



**NOTICE OF MEETING  
PLANNING & ZONING COMMISSION  
OF MARBLE FALLS, TEXAS  
Thursday, February 6, 2020 – 6:00 PM**

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

Fred Zagst, Chairman	Mike Hodge, City Manager
Darlene Oostermeyer, Vice-Chairman	Caleb Kraenzel, Assistant City Manager
Angela Taylor, Commissioner	Valerie Kreger, Development Svs. Director
Greg Mills, Commissioner	Scarlet Moreno, Planner
Jason Coleman, Commissioner	Vacant, GIS Analyst
Larry Jones, Commissioner	Patty Akers, City Attorney
Tom Martin, Commissioner	Vacant, Commission Secretary

The City of Marble Falls Planning & Zoning Commission will meet on **Thursday, February 6 2020**, 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](http://www.marblefallstx.gov).

**1. OATHS OF OFFICE**

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

**3. 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.

**4. 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 2020 calendar year. *(City Staff)*

**B. Discussion and Action** regarding approval of the minutes from the January 2, 2020, regular meeting.

**C. Discussion and Recommendation** regarding a replat of Lot 2-C, Barker Subdivision, and a Subdivision Waiver to Appendix B, Development Code, Article 6- Subdivision and Land Development, Division 6.2 Subdivision Design Standards Section 6.2.6.B, Frontage on or Adjacent to Public Streets Required. Case 2020-1-MP. *(RHG Storage, LLC, owner and Cuplin & Associates, applicant)*



- D. **Public Hearing, Discussion, and Recommendation** regarding a street abandonment of 0.09-acre portion of Broadway Street right-of-way abutting Lots 1-4, Block 143, and a 0.09-acre portion of the alley between Lots 1-4 and Lots 9-12 of Block 143, Marble Falls Original Township, City of Marble Falls, Burnet County, Texas. Case 2020-4-SC. (*Helping Center of Marble Falls Area, owner and applicant*)

## 5. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS

- A. Development Services 2019 Year End Review
- B. Update regarding City Council disposition on Planning and Zoning Commission items
- C. Overview of the monthly Building Permit Summary and Construction Update:
  - 1. January Building Permit Summary
- D. Department and City Updates

## 6. 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 Scarlet Moreno, Planner, at 830-798-7095.

### **Certificate of Posting Agenda Meeting Notice**

I, Valerie Kreger, Development Services Director 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 31<sup>st</sup> day of January, 2020, by 5:00 p.m., posted thereafter for at least 72 continuous hours before the scheduled time of said meeting.

  
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Valerie Kreger, AICP, Development Services Director



**Planning and Zoning Commission  
Agenda Item Cover Memo  
February 6, 2020**

**Agenda Item 4. A.: Approval of Minutes**  
**Presenter: Discussion and action regarding election of Commission  
Chairperson and Vice-Chairperson for the 2020 calendar year**  
**Requested by: N/A**  
**Case Number: N/A**

**SUMMARY**

The Commission will take action on the election of a Chairperson and Vice-Chairperson. Process is by nomination and vote on the person(s) nominated for each role.



**Planning and Zoning Commission  
Agenda Item Cover Memo  
February 6, 2020**

**Agenda Item 4. B.: Approval of Minutes**  
**Presenter: Commission Secretary**  
**Requested by: N/A**  
**Case Number: N/A**

**SUMMARY**

The Commission will consider approval of the minutes from the January 2, 2020, meeting.

*(Minute attachments following this page)*

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

On this 2<sup>nd</sup> day of January, 2020 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:

- |                         |                     |                               |
|-------------------------|---------------------|-------------------------------|
| <b>MEMBERS PRESENT:</b> | Fred Zagst          | Chairman                      |
|                         | Darlene Oostermeyer | Vice-Chairman                 |
|                         | Tom Martin          | Commissioner                  |
|                         | Angela Taylor       | Commissioner                  |
|                         | Rene Rosales        | Commissioner                  |
|                         | Jason Coleman       | Commissioner                  |
| <b>MEMBERS ABSENT:</b>  | Greg Mills          | Commissioner                  |
| <b>STAFF PRESENT:</b>   | Valerie Kreger      | Development Services Director |
|                         | Mike Ingalsbe       | Building Official             |
|                         | Scarlet Moreno      | Planner                       |
|                         | Thomas Crane        | Fire Marshal                  |
|                         | Erin Burks          | Downtown Coordinator          |
|                         | Joey Wray           | Code Enforcement Officer      |
| <b>VISITORS:</b>        | None                |                               |

**1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Chairman Zagst called the meeting to order at 6:02 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 citizen/visitor comments.

**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 14, 2019. Commissioner Rosales made a motion to approve the November 14, 2019 minutes. Commissioner Taylor seconded the motion. The motion carried by a vote of 5 – 0.
- B. Discussion** regarding any questions or difficulties that staff or the Commission have been made aware of regarding development regulations and identifying potential code amendments that could address or clarify the issues. The Commission discussed the following items:
  - 1. Feather Flags: They should not be allowed in downtown due to the lack of space; they are in the way; they are not kept up and are usually torn up or faded; not needed in downtown; these types of signs are used for distance advertising not up close; feather flag locations on US 281- are they on property or right-of-way; the sign ordinance was meant to be restrictive with feather flags; feather flags should only be used for a special event not for everyday advertisement; enforce restrictions to not allow within the downtown core
  - 2. RV's- how should the time frame of short and long term be defined-if an RV is located in a RV park short term or long term there is no way to determine or define how long an RV is to be in the park; RV park restrictions and a fee charged in the park should take care of what is needed in regulating RV's and would in turn there would be no need to define short or long term; could not regulate in the ETJ ;an RV is meant to be mobile/temporary no permanent residents within the park would be allowed; add condition/ restrictions to the use for the park to regulate the duration.

