



**NOTICE OF MEETING OF THE  
PLANNING & ZONING COMMISSION  
January 8, 2026 – 6:00 pm**

*A quorum of the Marble Falls City Council and the Economic Development Corporation may be present.*

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Notice is hereby given that on the 8<sup>th</sup> day of January 2026 the Marble Falls Planning & Zoning Commission will meet in regular session at 6:00 pm in the City Hall Council Chambers located at 800 Third Street, Marble Falls, Texas, at which time the following subjects will be discussed:

- 1. CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT**
- 2. CITIZEN COMMENTS.** *This is an opportunity for citizens to address the Planning & 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 statement of fact regarding the item; a statement concerning the policy regarding the item or a proposal to place the item on a future agenda.*
- 3. REGULAR AGENDA.** *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. *City Staff*
  - b. Discussion and Action** regarding the approval of the minutes from the December 18, 2025, regular meeting. *Hanna Kadow, Commission Secretary*
  - 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. Case No. 2025-70-CUP. *Hanna Kadow, Planner*
  - 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. Case No. 2025-22-CUP. *Hanna Kadow, Planner*

- 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. Case No. 2025-71-PP. *Hanna Kadow, Planner*

#### **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 (Hanna Kadow, Commission Secretary)

#### **4. ADJOURNMENT**

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“The Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including but not limited to, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code including but not limited to, Section 321.3022 (Sales Tax Information).”

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In compliance with the Americans for Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending the Commission Meetings. To better serve you, requests should be received 24 hours prior to the meeting, by contacting Hanna Kadow, at 830-798-7095.

#### **Certificate of Posting**

I, Scarlet Moreno, Director of Development Services, for the City of Marble Falls, Texas, certify this Meeting Notice was posted at the Marble Falls City Hall in a place readily accessible to the general public for at least three business days before the scheduled time of said meeting.



Scarlet Moreno, Director of Development Services



**Planning & Zoning Commission  
Item Cover Memo  
January 8, 2026**

**Agenda Item No.:** 3(b)  
**Presenter:** Commission Secretary  
**Requested By:** N/A

**SUMMARY**

The Commission will consider approval of the minutes from the December 18, 2025, regular meeting.

*(Minute attachments following this page)*

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

On this 18<sup>th</sup> day of December 2025, 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                     |
| <b>MEMBERS ABSENT:</b>  | Nancy Ebeling       | Commissioner                     |
| <b>STAFF PRESENT:</b>   | Scarlet Moreno      | Director of Development Services |
|                         | Russell Sander      | Assistant City Manager           |
|                         | Hanna Kadow         | Commission Secretary             |
|                         | Coy Guenter         | Asst. Fire Chief/Fire Marshal    |
|                         | Jeremy Qualls       | Building Official                |
|                         | Jeff Prato          | City Engineer                    |
|                         | Josh Brockman-Weber | City Attorney                    |
| <b>VISITORS:</b>        | Jason Rodgers       | Russell Roper                    |
|                         | Navid Karedia       | Josh Robles                      |
|                         | Ashu Kurahatti      | Susan McFarland                  |
|                         | Martin Stary        | Brant Stephenson                 |
|                         | Randon McKee        |                                  |

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) **Discussion and Action** regarding approval of the minutes from the November 6, 2025, regular meeting. Commissioner Mills made a motion to approve the November 6, 2025, meeting minutes. Commissioner Vercher seconded the motion, and the motion passed 6-0.
  - b) **Public Hearing, Discussion and Recommendation** regarding a Conditional Use Permit to allow for Hotel Land Use in the Downtown Transition District (DT) on a 3.85 acre tract of land out of the R.D. Moore Survey No. 603, Abstract No. 614 and the W.O. Burnham Survey No. 530, Abstract No. 142, Burnet County, Texas, municipally addressed as 290 Old River Road, Marble Falls, TX. Kristen Jones, Planner, addressed the Commission. Vice-Chairman Oostermeyer opened the public hearing. Susan McFarland and Brant Stephenson, citizens, spoke on roadway improvements, drainage concerns, traffic concerns, wastewater, and fiber optic lines. With no further comments, Vice-Chairman Oostermeyer closed the public hearing. The Commission discussed fire access, height, driveway connection, skyline beautification, roadway improvements, screening requirements, and drainage requirements. Jeff Prato,

City Engineer, addressed the Commission regarding drainage and water flow. Navid Karedia, owner, addressed the Commission regarding collaboration with neighbors. Commissioner Mills made a motion to recommend approval to City Council with the following conditions:

- i. Old River Road is to be improved to City standards, including the construction of sidewalks
- ii. A deceleration lane on FM 2147 must be constructed, in coordination with TXDOT, as part of the development improvements
- iii. Old River Road is to be constructed or designed to provide safe access onto FM 2147 with adequate sight visibility in all directions
- iv. City must explore options for straightening FM 2147 driveway with adjacent driveways
- v. City staff must address drainage concerns regarding water collection and the conveyance down Fall Street

Commissioner Jones seconded the motion, and the motion passed 6-0.

- c) **Discussion and Action** regarding vacating a Development Plat of an 8.00-acre tract out of 405.45 acres out of the Abraham Bradley Survey No. 607, Abstract No. 62, Burnet County, Texas. Located on the east side of US 281, south of Max Starke Dam Road and north of E FM 2147, Marble Falls, Texas. Items 3(c) and 3(d) were opened concurrently. Kristen Jones, Planner, addressed the Commission. The Commission discussed the recordation process for filing the plat vacation and the development plat. Commissioner Miller made a motion to approve the Plat Vacation with city staff's recommendation and the condition that the Development Plat be recorded simultaneously with the Plat Vacation. Commissioner Mills seconded the motion, and the motion passed 6-0.
- d) **Discussion and Action** regarding a Development Plat of an 8.00-acre tract out of 405.45 acres out of the Abraham Bradley Survey No. 607, Abstract No. 62, Burnet County, Texas. Located on the east side of US 281, south of Max Starke Dam Road and north of E FM 2147, Marble Falls, Texas. Items 3(c) and 3(d) were opened concurrently. Kristen Jones, Planner, addressed the Commission. Commissioner Miller made a motion to approve the Development Plat with city staff's recommendation and the condition that the Development Plat be recorded simultaneously with the Plat Vacation. Commissioner Vercher seconded the motion, and the motion passed 6-0.
- e) **Discussion and Action** regarding a Preliminary Plat of the Highland Estates Subdivision being 100.48 acres of land, more or less, out of the Phillip H. Cammans Survey No. 125, Abstract No. 183, and the G.W. Edwards Survey No. 19, Abstract No. 289, Burnet County, Texas with the consideration of a Subdivision Waivers to Section 6.2.1 – Streets. Hanna Kadow, Planner, addressed the Commission. The Commission discussed the Traffic Impact Analysis waiver, school traffic and queuing, water quality requirements, detention standards, design standards, and previous Manzano Mile agreements. Martin Stary, Engineer, and Randon McKee, Developer, addressed the Commission regarding layout of the subdivision, water quality, access requirements, traffic queueing, and traffic requirements. Jeff Prato, City Engineer, addressed the Commission regarding the subdivision knuckle layout. Commissioner Miller made a motion to approve the Preliminary Plat and waiver request with city 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. Approval of the waiver request to section 6.2.1.D – Traffic Impact Analysis (TIA) with the staff recommendation that a TIA must be provided for all future phases prior to platting
  - iii. Final approval of the street names by Burnet County

- iv. Miscellaneous amendments to the Preliminary Plat by City Staff
- v. The TIA must be approved by City staff prior to Final Plat approval
- vi. The City Engineer must review the public improvement construction plans and include verification of the water quality and drainage ponds in accordance with the Highland Lakes Watershed Ordinance.

Commissioner Vercher seconded the motion, and the motion passed 6-0.

Vice-Chairman Oostermeyer called for a recess at 8:11 p.m. The Commission reconvened at 8:23 p.m.

- f) **Discussion and Action** regarding re-approval for a Preliminary Plat of Flatrock Crossing being 57.18 acres of land, more or less, out of the Guadalupe Flores Survey No. 7, Abstract No. 304, The C.&M. R.R. CO. Survey No. 3, Abstract No. 1123, and the Richard S. Morgan Survey No. 800, Abstract No. 597, Burnet County, Texas Consideration of: 1) Preliminary Plat of Flatrock Crossing; and 2) Site Plan of Flatrock Crossing. Scarlet Moreno, Director of Development Services, addressed the Commission to note that there were multiple errors notating the acreage that were found prior to the item being heard. Item (f) and Item (g) are postponed to the January 8<sup>th</sup>, 2026, Planning & Zoning Commission meeting,
- g) **Discussion and Action** regarding the re-approval of the Final Plat of Flatrock Crossing being 57.18 acres of land, more or less, out of the Guadalupe Flores Survey No. 7, Abstract No. 304, The C.&M. R.R. CO. Survey No. 3, Abstract No. 1123, and the Richard S. Morgan Survey No. 800, Abstract No. 597, Burnet County, Texas. Scarlet Moreno, Director of Development Services, addressed the Commission to note that there were multiple errors notating the acreage that were found prior to the item being heard. Item (f) and Item (g) are postponed to the January 8<sup>th</sup>, 2026, Planning & Zoning Commission meeting,

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

- a) Department and City Updates
- b) Overview of the monthly Building Permit Summary and Construction Update:
  - i. November 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 Jones seconded the motion. The motion passed carrying a vote of 6-0 and the meeting was adjourned at 8:28 pm.

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Darlene Oostermeyer, Vice-Chairman

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Hanna Kadow, Commission Secretary



**Planning & Zoning Commission  
Agenda Item Cover Memo  
January 8, 2026**

**Agenda Item No.:** 3(c)  
**Presenter:** Hanna Kadow, Planner  
**Department:** Development Services  
**Requested By:** SRV Land & Cattle Company, LLC, owner and G2 Equity Inc., applicant  
**Case Number:** 2025-70-CUP  
**Legal Review:**

**AGENDA CAPTION**

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.

**BACKGROUND INFORMATION**

This item is for consideration of a Conditional Use Permit to allow for Housing/Services for the Aging Land Use within the Neighborhood Commercial District (NC).

The subject area is a 3.088-acre tract of land on Avenue N within the Neighborhood Commercial Zoning District. The Housing/Services for the Aging use requires approval of a Conditional Use Permit and site plan due to the unique characteristics which require special public review and consideration of the following criteria:

- **Compliance with Zoning District Regulations.** The conditional use shall comply with the purpose and intent and all applicable regulations of the zoning district in which it is located.
- **Compliance with Applicable Criteria of the Conditional Use.** The conditional use shall comply with the applicable criteria established in [Section 3.2.1](#), Restricted and Conditional Uses.
- **Impact on Public.** The conditional use shall not endanger, be detrimental, or otherwise adversely affect the health, safety, and welfare of the public.
- **Operation of Existing or Permitted Uses.** The conditional use shall not impair the operation of existing or permitted uses on the subject property or on abutting properties or be injurious to property or improvements in the immediate area.

- **Compatibility with Nearby Uses.** The conditional use shall be compatible with nearby uses in the immediate area with respect to building height, bulk and scale, setbacks, open spaces, landscaping, site development, and access and circulation features.
- **Provision of Public Infrastructure.** The conditional use shall ensure adequate provision of streets, water, wastewater, and other public infrastructure and utilities.
- **Consideration of Site Development.** The site development of a conditional use shall effectively mitigate impacts of the conditional use on the surrounding area and abutting properties. This includes consideration of, but not limited to, drainage, landscaping, buffering and screening, traffic control, pedestrian and vehicle access and circulation, parking, loading areas, lighting, and any other impacts the use may have on the surrounding area.

The proposed use will be an independent living affordable housing development serving elderly households (ages 55+). Rent and income restrictions will be governed by a Land Use Restriction Agreement under the Housing Tax Credit Program for 45 years. The proposed building will be a three-story building with 49 units consisting of one- and two-bedroom units. Community amenities to be provided will include a dog park, a fitness center, an activity room and a community room with a kitchen. The proposed site plan provides a total of 74 parking spaces for the building. No medical components will be provided. Limited services may be provided to the residents such as educational classes, fitness classes, and other services.

The proposed site plan and building elevations have been provided and meet the minimum zoning and building articulations. The required parking spaces for this use is 16 spaces and 74 spaces are being provided. Landscaping is being provided as shown on the site plan and the developer is required to comply with the following standards:

- Landscape Buffers:
  - Type A landscape buffer adjacent to Avenue N.
  - Type B landscape buffer adjacent to the rear property line against Childer’s Park.
- Parking lot landscaping
- Perimeter Parking Lot Screening

There will be improvements to the existing sidewalks on Avenue N and construction of new sidewalk along Fifth Street. The existing concrete pads off on Avenue N will be removed as part of the proposed improvements. With the proposed development being more than an acre water quality and detention is required to be addressed. The proposed site plan takes that requirement into consideration, exact placement and construction will be reviewed at the time of site development permit review.

