



**NOTICE OF A MEETING OF THE  
PLANNING & ZONING COMMISSION  
April 2, 2026 – 6:00 pm**

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

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Notice is hereby given that on the 2<sup>nd</sup> day of April 2026 the Marble Falls Planning & Zoning Commission will meet in a regular session at 6:00 pm in the City Hall Council Chambers located at 800 Third Street, Marble Falls, Texas, at which time the following subjects will be discussed:

- 1. CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT**
- 2. CITIZEN COMMENTS.** *This is an opportunity for citizens to address the Planning & Zoning Commission concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Commission. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a statement of fact regarding the item; a statement concerning the policy regarding the item or a proposal to place the item on a future agenda.*
- 3. REGULAR AGENDA.** *Commission will individually consider and possibly take action on any or all of the following items:*
  - a. Discussion and Action** regarding the approval of the minutes from the March 5, 2026, regular meeting. *Hanna Kadow, Commission Secretary*
  - b. Discussion and Action** regarding a Preliminary Plat of 2.89 acres out of the Mary W. Rhodes Survey number 207, Abstract Number 731, Burnet County, Texas, to be known as Rhodes Subdivision. Municipally addressed as 301 E FM 1431, Marble Falls, Texas. Case No. 2026-10-PP. *Kristen Jones, Planner*
- 4. UPDATES, ANNOUNCEMENTS AND FUTURE AGENDA ITEMS**
  - a.** Department and City Updates
  - b.** Overview of the monthly Building Permit Summary and Construction Update:
    - i.* March Building Permit Summary (Hanna Kadow, Commission Secretary)
- 5. ADJOURNMENT**

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“The Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including but not limited to, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code including but not limited to, Section 321.3022 (Sales Tax Information).”

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In compliance with the Americans for Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending the Commission Meetings. To better serve you, requests should be received 24 hours prior to the meeting, by contacting Hanna Kadow, at 830-798-7095.

**Certificate of Posting**

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



Scarlet Moreno, Director of Development Services



**PLANNING & ZONING COMMISSION**

**Item Cover Memo**

**April 2, 2026**

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

**SUMMARY**

The Commission will consider approval of the minutes from the March 5, 2026, regular meeting.

*(Minute attachments following this page)*

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

On this 5<sup>th</sup> day of March 2026, the Planning and Zoning Commission convened in the Council Chambers at 800 Third Street, Marble Falls, Texas, having been posted as prescribed by law, with the following members present in accordance to-wit:

<b>MEMBERS PRESENT:</b>	Darlene Oostermeyer Bailey Vercher MaxAnne Jones Nancy Ebeling Fred Zagst Greg Mills	Vice-Chairman Commissioner Commissioner Commissioner Chairman Commissioner
<b>MEMBERS ABSENT:</b>	Danny Miller	Commissioner
<b>STAFF PRESENT:</b>	John Packer Hanna Kadow Kristen Jones Russell Sander Josh Brockman-Weber	Mayor Commission Secretary Planner Assistant City Manager City Attorney
<b>VISITORS:</b>	Marshal Brewer	Joe Thompson

1. **CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM:** Chairman Zagst called the meeting to order at 6:00 pm and declared a quorum of the Commission is present to conduct the meeting.
2. **CITIZEN/VISITOR COMMENTS:** This is an opportunity for citizens to address the Planning and Zoning Commission concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Commission. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting. There were no citizen comments.
3. **REGULAR AGENDA:** The Commission will individually consider and possibly take action on any or all of the following items:
  - a) **Discussion and Action** regarding the approval of the minutes from the January 8, 2026, regular meeting, and the February 12, 2026, special meeting. Commissioner Ebeling made a motion to approve the January 8, 2026 minutes. Commissioner Mills seconded the motion, and the motion passed 6-0. Vice-Chairman Oostermeyer made a motion to approve the February 12, 2026 minutes. Commissioner Mills seconded the motion, and the motion passed 6-0.
  - b) **Discussion and Action** regarding a Preliminary Plat of 4.555 acres out of the C&M Co. Survey No. 3, Abstract No. 1132, Burnet County, Texas to be known as Roper West Jetco Business Park with a consideration of a Subdivision Waiver to Section 6.3.9 – Improvement of Adjacent (Perimeter) Streets and Utilities. Municipally addressed as 103 Rocky Road, Marble Falls, Texas. Chairman Zagst opened Item (b) and Item (c) concurrently. Kristen Jones, Planner, addressed the Commission. The Commission discussed driveway locations, roadway improvements, and traffic circulation. Vice-Chairman Oostermeyer made a motion to approve the Preliminary Plat with the subdivision waiver and the condition that the civil engineering plans are approved by City Staff. Commissioner Mills seconded the motion, and the motion passed 6-0.
  - c) **Discussion and Action** regarding a Final Plat of 4.555 acres out of the C&M Co. Survey No. 3, Abstract No. 1132, Burnet County, Texas to be known as Roper West Jetco Business Park. Municipally addressed as 103 Rocky Road, Marble Falls, Texas. Chairman Zagst opened Item (b) and Item (c) concurrently. Kristen Jones, Planner, addressed the Commission. Commissioner Mills made a motion to approve the

