



**NOTICE OF MEETING  
PLANNING & ZONING COMMISSION  
OF MARBLE FALLS, TEXAS  
Wednesday, June 23, 2021 – 12:00 PM**

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

Fred Zagst, Chairman	Mike Hodge, City Manager
Darlene Oostermeyer, Vice-Chairman	Caleb Kraenzel, Assistant City Manager
Angela Taylor, Commissioner	Vacant, Development Svs. Director
Greg Mills, Commissioner	Scarlet Moreno, Planner
Jason Coleman, Commissioner	Nathan Hicks, GIS Analyst
Vacant, Commissioner	Patty Akers, City Attorney
Tom Martin, Commissioner	Kristen Jones, Commission Secretary

The City of Marble Falls Planning & Zoning Commission will meet on **Wednesday, June 23, 2021**, in **special session at 12:00 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 Friday preceding the Commission meeting. The agenda is also posted on the City's website: [www.marblefallstx.gov](http://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. Public Hearing, Discussion, and Recommendation** regarding zoning text amendments to City of Marble Falls Code of Ordinances, Appendix B, Development Code, Article 4, General Development Regulations, Division 4.2 – New Residential Development Design, Table 4.2.7.A, Existing Neighborhood Zones General Lot and Building Standards, to amend the density for residential uses in Existing Neighborhood Zones. (*City Staff*)

**4. ADJOURNMENT**



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"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)."

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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 Kristen Jones, at 830-798-7095.

**Certificate of Posting Agenda Meeting Notice**

I, Scarlet Moreno, 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 18<sup>th</sup> day of June, 2021, 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 "Scarlet Moreno".

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Scarlet Moreno, Planner



**Planning and Zoning Commission  
Agenda Item Cover Memo  
June 23, 2021**

**Item 3.A.:**        **Public Hearing, Discussion, and Recommendation** regarding zoning text amendments to City of Marble Falls Code of Ordinances, Appendix B, Development Code, Article 4, General Development Regulations, Division 4.2 – New Residential Development Design, Table 4.2.7.A, Existing Neighborhood Zones General Lot and Building Standards, to amend the density for residential uses in Existing Neighborhood Zones.

**Presenter:**        **Scarlet Moreno, Planner**

**Requested by:**    **City Staff**

**Case Number:**    2021-25-ZT

**SUMMARY**

This item is for consideration of proposed amendments to the City’s Development Code regarding residential development density in the Existing Neighborhood Zones

The Code was adopted in October of 2018 and went into effect on January 1 of 2019. At time of adoption, it was understood and encouraged that staff acknowledge any issues that may be discovered once the document was in use and be prepared to bring amendments back to City Council as soon as possible rather than waiting a specific time period. Staff has discovered not only mistakes or unintended consequences over time, but also various items that were not considered or not considered in the contexts that have arisen.

While development density was addressed for other zoning districts within the Code, it was not addressed for the Existing Neighborhood Zones and therefore staff is proposing the following changes to provide direction to both the staff and the developers. The proposed changes to Table 4.2.7.A, Existing Neighborhood Zones General Lot and Building Standards, regarding development density are redlined below.

Table 4.2.7.A Existing Neighborhood Zones General Lot and Building Standards											
ENZ Sub-district	Development Type	Min. Lot Width	Lot Area & Coverage			Min. Setbacks				Max. Building/ Structure Height	Min. Dwelling Unit Size
			Minimum Lot Area	Max. Lot Coverage	Max. Dwelling Units per Acre	Front	Interior Side	Street Side	Rear		
ENZ.1	N/A	100'	1 ac.	30%	N/A	50'	15'	25'	25'	35'	1,500 sf
ENZ.2	Single-Family Detached, Single-Family Zero Lot Line <sup>6</sup> , Single-Family Attached <sup>2</sup> , Duplex <sup>5</sup>	50'	6,000 sf	50%	N/A	25'	5' <sup>7</sup>	15'	10'	35'	900 sf

