



**NOTICE OF MEETING  
ZONING BOARD OF ADJUSTMENT  
Wednesday, October 15, 2025 – 12:00 noon**

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Notice is hereby given that a meeting of the Zoning Board of Adjustments of the City of Marble Falls, Texas, will be held on **Wednesday, October 15, 2025, at 12:00 noon** in the City Hall Council Chambers located at 800 Third Street, Marble Falls, Texas, at which time the following subject will be discussed:

- 1. Call to order and announce presence of quorum.**
- 2. Public Hearing, Discussion, and Action** regarding a request for Zoning Variances to Section 4.2.7, Special Design Standards for Existing Neighborhood Zone (ENZ) District, regarding minimum front and street-side setbacks within the Existing Neighborhood Zone 2 (ENZ.2), and Section 8.2.1, Required Off-Street Parking Spaces, regarding the minimum off-street parking spaces for a duplex, on Lot 12, Block 294, Marble Falls Original Township, Burnet County, Texas, municipally addressed as 711 Pecan Valley Drive. Case No. 2025-46-ZV. *Scarlet Moreno, Director of Development Services*
- 3. Public Hearing, Discussion, and Action** regarding a request for Zoning Variances to Section 4.6.1, Accessory Buildings and Structures, regarding an illegal erection of an accessory structure, and Section 6.1.1 – Subdivision of Property, regarding the unplatted status of the property on Lot 16, Marble Falls, Burnet County, Texas, municipally addressed at 121 Jackson Road. Case No. 2025-53-ZV. *Scarlet Moreno, Director of Development Services*
- 4. Adjournment.**

“The Zoning Board of Adjustments 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 Board Meetings. To better serve you, requests should be received 24 hours prior to the meeting, by contacting Kaela Williams, Development Services Coordinator, at 830-798-7095.



**Certificate of Posting**

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

*Scarlet Moreno*

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Scarlet Moreno, Director of Development Services



**Agenda Item #:** 2

**Item Description:** Public Hearing, Discussion, and Action regarding a request for Zoning Variances to Section 4.2.7, Special Design Standards for Existing Neighborhood Zone (ENZ) District, regarding minimum front and rear setbacks within the Existing Neighborhood Zone 2 (ENZ.2), and Section 8.2.1, Required Off-Street Parking Spaces, regarding the minimum off-street parking spaces for a duplex, on Lot 12, Block 294, Marble Falls Original Township, Burnet County, Texas, municipally addressed as 711 Pecan Valley Drive.

**Case No.** 2025-46-ZV

**Board Action:** Approve or Deny

**Department:** Development Services

**Staff Contact:** Scarlet Moreno, Director of Development Services; Hanna Kadow, Planner

**Property Owner:** Lake Up, LLC

**Applicant Name:** Luke Adkins

**Property Address:** 711 Pecan Valley Drive, Marble Falls, Texas 78654

**Item Summary**

The subject property located at 711 Pecan Valley Drive is zoned as Existing Neighborhood Zone 2 (ENZ.2). The property is currently vacant.

**Request:**

The applicant is requesting relief from two development code requirements.

The first request is relief from the front yard and street side setbacks. The zoning code requires the following setbacks within the Existing Neighborhood Zone 2 (ENZ.2) residential zoning district:

	ENZ.2 – Setbacks	Proposed Setbacks
<b>Front</b>	25 Foot	15 Foot
Interior Side	5 Foot	5 Foot
<b>Street Side</b>	15 Foot	10 Foot
Rear	10 Foot	10 Foot



The southern (street side yard) lot line is located approximately 26 feet from the paved section of the roadway. The proposed duplex would be situated approximately 10 feet from the southern lot line, where a 15-foot setback is required, and approximately 15 feet from the western (front yard) lot line, where a 25-foot setback is required.

The second request is relief on the number of off-street residential parking spaces. The proposed units consist of three bedrooms with a one car garage. The applicant is proposing to provide one parking space on site and additional parking spaces in the right-of-way. The parking requirements are as follows:

Table		8.2.1.A
Required Parking		
Land Use	Required Off-Street Parking Spaces	
<b>Residential Uses</b>		
Duplex	1-2 Bedrooms- 2 spaces per dwelling unit 3+ Bedrooms- 3 parking spaces per unit	

**Background:**

In May 2025, the applicant submitted a Conditional Use Permit for duplex land use. The property is zoned Existing Neighborhood Zone 2 which requires approval of a Conditional Use Permit for duplexes. The proposed duplex project consists of two units with three bedrooms, 2 bath, and one car garage. After city staff reviewed the site plan, and based on staff comments regarding the setbacks, the applicant requested a variance for setback and off-street residential parking relief for the proposed project. The Planning & Zoning Commission heard the Conditional Use Permit request on September 4, 2025, and made a motion to continue this item until the variance request was heard by the Zoning Board of Adjustments.

**Code of Ordinance Standards:**

Appendix B, Division 4.2, Section 4.2.7 – *Special Design Standards for Existing Neighborhood Zone (ENZ) District*, establishes the setbacks required for development

- Front yard 25 feet
- Interior Side 5 feet
- Street Side 15 feet



- Rear Yard 10 feet

Appendix B, Division 8.2, *Section 8.2.1.A – Required Off-Street Parking Spaces*, establishes required parking for uses. The proposed development is required to provide three (3) off-street residential parking spaces not located in the right-of-way.

#### **Notices**

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

#### **ZBA Action Options**

ZBA may approve, disapprove, or approve with conditions as deemed necessary to ensure compatibility with abutting uses and to preserve the public health, safety and welfare, and to promote compliance with the review criteria set out in the below table.

#### **Code Reference:**

The Zoning Variance is intended to provide relief from the terms of the zoning regulations when, because of **special circumstances applicable to the property, the strict application of the zoning regulations deprives such property of privileges enjoyed by other property in the vicinity under identical zoning classification** to ensure that any adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity in the district in which such property is situated. A Zoning Variance shall only be authorized for relief of zoning regulations that directly impact the undue hardship, such as setback dimensions, lot dimensions, floor area, structure height, building coverage, and lot coverage.

