



## 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 the **Public Hearing and Special Meeting of the Planning and Zoning Commission** of the City of Burnet, Texas will be held on Monday **October 26, 2020**, at **6:00 p.m.**, in the City Council Chambers, Burnet Municipal Airport, 2402 S. Water, Burnet, TX. In order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19), a Declaration of a Public Health Emergency was executed by Mayor Bromley on March 19, 2020. The Council Chambers will be closed to public attendance. A Zoom Webinar with toll free conference call capability has been established for access as follows:

Computer: Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81138046026?pwd=M2xLUzBPbFBDcnExWE5ZVm82WmpgZz09>

OR: Go to: [www.zoom.us](http://www.zoom.us)

Enter Webinar ID when prompted: **811 3804 6026**

Enter Password when prompted: **750696**

If you would like to address the Commission with a Public Comment while logged-in online, please use the “raise your hand” feature.

By Telephone Call: 888-475-4499 or 877-853-5257 (Toll Free Numbers)

Enter Webinar ID when prompted: **811 3804 6026**

Enter Password when prompted: **750696**

If you would like to address the Commission with a Public Comment while dialed in via telephone, please use the “raise your hand” feature, by pressing \*9 while on the phone.

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

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 regular meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on October 5, 2020.

**4. PUBLIC HEARINGS:**

- 4.1) The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a request to rezone property located at 608 Buchanan Drive (Legal Description: S5100 HAMILTON CREEK ADTN. LOT 9B BLK 4). The requested rezoning is from its present designation of Light Commercial—District "C-1" to a designation of Heavy Commercial—District "C-3": J. Lutz
- 4.2) The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a request for a Conditional Use Permit to allow the land use of "Machine shop without outdoor storage" as permitted in Sec. 118-47. - Heavy commercial—District "C-3" of the City's Code of Ordinances, for property located at 608 Buchanan Drive (Legal Description: S5100 HAMILTON CREEK ADTN. LOT 9B BLK 4): J. Lutz
- 4.3) The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a request to rezone property located at 1006 E. Marble St. (Legal Description: S5550 JOHNSON ADDITION LOT 7 & 8 BLK 17). The requested rezoning is from its present designation of Single-family residential 1—District "R-1" to a designation of Townhomes—District "R-2 A": J. Lutz

**5. ACTION ITEMS:**

- 5.1) The Planning & Zoning Commission will discuss and consider a request to rezone property located at 608 Buchanan Drive (Legal Description: S5100 HAMILTON CREEK ADTN. LOT 9B BLK 4). The requested rezoning is from its present designation of Light Commercial—District "C-1" to a designation of Heavy Commercial—District "C-3": J. Lutz
- 5.2) The Planning & Zoning Commission shall discuss and consider a request for a Conditional Use Permit to allow the land use of "Machine shop without outdoor storage" as permitted in Sec. 118-47. - Heavy commercial—District "C-3" of the City's Code of Ordinances, for property located at 608 Buchanan Drive (Legal Description: S5100 HAMILTON CREEK ADTN. LOT 9B BLK 4): J. Lutz

- 5.3) The Planning & Zoning Commission shall discuss and consider a request to rezone property located at 1006 E. Marble St. (Legal Description: S5550 JOHNSON ADDITION LOT 7 & 8 BLK 17). The requested rezoning is from its present designation of Single-family residential 1—District "R-1" to a designation of Townhomes—District "R-2 A": J. Lutz

## **6. STAFF REPORTS.**

- 6.1) Addendum to the Planning & Zoning Agenda: Department and Committee Reports/Briefings: The Planning & Zoning Commission may or may not receive a briefing dependent upon activity or change in status regarding the matter. The listing is provided to give notice to the public that a briefing to the Commission on any or all subjects may occur.

6.1.A) Preliminary Report Regarding Parkland within the City Limits in comparison to other communities.

## **7. REQUESTS FOR FUTURE AGENDA ITEMS**

## **8. 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 23, 2020 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 the 23<sup>rd</sup> day of October, 2020**

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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 [jlutz@cityofburnet.com](mailto:jlutz@cityofburnet.com) for information or assistance.