Final Plat with the condition that the civil engineering plans are approved by City Staff and the developer enters into a Construction Improvement Agreement and submits the required fiscal security before the Construction Improvement Agreement is heard at City Council. Commissioner Vercher seconded the motion, and the motion passed 6-0.

- d) **Discussion and Action** regarding a Preliminary Plat of Thunder Rock Phase 2A-1 Active Adult, being 17.6105 acres out of the Guadalupe Flores Survey No. 7, Abstract No. 304, Burnet County Texas with consideration of a Subdivision Waiver for the allowance of private streets. Chairman Zagst opened Item (d) and Item (e) concurrently. Hanna Kadow, Planner, addressed the Commission. The Commission discussed private streets, property maintenance, and land use. Commissioner Mills made a motion to re-approve the Preliminary Plat and the subdivision waiver for private streets with the condition to allow minor amendments to the plat to address items that may arise from City Staff review of the civil plan set including final verification of proposed street names. Vice-Chairman Oostermeyer seconded the motion, and the motion passed 6-0.
- e) **Discussion and Action** regarding a Preliminary Plat of Thunder Rock Phase 2B, being 82.2680 acres out of the Guadalupe Flores Survey No. 7, Abstract No. 304, Burnet County Texas with consideration of a Subdivision Waiver to postpone the construction of a roadway. Chairman Zagst opened Item (d) and Item (e) concurrently. Hanna Kadow, Planner, addressed the Commission. Commissioner Mills made a motion to re-approve the Preliminary Plat and the subdivision waiver with the condition to allow minor amendments to the plat to address items that may arise from City Staff review of the civil plan set. Commissioner Ebeling seconded the motion, and the motion passed 6-0.
- f) **Discussion and Action** regarding a Preliminary Plat of the Encino Estates Subdivision being 13.563 acres of land, more or less, out of the G. Flores Survey No. 7, Abstract 304, Burnet County, Texas with consideration of Subdivision Waivers to Section 6.2.5 – Sidewalks, Section 6.2.1.O. – Construction of Streets, of Article 6, Subdivision Design and Land Development Standards. Hanna Kadow, Planner, addressed the Commission. The Commission discussed parking standards, lot sizes, traffic circulation, sidewalks, and roadway width. Vice-Chairman Oostermeyer made a motion to re-approve the Preliminary Plat with the approval of the subdivision waivers. Commissioner Mills seconded the motion, and the motion passed 6-0.

4. **ADJOURNMENT:** There being no further items to discuss, Commissioner Mills made a motion to adjourn the meeting and Commissioner Oostermeyer seconded the motion. The motion passed carrying a vote of 6-0 and the meeting was adjourned at 6:43 pm.

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Fred Zagst, Chairman

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Hanna Kadow, Commission Secretary



**Planning & Zoning Commission  
Agenda Item Cover Memo  
April 2, 2026**

**Agenda Item No.:** 3(b)  
**Presenter:** Kristen Jones, Planner  
**Department:** Development Services  
**Requested By:** DB Land Consulting, LLC, applicant, and Mustang-Re Investment, LLC, owner  
**Case Number:** 2026-10-PP  
**Legal Review:**

**AGENDA CAPTION**

Discussion and Action regarding a Preliminary Plat of 2.89 acres out of the Mary W. Rhodes Survey number 207, Abstract Number 731, Burnet County, Texas, to be known as Rhodes Subdivision. Municipally addressed as 301 E FM 1431, Marble Falls, Texas.

**BACKGROUND INFORMATION**

This item is for consideration of a Preliminary Plat for Rhodes Subdivision, which includes the construction of public infrastructure.

The property is 2.89 acres and proposes 2 new lots. The property is zoned as General Commercial District.

- Lot 1 (1.79 acres): Approved Conditional Use Permit (CUP) for a vehicle gas or fueling station.
- Lot 2 (1.10 acres): Proposed Medical/Dental Office (as stated in the traffic impact analysis)

While there is no minimum lot size in the General Commercial District, the minimum lot width is 50 feet. Both proposed lots meet this requirement.

