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Acknowledgements

In addition to many citizens, the following elected and appointed officials and City staff gave their time to participate in numerous meetings, focus groups, and workshops and played very important roles in the development of the 2009 Comprehensive Plan for the City of Marble Falls.

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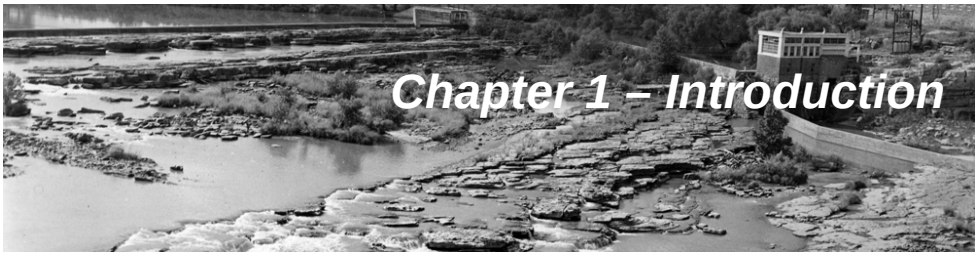
Cover photography courtesy of Wilbur Smith Associates, City of Marble Falls, J. Griffis Smith/Texas Highways, and Michael A. Murphy/Texas Highways
Photography throughout courtesy of Wilbur Smith Associates, City of Marble Falls, and Marble Falls Chamber of Commerce, unless otherwise noted

Acknowledgements



Introduction

The Introduction section summarizes the need for the plan, the document's structure, the purpose of the plan, and the State legislation regarding comprehensive plans. This section establishes Marble Falls' role and placement in the region and the historic events that helped to shape its growth and character.

The City of Marble Falls Comprehensive Plan Update

The 2009 Marble Falls Comprehensive Plan is based on community values and expectations and establishes a foundation concerning long-term growth and physical development in Marble Falls. Because the plan is based on citizen input and desires, the document serves as the City's official statement of policies regarding long-term growth, development, and redevelopment. City staff, investors, citizens, and Marble Falls' appointed and elected officials turn to the comprehensive plan to guide their decisions concerning local planning activities.

There are 13 chapters and several sections in the Marble Falls Comprehensive Plan. These sections are listed below:

Purpose of Comprehensive Planning:

To take stock of their current situation and anticipate future events many local governments have used comprehensive planning as an effective way to manage growth and development.

Executive Summary
Chapter 1: Introduction
Chapter 2: Planning Process
Chapter 3: Vision, Goals, and Objectives
Chapter 4: Existing Conditions
Chapter 5: Growth and Development Scenarios
Chapter 6: Land Use
Chapter 7: Transportation
Chapter 8: Public Facilities
Chapter 9: Parks, Recreation, and Open Space
Chapter 10: Utilities, Infrastructure, and Drainage
Chapter 11: Urban Design
Chapter 12: Annexation
Chapter 13: Implementation
Glossary
Appendix

Purpose

From small towns to large cities, communities have to cope with growth and decline, new development and redevelopment, while maintaining and enhancing those local values that make the community special. Such public entities are always facing a cycle of change that can influence an

area's economic, social, and physical conditions. Trying to stay ahead of the cycle without a 'blueprint' for direction can be a challenge. To take stock of their current situation and anticipate future events many local governments have used comprehensive planning as an effective way to manage growth and development. Comprehensive planning:

- Defines the identity and role of the town or city
- Establishes a future direction
- Guides decision making processes
- Formulates and recommends policies, programs, and regulations
- Provides basis for implementation of these programs and regulations
- Requires monitoring and provides for revisions
- Minimizes conflicts
- Achieves more efficient use of funds
- Copes with growth and decline
- Preserves unique and historical aspects
- Coordinates development and redevelopment
- Establishes the legal foundation for regulations
- Guides rational decisions.

The many benefits gained from comprehensive planning – guidance of a community's growth and development – make it a desirable planning management tool for most towns and cities across the country.

Comprehensive Plan

The purpose of the Marble Falls Comprehensive Plan is to serve as a guide for various users regarding the growth and physical development of Marble Falls. These users include the citizens of Marble Falls, the City's elected and appointed leaders, City staff, investors, and those organizations concerned about the region's growth and Marble Falls' role in this growth. To be effective, the comprehensive plan document should be embraced by the community and referred to on a daily basis to guide the community's growth and development.

Official policy statement

Marble Falls' Comprehensive Plan is the City's official statement of policies concerning desirable future physical development and the direction of growth through the various elements that make up the plan. While the Comprehensive Plan document has no regulatory or 'police powers' to enforce listed actions, the document's true power is that it identifies those tools a community has to regulate growth and development in a manner consistent with local values based on community input.

The community values and desires expressed through stakeholder interviews, steering committee meetings, community meetings, and

discussions of Marble Falls' elected and appointed leaders serve as the foundation of the Comprehensive Plan. This foundation serves as a collective vision, providing guidance for decision makers based on community input. This vision is expressed through a set of goals, objectives, and policies that reflect known conditions and incorporate the values and desires of the community. Decisions by City staff and elected and appointed officials should be based on such goals, objectives, and policies. In cases where some goals have conflicting needs, it will be up to the elected and appointed officials to give weight and timeliness of one goal in relation to another goal.

The decision makers turn to the Comprehensive Plan concerning the distribution and relationships of various land uses throughout the community. Upon receipt of application submittals for future developments, the City should use the Plan to determine how such developments conform to the local values and desires captured in the Comprehensive Plan. Decision makers should consult the Comprehensive Plan when considering regulatory tools and agreements impacting growth and development, such as zoning ordinances, development agreements, and annexations.

Through a planning process, where information is provided to solicit resident input, various issues in the community are brought into focus, thereby establishing a framework for discussing, understanding, and reaching a consensus regarding the choices for Marble Falls' growth and development. As an educational resource, the Comprehensive Plan guides Marble Falls' elected and appointed leaders and City staff about how growth should be addressed. The Plan document is composed of text that is supported by maps, aerials, photographs, tables, and charts. The information in the Comprehensive Plan provides guidance so residents and investors can make informed decisions. The Plan should be easily available to everyone in the community and should promote public discussion and involvement.

The Marble Falls Comprehensive Plan serves as a tool for managing the community growth and development based on the community values and desires. It is a long-range plan intended to direct growth and physical development of a community for 20 to 30 years or longer. Ideally, (and if feasible), it is appropriate to prepare a plan for the ultimate development of the community. The Comprehensive Plan identifies actions to achieve desired and necessary improvements. Once adopted, the Comprehensive Plan is not set in stone. Instead, it is an active plan that should be reviewed and refined annually to address changes impacting the community.

Texas Municipalities

Though Texas state law does not require all municipalities to maintain a comprehensive plan, cities that adopt zoning regulations must do so "in

accordance with a comprehensive plan" (Texas Local Government Code § 211.004). For purposes of "promoting public health, safety and welfare," the Texas Local Government Code indicates that a comprehensive plan *may:*

• Include, but is not limited to, provisions on land use, transportation, and public facilities

• Consist of a single plan or a coordinated set of plans organized by subject and geographic area

• Be used to coordinate and guide the establishment of development regulations (§ 213.002)

The Comprehensive Plan is the official public document that gives members of the Planning and Zoning Commission and City Council guidance to accept or reject development plans based on their conformance with development policies, goals and objectives, and the future land use map defined in the Comprehensive Plan. The Comprehensive Plan, however, is designed to be evaluated and amended regularly to maintain its applicability as the issues and priorities of the community evolve.

The Comprehensive Plan is the official public document that gives members of the Planning and Zoning Commission and City Council guidance to accept or reject development plans based on their conformance with development policies, goals and objectives, and the future land use map defined in the Comprehensive Plan.

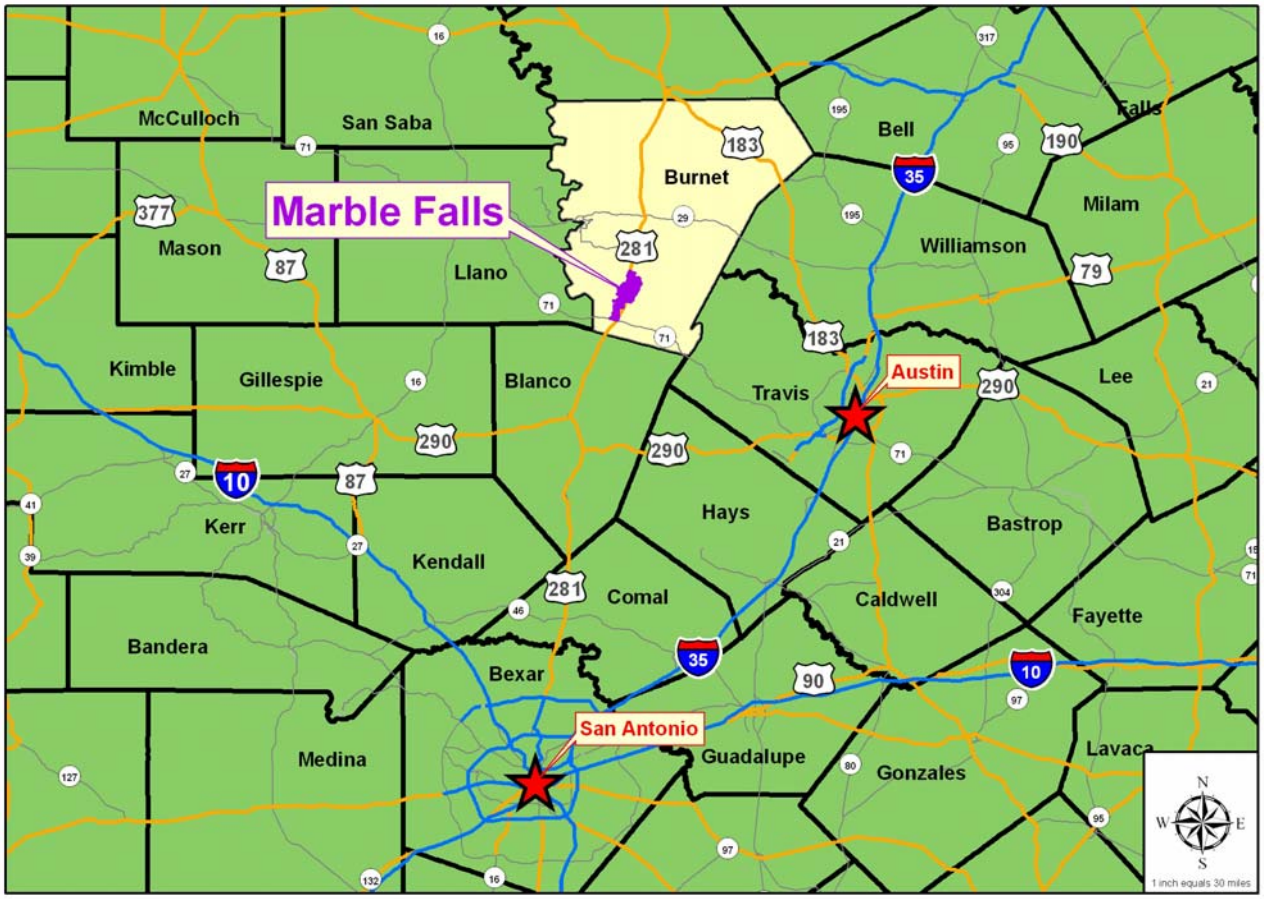
- *Minor Amendments* to the Comprehensive Plan should be made, at a minimum, annually, and preferably once every six months. Minor adjustments allow the Plan to be flexible to respond to changing needs while maintaining the vision and support for the core goals and objectives contained in the Plan. Citizens should have an opportunity to suggest possible amendments for consideration. Again, any amendments made should reflect the vision and core goals and objectives, ensuring the integrity of the Plan and the work put into it are not lost.

- *Major Amendments:* The entire Comprehensive Plan should be revisited every five years, at minimum, for a "fresh look" at key issues, goals, actions, and policies. At that time, the Plan should be revised or overhauled as needed to ensure that it still reflects the true values and direction of the community.

Marble Falls and its Regional Setting

The City of Marble Falls is located in southwestern Burnet County, Texas. Marble Falls is 14 miles south of Burnet, the County Seat of Burnet County, and 45 miles west of Austin, the largest city in the region and the capital of the State of Texas.

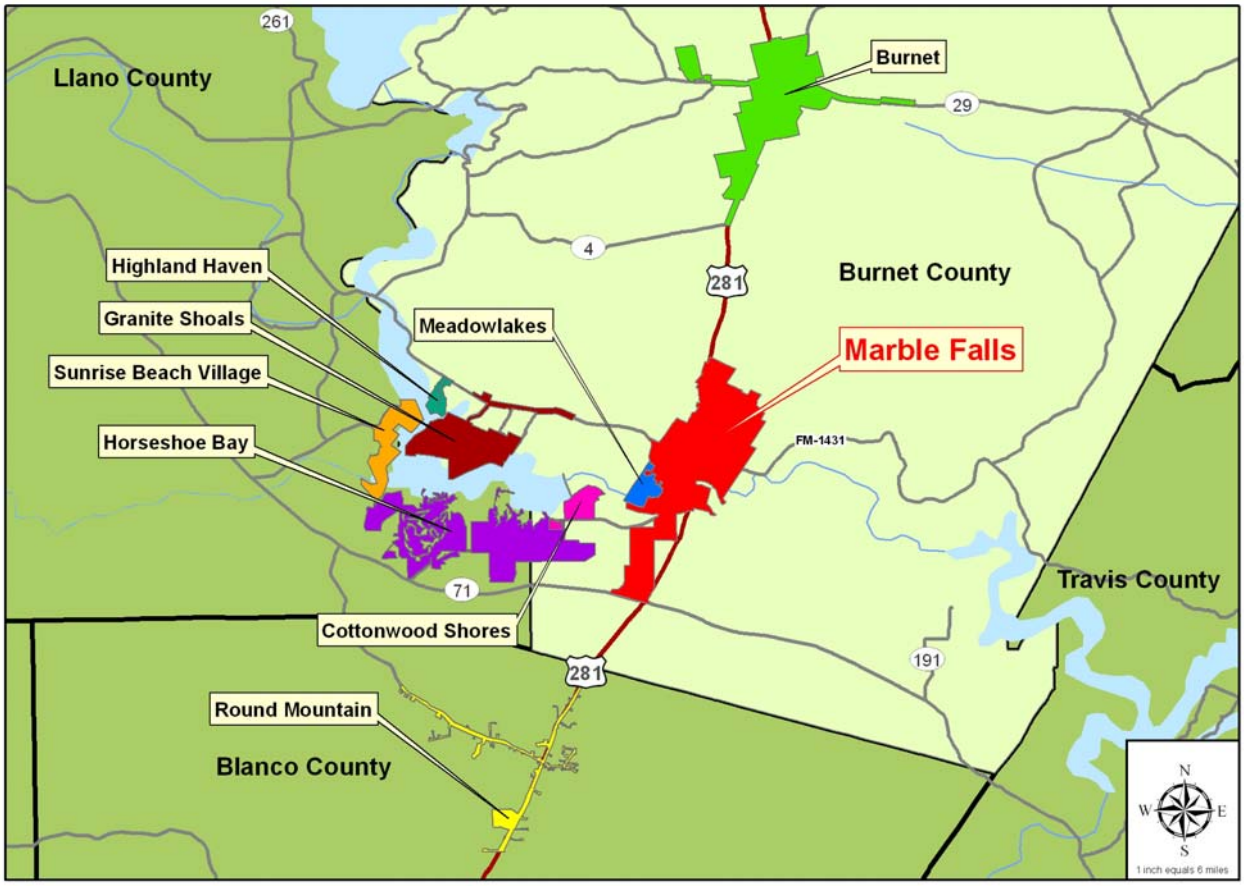
Figure 1.1: Marble Falls and the Region



The City of Marble Falls is 8,227 acres in size while the City's extraterritorial jurisdiction (ETJ) accounts for an additional 15,521 acres. The combined total of 23,748 acres represents the City's planning area. Communities that are either completely surrounded by Marble Falls or are adjacent to its planning area include Meadowlakes, Horseshoe Bay, Cottonwood Shores, and Granite Shoals. These communities tend to focus on lakeside attractions and golfing activities and are located west and southwest of Marble Falls. Meadowlakes is a 519 acre gated community built around a golf course and containing lakeside views. The City of Marble Falls and its ETJ completely surrounds the City of Meadowlakes. Horseshoe Bay is a community built around a golf resort and contains lakeside property. Horseshoe Bay incorporated as a Type A

city under Texas law in September 2005 and recently became a Home Rule city in 2009. The ETJ of Horseshoe Bay and Marble Falls are adjacent to each other. The City of Cottonwood Shores is a small lakeside community located between Horseshoe Bay and Marble Falls. Granite Shoals also shares its ETJ with Marble Falls.

Figure 1.2: Marble Falls and Surrounding Municipalities



Marble Falls is considered the gateway to the Texas Hill Country. The physical features of the region surrounding Marble Falls are hilly and bisected by various rivers and streams, including the Colorado River, Llano River, Pedernales River, San Gabriel River, Lampasas River, and San Saba River. There are several state parks near Marble Falls that focus on the area's special physical features, including Longhorn Cavern to the northwest and Enchanted Rock directly west in Llano County.

The Colorado River runs through the middle of Marble Falls. As the crow flies, the 60+ mile stretch of the river that flows downstream from Colorado Bend State Park to west Austin contains six hydroelectric dams and lakes operated by the

The Colorado River

Lower Colorado River Authority (LCRA), including Lake Marble Falls. Upstream from Austin, Lake Marble Falls is the third lake along this section of the Colorado River. Max Starcke Dam, east of Marble Falls, impounds the river to form the lake and provides water supply, hydroelectric power, and recreational amenities to the residents of Marble Falls.

Three major highways crisscross the community: United States Highway 281 (US 281), State Highway 71 (SH 71), and Ranch to Market Road 1431 (RM 1431). All three highways provide regional movement within Burnet County and to neighboring counties. The three highways provide access to local streets in Marble Falls and to connecting roads in the county.

US 281 is a 1,872 mile-long north-south highway that extends from Dunseith, North Dakota, on the Canadian border south to Brownsville, Texas, near the border with Mexico. US 281 provides direct access to San Antonio, 85 miles to the south, and is an attractive alternative to Interstate 35 for travelers from the Dallas-Fort Worth area in North Texas. Notable communities within a fifty mile radius on US 281 include Lampasas, County Seat for nearby Lampasas County; Johnson City, County Seat for neighboring Blanco County; Blanco; and Burnet.

SH 71 is a state road that runs from Blessing, Texas, near the Texas Gulf Coast west to Brady, Texas, near the center of the state. From the south side of Marble Falls, SH 71 offers direct access east to Austin, Austin Bergstrom International Airport, and the employment centers in south Austin. West of Marble Falls, SH 71 provides quick access to several nearby lakeside communities along Lyndon B. Johnson Lake (Lake LBJ), including Horseshoe Bay and Sunrise Beach, and to Llano, the County Seat to adjacent Llano County.

RM 1431 is an east-west road that begins in Round Rock on the east and ends near the western edge of Lake Buchanan northwest of Marble Falls. To the east, RM 1431connects Marble Falls with the employment centers and growing communities in Williamson County, just north of Austin. Some older sections of RM 1431 east of Marble Falls remain winding and hilly; however, sections of the highway are being improved and widened. West of Marble Falls, RM 1431 provides access to many of the Highland Lakes communities that front on Lake LBJ, Inks Lake, and Lake Buchanan, such as Kingsland, Highland Haven, and Granite Shoals.

Marble Falls is also the hub of the Highland Lakes area of Texas. The Highland Lakes region is an area of the Hill Country focused on the six man-made lakes developed by the LCRA along the Colorado and Llano Rivers. Since the development of these lakes numerous lakeside retirement and get-away communities have developed and represent a sizeable population of permanent residents and weekend visitors. The area includes camping, cabins, guest ranches, and resorts. Lifestyle

amenities are the main attraction with lakeside communities touting their recreational offerings, including boating, water skiing, fishing, and golfing.

The Highland Lakes area has various geologic land features of igneous, metamorphic, and sedimentary formations. These range from Enchanted Rock, a middle-Precambrian pink granite exfoliation dome intrusion rising 425 feet above the surrounding landscape, to Longhorn Caverns, a great underground stream that dissolved and cut formed out the Paleozoic limestone. Other activities that draw people include exploring other less notable caves and caverns, bird watching, taking in the bluebonnets and wildflowers, enjoying the local cuisine and wineries, antiquing, and discovering historic sites, including the boyhood home of LBJ.

For urban residents of Austin and San Antonio that seek refuge to this collection of lakes and natural features, Marble Falls serves as a regional center in the Highland Lakes for shopping, dining, and entertainment. Along with its own home-grown establishments, Marble Falls has several major retailers that are more familiar to urban residents located in the City. Roads into and out of Marble Falls allow for easy movement, and future medical facilities will expand Marble Falls' role as the hub for the Highland Lakes area. In addition, more professionals are considering the community as an alternative place to live and work.

Historic Influences

The Marble Falls that people enjoy today has been shaped by both natural events that sculpted the landscape and the dreams and actions of people to harness these natural resources. Geologic episodes that took place hundreds of millions of years ago have left their calling cards within the nearby countryside, touching the lives of native people, business owners, people that work the land, and urbanites seeking a weekend escape.

Geologic Surroundings

Marble Falls is located within the Edwards Plateau, a 22.7 million acre extension of the southern Great Plains that breaks along the Balcones Escarpment of central Texas. In the far eastern end of the Edwards Plateau, where Marble Falls is located, is a geologic formation called the Llano Basin or Llano Uplift. It contains Precambrian Era igneous and metamorphic rock and sedimentary rock from the Paleozoic Era and Cretaceous Period. At one time this area was referred to as the "Central Mineral Region" of Texas due to the abundance of minerals. Precambrian rocks were formed over 600

Surroundings

million years ago and, due to their age, are considered to be the "basement complex" of continental masses. While much of Texas covers Precambrian rocks, the outcrop in the Llano Basin is one of the few spots in the State where these rocks are exposed at the surface.

During the Paleozoic Era, much of the area associated with the Llano Basin repeatedly was covered by shallow seas. Sedimentary layers and fossils are evidence of these geologic events from approximately 350 to 600 million years ago. Shallow seas again covered much of what is now Central Texas during the Cretaceous Period, approximately 65 to 136 million years ago. These geologic events helped to shape the existing physical features surrounding Marble Falls that have made the area attractive to agriculture, industry, and those seeking outdoor recreation and beauty.

Adam Rankin Johnson

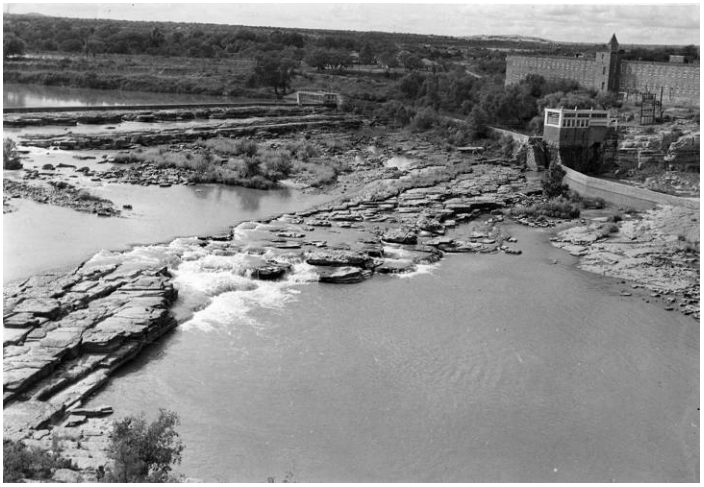
In 1854, a young Kentuckian named Adam Rankin Johnson first saw the "great falls" of the Colorado River while surveying land for the state school. The falls on the river made a lasting impression on this 24-year-old who vowed to return one day to develop this natural feature. This was early in the State's history, and the area that would one day be Burnet County was still the natural domain of the Tonkawa Indians, who were peaceful with the Anglos who settled in the area, but fought with other Indian tribes. While others saw the potential of the river's falls and started efforts to form a community nearby, it was Johnson who would one day return to make his dream a reality and a "gem of a city," as he described it, was created.

Between his first visit to the great falls and his actual establishment of the community in 1887, Johnson served as a Confederate general during the Civil War. During the war, Johnson lost his eyesight in battle; however, his surveying skills and memory of the land still served him during his frequent visits to the falls. For thirteen years while operating a land office in the City of Burnet, General Johnson made frequent trips to the "marble falls" with his son Robert. The father would give directions and the son would serve as the driver. Through perseverance and skill, General Johnson negotiated the purchase of the land that would become Marble Falls.

Texas Mining & Improvement Company

The Texas Mining and Improvement Company filed its charter in Burnet County on July 6 1887. Owners of the company included A.R. Johnson, R.E. Johnson, T.E. Hammond, W.H. Badger, C.T. Dalton, W.H. Roper, George Christian, and F.H. Holloway, all of Burnet County; and B. Badger of Gonzales County, Texas; and Adam Rankin Johnson of Kentucky. The company served as the primary body in the layout and management of the town of Marble Falls. On July 12, 1887, town lots were offered for

sale. According to newspaper accounts, approximately 3,000 people were in attendance and $30,000 worth of lots were sold that day with lots priced from $75 to $750.



While the town of Marble Falls was laid out, General Johnson envisioned a cotton textile plant to take advantage of the nearby water power and provide support to the nearby agricultural community. A large two-story stone building was built on the north side of the river in the later 1880's; however, its first use was a wool scouring plant. While the building was never used as a cotton textile plant, over the decades it served as a shoe manufacturing plant, a wool storage warehouse, and even a nightclub in the 1930's. During the 1950's and early 1960's, its last use was as an air conditioning production center for the Mathes Manufacturing Company of Fort Worth. The plant was closed in 1961 after Mathes was purchased by Republic-Transcon Industries, Inc.

Granite Mountain & State Capitol

Before Marble Falls was founded, events in Austin influenced growth in the area near Marble Falls. In the early 1880's, the Texas state capitol burned. As a result, a new capitol needed to be built. In 1885, the Capitol Commission made the decision that the next state capitol would be built of granite. The owners of Granite Mountain, a dome of red-rock granite outcropping west of the future Marble Falls, donated the stone to be used for the new capitol. The benefit for the surrounding area was the extension of the Austin and Northwestern Railroad from the City of Burnet to Granite Mountain to haul the cut granite. Adam R. Johnson donated the seven-mile right-of-way to build the railroad, and on December 1, 1885, the railroad was completed. The new state capitol was dedicated on May 16, 1888. The following year the railroad was extended to Marble Falls, giving town residents and businesses access to a broader rail transportation network.

Taming the Colorado River

The economic promise of the Colorado River for Marble Falls and the region has spurred men's dreams, but in the process has dealt some hardships. For decades the river had been prone to flash floods. In addition, the region needed a reliable source of electric power. The LCRA was created with the signature of Governor Miriam "Ma" Ferguson on November 13, 1934. The purpose of the new authority was to store and sell water, prevent flood damages, implement reforestation and soil-

conservation programs, and generate electricity. Since its creation the LCRA has built and maintained six dams and lakes along the Colorado River that now form the Highland Lakes region.

For Marble Falls, the most notable flash flood along the river in recent history was the flood that occurred on June 14, 1935. The June 14 flood took out the bridge connecting Marble Falls to communities and counties south of the river. For approximately a month, traffic across the river came to a halt. In July, the state built and maintained a ferry to cross the river, allowing traffic to resume. Meanwhile, the state went to work building a new and better bridge across the river. During the mid-1930s, the new bridge was dedicated and continues to serve travelers along US 281. This bridge was later updated in the 1970s.

In the years following World War II, Texas experienced population and economic growth. Providing power to satisfy the demands of a growing Texas economy spurred new interest in the potential of the Colorado River. The board of directors of the LCRA conducted engineering studies that considered the electric generating system, load requirements, and consumer needs. From these studies two dams were proposed for the area – one near Marble Falls and the other in Granite Shoals. Work on the two dams began in 1949 following the State legislature's approval in 1948. Work on the Wirtz Dam (creating Lake Granite Shoals, renamed in 1965 to Lake LBJ) was completed in 1950, while Max Starcke Dam (creating Lake Marble Falls) was complete a year later. Both dams and lakes provide hydroelectric power to the region. Lake Marble Falls has a dual purpose as a water supply source for the City.

