



**NOTICE OF A MEETING OF THE  
PLANNING & ZONING COMMISSION  
March 5, 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 5<sup>th</sup> day of March 2026 the Marble Falls Planning & Zoning Commission will meet in a 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 the approval of the minutes from the January 8, 2026, regular meeting, and the February 12, 2026, special meeting. *Hanna Kadow, Commission Secretary*
  - b. Discussion and Action** regarding a Preliminary Plat of 4.555 acres out of the C&M Co. Survey No. 3, Abstract No. 1132, Burnet County, Texas to be known as Roper West Jetco Business Park with a consideration of a Subdivision Waiver to Section 6.3.9 – Improvement of Adjacent (Perimeter) Streets and Utilities. Municipally addressed as 103 Rocky Road, Marble Falls, Texas. Case No. 2025-4-PP. *Kristen Jones, Planner*
  - c. Discussion and Action** regarding a Final Plat of 4.555 acres out of the C&M Co. Survey No. 3, Abstract No. 1132, Burnet County, Texas to be known as Roper West Jetco Business Park. Municipally addressed as 103 Rocky Road, Marble Falls, Texas. Case No. 2025-5-FP. *Kristen Jones, Planner*

- d. **Discussion and Action** regarding a Preliminary Plat of Thunder Rock Phase 2A-1 Active Adult, being 17.6105 acres out of the Guadalupe Flores Survey No. 7, Abstract No. 304, Burnet County Texas with consideration of a Subdivision Waiver for the allowance of private streets. Case No. 2026-5-PP. *Hanna Kadow, Planner*
- e. **Discussion and Action** regarding a Preliminary Plat of Thunder Rock Phase 2B, being 82.2680 acres out of the Guadalupe Flores Survey No. 7, Abstract No. 304, Burnet County Texas with consideration of a Subdivision Waiver to postpone the construction of a roadway. Case No. 2026-6-PP. *Hanna Kadow, Planner*
- f. **Discussion and Action** regarding a Preliminary Plat of the Encino Estates Subdivision being 13.563 acres of land, more or less, out of the G. Flores Survey No. 7, Abstract 304, Burnet County, Texas with consideration of Subdivision Waivers to Section 6.2.5 – Sidewalks, Section 6.2.1.O. – Construction of Streets, of Article 6, Subdivision Design and Land Development Standards. Case No. 2026-7-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. January and February 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.

  
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 Scarlet Moreno, Director of Development Services



**PLANNING & ZONING COMMISSION**  
**Item Cover Memo**  
**March 5, 2026**

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

**SUMMARY**

The Commission will consider approval of the minutes from the January 8, 2026, regular meeting, and the February 12, 2026, special meeting.

*(Minute attachments following this page)*

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

On this 8<sup>th</sup> day of January 2026, the Planning and Zoning Commission convened in the Council Chambers at 800 Third Street, Marble Falls, Texas, having been posted as prescribed by law, with the following members present in accordance to-wit:

<b>MEMBERS PRESENT:</b>	Fred Zagst	Chairman
	Darlene Oostermeyer	Vice-Chairman
	Bailey Vercher	Commissioner
	MaxAnne Jones	Commissioner
	Greg Mills	Commissioner
	Danny Miller	Commissioner
	Nancy Ebeling	Commissioner

**MEMBERS ABSENT:** None

<b>STAFF PRESENT:</b>	Scarlet Moreno	Director of Development Services
	Russell Sander	Assistant City Manager
	John Packer	Mayor
	Hanna Kadow	Commission Secretary
	Kristen Jones	Planner
	Coy Guenter	Assistant Fire Chief/Fire Marshal
	Josh Brockman-Weber	City Attorney
	Christian Fletcher	EDC Executive Director

<b>VISITORS:</b>	Michael Beard	Donna Feuge
	Nick Audino	Luke Adkins

1. **CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Chairman Zagst 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 election of Commission Chairperson and Vice-Chairperson for the 2026 calendar year. Commissioner Jones made a motion to recommend Chairman Zagst for Chairman Vice-Chairman Oostermeyer as Vice-Chairman. Commissioner Ebeling seconded the motion, and the motion passed 7-0.
  - b) **Discussion and Action** regarding the approval of the minutes from the December 18, 2025, regular meeting. Vice-Chairman Oostermeyer made a motion to approve the December 18, 2025 minutes. Commissioner Mills seconded the motion, and the motion passed 7-0.
  - 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.

Hanna Kadow, Planner, addressed the Commission. Chairman Zagst opened the public hearing. Michael Beard, applicant, addressed the Commission regarding tax credit, age restrictions, affordability, resident services, elevator usage, drainage concerns, and topography. With no further comments from the public, Chairman Zagst closed the public hearing. The Commission discussed the land use, fire access, drainage concerns, topography, landscape buffers, fencing, retaining walls, grading, and site work concerns. Commissioner Oostermeyer made a motion to recommend approval of the Conditional Use Permit to City Council with staff's recommendation that includes the following:

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

Commissioner Ebeling seconded the motion, and the motion passed 7-0.

- 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. Scarlet Moreno, Director of Development Services, addressed the Commission. Chairman Zagst opened the public hearing. Donna Feuge, citizen, addressed the Commission regarding traffic concerns, property devaluation, and sidewalk concerns. Luke Adkins, applicant, addressed the Commission regarding housing product, courtyard fence height, and adjacent property access. With no further comments from the public, Chairman Zagst closed the public hearing. The Commission discussed the roof encroachment, reducing the public utility easement to ten feet adjacent to Trinity Street, courtyard fence height, and the property fence height. Commission Miller made a motion to recommend approval of the Conditional Use Permit to City Council with staff's recommendation and the following conditions:
- i. 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.
  - ii. Fencing along Trinity Street cannot exceed 6 feet in height
  - iii. A plan for access to the adjacent property needs to be submitted
  - iv. Minor amendments to the site plan are allowed to be approved by City Staff to accommodate the conditions set forth in this ordinance.
  - v. Reduce the public utility easement adjacent to Trinity Street to 10-foot
  - vi. Fencing adjacent to Trinity street must be masonry

- vii. Fencing along Pecan Valley must be 4-foot in height

Commissioner Ebeling seconded the motion, and the motion passed 6-1. Commissioner Oostermeyer opposed.

- 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. Hanna Kadow, Planner addressed the Commission. The Commission discussed drainage requirements, detention and water quality plans, and the thoroughfare plan. Commissioner Miller made a motion to approve the Preliminary Plat with 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. Final approval of the future collector street name by Burnet County
  - iii. Miscellaneous amendments to the Preliminary Plat by City Staff
  - iv. Staff shall verify detention and water quality requirements are being met

Commissioner Mills seconded the motion, and the motion passed 7-0.

#### 4. 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
- 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 Ebeling seconded the motion. The motion passed carrying a vote of 7-0 and the meeting was adjourned at 8:02 pm.

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Fred Zagst, Chairman

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Hanna Kadow, Commission Secretary

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

On this 12<sup>th</sup> day of February 2026, the Planning and Zoning Commission convened in the Council Chambers at 800 Third Street, Marble Falls, Texas, having been posted as prescribed by law, with the following members present in accordance to-wit:

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

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

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

**VISITORS:** Martin Stary

1. **CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Vice-Chairman Oostermeyer, acting as Chairman, called the meeting to order at 6:00 pm and declared a quorum of the Commission is present to conduct the meeting.
2. **CITIZEN/VISITOR COMMENTS:** This is an opportunity for citizens to address the Planning and Zoning Commission concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Commission. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting. There were no citizen comments.
3. **REGULAR AGENDA:** The Commission will individually consider and possibly take action on any or all of the following items:
  - a) **Public Hearing, Discussion, and Recommendation** regarding a zoning map amendment (rezoning) request for 26.167 acres out of the Highland Village Subdivision out of the Phillip H. Cammans Survey No. 125, Abstract No. 183, the C.D. Ball Survey No. 25, Abstract No. 126, the Mary W. Rhodes Survey No. 207, Abstract No. 731, Burnet County, Texas.
    - i. Parcel 8- 19.96 acres to be rezoned from Neighborhood Commercial zoning district (NC) to Rural Estate (RE) zoning district,
    - ii. Parcel 10- 4.204 acres to be rezoned from Neighborhood Commercial (NC) zoning to General Commercial (GC) zoning, and
    - iii. Parcel 11- 2.003 acres to be rezoned from Neighborhood Commercial (NC) zoning to General Commercial (GC) zoning.

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

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

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

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Darlene Oostermeyer, Vice-Chairman

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Hanna Kadow, Commission Secretary

DRAFT



**Planning & Zoning Commission  
Agenda Item Cover Memo  
March 5, 2026**

**Agenda Item No.:** 3(b)  
**Presenter:** Kristen Jones, Planner  
**Department:** Development Services  
**Requested By:** Eckermann Engineering, Inc., applicant, and Round Up Investments Company, LLC, One Rock, LLC, Joe Thompson, and AOS Marble Falls, LLC, owner  
**Case Number:** 2025-4-PP  
**Legal Review:**

**AGENDA CAPTION**

Discussion and Action regarding a Preliminary Plat of 4.555 acres out of the C&M Co. Survey No. 3, Abstract No. 1132, Burnet County, Texas to be known as Roper West Jetco Business Park with a consideration of a Subdivision Waiver to Section 6.3.9 – Improvement of Adjacent (Perimeter) Streets and Utilities. Municipally addressed as 103 Rocky Road, Marble Falls, Texas.

**BACKGROUND INFORMATION**

This item is for consideration of a Preliminary Plat for phase S-3 of the Roper West Planned Development District that includes the construction of public infrastructure.

The property is 4.555 acres and proposes 3 new lots and approximately 291 linear feet of right-of-way. It is zoned Planned Development District (Ordinance 2022-O-011D, Roper West PDD) with a base zoning of Commercial C-3 for this phase. Lot 1 still has an undetermined commercial use. The proposed land use for Lot 2 is a dental office, and the land use for Lot 3 is a car wash.

Lot 1 is proposed to be 1.80 acres, Lot 2 is proposed to be 0.736, and Lot 3 is proposed to be 1.538 acres. Within this Planned Development District, the minimum lot width is 50 feet, and the minimum lot size is 10,000 square feet. The proposed lots meet the minimum requirements of lot width and size.

The portion of Rocky Road adjacent to the development is being dedicated with this plat. The right-of-way that is being dedicated is approximately 291 centerline feet (0.481 acres), with a proposed varying width between 82.39 feet on the east side (at the intersection of Rocky Road and S US 281) and 65.77 feet on the west side. The current width of Rocky Road is approximately 24 feet wide. This dedication will make the road width at the intersection of S US 281 approximately 100 feet wide, and the road width on the west side approximately 50 feet wide. This portion of Rocky Road

is classified as a local street. A local street classification is intended to provide direct access to properties, carry traffic to collector streets, and be designed for slower speeds. The right-of-way width for the local street classification is 50 feet. This dedication meets this requirement.

### **Subdivision Waiver Request**

The applicant has submitted a waiver request for Appendix B. Development Code, Section 6.3.9- Improvement of Adjacent (Perimeter) Streets and Utilities, which states that development abutting an existing substandard street must be constructed as necessary to accommodate the new development. The applicant requests to waive the requirement to improve this portion of the road and utilize the existing paved road. With this plat, the applicant is dedicating approximately 291 linear feet of Rocky Road right-of-way, which brings the corridor into compliance with the required 50-foot width for a local street. The dedication provides the necessary land for future roadway improvements. Should the waiver be granted, the existing pavement width will remain in place. The waiver applies only to street improvements and does not affect the applicant's obligation to construct the required public utilities associated with this phase.

### **Construction Plans**

The applicant has submitted the required civil engineering plans for the construction of the proposed public improvements. As part of the improvements, an 8-inch water line is being extended along Rock Road to the edge of the subject area. The Roper West Planned Development District requires a public lift station to serve this area, and the applicant is proposing a public lift station that can be expanded to accommodate future growth within the district. A 50-foot by 50-foot public utility easement, along with a public access easement, is being provided to support the lift station and its associated components.

As part of the public wastewater improvements, an 8-inch gravity wastewater line will extend from Lot 3 to the lift station, and approximately 230 linear feet of 4-inch public force main will connect the lift station to the existing 12-inch regional force main.

The plans are in review pending approval.

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

## STAFF RECOMMENDATION

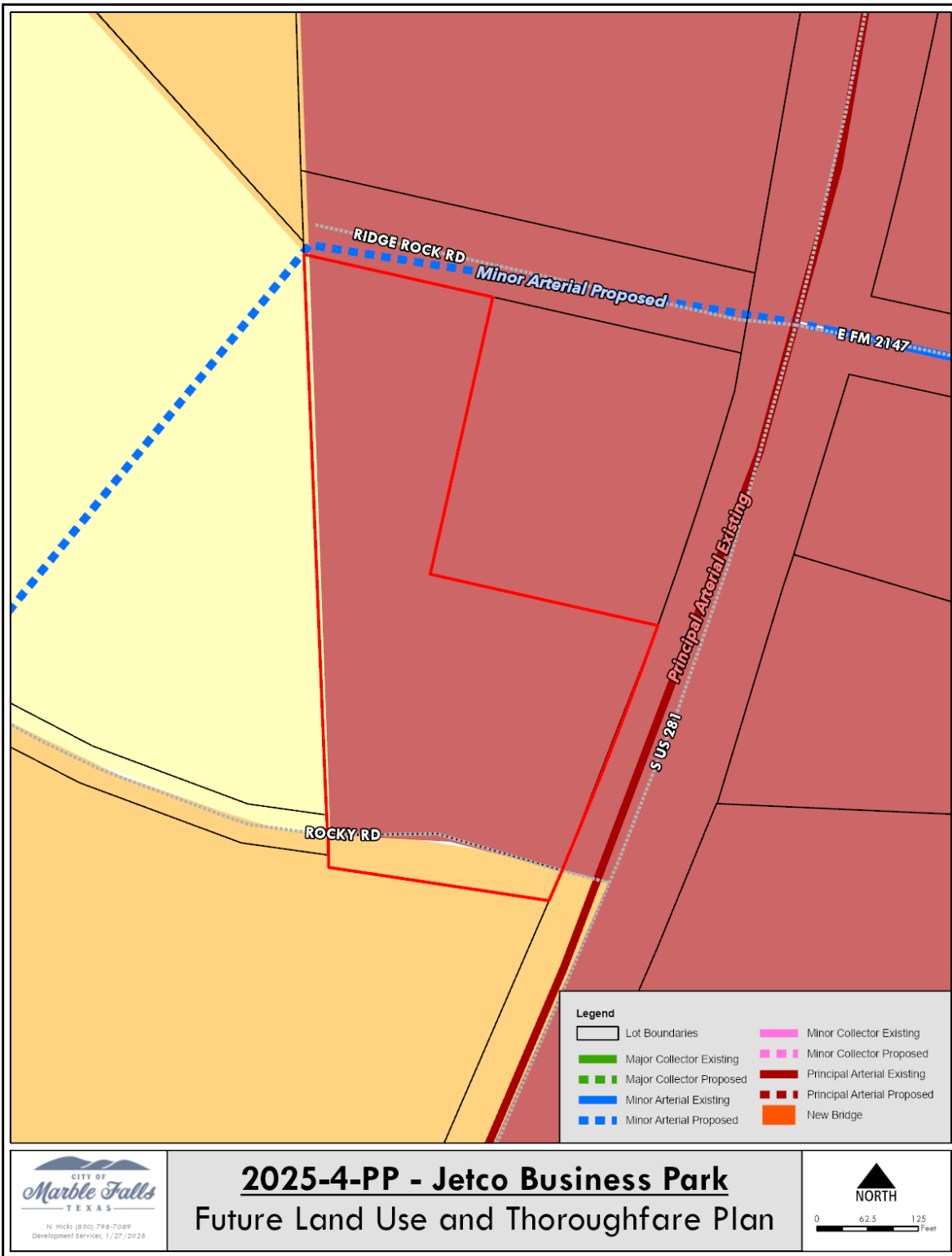
Staff recommends approval of the preliminary plat and the subdivision waiver with the condition that the civil engineering plans are approved by City Staff.

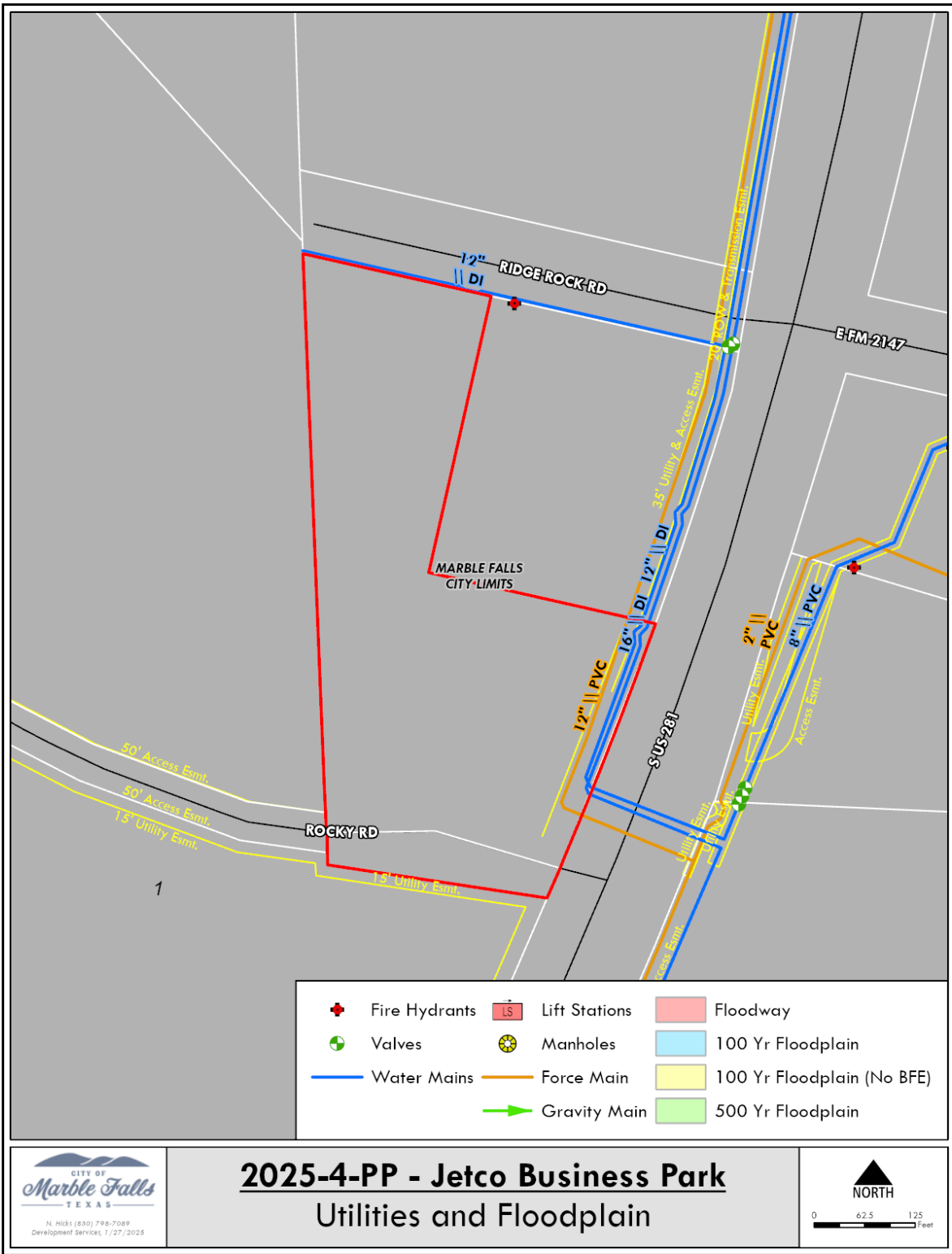
### **Memo Contents:**

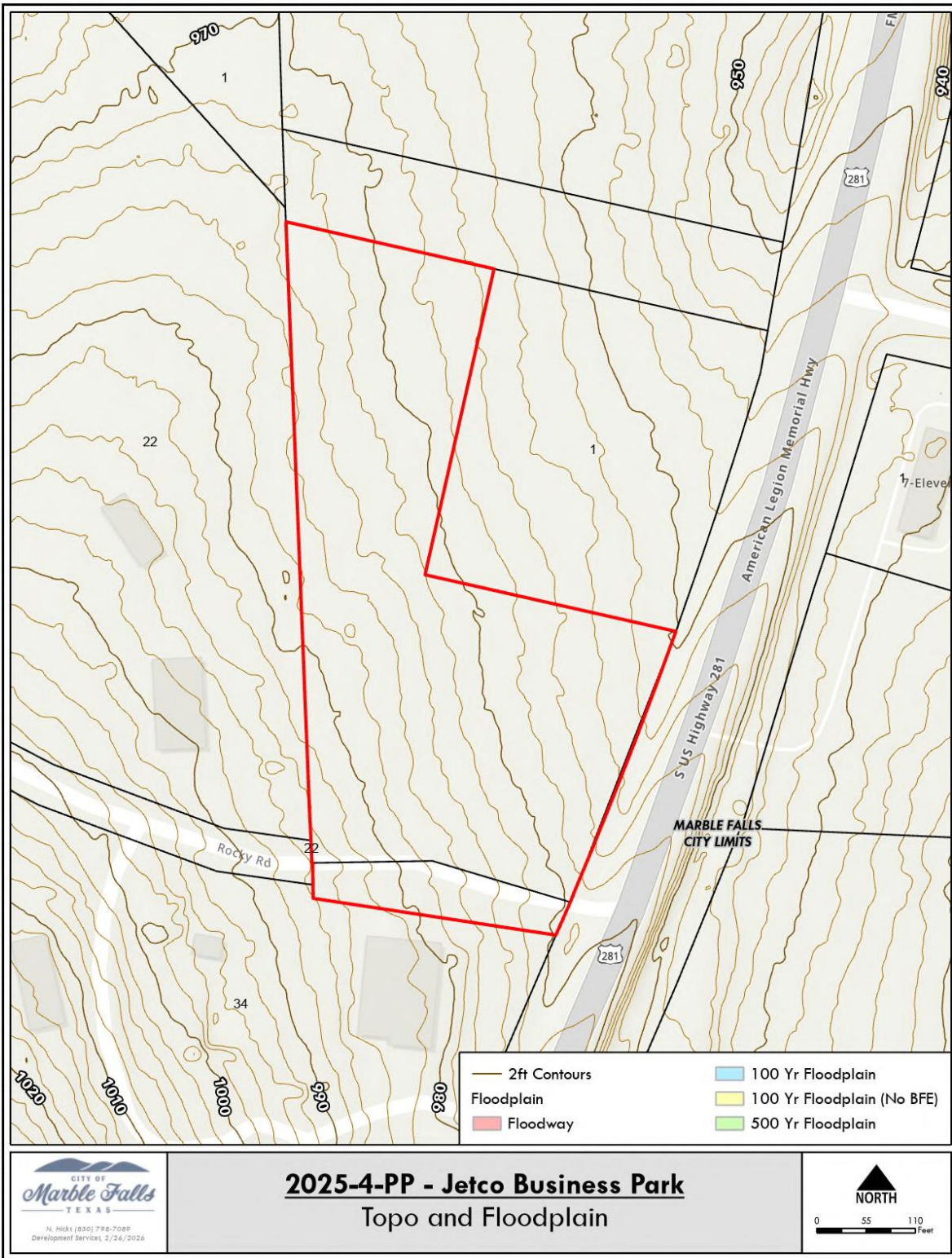
- Informational Maps produced by City Staff Pages 4 – 8
- Preliminary Plat Pages 9 – 10
- Subdivision Waiver Request Page 11
- Civil Engineering Plans (online link) Page 12





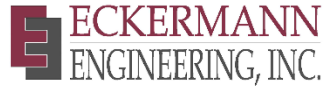












March 10, 2025

Scarlet Moreno  
Director of Development Services  
City of Marble Falls  
801 Fourth Street  
Marble Falls, TX 78654

***Re: Jetco Business Park Waiver Request***

Dear Ms. Moreno:

This letter is to request a waiver from the Code of Ordinances Section 6.3.5 – Street and Alley Improvements. The developer wishes to dedicate the Rocky Road Right-of Way adjacent to the Jetco Business Park Subdivision. Additionally, the developer request to waive the requirements of Section 6.3.5 and utilize the existing paved road.

If you should have any further questions or need additional information regarding the Jetco Business Park Project, please call me at (512) 556-8160.

Sincerely,

**Eckermann Engineering, Inc.**

A handwritten signature in blue ink, appearing to read 'Marshal B', is positioned above the typed name.

Marshal Brewer, P.E.  
Project Manager

Attached: None

**Civil Engineering Plans (Online Link)**

<https://marblefallstx.gov/DocumentCenter/View/9837/2025-4-PP---Jetco-Business-Park-CivilSet>



**Planning & Zoning Commission  
Agenda Item Cover Memo  
March 5, 2026**

**Agenda Item No.:** 3(c)  
**Presenter:** Kristen Jones, Planner  
**Department:** Development Services  
**Requested By:** Eckermann Engineering, Inc., applicant, and Round Up Investments Company, LLC, One Rock, LLC, Joe Thompson, and AOS Marble Falls, LLC, owner  
**Case Number:** 2025-5-FP  
**Legal Review:**

**AGENDA CAPTION**

Discussion and Action regarding a Final Plat of 4.555 acres out of the C&M Co. Survey No. 3, Abstract No. 1132, Burnet County, Texas to be known as Roper West Jetco Business Park. Municipally addressed as 103 Rocky Road, Marble Falls, Texas.

**BACKGROUND INFORMATION**

This item is for consideration of a Final Plat for phase S-3 of the Roper West Planned Development District that includes the construction of public infrastructure.

The property is 4.555 acres and proposes 3 new lots and approximately 291 linear feet of right-of-way. It is zoned Planned Development District (Ordinance 2022-O-011D, Roper West PDD) with a base zoning of Commercial C-3 for this phase. Lot 1 still has an undetermined commercial use. The proposed land use for Lot 2 is a dental office, and the land use for Lot 3 is a car wash.

Lot 1 is proposed to be 1.80 acres, Lot 2 is proposed to be 0.736, and Lot 3 is proposed to be 1.538 acres. Within this Planned Development District, the minimum lot width is 50 feet, and the minimum lot size is 10,000 square feet. The proposed lots meet the minimum requirements of lot width and size.

The portion of Rocky Road adjacent to the development is being dedicated with this plat. The right-of-way that is being dedicated is approximately 291 centerline feet (0.481 acres), with a proposed varying width between 82.39 feet on the east side (at the intersection of Rocky Road and S US 281) and 65.77 feet on the west side. The current width of Rocky Road is approximately 24 feet wide. This dedication will make the road width at the intersection of S US 281 approximately 100 feet wide, and the road width on the west side approximately 50 feet wide. This portion of Rocky Road is classified as a local street. A local street classification is intended to provide direct access to properties, carry traffic to collector streets, and be designed for slower

speeds. The right-of-way width for the local street classification is 50 feet. This dedication meets this requirement.

### **Construction Plans**

The applicant has submitted the required civil engineering plans for the construction of the proposed public improvements. As part of the improvements, an 8-inch water line is being extended along Rock Road to the edge of the subject area. The Roper West Planned Development District requires a public lift station to serve this area, and the applicant is proposing a public lift station that can be expanded to accommodate future growth within the district. A 50-foot by 50-foot public utility easement, along with a public access easement, is being provided to support the lift station and its associated components.

As part of the public wastewater improvements, an 8-inch gravity wastewater line will extend from Lot 3 to the lift station, and approximately 230 linear feet of 4-inch public force main will connect the lift station to the existing 12-inch regional force main.

The plans are in review pending approval.

In compliance with our subdivision regulations, preliminary and final plats can be submitted concurrently for approval; however, when the public improvements remain to be constructed, the applicant is required to enter a construction improvement agreement. Fiscal security is required in the amount of 110% estimated cost of the public improvements. The improvement agreement requires approval by City Council, and the required fiscal security in the form of a bond, letter of credit, or cashier's check must be received before the consideration of the agreement at a City Council meeting.

