

Public hearing and action: Ordinance No. 2024-50

AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING THE 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



BACKGROUND & INFORMATION:

▶ Entire block located between West Kerr Street, West Johnson Street, North Water Street, and North West Street.

▶ Made up of three separate lots, currently developed with a small residential house, a barn and a commercial building.

▶ 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 .

▶ Applicant has worked with surrounding property owners and City staff to develop a proposed Planned Unit Development (PUD) zoning district.



402 & 404 NORTH WATER STREET

CURRENT ZONING
LIGHT COMMERCIAL – DISTRICT “C-1”

PROPOSED ZONING
PLANNED UNIT DEVELOPMENT
LIGHT COMMERCIAL “C-1”
ALLOWING SALE OF GASOLINE AND ALCOHOL

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

- **50 foot front and rear yard setback, 25 foot setback from West Johnson Street and West Kerr Street**
- **Canopy no closer than 40 feet from front property line**
- **North West Street 50 foot, and West Johnson Street 25 foot setback shall be a vegetative buffer**
 - **No construction improvements including structures or parking areas**
 - **No storage of material, inventory, trash containers, or other matter**
 - **No parking of any automobiles, trucks, or trailers**
- **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, located on West Johnson Street shall be screened from public view in a solid masonry enclosure**
- **Privacy fence constructed on/between the setback line and North West Street must ensure 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.



Monument Sign (House Monument)					SIGN 6				
Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft ²
6	Weathervane	Freestanding	Street	N/A	2' 2-1/16"	1' 11-5/8"	12' 9-15/16"	15' 0"	1.94
	House Logo	Freestanding	Street	Internal	5' 0-1/4"	7' 7-1/2"	7' 9-11/16"	12' 9-15/16"	31.6
	Price Sign	Freestanding	Street	Internal	2' 9"	7' 7-1/2"	5' 0-11/16"	7' 7-1/2"	21
	Product Tag	Freestanding	Street	N/A	1' 3"	4' 0"	3' 1"	4' 4"	5
								Total	59.54

PRICER NOTES:

- 18" RED AND GREEN LED
- ZIP TRACK COMMODITIES, INTERCHANGEABLE
- DIESEL ON THE RIGHT, BOTH SIDES

OTHER NOTES:

- CABINETS ARE BLACK IN COLOR
- STRUCTURES ARE BLACK IN COLOR

ETHANOL FREE AVAILABLE

MONUMENT PRICE SIGN
3 PRODUCT HOUSE

Casey's
DRAWN BY: J. CLARK
DATE: 08-01-22



Public Notification:

Notices were mailed to 14 surrounding property owners. Zero responses have been received in favor or opposition

P&Z Report:

P&Z met on Dec. 2nd and did recommend approval of Ord. No. 2024-50 as presented.



Open public hearing

Discuss and consider the
draft ordinance

Ordinance #2024-50