



**NOTICE OF A SPECIAL MEETING OF THE  
PLANNING & ZONING COMMISSION  
February 12, 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 12<sup>th</sup> day of February 2026 the Marble Falls Planning & Zoning Commission will meet in a special 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. 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.Case No. 2026-2-ZMA. *Hanna Kadow, Planner*

#### 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 Special Meeting  
Agenda Item Cover Memo  
February 12, 2026**

**Agenda Item No.:** 3(a)  
**Presenter:** Hanna Kadow, Planner  
**Department:** Development Services  
**Requested By:** K.C. Engineering, Inc, - Martin Stary, applicant, and  
Rocksprings Development, LLC – Jim McAllister, owner.  
**Case Number:** 2026-2-ZMA  
**Legal Review:**

**AGENDA CAPTION**

Public Hearing, Discussion, and Recommendation regarding a zoning map amendment (rezoning) request for 26.167 acres out of The Highlands 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.

**BACKGROUND INFORMATION**

This item is for consideration of a Zoning Map Amendment (Rezoning) request for three parcels within The Highlands Subdivision.

- 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.

In February 2025, this subdivision received City Council approval for a Development Agreement. The agreement established responsibility for public improvements, creation of a public improvement district, and development standards. Parcels 8, 10, and 11 are identified within the Concept Plan approved by City Council as part of the Development Agreement. All parcels are currently vacant land. The allowed uses must be consistent with the land uses described within the Marble Falls Code of Ordinances, Appendix B,

Development Code. Restricted and conditional uses have supplemental use standards that must be followed for the use to be incorporated into the development.

The inventory of current zoning adjacent to the Subject Areas includes Multi-Family Residential (MR) to the north, Farm and Ranch (FR) to the east, Neighborhood Commercial (NC) to the south, southeast, and west, and General Commercial (GC) to the southwest. The applicant is requesting a zoning map amendment to ensure consistency with the approved Concept Plan as outlined in the Development Agreement.

The Concept Plan notates Parcel 8 to be zoned for the Rural Estate District (RE). This zoning district is intended to provide the opportunity to develop a large lot subdivision prior to public utilities being available. It is intended to remain rural in character, suited for larger lot, higher end housing. To remain rural in character, the lot width and setbacks are large, a minimum subdivision area is established, and roads are designed with a rural roadway cross-section. A cluster development option allows for smaller lot sizes with larger amounts of open space.

For Parcel 10 and Parcel 11, the Concept Plan depicts the zoning to be within the General Commercial (GC) Zoning District. The General Commercial Zoning District is primarily intended for nonresidential development along the City's major thoroughfares in accordance with the vision set out in the Future Land Use Plan of the City's Comprehensive Plan. These areas are intended to be developed with an auto-oriented character, which means that the view of the automobile is the predominant view from the street right-of-way. Additional design considerations, such as building orientation, form, architecture, and materials; front- and street-side landscaping; parking lot landscaping; and access management are used to improve the quality of development consistent with the vision set out in the City's Comprehensive Plan. The land uses for both Parcel 10 and Parcel 11 are to be consistent with the land uses set out in the Marble Falls Code of Ordinance, Appendix B.

The Future Land Use Map classifies these parcels as Mixed Density Residential (Parcel 8) and Neighborhood Commercial (Parcel 10 and 11). The Mixed Density Residential future land use classification includes lands intended to be developed to a higher density with a variety of lot sizes and housing types, including single-family attached and multi-family. The Neighborhood Commercial future land use is intended for lands that will be developed for nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or nearby residential uses. These developments typically occupy much smaller footprints, have pitched roofs and less signage, higher levels of landscaping, and deemphasize or screen parking.

For water service, an existing 16-inch water line will be used for the remaining property, including Parcels 8, 10, and 11, to serve the development.

For wastewater service, a lift station will be included on Parcel 8, which will be the main wastewater source for the entirety of the property, aside from Phase 1. This lift station will be dedicated to the city and will be built to city standard.

The concept plan indicates for the development to take access from FM 1431 to Manzano Mile. Prior to platting these parcels, the developer must provide a Traffic Impact Analysis (TIA). The conceptual plan does not dictate where the proposed uses

will be located. The Supplemental Development Standards within Exhibit “E” of the Development Agreement, will ensure that any of the approved land uses for the property will provide the appropriate buffer, landscaping, and design elements to provide a quality development.

