

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

On this 5<sup>th</sup> day of January, 2017 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
Thomas Barr	Commissioner
Darlene Oostermeyer	Commissioner
Jason Coleman	Commissioner
Greg Mills	Commissioner

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Caleb Kraenzel	Assistant City Manager
Elizabeth Yeh	City Planner
Mike Hodge	City Manager
Mike Ingalsbe	Building Official
Chief Russell Sander	Fire Chief
Christian Fletcher	EDC Executive Director
Jhermaine McVea	Associate Planner
Amy Williams	Permit Technician
Scarlet Contreras	Commission Secretary

**VISITORS**

Paul King	Citizen
Barbara King	Citizen
Ken Pulley	First Baptist Church
John Homal	Texas General Corporation
Buck Debree	Texas General Corporation
Tom Barker	Aladdin
Bill Smyrl	First Baptist Church
Rajesh Patel	Dark Chocolate Hotels, LLC
Tony Plumlee	Willis Engineering
Greg Haley	KC Engineering
Martin Stary	KC Engineering
Randall Traywick	Traywick's Properties
Mike Lucksinger	KWN Group, LLC
Jane Marie Hurst	Brokers Realty
Rick Williams	Citizen
Paki Patel	La Quinta
Chris Patel	La Quinta
Bret Burton	Cuplin & Associates
Soojin Han	Citizen
Gary Stone	First Baptist Church
Charles Rice	Citizen
Tom Martin	Citizen
Pam Rice	Holiday Inn

**1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Chairman Reitz called the meeting to order at 6:01pm 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 1, 2016. (*Scarlet Contreras, Commission Secretary*) Commissioner Haddock 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. Public Hearing, Discussion, and Recommendation:** Regarding a rezoning request from Main Street District (MSD) to Planned Development District (PDD) with base zoning of Main Street District (MSD) for Lot 1-B, Block 332, Marble Falls Original Township, City of Marble Falls, Burnet County, Texas. Case 2016-37-PDD. (*Texas General Corporation, applicant, and Heritage Hotels Crossroads, LLC, owner*) Commissioner Coleman stepped down from the dais due to a conflict of interest as the listing agent for the property. A conflict of interest affidavit has been filed. Elizabeth Yeh, City Planner, addressed the Commission. Elizabeth Yeh, City Planner, expressed the statement of Bob Wies, First Assembly of God representative, regarding the concern of median removal on Main Street and their position in favor of the rezoning. Mike Lucksinger, property owner, addressed the Commission in favor of the rezoning. Chief Sander addressed the removal of Main Street median and how it would affect fire access if not removed. Vice-Chairman Zagst commented on the landscaping to receive clarification on the greenery, shrubs, and plants. Vice-Chairman Zagst made a motion to approve Case 2016-37-PDD with the updated landscaping plan. Commissioner Barr seconded the motion. The motion was approved by a vote of 6 – 0, with Commissioner Coleman abstaining. Let the record show Commissioner Coleman rejoined the dais after the vote.
- C. Public Hearing, Discussion, and Recommendation:** Regarding an Conditional Use Permit, with site plan approval, to allow Convenience Storage within the General Commercial Base District (C-3) on Tract 2-A, Resubdivision No. 3, Marble Falls Industrial Park, Section One, City of Marble Falls, Burnet County, Texas. Case 2016-38-CUP. (*Tom Barker, applicant, and Robert Edgar, owner*) Elizabeth Yeh, City Planner, addressed the Commission. Commissioner Oostermeyer made a motion to approve Case 2016-38-CUP as submitted. Vice-Chairman Zagst seconded the motion. The motion was approved by a vote of 7 – 0.
- D. Public Hearing, Discussion, and Recommendation:** Regarding a rezoning request from Agriculture District (AG) to General Commercial Base District (C-3) with Concept Plan approval for 2.00 acres out of the R.D. Moore Survey No. 603 Abstract No. 614 and W.O. Burnham Survey No. 530. Abstract No. 142, City of Marble Falls, Burnet County, Texas. Case 2016-39-Z. (*Dark Chocolate Hotels, LLC, applicant, and Paek & Tuk Sony Han, owners*) Elizabeth Yeh, City Planner, addressed the Commission. Jane Marie Hurst addressed the Commission in regard to directing questions to the applicant. Pam Rice, Holiday Inn Manager, addressed the Commission in regard to the notification letter that was not received, the location and height of the proposed hotel, and how it will affect the Holiday Inn. Bill Smyrl, representative for First Baptist Church, addressed the Commission in regard to use of the church parking lot to access Max Starke Dam Rd., building height, materials of building, and the preservation of the large tree on the northwest corner of property. Gary Stone, Business Manager for First Baptist Church, addressed the Commission in regard to the use of the church parking lot to be used as a cut through to access the intersection of Max Starke Dam Rd and Highway 281. Chief Sander addressed the concern of accessibility for emergency service vehicles. Raj Patel, applicant, addressed the Commission in regard to the concerns for entry access to be changed to the south connecting to Corazon Dr. The Commission discussed the access of the property, and other uses that would be allowed. Vice- Chairman Zagst made a motion to continue Case 2016-39-Z to the February Planning and Zoning meeting to allow the applicant to meet with City Staff to address the concern of access. Commissioner Oostermeyer seconded the motion. The motion was approved by a vote of 7 – 0.
- E. Discussion and Recommendations:** Regarding a Construction Plat for Gregg Ranch at Marble Falls Subdivision, Phase One, being 45.48 acres out of the A. Bradley Survey No. 79, Abstract No. 61, City of Marble Falls, Burnet County, Texas. Case 2016-17-CP. (*K.C.Engineering, Inc., applicant, and Marble Falls 300, LP and Marble Falls Partners, LP, owners*) Elizabeth Yeh, City Planner, addressed the Commission. Paul King, property owner, addressed the Commission in regard to the Utility Service Improvement Plans. Commission Oostermeyer commented on the approval of the waiver and what the

end result would be if the waiver is approved. Vice-Chairman Zagst made a motion to approve Case 2016-17-CP and the associated waiver request with the conditions that the Construction Plat, Traffic Impact Analysis (TIA), and construction plans be updated with final revisions based on City Staff Review Comments and resubmitted prior to issuance of a Site Development Permit, and that construction plans for the pocket park be submitted and approved by the City Staff prior to Final Plat approval. Commissioner Barr seconded the motion. The motion was approved by a vote of 7 – 0.

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

1. 2016-30-CP- Mustang Ridge Construction Plat
2. 2016-34-PDD Gregg Ranch PDD Amendment
3. Roper Voluntary Annexation
4. Zoning/Land Use Regulation Update
5. Commission Reappointments considered by Council on January 17th

City Planner Elizabeth Yeh addressed the Commission.

**G. Presentation and Discussion:** Monthly Building Permit Summary; Construction Update (*City Staff*). City Planner Elizabeth Yeh addressed the Commission.

**4. ADJOURNMENT:** There being no further items to discuss, Commissioner Oostermeyer made a motion to adjourn the meeting. Commissioner Haddock seconded the motion. The motion was approved by a vote of 7– 0. The meeting was adjourned at 7:15 pm.

\_\_\_\_\_  
Steve Reitz - Chairman to the Commission

\_\_\_\_\_  
Scarlet Contreras - Commission Secretary