Growing influence in the Highland Lakes area

The creation of Lake Marble Falls and Lake LBJ brought the next wave of economic expansion for the area. While mining continued to have an important role in the local economy, recreation and tourism activities associated with the lakes and natural features spurred other economic expansion. These activities included golf courses, marinas, horseback riding, fishing, bird watching, boat sales, houseboat rentals, cabin rentals, vacation resorts, real estate sales, and discovery of the surrounding natural features. Located along US 281 and two regional highways that connect the city to Austin, Marble Falls became a convenient location for urban Texans looking for a weekend getaway or place to retire. In addition, residents living in the Highland Lakes area and the Hill Country

region found the commercial activities in Marble Falls more convenient than traveling to the retail centers in Austin and San Antonio.

Chapter 2 – Planning Process

Introduction to Planning Process

The development of the Comprehensive Plan Update for the City of Marble Falls was a very public process. For the Plan to be successful, it needed to truly reflect the needs, desires, and values of the community. A Plan perceived as an accurate representation of the community will be monitored by the community to ensure implementation. Developing the Plan was a multi-stage process, continuous feedback and opportunities for public comment, a public approval process and finally an implementation plan. Each step within the planning process built upon the previous to create a complete picture of the future of Marble Falls.

To create this Plan, a number of players have been involved. The final outcome reflects the collective decision in keeping with the vision and goals for the City. The players involved include City staff, the planning consultant team, the Comprehensive Plan Steering Committee, the Planning and Zoning Commission, the City Council and finally, the public. Each of these players' roles has been elaborated upon below.

Simply, the overall steps in the planning process include:

For a plan to be successful, it needs to truly reflect the needs, desires, and values of the community. Citizen involvement is key.

1. Identifying the strengths, problems and/or opportunities.
2. Collecting information on the problems and opportunities.
3. Developing recommendations.
4. Considering possible alternatives.
5. Agreeing through consensus on a plan.
6. Implementing it.
7. Monitoring the progress.

Each of the chapters in the comprehensive plan builds upon these steps.

Marble Falls' Planning Process

The planning process consisted of two components of work. The main body of work was the 12-month Comprehensive Plan Update. In addition, another component was the land use assumptions for impact fee determination (LUA). Work began on April 14, 2008, starting with the LUA. Due to State enabling legislation, the timeframe for doing work on the LUA had to meet pre-defined calendar milestones, including its adoption on September 8, 2008. Actual work on the Comprehensive Plan Update began on May 14, 2008, and was completed with the City Council's adoption on November 23, 2009. The schedule for the update

process followed a predetermined timeline agreed to by the City and planners with Wilbur Smith Associates.

Various groups of people were involved in the planning process during the Plan's development. The groups and their roles are listed below:

City Staff: The City staff provided input and discussion from the perspective of the City. City staff coordinated and attended meetings, reviewed drafts, and made recommendations. After the Plan is adopted, City staff will use the Plan in preparing reports and making recommendations.

Planning Consultant: The Consultant provided an unbiased view of the community and had a working knowledge of planning principles. The consultant had experience in similar situations and implemented a proven methodology for plan development and citizen participation. The consultant's role in the comprehensive planning process allowed City staff to focus on important day-to-day activities.

Steering Committee: The Comprehensive Plan Steering Committee represented a cross-section of the community, and was appointed by the Marble Falls City Council to provide input and discussion from a variety of interests. Committee members served as liaison to their respective groups regarding the comprehensive planning process. Through monthly public meetings, Steering Committee members engaged with the Planning Consultants to review and comment on draft work. The Steering Committee recommended the draft Plan to the Marble Falls Planning & Zoning Commission and City Council.

Planning & Zoning Commission: The Planning & Zoning Commission received the recommended draft Plan from the Comprehensive Plan Steering Committee. Commissioners reviewed and considered all the elements of the draft Plan. This appointed body approved the draft Plan and recommended adoption of the Plan to the City Council. After the Plan's adoption, the Planning & Zoning Commission will use the Plan in the evaluation and recommendations for zoning and development proposals. In addition, the Commissioners will recommend updates as needed.

City Council: The City Council received the approved draft Plan from the Planning & Zoning Commission. The Council reviewed and considered all elements of the draft Plan. This elected body adopted the Plan and will use the Plan to consider zoning and development proposals. The Council will adopt updates as needed.

Public: The Plan belongs to the citizens of Marble Falls. The Plan is based on the values and desires of the citizenry gained through public input and discussions. With the adoption of the Plan by the City Council, the citizens of Marble Falls are responsible for making sure the Plan is implemented, updated, and reflective of the values of the community.

The comprehensive planning process included a series of tasks structured to guide planners, City staff, decision-makers, investors, and citizens. The initial tasks helped establish a foundation that allowed for the continued development of the following tasks. Each task built on the work from the previous task, providing greater perspective as to the community's values and desires for growth and physical development.

The seven tasks of the comprehensive plan process were as follows:

Task 1 – Management and Outreach: The task consisted of initial meetings with City staff to discuss project scope, schedule, milestone dates, the selection of stakeholders, composition of the Steering Committee, invoicing, and progress reports. During this task two kick-off meetings were held – one in a joint meeting of the Marble Falls City Council and Planning & Zoning Commission and the other with the Comprehensive Plan Steering Committee. Stakeholder interviews were also conducted prior to the initial meeting with the Steering Committee.

Task 2 – Base Studies and Existing Conditions: Base Studies and Existing Conditions consisted of data gathering, analysis, and the development of an aerial, base map, and development maps. Planners developed population projections and provided economic trend data necessary to measure the community's growth and development, and visited various sections of the City to get an understanding of street patterns, commercial corridors, neighborhoods, downtown area, major employment centers, and notable physical features. A review of the area's historic events provided planners an in depth understanding of the community's character in addition to its growth and development.

Task 3 – Impact Fee Land Use Assumptions: The primary purpose of the LUA was to forecast growth over the 10-year period in order to apportion costs of capital improvements and determine actual impact fee rates that will be necessitated by new development. The timeline and steps required for the development and imposition of impact fees by municipalities and counties is set forth in Chapter 395 of the Texas Local Government Code.

Task 4 – Public Involvement / Goals and Objectives: The fourth task began with the development of the draft goals, including a review of the previous goals and objectives from the 1998 comprehensive plan and the comments noted during the stakeholder interviews. Included with the draft goals was a draft vision statement. As the planning process progressed

additional goals were added along with associated objectives and action plans based on input from the Steering Committee, citizens, City staff, and City officials. The first of four community meetings was held.

Task 5 – Preferred Growth Scenarios: Based on the information developed from the previous tasks, work on the next task – the Preferred Growth Scenarios – began with planners developing three alternative growth and development scenarios for Marble Falls, with each alternative representing a specific physical form of development pattern. For each scenario, planners developed location criteria, attributes, and implications defined by the scenario's economic and physical influences.

Task 6 – Comprehensive Plan Element Development and Review: With consensus reached on the Draft Preferred Plan, work now started developing the various elements identified in the Comprehensive Plan Element Development and Review. These ranged from the three basic elements in a comprehensive plan – land use, transportation, and public facilities – to elements addressing utilities infrastructure and even landscaping.

Task 7 – Plan Approval and Adoption: All sections that make up the Draft Comprehensive Plan were reviewed and approved by the Steering Committee. The Steering Committee recommended the approved draft document to the Marble Falls Planning & Zoning Commission, which reviewed and considered all elements of the Plan during a workshop and public hearing. The Planning & Zoning Commission recommended adoption of the Plan to the City Council. The Marble Falls City Council reviewed and considered all elements of the draft Plan during its own workshop and public hearing. With consensus on the City Council, the Plan was adopted by the City Council.

Public Involvement and Communication

An important component to the groundwork of the comprehensive plan was the establishment of a public participation and communication program. The strength of any comprehensive plan is rooted in the process used to capture local values and citizens' long-term desires for their community's growth and development. Gathering local data helps to establish a tangible base in developing a comprehensive plan; however, there is a need to understand those intangible attributes that influence personal decision-making and daily activities that measure community character and values. Such intangible qualities are best gathered through a public participation program.

The seven characteristics of a public participation program include the following:

1. Inform citizens that the City is preparing/updating a comprehensive plan.

2. Solicit input from the community through meetings and focus groups.
3. Involve the media to get the message out.
4. After draft chapters of the plan are prepared, make them available to citizens for review. (library, web site)
5. After final draft is prepared, hold an open house for public review.
6. Hold a public hearing for formal adoption of the Plan.
7. Citizen involvement should continue through the plan update, revision and refinement process.

Throughout the development of the Marble Falls Comprehensive Plan several methods were used to solicit public involvement and ensure communication between citizens, appointed and elected officials, City staff, and planners. Seven methods used included the following:

- Stakeholder interviews
- Twelve monthly Comprehensive Plan Steering Committee meetings
- Three joint meetings of the Marble Falls City Council and Marble Falls Planning and Zoning Commission
- Four community meetings
- Community survey
- City's web site
- Approval and adoption process

The methods used are further described below.

Stakeholder Interviews

Early in the update process, planners conducted one-on-one interviews with various citizens of the community. The people interviewed were selected due to their active involvement in the community's day-to-day activities and/or represented a cross-section of Marble Falls' residents and investors. Of the people interviewed, the average period for living in Marble Falls was 20.3 years. The information gained through the stakeholder interviews assisted planners in developing an initial understanding of the community and served as one of several foundation layers in moving the planning process forward.

The stakeholder interviews took place at the Lakeside Pavilion from June 9 through June 11 with 35 people taking part in the interviews. The questionnaire consisted of 31 questions within a 45-minute time period. Some of the questions were simple, requiring a yes or no response. Other questions required more thought and consideration, focusing on personal values related to the community. The questions consisted of seven categories: Community Perception, Community Assets, Community Form, Transportation, Growth and Development, Community

Image, and Final Thoughts. A copy of the Stakeholder Interview questionnaire can be found in the appendix.

Comprehensive Plan Steering Committee Meetings

Throughout most of the Comprehensive Plan Update, planners held monthly meetings with the Marble Falls Comprehensive Plan Steering Committee. Planners presented information, data, concepts, and reviewed citizen reaction during the community meetings to solicit input and direction from the Steering Committee members. The regularly scheduled meetings were held once a month, usually on the third Tuesday of the month. Meetings were held at the Lakeside Pavilion or the City Council Chambers at City Hall.

Listed below are the dates, location, and general topics for the monthly Steering Committee meetings:

> ***June 16, 2008***, Lakeside Pavilion: Kick-off meeting reviewing comprehensive plans; vision for Marble Falls; project schedule and tasks; project elements; public involvement; roles of different groups; approval/adoption; existing conditions; stakeholder interviews; initial draft goals; and the upcoming first community meeting.
>
> ***July 17, 2008***, Lakeside Pavilion: Results from the first community meeting; revisiting draft goals; and discussing the steps in developing alternative scenarios.
>
> ***August 19, 2008***, Lakeside Pavilion: Discussion of alternative scenarios proposed – corridors, districts, & greenbelts/view sheds; Original Township street grid; and homework assignment.
>
> ***September 16, 2008***, Lakeside Pavilion: Results from the second community meeting; presented and discussed initial draft preferred scenario; and Steering Committee input from homework assignment regarding Original Township street grid right-of-way.
>
> ***October 28, 2008***, Lakeside Pavilion: Results from the third community meeting; presented and discussed resulting draft preferred plan; and land use preparation – land use descriptions.
>
> ***November 18, 2008***, Lakeside Pavilion: Future population numbers supported by the draft preferred plan; concepts for six 'villages'; land use descriptions/breakdowns; and group discussion.

December 16, 2008, City Council Chambers at Marble Falls City Hall: Public facilities and services; transportation; land use and population; and input regarding previous materials distributed.

January 20, 2009, Lakeside Pavilion: Parks, recreation, and open space; reviewed existing land use numbers; distributed draft goals, objectives, and actions; future land use modules breakout groups; and distributed draft written sections – Introduction and Existing Conditions.

February 17, 2009, Lakeside Pavilion: Neighborhood redevelopment and housing conditions; addressed previous elements of the plan; addressed distributed draft written sections passed out at the last Steering Committee meeting; reviewed Original Township street grid options and went into breakout groups; and distribute written sections for review.

March 17, 2009, Lakeside Pavilion: Historic preservation, downtown redevelopment, drainage, utilities, infrastructure, reviewed draft future land use plan, and distributed written sections for review.

April 21, 2009, City Council Chambers at Marble Falls City Hall: Annexation, landscaping, sign enforcement, and distributed written sections for review.

May 19, 2009, City Council Chambers at Marble Falls City Hall: Implementation process, including objectives and action rankings, and review of major changes to the draft chapters and remaining matters to discuss.

The Steering Committee also met for three workshop meetings in March, April, and May to discuss issues in greater depth and make decisions about elements of the Comprehensive Plan. All workshop meetings were open to the public.

The initial Steering Committee consisted of two City Council members, two Planning and Zoning Commissioners, one Parks and Recreation Commissioner, two board members of the Marble Falls Independent School District, a representative from the Marble Falls Economic Development Corporation, and seven citizens representing a broad cross section of the community. Steering Committee members served as liaisons to their respective groups concerning the progress of the comprehensive plan and the topics discussed. Steering Committee members also served as messengers to the greater community on the comprehensive plan's work and progress, and in this role share local feedback with planners. In addition, after the call to order for the Steering Committee meetings, there was time designated on the agenda for citizen and visitor comments to the committee.

Joint Meetings: City Council & Planning and Zoning Commission

During the development of the Comprehensive Plan, planners met with members of the Marble Falls City Council and the Marble Falls Planning and Zoning Commission during three joint meetings. The meetings were scheduled prior to community meetings to educate the respective members about the upcoming meetings, the work conducted to date, what would be presented to the public, and what planners hope to solicit from the citizenry. Listed below are the dates and general topics for the joint meetings:

> ***June 6, 2008,*** Kick-off meeting reviewing comprehensive plans, reviewing project schedule and tasks, project elements, public involvement, roles of different groups, the four joint meetings, approval/adoption process, and upcoming first community meeting.
>
> ***August 25, 2008,*** Discussed the status of the project schedule, the work completed to date since the kick-off meeting (stakeholder interviews, existing conditions, first community meeting, draft goals, and general considerations for the Original Township street grid), and the format of the second community meeting focusing on alternative scenarios.
>
> ***October 13, 2008,*** Discussed the status of the project schedule, the work completed since the last joint meeting, and the format of the third community meeting focusing on the draft preferred scenario and the community goals for the Plan's various elements.

Community meetings

Four community meetings were held at the Lakeside Pavilion at key points in the development of the Plan. Community meetings provided a venue for planners to present materials and information to the public with the intent to solicit community dialogue and citizen input. This feedback allowed planners to summarize and analyze the meeting results to begin the next steps in the planning process.

Listed below are the four community meeting dates and description of the meetings' events:

June 25, 2008, This was the kick-off meeting held to introduce the citizens of Marble Falls to the comprehensive plan process and to ascertain residents' values regarding their community. About 35 people attended. The format of the meeting included opening remarks by Mayor Whitman, an introduction to comprehensive planning, a brief review of the community's existing conditions, and a summary of the stakeholder interviews.

Following the introduction, planners had those attending go into three breakout groups to focus on the following topics - land use, transportation, and community character. Citizens spent thirty minutes in each breakout session talking with each other and providing thoughts on the focused topic before being rotated to the next topic. Residents were also provided a form to fill out as another option for feedback. The rotation allowed citizens a chance to provide input into each topic and provide additional information. After citizens took part in the focus sessions, planners summarized the general outcome and explained the next steps in the Comprehensive Plan Process in addition to future meeting dates.

August 28, 2008, The second community meeting explored three alternative growth development options possible for Marble Falls, based on information gathered through the stakeholder interviews, Steering Committee discussions, and the first community meeting. Approximately 40 people attended this meeting. The format of the meeting included a brief introduction, breakout sessions, and summary. The sessions focused on three growth and development scenarios: corridors, districts, and greenbelt/view sheds. Similar to the first community meeting, the sessions allowed attendants to provide input for each growth and development scenario. Citizens could participate in group discussion or use a comment form provided at the meeting sign-in table. A brief summary of the evening's events followed the breakout sessions.

October 16, 2008, The third community meeting had roughly 35 people in attendance. The format for this meeting began with a brief introduction by the consultant regarding the evening's events. Following the introduction, citizens went to their assigned breakout group for a twenty-minute review of the draft growth and development scenario, which evolved out of the citizens' input from the second community meeting. Citizen input to the draft

scenario was encouraged through group discussion or a comment form handed out earlier in the evening. Following the feedback for the draft growth and development scenario, residents began the first of three rotating thirty-minute group sessions where planners solicited their feedback for goals and objectives related to four community elements. Attendees participated in each group and suggested goals and objectives for all community elements. The three-hour meeting ended with a summary of the meeting's events and the next steps in the planning process by the consultant.

July 9, 2009, The fourth community meeting was an Open House for the final draft of the Comprehensive Plan with approximately 75 people attending. The meeting began with opening remarks by the consultant and the Chairman of the Comprehensive Plan Steering Committee. City staff and the Steering Committee were recognized for their work over the previous twelve months. After the opening remarks, residents reviewed the maps, graphics, and draft documents, and talked with Steering Committee members about the plan and the update process. There were three stations, each containing a final draft document along with maps or graphics. Along with comment sheets, residents were encouraged to share their thoughts by using Post-it® Notes and sticking the comments on the maps and graphics.

Community Survey

In an effort to solicit greater input from the general public and to use as a comparison to the stakeholder interview results, in August 2008 the City mailed out 2,859 surveys based on the questions from the stakeholder interview questionnaire. The percent return rate was 20.18% with 577 surveys completed. While there were some differences, the results of the City's survey roughly paralleled those of the stakeholder interviews. A copy of the City's survey and results can be found in the appendix.

City's web site

During the development of the Plan, the City's website provided residents of Marble Falls with basic information concerning the Comprehensive Plan process. The website encouraged citizen comments, suggestions, and feedback, through email and a suggestion box at City Hall.

Approval and adoption process

Following the Comprehensive Plan Steering Committee's recommended approval of the draft document to the Marble Falls Planning and Zoning Commission, the draft final document entered the approval and adoption process phase. During this process, both appointed and elected bodies

encouraged citizen feedback through scheduled public hearings. Public hearings are formal opportunities for members of the public to appear before a decision-making body and provide comments, suggestions, and input about a proposal, an entire plan process, or specific parts of the plan. Members of the appointed or elected bodies consider the comments of the citizens and give direction regarding any adjustments to the proposal or plan. The public hearing takes place prior to the governing body taking action and making a decision, usually conducted at a following meeting.

A public hearing was scheduled before the appointed members of the Planning and Zoning Commission meeting on September 3, 2009. On that date, Commissioners approved the draft final document of the Comprehensive Plan and sent it to the City Council for this body's consideration. The elected members of Marble Falls City Council scheduled and held a public hearing on November 9, 2009, where they heard citizen input and gave direction to planners in revising the draft final document. The City Council adopted the revised document on November 23, 2009 (Ordinance 2009-O-10C).

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Chapter 3 –Vision, Goals, and Objectives

Vision, Goals, and Objectives

The Comprehensive Plan is broad by definition, aiming to achieve a common vision of what the community should be – physically, socially, and economically. The vision is an important guide for the Comprehensive Plan because it represents an overall consensus for what the community would like to become in the future based on the community's core values. While the vision is intended to be idealistic, it is achievable when broken into more digestible "goal" statements that address specific elements of the Comprehensive Plan.

The Vision and Goals for the City of Marble Falls stated below are the result of numerous stakeholder, key person, and focus group interviews conducted by members of the Steering Committee, City Staff and the consultant team. The Vision and Goals are a compilation of values and desires of the community along with input from the Steering Committee, City staff, and the consultant team.

Vision

In planning for and encouraging growth and investment, in enacting, amending and implementing land use and development regulations, and in considering and making public investments, the City of Marble Falls is guided by this vision:

> ***Marble Falls is a picturesque Hill Country lake community that celebrates its natural and historic features, offers its residents and visitors the warmth and charm of a small town, and provides the amenities of a progressive, commercially and economically diverse community.***

The Comprehensive Plan is designed to reach a common vision through a system of goals, objectives, actions, and policy statements that relate to specific elements of the Plan. Each has a different role when it comes to achieving the community vision.

Goals serve as the general ends toward which planning efforts are directed. Goals are broad and begin to answer the question, "how will the vision be materialized?" Goals challenge the community to reach its full potential while remaining realistic and achievable.

Objectives are clear targets for specific action. Linked directly to goals, objectives are measurable statements of intent. Objectives and their related actions are the guides for the implementation process. Once objectives are established, the next step is to decide upon the appropriate actions.

Actions are specific tasks that must be completed to achieve goals. Action statements help transform goals into results. Because actions often require some resources such as staff time or budget allocations, they must be prioritized and evaluated according to available City resources for successful implementation.

Policies provide guidance for ongoing decisions, describing how the City "should" act so that each decision works to reinforce and achieve the community's vision.

Goals and objectives for each element are found below.

Goals and Objectives

Land Use (LU)

Marble Falls has an assortment of land uses that ensure the community's ability to sustain growth and generate sales tax revenue, provide housing, and expand employment diversity.

Objective LU1: *Regulate and incentivize land uses that are consistent with community identity.*

Objective LU2: *Large master planned mixed use or commercially oriented developments should pursue destination oriented retail theme, and establish a Destination Center land use as the core of the development's identity.*

Objective LU3: *City planning staff must provide an annual review and/or updates of the Future Land Use Plan.*

Objective LU4: *Support the establishment of a regional hospital in Marble Falls' planning area.*

Land use patterns address appropriate transitions and support a variety of uses.

Objective LU5: *Village composition should transition from intense large uses at the village core to lesser intense land uses and densities as the transition from the village epicenter occurs.*

Objective LU6: *Minimize the impact of negative or intense land uses on surrounding areas.*

Objective LU7: *Spot zoning is not acceptable and the propagation of spot zoning within the community should be avoided.*

Marble Falls maintains a collection of residential land uses that provides for a variety of lifestyle choices.

Objective LU8: *Develop regulations that offer a diverse development selection for housing development consistent with the community's values.*

Open space and park space is encouraged, promoted, and expanded upon.

Objective LU9: *Develop park and open space requirements for new developments.*

Objective LU10: *The City of Marble Falls should work to develop, obtain, and maintain greenbelts consistent with Federal Emergency Management Agency (FEMA) floodplains.*

Objective LU11: *Identify and promote open space within scenic view locations enjoyed by the public.*

Objective LU12: *Proactively explore and pursue funding opportunities for green belts, parks, open space, and environmental preservation areas.*

Land uses that promote and expand tourism in Marble Falls

Objective LU13: *Encourage land uses that provide connectivity of Main Street area to the core of the City parks system.*

Future land uses for redevelopment of quarry areas is planned creatively.

Objective LU14: *The destination center future land use should be considered in the future of offering quarry acreages for unique development.*

Transportation (T)

Marble Falls has a transportation network that is efficient and accessible, providing safe, effective, as well as alternate means of traveling around and through the City.

Objective T1: *Make US 281 and SH 71 attractive, aesthetically pleasing corridors in Marble Falls that celebrate the City's presence.*

Objective T2: *Ensure that the roadway network provides multiple circulation options*

Objective T3: *Pedestrian passage along and across US 281 is safe.*

Objective T4: *Provide alternate means to cross Lake Marble Falls.*

Objective T5: *Discourage through traffic in residential areas.*

Objective T6: *Encourage walking and the creation of a pedestrian friendly environment.*

Objective T7: *Create a Thoroughfare Plan that promotes and supports safe passage of people and materials without negative impact on residents or neighborhoods.*

Objective T8: *Improve downtown circulation for ease of mobility and access, and to capitalize on the Lake and the Lakeside Entertainment district.*

Public Facilities (PF)

Public facilities that enable City Staff to better serve Marble Falls' current and future population.

Objective PF1: *Provide a City Hall that serves as the operations center for city government and provides adequate services to residents.*

Objective PF2: *For City Hall, a Lakeside conference center, Lakeside Park, and Johnson Park to be the core public elements of the Central Village, all must complement the core park area and Main Street corridor.*

Objective PF3: *Provide facilities that are aesthetically pleasing, sustainable, and environmentally sound.*

Objective PF4: *Develop a dedicated fiber optic loop and/or complete network connectivity of all City facilities.*

Objective PF5: *All public, school, and civic orientated facilities should be connected to a pedestrian network to allow diverse mobility for residents, visitors, and employees.*

Objective PF6: *As development of sections of the City ensues, plan appropriate locations and types of public facilities, primary or support orientated, to better serve the community.*

Objective PF7: *Work with quarry property owners regarding future public facility sites after resources in quarry sites are depleted.*

Objective PF8: *Ensure that new public facilities have the flexibility and adaptability to support City emergency management operations.*

Police provide excellent resources to the visitors, businesses, and residents of Marble Falls.

Objective PF9: *Provide the personnel and equipment necessary to maintain and expand the Police Department as the population of the City grows.*

Fire rescue services and emergency medical services provide excellent services to the visitors, businesses, and residents of Marble Falls.

Objective PF10: *Provide the staff, equipment, and stations to maintain a first-rate Fire Rescue Department*

Objective PF11: *Maintain strong relationships in the Highland Lakes area with other fire departments and emergency medical services.*

Public works provides superb resources to ensure superior quality maintenance of City infrastructure.

Objective PF12: *Provide the Public Works department facilities that accommodate personnel and equipment, enabling the department to maintain Marble Falls' infrastructure.*

Marble Falls' appeal is expanded through public facilities that enhance tourism.

Objective PF13: *Evaluate and construct a Lakeside conference center facility that complements the current Lakeside Pavilion destination and offers a dynamic conference facility for training and workshops for the region.*

Objective PF14: *Evaluate the need and ideal location for a cultural arts facility and/or entertainment venue that attracts both local and regional travelers.*

Objective PF15: *Work with the Economic Development Corporation to help market Marble Falls' arts and entertainment facilities and events to neighboring communities and to residents.*

Objective PF16: *Create public facilities with exterior gathering spaces to bolster community pride, involvement, and a friendly social atmosphere.*

Marble Falls' tourism opportunities are boosted through the establishment of a public Sports Complex which serves not only the local community but also serves for regional competitions.

Objective PF17: *Develop and operate a public sports complex that can serve as a regional asset and be available to and benefit all citizens and visitors of Marble Falls.*

Parks, Recreation, and Open Space (PR)

A parks, recreation and open space system that is accessible, safe, and well maintained, that takes advantage of the natural resources available in the City, and that provides a variety of recreation options for the different segments of Marble Falls' community.

Objective PR1: *Ensure that Marble Falls' recreation facilities are accessible and safe for all users while being sensitive to neighboring communities.*

Objective PR2: *Ensure that Marble Falls' recreational facilities offer a variety of activities that are suited for different age groups and income levels.*

Objective PR3: *Ensure that Marble Falls' trails system provides connectivity from residential areas to schools, parks, recreational areas, and the downtown.*

Objective PR4: *Maintain and enhance existing parks and recreational facilities to provide quality resources for the citizens of Marble Falls.*

Objective PR5: *Support community efforts to expand recreational and multi-cultural activities, events, and facilities.*

Objective PR6: *Protect and conserve cultural, historic, archeological, and natural features of Marble Falls.*

Objective PR7: *Provide residents and visitors with expanded public and private parkland opportunities for amusement, health, and leisure.*

Infrastructure, Drainage, and Utilities (IDU)

A well managed and superior infrastructure, drainage, and utilities system that is cost effective and responsive for both short term needs and anticipates future service levels in relation to land use and population projections.

Objective IDU1: *Provide a water distribution system that is dependable and responsive and addresses service needs for the community's growth and development.*

Objective IDU2: *Provide a wastewater system that is dependable and responsive and addresses service needs for the community's growth and development.*

Objective IDU3: *Manage and operate a wastewater treatment plant that is responsive and addresses service needs for the community's growth and development.*

Objective IDU4: *Provide drainage infrastructure that protects Marble Falls' residents and their properties from the negative effects of improper drainage and utilizes drainage ways for their maximum drainage and recreational potential.*

Objective IDU5: *Prioritize projects and update the Capital Improvements Program using the utility system models as they are developed.*

Urban Design (UD)

Marble Falls is an attractive, vibrant community that promotes a pedestrian friendly environment, makes sustainable choices, and uses design elements to highlight its natural, historic, and cultural resources.

