



NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BURNET, TEXAS

This notice is posted pursuant to the Texas Local Government Code, Chapter §551 – Open Meetings.

Notice is hereby given that a **Public Hearing and Regular Meeting of the Planning and Zoning Commission** of the City of Burnet, Texas will be held on the **7th day of October, 2019**, at **6:00 p.m.**, in the City Council Chambers at 2402 South Water Street, Burnet, Texas 78611 at which time the following subjects will be discussed, to-wit:

1. CALL TO ORDER:

2. ROLL CALL:

3. ELECTION OF OFFICERS

- 3.1)** The Planning and Zoning Commission of the City of Burnet will elect officers from among its members.

4. CONSENT AGENDA ITEMS: All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission member, staff member or citizen requests removal of the item from the consent agenda for the purpose of discussion. For removal of an item, a request must be made to the Commission when the Consent Agenda is opened for Commission action.

- 4.1)** Minutes of the regular meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on September 9, 2019.

5. PUBLIC HEARINGS:

- 5.1)** The Planning & Zoning Commission of the City of Burnet, Texas will hold a public hearing on a request to rezone 300 S. Water Street, which is further described as being S7150 Peter Kerr Portion Lot 1, the E 12.6 ft of lot 4, and the N 61.3 ft of Lot 2, Blk 1; Peter Kerr Portion, S7150 from its present designation of Light Commercial—District C-1 to a designation of Medium Commercial—District C-2

6. ACTION ITEMS:

- 6.1) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding a request to rezone 300 S. Water Street, which is further described as being S7150 Peter Kerr Portion Lot 1, the E 12.6 ft of lot 4, and the N 61.3 ft of Lot 2, Blk 1; Peter Kerr Portion, S7150 from its present designation of Light Commercial—District C-1 to a designation of Medium Commercial—District C-2
- 6.2) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding the Final Plat of Delaware Springs, Section 19, Phase Two which is further described as being an 8.62 acre single-family residential subdivision located at the northern termination of Rachel Loop.
- 6.3) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider a recommendation to City Council regarding zoning options for Lot 2, Phase 1, Block 9, Highland Oaks, S5207.

7. STAFF REPORTS

- 7.1) Update of recently enacted legislation affecting City authority relating to planning, platting and development regulation.

8. REQUESTS FOR FUTURE AGENDA ITEMS

9. ADJOURN

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Burnet, is a true and correct copy of said notice and that I posted a true and correct copy of said notice on the bulletin board, in the City Hall of said City, Burnet, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on October 4, 2019 at or before 5 o'clock p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this 4th day of October, 2019

Kelly Dix, City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

The City Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the Development Services Department at (512) 715-3206, FAX (512) 756-8560 or e-mail at mlewis@cityofburnet.com for information or assistance.



Planning and Zoning Commission

ITEM 3.1

Mark Lewis
(512) 715-3215
mlewis@cityofburnet.com

Agenda Item Brief

Meeting Date: October 7, 2019

Agenda Item: The Planning and Zoning Commission of the City of Burnet will elect officers from among its members.

Background: The Planning and Zoning Commission will choose three officers from among its members. The Commission's current officers are:

Chair	Vacant
Vice-Chair	Tommy Gaut
Secretary	Herve Derek Fortin

Duties of the Commission officers are as follow:

- Chair:
 - Serve as the Planning and Zoning Commission's presiding officer
 - Conduct Planning and Zoning Commission public hearings and regular meetings
 - Sign plats and other official documents pertaining to actions of the Commission
- Vice-Chair:
 - Serve as presiding officer during the absence of the Chair.
- Secretary:
 - Witness minutes, and as needed, other official documents of the Commission.
 - Serve as presiding officer in the absence of the Chair and Vice-Chair.

Information: Candidates for officer are selected by the nomination and second of fellow Commission members. All members are eligible to stand for any of the officer positions. Present officers are eligible for nomination and reelection to their present position, or any other of the Commission's officer positions.

Recommendation: Nominate and elect a Planning and Zoning Commission Chair, Vice-Chair, and Secretary



PLANNING & ZONING COMMISSION MINUTES

On this the 9th day of September, 2019, the Planning and Zoning Commission of the City of Burnet, convened in Regular Session at 6:00 p.m. at the regular meeting place thereof with the following persons present, to-wit:

1. CALL TO ORDER:

The meeting was called to order at 6:00 p.m. by Chairman Lindholm.

2. ROLL CALL:

Members Present: Craig Lindholm, Tommy Gaut, Derek Fortin, Ricky Langley, Calib Williams, Cesar Arreaza and Jennifer Wind

Members Absent:

Guests: Mary Jane Shanes, Dick Sample, Beverly Sample, Kathy Baucom, Judy Humphreys, Rita Gooch and James Tipton

Others Present: Mark Lewis, Interim Planner
Leslie Kimbler, Development Services Admin.Tech.
Matthew Garrett, NewGen Strategies & Solutions

3. CONSENT AGENDA:

3.1) Minutes of the meeting held July 15, 2019 Regular Zoning Commission Meeting.

A motion to approve the consent agenda was made by Commissioner Arreaza. The motion was seconded by Commissioner Fortin and carried by a vote of 7 to 0.

4. CAPITAL IMPROVEMENT ADVISEMENT COMMITTEE DELIBERATION:

4.1) The Planning and Zoning Commission will convene in its capacity as the City of Burnet Capital Improvement Advisement Committee for the purpose of formulating a recommendation to City Council regarding the amendment or update of water and wastewater impact fees.

The Planning and Zoning Commission convened as the City of Burnet Capital Improvement Advisement Committee at 6:02pm when guest speaker, Matthew Garrett, took the podium to give a presentation regarding the amendment or update of water and wastewater impact fees.

Commissioner Arreaza made a motion to recommend to the City Council that no update to the impact fees be necessary, but the Commission would like for the Council to begin undertaking the necessary studies to assess whether impact fees should be updated within the next five years. The motion was seconded by Commissioner Wind, and carried by a vote of 6 to 1 with Commissioner Lindholm voting in opposition.

At this time, the Capital Improvement Advisement Committee then re-convened as the Planning and Zoning Commission at 6:49pm.

5. PUBLIC HEARINGS:

- 5.1) The Planning and Zoning Commission of the City of Burnet, Texas will hold a public hearing regarding a request to assign Light Commercial, District C-1 zoning to Highland Oaks, Phase 1, Block 9, Lot 2, and Block 10, Lot 1; Agricultural District –District A zoning to Highland Oaks, Phase 1, Block 9, Lot 1, Phase 2, Block 7, Lot 10; “G” Government and Public Institutional District zoning to Highland Oaks, Phase 1, Block 9, Lot 3 and Phase 2, Block 6, Lot 30; and Single-family Residential 1—District zoning to Highland Oaks, Phase 1, Block 1, Lots 1-27, Block 2, Lots 1-14, Block 6, Lots 1-4, Block 8, Lots 1-21, Phase 2, Block 3, Lots 1-13, Block 4, Lots 1-13, Block 5, Lots 1-13, Block 6, Lots 5-29, and Block 7, Lots 1-9, and 11-20.

Mark Lewis, Interim Planner, presented staff’s report regarding the request to assign Light Commercial, District C-1 zoning to Highland Oaks, Phase 1, Block 9, Lot 2, and Block 10, Lot 1; Agricultural District –District A zoning to Highland Oaks, Phase 1, Block 9, Lot 1, Phase 2, Block 7, Lot 10; “G” Government and Public Institutional District zoning to Highland Oaks, Phase 1, Block 9, Lot 3 and Phase 2, Block 6, Lot 30; and Single-family Residential 1—District zoning to Highland Oaks, Phase 1, Block 1, Lots 1-27, Block 2, Lots 1-14, Block 6, Lots 1-4, Block 8, Lots 1-21, Phase 2, Block 3, Lots 1-13, Block 4, Lots 1-13, Block 5, Lots 1-13, Block 6, Lots 5-29, and Block 7, Lots 1-9, and 11-20.

Chairman Lindholm opened the floor for public comment.

Kathy Baucom, resident at 115 Linsey Cove, spoke in opposition of the request to rezone the front two lots, of the subdivision, to commercial.

There being no further public comment, Chairman Lindholm closed the public hearing.

- 5.2) The Planning and Zoning Commission of the City of Burnet, Texas will hold a public hearing regarding amendments proposed for City of Burnet Code of Ordinances, Chapter 118 – “Zoning,” Section 118-20, Chart 1 for the purpose of revising minimum lot areas, lot depths, and minimum lot widths established for various zoning districts; Section 118-45, Light Commercial for the purpose of establishing “car wash” as a use permitted with Conditional Use Permit; Section 118-46 Medium Commercial—District C-2 for the purpose of establishing “car wash” and “automobile repair or retail service station and garage” as permitted uses, and Section 118-62 K for the purpose of establishing requirements for screening adjacent to residentially zoned properties.

Mark Lewis, Interim Planner, presented staff's report regarding amendments proposed for City of Burnet Code of Ordinances, Chapter 118 – "Zoning," Section 118-20, Chart 1 for the purpose of revising minimum lot areas, lot depths, and minimum lot widths established for various zoning districts; Section 118-45, Light Commercial for the purpose of establishing "car wash" as a use permitted with Conditional Use Permit; Section 118-46 Medium Commercial—District C-2 for the purpose of establishing "car wash" and "automobile repair or retail service station and garage" as permitted uses, and Section 118-62 K for the purpose of establishing requirements for screening adjacent to residentially zoned properties.

Chairman Lindholm then opened the floor for public comment. There being no further public comment, Chairman Lindholm closed the public hearing.