Neighboring properties to the North, South, and West are zoned Neighborhood Commercial (NC) and Downtown Residential (DR) to the East.

The Future Land Use Plan classifies the Subject Area as Neighborhood Commercial. The Neighborhood Commercial future land use classification includes lands that will be

developed primarily with single-family detached residential subdivisions and their associated amenities. These areas are intended to be a mix of both suburban and auto-oriented character of development. The housing/services for the aging falls within these parameters.

<b>Review Criteria</b>	<b>Does it Meet the Criteria?</b>
<b>Compliance with Zoning District Regulations.</b>	Yes - with the approval of Conditional Use Permit
<b>Compliance with Applicable Criteria of the Conditional Use</b>	Yes - facilities designed to accommodate more than 10 residents shall take access from an arterial or collector street.  It is not located at the intersection of two arterial streets.
<b>Impact on Public.</b>	Yes - Does not have an adverse impact to the public.
<b>Operation of Existing or Permitted Uses.</b>	Yes - Driveways have been designed to align with the Public Safety Building across Avenue N.
<b>Compatibility with Nearby Uses.</b>	Yes - there is a mix of uses within this area which the zoning district allows for.
<b>Provision of Public Infrastructure.</b>	Yes - improvements will be done to the existing sidewalk along Avenue N, sidewalk added to Fifth Street and concrete pads will be removed on Avenue N, a utility easement will be retained along Avenue N.
<b>Consideration of Site Development.</b>	Yes - the site plan has been reviewed by City Staff and comments have been addressed regarding parking, landscaping, drainage, detention, access and building articulations.

The proposed site plan and use does not appear to pose any unfavorable impacts on the nearby uses and is compatible with existing and permitted uses in the surrounding area.

A total of 12 adjacent property owners within 200 feet of the Subject Area were mailed notification letters, which included the public hearing dates and a pre-paid comment card for response supporting/opposing the proposed conditional use permit. At the time of packet distribution, no comment cards were received.

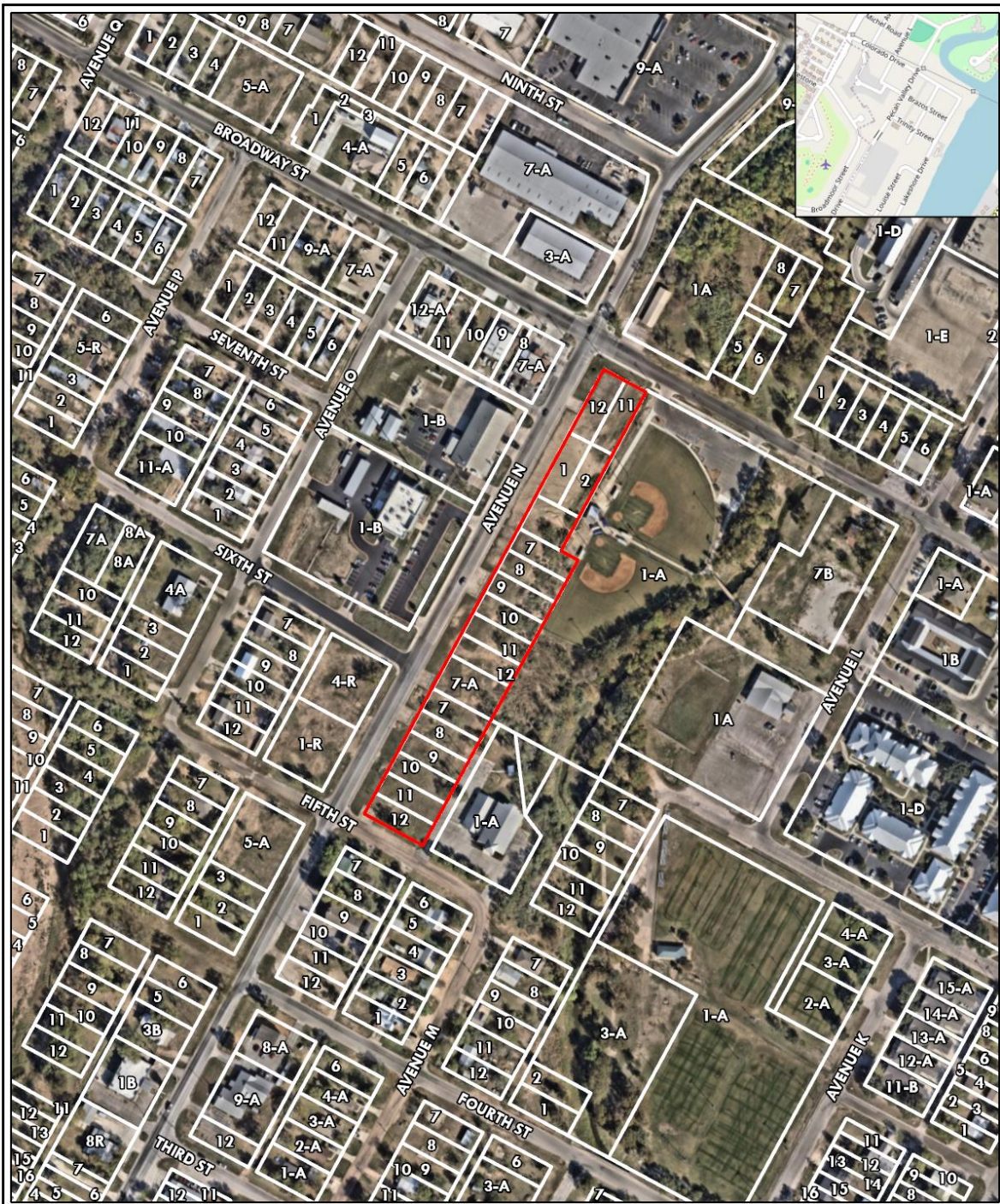
**STAFF RECOMMENDATION**

City Staff recommends approval of the requested conditional use permit and site plan based on the conformance with the Comprehensive Plan, the compatibility with surrounding existing land uses, and the site meeting or exceeding the minimum standards for the proposed use within the property, with the following conditions:

- 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.
- 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.
- The concrete pads in the right-of-way will need to be removed and brought back to city standards.
- This property shall be replatted prior to site development.
- A 20-foot public utility easement must be retained adjacent to Avenue N.
- Utilities for the project shall be addressed during site plan review.
- Drainage for the project shall be addressed during site plan review.
- Minor amendments to the site plan are allowed to be approved by City Staff to accommodate the conditions set forth in this ordinance.

**Memo Contents:**

- |   |               |
|---|---------------|
| • Information maps produced by City Staff | Pages 5 – 10  |
| • Survey                                  | Page 11       |
| • Applicant Statement                     | Page 12       |
| • Owner Letter                            | Page 13       |
| • Site Plan                               | Page 14       |
| • Building Elevation                      | Pages 15 – 16 |





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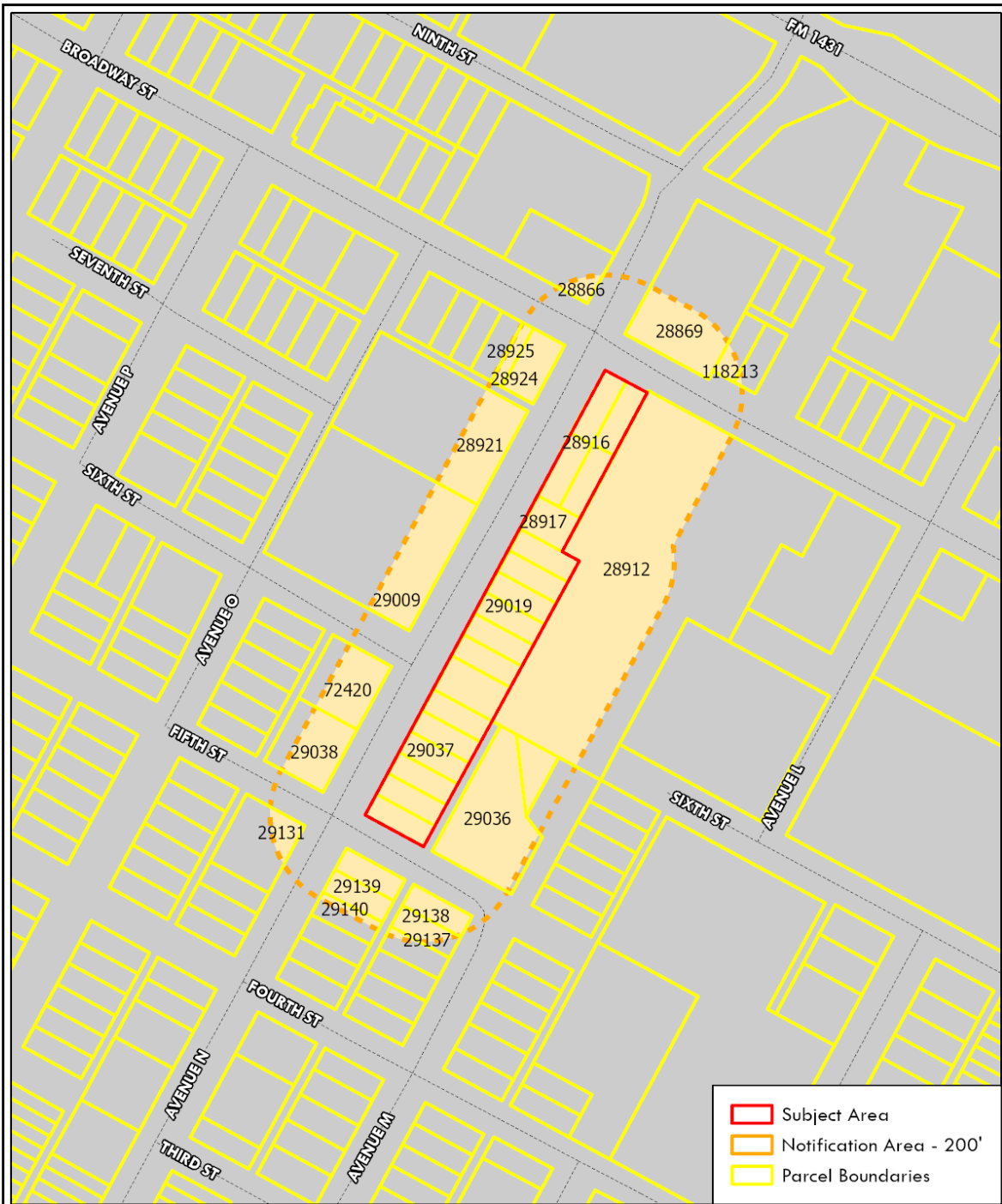
  
