



**NOTICE OF MEETING
PLANNING & ZONING COMMISSION
OF MARBLE FALLS, TEXAS
Thursday, December 1, 2016 – 6:00 PM**

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

Fred Zagst, <i>Vice-Chairman</i>	Steve Reitz, <i>Chairman</i>	Mike Hodge, <i>City Manager</i>
Dee Haddock, <i>Commissioner</i>		Caleb Kraenzel, <i>Assistant City Manager</i>
Thomas E. Barr, <i>Commissioner</i>		Elizabeth Yeh, <i>City Planner</i>
Darlene Oostermeyer, <i>Commissioner</i>		Chelsea Seiter-Weatherford, <i>GIS Analyst</i>
Greg Mills, <i>Commissioner</i>		Scarlet Contreras, <i>Commission Secretary</i>
Jason Coleman, <i>Commissioner</i>		Patty Akers, <i>City Attorney</i>

The City of Marble Falls Planning & Zoning Commission will meet on **Thursday, December 1, 2016**, in **regular session at 6:00 p.m.** in the City Council Chambers at 800 Third Street, Marble Falls, Texas.

The agenda listed below is distributed to the Chair, Commission members, and the Marble Falls Public Library no later than the Monday preceding the Commission meeting. The agenda is also posted on the City's website: www.marblefallstx.gov

1. **CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM**

2. **Citizen/Visitor Comments to be heard for items not on the agenda:** 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.

3. **REGULAR AGENDA:** The Commission will individually consider and possibly take action on any or all of the following items:
 - A. **Approval of Minutes:** Minutes from the regular meeting on November 10, 2016. (*Scarlet Contreras, Commission Secretary*)

 - B. **Public Hearing, Discussion, and Recommendation:** Regarding a replat of Lot Nos. 1 through 10, and a portion of a 20' alley, Block No. 278, Marble Falls Original Township, City of Marble Falls, Burnet County, Texas, municipally addressed as 404 South Avenue M. Case 2016-33-RP. (*William Stephen Hurst and Jane Marie Hurst, applicants and owners*)

 - C. **Public Hearing, Discussion, and Recommendation:** Regarding an amendment to the existing Gregg Ranch at Marble Falls Planned Development District (PDD) with base zoning of Single-Family Base District (R-1) and Mixed Use Base District (MU-1), for approximately 242.754 acres out of the A. Bradley Survey No. 79, Abstract No. 61; the G. Fischler Survey No. 2, Abstract No. 1565; and the H. T. &



B. R.R. Survey No. 1, Abstract No. 448, City of Marble Falls, Burnet County, Texas, located on Highway 281, south of the Highway 71 and 281 intersection. Case 2016-34-PDD. (*K.C. Engineering, Inc, applicant, and Marble Falls 300, LP and Marble Falls Partners, LP, owners*)

- D. **Presentation and Discussion:** Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (*Commission*)
1. ZAC Update
 2. Correspondence with Commission
- E. **Presentation and Discussion:** Monthly Building Permit Summary; Construction Update. (*City Staff*)

4. **ADJOURNMENT**

"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)."

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 Ms. Christina McDonald, City Secretary, at 830-693-3615.

Certificate of Posting Agenda Meeting Notice

I, Elizabeth Yeh, City Planner 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, on the 23rd day of November, 2016, by 5:00 p.m., posted thereafter for at least 72 continuous hours before the scheduled time of said meeting.

The agenda is also posted on the City's web site: www.marblefallstx.gov.

A handwritten signature in black ink, appearing to read "Elizabeth Yeh", written over a horizontal line.

Elizabeth Yeh, City Planner



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
December 1, 2016**

To: Chairman and Planning & Zoning Commission
Item 3. A. Approval of Minutes
Requested by: Scarlet Contreras, Commission Secretary

SYNOPSIS

Commission will consider approval of the minutes from the regular meeting on Thursday November 10, 2016.

(Minutes attachment following this page)

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

On this 10th day of November, 2016 the Planning and Zoning Commission convened at the regular meeting place having been posted as prescribed by law, with the following members present in accordance to-wit:

MEMBERS PRESENT:	Steve Reitz Dee Haddock Thomas Barr Darlene Oostermeyer Jason Coleman Greg Mills	Chairman Commissioner Commissioner Commissioner Commissioner Commissioner
MEMBERS ABSENT:	Fred Zagst	Vice- Chairman
STAFF PRESENT:	Caleb Kraenzel Elizabeth Yeh Mike Hodge Mike Ingalsbe Eric Belaj Scarlet Contreras	Assistant City Manager City Planner City Manager Building Official City Engineer Commission Secretary
VISITORS	Ray Glosser Tom Martin Jon McNamara Price Keever Ken Kolaery	Wildflower HOA Citizen Matkin Hoover LSLP Matkin Hoover

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM: Chairman Reitz called the meeting to order at 6:03 pm and declared a quorum of the Commission is present to conduct the meeting.

2. Citizens/Visitors comments to be heard for items not on the agenda: 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 person(s) with any public comment(s).

3. REGULAR AGENDA: The Commission will individually consider and possibly take action on any or all of the following items:

- A. Approval of Minutes:** Minutes from the regular meeting on October 13, 2016 (*Scarlet Contreras, Commission Secretary*) Commissioner Mills made a motion to approve the minutes as presented. Commissioner Haddock seconded the motion. The motion was approved by a vote of 6 – 0.
- B. Public Hearing, Discussion, and Recommendation:** Regarding a Construction Plat for Mustang Ridge Estates Subdivision, being 173.62 acres out of the Logan Vandiver Survey No. 206, Abstract No. 927. The J.M. Roper Survey No. 1517, Abstract No. 1559, the Charles D. Ball Survey No. 25, Abstract No. 126, and the William C.M. Baker Survey No. 202, Abstract No. 123, and Tract No. 9 of the Holly Naumann Subdivision, Number Three, City of Marble Falls, Burnet County, Texas located north of Wildflower Village Subdivision and west of Marble Falls High School. Case 2016-30-CP. (*Mustang Ridge Estates, LLC, applicant and owner*) Elizabeth Yeh, City Planner, addressed the Commission. The Commission discussed lighting for the roundabout, types of lighting, and consideration of the sidewalk waiver approval in regard to density, safety, and location. Price Keever, applicant, addressed the Commission in regard to the addition of a sidewalk on Trophy Oak Trail. Citizen, Tom Martin, addressed the Commission in regard to the traffic impact with the addition of the new subdivision. Commissioner Mills made a motion to

approve the Construction Plat and the associated *Mustang Ridge Waivers*, subject to City Engineer approval of the updated drainage design and the addition of a four (4) foot wide sidewalk on the south side of Trophy Oak Trail to extend from Lot 12 connecting to the six (6) foot wide sidewalk on Park View Dr. Commissioner Oostermeyer seconded the motion. The motion was approved by a vote of 6 – 0.

C. Presentation and Discussion: Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (*Commission*)

1. 2016-23-VA: 75 Acre Voluntary Annexation
2. 2016-24-Z: Mustang Ridge Rezoning
3. 2016-25-Z: First Baptist Church Rezoning
4. 2016-27-ZT: MH-3 Text Amendment
5. 2016-28-FP: Panther Hollow Final Plat
6. City Land Use Regulation/ Zoning Update

City Planner Elizabeth Yeh addressed the Commission.

D. Presentation and Discussion: Monthly Building Permit Summary; Construction Update (*City Staff*). Assistant City Manager Caleb Kraenzel addressed the Commission.

4. ADJOURNMENT: There being no further items to discuss, Commissioner Haddock made a motion to adjourn the meeting. Commissioner Mills seconded the motion. The motion was approved by a vote of 6– 0. The meeting was adjourned at 6:51 pm.

Steve Reitz - Chairman to the Commission

Scarlet Contreras - Commission Secretary



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
December 1, 2016**

To: Chairman and Planning & Zoning Commission
Item 3. B. **Public Hearing, Discussion, and Recommendation:** Regarding a replat of Lot Nos. 1 through 10, and a portion of a 20' alley, Block No. 278, Marble Falls Original Township, City of Marble Falls, Burnet County, Texas, municipally addressed as 404 S. Avenue M.
Requested by: William Stephen Hurst and Jane Marie Hurst, applicants and owners
Case: Case 2016-33-RP

SUMMARY

This item is regarding a replat of ten (10) existing lots within Block 278 of the Marble Falls Original Township Subdivision. The Subject Area is 1.698 acres and comprised of Lot No. 1 through Lot No. 10 of the original platted block, in addition to the remaining portion on a 20' alley which was closed and deeded to the property owner of the time in 1996. The Subject Area is proposed to be resubdivided into four (4) lots, to be known as Lot 2-A, Lot 4-A, Lot 6-A, and Lot 8-A.

The Subject Area is located south of Johnson Street and in between S. Avenue M and S. Avenue N. The Subject Area is municipally addressed as 404 S Avenue M and home to the Brant Badger House, a recorded Texas Historic Landmark by the Texas Historical Commission, which is presently used as a two story commercial building.

The Brant Badger House would be encompassed entirely within the proposed Lot 4-A. Lot 2-A, Lot 6-A, and Lot 8-A would encompass undeveloped vacant land surrounding the Brant Badger House property.

The Subject Area is adequately served by city water and wastewater services, therefore no public infrastructure or right-of-way is being dedicated with this replat. The proposed replat does not lie within the 100-year floodplain.

Surrounding properties to the north, east, and south are zoned Duplex Base District (R-2). Surrounding properties to the west are zoned Single-Family Base District (R-1). The Subject Area and proposed lots are located in the Mixed Use Base District (MU-1). The proposed lots meet the minimum lot area and lot width requirements of the zoning district, and comply with the adopted City subdivision regulations.



Due of the number of lots involved exceeding four (4) lots, Commission and Council approval is required for this replat, after a public hearing on the matter at which parties of interest and citizens have an opportunity to be heard.

