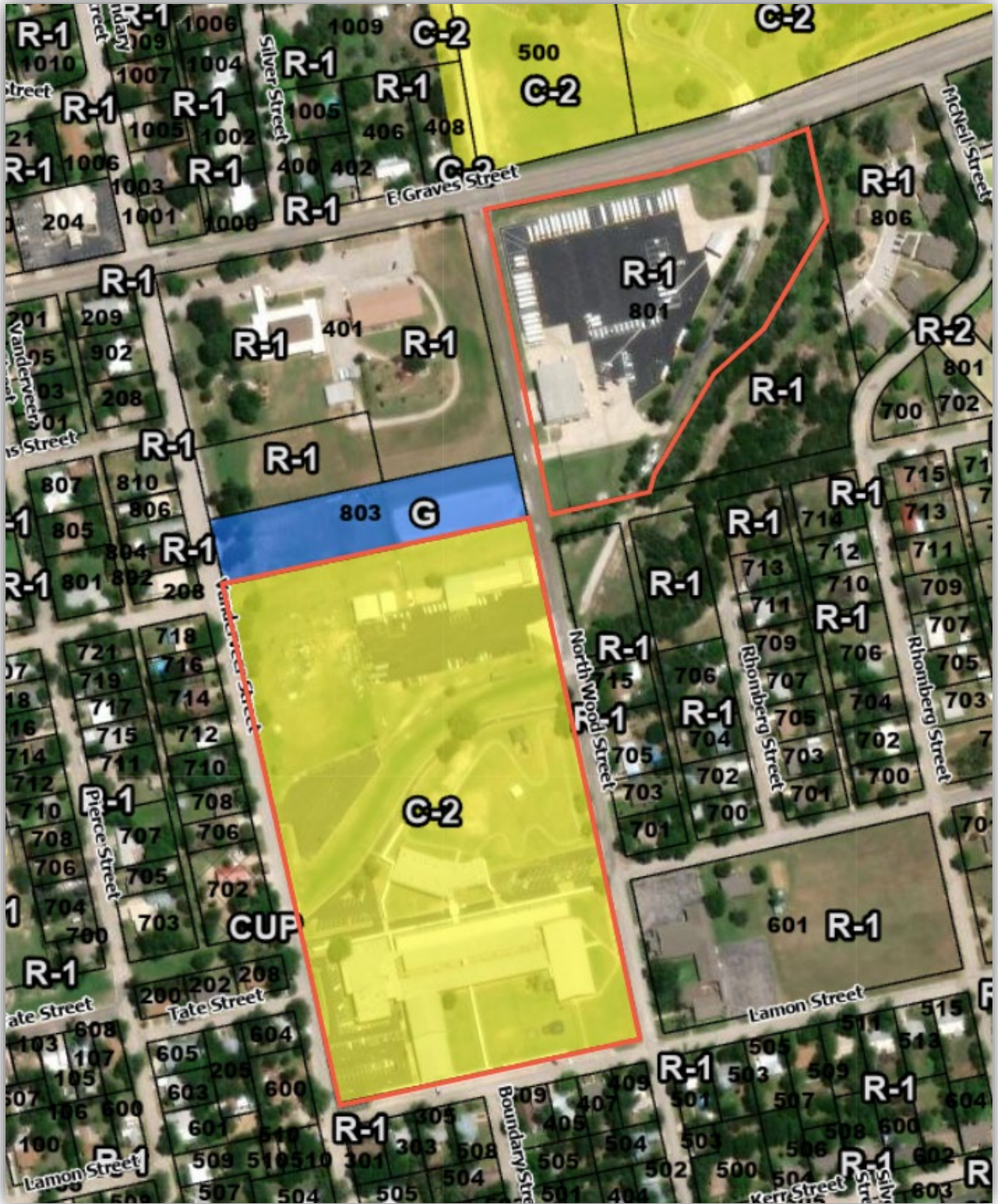
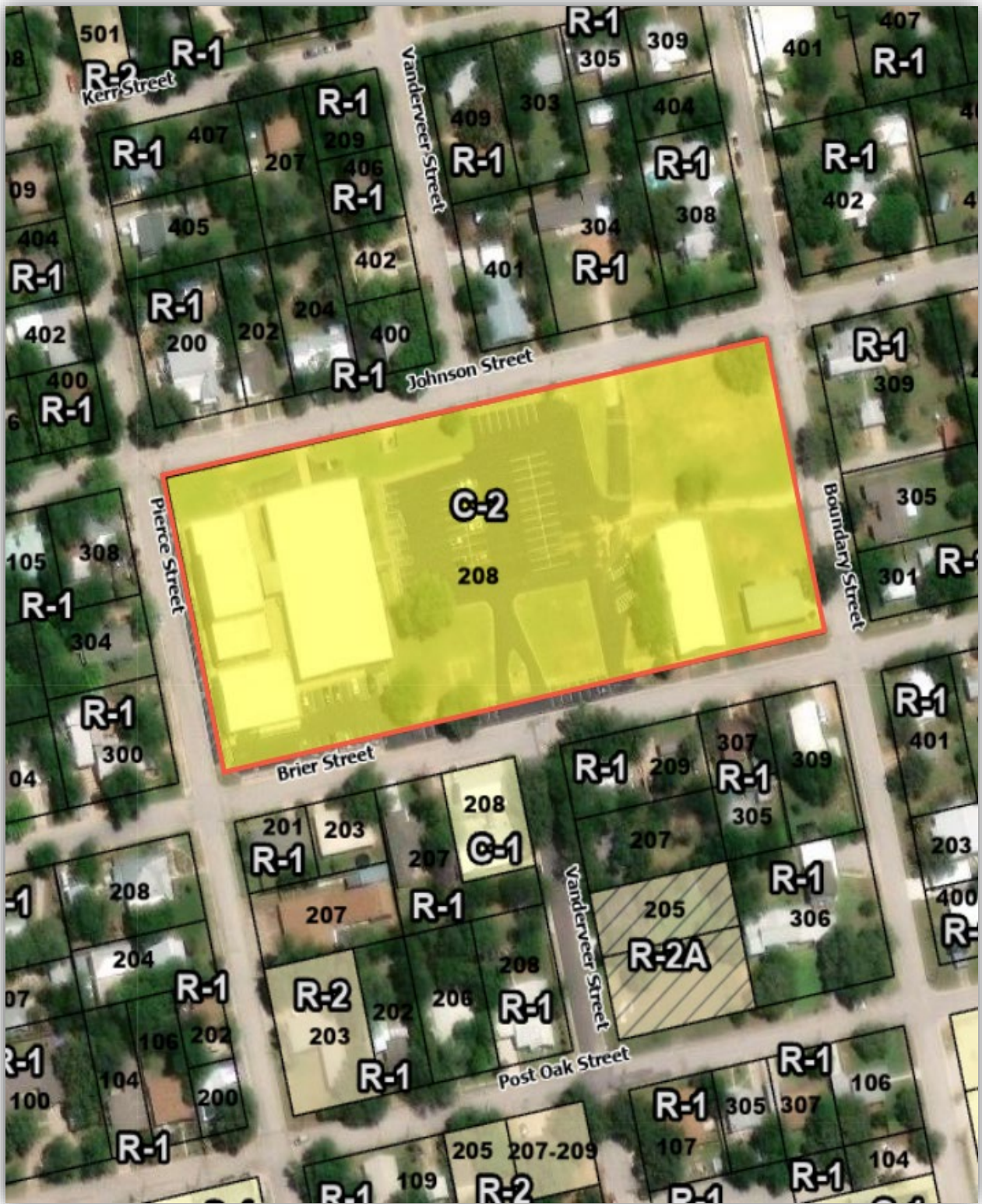


Exhibit A – Location and Current Zoning (cont.)

208 E BRIER STREET – BCISD ADMINISTRATION OFFICE



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 111 SHADY GROVE RD., SHADY GROVE ELEMENTARY SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 500 E GRAVES STREET, RJ RICHEY ELEMENTARY SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 1401 N. MAIN STREET, BURNET MIDDLE SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 1000 GREEN MILE, BURNET HIGH SCHOOL, FROM ITS PRESENT DESIGNATION OF AGRICULTURE – DISTRICT “A” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 607 N VANDERVEER, BURNET ELEMENTARY SCHOOL, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 801 N WOOD STREET, BCISD BUS BARN, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROPERTY KNOWN AS 208 E BRIER STREET, BCISD ADMINISTRATION OFFICES, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; AND PROPERTY KNOWN AS 401 E THIRD STREET, BCISD ATHLETICS COMPLEX, FROM ITS PRESENT DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2” 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: 111 SHADY GROVE RD, SHADY GROVE ELEMENTARY SCHOOL (LEGALLY DESCRIBED AS: ABS A0405 JOHN HAMILTON, TRACT PT OF 308, 20 ACRES) 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: 500 EAST GRAVES ST, RJ RICHEY ELEMENTARY SCHOOL, (LEGALLY DESCRIBED AS: ABS A0405 JOHN HAMILTON, 4.653 AC. AND ABS A0405 JOHN HAMILTON, 11.836 AC) 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 known as 1401 NORTH MAIN STREET, BURNET MIDDLE SCHOOL, (LEGALLY DESCRIBED AS: ABS A405 JOHN HAMILTON , TRACT BEING 55.279 AC & 1.749 IN 3RD ST, 57.028 AC) 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 known as: 1000 GREEN MILE, BURNET HIGH SCHOOL (LEGALLY DESCRIBED AS: ABS A0405 JOHN HAMILTON, TRACT PT OF 59.80AC TR, 49.8 AC. IN CITY) 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: 607 N VANDERVEER ST, BURNET ELEMENTARY

SCHOOL, (LEGALLY DESCRIBED AS: ABS A0405 JOHN HAMILTON, BLK BEING 10-AC. BLK 14, N ½ OF 10-AC BLK 8, 15.594 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 ten.

Section twelve. Property. The Property that is the subject to this Zoning District Reclassification known as: 801 N WOOD ST., BCISD BUS BARN, (LEGALLY DESCRIBED AS: ABS A0405 JOHN HAMILTON, 8.36 ACRES) 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 twelve.

Section fourteen. Property. The Property that is the subject to this Zoning District Reclassification is known as: 208 EAST BRIER ST, BCISD ADMINISTRATION OFFICES, (LEGALLY DESCRIBED AS: S7150 PETER KERR PORTION, BLK. 25 & 26) as shown on **Exhibit “G”** hereto.

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

Section sixteen. Property. The Property that is the subject to this Zoning District Reclassification is known as: 401 E THIRD ST, BCISD ATHLETIC COMPLEX, (LEGALLY DESCRIBED AS: ABS A0405 JOHN HAMILTON, 55.24 ACRES) as shown on **Exhibit “H”** hereto.

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

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

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

Section twenty-one. Effective Date. This ordinance is effective upon final passage and approval.

PASSED on First Reading the 14th day of November 2023.

