

MEMORANDUM

DATE: September 8, 2022

TO: Lucian Morehead – Black Jack Marble 56, LLC


FROM: Danny Miller, P.E. – LJA Engineering, Inc.

RE: 57-Acre Tract, Marble Falls, TX
 Due Diligence
 LJA Project #A638-0401

This memorandum has been prepared to provide a basic summary/outline, based on our initial examination of the City of Marble Falls's development code, Comprehensive Planning Maps, and other restrictions applicable to the subject property.

PROPOSED USE: Residential (type and density unknown at this time); we have assumed multifamily (apartment or townhouse) in this memo.

<u>LOCATION INFORMATION:</u>	
Jackson Road, Marble Falls, Texas (see <i>Exhibit 1</i>) West of S. US Highway 281, south of Panther Hollow Drive, north of Turland Drive	
Legal Description:	(from General Warranty Deed) 57.00 acres situated in the A. Schroeter Survey No. 4, Abstract No. 1270 and the Guadalupe Flores Survey No. 7, Abstract No. 304, Burnet County, Texas, being out of a called 63.09 acres described in Document Number 202107640 of the Official Public Records of Burnet County, Texas.
Acreage:	57.00 acres per Doc #202117147 Note: Per the October 13, 2021 deed, the subject tract is 57.00 acres out of a 63.09-acre tract ("parent tract"), The August 30, 2021 deed for the north abutting tract indicates it is 7.974 acres and also out of the same parent tract. That's 1.884 acres more than the listed parent tract acreage (Doc #202107640).
BCAD Tax Parcel: <i>Exhibit 2</i>	Property ID 119649 Geographic ID B0304-0000-00025-201
Owner:	Black Jack Marble 56, LLC
Deed:	General Warranty Deed, Document #202117147
Watershed: <i>Exhibit 3</i>	Lake Marble Falls
FEMA Panel:	48053C0595G, effective date November 1, 2019

<i>Exhibit 4</i>	
Contours: <i>Exhibit 5</i>	USGS Quadrangle - Marble Falls 856 to 974
Soils: <i>Exhibit 6</i>	Eckrant-Rock Outcrop Association, 8 to 30 percent slopes and Eckrant-Rock Outcrop Association, 1 to 10 percent slopes
Potential Wetlands: <i>Exhibit 7</i>	None per NWI Wetlands map.
Existing Access:	<p>Jackson Road via access easement (Doc #201300276)</p> <ul style="list-style-type: none"> Road is currently an unpaved one-lane dirt road that leads to a minor collecting existing dirt road, Rocky, and dead-ends onto private-property <p>Future/proposed extension of E. FM 2147 (screenshot below from City's 2016 Comprehensive Plan – Thoroughfare Plan)</p> <div style="border: 1px solid black; padding: 5px;">  </div> <p>Note: Per Doc #201801404, the abutting north tract is currently encumbered as an access easement for an adjacent 16.05-acre tract (BCAD Property ID 25908) to provide access to and from (Panther Hollow Road and thus) Hwy 281.</p>
Jurisdictions:	<p>Burnet County</p> <p>City of Marble Falls</p> <p>Marble Falls Independent School District</p> <p>Water Conservation District of Central Texas</p>
Zoning District: <i>Exhibit 8</i>	ENZ.1 (Existing Neighborhood Zone, Subdistrict 1)
Future Land Use District: <i>Exhibit 9</i>	TR (Transitional Residential District)

Other:	Subject tract is over an underground mine owned by J.R. Huber Corp (Huber Engineered Materials) that produced high grade calcium carbonate (limestone). The mine section under the subject tract is no longer in operation according to J.R. Huber Corp. We recommend coordinating with the mine operator on whether they had implemented a reclamation plan for that section of the mine.
---------------	--

ZONING & PERMITTED USES:

ENZ.1 (Existing Neighborhood Zone, Subdistrict 1) is a residential zoning district. Subdistrict 1 primarily consists of single-family estate homes on larger lots. Townhouse and apartment are not permitted land uses in ENZ.1 and would require rezoning of the site to a zoning district that allows said land use.

The City's Future Land Use Map designates the area as TR (Transitional Residential District), a residential zoning district; intended to provide areas of higher intensity and different housing types than in the Neighborhood Residential District. These areas are developed with an urban roadway cross-section. Note that Apartment land use is a conditional use (requires City Council approval) or permitted through approval of a Master Planned Community. Master Planned Community can only be used for new residential or mixed-use development. A minimum of 25 acres is required to establish a new Master Planned Community. See Section 4.4.2, *Master Planned Communities*, in the City's Code of Ordinances for additional information regarding Master Planned Community. Permitted Used within ENZ.1, TR and MR zoning districts are tabulated below:

Use	ENZ.1	TR	MR
Cottage	-	P	MP
Single Family Detached	P	P	MP
Single Family Attached	-	P	MP
Single Family Zero Lot Line	-	R	MP
Industrialized Housing	R	R	MP
Manufactured Home	-	-	C
Manufactured Home Park	-	-	C
Tiny House Development	-	C	C
Duplex	-	P	MP
Townhouse	-	P	P
Triplex	-	P	P
Quadplex	-	P	P
Apartment	-	C/MP	P
Live Work Unit	-	-	-
Loft Apartment	-	MP	MP