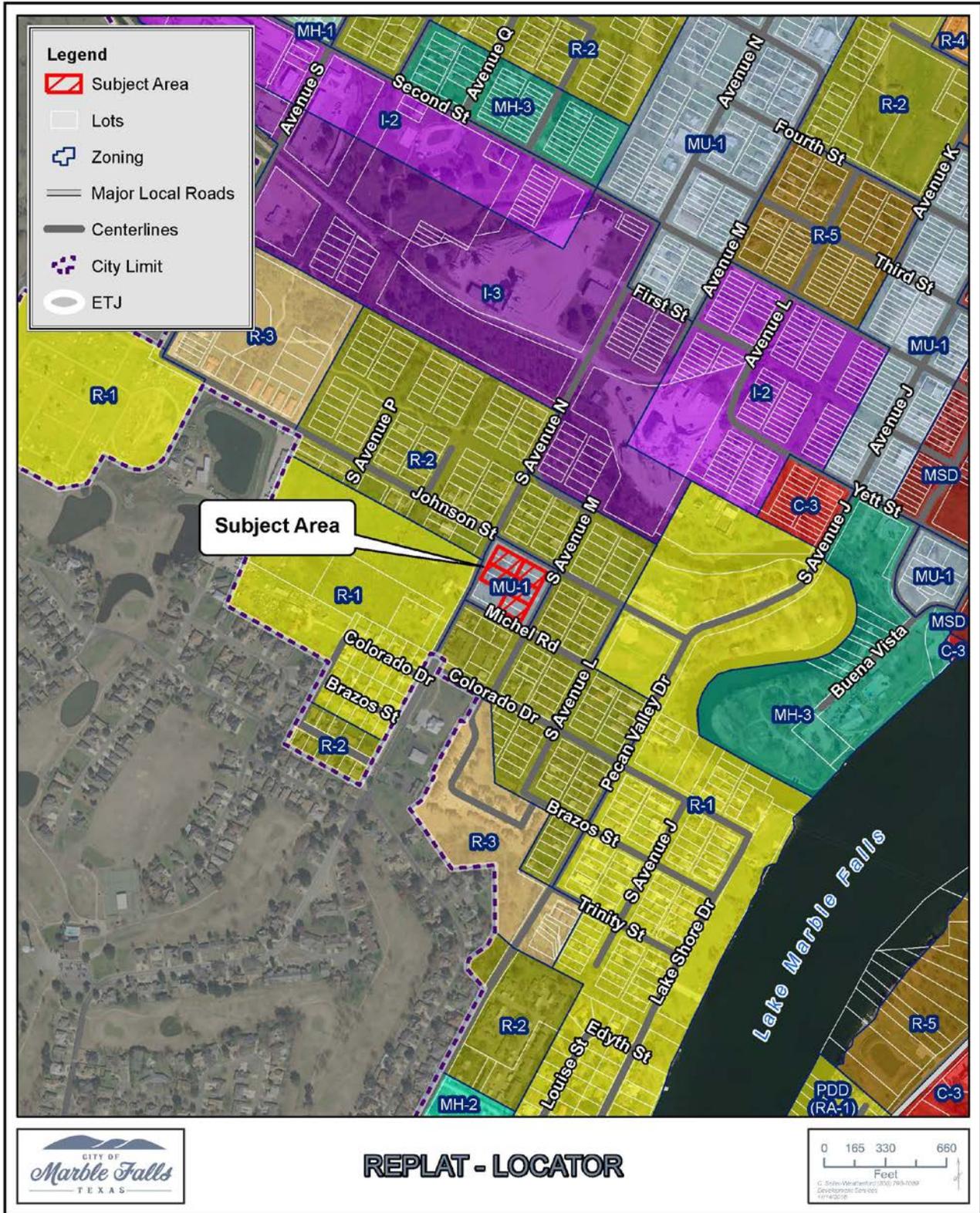
A total of seventeen (17) adjacent property owners within two hundred feet (200') of the Subject Area were mailed notification letters, including the public hearing dates and a prepaid comment card for response supporting/opposing the proposed replat. At the time of packet distribution zero (0) property owners submitted a response.

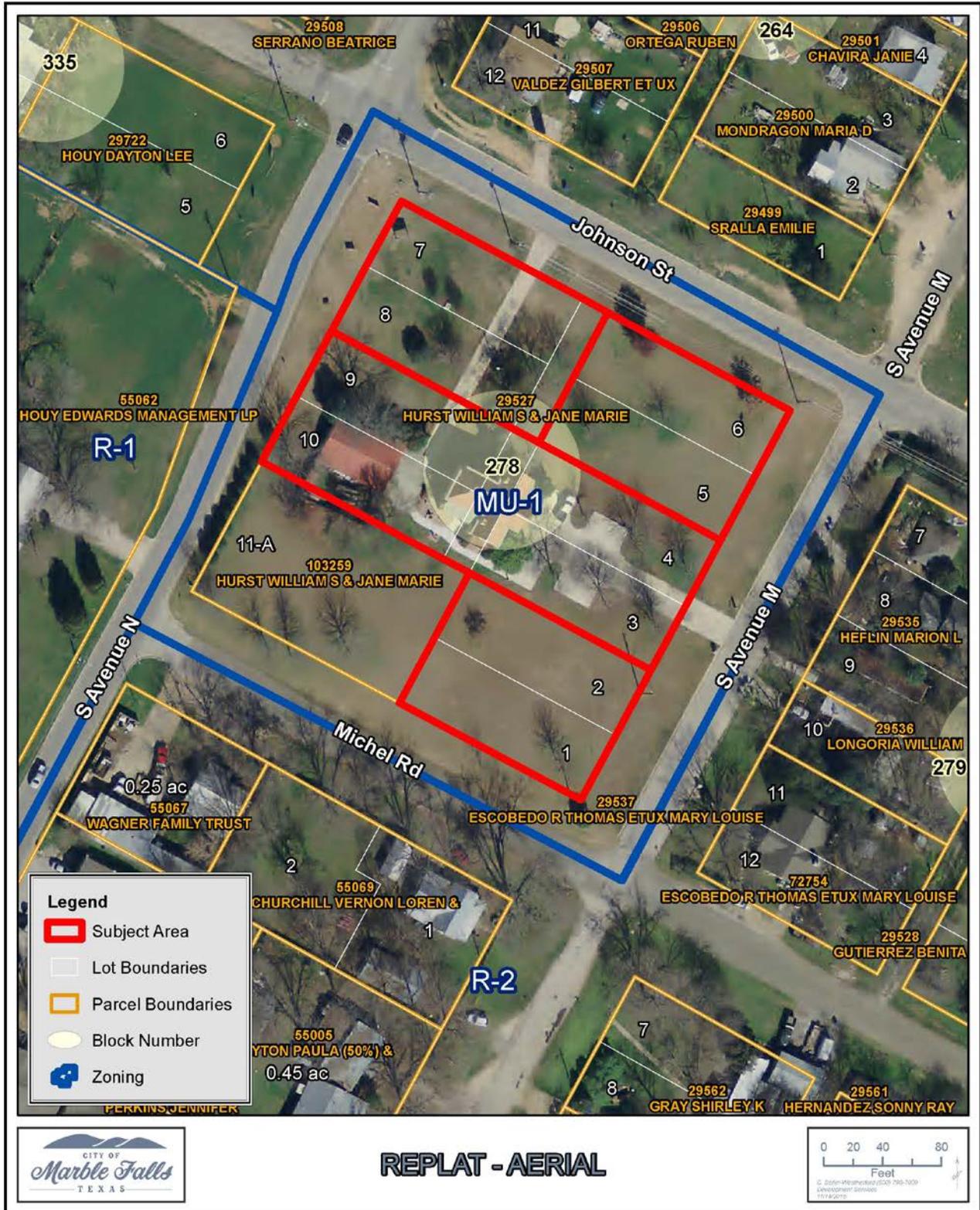
RECOMMENDATION

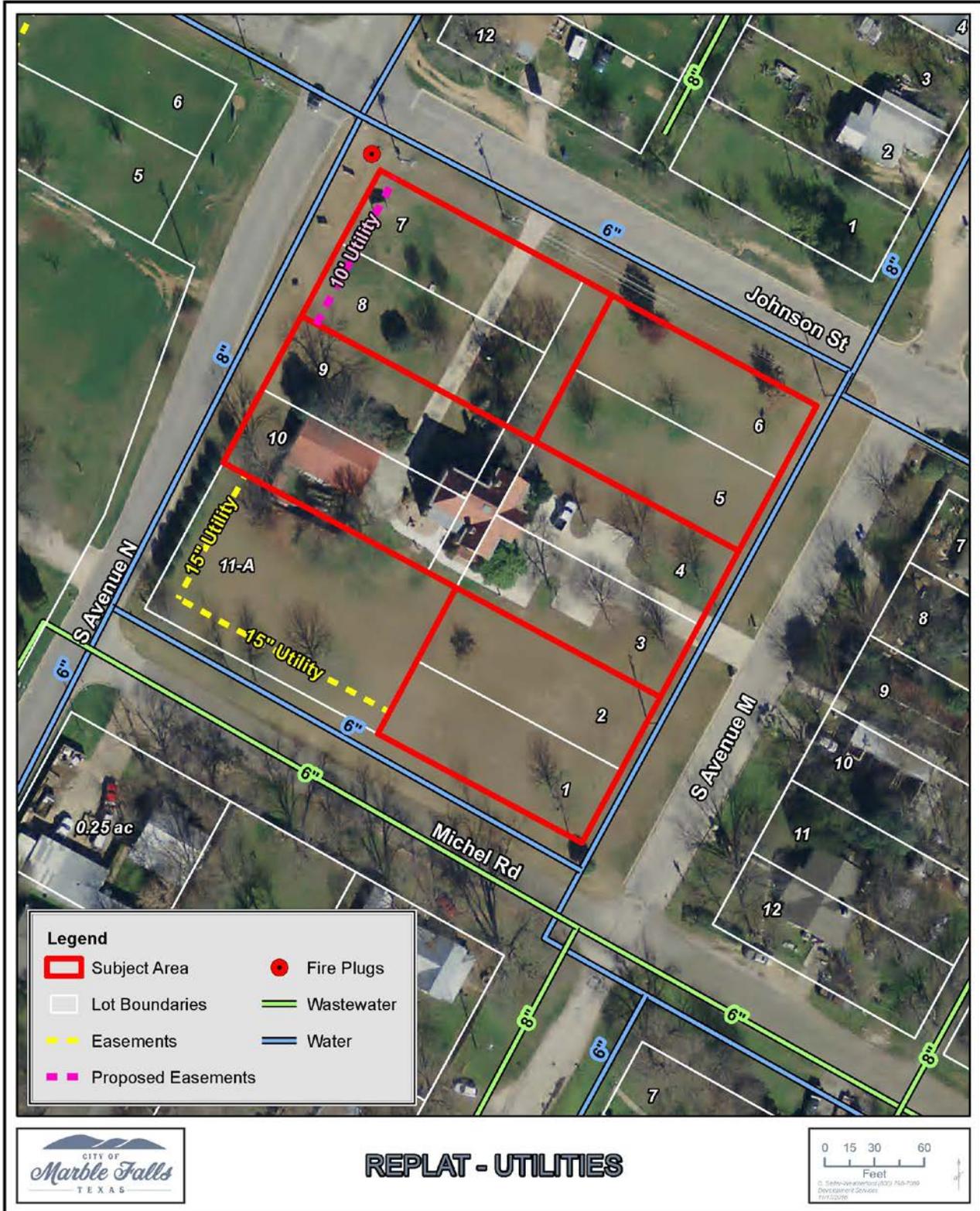
Due to proposed lot conforming to subdivision regulations and zoning district regulations, Staff recommends approval of the replat.