PASSED AND APPROVED on this the 12th day of December 2023.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Kelly Dix, City Secretary

Exhibit "A"

111 SHADY GROVE RD, SHADY GROVE ELEMENTARY SCHOOL (LEGALLY DESCRIBED AS: ABS A0405 JOHN HAMILTON, TRACT PT OF 308, 20 ACRES)



Exhibit "B"

500 EAST GRAVES ST, RJ RICHEY ELEMENTARY SCHOOL, (LEGALLY DESCRIBED AS: ABS A0405 JOHN HAMILTON, 4.653 AC. AND ABS A0405 JOHN HAMILTON, 11.836 AC)



Exhibit "C"

1401 NORTH MAIN STREET, BURNET MIDDLE SCHOOL, (LEGALLY DESCRIBED AS: ABS A405 JOHN HAMILTON , TRACT BEING 55.279 AC & 1.749 IN 3RD ST, 57.028 AC)



Exhibit "D"

1000 GREEN MILE, BURNET HIGH SCHOOL (LEGALLY DESCRIBED AS: ABS A0405 JOHN HAMILTON, TRACT PT OF 59.80AC TR, 49.8 AC. IN CITY)



Exhibit "E"

607 N VANDERVEER ST, BURNET ELEMENTARY SCHOOL, (LEGALLY DESCRIBED AS: ABS A0405 JOHN HAMILTON, BLK BEING 10-AC. BLK 14, N 1/2 OF 10-AC BLK 8, 15.594 AC)



Exhibit "F"

801 N WOOD ST., BCISD BUS BARN, (LEGALLY DESCRIBED AS: ABS A0405 JOHN HAMILTON, 8.36 ACRES)



Exhibit "G"

208 EAST BRIER ST, BCISD ADMINISTRATION OFFICES, (LEGALLY DESCRIBED AS: S7150 PETER KERR PORTION, BLK. 25 & 26)



Exhibit "H"

401 E THIRD ST, BCISD ATHLETIC COMPLEX, (LEGALLY DESCRIBED AS: ABS
A0405 JOHN HAMILTON, 55.24 ACRES)





Development Services

ITEM 4.1 (b)

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

Public Hearing and Action Item

Meeting Date: November 6, 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 600 DELAWARE SPRINGS BLVD., DELAWARE SPRINGS GOLF COURSE, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” AND MEDIUM COMMERCIAL – DISTRICT “C-2” 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.

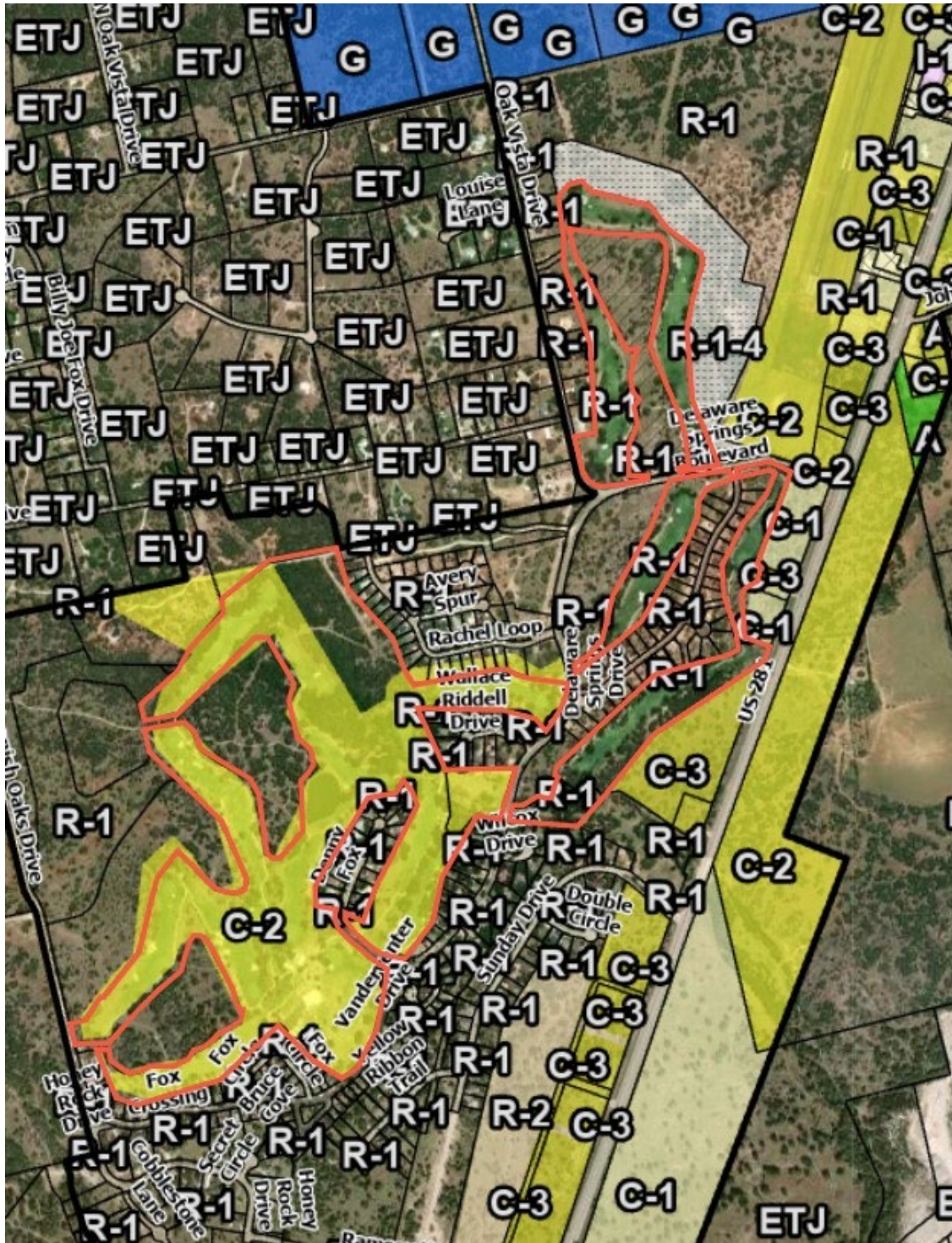
Information: The requested District “G” (Government and Public Institutional District) is for properties “intended to provide appropriate areas for uses that provide important community services often requiring large amounts of land.”

Public Notification: Written notices were mailed to 185 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

DELAWARE SPRINGS GOLF COURSE



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 600 DELAWARE SPRINGS BLVD., DELAWARE SPRINGS GOLF COURSE, FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” AND MEDIUM COMMERCIAL – DISTRICT “C-2” 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. As shown on the map of Delaware Springs tracts 1 through 27, attached hereto as Exhibit “A” the Property that is the subject to this Zoning District Reclassification are the tracts that follow:

Tract 1, save and except that portion of Tract 1 described in that certain Special Warranty Deed by and between the City of Burnet, as Seller, and Delaware

Springs Ranch Investments, LLC, as Buyer, recorded as Document No. 202117151 in the Public Records of Burnet County, Texas on October 13, 2023; and all of Tracts 2, 3, 20, and 21.

Section three. Zoning District Reclassification. GOVERNMENT – DISTRICT “G” 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 on First Reading the 14th day of November 2023.

PASSED AND APPROVED on this the 12th day of December 2023.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Kelly Dix, City Secretary

Exhibit "A"
GOLF COURSE





Development Services

ITEM 4.2

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

Public Hearing

Meeting Date: November 6, 2023

Public Hearing: The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a proposed "Preliminary Plat" for approximately 42.67 acres out of Eugenio Perez Subdivision, Abs. No. A0672. The proposed "Preliminary Plat" will establish Springside Estates, consisting of 79 residential lots: L. Kimbler

Information: The proposed subdivision, zoned as R-1-2 for half-acre lots and R-1-4 for quarter acre lots, is located to the west of the City of Burnet Airport and the Delaware Springs Golf Course, located between holes 5 and 6 (Exhibit A). The applicant is proposing to subdivide the tract to create 79 single-family residential lots with two detention ponds and a lift station (Exhibit B).

Four new streets will be created within the subdivision: Carlton Street, Springside Lane, Barrett Street, and Parkside Road. The subdivision is also providing one street stub for future connection to adjoining property to the north of the subdivision; that street name is to be determined at the time of connection. The proposed Carlton Street and Springside Lane block lengths do exceed the allowable length in the City of Burnet's code of ordinances, Sec. 98-42, and therefore will require approval of a subdivision variance.

Lots proposed along Carlton Street will be provided with all city utilities. Lots to be created between golf course holes 5 and 6, along Springside Ln., Parkside Rd., and Barrett St., will utilize private On-Site Sewage Facilities along with city water and electricity.

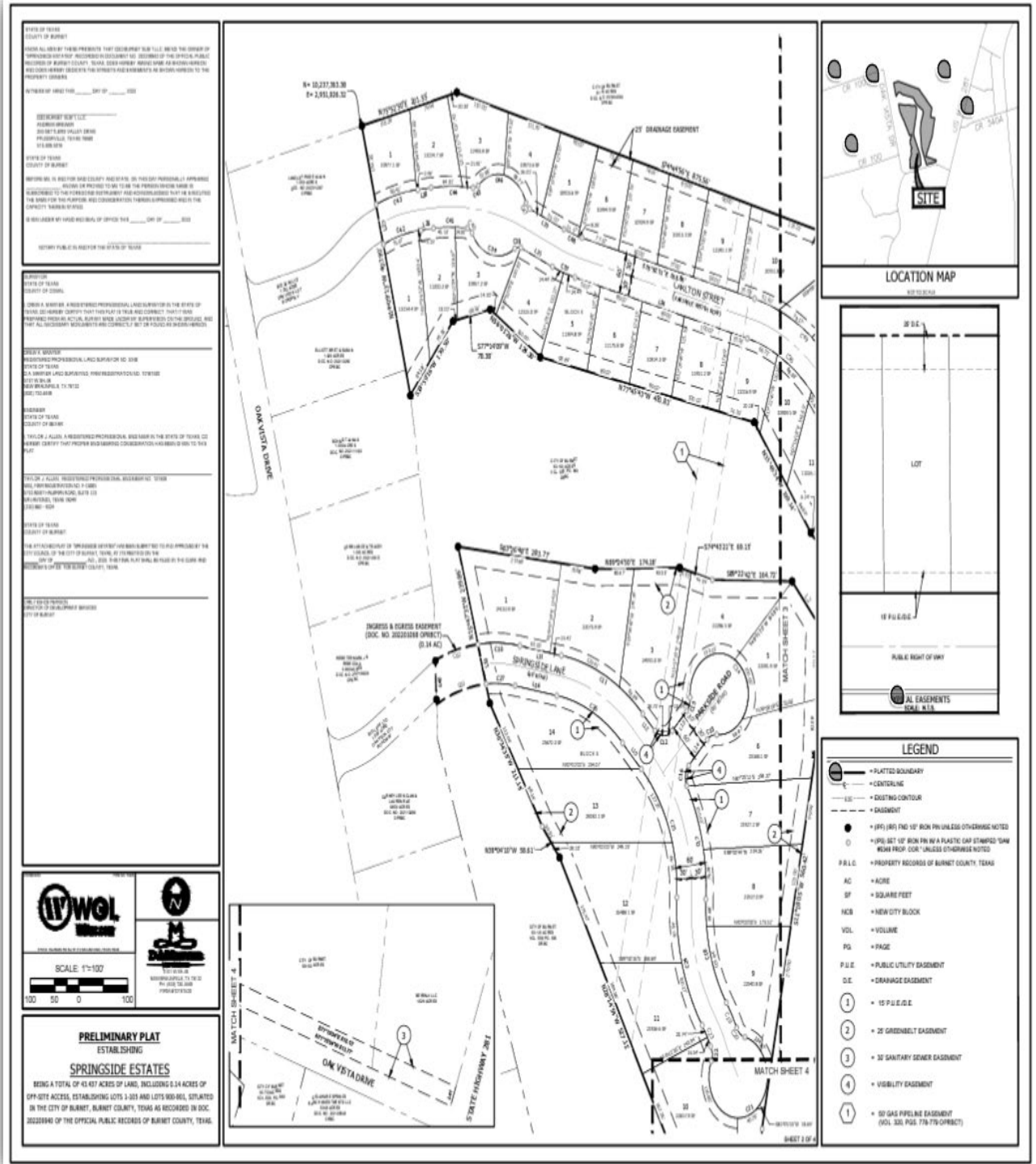
Staff Analysis: City staff and city engineer have reviewed the plat in accordance with Sec. 98-22 (entitled "Preliminary Plats") and have found the plat does generally meet the requirements as outlined in the code.