## PLANNING & ZONING COMMISSION MINUTES

Notice is hereby given that the **Public Hearing and Special Meeting of the Planning and Zoning Commission** of the City of Burnet, Texas will be held on Monday, Monday **October 5, 2020**, at **6:00 p.m.**, in the City Council Chambers, Burnet Municipal Airport, 2402 S. Water, Burnet, TX. In order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19), a Declaration of a Public Health Emergency was executed by Mayor Bromley on March 19, 2020. The Council Chambers will be closed to public attendance. A Zoom Webinar with toll free conference call capability has been established for access. The following subjects will be discussed, to-wit:

### 1. CALL TO ORDER:

The meeting was called to order at 6:04 p.m. by Chairman Gaut.

### 2. ROLL CALL:

Members Present: Tommy Gaut, Derek Fortin, Cesar Arreaza, Jennifer Wind and Ricky Langley

Members Absent: Calib Williams

Guests: Jason Peterson, Chris Anderson, Republic EDS and Gary Dillard

Others Present: Jason Lutz, Director of Development Services  
Leslie Kimbler, Development Services Admin.Tech.

### 3. CONSENT AGENDA:

3.1) Minutes of the regular meeting of the Planning and Zoning Commission of the City of Burnet, Texas held on September 21, 2020.

A motion to approve the consent agenda was made by Commissioner Fortin. The motion was seconded by Commissioner Langley and carried by a vote of 4 to 0.

### 4. PUBLIC HEARINGS:

4.1) The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding a request to rezone property located on the east side of S. Rhomberg, between Pecan St. and Willow St., which is further described as lot 2B, Block 38, and lots 2 & 3, Block 37 of the Alexander Addition Subdivision. The requested rezoning is from its present designation of Duplex District (R-2) to a designation of Multi-family residential District (R-3).

Jason Lutz, Director of Development Services, presented staff's report regarding the request to rezone property located on the east side of S. Rhomberg, between Pecan St. and Willow St. from its present designation of Duplex District (R-2) to a designation of Multi-family residential District (R-3).

Chairman Gaut then opened the floor for public comment.

There being no public comment, Chairman Gaut closed the public hearing.

- 4.2) The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding a proposed amendment to the City's adopted Future Land Use Plan to amend the existing designation of Industrial for approximately 163 acres of land out of the Sarah Ann Guest Survey, Abstract 1525, generally located south of Hwy. 29, east of Westfall St., and west of the Railroad tracks. The proposed amendment would change the future land use designation of Industrial to Commercial and Residential land uses.

Jason Lutz, Director of Development Services, presented staff's report regarding a proposed amendment to the City's adopted Future Land Use Plan to amend the existing designation of Industrial to Commercial and Residential land uses generally located south of Hwy. 29, east of Westfall St., and west of the Railroad tracks.

Chairman Gaut then opened the floor for public comment.

There being no public comment, Chairman Gaut closed the public hearing.

- 4.3) The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding a request to rezone approximately 163 acres of land out of the Sarah Ann Guest Survey, Abstract 1525, generally located south of Hwy. 29, east of Westfall St., and west of the Railroad tracks. The requested rezoning is from Heavy commercial—District "C-3" and Light industrial—District "I-1" designations to Heavy commercial—District "C-3", Single-family residential 1—District "R-1", and Multi-family residential—District "R-3" designations.

Jason Lutz, Director of Development Services, presented staff's report regarding a request to rezone approximately 163 acres of land out of the Sarah Ann Guest Survey, Abstract 1525 from Heavy commercial—District "C-3" and Light industrial—District "I-1" designations to Heavy commercial—District "C-3", Single-family residential 1—District "R-1", and Multi-family residential—District "R-3" designations.

Chairman Gaut then opened the floor for public comment.

There being no public comment, Chairman Gaut closed the public hearing.

## 5. ACTION ITEMS:

- 5.1) The Planning & Zoning Commission of the City of Burnet, Texas will discuss and consider action regarding a request to rezone property located on the east side of S. Rhomberg, between Pecan St. and Willow St., which is further described as lot 2B, Block 38, and lots 2 & 3, Block 37 of the Alexander Addition Subdivision. The requested rezoning is from its present designation of Duplex District (R-2) to a designation of Multi-family residential District (R-3).

Commissioner Langley made a motion to approve the request to rezone approximately 163 acres of land out of the Sarah Ann Guest Survey, Abstract 1525 from Heavy commercial—District "C-3" and Light industrial—District "I-1" designations to Heavy commercial—District "C-3", Single-family residential 1—District "R-1", and Multi-family residential—District "R-3" designations. The motion was seconded by Commissioner Fortin, and carried by a vote of 5 to 0.