**Conditional Use Permit**

On May 1, 2025, the Planning and Zoning Commission recommended conditional approval of a Conditional Use Permit to allow for a Vehicle Gas or Fueling Station. On June 3, 2025, the City Council approved the request for the conditional use permit with the following conditions:

- The CUP shall expire if construction has not commenced within two (2) years from the date of this CUP, as evidenced by approval of a Site Development Permit and commencement of actual construction. Applicant may seek an extension of this CUP for an additional one (1) year period if such request for extension is received by the City on or before the expiration date.

- The CUP project will comply with the City’s Code of Ordinance, except as expressly stated in the text of this Ordinance and shall comply with all requirements and development standards described and depicted in Exhibit “B”, Site Plan and Exhibit “C”, Landscape Plans, and Exhibit “D”, Elevations. In the event of a conflict between the City’s Code of Ordinances, Exhibit “B” or Exhibit “C” or Exhibit “D”, the more stringent requirements shall prevail, unless the text of this Ordinance clearly states otherwise.
- Any land uses on the property shall comply with applicable zoning ordinances including but not limited to stormwater detention, landscaping and related ordinances based on the proposed use of the property.
- The landscaping plan attached as Exhibit “C” shall be followed; any modification shall be approved by City Staff prior to installation.
- An eight-foot (8) fence shall be installed on the North Property line.
- A staff scoped Traffic Impact Analysis to be completed when school is in session, submitted with the Preliminary Plat addressing the driveway locations on Mustang Drive and FM 1431.
- Access for both tracts will share an access point on FM 1431 and an access easement to be located on the Preliminary Plat.
- Amendments to the site plan are allowed to be approved by City Staff to accommodate the driveway locations and stormwater detention requirements.

The applicant has addressed the following conditions with the preliminary plat:

- Both lots will share access from FM 1431 via a Joint Use Access Easement, located on Lot 1 and dedicated with this plat.
- A staff-scope Traffic Impact Analysis was completed while school was in session. The study evaluated the intersections at E FM 1431 and Mustang Drive and E FM 1431 and Manzano Mile, along with the 2 proposed driveway locations on Mustang Drive and E FM 1431. This study has found that the driveway locations are acceptable with the proposed mitigations. The developer will have a 325-foot right-turn-only lane along FM 1431 to access both lots.

The remaining conditions will be addressed during the site development and building permits process.

### **Construction Plans**

The applicant has submitted the required civil engineering plans for the construction of the proposed public improvements. As part of the improvements, an 8-inch wastewater line is being extended from Lot 1A, Rockpile Acres, the corner lot located across Mustang Drive, to serve the subject property area. A 20-foot wastewater utility easement will be required from Rockpile Church, Inc., and Marble Falls ISD, as the wastewater line will cross over these 2 properties.

An 8-inch water line runs across the front of the property on E FM 1431, and a 10-inch water line runs along the side of the property on Mustang Drive to supply water to this property.

The disturbed area for the off-site improvements is less than an acre and, therefore, is exempt from the NPS ordinance. The on-site improvements will be required to follow the NPS ordinance and address drainage and detention during the site development permit process.

Roadway improvements are also proposed as part of the public infrastructure. The plans indicate that the existing median along Mustang Drive will be converted from 1 median into two separate medians to allow access to the property. A driveway approach off Mustang Drive to Lot 1A, Rockpile Acres, is proposed, as well as the driveway approach to their development.

Along FM 1431, improvements include 315 feet of pavement widening to accommodate a right-turn-only lane providing access into the development. The proposed access point on FM 1431 is designed as a right-in/right-out only movement. The applicant has provided the approved TxDOT driveway permit for this access point.

### **Outstanding Staff Comments**

The civil plans are still under review by City Staff, and the following comments are currently outstanding:

#### **Engineering/Public Works Department Comments:**

- Water service meters should be located adjacent to public right-of-way, or within a dedicated easement for City Public Works to access it. Please adjust on plans as needed.
- Do we have plans for offsite 8" wastewater line? We need to know manhole invert depths, rim elevations, and pipe slopes to ensure TCEQ compliance.
- Please show wastewater easement width on plans. Minimum required width is 20 feet.
- Include service utility providers and include contact information on cover sheet.
- If we are planning to connect to any existing manholes that are in disrepair, they will need to be rehabilitated. Please add annotation to offsite wastewater plans.

#### **Planning Department Comments:**

- The wastewater line needs to be extended down to the southern property line to the front of the property, and then extended all the way to the edge of the east property line.
- Update the Plat on sheets 1 & 2.
- The utility easement located off-site needs to be a wastewater easement, not utility easement.
- Have you gained permission from both property owners (Rockpile Church and

Marble Falls ISD) for the wastewater line easement? We will need the easement documents to be recorded and the document numbers to be included on the plans.