**REVIEW CRITERIA**

Zoning Map Amendments. In the review and consideration of a proposed Zoning Map Amendment, the Director, Planning and Zoning Commission, and City Council shall consider the following criteria:

1. **Consistency with Comprehensive Plan.** The proposed zoning promotes the goals, objectives, and policies of the City's Comprehensive Plan and is consistent with the Future Land Use Plan, Thoroughfare Plan, and Sidewalk and Trail Corridor Opportunities Plan;
2. **Promotion of Public Health and Safety.** The proposed zoning promotes the health, safety, or general welfare of the City and the safe orderly, and healthful development of the City;
3. **Suitability of the District's Land Uses.** The subject property is suitable for uses allowed by the proposed zoning district, and the allowed uses and development regulations of the proposed zoning are compatible with the development and conforming uses of nearby property and with the character of the neighborhood;
4. **Development Adequacy of the Property.** The dimensions of the subject property are sufficient to comply with the development regulations of the proposed zoning district to reasonably accommodate the uses and development allowed by the proposed zoning district; and
5. **Adequate Infrastructure.** The proposed zoning is consistent with the existing or planned provisions for streets, water, wastewater, and other public utilities or services to the subject property or area in which the subject property is located.

<b>REVIEW CRITERIA ANALYSIS</b>	
<b>Consistency with Comprehensive Plan</b>	Yes – This development promotes and follows the goals and objectives of the City’s Comprehensive plan.
<b>Promotion of Public Health and Safety</b>	Yes – There are no adverse impacts to the public health, safety, or general welfare.
<b>Suitability of the District’s Land Uses</b>	Yes – All land uses must follow the Marble Falls Code of Ordinances.

<b>Development Adequacy of the Property</b>	Yes – The development is sufficient with the Development Agreement and ordinance regulations.
<b>Adequate Infrastructure</b>	Yes – there are adequate utilities to serve this development. A TIA and will serve letters will be required prior to platting the parcels.

**PUBLIC NOTICE**

A total of 9 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 zoning map amendment. At the time of packet distribution, no comment cards had been received.

**BUDGET IMPLICATIONS**

Current Budget                       New Budget Request                       Non-Budgetary

**STAFF RECOMMENDATION**

Staff recommends approval of the Zoning Map Amendment request for the following parcels:

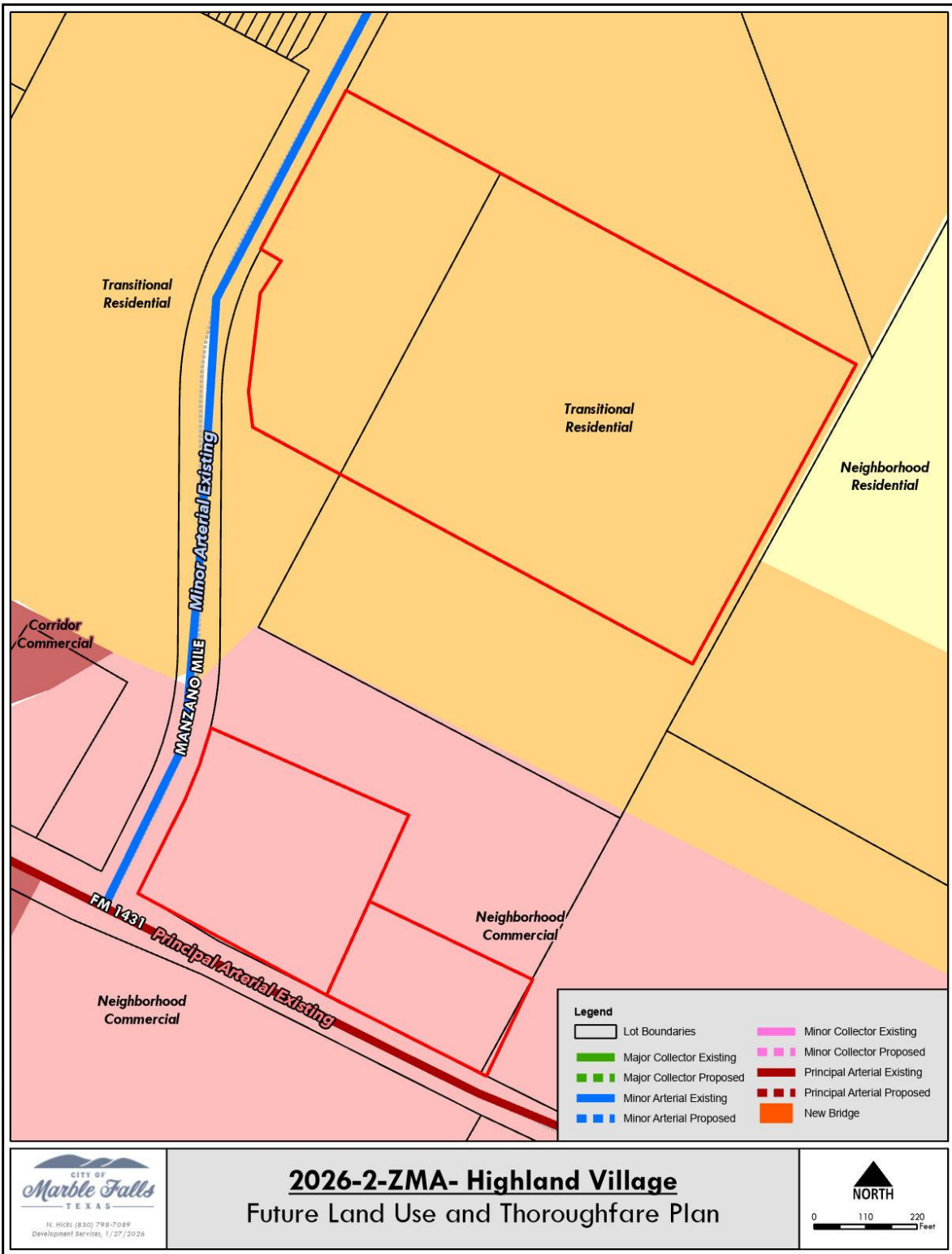
- i. Parcel 8- 19.96 acres to be rezoned from Neighborhood Commercial zoning district (NC) to Rural Estate (RE) zoning district,
- ii. Parcel 10- 4.204 acres to be rezoned from Neighborhood Commercial (NC) zoning to General Commercial (GC) zoning, and
- iii. Parcel 11- 2.003 acres to be rezoned from Neighborhood Commercial (NC) zoning to General Commercial (GC) zoning,