- 5.2) The Planning & Zoning Commission of the City of Burnet, Texas will discuss and consider a proposed amendment to the City's adopted Future Land Use Plan to amend the existing designation of Industrial for approximately 163 acres of land out of the Sarah Ann Guest Survey, Abstract 1525, generally located south of Hwy. 29, east of Westfall St., and west of the Railroad tracks. The proposed amendment would change the future land use designation of Industrial to Commercial and Residential land uses.

Commissioner Gaut made a motion to approve the proposed amendment to the City's adopted Future Land Use Plan to amend the existing designation of Industrial to Commercial and Residential land uses generally located south of Hwy. 29, east of Westfall St., and west of the Railroad tracks. The motion was seconded by Commissioner Wind, and carried by a vote of 5 to 0.

- 5.3) The Planning & Zoning Commission of the City of Burnet, Texas will conduct a public hearing regarding a request to rezone approximately 163 acres of land out of the Sarah Ann Guest Survey, Abstract 1525, generally located south of Hwy. 29, east of Westfall St., and west of the Railroad tracks. The requested rezoning is from Heavy commercial—District "C-3" and Light industrial—District "I-1" designations to Heavy commercial—District "C-3", Single-family residential 1—District "R-1", and Multi-family residential—District "R-3" designations.

Commissioner Fortin made a motion to approve the request to rezone approximately 163 acres of land out of the Sarah Ann Guest Survey, Abstract 1525 from Heavy commercial—District "C-3" and Light industrial—District "I-1" designations to Heavy commercial—District "C-3", Single-family residential 1—District "R-1", and Multi-family residential—District "R-3" designations. The motion was seconded by Commissioner Wind, and carried by a vote of 5 to 0.

6. **STAFF REPORTS:** Commissioner Wind requested a report on the acreage of parks, in the City of Burnet, compared to other city parks. Commissioner Wind stated she would send a list of the parks that she would like staff to compare the City of Burnet parks too. Commissioner Guat also asked to get a detail on the different park usages as well.

7. **REQUESTS FOR FUTURE AGENDA ITEMS:** Director of Development Services, Jason Lutz, informed the Commission on the need of a Special Meeting to be held on October 26<sup>th</sup> and, as long as no further application were received, the November 5<sup>th</sup> meeting could be cancelled.

8. **ADJOURN:**

Commissioner Langley made a motion to adjourn the meeting; Commissioner Fortin seconded, and the motion carried by a vote of 5 to 0.

There being no further business, Chairperson, Tommy Gaut adjourned the meeting at 6:56 p.m.

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Tommy Gaut, Chair  
City of Burnet Planning and Zoning Commission

**Attest:** \_\_\_\_\_  
Herve Derek Fortin, Secretary



## Development Services

## ITEM X.X

Jason Lutz  
Development Services  
(512) 715-3215  
jlutz@cityofburnet.com

### Agenda Item Brief

**Meeting Date:** October 26, 2020

**Agenda Item:** Public Hearing: The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a request to rezone property located at 608 Buchanan Drive (Legal Description: S5100 HAMILTON CREEK ADTN. LOT 9B BLK 4). The requested rezoning is from its present designation of Light Commercial—District "C-1" to a designation of Heavy Commercial—District "C-3": J. Lutz

**Background:** The subject property is currently zoned Light Commercial (C-1) and is located on the north side of Hwy. 29 at 608 Buchanan Dr.

The subject property is a flag shaped lot with access directly from Hwy. 29 and an additional access point on the rear street (Josephine) which would give a secondary point of access through a residential street.

The applicant is requesting to rezone the property from Light commercial—District "C-1" to Heavy commercial—District "C-3" in order to execute a sales contract, pending the zoning change to allow for the proposed business to fall within proper zoning.

The applicant will need to receive a Conditional Use Permit (CUP) for a "Machine shop without outdoor storage" in order to proceed with the proposed business (next item on the agenda).

**Staff Analysis:** Staff has reviewed the proposed zoning request and looked at several factors such as Future Land Use Plan (FLUP), adjacent zoning/land uses, available utilities, and access.

