

STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS

On this 7th day of January 2016 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:	Steve Reitz	Chairman
	Fred Zagst	Vice-Chairman
	Dee Haddock	Commissioner
	Darlene Oostermeyer	Commissioner
	Jason Coleman	Commissioner
	Greg Mills	Commissioner
	Tom Barr	Commissioner
MEMBERS ABSENT:	None	
STAFF PRESENT:	Mike Hodge	City Manager
	Caleb Kraenzel	Director of Development Services
	Elizabeth Jaimes	Associate Planner
	Scarlet Contreras	Commission Secretary
VISITORS	Don Sherman	Willis-Sherman Engineering
	Chad Calhoun	Citizen

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM: Chairman Reitz called the meeting to order at 6:00pm 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. Approval of Minutes: Minutes from the regular meeting on December 3, 2015. (*Scarlet Contreras, Commission Secretary*) Commissioner Haddock made a motion to approve the minutes as presented. Vice-Chairman Zagst seconded the motion. The motion was approved by a vote of 7 – 0.

B. Presentation, Discussion, and Recommendation: Regarding a Construction Plat for the Gibson-Hees Addition, being 0.542 acres out of the Guadalupe Flores Survey No. 7, Abstract No. 304, City of Marble Falls, Burnet County, Texas and being undeveloped waterfront property located on W FM 2147. Case 2015-38-CP. (*Don Sherman, applicant, and Eric Christopher Gibson and Nancy Dawn Hees, owners.*) Items 3B and 3C were opened concurrently. Associate Planner Elizabeth Jaimes addressed the Commission. The Commission participated in a discussion in regard to the size of the water and sewer lines, location of the utility lines and future driveways accessing FM 2147. Commissioner Oostermeyer made a motion to send Case 2015-38-CP to Council for approval with the following staff recommendations:

- That the land owner and all adjacent land owners affected by the utility extension dedicated the necessary easements to the City prior to issuance of any permit, Final Plat recording, or commencement of any work,

- That the required Fiscal Security be submitted to the City prior to the final plat being recorded, and
- That the applicant/owner executes the Construction Improvement Agreement and meets standard Final Plat requirements (providing as-built or record drawings and a 1 year maintenance bond guaranteeing the public improvements).

Commissioner Haddock seconded the motion. The motion was approved by a vote of 7 – 0.

C. Presentation, Discussion and Recommendation: Regarding a Final Plat for the Gibson- Hees Addition, being 0.542 acres out of the Guadalupe Flores Survey No. 7, Abstract No. 304, City of Marble Falls, Burnet County, Texas, and being undeveloped waterfront property located on W FM 2147. Case 2015-46-FP. (*Don Sherman, applicant, and Eric Christopher Gibson and Nancy Dawn Hees, owners.*) Items 3B and 3C were opened concurrently. Associate Planner Elizabeth Jaimes addressed the Commission. The Commission participated in a discussion in regard to the size of the water and sewer lines, location of the utility lines and future driveways accessing FM 2147. Commissioner Oostermeyer made a motion to send Case 2015-46-FP to Council for approval with the following staff recommendations:

- That the land owner and all adjacent land owners affected by the utility extension dedicated the necessary easements to the City prior to issuance of any permit, Final Plat recording, or commencement of any work,
- That the required Fiscal Security be submitted to the City prior to the final plat being recorded, and
- That the applicant/owner executes the Construction Improvement Agreement and meets standard Final Plat requirements (providing as-built or record drawings and a 1 year maintenance bond guaranteeing the public improvements).

Commissioner Haddock seconded the motion. The motion was approved by a vote of 7 – 0.

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

1. Update: City Staff Tree Ordinance draft
2. Update: 2015 Comprehensive Plan Update
3. Joint Workshop with City Council and EDC regarding the Comprehensive Plan Update
4. Joint Workshop with City Council regarding Short-Term Rentals (STR)

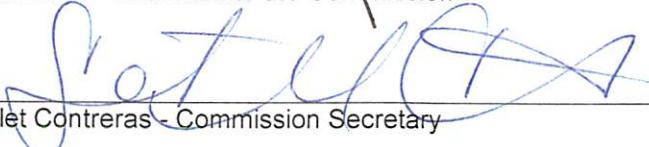
Director Caleb Kraenzel addressed the Commission.

E. Presentation and Discussion: Monthly Building Permit Summary; Construction Update (*City Staff*).
Director Caleb Kraenzel addressed the Commission.

4. ADJOURNMENT: There being no further items to discuss, Vice-Chairman Zagst made a motion to adjourn the meeting. Commissioner Mills seconded the motion. The motion was approved by a vote of 7 – 0. The meeting was adjourned at 6:28 pm.



Steve Reitz – Chairman to the Commission



Scarlet Contreras - Commission Secretary