



**NOTICE OF MEETING
ZONING ADVISORY COMMITTEE
OF MARBLE FALLS, TEXAS
Thursday, April 20, 2017 – 6:00 PM**

A quorum of the Marble Falls City Council, Planning & Zoning Commission, and the Economic Development Corp. may be present

Notice is hereby given that a **Public Meeting** of the **Zoning Advisory Committee** of the City of Marble Falls, Texas will be held on **Thursday, April 20, 2017 at 6:00 pm** in the City Council Chambers located at 800 Third Street, Marble Falls, Texas, at which time the following subjects will be discussed:

1. **CALL TO ORDER**
2. **CITIZENS/VISITORS COMMENTS TO COMMITTEE.** *At this time, any person with business before the Committee not scheduled on the agenda may speak to the Committee. No formal action can be taken on these items at this meeting. No discussion or deliberation can occur in Citizen/Visitors Comments. Comments regarding specific agenda items should occur when the item is called.*
3. **REGULAR AGENDA**
 - (a) **APPROVAL OF MINUTES:** *Minutes from the regular meeting on December 15, 2016 and the joint workshop on January 17, 2017.*
 - (b) **OVERVIEW AND DISCUSSION:** *Overview presentation of Module 1 Code Provisions.*
 - (c) **DISCUSSION:** *Discussion regarding forthcoming Module 2 Strategic Directions.*
 - (d) **DISCUSSION:** *Regarding upcoming meetings and project schedule.*
4. **ANNOUNCEMENTS AND FUTURE AGENDA ITEMS**
5. **ADJOURNMENT**

"The Zoning Advisory 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)."

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, Scarlet Contreras, Planning Technician of Development Services 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 13th day of April, 2017, at 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.

A handwritten signature in blue ink, appearing to read "Scarlet Contreras".

Scarlet Contreras, Planning Technician of Development Services



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Agenda Item: 3 (a)
Department: Development Services
Submitted By: City Staff

SYNOPSIS

The Committee will consider approval of the minutes from the regular meeting on December 15, 2016 and the joint workshop on January 17, 2017.

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

On this 15th day of December, 2016 the Zoning Advisory Committee convened at the regular meeting place having been posted as prescribed by law, with the following members present in accordance to-wit:

MEMBERS PRESENT:

Jane Marie Hurst	
Brian Shirley	Committee Member
Steve Reitz	Committee Member
Darlene Oostermeyer	Committee Member
Greg Mills	Committee Member
Matt Fields	Committee Member
Jim Weber	Committee Member
Steve Nash	Committee Member
Dave Plante	Committee Member
John Page	Committee Member

MEMBERS ABSENT:

Reed Norman	Committee Member
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STAFF PRESENT:

Caleb Kraenzel	Assistant City Manager
Mike Hodge	City Manager
Elizabeth Yeh	City Planner
Scarlet Contreras	Commission Secretary

VISITORS None

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM: Chairman Hurst called the meeting to order at 6:03 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 person(s) with any public comment(s).

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

- A. DISCUSSION:** Introduction, purpose/role of the Zoning Advisory Committee (ZAC), project scope, and the Open Meetings Act. Caleb Kraenzel, Assistant City Manager and Elizabeth Yeh, City Planner addressed the Committee
- B. WORKSHOP:** Review of existing zoning regulations, districts, and associated development codes relating to but not limited to: parking, landscape, accessory buildings, non-conforming development. Caleb Kraenzel and Elizabeth Yeh addressed the Committee.
- C. DISCUSSION:** Regarding upcoming meetings and project schedule

4. ADJOURNMENT: There being no further items to discuss, Committee Member Shirley made a motion to adjourn the meeting. Committee Member Mills seconded the motion. The motion was approved by a vote of 11– 0. The meeting was adjourned at 8:21 pm.

Jane Marie Hurst - Chairman to the Committee

Scarlet Contreras - Committee Secretary

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

On this 17th day of January, 2017 the Zoning Advisory Committee convened in joint workshop session at 7:00pm with the City Council and Planning and Zoning Commission of the City of Marble Falls at the Lakeside Pavilion having been posted as prescribed by law, with the following members present in accordance to-wit:

ZAC PRESENT:	Jane Marie Hurst Reed Norman Steve Reitz Darlene Oostermeyer Greg Mills Brian Shirley Matt Fields Dave Plante John Page Steve Nash	Chairperson Committee Member Committee Member Committee Member Committee Member Committee Member Committee Member Committee Member Committee Member Committee Member
COMMITTEE MEMBERS ABSENT:	Richard Westerman Jim Weber	Committee Member Committee Member
CITY COUNCIL PRESENT:	John Packer Jane Marie Hurst Rachel Austin- Cook Craig Magerkuth Ryan Nash Reed Norman	Mayor Mayor Pro-Tem Councilmember Councilmember Councilmember Councilmember
COUNCILMEMBERS ABSENT:	Richard Westerman	Councilmember
P&Z COMMISSION PRESENT:	Steve Reitz Fred Zagst Darlene Oostermeyer Tom Barr Greg Mills	Chairman Vice-Chairman Commissioner Commissioner Commissioner
COMMISSIONERS ABSENT:	Dee Haddock Jason Coleman	Commissioner Commissioner
STAFF PRESENT:	Mike Hodge Caleb Kraenzel Elizabeth Yeh Jhermaine McVea Scarlet Contreras Patty Akers Christina McDonald Mark Whitacre Robert Moss Russell Sander Thomas Crane	City Manager Assistant City Manager City Planner Associate Planner Committee Secretary City Attorney City Secretary Police Chief Parks and Recreation Director Fire Chief Fire Marshall
VISITORS:	Matt Bucchin, AICP Christian Lentz, AICP Meaghan McCarthy, AICP	Half Associates Half Associates Half Associates

1. **CALL TO ORDER.** Mayor Packer called the joint workshop to order at 7:08pm.
2. **JOINT WORKSHOP- Between the Marble Falls Planning & Zoning Commission, City Council, and the Zoning Advisory Committee.** Matt Bucchin, Project Manager with Halff Associates, Inc., gave an introduction on the Land Use Regulation and Zoning Update and explanation of the Code Evaluation & Proposed Approach (CEPA) memorandum. The attendees discussed how the update would affect specific uses currently in place, regulating building aesthetics, the need for a Zoning Board of Adjustment, and the variance process.
3. **ADJOURNMENT:** The joint workshop was adjourned at 9:15 pm.

Steve Reitz – Chairman to the Commission

Scarlet Contreras - Commission Secretary



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Agenda Item: 3 (b)
Department: Development Services
Submitted By: City Staff

SYNOPSIS

The purpose of this item is to present and review Module 1 Code Provisions.

Link to Module 1: <http://marblefallstx.gov/DocumentCenter/Home/View/3988>

Link to Module 1 Definitions: <http://marblefallstx.gov/DocumentCenter/Home/View/3989>

Back matter attached: None.

Committee Member Notes:



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Agenda Item: 3 (c)
Department: Development Services
Submitted By: City Staff

SYNOPSIS

The purpose of this item is to discuss the forthcoming module, Module 2 Strategic Directions.

Back matter attached: None.

Committee Member Notes:

