



**NOTICE OF MEETING  
PLANNING & ZONING COMMISSION  
OF MARBLE FALLS, TEXAS  
Thursday, March 1, 2018 – 6:00 PM**

*A quorum of the Marble Falls City Council and the Economic Development Corporation may be present*

Fred Zagst, <i>Vice-Chairman</i>	Steve Reitz, <i>Chairman</i>	Mike Hodge, <i>City Manager</i>
Angela Taylor, <i>Commissioner</i>		Caleb Kraenzel, <i>Assistant City Manager</i>
Darlene Oostermeyer, <i>Commissioner</i>		Valerie Kreger, <i>Development Svs Director</i>
Greg Mills, <i>Commissioner</i>		Chelsea Seiter-Weatherford, <i>GIS Analyst</i>
Jason Coleman, <i>Commissioner</i>		Scarlet Moreno, <i>Commission Secretary</i>
Tom Martin, <i>Commissioner</i>		Patty Akers, <i>City Attorney</i>

The City of Marble Falls Planning & Zoning Commission will meet on **Thursday, March 1, 2018**, in **regular session at 6:00 p.m.** in the City Council Chambers at 800 Third Street, Marble Falls, Texas.

The agenda listed below is distributed to the Chair, Commission members, and the Marble Falls Public Library no later than the Monday preceding the Commission meeting. The agenda is also posted on the City’s website: [www.marblefallstx.gov](http://www.marblefallstx.gov)

**1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM**

**2. Citizen/Visitor 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.

**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 1, 2018. *(Scarlet Moreno, Commission Secretary)*

**B. Public Hearing, Discussion, and Recommendation:** Public hearing regarding an amendment to the 2016 City of Marble Falls Comprehensive Plan including amendments to the Future Land Use Map to reflect the extension of the City’s extraterritorial jurisdiction. Case 2018-8-CPA. *(City)*

**C. Presentation and Discussion:** Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. *(Commission)*

1. Hotel Conference Center Replat
2. Deer Creek Center Construction Plat
3. Lone Star Aggregates Development Plat
4. Roper Ranch Voluntary Annexation
5. Marble Falls South Involuntary Annexation



6. Gregg Ranch PID
7. Zoning [Development] Code Update
8. Personnel Updates

D. **Presentation and Discussion:** Monthly Building Permit Summary; Construction Update. *(City Staff)*

#### 4. **ADJOURNMENT**

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"The Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including but not limited to, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code including but not limited to, Section 321.3022 (Sales Tax Information)."

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In compliance with the Americans for Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending the Commission Meetings. To better serve you, requests should be received 24 hours prior to the meeting, by contacting Ms. Christina McDonald, City Secretary, at 830-693-3615.

#### **Certificate of Posting Agenda Meeting Notice**

I, Valerie Kreger, Development Services Director for the City of Marble Falls, Texas, certify this Meeting Notice was posted at the Marble Falls City Hall in a place readily accessible to the general public, on the 23<sup>rd</sup> day of February, 2018 by 5:00 p.m., posted thereafter for at least 72 continuous hours before the scheduled time of said meeting.

The agenda is also posted on the City's web site: [www.marblefallstx.gov](http://www.marblefallstx.gov).

A handwritten signature in cursive script that reads "Valerie Kreger".

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Valerie Kreger, AICP, Development Services Director



**City of Marble Falls  
Planning and Zoning Commission Agenda Cover Memo  
March 1, 2018**

**To:** Chairman and Planning & Zoning Commission  
**Item 3. A. Approval of Minutes**  
**Requested by:** Scarlet Moreno, Commission Secretary

**SYNOPSIS**

Commission will consider approval of the minutes from the regular meeting on February 1, 2018.

