



<b>PROJECT NAME:</b>	<b>Overlook Plaza</b>
<b>SITE ADDRESS:</b>	302 Highlander Circle, Marble Falls, TX 78654
<b>APPRAISAL DISTRICT:</b>	R15158 – OVERLOOK PLAZA LLC (0.630 ac)  TOTAL: 0.630 ac
<b>JURISDICTION:</b>	Located within the City of Marble Falls Burnet County

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**UTILITIES**

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<b>WATER:</b>	<p>Entirety of site is located within City of Marble Falls CCN</p> <p>Nearest infrastructure: City of Marble Falls has an existing 8” water line on Gateway N, 8” gravity main through site with a manhole on northwest portion of site, and 2” water main along Highlander Circle.</p> <p>A conversation with the City of Marble Falls Utilities will need to be conducted to understand available capacity.</p> <p>City of Marble Falls Impact Fee (Ordinance No. 2023-O-11C): A 5 3/4” standard water service currently costs \$6,626 effective 2025.</p>
<b>WASTEWATER:</b>	<p>Entirety of site is located within City of Marble Falls CCN</p> <p>Nearest infrastructure: City of Marble Falls has an existing 8” wastewater line on US 281 and Gateway N.</p> <p>A conversation with the City of Marble Falls Utilities will need to be conducted to understand available capacity.</p> <p>City of Marble Falls Impact Fee (Ordinance No. 2023-O-11C): A 5 3/4” standard wastewater service currently costs \$7,903 effective 2025.</p>
<b>STORM/DRAINAGE:</b>	<p>Per the City of Marble Falls Drainage Criteria Manual, detention ponds shall be sized for the 2-, 5-, 10-, 25- and 100-year storm events.</p>
<b>GAS:</b>	<p>According to the Texas Railroad Commission GIS Map, there are no pipelines located on or near site.</p>
<b>ELECTRIC:</b>	<p>Electric service is provided by Pedernales Electric Cooperative (PEC).</p>



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## ENVIRONMENTAL

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- AQUIFER:** Not located within any Aquifer Recharge Zone.  
Groundwater Conservation District: Central Texas GCD.
- NWI STREAMS/PONDS:** There are no ponds or streams onsite according to the National Wetlands Inventory (NWI) online viewer.
- STREAM BUFFERS:** Per the City of Marble Falls Nonpoint-Source Pollution Control Ordinance Technical Manual, Section 2.1 – Stream Buffers, natural buffer areas are required adjacent to streams and drainageways to protect water quality and stabilize channels. Streams or swales draining 30 acres or greater require a minimum 15-foot undisturbed native vegetation buffer measured from the 1-year, 3-hour storm water surface elevation or top of cut bank. Streams or swales draining less than 30 acres are evaluated on a case-by-case basis to determine appropriate buffer requirements, and buffer areas are generally required to remain undisturbed except for limited approved crossings or low-impact uses.
- There does not appear to be any concentrated stream onsite that would warrant a buffer requirement.
- TREE MITIGATION:** Per City of Marble Falls Code Sec. 9.1.2, protected and heritage trees must be surveyed, preserved where feasible, and mitigated based on total diameter inches removed.
- Protected Trees ( $\geq 12$ " DBH):
    - Minimum 20% of total diameter inches must be preserved
    - Mitigation: 1:1 replacement ratio applied to 50% of diameter inches removed
  - Heritage Trees ( $\geq 24$ " DBH):
    - Minimum 20% of total diameter inches must be preserved
    - Mitigation: 2:1 replacement ratio applied to 100% of diameter inches removed
  - Tree survey and preservation plan required, identifying trees to remain/remove and mitigation calculations
  - If minimum preservation cannot be met, mitigation may be required at increased (2x) replacement ratios
  - Replacement trees may count toward landscaping requirements
  - Tree replacement fee in lieu: \$150 per caliper inch (may be used if on-site planting cannot be fully accommodated).



**PARKLAND:** Per City of Marble Falls Code of Ordinances, parkland dedication or fee-in-lieu is not currently required.

**SITE CHARACTERISTICS**


**SLOPES:** Site generally drains +/-10% to the northeast.  
**FLOODPLAIN:** There is not any floodplain located on the site according to FEMA Panel #48209C0410F  
**SOILS:** The majority of site has been identified to have Eckrant-Rock outcrop (12), and Hensley gravelly loam (17) apart of hydrologic soil group D.

**TRANSPORTATION**

**EXISTING ACCESS:** Highlander Circle (City):  
• Frontage: +/-200’ of frontage along the eastern portion of the property  
• ROW: +/-50’  
• Culverts/Hindrances: Roundabout entrance and sidewalk may hinder fluid entrance/exit.  
**SECONDARY ACCESS:** One single driveway off of Highlander Circle is recommended for small commercial development.  
**TRAFFIC IMPACT ANALYSIS:** Per City of Marble Falls subdivision and site development review procedures, a Traffic Impact Analysis may be required if development is expected to impact roadway capacity, access, or safety conditions.  
**FUTURE THOROUGHFARES:** City: The 2024 Future Land Use and Thoroughfare Plan does not call for any impacts on site.  
County: The Burnet County 2020 Transportation Plan does not call for any impacts on site.  
TxDOT: The TxDOT Project Tracker has construction underway or to begin soon on US 281, listed as resurfacing the roadway.

**ZONING**

**EXISTING ZONING:** GC – General Commercial District

 **FUTURE LAND USE:** Corridor Commercial



**REPUBLIC  
COMMERCIAL**  
LAND & BROKERAGE

May 8, 2026

MISCELLANEOUS:

ESD District: Marble Falls Fire Rescue

ISD: Marble Falls ISD



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**OVERVIEW**

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**NET DEVELOPABLE:** The site is largely developable according to the information provided herein. Ensure that development is in alignment with zoning and/or Future Land Use Map.




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**MORE INFORMATION**

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**GRAY CIVIL:**

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## DISCLOSURE

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