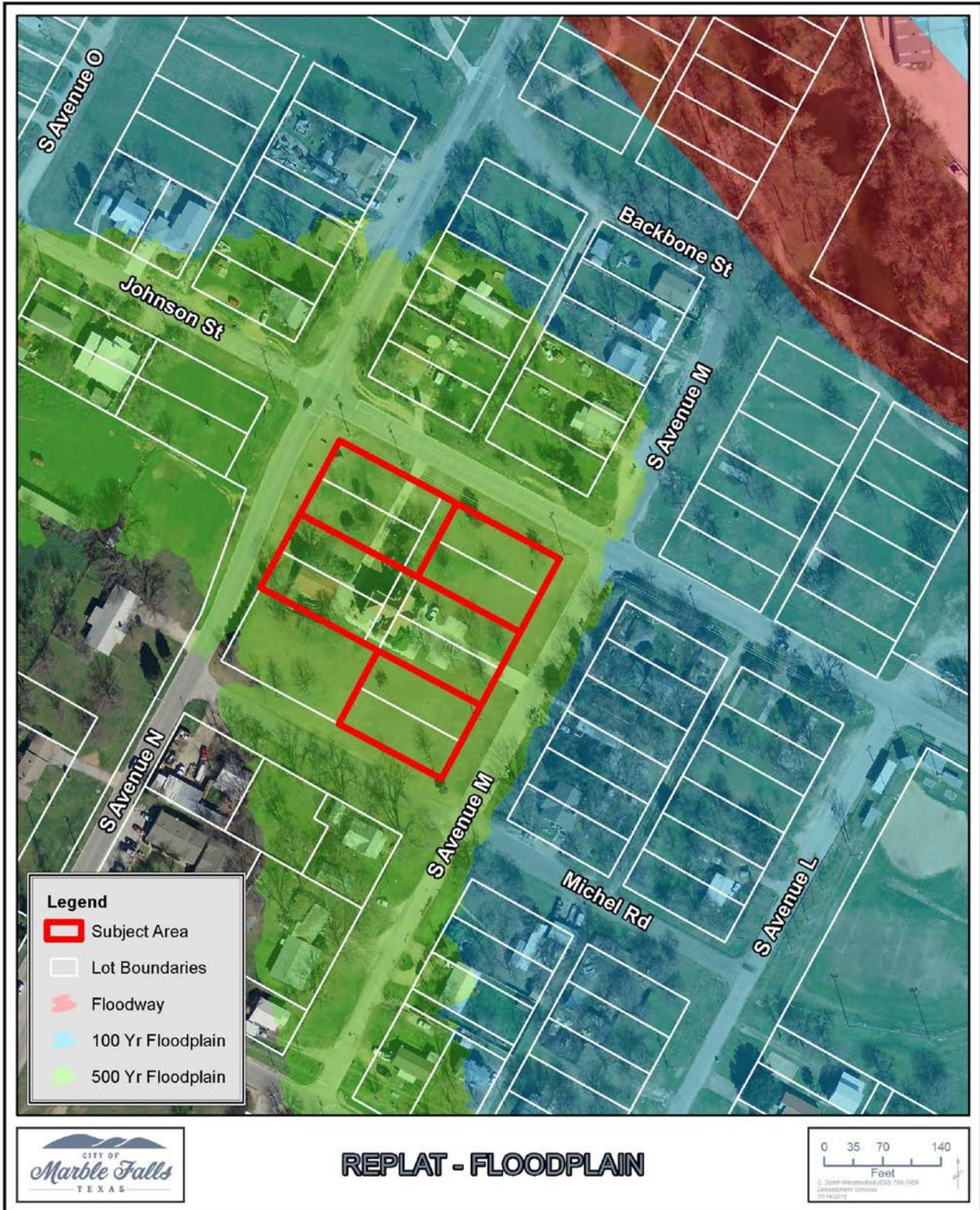
Memo Contents:

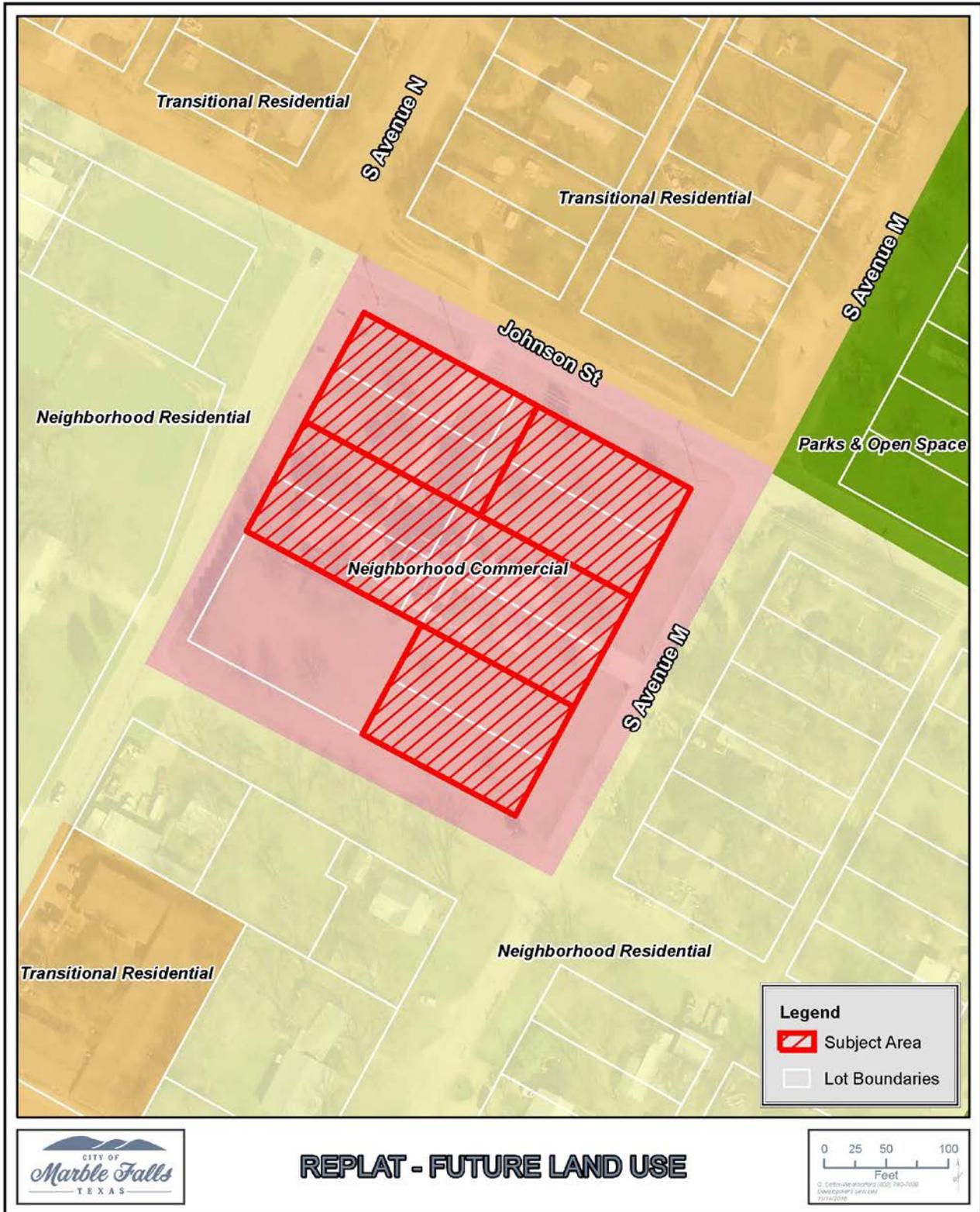
- Informational maps produced by City Staff: **Pages 9 - 13**
- Replat Survey: **Page 14**