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

A. Update regarding City Council disposition on Planning and Zoning Commission items:

1. Gregg Ranch Final Plat, Case 2019-31-FP
2. FEMA related Development Code amendments
3. Ordinances related to House Bills 2439, 3167, 2497
4. Beata Trust/Kemper Annexation (Agreement)

Valerie Kreger, Director of Development Services, addressed the Commission.

#### B. Presentation and Discussion: Development Services Department Updates

1. November Building Permit Summary and Construction Update.
2. December Building Permit Summary and Construction Update

#### C. Department and City Updates:

1. Staffing Updates.

Valerie Kreger, Director of Development Services, addressed the Commission.

5. **ADJOURNMENT:** There being no further items to discuss, Commissioner Martin made a motion to adjourn the meeting. Commissioner Taylor seconded the motion. The motion carried by a vote of 6 - 0 and the meeting was adjourned at 7:06 pm.

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Fred Zagst- Chairman

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Scarlet Moreno- Planner



**Planning and Zoning Commission  
Agenda Item Cover Memo  
February 6, 2020**

**Agenda Item 4. C.:** **Discussion, and Recommendation** regarding a replat of Lot 2-C, Barker Subdivision and a Subdivision Waiver to Appendix B, Development Code, Article 6- Subdivision and Land Development, Division 6.2 Subdivision Design Standards Section 6.2.6.B, Frontage on or Adjacent to Public Streets Required

**Presenter:** **Scarlet Moreno, Planner**

**Requested by:** **City Staff**

**Case Number:** **2020-1-MP**

**SUMMARY**

This item is for consideration of a subdivision waiver and a replat of Lot 2-C, Barker Subdivision. The existing lot has frontage on West Oak Ridge and existing access from US 281 by a 50 ft. access easement that passes through Lots 1-A and 3-A of the Barker Subdivision.

The property was annexed into the City of Marble Falls by three separate ordinances: 1973-O-2A, 1986-O-11A, and 1987-O-7A. The plat for the Barker Subdivision was approved by the City and recorded with the County in October of 2011. The Mutual Driveway and Access Easement, document number 201106496, dedicated 25 feet along the southern portion of Lot 1-A and 25 feet along the northern portion of Lot 3-A for a 50 ft. wide access easement. The access easement runs along Lots 1-A and 3-A from the US 281 right-of-way to Lot 2-C.

Surrounding property to the north, south and west is zoned General Commercial (GC) and to the east is zoned Transitional Residential (TR). Additionally, the Comprehensive Plan Future Land Use designation for this and surrounding properties to the north, south and west is Corridor Commercial and to the east is Neighborhood Residential.

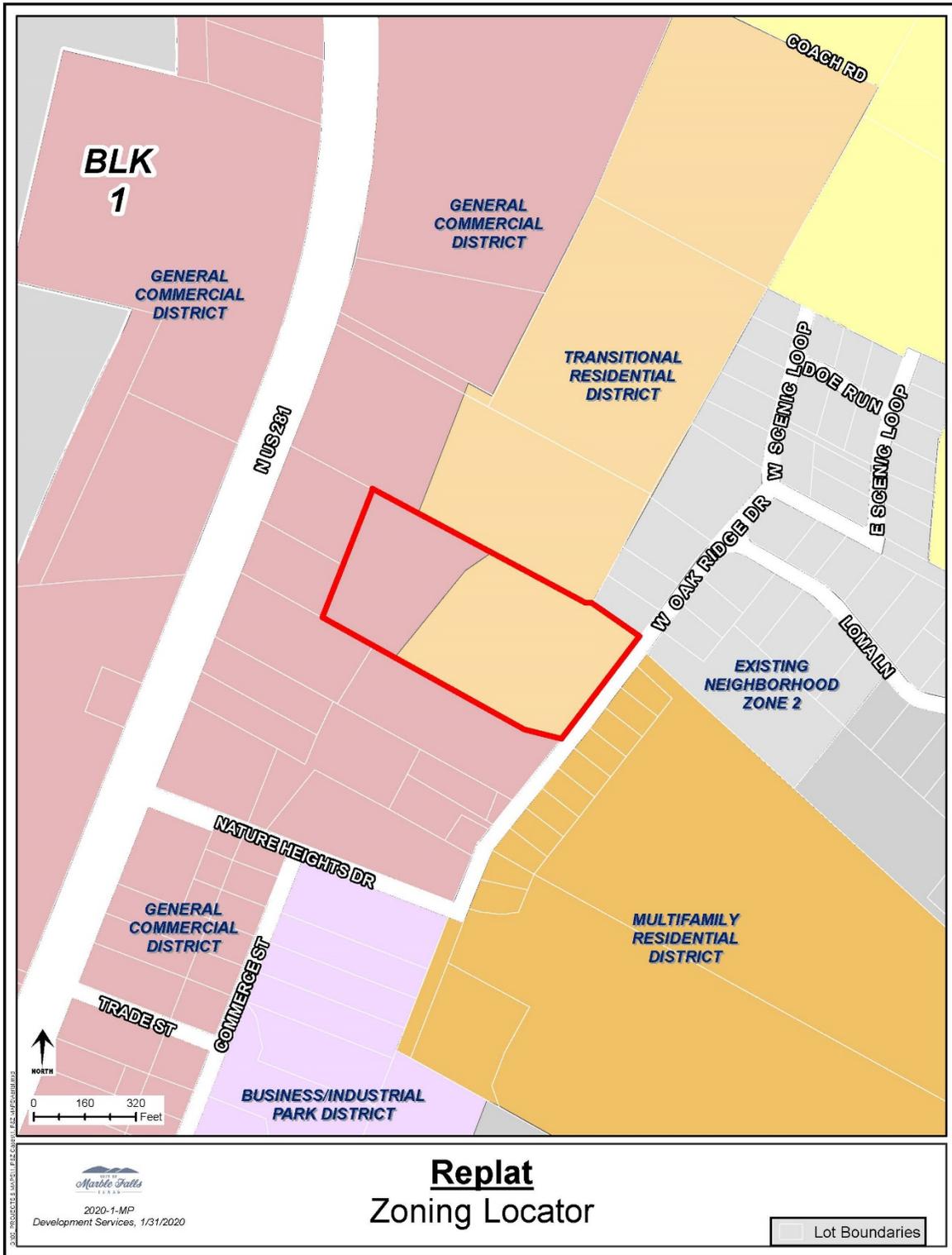
The replat will split Lot 2-C into two lots, being Lots 2-D and 2-E. Lot 2-E will have frontage along West Oak Ridge Drive. Lot 2-D will become landlocked with no street frontage. The applicant is requesting a waiver to the requirement for the single proposed lot to front on a public street. Section 6.2.6.B of the subdivision regulations requires each lot proposed within a subdivision to have frontage onto or be adjacent to a dedicated, improved public street unless platted as an approved private street subdivision. The applicant proposes that the existing 50-foot access easement through the adjacent properties serve as access to this landlocked property.