FLUP: The City's Comprehensive Plan calls out this parcel as "Commercial". This zoning change request is in line with the City's Future Land Use Plan.

Zoning/Land Uses: The applicant is seeking to utilize the property as a "Machine shop without outdoor storage" in order to fabricate metal parts. The proposed use does require a CUP, if it is located in a C-3 district, thus the need for the requested zoning change.

The existing structure is located 50' from the front property line, 20' from the side property lines, and 12' from the rear property lines, which meet the City regulations for the proposed zoning district.

The subject tract is surrounded by C-1 to the north, west, and south. There are some existing R-1 zoning districts to the east and south across Hwy 29. These R-1 zoning districts are residential islands surrounded by C-1 zoning districts (see Exhibit A below). Additionally, there are some Industrial and C-2 zoning districts in the area.

The proposed C-3 zoning will allow all land uses currently permitted by right, within the C-1 zoning district, as well as additional uses listed in the C-2 and C-3 zoning districts (see Exhibit B – Additional Land Uses below).

Available Utilities: There are existing water and sewer lines that may be connected to in order to serve the property.

Access: The property will be accessed via Hwy. 29 but does have a secondary point that could allow traffic to enter or exit from the residential street (Josephine) as is currently permitted.

**Staff**

**Recommendation:** Staff recommends approval of the requested zoning change.

**Public Hearing:** Open the public hearing and receive comments.

Exhibit A – Zoning Map

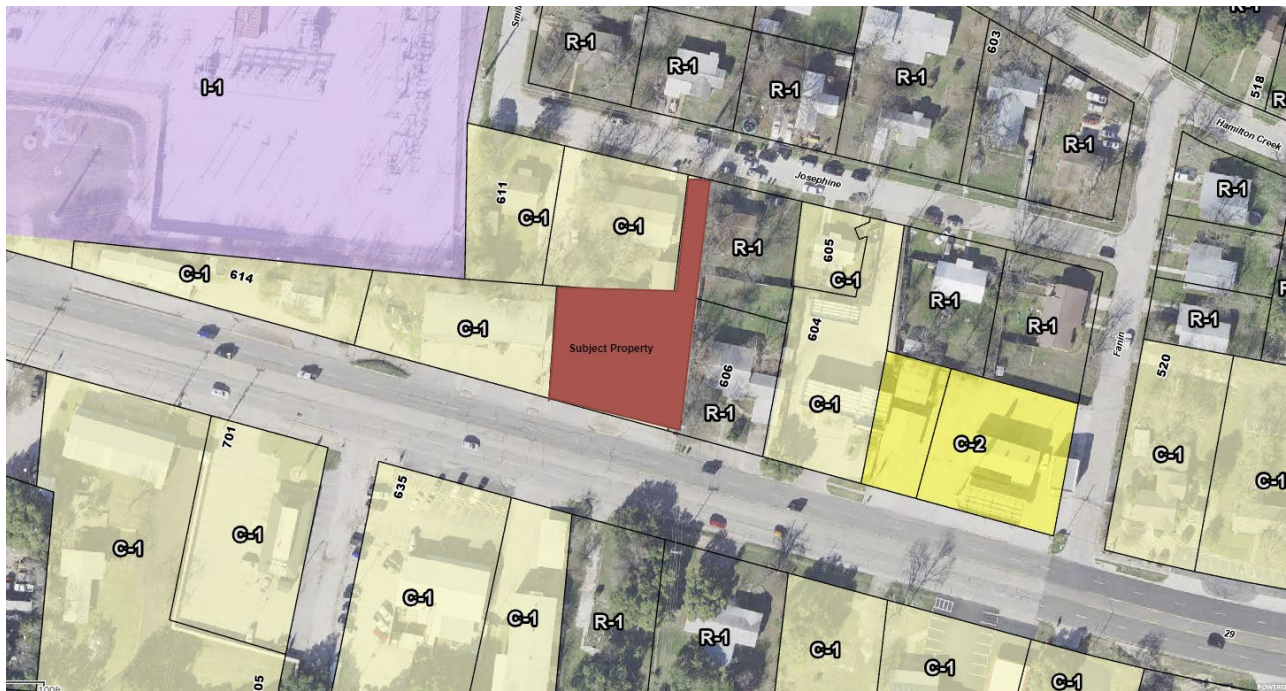


Exhibit B – Additional Land Uses Allowed

**C-2 USES**

- Air conditioning and heating sales and services.
- Amusement (indoor).
- Amusement (outdoor) and swimming pool (commercial).
- Automobile service station, gasoline station (full and limited), filling or retail service station.
- Apartment hotel, assisted retirement living, boarding house, bed and breakfast, convalescent home, family home, home for the aged and group day care.
- Bakeries with goods primarily prepared for in-store retail sales on site.
- Bonded warehouse and local wholesale distributors.
- 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 alcoholic beverages for off premise consumption and/or gasoline).
- Cultural services and community center (public and private).
- Day camp.
- Drive-in theaters.
- Dancing and music academies.
- Farm implement display and sales room.
- Farms or truck gardens, limited to the propagation and cultivation of plants; provided that no poultry or livestock other than household pets shall be housed within 50 feet of any property line.
- Florist shops, greenhouses and nurseries with outdoor service and display.
- Golf course (commercial), playfield or stadium (public).
- Hospital services, hospital (acute and chronic care) sanitariums, nursing homes, hospice and home for the aged.
- Hotels, tourist homes, and motels.
- Milk and bread distributing stations.
- Mini storage warehouse and storage garage.
- Parking lots and commercial garage.
- Package liquor stores for off-premise consumption sales.