for consistency with the Development Agreement, Concept Plan, based on the information provided by the applicant, and the compatibility with the surrounding uses.

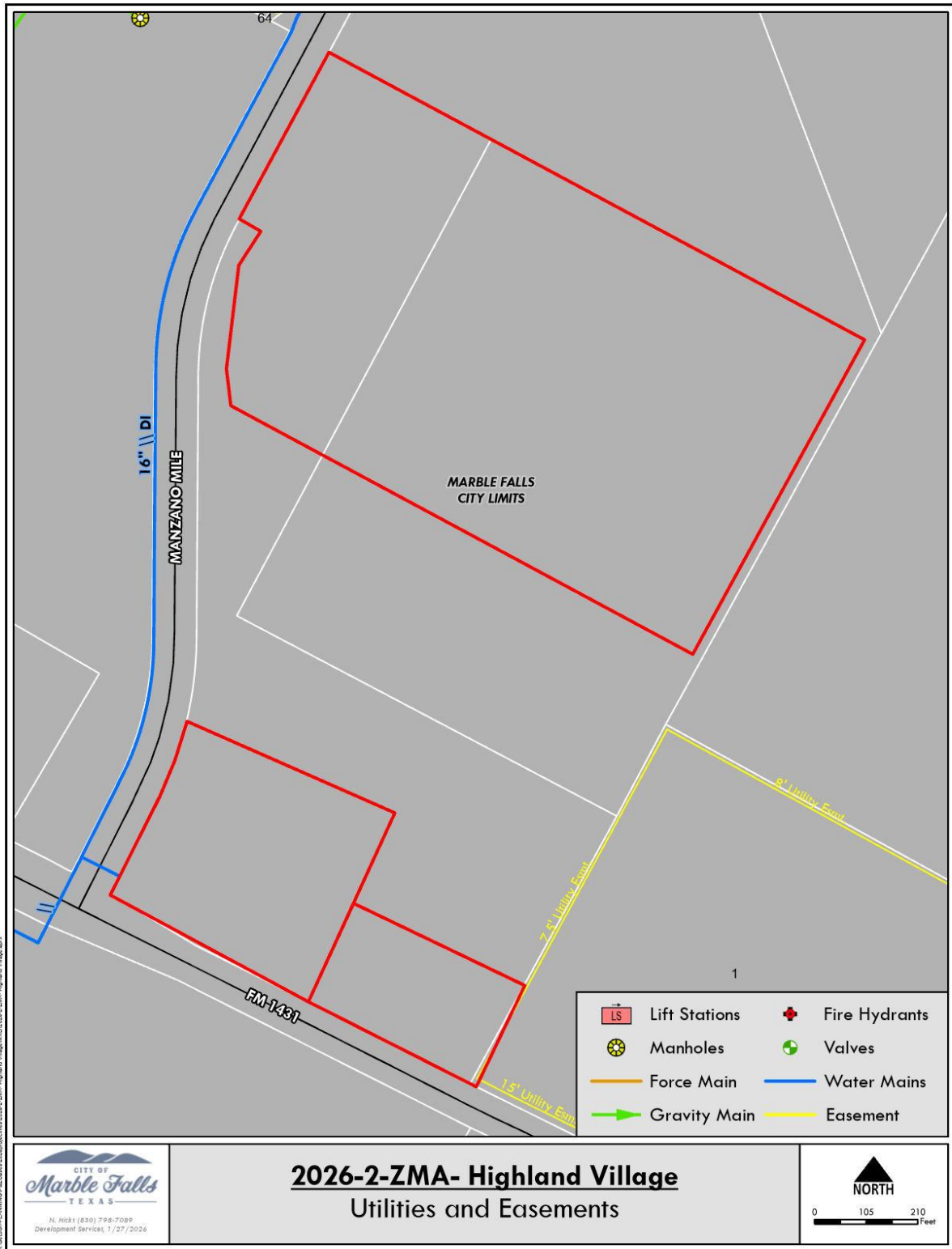
**Memo Contents:**

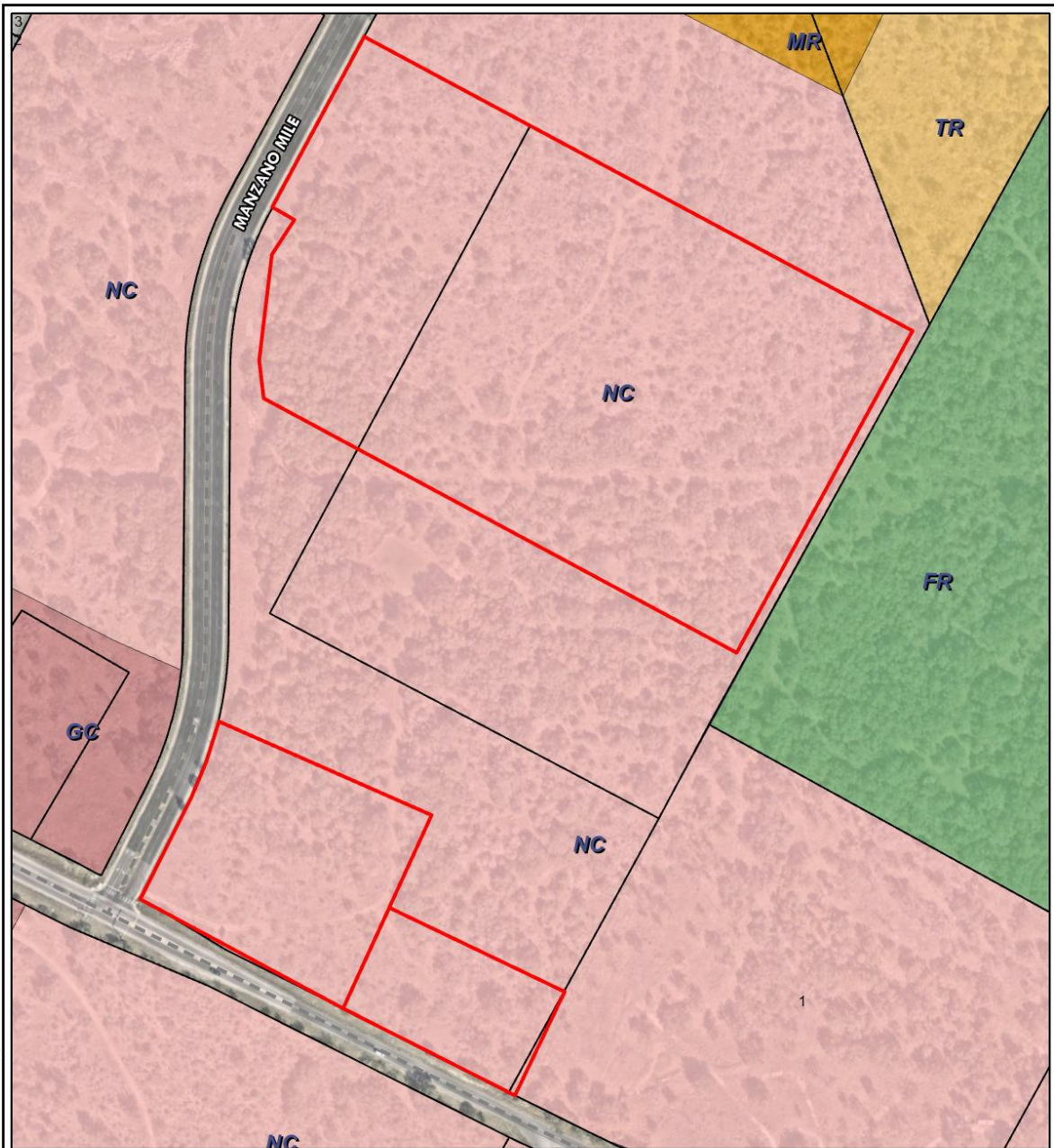
- Informational Maps produced by City Staff                      Pages 4 – 9
- Parcel Surveys                      Pages 10 – 15
  - Parcel 8                      Pages 10 – 11
  - Parcel 10                      Pages 12 – 13
  - Parcel 11                      Pages 14 – 15
- Applicant Statement                      Pages 16 – 17







