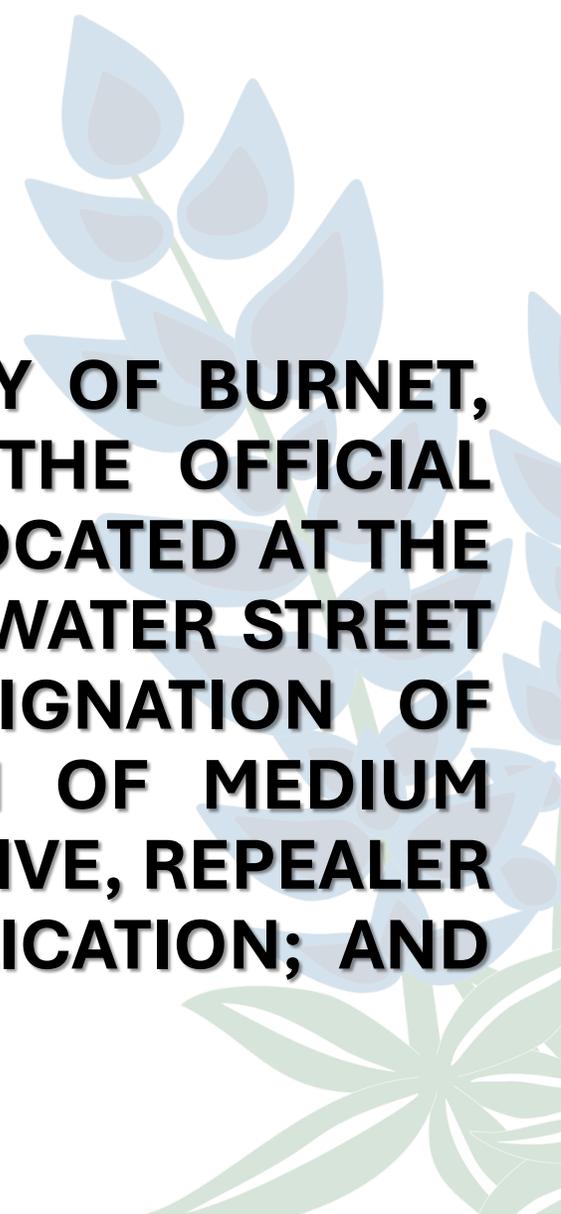


City Council Regular Meeting March 10, 2026

Discuss and consider action: Ordinance No. 2026-06: L. Kimbler

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 REZONING PROPERTY LOCATED AT THE NORTH CORNER OF COUNTY ROAD 108 AND NORTH WATER STREET (PROPERTY ID: 125129) FROM ITS PRESENT DESIGNATION OF AGRICULTURE – DISTRICT “A” TO A DESIGNATION OF MEDIUM COMMERCIAL – DISTRICT “C-2”; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE



CITY OF BURNET

BACKGROUND & INFORMATION:

Properties adjacent to the subject property are zoned as follows:

	North	South	East	West
Zoning	ETJ	“A”	“C-1”	“A”
FLUM	Commercial	Commercial	Commercial	Residential
Land Use	Undeveloped	Undeveloped	Undeveloped	Undeveloped

- ▶ Surrounding properties largely undeveloped
- ▶ One property zoned as District C-1 with a Conditional Use permit
- ▶ Future Land Use Map designates property as Commercial.
- ▶ Medium Commercial – District “C-2” zoning is consistent with this designation.