- Radio and television broadcasting stations and studios, excluding broadcasting towers.
- Recycling collection use.
- Restaurant, cafe or cafeteria, drive-in eating establishment with alcoholic beverage sales for on-premise consumption.

Sale of new automobile parts.  
Shopping center.  
Small animal clinic/veterinary services.  
Heliport.  
Taxi cab stations.  
Upholstering shops.  
Wholesale sales establishments and warehouses.  
Wholesale bakeries.

### **C-3 USES**

Automobile repair or retail service station and garage.  
Automobile sales (outdoor).  
Bar, nightclub, private club, dance hall and social club where alcoholic beverages are sold for on-premise consumption.  
Carpentry, painting, plumbing or tinsmiths shop.  
Frozen food lockers and cold storage plant.  
Heavy machinery sales, storage and service.  
Lumber yards and building materials storage yards.  
Machine shop without outdoor storage (permitted with conditional use permit).  
Manufactured housing and service.  
Retail propane sales.  
Retail facilities over 10,000 square feet.  
Stable.  
Taxidermy shops and seasonal meat processing (such as deer meat).  
Horse race track and riding stable with a condition use permit.  
Private zoo with a conditional use permit.  
Transportation services.  
Trailer camp or RV park.  
Truck stop, with no repair or wash service.  
Wood yard.  
Veterinary services and hospital.



## Development Services

## ITEM X.X

Jason Lutz  
Development Services  
(512) 715-3215  
jlutz@cityofburnet.com

### Agenda Item Brief

**Meeting Date:** October 26, 2020

**Agenda Item:** Public Hearing: The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a request for a Conditional Use Permit to allow the land use of "Machine shop without outdoor storage" as permitted in Sec. 118-47. - Heavy commercial—District "C-3" of the City's Code of Ordinances, for property located at 608 Buchanan Drive (Legal Description: S5100 HAMILTON CREEK ADTN. LOT 9B BLK 4): J. Lutz

**Background:** The subject property is currently zoned Light Commercial (C-1) and is located on the north side of Hwy. 29 at 608 Buchanan Dr. The applicant requested a zoning change to Heavy Commercial (C-3) (previous item on the agenda) in order to apply for a Conditional Use Permit for the land use of "Machine shop without outdoor storage" (previous item on the agenda).

The subject property is a flag shaped lot with access directly from Hwy. 29 and an additional access point on the rear street (Josephine) which would give a secondary point of access through a residential street, which is currently available under the current C-1 zoning.

**Staff Analysis:** Staff has reviewed the proposed CUP request and looked at several factors such as adjacent zoning/land uses, available utilities, and access.

**Zoning/Land Uses:** The applicant is seeking to utilize the property as a "Machine shop without outdoor storage" in order to fabricate metal parts. The proposed use does require a CUP, if it is located in a C-3 district, thus the need for the previous requested zoning change.

The existing structure is located 50' from the front property line, 20' from the side property lines, and 12' from the rear property lines, which meet the City regulations for the proposed zoning district.