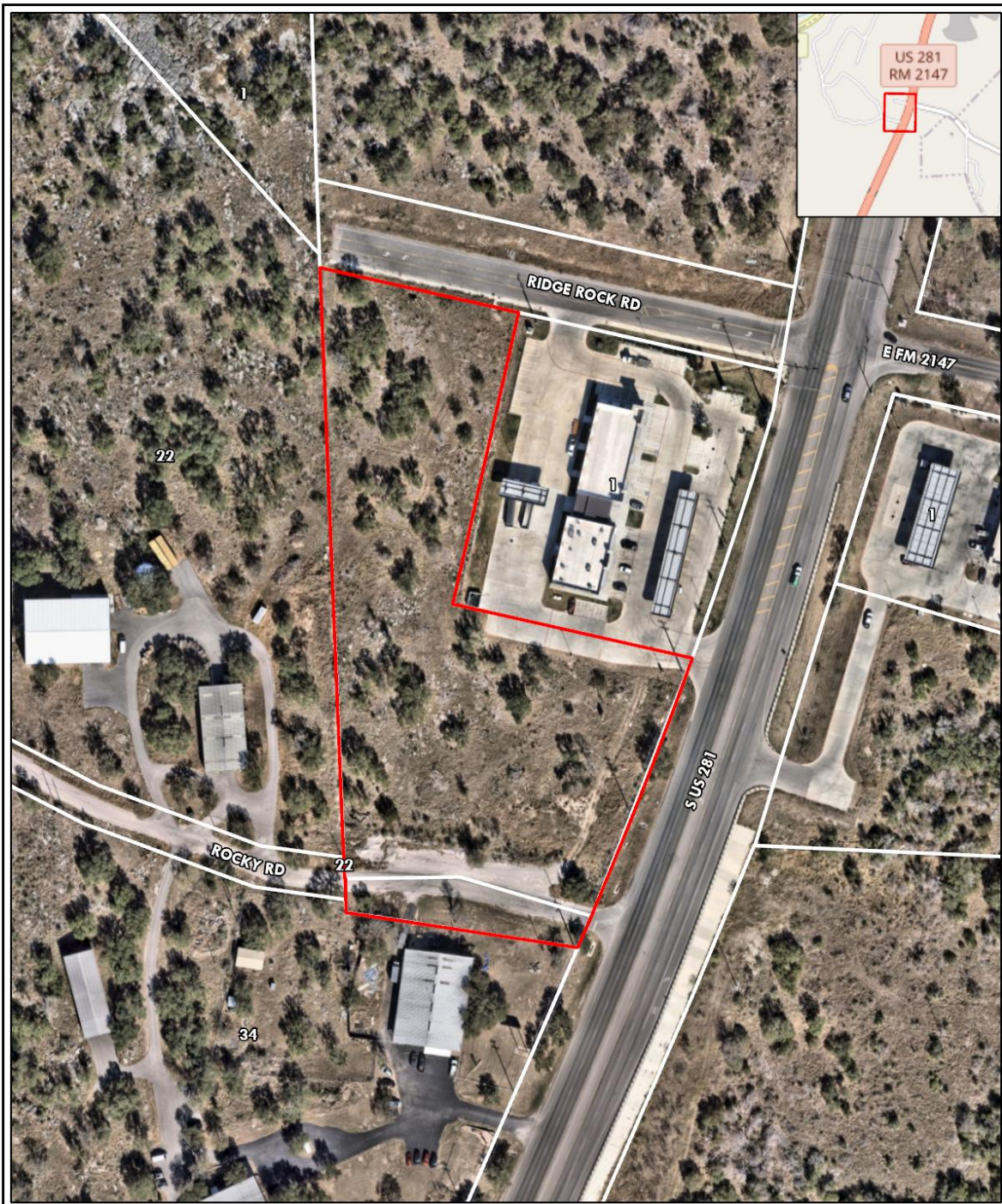
Final plats do not require a public hearing or notification of adjacent property owners.

### **STAFF RECOMMENDATION**

Staff recommends approval of the final plat with the condition that fiscal security for the required public improvements is submitted before the City Council meeting, that the construction improvement agreement will be considered, and that the construction improvement agreement is approved by the City Council before the plat can be recorded.

### **Memo Contents:**


- Informational Maps produced by City Staff                      Pages 3 – 7
- Final Plat    Pages 8 – 9

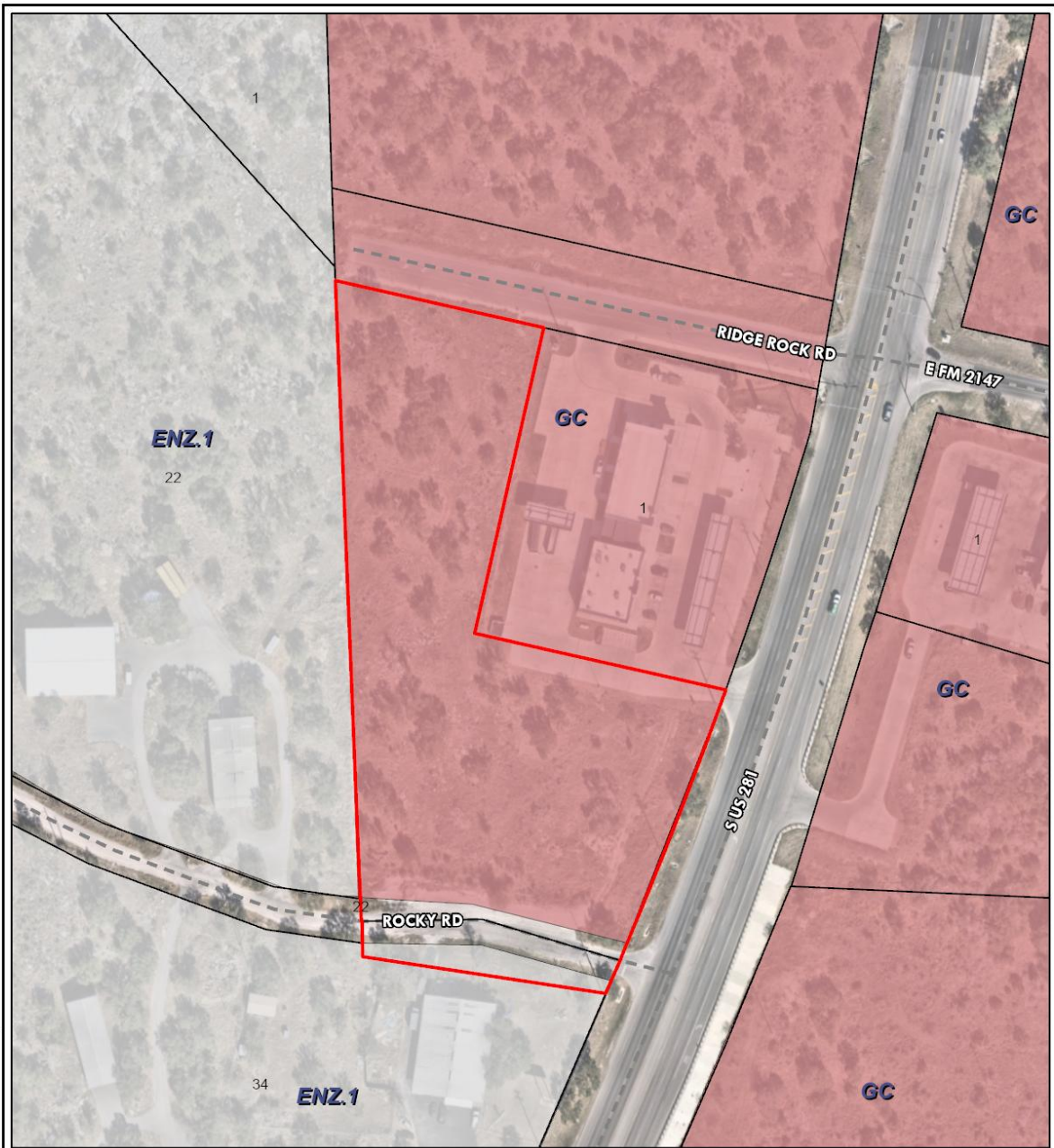


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CITY OF  
**Marble Falls**  
TEXAS  
N. Hicks (800) 798-7089  
Development Services, 1/27/2025

**2025-5-FP - Jetco Business Park**  
**Aerial**

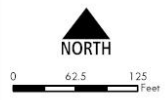
  
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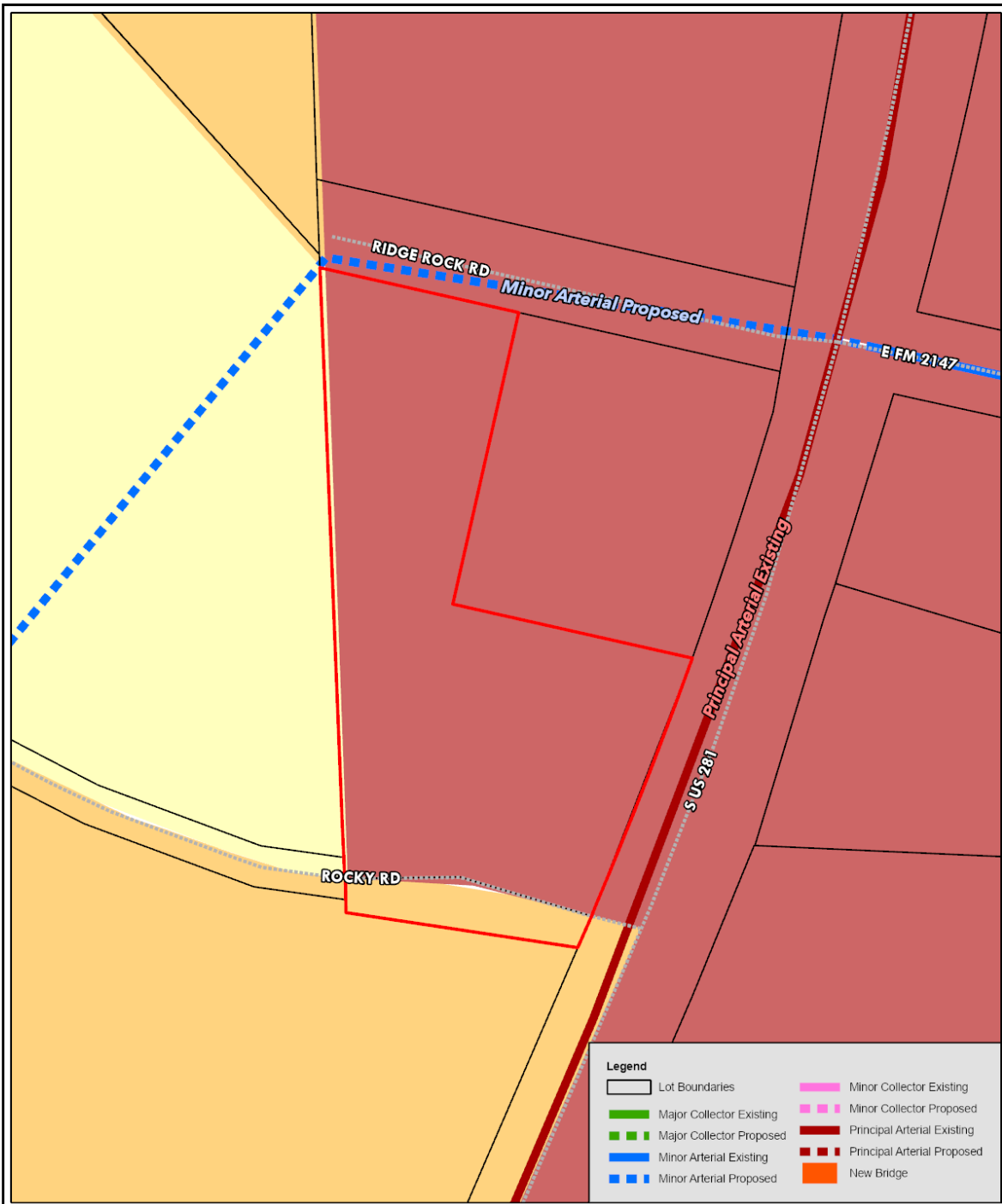
Subject Area	ENZ.4 - Existing Neighborhood Zone 4	MR - Multifamily Residential District	DN - Downtown District
FR - Farm and Ranch District	ENZ.5 - Existing Neighborhood Zone 5	DR - Downtown Residential District	BP - Business/Industrial Park District
ENZ.1 - Existing Neighborhood Zone 1	RE - Rural Estate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



## 2025-5-FP - Jetco Business Park Zoning Locator



M:\2025\2025-5-FP - Jetco Business Park\2025-5-FP - Jetco Business Park\2025-5-FP - Jetco Business Park.dwg

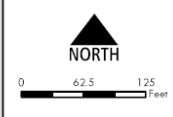


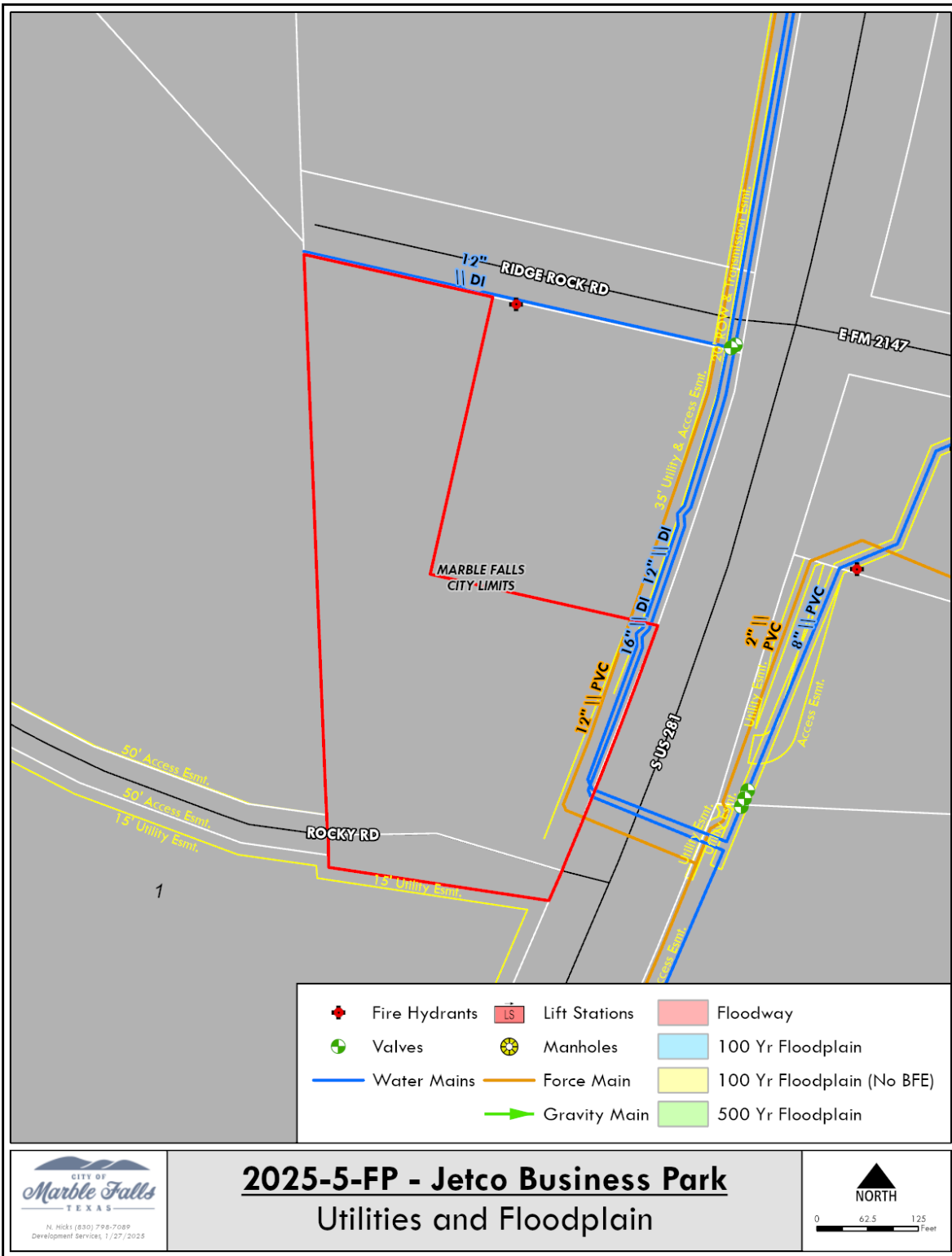
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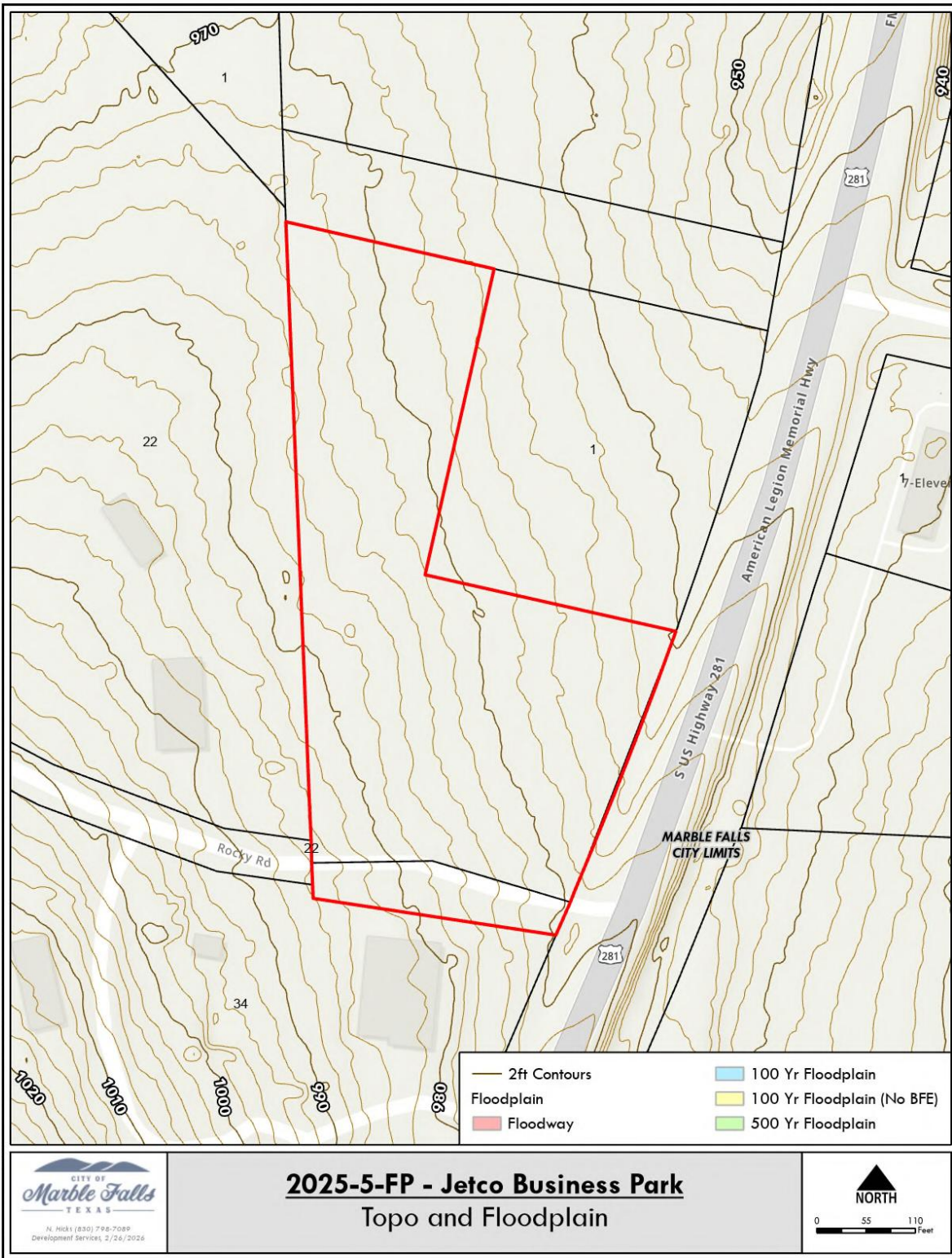


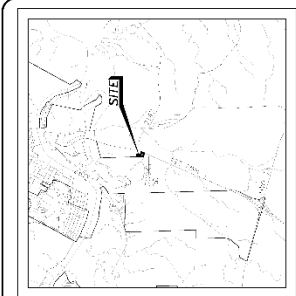
## 2025-5-FP - Jetco Business Park

### Future Land Use and Thoroughfare Plan









LOCATION MAP NOT TO SCALE



STATE OF TEXAS, COUNTY OF BURNET:
MIRABELA ROUNDTOP INVESTMENTS COMPANY, L.L.C. ACTING THROUGH ITS DAILY AUTHORIZED AGENT, JOE THOMPSON, BEING THE OWNER OF A REMAINDER OF A DOCUMENT NO. 20241177P OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.
JOE THOMPSON - AUTHORIZED AGENT
COUNTY OF BURNET:
BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY, PERSONALLY APPEARED JOE THOMPSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COUNTY OF BURNET:
I, LEE P. FOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF "ROPER WEST JETCO BUSINESS PARK" JETCO BUSINESS PARK" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID AS I LOCATED ITS CORNER POINTS ON THE GROUND.



WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.
LEE P. FOX, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7125
STATE OF TEXAS, COUNTY OF BURNET:
THIS FINAL PLAT HAS BEEN SUBMITTED TO THE CITY OF MARBLE FALLS AND HAS BEEN FULLY APPROVED AND ACCEPTED BY THE CITY OF MARBLE FALLS, TEXAS. THIS PLAT IS HEREBY APPROVED FOR RECORDING IN THE BURNET COUNTY PLAT BOOK.

ATTEST:
I, ZIONA COMMISSION
PLANNING AND ZONING COMMISSION
CITY OF MARBLE FALLS, TEXAS
FRED ZABERT, COMMISSIONER
ATTORNEY AT LAW:
MORAN KOPPEL, COMMISSIONER SECRETARY

STATE OF TEXAS, COUNTY OF BURNET:
BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY, PERSONALLY APPEARED TOM THOMPSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COUNTY OF BURNET:
I, LEE P. FOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF "ROPER WEST JETCO BUSINESS PARK" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID AS I LOCATED ITS CORNER POINTS ON THE GROUND.

Table with 2 columns: SHEET (1 of 2), REVISIONS.

UPPLIN & ASSOCIATES, L.P.
1000 GULL LANE, SUITE 400
MARBLE FALLS, TEXAS 75754
PHONE: 888-338-0800
WWW.UPPLIN-ASSOCIATES.COM

COUNTY SEAL AND PLUNGING INFORMATION
COUNTY OF BURNET, TEXAS





**Planning & Zoning Commission  
Agenda Item Cover Memo  
March 5, 2026**

**Agenda Item No.:** 3(d)  
**Presenter:** Hanna Kadow, Planner  
**Department:** Development Services  
**Requested By:** MM Marble Falls 1070, LLC, owner and Centurion American Development Group, applicant  
**Case Number:** 2026-5-PP  
**Legal Review:**

**AGENDA CAPTION**

Discussion and Action regarding a Preliminary Plat of Thunder Rock Phase 2A-1 Active Adult, being 17.6105 acres out of the Guadalupe Flores Survey No. 7, Abstract No. 304, Burnet County Texas with consideration of a Subdivision Waiver for the allowance of private streets.

**BACKGROUND INFORMATION**

This item is for consideration of the re-approval of a Preliminary Plat for Phase 2A-1 Active Adult of the Thunder Rock subdivision, with a subdivision waiver request for private streets, no public improvements are being proposed with this plat.

The Subject Area is approximately 17.6105 acres and is proposed to be platted into 72 lots.

The Subject Area is zoned Planned Development District (PDD Ordinance 2020-O-12A) with a base zoning of Neighborhood Residential (NR) for this phase. Of the proposed 73 lots, 71 lots are designated to used as residential lots, and 2 lots will be used for drainage and open space. The proposed residential lots range in size from approximately 4,385 square feet to 7,474 square feet, which meet the minimum lot width and size detailed in the Development Agreement and PDD Ordinance. The preliminary plat for Phase 2A-1 proposes the construction of 2,353.48 linear feet of private streets. The street will have two access points, one being from Centurion Parkway and the other on Thunder Rock Boulevard.

The preliminary plat was originally approved by the Planning and Zoning Commission in January 2024 and by City Council in February 2024. The preliminary plat expired in September 2024.

**Construction Plans**

The applicant has submitted the required civil engineering plans for construction of the proposed improvements, including the roadway, drainage, water, and wastewater. The

developer is proposing the private streets be constructed to meet city standards being a 50- foot right-of-way width and 31- foot paved roadway width. The private streets will have five foot (5') wide sidewalks that are required on both sides of all residential streets that will be constructed by the home builder. The proposed improvements include extension of water and wastewater through the phase. The utilities extended through this development will be private lines and not maintained by the City. Drainage is addressed by the utilization of the drainage and open space lots capturing the storm water from this phase.

The construction plans have expired and are currently being re-reviewed by city staff. No changes or updates are being made to the plans.

### **Subdivision Waiver Request**

The applicant has submitted a waiver request for Appendix B. Development Code, Section 6.2.1.B.10- Private Streets- which states that new subdivisions may not be constructed with private streets. The applicant is requesting the streets within Phase 2A-1 be private streets for the development of an active adult community. The active adult community was proposed as part of the Development Agreement and Planned Development Agreement.

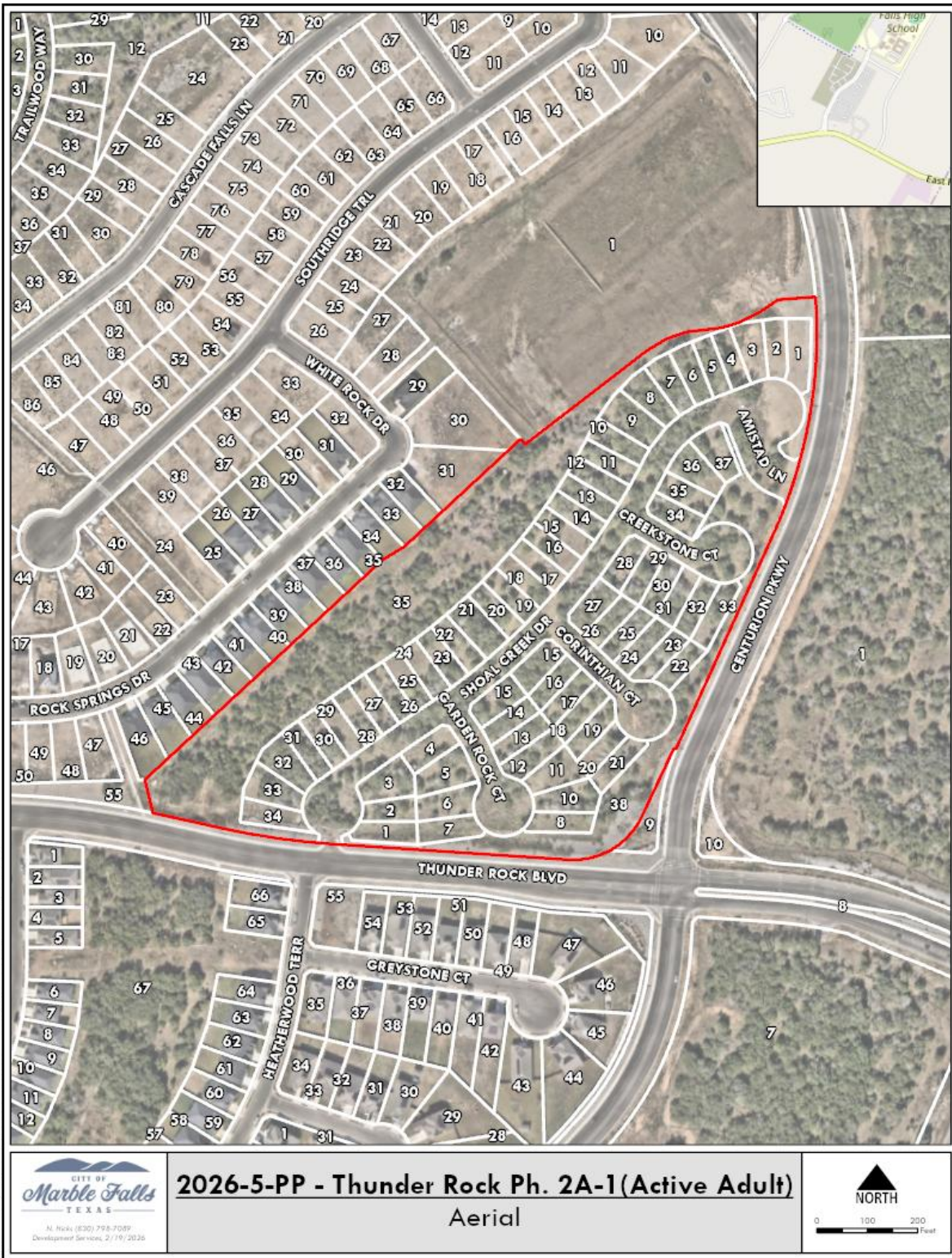
Preliminary plats do not require public hearing or notification of adjacent property owners.