Group Home	R	R	R

Development Lot and Building Standards for ENZ.1, TR and MR zoning districts are tabulated below:

DEVELOPMENT LOT & BUILDING STANDARDS FOR ENZ.1 ZONING DISTRICT	
Minimum Lot Width	100 ft
Lot Area & Coverage	
Minimum Area per Lot/Unit	1 acre
Maximum Lot Coverage	30%
Minimum Setbacks	
Front	50 ft
Interior Side	15 ft
Street Side	25 ft
Rear	25 ft
Maximum Building/Structure Height	35 ft
Minimum Dwelling Unit Size	1,500 sq ft

DEVELOPMENT LOT & BUILDING STANDARDS FOR MR ZONING DISTRICT				
	Townhouse (front-loaded single-entry)	Townhouse (rear- loaded) ¹	Apartment ² (5 to 14 units/acre)	Apartment ² (15 to 24 units/acre)
Minimum Lot Width	24 ft / 34 ft ³	24 ft / 34 ft ³	60 ft	60 ft
Lot Area & Coverage				
Minimum Area of Development	2.0 acres	2.0 acres	7.5	7.5
Minimum Lot Size/Area per Dwelling Unit	2,000 sq ft	2,000 sq ft	N/A	N/A
Maximum Gross Density per Acre	11.00	11.30	24.00	24.00
Minimum Open Space Area	25%	15%	30%	30%
Minimum Dwelling Unit Size	N/A	N/A	N/A	N/A
Minimum Lot Frontage	20 ft	20 ft	60 ft	60 ft
Minimum Setbacks				
Front	20 ft	10 ft	25 ft	25 ft

DEVELOPMENT LOT & BUILDING STANDARDS FOR MR ZONING DISTRICT				
	Townhouse (front-loaded single-entry)	Townhouse (rear- loaded) ¹	Apartment ² (5 to 14 units/acre)	Apartment ² (15 to 24 units/acre)
Interior Side	5 ft / 0 ft ⁴	5 ft / 0 ft ⁴	15 ft	15 ft
Street Side	10 ft	10 ft	20 ft	25 ft
Rear	15 ft	15 ft	15 ft	25 ft
Garage	25 ft	7.5 ft ⁵	N/A	N/A
Maximum Building/Structure Height	40 ft	40 ft	40 ft	45 ft
Max Lot Coverage	65%	70%	70%	70%

¹ Rear-loaded mans that parking must be located at the rear of the site and access must be taken from an alleyway at the rear of the property. Does not require an enclosed or covered garage.

² Apartments and lofts are subject to the standards set in Section 4.3.1, Nonresidential and Mixed-Use Lot and Building Standards, Section 4.3.2, Nonresidential, Mixed-Use and Apartment Design Standards, and Section 4.3.3, Special Design Standards for Downtown (DN) and Downtown Transition (DT) Districts, as may be applicable.

³ The second number is the lot width for corner lots.

⁴ The second number is the side setback for the side attached to an adjacent unit.

⁵ The second number is the garage setback for lots taking direct access from a rear alley.

DEVELOPMENT LOT & BUILDING STANDARDS FOR TR ZONING DISTRICT				
	Townhouse (front-loaded single-entry)	Townhouse (rear- loaded) ¹	Apartment ²	
Minimum Lot Width	24 ft / 34 ft ³	24 ft / 34 ft ³	60 ft	
Lot Area & Coverage				
Minimum Area of Development	2.0 acres	2.0 acres	5.0 acres	
Minimum Lot Size/Area per Dwelling Unit	2,000 sq ft	2,000 sq ft	N/A	
Maximum Gross Density per Acre	11.00	11.30	14.00	
Minimum Open Space Area	25%	15%	25%	
Minimum Dwelling Unit Size	N/A	N/A	N/A	
Minimum Lot Frontage	20 ft	20 ft	60 ft	
Minimum Setbacks				
Front	20 ft	10 ft	25 ft	

DEVELOPMENT LOT & BUILDING STANDARDS FOR TR ZONING DISTRICT				
	Townhouse (front-loaded single-entry)	Townhouse (rear- loaded) ¹	Apartment ²	
Interior Side	5 ft / 0 ft ⁴	5 ft / 0 ft ⁴	15 ft	
Street Side	10 ft	10 ft	20 ft	
Rear	15 ft	15 ft	15 ft	
Garage	25 ft	7.5 ft ⁵	N/A	
Maximum Building/Structure Height	40 ft	40 ft	40 ft	
Max Lot Coverage	65%	70%	70%	

¹ Rear-loaded mans that parking must be located at the rear of the site and access must be taken from an alleyway at the rear of the property. Does not require an enclosed or covered garage.

² Apartments and lofts are subject to the standards set in Section 4.3.1, Nonresidential and Mixed-Use Lot and Building Standards, Section 4.3.2, Nonresidential, Mixed-Use and Apartment Design Standards, and Section 4.3.3, Special Design Standards for Downtown (DN) and Downtown Transition (DT) Districts, as may be applicable.

³ The second number is the lot width for corner lots.