#### **Review Criteria.**

*Insufficient Grounds for Zoning Variance.* The following conditions do not constitute sufficient grounds for granting a Zoning Variance:

- a. That the property be used for its highest and best use;
- b. A financial or economic hardship, if the property can be used within the requirements of these regulations;
- c. Self-created hardships; or
- d. That the development regulations are an inconvenience.

In the review and consideration of a Zoning Variance application, the following criteria shall be considered:



Criteria	Analysis
<p><b>Hardship Shall Exist.</b> The applicant shall show that, due to <b>unique conditions of the property</b>, compliance with the requirements of these regulations will create an undue hardship and will effectively prohibit or unreasonably restrict the use of the property. Such hardship shall be unique conditions of the property (e.g., size, shape, or topography) and not be self-created by the owner/operator.</p>	<p>Hardship does not exist. There are no identified unique conditions of the property (size, shape, or topography).</p>
<p><b>Compatibility of the Zoning Variance.</b> The Zoning Variance shall be compatible with the City's Comprehensive Plan, the City's other long-range plans, abutting land uses, and the purpose and intent of these regulations. The Zoning Board of Adjustment shall take into account the nature of the existing or proposed use of the subject property, existing uses in the surrounding vicinity of the subject property, and the probable effect the Zoning Variance will have upon traffic conditions and upon health, safety, and welfare of the public.</p>	<p>Existing surrounding uses are residential and are in compliance with the front yard setback for the zoning district. With insufficient parking on site, this would drive vehicles to park on the street. This has the potential to inhibit the flow of traffic and pose access difficulties for emergency vehicles. The variance would not have any impact on zoning or land uses.</p>
Criteria	Analysis
<p><b>Limitations on Permitted Zoning Variance.</b> The requested Zoning Variance shall focus on only what is necessary to relieve the undue hardship. The Zoning Variance shall not:</p> <ol style="list-style-type: none"> <li>Allow a use not otherwise permitted in the zoning district;</li> <li>Modify provisions of a restricted use or conditional use;</li> <li>Increase density above that which is permitted in the zoning district;</li> <li>Extend a nonconforming use of land; or</li> <li>Change the zoning boundaries of the Official Zoning Map.</li> </ol>	<p>All existing and proposed uses are allowed in the zoning district.</p> <p>There is a request for a Conditional Use Permit to allow for a duplex within this zoning district, but the variance does not modify the conditional use provisions.</p> <p>The current and proposed density is allowed in the applicable zoning district.</p> <p>There are no existing nonconforming uses on the property.</p> <p>The proposed variance does not change the zoning boundaries.</p>
<p><b>Impact on the Public.</b> The Zoning Variance shall not be detrimental to the public health, safety, and welfare or injurious to other property in the area or to the City.</p>	<p>Insufficient on-site parking may lead tenants to park along the street, reducing the drivable roadway width and potentially hindering access for emergency response vehicles.</p>



**Memo Attachments:**

- |                                |              |
|--------------------------------|--------------|
| 1. Maps produced by City staff | Pages 5-10   |
| 2. Applicant statement         | Page 11 - 12 |
| 3. Site Plan                   | Page 13      |
| 4. Construction Plan           | Page 14 - 15 |
| 5. Photos                      | Page 16 - 17 |





U:\GIS\Map\_Series\Map\_Series\_2025-46-ZV - Pecan Valley Variance - Future Land Use and Thoroughfare Plan - 9/2/2025





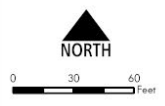




Subject Area	ENZ.4 - Existing Neighborhood Zone 4	MR - Multifamily Residential District	DN - Downtown District
FR - Farm and Ranch District	ENZ.5 - Existing Neighborhood Zone 5	DR - Downtown Residential District	BP - Business/Industrial Park District
ENZ.1 - Existing Neighborhood Zone 1	RE - Rural Estate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



**2025-46-ZV - Pecan Valley Variance**  
Zoning Locator





**ZONING VARIANCE REQUEST  
STATEMENT**

RE: 711 PECAN VALLEY DR (LOT 12, BLOCK 294, MARBLE FALLS), Variance Request

**The variances requested are the following:**

1. Building Setback on the SW side of property (Trinity St) to change from 15' to 5'
  - a. Proposed plan could work with a 10' setback (result forces removal of pecan tree)
2. Building Setback on the NW side of property (Pecan Valley) to change from 25' to 15'
3. To allow 2 designated parking spaces on property driveway, within the city ROW (Trinity st), per unit

**Reasons for requesting Variances:**

The property is under hardship due to the City of Marble Falls strictly not wanting driveways to be built along Pecan Valley Dr for public safety reasons. There is also an urgency to protect as many trees on the property as possible, and we feel the Variance requested would help in accomplishing this (depending on CUP hearing). Our goal is to build a neighborhood congruent structure, which would be impossible without a variance.

The proposed plan and variances are compatible with the city's comprehensive plan. Currently, a six-unit apartment building exist across Trinity St (includes designated parking spots within the City ROW), and beyond that a large apartment complex. Within 200 ft of the property, at 704 Ave J there exists a new home with the only designated parking spot within the ROW. The Pecan Valley neighborhood hosts many structures built within 25' of the edge of pavement, hence making our proposed plan (56' and 37' from pavement) look and function well within the neighborhood.