6. ACTION ITEMS:

- 6.1) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action on a request to assign Light Commercial, District C-1 zoning to Highland Oaks, Phase 1, Block 9, Lot 2, and Block 10, Lot 1; Agricultural District –District A zoning to Highland Oaks, Phase 1, Block 9, Lot 1, Phase 2, Block 7, Lot 10; "G" Government and Public institutional District zoning to Highland Oaks, Phase 1, Block 9, Lot 3 and Phase 2, Block 6, Lot 30; and Single-family Residential 1—District zoning to Highland Oaks, Phase 1, Block 1, Lots 1-27, Block 2, Lots 1-14, Block 6, Lots 1-4, Block 8, Lots 1-21, Phase 2, Block 3, Lots 1-13, Block 4, Lots 1-13, Block 5, Lots 1-13, Block 6, Lots 5-29, and Block 7, Lots 1-9, and 11-20.

Commissioner Gaut made a motion to approve the staff recommendation for the proposed re-zoning; however, the Commission asks for the City Council to re-consider zoning Lot 2, Block 9, Phase 1 to something other than the proposed zoning and direct staff to bring a new zoning request (for Lot 2, Block 9, Phase 1) back for future consideration . The motion was seconded by Commissioner Langley, and carried by a vote of 7 to 0.

- 6.2) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding amendments proposed for City of Burnet Code of Ordinances, Chapter 118 – "Zoning," Section 118-20, Chart 1 for the purpose of revising minimum lot areas, lot depths, and minimum lot widths established for various zoning districts; Section 118-45, Light Commercial for the purpose of establishing "car wash" as a use permitted with Conditional Use Permit; Section 118-46 Medium Commercial—District C-2 for the purpose of establishing "car wash" and "automobile repair or retail service station and garage" as permitted uses, and Section 118-62 K for the purpose of establishing requirements for screening adjacent to residentially zoned properties.

Commissioner Williams made a motion to approve the proposed amendments for City of Burnet Code of Ordinances, Chapter 118 – "Zoning," Section 118-20, Chart 1; Section 118-45, Light Commercial; Section 118-46 Medium Commercial - District C-2; and Section 118-62 K. The motion was seconded by Commissioner Langley, and carried by a vote of 7 to 0.

- 6.3) The Planning and Zoning Commission of the City of Burnet, Texas will consider and take action on the Honey Rock Ranch, Phase Two Final Plat, a proposed subdivision consisting of 8 single-family residential lots which is described as being generally located at the intersection of Ramsey Way and Honey Rock Boulevards.

Commissioner Lindhold made a motion to approve the Honey Rock Ranch, Phase Two Final Plat. The motion was seconded by Commissioner Arreaza, and carried by a vote of 7 to 0.

7. STAFF REPORTS:

Mr. Lewis said expressed his appreciation to Chairperson Craig Lindholm for serving on Planning and Zoning Commssion.

Mr. Lewis also informed the Commission that he will be giving a staff report at next month's meeting regarding the new legislative updates.

8. REQUESTS FOR FUTURE AGENDA ITEMS:

Chairperson Lindholm requested that a vote for his replacement take place at the next meeting.

9. ADJOURN:

Commissioner Gaut made a motion to adjourn the meeting; Commissioner Williams seconded, and the motion carried by a vote of 7 to 0.

There being no further business, Chairperson, Craig Lindholm adjourned the meeting at 7:53 p.m.

Craig Lindholm, Chair
City of Burnet Planning and Zoning Commission

Attest: _____
Herve Derek Fortin, Secretary



Planning & Zoning

ITEM 5.1

Mark Lewis
Development Services
(512) 715-3215
mlewis@cityofburnet.com

Agenda Item Brief

Meeting Date: October 7, 2019

Agenda Item: The Planning and Zoning Commission of the City of Burnet, Texas will hold a public hearing regarding a request to rezone 300 S. Water Street, which is further described as being S7150 Peter Kerr Portion Lot 1, the E 12.6 ft of lot 4, and the N 61.3 ft of Lot 2, Blk 1; Peter Kerr Portion, S7150 from its present designation of Light Commercial—District C-1 to a designation of Medium Commercial—District C-2

Background: The property being considered for rezoning is located at the southwest corner of the S. Water/E Jackson St intersection (See Exhibit A). Burnet County Appraisal District records show that the primary structure on this site was constructed in 1973.

This structure, which is designed to function as an automotive repair shop, was, at the time of its construction, in full compliance with applicable City regulations. Based on the current C-1 zoning, Wayne's Automotive, the business that currently occupies the building, operates as a legally established, non-conforming use. This status is often referred to as being "grandfathered."

Granting the requested zone change will bring the business into compliance with current ordinance requirements and would free it from the limitations that apply to "grandfathered" land use activities.

