



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 **9th day of September, 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. 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.

- 3.1) Minutes of the special called meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on July 15, 2019.

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.

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.

- 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.

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.
- 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.
- 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.

7. STAFF REPORTS

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 September 6, 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 6th day of September, 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 & ZONING COMMISSION MINUTES

On this the 15th day of July, 2019, the Planning and Zoning Commission of the City of Burnet, convened in Special 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 and Cesar Arreaza

Members Absent: Calib Williams

Guests: Jennifer and Eric Wind

Others Present: David Vaughn, City Manager
Leslie Kimbler, Development Services Admin.Tech.

3. CONSENT AGENDA:

3.1) Minutes of the meeting held June 10, 2019 Regular Zoning Commission Meeting.

A motion to approve the consent agenda was made by Commissioner Gaut. The motion was seconded by Commissioner Arreaza and carried by a vote of 5 to 0.

Commissioner Williams arrived after the voting of the minutes at 6:04pm.

4. Action Items:

4.1) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action on a determination regarding allowable uses in the Medium Commercial – District “C-2” zoning district, as required by the City of Burnet Code of Ordinances, Section 118-46(a)(34).

Commissioner Gaut made a motion to approve the addition of “Car Wash” as an allowable use in the Medium Commercial – District “C-2”. The motion was seconded by Commissioner Arreaza, and carried by a vote of 5 to 1 with Commissioner Fortin voting in opposition.

Commissioner Gaut then made a second motion to add the use of a “Car Wash” as an allowable use in Light Commercial – District “C-1” with a conditional use permit. The motion was seconded by Commissioner Arreaza and carried by a vote of 6 to 0.

- 4.2) The Planning and Zoning Commission of the City of Burnet, Texas will discuss and consider action on a proposed amendment to the City of Burnet Code of Ordinances, Chapter 118 – Zoning, Section 118-20, Chart 1, as this section relates to minimum lot width, depth, and area in all zoning districts within the City of Burnet.

Commissioner Lindholm made a motion to approve the proposed amendment to the City of Burnet Code of Ordinances, Chapter 118 – Zoning, Section 118-20, Chart 1, as presented with the exception of changing the square footage of the Heavy Commercial, “C-3” district to 15,000 square feet and to include the use of a 6 foot tall privacy fence to be required as screening for any commercial, or industrial, district from residential zoned lots. The motion was seconded by Commissioner Williams, and carried by a vote of 6 to 0.

5. STAFF REPORTS:

None.

6. REQUESTS FOR FUTURE AGENDA ITEMS:

None.

7. ADJOURN:

Commissioner Fortin made a motion to adjourn the meeting; Commissioner Arreaza seconded, and the motion carried by a vote of 6 to 0.

There being no further business, Chairperson, Craig Lindholm adjourned the meeting at 7:48 p.m.

Craig Lindholm, Chair
City of Burnet Planning and Zoning Commission

Attest: _____
Herve Derek Fortin, Secretary



Planning and Zoning Commission

ITEM 4.1

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

Agenda Item Brief

Meeting Date: September 9, 2019

Agenda Item: 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.

Background: City Ordinance 2004-22 establishes a City of Burnet Capital Improvement Plan that includes a system for assessment of community water and wastewater impact fees. These impact fees are assessed when a new water and/or sewer tap is installed (or when an existing service is upsized). Impact fees are intended to allow the City to recover water/sewer infrastructure costs associated with future development.

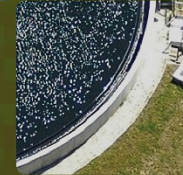
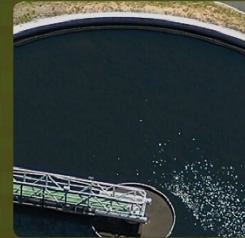
The calculation, assessment, and use of impact fees are governed by Chapter 395 of the Texas Local Government Code. The Code requires five-year reviews and updates of the assumptions used to establish fee assessment rates. Updates may or may not require adjustments to impact fee assessments.