**Items to consider:**

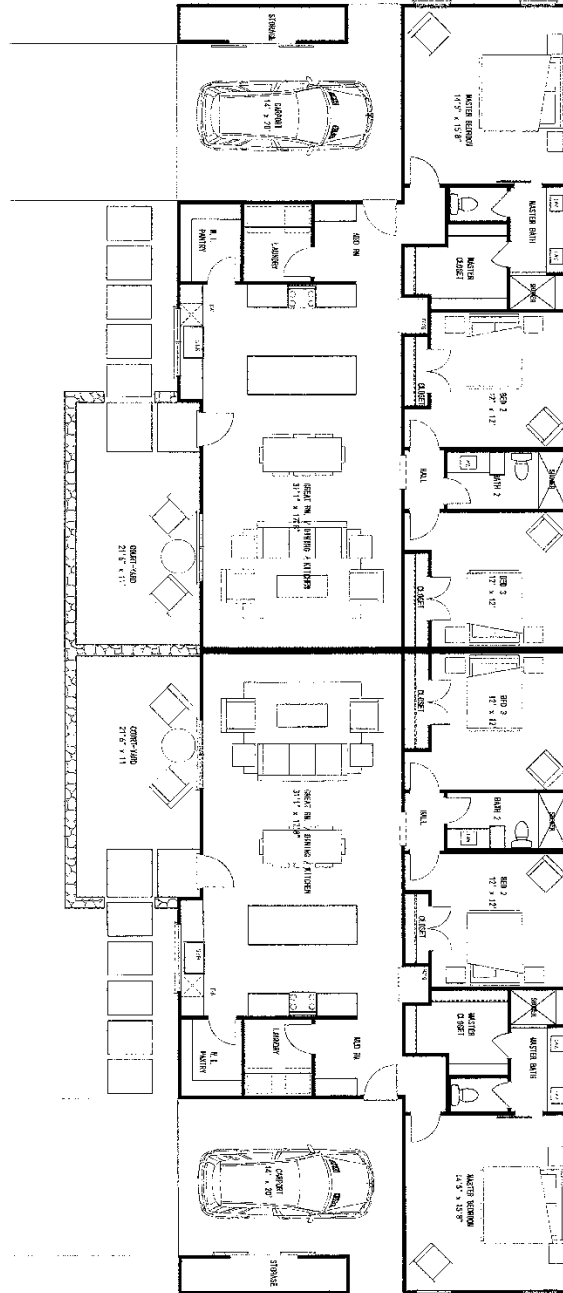


1. (10' B.S. variance towards Pecan Valley dr.)
  - a. The variance would not create any visibility obstructions at the street intersection. **Plan allows for 56' 5" between structure and edge of pavement at Pecan Valley Dr.** Many structures in this neighborhood are less than 25' from the edge of pavement. A 25 mph speed limit allows buildings to be closer than current setbacks without impeding with line-of-sight at intersections.
  - b. Goal is to not build a new driveway from Pecan Valley Dr. to avoid unsafe driveway/traffic conditions on Pecan Valley Dr. and located close to intersecting streets.
  - c. To create a plan for affordable rental housing and maximize living space (goal is 1600 sf per rental unit), while at the same time utilizing driveway approaches from Trinity st, the plan needs a wider footprint.
  - d. Building Driveways exiting on Pecan Valley Dr. would negatively impact 3 Large Tree root systems or removing up to 2 large trees.
  
2. (10' B.S. variance towards Trinity St.)
  - a. **The proposed B.S. is 37'-5 1/2" from the edge of pavement on Trinity St.**
  - b. Having the driveways on Trinity St. moves most of the privacy fencing for the house away from Trinity St.
  - c. This variance would allow 1 Large Pecan tree to not be disturbed/removed.
  
3. (Allow designated parking spaces)
  - a. The city requires 3 parking spaces per unit for a duplex plan
  - b. The driveway area within the ROW allows for parking space close to the structure, and leaves room so the the city sidewalk is not hindered.

Thank you in advance for your review and consideration of this variance request.

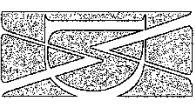
Please contact Joseph Luke Adkins with any questions at 512-897-5554





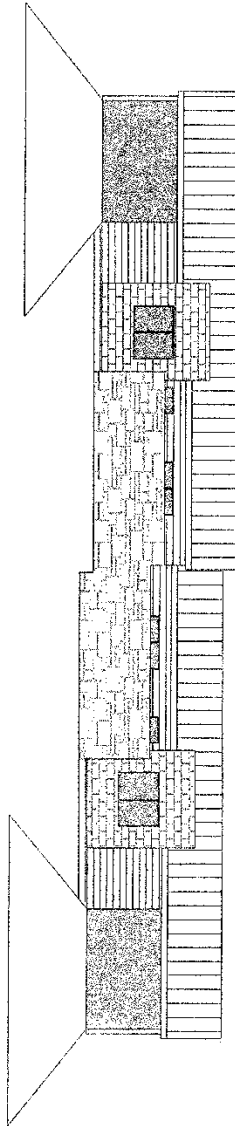
**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 1" = 10'-0"

VISION & ASSOCIATES  
 916 W. W. MARBLE FALLS  
 MARBLE FALLS, TEXAS 78654  
 PHONE: 817.281.1111  
 FAX: 817.281.1112  
 WWW.VISIONANDASSOCIATES.COM



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

THIS DOCUMENT IS THE PROPERTY OF VISION & ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF VISION & ASSOCIATES IS STRICTLY PROHIBITED. VISION & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.



Front Elevation  
Lake Up LLC - Joseph Lake Aesth

CITY OF  
*Marble Falls*  
— T E X A S —







**Agenda Item #:** 3

**Item Description:** **Public Hearing, Discussion, and Action** regarding a request for Zoning Variances to Section 4.6.1, Accessory Buildings and Structures, regarding an illegal erection of an accessory structure, and Section 6.1.1 – Subdivision of Property, regarding the unplatted status of the property on Lot 16, Marble Falls, Burnet County, Texas, municipally addressed at 121 Jackson Road.

**Case No.** 2025-53-ZV

**Board Action:** Approve or Deny

**Department:** Development Services

**Staff Contact:** Scarlet Moreno, Director of Development Services; Hanna Kadow, Planner

**Property Owner:** Samuel Larson

**Applicant Name:** Samuel Larson

**Property Address:** 121 Jackson Road, Marble Falls, Texas 78654

#### ***Item Summary***

The subject property located at 121 Jackson Road is a residential property within the Existing Neighborhood Zone 1 (ENZ.1) Zoning District.