Objective UD1: *Ensure that Marble Falls' neighborhoods are attractive, safe, pedestrian friendly environments that encourage social interactions and promote a sense of community.*

Objective UD2: *Ensure that Marble Falls provides quality housing to all its residents that is available, accessible, affordable, and meets their long term housing needs.*

Objective UD3: *Ensure that Marble Falls' villages provide neighborhood centers that offer local services that are easily accessible to residents.*

Objective UD4: *Ensure that Downtown Marble Falls is a safe and attractive pedestrian friendly environment that celebrates its heritage, history, and community.*

Objective UD5: *Landscape major roadway corridors in Marble Falls to provide visual appeal and environmental benefits to residents.*

Objective UD6: *Ensure that signage in Marble Falls is attractive, non-intrusive, and context sensitive.*

Objective UD7: *Showcase Lake Marble Falls as one of the City's prime resources and ensure it is accessible to all.*

Objective UD8: *Ensure that Marble Falls' design principles help create safe pedestrian environments and promote interaction.*

Objective UD9: *Integrate architectural standards into the new zoning ordinances that enhance major attractions, protect property values, improve the community's image, and promote a unified design quality for public facilities.*

Objective UD10: *Support active community groups that share the common goal of downtown and Main Street revitalization.*

Objective UD11: *Establish and enforce a historic landmark and district regulation that preserves the character of the downtown area, while encouraging appropriate infill development and revitalization.*

Objective UD12: *Update and revise the City's landscape ordinance to focus on clarity in regulations, greater tree preservation and replacement, and priority given to the use of native plants, among other recommendations covered in the Urban Design chapter.*

Annexation (A)

Marble Falls responsibly annexes land to ensure appropriate growth, quality residential and commercial development and equitable distribution of the cost of municipal services.

Objective A1: *Consider annexation of new lands only upon full provision of services to current outstanding areas.*

Objective A2: *Voluntary annexations are ideal and should be considered when partnerships are favorable to both parties.*

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Chapter 4 – Existing Conditions

Existing Conditions

Planning for the future of Marble Falls requires taking time to observe its past, the trends that have occurred, and learning and planning for the future based on these observations. More importantly, to better plan for the future, it is essential to understand the current situation. What are the characteristics of the city? What is its demographic profile? How are land uses organized? What kinds of land uses are more prevalent? How does the city function economically? Who are the big employers? These are just a few of the questions that will impart a clear understanding of the city and provide insight into the directions to be taken as we plan for the future.

Natural features

The land features surrounding Marble Falls are a testimony to many of the geologic forces that have shaped Texas.

Granite Mountain is a pink granite dome that rises approximately 100 feet from the surrounding landscape. On the surface the granite dome covers about 180 acres and can be seen from sections of Marble Falls. Pink granite from the quarry was used to construct the nation's largest state capitol building located in Austin.

Longhorn Caverns, about eight miles north and six miles west of Marble Falls, was sculpted out of limestone. The cave was first formed when the ground levels of water began to drop. As this downward movement occurred, the water began to dissolve the limestone. This drainage continued until great underground stream beds were cut out of solid rock. It is this unusual combination of dissolving and cutting by water that makes Longhorn Cavern one of the most unique caves of the world.

Marble Falls is also home to several creeks and lakes that run through the area. Lakes include the Colorado River/Lake Marble Falls, and creeks include Whitman Branch and Backbone Creek which run through the center of the community, Hamilton Creek to the east, and Flatrock Creek to the southwest.

Demographics

As cities grow, both in terms of land area and population, there are certain shifts in demographic makeup that are often very telling when planning for a community's future. For example, looking at the age distribution of a community can help determine the types of facilities that may be needed in the future. Ethnic composition may determine the types and varieties of land uses that may be appropriate. Income levels can play a role in determining the appropriate housing assortment that can best serve the community. These demographic trends are discussed below along with some insight into the effects of this demographic composition on the citizens and visitors of Marble Falls.

Since 1950, Marble Falls' population has accounted for almost 20% of Burnet County's total population while only accounting for about 10% of the County's land area.

The decennial census taken by the United State Census provides an official basis for understanding and comparison of the nation's geographic areas. The 2000 Census is the most recent decennial census available and referred to for much of the data this section of the Comprehensive Plan. It is anticipated that the Marble Falls area's strong growth since year 2000 will be reflected in the upcoming decennial count taken next April 2010, making comparisons to State and national figures even more important. For the Comprehensive Plan, the 2000 Census figures will serve as a basis in understanding Marble Falls' demographic profile; however, in the next several years these figures should be revisited to appreciate the growth and development of the city.

Population – Historic

Looking at the historic population trends of a city provides insight into the potential growth patterns of the city. **Table 4.1: Historic Population of Marble Falls and Burnet County** provides a look at Marble Falls' population trends over the past 120 years.

It is helpful to look at the growth of Marble Falls with respect to the growth of Burnet County. This provides a means of determining how fast or slow the city was growing in comparison to the other cities within the county. Since 1950, Marble Falls has accounted for a significant amount of the county's overall population (almost 20 percent on average) while Marble Falls' land area accounts for just ten percent of the county's overall area. Between 1900 and 1960, there was barely any growth in Burnet County.

Table 4.1
Historic Population of Marble Falls and Burnet County

Year	Marble Falls Population	Actual Population Change	Annual Average Percentage Population Change	Burnet County Population	Actual Population Change	Annual Average Percentage Population Change	Marble Falls Percentage Share of Burnet County Population
1850				-			
1860				2,487			
1870				3,688	1,201	4.8%	
1880				6,855	3,167	8.6%	
1890	500			10,747	3,892	5.7%	4.7%
1900	950	450	9.0%	10,528	(219)	-0.2%	9.0%
1910	1,050	100	1.1%	10,755	227	0.2%	9.8%
1920	639	(411)	-3.9%	9,499	(1,256)	-1.2%	6.7%
1930	865	226	3.5%	10,355	856	0.9%	8.4%
1940	1,021	156	1.8%	10,771	416	0.4%	9.5%
1950	2,044	1,023	10.0%	10,356	(415)	-0.4%	19.7%
1960	2,161	117	0.6%	9,265	(1,091)	-1.1%	23.3%
1970	2,209	48	0.2%	11,420	2,155	2.3%	19.3%
1980	3,252	1,043	4.7%	17,803	6,383	5.6%	18.3%
1990	4,007	755	2.3%	22,677	4,874	2.7%	17.7%
2000	4,959	952	2.4%	34,147	11,470	5.1%	14.5%
2006	6,668	1,709	5.7%	42,339	8,192	4.0%	15.7%

Source: Year 1890 – An approximate population figure using the average found on The Handbook of Texas Online for Marble Falls; Years 1900 and 1910 - Information provided by the Marble Falls Public Library accessing the Digital Sanborn Maps via the Texshare Databases; Years 1920 to 2000 - Census Bureau decennial census; Year 2006 – Census Bureau annual population estimates for incorporated places and counties.

Marble Falls experienced a significant growth spurt between 1940 and 1950. During this ten year period the city's population climbed on average ten percent per year, and since then has had a very gradual increase in population. Between 1960 and 2000 the city's population fluctuated with growth ranging from just over zero percent to under five percent per year. In the six years between 2000 and 2006, the population increased by over 1,700 people, an annual average increase of 5.7%.

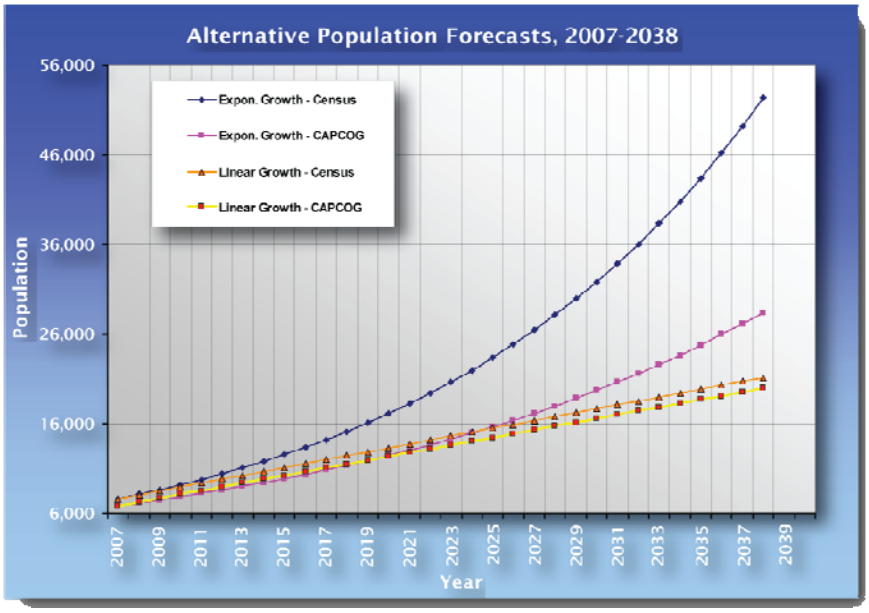
Population Projections

Projecting population is an important part of the Comprehensive Planning process. Planning for the future requires an understanding of the size of population that we are planning for. Land uses, infrastructure, amenities,

housing and a variety of other things need to be planned for based on a projected population.

There are a number of methods for calculating projected populations. This includes linear extrapolations (plotting historic population and projecting a straight line average to determine future growth), and exponential growth, which plots exponentially increasing growth determined by the historic growth patterns of the city. The Capital Area Council of Governments (CAPCOG) has developed forecast data for Marble Falls using 2006 Census data and the CAPCOG 2006 estimates to derive both linear and exponential population projections for Marble Falls. The following figure, **Figure 4.1: Alternative Population Forecasts: Marble Falls**, illustrates these findings.

Figure 4.1
Alternative Population Forecasts: Marble Falls



Source: Capital Area Council of Governments.

Tables 4.2 – 4.5: Marble Falls Population Projections, Census versus CAPCOG Forecasts show the population projections for Marble Falls based on the Census data and the CAPCOG data for exponential and linear growth. The tables provide projections to year 2038. Based on the table, the exponential growth method using Census data provided the highest projected population of 52,314 for year 2038. The lowest projected population was determined through the linear growth method using CAPCOG data (19,962)

In looking at the graph, it is obvious that the exponential growth model using Census data yields the highest and probably the most erroneous results of the four data sets. The other two methods, exponential and

linear using CAPCOG and Census data, yield similar results. Also, the data of these three remaining extrapolations tends to converge to an almost common projection around year 2024, at an approximate population of 14,000-15,000 people.

Given that Marble Falls, based on existing trends, may not experience tremendously rapid growth, a safe 2038 projection can be determined somewhere between the exponential and linear projections of approximately 23,000 people.

Tables 4.2 - 4.5
Marble Falls Population Projections
Census Versus CAPCOG Forecasts

Table 4.2

Linear Growth Forecast-- Census
Assumes a linear growth pattern based on Census population estimates (an annual increment of 437 people)

Year	Population
2005	6,749
2006	7,186
2007	7,623
2008	8,060
2009	8,497
2010	8,934
2011	9,371
2012	9,808
2013	10,245
2014	10,682
2015	11,119
2016	11,556
2017	11,993
2018	12,430
2019	12,867
2020	13,304
2021	13,741
2022	14,178
2023	14,615
2024	15,052
2025	15,489
2026	15,926
2027	16,363
2028	16,800
2029	17,237
2030	17,674
2031	18,111
2032	18,548
2033	18,985
2034	19,422
2035	19,859
2036	20,296
2037	20,733
2038	21,170

Table 4.3

Linear Growth Forecast-- CAPCOG
Assumes a linear growth pattern based on CAPCOG 2007 population estimates (an annual increment of 423 people).

Year	Population
2007	6,849
2008	7,272
2009	7,695
2010	8,118
2011	8,541
2012	8,964
2013	9,387
2014	9,810
2015	10,233
2016	10,656
2017	11,079
2018	11,502
2019	11,925
2020	12,348
2021	12,771
2022	13,194
2023	13,617
2024	14,040
2025	14,463
2026	14,886
2027	15,309
2028	15,732
2029	16,155
2030	16,578
2031	17,001
2032	17,424
2033	17,847
2034	18,270
2035	18,693
2036	19,116
2037	19,539
2038	19,962

Table 4.4

Exponential Growth Forecast-- Census Assumes an annual growth rate of 6.4%, which is the annual growth rate from 2000-2006 based on the US Census estimate	
Year	Population
2006	7,186
2007	7,646
2008	8,135
2009	8,656
2010	9,210
2011	9,799
2012	10,426
2013	11,094
2014	11,804
2015	12,559
2016	13,363
2017	14,218
2018	15,128
2019	16,096
2020	17,127
2021	18,223
2022	19,389
2023	20,630
2024	21,950
2025	23,355
2026	24,850
2027	26,440
2028	28,132
2029	29,933
2030	31,848
2031	33,887
2032	36,055
2033	38,363
2034	40,818
2035	43,430
2036	46,210
2037	49,167
2038	52,314

Table 4.5

Exponential Growth Forecast-- CAPCOG Assumes an annual growth rate of 4.7%, which is the annual growth rate from 2000-2007 based on CAPCOG's projection	
Year	Population
2006	
2007	6,849
2008	7,171
2009	7,508
2010	7,861
2011	8,230
2012	8,617
2013	9,022
2014	9,446
2015	9,890
2016	10,355
2017	10,842
2018	11,351
2019	11,885
2020	12,443
2021	13,028
2022	13,640
2023	14,282
2024	14,953
2025	15,656
2026	16,391
2027	17,162
2028	17,968
2029	18,813
2030	19,697
2031	20,623
2032	21,592
2033	22,607
2034	23,669
2035	24,782
2036	25,947
2037	27,166
2038	28,443

Age Distribution

Different age groups have very different requirements and needs. A younger population may require more active recreational facilities, whereas an older population may require a different set of facilities. The following table shows the age distribution of Marble Falls, both from the 1990 and the 2000 Census. The data shows that in both the 1990 and 2000 Census data, it is obvious that the age cohort with the largest population is the 10-14 age group. Although it may appear from the table that the 25-34 age group in the 1990 data and the 35-44 age groups in the 2000 data are the largest age cohorts, these are actually ten year age cohorts versus five year cohorts. In fact the greatest population within Marble Falls is the youth, aged nineteen and under. The next largest group is the 65 to 74 year age group, both in the 1990 and the 2000 data. Similar trends can be seen in Burnet County as well, with residents in their early years and older age groups representing the majority of their residents. This is an important finding in planning for the future particularly with respect to Parks, Recreation and Open Space planning.

Table 4.6
Age Distribution Marble Falls

	City of Marble Falls		City of Marble Falls	
Age	1990 Population	Percent of Total	2000 Population	Percent of Total
0-4	296	7.4%	386	7.8%
5-9	328	8.2%	378	7.6%
10-14	330	8.2%	427	8.6%
15-19	302	7.5%	375	7.6%
20-24	227	5.7%	296	6.0%
25-34	573	14.3%	577	11.6%
35-44	517	12.9%	705	14.2%
45-54	369	9.2%	577	11.6%
55-59	160	4.0%	223	4.5%
60-64	172	4.3%	211	4.3%
65-74	341	8.5%	385	7.8%
75-84	294	7.3%	260	5.2%
85+	98	2.4%	159	3.2%
Total	4,007	100%	4,959	100%

Source: Census Bureau

Ethnicity / Race

As the world seems to get smaller, people are far more mobile than they used to be. Observing trends with regard to race and ethnicity within a community becomes increasingly important as we plan for the future. Each ethnic community will have certain quality of life desires that may be specific to that community alone. For example, Latino populations may be more interested in soccer than would other ethnic groups. For Asian and South Asian communities, passive parks with open spaces, seating areas, or opportunities for walking become important.

Therefore observing trends in Marble Falls will help planners make sound decisions regarding the types of land uses required or desired in the community. The following table, **Table 4.7: Marble Falls Race and Ethnicity – 2000 & 1990** illustrates the changes in ethnic composition from 1990 to 2000.

Table 4.7
Marble Falls Race and Ethnicity – 2000 & 1990
(Absolute and Percentage Data)

	2000 Population	1990 Population	2000 Population Percentage	1990 Population Percentage
Total Population-Percentage	4,959	4,007	100.0%	100.0%
One race	4,860	NA	98.0%	NA
White	4,255	3,364	85.8%	84.0%
Black or African American	123	117	2.5%	2.9%
American Indian or Alaskan Native	20	14	0.4%	0.3%
Asian	21	11	0.4%	0.3%
Other race	NA	501	NA	12.5%
Two or more races	99	NA	2.0%	NA
Hispanic or Latino	1,118	725	22.5%	18.1%

Source: Census 1990 & 2000 Summary File 1 (SF1); DP-1. Profile of General Demographic Characteristics: 1990 & 2000

The above data shows that Marble Falls' racial composition has been fairly constant over the 1990 to 2000 period. The majority of the City's population is white. The African American population makes up 2.9 and 2.5 percent of the population in 1990 and 2000 respectively. The Hispanic population in Marble Falls has increased. In 1990, it represented 18.1 percent of the population, and grew to represent 22.5 percent of the 2000 population. American Indian, Alaskan Native, and Asian populations, however, have been very small in Marble Falls, less than 0.5 percent of the population.

Comparing Marble Falls to neighboring cities in addition to the State provides an indication as to how the community fares in ethnic composition and if it follows the same trends seen throughout the state and the country. The following table, Table 4.8, shows Marble Falls' ethnic composition in comparison to Austin-San Marcos MSA, Texas, and the United States.

Table 4.8
Marble Falls Race and Ethnicity – 2000 (Comparative Study)

	Marble Falls 2000 Population	Austin-San Marcos MSA 2000 Population	Texas 2000 Population	United States 2000 Population	Marble Falls 2000 Population Percentage	Austin-San Marcos MSA 2000 Population Percentage	Texas 2000 Population Percentage	United States 2000 Population Percentage
Total Population-Percentage	4,959	1,249,763	20,851,820	281,421,906	100.0%	100.0%	100.0%	100.0%
One race	4,860	1,216,771	20,337,187	274,595,678	98.0%	97.4%	97.5%	97.6%
White	4,255	905,970	14,799,505	211,460,626	85.8%	72.5%	71.0%	75.1%
Black or African American	123	99,432	2,404,566	34,658,190	2.5%	8.0%	11.5%	12.3%
American Indian or Alaskan Native	20	7,092	118,362	2,475,956	0.4%	0.6%	0.6%	0.9%
Asian	21	44,029	562,319	10,242,998	0.4%	3.5%	2.7%	3.6%
Two or more races	99	32,992	514,633	6,826,228	2.0%	2.6%	2.5%	2.4%
Hispanic or Latino	1,118	327,760	6,669,666	35,305,818	22.5%	26.2%	32.0%	12.5%

Source: Census 2000 Summary File 1 (SF1); DP-1. Profile of General Demographic Characteristics: 2000

The above table illustrates that although Marble Falls does show some ethnic diversity it is still not as diverse as compared to the Austin metropolitan area, State, or the US. Overall trends across the US show that Hispanic and Asian populations seem to be increasing. In Marble Falls, the African American population represents 2.5 percent of the total population (2000), compared to 8 percent in the Austin/San Marcos MSA, 11.5 percent for Texas, and 12.3 percent for the US. While in Marble Falls, the Asian population represents less than 0.5 percent of the population, it is 3.5, 2.7 and 3.6 percent in Austin/San Marcos MSA, Texas, and the US. This trend seems to be occurring in many of the cities across the country, and as Marble Falls continues to grow and become a

stronger commercial and employment center for the region, this increase in percent of Asian population in may be seen in Marble Falls as well.

Income

Income levels are another demographic that help in planning for the future. Housing type, employment, and types of retail that will locate in Marble Falls are determined by the income level of the community. **Table 4.9: 1999 Household Income – Marble Falls and Burnet County** demonstrates that income levels in the area vary considerably. The largest proportion of residents in Marble Falls (19.7%) has an income of between $15,000 and $25,000 per year. The second largest cohort is between $35,000 and $50,000 per year. In Burnet County, the largest income cohort is between $50,000 and $75,000 at 18.7%, a significant difference from Marble Falls' largest cohort.

Table 4.9
1999 Household Income – Marble Falls and Burnet County

Income in 1999, Households	City of Marble Falls		Burnet County	
Less than $10,000	257	13.5%	1,130	8.6%
$10,000 to $14,999	174	9.1%	994	7.6%
$15,000 to $24,999	375	19.7%	2,026	15.4%
$25,000 to $34,999	257	13.5%	2,025	15.4%
$35,000 to $49,999	320	16.8%	2,277	17.3%
$50,000 to $74,999	283	14.9%	2,456	18.7%
$75,000 to $99,999	118	6.2%	1,138	8.7%
$100,000 to $149,999	85	4.5%	718	5.5%
$150,000 to $199,999	21	1.1%	233	1.8%
$200,000 or more	14	0.7%	153	1.2%
Total households	1,904	100.0%	13,150	100.0%

Source: Census Bureau

Educational Attainment

Educational attainment measures the highest level of education that residents of Marble Falls have achieved. Again, education level is a demographic that retailers, employers, and the housing market look into as it can determine the types of amenities that should be available to the population. It also can help determine purchasing habits and patterns. Additionally, higher level educational institutions will consider educational attainment when determining where they should locate. A population that already has a high level of educational attainment is more likely to encourage similar behaviors in younger generations as well.

The following table, **Table 4.10: Educational Attainment – Marble Falls' Educational Attainment (Comparative Study)**, illustrates the educational attainment in Marble Falls as compared to Burnet County,

Austin/San Marcos MSA, the State, and the Nation. Marble Falls compares quite well with Burnet County in all levels of education. When comparing to Austin/San Marcos MSA, there is a higher percentage of residents with a Bachelor's degree or Graduate degree in the MSA than Marble Falls or Burnet County. While Marble Falls and Burnet County have 22 to 23 percent of the population over 25 years of age without a high school diploma, the MSA has just over 15 percent. Additionally, the percentage of residents with a high school diploma or higher is 77-78 percent for Marble Falls and Burnet County, it is over 84 percent in the MSA. And finally, nearly 37 percents of the MSA has a bachelor's degree or higher, whereas between 15-18 percent do in Marble Falls and Burnet County. In fact, the MSA appears more educated than the State and the Nation, whose numbers are closer to those of Marble Falls and Burnet County. Marble Falls does, however, have the lowest percentage of persons with a bachelor's degree or higher in comparison to all four areas. Over time, as the community grows in both population and as a commercial and employment center, these numbers may increase.

Table 4.10
Marble Falls' Educational Attainment (Comparative Study)

	City of Marble Falls		Burnet County		Austin-San Marcos MSA		State of Texas		United States	
Population 25 years and over	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 9th grade	264	8.5%	1,712	7.3%	55,048	7.2%	1,465,420	11.5%	13,755,477	7.5%
9th to 12th grade, no diploma	451	14.4%	3,490	14.9%	61,753	8.0%	1,649,141	12.9%	21,960,148	12.1%
High school graduate (includes equivalency)	1,063	34.0%	7,607	32.5%	152,632	19.9%	3,176,743	24.8%	52,168,981	28.6%
Some college, no degree	723	23.2%	5,461	23.3%	175,118	22.8%	2,858,802	22.4%	38,351,595	21.0%
Associate degree	136	4.4%	1,084	4.6%	41,774	5.4%	668,494	5.2%	11,512,833	6.3%
Bachelor's degree	332	10.6%	2,753	11.7%	186,353	24.3%	1,996,250	15.6%	28,317,792	15.5%
Graduate or professional degree	153	4.9%	1,329	5.7%	95,469	12.4%	976,043	7.6%	16,144,813	8.9%
Total	3,122	100%	23,436	100%	768,147	100%	12,790,893	100%	182,211,639	100%
Percent with no high school diploma		22.9%		22.2%		15.2%		24.3%		19.6%
Percent high school graduate or higher		77.1%		77.8%		84.8%		75.7%		80.4%
Percent bachelor's degree or higher		15.5%		17.4%		36.7%		23.2%		24.4%

Source: Census Bureau.

Employment

Employment is another demographic that helps tell the story about a community. Occupation type is closely related to level of educational attainment, and the types of jobs available within a community or in proximity to a community are again related to the available workforce for those types of jobs. Occupational and industry statistics will be closely related to the major employers in an area.

Table 4.11: Occupational Statistics and **Table 4.12: Industry Statistics** show the breakdown of the population in the various categories for Marble Falls. A listing of major employers in Marble Falls (**Table 4.13: Major Employers**) identifies where the majority of Marble Falls' residents work. The majority of Marble Falls' residents work in management or professional roles; fields of education, health, and social sciences seem to be the most prevalent. Overall, the majority of Marble Falls' residents work in education, health and social services, retail, arts and

entertainment, recreation, accommodation and food services, and construction.

With the number of large retail stores in the city, such as Wal-Mart and Home Depot, Marble Falls has positioned itself to be a regional retail center for many of the neighboring communities. Additionally, as the community starts to build on its assets, such as Lake Marble Falls and its many natural, historical and cultural resources, it will become the destination of choice for local communities, and establish itself as the commercial and employment center for the region.

Table 4.11
Occupational Statistics

	City of Marble Falls	
Management, professional, and related occupations	610	26.9%
Service occupations	528	23.3%
Sales and office occupations	561	24.7%
Farming, fishing, and forestry occupations	4	0.2%
Construction, extraction, and maintenance occupations	300	13.2%
Production, transportation, and material moving occupations	266	11.7%
Employed civilian population 16 years and over	2,269	100.0%

Source: Census Bureau.

Table 4.12
Industry Statistics

	City of Marble Falls	
Agriculture, forestry, fishing and hunting, and mining	35	1.5%
Construction	275	12.1%
Manufacturing	210	9.3%
Wholesale trade	53	2.3%
Retail trade	293	12.9%
Transportation and warehousing, and utilities	142	6.3%
Information	30	1.3%
Finance, insurance, real estate, and rental and leasing	162	7.1%
Professional, scientific, management, administrative, and waste management services	172	7.6%
Educational, health and social services	411	18.1%
Arts, entertainment, recreation, accommodation and food services	284	12.5%
Other services (except public administration)	117	5.2%
Public administration	85	3.7%
Employed civilian population 16 years and over	2,269	100.0%

Source: Census Bureau.

Table 4.13
Major Employers

Employer	Product or Service	Employees
Marble Falls ISD	Education	625
Wal-Mart	Retail	390
H.E.B. Grocery	Retail	189
Home Depot	Retail	119
City of Marble Falls	Government	120
J.M. Huber Corp.	Mining	115
American Bank of Texas	Banking	100
Johnson-Sewell Ford Lincoln Mercury	Retail/Service	96
Cold Spring Granite	Mining	89

Source: Marble Falls Economic Development Corporation.

Housing

Of the 2,085 housing units recorded in Marble Falls, **Table 4.14: Occupied Housing Units** shows there was a balance of owner-occupied housing units to renter-occupied housing units in the City when compared to the State and national averages. This could be due to Marble Falls' employed civilian population 16 years and over as recorded by the Census. Compared to Texas and the United States, Marble Falls has a higher concentration of workers in Service Occupations and in Construction, Extraction, and Maintenance Occupations. In many cases, these occupations tend to be seasonal, temporary, or low-paying and not as conducive to home ownership. In addition, **Table 4.14** indicates that the average household size for Marble Falls of both owner-occupied and renter-occupied housing units tends to be just slightly below those for the nation, and well below the figures for Texas.

Table 4.14
Occupied Housing Units

	Marble Falls	Texas	United States
Total housing units (number)	2,085	8,157,575	115,904,641
Owner-occupied housing units (percent)	56.7%	63.8%	66.2%
Renter-occupied housing units (percent)	43.3%	36.2%	33.8%
Average household size of owner-occupied unit	2.62	2.87	2.69
Average household size of renter-occupied unit	2.35	2.53	2.40

Source: US Census, DP-1. Profile of General Demographic Characteristics: 2000, Data Set: Census 2000 Summary File 1 (SF 1) – 100-Percent Data

Marble Falls' housing inventory tends to be competitively priced and fairly new when compared to the State and national figures, based on the 2000 Census. Based on the 2000 Census database (SF 3, DP-4), Marble Falls' median value for specified owner-occupied units was $84,600, which is slightly above the $82,500 for the State, but considerably below the $119,600 for the nation. **Table 4.15: Structure Year Built**, provides the total number of housing units for Marble Falls, Texas, and the nation and a percentage breakdown for given periods of time. The median year built for Marble Falls housing inventory was 1979, based on the 2000 Census database (SF 3, QT-H4), compared with 1977 for the State and 1971 for the United States. Marble Falls' strong population growth since year 2000 should continue to bring a younger housing inventory compared to the State and nation.