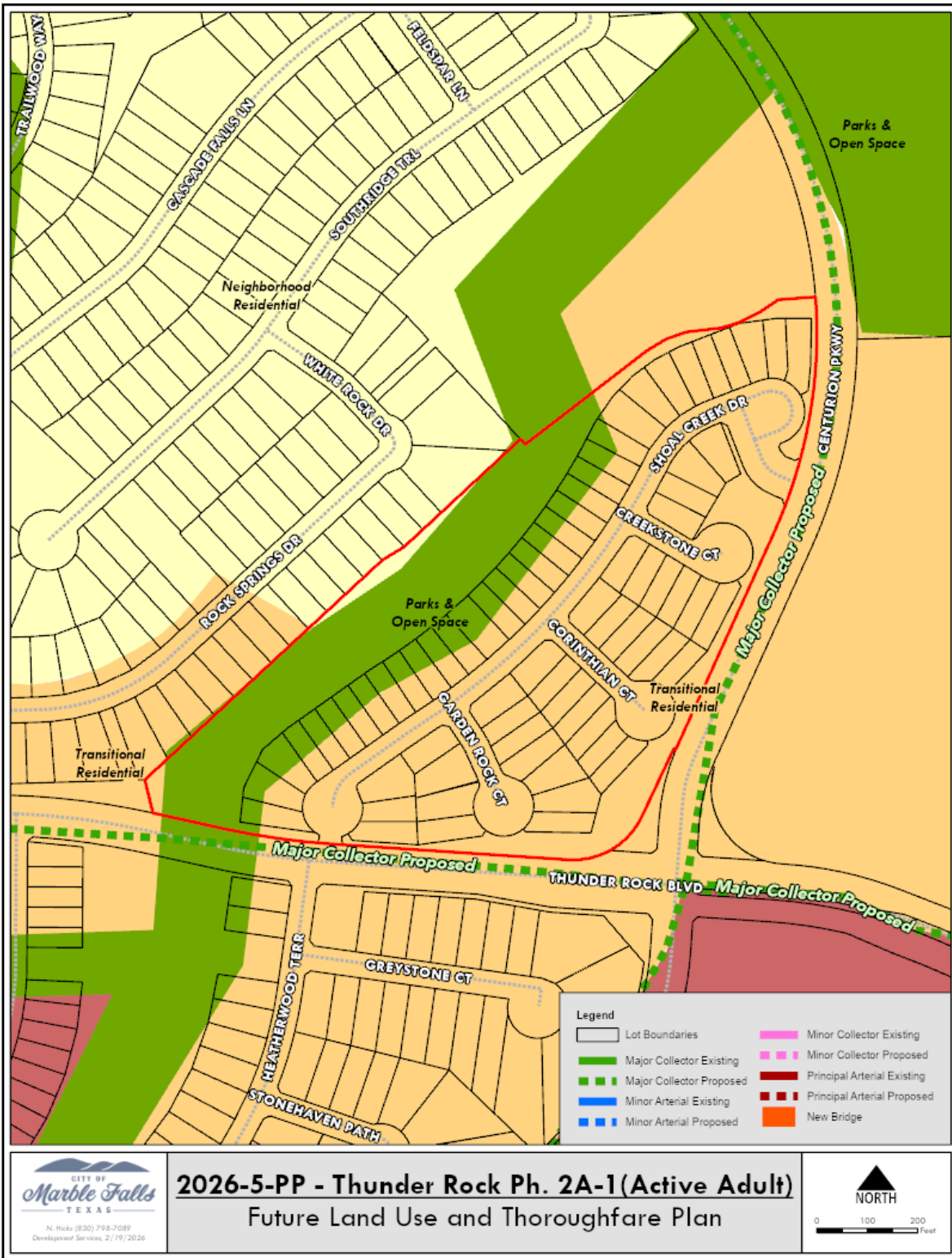
### **STAFF RECOMMENDATION**

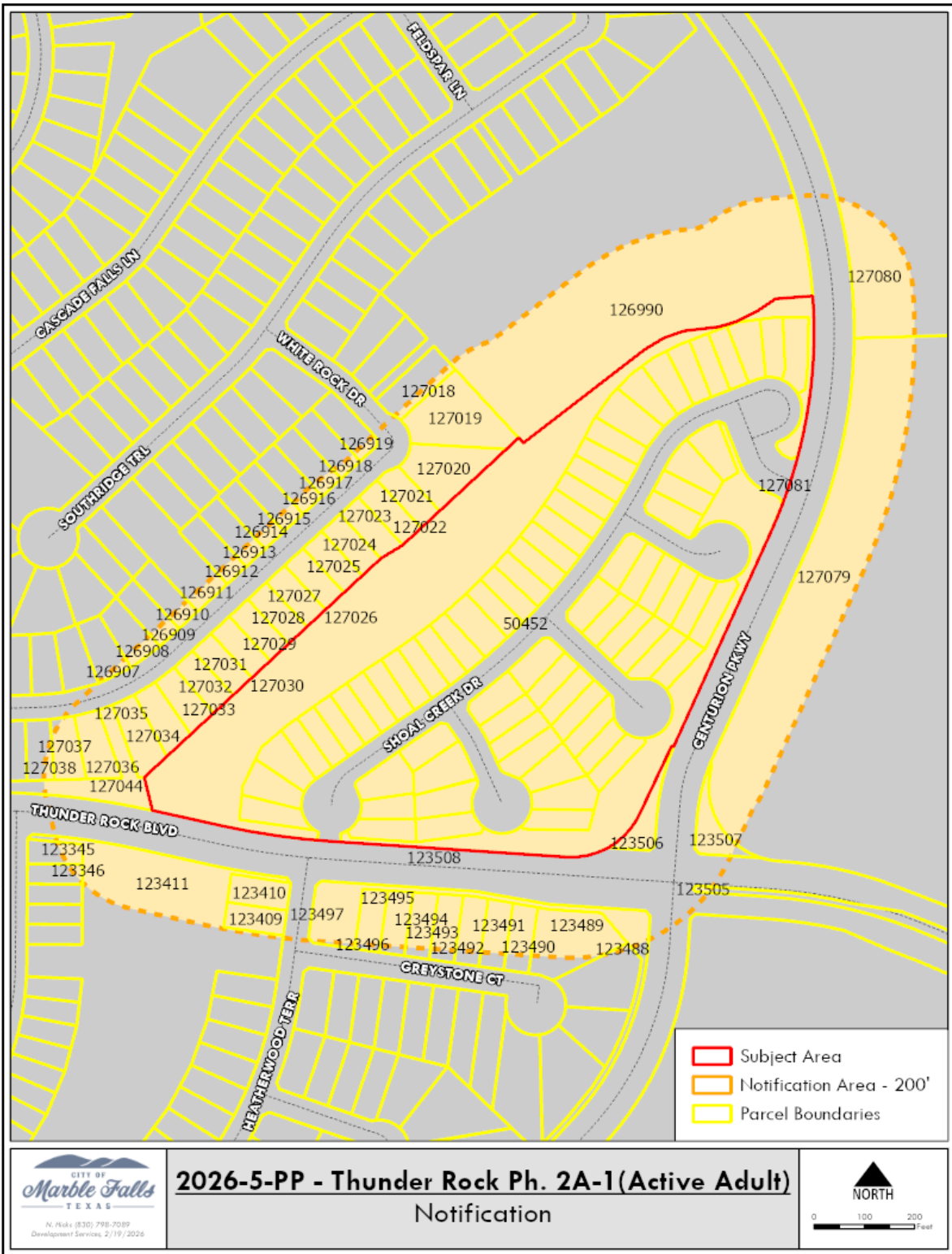
Staff recommends the re-approval of the preliminary plat and subdivision waiver request subject to approval of the civil engineering plans by City Staff and allow minor amendments to the plat to address items that may arise from City Staff review and approval of the civil engineering plans including final verification of proposed street names.

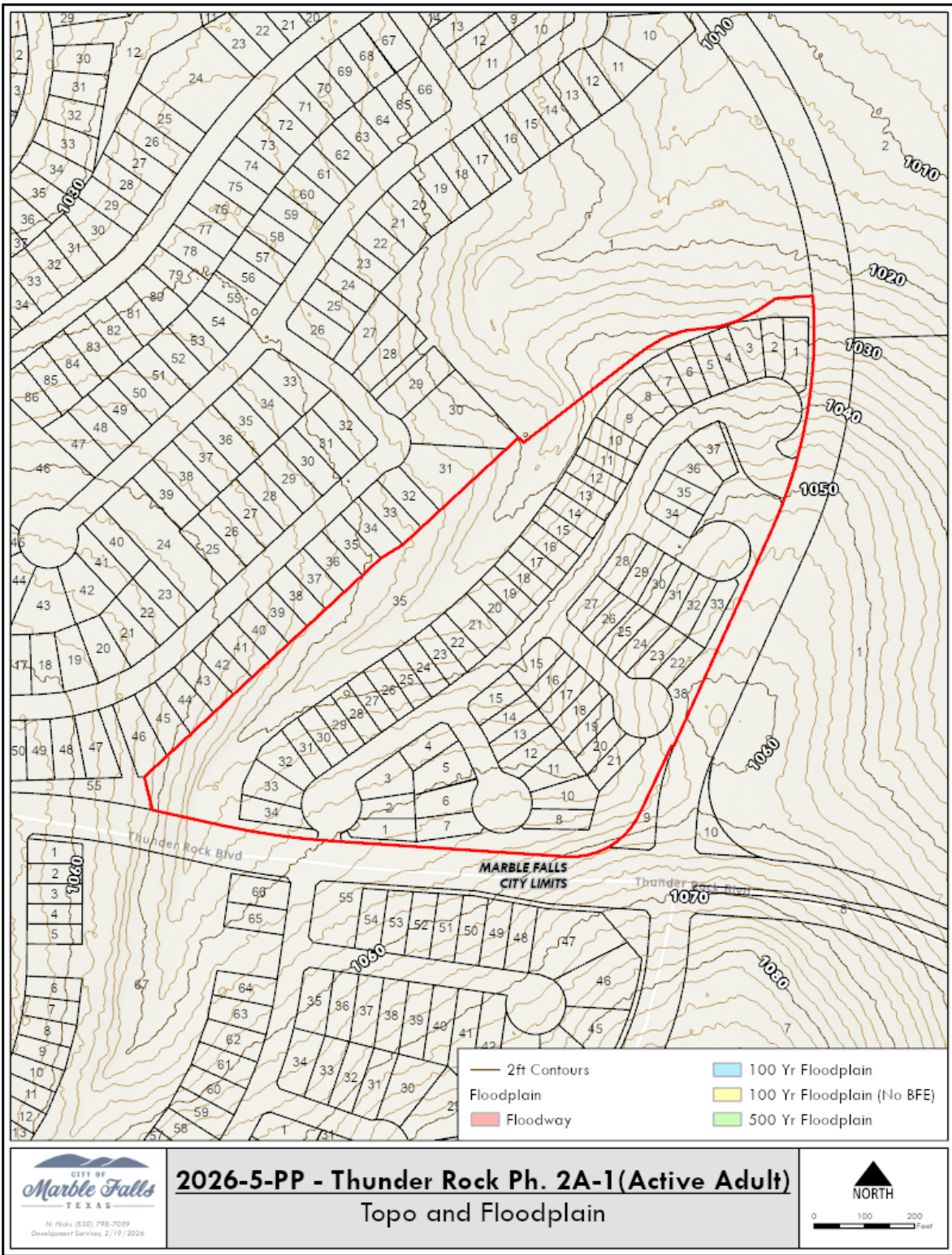
### **Memo Contents:**

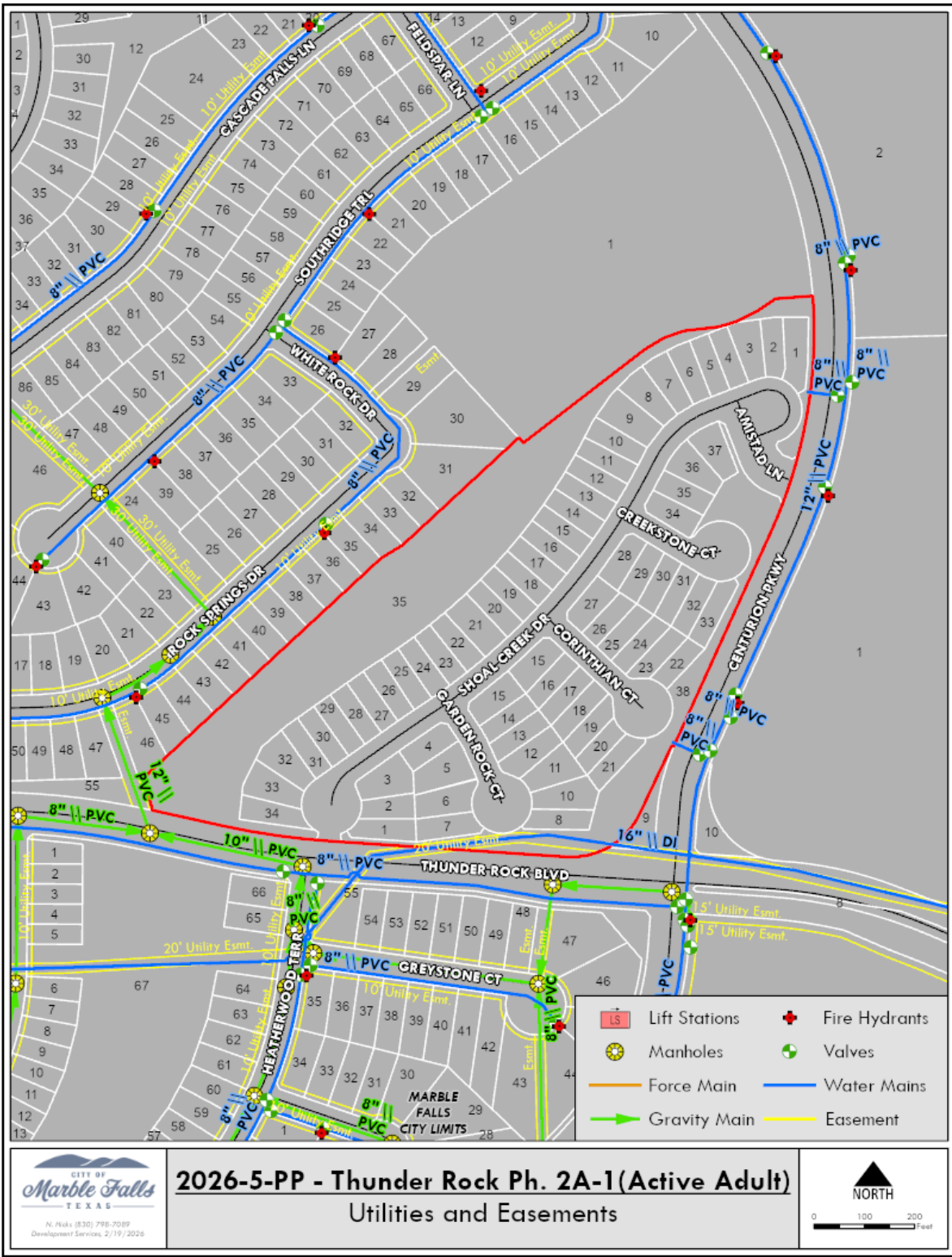
- |   |               |
|---|---------------|
| • Information Maps produced by City Staff | Pages 3 – 8   |
| • Preliminary Plat                        | Pages 9 – 11  |
| • Waiver Request                          | Page 12       |
| • Engineering Plans                       | Pages 13 – 15 |

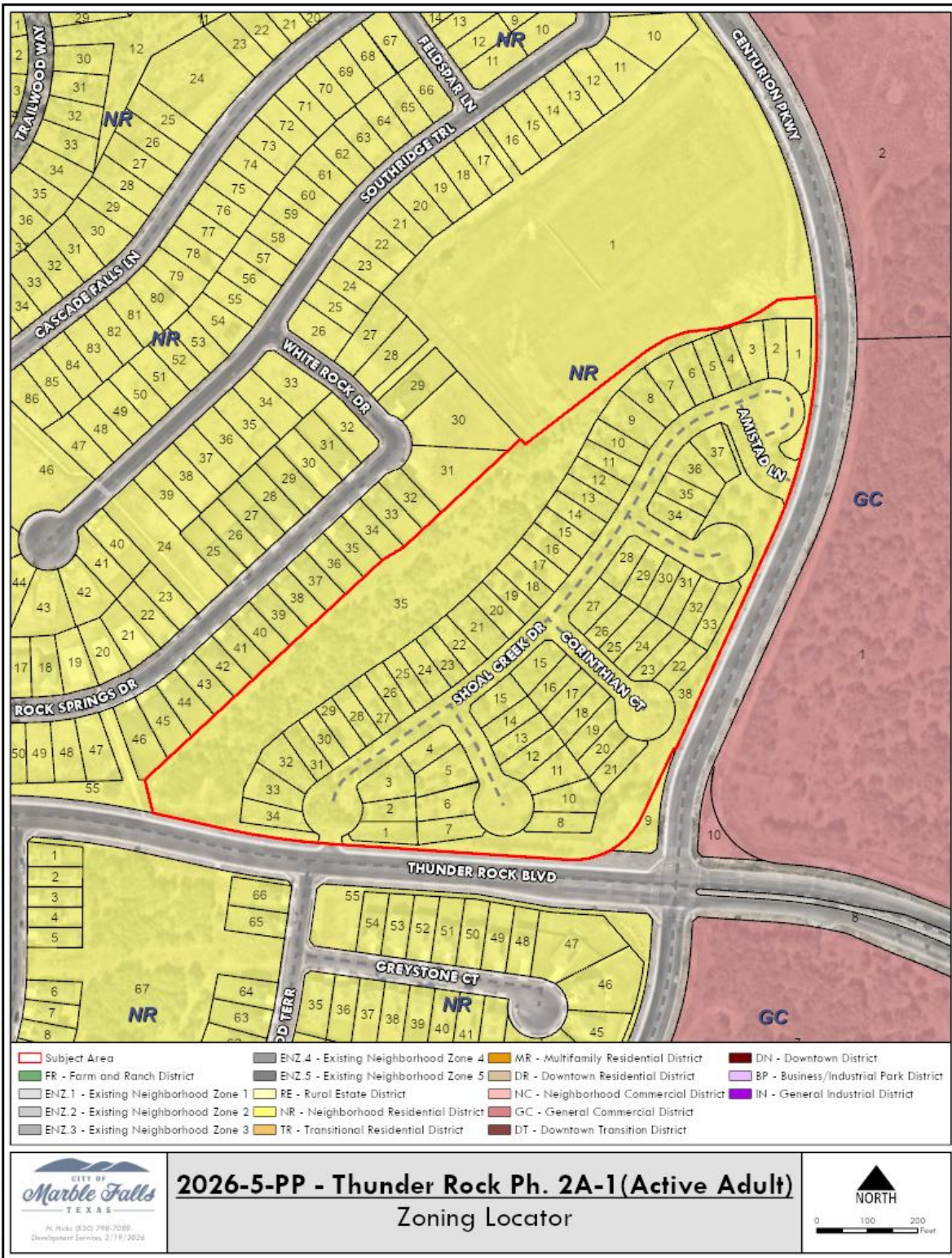




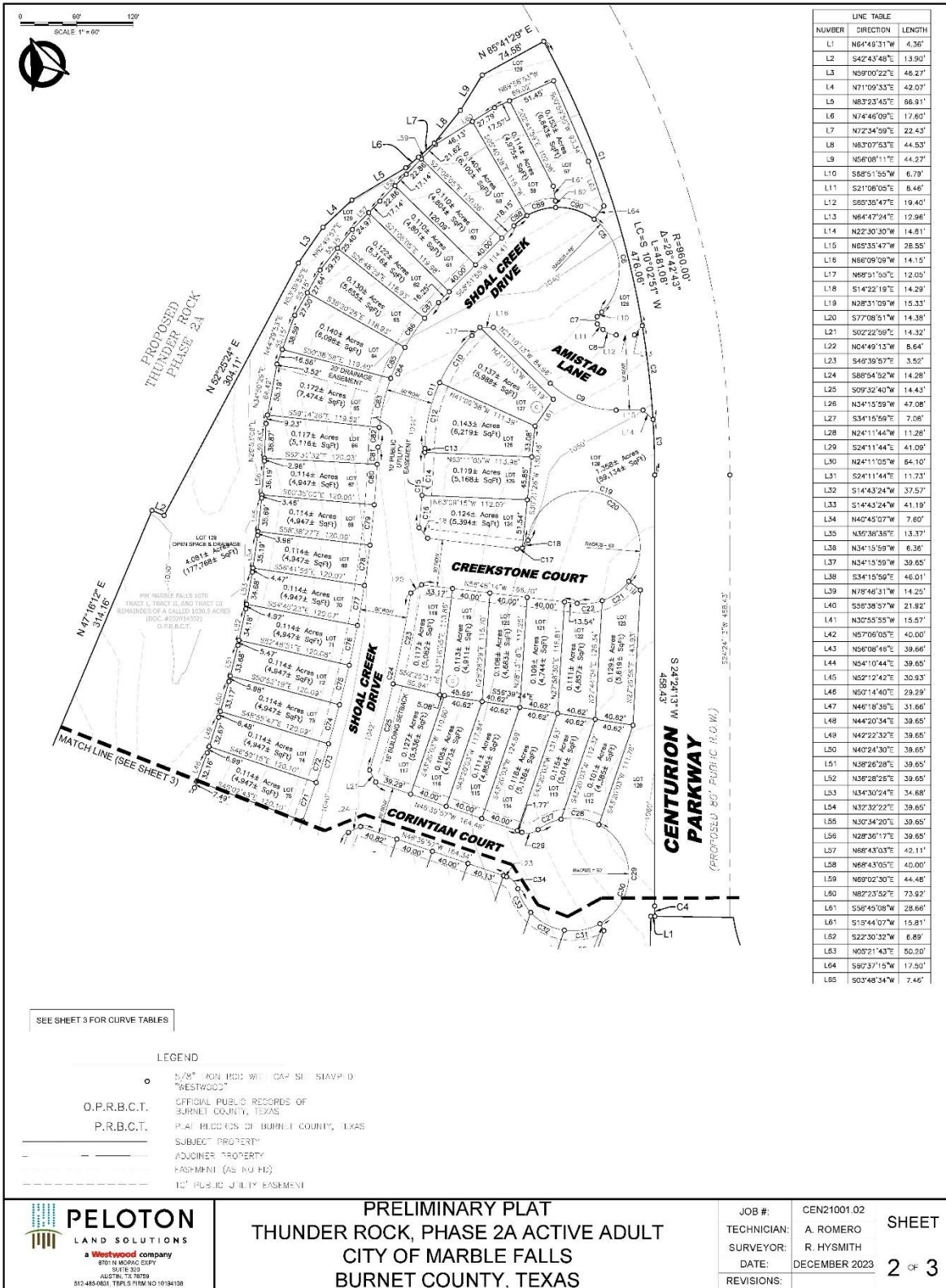












LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N64°46'31"W	4.36'
L2	S42°43'48"E	13.90'
L3	N89°00'22"E	46.27'
L4	N71°09'33"E	42.07'
L5	N83°23'45"E	86.91'
L6	N74°46'09"E	17.60'
L7	N72°34'59"E	22.43'
L8	N83°07'53"E	44.53'
L9	N66°08'11"E	44.27'
L10	S88°51'55"W	6.78'
L11	S21°06'08"E	8.46'
L12	S88°30'47"E	19.40'
L13	N64°47'34"E	12.96'
L14	N22°30'30"W	14.61'
L15	N85°35'47"W	28.55'
L16	N86°09'09"W	14.15'
L17	N88°51'50"E	12.05'
L18	S14°22'19"E	14.29'
L19	N28°31'09"W	15.33'
L20	S77°08'51"W	14.38'
L21	S02°22'58"W	14.32'
L22	N04°49'13"W	8.64'
L23	S46°39'57"E	3.52'
L24	S88°54'52"W	14.28'
L25	S09°32'40"W	14.43'
L26	N34°15'59"W	47.08'
L27	S34°15'59"E	7.08'
L28	N24°11'44"W	11.28'
L29	S24°11'44"E	41.00'
L30	N24°11'05"W	84.10'
L31	S24°11'44"E	11.73'
L32	S14°43'24"W	37.57'
L33	S14°43'24"W	41.19'
L34	N40°45'07"W	7.60'
L35	N36°38'38"E	13.37'
L36	N34°15'59"W	6.36'
L37	N34°15'59"W	39.65'
L38	S34°15'59"E	46.01'
L39	N78°48'31"W	14.25'
L40	S58°38'57"W	21.82'
L41	N30°55'55"W	15.57'
L42	N57°06'05"E	40.00'
L43	N58°08'48"E	39.66'
L44	N54°10'44"E	39.65'
L45	N82°12'42"E	30.93'
L46	N60°14'40"E	29.29'
L47	N46°18'39"E	31.66'
L48	N44°20'34"E	39.65'
L49	N42°22'32"E	39.65'
L50	N40°24'30"E	39.65'
L51	N38°26'28"E	39.65'
L52	N36°28'26"E	39.65'
L53	N34°30'24"E	34.68'
L54	N32°32'22"E	39.65'
L55	N30°34'20"E	39.65'
L56	N28°36'17"E	39.65'
L57	N86°43'03"E	42.11'
L58	N86°43'05"E	40.00'
L59	N89°02'30"E	44.48'
L60	N82°23'52"E	73.92'
L61	S58°45'08"W	28.66'
L62	S15°44'07"W	15.81'
L63	S22°30'32"W	6.89'
L64	N05°21'43"E	50.20'
L65	S03°48'34"W	7.46'

SEE SHEET 3 FOR CURVE TABLES

**LEGEND**

- 5/8" RON ROD WITH CAP SET STAMP'D "WESTWOOD"
- P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS
- P.R.B.C.T. PART RECORDS OF BURNET COUNTY, TEXAS
- SUBJECT PROPERTY
- ADJOINER PROPERTY
- FASHPMNT (AS INDIC)
- PUBLIC UTILITY EASEMENT