 CITY OF  
**Marble Falls**  
 TEXAS  




 16 Hick (850) 798-7989  
 Development Services 12/16/2025

**2025-70-CUP - Lantern at Marble Falls**  
 Aerial

  
 NORTH  






	Subject Area
	Notification Area - 200'
	Parcel Boundaries

**CITY OF**  
*Marble Falls*  
TEXAS

N. HOLT (830) 798-7089  
Development Services, 12/16/2025

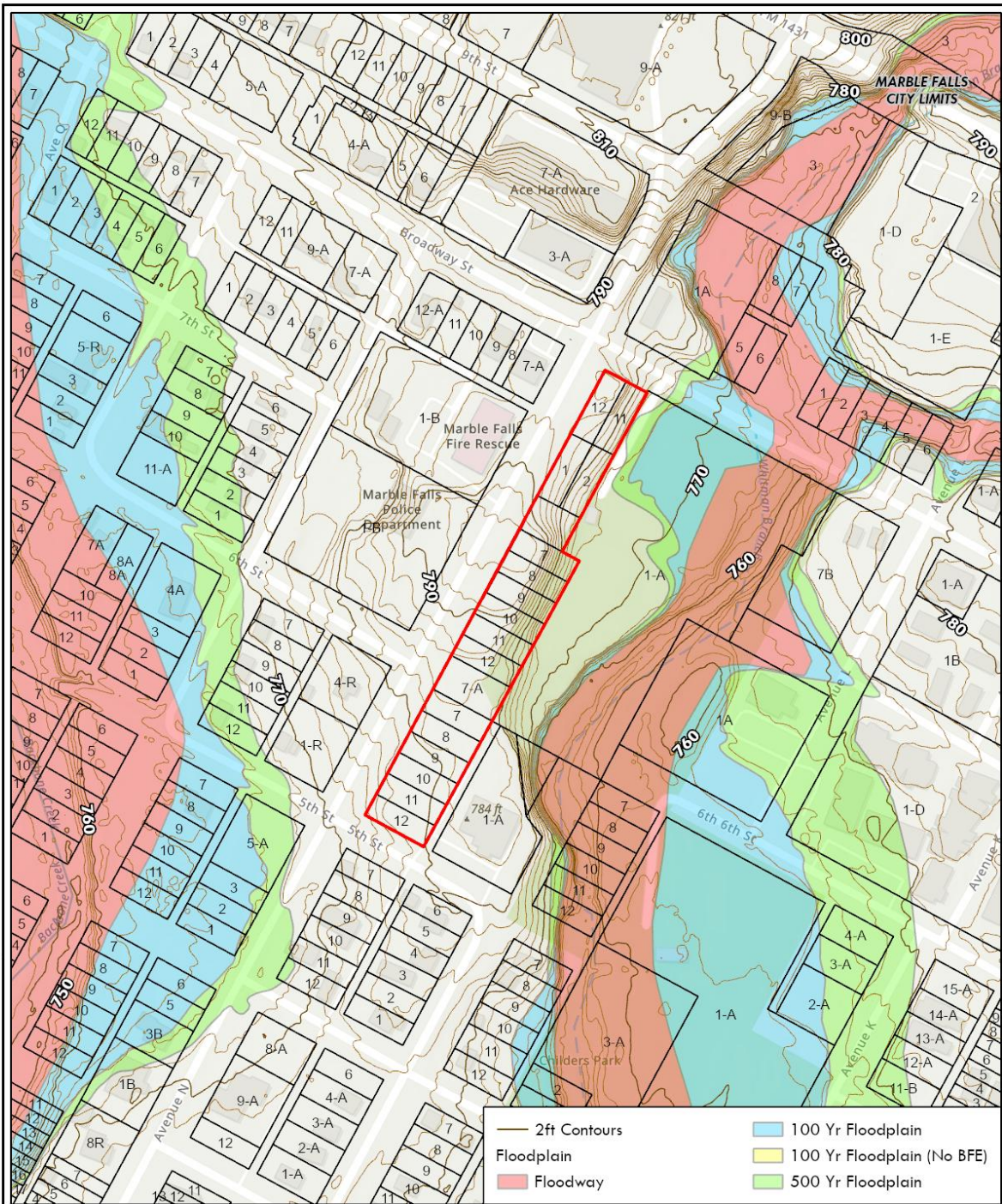
**2025-70-CUP - Lantern at Marble Falls**  
Notification

**NORTH**

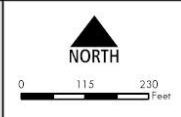
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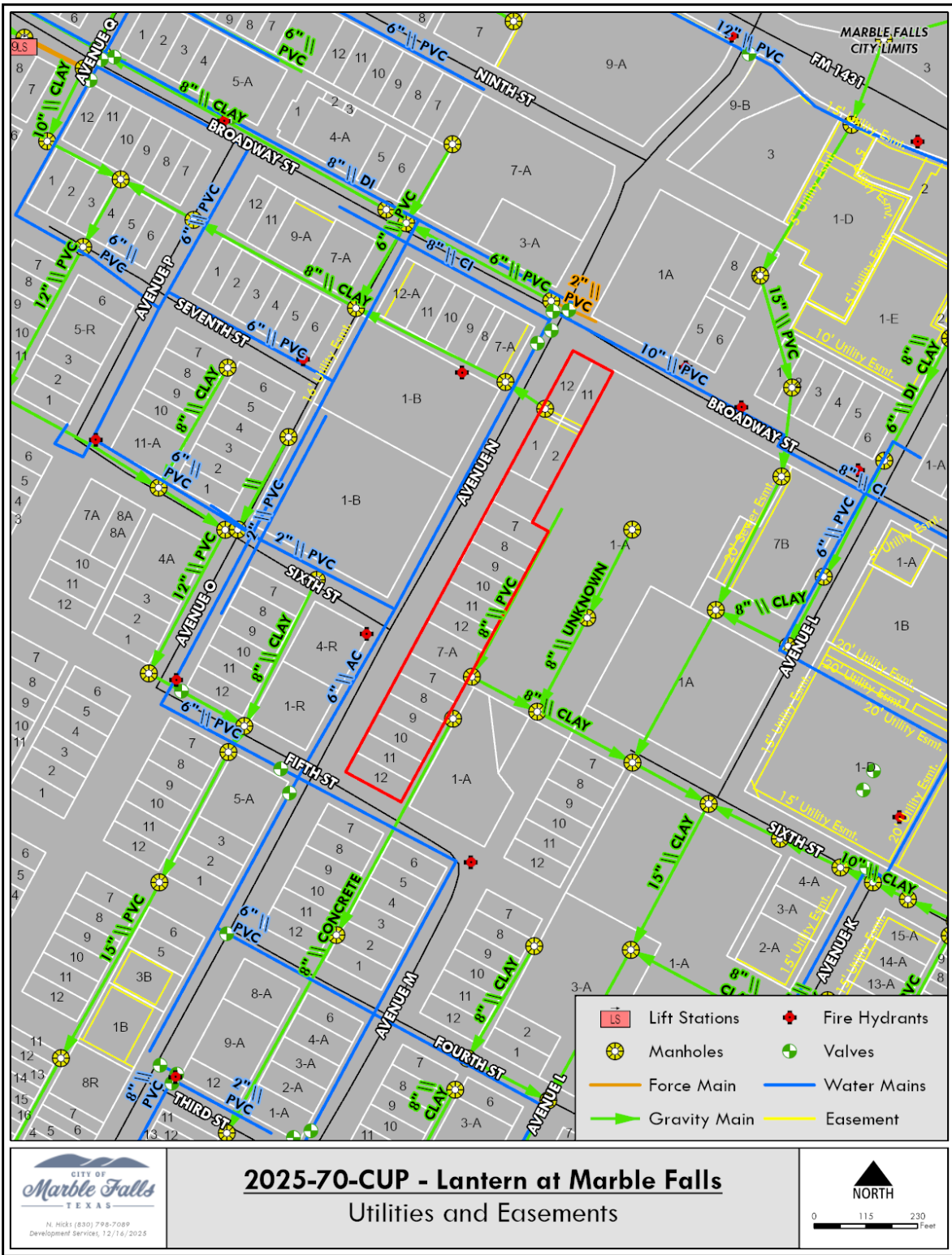


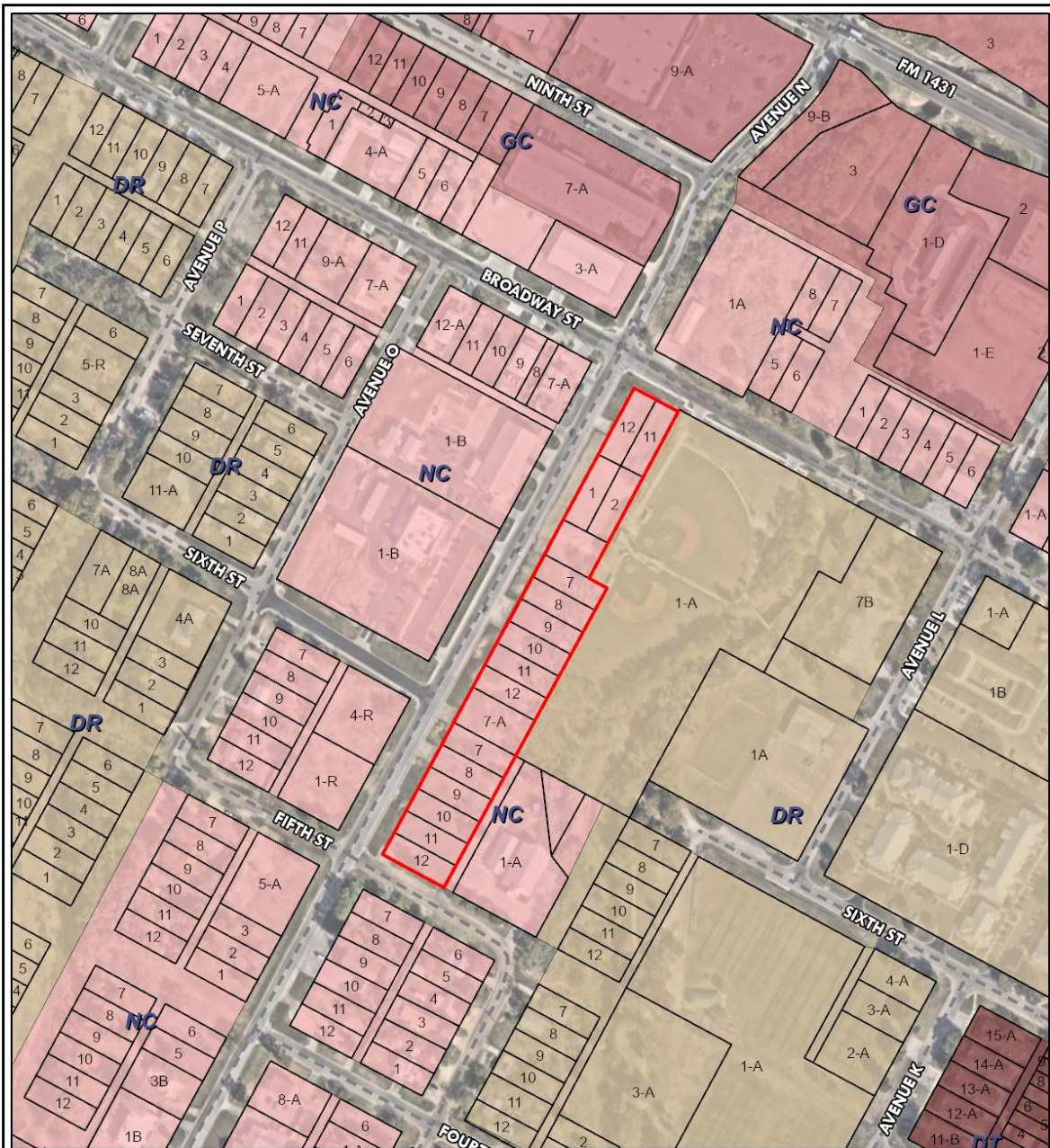
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**2025-70-CUP - Lantern at Marble Falls**  
Topo and Floodplain



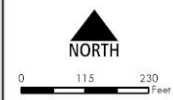


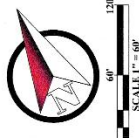


Subject Area	ENZ.4 - Existing Neighborhood Zone 4	MR - Multifamily Residential District	DN - Downtown District
FR - Farm and Ranch District	ENZ.5 - Existing Neighborhood Zone 5	DR - Downtown Residential District	BP - Business/Industrial Park District
ENZ.1 - Existing Neighborhood Zone 1	RE - Rural Estate District	NC - Neighborhood Commercial District	IN - General Industrial District
ENZ.2 - Existing Neighborhood Zone 2	NR - Neighborhood Residential District	GC - General Commercial District	
ENZ.3 - Existing Neighborhood Zone 3	TR - Transitional Residential District	DT - Downtown Transition District	



