

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

On this 17th day of September, 2025 the Zoning Board of Adjustments convened at the regular meeting place having been posted as prescribed by law, with the following members present in accordance to-wit:

MEMBERS PRESENT:	Steve Hurst Thomas Oostermeyer Brett Carter Michele Loper	Chairman Vice-Chairman Board Member Alternate Board Member
MEMBERS ABSENT:	None	
STAFF PRESENT:	Scarlet Moreno Kristen Jones Hanna Kadow Kaela Williams Josh Brockman-Weber Russell Sander	Director of Dev. Svcs, Planner Recording Secretary Dev. Svcs. Coordinator City Attorney Asst, City Manager
VISITORS:	Austin Moon	

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM: Chairman Hurst called the meeting to order at 12:00 pm and declared a quorum of the Board is present to conduct the meeting.

2. Consideration and Action on appointment of a Chairman and Vice-Chairman of the Zoning Board of Adjustment. Board Member Oostermeyer made a motion to appoint Steve Hurst as Chairman and Board and the motion was seconded. The motion passed carrying a vote of 4-0. Board Member Oostermeyer made a motion to appoint Brett Carter as the Vice-Chairman and the motion was seconded. The motion passed carrying a vote of 4-0.

3. Public Hearing, Discussion, and Action regarding a request for Zoning Variances to Section 4.3.1, Nonresidential and Mixed-Use Lot and Building Standards, regarding minimum street side setback within the General Commercial Zoning District, located west of N US 281 and south of Lantana Drive, City of Marble Falls, Burnet County, Texas, municipally addressed as 1300 Lantana Drive, Marble Falls, Texas. Case No. 2025-47-ZV. Scarlet Moreno, Director of Development Services, addressed the Board. Austin Moon, applicant and owner, addressed the Board regarding stacking concerns, traffic issues, and weather concerns. Chairman Hurst opened the public hearing at 12:20 PM. With no comments from the public, Chairman Hurst closed the public hearing at 12:21 PM. The Board discussed traffic and safety concerns, stacking concerns, and employee welfare. The board discussed all the criteria for a Zoning Variance Request that must be met for a variance to be granted and agreed that this case did meet all the criteria for a variance. Vice-Chairman Carter made a motion to move go through the conditions required for a variance. Board Member Oostermeyer seconded the motion and the motion passed carrying a vote of 4-0. The Board unanimously agreed that the variance request be granted as it met all the conditions required for a variance. This motion carried a vote of 4-0 granting the variance.

4. Adjournment: There being no further items to discuss, Board Member Loper motioned to adjourn the meeting and Board Member Oostermeyer seconded the motion. The motion passed carrying a vote of 4-0 and the meeting was adjourned at 12:35 pm.


Steve Hurst, Chairman


Hanna Kadow, Board Secretary