

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

On this 23<sup>rd</sup> 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:

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

  
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Fred Zagst- Chairman

  
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Scarlet Moreno- Planner