Information: District "C-2" (Medium Commercial) is governed by Sec. 118-46 of the Code of Ordinances and allows commercial land uses in facilities under 20,000 square feet, including gas stations, convenience stores, grocery stores, hotels, commercial garages, mini-storage, restaurants, shopping centers, warehouses, and other similar uses. Sec. 118-46 was recently amended to add "automobile repair" to the list of permitted C-2 uses.

Staff Analysis: The Future Land Use Map identifies the subject parcel as being intended for commercial use (See Exhibit B). The Future Land Use Map assumptions in this area are generally correct, and should be supported.

Within the range of commercial zoning options, the factors that make this location particularly suitable for C-2 zoning are summarized below.

Location

- The subject property is situated at the intersection of S. Water St (Hwy 281) And E. Jackson St.
 - Water Street is one of the City's two commercial arterial roadways. As such it is suitable for medium intensity and moderately sized commercial developments.
 - The Jackson/Water St intersection is signalized. Signalized commercial intersections are typically well suited to accommodate the volumes of traffic generated by the types of moderately sized commercial establishments allowed in C-2 zoning districts.

Adjacent Land Use

- The subject property is fully embedded in an area intended for commercial land use (See Exhibit B).
-
- Although the tracts located to the rear of this property is currently zoned for residential use, the actual development on those tracts consist of one single-family dwelling, an abandoned automobile repair facility, and a now unused fenced yard that at one time served as an automotive salvage yard (See Exhibit A).
- The future of these adjoining tracts almost certainly lies in redevelopment for use as commercial rather than residential activities.

Based on the factors outlined above, staff finds the requested "C-2" (Medium Commercial) zoning to be appropriate for the subject property.

Recommendation: Forward the requested zone change to City Council with a recommendation for approval.

Exhibit "A"
Location Map



Exhibit "B"
Future Land Use Map (FLUM)



Commercial



Residential



Government



Planning and Zoning Commission

ITEM 6.2

Mark Lewis
(512) 715-3215
mlewis@cityofburnet.com

Agenda Item Brief

Meeting Date: October 7, 2019

Agenda Item: The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding the Final Plat of Delaware Springs, Section 19, Phase Two which is further described as being an 8.62 acre single-family residential subdivision located at the northern termination of Rachel Loop.

Background: Delaware Springs, Section 19, Phase Two is a residential subdivision that will be located at the northern termination of Rachel Loop (See Exhibit A). The subdivision consists of twenty-two lots intended for single-family homes (See Exhibit B).

Local Government Code, Chapter 212 establishes mandatory processes and timelines for the review of plats. The legislature's most recent amendment of this chapter has tightened the timeline available for plat review. This plat is being brought forward in order to assure compliance with applicable provisions of both the Local Government Code and City ordinance.

Under the terms of Chapter 212, the Planning and Zoning Commission has three options in considering the Delaware Springs, Section 19, Phase Two final plat. They are as follow:

1. Recommend that City Council approve the plat. If by the time of the September 9, Planning and Zoning Commission meeting, the plat is found to be in conformance with applicable ordinance provision, staff will recommend approval.
2. Recommend that City Council approve the plat subject to revision. If City Council, chooses this option, adequacy of revisions would be determined by staff within 15-days of the applicant's revised filing. Approval or disapproval will take place at the staff level.
3. Recommend that City Council deny the plat. If by the September 9, Planning and Zoning Commission meeting, the plat is found to be significantly out of compliance with City ordinance, staff will recommend denial. The reason(s) for denial should be included in

any Planning and Zoning Commission, and City Council motions to deny the plat.

Information: The Delaware Springs, Section 19, Phase Two Final Plat has been reviewed and found to be in compliance with applicable provisions of Code of Ordinances, Chapter 19, Phase Two. Based on this consideration, staff recommends that the plat be approved.