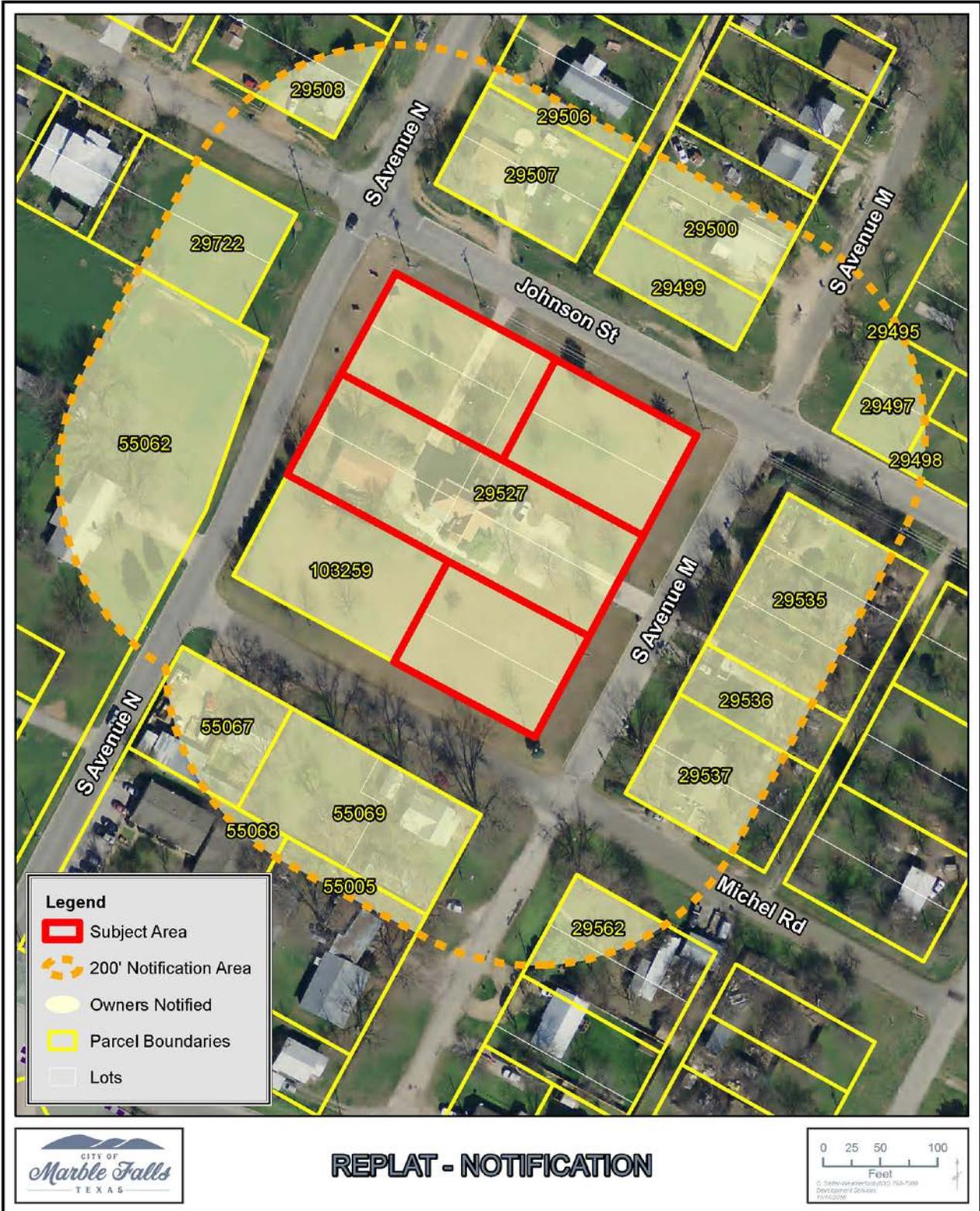














**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
December 1, 2016**

To: Chairman and Planning & Zoning Commission
Item 3. C. **Public Hearing, Discussion, and Recommendation:** Regarding an amendment to the existing Gregg Ranch at Marble Falls Planned Development District (PDD) with base zoning of Single-Family Base District (R-1) and Mixed Use Base District (MU-1), for approximately 242.754 acres out of the A. Bradley Survey No. 79, Abstract No. 61; the G. Fischler Survey No. 2, Abstract No. 1565; and the H. T. & B. R.R. Survey No. 1, Abstract No. 448, City of Marble Falls, Burnet County, Texas, located on Highway 281, south of the Highway 71 and 281 intersection.
Requested by: K.C. Engineering, Inc, applicant, and Marble Falls 300, LP and Marble Falls Partners, LP, owners
Case: Case 2016-34-PDD

SUMMARY

This item is regarding a requested amendment to the approved Planned Development District (PDD) Phasing Plan for the Gregg Ranch at Marble Falls. The original PDD zoning was approved by Council on July 7, 2015 via Ordinance No. 2015-O-07B, after being recommended by the Planning and Zoning Commission on June 25, 2015.

The PDD Subject Area includes approximately 202 acres of Single-Family Base District (R-1) zoning and approximately 40 acres of Mixed Use Base District (MU-1) zoning, as depicted in the approved Master Plan (page 23). The zoning and approved land uses, parks and open space plan, development standards, density, utility and thoroughfares, and sign standards/exhibits are all proposed to remain the same.

The Subject Area is presently undeveloped, and an application for the Construction Plat and associated civil designs for public improvements for Phase One have been submitted, however there is outstanding comments specifically regarding the construction of the Amenity Center which must be addressed before the Construction Plat can be heard by the Commission and Council.

The approved Phasing Plan for the Gregg Ranch PDD consists of a total of seven (7) Phases (page 25). According to the approved PDD development standards for Gregg Ranch at Marble Falls *“all parks, trails, and amenities shall be constructed in their entirety within the Phase they are proposed”*. The Amenity Center (a 4.58 acre tract) is depicted within Phase



One, and furthermore, the Amenity Center proposed by the Developer has the following Minimum Development Standards attached:

i. Minimum HOA Amenity Center Tract Standards

- 1. The private HOA amenity center tract will include rainwater harvesting to retain water on-premise for use on the amenity center tract, and will remove impervious cover from associated water quality assumptions for the amenity center tract.*
- 2. The private HOA amenity center tract shall at a minimum include the following elements: Swimming pool enclosed with fencing, splash pad, open-air ramada, restrooms with changing rooms, playground/playscape, gazebo with seating, cookout/bbq area(s), multi-use sports field, and parking area(s). Additional on-street parking for the amenity center tract may be provided via head-in parking only on the local street(s) to the north of the amenity center tract as depicted in Exhibit B-1.*

Due to financial constraints of extending utilities from SH 71, the Developer is asking to postpone construction of the Amenity Center (a project estimated to cost approximately \$1,000,000.00) to Phase Two of the subdivision. This would require an amendment to the approved Phasing Plan exhibit in order to depict the Amenity Center tract as a Phase Two improvement. In addition to construction of the Amenity Center, establishment of a Homeowners Association (HOA) is required at the time of the first phase Final Plat for the Gregg Ranch at Marble Falls through the PDD standards. Operation and maintenance of the Amenity Center would be performed by the HOA, therefore another factor for postponement would be to allow for the development of the HOA membership and collection of dues necessary to operate the Amenity Center.

The proposed Phasing Plan for the Gregg Ranch PDD will similarly consist of a total of seven (7) Phases (page 26). The proposed amendments to the Phasing Plan include movement of the Amenity Center tract (minus a small parcel that will house the mail kiosks for Phase One residences) to Phase Two, and the addition of seven (7) residential lots, making Phase One a total of 155 residential lots, as opposed to the original 148 residential lots depicted in the approved Phasing Plan.

A total of four (4) adjacent property owners within two hundred feet (200') of the Subject Area were mailed notification letters, including the public hearing dates and a pre-paid comment card for response supporting/opposing the proposed amendment. At the time of packet distribution zero (0) property owners submitted a response.

