

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

On this 5th day of August, 2021, the Planning and Zoning Commission convened in the City Council Chambers at 800 Third Street, Marble Falls, Texas, having been posted as prescribed by law, with the following members present in accordance to-wit:

MEMBERS PRESENT:	Darlene Oostermeyer	Vice-Chairman
	Angela Taylor	Commissioner
	Tom Martin	Commissioner
	Danny Miller	Commissioner
	Greg Mills	Commissioner
MEMBERS ABSENT:	Fred Zagst	Chairman
	Jason Coleman	Commissioner
STAFF PRESENT:	Scarlet Moreno	Planner
	Thomas Crane	Fire Marshal
	Kristen Jones	Development Service Technician
VISITORS:	Mark Hord	

1. **CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Vice-Chairman Oostermeyer called the meeting to order at 6:00 pm and declared a quorum of the Commission is present to conduct the meeting.
2. **CITIZEN/VISITOR COMMENTS:** 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 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 the minutes from the July 1, 2021, regular meeting and the July 14, 2021 Special Meeting. Commissioner Miller abstained from voting as he was not a Commissioner of the Planning and Zoning Commission in July. Commissioner Mills made a motion to approve the minutes from the July 1, 2021, regular meeting and the July 14, 2021 Special Meeting. Commissioner Martin seconded the motion and the motion passed carrying a vote of 4-0.
 - B. **Public Hearing, Discussion, and Recommendation** regarding a Conditional Use Permit to allow for single-family detached use within the Neighborhood Commercial District (NC), located on the north half of Lot 4, all of Lots 5 and 6, Block 15, City of Marble Falls, Burnet County, Texas, municipally addressed as 408 Avenue G. Case No. 2021-26-CUP (Mark Hord, owner and applicant). Scarlet, Planner, addressed the commission. The commission discussed the following:
 - Primary Uses for Neighborhood Commercial District
 - The previous use of this property
 - That the Conditional Use Permit will be valid unless the land use changes

- That the Conditional Use Permit will expire if a Residential Certificate of Occupancy is not issued in a certain timeframe
- That the Conditional Use Permit will allow them to rebuild a Single-Family Residence if the current structure was demolished or destroyed.

Mark Hord addressed the commission and stated that he is selling this property and would like to offer potential buyers the option of using this property for residential use. Commissioner Martin made a motion to recommend approval and Commissioner Taylor seconded the motion. The motion passed carrying a vote of 5-0.

4. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

A. Update regarding City Council disposition on Planning and Zoning Commission items

1. 2021-22-ZMA – Panther Hollow Zoning Amendment
2. 2021-25-ZT - Zoning Text Amendment for Table 4.2.7.A

B. Overview of the monthly Building Permit Summary and Construction Update:

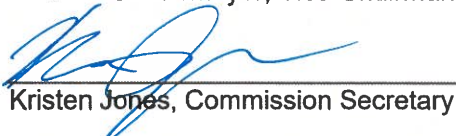
1. July Building Permit Summary

C. Department and City Updates

5. **ADJOURNMENT:** There being no further items to discuss, Commissioner Miller made a motion to adjourn the meeting and Commissioner Taylor seconded. The motion carried a vote of 5-0 and the meeting was adjourned at 6:28 pm.



Darlene Oostermeyer, Vice-Chairman



Kristen Jones, Commission Secretary