⁴ The second number is the side setback for the side attached to an adjacent unit.

⁵ The second number is the garage setback for lots taking direct access from a rear alley.

Utility Providers:	<p>Water Service – City of Marble Falls (<i>Exhibit 9</i>)</p> <ul style="list-style-type: none"> • 12-inch PVC water main in Panther Hollow Dr. • 12-inch PVC water main in adjacent Haley tract (east of subject tract) • 16-inch DI water main along the east boundary of the east abutting Roper PUD • City has identified this area as an area needing additional Capital Improvements in order to provide adequate water / fire service for new development. The City may request that Future Development contribute to the cost of these improvements on a per LUE basis.
	<p>Wastewater Service – City of Marble Falls (<i>Exhibit 10</i>)</p> <ul style="list-style-type: none"> • 8-inch PVC wastewater gravity main in Panther Hollow Dr. • 8-inch wastewater gravity main in adjacent Haley tract (east of subject tract) • 12-inch wastewater forcemain along the east boundary of the adjacent Roper PUD
	<p>Electric Service – Pedernales Electric Cooperative</p> <ul style="list-style-type: none"> • See PEC’s service availability letter and map • 3-Phase Line along Hwy 281
	<p>Natural Gas Service – Atmos Energy</p> <ul style="list-style-type: none"> • See Atmos’ service availability letter and map • Active 2-inch HDPE IP main on opposite side of river near the bridge per Atmos 4/25/2022 email
	<p>Telecommunications Service – Frontier</p> <ul style="list-style-type: none"> • See Frontier’s service availability letter.

City Approvals Required:	Preliminary Plat
	Public Improvement Construction Plans (Streets, Utilities, Drainage)
	Final plat
	TIA if development generates 2,000 or more “one-way” trips per day or there are more than 200 dwelling units proposed
	Site Development Permit
	Building Permit

Common area amenities must be provided by the developer for the benefit and enjoyment of the residents of apartments. Table below indicates number of minimum common area amenities required based on number of dwelling units. See Table 4.2.8.B in the City’s Code of Ordinances for list of Common Area Amenity Types. The amenities area must be privately constructed by the developer and maintained and operated by a property owners’ association or management company, as applicable.

Table 4.2.8.A Common Area Amenities Required per Dwelling Unit	
Number of Dwelling Units	Number of Amenities (minimum)
0—12	0
13—49	1
50—99	2
100—149	3
150—199	4
200 or more	5

REVIEWING ENTITIES:

- Plan review by City of Marble Falls.
- All plan submittals within the city limits of Marble Falls must be submitted to the City’s Building Department for fire protection plan review

APPLICABLE CODES AND POLICIES:

- City of Marble Falls Comprehensive Plan – including Future Land Use Plan; Thoroughfare Plan; Parks, Recreation, and Open Space Plan; and Sidewalk Plan
- City of Marble Falls Code of Ordinances
- City of Marble Falls Drainage Criteria Manual
- City of Marble Falls Flood Damage Prevention Code
- City of Marble Falls Nonpoint-Source Pollution Ordinance Technical Manual
- City of Marble Falls Storm Water Ordinance
- City of Marble Falls 2019 Sidewalk Master Plan
- City of Marble Falls Technical Construction Standards and Specifications (TCSS)
- City of Marble Falls Building Code, including:

- 2017 National Electric Code as published by the National Fire Protection Association
- As published by the International Code Council:
 - 2018 International Building Code including Appendices A through L and Q
 - 2018 International Plumbing Code
 - 2018 International Mechanical Code including Appendices A and B
 - 2018 International Residential Code including Appendices A through K
 - 2018 International Energy Conservation Code including Appendices A and B
 - 2018 International Fuel Gas Code including Appendices A and B
 - 2018 International Fire Code including Appendices A through J and L
- 2015 NFPA 101, Life Safety Code Handbook

SUBDIVISION STANDARDS:

The subject tract is currently un-platted. If a subdivision of more than four lots is proposed or requires dedication of public right-of-way, a Preliminary Plat and Final Plat will be required. Otherwise, just a Final Plat will be required.

A Traffic Impact Analysis (TIA) may be required to be submitted prior to or along with a Preliminary Plat or Final Plat application. If Preliminary Plat is in conformance with the Thoroughfare Plan and if the Preliminary Plat is for a development of less than 200 dwelling units or generating less than 2,000 “one-way” trips per day, then a TIA is not required.

At least 2 points of vehicular access / road entrances (primarily for emergency vehicles) must be provided for all subdivisions. Residential lots are not allowed to front onto a median-divided street section. Each residential lot in the subdivision must have a minimum frontage on a dedicated public street as required by applicable zoning or 35 feet, whichever is greater. Nonresidential lots must have a minimum frontage on a dedicated public street as required by applicable zoning or 50 feet, whichever is greater. Private streets are not allowed to be constructed in new subdivisions.

