



**NOTICE OF MEETING
PLANNING & ZONING COMMISSION
OF MARBLE FALLS, TEXAS
Thursday, January 2, 2020 – 6:00 PM**

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

Fred Zagst, Chairman	Mike Hodge, <i>City Manager</i>
Darlene Oostermeyer, <i>Vice-Chairman</i>	Caleb Kraenzel, <i>Assistant City Manager</i>
Angela Taylor, <i>Commissioner</i>	Valerie Kreger, <i>Development Svs. Director</i>
Greg Mills, <i>Commissioner</i>	Scarlet Moreno, <i>Planner</i>
Jason Coleman, <i>Commissioner</i>	Vacant, <i>GIS Analyst</i>
Rene Rosales, <i>Commissioner</i>	Patty Akers, <i>City Attorney</i>
Tom Martin, <i>Commissioner</i>	Vacant, <i>Commission Secretary</i>

The City of Marble Falls Planning & Zoning Commission will meet on **Thursday, January 2 2020**, 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: 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 the minutes from the November 14, 2019, regular meeting.
- B.** Discussion regarding any questions or difficulties that staff or the Commission have been made aware of regarding development regulations and identifying potential code amendments that could address or clarify the issues.

4. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

- A.** Update regarding City Council disposition on Planning and Zoning Commission items:
 - 1. Gregg Ranch Final Plat, Case 2019-31-FP
 - 2. FEMA related Development Code amendments
 - 3. Ordinances related to House Bills 2439, 3167, and 2497



4. Beata Trust/Kemper Annexation (Agreement)

B. Overview of the monthly Building Permit Summary and Construction Update:

1. November Building Permit Summary and Construction Update.
2. December Building Permit Summary and Construction Update.

C. Department and City Updates:

1. Staffing Updates.

5. **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 Sabrina Smith, Commission Secretary, at 830-798-7095.

Certificate of Posting Agenda Meeting Notice

I, Valerie Kreger, Development Services Director 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 27th day of December, 2019, by 5:00 p.m., posted thereafter for at least 72 continuous hours before the scheduled time of said meeting.



Valerie Kreger, AICP, Development Services Director



**Planning and Zoning Commission
Agenda Item Cover Memo
January 2, 2020**

Agenda Item 3. A.: Approval of Minutes
Presenter: Commission Secretary
Requested by: N/A
Case Number: N/A

SUMMARY

The Commission will consider approval of the minutes from the November 14, 2019, meeting.

(Minute attachments following this page)

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

On this 14th day of November, 2019 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 Darlene Oostermeyer Greg Mills Angela Taylor Rene Rosales	Chairman Vice-Chairman Commissioner Commissioner Commissioner
MEMBERS ABSENT:	Tom Martin Jason Coleman	Commissioner Commissioner
STAFF PRESENT:	Valerie Kreger Mike Ingalsbe Sabrina Smith Thomas Crane	Development Services Director Building Official Commission Secretary Fire Marshal
VISITORS:	None	

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM: Chairman Zagst called the meeting to order at 6:02 pm 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 citizen/visitor comments.

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 17, 2019. Vice-Chairman Oostermeyer made a motion to approve the October 17, 2019 minutes. Commissioner Taylor seconded the motion. The motion carried by a vote of 5 – 0.
- B. Discussion and Recommendation:** on Amendments to Appendix B, Development Code, City of Marble Falls Code of Ordinances, Division 5.2, Flood Damage Prevention, and Division 14.3, Definitions, for compliance with the Federal Emergency Management Agency (FEMA) to maintain enrollment in the National Flood Insurance Program (NFIP). Vice-Chairman Oostermeyer made a motion to approve the amendments. Commissioner Taylor seconded the motion. The motion carried a vote of 5-0.
- C. Discussion, and Recommendation:** on an ordinance amending Appendix B, Development Code, City of Marble Falls Code of Ordinances, to cause said ordinance to be in compliance with House Bill 2439, House Bill 3167, and House Bill 2497, which bills took effect on September 1, 2019. Vice-Chairman Oostermeyer made a motion to approve the ordinance amending Appendix B. Commissioner Mills seconded the motion. The motion carried a vote of 5-0.

4. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

A. Presentation and Discussion: regarding updates on previous Planning and Zoning Commission items and City Council disposition.

1. 7 Fall Marbles Final Plat, Case 2019-25-FP
2. Gregg Ranch Final Plat, Case 2019-31-FP
3. Fourth Street Abandonment, Case 2019-29-SC

Valerie Kreger, Director of Development Services, addressed the Commission.

B. Presentation and Discussion: Development Services Department Updates

1. Monthly Building Report and Construction Update

Valerie Kreger, Director of Development Services, addressed the Commission.

5. ADJOURNMENT: There being no further items to discuss, Commissioner Mills made a motion to adjourn the meeting. Commissioner Taylor seconded the motion. The motion carried by a vote of 5 - 0 and the meeting was adjourned at 6:51 pm.

Fred Zagst- Chairman

Sabrina Smith- Commission Secretary



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Agenda Item 3. B.: Discussion regarding development regulations and potential amendments
Presenter: Valerie Kreger, AICP, Director of Development Services
Requested by: City Staff
Case Number: N/A

SUMMARY

General discussion regarding any questions or difficulties that staff or the Commission have been made aware of regarding the City's development regulations and identifying potential code amendments that could address or clarify the issues.



**Planning and Zoning Commission
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Agenda Item 4. A.: Update regarding City Council disposition on Planning and Zoning Commission items
Presenter: Valerie Kreger, AICP, Director of Development Services
Requested by: Planning and Zoning Commission
Case Number: N/A

SUMMARY

Staff will provide updates to the Commission regarding items previously presented to the Planning and Zoning Commission, development or zoning related items, and City Council disposition.

1. Gregg Ranch Final Plat, Case 2019-31-FP
2. FEMA related Development Code amendments
3. Ordinances related to House Bills 2439, 3167, and 2497
4. Beata Trust/Kemper Annexation (Agreement)



**Planning and Zoning Commission
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Agenda Item 4. B.: Overview of the monthly Building Permit Summary and Construction Update
Presenter: Valerie Kreger, AICP, Director of Development Services
Requested by: Planning and Zoning Commission
Case Number: N/A

SUMMARY

1. Update the Commission about the building permits issued in November and other ongoing projects.
2. Update the Commission about the building permits issued in December 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>



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Agenda Item 4. C.: Department and City Updates
Presenter: Valerie Kreger, AICP, Director of Development Services
Requested by: N/A
Case Number: N/A

SUMMARY

1. Update the Planning and Zoning Commission on recent changes in City and Department staffing.

Agenda Item 5.: ADJOURNMENT