#### **Request:**

The Applicant is requesting a variance for Section 4.6.1, Accessory Buildings and Structures, and Section 6.1.1, Subdivision of Property to allow for an accessory structure to be on an unplatted lot without a principal building or establishment of a principal use.

#### **Background:**

In August 2025, during their daily drive around Code Enforcement came across an accessory structure being constructed on the property. Verification was done as to whether any building permits were issued for an accessory structure and it was found that there was none issued. With no permit having been obtained for this structure, Code Enforcement and our Building Inspector issued a stop work order. The stop work order remains in effect. August 26, 2025 a permit application was submitted for the accessory structure. The application was denied due to no primary structure on the property and the property not being a legal platted lot. A comment letter was emailed to the owner on September 5, 2025.

#### **Other Property Background Information:**

In January 2025, the applicant submitted a permit application for a new residential home. This application was denied due to the property not being a platted lot, requirement to show the well on the property could provide sufficient service to the home, requirement for ROW dedication for Jackson Road, driveway materials, appropriate dimensions on the site plan for the home,



setbacks, driveway, and impervious cover calculations. As of October 2025, this permit remains outstanding, with only the first review comments being sent out to the applicant, no resubmittal from the applicant, and no permit issued for construction of a home.

**Code of Ordinance Standards:**

Appendix B, Division 4.6, Section 1.C.1 Timing of Construction- no accessory building or structure may be erected on a lot until construction of the principal building or establishment of a principal use has commenced.

- There is no principal building or use of the property

Appendix B, Division 4.6, Section 1.C.2 Location- In all zoning districts, accessory buildings and structures shall be located in a rear or side yard and shall meet the required setbacks

- There is no principal building on the site. The rear or side yards cannot be determined.

Appendix B, Division 6.1, Section 6.1.1, Subdivision of Property, for an illegal erection of an accessory structure that has been placed on an unplatted lot.

- A lot must be legally platted in order to be developed.

***Notices***

A total of 8 adjacent property owners within 200 feet of the Subject Area were mailed notification letters, which included the public hearing date and a pre-paid comment card for supporting/opposing the proposed variance. At the time of packet distribution, no comment cards had been received against this request citing safety concerns and no cards were received in favor.

***ZBA Action Options***

ZBA may approve, disapprove, or approve with conditions as deemed necessary to ensure compatibility with abutting uses and to preserve the public health, safety and welfare, and to promote compliance with the review criteria set out in the below table.

***Code Reference:***

The Zoning Variance is intended to provide relief from the terms of the zoning regulations when, because of **special circumstances applicable to the property, the strict application of the zoning regulations deprives such property of privileges enjoyed by other property in the vicinity under identical zoning classification** to ensure that any adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity in the district in which such property is situated. A Zoning Variance shall only be authorized for relief of zoning regulations that directly impact the undue hardship, such as setback dimensions, lot dimensions, floor area, structure height, building coverage, and lot coverage.

***Review Criteria.***

*Insufficient Grounds for Zoning Variance.* The following conditions do not constitute sufficient grounds for granting a Zoning Variance:



- a. That the property be used for its highest and best use;
- b. A financial or economic hardship, if the property can be used within the requirements of these regulations;
- c. Self-created hardships; or
- d. That the development regulations are an inconvenience.

In the review and consideration of a Zoning Variance application, the following criteria shall be considered:

Criteria	Analysis
<p><b>Hardship Shall Exist.</b> The applicant shall show that, due to <b>unique conditions of the property</b>, compliance with the requirements of these regulations will create an undue hardship and will effectively prohibit or unreasonably restrict the use of the property. Such hardship shall be unique conditions of the property (e.g., size, shape, or topography) and not be self-created by the owner/operator.</p>	<p>A hardship does not exist. There are no identified unique conditions of the property (size, shape, or topography).</p>
<p><b>Compatibility of the Zoning Variance.</b> The Zoning Variance shall be compatible with the City's Comprehensive Plan, the City's other long-range plans, abutting land uses, and the purpose and intent of these regulations. The Zoning Board of Adjustment shall take into account the nature of the existing or proposed use of the subject property, existing uses in the surrounding vicinity of the subject property, and the probable effect the Zoning Variance will have upon traffic conditions and upon health, safety, and welfare of the public.</p>	<p>The addition of the accessory structure does not impose unfavorable conditions to traffic conditions, health, safety, and welfare of the public.</p> <p>Granting the variance has the potential of creating additional variance requests to allow accessory structures on vacant property where no principal structure exists.</p>
Criteria	Analysis
<p><b>Limitations on Permitted Zoning Variance.</b> The requested Zoning Variance shall focus on only what is necessary to relieve the undue hardship. The Zoning Variance shall not:</p> <ul style="list-style-type: none"> <li>a. Allow a use not otherwise permitted in the zoning district;</li> <li>b. Modify provisions of a restricted use or conditional use;</li> <li>c. Increase density above that which is permitted in the zoning district;</li> <li>d. Extend a nonconforming use of land; or</li> </ul>	<p>Approving the variance would allow the accessory structure to remain where a principal structure does not exist.</p>