Recommendation: Open the public hearing.

Exhibit "A"
Tract



Plat Page 2



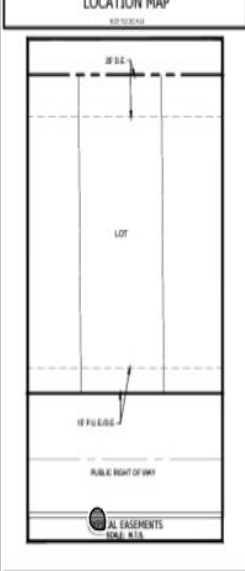
STATE OF TEXAS
COUNTY OF BURNET
I, _____, Surveyor, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Texas. I further certify that the above described plat was prepared in accordance with the laws and regulations of the State of Texas and the rules and regulations of the State Board of Professional Land Surveyors. I further certify that the above described plat was prepared in accordance with the laws and regulations of the State of Texas and the rules and regulations of the State Board of Professional Land Surveyors. I further certify that the above described plat was prepared in accordance with the laws and regulations of the State of Texas and the rules and regulations of the State Board of Professional Land Surveyors.

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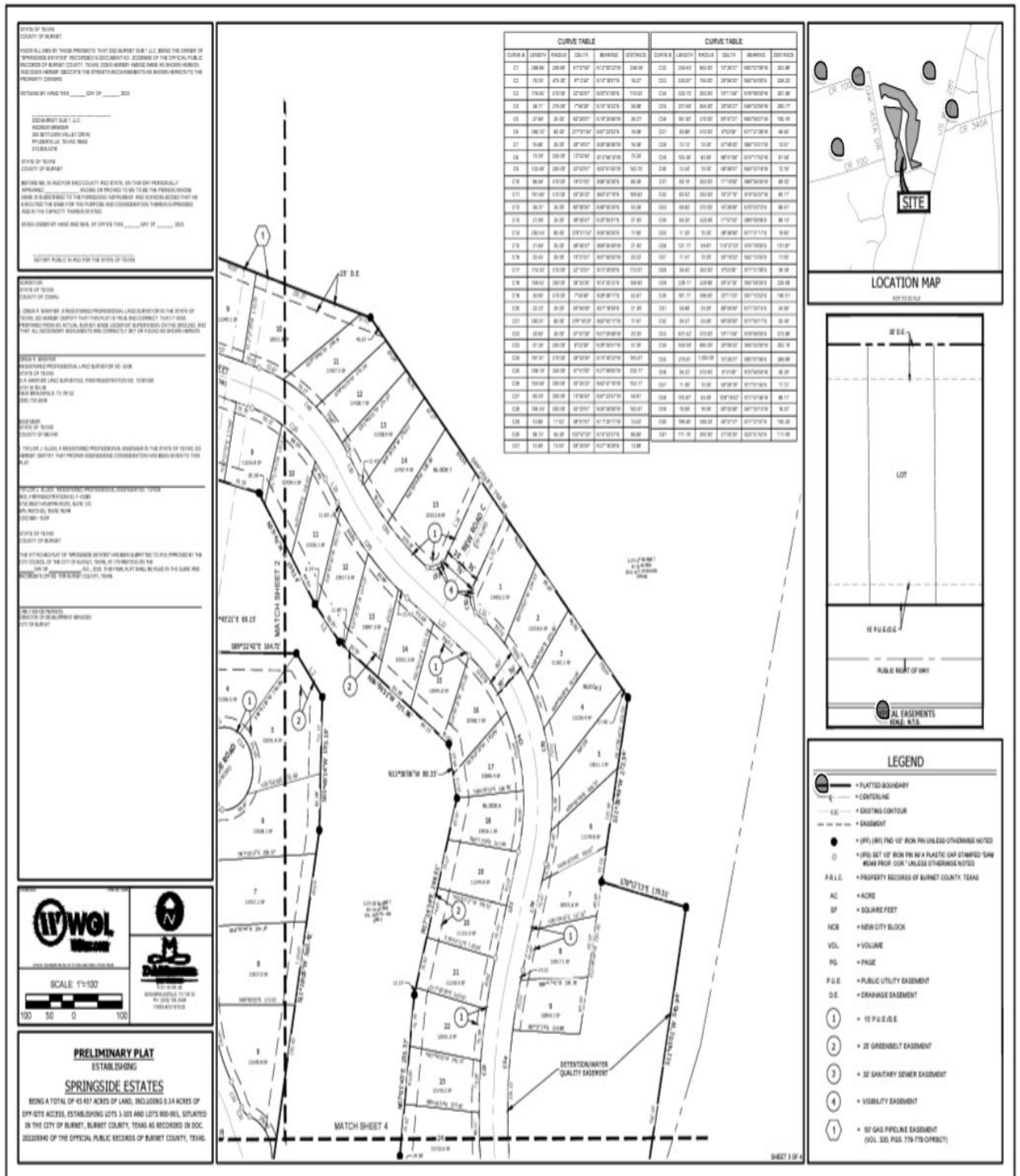
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COUNTY OF BURNET
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PRELIMINARY PLAT
ESTABLISHING
SPRINGSIDE ESTATES
BEING A TOTAL OF 43.67 ACRES OF LAND, INCLUDING 0.14 ACRES OF OFF-SITE ACRES, ESTABLISHING LOTS 1-20 AND LOTS 800-811, SITUATED IN THE CITY OF BURNET, BURNET COUNTY, TEXAS AS RECORDED IN DOC. 20220949 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

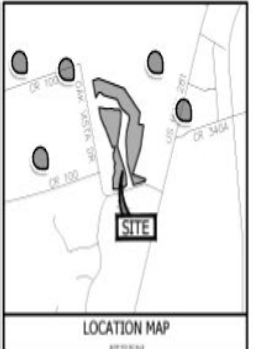


- LEGEND**
- PLATTED BOUNDARY
 - CENTERLINE
 - EXISTING CONTOUR
 - - - EASEMENT
 - (FF) (R) (F) 1/2" BORN PIN UNLESS OTHERWISE NOTED
 - (P) (S) 1/2" BORN PIN IN A PLASTIC CAP UNLESS OTHERWISE NOTED
 - P.R.C. PROPERTY RECORDS OF BURNET COUNTY, TEXAS
 - AC ACRE
 - SF SQUARE FEET
 - N.C.B. NEW CITY BLOCK
 - VOL. VOLUME
 - PG. PAGE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - 1 10' P.U.E.
 - 2 20' GREENBELT EASEMENT
 - 3 30' SANITARY SEWER EASEMENT
 - 4 VISIBILITY EASEMENT
 - 1 60' GAS PIPELINE EASEMENT (60" DIA. PUG. 178-179 CONTRACT)

Plat Page 3



CURVE TABLE					CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	CHORD BEARING	CURVE #	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	108.80	280.00	87.570	N17°02'21"W 238.00'	C2	234.00	600.00	177.217	N72°01'10"W 203.89'
C2	19.50	475.00	87.570	N17°02'21"W 16.27'	C3	234.00	600.00	177.217	N72°01'10"W 203.89'
C3	19.50	475.00	87.570	N17°02'21"W 16.27'	C4	234.00	600.00	177.217	N72°01'10"W 203.89'
C4	19.50	475.00	87.570	N17°02'21"W 16.27'	C5	234.00	600.00	177.217	N72°01'10"W 203.89'
C5	19.50	475.00	87.570	N17°02'21"W 16.27'	C6	234.00	600.00	177.217	N72°01'10"W 203.89'
C6	19.50	475.00	87.570	N17°02'21"W 16.27'	C7	234.00	600.00	177.217	N72°01'10"W 203.89'
C7	19.50	475.00	87.570	N17°02'21"W 16.27'	C8	234.00	600.00	177.217	N72°01'10"W 203.89'
C8	19.50	475.00	87.570	N17°02'21"W 16.27'	C9	234.00	600.00	177.217	N72°01'10"W 203.89'
C9	19.50	475.00	87.570	N17°02'21"W 16.27'	C10	234.00	600.00	177.217	N72°01'10"W 203.89'
C10	19.50	475.00	87.570	N17°02'21"W 16.27'	C11	234.00	600.00	177.217	N72°01'10"W 203.89'
C11	19.50	475.00	87.570	N17°02'21"W 16.27'	C12	234.00	600.00	177.217	N72°01'10"W 203.89'
C12	19.50	475.00	87.570	N17°02'21"W 16.27'	C13	234.00	600.00	177.217	N72°01'10"W 203.89'
C13	19.50	475.00	87.570	N17°02'21"W 16.27'	C14	234.00	600.00	177.217	N72°01'10"W 203.89'
C14	19.50	475.00	87.570	N17°02'21"W 16.27'	C15	234.00	600.00	177.217	N72°01'10"W 203.89'
C15	19.50	475.00	87.570	N17°02'21"W 16.27'	C16	234.00	600.00	177.217	N72°01'10"W 203.89'
C16	19.50	475.00	87.570	N17°02'21"W 16.27'	C17	234.00	600.00	177.217	N72°01'10"W 203.89'
C17	19.50	475.00	87.570	N17°02'21"W 16.27'	C18	234.00	600.00	177.217	N72°01'10"W 203.89'
C18	19.50	475.00	87.570	N17°02'21"W 16.27'	C19	234.00	600.00	177.217	N72°01'10"W 203.89'
C19	19.50	475.00	87.570	N17°02'21"W 16.27'	C20	234.00	600.00	177.217	N72°01'10"W 203.89'
C20	19.50	475.00	87.570	N17°02'21"W 16.27'	C21	234.00	600.00	177.217	N72°01'10"W 203.89'
C21	19.50	475.00	87.570	N17°02'21"W 16.27'	C22	234.00	600.00	177.217	N72°01'10"W 203.89'
C22	19.50	475.00	87.570	N17°02'21"W 16.27'	C23	234.00	600.00	177.217	N72°01'10"W 203.89'
C23	19.50	475.00	87.570	N17°02'21"W 16.27'	C24	234.00	600.00	177.217	N72°01'10"W 203.89'
C24	19.50	475.00	87.570	N17°02'21"W 16.27'	C25	234.00	600.00	177.217	N72°01'10"W 203.89'
C25	19.50	475.00	87.570	N17°02'21"W 16.27'	C26	234.00	600.00	177.217	N72°01'10"W 203.89'
C26	19.50	475.00	87.570	N17°02'21"W 16.27'	C27	234.00	600.00	177.217	N72°01'10"W 203.89'
C27	19.50	475.00	87.570	N17°02'21"W 16.27'	C28	234.00	600.00	177.217	N72°01'10"W 203.89'
C28	19.50	475.00	87.570	N17°02'21"W 16.27'	C29	234.00	600.00	177.217	N72°01'10"W 203.89'
C29	19.50	475.00	87.570	N17°02'21"W 16.27'	C30	234.00	600.00	177.217	N72°01'10"W 203.89'
C30	19.50	475.00	87.570	N17°02'21"W 16.27'	C31	234.00	600.00	177.217	N72°01'10"W 203.89'
C31	19.50	475.00	87.570	N17°02'21"W 16.27'	C32	234.00	600.00	177.217	N72°01'10"W 203.89'
C32	19.50	475.00	87.570	N17°02'21"W 16.27'	C33	234.00	600.00	177.217	N72°01'10"W 203.89'



STATE OF TEXAS
COUNTY OF BURNET

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, JAMES W. WOLFE, JR., DO hereby certify that the foregoing plat is a true and correct copy of the original plat as the same appears from the original records of the County Clerk of the County of Burmet, Texas, and that the same is a true and correct copy of the original plat as the same appears from the original records of the County Clerk of the County of Burmet, Texas.

