



2018 JUN 28 PM 4:38

Notice of Public Hearing

- Subject (1):** Public hearing and possible action on a recommendation to the City Council regarding the comprehensive rewrite and replacement of the existing Marble Falls Code of Ordinances Appendix B titled Land Use Regulations with the proposed new Marble Falls Code of Ordinances Appendix B titled Development Code.
- Subject (2):** Public hearing and possible action on a recommendation to the City Council regarding adoption of a new Marble Falls Official Zoning Map, changing the zoning classification of all properties within the current City of Marble Falls City Limits to those shown within the proposed map, repealing the existing City of Marble Falls Official Zoning Map, and ensuring consistency with the adopted Marble Falls Comprehensive Plan Update 2016 and the proposed new Marble Falls Code of Ordinances Appendix B titled Development Code.

Dear Property Owner:

Notice is hereby given that the Planning and Zoning Commission for the City of Marble Falls will conduct public hearings for the items listed above on Thursday, July 12, 2018 at 6:00 p.m. The current land use regulations have been under review and revision over the past year and a half, resulting in a number of revisions that have been incorporated within a proposed new Development Code. Additionally, the proposed changes in the land use regulations also necessitate adoption of a new Official Zoning Map to reflect those changes, a copy of which has been included on the back side of this notice. All properties within the City may be affected. You are invited to express your views or concerns regarding the above by returning the attached prepaid returnable post card and/or by attending the scheduled public hearings. It is anticipated that formal action by the Planning & Zoning Commission will occur directly after the public hearing. The above will be considered at a public hearing before the City Council at a later date. A separate notice of that public hearing will be given.

Public Hearing Date, Time, and Location:**Thursday, July 12, 2018 at 6:00 p.m.****City Council Chambers of City Hall, 800 Third Street, Marble Falls, Tx**

The draft Development Code and Zoning Map may be viewed at the Development Services Department, Marble Falls Public Library, or online at: www.marblefallstx.gov/564/Zoning-Code-Update. View the current and proposed zoning district for your property online at <http://marblefallstx.gov/576/Interactive-Zoning-Map>. Comments and/or questions regarding this notice may be directed to Valerie Kreger, Director of Development Services, at 830-798-7095 or e-mail vkreger@marblefallstx.gov. If you require special assistance to attend the meeting, notify the City at least 3 days prior to the meeting.

Informacion esta disponible en español en el sitio: <http://marblefallstx.gov/578/Zoning-Code-Update-en-espanol>.

0 0.5 1 Miles



▲ To
Granite Shoals

FM 1431

To
Burnet

▲ To
Horseshoe
Bay

W FM 2147

E FM 2147

SH 71

To
Austin

US 281



Draft Zoning Map

You may also view the Draft Zoning Map online at
www.marblefallstx.gov/576/Interactive-Zoning-Map.
Comments and/or questions may be directed to
Valerie Kreger at 830-798-7095.

FR - Farm and Ranch District	MR - Multifamily District
ENZ.1 - Neighborhood Zone 1	DR - Downtown Residential
ENZ.2 - Neighborhood Zone 2	NC - Neighborhood Commercial District
ENZ.3 - Neighborhood Zone 3	GC - General Retail District
ENZ.4 - Neighborhood Zone 4	DT - Downtown Transitional District
ENZ.5 - Neighborhood Zone 5	DN - Downtown District
RE - Rural Estate	BP - Business/Industrial Park District
NR - Neighborhood Residential District	IN - General Industry District
TR - Neighborhood Transition District	

revised 6/29/2018

Dear Property Owner(s):

06/26/2018

This card is being provided for your convenience in response. Please take a minute to include any comment you may have in the space provided and return it. Thank you!

Development Code & Zoning Map Update

Comments: _____

Name: _____

Address: _____



USA / FOREVER

City of Marble Falls
Development Services
801 Fourth Street
Marble Falls, TX 78654