*(Minutes attachment following this page)*

STATE OF TEXAS  
COUNTY OF BURNET  
CITY OF MARBLE FALLS

On this 1<sup>st</sup> day of February, 2018 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:

<b>MEMBERS PRESENT:</b>	Steve Reitz Fred Zagst Darlene Oostermeyer Tom Martin Greg Mills Angela Taylor Jason Coleman	Chairman Vice-Chairman Commissioner Commissioner Commissioner Commissioner Commissioner
<b>MEMBERS ABSENT:</b>	None	
<b>STAFF PRESENT:</b>	Caleb Kraenzel Valerie Kreger, AICP Scarlet Moreno Christina McDonald Eric Belaj, PE	Assistant City Manager Director of Development Services Commission Secretary City Secretary City Engineer
<b>VISITORS</b>	Robert Pavur Scott Streit	Peloton Land Solutions First Capital Bank

**1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Chairman Reitz 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. Harrison Rhodes, President of the Wildflower HOA addressed the Commission regarding the zoning of the Wildflower subdivision and an application that is in review for a storage shed.

**3. REGULAR AGENDA:** The Commission will individually consider and possibly take action on any or all of the following items:

- A. Discussion and Action:** Administrative oaths for reappointed Commissioners and election of Commission Chairperson and Vice-Chairperson for the 2018 calendar year. (City Staff) Christina McDonald, City Secretary administered the oaths of office. Commissioner Oostermeyer made a motion to elect Commissioner Reitz as Chairman, and Commissioner Zagst as Vice-Chairman. Commissioner Mills seconded the motion. The motion was passed by a vote of 7 – 0.
- B. Approval of Minutes:** Minutes from the regular meeting on January 4, 2018. (*Scarlet Moreno, Commission Secretary*) Commissioner Martin made a motion to approve the minutes with corrections to grammatical errors. Commissioner Oostermeyer seconded the motion. The motion was approved by a vote of 7 – 0.
- C. Public Hearing, Discussion, and Recommendation:** Regarding a street abandonment of a 0.096-acre portion of the Avenue J right-of-way adjacent to 1008 U.S. Hwy 281 and abutting Lot Nos. 5 and 6, Block 73, Marble Falls Original Township, and the south 40 feet of the abandoned 11<sup>th</sup> Street right-of-way between U.S. Hwy. 281 and Ave. J, City of Marble Falls, Burnet County, Texas. Case 2017-29-SC. (*Donald Evans, applicant, and North 40 Commercial LLC, owners*). Valerie Kreger, Director of Development Services addressed the Commission. This case was not heard and will be withdrawn.
- D. Public Hearing, Discussion and Recommendation:** Regarding a Development Plat for Lone Star Aggregates, being a 518.6-acre tract located west of US Hwy 281 and south of SH 71. Case 2017-50-DP.

(Troy Carter, applicant and 281 Creighton Ranch, LLC., owner) Valerie Kreger, Director of Development Services addressed the Commission. Commissioner Oostermeyer made a motion of recommendation of denial of the case due to the lack of documentation submitted to create a complete application. Commissioner Mills seconded the motion. The motion passed by a vote of 7 – 0.

**E. Discussion and Recommendation:** Regarding a Construction Plat for Loma Vista Two, Phase 2 and 3, being 33.49 acres out of Tracts 21 and 22, Holly-Naumann Subdivision No. 3, City of Marble Falls, Burnet County, Texas. Case 2017-5-CP. (Jeff Scott, applicant, and Dan Burdett, owner) Valerie Kreger, Director of Development Services, addressed the Commission. The Commission discussed drainage, street connectivity, street lights, future lots, traffic, entrances to the subdivision, sidewalks, and block extensions. Vice-Chairman Zagst made a motion to send Case 2017-8-CP to Council for approval with the following conditions:

- Approval of the street light variance.
- Approval of the block length variance.
- The developer will be required to construct 5 ft. sidewalks to connect to Phase I at W Oak Ridge or Loma Lane. The developer and staff shall work together regarding the construction of the sidewalk and location to include preservation of trees.
- Dedication of utility easement to the City.

Commissioner Coleman seconded the motion. The motion passed by a vote of 7 – 0.

**F. Presentation and Discussion:** Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (Commission)

1. Heathrow and Ave. H right-of-way abandonments
2. Deer Creek Center Site Plan
3. Zoning [Development] Code Update
4. Personnel Updates

Director of Development Services, Valerie Kreger addressed the Commission.