WITNESSED MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

JAMES W. WOLFE, JR., J.C.C.
COUNTY CLERK
200 BENTLEY VALLEY DRIVE
MCKENZIE, TEXAS 75763
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET

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COUNTY CLERK
200 BENTLEY VALLEY DRIVE
MCKENZIE, TEXAS 75763
STATE OF TEXAS

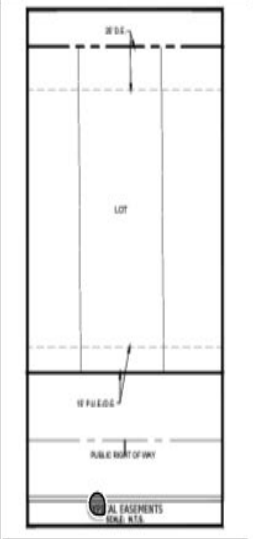
WOLFE
COUNTY CLERK

STATE OF TEXAS
COUNTY OF BURNET

SCALE 1"=100'

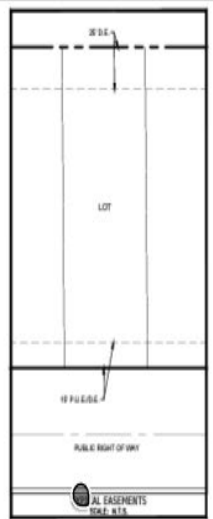
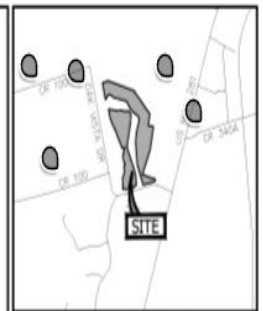
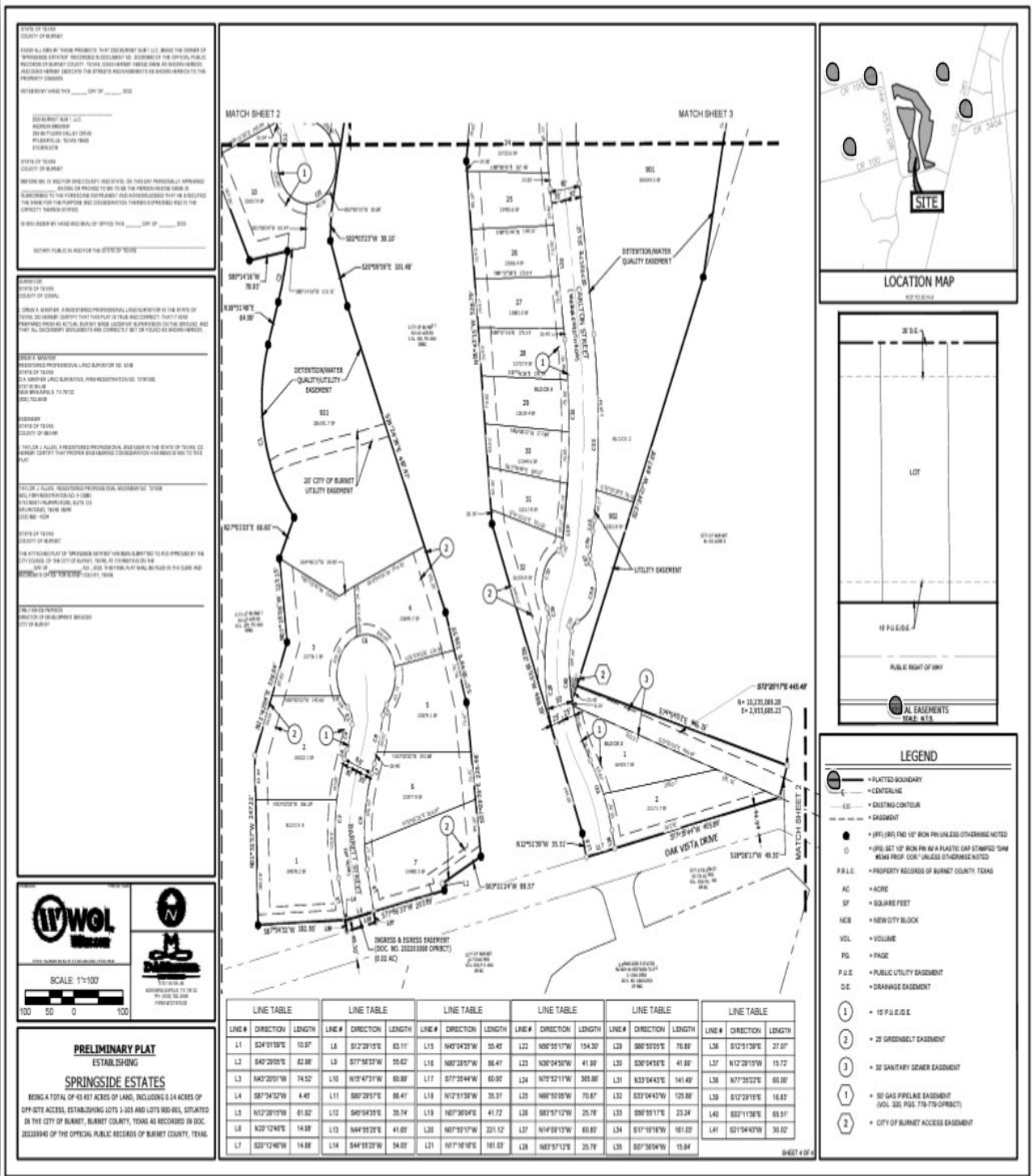
PRELIMINARY PLAT
ESTABLISHING
SPRINGSIDE ESTATES

BEING A TOTAL OF 43.47 ACRES OF LAND, INCLUDING 0.34 ACRES OF OFF-SITE ACCESS, ESTABLISHING LOTS 1-303 AND LOTS 900-961, SITUATED IN THE CITY OF BURNET, BURNET COUNTY, TEXAS AS RECORDED IN DOC. 20220940 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.



- LEGEND**
- PLATTED BOUNDARY
 - CENTERLINE
 - EXISTING CONTOUR
 - EASEMENT
 - 18' P.U.E.D.
 - 20' GREENBELT EASEMENT
 - 30' SANITARY SEWER EASEMENT
 - 50' GAS PLINE EASEMENT
- AC = ACRE
SF = SQUARE FEET
NCR = NEW CITY BLOCK
VOL. = VOLUME
PG. = PAGE
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
- PROPERTY RECORDS OF BURNET COUNTY, TEXAS

Plat Page 4



LEGEND

- PLATTED BOUNDARY
- CENTERLINE
- DISTINGUISHING CONTOUR
- EASEMENT
- 18" BORN PIN W/A PLASTIC CAP STAMPED 'TAM' WITH PROP. CO. UNLESS OTHERWISE NOTED
- PROPERTY RECORDS OF BURNET COUNTY, TEXAS
- AC - ACRE
- SF - SQUARE FEET
- HEB - HEW CITY BLOCK
- VOL - VOLUME
- PG - PAGE
- P.U.E. - PUBLIC UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- 18' PUBLIC EASEMENT
- 25' DRAINAGE EASEMENT
- 30' SANITARY SEWER EASEMENT
- 30' GAS PIPELINE EASEMENT (VOL. 335, PGS. 776-779 CONTRACT)
- CITY OF BURNET ACCESS EASEMENT

STATE OF TEXAS
 COUNTY OF BURNET

KNOW ALL MEN BY THESE PRESENTS THAT [Name] HAS CAUSED THE SEVERAL COPIES OF THIS INSTRUMENT TO BE RECORDED IN THE PUBLIC RECORDS OF BURNET COUNTY, TEXAS, FOR THE PURPOSE AND TO THE EFFECT HEREIN SET FORTH.

WITNESSE MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF BURNET

[Name], a single man, of legal age and sound mind, do hereby certify that the foregoing plat is a true and correct copy of the original plat as the same was prepared and filed in my office, and that the same has been duly recorded in the Public Records of Burnet County, Texas, in accordance with the laws of the State of Texas.

WITNESSE MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

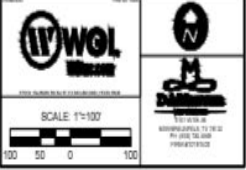
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF BURNET

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WITNESSE MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PRELIMINARY PLAT
 ESTABLISHING
SPRINGSIDE ESTATES

BEING A TOTAL OF 43.67 ACRES OF LAND, INCLUDING 0.44 ACRES OF OFF-SITE ACCESS, ESTABLISHING LOTS 1-303 AND LOTS 900-902, SITUATED IN THE CITY OF BURNET, BURNET COUNTY, TEXAS, AS RECORDED IN DOC. 20230940 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S24°51'00"E	10.87	L8	S12°28'15"E	83.11	L15	N45°34'35"W	55.45	L22	N00°55'17"W	154.30	L29	S80°55'55"E	75.89	L36	S12°28'15"E	27.87
L2	S40°28'05"E	82.86	L9	S77°56'37"W	35.62	L16	N03°29'37"W	86.47	L23	N03°04'30"W	41.89	L30	S30°34'56"E	41.89	L37	N12°28'15"W	15.72
L3	N45°20'01"W	74.52	L10	N15°47'31"W	80.89	L17	S77°24'44"W	60.92	L24	N15°52'11"W	385.86	L31	N32°04'43"E	141.49	L38	N77°28'22"E	60.89
L4	S87°34'32"W	4.49	L11	S80°29'37"E	86.41	L18	N12°51'39"W	35.37	L25	N60°55'05"W	75.87	L32	S33°04'43"E	125.88	L39	S12°28'15"E	16.83
L5	N12°28'15"W	81.92	L12	S40°34'35"E	35.74	L19	N03°30'54"E	41.72	L26	S83°57'12"W	25.78	L33	S80°55'17"E	33.24	L40	S20°12'05"E	65.91
L6	N22°12'46"E	14.88	L13	S44°55'23"E	41.89	L20	N03°59'17"W	221.12	L27	N14°08'13"W	80.85	L34	S17°18'18"W	181.02	L41	S21°54'03"W	30.52
L7	S32°12'46"W	14.88	L14	S44°55'23"W	54.89	L21	N17°18'16"E	181.83	L28	N83°57'12"E	25.78	L35	S87°36'54"W	15.84			



Development Services

ITEM 5.1

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

Action Item

Meeting Date: November 6, 2023

Action Item: Discuss and consider action: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING VARIANCES TO THE CODE OF ORDINANCES, SECTION 98-48 – BLOCKS FOR THE PROPOSED PRELIMINARY PLAT OF SPRINGSIDE ESTATES SUBDIVISION: L. Kimbler

Background: The proposed Preliminary Plat of Springside Estates Subdivision (Exhibit A) is a single-family residential subdivision on approximately 43 acres. The proposed subdivision will create 21 half-acre residential lots and 58 quarter-acre lots.

The subdivision is broken up into two tracts of land; one of which abuts the Burnet Municipal Airport, and the second is surrounded by the Delaware Springs Golf Course, holes 5 and 6. It will gain access from Delaware Springs Blvd. and Oak Vista Drive.

Information: The requested variance (Exhibit B) pertains to the requirements outlined in Code of Ordinances Sec. 98-48(1)(b) which states: "Residential blocks shall not exceed 600 feet nor be less than 300 feet in length." The proposed Carlton Street and Springside Lane block lengths do exceed the allowable length in the City of Burnet's code of ordinances, Sec. 98-42, and therefore will require approval of a subdivision variance.