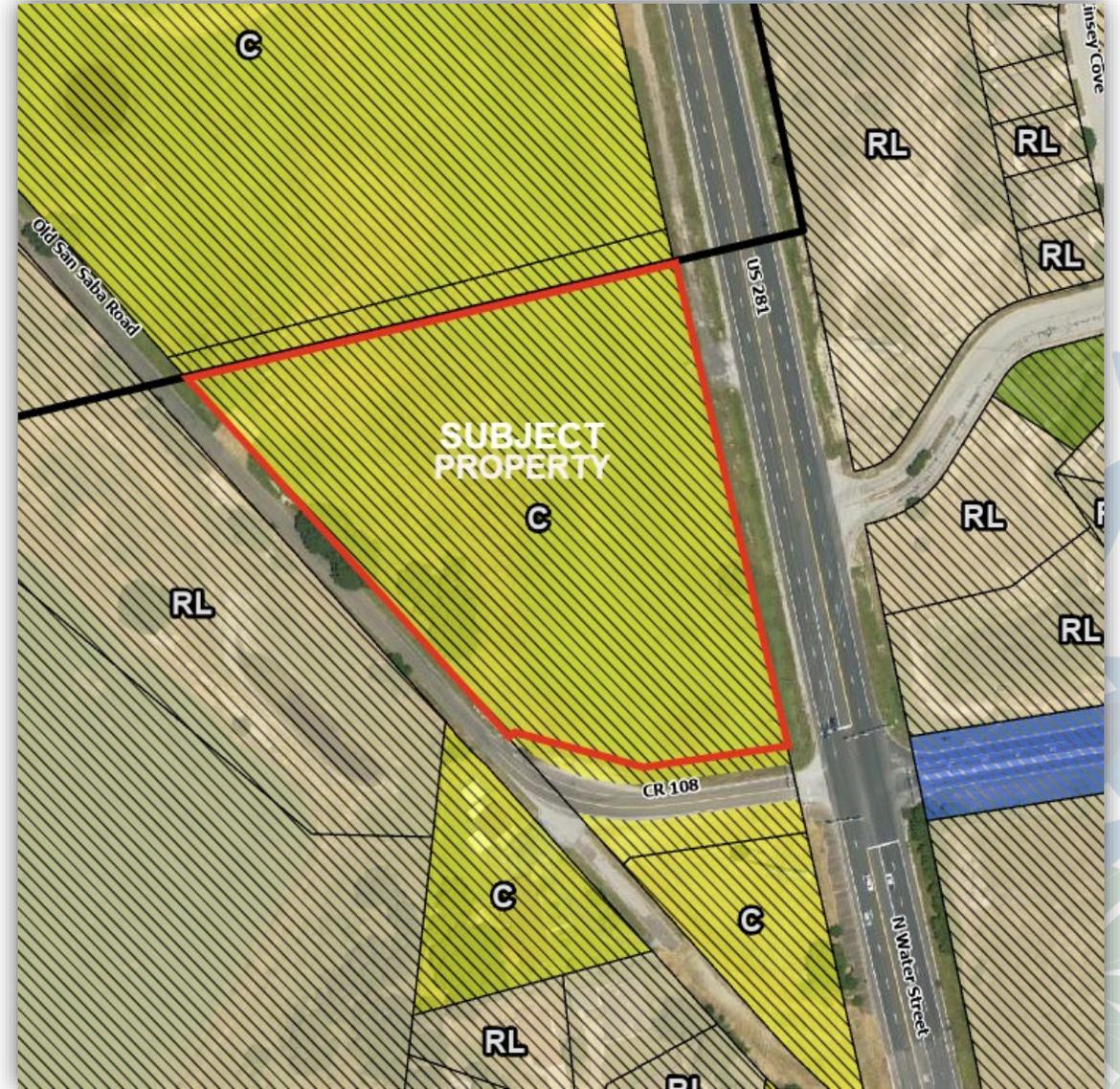


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Zoning



FLUM



Zoning District Overview

District “C-2” allows all permitted uses in District “C-1”

Allowable uses include, but are not limited to:

- Automobile, gas, filling or retail service
- Car washes
- Childcare centers
- Greenhouses and plant nurseries
- Hotels and motels
- Milk and bread stations
- Parking lots /commercial garage
- Recycling use
- Heliport

While the requested use is allowable in the requested zoning district, approval of this rezoning would allow any use permitted in the C-2 district, subject to site development regulations.



Utilities:

Site has access to water

Applicant to coordinate with City Engineer to ensure wastewater is extended for the project

Electrical services provided by PEC



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Previous Zoning Requests

There have been two previous attempts to rezone this property.

▶ First attempt:

Light Commercial – District “C-1,” with a Conditional Use Permit to allow a convenience store with gasoline sales

** Denied due to concerns about condition & negative impacts of County Road 108*

▶ Second attempt:

Medium Commercial – District “C-2” with a Conditional Use Permit to allow a Truck Stop

** Denied due to concerns regarding large commercial trucks, potential traffic impacts and compatibility concerns*

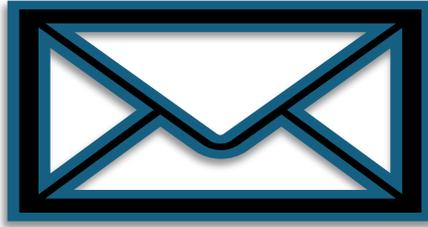
▶ Current request:

Medium Commercial - District “C-2” to allow for a convenience store with the sale of gasoline

Prior to development, site plans including drainage, traffic circulation, lighting, parking, landscaping and buffering, will be required



