



**NOTICE OF MEETING
PLANNING & ZONING COMMISSION
OF MARBLE FALLS, TEXAS
Thursday, August 6, 2020 – 6:00 PM
TELEPHONIC MEETING
DIAL IN TO PARTICIPATE: 1-346-248-7799
MEETING ID: 960 9147 9276**

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	Valerie Kreger, Development Svs. Director
Greg Mills, Commissioner	Scarlet Moreno, Planner
Jason Coleman, Commissioner	Vacant, GIS Analyst
William "Dee" Haddock, Commissioner	Patty Akers, City Attorney
Tom Martin, Commissioner	Kristen Jones, Commission Secretary

In accordance with the order of the office of the Governor issued March 16, 2020, notice is hereby given that a meeting of the **Planning & Zoning Commission** of the City of Marble Falls, Texas will be held **Thursday, August 6, 2020 at 6:00 pm** in the **Lakeside Pavilion** located at **307 Buena Vista, Marble Falls, Texas**, and **telephonic participation** in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19).

The public dial-in number to participate in the meeting is 1-346-248-7799

The meeting ID: 960 9147 9276

Passcode: 680638

The public will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the telephonic meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meetings.

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. Discussion and Action regarding approval of the minutes from the April 23, 2020 special meeting.

4. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

A. Presentation and Discussion regarding updates on previous Planning and Zoning Commission items and City Council disposition. *(City Staff)*

1. Development Code Edits

B. Presentation and Discussion regarding Development Services Department Updates. *(City Staff)*

1. Monthly Building Report and Construction Update

5. WORKSHOP. Discussion regarding short term rentals.

6. 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 Kristen Jones, Development Services Technician 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 at all times, on the 31st day of July, 2020, by 5:00 p.m. and remained 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
August 6, 2020**

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 April 23, 2020, meeting.

(Minutes attached following this page)

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

On this 23rd day of April, 2020 the Planning and Zoning Commission convened in regular session via telephone conference in accordance with the Order of the Office of the Governor issued March 16, 2020, in response to COVID-19, having been posted as prescribed by law, with the following members present in accordance to-wit:

MEMBERS PRESENT:	Fred Zagst Darlene Oostermeyer Tom Martin Greg Mills Angela Taylor Jason Coleman	Chairman Vice-Chairman Commissioner Commissioner Commissioner Commissioner
MEMBERS ABSENT:	None	
STAFF PRESENT:	Valerie Kreger Scarlet Moreno Kristen Jones	Development Services Director Planner Development Service Technician
VISITORS:	None	

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM: Chairman Zagst called the meeting to order at 6:00 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. Discussion and Action regarding approval of minutes: Minutes from the regular meeting on March 5, 2020. Commissioner Oostermeyer made a motion to approve the March 5, 2020. Commissioner Martin seconded the motion. The motion carried by a vote of 6 – 0.

B. Public Hearing, Discussion, and Recommendation regarding a conditional use permit to allow for single family detached use within the Neighborhood Commercial (NC) District, Lot 1, Pleasant Valley Estates, City of Marble Falls, Burnet County, Texas. Case 2020-3-CUP. (Greg Ritchie, owner and applicant). The Commission discussed the following:

- Which property owner opposed and supported
- Future land use map for this property and if the West side and South side of the property can still be used as commercial
- Where the house would be located on the property in regards to the elevation drops on the land. The house is located approx. 300' back before the elevation starts dropping significantly.
- If this is approved and the property is sold, the CUP remains with the property
- Discussed that the CUP would only be on the house site and the plan submit with the application. If there are any changes to the location of the driveway and/or house from what was submitted, then a new CUP would have to be given.
- Confirmation that the CUP only applies to 1 Single-Family Residence, and if approved that the owner or future owner could not develop this property into a subdivision.

- Clarification if the property were to be subdivided- the property would need to go through the replatting process
- Concern about the traffic at this location and it being on a dangerous part of FM 1431. the owner should be aware of the risk of this.
- ASingle-Family Residence, would have the least amount of impact on the traffic in this location.

Commissioner Martin made a motion for recommendation of approval of the CUP as submitted. Commissioner Mills seconded the motion. The motion carried by a vote of 6 – 0.

4. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

- A. Update regarding Planning and Zoning Commission meeting for May and what future meeting will look like with concerns about COVID-19
- B. Department and City Updates

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 6 - 0 and the meeting was adjourned at 6:37 pm.

Fred Zagst- Chairman

Scarlet Moreno- Planner



**Planning and Zoning Commission
Agenda Item Cover Memo
August 6, 2020**

Item 4.A.1.: Presentation and discussion regarding previous Planning and Zoning Commission items and City Council disposition.
Presenter: Director
Requested by: Planning and Zoning Commission
Case Number: N/A

SUMMARY

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

1. Development Code Edits



**Planning and Zoning Commission
Agenda Cover Memo
August 6, 2020**

Item 4.B.1.: Presentation and discussion regarding Development Services Department Updates
Presenter: Director
Requested by: Planning and Zoning Commission
Case Number: N/A

SUMMARY

1. 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>



**Planning and Zoning Commission
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Item 5.: Workshop - Discussion on short term rentals
Presenter: Director
Requested by: City Staff
Case Number: N/A

SUMMARY

Discussion regarding permitting and regulating of short-term rentals within the City.