Table 4.15
Structure Year Built

	Marble Falls	Texas	United States
Total housing units (number)	2,075*	8,157,575	115,904,641
1999 to March 2000	2.7%	3.5%	2.4%
1995 to 1998	11.7%	9.7%	7.3%
1990 to 1994	5.1%	7.5%	7.3%
1980 to 1989	29.1%	22.6%	15.8%
1970 to 1979	27.8%	21.5%	18.5%
1960 to 1969	10.9%	13.4%	13.7%
1950 to 1959	5.3%	11.0%	12.7%
1940 to 1949	4.1%	5.4%	7.3%
1939 or earlier	3.3%	5.4%	15.0%
Total	100.0%	100.0%	100.0%

Source: US Census, QT-H4. Physical Housing Characteristics – All Housing Units: 2000, Data Set: Census 2000 Summary File 3 (SF 3) – Sample Data

** Please note - The total number of housing units in Marble Falls is slightly different between Summary File 1 (SF 1) and Summary File 3 (SF 3).*

According to the 2000 Census, Marble Falls' structure types are slightly different compared to State and national figures. **Table 4.16: Units in Structure**, reflects these slight differences. Notable is the higher percentage of structures containing '2 units' and the lack of buildings of '20 or more units' in Marble Falls compared to the other two geographic regions. Marble Falls also has a higher percentage of 'Mobile home' units compared to Texas and the United States, according to the 2000 Census.

Table 4.16
Units in Structure

	Marble Falls	Texas	United States
Total housing units (number)	2,075*	8,157,575	115,904,641
1-unit, detached	57.2%	63.4%	60.3%
1-unit, attached	3.7%	3.1%	5.6%
2 units	9.1%	2.1%	4.3%
3 or 4 units	6.4%	3.3%	4.7%
5 to 9 units	5.6%	4.4%	4.7%
10 to 19 units	2.7%	4.3%	4.0%
20 or more units	1.6%	10.0%	8.6%
Mobile home	13.4%	9.0%	7.6%
Boat, RV, van, etc.	0.3%	0.4%	0.2%

Source: US Census, DP-4. Profile of Selected Housing Characteristics: 2000, Data Set: Census 2000 Summary File 3 (SF 3) – Sample Data

** Please note - The total number of housing units in Marble Falls is slightly different between Summary File 1 (SF 1) and Summary File 3 (SF 3).*

Housing is considered substandard if it does not provide safe and adequate shelter and endangers the health, safety, and well being of occupants. Housing is considered inadequate if it has moderate to severe problems in heating, plumbing, electrical system, upkeep, and hallways. According to one indicator in the 2000 Census database (SF 3, QT-H4), of the total housing units in Marble Falls only 0.6% lacked complete plumbing facilities. While this is a matter of concern, this figure for Marble Falls was favorable when compared to the 1.2% and the 1.3% for the nation and State, respectively. Housing problems can also be attributed to overcrowding, cost burdens, and homelessness. For Marble Falls, sub-standard housing in the community needs to be identified. Residents occupying sub-standard housing units need to be relocated to suitable housing and the sub-standard structures need to be brought up to acceptable standards or removed.

Chapter 5 – Preferred Growth Scenario

Preferred Growth Scenario

The preferred growth scenario is a graphic representation of what the planning area will look like when the entire area has developed. To determine the preferred growth scenario, a series of analyses occurred, building on the information obtained from the prior step. This chapter details the process and data used to create the Preferred Growth Scenario.

Character Map

The first task consisted of a detailed analysis of existing conditions that resulted in the creation of **Figure 5.1: Character Map** on the following page. Data for this map came from community workshops, stakeholder interviews, Steering Committee meetings, and the community survey. The map depicts both physical and abstract aspects of the City, including existing development patterns, areas of town that contribute to the community character, and areas of potential growth. The Character Map provides insight into how citizens view their community and indicates both positive and negative elements of the City.

Several areas are indicated on the map with colored shapes. These areas represent major activity centers and include the downtown, substantial residential developments, the future hospital development, existing industrial areas, and some locations of conflicting land uses. All of these areas, both positive and negative, contribute to community character.

A significant portion of the community character in Marble Falls is attributed to the City's location within the physical landscape. The two main "view corridors" that have been identified include the views into the City when traveling along US Highway 281 from the north and the south.

Lake Marble Falls comprises the physical and conceptual heart of the community. The central location provides numerous opportunities for connections between the north and the south of the City. As the City continues to grow and develop south of the lake, the lake will provide the important connection between the historic City center and the emerging communities to the south.

The arrows on the map represent development energies that will guide future development. The series of pink arrows indicate the need for greater connectivity between them, while the yellow arrows illustrate emerging development.

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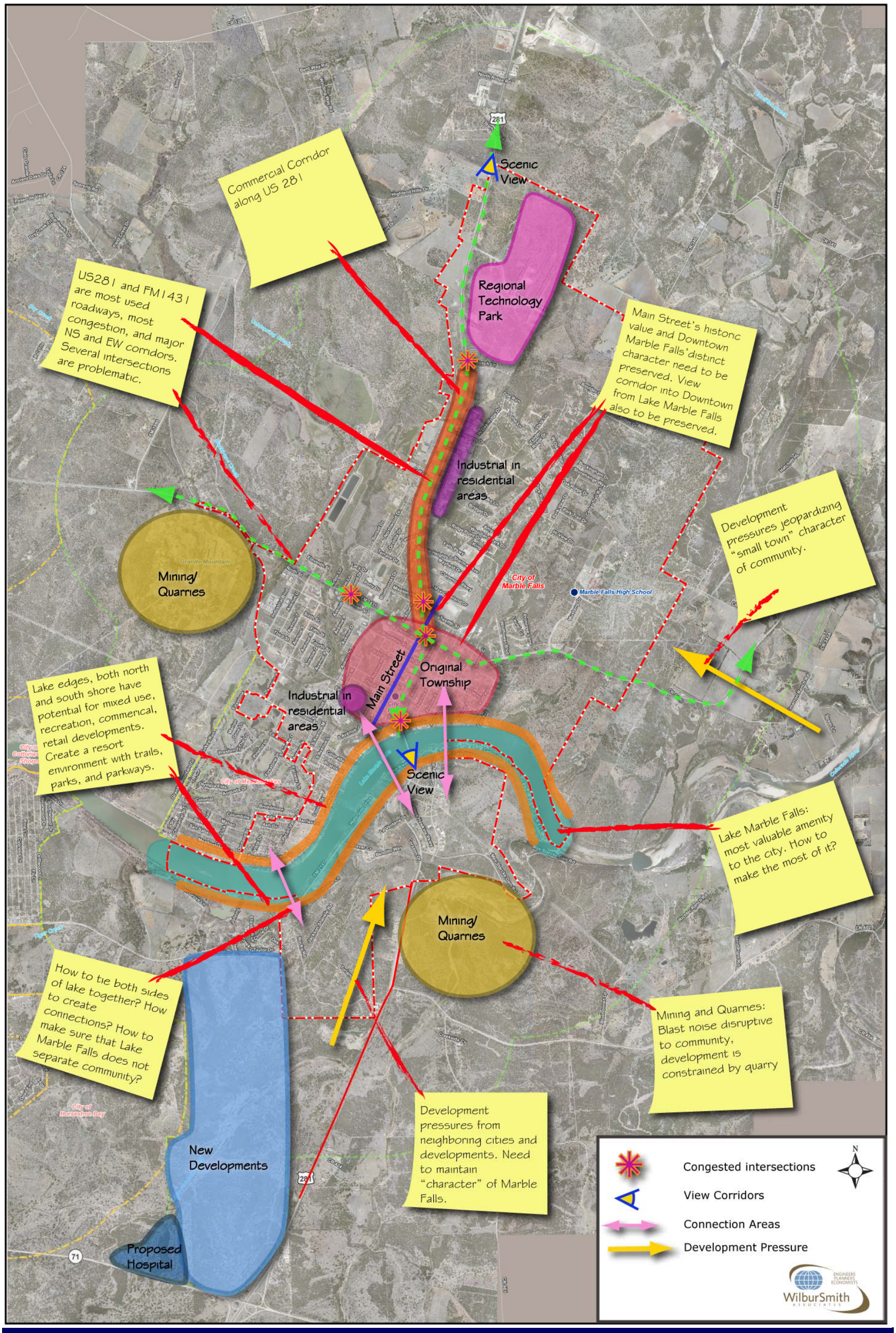

Figure 5.1
Character Map

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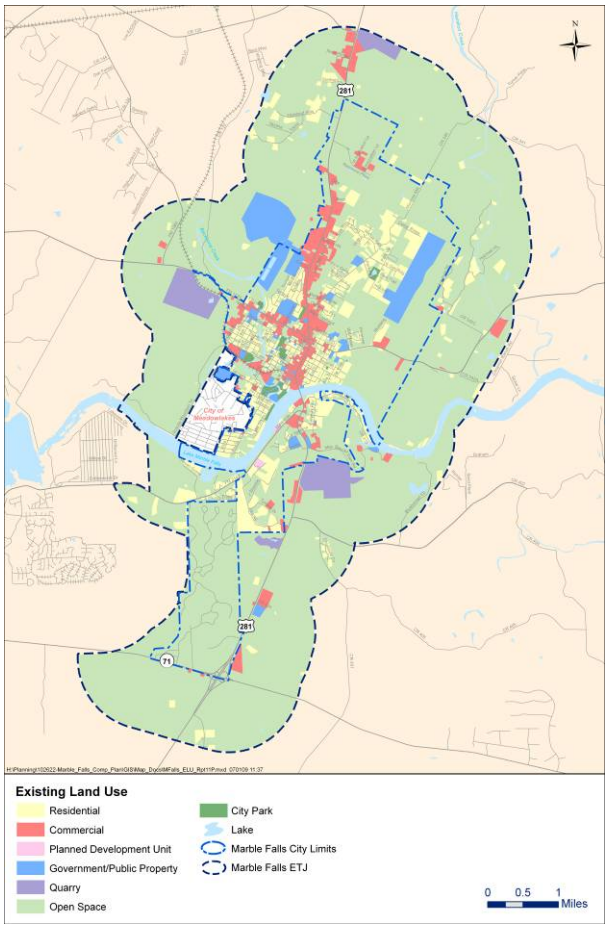
Figure 5.2
Existing Land Use Map



Existing Land Use

The following map, **Figure 5.2: Existing Land Use Map** (full size map in Chapter 6, Figure 6.1), shows the land uses in the City. This information was compiled through the City's existing land use map and verified using 2008 aerial photography and on-site confirmation when necessary. The City's current land use designations are Residential, Commercial, Planned Development, Government/Public Property, Quarry, and Open Space. These land use categories are broad; each encompasses several levels and densities of land uses. As the Plan develops, several other land use categories will be needed.

The Existing Land Use map illustrates several trends in the development of the City. The core commercial corridors are located along US 281 from Lake Marble Falls' north bank and portions of RM 1431, west of US 281. This general designation of commercial is misleading, as it encompasses regional commercial, neighborhood commercial, as well as industrial, office and retail uses.

The remainder of the developed portion of the City is shown as residential; although it is difficult to differentiate what type of residential uses are present. The residential land use category includes single-family and multi-family uses. Residential density cannot be determined from this map.

The two quarry sites are also identified along with the City's parks and educational facilities. A substantial portion of the planning area remains as open space. This area represents room for future growth.

The current land use map does not illustrate clear activity centers within the City, such as areas that share a common use/theme/energy. For example, an employment district would have a defined development pattern and set of land uses, as would an entertainment area. Greater specificity in land use categories will provide a clear picture of the City and make planning for future growth easier.

Growth Scenarios

With an understanding of current land uses, trends, opportunities and constraints, the next step was to develop preferred growth scenarios for Marble Falls. Community meetings, stakeholder interviews, Steering Committee meetings, and citizen opinions helped in gathering information for the development of the plan. Community members came forth with

suggestions on how and where development should occur, the types of development, and the connectivity that should be established.

A series of Community Meetings were held during the initial phases of the plan's development. The first Community Meeting involved a discussion of Land Use, Transportation, and Community Character. Citizens were asked to provide their comments on these three areas, but more importantly to focus on proposing possible solutions or improvements to any of the issues or concerns they raised.

The second Community Meeting focused on assessing the City's Corridors, Greenbelts/View sheds and Districts, as reported by the citizens. The group was divided into three groups; each group focused on a specific area. To help the groups identify these three areas, a set of location criteria, attributes, and implications of each type of scenario were presented to the groups. These are defined below:

Corridors:

Location Criteria

- Caters to automobile through access, visibility, and movement
- Convenient access along highway/freeway for developable land
- Depth of developable land along highway/freeway needs to be great

Attributes

- A well known development pattern found in most Texas cities and towns
- High visibility and access that appeals to commercial developers and retails
- An understood concept in the development community

Implications

- Traffic congestion at peak hours can be an issue in and near corridors
- Encourages highest density of land uses along corridors
- Potential to result in commercial strip development patterns that are harsh and unattractive

Districts:

Location Criteria

- Specialized services and resources that cater to the district's needs
- Development pattern is a collection of shared purposes
- Access and mobility needs can differ from one district to another

Attributes

- District can help to define a larger area

- Some districts are easy for the market to comprehend and support
- Major land use helps to define a district
- Development patterns tend to be similar within each district
- Each district takes on a defining character that sets it apart from the whole

Implications

- The importance of access, visibility, and design can vary
- Transportation & infrastructure needs can vary from one district to another
- Reliance on a singular purpose can expose district to market risk

Greenbelts/View Sheds:

Location Criteria

- Natural and water features such as slopes, bluffs, floodplains, and lake edges supported by and linked with roadways, parkways, and trails
- Views of open space, vistas, and parks enhance adjacent property values
- Works for auto, pedestrian, and bicycle needs

Attributes

- Takes advantage of local natural features
- Residential & commercial development benefit from views and access
- A community form that complements and enhances its natural form

Implications

- City would absorb the cost associated with single–loaded roadways
- Design standards would need to be established for adjacent development
- Existing thoroughfare plan would need to be modified
- Roads and utilities would be developed with a respect for natural features

The results from the community meeting are below, and are depicted in map form following this discussion.

Corridors

The three group scenarios for Corridors are depicted in **Figures 5.3 – 5.5**. The Corridor group focused on areas that it perceived to be the City's corridors, now and in the future. These were designated based on the land uses that are present along a major roadway, as well as areas that were proposed to be corridors in the future. Although very subjective, the groups did agree to certain areas of the City, particularly along the major highways, that could be considered as future corridors. These corridors include the following:

- A Regional Corridor along US 281 between the City's business park and industrial areas to the north and the City's downtown area.
- A Commercial Corridor along RM 1431, east of the downtown area to the City limits.
- A Historic Main Street Corridor along Main Street in the downtown area.
- A Bicycle/Pedestrian Corridor along Backbone Creek as it winds its way into the downtown area.
- A Regional Corridor along US 281 south of the lake. This corridor would be commercial, mixed use and higher density in nature, with no industrial uses. It would lend itself well to a village concept.
- An Entertainment Corridor along Lake Marble Falls' southern edge, across from the downtown area.

Districts

The three group scenarios for Districts are depicted in **Figures 5.6 – 5.8.** The District group identified areas within Marble Falls that could be called districts. These are areas where the land uses serve a particular common purpose or work together towards a common theme. Several district areas were identified and are listed below:

- A Commercial District along US 281 just north of the downtown area.
- A Residential District that connects the City's existing and established downtown neighborhoods.
- An Industrial District that ties into the existing industrial and business park uses in the northern segments of the City that will also include higher density residential uses.
- A Nature or Conservation District in the northwest part of the City.
- An Entertainment District along the Lake's edge by the bridge.
- An Entertainment District at the current location of the quarry in the southeast part of the planning area.
- An Employment District at the intersection of US 281 and SH 71 that would include light industrial, commercial, residential uses of varying densities, and mixed use.

Greenbelts/View Sheds

The three group scenarios for Greenbelts/View Sheds are depicted in **Figures 5.9 – 5.11.** The Greenbelts/View Sheds group identified areas to be preserved based on their natural features, scenic views that they create, and opportunities for ideal park and recreation spaces that exist naturally in the City. This group also identified trail opportunities that connect residential areas to schools, parks, and other gathering places, as well as a means of taking advantage of the many creekways and streams that create greenbelts in and around the City. The greenbelts and view sheds that were identified are listed below:

- A greenbelt along Backbone Creek as it winds through the City and downtown area.
- A number of greenbelt opportunities following the lake and larger expanses of floodplain land to be preserved as park space.
- A trail system that links the schools in the northeastern quadrant of the City to each other as well as to the residential areas surrounding, and back to US 281. East west connections to the highway would ideally be hard surface trails to accommodate bicyclists.
- A hard surface trail that winds from Backbone Creek through Marble Falls' downtown area and leads back to the lake, through neighborhoods and connecting to parks, creating a pedestrian experience.
- A boulevard median along US 281 with oak trees and a pedestrian trail that would help slow traffic along US 281 through the downtown area.
- A hard and soft surface trail that runs along the northeastern quadrant of the City, through the Business Park and industrial areas in the north, and ties back to the proposed Backbone Creek trail system.
- A water trail along Lake Marble Falls' northern edge. The water trail would include waterfront related trail activity such as boat launches and a canoe route.

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Figure 5.3 – Corridor Scenario 1

Figure 5.4 – Corridor Scenario 2

Figure 5.5 – Corridor Scenario 3

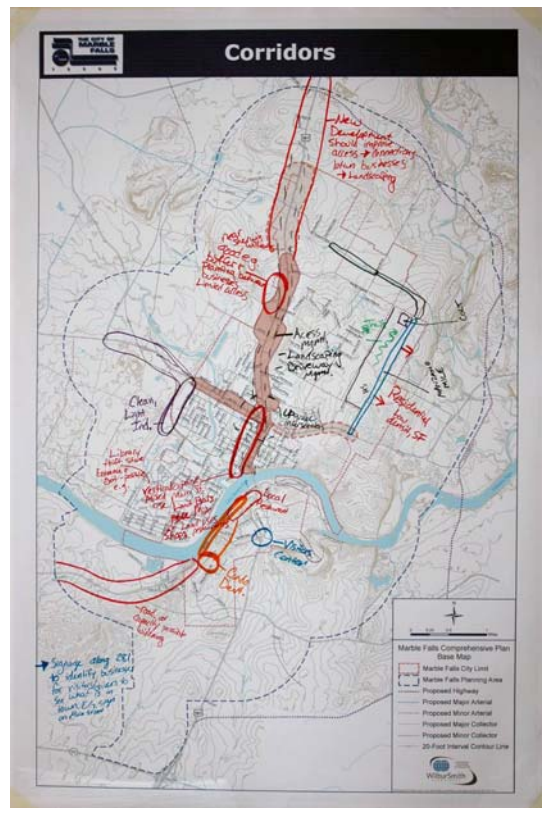

Figure 5.6 – District Scenario 1

Figure 5.7 – District Scenario 2

Figure 5.8 – District Scenario 3

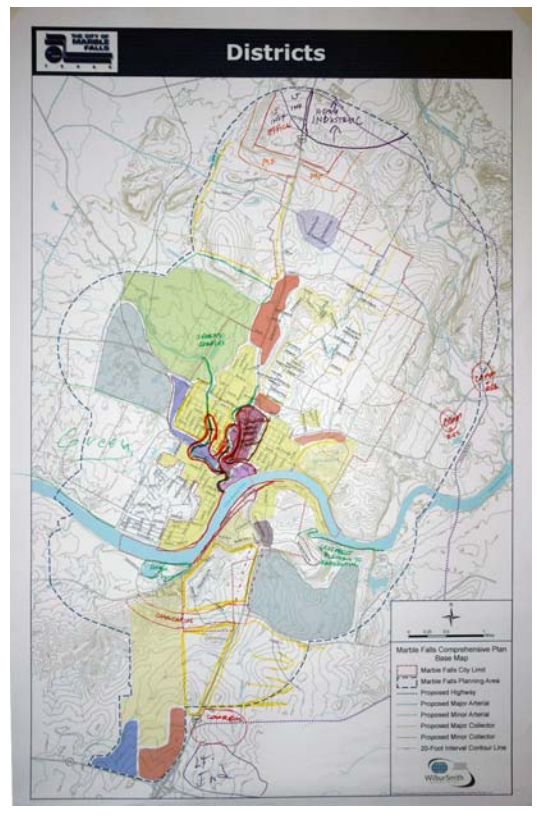

Figure 5.9 – Greenbelt/View Shed Scenario 1

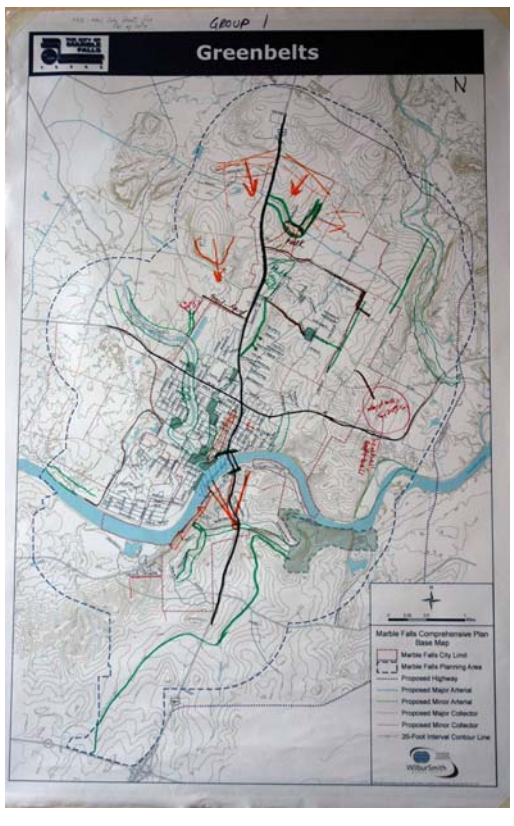

Figure 5.10 – Greenbelt/View Shed Scenario 2

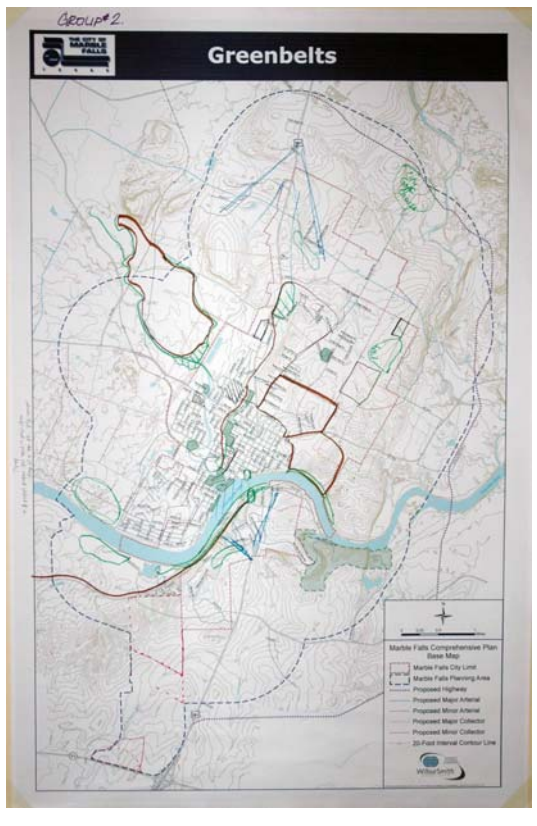

Figure 5.11 – Greenbelt/View Shed Scenario

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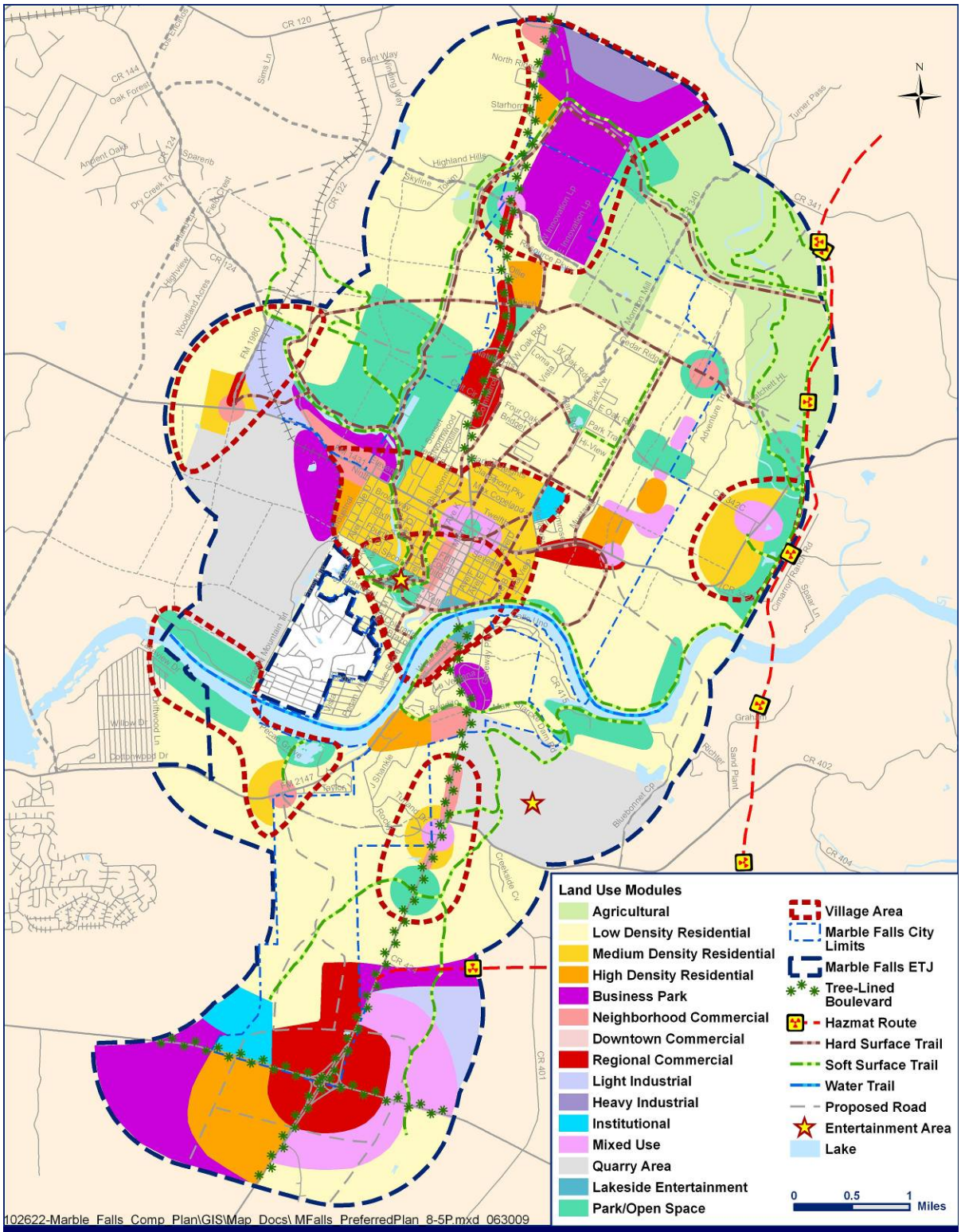
The Draft Preferred Plan

To develop the Draft Preferred Plan, the three scenarios were overlaid to illustrate a plan that combined aspects of all scenarios. In addition, City staff and Steering Committee comments helped to further define land uses and development patterns for the City. The initial draft Preferred Scenario was presented to the citizens of Marble Falls during the third community meeting for feedback. **Figure 5.12: Draft Preferred Plan** is the outcome based on citizens' comments during the community meeting.

The suggested land uses from the compiled scenarios along with insight into proposed developments and refinements from the Steering Committee have produced this plan. The Draft Preferred Plan includes land uses or "modules", trail locations and surface material, parks, main transportation routes and corridors, entertainment areas, and village locations.

A series of "villages" has emerged from the land use allocations. A village is a clustering of uses that effectively work together with a central theme; the land uses within each village support each other to create cohesive development. The village is a self-supported entity, yet it feeds and is fed by surrounding areas. These villages vary from intense industrial and business park developments, to downtown pedestrian environments and economic generator hubs. Villages generally occur at the intersection of major roadways, with a core use at the intersection that defines or creates the central theme for the village. Villages and modules will be discussed further in the Land Use chapter.



THE CITY OF MARBLE FALLS TEXAS

Figure 5.12
Draft Preferred Plan

Chapter 6 –Land Use

Land Use

This chapter addresses the current and future use of land in the City and its extraterritorial jurisdiction (ETJ). Through effective land use planning, the City can provide the framework for new development and redevelopment to ensure a vital and attractive community with a strong tax base, quality neighborhoods, appropriate and adequate community facilities, and efficient street and utility systems.

True comprehensive planning recognizes the relationship between land use, transportation, utilities, parks, community facilities, and capital improvements. Residences require access to these facilities and protection from incompatible uses. Different types of residential uses require different types of City services. Commercial and industrial uses should be convenient both for inter-city and intra-city traffic. Topographical constraints and land ownership status must also be considered as impacts that limit development opportunities.