The Code states the following general approval criteria shall be considered when reviewing waivers/suspensions to the subdivision regulations:

1. Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver/suspension will not prevent the orderly subdivision of other property in the vicinity;













**CUPLIN & ASSOCIATES, Inc.**  
land surveyors & planners

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Prepared For: Clearwater Development, LLC  
Project No. 191456  
Date: 1/09/2020

Lot 2C is currently using an access easement as described in Document No. 201106496 of the Official Public Records of Burnet County, Texas. We would like to request use of the existing 50' concrete drive and easement that is already in place for access to the newly proposed Lot 2D. This would allow not having to modify Lot 1-A and Lot 3-A of the Barker Subdivision.

1500 Ollie Lane, Marble Falls, Texas 78654  
PH: 325.388.3300 Fax: 325.388.3320 Prof. Firm No. 10126900  
[www.cuplinassociates.com](http://www.cuplinassociates.com)

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**Planning and Zoning Commission  
Agenda Item Cover Memo  
February 6, 2020**

**Agenda Item 4. D.: Public Hearing, Discussion, and Recommendation** regarding a street abandonment of a 0.09-acre portion of the Broadway Street right-of-way abutting Lots 1-4, Block 143, and a 0.09-acre portion of the alley between Lots 1-4 and Lots 9-12 of Block 143, Marble Falls Original Township, City of Marble Falls, Burnet County, Texas

**Presenter: Scarlet Moreno, Planner**

**Requested by: City Staff**

**Case Number: 2020-4-SC**

**SUMMARY**

This item is for consideration of a street abandonment request for a 20-foot (20') by 200-foot (200') portion of the Broadway Street right-of-way abutting Lots 1-4, Block 143, and a 20-foot (20') by 200-foot (200') portion of the alley between Lots 1-4 and Lots 9-12, Block 143. The abandonment subject areas consist of a 0.09-acre or 4,000 square foot tract out of the Broadway Street right-of-way and a 0.09-acre or 4,000 square foot tract out of the alley of Block 143, directly abutting 0.65 acres located at 1315 Broadway Street owned by Helping Center of Marble Falls Area.

The Broadway Street right-of-way at this location is 100 feet wide, established with the Marble Falls Original Township. The properties to the north and the south of the alley to be abandoned are owned by the Helping Center of Marble Falls Area. There are no additional existing or proposed utilities within the subject area. The abandonment is part a proposed land transaction between the City and the Helping Center of Marble Falls Area. The agreement is to exchange the abandonment area, in exchange for Lots 5 and 6, Block 143. The agreement and abandonment will be presented to City Council following the Commission's recommendation.

The Comprehensive Plan for the City of Marble Falls has classified Broadway Street as a Local Street. Local streets include internal and access streets that allow direct driveway access to adjacent properties and often allow roadside parking. A local street should be designed for operating speeds of 25 to not more than 30 MPH. According to the Thoroughfare Plan, this type of public street pavement ranges from 26 to 28 feet in width, with a typical right-of-way width of 50 feet. The existing right-of-way width for Broadway Street is 100 feet at this location, well in excess of minimum required for a Local Street. The extra width for the right-of-way is not utilized by the general public and is maintained by the abutting property owner. Approximately 80 feet of City right-of-way would remain, leaving sufficient right-of-way for future improvements such as sidewalks, hike and bike trails, City utilities, and franchise utilities.

A total of nine (9) adjacent property owners within 200 feet 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 abandonments. At the time of packet distribution, no comment cards had been received.



