

STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS

On this 2nd day of May, 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 Darlene Oostermeyer Angela Taylor Tom Martin Jason Coleman Rene Rosales	Chairman Vice-Chairman Commissioner Commissioner Commissioner Commissioner
MEMBERS ABSENT:	Greg Mills	Commissioner
STAFF PRESENT:	Valerie Kreger, AICP Caleb Kraenzel Mike Ingalsbe Tommy Crane Scarlet Moreno	Director of Development Services Assistant City Manager Building Official Fire Marshal Planner
VISITORS:	Chad Pierce Steve Nash	Ryan Nash

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM: Chairperson Zagst called the meeting to order at 6:02 pm and declared a quorum of the Commission is present to conduct the meeting. The meeting was called to recess at 6:02 pm. The meeting resumed at 6:01pm.

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 April 4, 2019. Vice-Chairman Oostermeyer made a motion to approve the April 4, 2019 minutes. Commissioner Taylor seconded the motion. The motion carried by a vote of 6 – 0.

B. Public, Hearing, Discussion and Recommendation: Regarding zoning text amendments to Appendix B, Development Code, City of Marble Falls Code of Ordinances, amending Article 3, Land Use, regarding unlisted uses and clarification of use requirements; Division 4.2, New Residential Development Design, regarding clarification of minimum residential lot requirements; Division 4.3, Nonresidential, Mixed-Use, and Apartment Development Design, regarding the General Commercial District rear setback, nonresidential, mixed-use, and apartment building design standards, and special design standards for the Neighborhood Commercial (NC), Downtown (DN), and Downtown Transition (DT) districts; Division 4.5, Lot and Building Interpretations and Exceptions, regarding permitted setback encroachments; Division 4.6, Supplemental Development Standards, regarding fences; Article 6, Subdivision Design and Land Development, regarding reference to the sidewalk fee-in-lieu; Article 7, Access and Circulation, regarding clarification of the maximum commercial driveway width and residential driveway paving; Article 8, Parking, Loading, Stacking and Lighting, regarding head-in parking on alleys and parking the NC district; Article 9, Trees, Landscaping, and Buffering, regarding tree planting requirements, street yard planting requirements, and clarification of measurement requirements; Article 11, Administration, correcting decision-making authority; Table 12.5.4, Standards of Expansion of Nonconforming Sites, correcting approval authority; and Division 14.3, Definitions, adding, clarifying and correcting definitions. (City Staff) Valerie Kreger, Director of Development Services addressed the Commission. The Commission commented on the smaller lots and how they are affected by the zero lot lines; overhangs

and what issues title companies may have, easements on plats for overhangs; building articulation and the faces that have to follow these standards; length of the driveway that must be paved and the lots this standard applies to; building material requirements in BP & IN with the proposed changes to the side façade allowing reduced building materials and screening; group homes and the standards/ regulations they must follow; administrative exceptions and the steps that would be followed in order to receive approval through this process; language and grammar corrections. Commissioner Martin made a motion to send item 4.C to Council for approval as presented by staff. Vice-Chairman Oostermeyer seconded the motion. The motion carried by a vote of 6 – 0.

4. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

A. Presentation and Discussion: Updates regarding previous Planning & Zoning Commission items and City Council disposition. Valerie Kreger, Director of Development Services addressed the Commission.

B. Presentation and Discussion: Development Services Department Updates

1. Monthly Building Permit Summary and Construction Update.

Valerie Kreger, Director of Development Services, addressed the Commission.

5. ADJOURNMENT: There being no further items to discuss, Commissioner Coleman made a motion to adjourn the meeting. Vice-Chairman Oostermeyer seconded the motion. The motion carried by a vote of 6 - 0 and the meeting was adjourned at 7:21 pm.



Fred Zagst - Chairman to the Commission



Scarlet Moreno - Planner