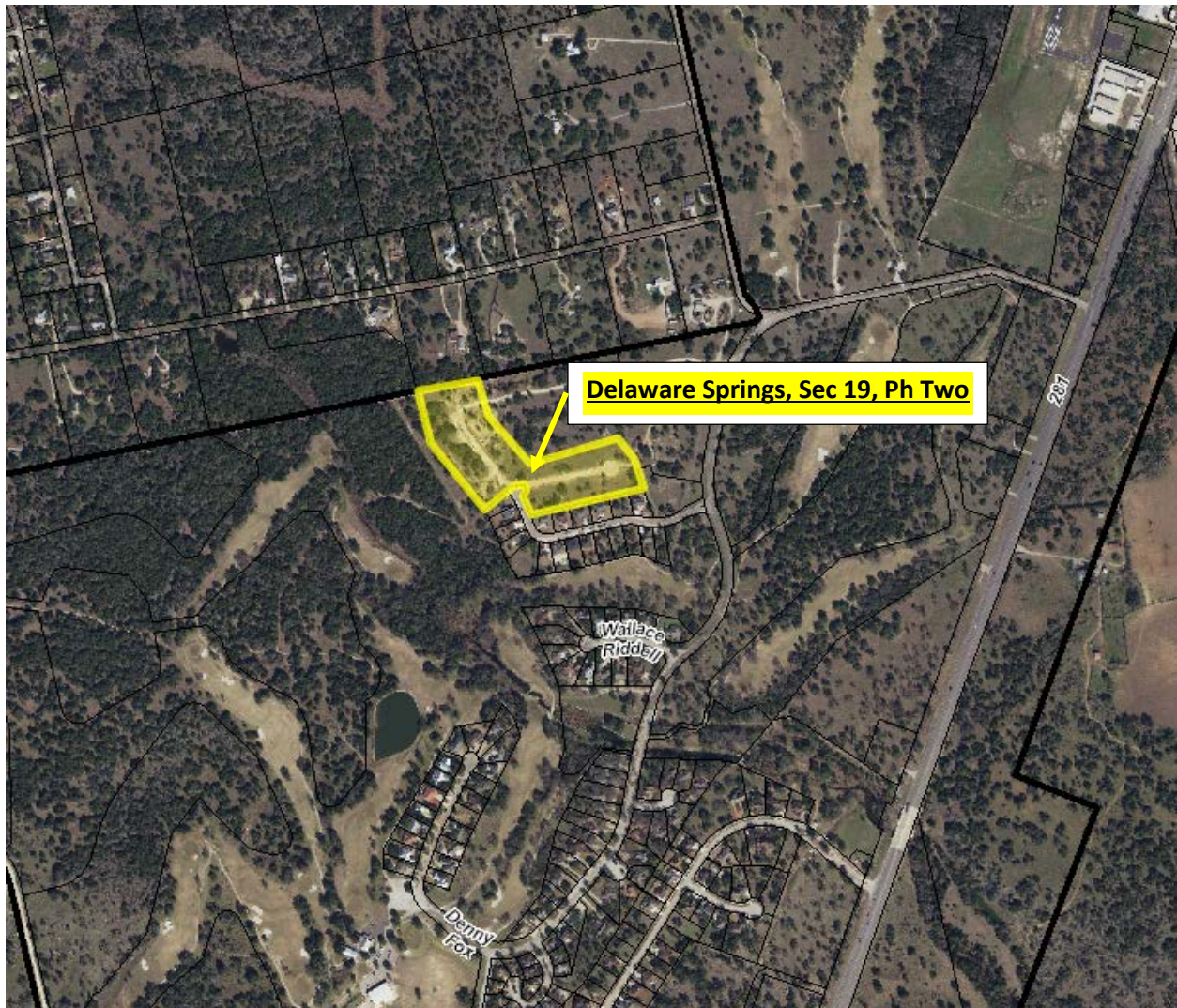
Should the Commission, and ultimately, City Council concur and vote to approve the plat, it must be with the knowledge that approval will not lead to immediate recordation.

Public improvements within this phase of Delaware, Section 19 are nearing completion, but have not yet been accepted by the City. Recordation will take place after satisfaction of the following City ordinance requirements.