**G. Presentation and Discussion:** Monthly Building Permit Summary; Construction Update. Director of Development Services, Valerie Kreger addressed the Commission.

**4. ADJOURNMENT:** There being no further items to discuss, Commissioner Oostermeyer made a motion to adjourn the meeting. Commissioner Martin seconded the motion. The motion was approved by a vote of 7 – 0. The meeting was adjourned at 6:56 pm.

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Steve Reitz - Chairman to the Commission

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Scarlet Contreras - Commission Secretary



**City of Marble Falls  
Planning and Zoning Commission Agenda Cover Memo  
March 1, 2018**

**To:** Chairman and Planning & Zoning Commission  
**Item 3. B. Public Hearing, Discussion and Recommendation:** Regarding an amendment to the 2016 City of Marble Falls Comprehensive Plan including amendments to the Future Land Use Map to reflect the extension of the City’s extraterritorial jurisdiction.  
**Requested by:** City of Marble Falls  
**Case:** Case 2018-8-CPA

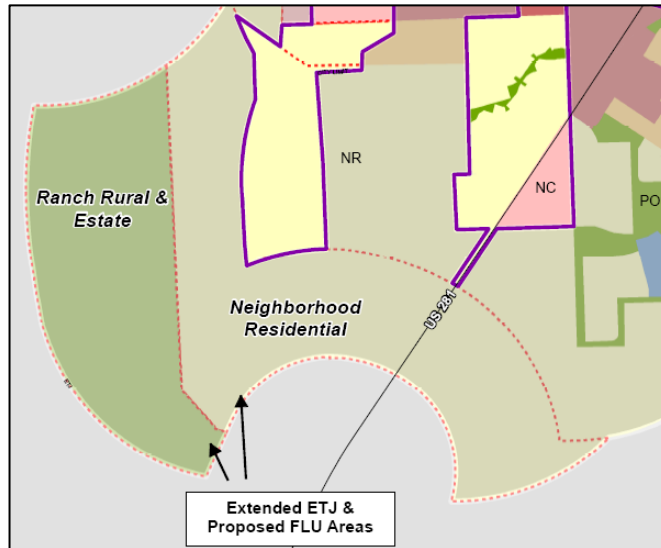
**SUMMARY**

The Comprehensive Plan is the city’s guiding document for the Council, boards and commissions, and city staff, as well as developers and citizens to reference regarding decisions affecting the future growth and development of the City. As a component of the Comprehensive Plan, the Future Land Use Map visually represents the arrangement of land uses throughout the city and its extraterritorial jurisdiction (ETJ) in a manner intended to achieve the community’s long-term goals. The current Marble Falls Comprehensive Plan was adopted June 7, 2016. The Future Land Use Map was created addressing the desired land uses for all properties that were within the ETJ at the time of adoption. There have been no updates to the plan since adoption.

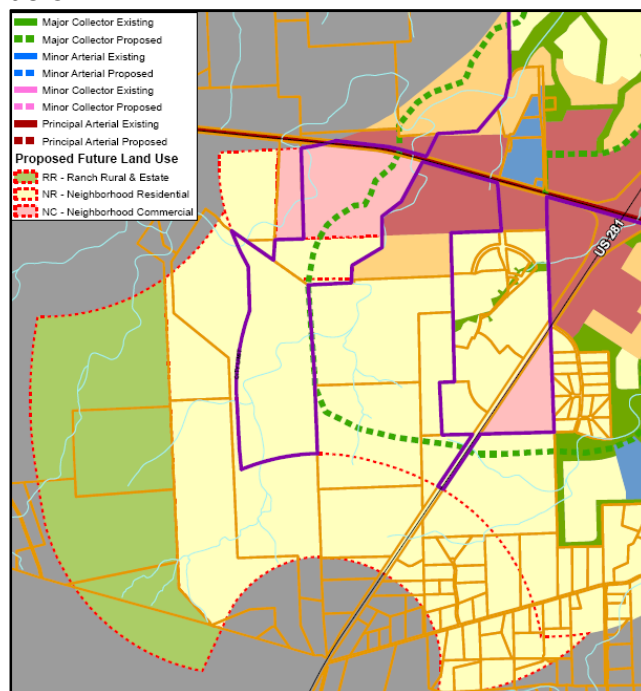
The City’s ETJ extends 1-mile from the city limits, except where it intersects with other existing jurisdictions, and automatically adjusts as the city limits adjust due to annexation. In early 2017, the City annexed approximately 75 acres; however, the boundaries of that annexation were all within existing city limits and therefore did not cause extension of the ETJ. The annexation of properties along the City’s southern boundary in November of 2017 did cause extension of the ETJ beyond what the Future Land Use Map addressed in 2016. Additionally, since that annexation, the City’s ETJ was corrected to reflect its intersection with Round Mountain’s ½-mile ETJ, as opposed to the 1-mile previously shown. The two ETJ extensions are depicted in the gray area on the map below.