**Table 4.2.7.A  
Existing Neighborhood Zones General Lot and Building Standards**

ENZ Sub-district	Development Type	Min. Lot Width	Lot Area & Coverage			Min. Setbacks				Max. Building/Structure Height	Min. Dwelling Unit Size
			Minimum Lot Area	Max. Lot Coverage	Max. Dwelling Units per Acre	Front	Interior Side	Street Side	Rear		
ENZ.3	Single-Family Detached, Single-Family Zero Lot Line <sup>6</sup> , Single-Family Attached, Duplex	50'	6,000 sf	75%	N/A	25'	5' <sup>2,7</sup>	15'	10'	35'	900 sf
	Townhouse	20'	2,400 sf	75%	N/A	20'/ 15' <sup>1</sup>	5' <sup>2</sup> / 0'	15'	5'	35'	800 sf
	Tri-plex	50'	6,000 sf	75%	N/A	25'	5'	15'	15'	35'	600 sf
	Quadplex	50'	6,000 sf	75%	N/A	25'	5'	15'	15'	35'	600 sf
	Tiny House Development <sup>5,8</sup>	50'	6,000 sf	60%	N/A	25'	5'	15'	15'	25'	140 sf <sup>9</sup>
ENZ.4	Single-Family Detached, Single-Family Zero Lot Line <sup>6</sup> , Single-Family Attached, Duplex	50'	6,000 sf	75%	N/A	25'	5' <sup>2,7</sup>	15'	15'	35'	800 sf
	Townhouse	20'	2,600 sf	75%	N/A	25'/ 20' <sup>1</sup>	10' <sup>2</sup> / 0'	15'	5'	35'	800 sf
	Tri-plex	100'	12,000 sf	75%	N/A	25'	10'	15'	15'	50'/ 35' <sup>3</sup>	600 sf
	Quadplex	100'	12,000 sf	75%	N/A	25'	10'	15'	15'	50'/ 35' <sup>3</sup>	600sf
	Apartment <sup>4</sup>	100'	12,000 sf	75%	24	25'	10'	15'	15'	50'/ 35' <sup>3</sup>	600 sf
	Tiny House Development <sup>5,8</sup>	50'	6,000 sf	60%	N/A	25'	5'	15'	15'	25'	140 sf <sup>9</sup>
ENZ.5	Manufactured Home, Single-Family Detached, Single-Family Attached, Duplex	50'	5,000 sf	60%	N/A	25'	5'	15'	15'	25'	600 sf
	Tiny House Development <sup>8</sup>	50'	5,000 sf	60%	N/A	25'	5'	15'	15'	25'	140 sf <sup>9</sup>

**Table Notes:**

- <sup>1</sup> When the garage faces onto the street, the setback for the garage and the second story shall increase to 25 feet.
- <sup>2</sup> For single-family attached units and townhouses, there is a zero-foot interior setback between attached units, but minimum 10-foot separation between buildings.
- <sup>3</sup> Maximum height shall be limited to 35 feet on any portion of a site within 100 feet of property zoned ENZ.2, Downtown Residential (DR), or Neighborhood Residential (NR).
- <sup>4</sup> Apartments are subject to the standards set out in Section 4.3.1, Nonresidential and Mixed-Use Lot and Building Standards and Section 4.3.2, Nonresidential, Mixed-Use and Apartment Design Standards, as may be applicable.
- <sup>5</sup> Allowed only with approval of a Conditional Use Permit as set out in Section 3.2.1, Restricted and Conditional Uses, and 11.3.4, Conditional Use Permits.
- <sup>6</sup> Single-Family Zero Lot Line developments must also comply with the standards of Subsection 4.2.10, Single-Family Zero Lot Line Development.
- <sup>7</sup> For Single-Family Zero Lot Line development, one interior side lot line minimum setback may be 0' and the opposite interior side lot line must be a minimum of 10' in conformance with the approved subdivision plat for the development.
- <sup>8</sup> Tiny House Developments must also comply with the standards of Section 4.2.4, Tiny House Development.
- <sup>9</sup> Maximum Tiny House size is 599 square feet.



## RECOMMENDATION

Recommend to City Council Approval of the proposed amendments to the City's Development Code as presented.