This land use chapter has been developed in the following way:

- Key issues were identified,
- Current land uses are documented in **Figure 6.1: Existing Land Use Map**, and
- The process of developing the Future Land Use Plan is detailed and the final map is illustrated in **Figure 6.2: Future Land Use Plan Map.** The associated villages and land use modules are also described.

Key Issues

Through the public participation process, certain key issues were identified for the City of Marble Falls with respect to land use. Citizens expressed concern and provided suggestions on a wide range of issues in the City, both current and in planning for the future. Some of the most common issues are stated below:

- Need for connectivity: Many residents expressed the need for connections between neighborhoods, between neighborhoods and parks, schools, and other gathering places.
- Negative effect of industrial land uses: The history of Marble Falls has a close tie to industrial land uses; however, as the City has developed around these uses the negative impacts have become points of concern for many residents due to the amount of noise and disturbance they create. Whether these facilities relocate or close, the primary issue is concern about the land and how it might be reused in the future.

- Need for mixed use developments: Concerns about sustainability and the need to be thinking about more environmentally friendly land planning were raised. Mixed use options were discussed and would allow for a mix of residential with commercial and industrial uses.
- Sensitivity to natural surroundings: Residents expressed the need to ensure that new developments are sensitive to the natural landscape. Floodway areas and creekways should be used for parks and open spaces. Also the topography of the land should be considered when planning for the future.
- Protection of Lake Marble Falls: New developments, infill developments, and development regulations and policies should consider protection of the lake and the view sheds around the lake as a high priority.
- Need for variety of housing: Need to plan for alternatives to single-family homes that are affordable, desirable, and attractive.
- Older areas need revitalization and redevelopment: It has been difficult to attract private investment in older areas, so redevelopment, revitalization, and infill may require incentives or other strategies. Preservation of historic buildings is encouraged.
- Need for parks and open space preserving the valued natural character of the City.

Existing Land Use

As was described in Chapter 5 - Preferred Growth Scenario, the existing land use map presents a snapshot of how land currently is used in the City, not necessarily how it is zoned. To complete the mapping, the City's existing land use map was updated based on aerial photos, discussions with City staff and field verifications. **Figure 6.1: Existing Land Use** depicts the City's 2008 land uses. The following is a description of the land use categories on the existing land use map:

Land Use Categories

Residential Uses: Includes all of the following (all are grouped under the residential land use category).

- Single-Family Residences: One-family dwellings and related accessory buildings.
- Two-Family Residences: Duplex dwellings and related accessory buildings.
- Multiple Family Residences: Apartments, rooming houses and related accessory buildings.
- Manufactured Homes: A manufactured home located on a lot or parcel and used as a dwelling.

Government/Public Property: Schools, Churches, Cemeteries and Public Buildings.

- City Park: Public parks, outdoor recreation areas, golf courses, trails and natural preserves.

Commercial: Includes all commercial, retail, office and industrial uses, such as professional and administrative offices, retail stores,

shops and personal care establishments, warehouses, automobile repair and body shops, manufacturing, storage, light industry, processing, fabrication, assembly and repair.

PDD (Planned Development District): The regulatory process that allows a developer to meet overall community density and land use goals without being bound by existing zoning requirements for a development.

Quarry: Quarry lands.

Open Space: Vacant land having no apparent use or land used for agricultural purposes (ranching or farming).

Water: All water bodies including lakes, ponds, and streams, both natural and man-made.

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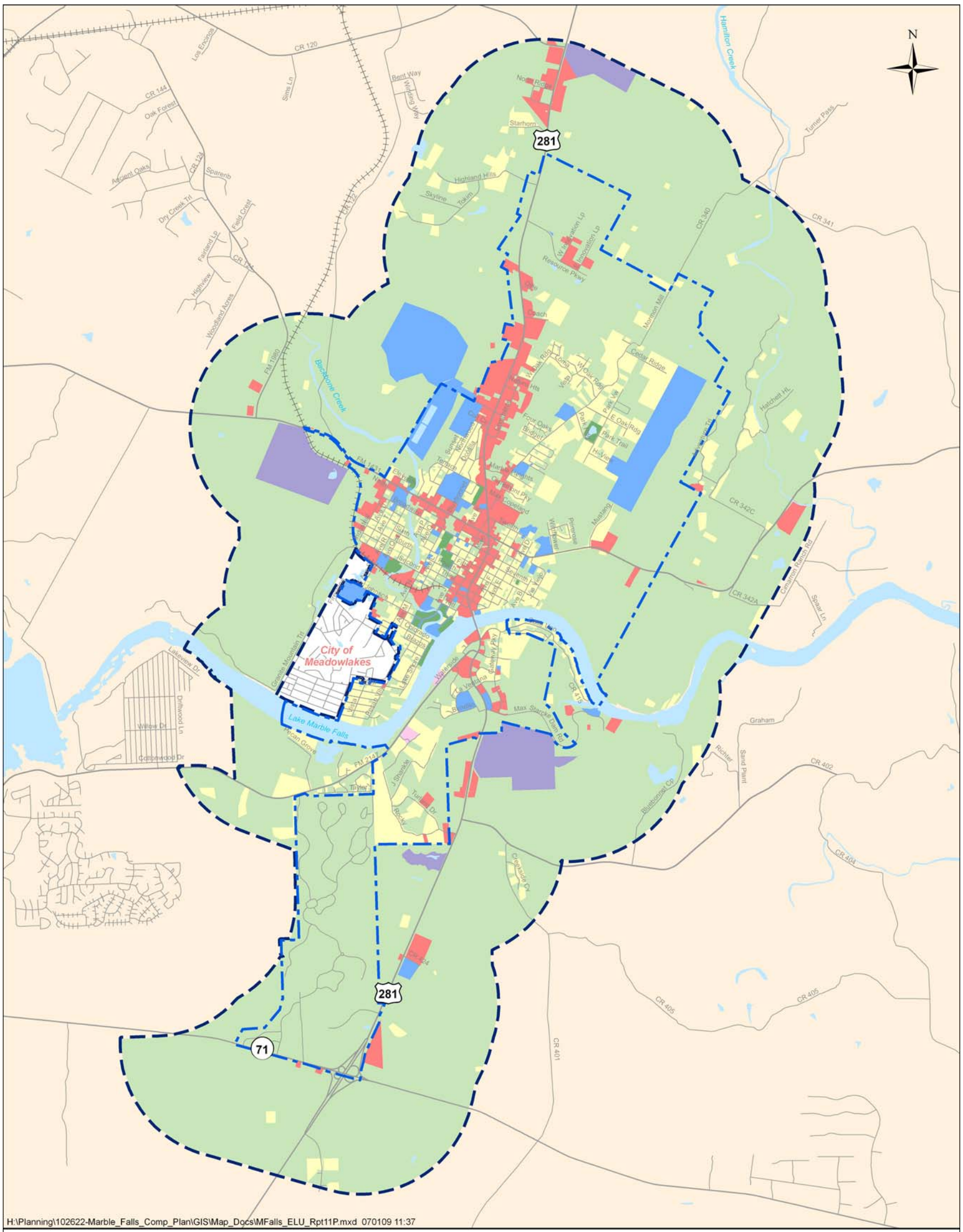

Existing Land Use

- Residential
- Commercial
- Planned Development Unit
- Government/Public Property
- Quarry
- Open Space
- City Park
- Lake
- Marble Falls City Limits
- Marble Falls ETJ

0 0.5 1 Miles

Figure 6.1
Existing Land Use

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As was discussed in the Preferred Growth Scenario chapter, the land uses in the Existing Land Use map are very general and do not accurately depict the land uses in the City. For example, all residential uses are grouped together including single-family, multi-family, townhome, duplex, and manufactured home, so residential densities are not apparent. The commercial land use category has the same problem. Industrial or manufacturing uses are included in the commercial land use category. A neighborhood store next to a residential community may not negatively impact the neighborhood, whereas industrial uses may.

The map shows the logical distribution of uses. Commercial uses are concentrated along the highways, major arterials, and rail lines throughout the City. Parks also occur in logical locations, following creeks and waterways, including the lake, and tucked into residential areas as neighborhood parks. Residential uses are located adjacent to commercial corridors throughout the City. Much of the City and the ETJ are undeveloped, labeled on the existing land use map as Open Space.

The breakdown of existing land uses is found in **Table 6.1: Existing Land Use Acreage** for Marble Falls' planning area, which includes all land within the City limits and the City of Marble Falls' ETJ. This table provides an understanding of how existing land uses support the current population and enables a comparison to national standards.

Table 6.1 – Existing Land Use Acreage

	Land uses in Marble Falls City Limits (acres)	Land uses in Marble Falls ETJ (acres)	Land uses in Marble Falls Planning Area (acres)	Land uses in Marble Falls City Limits (percentage)	Land uses in Marble Falls ETJ by (percentage)	Land uses in Marble Falls Planning Area by (percentage)
Commercial	711	214	925	9%	1%	4%
Open Space	4,973	13,588	18,561	61%	89%	79%
Government/Public Property	621	279	900	8%	2%	4%
PDD	14		14	0%		0%
Residential	1,519	527	2,046	18%	3%	9%
Water	360	171	531	4%	1%	2%
Quarry		536	536		4%	2%
TOTAL	8,198	15,315	23,513	100%	100%	100%

Source: City of Marble Falls

Draft Preferred Plan

As was discussed in the Preferred Growth Scenario chapter, the process of planning Marble Falls' future began with an understanding of the existing conditions, opportunities, constraints and trends in development that exist and helped shape the development patterns and densities of Marble Falls. A series of maps were prepared for three development scenarios illustrating districts, greenbelts and view sheds, and corridors in the City. Public input helped to create these maps. These maps provided insight into the perceptions of the community. Districts helped determine where the community perceived physical boundaries of a single land use or a clustering of land uses that worked together to create development theme. For example, the community identified several residential districts, and although these areas were not solely residential, the overall composition of the area was. Several other district types were identified, including commercial, industrial, institutional, and open space districts. The corridor groups identified several of the community's corridors. These corridors were often located along major highways or arterials, but not necessarily limited to major highways or arterials. A perceived common land use or theme was depicted through a corridor. The main attributes of each of these development scenarios have been described in the

Preferred Growth Scenario chapter. Single maps of each of the scenarios were prepared and finalized, and the three maps were combined to develop the Draft Preferred Plan. This plan underwent several iterations over the course of the Comprehensive Plan development, and the final agreed upon plan is what is depicted here.

Future Land Use Plan for Marble Falls

Through Steering Committee meetings and working with City staff, the future land use plan refines the consensus reached for the Draft Preferred Plan. The future land use plan takes the values of residents for future growth and development and conveys these desires into text, maps, and tables. Decision makers, City staff, investors, business owners, and residents should refer to the future land use plan for questions concerning desired land uses and for greater understanding of the community's desired form and character.

Future Land Use Plan

The future land use plan consists of a future land use plan map, future land use plan text, and future land use plan table. The future land use plan is focused on the planning area for Marble Falls that includes those areas inside the City limits and the City of Marble Falls' ETJ.

There are 14 future land use modules that make up the Marble Falls future land use plan and a mix of 22 land use categories. In addition, there are seven villages with clusters of land uses working together to create a local character or theme within the community. Modules are made up of usually one primary land use that determines the growth and development within the module's area plus several secondary land uses that support the primary land use. The future land use plan map shows the modules represented by different colors for a specific module type. There is text that defines the modules characteristics and text that defines the land use categories that make up the 14 modules. The future land use plan table summarizes the acreage for each module, breaks down the land uses within each module by the standard module percentage and gives the resulting acres for each land use.

The boundaries for the modules were determined using man-made and natural features, such as:

- Highways, roads, and alleys,
- Parcels and tracts,
- Existing land uses,
- Lakes, creeks, waterways, and
- Elevation contours and slopes

The above features were used in determining the modules' size along with planned infrastructure investments that support and serve local and regional needs. The future land use plan should be used in reference to the future thoroughfare plan, parks master plan, public facilities needs,

water/wastewater studies, and other plans and studies associated with growth, development, and future needs.

Utilizing the Plan

The Future Land Use Plan Map (**Figure 6.2: Future Land Use Plan Map**) and related tables provide a quick reference for the future growth and development of the community; however, the text component of the future land use plan provides further details to the land use categories, modules, and tables and the seven villages. This information includes general background, definitions, descriptions, location factors, opportunities, and limitations.

The future land use plan applies to the entire planning area – existing developed areas of Marble Falls and Greenfield lands. Greenfield lands are those areas that have remained rural or open space but have the potential for growth and development. Areas with existing development and those that have remained rural but with potential provide opportunities and limitations for the community's future growth and development.

Existing Development – Developed areas of Marble Falls have an existing physical environment along with zoning regulations that can protect or restrict local growth. Areas already developed come with existing infrastructure and roadway network that can be used immediately, but could have limitations for capacity. The Plan and goals should be referenced when addressing existing developed areas for the following:

Small area plans – More detailed study of a particular neighborhood, district, or corridor for possible adoption.

Redevelopment – Proposed projects to redevelop areas of the built community.

Infrastructure – Changes in land use and zoning requests, should trigger a review of the City's thoroughfare plan, water & wastewater master plan, and impact fee ordinance, and should be considered regarding the impact on the system. Negative impacts should not be approved and any changes should not create a continuing burden in service and cost to the community.

Public facilities – The City's public facilities along with the school districts tend to be based on the anticipated land uses. Changes to the existing land use could impact the services provided by these public facilities that could create inefficiencies in the level of service. Monitoring land use trends in developed areas should take into consideration the impact on public facilities.

Fiscal implications – The short-term and long-term implications to the local economy and fiscal well-being should be carefully considered. Economic modeling would address financial realities that would help guide decision making.

Compatibility of land uses – In the built environment, development patterns do not always match or transition between uses. Urban design considerations could be required to address non-compatibility of land uses.

Greenfield lands – Greenfield lands represent areas for new development and expansion of City services and facilities. While greenfield lands provide a clean slate to work, these areas also come with their own constraints concerning growth and development. The plan and the underlying goals should be referenced when addressing greenfield land areas for the following:

Desired balance of land uses – The land use mix within each module was developed based on community values and desires. The land use mix has been captured using a standard module percentage (referred to in the module tables as percentage) that allows for adjustments expressed through a flexibility factor. This balance of land uses is further refined when referencing the location criteria and the community form and character for each module. Any adjustments to the land use percentages and flexibility factors would require a request to the planning and zoning commission for consideration and approval and an amendment to the comprehensive plan by the City Council.

Compatibility of land uses – The land use composition within each module is expressed through standard module percentage and flexibility factors. Land use compatibility is further refined in relation to each module's location criteria and community form and character.

Timing of development – To ensure that community values are maintained regarding desired development patterns expressed through the modules, zoning for some residential development patterns should be monitored to avoid encroachment into 'yet-to-be-built' commercial development patterns needed to support surrounding neighborhood residents. Referencing the module's community form and location criteria could alleviate the need for delays.

Public facilities and services – Public facilities and services are mostly based on existing and planned land uses. As rural land gives way to new development, the City and school district should monitor the needs in providing facilities and services to new businesses and residents.

Infrastructure requirements – The need for expanding infrastructure to outlying areas will require the monitoring of land use trends in anticipation of new developments. The cost for providing infrastructure, methods to finance the expanded system, and careful monitoring of capacity needs to be addressed.

Community form – While each module's land use and location criteria provide guidelines for the relationship of land uses, the community form addresses how the module's built environment and natural environment should work in harmony.

Location criteria – Within each module are location criteria to guide development patterns in relation to a roadway network, neighboring land uses, and public facilities.

Movement and connectivity – Each module needs to provide a balance for auto-oriented and pedestrian-oriented needs. Modules containing land uses with higher densities tend to emphasize a pedestrian-oriented pattern of movement and linkages, while those modules having land uses with lower densities or a regional characteristic would lean to an auto-oriented pattern of movements.

Villages

By combining the three scenarios described in the Preferred Growth Scenarios chapter, several "villages" throughout the City emerge. These villages represent clustering of land uses working together to form a development with a similar theme. These developments have varying components of residential and commercial concentrations and open space. The village names are listed below. Descriptions of each of the villages and their characteristics are presented in the following pages.

1. North End Village
2. Granite Mountain Village
3. Central Village
4. East Bend Village
5. West Bend Village
6. Capstone Village
7. Flatrock Village

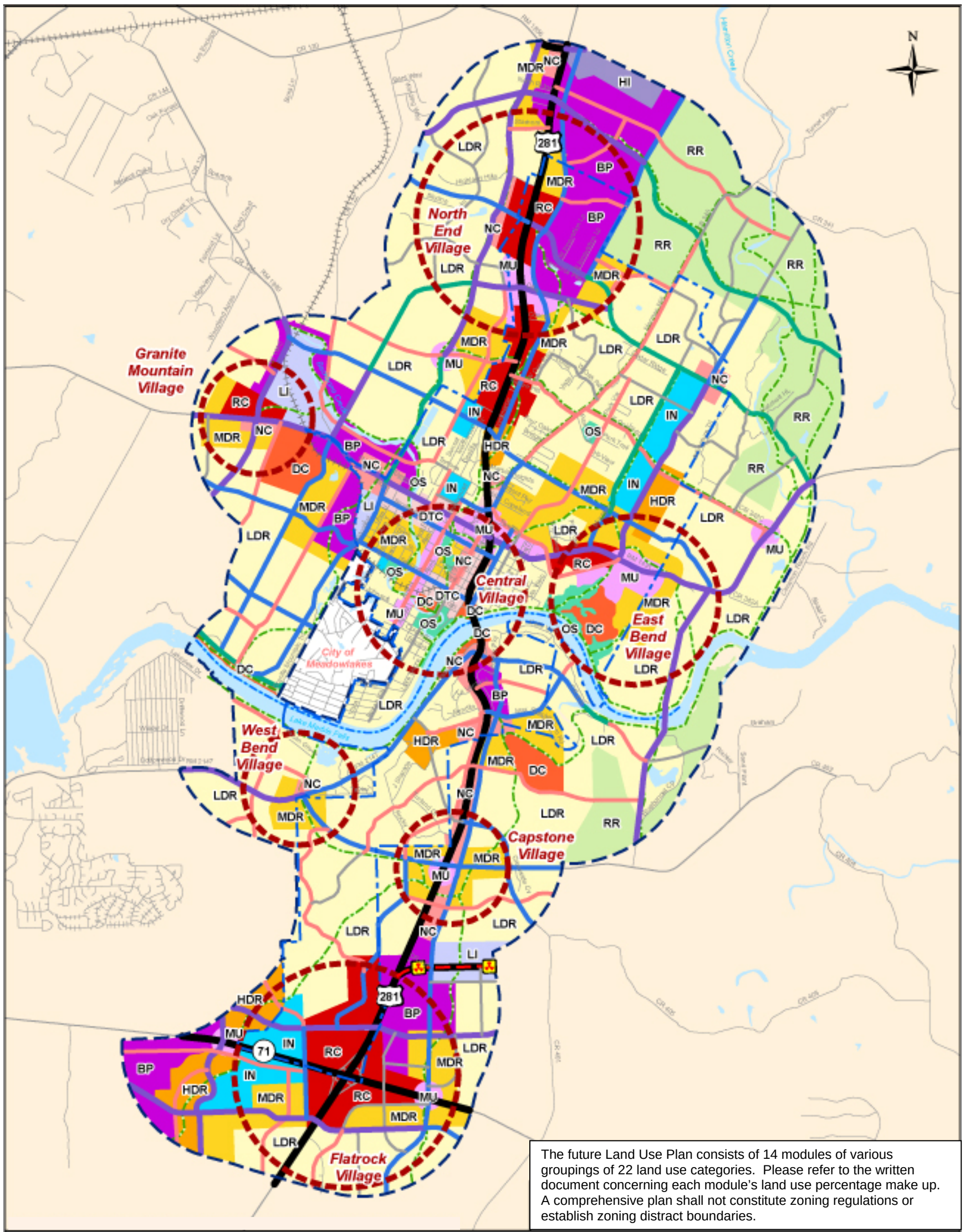

Figure 6.2
Future Land Use Map

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North End Village

This village is located on the north side of Marble Falls at the intersection of US 281 and Resource Parkway. North End Village is currently defined by the employment activities created by the Marble Falls Business and Technology Park. As this employment center continues to expand, new neighborhoods likely will develop nearby to house future employees. The commercial core to North End village will cater to these future employees, new residents, and consumers further to the north. New business and residential growth will define this community village and will transform this village into a regional center attractive for potential transit activities such as regularly scheduled bus service.

North End Village Character and Form

Placement in the community – North End Village anchors the north side of town and serves as a northern gateway into Marble Falls on US 281. The village supports employment opportunities, but also provides for surrounding residential activities and the needs of regional commuters along US 281.

Development Patterns – The village core has an urban street grid linking into adjacent high-density residential uses. Lower density residential neighborhoods will tie into the village core through minor arterial and collector roads and parkways. Regional commercial uses along US 281 will transition into the village core, while business park and technology activities will transition on the village core's northeast side.

Transportation – Due to its employment activities and its location at the northern end of the community, this village has the potential to be a transit center for Marble Falls and this portion of Burnet County. Vehicular movements will be focused on two major roadways – US 281 and Resource Parkway. Minor arterial and collector roads will connect to the village core and Resource Parkway. A hike and bike trail along Whitman Branch will provide alternative means of movement from the village core to points south.

Parks, Recreation, and Open Space – Whitman Branch flows through this village and provides an opportunity for a linear greenbelt that connects with other parks and greenbelts in the City. Neighborhood parks within residential communities could be adjacent to local elementary schools, connect with regional trails, and/or help define a neighborhood's core. Open space west of the village core has the opportunity to be reserved and enhanced.

Granite Mountain Village

This village is located west of the Granite Mountain quarry where RM 1431 and RM 1980 intersect. Granite Mountain Village is west of central Marble Falls and currently has limited commercial activities. As Marble Falls grows westward, this village will take on a more important role providing potential regional and neighborhood commercial uses to the west side. New business and residential growth should develop in context with the surrounding landscape and activities to help define this community village.

Granite Mountain Village Character and Form

Placement in the community – Granite Mountain Village takes its name from the historic granite formation south of RM 1431. Located at the far western reaches of Marble Falls, the village serves as a gateway coming into Marble Falls for those traveling east on RM 1431 and south on RM 1980. This village also serves both the local and surrounding needs of residents and employees.

Development Patterns – Much of the residential development in Granite Mountain Village and the surrounding area will be low density. In addition, light industrial activities to the east will one day attract daytime workers. Arterial and collector roads from these neighborhoods and employment districts will be directed into the village to support its commercial activities and, in turn, these regional and neighborhood commercial activities will satisfy needs of future residents and employees as this area experiences growth and development.

Transportation – Two highways intersect in Granite Mountain Village – RM 1431 and RM 1980. Minor arterial and collector roads will connect to these two major highways. Capital Area Metro's railroad tracks, still in active use, cross through the Granite Mountain Village. A hike and bike trail branching off Backbone Creek will link this village with the proposed trails system serving Marble Falls.

Parks, Recreation, and Open Space – Parks and open spaces are included in the modules serving this village. A hike and bike trail will connect this village to nearby parks and open spaces.

Central Village

Central Village is the heart of the community. This is where the story of Marble Falls began and continues to be told. The two major highways that pass through town cross in this village. City Hall and other public buildings are located here. Lake Marble Falls and the US 281 Bridge are within walking distance from the historic downtown Main Street. Central Village has some of the oldest buildings in the City. Lakeside entertainment opportunities and a mixed-use neighborhood will spur new development in the village and provide jobs. Instead of being a local barrier, the lake, along with carefully planned lakeside developments, will bond the community. The historic and central character makes this village a regional attraction and potential transit center.

Central Village Character and Form

Placement in the community – The name says it all – this is the Central Village that anchors the rest of the City. It is downtown, the Original Township, the future lakeside entertainment, the location of the bridge, and where locals and visitors come together.

Development Patterns – The street pattern has been in place since the founding of the town. Original buildings in downtown and in nearby neighborhoods provide an historical context and fit a pedestrian scale. Main Street is the spine to this village with lakeside entertainment anchoring one end and a mixed-use neighborhood anchoring the other end. New development will respect the existing context already in place. In some locations the street pattern has given way to local floodplains providing opportunities for parks and trails.

Transportation – US 281 and RM 1431, the major highways in Marble Falls, intersect in Central Village. The village primarily is composed of the City's original street grid. This existing street grid is conducive to pedestrian movement due to its connectivity. Additional sidewalks along Main Street to the north and south to the lake are necessary to keep Central Village vibrant. Special attention must be paid to parking in the Main Street area to accommodate visitors to this pedestrian-friendly environment. A hike and bike trail along Whitman Branch and Backbone Creek will provide alternative means of movement within the village core and to points beyond. The terminus for Capital Area Metro's railroad tracks is located in the Central Village, providing opportunities for weekend passenger train excursions and the long-term potential for a commuter rail connection.

Parks, Recreation, and Open Space – Park space and trails along Lake Marble Falls and into Whitman Branch and Backbone Creek will be linked together and expanded outward to local destination points. A park to anchor the north end of Main Street will provide a village green for a mixed-use neighborhood.

East Bend Village

East Bend Village is located on the east side of Marble Falls where RM 1431 intersects with Manzano Mile. This location, near the City's high school, sits on a ridge overlooking the community and the river valley. This area is known for the natural surroundings afforded by the broad open spaces, escarpments, and rocky nature of the Colorado River. It is anticipated that the surrounding area will experience new residential development as the community grows. Near the village core, new residential developments should be in the form of a traditional neighborhood development – a dense residential development with a mix of urban single-family housing, townhouses, and parks. Closer to the lake, residential developments could develop by working with the land as open space lifestyle residential communities that would include large-lot and/or clustered housing. Between the lakeside residential development and the development activities of the village core could be single-family residences along with a regional attraction that is compatible with a residential surrounding. The commercial core of the village and adjacent regional commercial activities along RM 1431 will support the needs of future residents for these communities, but their design should be sensitive to the features of the land and its placement on the ridge. The natural features are what make this area desirable. Commercial and residential development should work with these natural features instead of leveling this rough terrain.

East Bend Village Character and Form

Placement in the community – East Bend Village supports the needs of residents in the surrounding neighborhoods on Marble Falls' east side as well as high school students and personnel. The village functions as an eastern gateway coming into Marble Falls along RM 1431. The village supports the needs of the region east of town and commuters on RM 1431, and provides employment opportunities.

Development Patterns – The pattern of development for the East Bend Village will follow a village core with an urban street grid linking into surrounding higher density residential uses along with a regional attraction. Lower density residential uses will complement the land's physical features and lakeside views.

Transportation – RM 1431 and Manzano Mile are the major roadways for this area. Minor arterial and collector roads will connect with these two major roadways and into the village core. A north-south hike and bike trail along Mustang Drive will connect neighborhoods to the north, while a trail directly south of the village core will provide alternative means of movement to the lake and towards downtown.

Parks, Recreation, and Open Space – Open space along Lake Marble Falls and the Colorado River will provide an opportunity for a linear greenbelt. Neighborhood parks within residential communities could

connect with regional trails, and/or help define a neighborhood's core. Lifestyle amenities will also offer open space needs.

West Bend Village

Located close to where the Colorado River bends in southwestern Marble Falls, West Bend Village is at the crossroads of the projected intersection of a more direct RM 2147. West Bend Village is planned to serve both the residents of southwestern Marble Falls and residents in neighboring communities, such as Cottonwood Shores and Horseshoe Bay, who appreciate the western end of Lake Marble Falls for its picturesque lakeside views and leisurely lifestyle. The commercial core of West Bend Village will cater to this unhurried lifestyle. The village core will transition to a higher density residential development of urban single-family houses, townhouses, neighborhood retail, and parks.

West Bend Village Character and Form

Placement in the community – West Bend Village anchors the southwestern side of town and serves as Marble Falls' southwestern gateway for those traveling east along RM 2147. The village provides neighborhood services to local residents and to residents living beyond RM 2147.

Development Patterns – The street grid for the village core should complement the existing and proposed RM 2147 where the roadway passes through. Much of the residential development in the area will be low-density single-family housing with lakeside and lifestyle neighborhoods. West of the village core will be higher density residential development.

Transportation – RM 2147 is the major road that passes through this area. Today, RM 2147 is a zigzag regional road, running along Lake Marble Falls to US 281. From there the road heads south for several miles before turning again and continuing east. A proposed route through the village core will provide a direct route to the existing road connection on US 281. A hike and bike trail will connect the village core to the lakeside parks.

Parks, Recreation, and Open Space – Several lakeside parks are desired within West Bend Village. Neighborhood parks within residential communities could be adjacent to a future local elementary school, connect with regional trails, and/or help define a neighborhood's core.

