



**NOTICE OF MEETING
PLANNING & ZONING COMMISSION
OF MARBLE FALLS, TEXAS
Thursday, November 10, 2016 – 6:00 PM**

A quorum of the Marble Falls City Council and the Economic Development Corporation may be present

Fred Zagst, <i>Vice-Chairman</i>	Steve Reitz, <i>Chairman</i>	Mike Hodge, <i>City Manager</i>
Dee Haddock, <i>Commissioner</i>		Caleb Kraenzel, <i>Assistant City Manager</i>
Thomas E. Barr, <i>Commissioner</i>		Elizabeth Yeh, <i>City Planner</i>
Darlene Oostermeyer, <i>Commissioner</i>		Chelsea Seiter-Weatherford, <i>GIS Analyst</i>
Greg Mills, <i>Commissioner</i>		Scarlet Contreras, <i>Commission Secretary</i>
Jason Coleman, <i>Commissioner</i>		Patty Akers, <i>City Attorney</i>

The City of Marble Falls Planning & Zoning Commission will meet on **Thursday, November 10, 2016**, in **regular session at 6:00 p.m.** in the City Council Chambers at 800 Third Street, Marble Falls, Texas.

The agenda listed below is distributed to the Chair, Commission members, and the Marble Falls Public Library no later than the Monday preceding the Commission meeting. The agenda is also posted on the City's website: www.marblefallstx.gov

1. **CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM**

2. **Citizen/Visitor Comments to be heard for items not on the agenda:** This is an opportunity for citizens to address the Planning and Zoning Commission concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Commission. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting.

3. **REGULAR AGENDA:** The Commission will individually consider and possibly take action on any or all of the following items:
 - A. **Approval of Minutes:** Minutes from the regular meeting on October 13, 2016. (*Scarlet Contreras, Commission Secretary*)

 - B. **Discussion and Recommendation:** Regarding a Construction Plat for the Mustang Ridge Estates Subdivision, being 173.62 acres out of the Logan Vandiver Survey No. 206, Abstract No. 927, the J.M. Roper Survey No. 1517, Abstract No. 1559, the Charles D. Ball Survey No. 25, Abstract No. 126, and the William C.M. Baker Survey No. 202, Abstract No. 123, and Tract No. 9 of the Holy-Naumann Subdivision, Number Three, City of Marble Falls, Burnet County, Texas, located north of the Wildflower Village Subdivision and west of Marble Falls High School. Case 2016-30-CP. (*Mustang Ridge Estates, LLC, applicant and owner*)



C. **Presentation and Discussion:** Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. *(Commission)*

1. 2016-23-VA : 75 acre Voluntary Annexation
2. 2016-24-Z : Mustang Ridge Rezoning
3. 2016-25-Z : First Baptist Church Rezoning
4. 2016-27-ZT : MH-3 Text Amendment
5. 2016-28-FP : Panther Hollow Final Plat
6. City Land Use Regulation/Zoning Update

D. **Presentation and Discussion:** Monthly Building Permit Summary; Construction Update. *(City Staff)*

4. **ADJOURNMENT**

"The Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including but not limited to, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code including but not limited to, Section 321.3022 (Sales Tax Information)."

In compliance with the Americans for Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending the Commission Meetings. To better serve you, requests should be received 24 hours prior to the meeting, by contacting Ms. Christina McDonald, City Secretary, at 830-693-3615.

Certificate of Posting Agenda Meeting Notice

I, Elizabeth Yeh, City Planner for the City of Marble Falls, Texas, certify this Meeting Notice was posted at the Marble Falls City Hall in a place readily accessible to the general public, on the 4th day of November, 2016, by 5:00 p.m., posted thereafter for at least 72 continuous hours before the scheduled time of said meeting.

The agenda is also posted on the City's web site: www.marblefallstx.gov.

A handwritten signature in black ink, appearing to read "Elizabeth Yeh", is written over a horizontal line.

Elizabeth Yeh, City Planner



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
November 10, 2016**

To: Chairman and Planning & Zoning Commission
Item 3. A. Approval of Minutes
Requested by: Scarlet Contreras, Commission Secretary

SYNOPSIS

Commission will consider approval of the minutes from the regular meeting on Thursday October 13, 2016.

(Minutes attachment following this page)

**STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this 13th day of October, 2016 the Planning and Zoning Commission convened at the regular meeting place having been posted as prescribed by law, with the following members present in accordance to-wit:

MEMBERS PRESENT:	Fred Zagst Dee Haddock Thomas Barr Greg Mills Jason Coleman	Vice-Chairman Commissioner Commissioner Commissioner Commissioner
MEMBERS ABSENT:	Steve Reitz Darlene Oostermeyer	Chairman Commissioner
STAFF PRESENT:	Caleb Kraenzel Elizabeth Yeh Mike Hodge Mike Ingalsbe Chelsea Seiter-Weatherford Scarlet Contreras	Assistant City Manager City Planner City Manager Building Official GIS Analyst Commission Secretary
VISITORS	Angela Taylor Molly Whelan Tom Wollenburg Finnis Corley Jane Corley Cathy Heffington Raven Herron Price Keever Ray Glosser Chris Feller Bill Rein Bill Smyrl Ted Burget Ed Miller Carmen Noxon Tony Plumlee Stephen Sheck Jonathan McNamara Connie Pell	Wildflower HOA Citizen Citizen Citizen Citizen Citizen Citizen Land Partners Wildflower HOA Citizen Citizen The Smyrl Group Mid-Horse Royalties 5M Construction Citizen Willis Engineering Citizen Matkin Hoover Engineering Citizen

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM: Vice-Chairman Zagst called the meeting to order at 6:05pm and declared a quorum of the Commission is present to conduct the meeting.

2. Citizens/Visitors comments to be heard for items not on the agenda: This is an opportunity for citizens to address the Planning and Zoning Commission concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Commission. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting. There were no person(s) with any public comment(s).

3. REGULAR AGENDA: The Commission will individually consider and possibly take action on any or all of the following items:

- A. Approval of Minutes:** Minutes from the regular meeting on September 1, 2016. (*Scarlet Contreras, Commission Secretary*) Commissioner Haddock made a motion to approve the minutes as presented. Commissioner Mills seconded the motion. The motion was approved by a vote of 4 – 0.
- B. Public Hearing, Discussion, and Recommendation:** Regarding a Final Plat for the Panther Hollow Subdivision, being 13.709 acres out of the Guadalupe Flores Survey No. 7, Abstract No. 304, and the C&M Railroad Survey No. 4, abstract No. 1270, City of Marble Falls, Burnet County, Texas. Case 2016-28-FP. (*NE Marble Falls LP, applicant, and Mid-Horse Royalties LLC, owner*) Elizabeth Yeh, City Planner, addressed the Commission. Commissioner Haddock made a motion to send Case 2016-28-FP to Council for approval with the stipulation that the applicant provides the fiscal security and executes a Construction Improvement Agreement. Commissioner Coleman seconded the motion. The motion was approved by a vote of 4 – 0.
- C. Public Hearing, Discussion, and Recommendation:** Regarding a rezoning request from Single-Family Base District (R-1) and Single-Family Attached District (RA-1) to Single-Family Estates Base District (RE-1) for 173.62 acres being a tract of land out of the Logan Vandiver Survey No. 206, Abstract No. 927, the J.M. Roper Survey No. 1517, Abstract No. 1559, the Charles D. Ball Survey No. 25, Abstract No. 126, and the William C.M. Baker Survey No. 202, Abstract No. 123, and Tract No. 9 of the Holy-Naumann Subdivision, Number Three, City of Marble Falls, Burnet County, Texas, located north of the Wildflower Village Subdivision. Case 2016-24-Z. (*Mustang Ridge Estates, LLC, applicant and owner*) Elizabeth Yeh, City Planner, addressed the Commission. Price Kever, the applicant, addressed the Commission regarding the proposed project and timeline. Citizen, Finnis Corely addressed the Commission in regard to how the new subdivision will affect the water quality, the flow of water on his property, and right-of-way/easement on King Rd. Citizen and Wildflower HOA President, Ray Glosser, addressed the Commission in favor of the rezoning. Commissioner Coleman made a motion to send Case 2016-24-Z to Council for approval as presented. Commissioner Mills seconded the motion. The motion was approved by a vote of 4-0.
- D. Public Hearing, Discussion, and Recommendation:** Regarding a rezoning request from Single-Family Base District (R-1) and General Commercial Base District (C-3) to Planned Development District (PDD) with base zoning of Neighborhood Commercial Base District (C-1), for 8.52 acres out of the William C.M. Baker Survey No. 202, Abstract No. 123, and the Logan Vandiver Survey No. 206, Abstract No. 127, and Lot 2A of the Holy-Naumann Subdivision Number Three, City of Marble Falls, Burnet County, Texas, municipally addressed as 501 12th Street. Case 2016-25-Z. (*Rose M. Brasuel, applicant, and First Baptist Church of Marble Falls, owner*) Let the record show item 3D. was heard after item 3E to allow for a quorum. Commissioner Coleman stepped down from the dais due to a conflict of interest as the listing agent for the property. A conflict of interest affidavit has been filed. Caleb Kraenzel, Assistant City Manager, addressed the Commission. Applicant, Rose Brasuel, addressed the Commission in regard to the proposed project. Citizen, Connie Pell, addressed the Commission in regards to the effect of property values and traffic, and the topic of people living in the creek. Citizen, Chris Feller, addressed the Commission in regard to not receiving a notification letter in regard to the request. The Commission discussed the allowed uses and lighting. Commissioner Haddock made a motion to send Case 2016-25-Z to Council for approval with the following conditions:
- Outdoor Entertainment to be allowed as a conditional use, and
 - Any and all future outdoor lighting shall be dark sky friendly.
- Commissioner Barr seconded the motion. The motion was approved by a vote of 4 – 0, with Commissioner Coleman abstaining. Let the record show Commissioner Coleman rejoined the dais.
- E. Public Hearing, Discussion, and Recommendation:** Regarding a zoning text amendment to Sections 690-699 of the District Regulations, Appendix B Land Use Regulations, City of Marble Falls Code of Ordinances, to amend the MH-3 Mobile Home Base District regulations. Case 2016-27-ZT. Let the record show item 3E was heard before item 3D. Let the record show Commissioner Barr's arrival. Elizabeth Yeh, City Planner, addressed the Commission. Commissioner Mills made a motion to send case 2016-27-ZT to Council for approval. Commissioner Coleman seconded the motion. The motion was approved by a vote of 5 – 0.
- F. Presentation and Discussion:** Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (*Commission*)

1. APA Texas Chapter 2016 Comprehensive Planning Award

Assistant City Manager Caleb Kraenzel addressed the Commission.

G. Presentation and Discussion: Monthly Building Permit Summary; Construction Update (*City Staff*).
Assistant City Manager Caleb Kraenzel addressed the Commission.

4. ADJOURNMENT: There being no further items to discuss, Commissioner Haddock made a motion to adjourn the meeting. Commissioner Mills seconded the motion. The motion was approved by a vote of 5– 0. The meeting was adjourned at 7:35 pm.

Steve Reitz - Chairman to the Commission

Scarlet Contreras - Commission Secretary

DRAFT



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
November 10, 2016**

To: Chairman and Planning & Zoning Commission
Item 3. B. **Discussion and Recommendation:** Regarding a Construction Plat for the Mustang Ridge Estates Subdivision, being 173.62 acres out of the Logan Vandiver Survey No. 206, Abstract No. 927, the J.M. Roper Survey No. 1517, Abstract No. 1559, the Charles D. Ball Survey No. 25, Abstract No. 126, and the William C.M. Baker Survey No. 202, Abstract No. 123, and Tract No. 9 of the Holy-Naumann Subdivision, Number Three, City of Marble Falls, Burnet County, Texas, located north of the Wildflower Village Subdivision and west of Marble Falls High School.

Requested by: Mustang Ridge Estates, LLC, applicant and owner
Case: Case 2016-30-CP

SUMMARY

This item is for consideration of the Construction Plat for Mustang Ridge Estates Subdivision, including public infrastructure extensions of water, dedication and construction of new public roadway infrastructure, and associated waiver/suspension regarding the development.

The Subject Area was recently downzoned to Single-Family Estates District (RE-1) on November 1, 2016 through Ordinance 2016-O-11A. This item, being the platting of lots and construction of infrastructure extensions to serve said lots, is the next phase of development for the project. One of the purposes of the downzone, a voluntary act by the developer, was to restrict the property through zoning to a larger minimum lot size and to achieve the infrastructure attributes specific to RE-1. The larger lot size and infrastructure attributes were to develop a subdivision similar with and compatible with the Park View and Hi-Ridge area located to the north of the Subject Area.

The Subject Area is proposed to be subdivided into a sixty (60) lot residential subdivision. The RE-1 zoning requires a minimum lot width of 100 feet at the required front yard setback line and a minimum of 20 feet at the front property line accessing the street. The minimum lot size is one acre. The proposed Construction Plat meets the zoning requirements for lot sizes and widths. The RE-1 zoning district is intended as an area for single-family homes on estate size lots in areas where city wastewater services are not readily available. Housing in the district is restricted to conventional site built homes, and grading, streets, and drainage



should conform to the natural terrain as nearly as practicable. Based on these character standards, the applicant has submitted the necessary Construction Plans for the public improvements/infrastructure required within the subdivision. City Staff has reviewed the plans and a majority of the proposed infrastructure designs for the public improvements meet City requirements, however, due to the low density development of the estate lot subdivision, a semi-rural subdivision design has been proposed, versus a typical urban subdivision which the subdivision regulations are focused on requiring. Therefore, consideration of a few waivers/suspensions are needed to allow for final approval. The City staff has closely evaluated each of these items, and due to the low density of the overall acreage and that the entire subdivision in being platting in a single application/plat find there is justification unique to this development to support the waiver/suspension requests.