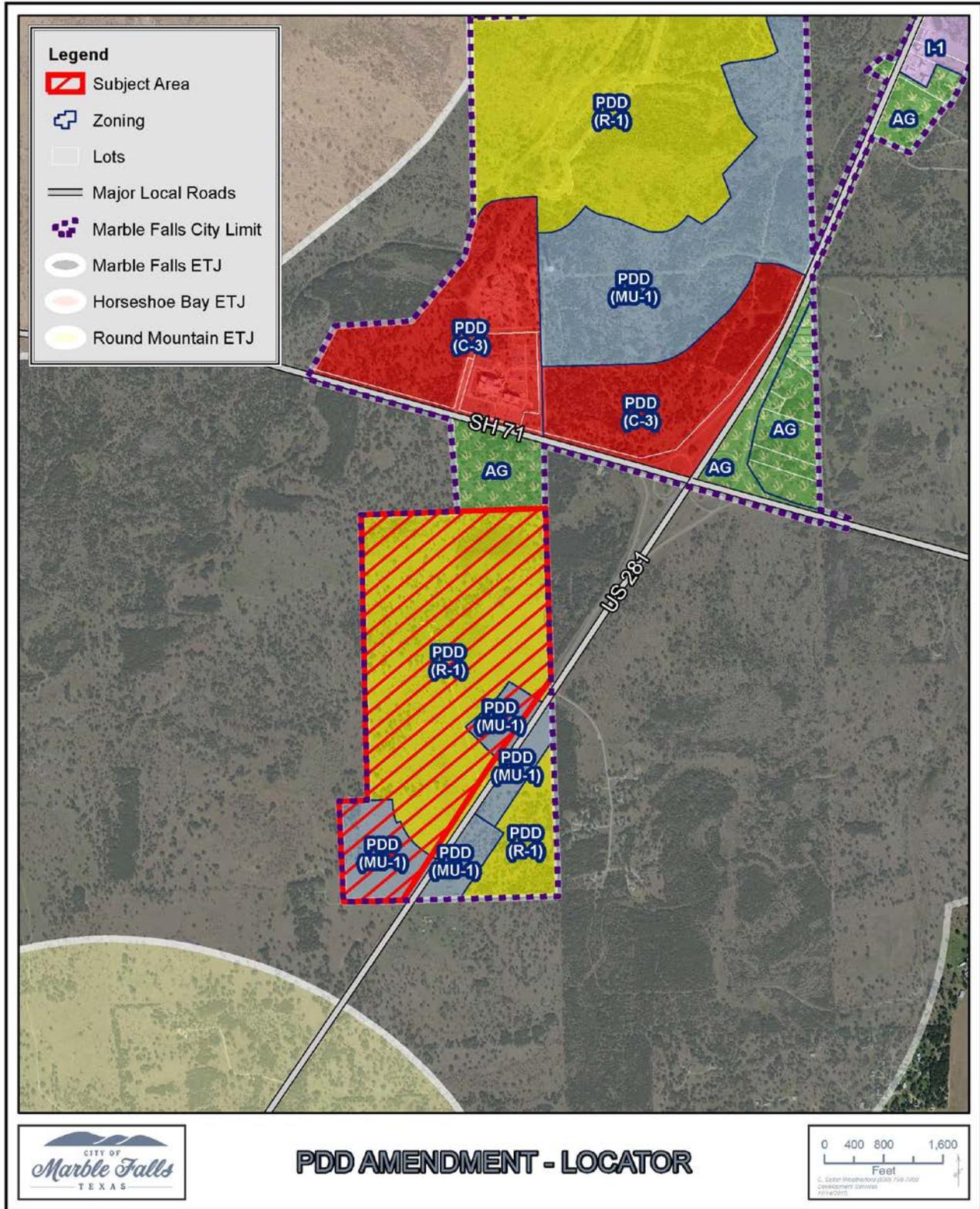


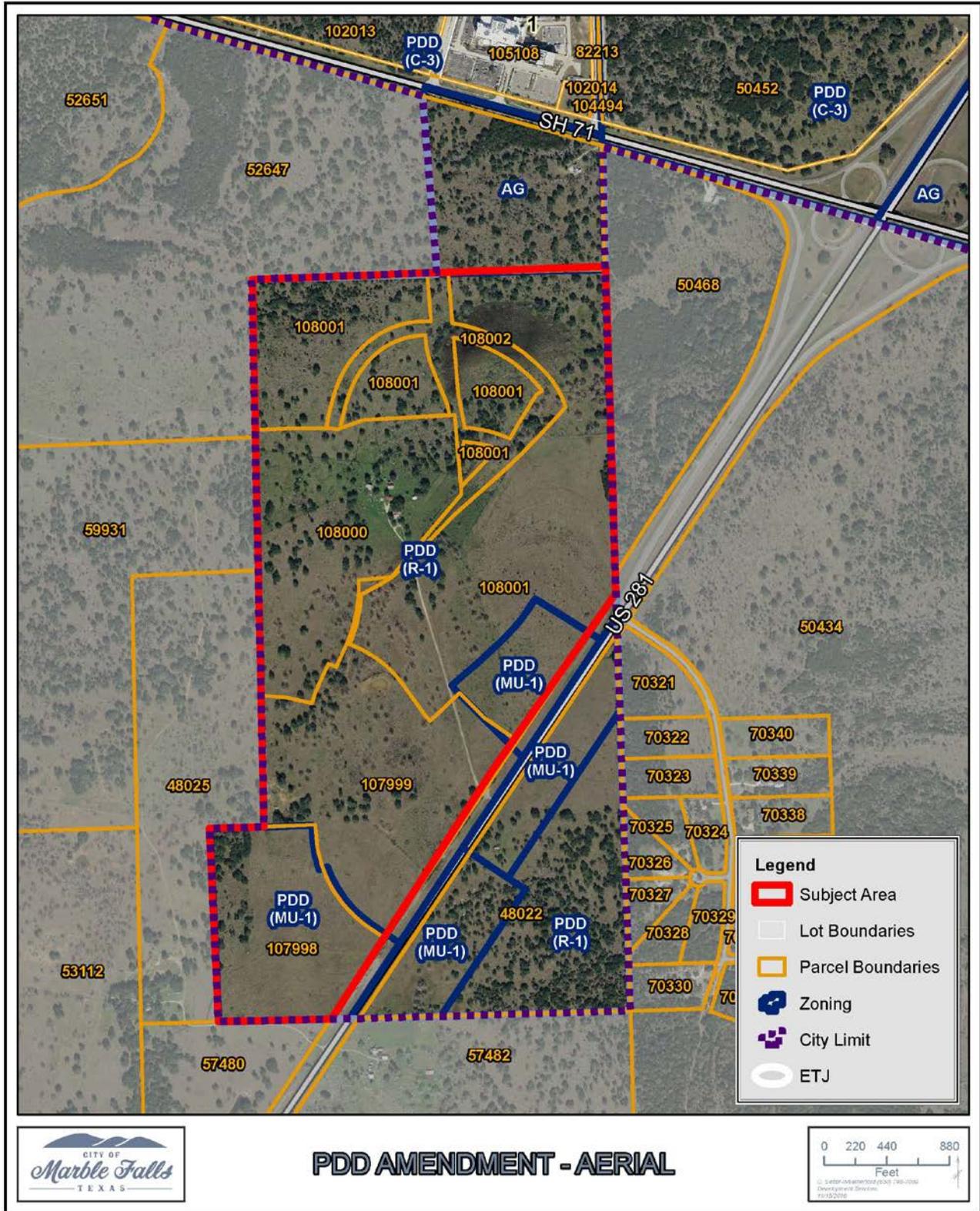
RECOMMENDATION

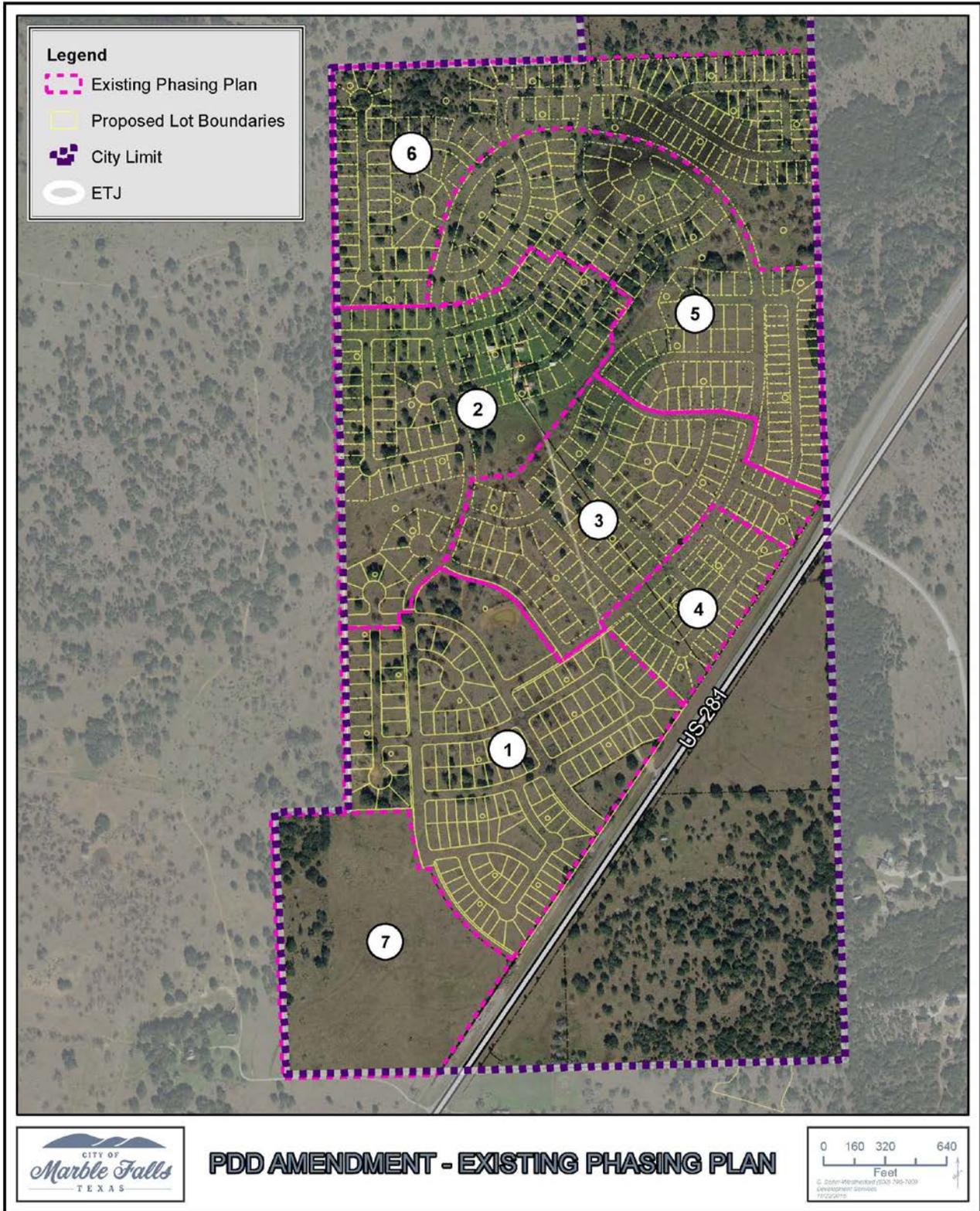
Due to the proposed amendments to the Gregg Ranch Planned Development District (PDD) remaining in compliance with the Development Agreement, the City's Comprehensive Plan, the master plan and development standards exceeding City minimum requirements, and the postponement not causing an adverse effect on infrastructure within the overall Gregg Ranch at Marble Falls, City Staff recommends approval of the amendment to the Gregg Ranch PDD Phasing Plan exhibit.