- The driveway approach that is being constructed for Rockpile Church will also need an access easement for the portion that crosses the Marble Falls ISD property.
- The turn-only lane needs to be constructed all the way to Mustang Drive to allow for safe turning and queuing due to the proximity to Mustang Drive.
- All comments on Plat need to be addressed.

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

### **STAFF RECOMMENDATION**

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

#### **Memo Contents:**

- |   |               |
|---|---------------|
| • Informational Maps produced by City Staff | Pages 5 – 9   |
| • Preliminary Plat                          | Pages 10 – 11 |
| • Cost Estimate                             | Page 12       |
| • TXDOT Permit                              | Pages 13 – 15 |
| • Civil Engineering Plans (online link)     | Page 16       |
| • Traffic Impact Analysis (online link)     | Page 17       |

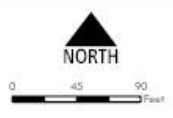


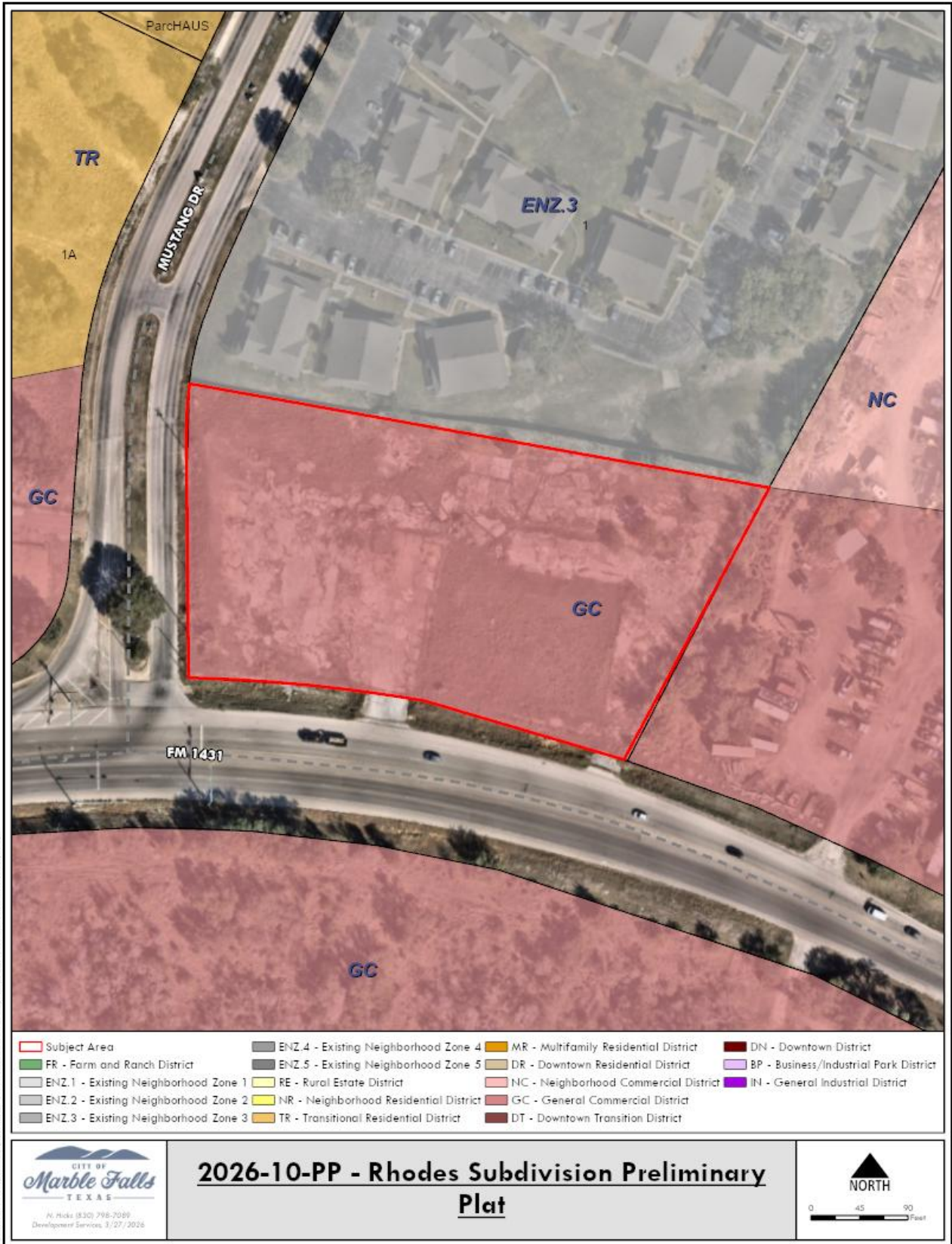
Map data © 2020 Google, Imagery © 2020 Google, Labels © 2020 Google, All rights reserved.

