

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

On this 3rd day of March 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:	Caleb Kraenzel	Director of Development Services
	Elizabeth Jaimes	City Planner
	Scarlet Contreras	Commission Secretary
	Christina McDonald	City Secretary

VISITORS	Mary Ellen Goff	Citizen
	Randy Rudman	Citizen
	Lori Rudman	Citizen
	Steve Tomlinson	Citizen
	Shirley Tomlinson	Citizen
	Ollie Baker	Citizen
	Dan Burdett	Burdett Home Builders
	Matt Fields	HCBA
	Rusty Stout	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. Discussion and Action: Administration of oaths for reappointed Commissioners and election of Commission Chairperson and Vice-Chairperson for the 2016 calendar year. *(City Staff)* Christina McDonald, City Secretary, administered the oaths of reappointment for Commissioner Oostermeyer, Commissioner Barr, and Commissioner Coleman. Vice-Chairman Zagst made a motion to re-elect Chairman Reitz. Commissioner Haddock seconded the motion. The motion was approved by a vote of 7 – 0. Commissioner Oostermeyer made a motion to re-elect Vice-Chairman Zagst. Commissioner Mills seconded the motion. The motion was approved by a vote of 7 – 0.

B. Approval of Minutes: Minutes from the workshop on February 2, 2016 and regular meeting on February 4, 2016. *(Scarlet Contreras, Commission Secretary)* Vice-Chairman Zagst made a motion to approve the minutes as presented. Commissioner Oostermeyer seconded the motion. The motion was approved by a vote of 7 – 0.

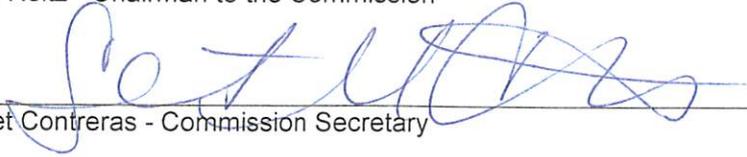
- C. **Presentation and Discussion:** Regarding an update and summary of the Downtown redevelopment project- Hotel Conference Center partnership. (*Christian Fletcher, Executive Director, Marble Falls Economic Development Corporation*) Christian Fletcher, Executive Director of the Marble Falls Economic Development Corporation, addressed the Commission.
- D. **Public Hearing, Discussion, and Recommendation:** Regarding a variance request to Section 602. Restriction of age of structure moved into any district, District Regulations, Appendix B Land Use Regulations, City of Marble Falls Code of Ordinances, to allow for a historic structure built in 1904 to be relocated within the Single-Family Base District (R-1), for residential use on Lot 3-A, Block 36, Marble Falls Original Township, City of Marble Falls, Burney County, Texas, municipally addressed as 604 Avenue F. Case 2016-6-V. (*Randy Rudman, applicant and owner.*) City Planner Elizabeth Jaimes addressed the Commission. Applicant Randy Rudman addressed the Commission in regard to his plans of moving the historic home into a historic neighborhood. Property owner Ollie Baker addressed the Commission in favor of the historic house move. The Commission discussed a concern regarding the proposed changes to the home and concern for possibility of an unfinished project once house is moved. Commissioner Oostermeyer made a motion to send Case 2016-6-V to Council for approval as presented. Commissioner Haddock seconded the motion. The motion was approved by a vote of 7 – 0.
- E. **Public Hearing, Discussion, and Recommendation:** Regarding a rezoning request from Mobile Home Park Base District (MH-2) to Single-Family Base District (R-1) for Lots 9-A and 12-A, K&B Addition, City of Marble Falls, Burnet County, Texas, municipally addressed as 904 McDonald Drive and 900 McDonald Drive. Case 2016-7-Z (*Steven Tomlinson, applicant and owner*) City Planner Elizabeth Jaimes addressed the Commission. Applicant Steven Tomlinson addressed the Commission in regard to his application and reason for the request to rezone. The Commission took part in a discussion regarding the rezoning request. Commissioner Barr made a motion to send Case 2016-7-Z to Council as presented. Commissioner Oostermeyer seconded the motion. The motion was approved by a vote of 7 – 0.
- F. **Public Hearing, Discussion and Recommendation:** Regarding a zoning text amendment to Sections 1030-1099 of the Landscape Ordinance, General Regulations, Appendix B Land Use Regulations, City of Marble Falls Code of Ordinances, to amend the Protected Trees regulations and to amend any conflicting regulations therein. (*City Staff*) Director Caleb Kraenzel addressed the Commission. The Commission took part in a discussion regarding the fees and penalties for removing a tree, species that are classified as heritage trees, pervious cover, tree inventories, and protection during construction. A brief recess was taken at 7:54pm. Meeting resumed at 8:00pm. Mary Ellen Goff, Rusty Stout, Matt Fields, and Dan Burdett each individually addressed the Commission in regard to tree protection during construction. Commissioner Haddock made a motion to have City Staff review the amendments regarding the Tree Protection Regulations and make any necessary corrections to reflect the suggestions made. Commissioner Mills seconded the motion. The motion was approved by a vote of 7 – 0.
- G. **Discussion and Action:** Regarding Comprehensive Plan Update and scheduling a Special Meeting date for recommendation of the Comprehensive Plan. Director Caleb Kraenzel addressed the Commission. Dates were discussed but no action was taken.
- H. **Presentation and Discussion:** Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (*Commission*)
1. 908 Avenue G- CUP request, Case 2016-1-CUP
- Director Caleb Kraenzel addressed the Commission.
- I. **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 Oostermeyer 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 8:27 pm.

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Steve Reitz - Chairman to the Commission



Scarlet Contreras - Commission Secretary