



CITY OF BURNET

PLANNING & ZONING

ITEM BRIEF

Meeting Date

December 2, 2024

Agenda Item

Public hearing and action: Ordinance No. 2024-50: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING CITY OF BURNET ZONING MAP BY RECLASSIFYING THE ENTIRE BLOCK OF LAND LOCATED AT 402 AND 404 NORTH WATER STREET, BURNET, TEXAS, LEGALLY DESCRIBED AS LOTS 1,2,3&4 OF BLOCK 30 OF THE PETER KERR ADDITION, AS A PLANNED UNIT DEVELOPMENT DISTRICT NO. 2024-01 WITH A BASE ZONING CLASSIFICATION OF LIGHT COMMERCIAL C-1 CUP TO ALLOW CONVENIENCE STORE WITH GASOLINE AND ALCOHOL SALES AS A PERMITTED USE; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

Information

The subject property is the entire block located between West Kerr Street, West Johnson Street, North Water Street and North West Street. The property is made up of three separate lots, which are currently developed with a small residential house, a barn and a commercial building which was most recently used as a restaurant. Recently, to ensure more compatible zoning with surrounding properties, City Council approved a city initiated request to rezone all three lots to Light Commercial – District “C-1”.

In August, the applicant applied for a rezone with a Conditional Use Permit to allow for a convenience store with “gasoline and/or alcohol sales”. At that time, the applicant’s request was denied. Since then, the applicant has worked with surrounding property owners who had voiced concerns about the development and City staff to develop a proposed Planned Unit Development (PUD) zoning district. The PUD district will allow flexibility in land use regulations and help create a more compatible development with the surrounding area.

The PUD will set forth the following specific standards and regulations:

- 50 foot front yard setback, 50 foot rear yard setback, 25 foot setback from West Johnson Street and 25 foot setback from West Kerr Street.

- Canopy support columns may not be closer than 40 feet from front property line
- The North West Street 50 foot, and West Johnson Street 25 foot building setback areas shall be a vegetative buffer.
 - The buffer shall not allow any construction improvements including structures or parking areas.
 - The buffer shall not allow the storage of material, inventory, trash containers, or other matter
 - No parking of any automobiles, trucks, or trailers shall be allowed within the buffer
- Monument sign not to exceed 15 feet above grade with a maximum surface area of 84 sq ft
- Exterior lighting shielded or downward facing
- Trash containers shall be located on the West Johnson Street side of the building and shall be screened from public view in a solid masonry enclosure
- A privacy fence must be constructed on/between the building setback line and North West Street in a manner to ensure a proper sight visibility triangle at each intersection

The PUD ordinance will also include the applicant's proposed site plan and sign as guidelines for the project. Only minor changes may be made to the submitted proposals and can only be approved by the City Manager. Engineered plans will still be required and must be reviewed in accordance with the City's development codes.

Written notices were mailed to 14 surrounding property owners within 200 feet of the subject property. There have been zero responses in favor or opposition to the request.

The PUD draft is still being reviewed by the applicant at the time of posting of the agenda.

Recommendation

Open the public hearing. At the conclusion of the public hearing, discuss and consider the draft ordinance.