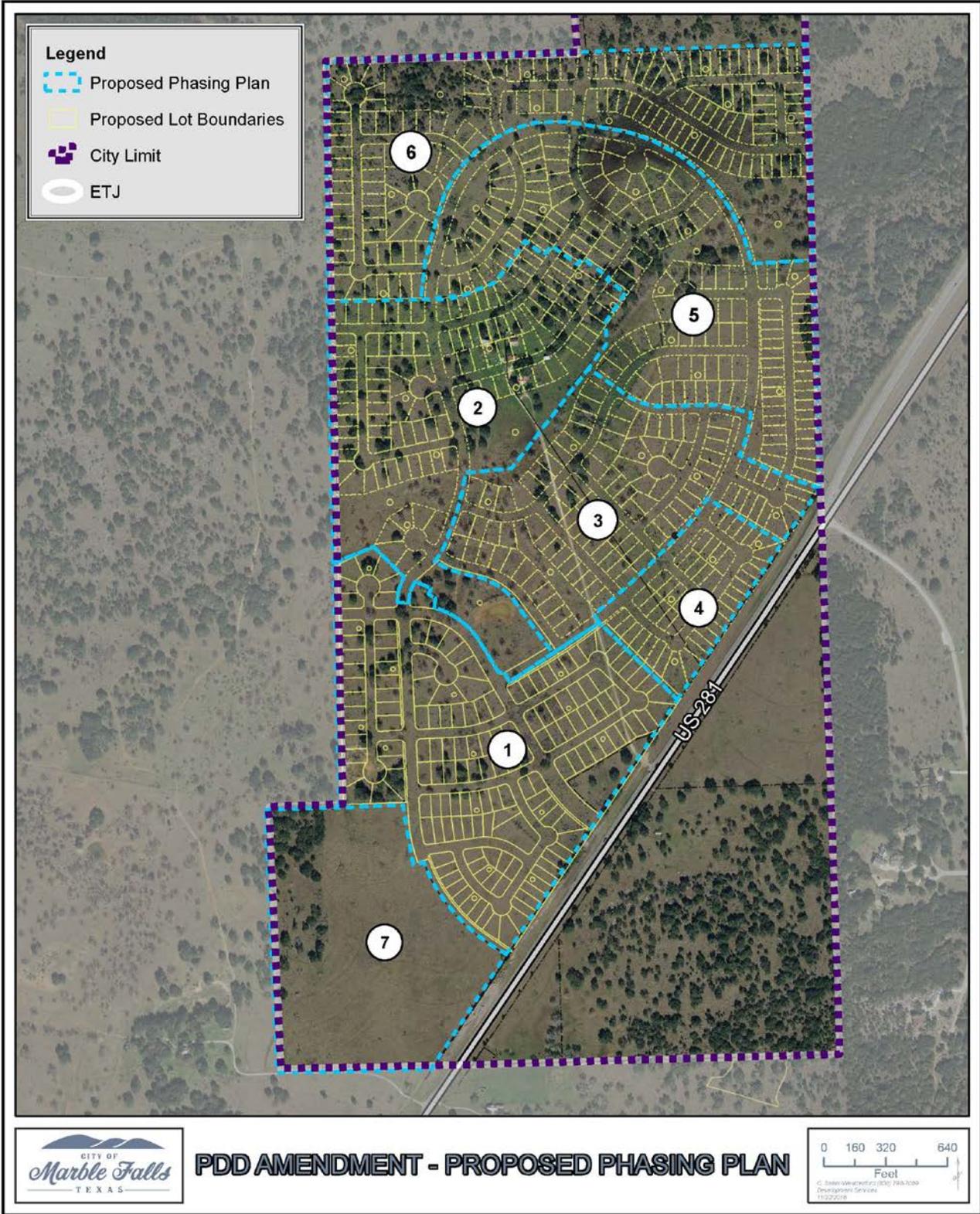
Memo Contents:

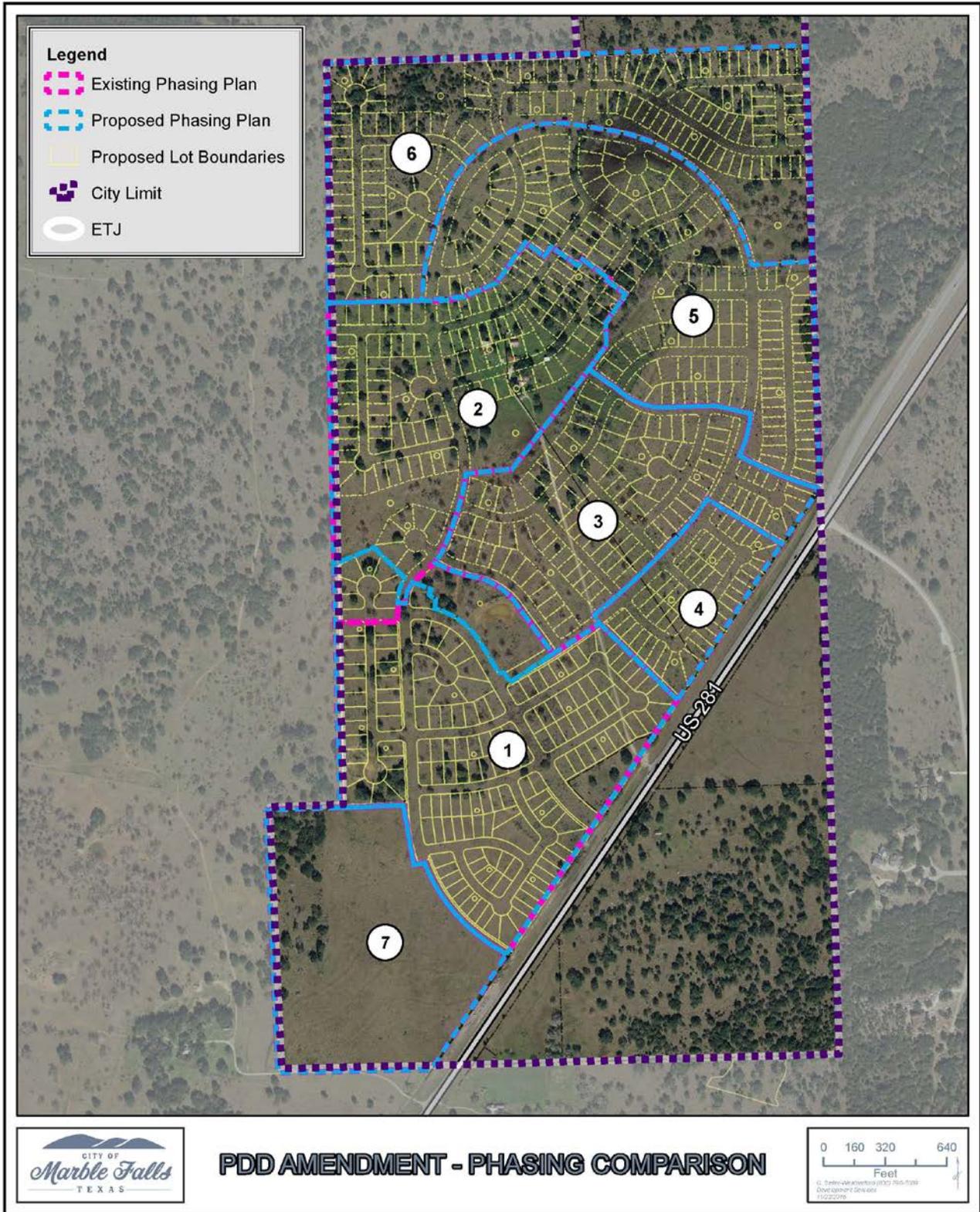
- Informational maps produced by City Staff: **Pages 16 - 22**
- Approved Master Plan: **Page 23**
- Approved Parks, Open Space, and Amenities Plan: **Page 24**
- Existing Phasing Plan: **Page 25**
- Proposed Phasing Plan: **Page 26**
- Applicant Statement: **Page 27**