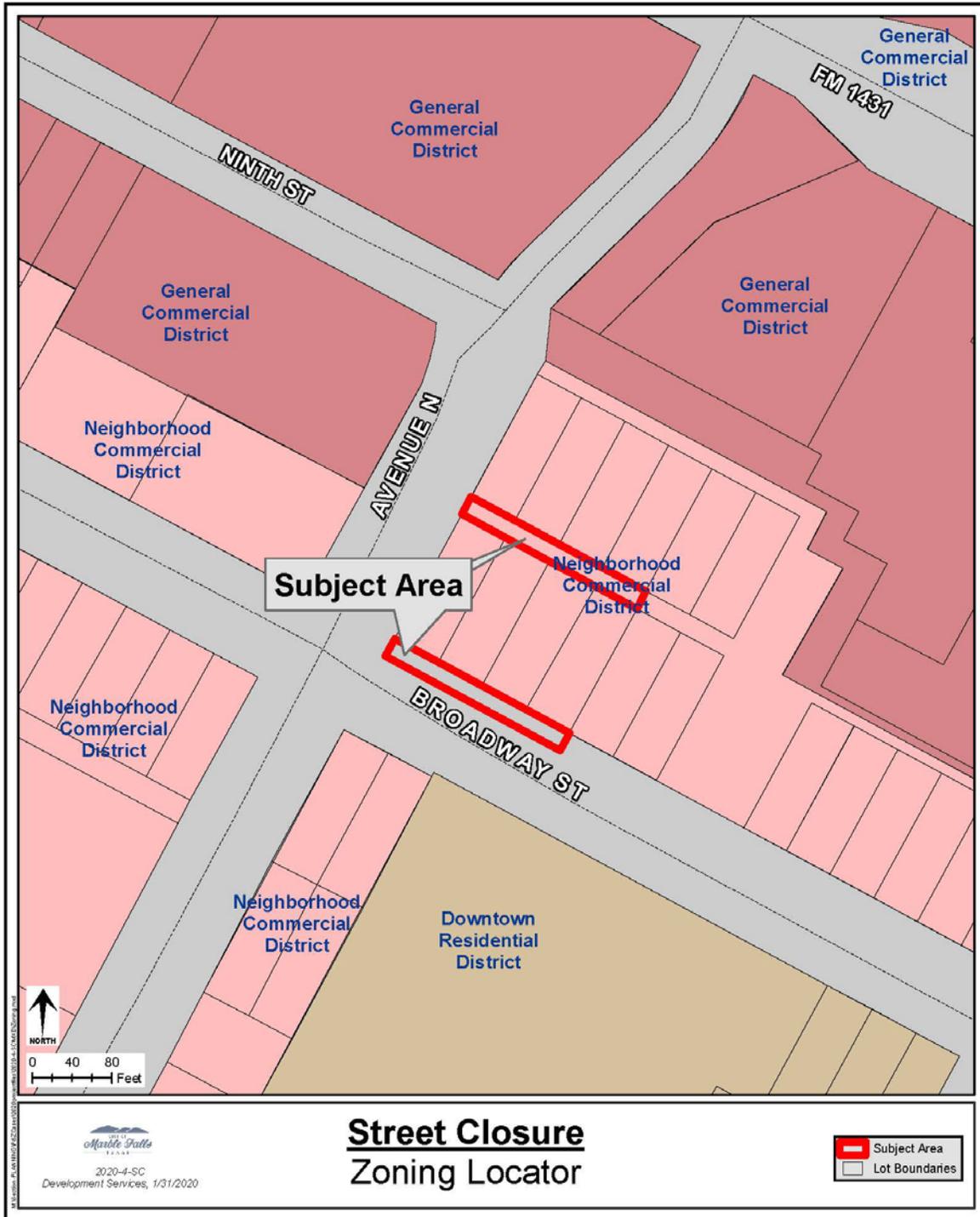
## RECOMMENDATION

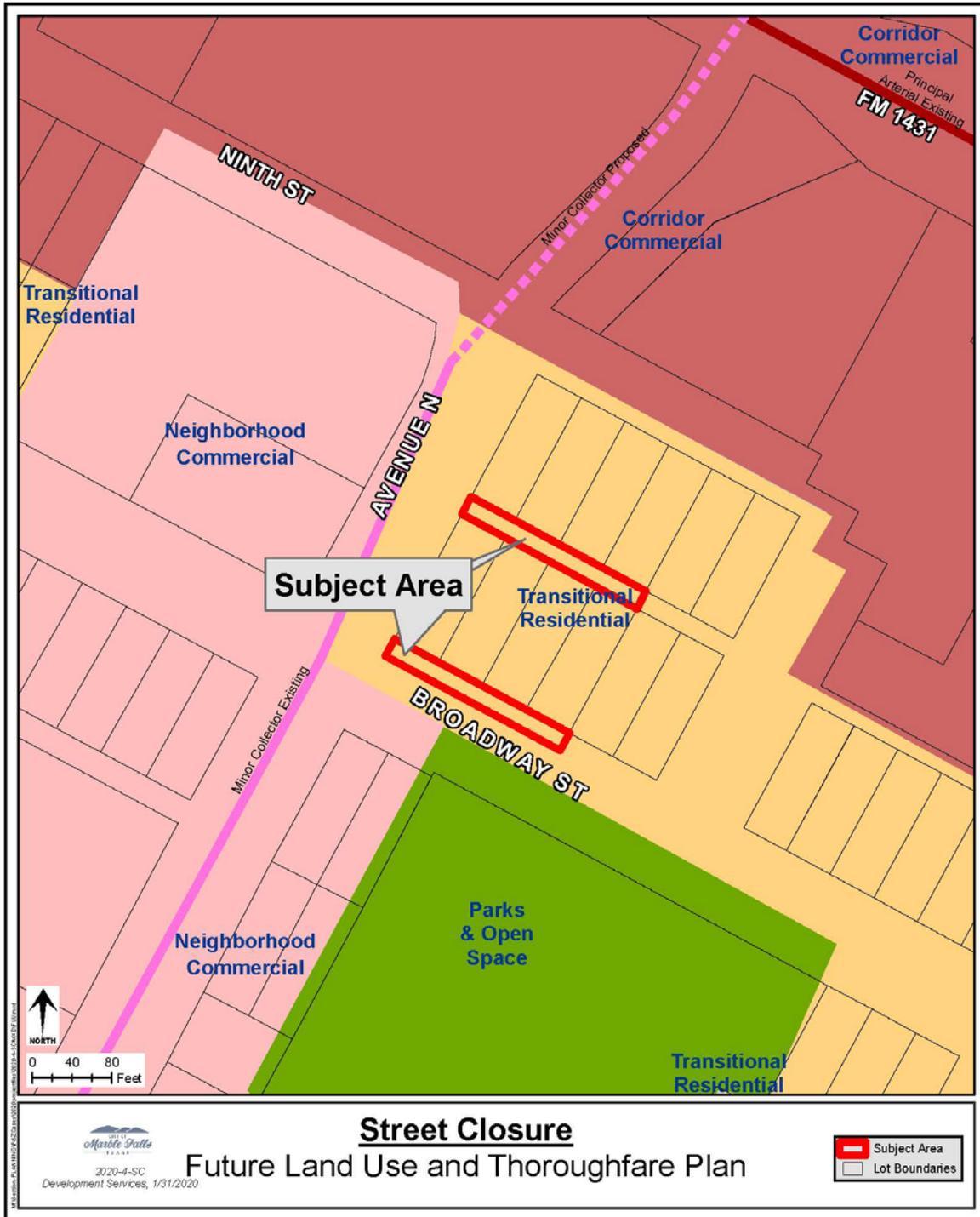
Recommend approval of the requested abandonment of the Broadway Street right-of-way and alley as shown and described in the survey and metes and bounds, based on the sufficient remaining right-of-way area between the Subject Area and Broadway Street pavement, the addition of the abandonment area to the Ad Valorem tax roll, the Local Street classification of Broadway Street, and the limited use of the excess unimproved right-of-way provides to the general public, with the condition the property and abandoned right-of-way are replatted within 9 months of approval.

