

STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS

On this 2nd day of February 2023, the Planning and Zoning Commission convened in the Council Chambers at 800 Third Street., Marble Falls, Texas, having been posted as prescribed by law, with the following members present in accordance to-wit:

MEMBERS PRESENT:	Fred Zagst Darlene Oostermeyer Danny Miller Israel Pantoja Greg Mills Angela Taylor	Chairman Vice-Chairman Commissioner Commissioner Commissioner Commissioner
MEMBERS ABSENT:	Nancy Ebeling	Commissioner
STAFF PRESENT:	Kim Foutz Kristen Jones Hanna Kadow Thomas Crane Coy Guenter	Interim Development Svs. Director Planner Commission Secretary Fire Marshall Fire Marshall
VISITORS:	None	

1. **CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Chairman Zagst called the meeting to order at 6:02 pm and declared a quorum of the Commission is present to conduct the meeting.
2. **CITIZEN/VISITOR COMMENTS:** 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 citizen comments.
3. **REGULAR AGENDA:** The Commission will individually consider and possibly take action on any or all of the following items:
 - A. **Discussion and Action** regarding approval of the minutes from the January 5, 2023, regular meeting. Commissioner Mills made a motion to approve the minutes. Commissioner Taylor seconded the motion and the motion passed carrying a vote of 6-0.
 - B. **Discussion and Recommendation** of a Preliminary Plat of 119.1096 acres out of the J. Barton Survey No. 418, Abstract No. 135, W. Giesecke Survey No. 1508, Abstract No. 1551, and the Guadalupe Flores Survey No. 7, Abstract No. 304, Burnet County, Texas. Case No. 2022-48-PP (MM Marble Falls 1070, LLC, owner and Centurion American Development Group, applicant). Kim Foutz, Interim Development Services Director, addressed the Commission. The Commission discussed the number of lots in Phase 1 and if building permits are being issued, the water modeling and City Engineer reviewing the utilities for future phases. The Commission is cautious about the number of LUE's for the development as a whole without a bigger study being conducted. Commissioner Oostermeyer made a motion to recommend approval of the Preliminary Plat to City Council with the following conditions:
 - The street names Sandstone Lane, Grand View Lane, and Canyon Trail Way be renamed and approved by Burnet County
 - Travertine Drive be renamed to Standing Rock Lane as it is an extension of the road from Phase 1
 - Clarify dedication of trails and open space

- Ten foot (10') utility easements should be added along the front lot line on all lots, and
- To allow minor amendments to the plat to address items that may arise from City Staff review including but not limited to Plat Notes and lot numbers
- The developer and City Engineer look at the utilities for the new development and confirm the utilities are in place to meet those needs.

Commissioner Miller seconded the motion and the motion passed carrying a vote of 6-0.

4. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

A. Update regarding City Council disposition on Planning and Zoning Commission items

1. Cases 2022-51-PP & 2022-64-FP Petco Preliminary & Final Plats
2. Case 2022-57-CUP Serene Falls Conditional Use Permit
3. Case 2022-62-PDD Panther Creek Village

B. Overview of the monthly Building Permit Summary and Construction Update:

1. January Building Permit Summary

C. Department and City Updates

5. **ADJOURNMENT:** There being no further items to discuss, Commissioner Mills made a motion to adjourn the meeting and Commissioner Taylor seconded. The motion carried a vote of 6-0 and the meeting was adjourned at 6:33 pm.



Fred Zagst, Chairman



Hanna Kadow, Commission Secretary