

CITY OF BURNET



Is Council OK with a gas station at this location?

NO

YES

Deny the request and consider rezoning to Light Commercial – C-1

Consider all the options for successful development



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OPTION 1

APPROVE THE REQUESTED C-2 ZONING

- Allows all uses in C-2
- Cannot control fuel pumps
- Cannot control semi-truck parking

OPTION 2

APPROVE C-1 with CUP to allow gas sales

- Cannot control fuel pumps
- Cannot control semi-truck parking

OPTION 3

APPROVE PUD

- More controls on entire development
- Mitigates impact on surrounding properties
- Site plan helps control use as “truck stop”

Drainage, water quality, and other development related matters are addressed during construction plan review



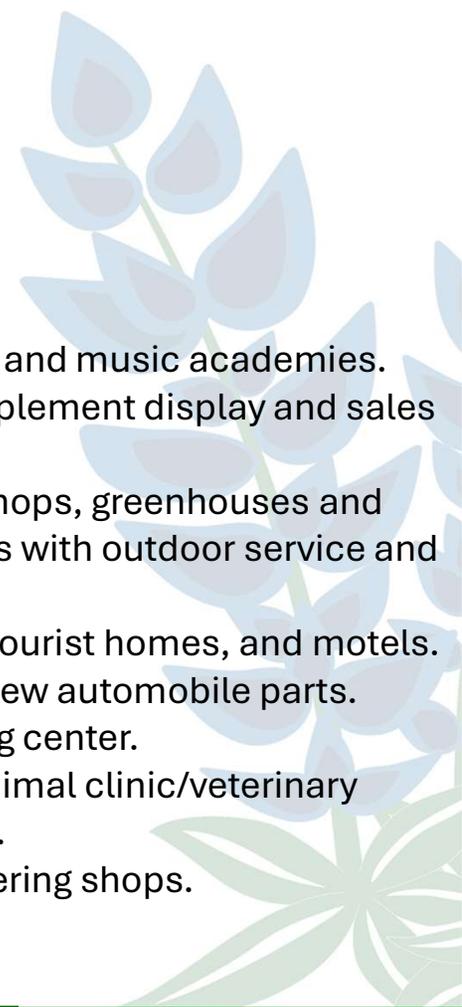
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PLANNED UNIT DEVELOPMENT “PUD”

Allowable Uses:
**All uses allowed in C-1 PLUS select
uses allowed in C-2**

- Air conditioning and heating sales and services.
- Amusement (indoor).
- Automobile service station, gasoline station (full and limited), filling or retail service station.
- Bakeries with goods primarily prepared for in-store retail sales on site with drive-thru service.
- Carwash.
- Child care center (small, intermediate and large) and child development facilities.
- Cleaning or laundry self-service shop and cleaning shop or laundry (small).
- Clinic and safety services.
- Convenience stores, grocery stores and supermarkets (including the sale of gasoline).
- Cultural services and community center (public and private).
- Dancing and music academies.
- Farm implement display and sales room.
- Florist shops, greenhouses and nurseries with outdoor service and display.
- Hotels, tourist homes, and motels.
- Sale of new automobile parts.
- Shopping center.
- Small animal clinic/veterinary services.
- Upholstering shops.



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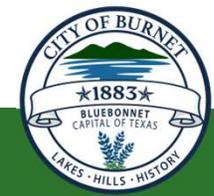
PLANNED UNIT DEVELOPMENT “PUD”

SETBACKS:

50-foot front on US Hwy 281 North
50-foot along County Road 108
25-foot northern property line

Canopy may encroach into 50-foot front
as long as support columns are 50-feet
from the US Hwy 281 property line

25-foot vegetative buffer along County
Road 108



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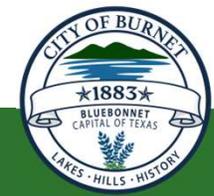
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SIGN STANDARDS:

**Only one (1) sign allowed on land along
US Hwy 281 North**

**Multi-tenant monument sign not to
exceed 150 square feet and no more than
25-feet above grade**



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PLANNED UNIT DEVELOPMENT

ADDITIONAL STANDARDS: “PUD”

All lights downward facing or shielded

Trash containers screened with solid masonry enclosure

Dedication of right-of-way and reconstruction of County Road 108 to City Collector Street standards

Parking must be in compliance with City ordinances



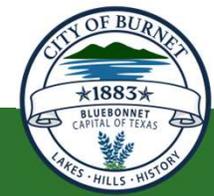
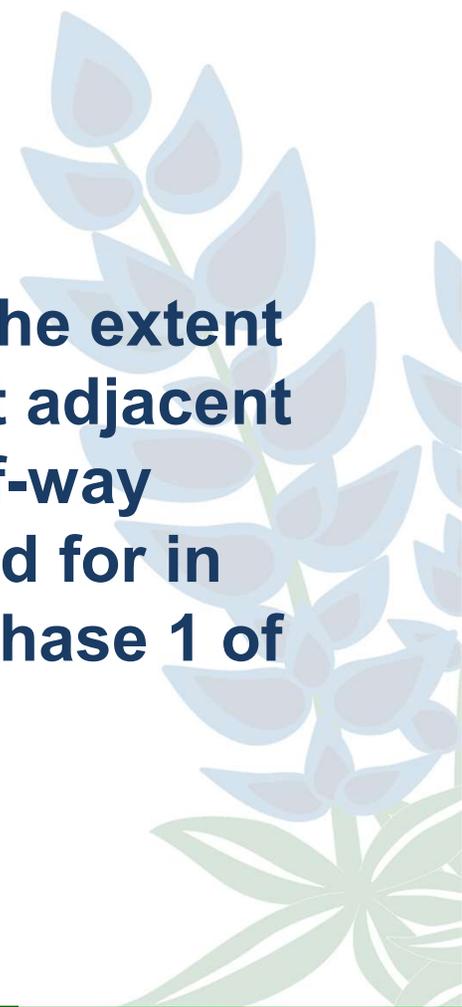
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PHASING:

The project may be developed in phases, to the extent that such phasing does not negatively impact adjacent properties and/or roadways. The right-of-way dedication and road improvements provided for in Section V(c) herein must be provided for in Phase 1 of the project.



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