

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

On this 8<sup>th</sup> day of January 2026, 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:

<b>MEMBERS PRESENT:</b>	Fred Zagst	Chairman
	Darlene Oostermeyer	Vice-Chairman
	Bailey Vercher	Commissioner
	MaxAnne Jones	Commissioner
	Greg Mills	Commissioner
	Danny Miller	Commissioner
	Nancy Ebeling	Commissioner

**MEMBERS ABSENT:** None

<b>STAFF PRESENT:</b>	Scarlet Moreno	Director of Development Services
	Russell Sander	Assistant City Manager
	John Packer	Mayor
	Hanna Kadow	Commission Secretary
	Kristen Jones	Planner
	Coy Guenter	Assistant Fire Chief/Fire Marshal
	Josh Brockman-Weber	City Attorney
	Christian Fletcher	EDC Executive Director

<b>VISITORS:</b>	Michael Beard	Donna Feuge
	Nick Audino	Luke Adkins

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 election of Commission Chairperson and Vice-Chairperson for the 2026 calendar year. Commissioner Jones made a motion to recommend Chairman Zagst for Chairman Vice-Chairman Oostermeyer as Vice-Chairman. Commissioner Ebeling seconded the motion, and the motion passed 7-0.
  - b) **Discussion and Action** regarding the approval of the minutes from the December 18, 2025, regular meeting. Vice-Chairman Oostermeyer made a motion to approve the December 18, 2025 minutes. Commissioner Mills seconded the motion, and the motion passed 7-0.
  - c) **Public Hearing, Discussion, and Recommendation** regarding a Conditional Use Permit for approximately 3.088 acres of land, Lots 1, 2, 11, and 12, Block 150, Seventh Street south of Lots 1 and 2, Block 150, Lots 7-12, Block 165, Sixth Street south of Lot 12, Block 165, Lot 7-A, and Lots 7-12, Block 172, out of the City of Marble Falls Original Township, Burnet County, Texas, to allow for the proposed use of Housing and Services for the Aging within the Neighborhood Commercial (NC) zoning district.

Hanna Kadow, Planner, addressed the Commission. Chairman Zagst opened the public hearing. Michael Beard, applicant, addressed the Commission regarding tax credit, age restrictions, affordability, resident services, elevator usage, drainage concerns, and topography. With no further comments from the public, Chairman Zagst closed the public hearing. The Commission discussed the land use, fire access, drainage concerns, topography, landscape buffers, fencing, retaining walls, grading, and site work concerns. Commissioner Oostermeyer made a motion to recommend approval of the Conditional Use Permit to City Council with staff's recommendation that includes the following:

- i. The CUP shall expire within two (2) years from the date of this CUP, unless, prior to expiration the site is occupied as housing/services for the aging land use. Applicant may seek an extension of this CUP for an additional two (2) year period if such request for extension is received by the City on or before the expiration date.
- ii. The CUP project approved herein is limited to a 3-story, 50,000 square foot facility consisting of a maximum of 49 living units, a dog park, a fitness center, an activity room and, a community room with a kitchen as depicted on the Site Plan.
- iii. The concrete pads in the right-of-way will need to be removed and brought back to city standards.
- iv. This property shall be replatted prior to site development.
- v. A 20-foot public utility easement must be retained adjacent to Avenue N.
- vi. Utilities for the project shall be addressed during site plan review.
- vii. Drainage for the project shall be addressed during site plan review.
- viii. Minor amendments to the site plan are allowed to be approved by City Staff to accommodate the conditions set forth in this ordinance.

Commissioner Ebeling seconded the motion, and the motion passed 7-0.

d) **Public Hearing, Discussion, and Recommendation** regarding a Conditional Use Permit for approximately 0.16 acres of land, Lot 12, Block 294, out of the City of Marble Falls Original Township, Burnet County, Texas, to allow for the proposed use of duplexes within the Existing Neighborhood Zone 2 (ENZ.2) Zoning District. Scarlet Moreno, Director of Development Services, addressed the Commission. Chairman Zagst opened the public hearing. Donna Feuge, citizen, addressed the Commission regarding traffic concerns, property devaluation, and sidewalk concerns. Luke Adkins, applicant, addressed the Commission regarding housing product, courtyard fence height, and adjacent property access. With no further comments from the public, Chairman Zagst closed the public hearing. The Commission discussed the roof encroachment, reducing the public utility easement to ten feet adjacent to Trinity Street, courtyard fence height, and the property fence height. Commission Miller made a motion to recommend approval of the Conditional Use Permit to City Council with staff's recommendation and the following conditions:

- i. The CUP project approved herein is limited to one (1) building with one story, consisting of a maximum of two (2) dwelling units, as depicted in the Site Plan.
- ii. Fencing along Trinity Street cannot exceed 6 feet in height
- iii. A plan for access to the adjacent property needs to be submitted
- iv. Minor amendments to the site plan are allowed to be approved by City Staff to accommodate the conditions set forth in this ordinance.
- v. Reduce the public utility easement adjacent to Trinity Street to 10-foot
- vi. Fencing adjacent to Trinity street must be masonry

- vii. Fencing along Pecan Valley must be 4-foot in height

Commissioner Ebeling seconded the motion, and the motion passed 6-1. Commissioner Oostermeyer opposed.

e) **Discussion and Action** regarding a Preliminary Plat for the Marble Falls Industrial Park being 27.86 acres of land, more or less, out of the Logan Vandivier Survey No. 207, Abstract No. 928, City of Marble Falls, Burnet County, Texas. Hanna Kadow, Planner addressed the Commission. The Commission discussed drainage requirements, detention and water quality plans, and the thoroughfare plan. Commissioner Miller made a motion to approve the Preliminary Plat with staff's recommendation and the following conditions:

- i. Approval of the 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.
- ii. Final approval of the future collector street name by Burnet County
- iii. Miscellaneous amendments to the Preliminary Plat by City Staff
- iv. Staff shall verify detention and water quality requirements are being met

Commissioner Mills seconded the motion, and the motion passed 7-0.

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

- a) Department and City Updates
- b) Overview of the monthly Building Permit Summary and Construction Update:
  - i. December 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 Ebeling seconded the motion. The motion passed carrying a vote of 7-0 and the meeting was adjourned at 8:02 pm.

  
Fred Zagst, Chairman

  
Hanna Kadow, Commission Secretary