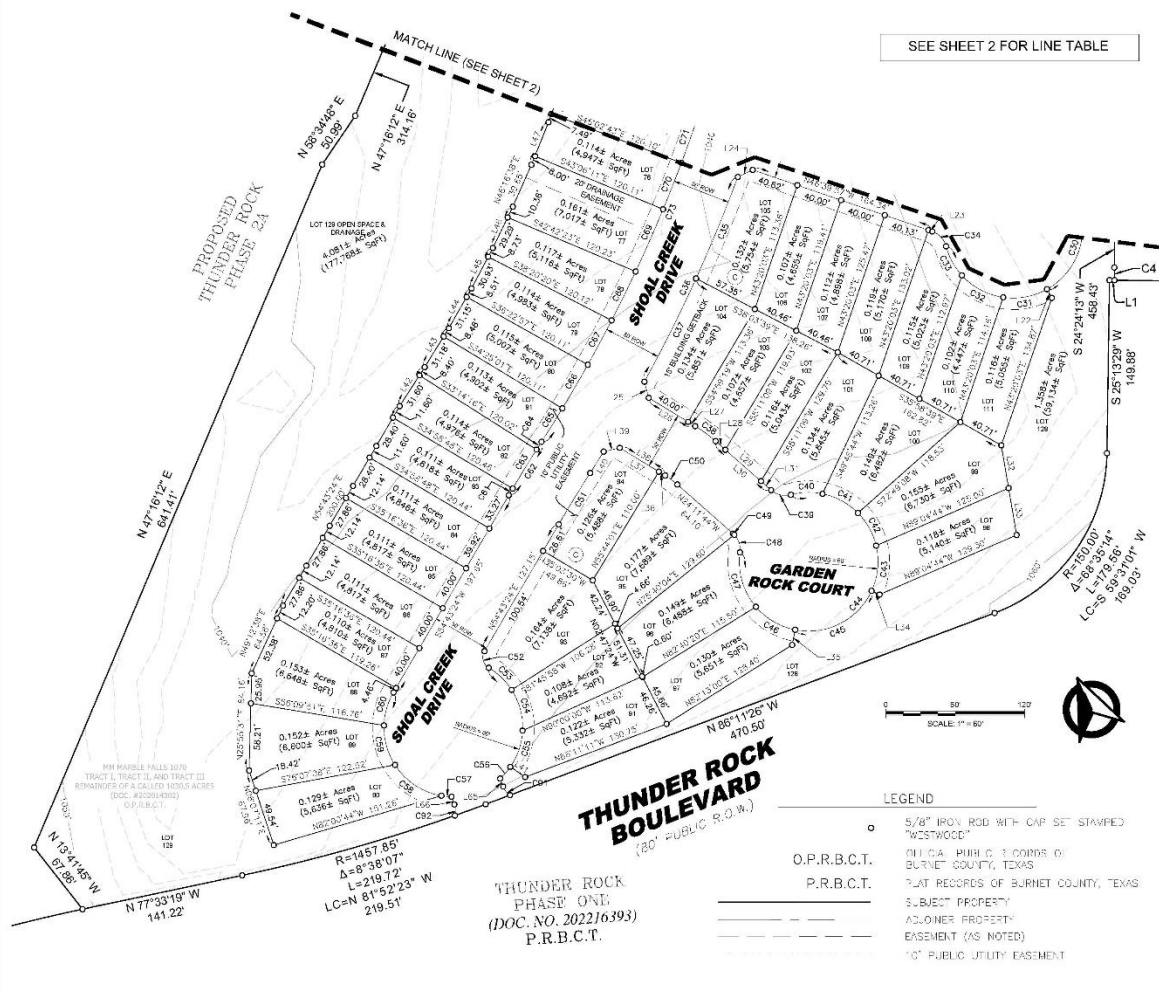
**PELTON**  
LAND SOLUTIONS  
a Westwood company  
8701 N. MOPAC EXPY  
SUITE 300  
AUSTIN, TX 78759  
512.455.0603 TRS@PELTON.COM 10/19/2018

**PRELIMINARY PLAT**  
**THUNDER ROCK, PHASE 2A ACTIVE ADULT**  
**CITY OF MARBLE FALLS**  
**BURNET COUNTY, TEXAS**

JOB #:	CEN21001.02	SHEET
TECHNICIAN:	A. ROMERO	
SURVEYOR:	R. HYSMITH	2 OF 3
DATE:	DECEMBER 2023	
REVISIONS:		

3/21/2023 10:00:00 AM 3/21/2023 10:00:00 AM 3/21/2023 10:00:00 AM 3/21/2023 10:00:00 AM 3/21/2023 10:00:00 AM 3/21/2023 10:00:00 AM 3/21/2023 10:00:00 AM 3/21/2023 10:00:00 AM 3/21/2023 10:00:00 AM 3/21/2023 10:00:00 AM

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE															
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH							
C1	01°11'11"	660.00	321.47	S09°17'04"W	314.97	C24	00°22'07"	1325.00	153.53	N37°29'58"E	163.30	C47	04°17'18"	60.00	50.57	S08°00'32"W	49.08	C72	00°54'32"	1275.00	43.22	N42°02'21"E	43.22							
C2	00°00'00"	860.00	106.80	S17°52'41"W	106.80	C25	00°40'53"	1325.00	95.07	N37°27'40"E	95.07	C48	01°37'02"	18.00	16.98	N02°29'57"E	16.93	C73	00°57'33"	1275.00	47.81	S41°33'06"W	46.85							
C3	00°31'30"	860.00	36.96	S27°38'29"W	36.96	C26	00°44'53"	18.38	18.31	S74°57'29"E	17.47	C49	00°50'02"	18.00	1.85	S2°14'30"E	1.82	C74	00°56'33"	1275.00	43.22	N40°09'07"E	43.22							
C4	00°12'57"	440.00	15.63	S29°41'30"W	15.63	C27	01°44'56"	60.00	27.00	S89°22'38"W	26.77	C50	01°04'14	75.00	13.18	N29°13'01"W	13.17	C75	00°58'30"	1275.00	43.22	N39°09'29"E	43.22							
C5	18°03'00"	65.00	226.77	S21°08'38"E	131.30	C28	00°34'53"	60.00	41.54	N27°53'51"W	42.71	C51	02°23'24"	1550.00	52.16	S55°56'07"W	52.16	C76	00°56'33"	1275.00	43.22	N38°13'53"E	43.22							
C6	08°14'40"	65.00	112.31	N18°44'38"E	98.00	C29	12°30'10"	60.00	126.82	N25°58'22"E	105.47	C52	08°35'31"	10.50	16.42	S09°50'53"W	14.80	C77	00°56'33"	1275.00	43.22	N34°18'21"E	43.22							
C7	08°00'00"	5.00	8.84	S23°51'55"W	7.78	C30	28°41'48"	60.00	306.51	S43°30'02"W	66.50	C53	08°30'39"	60.00	27.77	N01°04'44"W	27.52	C78	00°56'33"	1275.00	43.22	N32°18'44"E	43.22							
C8	04°22'43"	26.00	15.52	S42°11'56"E	15.13	C31	03°11'18"	60.00	38.94	S73°27'15"E	38.56	C54	03°28'08"	60.00	31.11	N09°21'50"E	36.32	C79	00°56'33"	1275.00	43.22	N29°21'16"E	43.22							
C9	04°22'43"	100.00	77.60	N42°11'56"W	75.67	C32	03°27'09"	60.00	41.31	S37°26'03"E	40.50	C55	02°23'21"	60.00	30.78	N41°46'52"E	30.48	C80	00°56'33"	1275.00	43.22	N28°24'44"E	43.22							
C10	02°00'12"	175.21	91.10	S89°31'58"W	80.79	C33	02°27'31"	39.83	28.89	S04°06'47"E	28.61	C56	01°23'45"	60.00	18.12	N46°10'41"E	18.07	C81	00°49'10"	1275.00	18.24	N27°03'53"E	18.24							
C11	04°23'44"	175.21	132.38	N47°03'52"E	130.16	C34	00°22'55"	18.56	18.19	S18°24'20"E	17.47	C57	00°21'00"	60.00	8.97	S59°33'03"E	8.74	C82	00°51'21"	225.32	22.94	S28°09'48"W	22.94							
C12	02°20'12"	175.28	72.80	S32°54'11"W	71.74	C35	05°40'22"	1326.32	94.97	N46°40'51"E	94.60	C58	04°23'22"	60.00	49.63	S32°01'39"E	48.22	C83	01°24'01"	225.32	63.81	S37°38'06"W	53.68							
C13	00°01'00"	1731.34	4.28	N27°07'56"E	4.28	C36	00°23'40"	1325.00	194.00	N48°07'29"E	194.72	C59	05°22'29"	60.00	36.07	S08°12'31"W	35.48	C84	04°22'50"	225.32	170.74	S47°08'53"W	166.61							
C14	00°13'44"	1731.34	45.72	N27°07'56"E	45.71	C37	00°41'13"	1325.00	99.83	N02°08'41"E	99.80	C60	02°40'41"	60.00	30.63	S40°23'03"W	29.72	C85	00°31'27"	225.32	36.24	S48°03'04"W	36.20							
C15	00°24'43"	1733.66	84.58	N28°27'38"E	84.57	C38	01°00'41"	125.00	21.87	S28°13'51"E	21.84	C61	02°23'21"	1300.17	54.25	S55°56'07"W	54.25	C86	00°31'58"	225.32	37.49	S68°26'33"W	37.49							
C16	00°10'51"	1731.34	34.88	N28°11'17"E	34.59	C39	00°20'26"	18.56	18.19	S52°21'17"E	17.47	C62	01°44'42"	1500.00	28.57	S55°23'28"W	28.50	C87	00°29'33"	225.32	22.29	S60°11'14"W	22.29							
C17	03°29'05"	10.00	5.86	S70°43'07"E	5.78	C40	01°02'14"	60.00	27.67	N67°00'00"W	27.67	C63	00°13'00"	1075.00	34.07	N58°30'51"E	34.00	C88	01°22'52"	60.00	11.67	S16°38'43"W	11.67							
C18	03°41'00"	10.00	10.57	N62°23'47"E	10.13	C41	03°44'48"	60.00	35.43	N17°17'29"W	34.81	C64	00°15'23"	1275.00	43.74	N54°38'01"E	43.74	C89	00°11'01"	60.00	33.22	N15°48'09"W	31.80							
C19	20°58'30"	60.00	216.88	S42°27'38"E	115.82	C42	03°11'17"	60.00	32.76	N04°39'00"W	32.38	C65	01°15'23"	1275.00	43.64	N52°38'21"E	43.53	C90	03°08'43"	60.00	43.57	N45°28'09"W	42.77							
C20	28°35'42"	60.00	282.37	S12°37'38"E	85.12	C43	03°18'17"	60.00	40.26	N30°27'14"E	39.32	C66	02°07'12"	1275.00	47.17	N50°38'64"E	47.17	C91	03°28'45"	18.50	9.86	S13°58'19"E	9.45							
C21	03°28'32"	60.00	35.49	N70°28'30"E	34.88	C44	28°41'33"	60.00	306.51	S68°48'18"W	68.50	C67	00°16'28"	1275.00	58.84	N48°15'08"E	58.84	C92	03°08'24"	15.50	9.72	N15°00'07"E	9.58							
C22	03°24'30"	60.00	28.89	S71°41'39"E	28.78	C45	07°22'43"	60.00	80.00	N87°28'44"E	74.21	C68	00°16'28"	1275.00	43.22	N45°29'57"E	43.22													
C23	00°41'24"	1325.00	98.00	N30°28'42"E	98.48	C46	03°18'17"	60.00	40.52	S30°14'48"E	39.29	C69	00°16'28"	1275.00	43.22	N43°20'14"E	43.22													



**PELTON**  
LAND SOLUTIONS  
a Westwood company  
8701 N MOPRAC EXPY  
SUITE 300  
AUSTIN, TX 78759  
512-455-0851 TRS@PELTON.COM

**PRELIMINARY PLAT**  
**THUNDER ROCK, PHASE 2A ACTIVE ADULT**  
**CITY OF MARBLE FALLS**  
**BURNET COUNTY, TEXAS**

THUNDER ROCK  
PHASE ONE  
(DOC. NO. 202216393)  
P.R.B.C.T.

JOB #:	CEN21001.02	<b>SHEET</b> <b>3 OF 3</b>
TECHNICIAN:	A. ROMERO	
SURVEYOR:	R. MYSMITH	
DATE:	DECEMBER 2023	
REVISIONS:		

2023-43-PP

# Westwood

November 15, 2023

Scarlet Moreno  
Assistant Director of Development Services  
City of Marble Falls Development Services Department  
801 4<sup>th</sup> St  
Marble Falls, Tx 78654

**RE: [2023-1141]  
Thunder Rock Phase 2A-1, Active Adult  
Private Street Waiver Request**

Scarlet,

This letter serves as our formal request for the following waiver to be considered and approved administratively from a requirement in Section 6.2.1-B.10 of the City of Marble Falls Code of Ordinances.

Background:

Thunder Rock Phase 2A-1 (Project) is a proposed single-family residential development in the Thunder Rock development. The project is within the city limits and consists of approximately 17 acres. This development will encompass 71 single-family lots.

Waiver Request:

We request a waiver from the requirements of Section 6.2.1-B.10 that states that new subdivisions may not be constructed with private streets.

Justification:

Thunder Rock Phase 2A-1 is to be a gated community for the active adult community (55+). The entirety of the proposed ROW will be deemed a utility easement for maintenance of utilities.

We hope that this information is adequate to allow you to grant this waiver request.

Sincerely,



Robert Martinez  
Roberto.Martinez@westwoodps.com

westwoodps.com  
(888) 937-5150

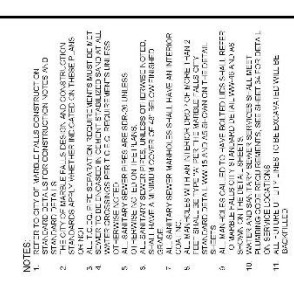
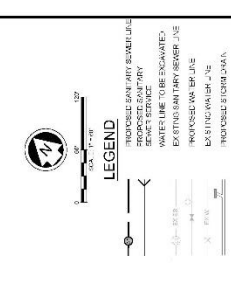




NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARBLE FALLS.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARBLE FALLS.

THUNDER ROCK ACTIVE ADULT  
 SANITARY SEWER PLAN



**BENCHMARKS**  
 1. BENCHMARK 100001  
 2. BENCHMARK 100002  
 3. BENCHMARK 100003  
 4. BENCHMARK 100004  
 5. BENCHMARK 100005  
 6. BENCHMARK 100006  
 7. BENCHMARK 100007  
 8. BENCHMARK 100008  
 9. BENCHMARK 100009  
 10. BENCHMARK 100010  
 11. BENCHMARK 100011

**PRELIMINARY - FOR REVIEW ONLY**  
 THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR CONTRACT ADMINISTRATION. ANY CHANGES TO THESE DOCUMENTS SHALL BE MADE BY THE DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARBLE FALLS.

DATE	10/20/2023
PROJECT #	2023-0001
PROJECT NAME	THUNDER ROCK ACTIVE ADULT
PROJECT LOCATION	MARBLE FALLS, BURNET COUNTY, TEXAS
PROJECT OWNER	CITY OF MARBLE FALLS
PROJECT ENGINEER	WESTWOOD ENGINEERS, P.C.
PROJECT SURVEYOR	WESTWOOD ENGINEERS, P.C.
PROJECT DRAFTER	WESTWOOD ENGINEERS, P.C.
PROJECT CHECKER	WESTWOOD ENGINEERS, P.C.
PROJECT APPROVER	WESTWOOD ENGINEERS, P.C.

**THUNDER ROCK ACTIVE ADULT**  
**SANITARY SEWER PLAN**

MARBLE FALLS, BURNET COUNTY, TEXAS

**Westwood**  
 ENGINEERS, P.C.  
 100001  
 100002  
 100003  
 100004  
 100005  
 100006  
 100007  
 100008  
 100009  
 100010  
 100011

DATE	10/20/2023
PROJECT #	2023-0001
PROJECT NAME	THUNDER ROCK ACTIVE ADULT
PROJECT LOCATION	MARBLE FALLS, BURNET COUNTY, TEXAS
PROJECT OWNER	CITY OF MARBLE FALLS
PROJECT ENGINEER	WESTWOOD ENGINEERS, P.C.
PROJECT SURVEYOR	WESTWOOD ENGINEERS, P.C.
PROJECT DRAFTER	WESTWOOD ENGINEERS, P.C.
PROJECT CHECKER	WESTWOOD ENGINEERS, P.C.
PROJECT APPROVER	WESTWOOD ENGINEERS, P.C.



**Planning & Zoning Commission  
Agenda Item Cover Memo  
March 5, 2026**

**Agenda Item No.:** 3(e)  
**Presenter:** Hanna Kadow, Planner  
**Department:** Development Services  
**Requested By:** MM Marble Falls 1070, LLC owner, and Centurion American Development Group, applicant  
**Case Number:** 2026-6-PP  
**Legal Review:**

**AGENDA CAPTION**

Discussion and Action regarding a Preliminary Plat of Thunder Rock Phase 2B, being 82.2680 acres out of the Guadalupe Flores Survey No. 7, Abstract No. 304, Burnet County Texas with consideration of a Subdivision Waiver to postpone the construction of a roadway.

**BACKGROUND INFORMATION**

This item is for consideration of the re-approval of a Preliminary Plat for Phase 2B of the Thunder Rock subdivision, including public infrastructure, and construction of new public roadway.

The Subject Area is approximately 82.2680 acres and is proposed to be platted into 279 lots.

The Subject Area is zoned Planned Development District (PDD Ordinance 2020-O-12A) with a base zoning of Neighborhood Residential (NR) for this phase. Of the proposed 279 lots, 274 lots are designated to be used for single family residences, and 5 lots will be used for drainage and open space. The proposed residential lots range in size from approximately 5,696 square feet to 11,443 square feet, which meet the minimum lot width and size detailed in the PDD. The preliminary plat for Phase 2B proposes dedication and construction of 10,983.3 linear feet (12.6 acres) of new public right-of-way. Centurion Parkway will be extended north from Thunder Rock Boulevard with Phase 2A. Thunder Rock Boulevard will be completed and extended to the west to connect to Flat Rock Boulevard. Access to this phase of the subdivision will be done through Sendero Way that will connect to Centurion Parkway and two other connections through Phase 2A to Centurion Parkway and Thunder Rock Boulevard.

The preliminary plat was originally approved by the Planning and Zoning Commission in January 2024 and by City Council in February 2024. The preliminary plat expired in September 2024.

## **Construction Plans**

The applicant has submitted the required civil engineering plans for construction of the proposed public improvements, including the public roadway, drainage, water, and wastewater. The developer is proposing five foot (5') wide sidewalks that are required on both sides of all residential and collector streets within the subdivision. The proposed improvements include extension of 8-inch water and wastewater lines. All lots have a ten-foot (10') utility easement along the front of the lot and is shown on the Preliminary Plat. Drainage is addressed by an alternative drainage modeling that will be approved through the City Engineer rather than a detention pond. A TIA was completed in Phase 1 that accounted for development within phase 1 to phase 3. The construction plans have been approved by city staff.

## **Subdivision Waiver Request**

The applicant has submitted a waiver request for Appendix B. Development Code, Section 6.3.9- Improvement of Adjacent (Perimeter) Streets and Utilities which states that development abutting a future road on the thoroughfare plan must be constructed as necessary to accommodate the new development, including sidewalks, ramps, storm drainage structures, screening, landscaping, medians, turn lanes, water quality or erosion controls, and other utilities. The applicant requests that Centurion Parkway not be constructed through this phase past Rockport Way as it is not required for access. The right-of-way is being dedicated with this plat, but not to be constructed until Phase 3.

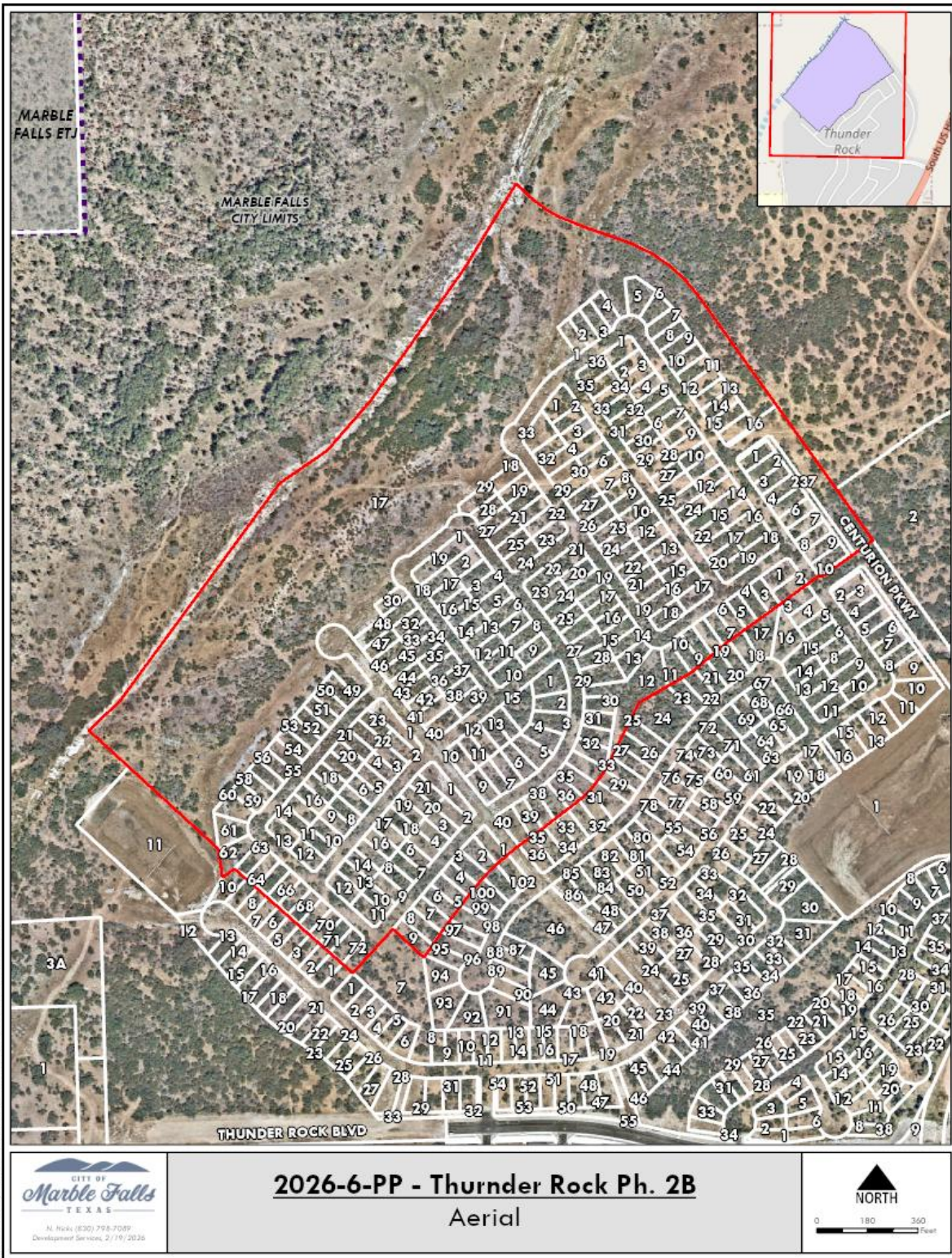
Preliminary plats do not require public hearing or notification of adjacent property owners.

### **STAFF RECOMMENDATION**

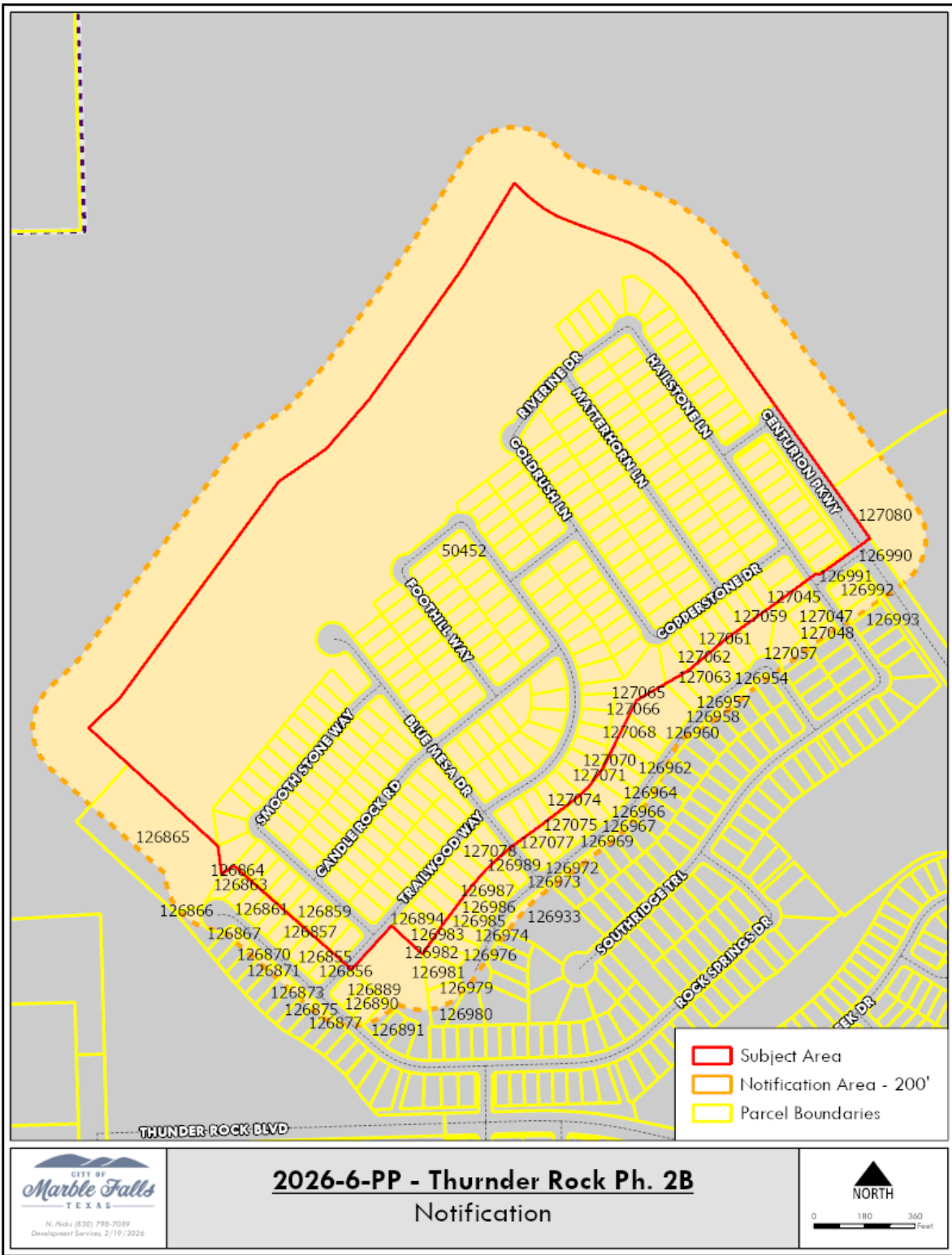
Staff recommends re-approval of the preliminary plat subject to approval of the civil engineering plans by City Staff and allow minor amendments to the plat to address items that may arise from City Staff review and approval of the civil engineering plans including the final verification of proposed street names.