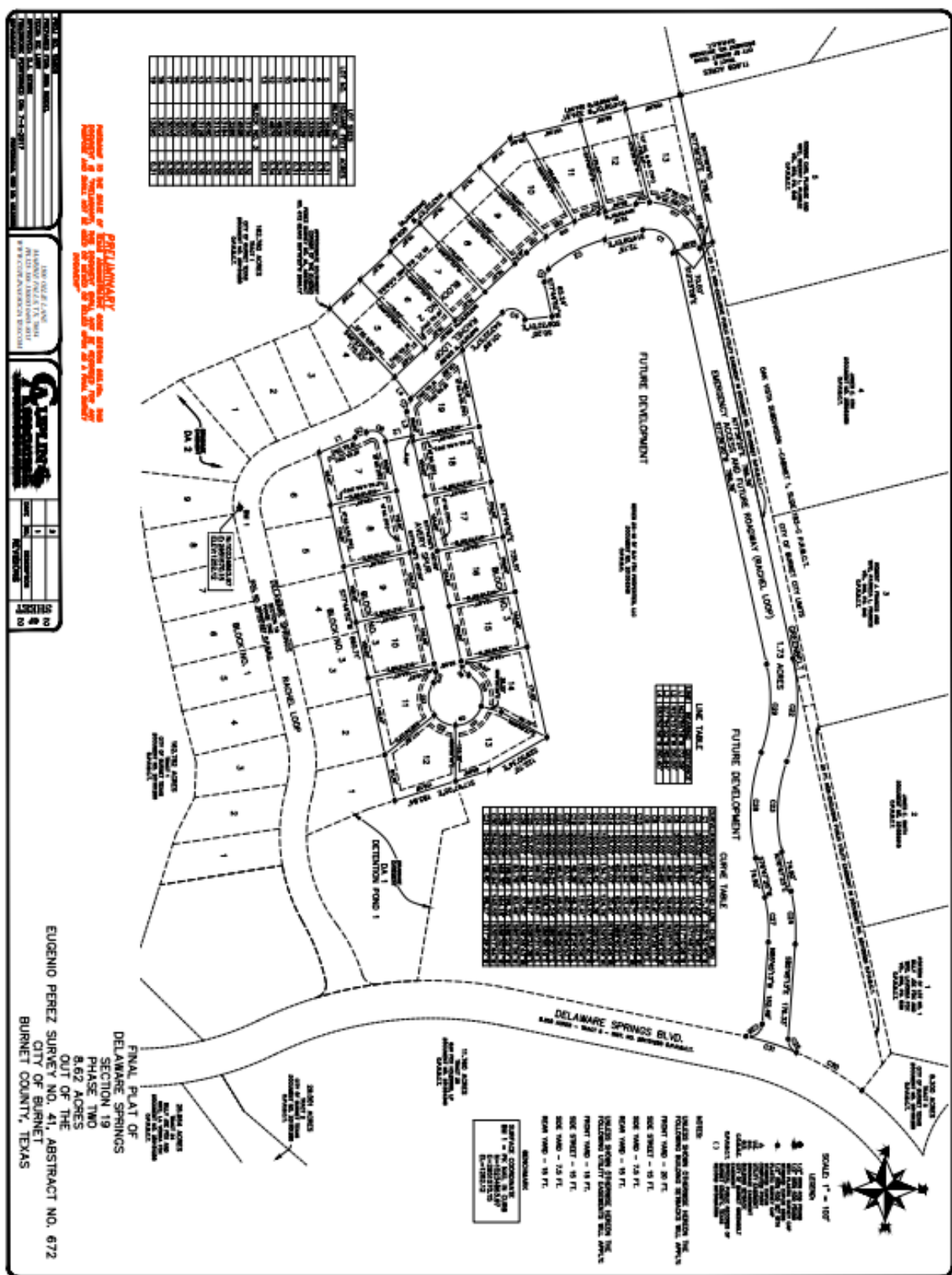
1. Public improvements are
 - a. accepted by City Council; or
 - b. the developer posts fiscal surety sufficient to cover the cost of completing the incomplete improvements; and
2. The developer posts a one-year warranty bond sufficient to cover the costs of any repairs found to be necessary during the one-year warranty period. This period will begin on the date that City Council accepts the subdivision's public improvements.

Recommendation: Staff recommends approval of the Delaware Springs, Section 19, Phase Two Final Plat

EXHIBIT A
Location



[illegible]

Plat
(2 of 2)



Planning and Zoning Commission

ITEM 6.3

Mark Lewis
(512) 715-3215
mlewis@cityofburnet.com

Agenda Item Brief

Meeting Date: October 7, 2019

Agenda Item: The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider a recommendation to City Council regarding zoning options for Lot 2, Phase 1, Block 9, Highland Oaks, S5207.

Background: Highland Oaks Lot 2, phase 1, Block 9 is currently zoned Light Commercial—District C-1. This zoning, which became effective on September 24, 2019, was assigned as part of a comprehensive zoning of the Highland Oaks Subdivision.

The Planning and Zoning Commission, in its September 9, 2019 consideration of the Highland Oaks zoning, recommended that C-1 zoning be approved for the subject lot. As part of its motion to approve the zoning, the Commission asked Council for the opportunity evaluate other zoning options for Lot 2. This report will overview those options.

Information: This report will overview zoning options for the subject property beginning with Chart 1 from Code of Ordinances Chapter 118, Sec. 118-20 (See Exhibit B)

Minimum lot area requirements established by Chart 1 eliminate two zoning districts from consideration.

- Minimum lot size in the R-1E district is set at one acre.
- Minimum lot size in the Agricultural district is set at two acres.

Zoning to either of these districts would create a nonconforming lot.

The next issue to consider regarding zoning options are uses permitted in various zoning districts along with development norms. In considering these factors, it is important to weigh:

- a property owner's right to make reasonable use of his, or her land;
- development constraints imposed by property location, size, and configuration;
- and impact on surrounding properties

The following chart considers these factors.