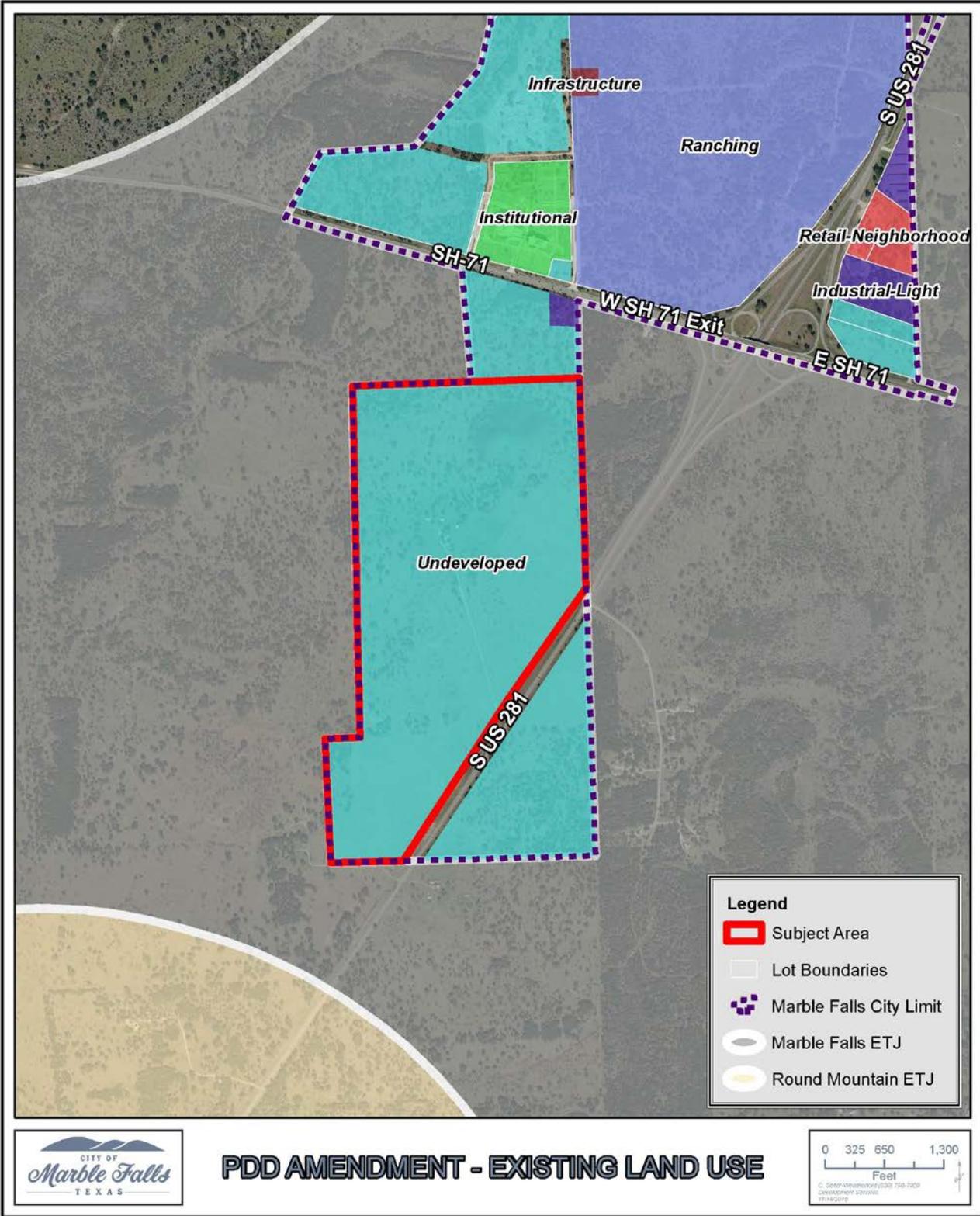


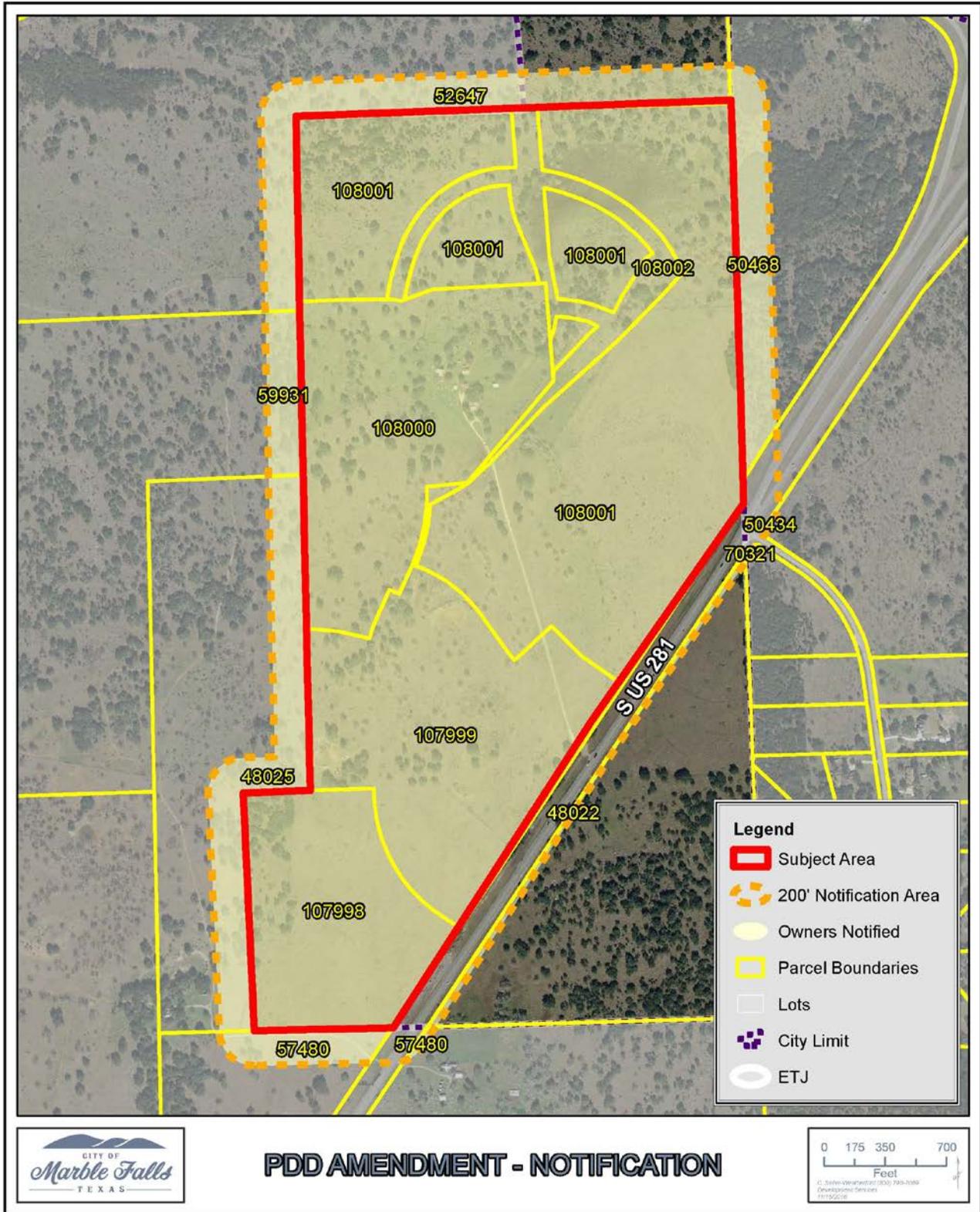






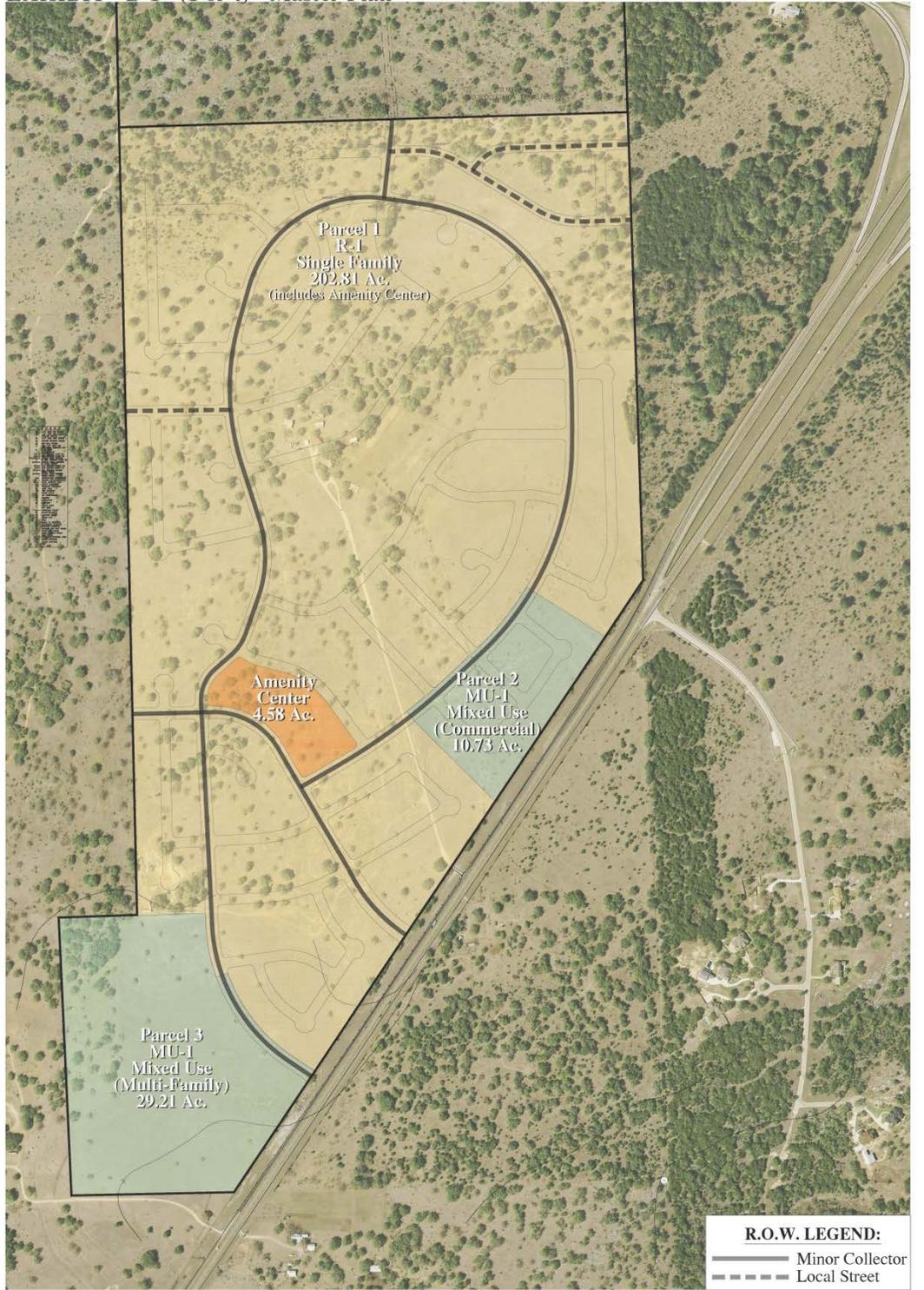






Case 2016-34-PDD Approved Master Plan

EXHIBIT "B-1" (1 of 4) - Master Plan



DISCLAIMER: This plan is conceptual in nature and is subject to change at any time. Due to its conceptual nature, this plan is not to be used for engineering purposes.

<p>SHEET</p>	<p>LAND STRATEGIES INC. PAUL LINEHAN & ASSOCIATES</p>	<p>32 of 36</p>	<p>1010 LAND CREEK CV. SUITE 100 AUSTIN, TX 78746 PH: (512) 328-6050 FAX: (512) 328-4172 LSI@LandStrat.COM</p>	<p>GREGG RANCH</p> <p>PROJECT ADDRESS: 175 Highway 281 & State Highway 71 West JULY 2015 MASTER PLAN</p>	<p>CLIENT INFORMATION: HARRARD INVESTMENTS 11250 North Rosemead Way Scottsdale, AZ 85255 Phone: 480.368.1118 Fax: 480.346.9078</p>	<p>SCALE: 1" = 200'</p>
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Case 2016-34-PDD Existing Phasing Plan

EXHIBIT "B-2" (2 of 4) - Phasing Plan

5th Tract - 264.6 Ac.
Hugo Hohenberger
85/596 D.R.B.C.

5th Tract - 264.6 Ac.
Hugo Hohenberger
85/596 D.R.B.C.

4th Tract - 111.8 Ac.
Hugo Hohenberger
85/596 D.R.B.C.

2nd Tract - 55 Ac.
Hugo Hohenberger
85/596 D.R.B.C.

Hugo Hohenberger
85/596 D.R.B.C.

