

1. There Is No Agenda For This Meeting. Please View The Related Documents.

1.I. 11-27-18 Planning And Zoning Meeting Agenda

Documents:

[11-27-18 PZ AGENDA.PDF](#)

1.I.i. 11-27-18 PZ Proposed Land Use Chart

Documents:

[ZONING ORDINANCE USE CHART - FINAL PROPOSAL LAND USE
CHART FOR PZ AND COUNCIL - 11-27-18 MEETING.PDF](#)



**NOTICE OF MEETING
OF THE
PLANNING AND ZONING COMMISSION
OF
LLANO, TEXAS**

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Planning and Zoning Meeting** of the City of Llano, Texas, will be held on **Tuesday, November 27, 2018 at 5:30 PM**. In the City Hall Council Chambers at 301 W. Main Street, Llano, Texas 78643, at which time the following subjects will be discussed:

A. CALL TO ORDER

B. PUBLIC COMMENTS–Non-Agenda Items

C. CONSENT AGENDA

1. Approval of minutes from September 20, 2018.

D. PUBLIC HEARING

Public hearing to be held regarding the proposed land use changes and definition amendments to the zoning ordinance in the SF -1, SF-2, SF-3, SF-4, GR (General Residential) AG (Agriculture), Industrial, Commercial, Office Medical, Retail, Northern Business District and Central Business District. Written and/or oral comments will be taken during the public hearing regarding the proposed changes.

E. REGULAR AGENDA

1. Discuss proposed changes and consider action, on the final proposed **SF-1, SF-2, SF-3, SF-4, and GR (General Residential), AG (Agriculture), and Industrial** land uses including any definition amendments to the zoning ordinance and making a recommendation for approval by the City Council.

Toni Milam, City Secretary

2. Discuss changes and consider action, if needed, on the final proposed **Commercial, Office Medical, Retail, Northern Business District, and the Central Business District** land uses including any definition amendments to the zoning ordinance and making a recommendation for approval by the City Council.

Toni Milam, City Secretary

F. ADJOURNMENT

Although a quorum of the members of Councilmembers and/or other Boards or Commissions may or may not be in attendance, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Llano, was posted on the bulletin board in front of Llano City Hall, 301 W. Main, Llano, Texas, by 5:30 p.m. on Friday, November 21, 2018, which is readily accessible to the public at all times. Said Notice remained so posted continuously for at least seventy two (72) hours preceding the scheduled time of said Meeting. I further certify that the following news media were properly notified of this meeting as stated above.


Toni Milam, City Secretary, TRMC

11-21-18
Date

USE CHART													
CITY OF LLANO, TEXAS													
ZONING ORDINANCE													
	AG	SF-1	SF-1 OVERLAY	SF-2	SF-3	SF-4	GR	OM	NBD	CBD	COMMERCIAL	INDUSTRIAL	NOFS
ZONING DISTRICTS													
Accessory Building	•	S	S	S	S	S							
Accessory dwelling unit	S	S											
Airport	•												
Alcohol sales									•	•	•		
All local utilities, municipal or franchised	•	•	•	•	•	•	•	•	•	•	•	•	
Amateur radio, TV or CB antenna	•	•	•	•	•	•	•	•	•	•	•		
Amusement arcade									•		•		****
Antenna (commercial radio, TV, relay or microwave over 40 feet)											•		****
Antique shop and used furniture									•	•	•		
Appliance rental									•		•		****
Armed services recruiting center								•	•		•		
Art and craft supply store								•	•	•	•		
Assembly of heavy electronic devices												•	
Assembly of light electronic instruments and devices, enclosed building												•	
Assembly of radios and phonographs											•	•	
Athletic stadium or field, public/private	S	S	S	S				•			S		
Auto glass sales and repair											•	•	****
Automobile leasing or renting											•	•	****
Automobile parts and sales									•		•	•	****
Automobile reconditioning, body/fender repair											•	•	****
Automobile repair, major											•		****
Automobile repair, minor											•		****
Automobile sales											•	•	****
Automobile service station									•		•		
Bakery and confectionary works, commercial											•	•	
Bakery or bake shop, retail								•	•	•	•		
Bank, savings and loan mortgage and and credit unions									•	•	•		
Banking, automated teller only									•	•	•		
Barbershop or beauty salon			S	S	S	S		•	•	S	•		
Batching plant, concrete or asphalt											S	•	
Batching plant, temporary	S												
Bed and breakfast	S	S	S	S	S	S	S	S	•	•	•		
Bicycle, lawnmower sales/repair, enclosed											•		
Boardinghouse							•				•		
Boat sales/repairs											•		****
Book bindery												•	
Bookstore								•	•	•	•		
Boot or shoe manufacturer												•	
Boot and shoe sales and repair											•		
Bottling works												•	
Brick company, sales											S	•	
Building materials and hardware, inside									•	•	•		****
Building materials and hardware, outside											•		****