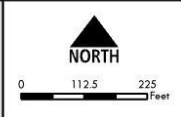




Subject Area	ENZ.4 - Existing Neighborhood Zone 4	MR - Multifamily Residential District	DN - Downtown District
FR - Farm and Ranch District	ENZ.5 - Existing Neighborhood Zone 5	DR - Downtown Residential District	BP - Business/Industrial Park District
ENZ.1 - Existing Neighborhood Zone 1	RE - Rural Estate 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	



### 2026-2-ZMA- Highland Village Zoning Locator



I:\GIS\Projects\2026-2-ZMA- Highland Village\Map\_Series\2026-2-ZMA- Highland Village.mxd



**BEING A 19.96 ACRE TRACT SITUATED IN THE PHILLIP H. CAMMANS SURVEY NO. 125, ABSTRACT NO. 183 AND THE C.D. BALL SURVEY NO. 25, ABSTRACT NO. 126 BURNET COUNTY, TEXAS, AND BEING OUT OF A CALLED 233.62 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO RS MANZANO RIVER CITY, LLC, RECORDED IN DOCUMENT NO. 202505841 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND A CALLED 20.32 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO RS MANZANO B PIERCE, LLC, RECORDED IN DOCUMENT NO. 202505837 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 19.96 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron pin set with "CUPLIN" property cap along the easterly right-of-way line of Manzo Mile, the westerly line of said 20.32 acre tract, and at a westerly corner hereof, WHENCE a 1/2" iron pin found with "CUPLIN" property cap bears South 28°15'19" West, a distance of 20.80' for reference;

**THENCE** North 28°15'19" East, along the easterly right-of-way line of said Manzano Mile, the westerly line of said 20.32 acre tract, and hereof, a distance of 386.14' to a 1/2" iron pin set with "CUPLIN" property cap at the northwesterly corner hereof, WHENCE a 1/2" iron pin found with "CUPLIN" property cap bears North 28°15'19" East, a distance of 0.36' for reference;

**THENCE** South 61°50'12" East, along a southwesterly line of said 233.62 acre tract, the northwesterly line of said 20.32 acre tract, and hereof, a distance of 374.56' to a 1/2" iron pin set with "CUPLIN" property cap at the most northerly northeast corner of said 20.32 acre tract, a southwesterly interior corner of said 233.62 acre tract, and at a northerly angle point hereof;

**THENCE** over and across said 233.62 acre tract, and with the outbounds hereof, the following three (3) courses and distances:

- 1) South 61°46'53" East, a distance of 861.96' to a 1/2" iron pin set with "CUPLIN" property cap at the northeasterly corner hereof;
- 2) South 28°40'18" West, a distance of 728.59' to a 1/2" iron pin set with "CUPLIN" property cap at the southeasterly corner hereof;
- 3) North 61°44'16" West, at approximately 855.0' cross into said 20.32 acre tract, for a total distance of 1067.06' to a 1/2" iron pin set with "CUPLIN" property cap at the southwesterly corner hereof;

**THENCE** over and across said 20.32 acre tract and with the westerly outbounds hereof, the following five (5) courses and distances:

- 1) North 01°08'55" East, a distance of 17.55' to a 1/2" iron pin set with "CUPLIN" property cap for corner;
- 2) North 09°10'30" West, a distance of 58.19' to a 1/2" iron pin set with "CUPLIN" property cap for corner;
- 3) North 06°49'24" East, a distance of 211.99' to a 1/2" iron pin set with "CUPLIN" property cap for corner;
- 4) North 32°57'03" East, a distance of 82.23' to a 1/2" iron pin set with "CUPLIN" property cap for corner;
- 5) North 61°43'03" West, a distance of 50.07' to the **POINT OF BEGINNING**, and containing 19.96 acres, more or less.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. COPYRIGHT 2026, CUPLIN & ASSOCIATES, INC. © BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AND IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.



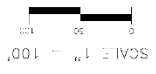
Dated: 01/06/2026

Lee P. Fox  
Registered Professional Land Surveyor No. 7125



1500 Ollie Lane, Marble Falls, Texas 78654  
PH: 325.388.3300 Fax: 325.388.3320 Prof. Firm No. 10126900  
www.cuplinassociates.com

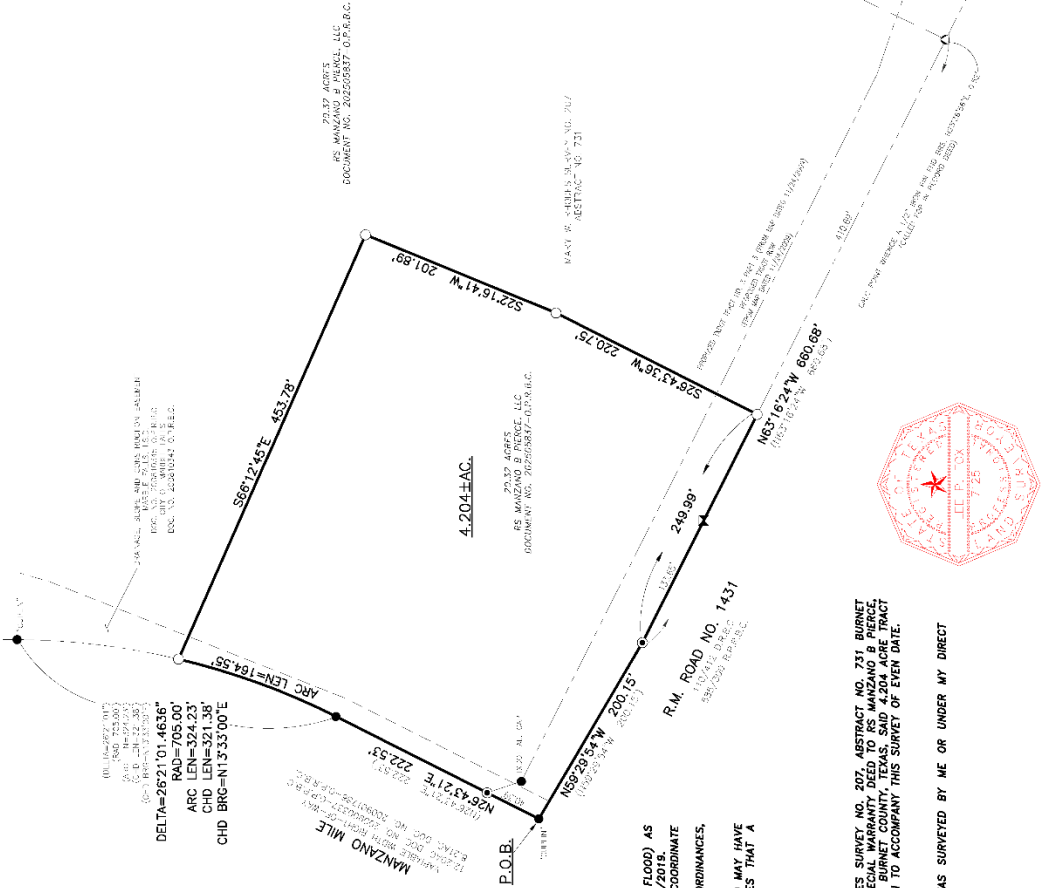
REVISIONS	
NO.	DATE
1	
2	



1500 OLIVE LANE  
MARBLE FALLS, TX 78654  
PH. 325-388-3300/830-693-8815  
WWW.CUPLINASSOCIATES.COM

PROJECT NO. 24929
PROJECT LOCATION: 35 MANZANO RIVER CITY, LLC
CLIENT: FOX
APPROVED: LEE P. FOX
DATE PERFORMED ON: APRIL, NOVEMBER 2025
PROFESSIONAL FIRM NO.: 0176003

