

STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS

On this 2nd day of March, 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
Dee Haddock	Commissioner
Darlene Oostermeyer	Commissioner
Jason Coleman	Commissioner
Greg Mills	Commissioner

MEMBERS ABSENT:

Fred Zagst	Vice- Chairman
Thomas Barr	Commissioner

STAFF PRESENT:

Caleb Kraenzel	Assistant City Manager
Mike Hodge	City Manager
Mike Ingalsbe	Building Official
Jhermaine McVea	Associate Planner
Chelsea Seiter-Weatherford	GIS Analyst
Scarlet Contreras	Commission Secretary
Christian Fletcher	EDC Executive Director
Russell Sander	Fire Chief
Thomas Crane	Fire Marshall

VISITORS

Jack Harris	La Ventana POA
Cathy Harris	Citizen
Chad T. May	Lone Star Land Partners
Nipa Patel	KSNR Holdings
Robert de la Garza	Citizen
Jodi Jack	La Ventana POA
Bret Burton	Cuplin & Associates
Jon McNamara	Matkin Hoover
Dilip Malkani	Holiday Inn
Bill Smyrl	First Baptist Church
Hunter Shadburne	

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 February 2, 2017. (*Scarlet Contreras, Commission Secretary*) Commissioner Oostermeyer made a motion to approve the minutes as presented. Commissioner Haddock seconded the motion. The motion was approved by a vote of 5 – 0.
- B. Public Hearing, Discussion, and Recommendation:** Regarding a rezoning request from Neighborhood Commercial Base District (C-1) to General Commercial Base District (C-3) for Hotel Use with Concept Plan approval for 2.00 acres out of the R.D. Moore Survey No. 603 Abstract No. 614 and the W.O.

Burnham Survey No. 530 Abstract No. 142, save and except an 851- square foot tract of land out of the W.O. Burnham Survey No. 530 Abstract No. 142, City of Marble Falls, Burnet County, Texas, Case 2017-8-Z. (Dark Chocolate Hotels, LLC, applicant, and Gib Shackelford, owners) Caleb Kraenzel, Assistant City Manager, addressed the Commission. Citizen Jack Harris, addressed the Commission as the La Ventana POA representative, in opposition to the zoning change as it will not enhance home and property taxes, traffic and it does not meet the architectural regulations set for by the La Ventana POA that all other buildings in that area follow. The La Ventana POA is also requesting that if approval is granted, the building be in compliance with the La Ventana POA architectural regulations. Dilip Malkani representative of Holiday Inn addressed the Commission in regards to the business, economic and employment conditions in Marble Falls. Mr. Malkani stated there is not a demand for another hotel in the City, the height of the proposed building will block the City views, traffic concerns, tax revenues, and employment will not increase. Bill Smyrl, representative for First Baptist Church addressed the Commission regarding the amount of traffic in the area and potentially widening of the access drive. Hunter Shadburne, the Civil Engineer on the project addressed the Commission in regards to width of the street. The Commission discussed the conditions stated on Ordinance 2010-O-07A, traffic, and height of the building. Commissioner Oostermeyer made a motion to send Case 2017-8-Z to Council for approval with the condition that the applicant work with City Staff in regards to the width of the road to determine the best solution for management of traffic, and the applicant/developer have 365 days from the date of Council approval to obtain a building permit, at which point if the building permit has not been obtained the zoning shall revert back to C-1. Commissioner Haddock seconded the motion. The motion was approved by a vote of 5 - 0.

- C. Public Hearing, Discussion, and Recommendation:** Regarding a Final Plat for the Mustang Ridge Estates Subdivision, being 173.62 acres out of the Logan Vandiver Survey No. 206, Abstract No. 927, the J.M. Roper Survey No. 1517, Abstract No. 1559, the Charles D. Ball Survey No. 25, Abstract No. 126, and the William C.M. Baker Survey No. 202, Abstract No. 123, and Tract No. 9 of the Holly-Naumann Subdivision, Number Three, City of Marble Falls, Burnet County, Texas, located north of the Wildflower Village Subdivision and west of Marble Falls High School. Case 2017-3-FP. (*Mustang Ridge Estates LLC, applicant and owner*) Caleb Kraenzel, Assistant City Manager addressed the Commission. Commissioner Mills made a motion to send case 2017-3-FP to Council for approval with the conditions that the property owner executes the Construction Improvement Agreement, and meets standard Final Plat requirements of providing as-built or record drawing of the public improvements and a one(1) year maintenance bond guaranteeing said public improvements, and that fiscal security is posted with the City covering an amount equal to one hundred (100) percent of the estimated cost of completion of the required public improvements prior to the Final Plat being recorded. Commissioner Coleman seconded the motion. The motion was approved by a vote of 5 – 0.
- D. Public Hearing, Discussion, and Recommendation:** Regarding a Construction Plat of Lot 7, Block B, and Lot 4, Block C, Section 3A, Marble Falls Industrial Park, being a 9.787-acre tract of land out of the Horatio Keys Survey No. 23, Abstract No. 518, City of Marble Falls, Burnet County, Texas. Case 2017-6-CP (Marble Falls EDC, applicant and owner). Items 3D and 3E were open concurrently. Caleb Kraenzel, Assistant City Manager addressed the Commission. The Commission discussed the sidewalk waiver. Christian Fletcher, EDC Executive Director addressed the Commission in regards to the sidewalk waiver and stated that the EDC would work with City Staff to develop a sidewalk credit program for future development of a sidewalk in an area in need of a sidewalk as a way of using the funds that would have been used to build a sidewalk adjacent to these lots in the Business and Technology Park. Commissioner Oostermeyer made a motion to send Case 2017-6-CP to Council for approval of the Construction Plat and Sidewalk Waiver with the condition that the EDC works with City Staff to develop a sidewalk credit program. Commissioner Haddock seconded the motion. The motion was approved by a vote of 5 – 0.
- E. Discussion and Recommendation:** Regarding the Final Plat of Lot 7, Block B, and Lot 4, Block C, Section 3A, Marble Falls, Industrial Park, being a 9.787-acre tract of land out of the Horatio Keys Survey No. 23, Abstract No. 518, City of Marble Falls, Burnet County, Texas. Case 2017-7-FP (Marble Falls EDC, applicant and owner) Items 3D and 3E were open concurrently. Caleb Kraenzel, Assistant City Manager addressed the Commission. Commissioner Oostermeyer made a motion to send Case 2017-7-FP to Council for approval. Commissioner Mills seconded the motion. The motion was approved by a vote of 5 – 0.
- F. Presentation and Discussion:** Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (*Commission*)

1. Ellison Roper Annexation

Assistant City Manager, Caleb Kraenzel addressed the Commission.

G. Presentation and Discussion: Monthly Building Permit Summary; Construction Update, and 2016 Annual Permit Report (*City Staff*). Caleb Kraenzel, Assistant City Manager addressed the Commission.

4. ADJOURNMENT: There being no further items to discuss, Commissioner Haddock made a motion to adjourn the meeting. Commissioner Mills seconded the motion. The motion was approved by a vote of 5 – 0. The meeting was adjourned at 7:02 pm.



Steve Reitz - Chairman to the Commission



Scarlet Contreras - Commission Secretary