<u>District</u>	<u>Pros</u>	<u>Cons</u>
Agricultural-district—District A		<p>Lot would be nonconforming due to inadequate size</p> <p>Incompatible uses allowed</p> <ul style="list-style-type: none"> • Manufactured homes • Riding academies • Roping arenas • Raising and breeding of livestock
Single-family Residential 1—District R-1	Compatible with adjacent residential development	<p>Location undesirable due to proximity of Hwy 281</p> <p>Subdivision of irregular lot creates odd lot configuration</p> <p>Each single-family lot will have its own driveway access. Multiple drive cuts in this location create safety issues.</p>
Single-family residential estate—District R-1E		Lot non-conforming due to lot size
Duplex—District R-2		Neighborhood opposition to multi-family development
Townhomes—District R-2A		Neighborhood opposition to multi-family development
Multi-family residential—District R-3		Neighborhood opposition to multi-family development

<u>District</u>	<u>Pros</u>	<u>Cons</u>
Open space—District OS		Denies property owner's use of property. Possible takings claim
Manufactured home—District M-1		Incompatible housing type
Manufactured home park—District M-2		Incompatible housing type
"G" government and public institutional district		Property not owned by government or public institution No public need
Neighborhood commercial—District NC	Limited to low intensity commercial uses	Allows multi-family residential
Light commercial—District C-1	Limited to low intensity commercial uses Controlled drive access	Some neighborhood opposition
Medium Commercial—District C-2 & Heavy Commercial—District C-3		Intensity of uses allowed Neighborhood opposition
Light industrial—District I-1, Heavy industrial—District I-2		Incompatible with residential subdivision development
Planned unit development—PUD district		PUD zoning is project specific

As demonstrated in the chart above, several possible district designations offer potential benefit to the property owner and/or surrounding

properties. All hold the potential for some degree of negative impact. On balance, it is staff's opinion that the Light-commercial, C-1 zoning presently assigned to the property offers the best overall land use fit for the property in question. This assessment is based on the following considerations:

- C-1 zoning does the best overall job of filtering out land uses that could be injurious to surrounding properties
- C-1 zoning provides the owner opportunity to make reasonable use of the land
- C-1 zoning for driveway, and therefore traffic control
- C-1 zoning recognizes that Hwy 281 is one of the City's two primary commercial corridors.

Recommendation: Retain existing Light commercial—District C-1 zoning.