The subject tract is surrounded by C-1 to the north, west, and south. There are some existing R-1 zoning districts to the east and south across Hwy 29. These R-1 zoning districts are residential islands surrounded by C-1 zoning districts (see Exhibit A below). Additionally, there are some Industrial and C-2 zoning districts in the area.

The requested CUP and nature of the product being produced would not be likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences other than the minimum amounts normally resulting from listed uses permitted currently allowed on the property, such permitted uses being generally retail trade, service industries that sale, store, distribute and/or repair goods, vehicles, equipment and materials, and are in general dependent on products and materials produced elsewhere.

**Available Utilities:** There are existing water and sewer lines that may be connected to in order to serve the property.

Access: The property will be accessed via Hwy. 29 but does have a secondary point that could allow traffic to enter or exit from the residential street (Josephine) as is currently permitted.

**Staff**

**Recommendation:** Staff recommends approval of the requested CUP change.

**Public Hearing:** Open the public hearing and receive comments.

Exhibit A – Zoning Map

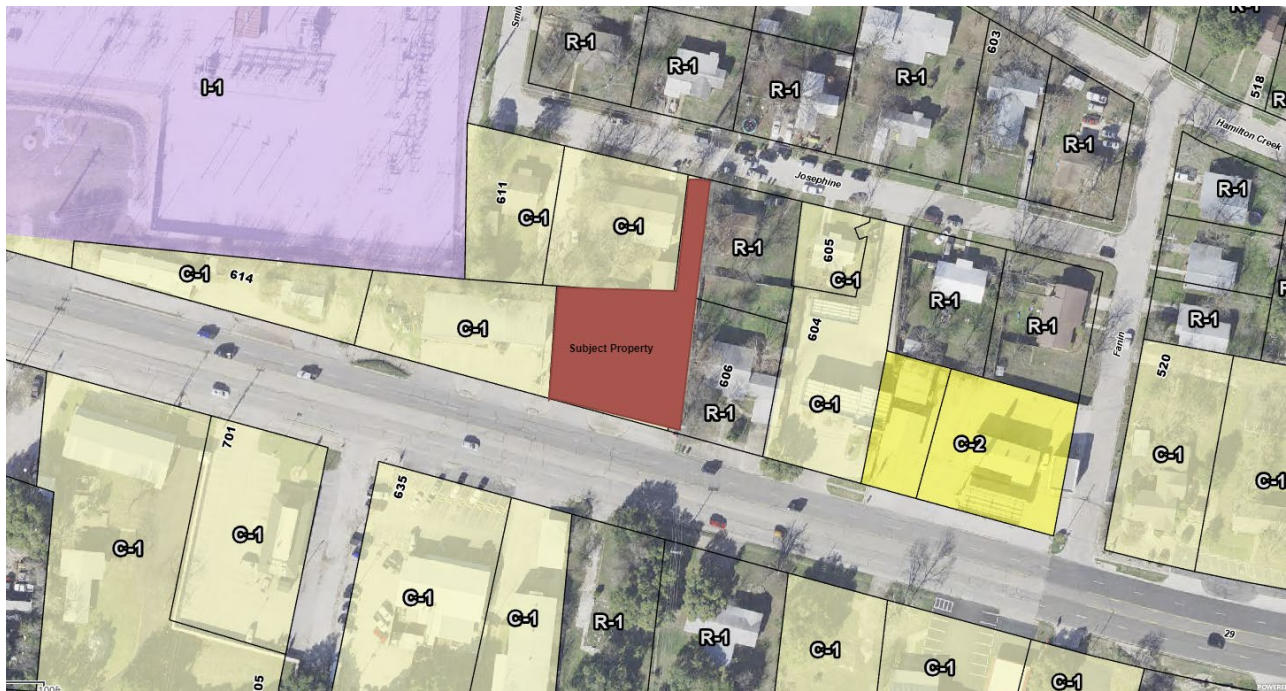


Exhibit B – Additional Land Uses Allowed

**C-2 USES**

- Air conditioning and heating sales and services.
- Amusement (indoor).
- Amusement (outdoor) and swimming pool (commercial).
- Automobile service station, gasoline station (full and limited), filling or retail service station.
- Apartment hotel, assisted retirement living, boarding house, bed and breakfast, convalescent home, family home, home for the aged and group day care.
- Bakeries with goods primarily prepared for in-store retail sales on site.
- Bonded warehouse and local wholesale distributors.
- 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 alcoholic beverages for off premise consumption and/or gasoline).
- Cultural services and community center (public and private).
- Day camp.
- Drive-in theaters.
- Dancing and music academies.
- Farm implement display and sales room.
- Farms or truck gardens, limited to the propagation and cultivation of plants; provided that no poultry or livestock other than household pets shall be housed within 50 feet of any property line.
- Florist shops, greenhouses and nurseries with outdoor service and display.
- Golf course (commercial), playfield or stadium (public).
- Hospital services, hospital (acute and chronic care) sanitariums, nursing homes, hospice and home for the aged.
- Hotels, tourist homes, and motels.
- Milk and bread distributing stations.
- Mini storage warehouse and storage garage.
- Parking lots and commercial garage.
- Package liquor stores for off-premise consumption sales.
- Radio and television broadcasting stations and studios, excluding broadcasting towers.
- Recycling collection use.
- Restaurant, cafe or cafeteria, drive-in eating establishment with alcoholic beverage sales for on-premise consumption.

Sale of new automobile parts.  
Shopping center.  
Small animal clinic/veterinary services.  
Heliport.  