The City of Burnet Code of Ordinances Sec. 98-82 states the following regarding variances to the subdivision standards:

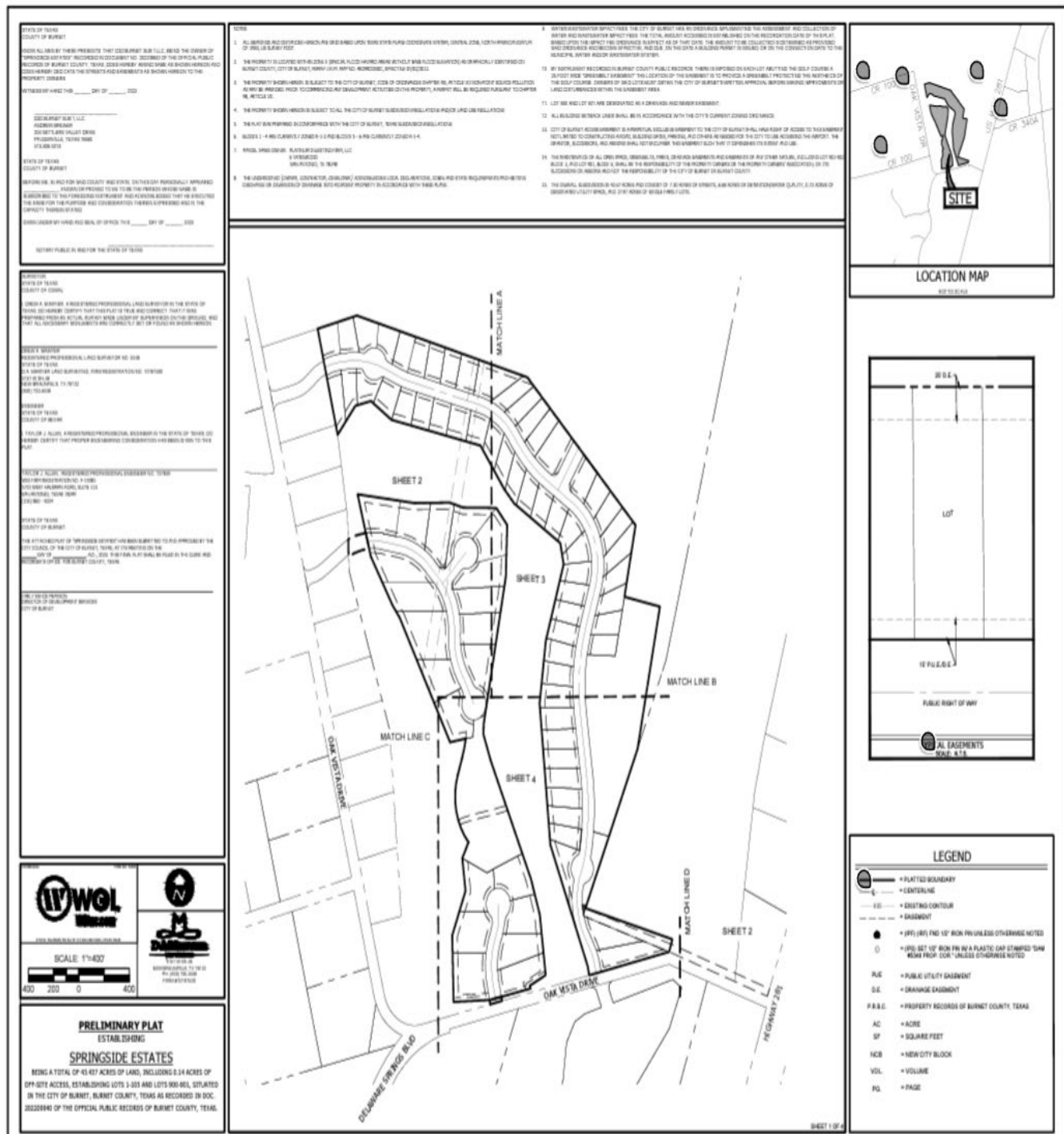
"In granting approval of a request for variance, the Commission and Council shall conclude that the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the variance observes the spirit of this chapter and concludes that substantial justice is done. The Commission and Council shall meet these requirements by making findings that:

- a. The public convenience and welfare will be substantially served;
- b. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished;
- c. The applicant has not created the hardship from which relief is sought;
- d. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surrounding property;
- e. The hardship from which relief is sought is not solely of an economic nature;
- f. The variance is not contrary to the public interest;
- g. Due to special conditions, the literal enforcement of this chapter would result in an unnecessary hardship; and
- h. In granting the variance the spirit of the ordinance is observed and substantial justice is done.

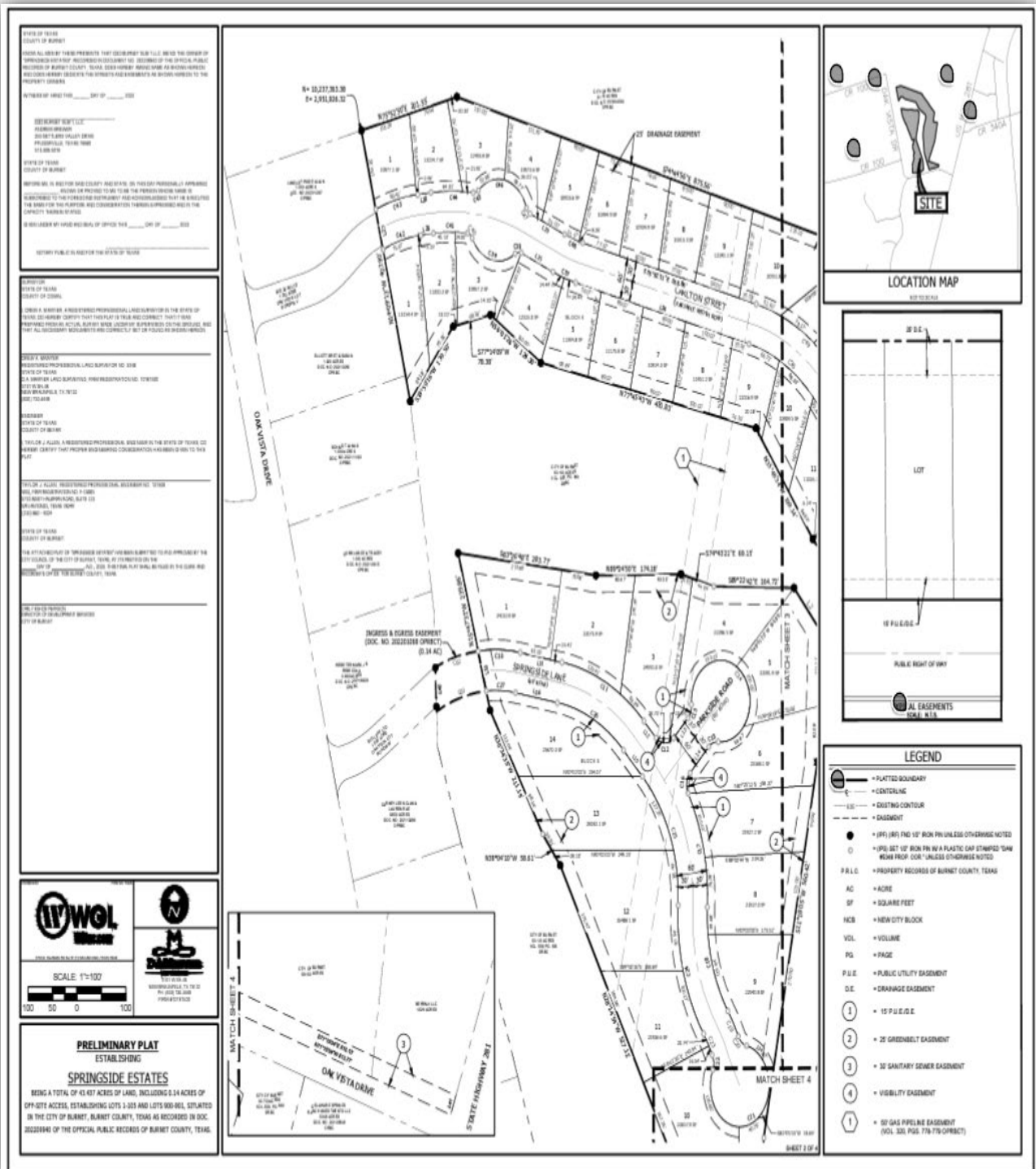
Staff Analysis: Staff has evaluated the variance requests and has determined that, due to the subdivisions unique shape and layout, as well as the surrounding airport and golf course, and the limited access onto the property, the requested variance would meet the criterion of the code.

Recommendation: Staff recommends approval of the applicant's request for the variance to the Code of Ordinances, Section 98-48 – Blocks and Lots for the proposed Preliminary Plat of Springside Estates Subdivision.

Exhibit "A" Plat Page 1



Plat Page 2



STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____ day of _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, a Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____ day of _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, a Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____ day of _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET

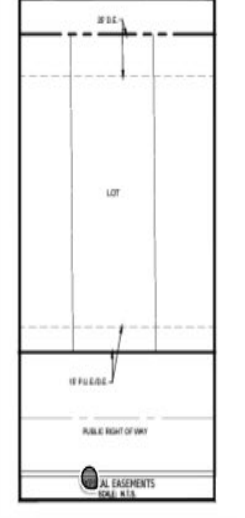
BEFORE ME, a Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____ day of _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT ESTABLISHING SPRINGSIDE ESTATES

BEING A TOTAL OF 43.67 ACRES OF LAND, INCLUDING 0.24 ACRES OF OFF-SITE ACCESS, ESTABLISHING LOTS 1-303 AND LOTS 800-861, SITUATED IN THE CITY OF BURNET, BURNET COUNTY, TEXAS AS RECORDED IN DOC. 202209401 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.



- LEGEND**
- PLATTED BOUNDARY
 - - - CENTERLINE
 - - - - - DRAINING CONTOUR
 - - - - - EASEMENT
 - (8\"/>

Plat Page 4

STATE OF TEXAS
 COUNTY OF BURNET

KNOW ALL MEN BY THESE PRESENTS THAT _____ LLC, MISS THE ORDER OF SPRINGDES ESTATES, INCORPORATED AS LIMITED LIABILITY COMPANY OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS DOES HEREBY MAKE HERIN BY INSTRUMENTS AND ALSO HEREBY DECLARES THE STATE'S REQUIREMENTS AS SHOWN HERETO IN THE PRESENTY RECORDS.

WITNESSETH THESE _____ DAY OF _____, 2010

 SECRETARY

STATE OF TEXAS
 COUNTY OF BURNET

BEFORE ME, a Notary Public, on this _____ day of _____, 2010, _____, a Notary Public, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and considerations therein expressed and to the capacity therein stated.

WITNESSETH THESE _____ DAY OF _____, 2010

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF BURNET

KNOW ALL MEN BY THESE PRESENTS THAT _____, a Notary Public, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and considerations therein expressed and to the capacity therein stated.

WITNESSETH THESE _____ DAY OF _____, 2010

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF BURNET

KNOW ALL MEN BY THESE PRESENTS THAT _____, a Notary Public, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and considerations therein expressed and to the capacity therein stated.