Currently, as of the date of this report, no existing streets connect to the subject tract. Rocky Ridge Road (aka an extension of FM 2147) is currently under construction and upon completion will potentially provide access to the southern corner of the 57 acre tract and ultimately connectivity to Rocky Road. This street is approved to be constructed as a minor arterial and may include a traffic signal at the intersection of U.S. Highway 281 once warrants are met. On the north end, Panther Hollow Drive likely would be extended through the adjacent 8 acre Panther Hollow Phase 2 project, in order to provide a secondary access to the subject tract. This would typically be a requirement during the platting process with the City of Marble Falls. Additionally, the Roper West PDD was recently approved with a roadway connection to Panther Hollow 2. If this future proposed roadway connection is made and stubbed out to the subject tract, then the subject tract would have three potential access points to U.S. Highway 281.

All the necessary on-site easements will need to be established on the subdivision plat and not by separate instrument. The easement must be labeled for the specific purpose and to the specific entity, if other than the City, for which it is being provided.

The Preliminary Plat and Final Plat will be reviewed by Planning & Zoning (P&Z) Commission and approved by the City Council. A Final Plat application cannot be reviewed by the P&Z Commission and approved by the City Council until all utilities, infrastructure, and other required improvements have been constructed in conformance with City standards and the Construction Plans (unless other provisions have been made for the completion of the improvements (improvement agreement with City and posting of fiscal security)).

Construction Plans for the required public improvements and City utilities for the subject property must be submitted for approval by the City Engineer with the Preliminary Plat application. The construction plans must include all streets, alleys (if any), storm sewers and drainage structures, water and sanitary sewer facilities, screening and retaining walls, landscape and irrigation, and any other required public improvements for the area covered by the Preliminary Plat.

The Preliminary Plat and Final Plat applications may be submitted concurrently. However, if the Preliminary Plat has not received a recommendation of approval by the Commission prior to consideration of the Final Plat by the Commission, then the Commission must deny the Final Plat application (unless withdrawn by the applicant) and such denial is final unless appealed to the City Council. The City allows an applicant to waive the 30-day requirement for action on a plat by submitting a request in writing.

Approval of a plat is effective for 270 calendar days from date the plat was approved by the City Council. On the 270th day following City Council approval of the plat, the applicant must have completed the next City-required "progress benchmark" or the approved plat will be deemed expired.

Table 11.4.1 Progress Benchmarks of Approved Plats or Plans	
Approved Plat or Plan	Next "Progress Benchmark"
Preliminary Plat	All of the following shall occur within one hundred and eighty-three (183) calendar days following Preliminary Plat approval:
	a) City Engineer's approval of Construction Plans for all proposed public improvements; and
	b) Payment of all applicable Site Development related fees that are traditionally collected prior to release for site construction.
	In addition to the above, an application for approval of the Final Plat shall also be submitted to the City within three hundred and sixty-five (365) calendar days following actual commencement of site construction in order to avoid lapse of the approved Preliminary Plat (unless such is extended or reinstated pursuant to provisions in these regulations).
Final Plat	Final Plat reviewed by the Planning and Zoning Commission and approved by the City Council but not yet filed with the county: Submission of the plat mylars, filing fees and other materials necessary to file the plat at the county shall be submitted to the City within thirty (30) calendar days of the date of Final Plat approval. The Final Plat shall be recorded with the appropriate county within two hundred and seventy (270) calendar days following the date of Final Plat approval in order to avoid lapse of the approved Final Plat unless such approval is extended or reinstated pursuant to provisions in these regulations.
	Final Plat that has been filed with the county: Valid in perpetuity unless the filed plat is properly amended or vacated pursuant to the provisions of these regulations.

NPS/Site Development Permit: The City's Non-Point Source Pollution (NPS) ordinance governs the planning, design, construction, operation, and maintenance of drainage, erosion, and water quality control facilities. Approval of a Site Development Plan is required for development of the property. Site Development Plan approval expires 2 years after the date of approval of the Site Development Plan. If the Site Development Plan includes a phasing plan, each phase expires 2 years from the approval of the prior phase. The overall phasing plan cannot exceed 10 years. An applicant may petition the City (in writing) prior to the expiration of an approved Site Development Plan for a one-time extension for a period of one year.

Building Permit: Building permit is required for any building or structure that is to be constructed, demolished, or altered. The permit expires within 6 months if work or construction authorized with the permit has not commenced or if construction or work is suspended or abandoned for a period of 6 months at any time after work is started.

SITE DESIGN STANDARDS:

Significant architectural elements to identify main building entrances must be included on each principal building. Design of buildings are subject to vertical and horizontal building articulation standards as well as incorporate architectural elements that visually divide the façade plane. The City also has requirements regarding the exterior finish materials of all buildings; building façade

color; and, roof design. See City’s Code of Ordinances, Section 4.3.2 *Nonresidential, Mixed-Use, and Apartment Design Standards* for details.

TREE PRESERVATION

Tree survey and tree preservation plan must be approved prior to removal of any protected or heritage trees.

