



**NOTICE OF MEETING
PLANNING & ZONING COMMISSION
OF MARBLE FALLS, TEXAS
Thursday, April 4, 2019 – 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>	Chelsea Seiter-Weatherford, <i>GIS Analyst</i>
Jason Coleman, <i>Commissioner</i>	Scarlet Moreno, <i>Planner</i>
Rene Rosales, <i>Commissioner</i>	Catherine Bell, <i>Commission Secretary</i>
Tom Martin, <i>Commissioner</i>	Patty Akers, <i>City Attorney</i>

The City of Marble Falls Planning & Zoning Commission will meet on **Thursday, April 4, 2019**, 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 Minutes: Minutes from the regular meeting on March 7, 2019
(Catherine Bell, *Commission Secretary*)

B. Discussion: Regarding the implementation of the Development Code since it became effective on January 1st and identification of potential amendments.

4. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

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



- B. Presentation and Discussion:** Development Services Department Updates
1. Monthly Building Report and Construction Update

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 Ms. Catherine Bell, Committee 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 29th day of March, 2019, by 5:00 p.m., posted thereafter for at least 72 continuous hours before the scheduled time of said meeting.

A handwritten signature in cursive script that reads "Valerie Kreger".

Valerie Kreger, AICP, Development Services Director



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
April 4, 2019**

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

SYNOPSIS

The Commission will consider approval of the minutes from the February 7, 2019 meeting.

(Minute attachments following this page)

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

On this 7th day of March, 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 Tom Martin Jason Coleman Rene Rosales	Chairman Vice-Chairman Commissioner Commissioner Commissioner Commissioner Commissioner
MEMBERS ABSENT:	None	
STAFF PRESENT:	Valerie Kreger, AICP Tommy Crane Scarlet Moreno Catherine Bell	Director of Development Services Fire Marshal Planner Commission Secretary
VISITORS:	Jerome Rugan	

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM: Chairperson Zagst called the meeting to order at 6:01 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 February 7, 2019. Vice Chairman Oostermeyer made a motion to accept the February 7, 2019 minutes. Commissioner Taylor seconded the motion. The motion carried by a vote of 7 – 0.
- B. Discussion and Recommendation:** Regarding a request to rezone Lots 175-A and 176-A of Pecan Valley Section “A” from the existing Neighborhood Zone 2 (ENZ.2) District to the Existing Neighborhood Zone 3 (ENZ.3) District. Case 2019-3-Z. (Jay Reichert, Applicant and Owner). Scarlet Moreno, Planner, addressed the Commission. Jerome Rugen, representative for the applicant, addressed the Commission and staff in regards to further explanation of the staff recommendation of denial of the rezoning; clarification on whether the duplexes will have to be brought into conforming status if destroyed; what other options are available if zoning is denied; and if a casita is an alternate option to a duplex or single family residence. The Commission discussed the proposed zoning change and placing a restriction only to allow duplexes; questioning staff as to how the area with duplexes was zoned to allow only single family residences with duplexes along that north side of the street; is a variance an option instead of spot zoning, variances cannot be applied to land use; option of amending the ENZ.2. District regulations to allow duplexes as a conditional use; if zoning is approved a triplex or quadplex could be developed and would trigger other requirements such as parking and impervious cover; Jerome Rugen will relay the options to the applicant instead of proceeding with the rezoning: building a casita, a single family residence with a smaller square footage, or allow staff to amend the ENZ.2 district regulations to allow duplexes as a conditional use. Commissioner Coleman made a motion to table Case 2019-39-Z. Commissioner Mills seconded the motion. The motion carried by a vote of 7 – 0.
- C. Presentation and Discussion:** Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (*Commission*)

1. Sign Ordinance Text Amendments
2. Colorado Easement Abandonment

Valerie Kreger, Director of Development Services addressed the Commission.

D. Presentation and Discussion:

1. Monthly Building Permit Summary; Construction Update. *(City Staff)*
2. 2018 Development Services End of Year Report

Valerie Kreger, Director of Development Services, addressed the Commission. Commissioner Coleman left the meeting at 6:59 pm.

4. 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 6 - 0 and the meeting was adjourned at 7:12 pm.

Fred Zagst - Chairman to the Commission

Catherine Bell - Commission Secretary



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
April 4, 2019**

To: Chairman and Planning & Zoning Commission
Item 3. B. Regarding the implementation of the Development Code since it became effective on January 1st and identification of potential amendments.
Requested by: City Staff

SUMMARY

This item is to discuss the how the implementation of the Development Code has been since it became effective on January 1st and potential amendments that have been identified as needed since the code has been in use.



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
April 4, 2019**

To: Chairman and Planning & Zoning Commission
Item 4. A. Presentation and discussion regarding previous Planning and Zoning Commission items and City Council disposition.
Requested by: Planning and Zoning Commission

SYNOPSIS

This item is to update the Commission regarding previous Planning and Zoning Commission items and City Council disposition.



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
April 4, 2019**

To: Chairman and Planning & Zoning Commission
Item 4. B. Presentation and discussion regarding Development Services
Department Updates
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.

1. 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 5. ADJOURNMENT