In 2014, City Council appointed the Planning and Zoning Commission to serve as the City's Capital Improvements Advisory Committee (CIAC). The CIAC, is charged with formulating recommendations regarding land use assumptions and impact fee assessments. For the purpose of the 2019 update, the CIAC will only be considering impact fees. City Council, following its receipt of the CIAC report, will act on the recommendations provided.

Information: The City has retained NewGen Strategies and Solutions, LLC to manage the impact fee review and update process. NewGen is a consulting firm that specializes in municipal utilities. NewGen representatives will attend the September 9 Planning and Zoning Meeting and will provide information and guidance to the CIAC regarding its role and responsibilities relating to the 2019 impact fee update.

NewGen is not recommending any fee adjustment as part of the City's 2019 update.

Recommendation: Based on input and guidance provided by NewGen Strategies and Solutions, formulate recommendations regarding the City's 2019 impact fee update.



September 10, 2019

City of Burnet, TX City Council Meeting

Impact Fee Update



www.newgenstrategies.net

Introduction to Firm and Project Lead

- Our Firm
 - NewGen is a management and economic consulting company specializing in municipalities and municipal utilities
- Project Manager
 - Matthew Garrett, MBA, CGFO, CPM
 - Former Municipal Finance Director with 16 years experience
- Lead Analyst
 - Megan Kirkland
 - Petroleum Engineering Degree from Texas A&M
 - With NewGen since 2018
 - Completed or supported a number of impact fee studies

Impact Fees – What Are They?

- Mechanism that allows municipalities the ability to recover infrastructure costs associated with future development
 - New construction or facility expansion to serve future development
- Governed by Chapter 395 of the Texas Local Government Code
 - *“Impact Fee means a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development”*
Texas Local Government Code §395.001

Impact Fees - How are They Calculated?

- Land Use and Population Projections – Professional Engineer
 - Last reviewed by Jones & Carter in 2014
- Capital Improvements Plan – Professional Engineer
 - Last reviewed by Jones & Carter in 2014
- Impact Fees Calculation

$$\text{Impact Fee} = \frac{\text{Cost of Impact Fee CIP} - \text{Credit}}{\text{New Service Units}}$$

Administration

- **Assessment vs. Collection**
 - Assess at the time of final plat recordation
 - Collect at the time of building permit
- **Accounting**
 - Separate interest-bearing account for each impact fee category and service area
 - Interest earnings held to same restrictions as impact fees
- **Refunds**
 - If service not available, may collect fee but water and sewer improvements must start within 2 years and completed within 5 years
 - Impact fees refunded, including interest, if not spent within 10 years after collection
 - Refunded to property owner at time of refund
- **Update at least every five years**
 - Period begins on the day the impact fee CIP is adopted
 - CIAC to provide Comments to Council for any updates

“CIAC” - Capital Improvements Advisory Committee

- At least five members appointed by the City Council
 - Code allows for Planning and Zoning Committee to act as CIAC
 - City Council appointed P&Z to serve as CIAC in its February 25th, 2014 meeting
- Roles:
 - Advise, review, and monitor Land Use Assumptions, Impact Fee CIP, and Impact Fees
 - File reports/comments to City Council

Updating Impact Fees

- Determine whether or not Land Use Assumptions, Impact Fee CIP, or Impact Fees need to be changed
- If Needed...
 - Follow requirements of Texas Local Government Code, Sections §395.052 – .057
- If Not Needed...
 - Follow requirements of Texas Local Government Code, Section §395.0575