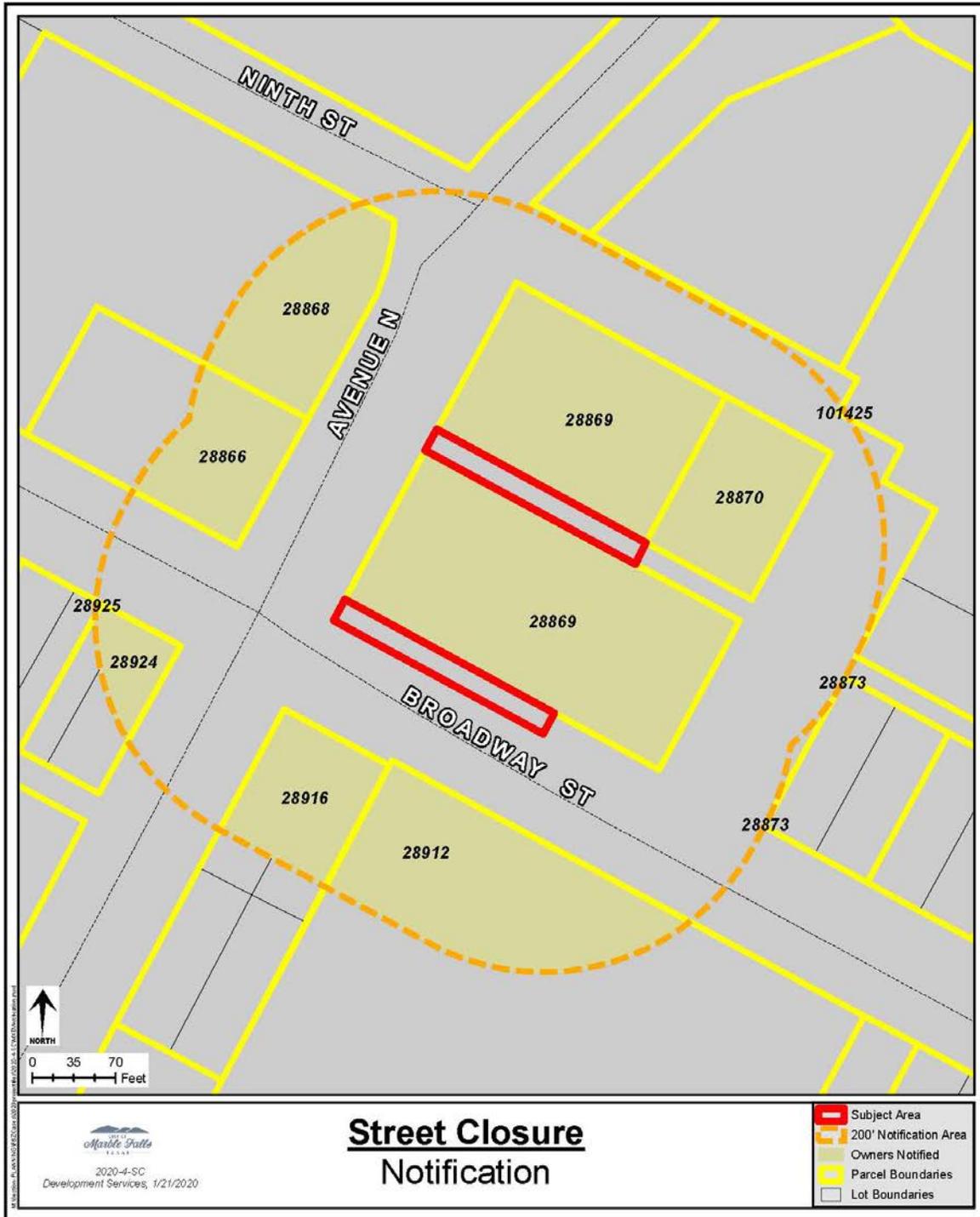
### Memo Contents

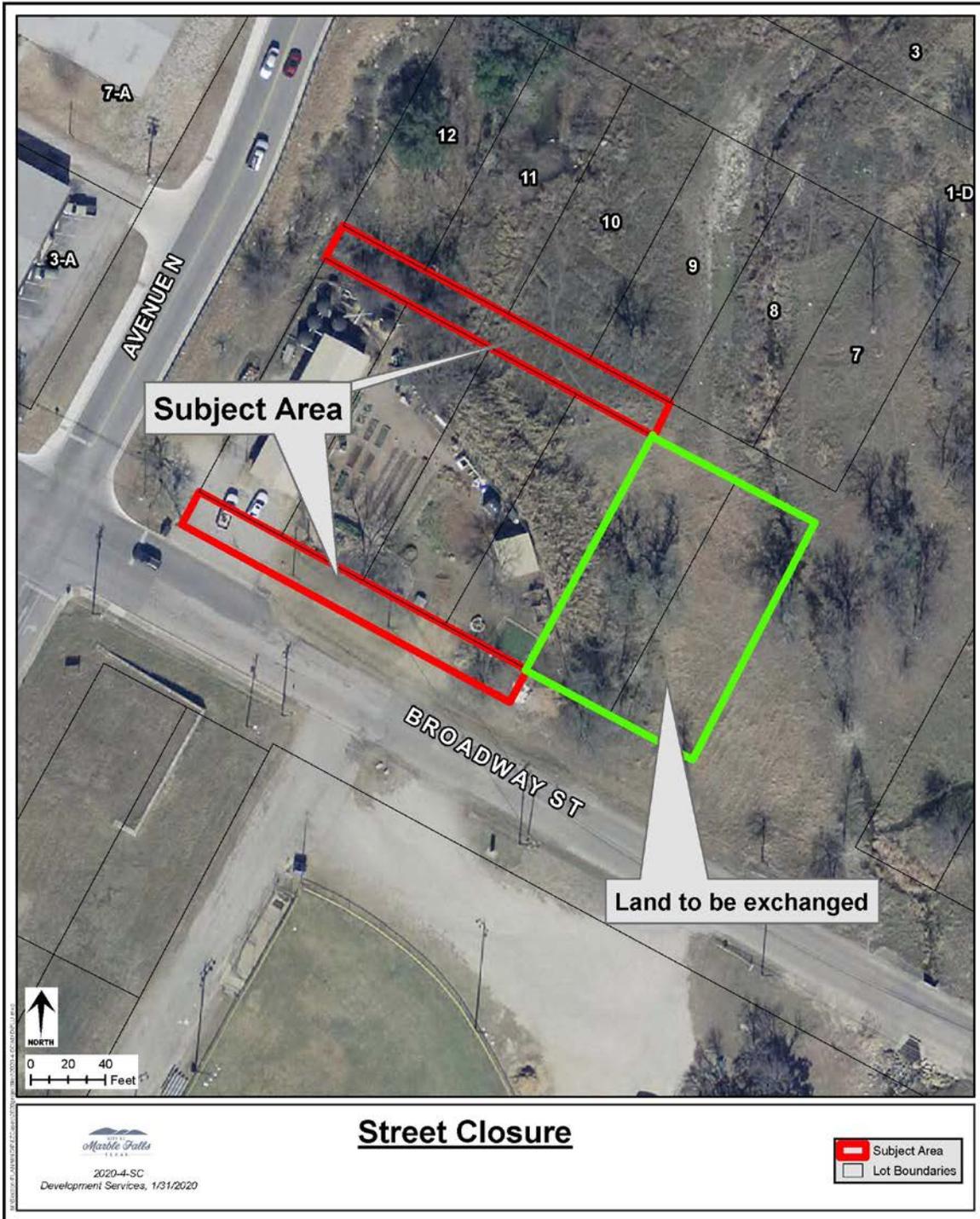
- Information maps generated by City Staff Pages 14-17
- Survey Page 18
- Metes and Bounds Page 19







