

STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS

On this 1st day of February, 2018 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:

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| Steve Reitz | Chairman |
| Fred Zagst | Vice-Chairman |
| Darlene Oostermeyer | Commissioner |
| Tom Martin | Commissioner |
| Greg Mills | Commissioner |
| Angela Taylor | Commissioner |
| Jason Coleman | Commissioner |

MEMBERS ABSENT:

None

STAFF PRESENT:

| | |
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| Caleb Kraenzel | Assistant City Manager |
| Valerie Kreger, AICP | Director of Development Services |
| Scarlet Moreno | Commission Secretary |
| Christina McDonald | City Secretary |
| Eric Belaj, PE | City Engineer |

VISITORS

| | |
|--------------|------------------------|
| Robert Pavur | Peloton Land Solutions |
| Scott Streit | First Capital Bank |

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM: Chairman Reitz called the meeting to order at 6:01 pm 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. Discussion and Action:** Administrative oaths for reappointed Commissioners and election of Commission Chairperson and Vice-Chairperson for the 2018 calendar year. (City Staff) Christina McDonald, City Secretary administered the oaths of office. Commissioner Oostermeyer made a motion to elect Commissioner Reitz as Chairman, and Commissioner Zagst as Vice-Chairman. Commissioner Mills seconded the motion. The motion was passed by a vote of 7 – 0.
- B. Approval of Minutes:** Minutes from the regular meeting on January 4, 2018. (*Scarlet Moreno, Commission Secretary*) Commissioner Martin made a motion to approve the minutes with corrections to grammatical errors. Commissioner Oostermeyer seconded the motion. The motion was approved by a vote of 7 – 0.
- C. Public Hearing, Discussion, and Recommendation:** Regarding a street abandonment of a 0.096-acre portion of the Avenue J right-of-way adjacent to 1008 U.S. Hwy 281 and abutting Lot Nos. 5 and 6, Block 73, Marble Falls Original Township, and the south 40 feet of the abandoned 11th Street right-of-way between U.S. Hwy. 281 and Ave. J, City of Marble Falls, Burnet County, Texas. Case 2017-29-SC. (*Donald Evans, applicant, and North 40 Commercial LLC, owners*). Valerie Kreger, Director of Development Services addressed the Commission. This case was not heard and will be withdrawn.
- D. Public Hearing, Discussion and Recommendation:** Regarding a Development Plat for Lone Star Aggregates, being a 518.6-acre tract located west of US Hwy 281 and south of SH 71. Case 2017-50-DP. (*Troy Carter, applicant and 281 Creighton Ranch, LLC., owner*) Valerie Kreger, Director of Development

Services addressed the Commission. Commissioner Oostermeyer made a motion of recommendation of denial of the case due to the lack of documentation submitted to create a complete application. Commissioner Mills seconded the motion. The motion passed by a vote of 7 – 0.

E. Discussion and Recommendation: Regarding a Construction Plat for Loma Vista Two, Phase 2 and 3, being 33.49 acres out of Tracts 21 and 22, Holly-Naumann Subdivision No. 3, City of Marble Falls, Burnet County, Texas. Case 2017-5-CP. (*Jeff Scott, applicant, and Dan Burdett, owner*) Valerie Kreger, Director of Development Services, addressed the Commission. The Commission discussed drainage, street connectivity, street lights, future lots, traffic, entrances to the subdivision, sidewalks, and block extensions. Vice-Chairman Zagst made a motion to send Case 2017-8-CP to Council for approval with the following conditions:

- Approval of the street light variance.
- Approval of the block length variance.
- The developer will be required to construct 5 ft. sidewalks to connect to Phase I at W Oak Ridge or Loma Lane. The developer and staff shall work together regarding the construction of the sidewalk and location to include preservation of trees.
- Dedication of utility easement to the City.

Commissioner Coleman seconded the motion. The motion passed by a vote of 7 – 0.

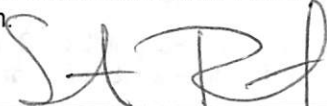
F. Presentation and Discussion: Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (*Commission*)

1. Heathrow and Ave. H right-of-way abandonments
2. Deer Creek Center Site Plan
3. Zoning [Development] Code Update
4. Personnel Updates

Director of Development Services, Valerie Kreger addressed the Commission.

G. Presentation and Discussion: Monthly Building Permit Summary; Construction Update. Director of Development Services, Valerie Kreger addressed the Commission.

4. ADJOURNMENT: There being no further items to discuss, Commissioner Oostermeyer made a motion to adjourn the meeting. Commissioner Martin seconded the motion. The motion was approved by a vote of 7 – 0. The meeting was adjourned at 6:56 pm.



Steve Reitz - Chairman to the Commission



Scarlet Moreno - Commission Secretary