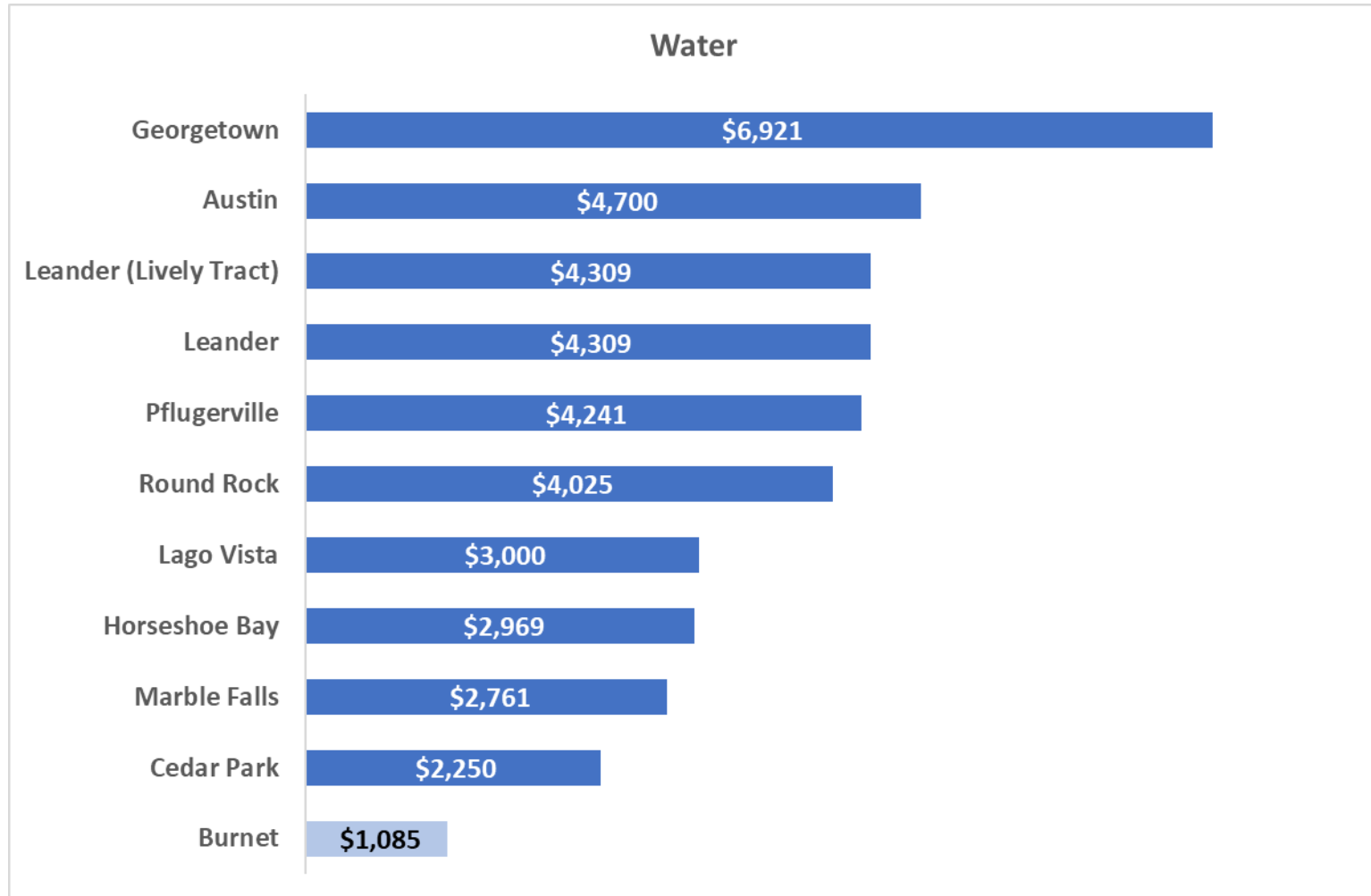
Recommendations

- After discussions with City staff regarding current planning and projected capital uses, no change was considered necessary.
 - This is in part to low growth and the City's continued evaluation of alternative water and wastewater projects, the project team recommends no changes be made to the Land Use Assumptions, Capital Improvements Plan or Impact Fees at this time.
- We recommend that as growth resumes or capital needs shift, Land Use Assumptions, Capital Improvements Plan or Impact Fees should again be evaluated for amendment at that time.