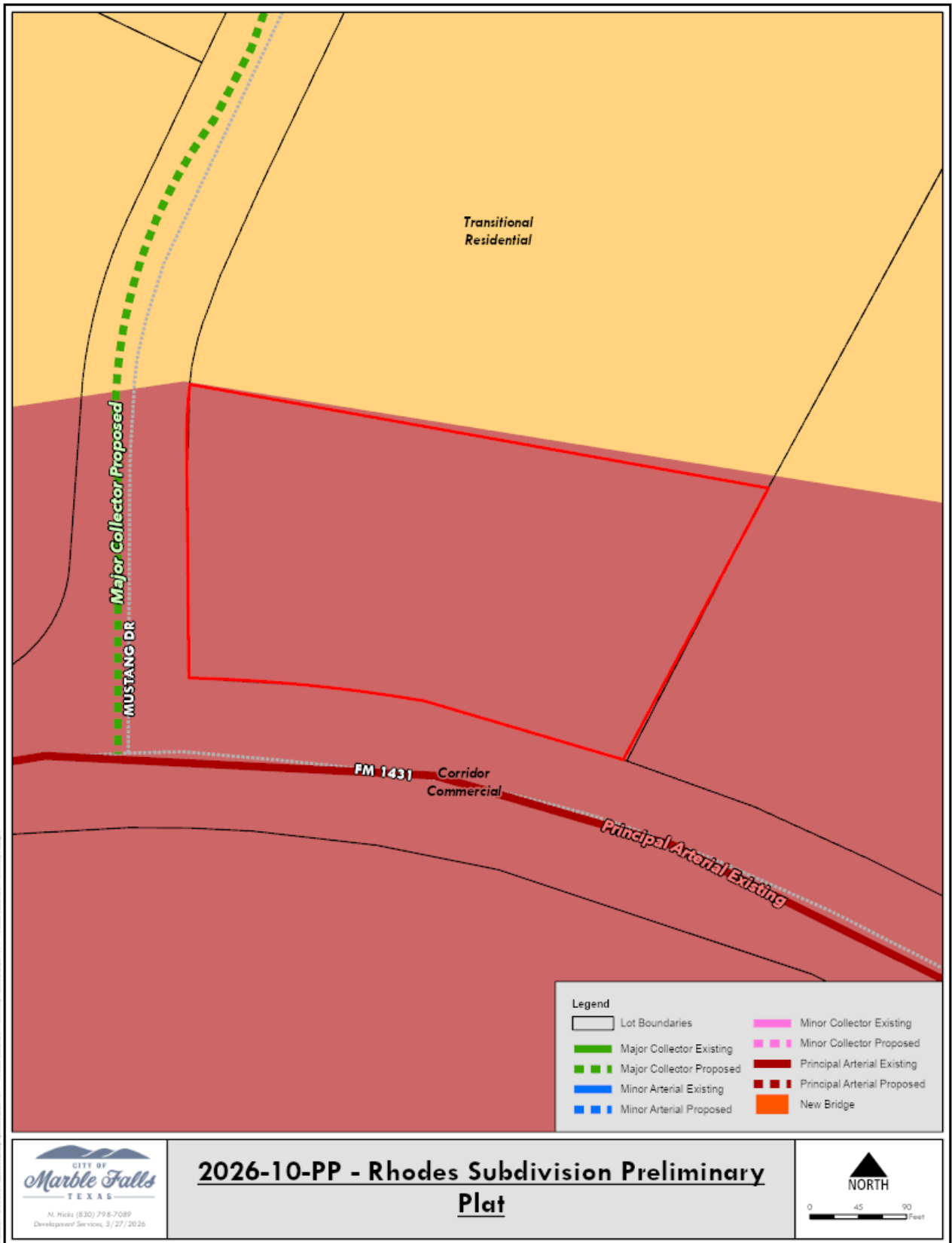


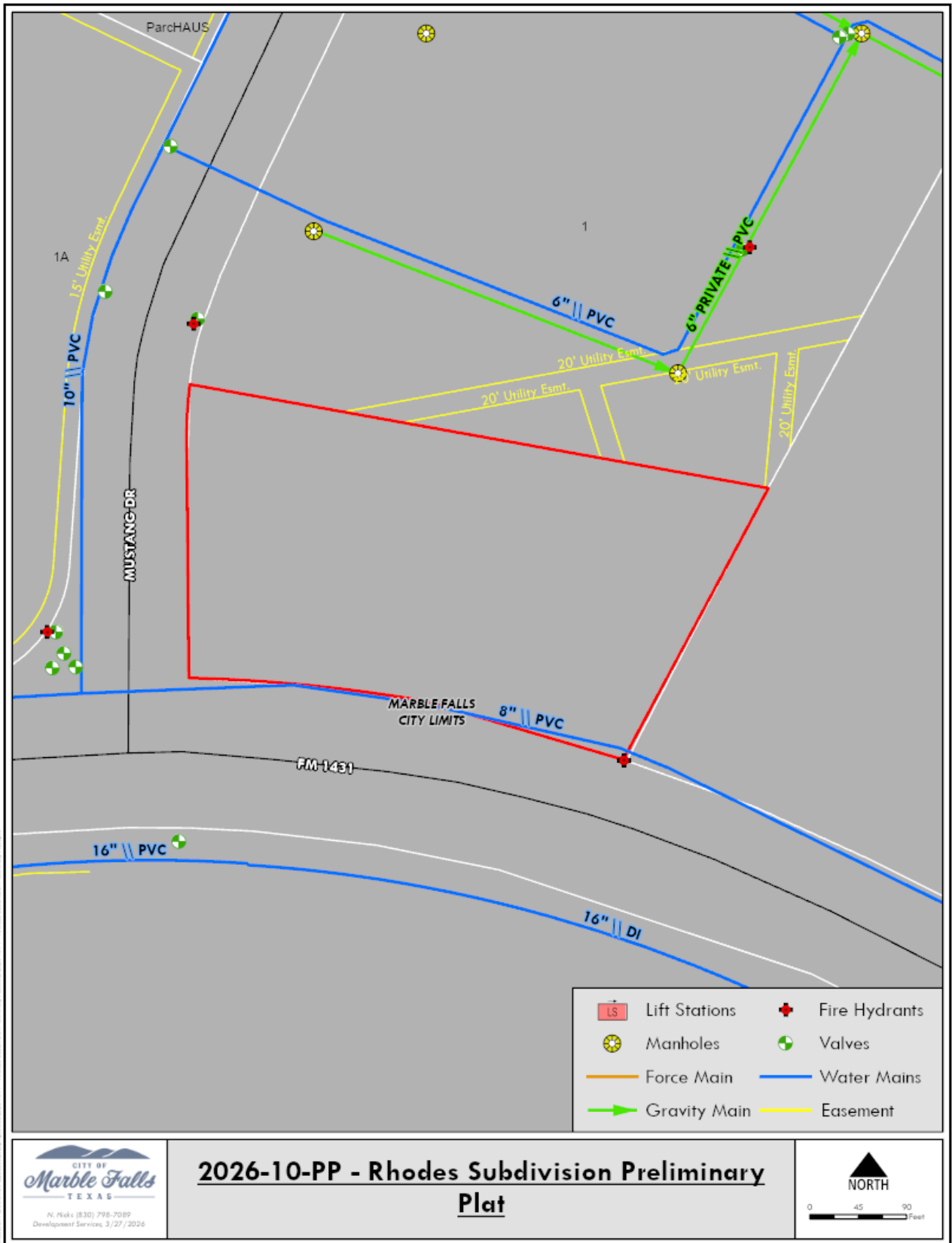
M. Hicks (830) 798-7089  
Development Services, 3/27/2020