WITNESSETH THESE _____ DAY OF _____, 2010

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF BURNET

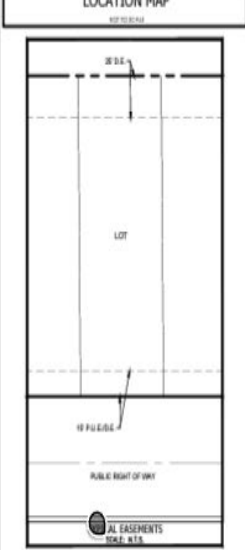
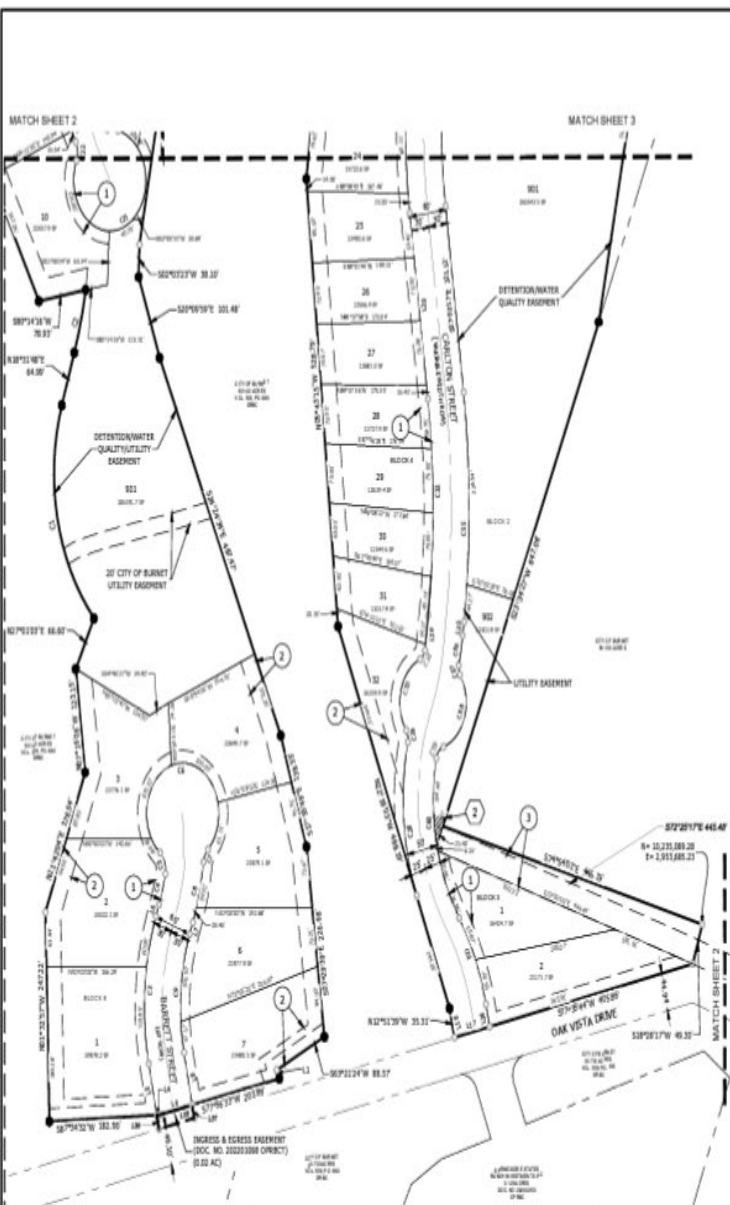
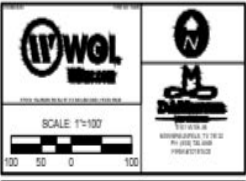
KNOW ALL MEN BY THESE PRESENTS THAT _____, a Notary Public, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and considerations therein expressed and to the capacity therein stated.

WITNESSETH THESE _____ DAY OF _____, 2010

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
 ESTABLISHING
SPRINGDES ESTATES

BEING A TOTAL OF 43.67 ACRES OF LAND, INCLUDING 0.14 ACRES OF OFF-SITE ACCESS, ESTABLISHING LOTS 1-203 AND LOTS 200-203, SITUATED IN THE CITY OF BURNET, BURNET COUNTY, TEXAS AS RECORDED IN BOOK 20228940 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.



LEGEND

- PLATTED BOUNDARY
- CENTRALING
- DISTINGUISHING
- EASEMENT
- (P.F.) (P.L.) 1/2" BORN PIN UNLESS OTHERWISE NOTED
- (P.L.) 1/2" BORN PIN IN A PLASTIC CAP STAMPED "P.W." UNLESS OTHERWISE NOTED
- PROPERTY RECORDS OF BURNET COUNTY, TEXAS
- AC = ACRE
- SF = SQUARE FEET
- NCR = NEW CITY BLOCK
- VOL = VOLUME
- PAGE = PAGE
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- 1 = 10' P.U.E.
- 2 = 20' GREENBELT EASEMENT
- 3 = 20' SANITARY SEWER EASEMENT
- 1 = 50' GAS PIPELINE EASEMENT (50' SEE PAGE 178-179 CONTRACT)
- 2 = CITY OF BURNET ACCESS EASEMENT

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S24°01'00"E	10.87	L8	S12°28'15"E	63.11	L15	N45°04'35"W	35.45	L22	N00°55'17"W	154.30	L29	S00°30'05"E	76.89	L36	S10°51'30"E	27.07
L2	S45°20'05"E	83.96	L9	S77°30'37"W	55.62	L16	N00°20'07"W	86.47	L23	N26°04'30"W	41.89	L30	S30°04'56"E	41.89	L37	N10°20'15"W	15.72
L3	N47°20'01"W	74.52	L10	N10°47'31"W	60.89	L17	S77°30'44"W	60.89	L24	N10°22'11"W	385.88	L31	N33°04'43"E	141.49	L38	N10°20'22"E	60.89
L4	S87°54'32"W	4.45	L11	S00°29'37"E	86.41	L18	N10°13'30"W	35.37	L25	N00°30'09"W	70.87	L32	S33°04'43"W	125.88	L39	S10°20'15"E	16.82
L5	N10°20'15"W	61.82	L12	S40°04'35"E	35.74	L19	N01°30'04"E	41.72	L26	S00°57'12"W	25.78	L33	S00°59'17"E	23.24	L40	S02°11'30"E	65.51
L6	N30°12'40"E	14.89	L13	N44°30'28"E	41.67	L20	N07°10'17"W	231.12	L27	N14°08'13"W	60.89	L34	S11°10'16"W	181.07	L41	S21°04'47"W	30.82
L7	S22°12'40"W	14.89	L14	S44°30'32"W	34.03	L21	N11°10'10"E	181.82	L28	N03°07'12"E	25.78	L35	S07°30'04"W	15.84			

Exhibit "B" – Requested Variance



July 27, 2023

Variance Request Review
City of Burnet
Development Services Department
1001 Buchanan Drive, Suite 4
Burnet, TX 78611

Re: **Springside Estates**
Preliminary Plat
Code of Ordinances
Chapter 98, Section 48 - Blocks and Lots

To whom it may concern,

We are requesting a variance exception to the block length requirement as identified in the City of Burnet Code of Ordinances Section 98-48(1)(b), stating residential blocks shall not exceed 600 feet nor be less than 300 feet in length, except as otherwise provided for herein.

Springside Lane and Carlton Street will be a local residential streets within the proposed Springside Estates subdivision. Springside's length from Oak Vista Drive to the proposed cul-de-sac, Parkside Road is approximately 777-feet and the length from Parkside Road to the the cul-de-sac is approximately 527-feet. Carlton Street's length from Delaware Springs Boulevard to the proposed "New Road C" intersection is approximately 1,900-feet and the length from "New Road C" to the Oak Vista Drive intersection is approximately 1,560-feet.

Under the terms of Section 98-82, A variance to the provisions of this chapter shall be considered an exception to the regulations, rather than a right. Whenever a tract to be developed is of such unusual size or shape or is surrounded by development of such unusual conditions that the strict application of the requirements contained in this chapter would result in substantial hardship or inequity. The proposed subdivision is bound on the eastern and western sides by the Delaware Springs Golf Course, due to the project's vicinity to the golf course along with the recently enacted "Municipal Golf Course Vegetative Buffer Requirements", the developable area for this Springside Estates is severely limited and cross connectivity is not feasible through the golf course property. The property in question is currently zoned Single-family Residential – District R-1 which establishes lot depth, width, and area requirements for the development.

The Springside Estates subdivision design is driven by constraints imposed by the existing street system and the subject property's size and configuration. The subdivision's design is consistent with the closely adjacent residential developments in the area and smoothly meshes with the existing street system and topography.

Exhibit "B" – Requested Variance pg. 2

In conclusion,

- The public convenience and welfare will be substantially served.
- The Springside Estates subdivision design meshes with adjacent residential development and the existing street system with the intent that the appropriate use of surrounding property will not be substantially or permanently impaired or diminished.
- The design constraints imposed on this subdivision are imposed by the property configuration, existing topography, existing street system and adjacent development limitations. Therefore, the applicant has not self-imposed this hardship.
- Granting this variance will allow for a subdivision design that meshes with existing street and drainage patterns and aligns with adjacently developed residential subdivisions. This variance will not confer upon the applicant a special right or privilege not commonly shared by similar and surrounding property.
- The subdivision design is based on property configuration, existing topography, and existing street systems. These factors are not economic in nature.
- Based on factors already addressed in this report, granting the variance will not be contrary to the public interest.
- Due to special conditions, the literal enforcement of this chapter would result in an unnecessary hardship as the configuration of this property limits the developable area. The subdivision design is intended to provide efficient use of the land available to the property owners, while protecting the value, use and enjoyment of surrounding properties.
- In our professional opinion, the proposed administrative exception/variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

We appreciate your consideration regarding this matter. If you have any questions, please feel free to contact our office.

Sincerely,

WGI, Inc.

Texas Engineering Firm No. F-15085

Erin Sandoval, E.I.T.
Senior Graduate Engineer



RESOLUTION NO. R2023-XX

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING VARIANCES TO THE CODE OF ORDINANCES, SECTION 98-48 – BLOCKS FOR THE PROPOSED PRELIMINARY PLAT OF SPRINGSIDE ESTATES SUBDIVISION

Whereas, Code of Ordinances, Section 98-48, imposes lengths for residential blocks within the Subdivision; and

Whereas, the applicant has petitioned for a variance to the Code of Ordinances; and

Whereas, the Planning and Zoning Commission has recommended the variance be granted:

NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THAT:

Section one. Recitals. That the recitals to this Resolution are incorporated herein for all purposes.

Section two. Findings. As required by City Code Sec. 98-82 City Council finds:

- Granting the variance is not contrary to the public interest: **approving the variance allows the developer to maximize the use of the land while still preserving the surrounding golf course and municipal airport.**
- The literal enforcement of this chapter would result in unnecessary hardship: **due to the proposed subdivision's unique size and shape due to the surrounding airport and golf course, the literal enforcement of this chapter would result in unnecessary hardship.**
- The variance observes the spirit of the ordinance and concludes that substantial justice is done: **staff has determined that all other requirements of the code are adhered to and therefore, the spirit of the ordinance is observed and substantial justice is done.**

Section three. Approval. The variance request is hereby approved and granted.

Section four. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

Section five. Effective Date. That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED this the 14th day of November 2023.

CITY OF BURNET, TEXAS

ATTEST:

Gary Wideman, Mayor

Kelly Dix, City Secretary



Development Services

ITEM 5.2

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

Action Item

Meeting Date: November 6, 2023

Agenda Item: Discuss and consider action: A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE PRELIMINARY PLAT OF SPRINGSIDE ESTATES, A PROPOSED 79-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 42.67 ACRES: L. Kimbler

Information: The proposed subdivision, zoned as R-1-2 for half-acre lots and R-1-4 for quarter acre lots, is located to the west of the City of Burnet Airport and the Delaware Springs Golf Course, located between holes 5 and 6. The applicant is proposing to subdivide the tract to create 79 single-family residential lots with two detention ponds and a lift station (Exhibit A).

Four new streets will be created within the subdivision: Carlton Street, Springside Lane, Barrett Street, and Parkside Road. The subdivision is also providing one street stub for future connection to adjoining property to the north of the subdivision; that street name is to be determined at the time of connection. The proposed Carlton Street and Springside Lane block lengths do exceed the allowable length in the City of Burnet's code of ordinances, Sec. 98-42, and therefore will require approval of a subdivision variance.

Lots proposed along Carlton Street will be provided with all city utilities. Lots to be created between golf course holes 5 and 6 will utilize private On-Site Sewage Facilities along with city water and electricity.