Protected Trees <i>The following trees with diameter breast height of 12 inches or greater.</i>	Heritage Trees <i>The following trees with diameter breast height of 24 inches or greater.</i>
Live Oak	
Post Oak	
Shumard Oak	
Bur Oak	
Chinquapin Oak	
Monterey Oak	
Bald Cypress	
American Elm	
Cedar Elm	
Pecan	
Walnut	
Texas Ash	
Southern Magnolia	

Table 9.1.2 Tree Protection and Mitigation Standards			
Protected Tree Type	Minimum Diameter Breast Height (DBH) ¹	Min. % Preserved of Combined Total Diameter Inches ²	Mitigation Replacement Ratio
Protected Tree	12" or greater	20%	1:1 replacement ratio for 50% of the total diameter inches removed (replaced in caliper inches)
Heritage Tree	24" or greater	20%	2:1 replacement ratio for 100% of the total diameter inches removed (replaced in caliper inches)
Table Notes: ¹ A tree connected at ground level with multiple trunks at DBH shall be measured by aggregating the total of the three largest trunks that each measure ≥8 inches at DBH. ² This applies to trees located within the limits of construction of the site or subdivision boundary.			

Landscape plan required with the submittal of the Site Development Plan.

- See City’s Code of Ordinances, Section 9.2.5 – *Nonresidential, Mixed Use, and Apartment Landscaping* for landscaping requirements.

Bufferyards are required to ensure compatibility between different areas of use, housing type, or density by providing a landscaped buffer between properties. They are classified according to zoning district for properties not separated by public or private street.

BUFFERYARD CLASSIFICATIONS <i>(assumes an apartment development in a MR or ENZ.4 district)</i>		
Abuts to Subject Property	Zoning	Bufferyard
North	ENZ.4 ¹	A
East	NR ¹	B
East	GC ²	-
West	ENZ.1 ¹	B
South	ENZ.1 ¹	B

¹Bufferyard requirements may be reduced if the adjacent residentially zoned property is developed with a nonresidential use.

²City maps show this property, Roper PUD, as zoned GC.

BUFFERYARD CLASSIFICATIONS <i>(assumes a townhouse development in any district)</i>		
Abuts to Subject Property	Zoning	Bufferyard
North	ENZ.4 ¹	-
East	NR ¹	A
East	GC ²	-
West	ENZ.1 ¹	A
South	ENZ.1 ¹	A

¹Bufferyard requirements may be reduced if the adjacent residentially zoned property is developed with a nonresidential use.

²City maps show this property, Roper PUD, as zoned GC.

Bufferyard Type	Width	Required Plantings per 100 Linear Feet (number of)			Opaque Wall or Fence (height)
		Shade Trees ² (evergreen variety)	Ornamental Trees (evergreen variety)	Large Shrubs (evergreen variety)	
Type A	10'	3	4	20	N/A ¹
Type B	15'	4	6	20	N/A ¹
Type C	25'	6	8	20	6' ³
Type D	40'	10	10	25	8' ³

Table Notes:
¹ The six-foot tall opaque wall or fence is not required for Type A and Type B bufferyards but may utilized as a substitute for all of the required Large Shrub plantings.
² Existing trees preserved within the bufferyard may count toward the shade tree or ornamental tree requirement if shown to be in a healthful condition and providing shade canopy comparable to a full-grown shade tree. If existing trees are to remain, the tree protection measures of Section 9.1.2.G, Tree Protection During Construction, shall apply.
³ A berm, at least two feet in height and containing the required plantings may be substituted for a wall or fence.

LIGHTING:

See City’s Code of Ordinances, Section 8.5.1.C for outdoor lighting design standards.

Table 8.5.1 Required Outdoor Lighting	
Required Lighting	Standard
Streets, driveways, and sidewalks	Lighting for streets, driveways, and sidewalks shall comply with the standards set out in Section 6.3.3 , Street Lights.
Parking lots serving nonresidential, apartment, and mixed-use buildings	Parking lots serving nonresidential or mixed-use buildings shall be lit during nighttime hours of operation. Parking lots serving apartment buildings shall be lit during nighttime hours.
Entrances and exits in nonresidential, apartment, and mixed-use buildings	Buildings with a nonresidential, apartment, or mixed principal use shall have adequately lighted entrances and exits to ensure the safety of persons and the security of the building.
Canopy lighting	The areas immediately below an outdoor canopy (e.g., over fuel sales, automated bank machines, etc.) shall be illuminated. Canopy light fixtures shall be full cut-off/walled lighting fixtures or recessed into the canopy so that the bottom of each lighting fixture is flush with the ceiling of the canopy.

STREETS / SIDEWALKS / DRIVEWAY:

6-ft wide sidewalks required along perimeter roadway; installed prior to acceptance of the subdivision by the City and prior to Final Plat approval, unless surety is provided.

Driveways = minimum of 25 ft in width at right-of-way line. Driveways more than 30 ft in width at right-of-way line must have a center median (with mountable curb and located within the apron) designating a separation of ingress and egress lanes. Driveway max = 45 ft in width at right-of-way line.

Sight Distance Triangle: A sight triangle must be established at all intersections with a public street where no structures, landscaping, fences, signs, etc. are permitted to obstruct visibility between 3 and 8 feet off the ground. Trees are permitted if branches are maintained above 8 feet. The sight triangle area is measured from the corner curb, equidistant within the tangent, in each direction per the following distances noted in Table 7.1.2.B, *Minimum Sight Triangle Distance Requirements*, and then connected to form the sight triangle.