Impact Fee History in Burnet

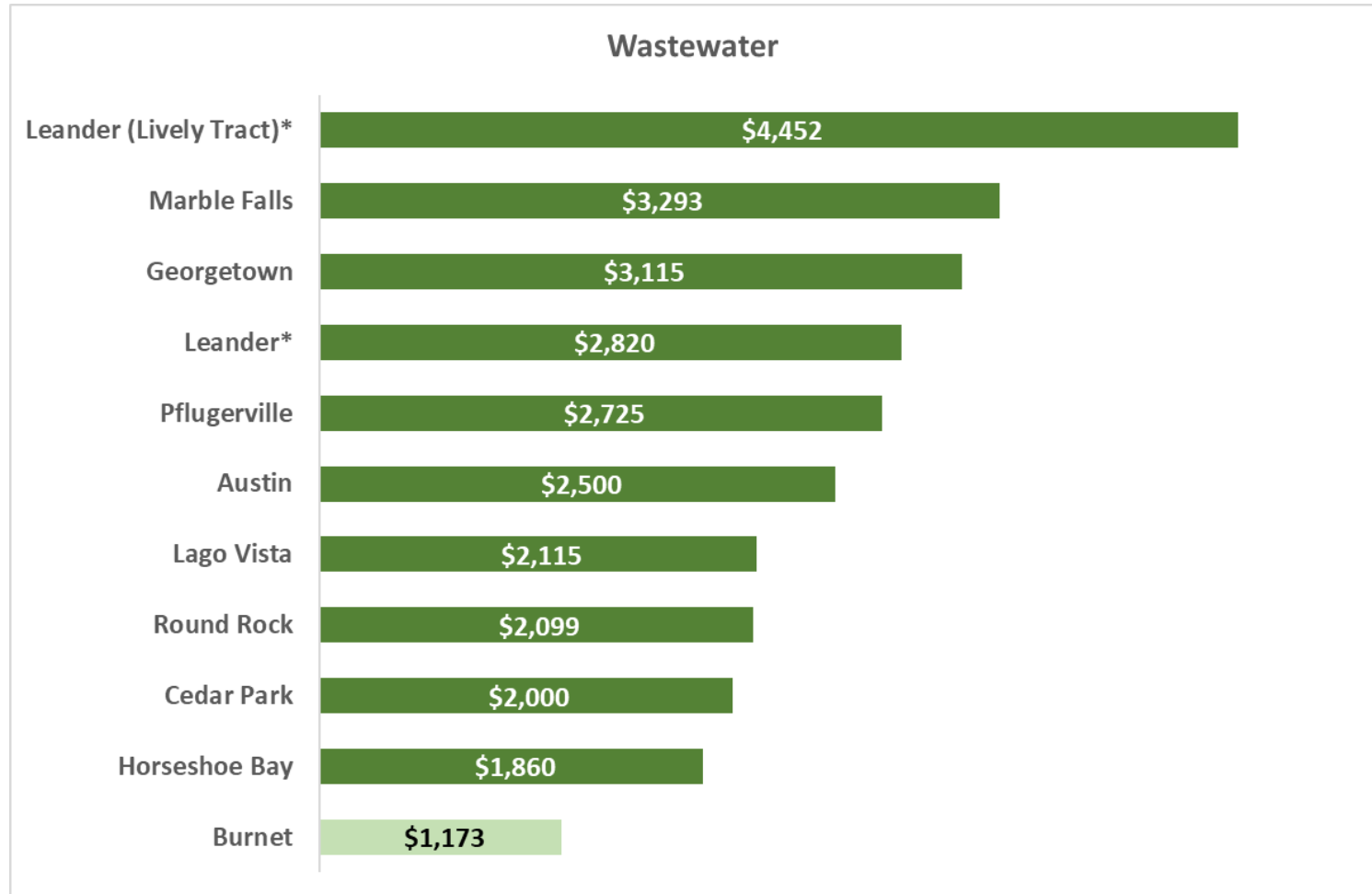
- 2014 – Decision for No Update
- 2008 – Full impact fee analysis completed
- 2004 – Impact fee established

