

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

On this 15th day of October, 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:

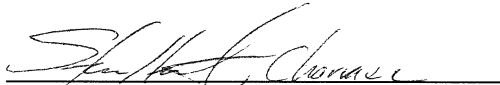
MEMBERS PRESENT:	Steve Hurst Thomas Oostermeyer Brett Carter Michele Loper	Chairman Vice-Chairman Board Member Alternate Board Member
MEMBERS ABSENT:	None	
STAFF PRESENT:	Scarlet Moreno Kristen Jones Hanna Kadow Kaela Williams Josh Brockman-Weber Russell Sander Jeff Prato	Director of Dev. Svcs, Planner Recording Secretary Dev. Svcs. Coordinator City Attorney Asst, City Manager City Engineer
VISITORS:	Luke Adkins Olivia Loffi Adrienne Adkins Samuel Larson	Donna Fuege Craig Lusinger Kate Felfe Steven Felfe

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. Public Hearing, Discussion, and Action regarding a request for Zoning Variances to Section 4.2.7, Special Design Standards for Existing Neighborhood Zone (ENZ) District, regarding minimum front and street-side setbacks within the Existing Neighborhood Zone 2 (ENZ.2), and Section 8.2.1, Required Off-Street Parking Spaces, regarding the minimum off-street parking spaces for a duplex, on Lot 12, Block 294, Marble Falls Original Township, Burnet County, Texas, municipally addressed as 711 Pecan Valley Drive. Scarlet Moreno, Director of Development Services, presented to the Board. Chairman Hurst opened the public hearing. Luke Adkins, applicant, spoke to the Board regarding driveway sizing and location, parking, safety concerns, setback concerns, and overall land use. With no further public comments, Chairman Hurst closed the public hearing. The Board reviewed the order for the setbacks and the parking. The board unanimously agreed that both requests did not meet all the conditions required for the variance. The motion carried a vote of 2-2 denying the variance.

3. Public Hearing, Discussion, and Action regarding a request for Zoning Variances to Section 4.6.1, Accessory Buildings and Structures, regarding an illegal erection of an accessory structure, and Section 6.1.1 – Subdivision of Property, regarding the unplatted status of the property on Lot 16, Marble Falls, Burnet County, Texas, municipally addressed at 121 Jackson Road. Scarlet Moreno, Director of Development Services, presented to the Board. Chairman Hurst opened the public hearing. Sam Larson, owner and applicant, addressed the Board regarding platting, new home permitting, sewer concerns, utilities, well capacity, and flooding concerns. Craig Lusinger, citizen, addressed the Board regarding Rocky Road annexation, paved road, and utilities. Steven Felfe, citizen, addressed the Board regarding clean-up of the lot, well capacity, roadway extension, and utility concerns. With no further public comments, Chairman Hurst closed the public hearing. The Board reviewed the order for illegal accessory building. Chairman Hurst re-opened the public hearing. Mr. Lusinger, citizen, addressed the Commission regarding long-term goals and public improvements. Mr. Felfe, citizen, addressed the Board regarding platting requirements. With no further comment, Chairman Hurst closed the public hearing. The Board reviewed the order for illegal accessory building. The board unanimously agreed that the request did meet all the conditions required for the variance. The motion carried a vote of 4-0 granting the variance.

4. **Adjournment:** There being no further items to discuss, the meeting was adjourned at 1:36 pm.


Steve Hurst, Chairman


Hanna Kadow, Board Secretary