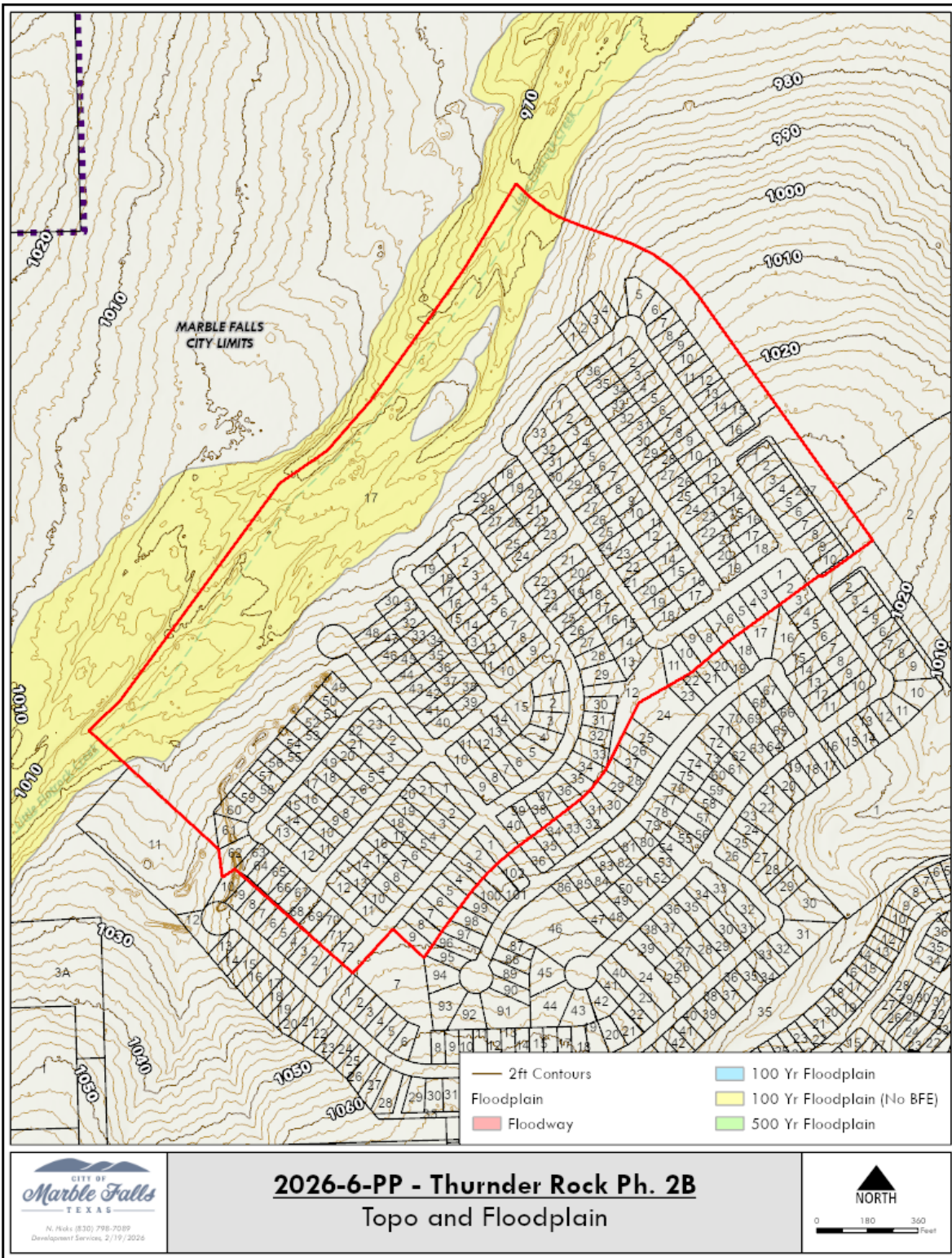
## **Memo Contents:**

- |   |               |
|---|---------------|
| • Information Maps produced by City Staff | Pages 3 – 8   |
| • Preliminary Plat                        | Pages 9 – 16  |
| • Waiver Request                          | Page 17       |
| • Engineering Plans                       | Pages 18 – 22 |

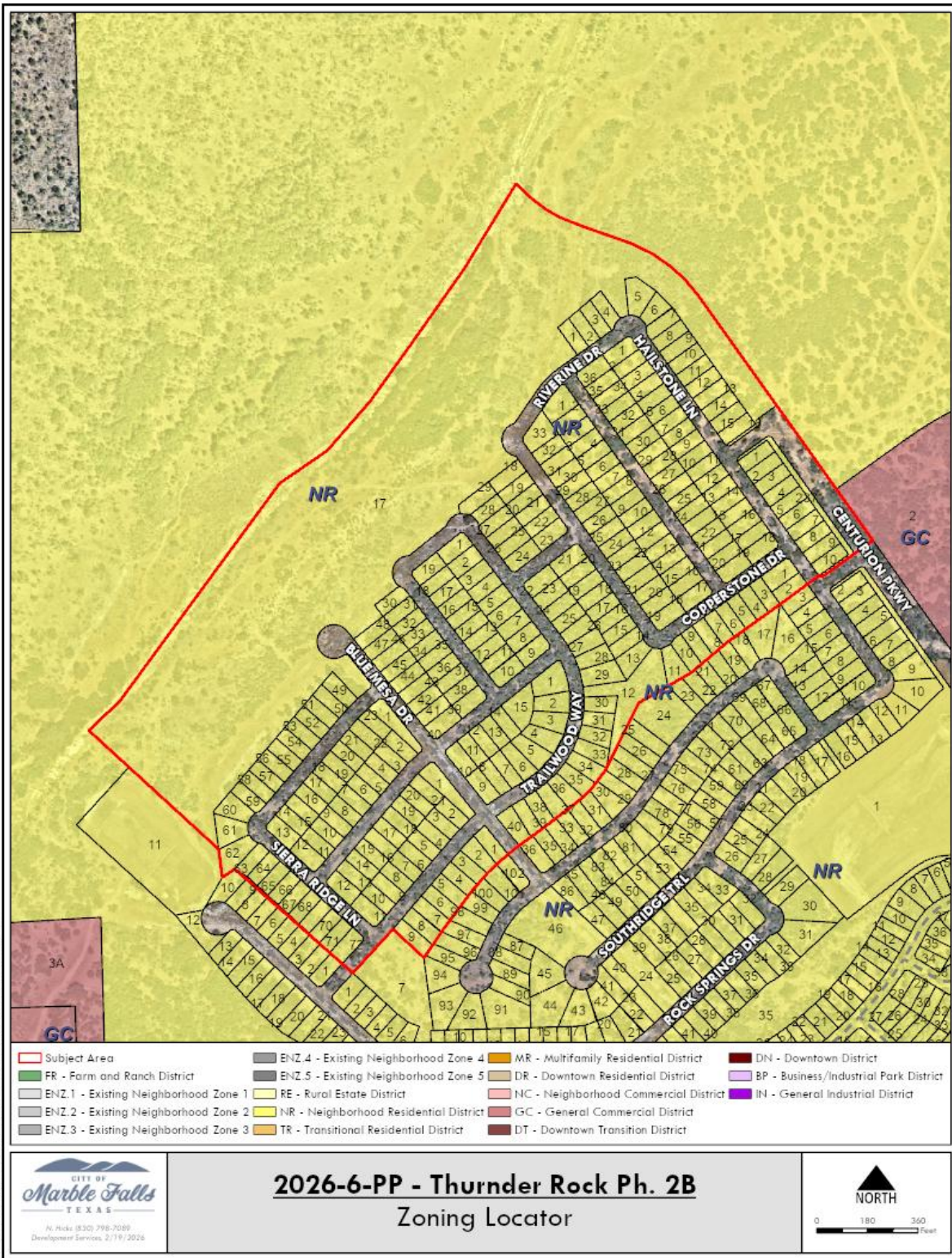














PROJECT NO.:	CEN1001-02	DATE:	12/29/2023
CHECKED:	REN	DATE:	
DESIGNED:	LHR/SBR	DATE:	
FIELD CHECK:	NMR/SCT	DATE:	
FIELD WORK DATE:		DATE:	

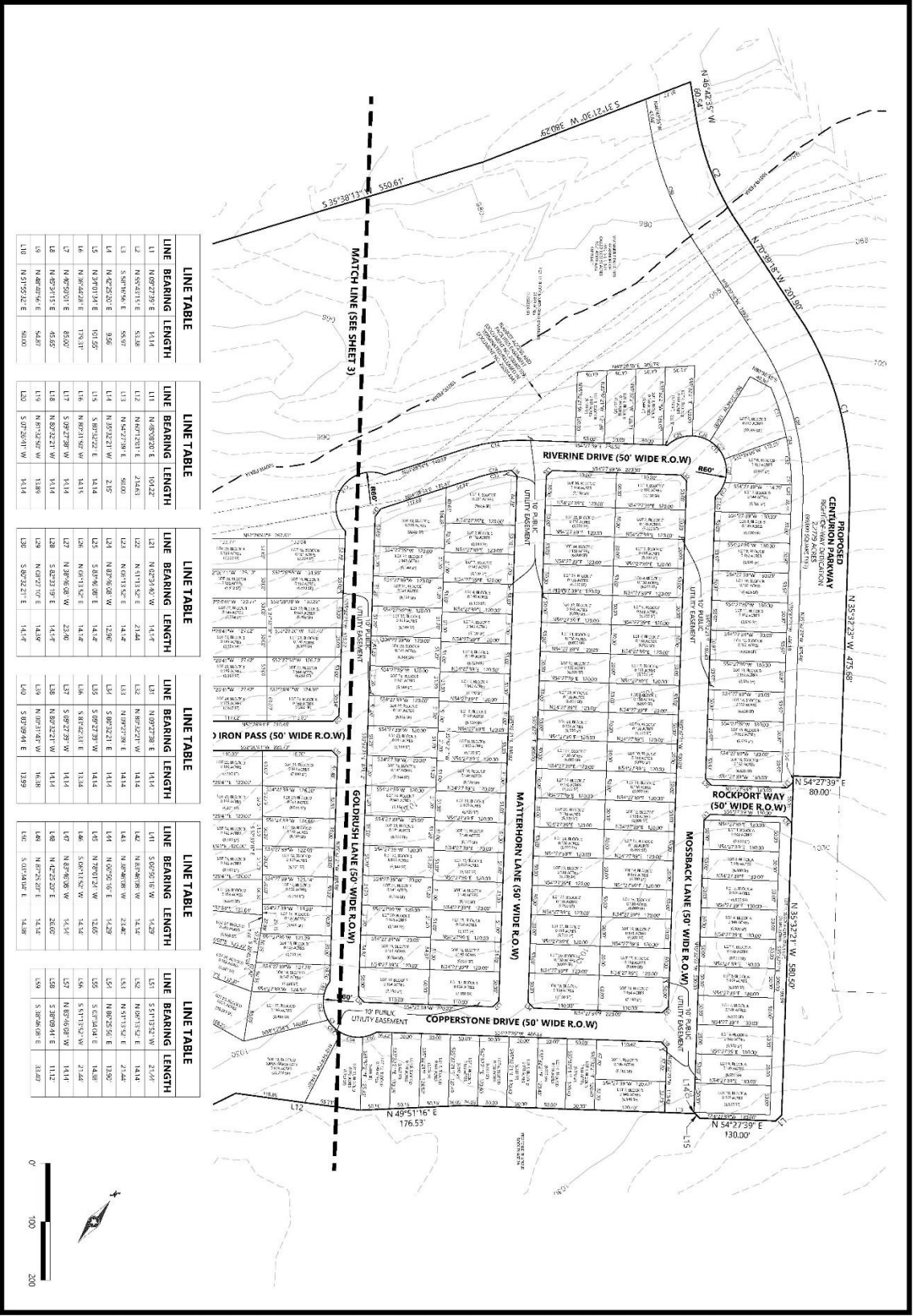
PREPARED BY:  
**CENTURION AMERICAN DEVELOPMENT GROUP**  
 1880 VALLEY VIEW LANE, SUITE 300  
 FARMERS BRANCH, TEXAS 75244

**THUNDER ROCK PHASE 2B**  
 CITY OF MARBLE FALLS  
 FARMERS COUNTY, TEXAS

**Westwood**  
 4014 N. UNIVERSITY AVENUE, SUITE 300  
 FARMERS BRANCH, TEXAS 75244  
 (972) 241-1100  
 www.westwoodgroup.com

PRELIMINARY PLAT

SHEET NUMBER  
**2 OF 8**  
 DATE: 12/29/2023



LINE BEARING	LENGTH
L1	N 89°27'39" E 141.4
L2	N 89°29'11" E 83.38
L3	S 84°18'54" E 46.87
L4	N 42°29'20" E 9.56
L5	N 87°01'34" E 101.65
L6	N 89°29'11" E 139.37
L7	N 89°29'11" E 69.89
L8	N 87°29'46" E 54.87
L9	N 81°29'42" E 50.00

LINE BEARING	LENGTH
L10	N 48°29'20" E 104.22
L11	N 87°29'11" E 214.63
L12	N 87°29'11" E 214.63
L13	N 87°29'11" E 214.63
L14	N 87°29'11" E 214.63
L15	N 87°29'11" E 214.63
L16	N 87°29'11" E 214.63
L17	N 87°29'11" E 214.63
L18	N 87°29'11" E 214.63
L19	N 87°29'11" E 214.63
L20	S 07°29'41" W 141.4

LINE BEARING	LENGTH
L21	N 87°29'40" W 141.4
L22	N 87°29'40" W 141.4
L23	N 87°29'40" W 141.4
L24	N 87°29'40" W 141.4
L25	N 87°29'40" W 141.4
L26	N 87°29'40" W 141.4
L27	N 87°29'40" W 141.4
L28	N 87°29'40" W 141.4
L29	N 87°29'40" W 141.4
L30	S 87°29'21" E 141.4

LINE BEARING	LENGTH
L31	N 09°27'39" E 141.4
L32	N 09°27'39" E 141.4
L33	N 09°27'39" E 141.4
L34	N 09°27'39" E 141.4
L35	S 09°27'39" E 141.4
L36	S 09°27'39" E 141.4
L37	S 09°27'39" E 141.4
L38	S 09°27'39" E 141.4
L39	N 09°27'39" E 141.4
L40	S 09°29'41" E 139.9

LINE BEARING	LENGTH
L41	S 09°29'16" W 142.9
L42	N 87°29'11" E 141.4
L43	N 87°29'11" E 141.4
L44	N 87°29'11" E 141.4
L45	N 87°29'11" E 141.4
L46	S 87°29'21" E 141.4
L47	N 87°29'11" E 141.4
L48	N 87°29'11" E 141.4
L49	S 07°29'41" E 141.4
L50	S 07°29'41" E 141.4

LINE BEARING	LENGTH
L51	S 51°17'52" W 214.6
L52	N 87°29'11" E 141.4
L53	N 87°29'11" E 141.4
L54	N 87°29'11" E 141.4
L55	S 87°29'21" E 141.4
L56	S 87°29'21" E 141.4
L57	N 87°29'11" E 141.4
L58	N 87°29'11" E 141.4
L59	S 87°29'41" E 138.8
L60	S 87°29'41" E 138.8

PRELIMINARY PLAT : THUNDER ROCK, PHASE 2B

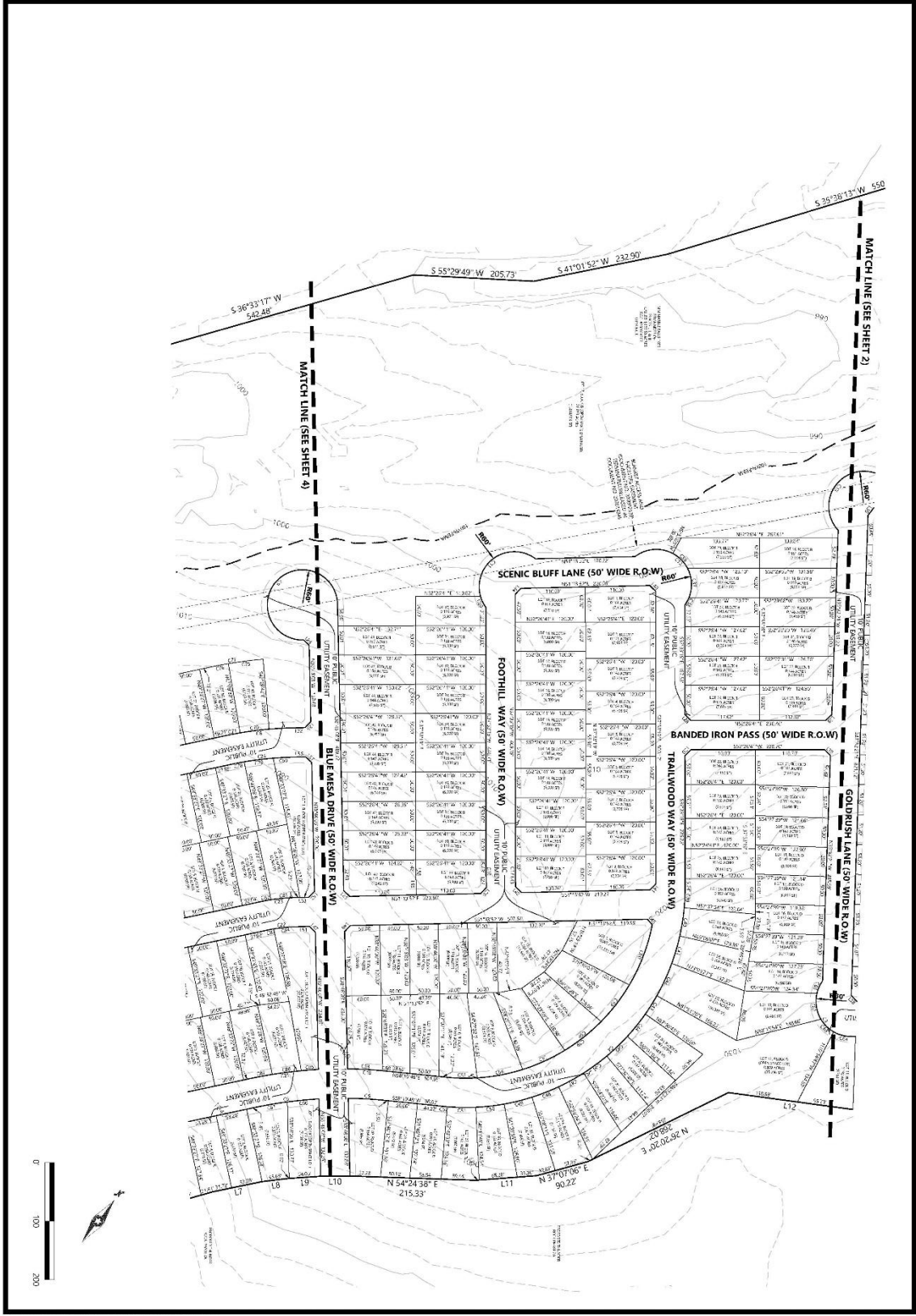
PROJECT NO.:	CEN21001.02
CHECKED:	RH
DRAWN:	LHB/REB
FIELD CHECK:	NM & CT
FIELD WORK DATE:	

PREPARED FOR  
**CENTURION AMERICAN DEVELOPMENT GROUP**  
 1800 VALLEY VIEW LANE, SUITE 200  
 FARMERS BRANCH, TEXAS 75244

**THUNDER ROCK PHASE 2B**  
 CITY OF MARBLE FALLS  
 BURNET COUNTY, TEXAS

**Westwood**  
 12121 WESTWOOD DRIVE, SUITE 100  
 WESTWOOD, TEXAS 75240  
 PH: 214.430.1212  
 FAX: 214.430.1213  
 WWW.WESTWOODLANDSCAPE.COM

PRELIMINARY PLAT  
 SHEET NUMBER  
**3 OF 8**  
 DATE 12/29/2023



PRELIMINARY PLAT : THUNDER ROCK, PHASE 2B

PROJECT NO.:	CEN1101.02	DATE:	12/29/2023
CHECKED:	JRH	DATE:	
DESIGNED:	LHR/ARR	DATE:	
FIELD CREW:	NMR/KCT	DATE:	
FIELD WORK DATE:		DATE:	

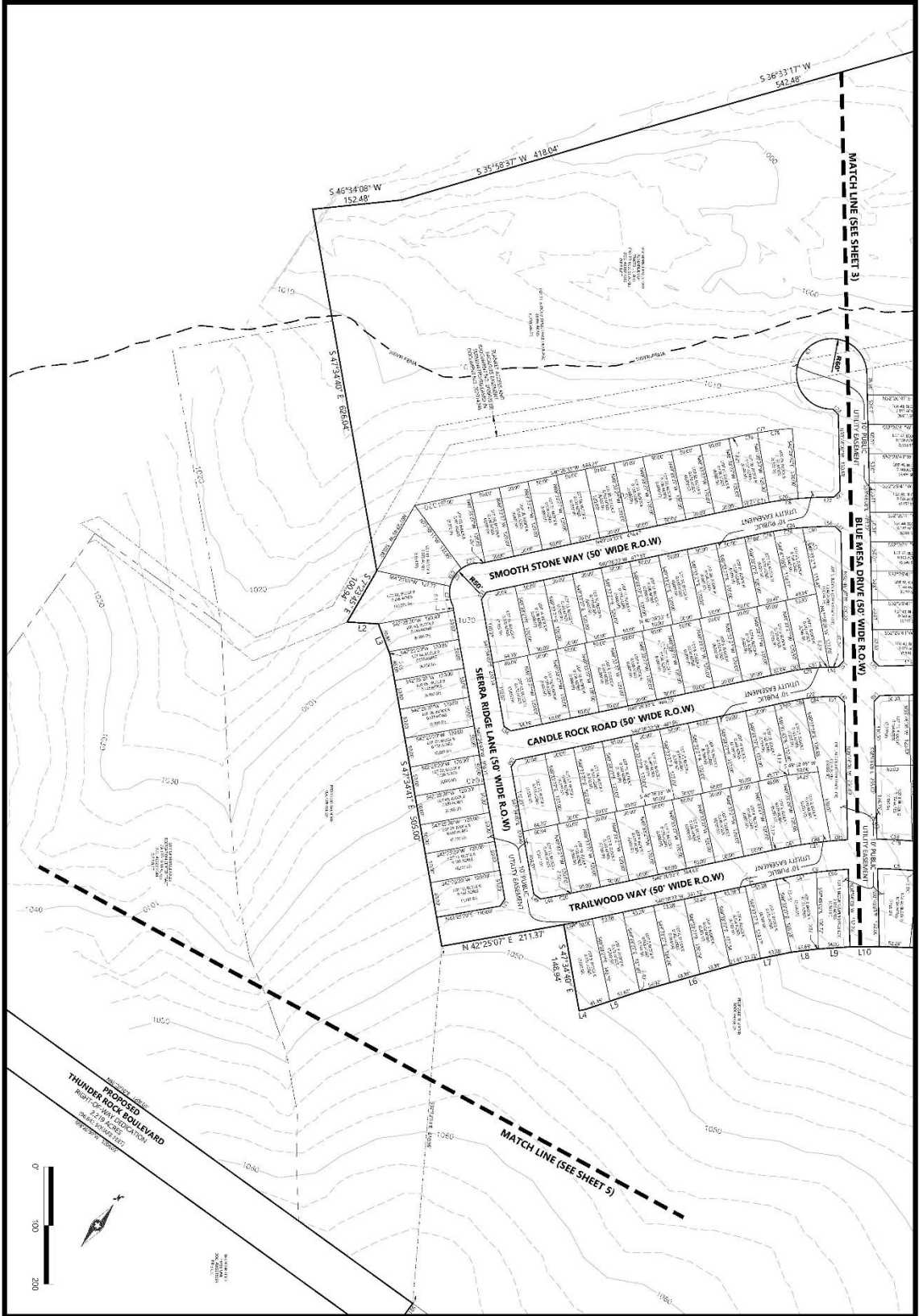
PREPARED FOR:  
**CENTURION AMERICAN DEVELOPMENT GROUP**  
 1880 VALLEY VIEW LANE, SUITE 300  
 FARMERS BRANCH, TEXAS 75324

**THUNDER ROCK PHASE 2B**  
 CITY OF MARBLE FALLS  
 BURNET COUNTY, TEXAS

**Westwood**  
 1818 W. UNIVERSITY DR., SUITE 300  
 FORT WORTH, TEXAS 76108  
 (817) 339-8800  
 www.westwoodgroup.com

PRELIMINARY PLAT

SHEET NUMBER  
**4 OF 8**  
 DATE: 12/29/2023



PRELIMINARY PLAT : THUNDER ROCK, PHASE 2B

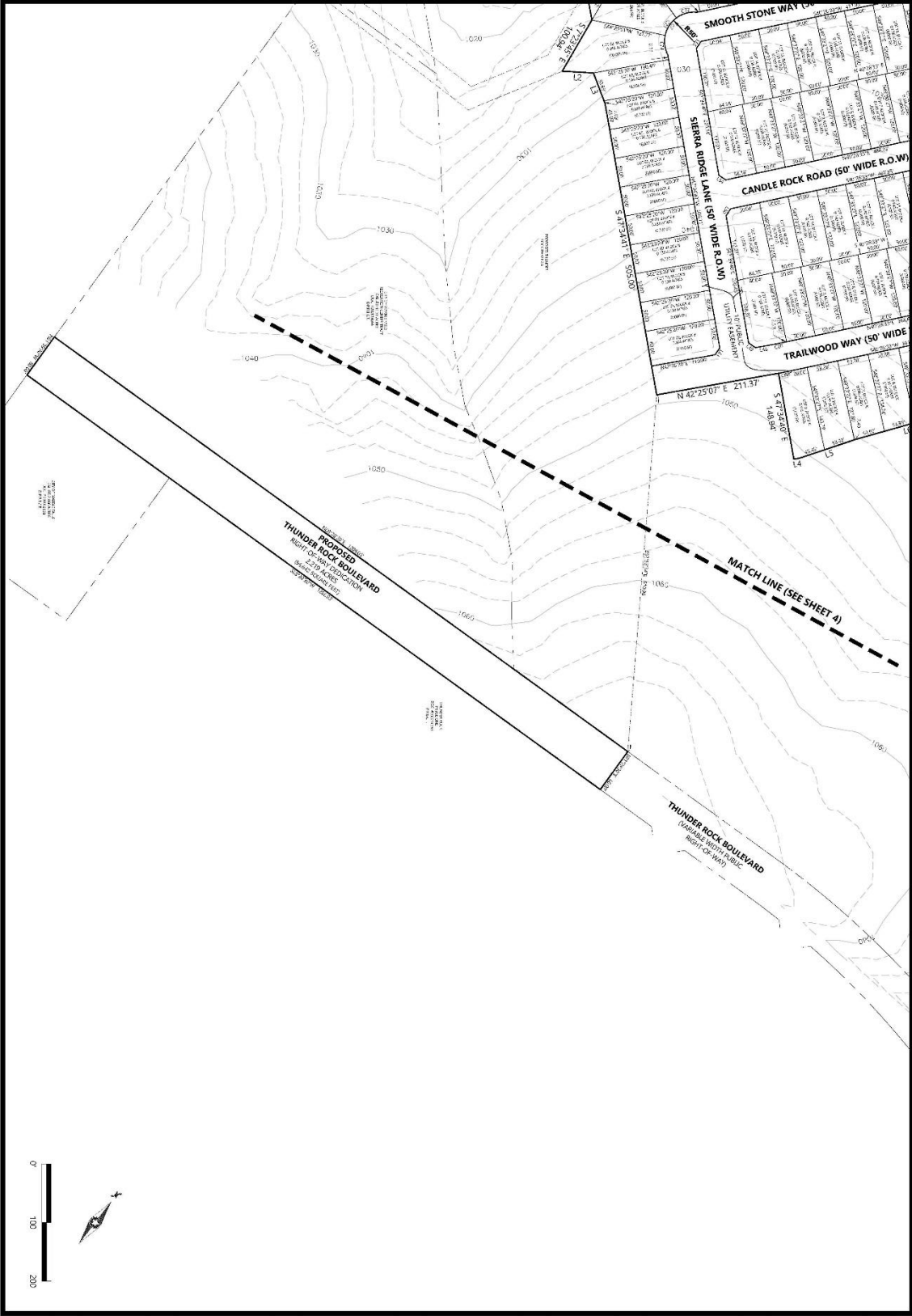
PROJECT NO.:	CEN21001.02
DATE:	12/29/2023
CHECKED:	HEH
DRAWN:	JHM/AMR
FIELD CREW:	NJM/RJC/T
FIELD WORK DATE:	

PREPARED FOR:  
**CENTURION AMERICAN DEVELOPMENT GROUP**  
 1800 VALLEY VIEW LANE, SUITE 300  
 FARMERS BRANCH, TEXAS 75334

