

STATE OF TEXAS  
 COUNTY OF BURNET  
 CITY OF MARBLE FALLS

On this 4<sup>th</sup> day of January, 2018 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
Darlene Oostermeyer	Commissioner
Tom Martin	Commissioner
Greg Mills	Commissioner
Tom Barr	Commissioner
Jason Coleman	Commissioner

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Caleb Kraenzel	Assistant City Manager
Valerie Kreger, AICP	Director of Development Services
Mike Hodge	City Manager
Scarlet Moreno	Commission Secretary
Christian Fletcher	EDC Executive Director
Eric Belaj, PE	City Engineer

**VISITORS**

Scott Streit	First Capital Bank
Russ Roper	Roper Ranch
Amy Roper	Roper Ranch

**1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Chairman Reitz called the meeting to order at 6:01 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.

**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 7, 2017. (*Scarlet Contreras, Commission Secretary*) Commissioner Martin made a motion to approve the minutes with corrections to grammatical errors. Commissioner Oostermeyer seconded the motion. The motion was approved by a vote of 7 – 0.

**B. Public Hearing, Discussion, and Recommendation:** Regarding a replat of Lots 1 through 3 Dodson-Mallory Addition, City of Marble Falls Outlots A-1 through A-5 and including a 30-foot wide abandoned street right-of-way and two 16-foot wide abandoned alley rights-of-way, to be known as the Downtown Hub Addition, being 2.947 acres out of the W.C.M. Baker Survey No. 20, Abstract No. 123, City of Marble Falls, Burnet County, Texas. Case 2017-47-RP (*Christian Fletcher, applicant, and Marble Falls Economic Development Corp., owner*) Let the record show that Chairman Reitz has stepped down from the dais. Valerie Kreger, Director of Development Services addressed the Commission. Commissioner Barr made a motion to send Case 2017-47-RP to Council with a recommendation of approval. Commissioner Oostermeyer seconded the motion. The motion passed by a vote of 6 – 0. Let the record show Chairman Reitz rejoined the dais.

**C. Public Hearing, Discussion and Recommendation:** Regarding a Construction Plat for Deer Creek Center, Being 3.738 acres in the Central & Montgomery Railroad Company Survey No. 3, Abstract No. 1123, and the F. Fisseler Survey, Abstract No. 328, City of Marble Falls, Burnet County, Texas. Case 2017-37-CP. (*Joe Thompson, applicant and Ellison Roper Land Corp, owner*) Valerie Kreger, Director of Development Services addressed the Commission. Commissioner Oostermeyer made a motion to

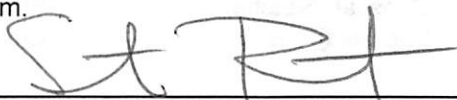
approve Case 2017-37-CP contingent on staff approval of the construction plans. Commissioner Martin seconded the motion. The motion was approved by a vote of 7 – 0.

- D. Presentation and Discussion:** Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (*Commission*)
1. Roper Ranch Voluntary Annexation Petition
  2. Marble Falls South City Initiated Involuntary Annexation
  3. Zoning [Development] Code Update

Director of Development Services, Valerie Kreger addressed the Commission.

- E. Presentation and Discussion:** Monthly Building Permit Summary; Construction Update. Director of Development Services, Valerie Kreger addressed the Commission.

**4. ADJOURNMENT:** There being no further items to discuss, Commissioner Oostermeyer made a motion to adjourn the meeting. Commissioner Zagst 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 Moreno - Commission Secretary