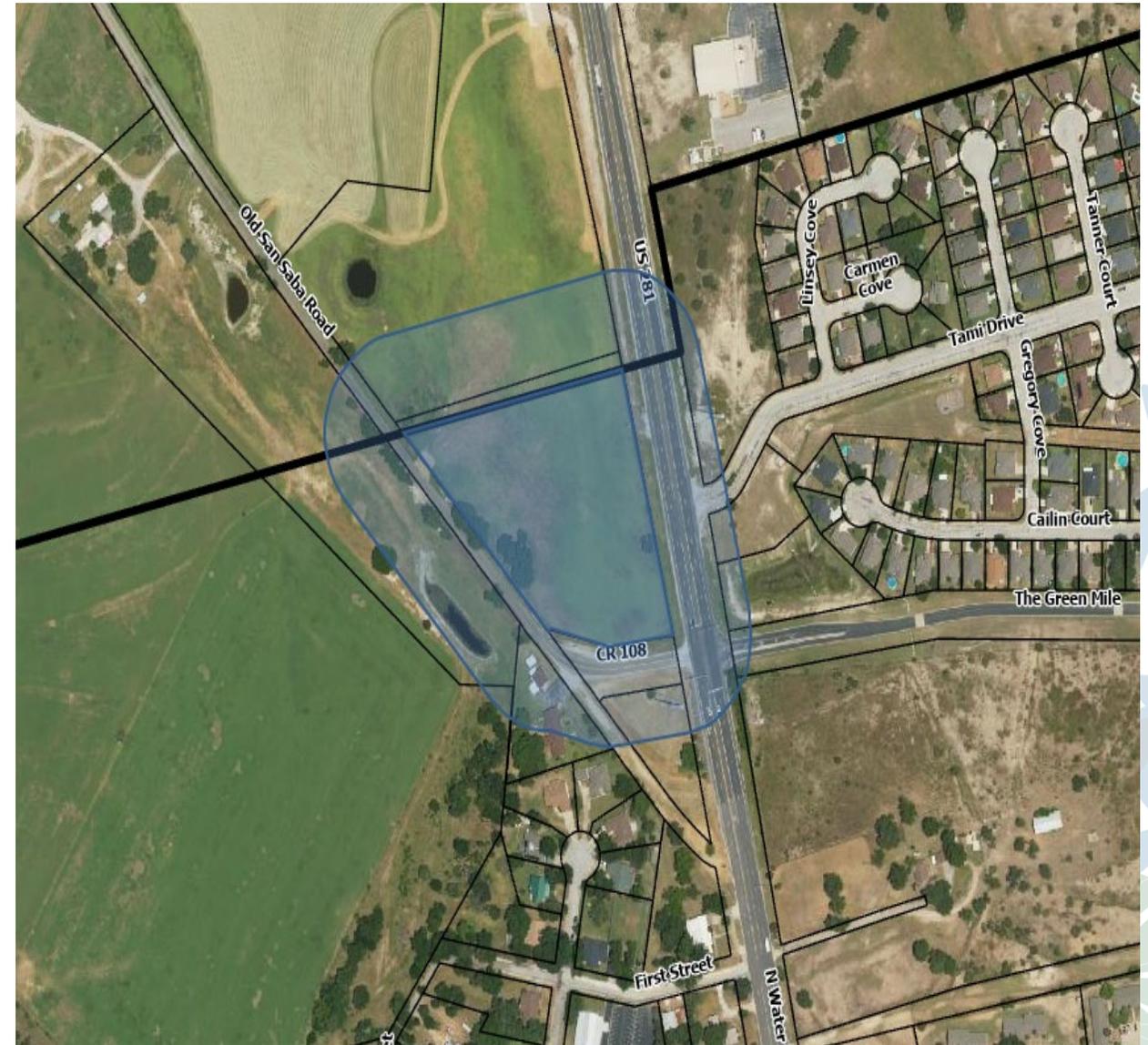
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Public Notification:

Notices were mailed to six (6) surrounding property owners.

One response in opposition were received and no responses in favor.



Planning and Zoning Report:

- **Recommended denial of the C-2 request**
 - **Unanimously determined C-2 permits uses not compatible**
- **Does recommend City Council consider:**
 - **C-1 with CUP to allow gasoline sales**
 - **PUD to clearly define allowable uses**

P&Z does support commercial zoning as designated on the FLUM



Public Hearing

- **Public Hearing**
 - Allow applicant to speak
 - Limit 3 minutes per speaker
- **Discussion**
 - Discuss and consider proposed Ordinance 2026-06