Table 7.1.2.B Minimum Sight Triangle Distance Requirements	
Speed Classification	Minimum Sight Triangle Distance
Arterial Street	35'
Collector Street	25'
Local Street	20'

PARKING REQUIREMENTS:

See City's Code of Ordinances, Section 8.2.4.C for parking design standards.

Residential Land Use	Required Off-Site Parking Spaces
Apartment	1.5 spaces for dwelling units 1 bedroom and efficiency 2 spaces for dwelling units 2 bedroom and greater
Townhouse	2 spaces per dwelling unit

Table 8.2.4
Parking Space and Aisle Width Dimensions

Parking Space Type	Parking Space			Aisle Width	
	Width	Length	Parking Angle	One-Way	Two-Way
Standard Compact	9' 8'	18' 16'	45 °	13'	24'
			60 °	16'	26'
			90 °	24'	26'
Parallel	7'	20'	—	13'	24'
Motorcycle	4.5'	8'	—	13'	24'

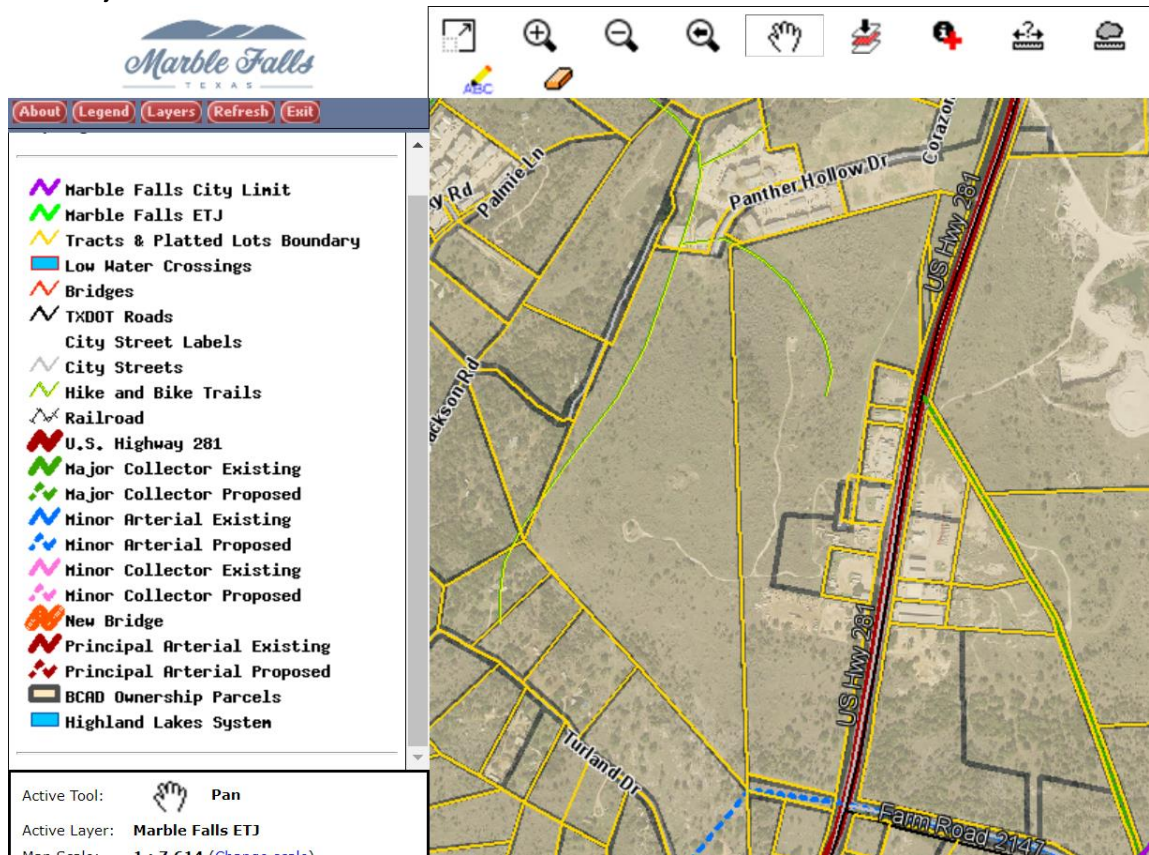
2010 ADA Standards for Accessible Design	
Total Parking in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
1,001 and over	20, plus 1 for each 100, or fraction thereof, over 1,000

Off-street loading spaces, excluding maneuvering areas, must be at least 12 feet wide and 20 feet long unless off-street loading will involve the use of semi-tractor trailer combinations or other vehicles in excess of 25 feet in length. Then the minimum size of the space must be 12 feet by 54 feet and located on the side or rear of the building and buffered from view of public street right-

