

STATE OF TEXAS  
 COUNTY OF BURNET  
 CITY OF MARBLE FALLS

On this 4<sup>th</sup> 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:

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|-------------------------|---------------------|----------------------------------|
| <b>MEMBERS PRESENT:</b> | Steve Reitz         | Chairman                         |
|                         | Fred Zagst          | Vice-Chairman                    |
|                         | Dee Haddock         | Commissioner                     |
|                         | Darlene Oostermeyer | Commissioner                     |
|                         | Jason Coleman       | Commissioner                     |
|                         | Greg Mills          | Commissioner                     |
|                         | Tom Barr            | Commissioner                     |
| <br>                    |                     |                                  |
| <b>MEMBERS ABSENT:</b>  | None                |                                  |
| <br>                    |                     |                                  |
| <b>STAFF PRESENT:</b>   | Mike Hodge          | City Manager                     |
|                         | Caleb Kraenzel      | Director of Development Services |
|                         | Elizabeth Jaimes    | City Planner                     |
|                         | Scarlet Contreras   | Commission Secretary             |
|                         | Mike Ingalsbe       | Building Official                |
| <br>                    |                     |                                  |
| <b>VISITORS</b>         | 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.

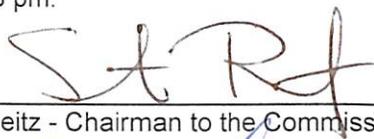
**C. Presentation and Discussion:** Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (*Commission*)

- 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.



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Steve Reitz - Chairman to the Commission



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Scarlet Contreras - Commission Secretary