

STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS

On this 2nd day of February, 2016 the Planning and Zoning Commission convened in joint workshop session at 7:17pm with the City Council of the City of Marble Falls at the regular meeting place having been posted as prescribed by law, with the following members present in accordance to-wit:

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| 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 |
| CITY COUNCIL PRESENT: | John Packer
Jane Marie Hurst
Rachel Austin- Cook
Richard Lewis
Ryan Nash
Reed Norman | Mayor
Mayor Pro-Tem
Councilmember
Councilmember
Councilmember
Councilmember |
| COUNCILMEMBERS ABSENT: | Richard Westerman | Councilmember |
| STAFF PRESENT: | Mike Hodge
Caleb Kraenzel
Elizabeth Jaimes
Patty Akers
Christina McDonald
Mark Whitacre
Margie Cardenas
Johnny Caraway
Mike Ingalsbe | City Manager
Director of Development Services
City Planner
City Attorney
City Secretary
Police Chief
Finance Director
Fire Marshall
Building Official |
| VISITORS: | Billy Wall
Mary Ann Raesener
Chad Calhoun
Glynis Smith | Citizen
City of Meadowlakes Mayor
Citizen
The Highlander |

- CALL TO ORDER.** Chairman Reitz called the joint workshop to order at 7:17pm and declared a quorum of the Commission is present to conduct the joint workshop.
- JOINT WORKSHOP- Between the Marble Falls Planning & Zoning Commission and City Council.** Caleb Kraenzel, Director of Development Services addressed the Commission and Council. The Commissioners and Councilmembers took part in a discussion regarding Short Term Rentals (STRs), existing conditions, other jurisdictions, planning considerations, economics, and next steps; concluding that if STRs are going to be allowed in the City, they should not be allowed in Single Family Residential (R-1) and should be addressed in the Land Use Regulation re-write.
- ADJOURNMENT:** Vice-Chairman Zagst made a motion to adjourn the joint workshop. Commissioner Mills seconded the motion. The joint workshop was adjourned at 8:20 pm.



 Steve Reitz – Chairman to the Commission



 Scarlet Contreras - Commission Secretary

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On this 4th day of February 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	City Planner
	Scarlet Contreras	Commission Secretary
	Mike Ingalsbe	Building Official
VISITORS	Curtis Knetsch	Citizen
	Bill Dickey	Citizen
	Patti Dickey	Citizen
	Tom Martin	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 January 7, 2016 and workshop on January 19, 2016. (*Scarlet Contreras, Commission Secretary*) Vice-Chairman Zagst made a motion to approve the minutes as presented. Commissioner Mills seconded the motion. The motion was approved by a vote of 7 – 0.

B. Presentation, Discussion, and Recommendation: Regarding a Conditional Use Permit request to allow Single-Family Residential within the General Commercial Base District (C-3), with site plan approval, on Lot 9-A, Block No. 70 Marble Falls Original Township, City of Marble Falls, Burnet County, Texas, municipally addressed as 908 Avenue G. Case 2016-1-CUP. (*Curtis Knetsch, applicant, and Clayton Knetsch, owner.*) City Planner Elizabeth Jaimes addressed the Commission. Property owner, Bill Dickey, inquired about the zoning of the area and stated his overall approval of the project. Director of Development Services, Caleb Kraenzel, read a letter from property and business owner Ray Cardenas in favor of project with a concern with drainage. Applicant, Curtis Knetsch, addressed the drainage concern. Vice-Chairman Zagst made a motion to send Case 2016-1-CUP to Council for approval as presented. Commissioner Oostermeyer seconded the motion. The motion was approved by a vote of 7 – 0.

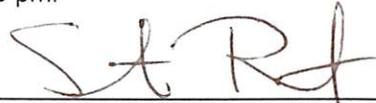
C. Presentation and Discussion: Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (*Commission*)

1. Update: City Staff Tree Ordinance draft
2. Update: 2015 Comprehensive Plan Update
3. Build Marble Falls 2015 Summary and 2015 Population Estimates

Director Caleb Kraenzel addressed the Commission.

D. 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, Commissioner Haddock made a motion to adjourn the meeting. Commissioner Oostermeyer 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