

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

On this 5th day of March, 2020, 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	Chairman
	Darlene Oostermeyer	Vice-Chairman
	Tom Martin	Commissioner
	Greg Mills	Commissioner
	Angela Taylor	Commissioner
	Larry Jones	Commissioner
	Jason Coleman	Commissioner

MEMBERS ABSENT: None

STAFF PRESENT:	Valerie Kreger	Development Services Director
	Mike Ingalsbe	Building Official
	Scarlet Moreno	Planner
	Thomas Crane	Fire Marshal

VISITORS: Rene Rosales

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 February 6, 2020. Commissioner Jones made a motion to approve the February 6, 2020 minutes with the following changes to the item 3.B. to correct the commissioner who made the motion and 3D add in a note stating the transaction is an exchange in property. Commissioner Mills seconded the motion. The motion carried by a vote of 7 – 0.

B. Public Hearing, Discussion, and Recommendation regarding zoning text amendments to the City of Marble Falls Code of Ordinances, Chapter 20, Signs, Section 20-3, Definitions, and Section 20-10, Temporary Signs; and Appendix B, Development Code, Article 3, Land Use Article 4, General Development Regulations; and Article 14, Definitions and Interpretations. Valerie Kreger, Director of Development Services addressed the Commission. The commission discussed the following:

- Temporary signs- location, setbacks, visibility, human signage and how it is being addressed
- Tiny homes- the addition of tiny homes being allowed in more districts; process in issuing Certificate of Occupancy, what standards will need to be followed to obtain a Certificate of Occupancy, the impact they will have on short term rentals
- Storage in RV parks- allow storage for propane tanks and barbeque pit type cooking facilities
- Townhouse- question on whether the code needs to state that they cannot be front loaded, clarification on definition of townhouse and condo

- Section 4.1 rewording on moving a structure, add P&Z approval for house move, and moving houses out of the floodplain

Commissioner Oostermeyer made a motion for approval of the staff recommended changes along with following:

1. Add minimum setback for feather flags from roadway to provide for sight distance;
2. Add tiny house development to the ENZ.3 and ENZ.4 districts;
3. Regarding outdoor storage at RV parks, account for barbeque pit type cooking facilities;
4. Clarify no structure older than 5 years shall be moved into or within the city limits and provide for consideration by P&Z to allow; and
5. Clarify that the townhouse product is on individual lots only.

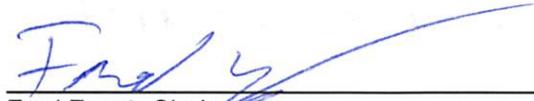
Commissioner Taylor seconded the motion. The motion passed with a vote of 7 – 0.

4. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

- A. Update regarding City Council disposition on Planning and Zoning Commission items
1. Helping Center Street Abandonment Case 2020-4-SC
 2. Barker Subdivision Replat with Waiver Case 2020-1-MP
- B. Overview of the monthly Building Permit Summary and Construction Update:
1. February Building Permit Summary
- C. 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 7 - 0 and the meeting was adjourned at 7:25 pm.



 Fred Zagst- Chairman



 Scarlet Moreno- Planner