SHEET  
1 OF 2



DELTA=2621.01±4636"  
RAD=705.00'  
ARC LEN=324.23'  
CHD LEN=321.38'  
CHD BRG=113°33'00"E  
ARC LEN=164.55'  
ARC BRG=113°33'00"E

MANZANO MILE  
15000' DIST. WITH RIGHT-OF-WAY  
15000' DIST. WITH RIGHT-OF-WAY  
15000' DIST. WITH RIGHT-OF-WAY  
15000' DIST. WITH RIGHT-OF-WAY

4.204±AC.  
70.37 ACRES  
R.M. MANZANO ENGINE, L.L.C.  
ORDINANCE NO. 0602020837-0175, R.E.C.

- NOTES:
- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS SHOWN ON FEMA F.I.R.M., MAP NO. 8803030606, EFFECTIVE 11/20/2018.
  - 2) SUBJECT PROPERTY IS LOCATED WITHIN THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE, GRID.
  - 3) PROPERTY SUBJECT TO THE CITY OF MARBLE FALLS SUBDIVISION AND ZONING ORDINANCES. APPROVAL IS NEEDED PRIOR TO DESIGN AND OR CONSTRUCTION.
  - 4) THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY STATED HEREIN.
  - 5) THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY STATED HEREIN WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES. SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

**BOUNDARY SURVEY**

LEGAL DESCRIPTION: BEING A 4.204 ACRE TRACT SITUATED IN THE MARY W. RHODES SURVEY NO. 207, ABSTRACT NO. 731, BURNET COUNTY, TEXAS, AND BEING OUT OF A CALLED 20.32 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO RS MANZANO B PIERCE, ET AL, DATED 01/08/2026, BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, COPYRIGHT 2026, CUPLIN & ASSOCIATES, INC. ©.

*Lee P. Fox*  
LEE P. FOX, R.P.L.S., NO. 7125

DATED 01/08/2026



**BEING A 4.204 ACRE TRACT SITUATED IN THE MARY W. RHODES SURVEY NO. 207, ABSTRACT NO. 731 BURNET COUNTY, TEXAS, AND BEING OUT OF A CALLED 20.32 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO RS MANZANO B PIERCE, LLC, RECORDED IN DOCUMENT NO. 202505837 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 4.204 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron pin found with "CUPLIN" property cap at the northeasterly intersection of R.M. No. 1431 and Manzano Mile, at the southwesterly corner of said 20.32 acre tract, and hereof;

**THENCE** along the easterly right-of-way line of said Manzano Mile, the westerly line of said 20.32 acre tract, and hereof, the following two (2) courses and distances:

- 1) North 26°43'21" East, at a distance of 40.39' pass a Texas Department of Transportation Type II brass disc, for a total distance of 222.53' to a 1/2" iron pin found at the beginning of a curve to the left;
- 2) Along said curve to the left having a radius of 705.00', an arc length of 164.55', a chord bearing of North 20°02'19" East, and a chord length of 164.18' to a 1/2" iron pin set with "CUPLIN" property cap at the northwesterly corner hereof, WHENCE a 1/2" iron pin found with "CUPLIN" property cap bears a chord of North 06°51'48" East, a distance of 159.33' for reference;

**THENCE** over and across said 20.32 acre tract, and with the outbounds hereof, the following three (3) courses and distances:

- 1) South 66°12'45" East, a distance of 453.78' to a 1/2" iron pin set with "CUPLIN" property cap at the northeasterly corner hereof;
- 2) South 22°16'41" West, a distance of 201.89' to a 1/2" iron pin set with "CUPLIN" property cap for an easterly angle point hereof;
- 3) South 26°43'36" West, a distance of 220.75' to a 1/2" iron pin set with "CUPLIN" property cap along the northerly right-of-way line of said R.M. No. 1431, the southerly line of said 20.32 acre tract, and at the southeasterly corner hereof, WHENCE a calculated point at the southeasterly corner of said 20.32 acre tract bears South 63°16'24" East, a distance of 410.69' and from said calculated point a 1/2" iron pin found bears North 25°36'56" East, a distance of 0.52' for reference;

**THENCE** along the northerly right-of-way line of said R.M. No. 1431, the southerly line of said 20.32 acre tract, and hereof, the following two (2) courses and distances:

- 1) North 63°16'24" West, at a distance of 116.25' pass a Texas Department of Transportation Type I monument, for a total distance of 249.99' to a Texas Department of Transportation Type II brass disc;
- 2) North 59°29'54" West, a distance of 200.15' to the **POINT OF BEGINNING**, and containing 4.204 acres, more or less.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. COPYRIGHT 2026, CUPLIN & ASSOCIATES, INC. ©. BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AND IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.