The following is a summary of the proposed public improvements and the waiver/suspension requests needed. Collectively the various waiver/suspension requests are herein referred to as the *Mustang Ridge Estates Waivers*.

Streets - There is 4,969 centerline feet of new roadway (10.5 acres of public right-of-way) that will be dedicated and constructed with this plat. Approximately 3,517 feet of the new roadway will be an extension of Park View Drive, featuring a roundabout traffic calming device at the proposed Park View Drive and Kind Road intersection, to reduce high-speeds on the residential collector road. This connection was identified in the Comprehensive Plan Future Thoroughfare Plan as a priority connection necessary to improve the City's street network connectivity. Approximately 1,452 feet of residential streets/cul-de-sacs (known as Trophy Oak Trail, Falling Creek Cove, and Hidden View Trail) will also be provided. The proposed streets are designed to have a 30 MPH designated speed. The streets will feature ribbon (lay down) curbs, similar to that found along the existing Park View Drive neighborhood.

The applicant has submitted a waiver/suspension request for the *Subdivision Regulations, Section 825.p.* due to the Hidden View Trail cul-de-sac right-of-way diameter being less than required diameter of at least one hundred twenty (120) feet. A right-of-way diameter of one hundred ten (110) feet is proposed in order to preserve existing trees found in the location.

Additionally, a minimum pavement diameter of at least one hundred (100) feet is required for cul-de-sacs by *Section 825.p.*, however pavement for Trophy Oak Trail, Falling Creek Cove,



and Hidden View Trail is proposed at ninety-six (96,) feet, in order to preserve the natural terrain as much as practicable.

The applicant has submitted a waiver/suspension request for the *Subdivision Regulations, Sections 825.o., 825.c.7, 825.t., and 841.a.*, which require that all streets and thoroughfares be “constructed and paved to city standards and within rights-of-way as required by the thoroughfare plan, and in accordance with the TCSS and other city standards as may be from time to time amended or adopted.” Pavement widths proposed deviate from the minimum thirty-one (31) foot width on the residential cul-de-sacs. Twenty-four (24) foot residential streets ending in cul-de-sacs are proposed, however due to the low density of residential lots found on these cul-de-sacs, and due to the applicant agreeing to designate said streets as “No On-Street Parking Anytime” (see Striping and Signage plan on page 24), Staff recommends approval of the reduced widths. The applicant has also requested to waive construction of the King Road extension (3,015 centerline feet). The required right-of-way (approximately 4 acres) is proposed to be dedicated to allow for future construction, however due to the minimal density, topography, and drastically limited amount of vehicle trips being produced from such a substantial amount of acreage, staff supports dedication of the thoroughfare right-of-way for future potential roadway construction. This will not inhibit or otherwise harm neighboring property owners or the general public.

The applicant has submitted a waiver/suspension request for the *Subdivision Regulations, Sections 841.f. and 825.h.2.*, which state that residential driveways shall not be allowed on a collector roadways (Park View Drive). The applicant has requested a waiver to allow residential driveways along Park View Drive. Staff recommends approval of this waiver request due to the fact that, to the greatest extent possible, the number of lots fronting along the residential collector streets was minimized (through use of estate sized lots) in order to ensure adequate traffic safety and efficiency. Additionally, due to the low density the road will function more as a local street than a thoroughfare for the neighborhood, but will provide connectivity between neighborhoods.

Sidewalks - City standard subdivision requirements require the installation of a four (4) foot sidewalk to be constructed on both sides of residential and collector streets within a residential subdivision. The applicant has submitted a waiver/suspension request for the *Subdivision*



Regulations, Section 829. Sidewalks, in order to allow for construction of a six (6) foot concrete sidewalk on one side of the collector street (Park View Drive). Staff recommends approval of the waiver request to a single larger sidewalk due to the low density and rural character of the subdivision.

Utilities – The proposed water line extensions, connections, and fire hydrants necessary to serve the proposed lots meet City standards. Standard subdivision requirements also state that all new subdivisions shall be served by the city's wastewater collection and treatment system. The applicant has submitted a waiver/suspension request for the *Subdivision Regulations, Sections 833.b. and 844. Water and wastewater requirements*, in order to waive the requirement to extend/provide sewer service and instead require individual lots to provide on-site septic systems. Staff recommends approval of the waiver request due to the rural character expressed in the zoning district, the large lots providing adequate room for on-site wastewater collection and treatment, the low density of the subdivision, and septic served neighborhoods do not consume wastewater plant capacity which can be used to serve higher density development (commercial, multi-family, standard single family).

There are a few City staff comments regarding drainage design/infrastructure and street lights/electrical service for the project, which the staff is working with the applicant to resolve. City Staff will provide the Commission an update regarding these two topics at the time of the meeting.

This item is a construction plat. No notification of adjacent property owners is required for a construction plat.