1st Tract - 204 Ac.
Hugo Hohenberger
85/596 D.R.B.C.

172.4 Ac.
Edwin Hohenberger
85/596 D.R.B.C.

52.52 Ac.
Dan Schieffer, ET AL
DOC. NO. 200112053 O.P.R.B.C.



PHASING:

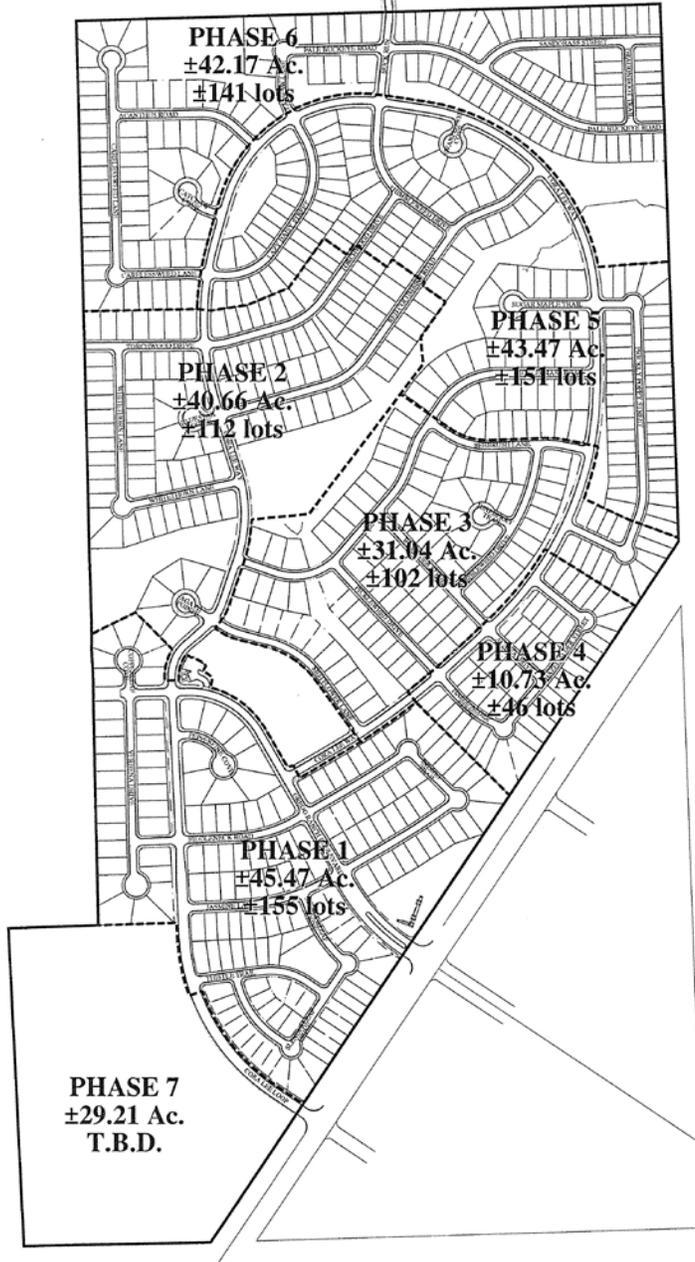
PHASE 1: ±47.79 Ac.	
S.F. (50'x120')	51 Lots
S.F. (60'x120')	64 Lots
S.F. (70'x120')	33 Lots
Total	148 Lots
PHASE 2: ±38.33 Ac.	
S.F. (50'x120')	27 Lots
S.F. (60'x120')	46 Lots
S.F. (70'x120')	46 Lots
Total	119 Lots
PHASE 3: ±31.04 Ac.	
S.F. (50'x120')	13 Lots
S.F. (60'x120')	53 Lots
S.F. (70'x120')	36 Lots
Total	102 Lots
PHASE 4: ±10.73 Ac.	
S.F. (50'x120')	46 Lots
S.F. (60'x120')	0 Lots
S.F. (70'x120')	0 Lots
Total	46 Lots
PHASE 5: ±43.47 Ac.	
S.F. (50'x120')	78 Lots
S.F. (60'x120')	26 Lots
S.F. (70'x120')	47 Lots
Total	151 Lots
PHASE 6: ±42.17 Ac.	
S.F. (50'x120')	67 Lots
S.F. (60'x120')	41 Lots
S.F. (70'x120')	33 Lots
Total	141 Lots
PHASE 7: ±29.21 Ac.	
T.B.D.	N/A
Total	N/A
TOTAL	707 Lots
	±242.74 Ac.

DISCLAIMER: This plan is conceptual in nature and is subject to change at any time. Due to its conceptual nature, this plan is not to be used for engineering purposes.

SHEET	LAND STRATEGIES INC. <small>PAUL LINDEAN & ASSOCIATES</small>	32	1010 LAND CREEK CV SUITE 300 AUSTIN, TX 78748 PH: (512) 328-6050 FAX: (512) 328-8172 LS@aandstra.com	PROJECT ADDRESS: 172 Highway 291 & Road Highway 71 West PLANNING PHASING PLAN	CLIENT INFORMATION: HARVARD INVESTMENTS 1790 North Patterson Way Schulenburg, TX 78583 Phone: 409.346.1114 Fax: 409.346.8109	 SCALE: 1" = 200'
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Case 2016-34-PDD Proposed Phasing Plan

EXHIBIT "B-2" (2 of 4) - Phasing Plan



PHASING:

PHASE 1: ±45.47 Ac.	
S.F. (50'x120')	51 Lots
S.F. (60'x120')	64 Lots
S.F. (70'x120')	40 Lots
Total	155 Lots
PHASE 2: ±40.66 Ac.	
S.F. (50'x120')	27 Lots
S.F. (60'x120')	46 Lots
S.F. (70'x120')	39 Lots
Total	112 Lots
PHASE 3: ±31.04 Ac.	
S.F. (50'x120')	13 Lots
S.F. (60'x120')	53 Lots
S.F. (70'x120')	36 Lots
Total	102 Lots
PHASE 4: ±10.73 Ac.	
S.F. (50'x120')	46 Lots
S.F. (60'x120')	0 Lots
S.F. (70'x120')	0 Lots
Total	46 Lots
PHASE 5: ±43.47 Ac.	
S.F. (50'x120')	78 Lots
S.F. (60'x120')	26 Lots
S.F. (70'x120')	47 Lots
Total	151 Lots
PHASE 6: ±42.17 Ac.	
S.F. (50'x120')	67 Lots
S.F. (60'x120')	41 Lots
S.F. (70'x120')	33 Lots
Total	141 Lots
PHASE 7: ±29.21 Ac.	
T.B.D.	N/A
Total	N/A
TOTAL	707 Lots
	±242.74 Ac.

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<p>SHEET</p>	<p>LAND STRATEGIES INC. 3333 LINCOLN & ASSOCIATES</p>	<p>33 PHASING PLAN</p>	<p>1510 LAND CREEK CV SUITE 103 AUSTIN, TX 78748 PH: (512) 325-6000 FAX: (512) 325-6172 2510 Avenida de la Coma</p>	<p>GREGG RANCH PHASING PLAN</p>	<p>CLIENT INFORMATION HARVED INVESTMENTS 1760 North Lakeway Pkwy Round Rock, TX 78681 Phone: 480.888.1118 Fax: 480.888.9797</p>	<p>SCALE: 1" = 200'</p>
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Case 2016-34-PDD Applicant Statement

PLANNED DEVELOPMENT DISTRICT AMENDMENT STATEMENT

The reason for deferring the planned amenity center from construction in Phase 1 until Phase 2 is the magnitude and cost of extending the off-site utilities to Phase 1. The cost of extending utilities from their connection points on the north side of State Highway 71 (SH 71) to Phase 1 is substantial.

Approximately 4,825' of 16" water line will be required from the connection point to existing City water at SH 71 to the Phase 1 boundary. In addition to the length of the off-site water line, a 150' highway bore beneath SH 71 is required.

Approximately 5,350' of 12" wastewater line and 30 manholes will be required from the connection point to existing City wastewater at SH 71 to the Phase 1 boundary. In addition to the length of the off-site wastewater line, a 150' highway bore beneath SH 71 is required.

The amenity center is projected to cost approximately \$1,000,000. Combining the cost of the amenity center with the cost of extending water and wastewater services to Phase 1 makes constructing the amenity center in Phase 1 economically impractical.

In addition to the substantial cost of the off-site utilities and the amenity center combined, other factors are involved in the amendment request and those are related primarily to the success of the amenity center once it is constructed.

The amenity center will be much more successful if the demand for its use is present before it is constructed. Its success will be directly related to the residents of Phase 1 that will be in place to support it and to use it once it opens. Operation and maintenance of the amenity center will be performed by the Homeowner's Association (HOA). Deferring construction of the amenity center until Phase 2 provides the HOA adequate time to develop its membership and provide for the collection of dues necessary to ensure the amenity center's success. While rapid build-out of Phase 1 is expected, the HOA will require time to accrue the resources necessary to ensure that the amenity center is operated and maintained in a manner that will truly make it the centerpiece and focal point of The Gregg Ranch at Marble Falls.

Based upon the reasons cited above, it is respectfully requested that the construction of the amenity center be deferred from Phase 1 to Phase 2.



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
December 1, 2016**

To: Chairman and Planning & Zoning Commission
Item 3. D. Presentation and Discussion: Regarding previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects.
Requested by: Planning & Zoning Commission

SYNOPSIS

This item is to update Commission regarding previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects.

1. ZAC Update
2. Correspondence with Commission



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
December 1, 2016**

To: Chairman and Planning & Zoning Commission
Item 3. E. **Presentation and Discussion:** Monthly Building Permit Summary;
Construction Update.
Requested by: City Staff

SYNOPSIS

This item is to update the Commission about the building permits issued in the past month and other ongoing projects.

For a quick reference to some of the major permitted development projects in Marble Falls, you can refer to the 'Development Buzz' portion of our website:

<http://marblefallstx.gov/541/Development-BUZZ>

Item 4. ADJOURNMENT