Regional Impact Fee Comparison



Note: Per entity websites as of the time of the study

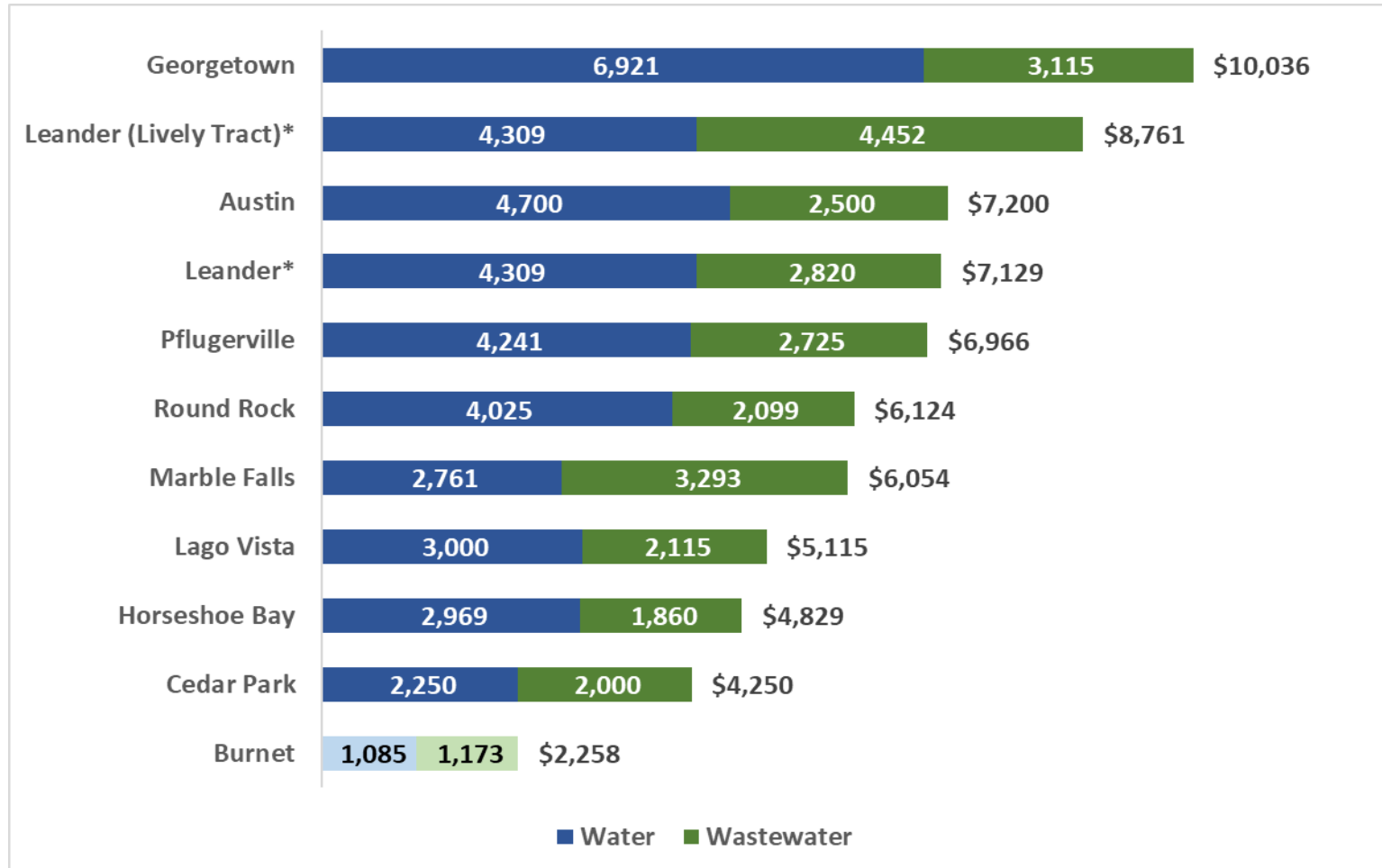
Regional Impact Fee Comparison



*Wastewater impact fee is established by the City of Georgetown pursuant to a wholesale wastewater service agreement between the City of Leander and The City of Georgetown.

Note: Per entity websites as of the time of the study

Regional Impact Fee Comparison



*Wastewater impact fee is established by the City of Georgetown pursuant to a wholesale wastewater service agreement between the City of Leander and The City of Georgetown.