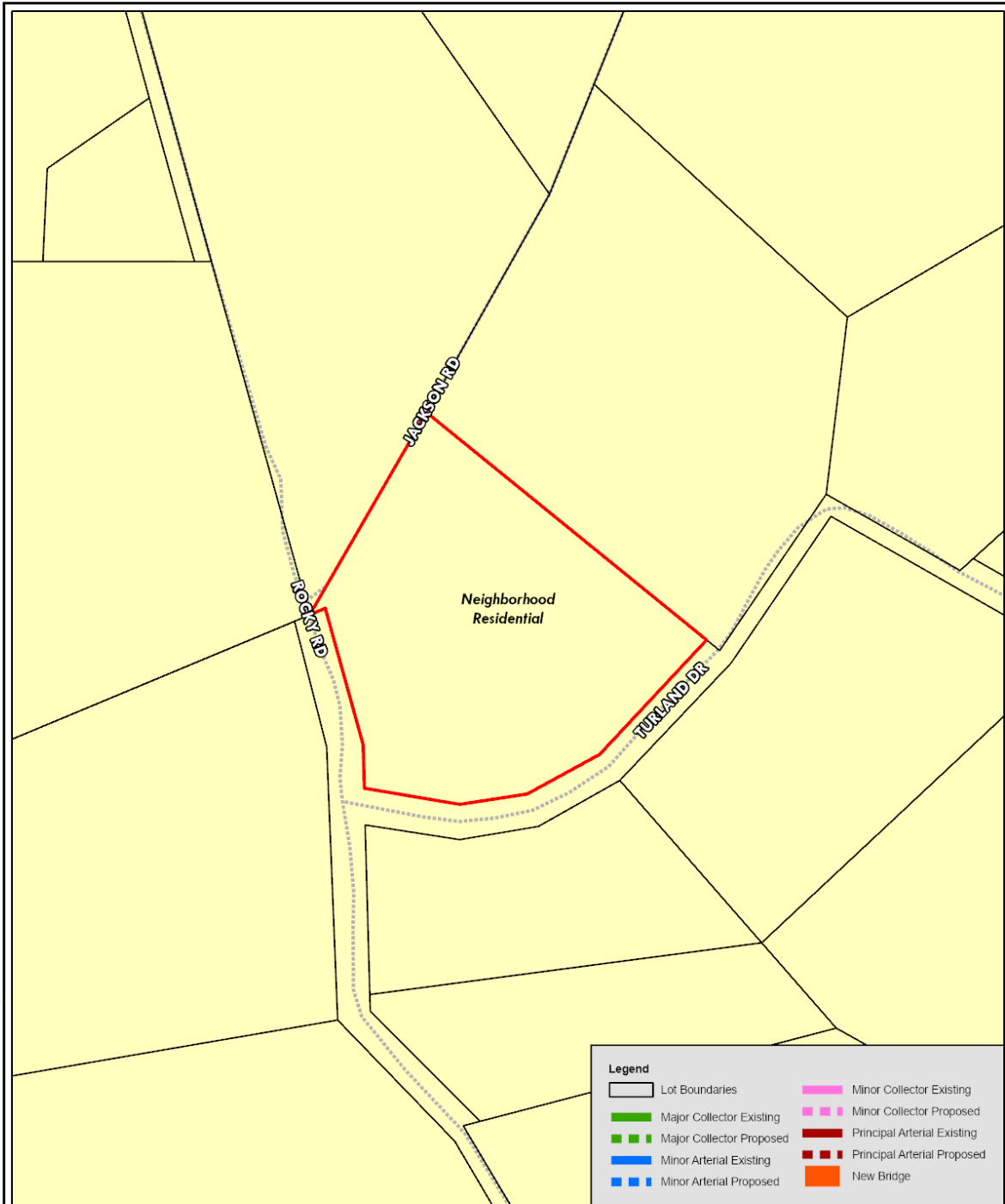
e. Change the zoning boundaries of the Official Zoning Map.	
<b>Impact on the Public.</b> The Zoning Variance shall not be detrimental to the public health, safety, and welfare or injurious to other property in the area or to the City.	The addition of the accessory structure does not impose unfavorable conditions to traffic conditions, health, safety, and welfare of the public.