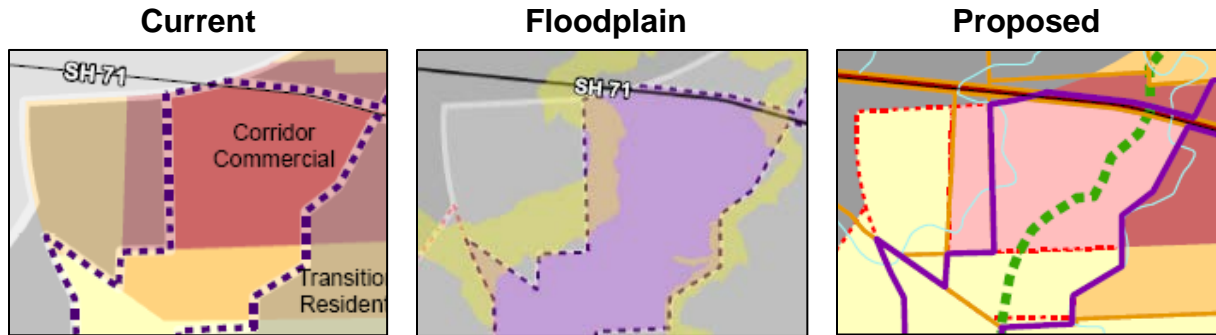
The proposed future land uses for the additional ETJ area include Neighborhood Residential and Ranch Rural and Estate as shown in the map below. The Neighborhood Residential future land use classification is intended for lands that will be developed primarily with new single-family detached residential subdivisions and their associated amenities while the Ranch Rural and Estate future land use classification is more characterized by land devoted to large-lot residential development and agriculture/ranching.



Although some of these properties do front onto US 281, there are no major road intersections existing or proposed to support a commercial center along US 281 at this time. Additionally, the Ranch Rural and Estate proposed properties are less likely to develop with the same density as can be achieved on those properties nearer the Major Collector shown adjacent this area on the City's Thoroughfare Plan and depicted in the map below.



In addition to those properties identified above, staff proposes changes to land adjacent to the extended ETJ and recent annexed land after further review of the Future Land Use Map within this overall area. The goal was to adjust the intensity of the commercial and residential development in this area at a natural topographical division while maintaining the consistency of the land uses, as depicted below. The proposed change would include changing the Corridor Commercial area to Neighborhood Commercial and changing the Transitional Residential to Neighborhood Residential.



Notice in the local newspaper is required for amendments to the Comprehensive Plan; however, mailed notice to property owners is not required. At the time of packet distribution staff has received no inquiries or comments.