Capstone Village

Capstone Village is located on the south side of the river along US 281 where a proposed RM 2147 bypass intersects the highway north of Little Flatrock Creek. The site for Capstone Village is currently a quarry pit on the south face of a hill; however, the quarry site has the potential to be sculpted and developed into an attractive village core that feeds into nearby traditional neighborhood developments, suburban neighborhoods, and park space. The village core will not have a regional commercial attraction similar to the Flatrock Village further south, but will provide a more intimate commercial setting and attraction to surrounding developments through ample trails, parkways, and village town center.

Capstone Village Character and Form

Placement in the community – Capstone Village is located along US 281 between two prominent villages in the Marble Falls area - Central Village to the north that represents the heart of the community and Flatrock Village to the south, destined to be a major regional center and gateway to the Hill Country. A village core near the redeveloped quarry will define this village and could support potential entertainment venues at the quarry.

Development Patterns – The village core, set beside the south face the quarried hill, should feature a central park as a gathering place and focus. A street grid will define the character of the village core and foster connectivity for shoppers and residents. The village core will transition to higher density residential uses. Lower density residential uses should begin at the village's periphery.

Transportation – Vehicular movements will focus on US 281 and a potential RM 2147 bypass with minor arterial and collector roads connecting into the village core and RM 2147. Hike and bike trails along Little Flatrock Creek and its tributaries will provide alternative means of movement from the village core to nearby neighborhoods and distant communities.

Parks, Recreation, and Open Space – Little Flatrock Creek flows south of this village and provides an opportunity for a linear greenbelt. A large gateway park is proposed where the creek crosses US 281. Parks within residential communities could be adjacent to local elementary schools, connect with regional trails, and/or help define a neighborhood's core.

Flatrock Village

Flatrock Village is located at the south end of Marble Falls at the intersection of US 281 and SH 71. Flatrock Village currently is rural, and is planned to be the location of a regional hospital serving the medical needs of Hill Country residents. Along with the planned hospital, this regional crossroads is anticipated to be the site of a large regional commercial center. As this regional crossroads continues to expand, it is anticipated that new neighborhoods addressing different lifestyle needs will develop nearby to house future residents. Future growth and development ranges from potential business parks to mixed-use centers and educational campuses. Flatrock Village has the potential to be a major transit center for the region.

Flatrock Village Character and Form

Placement in the community – Flatrock Village anchors the south side of town and serves as a southern gateway for those entering Marble Falls along US 281 and SH 71. The village is anticipated to expand regional employment opportunities, shopping, and medical needs. Flatrock Village will serve future residents and the needs of regional commuters along US 281 and SH 71.

Development Patterns – The thoroughfare network allows for easy movement and connections within the village's commercial, institutional, and residential areas. Regional commercial and supporting uses will be concentrated around the highway interchange, while residential uses will be placed at periphery. Institutional activities south of the planned hospital would allow for future expansion or serve as a site for a campus of higher education.

Transportation – Two major highways intersect in Flatrock Village – US 281 and SH 71 – and provide access to Austin, San Antonio, and communities throughout the Hill Country. This regional intersection, along with potential commercial, institutional, and residential developments, makes this a potential transit center for Marble Falls and the surrounding region. The village is positioned to be a major regional center and will include minor and major arterials and collector roadways. Two hike and bike trails along Flatrock and Little Flatrock Creeks provide alternate means of getting around in Flatrock Village.

Parks, Recreation, and Open Space – As noted above, both Flatrock and Little Flatrock Creeks flow through this village and provide an opportunity for a linear greenbelt. Neighborhood parks could help define the neighborhood's core and be adjacent to future local schools. A large community park should be located within Flatrock Village as growth and development continues.

Future Land Use Plan Module Definitions

Ranch Rural – The Ranch Rural module recognizes the need to have ranch lands along with a rural-based economy that continues to be important in the local economy. This is the least dense module with secondary uses including large lot and clustered single-family detached housing.

Low Density Residential – This is a lower density single-family detached suburban module with a mix of large lot and clustered single-family detached housing. Secondary uses include neighborhood retail establishments along with neighborhood office buildings and community facilities.

Medium Density Residential – The Medium Density Residential module's primary use is an urban single-family detached housing type, which has a higher density than suburban single-family detached. This housing type is an alternative for local housing choices, noted for the housing structure's placement close to the sidewalk plus the use of front porches. Secondary uses include higher density townhouse and multi-family residential uses along with neighborhood retail and office.

High Density Residential – This is a higher density module with a primary use of multi-family housing, such as condominiums (owner occupied) and apartments (renter occupied). This housing type appeals to people wanting more freedom from maintaining a house and yard. Secondary uses include neighborhood office and retail activities and limited mixed use and townhouse structures.

Downtown Commercial – The module represents the historic downtown center of Marble Falls with older commercial buildings grouped along Main Street. Infill development and the expansion of downtown south to the lake's edge and north to RM 1431 should enhance the historic and small town character of this module as a local draw.

Neighborhood Commercial – This module serves the daily needs of residents and workers in adjacent modules by grouping commercial uses in a location along a major roadway or where two arterials cross.

Regional Commercial – This module is auto-oriented and intended for regional commercial uses. It supports local businesses that rely on the visibility and access along a major roadway facility. The land uses in this module attract shoppers from adjacent towns and counties along with Marble Falls' residents.

Mixed Use – This is a concentration of higher density commercial and residential uses that creates an alternative pedestrian-friendly location for providing services and shopping opportunities for people living and working in adjacent modules.

Destination Center – The module focuses on uses that create a draw both locally and in the region for those wanting a getaway or to be entertained. Attractions that fit this need include amusement parks, lakeside entertainment center, live outdoor entertainment venues, health resorts with specialty shops, conference centers, and significant natural features.

Open Space – This module focuses on public and private locations that maintain an openness that is valued by residents and desirable for users. The primary uses focus on public lands, but secondary uses provide for learning, exploring, health, fitness, and limited residential uses.

Business Park – The Business Park module expands the employment opportunities by catering to "clean industries" – assembly, research, office showrooms, and office space for corporate users.

Light Industrial – The Light Industrial module provides a location for "non-smokestack" industrial activities that provide local and regional employment opportunities. These activities include but are not limited to processing and assembling finished goods, warehousing, and distribution.

Heavy Industrial – This module provides an area for existing and future industrial activity associated with extraction and raw materials processing. This module has historically been a source for regional employment opportunities.

Institutional – The Institutional module is intended to cluster local and regional public serving facilities in a desired location. This would include university educational facilities, local school district campuses, government complexes, and medical centers. Secondary uses would support the needs of the primary establishment.

Future Land Use Categories and Descriptions

Industrial–Heavy – Structures associated with *Industrial–Heavy* are sometimes referred to as "smokestack industries" that take raw materials and/or recycled parts to sort and process into products for wholesalers and end-user needs. Access to transportation, such as highways and rail lines, is important for bringing in raw materials and later transporting finished goods. Also, a reliable source of energy is important to power these facilities. Some *Industrial–Heavy* facilities require large land areas to process goods, assemble raw materials, and store finished goods. Operations can run 24 hours, and the activities that occur within these plants can generate noise, dust, and light emissions that are not compatible with neighboring activities.

Industrial–Light – These facilities are non "smokestack industries" that are used for receiving and sorting goods, processing materials, assembly, and shipping goods and products to other users. These structures can include multi-tenant buildings and distribution centers. Access to transportation, such as highways and sometimes rail lines, is important for receiving goods and shipping out end products and is beneficial for attracting workers. Utilities from a reliable source are important.

Industrial–Research – *Industrial–Research* can be one building or a cluster of buildings that combine business needs with educational resources as a joint effort to pursue technological and scientific advances. Access to a well educated work force and educational facilities is important. *Industrial–Research* structures require room for labs, offices, classrooms, and testing.

Institutional – These types of facilities include civic centers, institutional centers, community facilities, and interpretative facilities. Civic institution facilities comprise an agglomeration of structures that tend to focus on a broader public need, as can be found on a university campus, a medical complex, a cultural district, or research institute. The structures can be in a campus setting, an assemblage of connected structures, or patterned as a civic center of broad plazas and boulevards. Interpretive facilities are public facilities that allow for greater study and understanding of the local and regional natural features, both indoors and outdoors. Indoor exhibit space, classrooms, and meeting rooms along with outdoor trails and camping sites would be used by the local community groups, school districts, and even be a draw as a regional attraction.

Lodging – These are establishments that provide a paid service to the traveling public for overnight accommodations and other personal services. Most *Lodging* facilities tend to be located along major travel corridors, such as highways, airports, and rail lines, and places where people gather, such as downtown areas, convention halls, destination centers, amusement parks, and neighborhood centers. *Lodging* facilities can be categorized by number of rooms, price point, services provided, market type, and recognized national chains.

Lodging–Wilderness – This would be a public or private lodging facility or camp grounds built within a large open space with the open space and natural surroundings being the main draw to attracting visitors. A lodging facility would include rooms for paying guests along with one or more dining halls, exercise room, lobby, and parking area. Camp grounds would provide both cabins for rent and RV sites for rent and separate on-site facilities for restrooms and showers, laundry, and dump station.

Mixed Use–Urban – *Mixed Use–Urban* is a multi-story vertical structure with two or more activities taking place on separate floors of the same structure. *Mixed Use–Urban* combinations can vary, but can include: retail on the ground floor with office above; retail on the ground floor with residential above; a mix of retail/office on the ground floor with residential above; and a mix of retail/office on the ground floor with lodging above. Retail and office activities on the ground floor should provide entry to the sidewalk and include ample street side storefront windows.

Office–Business – Buildings for *Office-Business* are built to serve the surrounding business activities, such as in a distribution center, technology park, or manufacturing district. Buildings in *Office-Business* can be single story or multiple stories. For office tenants, access to highways and transit lines is important, but proximity to clients is a primary need. Other facilities and structures include a notable structure or a campus setting of like buildings representing an image a company want to project for its headquarters or regional offices. Access to transportation, such as highways and transit lines, is important. Being grouped with other corporate facilities adds to its attractiveness. Urban locations for *Office-Business* are built in higher density locations where foot traffic is on equal level with vehicular traffic. The building's relation to the street and sidewalk are important with build-to or limited setbacks. This structure can be for a single tenant or for multiple tenants, and buildings can range from two to five stories in height.

Office–Neighborhood – *Office–Neighborhood* can be a single-story or up to three-story office building with tenants serving the needs of the surrounding residents. The structures can be for one tenant or multiple tenants having limited space needs. The buildings tend to blend in architecturally with the surrounding residential developments, and the office structures either provide covered parking or surface parking.

Office–Regional – These are office buildings with a large footprint built to attract tenants requiring large amount of office space. *Office–Regional* can be a built-to-suit building for a single-tenant or a speculative office building for multiple office tenants. Due to the buildings' size and ability to attract large users of office space, this office category tends to have a regional attraction. The setting for *Office–Regional* can be a large single

building, an office campus, or a cluster of office buildings in a park-like setting. *Office-Regional* also includes warehouse space needs for users. Floor configurations can allow for administrative duties, phone centers, break rooms, and showroom space needs in combination with the space requirements for warehouse and distribution. Buildings can be for single tenant users or multiple tenants. Access to highways and transit lines is important for receiving and shipping goods and for attracting workers.

Park–Active – These are public parks that can fulfill the active needs of the community. Active participation needs include sports complexes with multiple baseball diamonds, football fields, soccer fields, and tennis courts.

Park–Passive – These are public parks that can fulfill the passive needs of the community. Passive activities are identified for nature preserves, golf courses, town squares, equestrian grounds, neighborhood parks, and land areas buffering major water bodies.

Quarry–Extraction – Locations with *Quarry–Extraction* are located where local ground natural resources can be mined or surface-cut. Buildings can be limited to processing facilities with minimal office space needs. Access to transportation is important for transporting raw materials. Such locations can emit noise, dust, and light. Buffering around these locations is required to offset these emissions, and non-compatible activities should be discouraged nearby for health and safety concerns. Depending on the volume of the natural resource, *Quarry–Extraction* locations may have a limited economic life-span.

Ranching – Structures included with *Ranching* include single-family detached housing and accessory building for agricultural activities. The openness of the land helps to define the desired activities. Ranching can accommodate one housing unit on a tract greater than two acres.

Residential–Multi-Family – These are residential attached units that can be set within a single building or in a cluster of similarly designed buildings. *Residential–Multi-Family* can be owner-occupied condominiums or renter-occupied apartments. These structures can have densities ranging from 12 units per acre up to 20 units per acre.

Residential–Rural – *Residential–Rural* developments can include both clustered and large lot formations, although clustered developments are preferred. Clustered developments maintain a rural character and allow sensitive areas to be protected from individual larger lot developments by focusing residential development on smaller parcel lots grouped together on only a portion of a site. This maintains the overall density of the development site with the same number of lots while surrounding the built development with an open space amenity used to preserve historical sites, ecologically sensitive areas, wildlife migration patterns, equestrian, or unique geologic locations. Homeowners would access the open space, and the open space would be preserved through a conservation easement shared by the homeowners' association and a local government agency or land trust. Large-lot developments are single-family detached housing units on large lots.

Residential–Single-Family Detached – These are single-family detached housing units on a suburban sized lot. *Residential–Single-Family Detached* usually contains three housing units per acre.

Residential–Urban – *Residential–Urban* includes townhouses and urban single-family detached housing units. Townhouses are vertical single-family housing units with a common wall. These are owner-occupied housing units with a minimum of two-stories in height. Garage access tends to be in back. Urban single-family detached units in this category are units with one to two stories with minimal setbacks from the street built on a single lot. These housing structures include front porches and space for habitation, cooking, entertaining, sanitary needs, storage space, and garage. Garages can include second-story granny flats with similar accommodations as in the main house for household members or to be rented.

Retail–Neighborhood – *Retail–Neighborhood* serves the shopping and service needs of the residents in the surrounding neighborhoods. These retail centers can be anchored by a major grocery store with supporting smaller retailers clustered nearby within the same horizontal building or in nearby buildings. Combined, the buildings can range from 5,000 square feet up to 250,000 square feet in size. In rural areas, these facilities might be a single structure or a cluster of retail structures providing limited retail services to the surrounding residents that tend to the nearby agricultural activities. Because of the very low density of the rural area, these structures are smaller in size and the retail services provide to the basic needs required for daily living. *Retail –*

Neighborhood also would include limited retail activities within a public or private park and open space area serving the recreational needs of park users. Such retail services would include bicycle repair shops, rest stops, concession stands, nature shops, and restaurants.

Retail–Regional – *Retail–Regional* is located to maximize the marketing activities for a trade area larger than several adjacent neighborhoods. Such trade areas can be greater than five miles in radius of the retail center. Nationally-recognized major retailers anchor *Retail–Regional* locations, and can attract smaller retailers that can benefit from the traffic generated from the major retailers. Visibility and access to major freeways and major crossroads are important. *Retail–Regional* centers can be a minimum of 250,000 square feet and upwards of 2,500,000 square feet in size.

Retail–Specialty – These facilities provide a place for unique retail opportunities. This includes those activities that people can take part in, including amusement parks and indoor competitive events. *Retail–Specialty* includes supporting eating and shopping establishments.

Retail–Urban – This is a retail building in a higher density location that caters as much to the pedestrian traffic as to the vehicular traffic. The building is set up to the sidewalk with sidewalk entrances and ample storefront windows. *Retail–Urban* can be a single-story building or up to three-stories in height, and can be for a single tenant or multiple tenants. Facilities often serve the retail and service needs of workers in nearby employment centers. In addition, these facilities can provide a place for passive entertainment. Passive entertainment includes watching movies and listening and viewing live entertainment. *Retail–Urban* may include uses present in *Retail–Regional*, but because of the urban environment in which they are situated, the designation of *Retail–Urban* is more appropriate. It can accommodate several recognized specialty retailers or a combination of specialty retailers, clearance centers, and manufacturer's outlet stores in an organized retail environment. The unique mix of retailers, combined with a tourist location, can attract shoppers from hundreds of miles away. Visibility from a highway is beneficial but not always necessary, as the uses can benefit from, and even enhance, the foot-traffic of an urban pedestrian setting.

Anticipated Land Use Definitions

Floodplain – Land alongside a creek, river, and/or lake prone to flooding (100-year floodplain is standard used in plan).

Golf Course – Golf course with public or private ownership.

Community Facilities – Public buildings, public or private schools, and churches.

Historic Commercial – Commercial uses inside a historic building or historic district.

Historic Residential – Residential uses inside a historic building or historic district.

Mobile Home Park – Flat land that allows for leasing space for a manufactured home dwelling unit or units for occupancy.

PDD (Planned Development District) - Type of development and the regulatory process that allows a developer to meet overall community density and land use goals without being bound by existing zoning requirements.

Future Land Use Plan Module Descriptions

As noted above, there are 14 modules that make up the Mable Falls Future Land Use Plan. The Future Land Use Plan Map provides a graphic depiction of the future land use plan. The following text provides a written description of each module providing the following information:

- General character of the module,
- Land use variety that balances growth in the module,
- The community form and character that define the module,
- The location criteria that sets physical standards for land uses within the module, and
- The movement and connectivity that links the module.

Each module has a table with a primary land use(s) and secondary land uses that support the primary land use(s). Each module table includes a standard module percentage (on the table referred to as percentage) and a flexibility factor. The flexibility factor allows for land use fluctuations due to economic and market adjustments over time while ensuring that land will be available for housing, services, parks, public facilities, and other needs expressed by the community. Flexibility factors provide for the following:

- A flexibility factor with a plus or minus (+/-) can go up or down the noted percentage points from the standard module percentage
- A flexibility factor with only a plus (+) can only go up the noted percentage points from the standard module percentage but cannot exceed 100%

- A flexibility factor with only a minus (-) can only go down the noted percentage points from the standard module percentage but cannot drop below 0%
- A flexibility factor with an 'unlimited' percentage can range from 0% upwards to 100%, providing other land use categories' percentage requirements have been figured

Each module table has an image of the primary and secondary land uses included as a visual representation of the associated use and its desired form and character.

Ranch Rural

The **Ranch Rural** module includes those areas at the periphery of Marble Falls' planning area. This module is characterized by vast acres of land devoted to ranching and the natural landscape. An appreciation of this broad, open landscape means development should be kept at a minimum or grouped together as an enclave to preserve surrounding lands for ranching purposes and open space. The desire is to keep these areas as ranch and farm lands wherever possible in order to maintain and promote a ranch economic base, provide a local food source, and preserve the rural character of the community. Because of the limited development, this module requires fewer roads.

RANCH RURAL (RR)			
Primary Use	Percentage		Flexibility factor
Ranching	70%	+/-	15%
Secondary Uses			
Residential-Rural	20%	+/-	10%
Park-Passive	5%		Unlimited
Retail-Neighborhood	5%	+/-	5%
Total	100%		

Ranching

Residential – Rural

Park – Passive

Retail - Neighborhood

Land Use

These are areas dedicated to raising livestock and food production. Development in these areas is minimal, and primarily associated with ranching activity. Rural residences, equestrian facilities, storage, small-scale commercial and industrial uses directly related to ranching activity help support this land use pattern. This low density land use category generally has one housing unit per 10 acres at a minimum.

Conservation subdivisions are allowed in an effort to preserve contiguous tracts of open space. This technique involves "clustering" homes on smaller lots so that the overall density remains the same, but large areas of open space are held in common ownership rather than divided among individual lots. Large-lot residential housing is also accommodated in this module.

Housing units in this land use category have one to two stories and tend to be located far away from roadways and in proximity to ranch buildings

and stockades. The back of the housing units either have connected garages or separate garages.

Commercial uses in this module are limited to retail establishments supporting the needs of a rural lifestyle. The low density of development, and open spaces that are inherent in ranch areas limit the need for local parks.

Community Form and Character

The form and character of the **Ranch Rural** module provides for an area defined by vast areas of open space and ranch land with a rural or natural character. Built structures are very limited and typically associated with ranching operations such as barns, pens, sheds, and feed storage. Because it is a working landscape, ranch areas are associated with some "nuisances" such as noise, dust, and fertilizer that are best mitigated by maintaining large parcel sizes and limiting urbanization where possible.

Because of the area's rugged terrain along the local creeks and desire for open space trails, a regional park or preserve that focuses on the natural or historic features of local/regional significance may be appropriate. The emphasis of development of roadways and structures in this module should be preserved it for future generations and appreciative of the local terrain and vegetation.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- *Retail–Neighborhood* should be located at the intersections of two major arterials or a minor arterial and major arterial or a major arterial and parkway or a highway and parkway, and not allowed in a linear pattern along these roadways.
- *Residential–Rural* use should be placed adjacent to and grouped around *Retail–Neighborhood* use and not allowed as a linear pattern along arterials, highways, or parkways.
- *Residential–Rural* should not be located adjacent to quarry, industrial, lodging, or office uses allowed in neighboring modules.

Movement and Connectivity

The **Ranch Rural** module includes broad expanses of land for livestock and for producing crops. Pedestrian safety remains a critical concern; however, pedestrian activity for this module tends to be the lowest of the modules defined. Motorized movement tends to be the primary means to get around in this module. Having a limited number of roadways and longer distances between intersections helps define this module's countryside movement.

- *Residential–Rural* must provide an entry-exit roadway outside of flood plain areas.

- In *Residential-Rural* sidewalks should be wide enough for two people to pass comfortably.
- Sidewalk pathways need to be free of barriers (poles, mailboxes, vehicles, etc.) and have even surfaces.
- Outside of *Residential–Rural* clustered developments and *Retail-Neighborhood*, sidewalks are not required; however, roadways should have broad shoulders sufficient for disabled vehicles to pull over and for bicycle and pedestrian movement.
- Roadside ditches and diversion ditches are sufficient means of drainage for all roadways in the **Ranch Rural** module, but ditches and diversions should include downward sloping masonry treatments around conduit openings of roadways or driveways to control erosion and direct storm water movement.
- Major intersections should have proper lighting and appropriate signage for pedestrian and driver behaviors.
- Dead-end streets and cul-de-sacs should be discouraged.
- Roadways should be designed to allow sufficient movement and turning of emergency vehicles.

Low Density Residential

Low Density Residential describes areas predominantly comprised of single-family detached residential uses with some supporting amenities such as parks, playgrounds, and possibly elementary schools. Though densities may vary from one neighborhood to the next, lot and home sizes within the same subdivision are typically uniform. In locations closer to neighborhood commercial centers and 'villages' a street grid pattern would be encouraged, when the topography does not logically and financially prohibit, to provide neighborhood connectivity, while neighborhoods farther removed would have street patterns that tend to be curvilinear and correspond with the local terrain and lifestyle amenities, such as golf courses, equestrian centers, and trails.

LOW DENSITY RESIDENTIAL (LDR)

Primary Use	Percentage		Flexibility factor
Residential-Single family detached	60%	+	20%
Secondary Uses			
Residential-Rural	10%	+/-	10%
Park-Passive	5%	+	Unlimited
Retail-Neighborhood	5%	+/-	10%
Institutional	5%	+/-	5%
Office-Neighborhood	5%	+/-	5%
Park-Active	5%	+/-	5%
Residential-Multi family	5%	+/-	5%
Total	100%		

Residential – Single family detached

Residential - Rural

Park - Passive

Retail – Neighborhood

Institutional

Office – Neighborhood

Park – Active

Residential – Multi family

Land Use

The dominant land use pattern in this module is *Residential–Single-family detached*. This land use category emphasizes a suburban single-family detached housing unit generally with three units per acre. The back of the

housing units may have connected garages or separate garages with entries to rear alleys or side streets. Garages can include second story 'granny flats' with similar accommodations as the main housing structure for household members or to be rented out provided the house density standard is met.

Secondary land uses help support and complement the suburban nature of this module. Clustered housing and large-lot residential housing is accommodated in this module to provide neighborhood variety. This module includes multi-family housing units, such as apartments for renter-occupied housing and condominiums for owner-occupied housing, as a transition between commercial use and the low-density single-family housing. Community facilities in this module include neighborhood elementary schools tucked along collector roads and local trails within the interior of a neighborhood. Elementary schools, along with a branch library and/or fire station, could be appropriate near a commercial district. Park space, such as pocket parks or public greens, should be distributed equally and as an amenity within walking distance of most houses and placed near schools, along natural features, and to emphasize a location or street view shed. Neighborhood commercial uses in the form of office and retail structures help support this module and transition to surrounding modules.

Community Form and Character

This is a low density suburban development pattern with housing up to three-stories in height. Lot sizes, housing types, and architectural styles are fairly uniform. High quality building materials such as masonry and stone should be encouraged, while landscaping along public frontages and sidewalks should be required. Housing units should have an appropriate setback from the sidewalk/street in portion to the lot size. The road network hierarchy should link into nearby village centers consisting of neighborhood commercial and mixed use areas. Multi-family housing and commercial structures should front streets adjacent to park space and public greens.

Strategically placed neighborhood parks or elementary schools serve local residents, but also serve as an anchor for defining neighborhoods. Some secondary uses will be placed to centrally define neighborhoods while other uses would serve as a transition between uses. The placement of streets, sidewalks, building structures, and setbacks should work with the local terrain and vegetation and should not level the natural surroundings. Local natural features should be protected and enhanced to foster community identity.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- In established residential neighborhoods, commercial uses at intersections of two major arterials or a minor arterial and a major arterial should be discouraged in order to preserve the character of the existing neighborhoods.
- In new development, non-residential uses such as *Retail–Neighborhood* and *Office–Neighborhood* should be located at the intersection of two major arterials or minor arterial and major arterial, and not be allowed in a linear pattern along these roadways.
- *Residential–Rural* should be used in areas having special scenic qualities and open natural settings, including lakes, woodlands, escarpments, local streams, and other local natural assets and should be designed around these features.
- More intensive residential uses such as *Residential–Multi-family* should be adjacent to *Retail–Neighborhood* and *Office–Neighborhood*. Otherwise, screening with local native vegetation should be used as a broad buffer.
- *Residential–Multi-family*, *Retail–Neighborhood*, and *Office–Neighborhood* uses should back up to or align with similar land use categories in neighboring commercial or light industrial modules; otherwise, screening with local native vegetation should be used as a broad buffer.
- *Institutional* should be accessible by car, sidewalks, and trails, and should be located adjacent to arterials.

Movement and Connectivity

The **Low Density Residential** module includes the need for motorized movement, but this module places an emphasis on other means of getting around. Pedestrian safety and the ability to walk and move about are important factors in this module's development.

- Residential streets should be wide enough for emergency vehicles to pass through but also incorporate traffic calming measures.
- Dead-end streets should be discouraged, but will be allowed when topography otherwise prohibits or connectivity is not foreseeable.
- *Residential–Rural* must provide an entry-exit roadway outside of flood plain areas.
- At wide intersections (greater than four lanes wide), pedestrian median island crossings are required.
- Crosswalks need to be well marked, have proper lighting, and appropriate signage for pedestrian and driver behaviors.
- The neighborhood street network should be walkable, and incorporate a mid-block pedestrian walkway for longer blocks to enhance connectivity.
- Sidewalks should be placed on both sides of the street, be wide enough for two people to pass comfortably, and link into local and regional trails.
- In commercial areas, sidewalks should be appropriately sized for greater pedestrian traffic and expanded activities in front of shops and restaurants.
- Sidewalks and bike trails should provide connections to parks and playgrounds.

- Sidewalk pathways need to be free of barriers (poles, mailboxes, vehicles, etc.) and have even surfaces.
- Sufficient landscaped buffers are required between the sidewalk and the street for pedestrian safety and added visibility for drivers.
- The road, sidewalk, and trail network should connect into nearby village commercial districts and commercial centers.

Medium Density Residential

This area includes some of Marble Falls' existing Original Township neighborhoods, which are characterized by a variety of housing styles built throughout the decades. In newer locations, this category surrounds and uses a traditional street grid pattern that links into the several mixed use and commercial "villages" proposed in the future land use plan. The diversity of housing style and character, along with slight variations in lot size, give these neighborhoods a unique feel often not found in newer subdivisions. Older homes will likely be renovated and vacant lots developed in the Original Township neighborhoods. In newer locations, urban single-family detached housing will provide an alternative for local housing choices.

MEDIUM DENSITY RESIDENTIAL (MDR)			
Primary Use	Percentage		Flexibility factor
Residential-Urban	65%	+	10%
Secondary Uses			
Retail-Neighborhood	10%	+/-	10%
Park-Passive	5%	+	Unlimited
Residential-Multi family	5%	+	5%
Institutional	5%	+/-	5%
Office-Neighborhood	5%	+/-	5%
Park-Active	5%	+/-	5%
Total	100%		

Residential – Urban

Retail – Neighborhood

Park - Passive

Residential – Multi- family

Institutional

Office – Neighborhood

Park – Active

Land Use

The dominant land use pattern in this module is *Residential–Urban*. This land use category emphasizes a higher density single-family housing unit, generally with five units to the acre, and townhouses. Urban single-family detached housing units can range from one to three stories and emphasize a reduced setback from the sidewalk and street. The front of the housing unit contains a wide front porch on the outside with living-entertainment space on the inside. The backs of the housing units either have connected garages or separate garages with entries to rear alleys or side streets. Garages can include second story 'granny flats' with similar accommodations as the main housing structure for household members or to be rented out. This module includes townhouse units that may range from two to three stories tall.

Secondary land uses help support and complement the higher density nature of this module. This includes multi-family housing units, such as apartments for renter-occupied housing and condominiums for owner-occupied housing. Community facilities in this module include neighborhood elementary schools tucked along neighborhood arterials and local trails towards the interior of a neighborhood, and could include a library or fire station near a commercial district. For this higher density module, ample park space is important. Park space, as pocket parks or public greens, should be distributed equally with an emphasis placed near schools, along natural features, and to emphasize a location or street view shed. Neighborhood commercial uses, in the form of office and retail structures, help support this module and surrounding modules and should be situated near centers of access and movement.

Community Form and Character

The form and character of the **Medium Density Residential** module provides for a lifestyle of neighborhoods past that encourage walking instead of driving and chatting with neighbors. Development and character along streets should be similar with building heights and setbacks scaled to the street's width. Housing and commercial structures should front streets adjacent to park space and common greens. The placement of streets, sidewalks, building structures, and setbacks should work with the local terrain and vegetation and should not level the natural surroundings. Commercial and residential areas should incorporate a street grid network that is pedestrian-friendly and easy to maneuver. The road, sidewalk, and trail network should connect into nearby village commercial districts and commercial centers.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- Non-residential uses such as *Retail–Neighborhood* and *Office–Neighborhood* should be located at the intersections of two major arterials, a minor arterial and major arterial, or two minor arterials and not be allowed in a linear pattern along these roadways.
- More intensive residential uses such as *Residential–Multi-family* should back up to *Retail–Neighborhood* and *Office–Neighborhood* and have direct access from arterials.
- *Residential–Multi-family*, *Retail–Neighborhood*, *Office–Neighborhood*, and *Institutional* should back up to neighboring commercial or light industrial modules having similar land use categories; otherwise, screening with local native vegetation and sound barriers should be used as part of a broad buffer.
- *Institutional* should be accessible by car and by sidewalks and trails, and should be located adjacent to arterials.

Movement and Connectivity

The **Medium Density Residential** module includes the need for motorized movement, but this module places as great an emphasis on other means of getting around. Pedestrian safety and the ability to walk and move about are important factors that make this module desirable.

- Dead-end streets should be discouraged, but will be allowed when topography otherwise prohibits or connectivity is not foreseeable.
- The neighborhood street grid should be walkable, and incorporate a mid-block pedestrian walkway for longer blocks to enhance connectivity.
- At wide intersections (greater than four lanes wide), pedestrian median island crossings are required.
- Crosswalks need to be well marked, have proper lighting, and appropriate signage for pedestrian and driver behaviors.
- Sidewalks should be placed on both sides of the street and wide enough for two people to pass comfortably.
- In commercial areas, sidewalks should be appropriately sized for greater pedestrian traffic and expanded activities in front of shops and restaurants.
- Sidewalk pathways need to be free of barriers (poles, mailboxes, vehicles, etc.) and have even surfaces.
- Sufficient landscaped buffers are required between the sidewalk and the street for pedestrian safety and added visibility for drivers.
- Sidewalks need to link into local and regional trails.

High Density Residential

The module expands the housing options for Marble Falls' residents. This residential category includes apartments and condominiums along with a limited amount of townhouses and mixed-use choices. These residential communities have achieved success by being well managed, physically attractive, and enticing occupants with an easier lifestyle. Multi-family communities are marketed to various generations and provide alternative choices in living. Multi-family communities emphasize lifestyle amenities and appeal to the desires of those seeking an escape from maintaining a traditional house and yard. This urban form is popular near major professional facilities, employment centers, educational facilities, regional commercial, and locations with mixed use.

HIGH DENSITY RESIDENTIAL (HDR)			
Primary Use	Percentage		Flexibility factor
Residential-Multi family	55%	+/-	10%
Secondary Uses			
Park-Passive	20%	+	Unlimited
Institutional	5%	+/-	5%
Mixed use-Urban	5%	+/-	5%
Office-Neighborhood	5%	+/-	5%
Residential-Urban	5%	+/-	5%
Retail-Neighborhood	5%	+/-	5%
Total	100%		

Residential – Multi- family

Parks – Passive

Institutional

Mixed Use - Urban

Office – Neighborhood

Residential – Urban

Retail – Neighborhood

Land Use

Residential–Multi-family is the primary use in this module. This use is made up of multi-family housing units, such as apartments for renter-occupied housing and condominiums for owner-occupied housing. This is one of the highest density residential uses for Marble Falls with approximately 18 units per acre. Multi-family structures tend to have five or more units within a building. Some complexes have numerous buildings, which help to create a self-contained community.

Secondary uses complement and support the higher density nature of this module. This includes neighborhood commercial in the form of office and retail activities, which would be typically located around the intersections of major and minor arterial roadways. Some community facilities, including a fire station or library, need access to major roadways to serve a larger area. Others, such as an elementary school, could be located within a neighborhood. Depending on market conditions, mixed-use activities could provide another outlet for office users or provide a more urban lifestyle for residents. The townhouse provides an additional choice in residential living within this module. For this higher density module, ample park space is important. Park space, as pocket parks or public greens, should be distributed equally with an emphasis placed near schools, along natural features, and to emphasize a location or street view shed.

Community Form and Character

This module emphasizes higher density developments, including multi-family communities focused around a series of courtyards or sited as clustered communities separated by common areas to take advantage of local natural features and views. These communities are linked by an internal road network. Surface parking tends to be the norm; however, internal built structured parking garages with direct access to the units are desirable. Landscaping around such properties adds to the desirability of the complex. Building materials for the structure should be a high quality, such as masonry and stone, and reflect local architectural standards.

Neighborhood parks or small pocket parks strategically placed add to the desirability of this module. Housing and commercial structures should front onto streets that surround and define this park space and public greens. The placement of streets, sidewalks, building structures, and setbacks should work with the local terrain and vegetation and should not level the natural surroundings. Development and character along streets should be similar with building heights and setbacks scaled to the street's width.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- *Retail–Neighborhood* and *Office–Neighborhood* should be located at the intersection of a minor arterial and major arterial, two major arterials, or adjacent to commercial modules, and not be allowed in a linear pattern along these roadways.
- Where *Residential–Multi-family* borders commercial modules, screening with local native vegetation should be used as a broad buffer.
- *Mixed use–Urban* should be located at the intersection of two minor arterials or at the intersection of a collector and major arterial.
- *Residential–Urban* should be located at the periphery of the module as a buffer where it borders other lower density residential modules.
- *Institutional* should be accessible by car, sidewalks, and trails, and should be located adjacent to arterials.

Movement and Connectivity

The **High Density Residential** module includes the need for motorized movement, but this module places a strong emphasis on alternate choices of getting around. Pedestrian safety and the ability to walk and move about are important factors that make this module desirable.

- Dead-end streets should be discouraged, but will be allowed when topography otherwise prohibits or connectivity is not foreseeable.
- The neighborhood street grid should be walkable, incorporating a mid-block pedestrian walkway for longer blocks to enhance connectivity.
- At wide intersections (greater than four lanes wide), pedestrian median island crossings are required.
- Crosswalks need to be well marked, have proper lighting, and appropriate signage for pedestrian and driver behaviors.
- Sidewalks should be placed on both sides of the street and wide enough for two people to pass comfortably.
- In commercial areas, the periphery of sidewalks should be sensitive to pedestrian needs, including seating, trash bins, signage, lighting, landscaping, reference markers, stairs, ramps, and are aptly sized for greater pedestrian traffic and expanded activities in front of shops and restaurants.
- Sidewalk pathways need to be free of barriers (poles, mailboxes, vehicles, etc.) and have even surfaces.
- Sufficient landscaped buffers are required between the sidewalk and the street for pedestrian safety and added visibility for drivers.
- Sidewalks need to link into local and regional trails.
- The road, sidewalk, and trail network should connect into nearby village commercial districts and commercial centers.

Downtown Commercial

This is Marble Falls' historic town center within the Original Township street grid. The Main Street area is an important district to preserve and revitalize as Marble Falls grows. Many of the buildings along Main Street were constructed with local materials mined from nearby quarries during the late 1800s to the mid 1900s, and as a result, are a true representation of Marble Falls' local history and architecture. This area continues to be a center for retail, business, local government, community festivals, and art. It is an area that Marble Falls' residents treasure and many community members have worked hard to preserve and promote.

DOWNTOWN COMMERCIAL (DTC)			
Primary Use	Percentage		Flexibility factor
Retail-Urban	65%	+/-	10%
Secondary Uses			
Institutional	10%	+	10%
Mixed use-Urban	10%	+	10%
Office-Business	10%	+/-	10%
Park-Passive	5%	+	Unlimited
Total	100%		

Retail - Urban

Institutional

Mixed use – Urban

Office - Business

Park – Passive

Land Use

This module captures Marble Falls' old commercial district, but expands the module's land uses into other areas in the Original Township. The **Downtown Commercial** module has an urban character with storefronts and their large window displays built up to the sidewalk to attract shoppers and provide a welcome entrance. This development exists along the 100 to 600 block of Main Street. Infill development along Main Street and future development in adjacent areas should complement this building style.

Secondary uses, such as *Office–Urban,* should complement nearby urban storefronts. Intermixed throughout the module would be interior courtyards for the uses noted above, pocket parks, and the occasional one-block town square park. The large one-block town square park should be carefully placed to help define the surrounding City blocks and uses and to provide a needed reference point for locals and visitors. Other reference points for the downtown commercial corridor include public buildings. Either an expanded City Hall building or a new City Hall civic center is an appropriate use for downtown. Other public buildings that belong in the downtown commercial core include the library, other government administrative offices, and court chambers.

Community Form and Character

The heart that defines the **Downtown Commercial** category is along the 100 to 600 block of Main Street. Many of the buildings support an integrated mix of retail, office, and residential uses in a walkable environment. Main Street should remain a focus for promoting small-scale retail, restaurant, entertainment, and art venues that help protect the community's commercial image in the region and provide an attraction for Marble Falls' residents and visitors. Open space is primarily provided in small pocket parks and with landscaping down the center of Main Street. Additional street improvements should be encouraged along important downtown streets fronting future civic structures. Gateways and landmarks are another means to provide reference points in an urban environment. Gateways provide a sense of passing from one location into another and can become landmarks of their own. Landmarks occupy a prominent location in an area that people can use to note their comings and goings. Commercial structures should front streets adjacent to park space and public greens. Ample use of display windows should be encouraged in new developments to enhance the pedestrian experience. Development and character along streets should be similar with building heights and setbacks scaled to the street's width.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- The height of buildings in this module and adjacent modules should stair-step back from the Main Street commercial corridor.
- Park space should be distributed equally instead of being grouped in one spot within the **Downtown Commercial** module.
- The transitions between different modules and land uses should occur along alleys, the rear of properties, or mid-block and not along a street – uses along a street should be similar and complement both sides of a street.
- The remaining local natural features in the module should be preserved and enhanced as a public amenity.

Movement and Connectivity

The **Downtown Commercial** module emphasizes a walkable, pedestrian-friendly commercial core for Marble Falls. Pedestrian safety and the ability to walk about are important factors that make this module desirable. Vehicular movement needs to work within this pedestrian environment.

- Sidewalks should be placed on both sides of the street.
- Existing sidewalks should be widened.
- Sidewalks should be appropriately sized for greater pedestrian traffic and expanded activities in front of shops and restaurants.
- Sidewalk pathways need to be free of barriers (poles, mailboxes, vehicles, etc.) and have even surfaces.
- Crosswalks need to be well marked, have proper lighting, and appropriate signage for pedestrian and driver behaviors.
- At wide intersections (greater than four lanes wide), pedestrian median island crossings are required.
- Sidewalks need to link into local and regional trails.
- The existing street grid right-of-way should be improved through block-by-block streetscaping with a unified theme.
- Downtown gateways need to be identified and enhanced.
- Opportunities for non-functional City-owned properties in or near downtown need to be utilized as lighted, landscaped surface parking areas.
- Main Street needs to be improved and expanded south to Lakeside Park and the lake, and north to Ninth Street.
- Dead-end streets should be discouraged.
- On street, head-in parking similar to what is existing along the 100-200 block of Main Street should be the standard used as Main Street is expanded and improved.
- Off-street parking lots should not be located along Main Street; instead, locate them on nearby blocks.

Neighborhood Commercial

Neighborhood Commercial is intended to serve the daily needs of residents in the surrounding neighborhoods and workers in nearby employment establishments. **Neighborhood Commercial** can be located along a major roadway or can be located where two major arterials cross. This module assembles intense commercial activities adjacent to single-family and multi-family residential uses.

NEIGHBORHOOD COMMERCIAL (NC)			
Primary Use	Percentage		Flexibility factor
Retail-Neighborhood	60%	+/-	10%
Secondary Uses			
Residential-Urban	15%	+/-	15%
Office-Neighborhood	10%	+/-	10%
Park-Passive	5%	+	Unlimited
Institutional	5%	+	5%
Residential-Multi family	5%	+/-	5%
Total	100%		

Retail – Neighborhood

Residential – Urban

Office - Neighborhood

Park - Passive

Institutional

Residential – Multi-family

Land Use

Retail centers serving the surrounding neighborhoods dominate the **Neighborhood Commercial** module. The largest retail tenant tends to be grocery stores, pharmacies, or smaller department stores. Smaller shops and offices locate nearby to take advantage of the larger tenant's ability to attract customers. Incorporated into this retail activity will be neighborhood office uses. At the edge of the module will be residential

uses that would complement similar residential activities in adjacent modules. Between the commercial center and the residential areas would be park space and possibly a notable public building, such as an elementary school or public library. These two public assets would serve as a transition use between two less compatible uses and would function as a centerpiece within the module and surrounding neighborhoods.

Community Form and Character

This area supports neighborhood-scale commercial retail and office uses. Corner locations attract tenants seeking roadway visibility and ease of access, while larger tenants are placed in the side or rear of the center with ample surface parking out front. Commercial centers should be partially enclosed from the surrounding major roadways using street-fronting office and retail buildings to create an encircled village and discourage a sea of parking spaces.

Though this area traditionally caters to needs of those who travel by autos, pedestrian and bicycle access should be encouraged by providing safe and attractive sidewalks and connections between commercial establishments and to nearby residential areas. Commercial centers should incorporate a street grid network that is pedestrian-friendly and easy to maneuver. Landscaping should be used to break up large surface parking areas, and pedestrian paths with well defined crosswalks should safely direct visitors to commercial buildings. Amenities such as bike racks should also be provided at retail and office buildings to accommodate bicycle access for employees and visitors.

Buildings tend to be one to two stories tall and use high quality building materials, such as masonry and stone, which reflect local materials and architectural standards. Commercial structures should incorporate ample display windows. Housing and commercial structures should front streets adjacent to park space and public greens. Development and character along streets should be similar with building heights and setbacks scaled to the street's width. Buffering between surrounding uses should be accomplished through screening and landscaping that provides limited access from surrounding residential neighborhoods but restricts noise and light intrusions and unsuitable views.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- *Retail–Neighborhood* and *Office–Neighborhood* should be located at the intersections of a highway and arterial, highway and collector, or two major arterials and not allowed in a linear pattern along these roadways.

- Residential uses *Residential–Urban* and *Residential–Multi-family* should be located at the periphery of the module adjacent to similar residential uses in neighboring modules.
- *Institutional* should be located at the periphery of commercial uses.
- *Park–Passive* should be located between commercial uses and residential uses to serve as a transition and a central focus within the module.

Movement and Connectivity

The **Neighborhood Commercial** module combines the need for motorized movement, with other means of getting around. Pedestrian safety and the ability to walk and move about are important factors that make this module desirable for users and residents.

- An internal commercial road network should direct vehicular traffic to nearby highways, arterials, and collector roads, but not through residential areas.
- Sidewalks should be placed on both sides of the street and wide enough for two people to pass comfortably.
- In commercial areas, sidewalks should be appropriately sized for greater pedestrian traffic and expanded activities in front of shops and restaurants.
- Sidewalk pathways need to be free of barriers (poles, mailboxes, vehicles, etc.) and have even surfaces.
- Crosswalks need to be well marked, have proper lighting, and appropriate signage for pedestrian and driver behaviors.
- At wide intersections (greater than four lanes), pedestrian median island crossings are required.
- Sufficient landscaped buffers are required between the sidewalk and the street for pedestrian safety and added visibility for drivers.
- Developments should include bicycle racks along with parking space needs.
- Sidewalks need to link into local and regional trails.
- Pedestrian paths should connect commercial centers into nearby residential areas.

Regional Commercial

With primary access along Marble Falls' major highways (US 281, SH 71, and RM 1431) this area is intended to support local and regional businesses that rely on the visibility and access along a major roadway facility. It is primarily auto-oriented in character and form; however, safe pedestrian access should be provided to connect retail uses with surrounding businesses and residential areas. This area also provides a lasting reminder to those shopping and visiting from other areas in the region. As a result, this module should be aesthetically pleasing, easy to maneuver, inviting, and memorable through the use of high-quality building materials, architectural guidelines, landscape requirements, signage, and incorporating trails and civic amenities.

REGIONAL COMMERCIAL (RC)			
Primary Use	Percentage		Flexibility factor
Retail-Regional	40%	+	15%
Secondary Uses			
Office-Regional	15%	+/-	10%
Residential-Multi family	10%	+/-	15%
Retail-Neighborhood	10%	+/-	10%
Park-Passive	5%		Unlimited
Lodging	5%	+/-	10%
Institutional	5%	+/-	5%
Office-Neighborhood	5%	+/-	5%
Retail-Specialty	5%	+/-	5%
Total	100%		

Retail - Regional

Office – Regional

Residential – Multi-family

Retail - Neighborhood

Parks – Passive

Lodging

Institutional

Office – Neighborhood

Retail - Specialty

Land Use

The primary activities in this module are focused on regional needs and commercial services. The size and intensity of the commercial buildings in this module attract consumers and workers both locally and throughout the region. This module is dependent on vehicle traffic and visibility from the roadway. The size and activities of some buildings are significant enough to attract smaller establishments and support uses.

Secondary uses complement the commercial character of this module. Community facilities in this module could include a library or fire station. Neighborhood commercial uses in the form of office and retail structures, along with entertainment and *Lodging,* help support this module and surrounding modules and should be situated near centers of access and movement. Parks space can be used to orient users and workers within the commercial development and as a buffer. Multi-family uses can be placed at the periphery of the modules as a transition to adjacent modules with residential uses.

Community Form and Character

This area supports large-scale, regional retail and office uses that require the visibility and accessibility of a major regional highway. Though this area is auto-oriented, pedestrian and bicycle access should be incorporated through interior and exterior sidewalks. Safe and attractive bike and pedestrian facilities should connect commercial establishments and residential areas. Amenities such as bike racks should also be provided at retail and office buildings to accommodate bicycle access for employees and visitors. Buffering between surrounding uses should be accomplished through screening and landscaping that allows limited access from nearby residential neighborhoods but restricts noise and light intrusions and unsuitable views.

Past developments along US 281 and RM 1431 do not represent the character or quality of development that Marble Falls desires. As a result, additional architectural standards and streetscaping treatments along major highways should be created for all future developments and redevelopments to improve the aesthetics along these corridors. Larger buildings should be set towards the rear of the property and smaller supporting commercial structures placed closer to the roadway, with surface parking placed toward the center. Building setbacks should be consistent to maintain a uniform street edge. Limit parking in front and provide additional parking at the side or back of commercial buildings. The primary emphasis of streets, sidewalks, building structures, and setbacks should work with the local terrain and vegetation and not level the natural surroundings. Aesthetic standards should include enhancements for landscaping, entrance signs, building form, building materials and lighting. Additionally, access management standards are important in order to minimize conflict points and maintain traffic flow along the major highways.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- *Office–Neighborhood* should back up to residential uses.
- Smaller building sites for *Retail–Neighborhood*, *Lodging*, and *Institutional* uses should be placed along highways and major arterials.
- More intense, larger building sites for *Retail–Neighborhood*, *Retail-Urban,* and *Retail–Regional* should be located towards the rear of the site, and incorporate smaller building sites for *Retail–Neighborhood*, *Lodging*, and *Institutional* along highways and major arterials.
- *Office–Regional* should be located around the intersection of highways and arterials.
- *Residential–Multi-family* should be located along side streets at the periphery of the module adjacent to similar residential uses in other modules.
- *Park–Passive* should not be placed along a major roadway unless it is with a local natural feature, such as a stream, grove of trees, or escarpment.

Movement and Connectivity

The **Regional Commercial** module is oriented to vehicle traffic, but needs to incorporate other means of getting around including foot and bicycle traffic. Pedestrian safety and the ability to walk and move about are important factors to this module's success.

- The transportation network serving this module should provide an appropriate level of service for the intense land uses.
- An internal commercial road network should direct vehicular traffic to nearby highways, arterials, and collector roads, but not through residential areas or parks.
- Entries and exits from intense commercial uses should be limited and distributed equally to highways and arterials to control access and traffic.
- At wide intersections (greater than four lanes wide), pedestrian median island crossings are required.
- Crosswalks need to be well marked, have proper lighting, and appropriate signage for pedestrian and driver behaviors.
- Sidewalks should be appropriately sized for greater pedestrian traffic and expanded activities in front of shops and restaurants.
- Sidewalk pathways need to be free of barriers (poles, mailboxes, vehicles, etc.) and have even surfaces.
- Landscaped and lighted pedestrian pathways need to connect parking areas with buildings and between adjacent buildings.
- Developments should include bicycle racks along with parking space needs.
- Signage developed for vehicle and pedestrian traffic should be incorporated into this module.

- Sufficient landscaped buffers are required between the sidewalk and the street for pedestrian safety and added visibility for drivers.
- Sidewalks need to link into local and regional trails.
- Sidewalks should be placed on both sides of the street and wide enough for more than two people to pass comfortably.

Mixed Use

The **Mixed Use** category is intended to develop as an area with a vital mix of complimentary uses in a higher density environment. Some multi-story buildings will contain one type of commercial use, while within another building different uses should be integrated vertically with retail and services on the ground floor and residential or office uses above. Density levels should be sufficient to support local commercial activities. Pedestrian access and convenience in an urban setting is emphasized through the design of buildings and the streetscape.

MIXED USE (MU)			
Primary Use	Percentage		Flexibility factor
Mixed use-Urban	30%	+	10%
Secondary Uses			
Residential-Urban	20%	+/-	5%
Residential-Multi family	15%	+/-	10%
Park-Passive	10%	+	Unlimited
Lodging	5%	+/-	10%
Office-Business	5%	+	5%
Retail-Urban	5%	+	5%
Institutional	5%	+/-	5%
Retail-Neighborhood	5%	+/-	5%
Total	100%		

Mixed use - Urban

Residential - Urban

Residential – Multi-family

Park - Passive

Lodging

Office – Business

Retail - Urban

Institutional

Retail – Neighborhood

Land Use

The land use pattern in this module is an urban mix of higher density residential uses and intense commercial activities developed around a civic facility and public amenity. The civic facility could be a library, school, transit station, post office, or museum, while the public amenity could be a civic space or central park. This core should be a center of pedestrian activity with street level retail activities fronting the public amenity. Mixed use, with two different uses in a vertical building, and urban retail structures would support this level of activity. Streets, sidewalks, and development radiating outward would continue this level of activity along with urban office buildings and hotels. Pocket parks and local landmarks distributed equally provide residents and visitor a sense of place and location in their movements.

Community Form and Character

This area is intended to be relatively urban in character with buildings a minimum of two and a maximum of four stories tall. As an area that prioritizes walking and future transit use, on-street parking and interior structured garages are encouraged to provide limited parking options. Surface parking lots should be discouraged but not prohibited and they should be replaced by garages as development becomes more intense.

Buildings should have shallow setbacks so that they address the sidewalk, provide a comfortable street edge in context to the pedestrian scale, and allow easy access to store fronts and entrances from the sidewalk. The character and development along streets should be similar with building heights and setbacks scaled to street's width. A street grid should be developed that is pedestrian-friendly, easy to get around, and expands outward to nearby residential neighborhoods and non-residential districts. Local streets should be wide enough for emergency vehicles to maneuver, but also incorporate street calming methods to maintain safe travel behavior in a pedestrian environment. Sidewalks should be wide enough to promote walking and other activities such as café seating and spill-over retail. Street trees, plantings, public art, and attractive street furniture should also be used to create an attractive pedestrian environment.

Small pocket parks and plazas should be provided in commercial and high-density residential areas to provide a gathering place for residents and visitors to the area. Additional neighborhood or community parks should be provided on the edge of the **Mixed Use** area. The park would provide recreational space for those living in townhouses and provide a transition from higher-density to lower density neighborhoods. Structures should front streets adjacent to park space and public spaces.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- Higher intensive commercial and residential uses should be concentrated around a park or civic space in proximity to civic buildings. The park should be located towards the center of the module.
- Non-residential uses such as *Retail–Neighborhood* and public safety facilities should be located along major roadways at the periphery of the module.
- Natural features should be incorporated as notable amenities to the urban character of the module.
- A central public green or park space should be located where two major roadways intersect.
- *Residential–Urban* should be located at the periphery of the module next to residential uses in neighboring modules.

Movement and Connectivity

The **Mixed Use** module places a greater emphasis on a walkable neighborhood setting and the pedestrian experience. Pedestrian safety and the ability to walk and move about freely are important factors that make this module desirable.

- Sidewalks should be placed on both sides of the street and wide enough for two people to pass comfortably.
- In commercial areas, sidewalks should be appropriately sized for greater pedestrian traffic and expanded activities in front of shops and restaurants.
- Sidewalk pathways need to be free of barriers (poles, mailboxes, vehicles, etc.) and have even surfaces.
- Crosswalks need to be well marked, have proper lighting, and appropriate signage for pedestrian and driver behaviors.
- At wide intersections (greater than four lanes wide), pedestrian median island crossings are required.
- Major roadways and local streets should be designed in context with the surrounding character and uses.
- Sufficient landscaped buffers are required between the sidewalk and the street for pedestrian safety and added visibility for drivers on heavily trafficked streets.
- Sidewalk access to local and regional trails should be encouraged for health, recreation, and as an alternative means of movement.
- Developments should include bicycle racks along with parking space needs.
- The neighborhood street grid should be walkable and incorporating a mid-block pedestrian walkway for longer blocks to enhance connectivity.
- Major roadways passing through the module should be designed to allow for future transit lanes and facilities.

Destination Center

The **Destination Center** module serves as a local and regional attraction to Marble Falls. The attraction could be in the form of an amusement park, a convention center, a cultural center, a natural feature, an outdoor live entertainment venue, or a resort. Lodging activities would be the primary link tied to these attractions, but other uses would take their cues from the feature use and in turn enhance the lure of this local asset.

DESTINATION CENTER (DC)			
Primary Use	Percentage		Flexibility factor
Lodging	25%	+	20%
Mixed use-Urban	20%	+/-	20%
Secondary Uses			
Retail-Urban	15%	+/-	60%
Institutional	10%	+/-	25%
Retail-Specialty	10%	+/-	25%
Residential-Multi family	10%	+/-	10%
Park-Passive	5%	+	Unlimited
Residential-Urban	5%	+/-	10%
Total	100%		

Lodging

Mixed use - Urban

Retail – Urban

Institutional

Retail - Specialty

Residential – Multi-family

Park - Passive

Residential – Urban

Land Use

The **Destination Center** module is focused on an attraction and its placement in the community with adjacent uses sensitive to the main use. Southeast of downtown Marble Falls, the area on either side of the lake and around the US 281 bridge has the potential to be a lakeside entertainment attraction. This is a pedestrian-friendly, celebratory gathering spot for Marble Falls and the surrounding area. Playing off the water's edge and the overhead bridge, this location would be appropriate for a potential conference center or performing arts facility. Because of its location in central Marble Falls, supporting uses would be urban, such as *Mixed use–Urban*, *Park–Passive*, *Residential–Urban*, *Residential–Multi-family*, and *Retail–Specialty*. Proximity to the module's other uses plus the lake, downtown, and the highway makes this module desirable for lodging uses.

Other areas along Lake Marble Falls attract people to enjoy the lakeside views, hilly terrain, and seclusion. Such locations are suited for resort developments that appreciate the openness and outdoor character. *Park–Passive* uses support the broad open spaces that make this destination desirable for those visiting and for people that neighbor this facility.