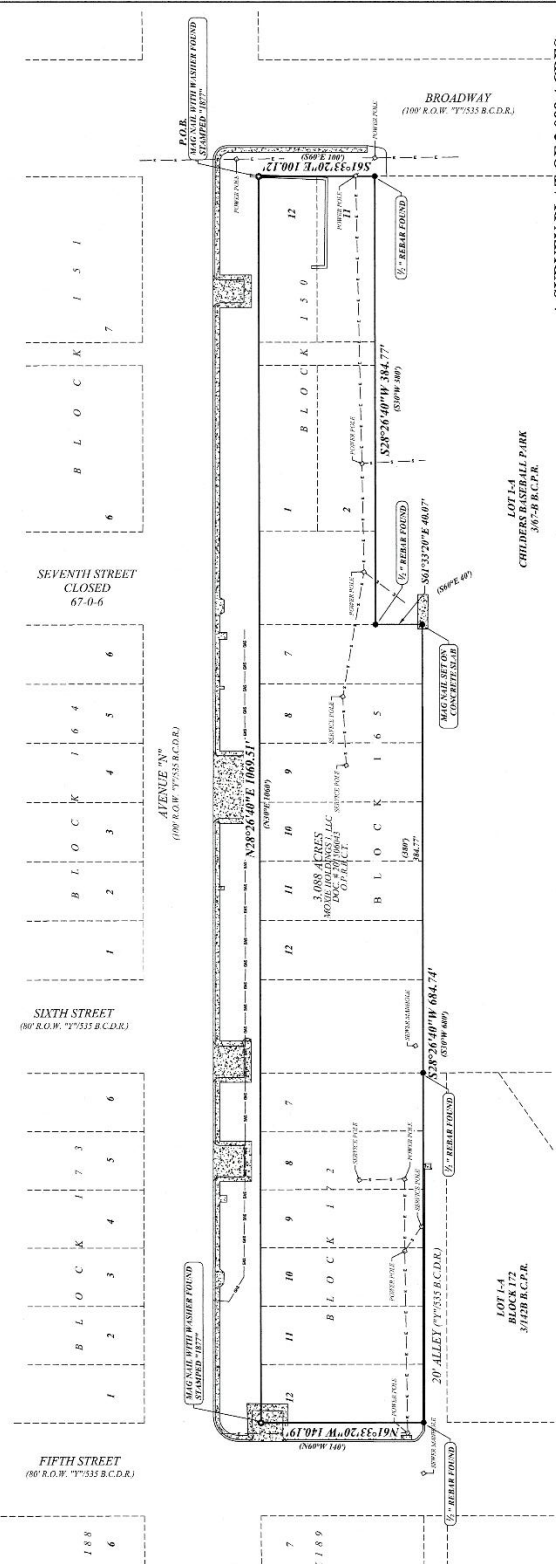
## 2025-70-CUP - Lantern at Marble Falls Zoning Locator





**NOTE:**  
MONUMENTS OF DIGNITY ARE ALL MONUMENTS FOUND

**BASE OF BEARING NOTE:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS TEXAS STATE PLANE COORDINATE ZONE 5000.



**A SURVEY PLAT OF 3.088 ACRES  
CONSISTING OF LOTS 1, 2, 11 AND 12;  
BLOCK 150, THE 20' ALLEY ADJACENT  
TO SAME; SEVENTH STREET  
SOUTH OF LOTS 1 AND 2, BLOCK 165;  
LOTS 7 THRU 12, BLOCK 165;  
SIXTH STREET SOUTH OF LOT 12,  
BLOCK 165 AND LOTS 7 THRU 12,  
BLOCK 172 ALL SHOWN ON THE PLAT  
OF THE CITY OF MARBLE FALLS  
ORIGINAL TOWNSHIP RECORDED  
IN VOLUME 'VV', PAGE 535 OF THE  
BURNET COUNTY DEED RECORDS  
BURNET COUNTY, TEXAS**

**PAGE 1 OF 3**



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ACCORDING TO THE PLAT, SET FORTH SHOWING THE TRUE RELATIONSHIP OF ALL EXTERIOR CORNERS AND BOUNDARY LINES TO THE BUILDINGS AND IS TRUE AS TO THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE LOCATION OF ALL MEASUREMENTS AND BEARINGS OF RECORD AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION OF SUCH EASEMENTS WITH BOOK AND NUMBER INDICATED, AS FURNISHED BY SAID BENEFACTORY AND THAT THERE IS NO EVIDENCE OF ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THIS SURVEY.

THIS SURVEY WAS MADE FOR THE BENEFIT OF DREW LEE

DATE: 4/1/20

PROFESSOR DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1177

**Wills - Sherman Associates, Inc.**  
LAND SURVEYORS AND PLANNERS  
310 MAIN - MARBLE FALLS, TEXAS • 78654  
(830) 893-3566 FAX (830) 693-5362  
FIRM NUMBER: 10027600



## **CUP Statement – Summary for Online Submission**

The applicant requests a Conditional Use Permit to allow a **49-unit senior independent living community** on a site zoned **Neighborhood Commercial (NC)**. The use qualifies under **Housing & Services for the Aging – Independent Living**, defined as housing for elderly residents who live independently with access to limited supportive services. No medical or nursing services are proposed.

### **Nature of Use & Operations:**

The project will provide age-restricted apartments with on-site management during business hours, coordinated non-medical services (wellness activities, transportation assistance, basic resident programming), and a quiet, low-impact operating profile. The building is a three-story, elevator-served structure with parking at approximately **1.5 spaces per unit**, subject to final layout.

### **Site Characteristics:**

The plan includes a **10' landscape buffer** along both street frontages, sidewalks along Avenue N and 5th Street, compliant fire access, and detention/water-quality facilities in the lower eastern portion of the property due to topography. The steep back area will remain passive green space.

### **Findings for Approval:**

- **Consistency with the Comprehensive Plan:** The City has identified a growing need for senior housing options that allow aging residents to remain in Marble Falls. This project directly supports that goal.
- **Compatibility:** Independent living generates lower traffic and noise than standard multifamily and is compatible with nearby civic and recreational uses.
- **Adequate Public Facilities:** Water, wastewater, and fire service can be supported through existing utilities, with improvements.
- **Safe & Orderly Development:** The project meets required buffers, sidewalk connectivity, access spacing, drainage standards, and will incorporate detention/water-quality measures to avoid adverse impacts.
- **Community Benefit:** The project repurposes an underutilized NC-zoned infill site into high-quality senior housing that advances aging-in-place goals and enhances the corridor with new landscaping and pedestrian improvements.



December 10, 2025

The Honorable John Packer  
City of Marble Falls  
800 3rd Street  
Marble Falls, TX 78654

RECEIVED  
DEC 23 2025  
City Secretary's Office

Dear Mayor Packer;

The purpose of this letter is to notify you that **Lantern at Marble Falls, LP** is making an application for **9% Housing Tax Credits** funding through the Texas Department of Housing and Community Affairs for the **Lantern at Marble Falls Development** which would be located at **NEC of Avenue N & 5th Street** in **Marble Falls, Texas 78654**, in **Burnet County**. This **New Construction development** will be an **apartment** community, and will consist of approximately 49 units, of which **39 of the proposed** units would be for low- to moderate-income tenants. As proposed, the residential density of the development (i.e. the number of units per acre) is approximately **15.87**. If necessary, the Development Owner will be pursuing a full or partial property tax exemption through a partnership with the local Housing Authority or a Community Housing Development Organization (CHDO).

In the spring, the Department will hold public hearings in various locations around the state or virtually to gather input on Competitive Housing Tax Credit applications. The hearing schedule along with contact information for written public comment will be posted on TDHCA's [Public Comment Center](#) website later this year.

An interested party or Neighborhood Organization can provide comments on any and all applications at each hearing, or can provide written comments to the Department by email at [hctpc@tdhca.texas.gov](mailto:hctpc@tdhca.texas.gov), or by mail at:

Texas Department of Housing and Community Affairs  
Public Comment - Multifamily Finance Division  
P.O. Box 13941  
Austin, Texas 78711-3941

Note that in order for input on Competitive Housing Tax Credit applications to be included in the materials relating to presentation for awards to be provided to the Governing Board of the Texas Department of Housing and Community Affairs; **such input must be received by the Department by 5:00 p.m., Austin local time, on June 3, 2026.**

We are excited at the opportunity to bring another option to residents for quality affordable housing. If you have any questions, please do not hesitate to contact me any time.

Sincerely,

*Lora Myrick*

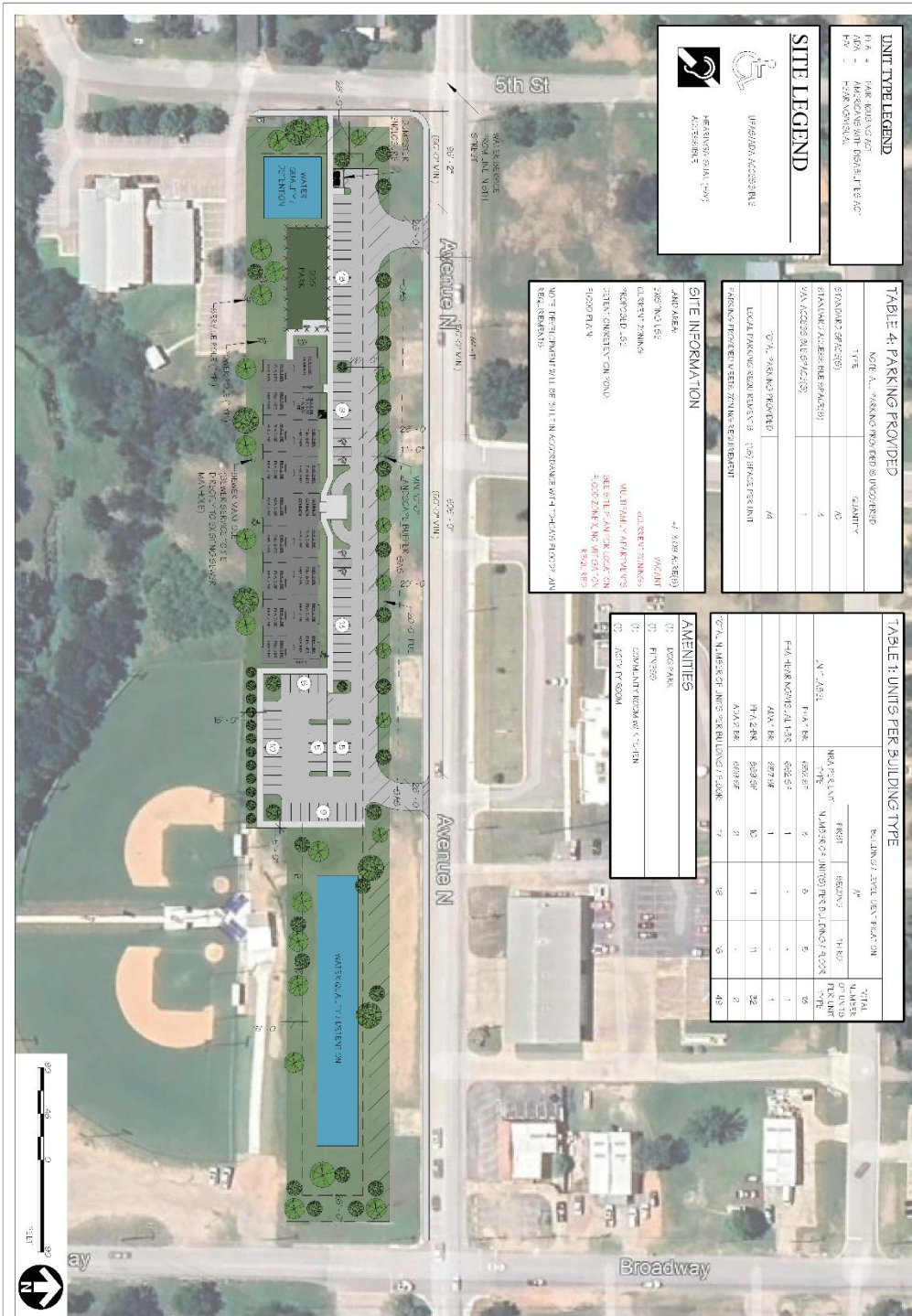
Representative of  
**Lantern at Marble Falls, LP**  
**Development Owner**  
3751 Far West Blvd., #3709  
Austin, TX 78731  
(917) 698-8742

Lora Myrick

(512) 785-3710

[lora@betcohousinglab.com](mailto:lora@betcohousinglab.com)

| 2201 Northland Drive, Austin, Texas 78756 | 812 San Antonio Street, Suite L-20, Austin, Texas 78701 |



**UNIT TYPE LEGEND**

F1A = PARK BUILDING FOOTPRINT  
 40X = APPLICABLE BOUNDARY LINE  
 100' = 100' SETBACK

**SITE LEGEND**

UNIVERSITY ACCESSIBLE  
 HEARING ONLY, 2009  
 ACCESSIBLE

**TABLE 4: PARKING PROVIDED**

NOTE: ALL PARKING PROVIDED IS UNRESERVED	TYPE	QUANTITY
STANDARD (9'x12.5')	4	4
STANDARD ACCESSIBLE (9'x12.5')	1	1
VAN ACCESSIBLE (9'x12.5')	1	1
TOTAL PARKING PROVIDED	6	6
LOCAL PARKING REQUIREMENTS (1.5) PER UNIT		
PARKING PROVIDED MEETS REQUIREMENT		

**TABLE 5: UNITS PER BUILDING TYPE**

NOTE: ALL UNITS ARE UNRESERVED	TYPE	BUILDING / LEVEL / SECTION				TOTAL UNITS
		F1A	40X	100'	100'	
	F1A	1	1	1	1	4
	40X	1	1	1	1	4
	100'	1	1	1	1	4
	100'	1	1	1	1	4
	TOTAL	4	4	4	4	16