**Memo Attachments:**

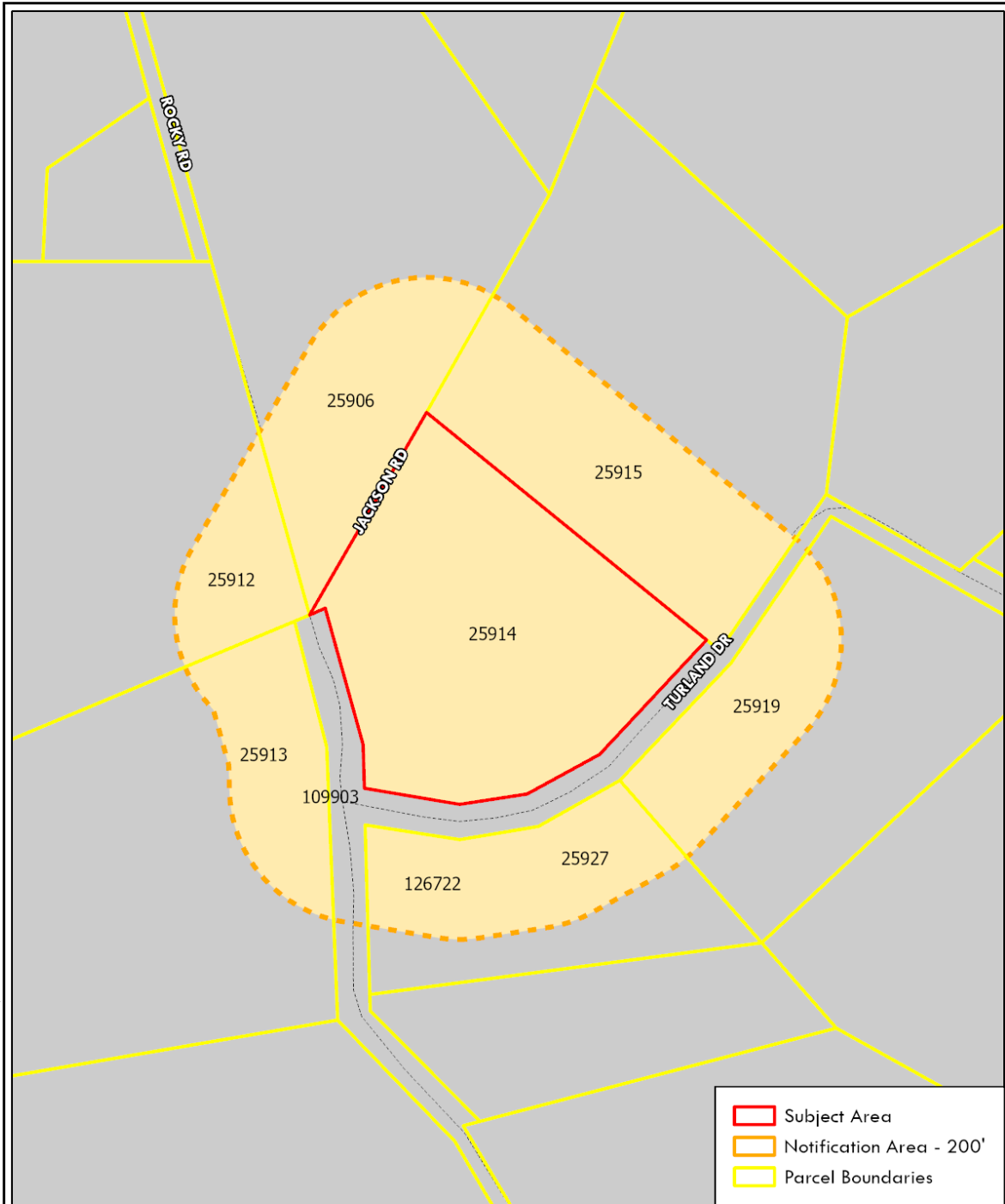
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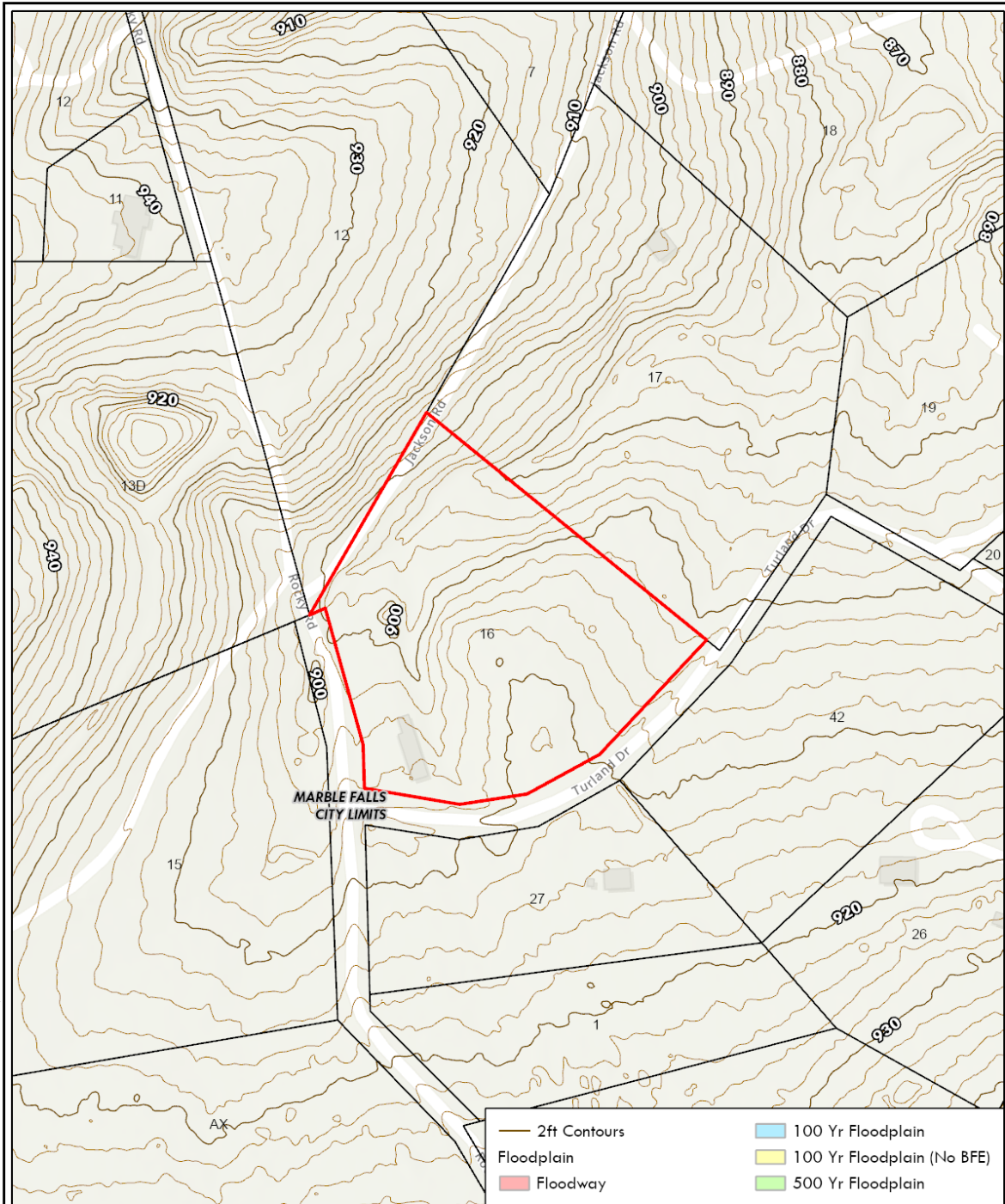
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Legend	
	Lot Boundaries
	Major Collector Existing
	Major Collector Proposed
	Minor Arterial Existing
	Minor Arterial Proposed
	Minor Collector Existing
	Minor Collector Proposed
	Principal Arterial Existing
	Principal Arterial Proposed
	New Bridge



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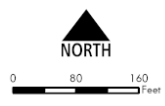