**THUNDER ROCK PHASE 2B**  
 CITY OF MARBLE FALLS  
 BURNET COUNTY, TEXAS

**Westwood**  
 2112 Westwood Drive  
 Burnet, Texas 78611  
 Phone: 817.262.2000  
 Fax: 817.262.2001  
 www.westwoodinc.com

PRELIMINARY PLAT  
 SHEET NUMBER:  
**5 OF 8**  
 DATE: 12/29/2023



PRELIMINARY PLAT - THUNDER ROCK, PHASE 2B

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	82°57'12"	540.00	130.92	194.26	N 50°06'00" W	306.12
C2	22°53'12"	402.00	205.09	190.50	N 87°00'00" W	204.42
C3	17°06'41"	600.00	164.57	296.47	N 100°23'25" W	117.61
C4	89°59'07"	373.00	427.57	415.84	S 10°31'19" W	556.46
C5	29°11'39"	723.00	64.61	324.81	S 75°00'00" W	64.78
C6	84°44'48"	725.00	111.52	554.77	S 44°05'27" W	114.41
C7	123°39'48"	500.00	107.30	39.37	N 31°01'14" W	481.66
C8	30°47'34"	600.00	115.00	548.07	N 43°00'12" E	115.63
C9	27°04'34"	600.00	338.70	519.65	N 45°33'25" E	641.47
C10	71°24'41"	483.00	53.89	47.97	N 32°04'16" W	83.63
C11	163°08'08"	600.00	170.83	404.72	N 73°58'00" E	178.70
C12	162°39'21"	600.00	170.83	404.42	S 81°23'00" E	178.68
C13	11°02'44"	600.00	163.24	286.42	N 27°19'00" W	117.25
C14	19°36'44"	325.00	113.31	57.24	N 44°30'17" E	112.75
C15	179°04'07"	600.00	184.09	1720.77	S 80°32'21" E	1700.00
C16	12°35'37"	273.00	60.45	103.85	N 40°04'47" E	60.12
C17	11°12'49"	335.00	7.32	3.99	N 34°05'41" W	7.32
C18	29°03'32"	750.00	67.99	333.87	N 45°00'00" E	67.07
C19	64°43'32"	325.00	480.59	298.57	N 13°00'00" E	451.97
C20	178°42'47"	725.00	25.07	12.87	N 41°25'00" E	25.07

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C21	86°36'39"	750.00	170.04	564.64	N 45°44'00" E	180.91
C22	10°47'18"	275.00	57.76	23.97	S 25°02'12" W	57.77
C23	10°47'18"	325.00	61.20	30.69	N 59°02'12" E	61.11
C24	104°17'18"	365.00	106.30	553.55	S 8°29'12" W	106.23
C25	44°32'36"	365.00	46.64	24.57	S 15°05'48" W	45.46
C26	30°15'17"	600.00	31.66	16.22	N 61°34'07" E	31.32
C27	34°11'54"	600.00	40.00	20.76	N 72°04'31" W	39.26
C28	39°11'44"	600.00	41.05	21.36	N 33°04'58" W	40.25
C29	27°02'42"	600.00	26.77	14.63	N 25°01'11" W	26.47
C30	2°49'57"	400.00	21.37	10.39	S 8°38'37" E	21.37
C31	6°15'09"	400.00	7.94	0.97	S 88°28'22" E	7.94
C32	10°11'23"	400.00	8.07	4.03	S 45°34'44" E	8.09
C33	11°03'14"	440.00	67.26	44.02	S 49°31'13" E	67.69
C34	25°02'34"	440.00	192.32	97.72	N 48°03'40" W	190.60
C35	12°33'37"	273.00	60.45	38.35	N 40°04'31" E	60.32
C36	34°40'37"	600.00	36.37	18.73	N 81°12'51" W	33.76
C37	49°14'57"	600.00	51.43	27.54	N 49°13'22" W	50.45
C38	15°37'24"	600.00	14.27	7.17	N 49°03'30" W	14.23
C39	4°11'13"	375.00	31.97	16.49	N 33°07'41" W	33.94
C40	7°23'15"	375.00	46.89	24.46	N 32°04'00" W	46.86

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C41	7°08'13"	375.00	46.89	24.46	N 21°04'41" W	46.86
C42	8°17'01"	375.00	60.95	30.45	N 12°47'19" W	60.99
C43	9°17'25"	375.00	77.02	37.62	N 5°19'31" W	77.01
C44	7°28'13"	375.00	46.89	24.46	N 11°14'52" E	46.89
C45	7°28'13"	375.00	46.89	24.46	N 8°01'00" E	46.89
C46	7°28'13"	375.00	46.89	24.46	N 10°11'17" E	46.89
C47	7°28'13"	375.00	46.89	24.46	N 23°39'40" E	46.89
C48	7°28'13"	375.00	46.89	24.46	N 31°07'40" E	46.89
C49	7°28'13"	375.00	46.89	24.46	N 39°35'25" E	46.89
C50	7°28'13"	375.00	46.89	24.46	N 48°04'30" E	46.89
C51	7°28'13"	375.00	46.89	24.46	N 57°32'20" E	46.89
C52	7°02'12"	375.00	6.97	3.48	N 57°46'30" E	6.97
C53	4°19'32"	745.00	60.18	30.11	S 55°07'19" W	60.17
C54	9°10'47"	325.00	51.02	26.57	S 51°57'29" W	52.90
C55	11°30'39"	325.00	79.27	38.83	S 41°09'41" W	79.07
C56	11°30'39"	325.00	79.27	38.83	S 48°01'19" W	79.07
C57	11°30'39"	325.00	79.27	38.83	S 54°00'30" W	79.07
C58	11°30'39"	325.00	79.27	38.83	S 60°00'00" W	79.07
C59	11°30'39"	325.00	79.27	38.83	S 66°00'00" W	79.07
C60	11°30'39"	325.00	79.27	38.83	S 72°00'00" W	79.07
C61	22°11'09"	600.00	23.47	11.62	S 19°07'31" E	23.19

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C62	48°14'19"	600.00	48.67	24.12	S 48°02'11" E	44.78
C63	22°09'04"	600.00	31.00	15.45	S 42°02'39" E	30.65
C64	37°09'12"	600.00	38.40	20.11	N 63°07'46" E	34.13
C65	24°21'37"	600.00	23.52	12.85	N 33°05'11" E	23.12
C66	4°19'46"	725.00	54.15	27.09	N 47°06'38" E	54.47
C67	4°19'46"	725.00	54.15	27.09	N 47°06'38" E	54.47
C68	19°47'47"	624.07	1.98	10.79	N 41°16'00" E	21.59
C69	20°02'22"	600.00	21.00	10.61	S 81°09'30" W	20.67
C70	47°19'47"	615.00	20.96	25.64	S 49°02'41" W	20.64
C71	27°12'37"	615.00	20.75	12.48	S 41°08'31" W	21.19
C72	42°14'49"	56.00	37.25	18.53	S 37°11'14" W	34.19
C73	42°14'49"	56.00	38.17	19.03	S 44°09'15" E	34.58
C74	38°18'38"	56.00	34.10	17.85	S 49°19'01" E	33.87
C75	41°31'48"	733.00	39.82	29.93	N 41°03'41" E	39.81
C76	22°03'27"	733.00	30.78	15.58	N 41°03'41" E	30.77
C77	7°38'45"	733.00	30.60	15.58	S 48°35'32" W	30.54
C78	21°41'09"	965.00	22.17	11.05	N 41°03'41" E	22.17
C79	24°04'31"	965.00	20.00	10.02	N 49°13'10" E	20.00
C80	24°04'31"	965.00	24.48	12.15	N 49°29'24" E	24.48
C81	79°17'15"	325.00	48.23	24.65	S 47°25'14" W	48.10

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C82	3°17'03"	324.00	17.97	8.96	S 42°01'53" W	17.97
C83	2°11'05"	275.00	12.09	6.04	N 41°14'07" E	12.09
C84	8°15'14"	275.00	39.70	19.88	N 41°03'40" E	39.65
C85	2°11'05"	275.00	12.09	6.04	S 48°16'07" W	12.09
C86	34°00'27"	750.00	40.07	24.09	S 48°14'41" W	40.06
C87	2°03'37"	750.00	37.86	18.86	S 41°32'21" W	37.87
C88	6°12'40"	750.00	43.71	24.6	S 50°03'51" W	43.71
C89	32°46'31"	400.00	26.12	13.67	N 15°31'31" W	26.15
C90	22°10'35"	542.85	238.47	121.72	N 19°02'40" W	237.55

PROJECT NO.: CEN21001.02 DATE: 12/29/2023

CHECKED: REH DRAWN: LMS/ABR

FIELD CREW: MARK A. KEE

FIELD WORK DATE: \_\_\_\_\_

PREPARED FOR:

**CENTURION AMERICAN DEVELOPMENT GROUP**  
1800 WAILES VUEWAY DRIVE, SUITE 1300  
FARMERS BRANCH, TEXAS 75244

**THUNDER ROCK PHASE 2B**  
CITY OF MARRIE FALLS  
BURNETT COUNTY, TEXAS

**Westwood**  
1410 WESTWOOD DRIVE, SUITE 300  
MARRIE FALLS, TEXAS 75244  
TEL: 972.342.1000  
WWW.WESTWOODENGINEERING.COM

PRELIMINARY PLAT

SHEET NUMBER: **6** OF **8**

DATE: 12/29/2023

PROJECT NO.:	CEN21001.02	DATE:	12/29/2023
CHECKED:	REH	DATE:	
DRAWN:	LHM/ZHIB	DATE:	
FIELD CHECK:	NHM & JCT	DATE:	
FIELD WORK DATE:		DATE:	

PREPARED FOR:  
**CENTURION AMERICAN DEVELOPMENT GROUP**  
 1800 VALLEY VIEW LANE, SUITE 300  
 FARMERS BRANCH, TEXAS 75234

**THUNDER ROCK PHASE 2B**  
 CITY OF MARBLE FALLS  
 BURNET COUNTY, TEXAS

**Westwood**  
 1201 W. 12TH STREET, SUITE 200  
 MARBLE FALLS, TEXAS 75234  
 817.433.3333  
 www.westwoodplanning.com

PRELIMINARY PLAT  
 SHEET NUMBER:  
**7** OF **8**  
 DATE: 12/29/2023

AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE			AREA TABLE					
LOT	SF	ACRES	LOT	SF	ACRES	LOT	SF	ACRES	LOT	SF	ACRES	LOT	SF	ACRES	LOT	SF	ACRES	LOT	SF	ACRES			
LOT 1, BLOCK A	6,500	0.149	LOT 19, BLOCK B	6,109	0.140	LOT 21, BLOCK C	6,000	0.138	LOT 1, BLOCK E	5,624	0.121	LOT 21, BLOCK C	6,104	0.141	LOT 1, BLOCK C	7,150	0.161	LOT 21, BLOCK C	6,000	0.138	LOT 21, BLOCK C	6,000	0.138
LOT 2, BLOCK A	6,500	0.149	LOT 20, BLOCK B	6,327	0.145	LOT 22, BLOCK C	6,000	0.138	LOT 2, BLOCK E	5,624	0.121	LOT 22, BLOCK C	6,104	0.141	LOT 2, BLOCK C	6,000	0.138	LOT 22, BLOCK C	6,000	0.138	LOT 22, BLOCK C	6,000	0.138
LOT 3, BLOCK A	6,500	0.149	LOT 21, BLOCK B	6,544	0.150	LOT 23, BLOCK C	6,000	0.138	LOT 3, BLOCK E	5,624	0.121	LOT 23, BLOCK C	6,104	0.141	LOT 3, BLOCK C	6,000	0.138	LOT 23, BLOCK C	6,000	0.138	LOT 23, BLOCK C	6,000	0.138
LOT 4, BLOCK A	6,500	0.149	LOT 22, BLOCK B	6,502	0.149	LOT 24, BLOCK C	6,000	0.138	LOT 4, BLOCK E	5,624	0.121	LOT 24, BLOCK C	6,104	0.141	LOT 4, BLOCK C	6,000	0.138	LOT 24, BLOCK C	6,000	0.138	LOT 24, BLOCK C	6,000	0.138
LOT 5, BLOCK A	6,500	0.149	LOT 23, BLOCK B	6,433	0.147	LOT 25, BLOCK C	6,000	0.138	LOT 5, BLOCK E	5,624	0.121	LOT 25, BLOCK C	6,104	0.141	LOT 5, BLOCK C	6,000	0.138	LOT 25, BLOCK C	6,000	0.138	LOT 25, BLOCK C	6,000	0.138
LOT 6, BLOCK A	6,500	0.149	LOT 24, BLOCK B	6,395	0.149	LOT 26, BLOCK C	6,000	0.138	LOT 6, BLOCK E	5,624	0.121	LOT 26, BLOCK C	6,104	0.141	LOT 6, BLOCK C	6,000	0.138	LOT 26, BLOCK C	6,000	0.138	LOT 26, BLOCK C	6,000	0.138
LOT 7, BLOCK A	6,500	0.149	LOT 25, BLOCK B	6,328	0.147	LOT 27, BLOCK C	6,000	0.138	LOT 7, BLOCK E	5,624	0.121	LOT 27, BLOCK C	6,104	0.141	LOT 7, BLOCK C	6,000	0.138	LOT 27, BLOCK C	6,000	0.138	LOT 27, BLOCK C	6,000	0.138
LOT 8, BLOCK A	6,500	0.149	LOT 26, BLOCK B	6,262	0.146	LOT 28, BLOCK C	6,000	0.138	LOT 8, BLOCK E	5,624	0.121	LOT 28, BLOCK C	6,104	0.141	LOT 8, BLOCK C	6,000	0.138	LOT 28, BLOCK C	6,000	0.138	LOT 28, BLOCK C	6,000	0.138
LOT 9, BLOCK A	6,500	0.149	LOT 27, BLOCK B	6,200	0.142	LOT 29, BLOCK C	6,000	0.138	LOT 9, BLOCK E	5,624	0.121	LOT 29, BLOCK C	6,104	0.141	LOT 9, BLOCK C	6,000	0.138	LOT 29, BLOCK C	6,000	0.138	LOT 29, BLOCK C	6,000	0.138
LOT 10, BLOCK A	6,500	0.149	LOT 28, BLOCK B	6,136	0.140	LOT 30, BLOCK C	6,000	0.138	LOT 10, BLOCK E	5,624	0.121	LOT 30, BLOCK C	6,104	0.141	LOT 10, BLOCK C	6,000	0.138	LOT 30, BLOCK C	6,000	0.138	LOT 30, BLOCK C	6,000	0.138
LOT 11, BLOCK A	6,500	0.149	LOT 29, BLOCK B	6,072	0.139	LOT 31, BLOCK C	6,000	0.138	LOT 11, BLOCK E	5,624	0.121	LOT 31, BLOCK C	6,104	0.141	LOT 11, BLOCK C	6,000	0.138	LOT 31, BLOCK C	6,000	0.138	LOT 31, BLOCK C	6,000	0.138
LOT 12, BLOCK A	6,500	0.149	LOT 30, BLOCK B	6,008	0.137	LOT 32, BLOCK C	6,000	0.138	LOT 12, BLOCK E	5,624	0.121	LOT 32, BLOCK C	6,104	0.141	LOT 12, BLOCK C	6,000	0.138	LOT 32, BLOCK C	6,000	0.138	LOT 32, BLOCK C	6,000	0.138
LOT 13, BLOCK A	6,500	0.149	LOT 31, BLOCK B	5,944	0.135	LOT 33, BLOCK C	6,000	0.138	LOT 13, BLOCK E	5,624	0.121	LOT 33, BLOCK C	6,104	0.141	LOT 13, BLOCK C	6,000	0.138	LOT 33, BLOCK C	6,000	0.138	LOT 33, BLOCK C	6,000	0.138
LOT 14, BLOCK A	6,500	0.149	LOT 32, BLOCK B	5,880	0.133	LOT 34, BLOCK C	6,000	0.138	LOT 14, BLOCK E	5,624	0.121	LOT 34, BLOCK C	6,104	0.141	LOT 14, BLOCK C	6,000	0.138	LOT 34, BLOCK C	6,000	0.138	LOT 34, BLOCK C	6,000	0.138
LOT 15, BLOCK A	6,500	0.149	LOT 33, BLOCK B	5,816	0.131	LOT 35, BLOCK C	6,000	0.138	LOT 15, BLOCK E	5,624	0.121	LOT 35, BLOCK C	6,104	0.141	LOT 15, BLOCK C	6,000	0.138	LOT 35, BLOCK C	6,000	0.138	LOT 35, BLOCK C	6,000	0.138
LOT 16, BLOCK A	6,500	0.149	LOT 34, BLOCK B	5,752	0.129	LOT 36, BLOCK C	6,000	0.138	LOT 16, BLOCK E	5,624	0.121	LOT 36, BLOCK C	6,104	0.141	LOT 16, BLOCK C	6,000	0.138	LOT 36, BLOCK C	6,000	0.138	LOT 36, BLOCK C	6,000	0.138
LOT 17, BLOCK A	6,500	0.149	LOT 35, BLOCK B	5,688	0.127	LOT 37, BLOCK C	6,000	0.138	LOT 17, BLOCK E	5,624	0.121	LOT 37, BLOCK C	6,104	0.141	LOT 17, BLOCK C	6,000	0.138	LOT 37, BLOCK C	6,000	0.138	LOT 37, BLOCK C	6,000	0.138
LOT 18, BLOCK A	6,500	0.149	LOT 36, BLOCK B	5,624	0.125	LOT 38, BLOCK C	6,000	0.138	LOT 18, BLOCK E	5,624	0.121	LOT 38, BLOCK C	6,104	0.141	LOT 18, BLOCK C	6,000	0.138	LOT 38, BLOCK C	6,000	0.138	LOT 38, BLOCK C	6,000	0.138
LOT 19, BLOCK A	6,500	0.149	LOT 37, BLOCK B	5,560	0.123	LOT 39, BLOCK C	6,000	0.138	LOT 19, BLOCK E	5,624	0.121	LOT 39, BLOCK C	6,104	0.141	LOT 19, BLOCK C	6,000	0.138	LOT 39, BLOCK C	6,000	0.138	LOT 39, BLOCK C	6,000	0.138
LOT 20, BLOCK A	6,500	0.149	LOT 38, BLOCK B	5,496	0.121	LOT 40, BLOCK C	6,000	0.138	LOT 20, BLOCK E	5,624	0.121	LOT 40, BLOCK C	6,104	0.141	LOT 20, BLOCK C	6,000	0.138	LOT 40, BLOCK C	6,000	0.138	LOT 40, BLOCK C	6,000	0.138
LOT 21, BLOCK A	6,500	0.149	LOT 39, BLOCK B	5,432	0.119	LOT 41, BLOCK C	6,000	0.138	LOT 21, BLOCK E	5,624	0.121	LOT 41, BLOCK C	6,104	0.141	LOT 21, BLOCK C	6,000	0.138	LOT 41, BLOCK C	6,000	0.138	LOT 41, BLOCK C	6,000	0.138
LOT 22, BLOCK A	6,500	0.149	LOT 40, BLOCK B	5,368	0.117	LOT 42, BLOCK C	6,000	0.138	LOT 22, BLOCK E	5,624	0.121	LOT 42, BLOCK C	6,104	0.141	LOT 22, BLOCK C	6,000	0.138	LOT 42, BLOCK C	6,000	0.138	LOT 42, BLOCK C	6,000	0.138
LOT 23, BLOCK A	6,500	0.149	LOT 41, BLOCK B	5,304	0.115	LOT 43, BLOCK C	6,000	0.138	LOT 23, BLOCK E	5,624	0.121	LOT 43, BLOCK C	6,104	0.141	LOT 23, BLOCK C	6,000	0.138	LOT 43, BLOCK C	6,000	0.138	LOT 43, BLOCK C	6,000	0.138
LOT 24, BLOCK A	6,500	0.149	LOT 42, BLOCK B	5,240	0.113	LOT 44, BLOCK C	6,000	0.138	LOT 24, BLOCK E	5,624	0.121	LOT 44, BLOCK C	6,104	0.141	LOT 24, BLOCK C	6,000	0.138	LOT 44, BLOCK C	6,000	0.138	LOT 44, BLOCK C	6,000	0.138
LOT 25, BLOCK A	6,500	0.149	LOT 43, BLOCK B	5,176	0.111	LOT 45, BLOCK C	6,000	0.138	LOT 25, BLOCK E	5,624	0.121	LOT 45, BLOCK C	6,104	0.141	LOT 25, BLOCK C	6,000	0.138	LOT 45, BLOCK C	6,000	0.138	LOT 45, BLOCK C	6,000	0.138
LOT 26, BLOCK A	6,500	0.149	LOT 44, BLOCK B	5,112	0.109	LOT 46, BLOCK C	6,000	0.138	LOT 26, BLOCK E	5,624	0.121	LOT 46, BLOCK C	6,104	0.141	LOT 26, BLOCK C	6,000	0.138	LOT 46, BLOCK C	6,000	0.138	LOT 46, BLOCK C	6,000	0.138
LOT 27, BLOCK A	6,500	0.149	LOT 45, BLOCK B	5,048	0.107	LOT 47, BLOCK C	6,000	0.138	LOT 27, BLOCK E	5,624	0.121	LOT 47, BLOCK C	6,104	0.141	LOT 27, BLOCK C	6,000	0.138	LOT 47, BLOCK C	6,000	0.138	LOT 47, BLOCK C	6,000	0.138
LOT 28, BLOCK A	6,500	0.149	LOT 46, BLOCK B	4,984	0.105	LOT 48, BLOCK C	6,000	0.138	LOT 28, BLOCK E	5,624	0.121	LOT 48, BLOCK C	6,104	0.141	LOT 28, BLOCK C	6,000	0.138	LOT 48, BLOCK C	6,000	0.138	LOT 48, BLOCK C	6,000	0.138
LOT 29, BLOCK A	6,500	0.149	LOT 47, BLOCK B	4,920	0.103	LOT 49, BLOCK C	6,000	0.138	LOT 29, BLOCK E	5,624	0.121	LOT 49, BLOCK C	6,104	0.141	LOT 29, BLOCK C	6,000	0.138	LOT 49, BLOCK C	6,000	0.138	LOT 49, BLOCK C	6,000	0.138
LOT 30, BLOCK A	6,500	0.149	LOT 48, BLOCK B	4,856	0.101	LOT 50, BLOCK C	6,000	0.138	LOT 30, BLOCK E	5,624	0.121	LOT 50, BLOCK C	6,104	0.141	LOT 30, BLOCK C	6,000	0.138	LOT 50, BLOCK C	6,000	0.138	LOT 50, BLOCK C	6,000	0.138
LOT 31, BLOCK A	6,500	0.149	LOT 49, BLOCK B	4,792	0.099	LOT 51, BLOCK C	6,000	0.138	LOT 31, BLOCK E	5,624	0.121	LOT 51, BLOCK C	6,104	0.141	LOT 31, BLOCK C	6,000	0.138	LOT 51, BLOCK C	6,000	0.138	LOT 51, BLOCK C	6,000	0.138
LOT 32, BLOCK A	6,500	0.149	LOT 50, BLOCK B	4,728	0.097	LOT 52, BLOCK C	6,000	0.138	LOT 32, BLOCK E	5,624	0.121	LOT 52, BLOCK C	6,104	0.141	LOT 32, BLOCK C	6,000	0.138	LOT 52, BLOCK C	6,000	0.138	LOT 52, BLOCK C	6,000	0.138
LOT 33, BLOCK A	6,500	0.149	LOT 51, BLOCK B	4,664	0.095	LOT 53, BLOCK C	6,000	0.138	LOT 33, BLOCK E	5,624	0.121	LOT 53, BLOCK C	6,104	0.141	LOT 33, BLOCK C	6,000	0.138	LOT 53, BLOCK C	6,000	0.138	LOT 53, BLOCK C	6,000	0.138
LOT 34, BLOCK A	6,500	0.149	LOT 52, BLOCK B	4,600	0.093	LOT 54, BLOCK C	6,000	0.138	LOT 34, BLOCK E	5,624	0.121	LOT 54, BLOCK C	6,104	0.141	LOT 34, BLOCK C	6,000	0.138	LOT 54, BLOCK C	6,000	0.138	LOT 54, BLOCK C	6,000	0.138
LOT 35, BLOCK A	6,500	0.149	LOT 53, BLOCK B	4,536	0.091	LOT 55, BLOCK C	6,000	0.138	LOT 35, BLOCK E	5,624	0.121	LOT 55, BLOCK C	6,104	0.141	LOT 35, BLOCK C	6,000	0.138	LOT 55, BLOCK C	6,000	0.138	LOT 55, BLOCK C	6,000	0.138
LOT 36, BLOCK A	6,500	0.149	LOT 54, BLOCK B	4,472	0.089	LOT 56, BLOCK C	6,000	0.138	LOT 36, BLOCK E	5,624	0.121	LOT 56, BLOCK C	6,104	0.141	LOT 36, BLOCK C	6,000	0.138	LOT 56, BLOCK C	6,000	0.138	LOT 56, BLOCK C	6,000	0.138
LOT 37, BLOCK A	6,500	0.149	LOT 55, BLOCK B	4,408	0.087	LOT 57, BLOCK C	6,000	0.138	LOT 37, BLOCK E	5,624	0.121	LOT 57, BLOCK C	6,104	0.141	LOT 37, BLOCK C	6,000	0.138	LOT 57, BLOCK C	6,000	0.138	LOT 57, BLOCK C	6,000	0.138
LOT 38, BLOCK A	6,500	0.149	LOT 56, BLOCK B	4,344	0.085	LOT 58, BLOCK C	6,000	0.138	LOT 38, BLOCK E	5,624	0.121	LOT 58, BLOCK C	6,104	0.141	LOT 38, BLOCK C	6,000	0.138	LOT 58, BLOCK C	6,000	0.138	LOT 58, BLOCK C	6,000	0.138
LOT 39, BLOCK A	6,500	0.149	LOT 57, BLOCK B	4,280	0.083	LOT 59, BLOCK C	6,000	0.138	LOT 39, BLOCK E	5,624	0.121	LOT 59, BLOCK C	6,104	0.141	LOT 39, BLOCK C	6,000	0.138	LOT 59, BLOCK C	6,000	0.138	LOT 59, BLOCK C	6,000	0.138
LOT 40, BLOCK A	6,500	0.149	LOT 58, BLOCK B	4,216	0.081	LOT 60, BLOCK C	6,000	0.138	LOT 40, BLOCK E	5,624	0.121	LOT 60, BLOCK C	6,104	0.141	LOT 40, BLOCK C	6,000	0.138	LOT 60, BLOCK C	6,000				

PROJECT NO.:	CEN21001.02
CHECKED:	RH
DRAWN:	JHR/SBR
FIELD CREW:	NJM & LCT
FIELD WORK DATE:	