Taxi cab stations.  
Upholstering shops.  
Wholesale sales establishments and warehouses.  
Wholesale bakeries.

### **C-3 USES**

Automobile repair or retail service station and garage.  
Automobile sales (outdoor).  
Bar, nightclub, private club, dance hall and social club where alcoholic beverages are sold for on-premise consumption.  
Carpentry, painting, plumbing or tinsmiths shop.  
Frozen food lockers and cold storage plant.  
Heavy machinery sales, storage and service.  
Lumber yards and building materials storage yards.  
Machine shop without outdoor storage (permitted with conditional use permit).  
Manufactured housing and service.  
Retail propane sales.  
Retail facilities over 10,000 square feet.  
Stable.  
Taxidermy shops and seasonal meat processing (such as deer meat).  
Horse race track and riding stable with a condition use permit.  
Private zoo with a conditional use permit.  
Transportation services.  
Trailer camp or RV park.  
Truck stop, with no repair or wash service.  
Wood yard.  
Veterinary services and hospital.



## Development Services

## ITEM X.X

Jason Lutz  
Development Services  
(512) 715-3215  
jlutz@cityofburnet.com

### Agenda Item Brief

**Meeting Date:** October 26, 2020

**Agenda Item:** Public Hearing: The Planning & Zoning Commission shall conduct a public hearing to receive public testimony and comments on the merits of a request to rezone property located at 1006 E. Marble St. (Legal Description: S5550 JOHNSON ADDITION LOT 7 & 8 BLK 17). The requested rezoning is from its present designation of Single-family residential 1—District "R-1" to a designation of Townhomes—District "R-2 A": J. Lutz

**Background:** The subject property is currently zoned Single-family residential (R-1) and is located at the northwest intersection of E. Marble St. and Clark St.

The subject property consists of two separate undeveloped lots (7&8) and are each approximately 0.232 acres (10,105.92 sq. ft.).

The applicant is requesting to rezone the property from Single-family residential 1—District "R-1" to Townhomes—District "R-2 A" in order to construct a single-family attached structure (townhome) consisting of 2 units on each lot.

**Staff Analysis:** Staff has reviewed the proposed zoning request and looked at several factors such as Future Land Use Plan (FLUP), adjacent zoning/land uses, available utilities, and access.

FLUP: The City's Comprehensive Plan calls out this parcel as "Commercial". This zoning change request is in line with the City's Future Land Use Plan (see Exhibit B below).

Zoning/Land Uses: The subject tract is surrounded by R-1 to the north west, R-1 & M-1 to the south, and R-1 & R-2 to the east. Additionally, there are some M-1, C-1, R-2, and R-3. Zoning districts within a block of the subject property (see Exhibit A below).

Available Utilities: There are existing water and sewer lines that may be connected to in order to serve the property.

Access: The property has access via E. Marble St. and depending on the final layout may have access on Clark St. Currently Clark St. is undeveloped and if the applicant would like to access via that rights-of-way, they would be responsible for the construction of the road.