**SITE INFORMATION**

LAND AREA: 4.1 ACRES  
 DISTRICT: 1000  
 ZONING: 1000  
 PROJECT: 200  
 DATE: 10/20/2025  
 DESIGNER: GYANI CAPITAL ARCHITECTS

**AMENITIES**

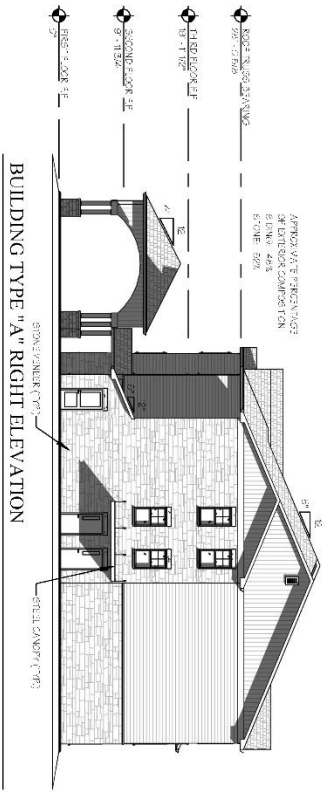
01: 1000  
 02: 1000  
 03: 1000  
 04: 1000

TOTAL APPROXIMATE PERCENTAGE OF EXTERIOR COMPLETION  
 200% - 40%

APPROXIMATE PERCENTAGE OF EXTERIOR COMPLETION  
 200% - 40%



BUILDING TYPE "A" FRONT ELEVATION



BUILDING TYPE "A" RIGHT ELEVATION

AP6 THE LANTERN AT MARBLE FALLS (SENIORS 55+)  
 MARBLE FALLS, BURNET COUNTY, TEXAS

DECEMBER 2025

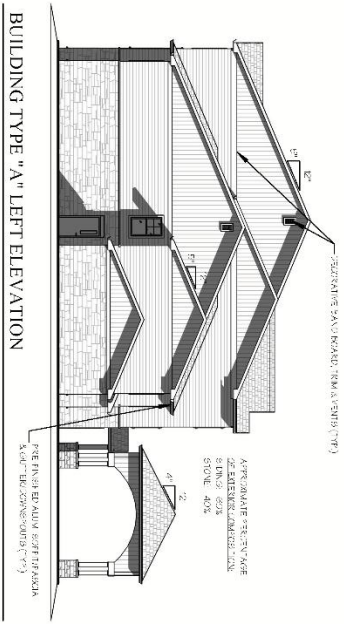
Gyani Capital Wallace ARCHITECTS L.L.C.  
 COPYRIGHT © 2025

17741 APT. TYPE "A" FRONT ELEVATION  
 2 1/2 STORIES  
 30'0" HIGH  
 30'0" WIDE

APPROXIMATE RESIDENTIAL  
 BUILDING  
 30'0" HIGH  
 30'0" WIDE



BUILDING TYPE "A" REAR ELEVATION



BUILDING TYPE "A" LEFT ELEVATION

DECEMBER 2025

THE LANTERN AT MARBLE FALLS (SENIORS 55+)  
 MARBLE FALLS, BURNET COUNTY, TEXAS

AP7





**Planning & Zoning Commission  
Agenda Item Cover Memo  
January 8, 2026**

**Agenda Item No.:** 3(d)  
**Presenter:** Hanna Kadow, Planner  
**Department:** Development Services  
**Requested By:** Luke Adkins, applicant, and Lake Up LLC, owner  
**Case Number:** 2025-22-CUP  
**Legal Review:**

**AGENDA CAPTION**

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.

**BACKGROUND INFORMATION**

This item is for consideration of a Conditional Use Permit to allow for the duplex land use within the Existing Neighborhood Zone 2 (ENZ.2) Zoning District on Lot 12, Block 294, of the Marble Falls Original Township.

The Subject Area is a 0.16-acre tract of land on Trinity Street, currently zoned as Existing Neighborhood Zone 2 District (ENZ.2). The ENZ.2 district allows for the duplex land use as a conditional use. The Development Code, Appendix B, states that the duplex land use be an additional requirement for approval of a Conditional Use Permit, duplex development in the ENZ.2 district must follow the standards for duplex development in the ENZ.3 district. The development standards for the duplex land use within the ENZ.3 District are listed in the table below. The difference between the two zoning districts for the development standards is the allotted maximum lot coverage.

Table 4.2.7.A Existing Neighborhood Zones General Lot and Building Standards											
ENZ Sub-district	Development Type	Min. Lot Width	Lot Area and Coverage			Min. Setbacks				Max. Building/Structure Height	Min. Dwelling Unit Size
			Minimum Lot Area	Max. Lot Coverage	Max. Dwelling Units per Acre	Front	Interior Side	Street Side	Rear		
ENZ.2	Duplex <sup>5</sup>	50'	6,000 sf	50%	N/A	25'	5' <sup>7</sup>	15'	10'	35'	900 sf
ENZ.3	Duplex	50'	6,000 sf	75%	N/A	25'	5' <sup>2,7</sup>	15'	10'	35'	900 sf

The duplex land use requires approval of a Conditional Use Permit due to the unique characteristics which require special public review and consideration of the following criteria:

- **Compliance with Zoning District Regulations.** The conditional use shall comply with the purpose and intent and all applicable regulations of the zoning district in which it is located.
- **Compliance with Applicable Criteria of the Conditional Use.** The conditional use shall comply with the applicable criteria established in [Section 3.2.1](#), Restricted and Conditional Uses.
- **Impact on Public.** The conditional use shall not endanger, be detrimental, or otherwise adversely affect the health, safety, and welfare of the public.
- **Operation of Existing or Permitted Uses.** The conditional use shall not impair the operation of existing or permitted uses on the subject property or on abutting properties or be injurious to property or improvements in the immediate area.
- **Compatibility with Nearby Uses.** The conditional use shall be compatible with nearby uses in the immediate area with respect to building height, bulk and scale, setbacks, open spaces, landscaping, site development, and access and circulation features.
- **Provision of Public Infrastructure.** The conditional use shall ensure adequate provision of streets, water, wastewater, and other public infrastructure and utilities.
- **Consideration of Site Development.** The site development of a conditional use shall effectively mitigate impacts of the conditional use on the surrounding area and abutting properties. This includes consideration of, but not limited to, drainage, landscaping, buffering and screening, traffic control, pedestrian and vehicle access and circulation, parking, loading areas, lighting, and any other impacts the use may have on the surrounding area.

The Subject Area is currently an undeveloped corner lot north of Trinity Street and east Pecan Valley Drive. The applicant is proposing to construct a duplex. The proposed units are to be approximately 1,733 square feet, which meets the minimum dwelling unit size of 900 square feet for the ENZ.2 district. Each unit will be three bedrooms.

Neighboring properties to the east are zoned ENZ.2, while those to the west and south are zoned ENZ.3. The east side of Trinity Street consists of single-family residences, as do the properties to the west and north of the Subject Property.

The required number of parking spaces for the duplex land use is calculated at three spaces per dwelling unit. The total required parking spaces for this development is six parking spaces. The applicant is proposing the required six spaces with one space within a carport and the remaining two spaces on additional driveway space within the lot. The applicant requested a right-of-way abandonment of the right-of-way adjacent to Trinity Street to accomplish the parking requirements. Due to the location of the water main on Trinity Street and the close proximity to the lot line, the city will be retaining that portion of right-of-way, making an abandonment unfeasible.

Along with the Conditional Use Permit application, the applicant requested a variance for

the front and interior side yard setbacks, and the required number of parking spaces. The variance request was heard and denied by the Zoning Board of Adjustments in September 2025.

Due to the variance denial, the applicant has requested alternative setback calculations to be considered. This is available per Section 4.2.7.D Alternative Development Standards of Appendix B, Development Code, with the specific criteria outlined in Table 4.2.7.B, Existing Neighborhood Zones Alternate Lot and Building Standard inserted below.

Table 4.2.7.B Existing Neighborhood Zones Alternate Lot and Building Standards	
Front Setback Averaging	The front setback may be reduced to the lesser of: The average front building setback of homes along the same side of the street within the same sub-district; or The average front building setback of homes within 500 feet, on either side, of the parcel proposed for development.
Street Side Setback Averaging	The street side setback on any given lot may be reduced to no less than the average street side setback of lots within the same sub-district.

For these alternative setbacks, City Staff conducted a study using aerial imagery for properties within 500 feet of the development to determine the average of the front and street side setbacks. The following are the alternative setbacks compared to the Existing Neighborhood Zone 3 (ENZ.3) setbacks:

	ENZ.3 – Setbacks	Alternative Setbacks
Front	25 Foot	21 Foot
Street Side	15 Foot	11 Foot

The duplex use at the proposed site does not appear to pose any unfavorable impacts on nearby uses and is compatible with existing and permitted uses in the surrounding areas. Furthermore, the proposed use will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

### Comprehensive Plan

The Future Land Use Plan classifies the Subject Area as Neighborhood Residential. The Neighborhood Residential future land use classification includes lands that will be developed primarily with single-family detached residential subdivisions and their associated amenities. These areas are intended to be a mix of both suburban and auto-oriented character development. The proposed use is in conformance with the Comprehensive Plan.

<b>Review Criteria</b>	<b>Does it Meet the Criteria?</b>
<b>Compliance with Zoning District Regulations.</b>	Yes - with the approval of Conditional Use Permit
<b>Compliance with Applicable Criteria of the Conditional Use</b>	Yes - duplex development in the ENZ.2 district must follow the standards for duplex development in the ENZ.3 district.
<b>Impact on Public.</b>	Yes - Does not have an adverse impact to the public
<b>Operation of Existing or Permitted Uses.</b>	Driveways have been designed to have access off of Trinity Street only. Residential driveways are not allowed on this portion of Pecan Valley based on its classification of Collector street. The applicant will need to provide information on how the adjacent lot to the north will access their property and carport since they have been utilizing this lot for access.
<b>Compatibility with Nearby Uses.</b>	Yes - mostly single family residential, but there are duplexes and apartments in the area
<b>Provision of Public Infrastructure.</b>	Yes - a 20 ft. public utility easement will be retained along Trinity Street
<b>Consideration of Site Development.</b>	Yes - the site plan has been reviewed by City Staff and comments have been addressed

The submitted site plan and duplex land use does not appear to pose any unfavorable impacts on the nearby uses, is compatible with existing and permitted uses in the surrounding area and represents a redevelopment project.

A total of 12 adjacent property owners within 200 feet of the Subject Area were mailed notification letters, which included the public hearing dates and a pre-paid comment card for response supporting/opposing the proposed conditional use permit. At the time of packet distribution, no comment cards were received.

## STAFF RECOMMENDATION

City Staff recommends approval of the requested conditional use permit and site plan based on the conformance with the Comprehensive Plan, the compatibility with surrounding existing land uses, and the site meeting or exceeding the minimum standards for the proposed use within the property, with the following conditions:

- 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.
- A 20-foot public utility easement must be retained adjacent to Trinity Street.
- Fencing along Trinity Street cannot exceed 4 feet in height.
- A plan for access to the adjacent property needs to be submitted
- Minor amendments to the site plan are allowed to be approved by City Staff to accommodate the conditions set forth in this ordinance.