Staff Analysis: City staff and city engineer have reviewed the plat in accordance with Sec. 98-22 (entitled "Preliminary Plats") and have found the plat does generally meet the requirements as outlined in the code.

Recommendation: Staff recommends approval of the Preliminary Plat of Springside Estates Subdivision and Resolution R2023-XX.

Exhibit "A" Plat Page 1

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, the undersigned authority, on this _____ day of _____, 2023, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

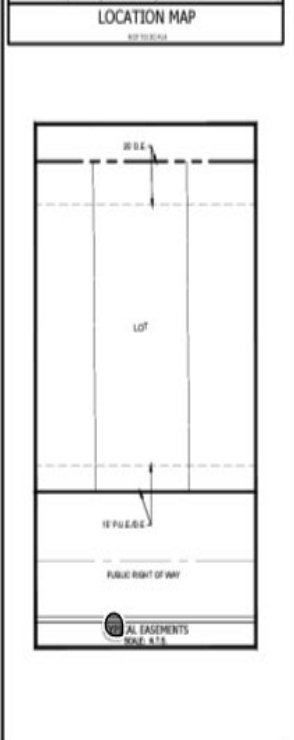
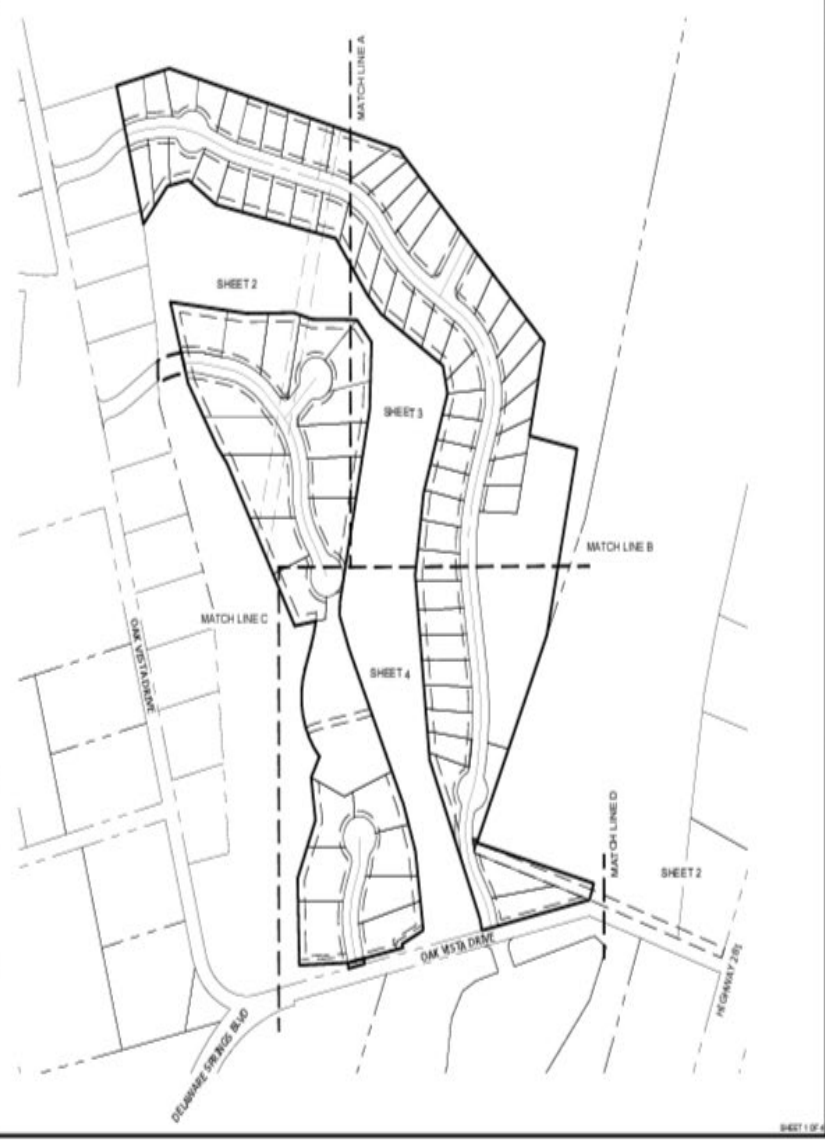
STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, a Notary Public, on this _____ day of _____, 2023, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, a Notary Public, on this _____ day of _____, 2023, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

- NOTES:**
1. ALL IMPROVEMENTS AND UTILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES AND THE CITY OF BURNET, TEXAS, ZONING ORDINANCES.
 2. THE PROPERTY IS LOCATED WITHIN THE 3000' ZONING DISTRICT, BURNET COUNTY, TEXAS. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 3. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 4. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 5. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 6. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 7. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 8. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 9. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 10. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
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 12. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 13. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 14. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 15. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 16. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 17. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 18. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 19. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.
 20. THE PROPERTY IS SUBJECT TO THE CITY OF BURNET, TEXAS, ZONING ORDINANCES AND THE CITY OF BURNET, TEXAS, UTILITY ORDINANCES.



IPWGL
INTEGRATED PLANNING & DESIGN

SCALE 1"=400'

300 200 0 200 300

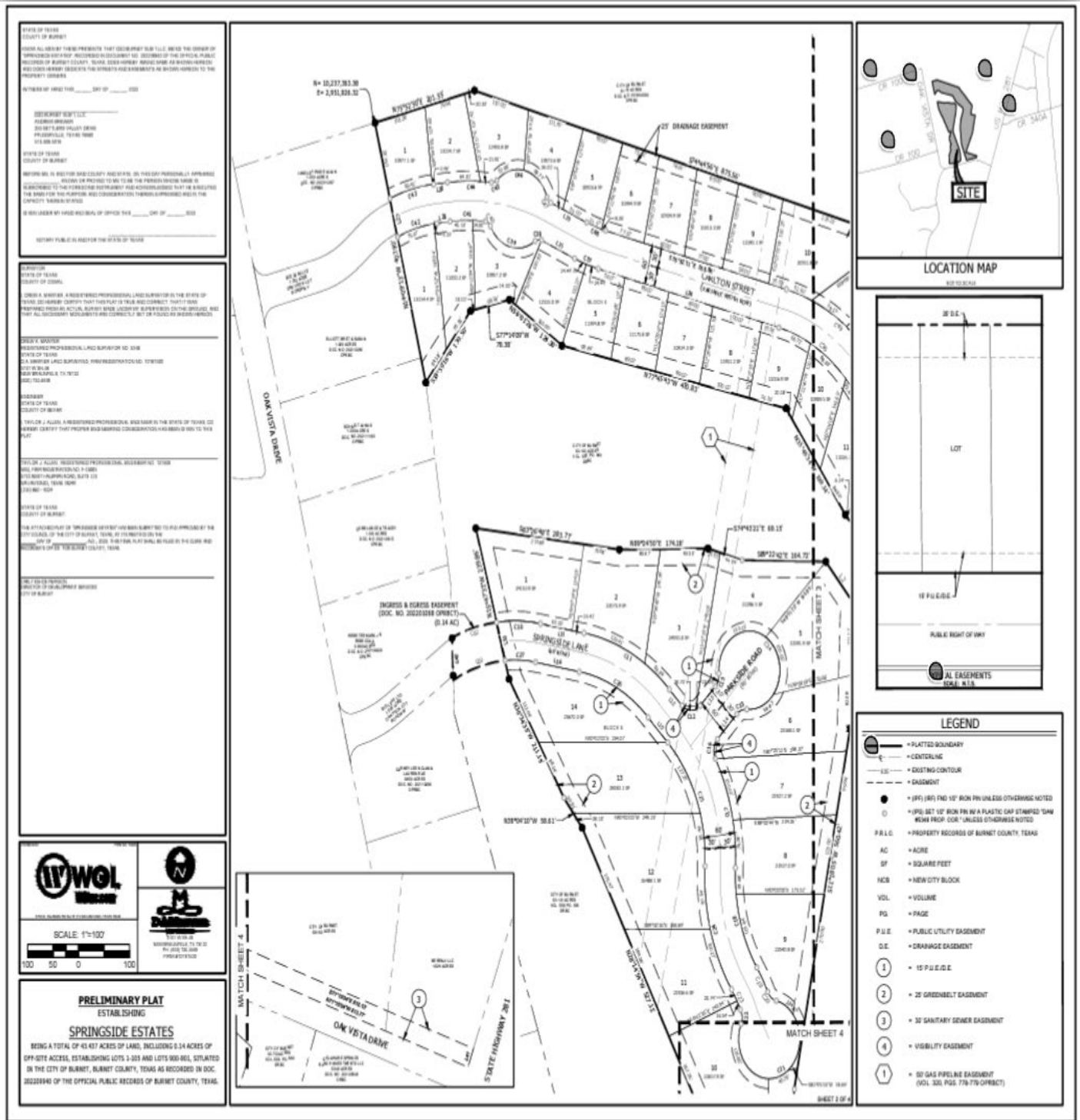
PRELIMINARY PLAT
ESTABLISHING
SPRINGSIDE ESTATES

BEING A TOTAL OF 43.437 ACRES OF LAND, INCLUDING 0.34 ACRES OF OFF-SITE ACCESS, ESTABLISHING LOTS 3-103 AND LOTS 900-903, SITUATED IN THE CITY OF BURNET, BURNET COUNTY, TEXAS AS RECORDED IN DOC. 20220940 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

LEGEND

- PLATTED BOUNDARY
- CENTERLINE
- EXISTING CONTOUR
- - - EASEMENT
- (P) 60" DIA 12" ROK PIN UNLESS OTHERWISE NOTED
- (P) SET 12" ROK PIN IN A PLASTIC CAP STAMPED "TAM WEAIR PROP. COR." UNLESS OTHERWISE NOTED
- PUE PUBLIC UTILITY EASEMENT
- O.E. DRAINAGE EASEMENT
- P.R.C. PROPERTY RECORDS OF BURNET COUNTY, TEXAS
- AC ACRE
- SF SQUARE FEET
- N.B. NEW CITY BLOCK
- VOL. VOLUME
- P.G. PAGE

Plat Page 2



STATE OF TEXAS
COUNTY OF BURNET

BEING ALIEN BY THESE PRESENTS THAT CERTAIN FULL TITLE AND THE INTEREST OF
SPOUSAL PROPERTY ACCORDING TO RECORD NO. 20020146 OF THE OFFICIAL PUBLIC
RECORDS OF BURNET COUNTY, TEXAS, HEREINBEFORE RECORDED AS MENTIONED ABOVE,
RECORDS HEREBY BEING THE UNITS AND EASEMENTS AS SHOWN HEREON TO THE
PROPERTY OWNERS.

WITNESSED BY ME THIS 15TH DAY OF _____ 2024

DEBORAH NEWELL
REGISTERED SURVEYOR
300 WEST LANE HALLWAY
PRAIRIEVILLE, TEXAS 76074
MY EXPIRES _____

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARING
_____, HUSBAND OF _____, AND _____, WIFE OF _____, BOTH OF WHOM I AM
SATISFIED TO BE THE PERSONS WHOSE NAMES ARE MENTIONED TO THE FOREGOING INSTRUMENT AND WHOSE NAMES ARE
THE NAMES FOR THE PLATTING AND CONVEYANCE THEREIN MENTIONED WITH THE
CORRECT MARRIAGE STATUS.

WE HAVE READ BY US AND RECEIVED OF EACH OF US _____ DAY OF _____ 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET

LOUISA A. WATSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT SHE
PREPARED FROM AN ACTUAL SURVEY MADE UNDER HER SUPERVISION OR IN HER PRESENCE, AND
THAT ALL REQUIREMENTS REQUIRED BY THE STATUTES OF THE STATE OF TEXAS ARE
HEREIN FULLY COMPLIED WITH.