Note: Per entity websites as of the time of the study

Next Steps

- September 18
 - Send certified letters
- November 6, 13 & 20
 - 1st, 2nd and 3rd notices published in Burnet Bulletin
- January 6
 - Last date for a person to make a written request for an update
- January 14
 - Council second reading of the ordinance to approve “No Update”



Thank you for your time.



NewGen Strategies & Solutions
275 W. Campbell, Suite 440
Richardson, Texas 75080

Feel free to contact us

*Matthew B. Garrett
Executive Consultant
by phone at 972.675.7699
or via email at mgarrett@newgenstrategies.net*

*Megan Kirkland
Staff Consultant
by phone at 972.432.6218
or via email at mkirkland@newgenstrategies.net*



Planning and Zoning Commission

ITEM 5.1

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

Agenda Item Brief

Meeting Date: September 9, 2019

Agenda Item: 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.

Background: In 2002, the City of Burnet, updated the zoning assigned to the property included in the Highland Oaks plat. This zoning action affected the properties listed in the caption of this report. The City’s current zoning map reflects those zoning assignments (See Exhibit A).

Research into the zoning history of the area revealed a procedural error that occurred during the 2002 zoning process. The zoning case now under consideration is intended to rectify that procedural mistake. The proposed zonings will result in a pattern of zoning designations that is very similar to what is shown on present City mapping (See Exhibit B)

Information: The Highland Oaks zoning assignments currently shown on the City’s zoning map are based on land use assumptions that were used as the basis for the subdivision’s design. This can be seen on the 2001 Highland Oaks Preliminary Plan (See Exhibit C). Specifically, the map shows Light Commercial—District C-1 zoning along Hwy 281 with Single-family—District R-1 zoning being located east of the commercial frontage. The map also designates drainage and recreational areas as Agricultural.

This zoning designation/land use pattern is consistent with the citywide development pattern that exists along both Highway 29 and Highway 281 (See Exhibit D).

The land use pattern evidenced in this location is also consistent with the hierarchy of land use used statewide as a basis for zoning of properties. This system sites more intense land uses along major road and utility corridors while pulling residential uses away from these major trafficways.

The zoning proposed for the Highland Oaks property respects the zoning designations originally intended for the properties in question. There are two areas in which proposed zoning will vary from what is currently shown on the City's mapping. These areas are as follows:

- Lot 2, Phase 1, Block 9 (located at the southeast corner of the Hwy 281/Tami Drive intersection) is currently shown as Agricultural. C-1 zoning is proposed for this lot.
- Lot 3, Phase 1, Block 9; Lot 30, and Phase 2, Block 6 are currently shown as Agricultural. "G" Government and public institutional district zoning is proposed for these two lots.

Approving the zoning as proposed will:

- correct a procedural error without altering the land use assumptions that were used as a basis for original design of the subdivision;
- Respect the sound planning principles on which the assumptions were based; and
- Maintain the development pattern found along the City's major commercial corridors.

As of September 4, 2019, the date on which this report is being drafted, two public notice responses opposing the proposed zonings have been submitted to the City. These responses are attached and follow this report (See Exhibit E).

Recommendation: Recommend City Council approval of zoning as illustrated on Exhibit B to this report.

EXHIBIT B Proposed Zoning Map



EXHIBIT C 2001 Highland Oaks Preliminary Plan



EXHIBIT D
Commercial Corridor Zoning Pattern

EXHIBIT E
Public Notice Responses

From: Helga Morrow <hlmorrow14@gmail.com>
Sent: Monday, August 26, 2019 2:06 PM
To: Mark Lewis <mlewis@cityofburnet.com>
Subject: Proposed zoning assignment of Highland Oaks

Mr. Miller,

In regard to the zoning proposed for Highland Oaks I wish to state in the strongest possible terms my very strong objection to the proposal to designate Lot 1 and Lot 2 as "Light Commercial".

I live at 211 Cailin Court. When my husband and I bought the house 5 years ago we were attracted to the subdivision by the entrance. It appeared to be a single house family neighborhood. Never in a million years would I have thought that a HUGE mistake BY THE CITY OF BURNET could change this picture.