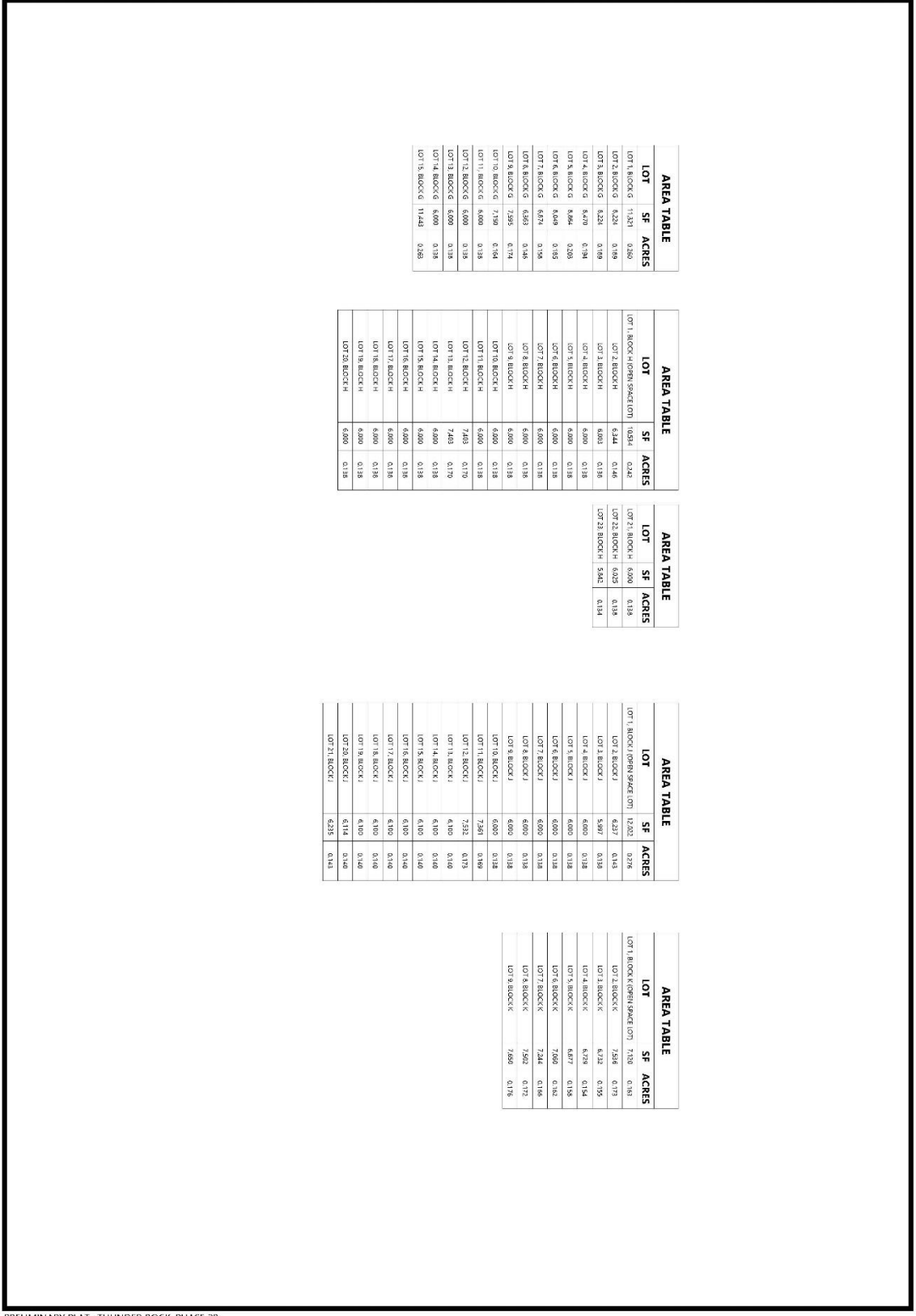
APPROVED FOR:  
**CENTURION AMERICAN DEVELOPMENT GROUP**  
 1800 VALLEY VIEW LANE, SUITE 300  
 FARMERS BRANCH, TEXAS 75234

**THUNDER ROCK PHASE 2B**  
 CITY OF MARBLE FALLS  
 BURNET COUNTY, TEXAS

**Westwood**  
 2701 N. Highway 114, Suite 110  
 Westwood Engineering & Surveying, Inc.  
 1000 Westwood Drive, Suite 100  
 Burnet, Texas 78611

PRELIMINARY PLAT

SHEET NUMBER  
**8** OF **8**  
 DATE: 12/29/2023



LOT	SF	ACRES
LOT 1, BLOCK G	11,321	0.260
LOT 2, BLOCK G	8,224	0.189
LOT 3, BLOCK G	8,224	0.189
LOT 4, BLOCK G	8,670	0.194
LOT 5, BLOCK G	8,664	0.203
LOT 6, BLOCK G	8,649	0.195
LOT 7, BLOCK G	6,874	0.158
LOT 8, BLOCK G	6,838	0.156
LOT 9, BLOCK G	7,393	0.174
LOT 10, BLOCK G	7,190	0.164
LOT 11, BLOCK G	8,600	0.195
LOT 12, BLOCK G	6,000	0.138
LOT 13, BLOCK G	6,000	0.138
LOT 14, BLOCK G	6,000	0.138
LOT 15, BLOCK G	6,000	0.138

LOT	SF	ACRES
LOT 1, BLOCK H (OPEN SPACE LOT)	10,514	0.242
LOT 2, BLOCK H	6,244	0.146
LOT 3, BLOCK H	6,000	0.138
LOT 4, BLOCK H	6,000	0.138
LOT 5, BLOCK H	6,000	0.138
LOT 6, BLOCK H	6,000	0.138
LOT 7, BLOCK H	6,000	0.138
LOT 8, BLOCK H	6,000	0.138
LOT 9, BLOCK H	6,000	0.138
LOT 10, BLOCK H	6,000	0.138
LOT 11, BLOCK H	6,000	0.138
LOT 12, BLOCK H	7,443	0.170
LOT 13, BLOCK H	7,443	0.170
LOT 14, BLOCK H	6,000	0.138
LOT 15, BLOCK H	6,000	0.138
LOT 16, BLOCK H	6,000	0.138
LOT 17, BLOCK H	6,000	0.138
LOT 18, BLOCK H	6,000	0.138
LOT 19, BLOCK H	6,000	0.138
LOT 20, BLOCK H	6,000	0.138

LOT	SF	ACRES
LOT 21, BLOCK H	6,000	0.138
LOT 22, BLOCK H	6,025	0.139
LOT 23, BLOCK H	5,842	0.134

LOT	SF	ACRES
LOT 1, BLOCK I (OPEN SPACE LOT)	12,202	0.278
LOT 2, BLOCK I	6,237	0.143
LOT 3, BLOCK I	5,991	0.138
LOT 4, BLOCK I	6,000	0.138
LOT 5, BLOCK I	6,000	0.138
LOT 6, BLOCK I	6,000	0.138
LOT 7, BLOCK I	6,000	0.138
LOT 8, BLOCK I	6,000	0.138
LOT 9, BLOCK I	6,000	0.138
LOT 10, BLOCK I	6,000	0.138
LOT 11, BLOCK I	7,381	0.169
LOT 12, BLOCK I	7,312	0.173
LOT 13, BLOCK I	6,100	0.140
LOT 14, BLOCK I	6,100	0.140
LOT 15, BLOCK I	6,100	0.140
LOT 16, BLOCK I	6,100	0.140
LOT 17, BLOCK I	6,100	0.140
LOT 18, BLOCK I	6,100	0.140
LOT 19, BLOCK I	6,100	0.140
LOT 20, BLOCK I	6,114	0.140
LOT 21, BLOCK I	6,216	0.143

LOT	SF	ACRES
LOT 1, BLOCK K (OPEN SPACE LOT)	7,100	0.161
LOT 2, BLOCK K	7,294	0.173
LOT 3, BLOCK K	6,728	0.154
LOT 4, BLOCK K	6,877	0.158
LOT 5, BLOCK K	7,660	0.182
LOT 6, BLOCK K	7,244	0.166
LOT 7, BLOCK K	7,502	0.172
LOT 8, BLOCK K	7,589	0.175

# Westwood

December 29, 2023

Scarlet Moreno  
Assistant Director of Development Services  
City of Marble Falls Development Services Department  
801 4<sup>th</sup> St  
Marble Falls, Tx 78654

**RE: [2023-46-PP]  
Thunder Rock Phase 2B  
Collector Road Construction Waiver Request**

Scarlet,

This letter serves as our formal request for the following waiver to be considered and approved administratively from a requirement in Section 6.3.9 of the City of Marble Falls Code of Ordinances.

Background:

Thunder Rock Phase 2B (Project) is a proposed single-family residential development in the Thunder Rock development. The project is within the city limits and consists of approximately 89 acres. This development will encompass 279 single-family lots.

Waiver Request:

We request a waiver from the requirements of Section 6.3.9 that states that development abutting a future road on the thoroughfare plan must be constructed.

Justification:

Thunder Rock Phase 2B does not require Centurion Parkway to be extended with this phase as Phase 2A will extend the road through the 2B entrance. The Right of Way will be dedicated by plat but not to be constructed until Phase 3.

We hope that this information is adequate to allow you to grant this waiver request.

Sincerely,



Robert Martinez  
Roberto.Martinez@westwoodps.com

westwoodps.com  
(888) 937-5150

Map of THUNDER ROCK PHASE 2B, showing the proposed layout of lots, roads, and utilities. The map is a detailed site plan for a residential development. It shows a grid of lots, each numbered. The lots are arranged in several blocks, separated by streets. The streets shown include Vista Ridge Lane, Smooth Stone Way, Blue Mesa Drive, Sagebrush Way, Goldrush Lane, Matterhorn Lane, Halibone Lane, and Geneturon Parkway. There are also several smaller streets like Trailwood Way, Canale Rock Road, and Copperstone Drive. The map also shows utility lines, including water, sewer, and electric lines. A north arrow and a scale bar are located in the bottom right corner. A legend identifies the different types of lines used on the map: solid lines for lot boundaries, dashed lines for easements, and various line styles for utility lines. The map is titled 'THUNDER ROCK PHASE 2B SITE PLAN' and is prepared by Westwood Engineering, Inc. for Marble Falls & Burnet County, Texas. The project is identified as 'THUNDER ROCK PHASE 2B' and this is 'SHEET 10' of the plan. The date of the plan is '08/20/2024'.



NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO BEGINNING IN THIS AREA.  
 MARBLE FALLS ELECTRIC COOPERATIVE 1-800-244-6277  
 1000 W. 10TH ST. MARBLE FALLS, TX 78043  
 CITY OF MARBLE FALLS 817-582-2222  
 1000 W. 10TH ST. MARBLE FALLS, TX 78043  
 MARBLE FALLS POLICE DEPARTMENT 817-582-2222  
 1000 W. 10TH ST. MARBLE FALLS, TX 78043

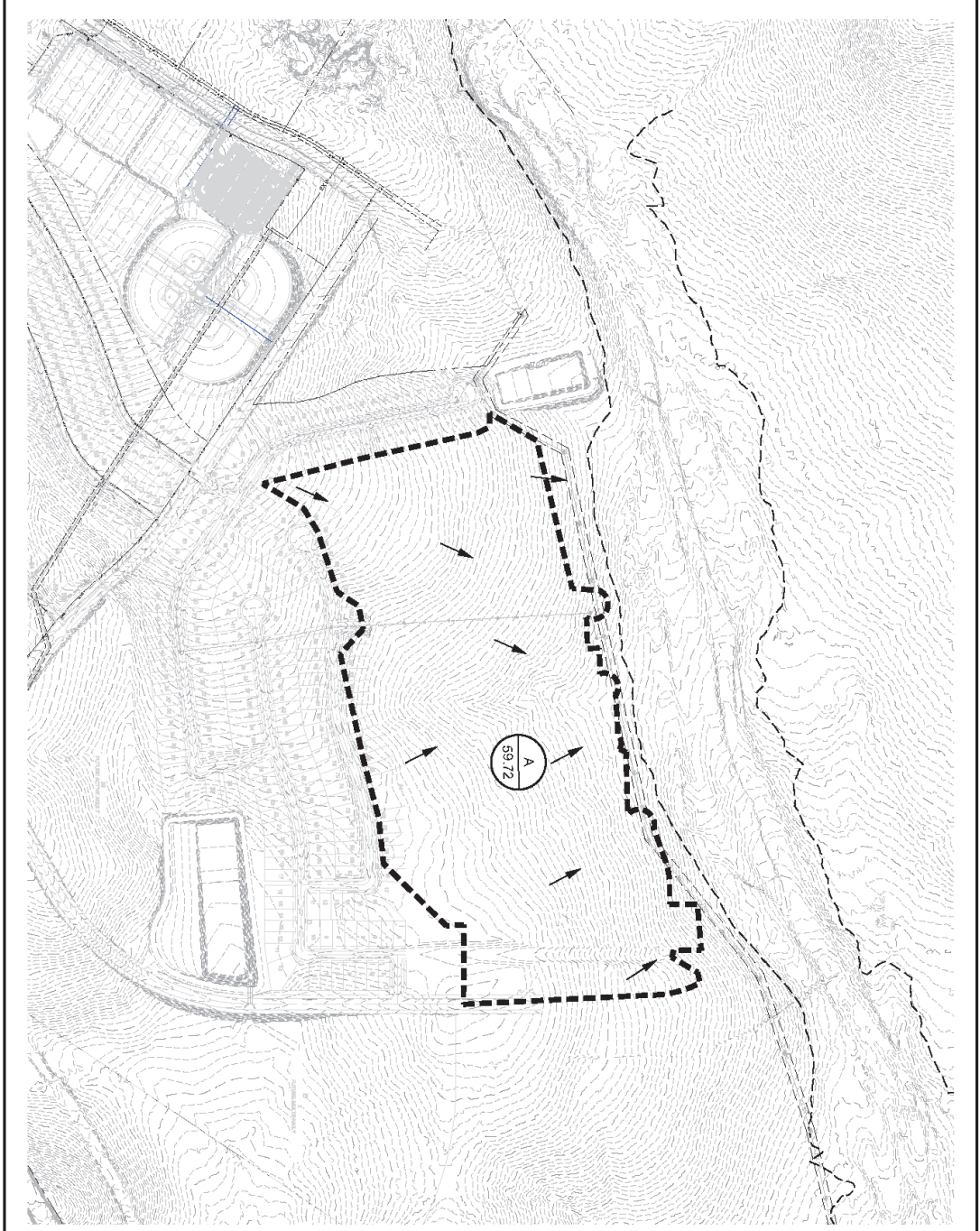
**LEGEND**

- LOT BOUNDARY
- EASEMENT
- WATER LINE
- SEWER LINE
- ELECTRIC LINE
- TELEPHONE LINE
- ROAD CENTERLINE

THUNDER ROCK PHASE 2B	
SITE PLAN	
MARBLE FALLS & BURNET COUNTY, TEXAS	
<b>Westwood</b>	
ENGINEERING, INC.	
1000 W. 10TH ST. MARBLE FALLS, TX 78043	
PHONE: 817-582-2222	
FAX: 817-582-2223	
WWW.WESTWOOD-ENG.COM	
DATE	PROJECT #
08/20/2024	THUNDER ROCK PHASE 2B
DRAWN BY	DESIGNED BY
JAN	AM
CHECKED BY	APPROVED BY
AM	AM
SHEET	SHEET
10	10

THUNDER ROCK PHASE 2B

FIRST SUBMITTAL



NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING:  
 TEXAS ELECTRIC & POWER SERVICE COMPANY  
 TEXAS ELECTRIC & POWER SERVICE COMPANY  
 5901 STAMM THE COMMISSIONS  
 AUSTIN, TEXAS 78705-3500  
 512.480.5000

SCALE: 1" = 200'

**LEGEND**

- BOUNDARY LINE
- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA NAME
- DRAINAGE AREA ADDRESS

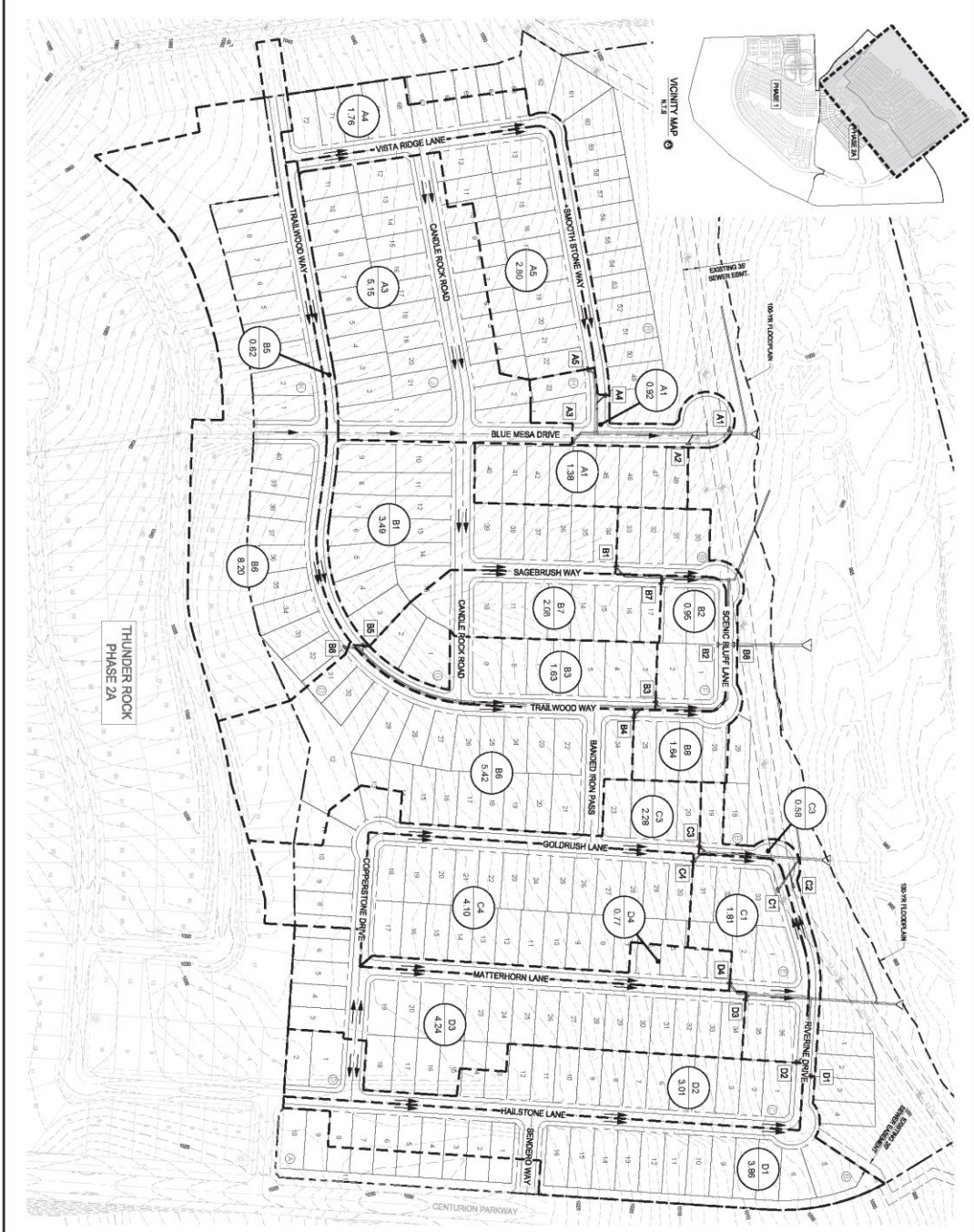
**BENCHMARKS**  
 PRELIMINARY FOR REVIEW ONLY  
 THESE COORDINATES ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. THE CONTRACTOR SHALL VERIFY THE BENCHMARK DATA AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

**THUNDER ROCK PHASE 2B**  
 EXISTING DRAINAGE AREA MAP  
 MAPLE FALLS, BURNET COUNTY, TEXAS

**Westwood**  
 ENGINEER

DATE	PROJECT #	SHEET
10/20/2023	2023-001	37

DATE PLOTTED: 08/14/2024 10:58 AM  
 PLOT SCALE: 1" = 40'  
 PLOT SHEET: 38 OF 38  
 PLOT AREA: 100' x 100'



**BENCHMARKS**  
 BENCHMARKS ARE SHOWN FOR THE PROJECT AREA. THE BENCHMARKS ARE SHOWN FOR THE PROJECT AREA. THE BENCHMARKS ARE SHOWN FOR THE PROJECT AREA. THE BENCHMARKS ARE SHOWN FOR THE PROJECT AREA. THE BENCHMARKS ARE SHOWN FOR THE PROJECT AREA.

**PRELIMINARY - FOR REVIEW ONLY.**  
 THESE RECORDING AND/OR CONSTRUCTION PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF WESTWOOD ENGINEERING, P.C.

**THUNDER ROCK PHASE 2B  
 PROPOSED DRAINAGE AREA MAP  
 MARBLE FALLS BURNET COUNTY, TEXAS**

**Westwood**  
 ENGINEERING, P.C.  
 2021 N. WALTON, LITTLE ROCK, AR 72205  
 TEL: 501-225-1100  
 FAX: 501-225-1101  
 WWW.WESTWOOD-ENG.COM

DATE	PROJECT #	SHEET
08/14/2024	2400000000	38

**LEGEND**

- MAJOR CONTROL
- MINOR CONTROL
- PROPOSED DRIVE
- PROPOSED DRIVE
- DRAINAGE DIVIDE
- DRAINAGE DIVIDE
- DRIVE INLET
- INLET NUMBER
- PROPOSED SWALE
- 30' TYPICAL LOCAL LANE
- DRAINAGE AREA VALUE
- DRAINAGE AREA VALUES
- 1.00

**NOTE:** THIS CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:  
 1. LATEST 48-HOUR PRECIPITATION RECORDATION IN THIS AREA.  
 2. TRAVIS MTR 65.05 (2010) COORDINATE.  
 3. CITY OF MARBLE FALLS.  
 4. SPECTRAL TELL COMMUNICATIONS.  
 5. ALL ELEVATIONS IN FEET.  
 6. VERTICAL CURVE DATA SHALL BE AS SHOWN ON THE DRAWING.  
 7. VERTICAL CURVE DATA SHALL BE AS SHOWN ON THE DRAWING.



PLAN SHEET 2 HSO	CADIST PROJECT #	PLAN REVIEW REVISIONS		BT	DATE	LANDSCAPE AND SCREENING Overall Layout Plan Thunder Rock, Ph. 2 City of Marble Falls, Burnett County Texas	STUDY DESIGN GROUP 183 1800 E. Highway 281, Suite 100 Marble Falls, Texas 75753 254-241-1800 www.studydesigngroup.com
		PLAN REVIEW REVISIONS		BT	DATE		





**Planning & Zoning Commission  
Agenda Item Cover Memo  
March 5, 2026**

**Agenda Item No.:** 3 (f)  
**Presenter:** Hanna Kadow, Planner  
**Department:** Development Services  
**Requested By:** Saul Hernandez, owner and applicant  
**Case Number:** 2026-7-PP  
**Legal Review:**

**AGENDA CAPTION**

Discussion and Action regarding a Preliminary Plat of the Encino Estates Subdivision being 13.563 acres of land, more or less, out of the G. Flores Survey No. 7, Abstract 304, Burnet County, Texas with consideration of Subdivision Waivers to Section 6.2.5 – Sidewalks, Section 6.2.1.O. – Construction of Streets, of Article 6, Subdivision Design and Land Development Standards.

**BACKGROUND INFORMATION**

This item is for consideration of the re-approval of a preliminary plat for the Encino Estates Subdivision, including public infrastructure, construction of new public roadway, and consideration of waiver requests.

The Subject Area is approximately 13.563 acres and is part of an unrecorded subdivision named Lake Marble Falls and is proposed to be platted into 11 lots.

The Subject Area is zoned Existing Neighborhood Zone 1 (ENZ.1). Existing Neighborhood District 1 is a sub district primarily consisting for single family estate homes on larger lots. The minimum lot standards for the ENZ.1 district are as follows:

- Minimum lot width: 100 feet, and
- Minimum lot area: 1 acre.

The 11 lots proposed with this plat are designated to be used for single family residences. The proposed lots range in size of approximately 43,553.05 square feet (1-acre) to 55,863.72 square feet (1.282-acres) which meet the minimum lot width and size detailed within the ENZ.1 zoning district. The preliminary plat proposes dedication and construction of a new public right-of-way measuring 50-feet in width and approximately 1,059 linear feet (1.216-acres). The developer provided the street name, Goldfinch Pass, that was approved. Access for this subdivision will connect between Parsons Ridge, located in Thunder Rock Estates, and Rocky Road in Unrecorded Lake Marble Falls.

The preliminary plat was originally approved by the Planning and Zoning Commission in June 2025. The preliminary plat expires in March 2026.

## Construction Plans

The applicant has submitted the required civil engineering plans for construction of the proposed public improvements, including the public roadway and drainage. The developer is proposing six-foot (6') wide sidewalks on one side of the local street, Goldfinch Pass, within the subdivision. The proposed improvements include an extension of a waterline from Worldmark Marble Falls, municipally located at 750 Rocky Road, to the Hernandez property. A site development permit for this waterline extension has been applied for and is currently under review for approval. The waterline extension is approximately 4,500 linear feet of 12-inch PVC piping. This extension will provide water for the 11-lots in the Encino Estates Subdivision. This extension will also provide a connection to the Thunder Rock Estates. Due to proximity and availability of wastewater, on-site septic will be utilized.

All lots have a fifteen-foot (15') 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 ribbon curbing and two drainage culverts: one located at the intersection of Rocky Road and Goldfinch Pass, and the other on Parsons Ridge within Thunder Rock Estates. For the northern 5-lots of the Encino Estates Subdivision, the drainage will flow northeast to the Goldfinch Pass culvert. For the southern 6-lots of the Encino Estates Subdivision, the drainage will flow southwest to the Parson's Ridge culvert. These culverts will allow storm water to move underground to prevent surface obstructions and will allow for sufficient flow.

All subdivisions must have at least two (2) points of vehicular access and must be connected via improved roadways to the City's improved thoroughfare and street system. The Encino Estates Subdivision has access off Rocky Road to Goldfinch Pass that will connect to Parsons Ridge within the Thunder Rock Estates. The Encino Estates Subdivision also allows the Thunder Rock Estates to have a second access point from Parsons Ridge.

The construction plans have been approved by city staff.

## Waiver Requests

The Encino Estates Subdivision is not part of the Thunder Rock Subdivision, but the owners are seeking the waivers to provide consistency, compatibility, and a seamless transition into the subdivision. There are two waiver requests that have been submitted with this plat and are detailed below.

- **Section 6.2.5 – Sidewalks** - states pedestrian concrete walkways (sidewalks) not less than five (5) feet wide shall be required within a residential subdivision on both sides of residential and collector streets. The applicant is requesting 6-foot sidewalks on one side of the street to be constructed to stay consistent with the sidewalks of the Thunder Rock Estates.
- **Section 6.2.1.O – Construction of Streets** – states all streets shall be constructed in accordance with paving widths and specifications as set forth in the TCSS of the City of Marble Falls at the time at which the Preliminary Plat application is officially submitted and deemed a complete application. Goldfinch

Pass, the proposed dedicated right-of-way, will be classified as a local street within the Marble Falls Thoroughfare Plan. The TCSS states that a roadway pavement width must be 31-feet paved back-of curb to back-of-curb. The developer is proposing the roadway pavement width to be 26-feet back-of-curb to back-of-curb to stay consistent with the pavement widths of the Thunder Rock Estates.

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

### **STAFF RECOMMENDATION**

Staff recommends conditional re-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. Approval of the waiver request to Section 6.2.5 – Sidewalks with the staff recommendation that sidewalks be constructed on only one side of the residential street provided that they are six feet wide.
3. Approval of the waiver request to Section 6.2.1.O – Construction of Streets with the staff recommendation that right-of-way width be 26-foot rather than 31-foot back-of-curb to back-of-curb.