	AG	SF-1	SF-1 OVERLAY	SF-2	SF-3	SF-4	GR	OM	NBD	CBD	COMMERCIAL	INDUSTRIAL	NOFS
Building materials and lumber storage yards and sales											•	•	****
Business Trade School	•			•	•	•	•	•			•		
Bus terminal									•	•	•		
Cabinet and upholstery shop									•		•		****
Candy manufacturing									•	•	•		
Caretaker/guard house	•										•	•	
Carting or express hauling											•	•	****
Car Wash									•		•		****
Cemetery or mausoleum, new or expansion	S	S		S				S			S		
Ceramics store								•	•	•	•		
Chamber of commerce								•	•		•		
Check cashing service and loan agency								•			•		
Child care or day care center	S	S	S	S	S	S	S	•			•	•	
Church, including church related activities (i.e., day care, recreational building)	•	•	•	•	•	•	•	•	•	•	•		
City, county, state and governmental offices	•	•	•	•	•	•	•	•	•	•	•	•	
City Municipal Uses	•	•	•	•	•	•	•	•	•	•	•	•	
Clothing or apparel								•	•	•	•		
Commercial Antenna over 40 Feet	S										•		****
Commercial amusement, indoor											•		
Commercial amusement, outdoor											S		
Commercial engraving											•	•	
Commercial Kennel	S										•		****
Commercial Stable											S		
Commercial - Other Uses not Listed									S	S	S		
Community center, private	S	S	S	S	S	S	S		•		•		
Community home	•	•		•	•	•	•	•			•		
Computer sales/repair								•	•	•	•		
Concrete/Asphalt												•	
Contractor's shop or storage yard											•	•	****
Convenience store with gas pumps											•		
Convenience store without gas pumps								•			•		
Cosmetics manufacturing, enclosed building												•	
Dairy products											•		
Dancehall									S		•		
Dancehall (as incidental/accessory use only)											•		
Dance studio or gymnastics								•	•	S	•		
Dental Office			S					•			•		
Department and dry goods store, retail									•	•	•		
Detached private garage	•	•		•	•	•	•	•	S		S		
Dog kennel and veterinarian office, outside pens	•										•		****
Donut shop								•	•	•	•		
Drapery manufacturing and sales											•		****
Driving school											•		
Drive through Alcohol sales	S										•		****
Drug and pharmaceutical manufacturing, enclosed building												•	
Drug/Alcohol Rehab In/Out Patient								S					
Dry cleaning or shoe pickup/drop off								•	•		•		

	AG	SF-1	SF-1 OVERLAY	SF-2	SF-3	SF-4	GR	OM	NBD	CBD	COMMERCIAL	INDUSTRIAL	
Dry cleaning, small shop								•	•		•		
Dry cleaning plant or commercial laundry												•	
Duplex				•	•	•	•						
Efficiency Home				•	•	•							
Electrical Transmission Substation	S	S	S	S	S	S	S	S	S	S	S	S	
Express Hauling											•	•	****
Fabric store								•	•	•	•		
Farm, ranch, garden or orchard	•	•		•	•	•	•	•			•		
Feedstore											•		
Firing range, indoor/outdoor											•		****
Fitness Center								•	•		•		
Flea market									S		S		
Florist			S	S	S	S		•	•	•	•		
Food product manufacturing												•	
Foundry casting, nonferrous, enclosed building												•	
Fraternal club, lodge, sorority and fraternity, etc.									•	•	•		
Freight or truck terminal yard												•	
Frozen food locker											•		****
Funeral parlor or mortuary									•	•	•		
Fur goods manufacturing, but no tanning, dyeing or slaughtering												•	
Furnishings								•	•	•	•		
Furniture manufacture												•	
Furniture restoration											•	•	
Garage apartment	•	•		•	•	•		•	S		•		
Gas regulating station	S	S	S	S	S	S	S	S	S	S	S	S	
Gift shop								•	•	•	•		
Glass products from previously manufactured glass												•	
Golf course and country club	S	S		S									
Greenhouse and nursery, commercial											•		
Grocery store or food market									•		•		
Gunsmith			S						•	•	•		
Halfway house								S			•		
Headstone sales										•			****
Heat processing												•	
Heating and air conditioning sales and service (HVAC)											•	•	
Heavy machinery sales and service												•	
Heavy vehicle/machinery storage											S	•	
Heliport and helistop	•							S			S		
High Risk/Hazardous Industrial Manufacturing not completely enclosed												S	
Hobby or toy store								•	•	•	•		
Home occupations	•	•	S	•	•	•	•	•	S		•		
Horse/dog racing track	S												
Hospital								•			•		
Hotel or motel									•	•	•		
Housing prefabrication												•	
Ice company sales, wholesale											•	•	****
Ice cream or frozen yogurt sales								•	•	•	•		
Industrial High risk or hazardous manufacturing, not wholly enclosed within a building												S	

