

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

On this 3<sup>rd</sup> day of June, 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:

<b>MEMBERS PRESENT:</b>	Fred Zagst Darlene Oostermeyer Greg Mills Tom Martin	Chairman Vice-Chairman Commissioner Commissioner
<b>MEMBERS ABSENT:</b>	Angela Taylor Jason Coleman	Commissioner Commissioner
<b>STAFF PRESENT:</b>	Scarlet Moreno Caleb Kraenzel Thomas Crane Kristen Jones	Planner Asst. City Manager Fire Marshall Development Service Technician
<b>VISITORS:</b>	Alexandria Schupe Will Romo	Rob Romo

1. **CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Chairman Zagst called the meeting to order at 6:00 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 May 6, 2021, regular meeting. A motion was made by Commissioner Martin to approve the minutes and Commissioner Mills seconded the motion. The minutes were approved by a vote of 4-0.
  - B. **Discussion, and Recommendation** regarding a Preliminary Plat for Thunder Rock Phase 1 Subdivision, being 172.74 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 Marble Falls, Burnet County, Texas, and a request for waivers Section 6.2.1.L- Street Length and Section 6.2.4.B.1- Block Length, of the Subdivision Design and Land Development Standards. Case 2021-17-PP. (MM Marble Falls 1070, LLC, owner and Centurion American Development Group, applicant). Scarlet Moreno, Planner, addressed the commission. Rob Romo, Developer, also addressed the commission stating that as soon as the plans are approved and they have permits, they plan to start grading and building. The Commission discussed the following:
    - Timeline for the sports complex
    - The reason behind having the street and block length requirements of 1,600 feet
    - Turning lane on US 281 into the subdivision

- The changes from the original plan that was considered in the past
- Timeline to start Phase 1
- Whether the wastewater lines will be gravity feed or force mains
- The next steps in the process

Commissioner Oostermeyer made a motion to recommend approval of the preliminary plat for Thunder Rock, Phase 1, and waiver requests, subject to approval of civil engineering plans by City Staff and allow minor amendments to the plat to address items that may arise from City Staff review and approval of the civil engineering plans. Commissioner Mills seconded the motion. The motion passed carrying a vote of 4-0.

#### 4. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

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

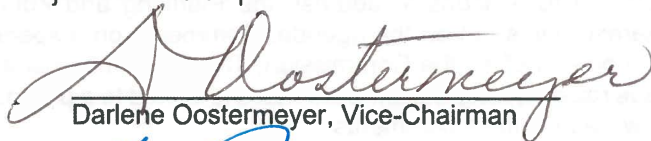
1. 2021-9-CUP parcHAUS CUP

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

1. April & May 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 Martin seconded. The motion carried a vote of 4 - 0 and the meeting was adjourned at 6:52 pm.



Darlene Oostermeyer, Vice-Chairman



Kristen Jones, Commission Secretary