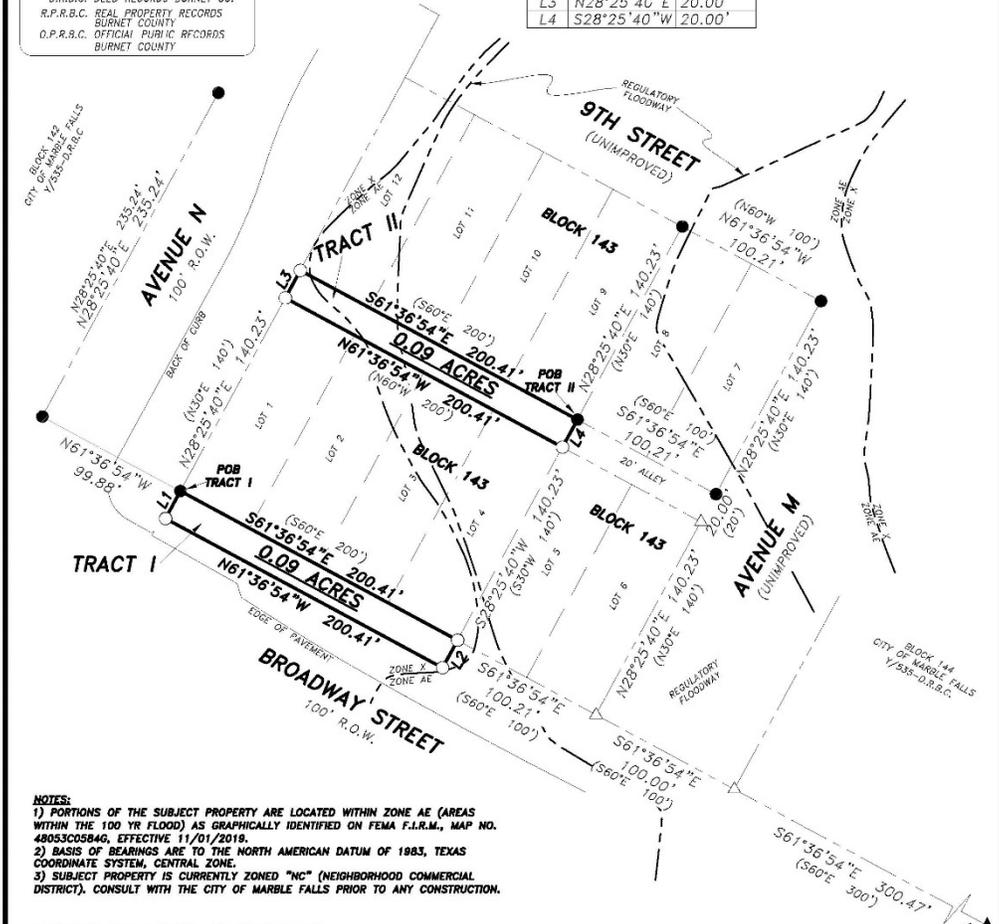




**LEGEND**

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ▲ MAG NAIL FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- △ CALC POINT
- .../... VOLUME/PAGE
- ( ) RECORD INFO/SUBJECT
- P.R.B.C. PLAT RECORDS BURNET CO.
- D.R.B.C. DEED RECORDS BURNET CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET COUNTY
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY

LINE	BEARING	DISTANCE
L1	N28°25'40"E	20.00'
L2	S28°25'40"W	20.00'
L3	N28°25'40"E	20.00'
L4	S28°25'40"W	20.00'



- NOTES:**
- 1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AE (AREAS WITHIN THE 100 YEAR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C05846, EFFECTIVE 11/01/2018.
  - 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
  - 3) SUBJECT PROPERTY IS CURRENTLY ZONED "NC" (NEIGHBORHOOD COMMERCIAL DISTRICT). CONSULT WITH THE CITY OF MARBLE FALLS PRIOR TO ANY CONSTRUCTION.

**BOUNDARY SURVEY**

LOCAL ADDRESS: 1315 BROADWAY, MARBLE FALLS, TEXAS.

**LEGAL DESCRIPTION:**  
**TRACT I:** BEING A 0.09 OF AN ACRE OF THE NORTH 20 FEET OF BROADWAY STREET, LYING SOUTHERLY OF LOT NOS. 1, 2, 3 AND 4 OF BLOCK 143 OF THE CITY OF MARBLE FALLS AS SHOWN ON THE PLAT RECORDED IN VOLUME Y, PAGE 535 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS, SAID 0.09 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

**TRACT II:** BEING A 0.09 OF AN ACRE OF THE WEST 200 FEET OF THE 20 FOOT WIDE ALLEY WAY, LYING NORTHERLY OF LOT NOS. 1, 2, 3 AND 4, AND SOUTHERLY OF LOT NOS. 9, 10, 11 & 12 OF BLOCK 143 OF THE CITY OF MARBLE FALLS AS SHOWN ON THE PLAT RECORDED IN VOLUME Y, PAGE 535 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS, SAID 0.09 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

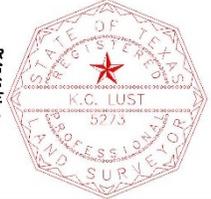
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF MARBLE FALLS, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY EXCLUSIVELY TO THE CITY OF MARBLE FALLS, TEXAS & HELPING CENTER OF MARBLE FALLS AREA, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2019, CUPLIN & ASSOCIATES, INC. ©.

*K.C. LUST*  
 K.C. LUST, R.P.L.S. NO. 5273

DATED 11/14/2019



<b>SHEET</b> 1 OF 2	PRJ NO. 181903	1500 OLIVE LANE MARBLE FALLS, TX 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 80' 0 40 80	
	PREPARED FOR: HELPING CENTER OF MARBLE FALLS AREA			
	TECH: S. MOORE			
	APPROVED: K.C. LUST			
FIELDWORK PERFORMED ON: 11/11/2019	PROFESSIONAL FIRM NO.: 10128900	DATE: 11/14/2019	DRAWN BY: K.C. LUST	CHECKED BY: S. MOORE



**CUPLIN & ASSOCIATES, Inc.**  
land surveyors & planners

Prepared For: Helping Center of Marble Falls Area  
Project No. 191903  
Date: 11/14/2019

