

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	Chairman
Darlene Oostermeyer	Vice-Chairman
Greg Mills	Commissioner
Angela Taylor	Commissioner
Tom Martin	Commissioner
Jason Coleman	Commissioner
Rene Rosales	Commissioner

MEMBERS ABSENT:

None

STAFF PRESENT:

Valerie Kreger, AICP	Director of Development Services
Tommy Crane	Fire Marshal
Scarlet Moreno	Planner
Catherine Bell	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*)

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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


Scarlet Moreno - Planner