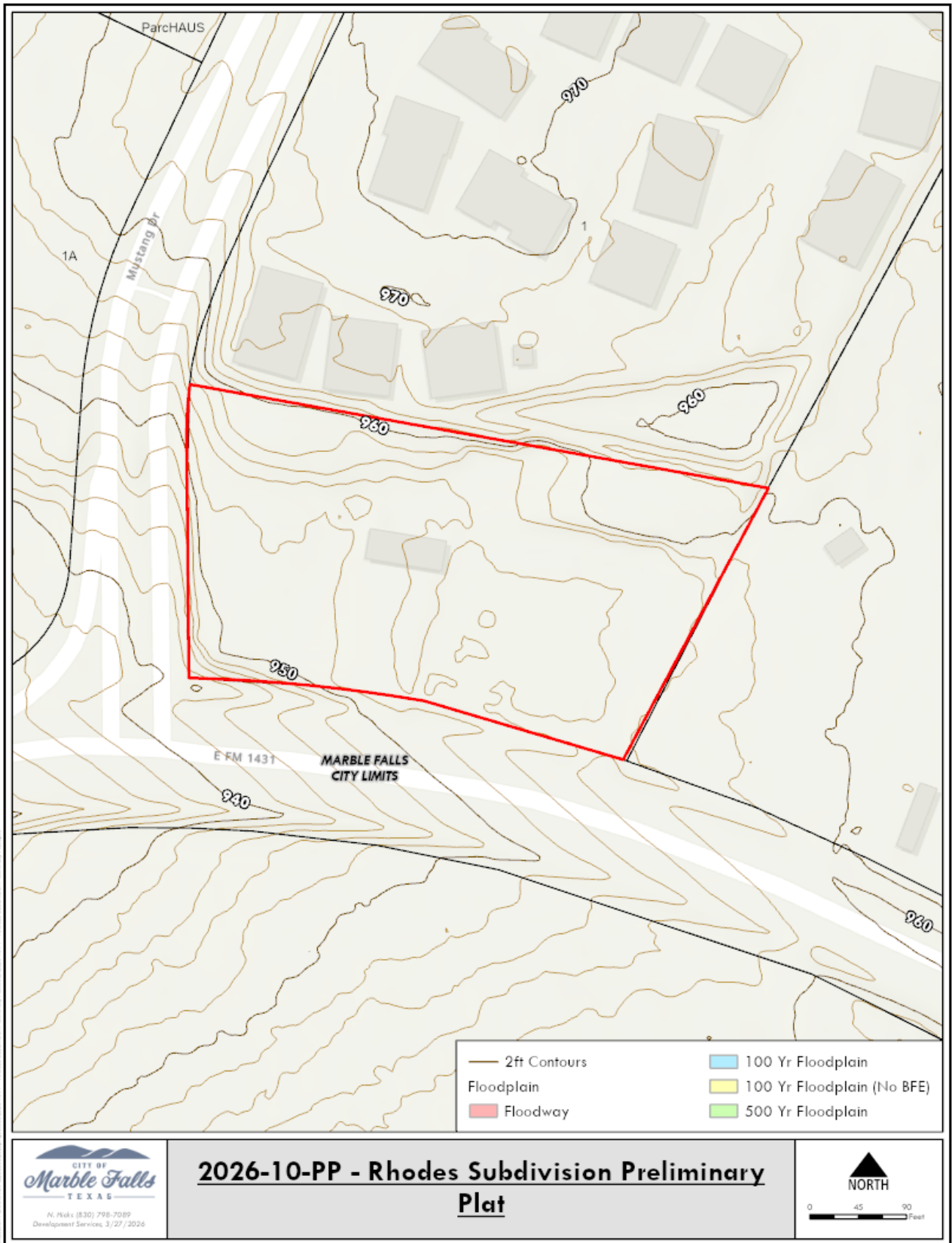
### 2026-10-PP - Rhodes Subdivision Preliminary Plat















301 FM 1431  
OPC

Engineer: Andrew Dodson, PE  
PO BOX 345  
Dripping Springs, TX 78620  
512-748-3253  
[dodsoncivil@gmail.com](mailto:dodsoncivil@gmail.com)

TX FIRM#20870

Owner:  
Address:

Bid Summary:

Erosion Controls:

Item #	Description	QTY	UNIT	Unit Cost	Total
ES-1	Stabilized Construction Entrance (per dtl)	1	EA	\$ 1,500.00	\$ 1,500.00
ES-2	Silt Fence (per dtl)	700	LF	\$ 1.65	\$ 1,155.00
ES-3	Rock Berm (per dtl)	0	LF	\$ 6.25	\$ -
ES-4	Revegetation	2350	SY	\$ 1.85	\$ 4,347.50
<b>Subtotal: E&amp;S</b>					<b>\$ 7,002.50</b>

Earthwork & Drainage:

Item #	Description	QTY	UNIT	Unit Cost	Total
EX-1	Clearing & Grubbing easement area	2350	SY	1.1	\$ 2,585.00
EX-2	Detention/WQ pond	0	LS	75000	\$ -
EX-3	Concrete Headwall	0	LS	2500	\$ -
EX-4	24" RCP	0	LF	125	\$ -
EX-5	Rock Rip Rap complete and in place	0	SF	2.75	\$ -
<b>Subtotal</b>					<b>\$ 2,585.00</b>

Water:

Item #	Description	QTY	UNIT	Unit Cost	Total
W-1	8" C-900 CL 150 installed	0	LF		\$ -
W-2	8" Gate valve w/ riser & stem	0	EA		\$ -
W-3	Connection to existing system	0	EA	3835	\$ -
W-4	Fire Hydrant w/ lead and valve	0	EA	7155	\$ -
W-5	Dbl Water Service Long	0	EA		\$ -
W-6	Double Water Service Short	0	LS		\$ -
W-7	Fire Service to Building	0	EA	32375	\$ -
W-8	Single Water Service Long	0		2785	\$ -
<b>Subtotal: water</b>					<b>\$ -</b>

Wastewater:

Item #	Description	QTY	UNIT	Unit Cost	Total
WW-1	8" SDR 26 wastewater line to depth per plan	767	LF	82.25	\$ 63,085.75
WW-2	Precast manhole, cover, and base per city standards	3	EA	4355	\$ 13,065.00
WW-3	Tie to existing WW system	1	LS	2075	\$ 2,075.00
WW-4	Open cut roadway and traffic control	1	EA	7895	\$ 7,895.00
WW-5	Single Wastewater service per plan & city standards	1	EA	680	\$ 680.00
<b>Subtotal: roads</b>					<b>\$ 86,120.75</b>

Street:

Item #	Description	QTY	UNIT	Unit Cost	Total
ST-1	1.5" HMA paving	0	SY	6.25	\$ -
ST-2	8" compacted base over prepared subgrade	0	SY	16.75	\$ -
ST-3	6" Curb and Gutter Complete and in place	0	LF	7.25	\$ -
ST-4	Concrete Dumpster Pad 8" Thick	0	EA	9175	\$ -
ST-5		0	EA		\$ -
ST-6		0	EA		\$ -
ST-7		0	LS		\$ -
ST-8		0	LS		\$ -
<b>Subtotal: roads</b>					<b>\$ -</b>

Dry Utilities:

Item #	Description	QTY	UNIT	Unit Cost	Total
P-1	Electrical conduit 4 conduits 3" Gray PVC w/ pull boxes	0	LF	0	\$ -
<b>Subtotal: Permits</b>					<b>\$ -</b>

Bonding:

BND	performance bond (1 year) W/WW only	0	LS	0	\$ -
<b>Subtotal: Design</b>					<b>\$ -</b>

Contractor Info:

Name: Total All **\$ 95,708.25**

Address:

Phone:

Email:

Units 1



11-25-25



## Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1058  
(Rev. 09/23)  
Page 1 of 3

PERMIT NUMBER: 26-46807				
REQUESTOR		GPS*	ROADWAY	
		LATITUDE, LONGITUDE	HWY NAME	RM 1431
		30.57665, -98.256925	FOR TxDOT'S USE	
NAME	Shakeel Badarpura		CONTROL	1378
MAILING ADDRESS	1940 Jollyville Rd		SECTION	03
CITY, STATE, ZIP	Austin, TX, 78750			
PHONE NUMBER	4802217689			
<small>*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY</small>				

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Shakeel Badarpura, hereinafter called the Permittee, to  construct /  reconstruct a Major Commercial (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number RM1431 in BURNET County, located TRM 514+-674

USE ADDITIONAL SHEETS AS NEEDED

Is this parcel in current litigation with the State of Texas?  YES  NO


Is the Permittee or a family member of Permittee an employee or official of the Texas Department of Transportation?  YES  NO

Does an employee or official of the Texas Department of Transportation serve as an employee or officer of Permittee or own a controlling interest in Permittee?  YES  NO

This permit is subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. The Permittee represents that the design of the facilities, as shown in the attached sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
3. Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
4. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State.
5. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
6. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
7. The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
8. The State may revoke this permit upon violation of any provision of this permit by the Permittee.
9. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
10. The Permittee will contact the State's representative Aaron Dick telephone, (512 ) 7155720, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
11. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: _____	Signed: _____ (Property owner or owner's representative)
February 25, 2026	
Date of Issuance	District Engineer, or designee Approval
Date of Issuance as per Variance to AMM	District Engineer, or designee Approval
Date of Denial	District Engineer Denial (No Delegation)

### Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

### TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: <http://www.txdot.gov/inside-txdot/district.html>. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

### Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the facility shall also be in accordance with the attached sketch and subject to the following additional conditions stated below:

Construct one 40' commercial driveway, designed as a right in rout out driveway. Median to be installed per plan set . Use 38' of 18" CMP with 6:1 sloped ends with concrete rip rap. Radii 25. Right turn lane to be constructed per plan set. Total length to include taper is 315' ., to also include Ribbon curb. Drive will be constructed in such a manner as to eliminate pooling of water on TxDot right of way. Traffic control according the Texas Manual of Uniform Traffic Control Devices must be in place prior to working in the TxDot right of way. See attachment: "TxDot reserves the right to re-evaluate all access points if the property it serves is further developed beyond that discussed or approved at the time of this permit or when any changes in land use occurs on the property"

### Variance Documentation Justification

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

- a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property.
- an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

**For TXDOT use below:**

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For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

- adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or
- likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

**Attachments:**

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**Sketch of Installation**

**All Variance Documentation**

**Civil Engineering Plans (Online Link)**

<https://marblefallstx.gov/DocumentCenter/View/10285/2026-10-PP-Civil-Plans>

**Traffic Impact Analysis (Online Link)**

<https://marblefallstx.gov/DocumentCenter/View/10286/2026-10-PP-mustang-marble-falls-c-store-tia-report-for-city>