LOUISA A. WATSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4384
STATE OF TEXAS
2014 LAKELAND LANE, SUITE 100
MCKINNEY, TEXAS 75069
972-561-4418

STATE OF TEXAS
COUNTY OF BURNET

TAYLOR J. ALLEN, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT PROPER AND REQUIRED CONSIDERATIONS HAVE BEEN GIVEN TO THIS
PLAT.

TAYLOR J. ALLEN
REGISTERED PROFESSIONAL SURVEYOR, SURVEYOR
AND REGISTERED AS A 1-0001
10000 W. UNIVERSITY BLVD, SUITE 100
MCKINNEY, TEXAS 75069
972-561-4418

STATE OF TEXAS
COUNTY OF BURNET

THE AUTHORITY OF THIS INSTRUMENT BEING HEREBY CERTIFIED TO BE APPROVED BY THE
CITY CLERK OF THE CITY OF BURNET, TEXAS, AS FOLLOWS ON THIS
____ DAY OF _____ 2024. THE PLATING AND CONVEYANCE ARE MADE BY THE CLERK AND
RECORDS OFFICE OF BURNET COUNTY, TEXAS.

ME, CLERK OF BURNET COUNTY
COUNTY OF BURNET
CITY OF BURNET

STATE OF TEXAS
COUNTY OF BURNET

BEING ALIEN BY THESE PRESENTS THAT CERTAIN FULL TITLE AND THE INTEREST OF
SPOUSAL PROPERTY ACCORDING TO RECORD NO. 20020146 OF THE OFFICIAL PUBLIC
RECORDS OF BURNET COUNTY, TEXAS, HEREINBEFORE RECORDED AS MENTIONED ABOVE,
RECORDS HEREBY BEING THE UNITS AND EASEMENTS AS SHOWN HEREON TO THE
PROPERTY OWNERS.

WITNESSED BY ME THIS 15TH DAY OF _____ 2024

DEBORAH NEWELL
REGISTERED SURVEYOR
300 WEST LANE HALLWAY
PRAIRIEVILLE, TEXAS 76074
MY EXPIRES _____

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARING
_____, HUSBAND OF _____, AND _____, WIFE OF _____, BOTH OF WHOM I AM
SATISFIED TO BE THE PERSONS WHOSE NAMES ARE MENTIONED TO THE FOREGOING INSTRUMENT AND WHOSE NAMES ARE
THE NAMES FOR THE PLATTING AND CONVEYANCE THEREIN MENTIONED WITH THE
CORRECT MARRIAGE STATUS.

WE HAVE READ BY US AND RECEIVED OF EACH OF US _____ DAY OF _____ 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TWOL
Texas Water & Oil Land Surveyors

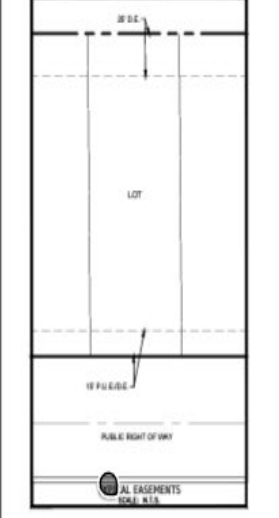
NS
National Surveyors

SCALE: 1"=100'

100 50 0 100

PRELIMINARY PLAT
ESTABLISHING
SPRINGSIDE ESTATES

BEING A TOTAL OF 43.437 ACRES OF LAND, INCLUDING 0.14 ACRES OF
OFF-SITE ACCESS, ESTABLISHING LOTS 1-201 AND LOTS 900-961, SITUATED
IN THE CITY OF BURNET, BURNET COUNTY, TEXAS AS RECORDED IN DOC.
20220146 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BURNET

BEING ALIEN BY THESE PRESENTS THAT CERTAIN FULL TITLE AND THE INTEREST OF
SPOUSAL PROPERTY ACCORDING TO RECORD NO. 20020146 OF THE OFFICIAL PUBLIC
RECORDS OF BURNET COUNTY, TEXAS, HEREINBEFORE RECORDED AS MENTIONED ABOVE,
RECORDS HEREBY BEING THE UNITS AND EASEMENTS AS SHOWN HEREON TO THE
PROPERTY OWNERS.

WITNESSED BY ME THIS 15TH DAY OF _____ 2024

DEBORAH NEWELL
REGISTERED SURVEYOR
300 WEST LANE HALLWAY
PRAIRIEVILLE, TEXAS 76074
MY EXPIRES _____

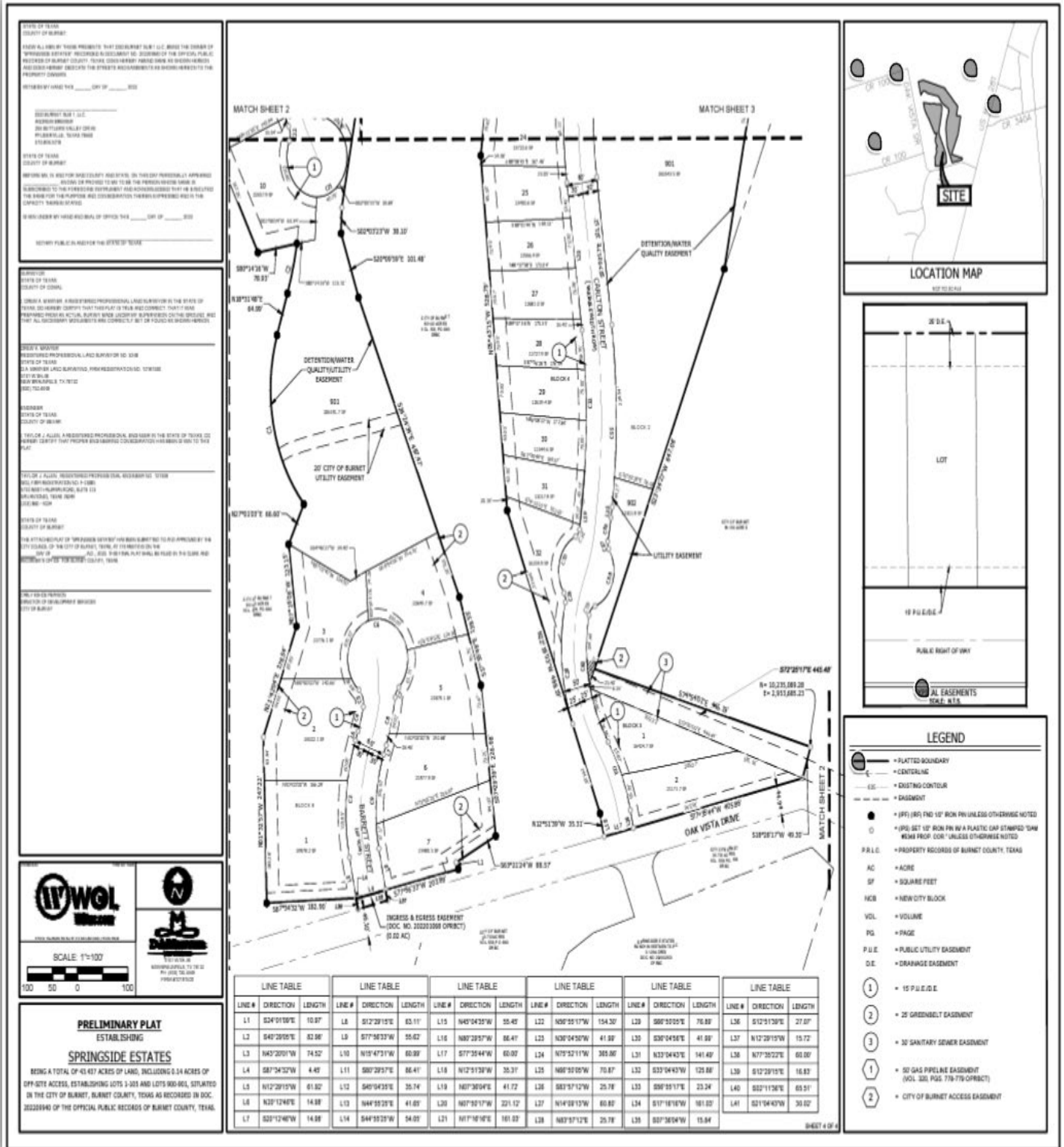
STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARING
_____, HUSBAND OF _____, AND _____, WIFE OF _____, BOTH OF WHOM I AM
SATISFIED TO BE THE PERSONS WHOSE NAMES ARE MENTIONED TO THE FOREGOING INSTRUMENT AND WHOSE NAMES ARE
THE NAMES FOR THE PLATTING AND CONVEYANCE THEREIN MENTIONED WITH THE
CORRECT MARRIAGE STATUS.

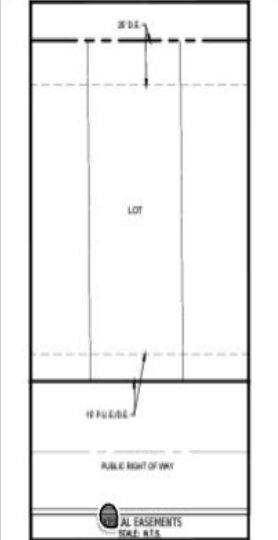
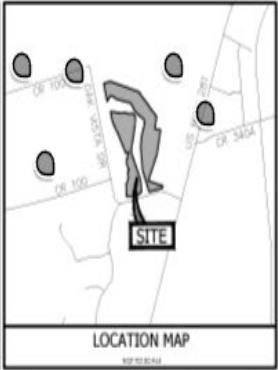
WE HAVE READ BY US AND RECEIVED OF EACH OF US _____ DAY OF _____ 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Plat Page 4



PRELIMINARY PLAT
ESTABLISHING
SPRINGSIDE ESTATES
BEING A TOTAL OF 43.457 ACRES OF LAND, INCLUDING 0.14 ACRES OF OFF-LOT ACCESS, ESTABLISHING LOTS 1-301 AND LOTS 800-801, SITUATED IN THE CITY OF BURNET, BURNET COUNTY, TEXAS AS RECORDED IN DOC. 20220840 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.



LEGEND

- PLATTED BOUNDARY
- CENTRALING
- EXISTING CONTOUR
- EASEMENT
- 15" P.U.D.E.
- 25' DRAINAGE EASEMENT
- 30' SANITARY SEWER EASEMENT
- 50' GAS PIPELINE EASEMENT (VOL. 330, PGS. 779-779 CORRECT)
- CITY OF BURNET ACCESS EASEMENT

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, a Notary Public for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, a Notary Public for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, a Notary Public for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, a Notary Public for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET

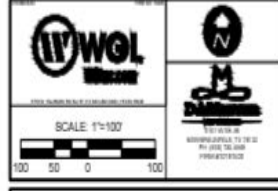
BEFORE ME, a Notary Public for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BURNET

BEFORE ME, a Notary Public for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



RESOLUTION NO. R2023-XX

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE “PRELIMINARY PLAT” OF SPRINGSIDE ESTATES, A PROPOSED 79-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 42.67 ACRES

Whereas, the Planning and Zoning Commission conducted a public hearing on this application on November 6, 2023; and

Whereas, the Planning and Zoning Commission recommended approval of the application on November 6, 2023; and

Whereas, City Council conducted a public hearing on this application on November 14, 2023.

NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THAT:

Section 1. Findings. That the recitals to this Resolution are incorporated herein for all purposes.

Section 2. Approval. The preliminary plat of the Springside Estates Subdivision is hereby approved.

Section 3. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

Section 4. Effective Date. That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED this the 14th day of November 2023.

CITY OF BURNET, TEXAS

ATTEST:

Gary Wideman, Mayor

Kelly Dix, City Secretary