Exhibit A – Location and Current Zoning

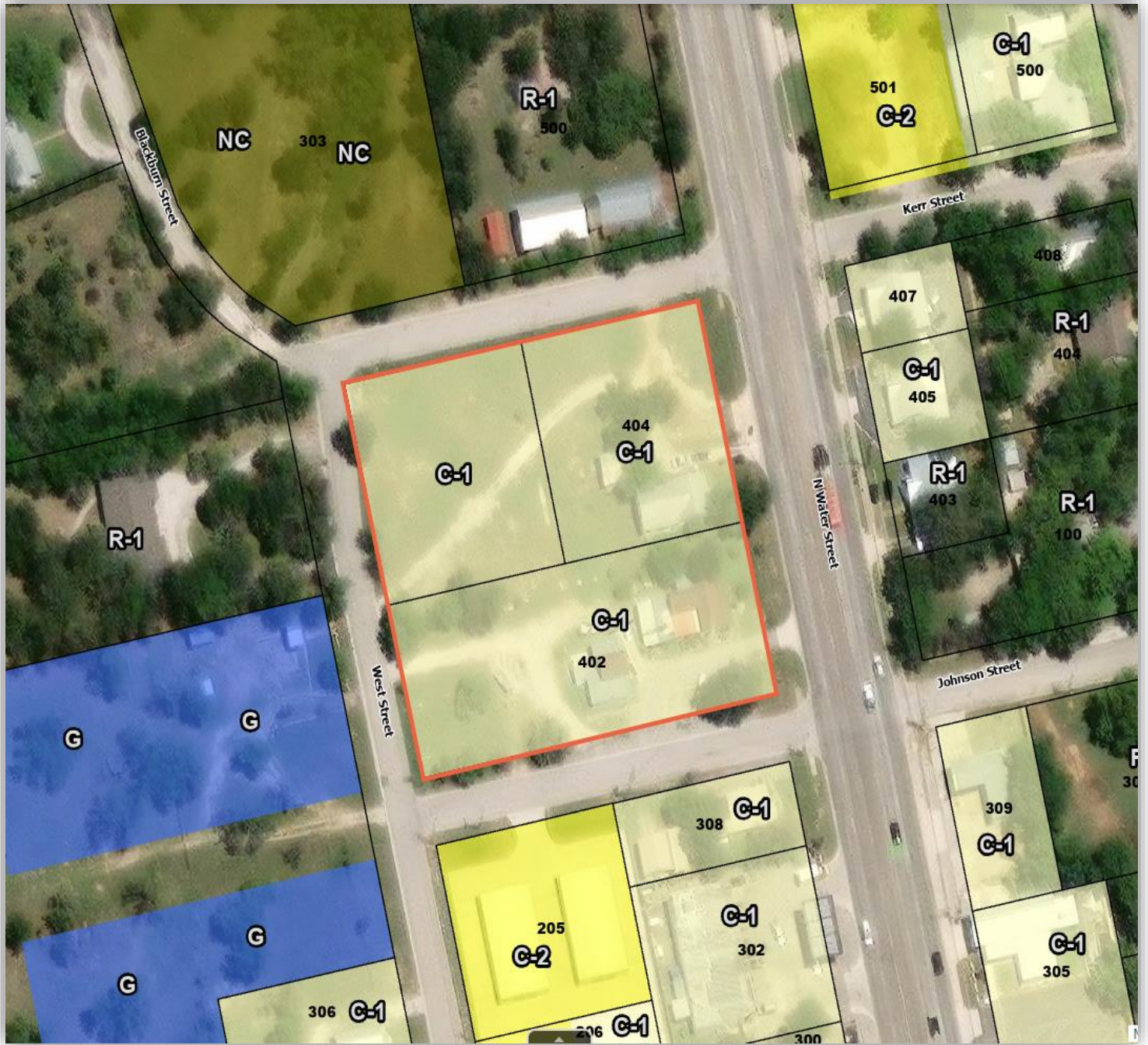


Exhibit B – Proposed Site Plan

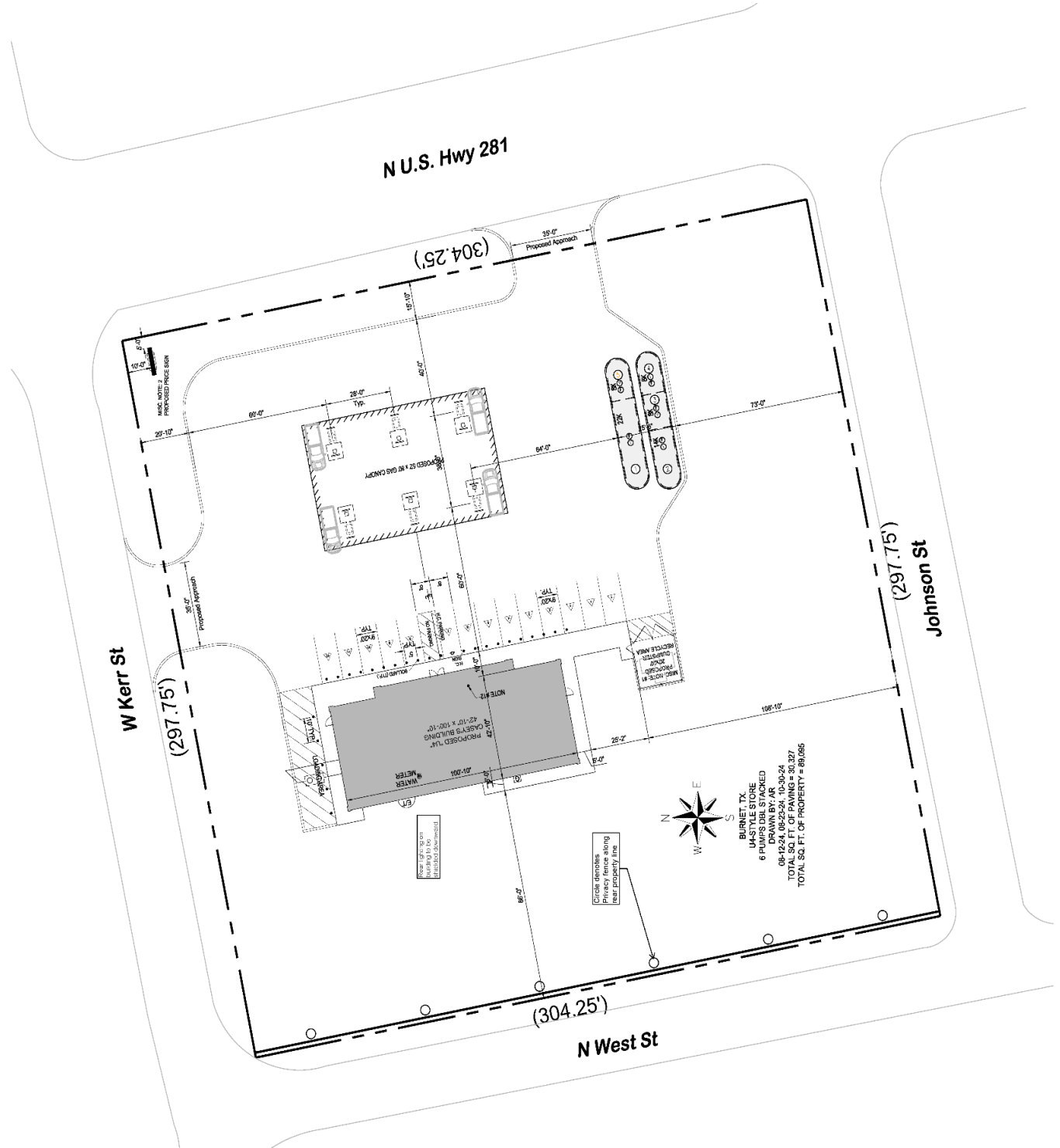


Exhibit C – Proposed Sign