We invested our life savings in our so called retirement home and are counting on this investment to take care of our needs. I have a limited income and have to plan carefully so as not to become a burden to my family or count on government help.

Putting an ugly commercial business at the entrance of our neighborhood will lower property value and resale opportunities. It also will increase crime. Traffic will also become an issue.

PLEASE do not zone the lots "light commercial". Thank you for your consideration.

Respectfully,
Helga Morrow

Sent from my iPad

EXHIBIT E
Public Notice Responses
(2 of 2)

From: Ralph Vermillion <rvermillion@embarqmail.com>

Sent: Monday, August 26, 2019 3:11 PM

To: Mark Lewis <mlewis@cityofburnet.com>

Subject: Proposed Zoning in Highland Oaks

We are property owners in the Highland Oaks Subdivision (213 Cailin Ct) and have recently been notified of a public hearing on a proposed zoning change. We strongly object to the proposed rezoning of Property ID 70080 and Property ID 70082 to anything other than Single Family Residential.

1. Any commercial enterprise at the entrance of our residential subdivision automatically and drastically reduces the value of our homes. Many of our residents are retired (like us) and live on a fixed incomes. It is not reasonable or ethical to devalue our homes.
2. Any commercial enterprise would cause a dangerous situation for the school busses dropping off and picking up children; also for pedestrians who use the sidewalks on a regular basis.
3. Commercial development at the front of our subdivision will result in additional traffic at an intersection where it is already difficult to get onto US Hwy 281. It is particularly difficult to make a left-hand turn there now. Additional vehicles trying to get into and out of a business would increase the possibility of a catastrophic accident.

It was the city's error when they voted by minute order to the current zoning. Now all property owners in Highland Oaks are faced with the consequences of that error. We urge the Planning and Zoning Commission and the City Council to rezone all current lots to Single Family Residential except for the park area that is already established.

Sincerely,

Ralph and Gail Vermillion
213 Cailin Ct
Burnet TX 78611
937 599-1170



Planning and Zoning Commission

ITEM 5.2

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

Agenda Item Brief

Meeting Date: September 9, 2019

Agenda Item: 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.

Background: On July 15, 2019, the Planning and Zoning Commission discussed possible amendments to Chart 1 of Code of Ordinances Section 118-20. The Commission also discussed adding Carwash as a use permitted in Light Commercial—District C-1 districts (with Conditional Use Permit) and Medium Commercial—District C-2 districts (Permitted use).

Based on input received at the July 15 P&Z meeting and subsequent City Council discussion, these items will now be presented in public hearing so that they can be transmitted back to City Council with a formal Commission recommendation.

In addition to the two topics outlined above, the Commission will also be asked to consider two additional zoning amendments.

1. adding “automobile repair or retail service station and garage” to the uses permitted in Medium Commercial—District C-2 zoning districts; and
2. establishing screening requirements to buffer residentially zoned properties from adjacent non-residential uses.

Information: Proposed amendments to be considered in public hearing are as follows:

- Sec. 118-20—Chart 1:

- This amendment makes various revisions to minimum lot dimension and square footage requirements (See Exhibit A).
- Sec. 118-45 – Light Commercial—District C-1:
 - This amendment establishes a new sub-section (b) as follows:
 1. (b) *Uses permitted with Conditional Use Permit.*
Uses listed in this section may be permitted in the Light Commercial—District C-1 zoning district if first granted a Conditional Use Permit obtained in accordance with the provisions of Sec. 118-64.
(1) Carwash

The existing subsections (b) and (c) will be reidentified to accommodate the inclusion of the new provision.
- Sec. 118-46 – Medium Commercial—District C-2:
 - This amendment adds “Carwash” to the uses permitted in C-2 districts. Other use listings will be renumbered as necessary to accommodate the new carwash listing.
- Sec. 118-62 – Landscaping and screening requirements:
 - This amendment creates a new item (4) Screening of incompatible uses under Subsection (k) Screening (See Exhibit B).

Recommendation: Recommend City Council approval of the proposed Chapter 118 (zoning) text amendments as detailed in this report.