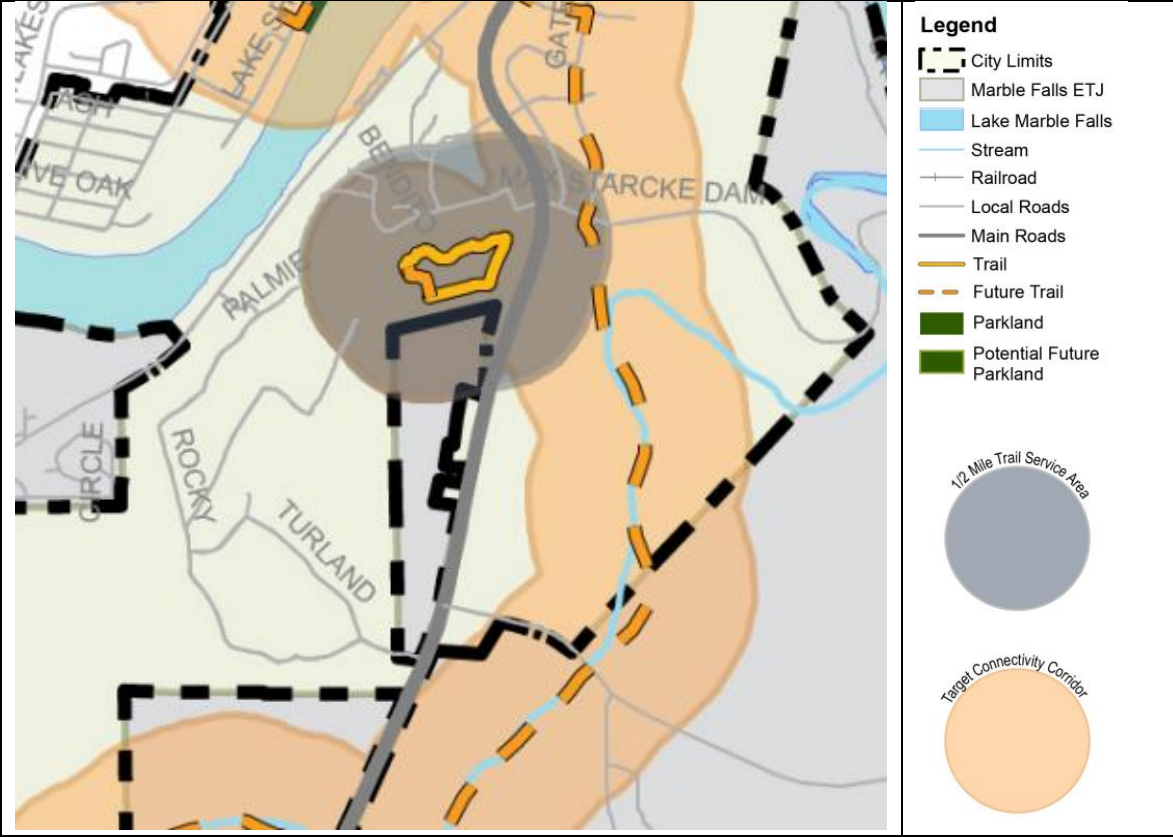
of-ways and abutting properties. All off-street loading spaces must have a minimum vertical clearance of 14 feet.

CAPITAL IMPROVEMENTS PLANS:

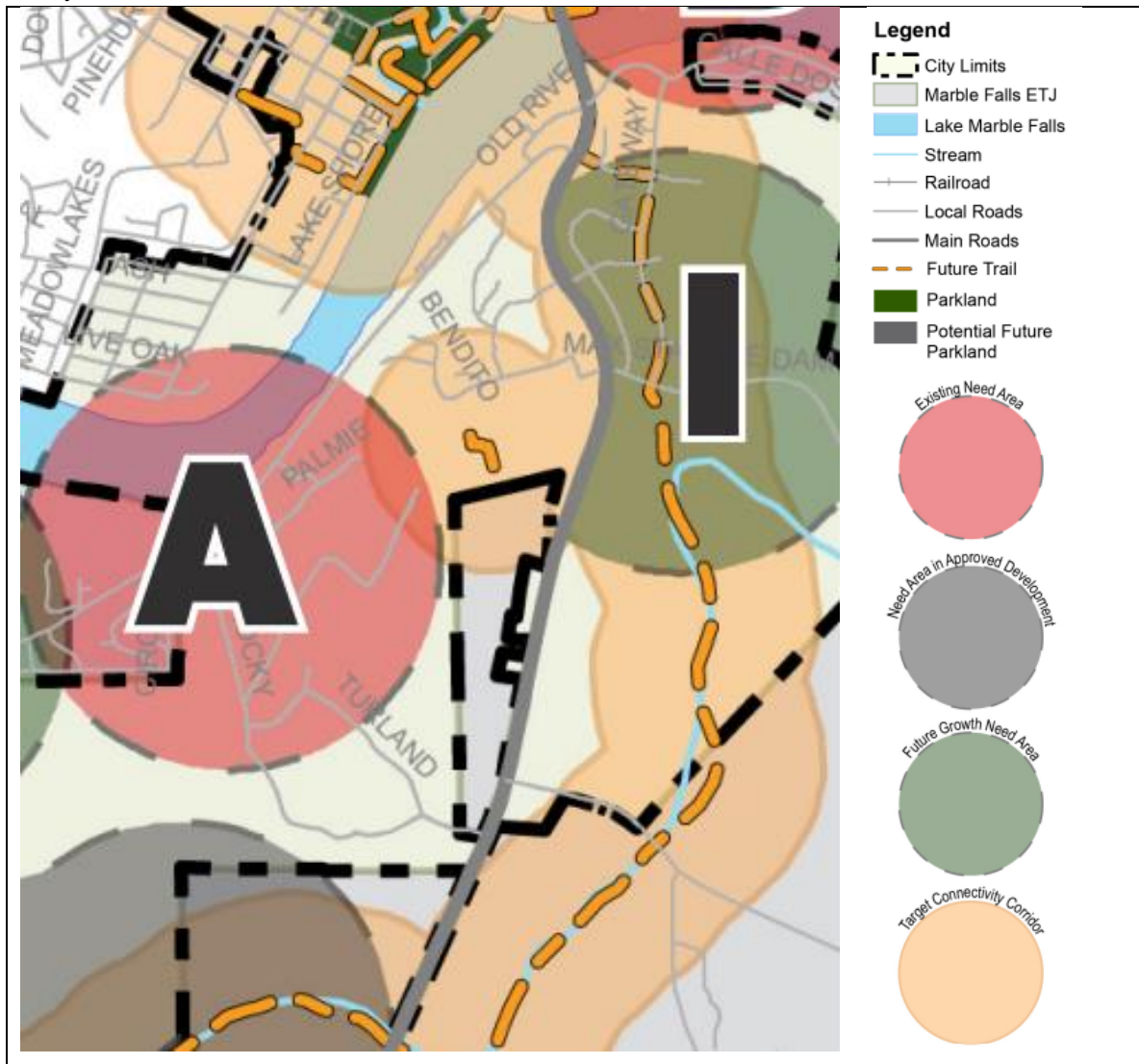
- TXDOT's Project Planning Map indicates rehabilitation of the existing road, hazard elimination, and safety improvements are currently underway or to start soon on US Hwy 281 from FM 2147 East to 0.372 miles north of SH 71.
- City of Marble Falls' 2016 Thoroughfare Plan proposes an extension of FM 2147 near the subject tract. The City of Marble Falls' a Hike and Bike Trail along the west boundary of the subject tract.