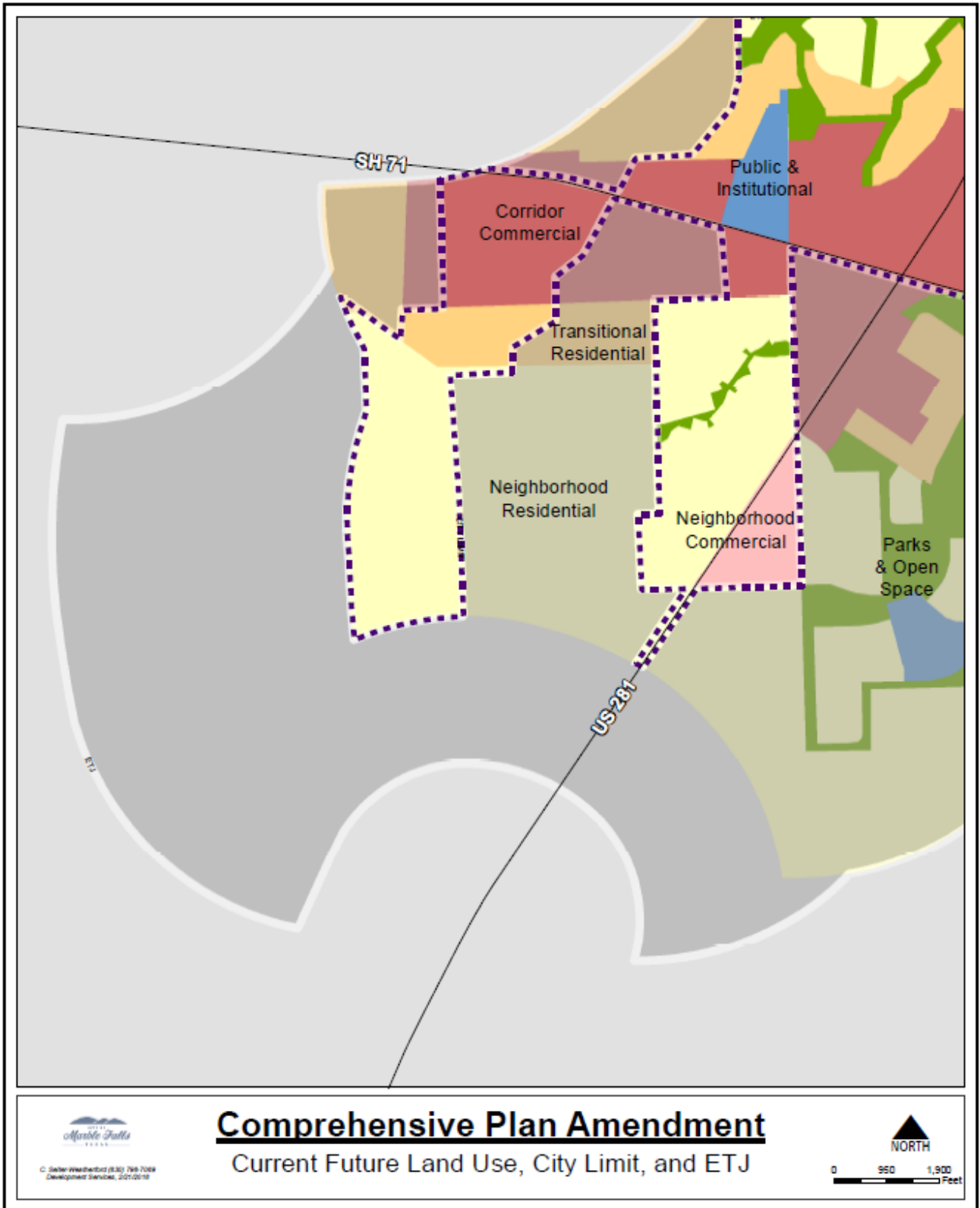
### RECOMMENDATION

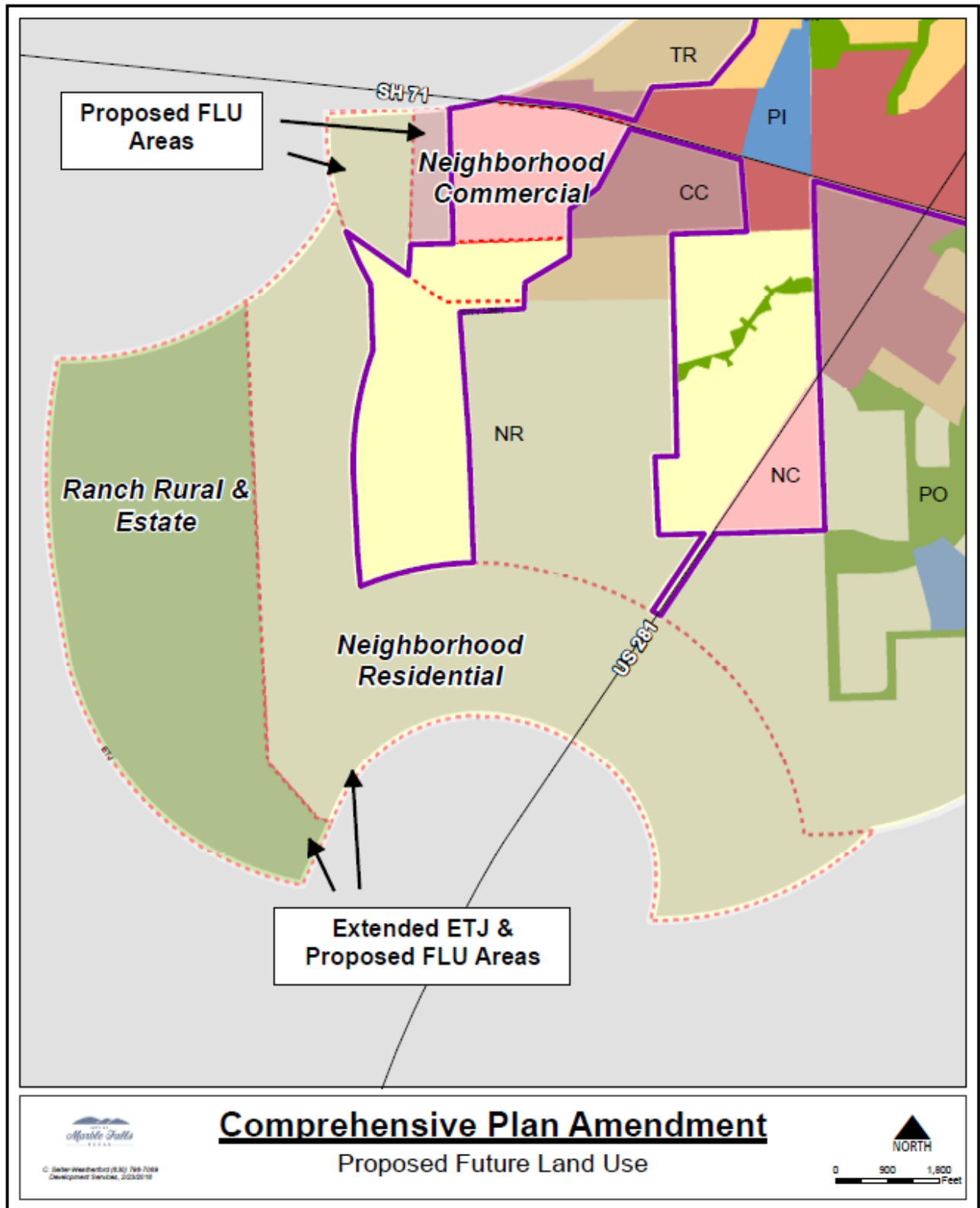
Based on the information provided in the summary above, Staff recommends approval of the land use amendment to the Comprehensive Plan.

