

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

On this 6th day of May, 2021, the Planning and Zoning Commission convened in the Court Room located in the Public Safety Building in response to COVID-19, having been posted as prescribed by law, with the following members present in accordance to-wit:

MEMBERS PRESENT:	Fred Zagst	Chairman
	Darlene Oostermeyer	Vice-Chairman
	Greg Mills	Commissioner
	Tom Martin	Commissioner
	Jason Coleman	Commissioner
	Angela Taylor	Commissioner
MEMBERS ABSENT:	William "Dee" Haddock	Commissioner
STAFF PRESENT:	Scarlet Moreno	Planner
	Thomas Crane	Fire Marshall
	Michael Ingalsbe	Building Official
	Chris Pounds	Building Inspector
VISITORS:	Brigid Cooley	Adrienne Pabon
	Thomas Hill	Danny Miller

1. **CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Chairman Zagst called the meeting to order at 6:03 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 March 4, 2021, regular meeting. The Commission had comments regarding grammatical errors and regarding updating item 3.F and the potential conflict of interest of Commissioner Coleman. A motion was made to approve the minutes with the updates; the motion was seconded. The minutes were approved by a vote of 6 – 0.
 - B. **Public Hearing, Discussion, and Recommendation** regarding a Conditional Use Permit to allow for apartments in Transitional Residential Zoning District with site plan approval on a parcel of land being 17.61-acre tract out of the J.M. Roper Survey No. 1517, Abstract No. 1559, and out of the Mary W. Rhodes Survey No. 207, Abstract No. 731, Burnet County, Texas. Case 2021-9-CUP. (Crownover Ranch LTD., owner and Provident Realty Advisors, applicant) Scarlet Moreno, Planner, addressed the Commission. Thomas Hill with Provident Realty Advisors, made a presentation regarding the proposed development. The Commission discussed traffic on Mustang Drive and FM 1431, wastewater capacity, impervious cover, target market, property management, and pricing. Commissioner Oostermeyer made a motion to recommend approval of the Conditional Use Permit with the following conditions: A Traffic Impact Analysis be conducted and submitted and approved with the first development application;
 - Construction of dedicated left turn lane from Mustang Drive into the development;
 - Lighting within the development shall be Dark Sky compliant;

- The buffer shall include a masonry wall along all residentially zoned lots;
- Further evaluation of the wastewater line capacity to service the development to be addressed at the site development phase;
- Any utility extensions, if required, are to be completed by the developer;
- Developer is required to construct the sidewalk along the lot line adjacent to Mustang Drive up to the Marble Falls ISD property line. If the property to the north is developed prior to this development they shall be responsible for constructing the sidewalk to the Marble Falls ISD property line.

Commissioner Mills seconded the motion. The motion carried by a vote of 6 – 0.

Let the record show that Commissioner Coleman stepped down from the dias and submitted a Conflict-of-Interest Affidavit for item 3.C.

- C. Discussion** regarding Short-Term Rental Regulation project. Scarlet Moreno, Planner, updated the Commission on what City Staff is currently working on. No draft or other documentation was provided.

4. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

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

1. 2020-36-ZMA Condominium Rezoning
2. 2021-1-CUP Condominium CUP

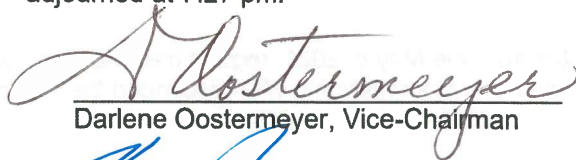
- B.** Overview of the monthly Building Permit Summary and Construction Update:

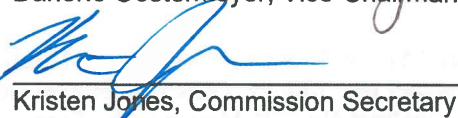
1. March and April Building Permit Summary

- C.** Department and City Updates

Scarlet Moreno, Planner, addressed the Commission on all items listed under #4.

- 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 7 - 0 and the meeting was adjourned at 7:27 pm.


 Darlene Oostermeyer, Vice-Chairman


 Kristen Jones, Commission Secretary