- City of Marble Falls' 2017 Parks, Recreation, and Open Space Master Plan notes the subject tract either in or near a Target Connectivity Corridor.



- City of Marble Falls' 2017 Parks, Recreation, and Open Space Master Plan notes the subject tract in a Target Parkland Acquisition Area – though the recommendation is to pursue acquisition of a community-scale waterfront property, which is not available of the subject tract.



PROPOSED RE-ZONING OPTIONS

For a more flexible and diversified residential development, the subject tract would be required to be re-zoned, as ENZ1 is one of the more restrictive zoning districts in Marble Falls. Three zoning options would include MR, TR and PDD. MR and TR zoning regulations are described above. Re-zoning to a straight zoning district is fairly straightforward and a more expeditious process. According to the City’s application checklist, the only information required with the application is

a recent signed and sealed survey, metes and bounds description, tax certificates and statement from the owner outlining the proposed project and purpose of the zoning.

Though not explicitly required, the City has recently required / recommended that a Utility Assessment Study be performed in conjunction with all zoning applications, particularly in areas south of the river. The study requires the Applicant to execute a Professional Services Agreement with the City and pay a \$5,000 deposit, in order to cover the costs associated with a third party consultant that would perform the study. The studies take approximately 8 weeks to get results. As noted above, this tract is in an area where water and sewer capacity is limited and many new projects are being required to participate in and / or construct improvements in order to obtain service. Capacity is not reserved until such time as a subdivision application is filed with the City, and ultimately once any prorata fees identified in the Assessment are paid.

If straight zoning does not provide enough flexibility for the contemplated project, the City has a Planned Development District zoning process that allows for a more customized zoning district, that oftentimes can yield higher density, greater building heights, less restrictive setbacks, more allowable use diversity, and other regulation flexibility. However, the PDD zoning process allows for more discretion and negotiation with the City, requires more planning and engineering effort and ultimately would require more time to obtain approval. In addition to the above application checklist items, the applicant must prepare a Concept Plan, Utility Plan, Open Space Plan, Thoroughfare Plan, and other miscellaneous support documents. Additionally, in exchange for more flexibility on development regulations, the applicant must demonstrate that the proposed project is otherwise superior to other aspects of the development code. Examples can include more open space and parkland, additional connectivity that otherwise may not be required, voluntary enhanced architectural standards, or other similar benefits to the City.

It is doubtful that the City would approve the entire tract to be zoned MR, which would allow for the most density, as the City historically has preferred more diversity in larger residential projects. Included is a possible concept plan dividing the tract into three main parcels, separated by a proposed collector road that would provide connectivity to Panther Hollow, the Roper Ranch West development, and Ridge Rock Road at the intersection of Hwy 281 and FM 2147. This road was recently completed and is anticipated to be signalized once traffic warrants can be met. Under this development scheme, TR and MR zoning districts are proposed. TR uses would be more conducive on the steeper topo because of the lower density. Higher density uses generally require flatter topography. Based on these zoning districts and parcel configuration, the maximum number of units that could be achieved on the TR parcels is 468 units, and on the MR parcel is 415 units. That said, there are many factors that could limit the actual achievable density including utility capacity; site constraints including topo, trees, and drainage; and more importantly the City's willingness to approve that many units in this location.