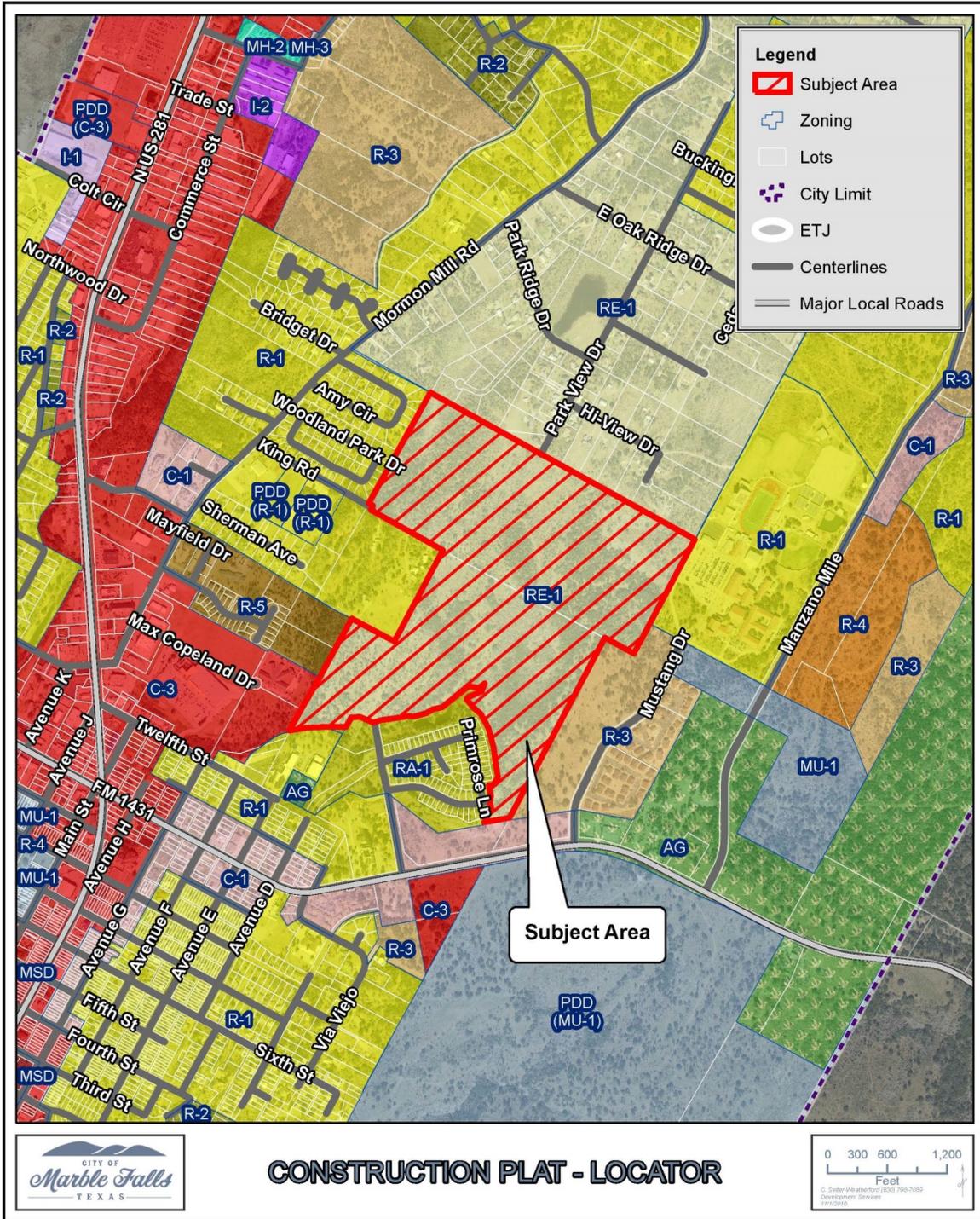


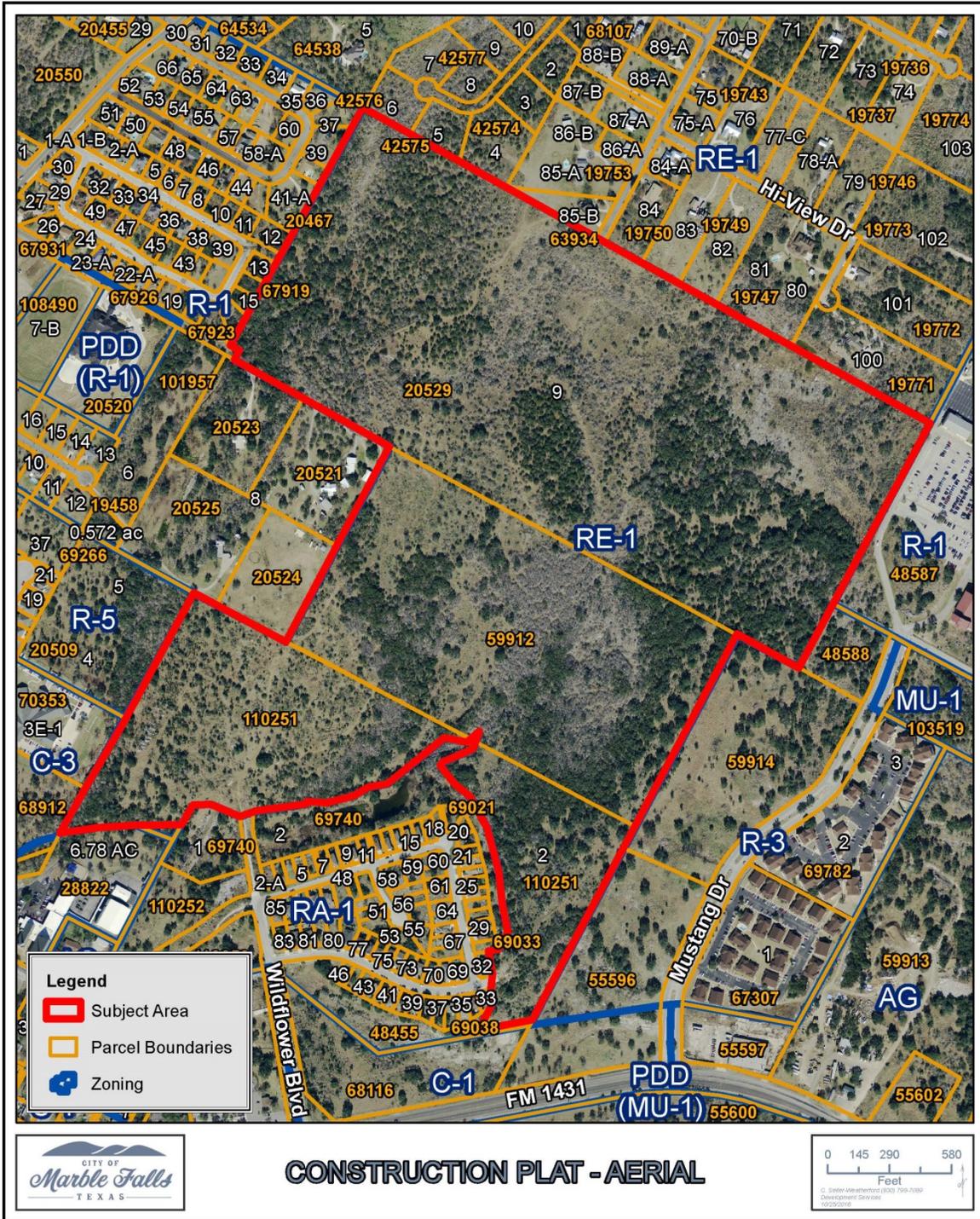
PRELIMINARY RECOMMENDATION

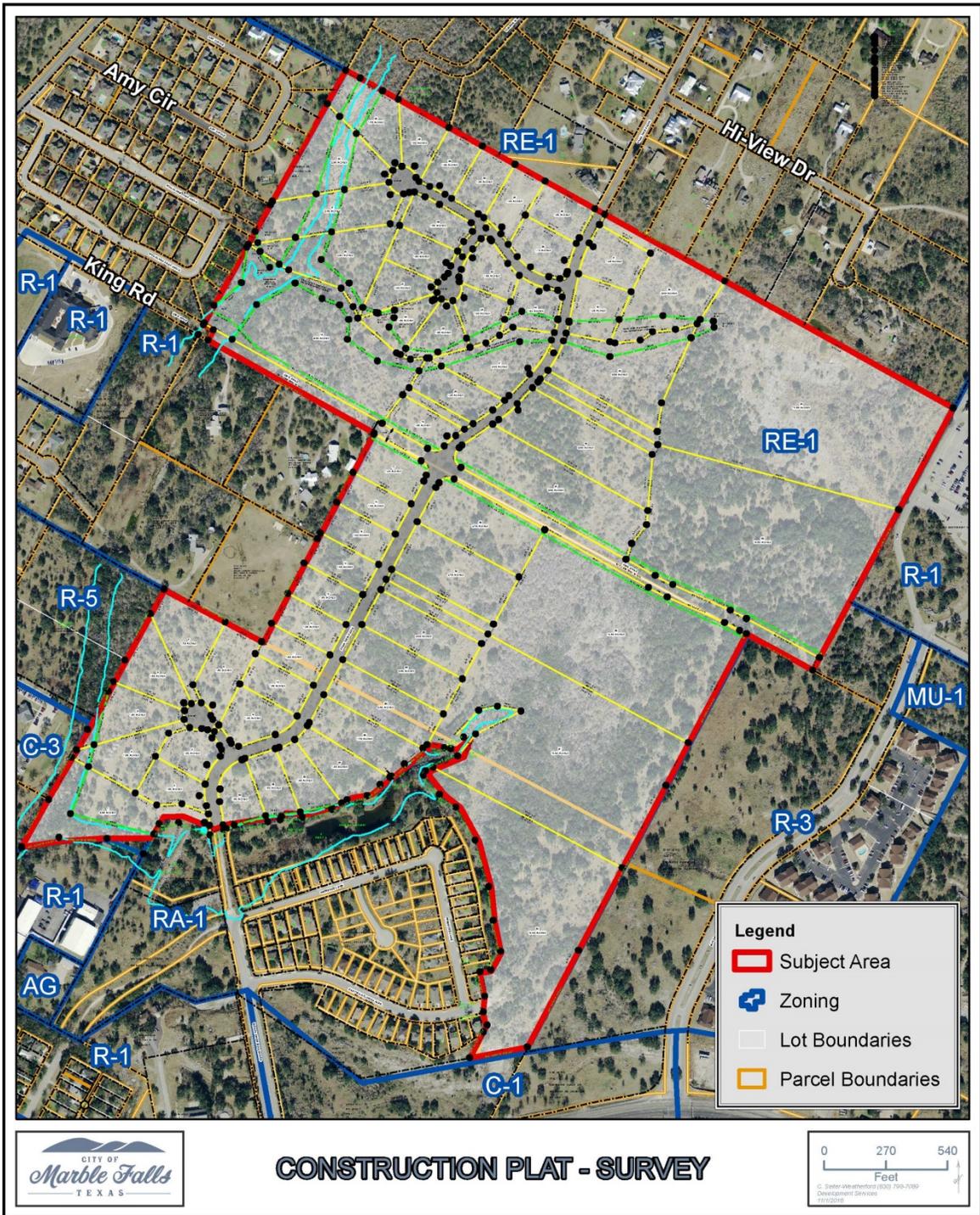
Due to conformance with the Comprehensive Plan, the compatibility with surrounding zoning and established residential neighborhoods, the overall benefit of the proposed public improvements and the need for diversification of City Housing inventory, and the minimal