### **Memo Contents:**

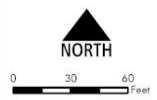
- |   |              |
|---|--------------|
| • Informational Maps produced by City Staff | Pages 6 – 10 |
| • Applicants' Statement                     | Page 11      |
| • Site Plan                                 | Page 12      |
| • Floor Plan                                | Page 13      |



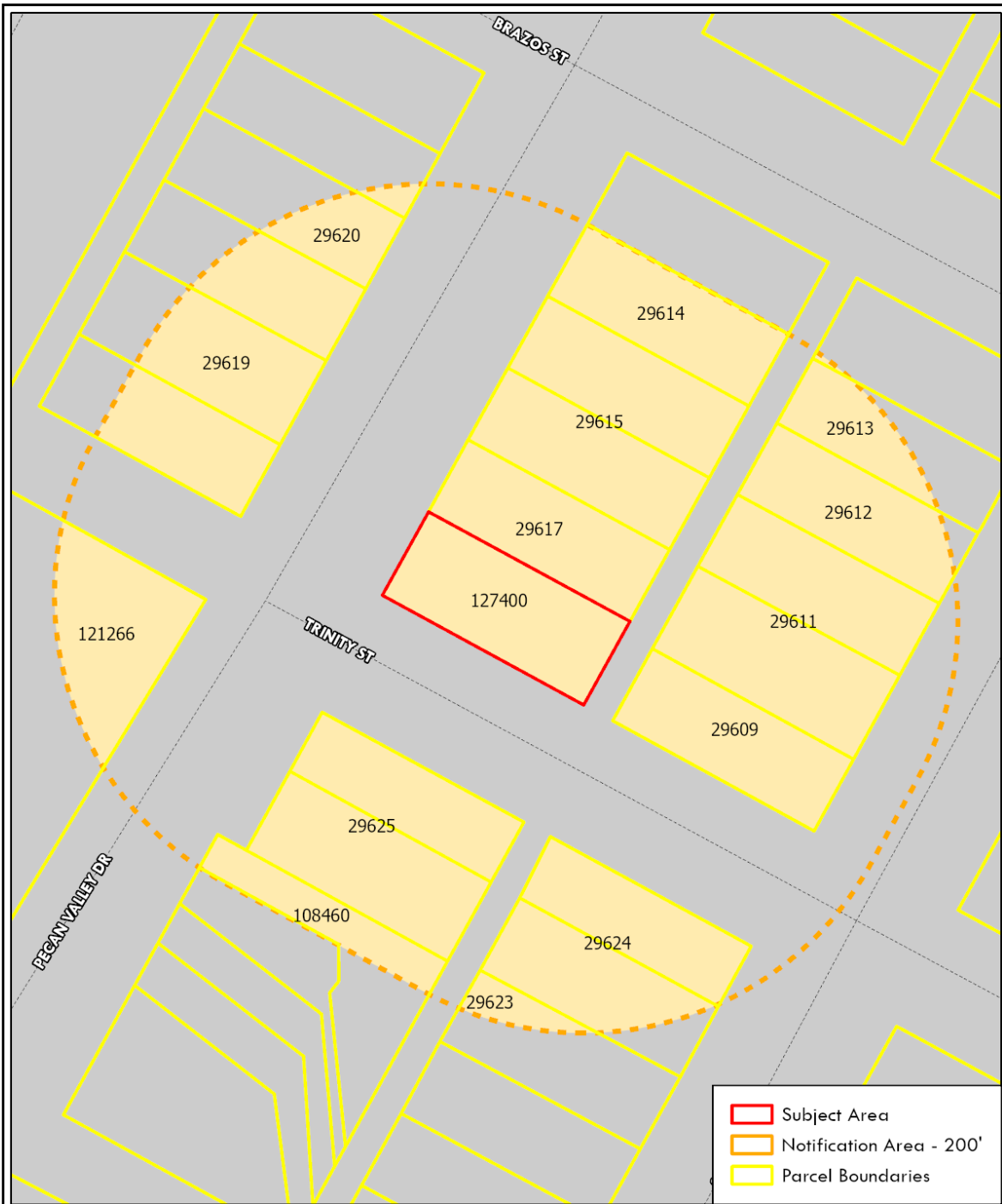
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**2025-22-CUP- Pecan Valley Duplex**  
Aerial







	Subject Area
	Notification Area - 200'
	Parcel Boundaries

CITY OF  
*Marble Falls*  
 TEXAS  
 N. HICK (817) 798-7089  
 Development Services @ 1/22/2025

**2025-22-CUP- Pecan Valley Duplex**  
**Notification**

NORTH

M:\2025\PLANNING\2025\22-CUP- Pecan Valley Duplex\102-2025-22-CUP- Pecan Valley Duplex.aprx





City of Marble Falls

Conditional Use Permit Application – Lake Up LLC/Joseph Luke Adkins

Re: Pecan Valley Dr. Lot 12

## **Statement**

Our goal is to build a duplex on our corner lot at Pecan Valley Dr. & Trinity St, and because of the zoning district our lot sits within we need a conditional use permit to build.

Also, we are asking for a condition within the conditional use permit for a 5ft front setback facing Trinity St. The goal is to relieve burden due to City not wanting more driveways on Pecan Valley Dr. This mandate makes our property unbuildable. Currently it's a 25ft front setback facing Trinity St due to City not allowing driveways facing Pecan Valley Dr., but it takes up half of our 50ft lot, rendering it unbuildable. With this condition, the structure would be 37' 5" from Trinity St. allowing good visual clearance for intersection traffic.

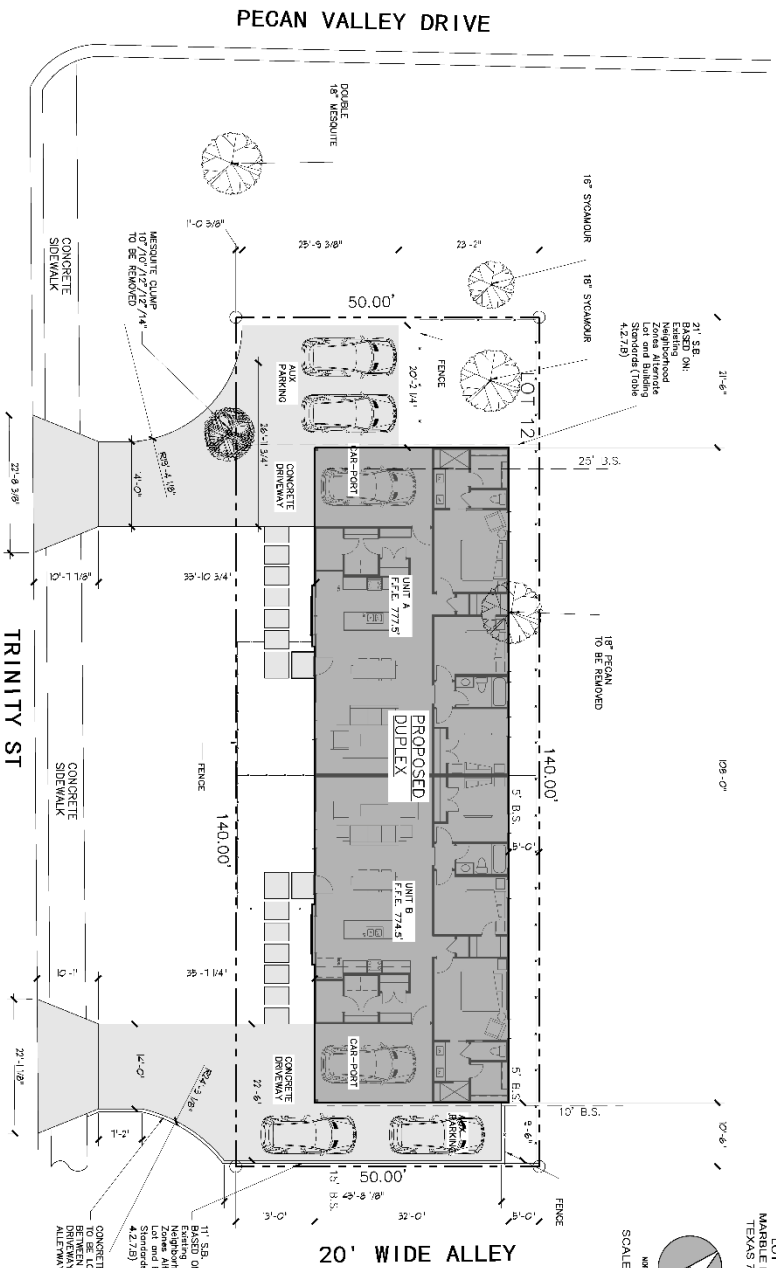
We oriented the footprint this way (driveways and front facing Trinity St) for a number of reasons: 1) to comply with the City's guidelines, per the City's Code of Ordinance driveways facing Pecan Valley Dr. are prohibited; goal is to comply and not push to build a new driveway from Pecan Valley Dr. to avoid unsafe driveway/traffic conditions on Pecan Valley Dr. and being close to intersecting streets, 2) to prevent negatively impacting 4 large root systems or removing up to 4 large trees, 3) having the driveways on Trinity St. moves the privacy fencing for the house away from the road, 4) in order to create a plan for affordable rental housing and maximize living space (goal is 1600 sf per rental unit), while at the same time utilizing driveway approaches from Trinity St. the plan needs a wider footprint, 5) to get creative with restrictions and work towards solution to not only deliver affordable housing that meets affordability measures but provide a solution that looks good offering outdoor living opportunities taking away the burden of maintaining big backyards.

THIS DOCUMENT IS THE PROPERTY OF VISION DESIGNS & ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VISION DESIGNS & ASSOCIATES. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. VISION DESIGNS & ASSOCIATES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. VISION DESIGNS & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. VISION DESIGNS & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE INFORMATION PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. VISION DESIGNS & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

### Site Plan

LOCATION: LOT 12  
MARBLE FALLS  
TEXAS 78664

SCALE: 1/8" = 1'



PECAN VALLEY DRIVE

TRINITY ST

20' WIDE ALLEY

AREA CALCULATIONS

TOTAL AREA	7,000 SF
PROPOSED RESIDENCE	3,465.16 SF
PROPOSED FLATWORK (DRIVE, WALK, STOOD)	1,321.94 SF
TOTAL IMPERVIOUS	4,987.1 SF = 71.24%

NOTE: SHOWN TO MEET THE INTERNATIONAL RESIDENTIAL CODE (IRC) TABLE 202.1(1).

NOT: PROFESSIONAL LAND SURVEYOR'S DESIGN FOR RESIDENCE. OWNER'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. VISION DESIGNS & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

VISION DESIGNS & ASSOCIATES

DUPLEX DESIGN FOR:  
**LAND LAKE DEVELOPMENT**  
OWNER:  
**LAKE UP LLC**  
LOT 12, PECAN VALLEY DRIVE  
MARBLE FALLS, TEXAS 78654



**VISION DESIGNS & ASSOCIATES**  
916 4th St., Suite 111  
Marble Falls, TX 78664  
Phone: 817-993-4200  
www.visiondesigns.com

PROJECT: 225-39  
OWNER: LAKE UP LLC  
DESIGNER: VISION DESIGNS & ASSOCIATES  
DATE: 12-20-2023  
SCALE: 1/8" = 1'

**A-1**





**Planning & Zoning Commission  
Agenda Item Cover Memo  
January 8, 2026**

**Agenda Item No.:** 3 (e)  
**Presenter:** Hanna Kadow, Planner  
**Department:** Development Services  
**Requested By:** Marble Falls Economic Development Corporation, owner and  
Cuplin & Associates, applicant  
**Case Number:** 2025-71-PP

**AGENDA CAPTION**

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.

**BACKGROUND INFORMATION**

This item is for consideration of a preliminary plat for the Marble Falls Industrial Park subdivision including public infrastructure and construction of new public roadway.

The Subject Area is approximately 27.86 acres and is proposed to be platted into five (5) lots. Of the five lots, four are to be commercial lots, and one is to be a drainage area lot. The Subject Area is zoned Business/Industrial Park District (BP). The minimum lot standards for the BP district are as follows:

- Minimum lot size: 21,780 square feet
- Minimum area of development: 2.5 acres

The five lots proposed with this plat are designated to be used for commercial and drainage purposes. The proposed commercial lots range in size of approximately 3.74 acres (174,605.17 square feet) to 7.63 acres (315,936.41 square feet) which meet the minimum lot size and area detailed within the BP zoning district. The preliminary plat proposes dedication and construction of an extension of West Innovation Loop and new public right-of-way measuring 80-feet in width and approximately 1,786.84 centerline feet (3.409 acres). The property owner, Marble Falls Economic Development Corporation, will be providing a street name for the new collector that will need to be approved by Burnet County 9-1-1 prior to final platting. Access for this subdivision will be from Resource Parkway to West Innovation Loop.

**Construction Plans**

The applicant has submitted the required civil engineering plans for construction of the proposed public improvements, including utilities, public roadway, and drainage. There is currently an 8-inch waterline and a 4-inch wastewater line that will be extended from the existing West Innovation Loop to the end of the new extension of West Innovation Loop.

The waterline extension is approximately 960 linear feet of 12-inch PVC piping. The wastewater line extension is approximately 955 linear feet of 4-inch PVC piping. This extension will provide water and wastewater for the 4 commercial lots proposed in the Marble Falls Industrial Park Subdivision.

All lots have a twenty-foot (20') wide public utility easement along the front of the lots and is noted on the plat. Stormwater drainage for this tract will be managed through a drainage lot, to be named Lot 4A. There will be six storm drains that will be installed within the extension of West Innovation Loop that will carry the storm water to Lot 4A. These drains will allow storm water to move underground to prevent surface obstructions and will allow for sufficient flow.

The civil engineering plans are currently under review. Approval of these plans will be required as part of the approval of this plat.