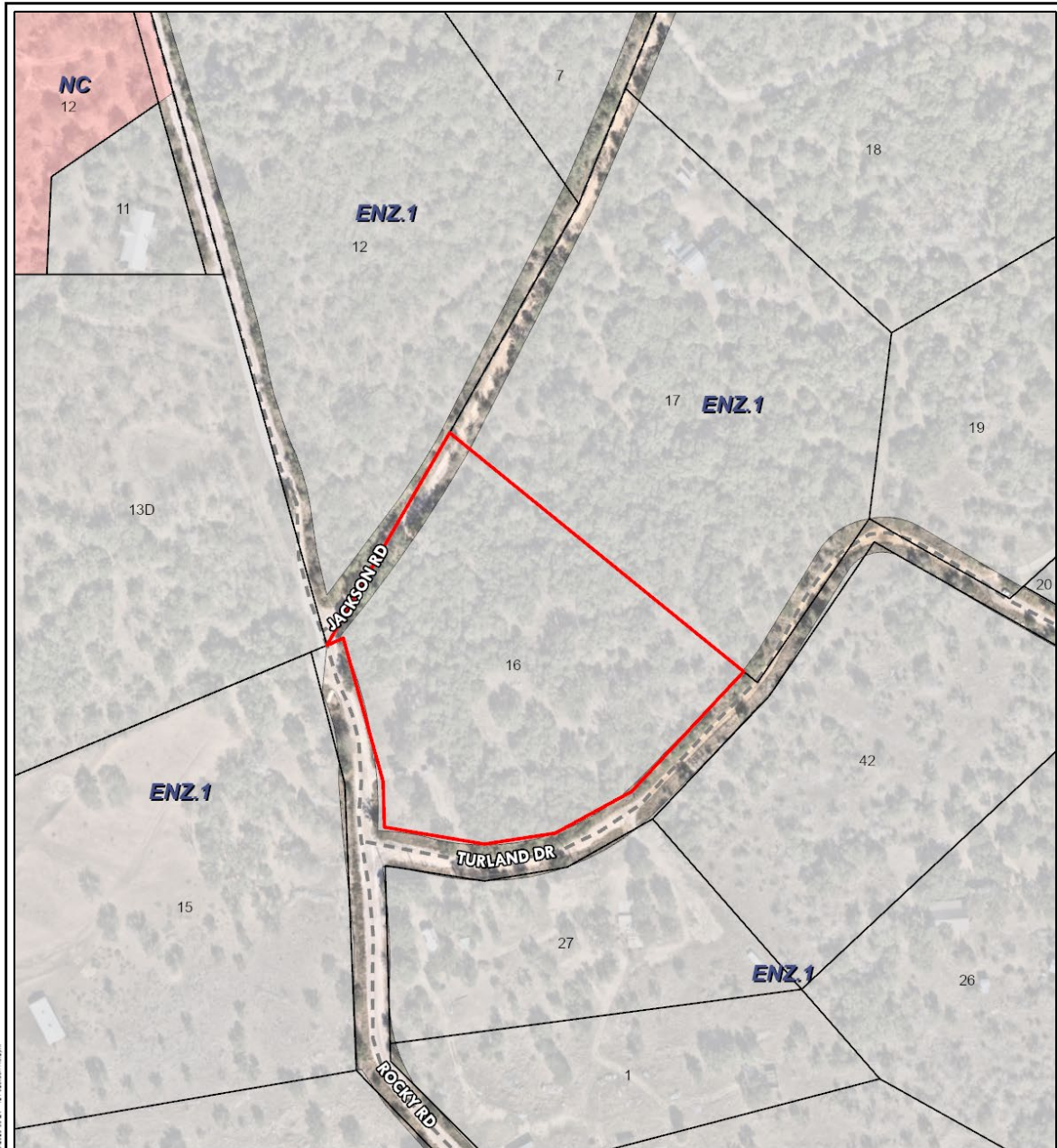
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**2025-53-ZV - 121 Jackson Rd**  
**Utilities and Easements**

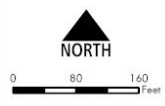




Subject Area	ENZ.4 - Existing Neighborhood Zone 4	MR - Multifamily Residential District	DN - Downtown District
FR - Farm and Ranch District	ENZ.5 - Existing Neighborhood Zone 5	DR - Downtown Residential District	BP - Business/Industrial Park District
ENZ.1 - Existing Neighborhood Zone 1	RE - Rural Estate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



**2025-53-ZV - 121 Jackson Rd**  
**Zoning Locator**





I am requesting a variance to allow the repaired accessory shed at 401 Rocky Rd / 121 Jackson Rd to remain and be completed.

This shed is essential due to a series of hardships beyond my control:

**1. Displacement from Primary Residence**

In 2024, a City sewer system backup rendered my Bluebonnet residence uninhabitable. I was forced to relocate to Los Escondidos while that matter remains unresolved. Because of this displacement, I urgently needed secure storage for personal property, household items, and work equipment. The Rocky Rd parcel provided the only viable location for such storage.

**2. Repair of an Existing Structure**

The shed in question has existed on the property for years. My work involved repairing and replacing deteriorated materials in the same footprint, not new construction or expansion. The structure has long been part of this property’s use and character.

**3. Significant Property Improvements**

I have invested substantially to improve conditions on the Rocky Rd parcel for the benefit of the community, including:

- Removal of a dilapidated mobile home previously occupied by a tenant engaged in ongoing violations.
- Removal of meth-production equipment discovered during cleanup.
- Removal of neglected pit bulls that posed an ongoing hazard.
- Expenditure of approximately \$10,000 to clear trash and debris left behind.

These efforts transformed the property from a hazard into a safe, orderly space.

**4. Equity and Consistency**

This community was annexed in 2008 under the promise that water and sewer services would be provided, but those services have not materialized, even as full taxes and ordinances are enforced. In addition, many clear zoning and ordinance violations in this same area have not been enforced consistently. It would be inequitable to impose demolition of a repaired shed — a structure necessary for storage due to displacement and part of a property that has already been greatly improved — while other violations go unaddressed and infrastructure commitments remain unmet.



#### **5. Code Support for Variance**

This request is directly supported by **Appendix B, Development Code, Section 6.1.1.F.6**, which specifically exempts accessory buildings, repairs, and similar improvements on unplatted lots from the platting requirement when a building permit is sought. Because my shed is an existing accessory structure, repaired in its original footprint, this section provides clear grounds for granting the variance without requiring platting at this time. I acknowledge that if a single-family residence is constructed on this lot in the future, platting will be required before that permit can be issued.