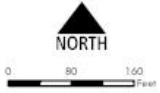
#### **Memo Contents:**

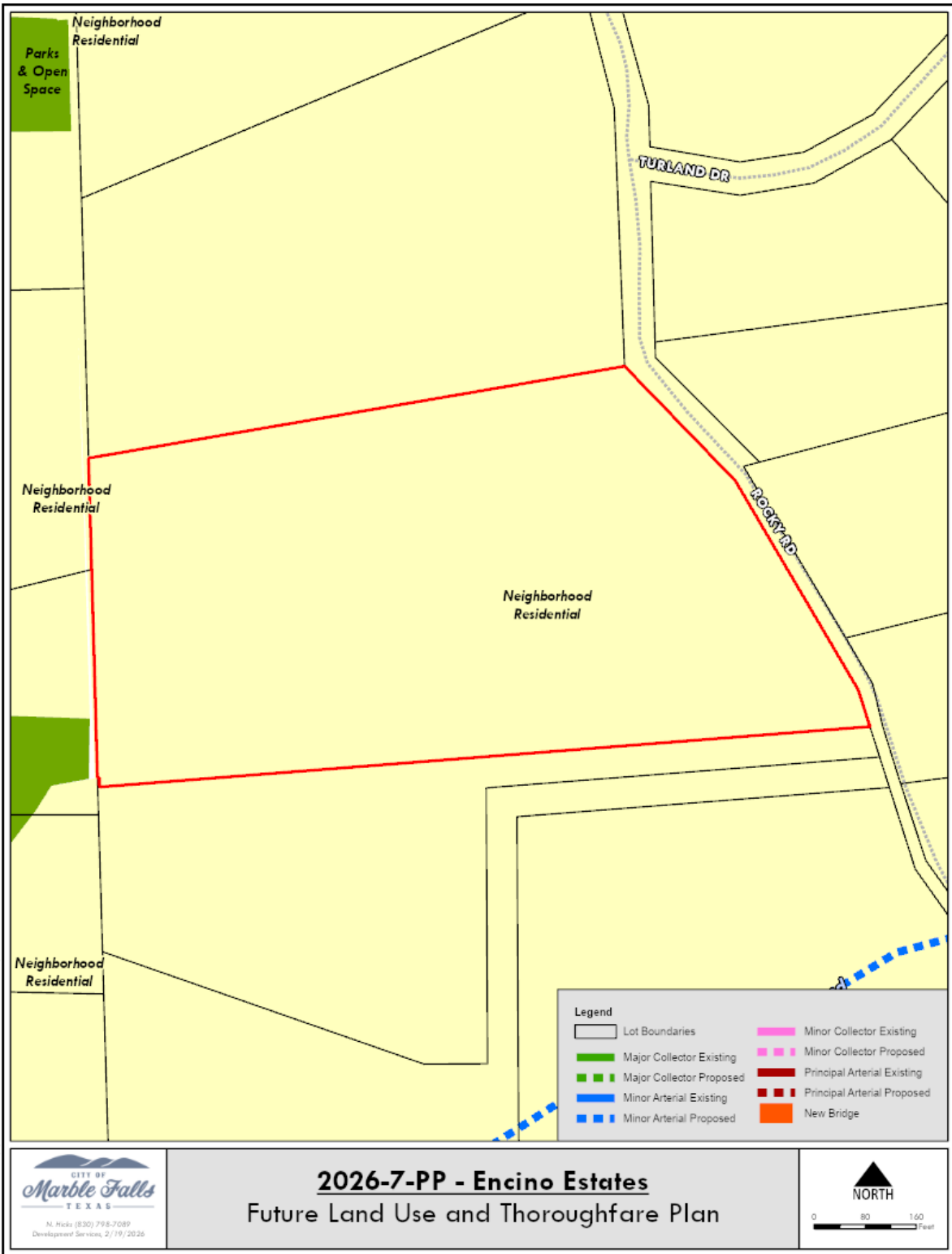
- Informational Maps produced by City Staff Pages 4 – 8
- Preliminary Plat Pages 9 – 10
- Waterline Extension Exhibit Page 11
- Rural Roadway Section Page 12
- Cost Estimate Page 13
- Waiver Requests Pages 14 – 15
- Engineering Plans (link) Page 16

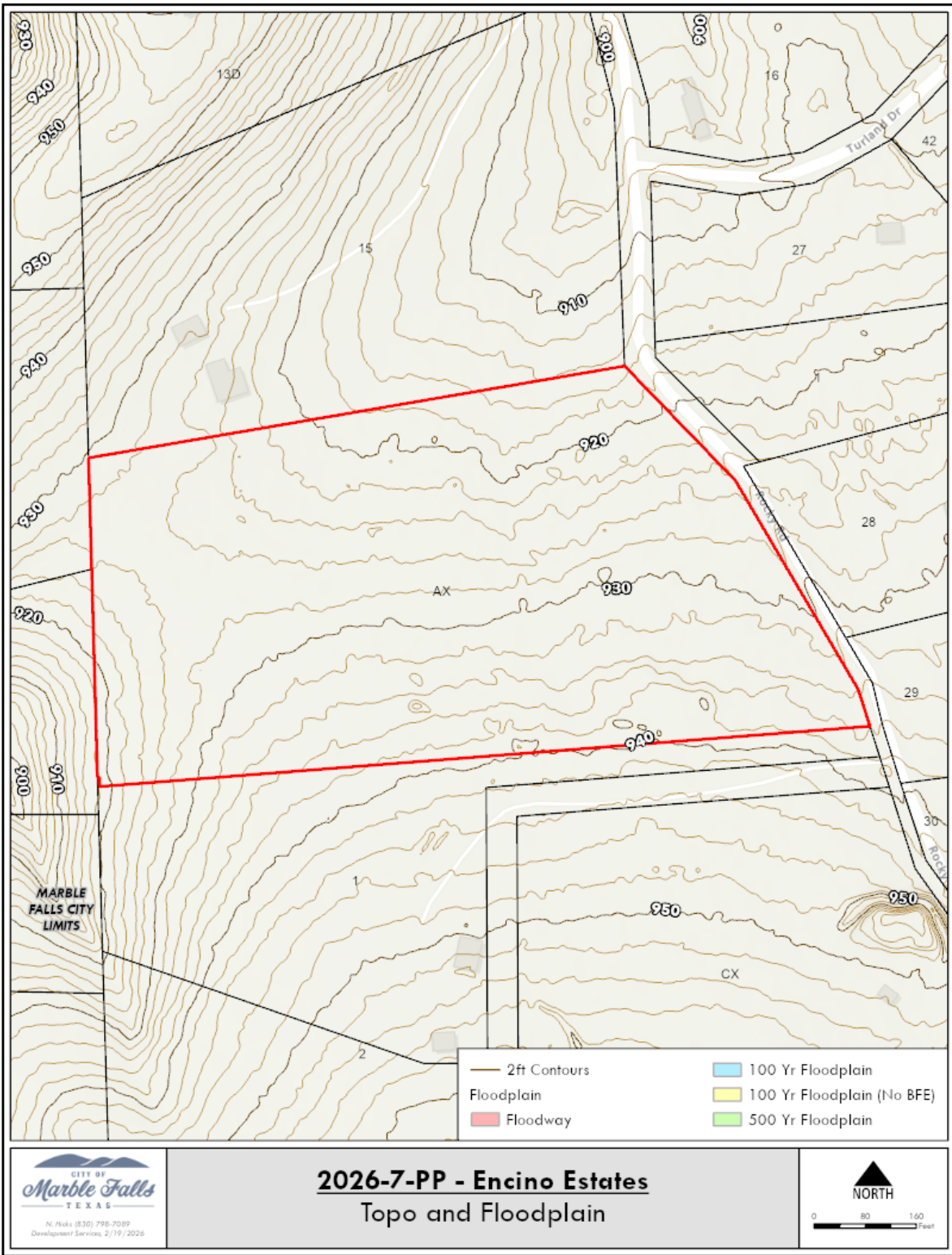


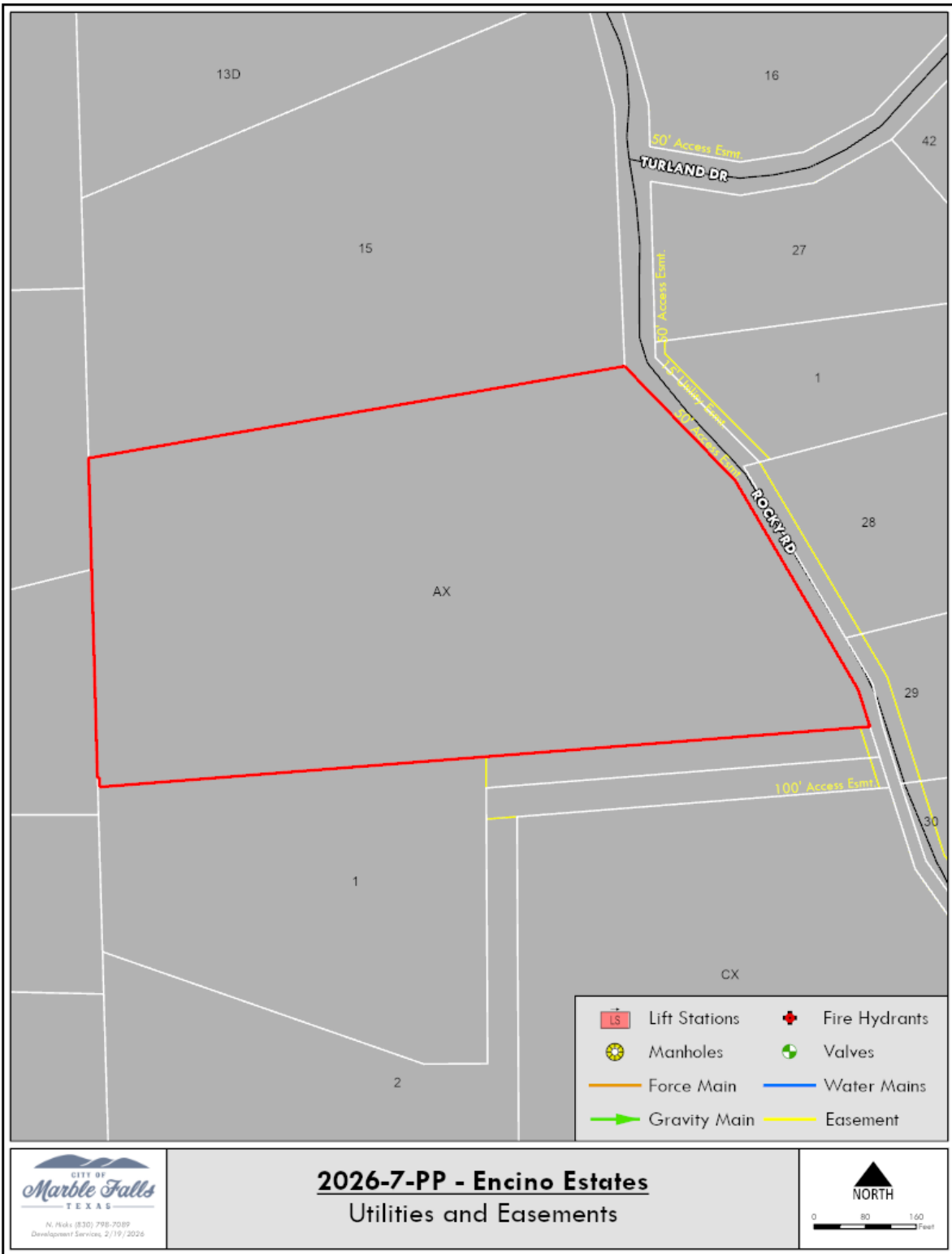
  
CITY OF  
*Marble Falls*  
TEXAS  
N. Nicky (820) 798-7089  
Development Services, 2/19/2026

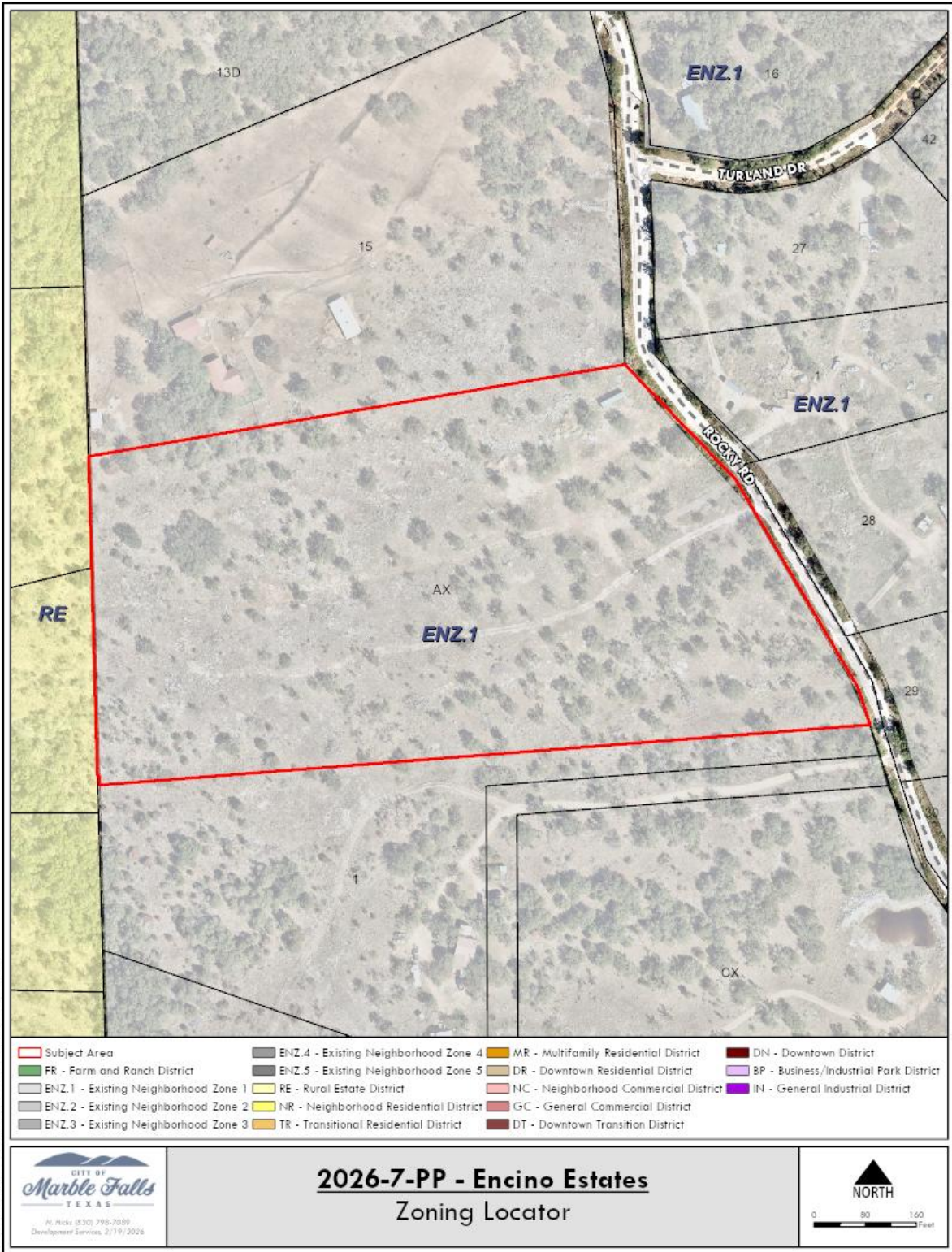
**2026-7-PP - Encino Estates**  
Aerial













**Block A Area Table**

Lot No.	Acres	Square Feet
1	1.299	55,248.84
2	1.097	47,798.13
3	1.049	45,632.91
4	1.000	43,576.70
5	1.000	43,533.05

**Block B Area Table**

Lot No.	Acres	Square Feet
1	1.282	55,663.72
2	1.152	50,793.84
3	1.142	49,747.35
4	1.119	48,700.86
5	1.094	47,654.36
6	1.139	49,207.93

**ROW Area Table**

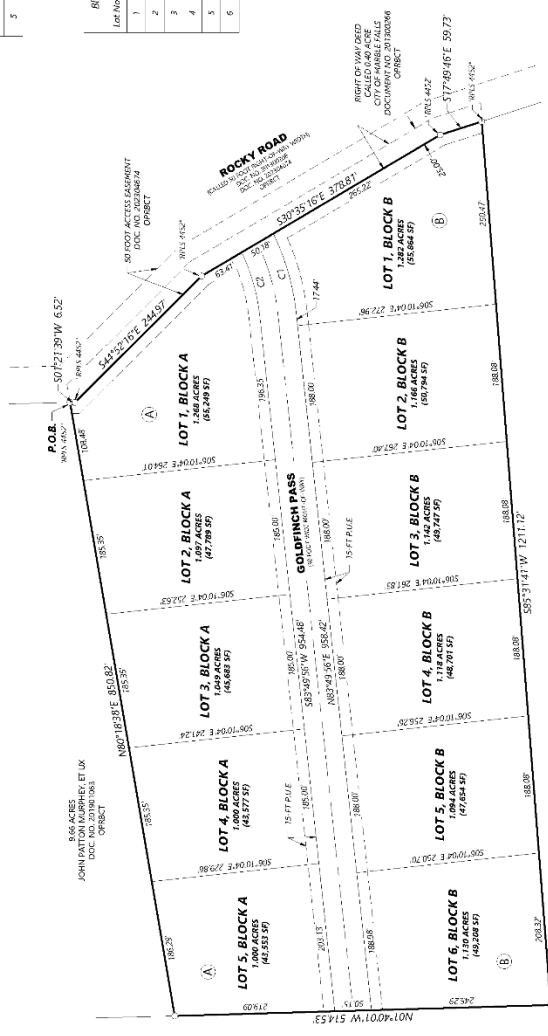
Street	Acres	Square Feet
Rocky Pass	1.216	52,964.63

**PROPOSED RIGHT-OF-WAY**

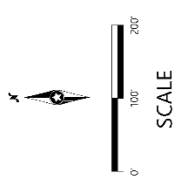
STREET NAME	DISTANCE
GOLDSMITH PASS	1.659

**Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
CT	112.84	325.00	02°02'30" N 73°48'41" E	112.82	
CZ	92.17	275.00	01°51'12" S 1° 47'18" E	91.24	



- LEGEND**
- 1/2" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 1" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 1/8" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 3/16" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 1/4" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 1/2" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 3/4" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 1" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 1.5" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 2" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 3" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 4" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 6" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 8" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 12" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 18" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 24" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 36" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 48" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 72" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 96" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 144" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 192" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 288" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 384" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
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  - 768" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
  - 1152" REMARK POLYLINE (UNLESS OTHERWISE NOTED)
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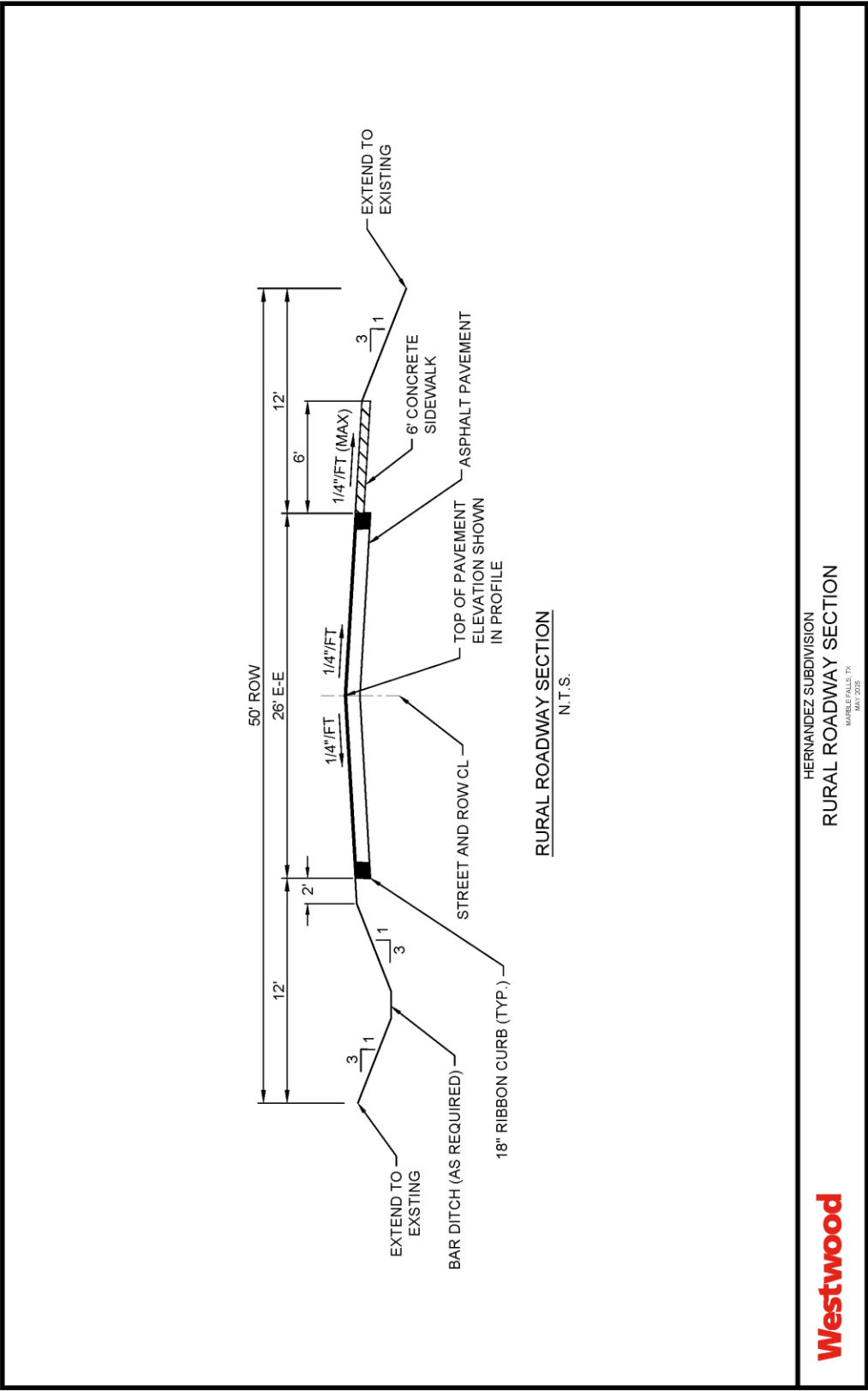
**Westwood**  
 1146 NORTH WOODS BLVD., STE 600  
 PHOENIX, AZ 85016  
 WWW.WESTWOOD.SURV.COM  
 WESTWOOD PROFESSIONAL SERVICES, INC.  
 4825 EAST WILSON AVENUE, SUITE 100  
 PHOENIX, AZ 85018

**ENCINO ESTATES**  
 BEING A 15.93 ACRES OF LAND SITUATED IN GILBERT, MARICOPA COUNTY, ARIZONA, AND BEING ONE OF THE PARCELS DESCRIBED IN DOCUMENT NO. 20231927 OF THE OFFICIAL PUBLIC RECORDS OF MARICOPA COUNTY, ARIZONA.

**SUBDIVISION PLAT OF**

DESIGNED:	JL
CHECKED:	JRS
DRAWN:	BPB
FIELD CREW:	VA
FIELD DATE:	4/29/2025





HERNANDEZ SUBDIVISION  
RURAL ROADWAY SECTION

**Westwood**

DATE PLOTTED: 03/11/2025



QUANTITY TAKEOFF  
HERNANDEZ SUBDIVISION

City of Marble Falls, Burnet County, Texas

TOTAL LOTS: 11

4/18/2025

EARTHWORK & EROSION CONTROL				
DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
Clear, Strip, & Grub - Limits of Civil Grading	1.40	AC	\$5,400.00	\$7,543.80
Excavation (Cut)	2,101	CY	\$4.25	\$8,931.16
Embankment (Fill)	426	CY	\$2.65	\$1,128.08
Silt Fence	2,340	LF	\$2.00	\$4,680.44
<b>TOTAL</b>				<b>\$22,283.48</b>

WATER				
DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
8" PVC Water Line (w/ Fittings and Blocking)*	1,075	LF	\$75.00	\$80,654.51
8" Gate Valve with Vault	2	EA	\$2,000.00	\$4,000.00
Std Fire Hydr Assy w/6" Gate Valve	2	EA	\$4,000.00	\$8,000.00
Single Water Service	1	EA	\$1,600.00	\$1,600.00
Double Water Service	5	EA	\$1,900.00	\$9,500.00
Trench Safety	1,075	LF	\$1.00	\$1,075.39
Testing (Excluding Geotech)	1,075	LF	\$1.00	\$1,075.39
<b>TOTAL</b>				<b>\$105,905.29</b>

\* To include steel encasement, concrete encasement & cement stabilized sand

STORM DRAINAGE				
DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
TxDOT 24" SETP-CD	2	EA	\$3,500.00	\$7,000.00
<b>TOTAL</b>				<b>\$7,000.00</b>

STORM PIPE				
DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
24" RCP	67	LF	\$70.00	\$4,655.84
Trench Safety	67	LF	\$1.00	\$66.51
<b>TOTAL</b>				<b>\$4,722.35</b>

PAVING				
DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
2" Hot Mix Asphaltic Concrete	3,126	SY	\$2.50	\$7,814.94
8" Crushed Limsetone Base	3,126	SY	\$14.50	\$45,326.68
18" Concrete Ribbon Curb	2,165	LF	\$15.00	\$32,477.19
6' Wide Sidewalk	1,040	LF	\$30.00	\$31,206.80
<b>TOTAL</b>				<b>\$116,825.60</b>

**PROJECT TOTAL** **\$256,736.73**

# Westwood

May 22, 2025

Scarlet Moreno  
Assistant Director of Development Services  
City of Marble Falls Development Services Department  
801 4<sup>th</sup> St  
Marble Falls, Tx 78654

**RE: [2024-24-PP]  
Hernandez Subdivision  
Sidewalk Waiver Request**

Scarlet,

This letter serves as our formal request for the following waiver to be considered and approved administratively from the applicable requirements in Section 6.2.5-A of the City of Marble Falls Code of Ordinances.

Background:

The Hernandez Subdivision (Project) is a proposed residential development located at 320 Rocky Road, Marble Falls, TX 78654. The project is within the city limits and consists of approximately 13.57 acres. This development will encompass 14 single-family lots.

Waiver Request:

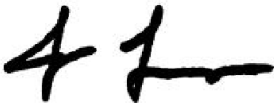
We request a waiver from the requirements of Section 6.2.5-A which requires that sidewalks not less than five (5) feet wide be constructed within a residential subdivision on both sides of residential and collector streets. We are requesting to construct sidewalks six (6) feet wide on one side of the road.

Justification:

Goldfinch Pass will bisect the Hernandez Subdivision and connect to the Thunder Rock Estates development, which will have sidewalks on one side of the road. We are requesting that the Hernandez and Estates sidewalk layouts match, as they are adjacent properties and will be constructed simultaneously.

We hope that this information is adequate to allow you to grant this waiver request.

Sincerely,



Justin Lange  
Justin.Lange@westwoodps.com

westwoodps.com  
(888) 937-5150

# Westwood

May 27, 2025

Scarlet Moreno  
Assistant Director of Development Services  
City of Marble Falls Development Services Department  
801 4<sup>th</sup> St  
Marble Falls, Tx 78654

**RE: [2025-24-PP Hernandez Subdivision Review]  
Hernandez Subdivision  
Waiver Request Letter**

Scarlet,

This letter serves as our formal request for the following to be considered and approved administratively by City of Marble Falls Development Services.

Background:

The Hernandez Subdivision (Project) is a proposed residential development located at 320 Rocky Road, Marble Falls, TX 78654. The project is within the city limits and consists of approximately 13.57 acres, and will encompass 14 single-family lots. Goldfinch Pass is a roadway that will bisect the property and connect to Parsons Ridge in the Thunder Rock Estates development to the West and Rocky Road to the East.

Waiver Request:

We request an exemption from the Section 6.2.1-J of the City of Marble Falls Code of Ordinances requiring a 31' roadway pavement width back-to-curb. We are requesting 26' roadway pavement width.

Justification:

The Hernandez Subdivision will be constructed simultaneously with the Thunder Rock Estates development, which utilizes 26' roadway widths for internal roads. The roadway width of Goldfinch Pass should match the internal roadway widths in the Estates as they are adjacent properties and Goldfinch Pass will connect to the Estates.

We hope that this information is adequate to allow you to grant this waiver request.

Sincerely,

Justin Lange  
Justin.Lange@westwoodps.com

westwoodps.com  
(888) 937-5150

The Engineering Plans can be accessed through the link below:

<https://marblefallstx.gov/DocumentCenter/View/9963/Hernandez-Subdivision-Plans--2025-05-21>