

STATE OF TEXAS  
COUNTY OF BURNET  
CITY OF MARBLE FALLS

On this 6<sup>th</sup> day of June, 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:**

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|---------------|--------------|
| Fred Zagst    | Chairman     |
| Greg Mills    | Commissioner |
| Angela Taylor | Commissioner |
| Tom Martin    | Commissioner |
| Jason Coleman | Commissioner |
| Rene Rosales  | Commissioner |

**MEMBERS ABSENT:**

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| Darlene Oostermeyer | Vice-Chairman |
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**STAFF PRESENT:**

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|----------------|------------------------|
| Mike Hodge     | City Manager           |
| Caleb Kraenzel | Assistant City Manager |
| Mike Ingalsbe  | Building Official      |
| Tommy Crane    | Fire Marshal           |
| Scarlet Moreno | Planner                |
| Amy Williams   | Permit Technician      |
| Kacey Paul     | City Engineer          |

**VISITORS:**

- |              |               |
|--------------|---------------|
| Paul King    | Mark Mayfield |
| Donnie Evans |               |

**1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Chairman Zagst called the meeting to order at 6:02 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 May 2, 2019. Commissioner Martin made a motion to approve the May 2, 2019 minutes. Commissioner Rosales seconded the motion. The motion carried by a vote of 6 – 0.

**B. Public, Hearing, Discussion and Recommendation:** Regarding street abandonment of a 0.096- acre tract of land out of the Avenue J right-of-way lying northwesterly and adjacent to Lot No.'s 5 & 6, Block 73, Marble Falls Original Township, City of Marble Falls, Burnet County, Texas. Case No. 2019-14-SC. (*White Creek Commercial, LLC, applicant and owner*) Scarlet Moreno, Planner addressed the Commission. Commissioner Coleman made a motion to send Case No. 2019-14-SC to Council with a recommendation of approval. Commissioner Martin seconded the motion. The motion carried by a vote of 6 – 0.

**C. Public Hearing, Discussion, and Recommendation** regarding a request for a Conditional Use Permit to allow for Social Service use within the Downtown Residential District (DR) on Lots 1-C & 2-A, Block 147, Marble Falls Original Township, City of Marble Falls, Burnet County, Texas Case No. 2019-15-CUP. (*Marble Falls Community Resource Center, applicant, and Texas Housing Foundation, owner*) Scarlet Moreno, Planner, addressed the Commission. Mark Mayfield, Texas Housing Foundation, addressed the Commission regarding clarification that the Community Resource Center is not being demoed, rather that the building will be expanded; and that some of the housing units that have been demoed provided for the expansion area. Commissioner Rosales made a motion to send Case 2019-15-CUP to Council with a recommendation of approval. Commissioner Taylor seconded the motion. The motion carried by a vote of 6- 0.

**D. Public Hearing, Discussion, and Recommendation:** regarding a request for a Conditional Use Permit to allow for Apartment use within the Downtown Residential District (DR) on Lot 1-C, Block 147, Marble Falls, Original Township, City of Marble Falls, Burnet County, Texas. Case 2019-16- CUP. *(THF Oak Grove, LP, applicant and owner)* Scarlet Moreno, Planner, addressed the Commission. The Commission discussed the possible traffic impact, the number of units, and impervious cover. Mark Mayfield, Texas Housing Foundation addressed the Commission regarding the impervious cover and traffic. Commissioner Martin made a motion to send case 2019-16-CUP to Council with a recommendation of approval. Commissioner Coleman seconded the motion. The motion carried by a vote of 6 – 0.

**E. Discussion and Recommendation:** regarding adoption of the City of Marble Falls Sidewalk Master Plan. *(City Engineer)* Kacey Paul, City Engineer, addressed the Commission. The Commission discussed the width of sidewalks, the location of the sidewalks, the number of people that walk in the areas the sidewalks are proposed, the lifetime of the sidewalks, and timeline for all sidewalk projects. Commissioner Mills made a motion to send the Sidewalk Master Plan to Council for approval with the following recommendations: look at other locations that sidewalks would be used more often, removing sidewalk in Gateway from the project list, constructing sidewalk on the same side as electric poles for street light placement, reduction of the 8ft. wide sidewalks, possible water fountains and mile markers. Commissioner Taylor seconded the motion. The motion passed 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. Scarlet Moreno, Planner, addressed the Commission.

**B. Presentation and Discussion: Development Services Department Updates**

1. Monthly Building Permit Summary and Construction Update.

Scarlet Moreno, Planner, addressed the Commission. Caleb Kraenzel, Assistant City Manager, 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 7:19 pm.

  
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 Fred Zagst - Chairman to the Commission

  
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 Scarlet Moreno - Planner