**Dated: 01/06/2026**

Lee. P. Fox  
Registered Professional Land Surveyor No. 7125





**BEING A 2.003 ACRE TRACT SITUATED IN THE MARY W. RHODES SURVEY NO. 207, ABSTRACT NO. 731 BURNET COUNTY, TEXAS, AND BEING OUT OF A CALLED 20.32 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO RS MANZANO B PIERCE, LLC, RECORDED IN DOCUMENT NO. 202505837 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.003 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" iron pin set with "CUPLIN" property cap along the northerly right-of-way line of R.M. No. 1431, along the southerly line of said 20.32 acre tract, and at the southwesterly corner hereof, **WHENCE** a Texas Department of Transportation Type I monument bears North 63°16'24" West, a distance of 116.25 for reference;

**THENCE** over and across said 20.32 acre tract, and with the outbounds hereof, the following three (3) courses and distances:

- 1) North 26°43'36" East, a distance of 220.75' to a 1/2" iron pin set with "CUPLIN" property cap at the northwesterly corner hereof;
- 2) South 64°23'36" East, a distance of 386.34' to a 1/2" iron pin set with "CUPLIN" property cap at the northeasterly corner hereof;
- 3) South 25°36'56" West, a distance of 228.35' to a 1/2" iron pin set with "CUPLIN" property cap at the southeasterly corner hereof, **WHENCE** a calculated point at the southeasterly corner of said 20.32 acre tract bears South 63°16'24" East, a distance of 20.00' and from said calculated point a 1/2" iron pin found bears North 25°36'56" East, a distance of 0.52' for reference;

**THENCE** North 63°16'24" West, along the northerly right-of-way line of said R.M. No. 1431, the southerly line of said 20.32, and hereof, a distance of 390.69' to the **POINT OF BEGINNING**, and containing 2.003 acres, more or less.

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**Dated: 01/06/2026**

Lee. P. Fox  
Registered Professional Land Surveyor No. 7125





# KC ENGINEERING, INC.

705 North Hwy 281, Suite 103 • Marble Falls, Texas 78654 • Phone 830.693.5635 • Fax 830.693.9664 • www.kcengineering.com

January 22, 2026  
Project Number: 24-288.2

Kaela Williams  
Development Services Coordinator  
City of Marble Falls  
801 Fourth St  
Marble Falls, TX 78654

**Re: Highland Village – Zoning Request Statement**

Dear Ms. Williams:

This letter serves as a formal statement related to a request for rezoning a portion of the development known as Highland Village, located adjacent to, and east of Manzano Mile in Marble Falls Texas.

The overall property consists of approximately 254 acres, with three proposed parcels totaling approximately 26.167 acres, proposed for rezoning. Through coordination with City Staff, the Concept Plan included in the executed Development Agreement for the project includes land uses consistent with the existing zoning for all but three parcels as outlined below.

	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
Parcel 8:	Neighborhood Commercial (NC)	Rural Estate (RE)
Parcel 10:	Neighborhood Commercial (NC)	General Commercial (GC)
Parcel 11:	Neighborhood Commercial (NC)	General Commercial (GC)

Parcel 8 consists of approximately 19.96 acres and has a proposed land use of Rural Estate (single family detached). This use would produce a reduced development density than the current zoning and be more consistent with the adjacent land uses within the project, Transitional Residential and Public Parkland.

Parcels 10 and 11 consist of approximately 4.204 acres and 2.003 acres, respectively and are located adjacent to Texas Department of Transportation right of way for RM 1431. As is consistent with most state right of way frontage within the City, including the property on the west side of Manzano Mile, a zoning use of General Commercial is requested.

If you have any questions, or require additional information, please feel free to contact me at (830) 693-5635 or via email at [starym@kcengineering.com](mailto:starym@kcengineering.com). Thank you for your consideration.

Sincerely,

K.C. Engineering, Inc.  
Firm Registration #F-000977



By:

D. Martin Stary, P.E.  
Senior Engineer

01-22-26