

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

On this 12th day of February 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:

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| MEMBERS PRESENT: | Darlene Oostermeyer | Vice-Chairman |
| | Bailey Vercher | Commissioner |
| | MaxAnne Jones | Commissioner |
| | Danny Miller | Commissioner |
| | Nancy Ebeling | Commissioner |

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| MEMBERS ABSENT: | Fred Zagst | Chairman |
| | Greg Mills | Commissioner |

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| STAFF PRESENT: | Scarlet Moreno | Director of Development Services |
| | John Packer | Mayor |
| | Hanna Kadow | Commission Secretary |
| | Kristen Jones | Planner |
| | Coy Guenter | Assistant Fire Chief/Fire Marshal |
| | Josh Brockman-Weber | City Attorney |
| | Jeremy Qualls | Building Official |

VISITORS: Martin Stary

1. **CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Vice-Chairman Oostermeyer, acting as Chairman, 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) **Public Hearing, Discussion, and Recommendation** regarding a zoning map amendment (rezoning) request for 26.167 acres out of the Highland Village Subdivision out of the Phillip H. Cammans Survey No. 125, Abstract No. 183, the C.D. Ball Survey No. 25, Abstract No. 126, the Mary W. Rhodes Survey No. 207, Abstract No. 731, Burnet County, Texas.
 - i. Parcel 8- 19.96 acres to be rezoned from Neighborhood Commercial zoning district (NC) to Rural Estate (RE) zoning district,
 - ii. Parcel 10- 4.204 acres to be rezoned from Neighborhood Commercial (NC) zoning to General Commercial (GC) zoning, and
 - iii. Parcel 11- 2.003 acres to be rezoned from Neighborhood Commercial (NC) zoning to General Commercial (GC) zoning.

Hanna Kadow, Planner, addressed the Commission. Vice-Chairman Oostermeyer opened the public hearing. Martin Stary, Engineer, addressed the Commission regarding land use and traffic concerns.

Vice-Chairman Oostermeyer closed the public hearing. The Commission discussed traffic concerns, interconnectivity, and sight distance standards. Commissioner Miller made a motion to recommend approval of the rezoning request to City Council with staff's recommendation of approval and with the request for the traffic impact analysis (TIA) to address access and sight visibility limitations. Commissioner Ebeling seconded the motion, and the motion passed 5-0.

- 4. ADJOURNMENT:** There being no further items to discuss, Commissioner Jones made a motion to adjourn the meeting and Commissioner Vercher seconded the motion. The motion passed carrying a vote of 5-0 and the meeting was adjourned at 6:24 pm.



Darlene Oostermeyer, Vice-Chairman



Hanna Kadow, Commission Secretary