### Staff

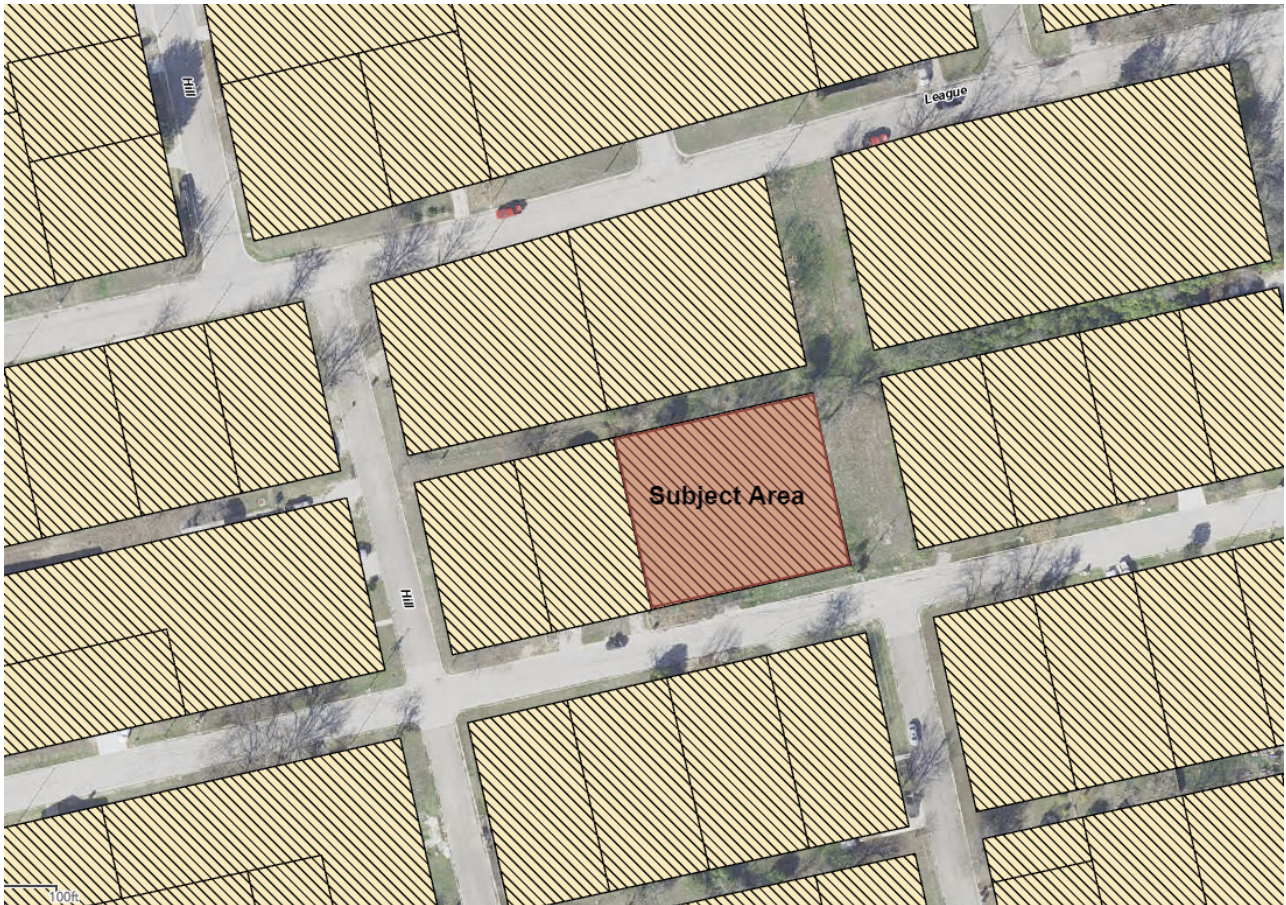
**Recommendation:** Staff recommends approval of the requested zoning change.





**Public Hearing:** Open the public hearing and receive comments.

Exhibit A – Zoning Map



Exhibit B – Future Land Use Map



- Future Land Use Plan
-  Commercial
  -  Residential
  -  Government
  -  Industrial

CITY	CITY LIMIT ACRES	PARK ACRES	% PARKLAND	GOLF COURSE
Burnet	7,000	250 (Airport included)	3.50%	x
Marble Falls	10,131	150	1.50%	
Dripping Springs	5632	270	4.80%	
Fredericksburg	5920	320	5.40%	x