The City of Marble Falls Thoroughfare Plan identifies a future major collector roadway that would ultimately connect to U.S. Highway 281. Currently, there are no permitted plans in place for the construction of this future roadway. The proposed extension of West Innovation Loop will provide a single point of access along with an approach for the identified future major collector. Should the major collector be constructed at some point in the future, the developer would be responsible for extending internal roadways to connect to US Highway 281.

Preliminary plats do not require public hearing or notification of adjacent property owners.

#### **STAFF RECOMMENDATION**

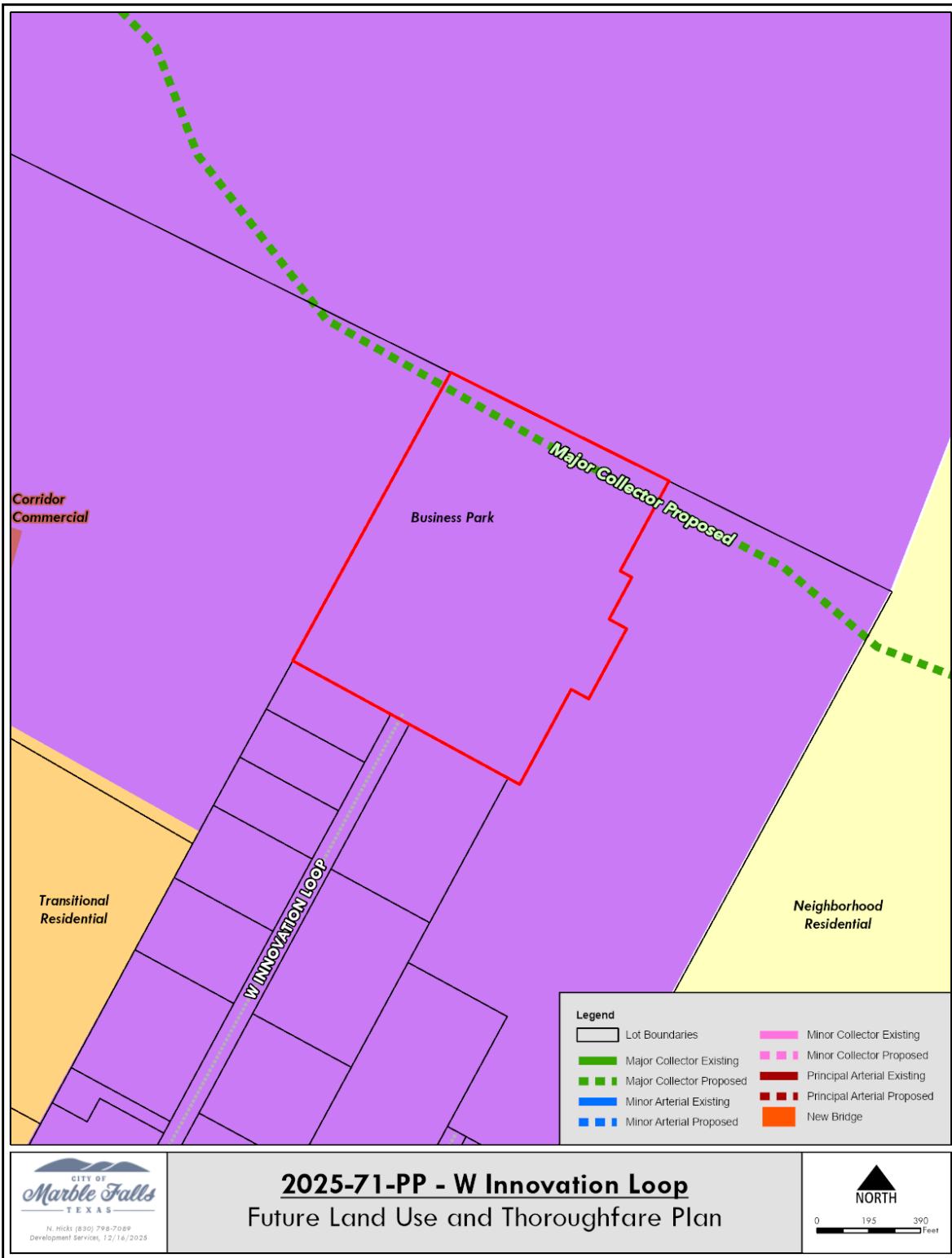
Staff recommends conditional approval of the preliminary plat subject to the following:

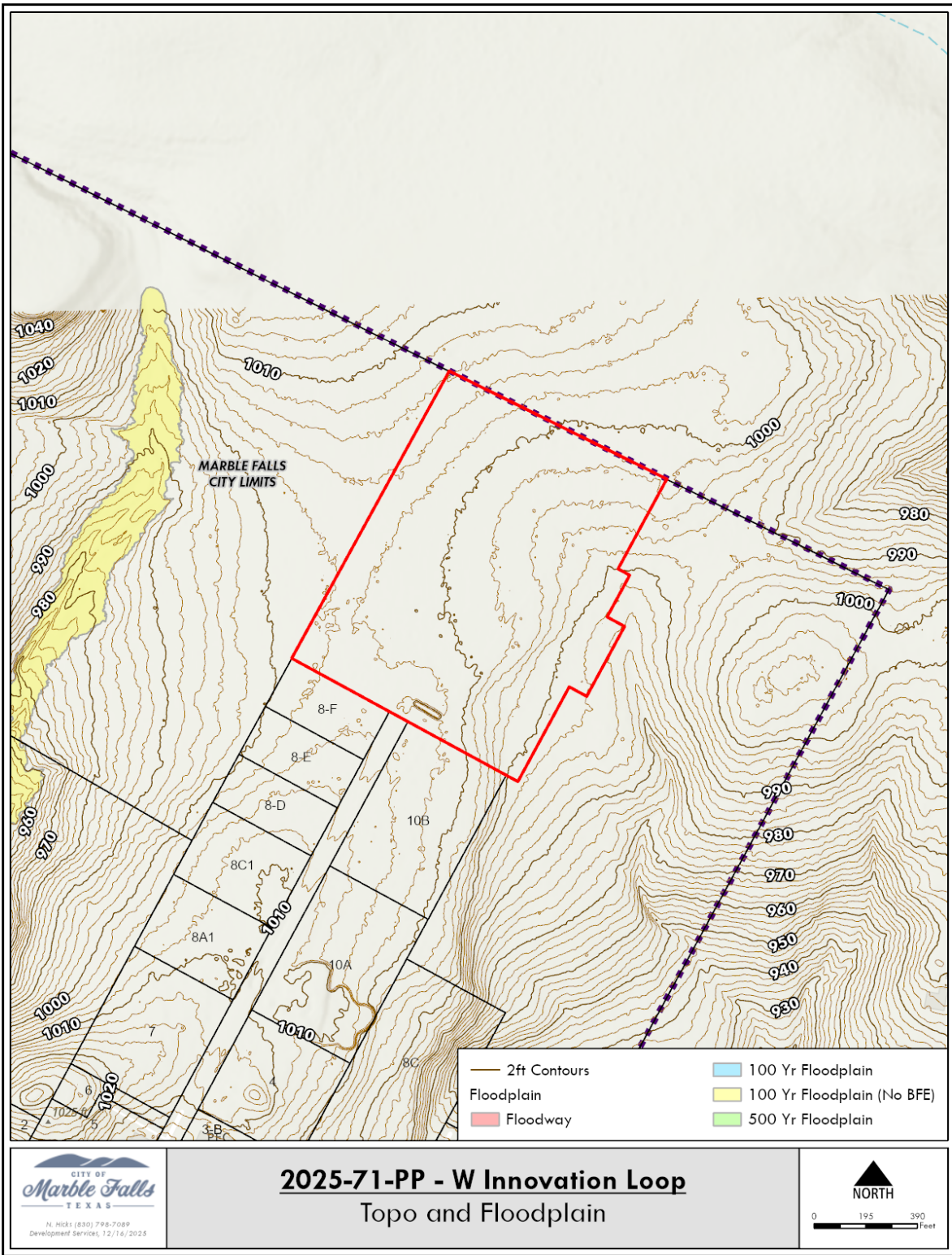
1. Approval of the civil engineering plans by City Staff and allow minor amendments to the plat to address items that may arise from City Staff review and approval of the civil engineering plans.
2. Final approval of the future collector street name by Burnet County
3. Miscellaneous amendments to the Preliminary Plat by City Staff

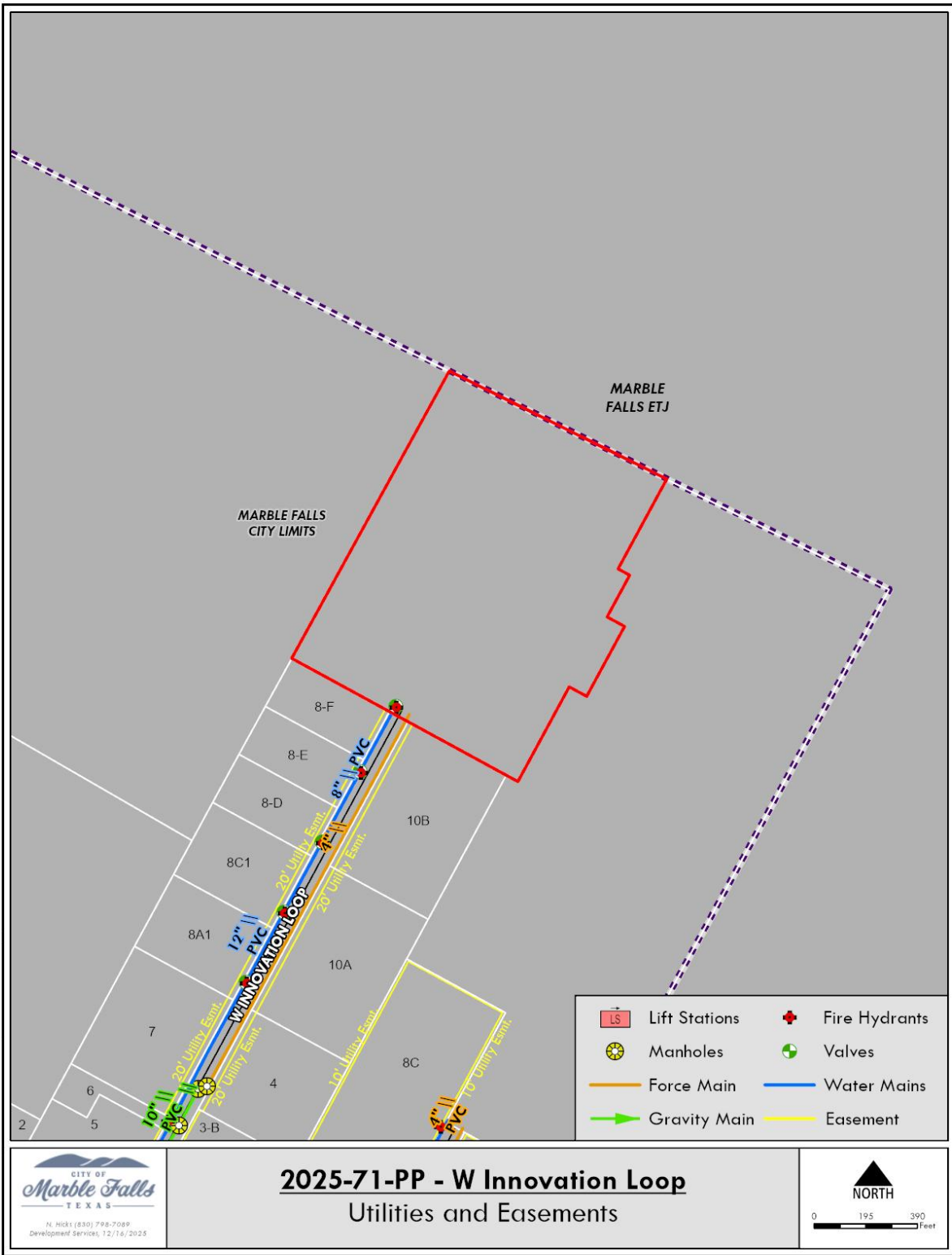
#### **Memo Contents:**

Informational Maps produced by City Staff	Pages 4 – 7
Preliminary Plat	Pages 8 – 9
Cost Estimate	Page 10 – 14
Engineering Plans (link)	Page 15





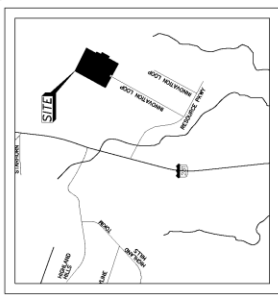








LEGEND
1/4" = 100' HORIZONTAL SCALE
1" = 100' VERTICAL SCALE



LEGAL DESCRIPTION:
THESE ARE 2.86 ACRES, TRACTS OF LAND, MORE OR LESS, BEING PART OF THE LOGAN VANDIVER SURVEY NO. 207, ABSTRACT NO. 828, BURNET COUNTY, TEXAS...