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#### **Relief Requested**

I respectfully request that the Board grant a variance to permit the shed at 401 Rocky Rd / 121 Jackson Rd to remain in its current footprint and allow me to complete repairs as necessary to bring it into full compliance.

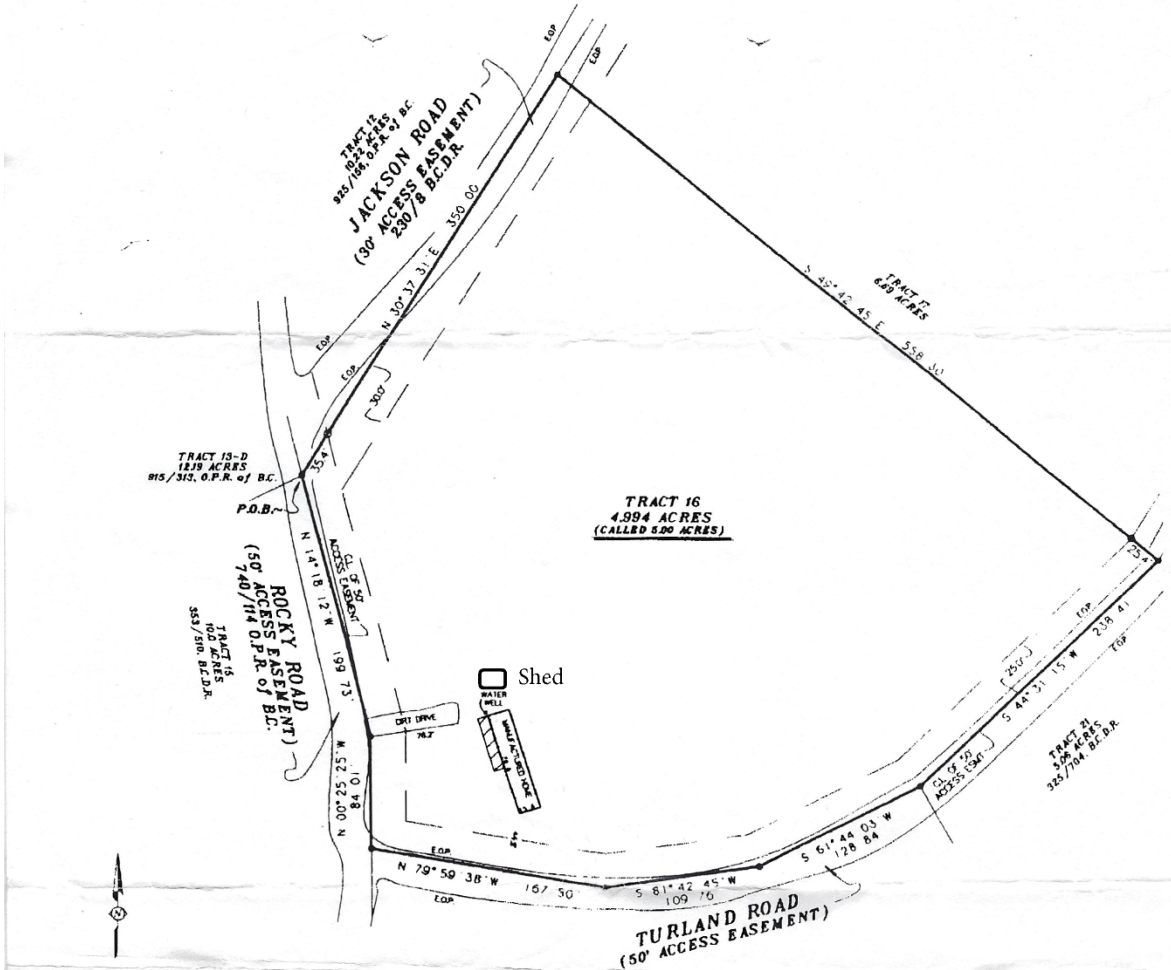
CITY OF  
*Marble Falls*  
T E X A S

Sent By: SERVICE TITLE CO;

8306933633;

Feb-24-03 13:49;

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SCALE: 1" = 100'

LEGEND

- IRON SPIKE FOUND
- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- △ CALC. CORNER
- ≡ WOOD FENCE
- WIRE FENCE
- ⊕ CHAIN LINK FENCE
- ⊞ UTILITY ESMT.
- ⊞ DRAINAGE ESMT.
- ⊞ BUILDING LINE
- ⊙ POWER POLE
- OVERHEAD ELEC. LINE
- (SHP. DIST.) RECORD CALL
- /// COVERED AREA

SUBJECT TO:

- Restrictive Covenants per: Vol. 222, Pg. 527, B.C.D.R.
- Easement granted to United Telephone Company per Vol. 106, Pg. 253, B.C.D.R.
- Easement granted to State of Texas per Vol. 129, Pg. 544, B.C.D.R.
- Easement granted to Texas Power & Light per Vol. 2, Pg. 504, B.C.D.R.
- Easement granted to L.C.R.A. per Vol. 105, Pg. 523; Vol. 147, Pg. 461; Vol. 103, Pg. 391, B.C.D.R. & Vol. 2, Pg. 496, M.D. of B.C.

ACRES: 4.994 Acres (called 5.00 acres) aka Tract 16, Together with a 50' access easement for ingress & egress.		SUBDIVISION: Lake Marble Falls Subdivision	
RECORDATION: Unrecorded	COUNTY: Burnet	STATE: Texas	SURVEY: G. Flores Survey No. 7, Abstract No. 304
ADDRESS: 401 Rocky Road, Marble Falls, Texas 78654	LENDER: N/A		
PURCHASER: William L. Jackson & Mary L. Jackson		TITLE COMPANY: Service Title Company	OFF. No: 1/125

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to the Purchaser, the Lender and the Title Company, as identified hereon, that this survey was made on the ground of the property described herein (and/or in attached metes and bounds description) and is correct and there are no discrepancies, conflicts, over-