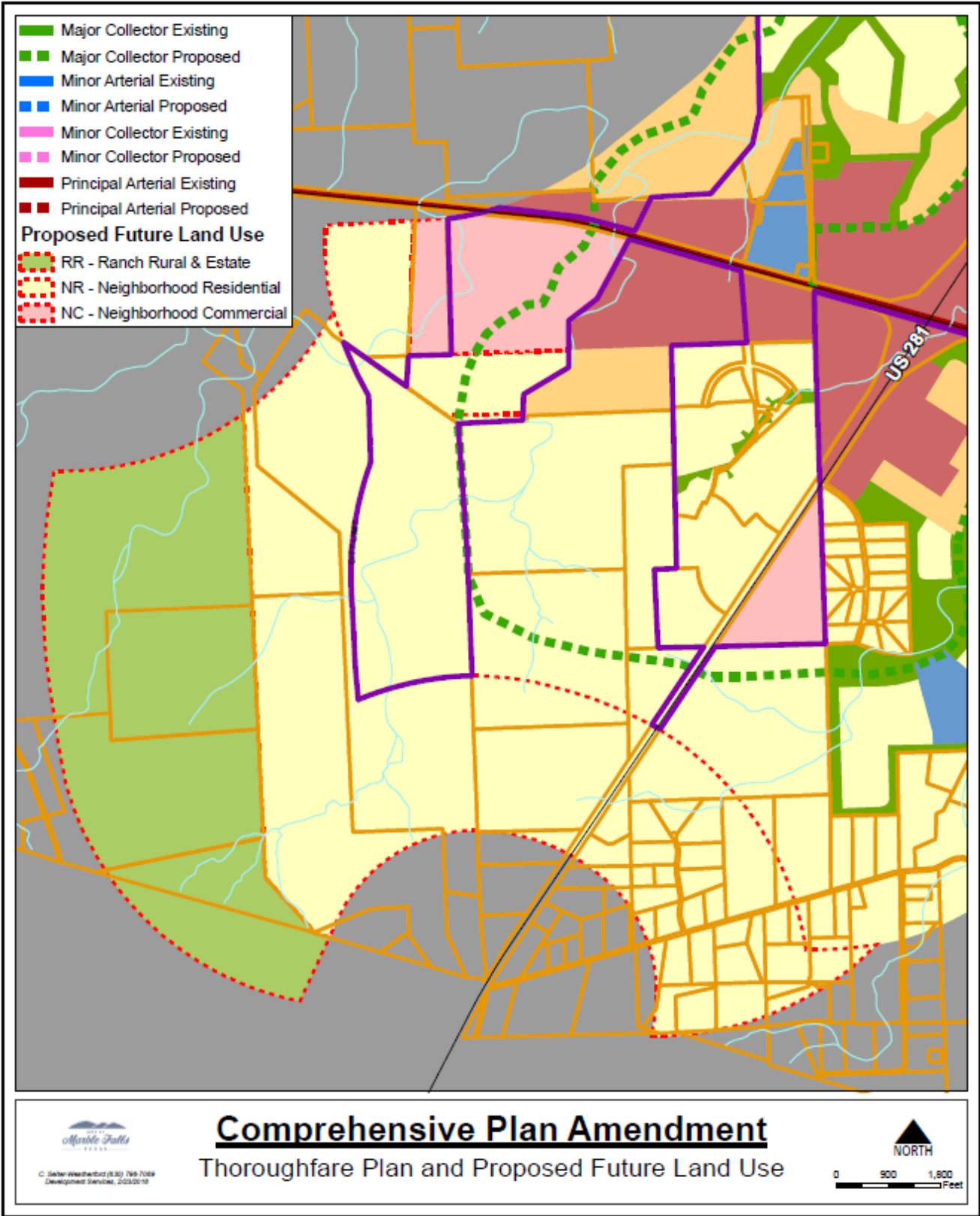
#### Memo Contents:

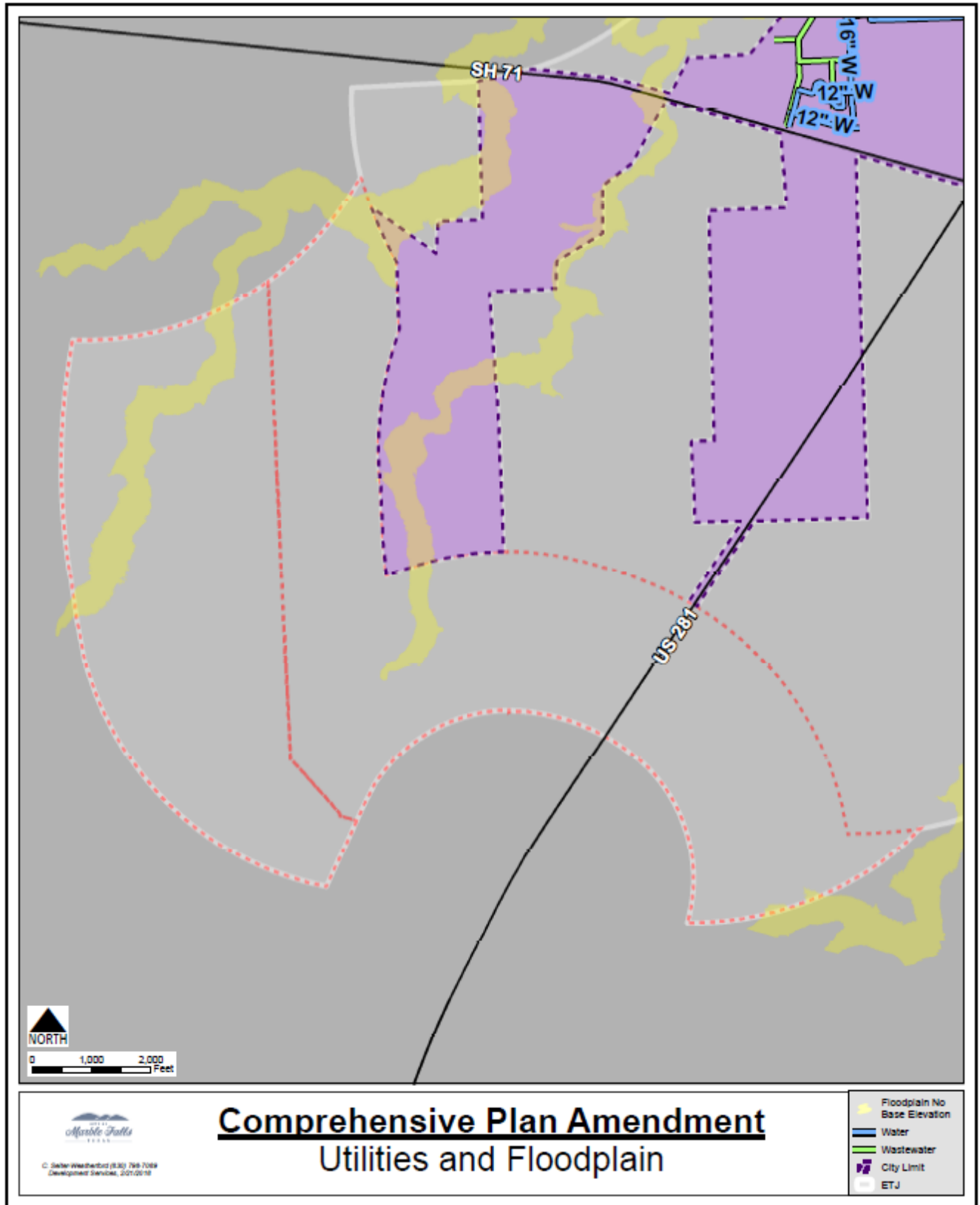
- Informational maps produced by City Staff Pages 7 - 10













**City of Marble Falls  
Planning and Zoning Commission Agenda Cover Memo  
March 1, 2018**

**To:** Chairman and Planning & Zoning Commission  
**Item 3. C. Presentation and Discussion:** Regarding previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects.  
**Requested by:** Planning and Zoning Commission

**SYNOPSIS**

This item is to update the Commission regarding previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects.

1. Hotel Conference Center Replat
2. Deer Creek Center Construction Plat
3. Lone Star Aggregates Development Plat
4. Roper Ranch Voluntary Annexation
5. Marble Falls South Involuntary Annexation
6. Gregg Ranch PID
7. Zoning [Development] Code Update
8. Personnel Updates



**City of Marble Falls  
Planning and Zoning Commission Agenda Cover Memo  
March 1, 2018**

**To:** Chairman and Planning & Zoning Commission  
**Item 3. D. Presentation and Discussion:** Monthly Building Permit Summary and Construction Update  
**Requested by:** City Staff

**SYNOPSIS**

This item is to update the Commission about the building permits issued in the past month and other ongoing projects.

For a quick reference to some of the major permitted development projects in Marble Falls, you can refer to the 'Development Buzz' portion of our website:

<http://marblefallstx.gov/541/Development-BUZZ>

**Item 4. ADJOURNMENT**