	AG	SF-1	SF-1 OVERLAY	SF-2	SF-3	SF-4	GR	OM	NBD	CBD	COMMERCIAL	INDUSTRIAL	NOFS
Industrial High risk or hazardous manufacturing, wholly enclosed within a building												S	
Industrial Low risk industrial manufacturing, not wholly enclosed within a building												S	
Industrial Low risk industrial manufacturing, wholly enclosed within a building												S	
Industrialized housing	•	S		S	•	•		•					
Instrument and meter manufacturing												•	
Interior decorator's office										•	•		
Jewelry and watch manufacturing											•	•	
Jewelry Sales										•	•		
Key shop or locksmith									•	•	•		
Kiosk									•	•	•		
Landfill, commercial												S	
Landing strip Private	•												
Landscaping service											•		
Laundromat, self-service											•		
Leather goods fabrication												•	
Leather goods shop										•	•		
Library, public	•	•	•	•	•	•	•		•	•	•		
Light fabrication and assembly												•	
Light manufacturing												•	
Light sheet metal products												•	
Liquor Sales										•	•		
Local Utilities	•	•		•	•	•	•	•	•	•	•		
Long distance communication service									•		•		
Machine shop											•	•	****
Manufactured home greater than 5 years old but less than 10 yrs old						S							
Manufactured housing sales												•	
Manufactured home less than than five years old						•							
Massage establishment										•	•		
Manufactured home/Industrialized Home PARK	S					•							
Meat market, retail										•	•		
Media Rental										•	•		
Medical aids and equipment									•	•	•		
Medical clinic or office			S						•		•		
Medical laboratory									•		•	•	
Metal accessory building, >200 sq ft; <10% of total lot sq footage	•	•	S	•	•	•	•	•			•	•	
Metal building, primary or main											•	•	****
Metal fabrication												•	
Mini Warehouse												•	
Miniature golf, driving range and putting course	•										•		****
Minor medical emergency clinic									•		•		
Monument and headstone sales											•	•	****
Motor raceway	S										S		
Motorcycle sales											•		****
Moving company											•	•	****
Multiple-family dwelling											•		
Municipal uses operated by the city	•	•	•	•	•	•	•	•	•	•	•	•	