EXHIBIT A
Location

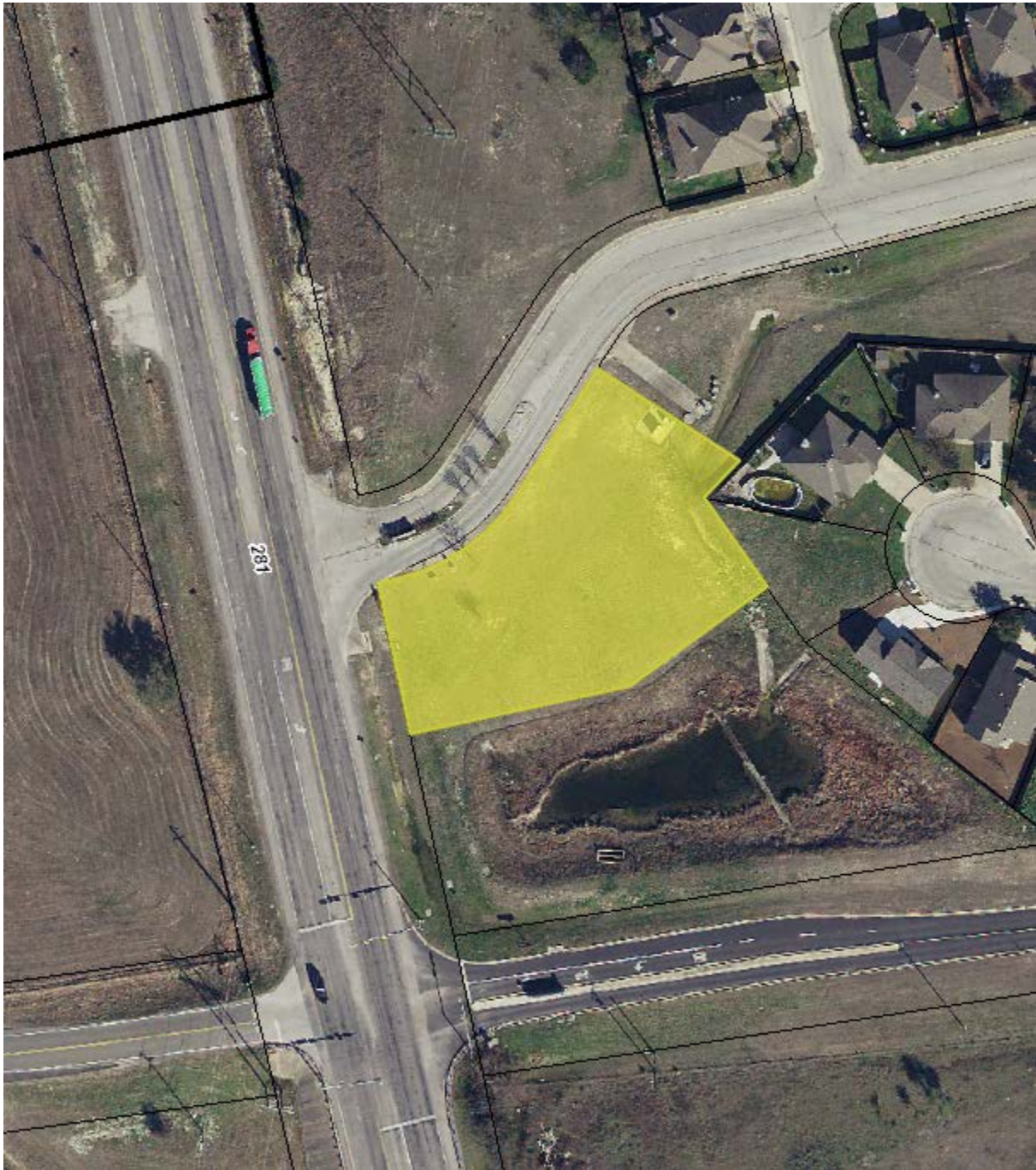


EXHIBIT B
Code of Ordinances Chapter 118, Sec. 118-20
Chart 1

Zoning District	Front Yard Setback	Side Yard Setback	Street Side Yard Setback	Rear Yard Setback	Min. Lot S.F. Area	Min. Lot Depth	Min. Lot Width	Max. Height Limit
R-1	20 ft. for any road over 31 ft. of pavement 25 ft. for roads less than 31 ft.	7½ ft.	15 ft.	15 ft.	7,600 s.f.		60 ft	35 ft. for structures over 1,500 s.f. 30 ft. for structures under 1,500 s.f.
R-1 E	30 ft.	15 ft.	15 ft.	15 ft.	1 acre		150 ft.	30 ft.
R-2	25 ft. for two unit 30 ft. for three and four unit	10 ft.	15 ft.	10 ft. 15 ft. when abutting R-1	4,500 s.f. per unit		75 ft.	35 ft.
R-2 A	25 ft. for two connected units 30 ft. for three or four connected units	10 ft. between structures	15 ft.	10 ft. 15 ft. when abutting R-1	4,500 s.f. per unit		75 ft.	35 ft.
R-3	50 ft.	10 ft. and one foot per unit	15 ft.	10 ft. 15 ft. when abutting R1	4,000 s.f. per unit		150 ft.	35 ft.
M-1	20 ft. for any road over 31 ft. of pavement 25 ft. for roads less than 31 ft.	7½ ft.	15 ft.	15 ft.	7,600 s.f.		60 ft	35 ft. for structures over 1,500 s.f. 30 ft. for structures under 1,500 s.f.

M-2	50 ft.	10 ft. and one foot per unit	15 ft.	10 ft. 15 ft. when abutting R-1	4,000 s.f. per unit		150 ft.	35 ft.
OS	25 ft.	10 ft.	15 ft.	25 ft.	7,500 s.f.		60 ft.	35 ft.
A	25 ft.	25 ft.	15 ft.	25 ft.	2 Acres		150 ft.	35 ft.
Gov	25 ft.	15 ft.	15 ft.	15 ft.	7,600 s.f.		60 ft.	35 ft.
NC	20 ft. for any road over 31 ft. of pavement 25 ft. for roads of less than 31 ft.	7½ ft.	15 ft.	15 ft.	7,600 s.f.		60 ft.	35 ft.
C-1	30 ft.	15 ft.	15 ft.	15 ft.	<u>10,000 s.f.</u>		50 ft.	35 ft.
C-2	40 ft.	15 ft.	20 ft.	15 ft.	<u>10,000 s.f.</u>		60 ft.	35 ft.
C-3	50 ft.	15 ft. for single tenant 25 ft. for multi-tenant	20 ft.	15 ft.	<u>15,000 s.f.</u>		60 ft. for single-tenant 100 ft. for multi-tenant	35 ft.
I-1	25 ft.	25 ft.	25 ft.	25 ft.	<u>10,000 s.f.</u>		50 ft.	60 ft.
I-2	25 ft.	25 ft.	25 ft.	25 ft.	<u>10,000 sf.</u>		60 ft.	60 ft.
PUD	n/a	n/a	<u>n/a</u>	n/a	n/a		n/a	n/a



Planning and Zoning Commission

ITEM 7.1

Mark Lewis
(512) 715-3215
mlewis@cityofburnet.com

Agenda Item Brief

Meeting Date: October 7, 2019

Agenda Item: Update of recently enacted legislation affecting City authority relating to planning, platting and development regulation.

Background: Several city related bills put forward by the 86th Texas Legislature have been signed into law by Governor Abbott. This report will focus on five of these newly enacted laws that will impact city planning and development related activities.

Material for this overview has been drawn from the Texas Municipal Clerks Association's 2019 Legislative Update seminar and a review of the newly enacted bills (Texas Legislature Online).

Information: Bills to be addressed in this report deal with the following topics:

- Annexation
- Plat & Plan Approval
- Public Speaking
- Building Materials
- Billboards

Details regarding these topics will be provided during the October 7, 2019 staff report.

Recommendation: N/A