density of the development proposed, and collaboration presented by the applicant, a favorable recommendation is expected by City Staff, however the final recommendation of the Construction Plat and the associated *Mustang Ridge Estates Waivers* will be provided to the Commission at the time of the meeting pending updates to resolve the items mentioned.

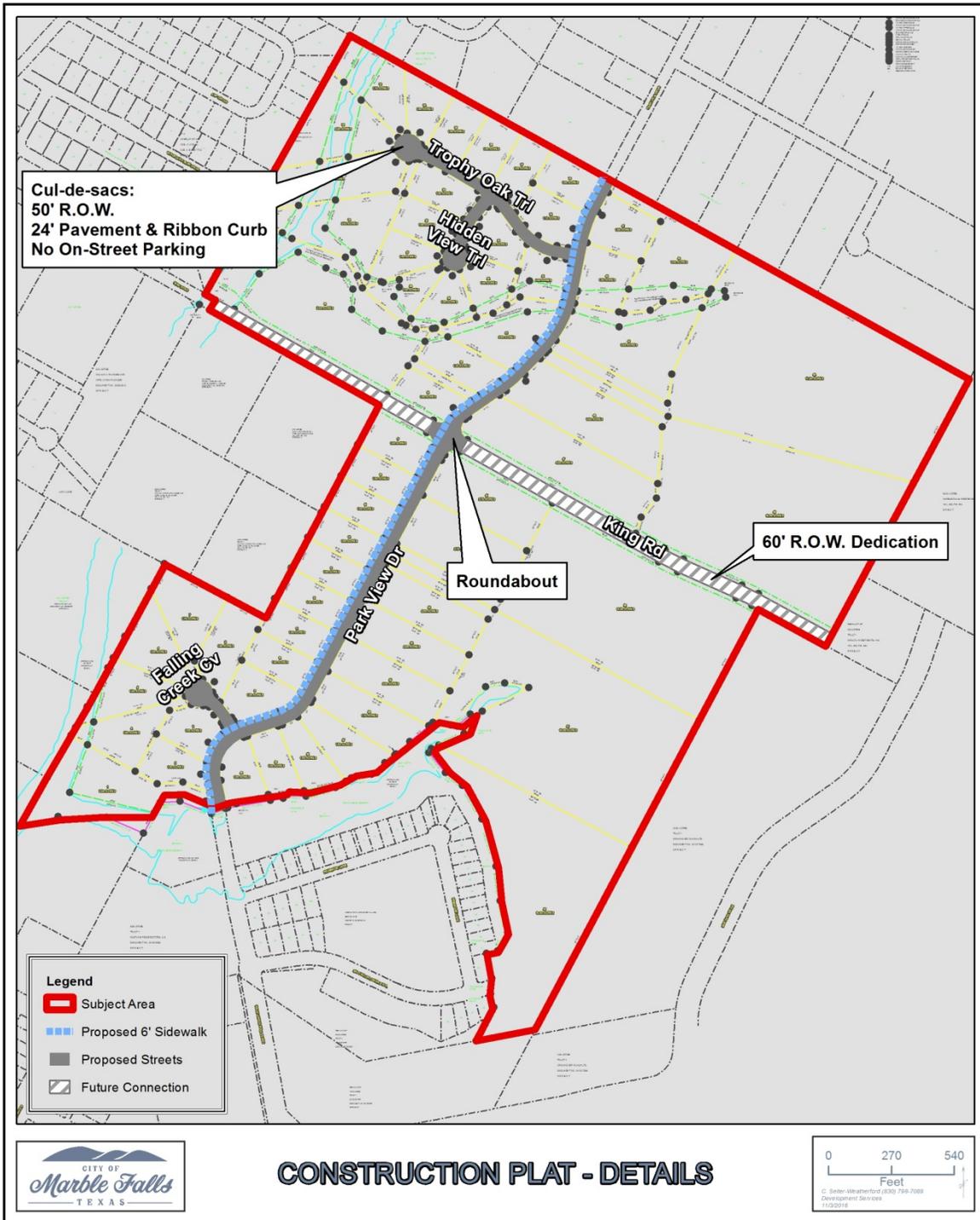
Memo Contents:

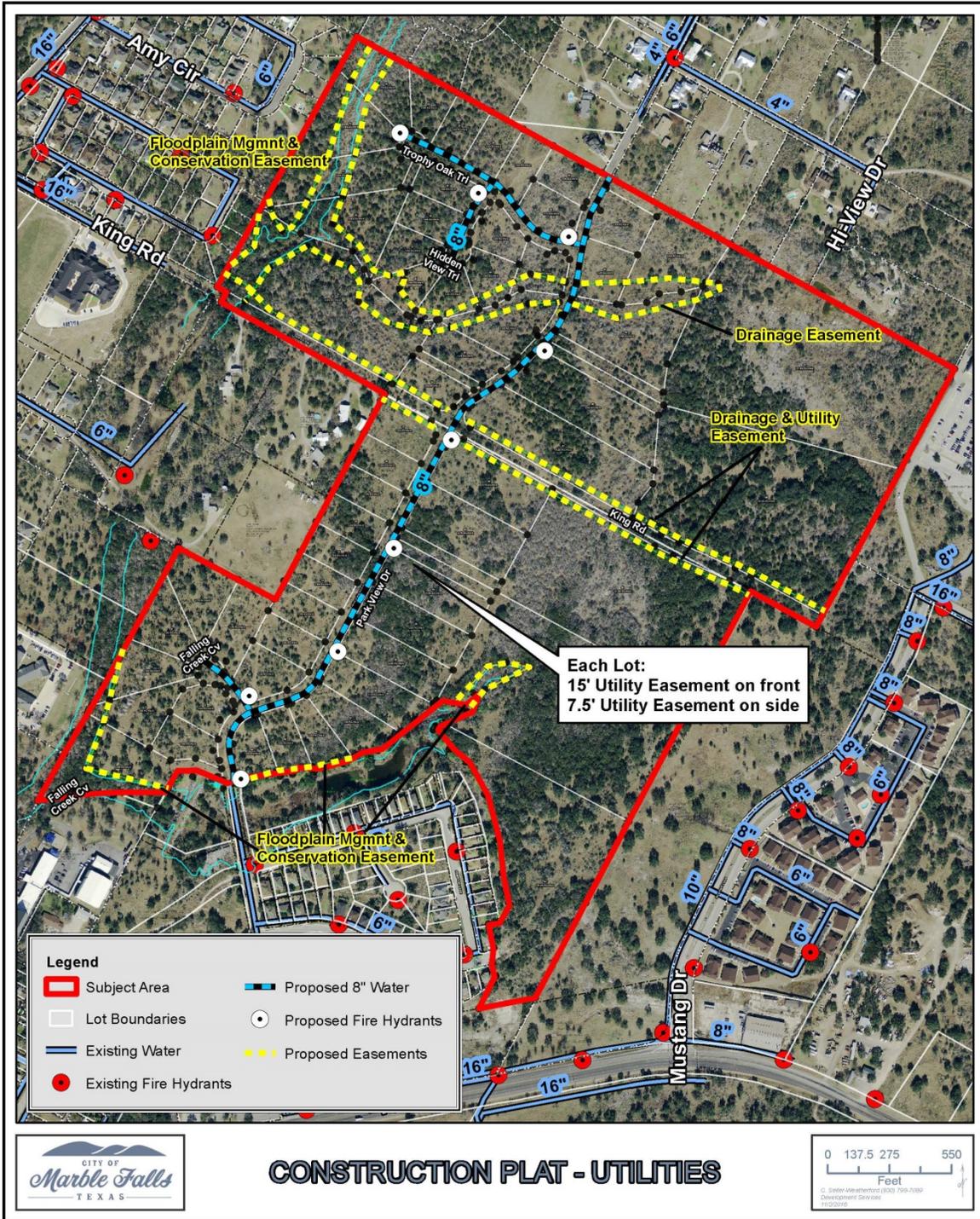
- Informational maps produced by City Staff: **Pages 9 - 13**
- Construction Plat: **Pages 14 - 22**
- Roadway Construction Plan: **Page 23**
- Waterline Construction Plan: **Page 24**
- Stripping and Signage Construction Plan: **Page 25**