THE CORPORATION FOR INDUSTRIAL DEVELOPMENT OF THE CITY OF MARBLE FALLS DOES HEREBY ADOPT THIS FINAL PLAT...
WHEREAS, THE CORPORATION FOR INDUSTRIAL DEVELOPMENT OF THE CITY OF MARBLE FALLS, BEING THE OWNERS OF THE...

Table with columns: TRACT NO., AREA, BEARING, DISTANCE, AREA, BEARING, DISTANCE, AREA, BEARING, DISTANCE. Contains detailed survey data for multiple tracts.

THESE ARE 2.86 ACRES, TRACTS OF LAND, MORE OR LESS, BEING PART OF THE LOGAN VANDIVER SURVEY NO. 207, ABSTRACT NO. 828, BURNET COUNTY, TEXAS...

WITNESSES MY HAND AND SEAL THIS 10th DAY OF DECEMBER, 2025.
K.C. LUST, TEXAS R.P.A.S. NO. 5273
PRELIMINARY
PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 18.53A, THIS INSTRUMENT HAS BEEN FILED FOR PUBLIC RECORDATION AND SHALL NOT BE USED FOR ANY OTHER PURPOSES UNLESS SO INDICATED BY A FINAL COUNTY DOCUMENT.

RIGHTS RESERVED, COUNTY SEAL AND FILING INFORMATION, COUNTY SEAL AND FILING INFORMATION, COUNTY SEAL AND FILING INFORMATION. Includes contact information for Auplin & Associates, L.P.



INNOVATION LOOP WEST EXTENSION  
CONCEPTUAL ESTIMATE  
MARBLE FALLS, TEXAS

Scope:

- 1 Streets (Local)
- 2 Signage and striping along streets
- 3 Water improvements along streets
- 4 Wastewater improvements along streets
- 5 Drainage improvements along streets
- 6 Erosion and sedimentation control along streets

**INNOVATION LOOP WEST EXTENSION  
CONCEPTUAL ESTIMATE  
MARBLE FALLS, TEXAS**

<b>GENERAL REQUIREMENTS</b>					
1	SEQUENCE OF CONSTRUCTION	1	LS	\$1,000.00	\$ 1,000.00
2	FIELD ENGINEERING	1	LS	\$4,800.00	\$ 4,800.00
3	AS-BUILT DRAWINGS	1	LS	\$1,000.00	\$ 1,000.00
4	MOBILIZATION	1	LS	\$28,300.00	\$ 28,300.00
5	BONDS AND INSURANCE	1	LS	\$14,200.00	\$ 14,200.00
<b>TOTAL GENERAL REQUIREMENTS</b>				<b>\$</b>	<b>49,300.00</b>
<b>ROADWAY IMPROVEMENTS</b>					
6	CLEARING AND GRUBBING	10	STA	\$ 450.00	\$ 4,500.00
7	SUBGRADE PREPARATION	5,140	SY	\$ 3.50	\$ 17,990.00
8	EXCAVATION	2,420	CY	\$ 18.00	\$ 43,560.00
9	EMBANKMENT	1,450	CY	\$ 12.00	\$ 17,400.00
10	FLEXIBLE BASE - 12"	1,720	CY	\$ 50.00	\$ 86,000.00
11	PRIME COAT - MC-30	4,460	SY	\$ 0.75	\$ 3,345.00
12	HOT MIX TYPE C (2")	4,460	SY	\$ 15.00	\$ 66,900.00
13	CONCRETE CURB (24" MOUNTABLE CURB)	1,880	LF	\$ 16.00	\$ 30,080.00
14	CONCRETE CURB (24" CURB AND GUTTER)	160	LF	\$ 18.00	\$ 2,880.00
15	CURB RAMPS - AT INTERSECTIONS	4	EA	\$ 2,500.00	\$ 10,000.00
16	STOCKPILE OVERBURDEN ON SITE (NO HAUL-OFF) - LOCATION WILL BE PROVIDED	1	LS	\$ 3,800.00	\$ 3,800.00
<b>TOTAL ROADWAY IMPROVEMENTS</b>				<b>\$</b>	<b>286,455.00</b>

**INNOVATION LOOP WEST EXTENSION  
CONCEPTUAL ESTIMATE  
MARBLE FALLS, TEXAS**

<b>SIGNS &amp; STRIPING</b>					
17	INSTALL SMALL ROADSIDE SIGN SUPPORTS AND ASSEMBLIES - R1-1 STOP SIGN	2	EA	\$ 950.00	\$ 1,900.00
18	INSTALL SMALL ROADSIDE SIGN SUPPORTS AND ASSEMBLIES - SPEED LIMIT SIGN	1	EA	\$ 800.00	\$ 800.00
19	INSTALL SMALL ROADSIDE SIGN SUPPORTS AND ASSEMBLIES - STREET NAME SIGN	4	EA	\$ 150.00	\$ 600.00
20	REFLECTORIZED PAVEMENT MARKINGS - TYPE I, WHITE STOP BAR STRIPING (24")	90	LF	\$ 12.00	\$ 1,080.00
21	REFLECTORIZED PAVEMENT MARKINGS - TYPE I, WHITE CROSSWALK STRIPING	430	LF	\$ 4.00	\$ 1,720.00
22	TYPE 3 BARRICADES (PERMANENT) - PER DETAIL	1	LS	\$ 12,000.00	\$ 12,000.00
23	TEMPORARY TRAFFIC CONTROL DEVICES	1	LS	\$ 2,500.00	\$ 2,500.00
<b>TOTAL SIGNS AND STRIPING</b>				<b>\$</b>	<b>20,600.00</b>
<b>WATER SYSTEM IMPROVEMENTS</b>					
24	PIPE, PVC C900, DR18 - 12"	970	LF	\$ 150.00	\$ 145,500.00
25	PIPE, PVC C900, DR18 - 8"	240	LF	\$ 95.00	\$ 22,800.00
26	GATE VALVES, 12" DIAMETER	4	EA	\$ 6,000.00	\$ 24,000.00
27	GATE VALVES, 8" DIAMETER	6	EA	\$ 5,000.00	\$ 30,000.00
28	FIRE HYDRANTS	4	EA	\$ 8,500.00	\$ 34,000.00
29	AIR / VACUUM RELEASE VALVES	1	EA	\$ 8,500.00	\$ 8,500.00
30	PRESSURE TEST	1	LS	\$ 1,500.00	\$ 1,500.00
31	LEAKAGE TEST	1	LS	\$ 1,500.00	\$ 1,500.00
32	SYSTEM STERILIZATION	1	LS	\$ 1,500.00	\$ 1,500.00
33	WATER LINE CONNECTION - 16"	1	EA	\$ 7,500.00	\$ 7,500.00
34	TRENCH SAFETY, ALL DEPTHS	1,210	LF	\$ 1.00	\$ 1,210.00
<b>TOTAL WATER SYSTEM IMPROVEMENTS</b>				<b>\$</b>	<b>278,010.00</b>

**INNOVATION LOOP WEST EXTENSION  
CONCEPTUAL ESTIMATE  
MARBLE FALLS, TEXAS**

<b>WASTEWATER SYSTEM IMPROVEMENTS</b>					
35	PIPE, 4" SDR-21 PVC FORCE MAIN (0'-6" CUT)	970	LF	\$ 70.00	\$ 67,900.00
36	PIPE, 3" SDR-21 PVC FORCE MAIN (0'-6" CUT)	240	LF	\$ 65.00	\$ 15,600.00
37	WASTEWATER LINE CONNECTION - 4" FORCE MAIN	1	EA	\$ 5,000.00	\$ 5,000.00
38	GATE VALVES, 4" DIAMETER	4	EA	\$ 4,500.00	\$ 18,000.00
39	GATE VALVES, 3" DIAMETER	6	EA	\$ 4,250.00	\$ 25,500.00
40	AIR / VACUUM RELEASE VALVES	1	EA	\$ 8,500.00	\$ 8,500.00
41	TRENCH SAFETY, ALL DEPTHS	1,210	LF	\$ 1.00	\$ 1,210.00
<b>TOTAL WASTEWATER SYSTEM IMPROVEMENTS</b>				<b>\$</b>	<b>141,710.00</b>
<b>DRAINAGE SYSTEM IMPROVEMENTS</b>					
42	PIPE RCP CLASS III STORM SEWER 24"	970	LF	\$ 130.00	\$ 126,100.00
43	CONCRETE JUNCTION BOX (4.0' X 4.0')	3	EA	\$ 5,000.00	\$ 15,000.00
44	10' CURB INLET	5	EA	\$ 6,200.00	\$ 31,000.00
45	SAFETY END TREATMENT (24" RCP)	1	EA	\$ 2,500.00	\$ 2,500.00
46	ROCK RIPRAP	50	SY	\$ 100.00	\$ 5,000.00
47	TRENCH SAFETY, ALL DEPTHS	970	LF	\$ 1.00	\$ 970.00
<b>TOTAL DRAINAGE SYSTEM IMPROVEMENTS</b>				<b>\$</b>	<b>180,570.00</b>

**INNOVATION LOOP WEST EXTENSION  
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MARBLE FALLS, TEXAS**

<b>EROSION &amp; SEDIMENT CONTROL</b>					
48	TOPSOIL	480	CY	\$ 18.00	\$ 8,640.00
49	REVEGETATION, SEEDING, BERMUDA	4,290	SY	\$ 2.00	\$ 8,580.00
50	ROCK FILTER DAM, TYPE III	20	LF	\$ 45.00	\$ 900.00
51	ROCK CONSTRUCTION ENTRANCES / EXITS	1	EA	\$ 1,500.00	\$ 1,500.00
52	TREE PROTECTION - WOOD SLATS	1	LS	\$ 2,500.00	\$ 2,500.00
53	SILT FENCE	1,160	LF	\$ 4.00	\$ 4,640.00
54	CONCRETE WASHOUTS	1	EA	\$ 1,000.00	\$ 1,000.00
55	CURB INLET PROTECTION	60	LF	\$ 25.00	\$ 1,500.00
<b>TOTAL EROSION &amp; SEDIMENT CONTROL</b>				<b>\$</b>	<b>29,260.00</b>
<b>MISCELLANEOUS WORK ITEMS</b>					
56	SAW CUT	40	LF	\$ 5.00	\$ 200.00
57	PAVEMENT REMOVAL	10	SY	\$ 5.00	\$ 50.00
58	PAVEMENT RECONSTRUCTION	10	SY	\$ 100.00	\$ 1,000.00
59	LOCATING EXISTING UNDERGROUND FACILITIES	1	LS	\$ 2,500.00	\$ 2,500.00
<b>TOTAL MISCELLANEOUS WORK ITEMS</b>				<b>\$</b>	<b>3,750.00</b>
<b>TOTAL (SUM OF ITEMS ABOVE)</b>				<b>\$</b>	<b>989,655.00</b>

1. ITEMS EXCLUDE DRY UTILITIES (ELECTRIC, GAS, TELECOMMUNICATIONS)
2. ITEMS EXCLUDE STREET LIGHTING PER CLIENT'S DIRECTION
3. ITEMS EXCLUDE OFFSITE IMPROVEMENTS
4. STREET TYPICAL SECTION ASSUMED BASED ON PREVIOUS PHASE
5. ITEMS EXCLUDE SIDEWALKS EXCEPT CURB RAMPS AT INTERSECTIONS
6. ESTIMATE ASSUMES WATER QUALITY AND DETENTION FACILITIES (BY OTHERS)
7. WATER MAIN AND STUB SIZES ARE ASSUMED BASED ON PREVIOUS PHASE
8. FORCE MAIN AND STUB SIZES ARE ASSUMED BASED ON PREVIOUS PHASE
9. STORM SEWER SIZES ARE ASSUMED FOR THIS CONCEPTUAL ESTIMATE

This document is released for the purposes  
of interim review under the authority of  
D. Martin Stacy, P.E. 102411  
on Apr 23, 2025  
It is not to be used for construction, bidding,  
or permit purposes.

**Engineering Plans (please see the link below):**

<https://marblefallstx.gov/DocumentCenter/View/10146/2025-890-innovation-loop-west-extension-95-preliminary-set-120425>