

ORDINANCE NO. 2017-22

AN ORDINANCE AMENDING ORDINANCE NO. 2012-06 BY ASSIGNING DUPLEX – DISTRICT R-2 ZONING TO LOT 1E; BLOCK 4 (PT OF 5 AC); KERR DONATION S4150, WHICH IS FURTHER DESCRIBED AS 305 N RHOMBERG STREET; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The Planning and Zoning Commission of the City of Burnet, on September 5, 2017, did conduct a public hearing for the purpose of taking public comment regarding the proposal to assign Duplex – District R-2 zoning to Lot 1E; Block 4 (Pt of 5 AC); Kerr Donation S4150 which is further described as 3015 N Rhomberg Street; and

WHEREAS, The City Council of the City of Burnet, on September 12, 2017 did conduct its own public hearing for the purpose of taking public comment regarding the same proposal to assign Duplex – District R-2 zoning to Lot 1E; Block 4 (Pt of 5 AC); Kerr Donation S4150; and

WHEREAS, The City Council, based on due consideration of the Planning and Zoning Commission recommendation as well as its own deliberations did determine that assigning Duplex – District R-2 zoning to Lot 1E; Block 4 (Pt of 5 AC); Kerr Donation S4150 to be consistent with the City of Burnet Future Land Use Plan, consistent with development patterns in the surrounding area and consistent with the best public interest of the City;

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Zoning Changed. Duplex – District R-2 zoning to Lot 1E; Block 4 (Pt of 5 AC); Kerr Donation S4150 which is further described as 305 N Rhomberg Street.

Section 3. Repealer. That other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

Section 4. Severability. That should any provisions of this ordinance be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

Section 5. Effective Date. That this ordinance is effective upon final passage and approval.

Section 6. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meeting Act, Chapter. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this 12th day of September 2017.

FINALLY PASSED AND APPROVED on this 26th day of September, 2017.

CITY OF BURNET, TEXAS


Crista Goble Bromley, Mayor

ATTEST:


Kelly Dix, City Secretary



EXHIBIT A 1 of 2

This image shows the dimensions of the 305 Rhomberg lot.

Address:	305 N RHOMBERG TX	Mapsc0:	
Neighborhood:	CITY OF BURNET RESIDENTIAL	Map ID:	1809M1
Neighborhood CD:	CBU		
Owner			
Name:	SOUTHBAY GROUP LLC	Owner ID:	192729
Mailing Address:	PO BOX 3004 MARBLE FALLS, TX 78654	% Ownership:	100.0000000000%

Exemptions:

▶ Values								
▶ Taxing Jurisdiction								
▶ Improvement / Building								
▼ Land								
#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	C1	0.2463	10731.00	73.00	147.00	\$14,487	50

This image shows the layout of the lot. There is ample space for the duplex to be situated on the lot exactly like the the duplex in the following images.



EXHIBIT A
2 of 2

This image shows the dimensions of a similar lot with a duplex situated the exact same layout in which we plan to place our duplex. This lot is 3 feet narrower than the Rhomberg lot.

Address:	1215 A&B SHERRARD TX	Mapsc0:	
Neighborhood:	CITY OF BURNET RESIDENTIAL	Map ID:	
Neighborhood CD:	CBU		
Owner			
Name:	CKKW INVESTMENTS LLC	Owner ID:	197273
Mailing Address:	3202 S WATER BURNET, TX 78611	% Ownership:	100.0000000000%
		<u>Exemptions:</u>	

Values									
Taxing Jurisdiction									
Improvement / Building									
Land									
#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value	
1	B2	B2	0.2462	10725.00	71.50	150.00	\$15,551	\$0	

The duplex fits with plenty of room for required setbacks and tenant parking. The duplex just north of this property has the same layout and dimensions.