EXHIBIT A

Sec. 118-20. - General requirements and limitations.

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.	90 ft.	60 ft. at building setback	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.	60,000 s.f. <u>1 acre</u>	250 ft.	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	115 ft.	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	115 ft.	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.	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.	90 ft.	60 ft. at building setback	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	250 ft.	150 ft.	35 ft.
OS	25 ft.	10 ft.	15 ft.	25 ft.	7,500 s.f.	90 ft.	60 ft.	35 ft.
A	25 ft.	25 ft.	15 ft.	25 ft.	2 Acres	600 ft.	150 ft.	35 ft.
Gov	25 ft.	15 ft.	15 ft.	15 ft.	7,600 s.f.	90 ft.	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.]	90 ft.	60 ft. at building setback	35 ft.
C-1	30 ft.	15 ft.	15 ft.	15 ft.	4,500 s.f. <u>10,000 s.f.</u>	90 ft.	50 ft.	35 ft.
C-2	40 ft.	15 ft.	20 ft.	15 ft.	7,600 s.f. <u>10,000 s.f.</u>	150 ft.	60 ft.	35 ft.
C-3	50 ft.	15 ft. for single tenant 25 ft. for multi-tenant	20 ft.	15 ft.	7,600 s.f. for single tenant <u>15,000 s.f. for multi-tenant</u>	250 ft.	60 ft. for single-tenant 100 ft. for multi-tenant	35 ft.
I-1	25 ft.	25 ft.	25 ft.	25 ft.	5,750 s.f. <u>10,000 s.f.</u>	400 ft.	50 ft.	60 ft.
I-2	25 ft.	25 ft.	25 ft.	25 ft.	7,500 s.f. <u>10,000 sf.</u>	150 ft.	60 ft.	60 ft.
PUD	n/a	n/a	15 ft. <u>n/a</u>	n/a	3 acres <u>n/a</u>	n/a	n/a	n/a

EXHIBIT B

Sec. 118-62 -Landscaping and screening requirements.

(k) *Screening*

(4) *Screening of incompatible uses:* Screening is intended to minimize or eliminate conflicts between potentially incompatible, but otherwise permitted land uses on adjoining lots. Screening, shall consist of a six-foot opaque privacy fence constructed of wood, masonry, or a combination thereof. As an alternative, screening may also be provided in the form of evergreen vegetative screens installed in accordance with subparagraph (5) below. Screening shall be provided in accordance with the chart below. A box containing the letter “R” indicates that screening is required. A box with “-” indicates that screening is not required between those development types.

[illegible]



Planning and Zoning Commission

ITEM 6.3

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

Agenda Item Brief

Meeting Date: September 9, 2019

Agenda Item: 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.

Background: Honey Rock Ranch, Phase II is a residential subdivision that will be located at the intersection of Ramsey Way and Honey Rock Boulevard (See Exhibit A).

At the time of this report's writing, the Honey Rock Ranch, Phase II final plat is still under review by Jones and Carter, the City's contract engineering firm. Typically, staff would not bring a plat forward until it was fully found to be in compliance with applicable City ordinance requirements. This process must now change due to recent amendments to Chapter 212 of the Texas 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.

Chapter 212 has for some years, required an approving jurisdiction to "act" on a plat within 30-days of its filing. The newly enacted amendments to this chapter now state that that an approving jurisdiction, within 30-days of a plat's filing, must "Approve," Conditionally Approve," or "Deny" the plat. The provisions further state should the approving authority fail to take one of these specified actions, the plat is automatically approved.

An applicant may request an extension of not more than 30-days to allow plat review to proceed, but the request is entirely at the election of the applicant. An approving jurisdiction may not require an applicant to grant an extension.

Based on these considerations, staff is forwarding the plat for consideration in advance of its review being completed.

Information: The Commission has three options in considering the Honey Rock Ranch, 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 this option is chosen, 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.

Recommendation: Staff's recommendation regarding the plat will be provided at the September 9, 2019 Planning and Zoning Commission meeting.

[illegible]

EXHIBIT A
(2 of 2)