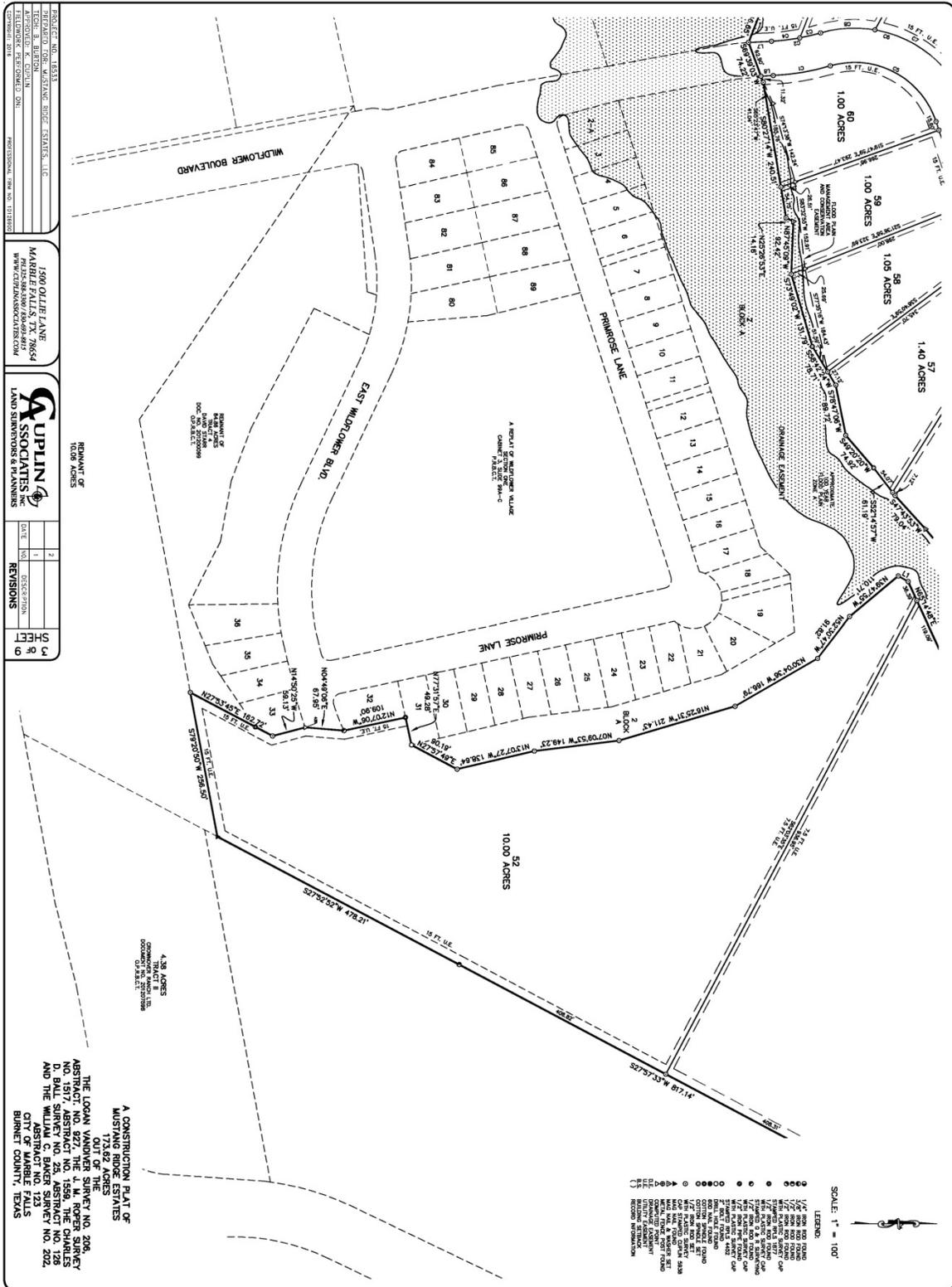


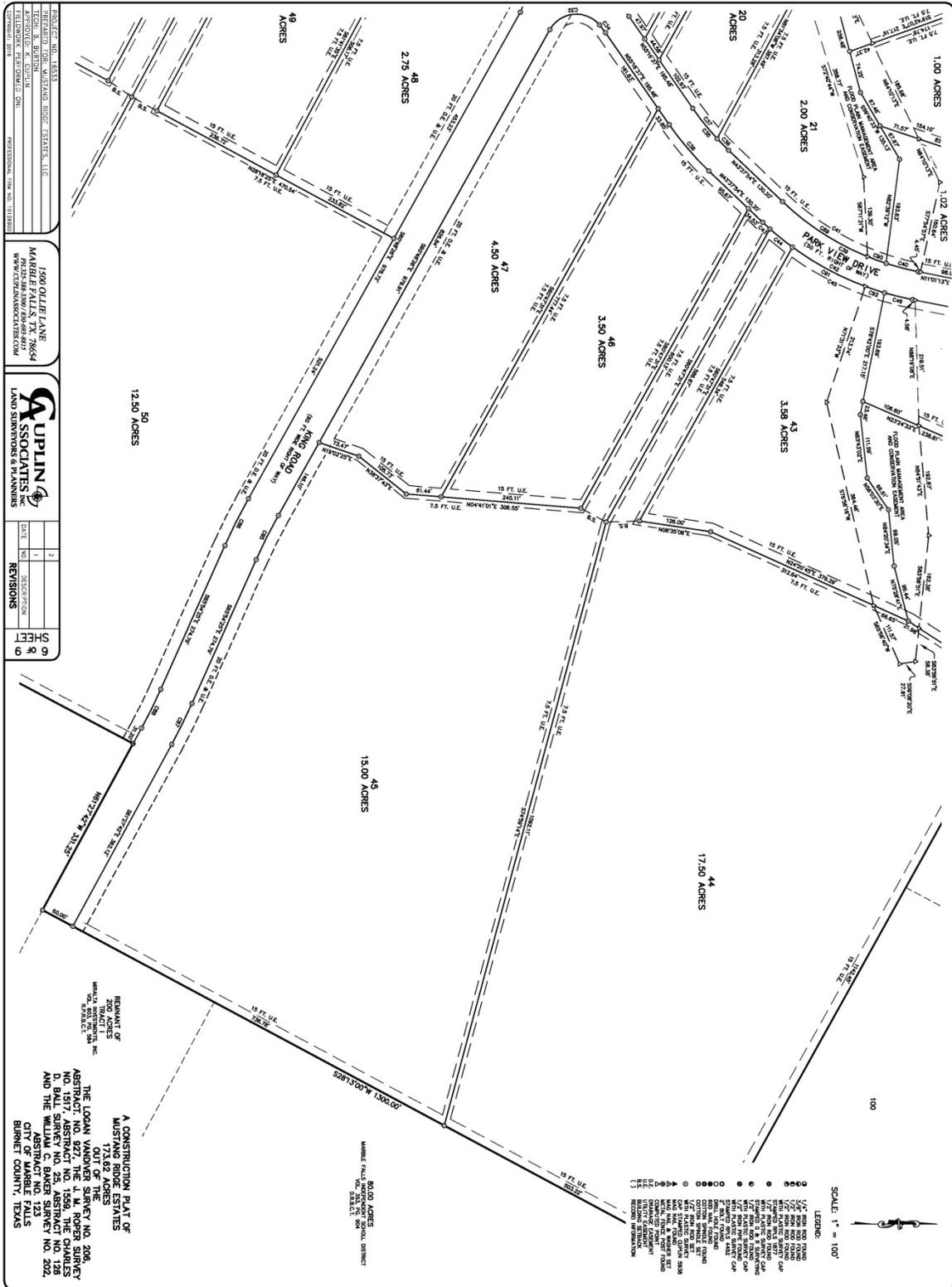












PROJECT NO. 15533
 PREPARED BY: MARY K. GIBSON
 PROFESSIONAL ENGINEER LICENSE NO. 111820

1920 OLLIE LANE
 MARBLE FALLS, TEXAS 75754
 WWW.CUPPLINASSOCIATES.COM



NO.	REVISIONS
1	DESCRIPTION
2	

SHEET 6 OF 10

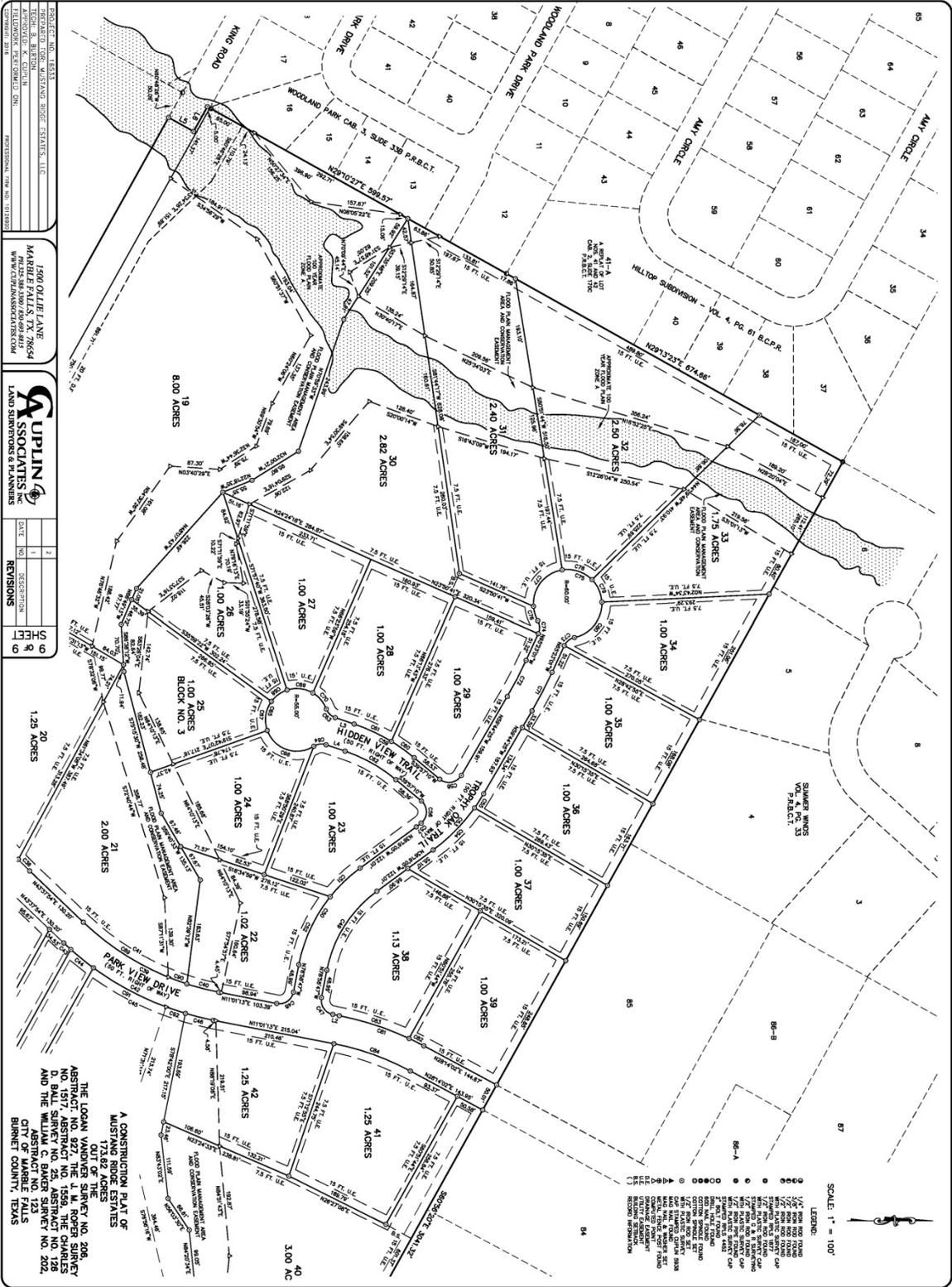
LAND SURVEYORS & PLANNERS

REMANANT OF
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 THE LOAN VALLEY
 ABSTRACT NO. 827, THE L. M. ROBER SURVEY
 NO. 1517, ABSTRACT NO. 1559, THE CHARLES
 D. BALE SURVEY NO. 242, ABSTRACT NO. 128
 AND THE W. B. ROBERTS SURVEY NO. 284,
 CITY OF MARBLE FALLS
 BURNETT COUNTY, TEXAS

40.00 ACRES
 MARBLE FALLS, TEXAS 75754

SCALE: 1" = 100'

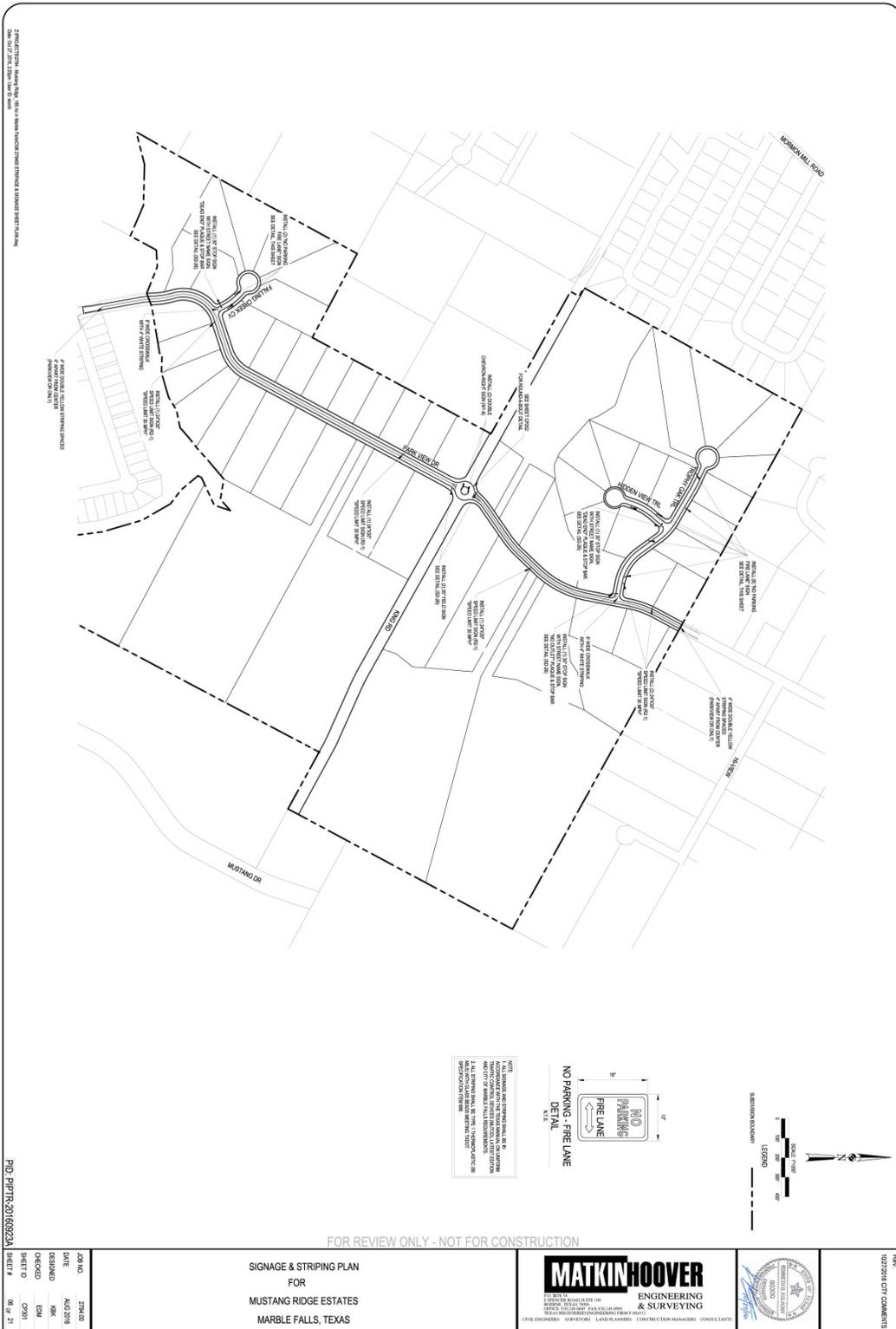
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Case 2016-30-CP Waterline Construction Plan



Case 2016-30-CP Stripping and Signage Construction Plan





**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
November 10, 2016**

To: Chairman and Planning & Zoning Commission
Item 3. C. **Presentation and Discussion:** Regarding previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects.
Requested by: Planning & Zoning Commission

SYNOPSIS

This item is to update Commission regarding previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects.

1. 2016-23-VA : 75 acre Voluntary Annexation
2. 2016-24-Z : Mustang Ridge Rezoning
3. 2016-25-Z : First Baptist Church Rezoning
4. 2016-27-ZT : MH-3 Text Amendment
5. 2016-28-FP : Panther Hollow Final Plat
6. City Land Use Regulation/Zoning Update



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
November 10, 2016**

To: Chairman and Planning & Zoning Commission
Item 3. D. Presentation and Discussion: Monthly Building Permit Summary;
Construction Update.
Requested by: City Staff

SYNOPSIS

This item is to update the Commission about the building permits issued in the past month and other ongoing projects.

For a quick reference to some of the major permitted development projects in Marble Falls, you can refer to the 'Development Buzz' portion of our website:

<http://marblefallstx.gov/541/Development-BUZZ>

Item 4. ADJOURNMENT