**TRACT NO. 1:**

**BEING A 0.09 OF AN ACRE TRACT OF THE NORTH 20 FEET OF BROADWAY STREET, LYING SOUTHERLY OF LOT NOS. 1, 2, 3 AND 4 OF BLOCK 143 OF THE CITY OF MARBLE FALLS AS SHOWN ON THE PLAT RECORDED IN VOLUME Y, PAGE 535 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS, SAID 0.09 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.**

**BEGINNING** at a 1/2" iron pin found, along the northerly right-of-way line of an Broadway Street, at the southwestly corner of said Lot 1, being the most northerly corner hereof, from whence a found 1/2" iron pin at the southeast corner of Lot 6, Block 143 bears, North 61°36'54" West, a distance of 99.88'

**THENCE** South 61°36'54" East, along the southerly line of said Lot Nos. 1, 2, 3 & 4, the northerly right-of-way line of said Broadway Street, and hereof, a distance of 200.41' to a 1/2" iron pin set with "Cuplin" cap at the southeasterly corner of said Lot 4, the southwestly corner of Lot 5 of said Block 143, being the northeasterly corner hereof, from whence a mag nail found at the southeast corner of Block 143 bears South 61°36'54" East, a distance of 500.68';

**THENCE** over and across said right-of-way of Broadway Street the following courses and distances;

- 1) South 28°25'40" West, a distance of 20.00' to a 1/2" iron pin set with "Cuplin" cap, for the farthest south point hereof;
- 2) North 61°36'54" West, a distance of 200.41' to a 1/2" iron pin set with "Cuplin" cap for the farthest west point hereof;
- 3) North 28°25'40" East, a distance of 20.00' to the **POINT OF BEGINNING**, containing 0.09 of an acre, more or less.

**TRACT NO. 2:**

**BEING A 0.09 OF AN ACRE TRACT OF THE WEST 200 FEET OF THE 20 FOOT WIDE ALLEY WAY, LYING NORTHERLY OF LOT NOS. 1, 2, 3 AND 4, AND SOUTHERLY OF LOT NOS. 9, 10, 11 & 12 OF BLOCK 143 OF THE CITY OF MARBLE FALLS AS SHOWN ON THE PLAT RECORDED IN VOLUME Y, PAGE 535 OF THE DEED RECORDS OF BURNET COUNTY, TEXAS, SAID 0.09 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.**

**BEGINNING** at a 1/2" iron pin found, along the northerly right-of-way line of a 20' alley, at the southwestly corner of Lot 8 of said block 143, and the southeasterly corner of Lot 9 of said block 143, being the most easterly corner hereof, from whence a found 1/2" iron pin at the southeast corner of Lot 7, Block 143 bears, South 61°36'54" East, a distance of 100.21'

**THENCE** South 28°25'40" West, over and across said alley, a distance of 20.00' to a 1/2" iron pin set with "Cuplin" cap at the northeasterly corner of said Lot 4, the northwestly corner of Lot 5 of said Block 143, being the most southerly corner hereof,

**THENCE** North 61°36'54" West, with the northerly line of said Lot Nos. 1, 2, 3, & 4, the southerly line of said alley, and hereof, a distance of 200.41' to a 1/2" iron pin set with "Cuplin" cap at the most northerly corner of said Lot 1, a point in the east right-of-way of Avenue N, the most westerly corner of said alley, and hereof,

**THENCE** North 28°25'40" East, with the east right-of-way line of said Avenue N, the west line of said alley, and hereof, a distance of 20.00' to a 1/2" iron pin set with "Cuplin" cap at the most westerly corner of said Lot 12, the farthest northerly corner of said alley, and hereof,

**THENCE** South 61°36'54" East, with the southerly line of said Lot Nos. 9, 10, 11 & 12, the northerly line of said alley, and hereof, a distance of 200.41' to the **POINT OF BEGINNING**, containing 0.09 of an acre, more or less.

I HEREBY CERTIFY TO THE CITY OF MARBLE FALLS, TEXAS AND HELPING CENTER OF MARBLE FALLS AREA, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME AND OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY, COPYRIGHT 2019, CUPLIN & ASSOCIATES, INC. ©. BASIS OF BEARINGS ARE TO TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AND IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.

Dated: 11/14/2019

K.C. Lust, Registered Professional Land Surveyor No. 5273



1500 Ollie Lane • Marble Falls, TX 78654  
PH: 325.388.3300 Fax: 325.388.3320

[www.cuplinassociates.com](http://www.cuplinassociates.com) Firm No. 10126900



**Planning and Zoning Commission  
Agenda Item Cover Memo  
January 2, 2020**

**Agenda Item 5. A.: Update regarding City Council disposition on Planning and Zoning Commission items**  
**Presenter: Valerie Kreger, AICP, Director of Development Services**  
**Requested by: Planning and Zoning Commission**

**SUMMARY**

Staff will provide updates to the Commission regarding items previously presented to the Planning and Zoning Commission, development or zoning related items, and City Council disposition.



**Planning and Zoning Commission  
Agenda Item Cover Memo  
January 2, 2020**

**Agenda Item 5. B.: Overview of the monthly Building Permit Summary and Construction Update**  
**Presenter: Valerie Kreger, AICP, Director of Development Services**  
**Requested by: Planning and Zoning Commission**

**SUMMARY**

1. Update the Commission about the building permits issued in December 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>



**Planning and Zoning Commission  
Agenda Item Cover Memo  
January 2, 2020**

**Agenda Item 5.: ADJOURNMENT**