	AG	SF-1	SF-1 OVERLAY	SF-2	SF-3	SF-4	GR	OM	NBD	CBD	COMMERCIAL	INDUSTRIAL	NOFS
Museum or art gallery								•	•	•	•		
Musical instrument sales and repair								•	•		•		
Newspaper printing											•	•	****
Novelty or jewelry shop								•	•	•	•		
Nursery, retail				S	S	S			S		•		
Nursery with outside storage	•										•		
Office, general, professional		S	S	S	S	S	S	•	•	•	•		
Office showroom											•		
Official goods manufacturing												•	
Open or outside storage of products or materials, not screened	•												
Optical store								•	•		•		
Outside display											•		
Outside storage, screened											S		
Outside storage,unscreened											S		
Overnight delivery and service center												•	
Paint store									•		•		
Palm reading			S										
Paper and chemical supply											•	•	****
Paper products manufacturing												•	
Pawnshop											•		****
Perfume toilet soaps, enclosed building												•	
Pet shop									•	•	•		
Pharmacist or drugstore								•	•	•	•		
Photographer									•	•	•		
Plaster shop											•		****
Plastic Goods Manufacturing												•	
Plastic products manufacturing, but not raw materials processing												•	
Plumbing shop and related services											•		****
Portable building sales											•	•	****
Printing company, commercial											•		
Printing shop									•		•		
Prison	S												
Private club with alcoholic beverage sales									•	•	•		
Private park	•	•		•	•	•	•				•		
Private Stable	•	S		S									
Private School	•	•		•	•	•	•	•			•		
Private utilities	•	•		•	•	•	•	•	•				
Private utility service yard											S		
Produce stand, including wood and other seasonal sales	Temporary certificate of occupancy by building official												
Public park or playground	•	•		•	•	•	•	•	•	•	•	•	
Public School	•	•	•	•	•	•	•	•	•	•	•		
Public Utilites	•	•	•	•	•	•	•	•	•	•	•	•	
Radio broadcasting, without tower								•	•	•	•	•	
Radio sales and installation									•	•	•		
Radio, television, or communications facilities (commercial)	•							S	S		•		****
Real Estate								•	•		•		
Recreation vehicle sales/service											•	•	* ****

	AG	SF-1	SF-1 OVERLAY	SF-2	SF-3	SF-4	GR	OM	NBD	CBD	COMMERCIAL	INDUSTRIAL	NOFS
Recreational vehicle park											S		****
Recycling collection center											•	•	****
Religious or philanthropic institutions not listed	S	S		S	S	S	S	S	•	•	•		
Restaurant, cafe or cafeteria								•	•	•	•		
Restaurant, drive-in									•		•		
Restaurant with drive-through									•		•		
Restaurant, incidental to main use									•	•	•		
Restaurant supply											•	•	****
Retail service, incidental									•		•		
Retirement home/nursing home/assisted living				S	S			•			•		
Roller skating rink											•		****
Roofing and siding supply											•	•	****
School, public	•	•	•	•	•	•	•	•	•	•			
Security systems installation company								•	•		•		
Self-serve Mini Storage	S										•		****
Self-service or miniwarehouse											S		
Shoe Manufacturing												•	
Shoe Store									•	•	•		
Shoe Repair									•		•		
Shopping Center											•		
Sign shop									•		•	•	
Single-family dwelling	•	•	•	•	•	•	•	•	•	•	•		
Single-family dwelling with retail use								S	S	S	S		
Single family dwelling w/Retail use dwelling upstairs								•	•	•	•		
Single-, two- or multifamily use above first floor level								•	•	•	•		
Soil testing laboratory			S								•	•	
Sporting goods, including firearm sales									•	•	•		
Sporting goods manufacturing												•	
Stable, commercial											S		
Stable, private	•	S		S									
Stained glass studio									•	•	•		
Studio, photography									•		•		
Tattoo parlor											S		
Taxidermist											•		
Temporary sales and street vending									•	•	•		
Theater, indoor/outdoor									•	•	•		
Title Company									•	•	•		
Tire dealer											•		
Tire retreading												•	
Toilet Perfume/Soap Enclosed												•	
Tool and machinery rental shop											•		****
Tool manufacturer												•	
Trailer rental											•		****
Trophy sales and engraving								•	•		•		
Truck rental or leasing											•		****
Truck repair and overhaul											•		****
Truck sales											•		****
Truck Terminal												•	

	AG	SF-1	SF-1 OVERLAY	SF-2	SF-3	SF-4	GR	OM	NBD	CBD	COMMERCIAL	INDUSTRIAL	NOFS
TV sales and repair								•	•		•		
Used automotive auction												•	
Vacuum cleaner sales and service								•	•		•		
Vehicle or car wash											•		****
Veterinarian clinic, no outside pens											•		
Veterinarian clinic, with outside pens	•										•		****
Wallpaper, flooring and carpet supply								•	•		•		
Welding shop or company											•	•	****
Wholesale beauty supply											•		
Wholesale distribution center												•	
Wholesale food distribution												•	
Wholesale sales											•	•	****
Wrecking yard, auto salvage, junkyard or outside reclamation												S	
* See definition section in the appendix to this chapter for further explanation.													
• ALLOWED USE													
S - SPECIFIC USE REQUIRED													
NOFS - NOT ALLOWED ON FORD ST.													