Some local quarry sites have redevelopment potential after their initial purpose for existing. These locations have the potential to become regional attractions for learning, exploring, and for enjoying outdoor entertainment. Such locations would be appropriate for *Retail–Specialty* along with *Retail–Urban*, *Lodging*, and *Park–Passive*. Other locations would not be as active, instead catering to *Lodging*, and *Park–Passive*.

Community Form and Character

The **Destination Center** module provides for the following:

- Lakeside entertainment, cultural, and convention/conference activities
- Resort and fitness retreat
- Natural attractions
- Live outdoor entertainment
- Amusement parks

Each use takes advantage of local vistas and nearby natural features, whether in their pristine setting or shaped by industry. The Central City lakeside entertainment location is centrally located, but is split in two by a large body of water. The module is connected by the only bridge crossing for miles around. The module enjoys great visibility from both the highway and the lake, and serves as a gateway to both sides of the lake. Because it is located on both shorelines of Lake Marble Falls this module has the potential to bond both sides of town, centered around Lake Marble Falls.

The resort and fitness retreat along with the natural attractions provide opportunities to relax, rejuvenate, and explore. Since the outdoors and significant natural features, including some that have been extracted by industry, are what beckon people, developments should work with the surrounding landscape and strive to protect the natural terrain.

Some existing quarry or industrial locations could eventually give way to a second life for a live outdoor entertainment or amusement park use. The open pit of a quarry site should accommodate such venues without being a nuisance to surrounding activities. Former industrial locations, especially those near neighborhoods, need extra care when redeveloping as an outdoor entertainment venue. Such outdoor entertainment venues should not subject the surrounding neighborhoods to unacceptable traffic congestion, air pollution, loud noise, bright lights, or reflective glare.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- *Mixed Use–Urban*, *Residential–Urban*, and *Residential–Multi-family* should be used in and adjacent to urban locations, such as the downtown area near the lake.
- A public space, either formal or whimsical, should front a potential civic structure or conference center as a central reference point.
- Due to the periodic high traffic volumes, noise, and nighttime lighting, *Retail–Specialty* use should be accessible directly by highways or arterials, centered within a park space, and buffered by *Park–Passive* use or commercial uses.
- Uses that are more vehicle dependent - such as *Lodging*, *Retail–Specialty,* and *Retail–Urban* - should be located near or have access points to the highway or major and minor arterials.

Movement and Connectivity

The **Destination Center** module emphasizes pedestrian movement, both to places where people can gather and be entertained and to locations to get away and find personal enrichment. Pedestrian safety and the ability to walk and move about are important factors that make this module desirable.

- Pedestrian access along the lake's edge should be considered a public asset.
- Sufficient pedestrian access should be provided to significant natural and man-made amenities.
- Pedestrian paths across the US 281 bridge should be sufficient for groups of people and those riding bicycles.
- For attractions that draw large crowds of people, sufficient vehicular and pedestrian access is required.
- Developments should include bicycle racks along with parking space needs.

- In urban locations, sidewalks should be wide enough for groups of people to pass comfortably and sufficient for expanded activities in front of shops and restaurants.
- In urban locations, the periphery of sidewalks should be sensitive to pedestrian needs, including seating, trash bins, bicycle racks, signage, lighting, landscaping, reference markers, stairs, and ramps.
- Sidewalks and pathways need to be free of barriers (poles, mailboxes, vehicles, etc.) and have even surfaces.
- Sidewalks need to link into local and regional trails.
- Crosswalks need to be well marked, have proper lighting, and appropriate signage for pedestrian and driver behaviors.
- Dead-end streets should be discouraged, but will be allowed when topography otherwise prohibits or connectivity is not foreseeable.
- In urban locations the streets should be walkable and ensure labeled street crossings.

Open Space

As community assets, open spaces serve the local residents, but also can attract visitors near and far. **Open Space** can include both public and private spaces. Some open spaces provide active needs, such as a sports complex, swimming and aquatic center, and associated activities; while other facilities provide leisurely and passive needs, such as exploring, walking, reflecting, camping, golfing, and mountain biking. **Open Space** provides a rare natural setting for lodging and residential activities.

OPEN SPACE (OS)			
Primary Uses	Percentage		Flexibility factor
Park-Passive	20%	+	Unlimited
Park-Active	10%		Unlimited
Secondary Uses			
Residential-Rural	20%	+/-	20%
Retail-Neighborhood	20%	+/-	10%
Institutional	15%	+/-	20%
Lodging-Wilderness	15%	+/-	10%
Total	100%		

Park - Passive

Park – Active

Residential – Rural

Retail – Neighborhood

Institutional

Lodging - Wilderness

Land Use

Open spaces are an essential component in a community's development fabric and should be thought of as a vital part of the City's healthy infrastructure. Broad open areas, including parks, provide numerous benefits to a community and are important in tying a community together. Parks can be considered either as active or passive. Active parks include competitive events for regional team play that can draw large crowds and include nighttime events. Active parks should be surrounded by passive

park space to serve as a buffer to adjacent residential areas. Passive park space provides an equally important role, but without the mixture of organized events and the crowds such events attract. Passive spaces include places for quiet observance and reflection, formal civic settings, preserves, and settings that include bodies of water. Passive spaces are appropriate for residential neighborhoods and local commercial districts. Passive parks could allow for limited retail activities, including nature shops, bicycle repair shops, rest stops, and restaurants.

Residential uses that encourage broad open spaces and protecting the local natural features would be desirable within this module for a private development. This could occur either by allowing large acreage estate housing or grouping smaller housing units in a village setting tucked between local natural features and surrounded by broad open areas.

A lodging facility within a large public or private open space with natural surroundings would be attractive to visitors. While a lodging facility would be significant in size, its placement and design should enable it to blend in with the natural setting and obscure the buildings, trails, and guest from areas outside the open space. Public or private camp grounds should be situated away from intense developments and located near a local natural feature, such as a lake or stream. Camp grounds would only provide cabins and/or RV sites for rent.

The geology and terrain around Marble Falls is a unique asset for the region and in Texas. An interpretive center within a large, significant open space area would provide a setting for exploring and sharing the wonders of the Hill Country.

Community Form and Character

The parks and open space uses should take advantage of the existing terrain, surrounding activities, and architectural controls. Parks and open spaces should address a need within the community while preserving and enhancing a recognized natural asset for all to share, enjoy, and experience now and for future generations, including the acquisition of park land. There should be a park-like openness in this module that incorporates a variety of uses that do not over-power the local natural setting and surrounding views. Structures should blend into the landscape.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- Secondary uses will not be allowed in existing and established City parks.
- Due to the periodic high traffic volumes, noise, and nighttime lighting, *Park–Active* use should be accessible directly to highways or arterials,

centered within a park space, and buffered by *Park–Passive* use or commercial uses.

- *Lodging–Wilderness* should be located at the edge of a large open area (greater than 50 acres) and be accessible by a minor arterial or collector and tie into local and regional trails.
- *Institutional* should be accessible by a minor arterial or collector and tie into local and regional trails.
- *Retail–Neighborhood* use – such as concession stands, small restaurants without drive-throughs, and shops associated with hiking and biking activity - should be grouped where park drives and trails come together near an open space amenity or natural feature and offer services to support park activities.
- *Residential–Rural* should be located in proximity to a lake, stream channel, or hilly terrain, and should work with the natural landscape.
- Development of parcels and tracts that touch the lakefront, river, and local streams will consider the community's desire for access and park space along these waterways and adjacent terrain.

Movement and Connectivity

The **Open Space** module includes different modes of movement and access, including vehicular, pedestrian, bicycle, horse back riding, and boating depending on the desired character of the open space. As in other modules, pedestrian safety and the ability to move about are important factors for this module.

- In high pedestrian traffic areas, sidewalks and trails should be wide enough for four people to pass comfortably.
- Sidewalk and trail pathways need to be free of barriers (poles, bicycle racks, vehicles, etc.) and have even surfaces.
- Crosswalks need to be well marked, have proper lighting, and appropriate signage for pedestrian and driver behaviors.
- At wide intersections (greater than four lanes), pedestrian median island crossings are required.
- At locations where people gather, bicycle racks should be provided.
- Local and regional trails need to link with the sidewalk network in residential neighborhoods and non-residential areas.
- Open space throughout the City should be connected by a network of trails, linear parks, or greenbelts.

Business Park

The **Business Park** category broadens the employment opportunities for the Marble Falls area by providing flexible office/warehouse space for local establishments, entrepreneurs, and out-of-town firms seeking an alternative location in the Southwest. These tend to be "clean industries" focusing on assembly, research, and office showrooms with storage and delivery docks.

BUSINESS PARK (BP)			
Primary Use	Percentage		Flexibility factor
Office-Regional	45%		Unlimited
Secondary Uses			
Office-Business	15%		Unlimited
Industrial-Research	10%		Unlimited
Industrial-Light	10%	+/-	10%
Park-Active	5%		Unlimited
Institutional	5%	+/-	10%
Lodging	5%	+/-	5%
Retail-Neighborhood	5%	+/-	5%
Total	100%		

Office - Regional

Office – Business

Industrial – Research

Industrial - Light

Park – Active

Institutional

Lodging

Retail - Neighborhood

Land Use

The primary use in this module remains business oriented, but the unlimited flexibility factor for some secondary uses can allow a fluctuation for the module's character from one location to another: (1) A **Business Park** module location can emphasize a research and technology role provided in *Industrial–Research*. (2) Another **Business Park** module could highlight clusters of office buildings defined in *Office–Business* surrounded by warehouse and distribution uses in *Office-Regional.* (3) Another module could combine *Park–Active* and corporate campuses allowed in *Office–Business* and accentuate a lifestyle setting of golf courses and jogging trails attractive as a signature address for corporate headquarters and regional offices.

Other secondary uses supplement the business activities in this module. Lodging activities support the nearby business entities with rooms for overnight stays, meeting rooms, dining halls, and catering services. Retail uses provide services to nearby workers and employers. *Industrial–Light* provides a location within the module for limited business activities associated with receiving and sorting goods, processing materials, assembly, and shipping goods and products to other users.

Community Form and Character

This category is successful as a planned development with uniform streets, setbacks, and landscaping. While visibility to a major highway is not a strong requirement, access and proximity to such roadways are important for deliveries and providing convenient travel for clients and employees. To heighten its attractiveness, **Business Park** support uses such as office and lodging can take advance of or be incorporated into the amenities provided by adjacent lifestyle communities, such as golf courses or equestrian facilities amenities.

Business Park land uses should be buffered from surrounding development and visual corridors through landscaping and natural buffers where possible. The primary emphasis of streets, sidewalks, building structures, and setbacks should work with the local terrain and vegetation and not leveling the natural surroundings. The physical setting is a departure from the hardscape environment of a tree-less brick and concrete 'warehouse row' or the metal building construction put up in short time. High quality building materials such as masonry and stone supported by steel frame add to the aesthetic attractiveness of the **Business Park**. Commercial buildings should have a unified architectural quality, including any structured parking. Buildings should front streets adjacent to park space and public greens. The road, sidewalk, and trail network should connect into nearby village commercial districts and commercial centers.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- *Retail–Neighborhood* should be located at the intersections of a highway and arterial, two arterials, or an arterial and collector roadway and not as a linear pattern along these roadways.
- *Lodging* should be located at the intersection of a highway and arterial or beside *Park–Active* use.
- *Industrial–Light* should be located adjacent to quarry and heavy industrial activities.
- *Office–Business* should be located fronting onto adjacent park space or *Park–Active* use or adjacent to a natural feature, such as a stream, woodlands, or bluffs.

Movement and Connectivity

The **Business Park** module includes the need for motorized movement, but incorporates alternative modes of transportation, such as biking and future transit needs.

- Sidewalks should be placed on both sides of the street and wide enough for more than two people to pass comfortably.
- In commercial areas, sidewalks should be appropriately sized for greater pedestrian traffic and expanded activities in front of shops and restaurants.
- Sidewalk pathways need to be free of barriers (poles, mailboxes, vehicles, etc.) and have even surfaces.
- Crosswalks need to be well marked, have proper lighting, and appropriate signage for pedestrian and driver behaviors.
- At wide intersections (greater than four lanes), pedestrian median island crossings are required.
- Sufficient landscaped buffers are required between the sidewalk and the street for pedestrian safety and added visibility for drivers.
- Sidewalks need to link into local and regional trails.
- Dead-end streets should be discouraged.
- Pedestrian and bicycle connections should be incorporated to connect job sites to residential areas.
- Developments should include bicycle racks along with parking space needs.
- Future transit stops need pedestrian paths to allow employees access to jobs.
- Surface parking areas and parking garages need to be in proximity to collector and arterial roadways, have signage, and include landscaped pedestrian paths leading to adjacent buildings. Parking garages need to have façade treatments similar to surrounding buildings.
- The street network should provide connectivity within the module and to collectors, arterials, and highways to encourage movement of goods.

Light Industrial

Light Industrial areas are intended to provide opportunities for job and economic growth in the area. While industrial based land uses have some negative impacts that must be carefully considered, they are an important component of providing good jobs within the community. **Light Industrial** uses are associated with assembling and processing materials for temporary storage and delivery to the end user. Industrial land uses require transportation access to major roadway facilities in the area and in certain locations rail access.

LIGHT INDUSTRIAL (LI)			
Primary Use	Percentage		Flexibility factor
Industrial-Light	70%	+/-	10%
Secondary Uses			
Office-Regional	15%	+/-	10%
Retail-Neighborhood	5%	+	5%
Institutional	5%	+/-	5%
Office-Business	5%	+/-	5%
Total	100%		

Industrial - Light

Office – Regional

Retail - Neighborhood

Institutional

Office - Business

Land Use

Industrial–Light is the primary use and defines this module's purpose. These facilities are often referred to as "non-smokestack industries" that are used for receiving and sorting goods, processing materials, assembly, and shipping goods and products to other users. Structures are classified as *Industrial–Light* can be single tenant or include multi-tenant buildings and distribution centers. Utilities from a reliable source are important. The placement of receiving and shipping docks along with truck movements and/or rail lines figure into the site development. Access to transportation

is important for receiving goods and shipping out end products, and is beneficial for attracting workers. Operations that occur in these facilities tend to generate increased truck traffic and produce noise and light emissions and that are not always compatible with neighboring activities. Non-compatible uses would include residential and educational uses, and large retail districts.

Secondary uses in this module help support the activities of the primary use. *Office–Regional* accommodates users requiring office and showroom space under the same roof where goods can be stored temporarily, while *Office–Business* uses provides office space needs for administrative, managerial, and support services that need to be in proximity to related activities but not under the same roof. *Retail–Neighborhood* and *Institutional* are allowed in this module to serve the work time needs of employers and employees along with the health and safety needs for this module and the greater area.

Community Form and Character

Light industrial areas are typically comprised of low-density, single story buildings. Building form and site design are typically dictated by functional needs of the facility, especially when train and truck access is required. Though industrial uses include a range of activities, Marble Falls' residents expressed a preference to encourage lighter forms of industry including research and development, distribution and warehousing. Aesthetic improvements should be made to industrial sites by using attractive building materials, landscaping, and visual buffers and avoiding the use of metal buildings. The impacts of additional truck traffic should also be considered and mitigated when developing light industrial sites. Industrial land uses should be buffered from surrounding development and visual corridors through screening and native landscaping where possible. The primary emphasis of streets, sidewalks, building structures, and setbacks should work with the local terrain and vegetation and not leveling the natural surroundings.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- Non-residential uses such as *Institutional*, *Retail–Neighborhood*, and *Office–Business* should be located at the intersections of two major arterials, two minor arterials, or a minor arterial and major arterial and not allowed in a linear pattern along these roadways.
- *Office–Regional* should be adjacent to commercial and institutional land use categories in neighboring residential modules; otherwise, screening, local native vegetation, and sound barriers should be used as part of a broad buffer.

Movement and Connectivity

The **Light Industrial** module includes the need for motorized movement, including truck traffic and worker vehicles. Railroad spurs can be intermixed within this module depending on the needs of the establishments. Pedestrian movement, while limited, is necessary for employee access between work establishments and for connections to possible transit stops.

- The transportation network serving this module should provide an appropriate level of service.
- The module's internal roadway network should direct truck traffic movement and access away from residential areas and supporting retail areas and instead direct truck traffic towards the region's highway network.
- Dead-end streets should be discouraged.
- At wide intersections (greater than four lanes wide), pedestrian median island crossings are required.
- Crosswalks need to be well marked, have proper lighting, and appropriate signage for pedestrian and driver behaviors.
- Sidewalks should be placed on both sides of the street and wide enough for two people to pass comfortably.
- Sidewalks should provide access to adjacent businesses and possible transit points, and need to link into local and regional trails.
- Sidewalk pathways need to be free of barriers (poles, mailboxes, vehicles, etc.) and have even surfaces.
- Developments should include bicycle racks along with parking space needs.
- Pedestrian and bicycle connections should be limited to corridors along streams, along defined major roadways, and along the periphery of this module except to provide access to employers.
- Safe pedestrian and bicycle connections should be incorporated to connect job sites to residential areas along with future transit stops to allow employees to access jobs using multiple modes of transportation.

Heavy Industrial

Heavy Industrial areas are intended to provide opportunities for job and economic growth by processing raw materials produced locally. While industrial based land uses have some negative impacts that must be carefully considered, they are an important component of providing good jobs in the community. Industrial land uses require transportation access to major roadways and railroad facilities in the area. The area identified as the **Heavy Industrial** module in Marble Falls is in proximity to these transportation requirements.

HEAVY INDUSTRIAL (HI)			
Primary Use	Percentage		Flexibility factor
Industrial-Heavy	45%	+/-	10%
Secondary Uses			
Industrial-Light	25%	+/-	5%
Quarry-Extraction	20%	-	10%
Institutional	5%	+	10%
Retail-Neighborhood	5%	+/-	5%
Total	100%		

Industrial - Heavy

Industrial - Light

Quarry – Extraction

Institutional

Retail-Neighborhood

Land Use

Industrial–Heavy is the primary use in this module and defines its character. Within structures associated with *Industrial–Heavy* raw materials and/or recycled parts are assembled then sorted and processed into products for wholesalers and end-user needs. Some *Industrial–Heavy* facilities require large land areas for rail lines and to process goods, assemble raw materials, and store finished goods. Access to a source of raw materials is important to cut costs. In this module *Quarry–Extraction* is allowed for such needs. As important, access to

transportation, such as highways and rail lines, allows for bringing in raw materials and later transporting finished goods. A reliable source of energy is important to power these facilities and floodlight lighting is sometimes necessary. Operations can run 24 hours, and the activities that occur within these plants can generate noise, dust, and light emissions that are not compatible with neighboring activities. Non-compatible uses would include residential and educational uses, and large retail districts.

Industrial–Light is allowed in this module as a "buffer use" adjacent to *Industrial–Heavy* and *Quarry–Extraction* uses. *Industrial–Light* also is in proximity to *Industrial–Heavy* and *Quarry–Extraction* for businesses that support these other uses.

Retail–Neighborhood and *Institutional* are allowed in this module to serve the work time needs of employers and employees and for health and safety needs in this module and the greater area.

Community Form and Character

Heavy industrial areas are typically comprised of low-density, single story buildings for the processing of raw materials for further use. Also referred to as "smokestack industries," building form and site design are typically dictated by functional needs of the facility, especially when train and truck access is required. The impacts of additional truck traffic should be considered and mitigated when developing heavy industrial sites. *Industrial–Heavy* should be buffered by light industrial, commercial, business park, or agricultural activities. Industrial land uses should be screened from surrounding development and visual corridors through landscaping and natural buffers where possible.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- *Industrial–Heavy* and *Industrial–Light* should be adjacent to *Quarry–Extraction*.
- *Industrial–Light* should be adjacent to *Industrial–Heavy* and provide a transition to less intense uses.
- *Retail–Neighborhood* and *Institutional* should be located at the intersections of highways or a major arterial and minor arterial and not allowed in a linear pattern along these roadways.
- *Industrial–Light* should be grouped around *Retail–Neighborhood* and *Institutional* uses and/or at the perimeter of *Industrial-Heavy* uses.
- Screening and local native vegetation should be used as a broad buffer along highway and roadway corridors and surrounding *Quarry–Extraction.*

Movement and Connectivity

The **Heavy Industrial** module includes the need for motorized movement, including truck traffic and worker vehicles. Railroad lines can be intermixed within this module depending on the needs of the establishment. Due to the activities taking place in this module, pedestrian movement is limited.

- The transportation network serving this module should provide an appropriate level of service.
- The module's internal roadway network should direct truck traffic movement and access away from residential areas and supporting retail areas and instead direct truck traffic towards the region's highway network.
- At wide intersections (greater than four lanes wide), pedestrian median island crossings are required.
- Crosswalks need to be well marked, have proper lighting, and appropriate signage for pedestrian and driver behaviors.
- In commercial areas, sidewalks should provide access to adjacent businesses and possible transit points.
- Pedestrian and bicycle connections should be limited to the periphery of this module except to provide access to employers.

Institutional

Institutional areas are designated for public and semi-public uses such as schools, government facilities, community centers, hospitals, health clinics, and places of worship. In the community these facilities provide an environment for learning, public administration and services, provide medical services, and a refuge in matters of faith. Activities taking place can draw large numbers of people and require facilities be in place to handle the workers and visitors. These activities can take place during the weekend, such as at a place of worship, or during the work week at educational, medical, and government centers. **Institutional** activities can draw large numbers of people and generate considerable traffic.

INSTITUTIONAL (IN)			
Primary Use	Percentage		Flexibility factor
Institutional	70%	+/-	20%
Secondary Uses			
Residential-Multi family	15%	+/-	5%
Lodging	5%	+/-	5%
Office-Neighborhood	5%	+/-	5%
Retail-Neighborhood	5%	+/-	5%
Total	100%		

Institutional

Residential – Multi family

Lodging

Office - Neighborhood

Retail - Neighborhood

Land Use

The dominant land use concentrates civic structures that focus on a broader public need, as can be found on a university campus, a medical complex, a cultural district, or research institute. The structures that make up **Institutional** can be in a campus setting, an assemblage of connected structures, or patterned as a civic center of broad plazas and boulevards. This use can sometimes be a large employer in the community and

attract users locally and in the region. Such facilities can have classrooms, labs, administrative offices, and dormitories.

Secondary uses help support the activities and needs generated by the primary use. *Residential–Multi-family* provides alternative housing needs for households with school-age children, college students, and professionals. *Lodging* and commercial uses, such as *Office–Neighborhood* and *Retail–Neighborhood*, support the short-term and daily needs of people using the associated *Institutional* use plus residents and workers in the adjacent modules.

Community Form and Character

Due to the civic nature of institutional buildings, these areas should demonstrate a high standard in building form, materials, design and landscaping. Commercial buildings should have a unified architectural quality. Materials that reflect Marble Falls' character, such as masonry, should be used whenever possible. The specific form of the buildings may vary depending on the function and needs of the particular institution, but all institutional uses should aim to accommodate multiple transportation modes to ensure that all residents can access civic areas. This includes providing safe and attractive bicycle and pedestrian connections between buildings and into surrounding neighborhoods plus ensuring that building form creates a comfortable pedestrian environment. Amenities such as bike racks should also be provided to accommodate bicycle access for employees and visitors. Attractive landscaping and streetscaping should be incorporated to provide a welcoming environment for users. Parks and open space should be tailored to the specific needs of the site. Schools will include playgrounds and sports fields depending on the age level, while other uses such as a hospital or community college may have small green spaces for sitting and passive recreation, providing a civic focus for the institution. Housing and commercial structures should front streets adjacent to park space and public greens. The primary emphasis of streets, sidewalks, building structures, and setbacks should work with the local terrain and vegetation and not leveling the natural surroundings.

Location Criteria

Several factors help determine the location of various land use categories within this module and adjacent to neighboring modules. These include the following:

- *Institutional* uses need to have a prominent placement in this module by being centrally located and accessible by major roads and trail network.
- *Lodging* and commercial uses such as *Retail–Neighborhood* and *Office–Neighborhood* should be located at the periphery of the module at the intersections of a highway and major arterial, two major arterials, or a minor arterial and major arterial and not allowed in a linear pattern along these roadways.

- *Residential–Multi-family* should be grouped around or adjacent to *Retail–Neighborhood* and *Office–Neighborhood* or placed adjacent to *Residential–Multi-family* uses in the **High Density Residential** and **Medium Density Residential** modules.

Movement and Connectivity

The activity generated in the **Institutional** module draws workers and users from the local area and throughout the region to a campus setting. Vehicular access and parking are important factors for this module to attract people. Likewise, pedestrian and bicycle safety and the ability to walk and move about freely in a campus environment are important factors that make this module desirable.

- An internal road network should funnel vehicular traffic to nearby highways, arterials, and collector roads, but not through residential areas.
- Crosswalks need to be well marked, have proper lighting, and appropriate signage for pedestrian and driver behaviors.
- At wide intersections (greater than four lanes wide), pedestrian median island crossings are required.
- Sufficient landscaped buffers are required between the sidewalk and the street for pedestrian safety and added visibility for drivers.
- Sidewalks should be placed on both sides of the street and wide enough for two people to pass comfortably.
- In commercial areas, sidewalks should be appropriately spaced for greater pedestrian traffic and planned for expanded activities in front of shops and restaurants.
- Sidewalk pathways need to be free of barriers (poles, mailboxes, vehicles, etc.) and have even surfaces.
- Sidewalks need to link into local and regional trails.
- Developments should include bicycle racks along with parking space needs.
- Surface parking areas and parking garages need to be in proximity to collector and arterial roadways, have signage, and landscaped pedestrian paths leading to adjacent buildings. Parking garages need to have façade treatments similar to surrounding buildings.
- The road, sidewalk, and trail network should connect into nearby village commercial districts and commercial centers.

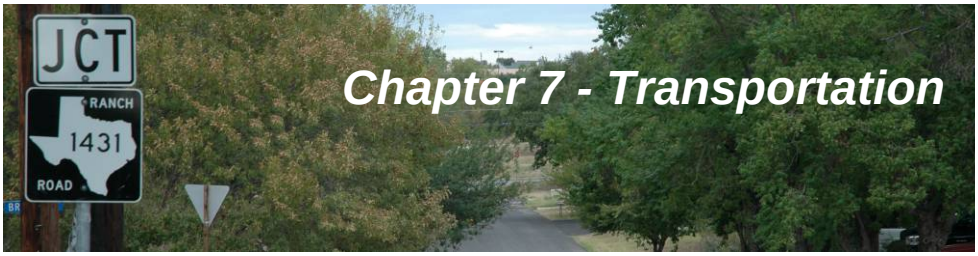
Future Land Use Plan Module Breakdown

The Future Land Use Plan Table was developed to guide decision makers, City staff, residents, and investors for the future growth and development of Marble Falls. **Table 6.2: Future Land Use Plan Module Acreage** provides generalized acreage amounts for each module by gross acreage and factors out acreages for floodplain (100-year floodplain) and slope (gradient of 25%) and roadways (with noted percentages) to provide the net acres available to be developed.

Table 6.2
Future Land Use Plan Module Acreage

Module Name	Module ID	Gross Acres	Floodplain (100-year) & Slope Acres (gradient of 25 %)	Road Percentage (percentage done after floodplain and slope)	Road Acres	Net Acres
Business Park	BP	1,930.0	208.2	10%	172.2	1,549.6
Downtown Commercial	DC	196.6	56.8	25%	35.0	104.9
Destination Center	DE	419.4	168.4	10%	25.1	225.9
High Density Residential	HDR	533.6	73.6	20%	92.0	368.0
Heavy Industrial	HI	114.8	0.5	5%	5.7	108.6
Institutional	IN	611.0	7.6	10%	60.3	543.1
Lake	Lake	529.2	529.2	0%	0.0	0.0
Low Density Residential	LDR	11,445.3	3,075.1	10%	837.0	7,533.2
Light Industrial	LI	408.0	120.1	8%	23.0	264.8
Medium Density Residential	MDR	2,365.4	311.7	15%	308.1	1,745.7
Mixed Use	MU	638.8	73.9	25%	141.2	423.7
Neighborhood Commercial	NC	537.7	74.3	10%	46.3	417.1
Open Space	OS	192.1	160.4	5%	1.6	30.1
Regional Commercial	RC	1,123.2	66.5	10%	105.7	951.0
Ranch Rural	RR	2,467.9	543.5	5%	96.2	1,828.2
Total		**23,513.0**	**5,469.8**		**1,951.4**	**16,091.8**

Source: City of Mable Falls Development Services Department; Wilbur Smith Associates.



Chapter 7 - Transportation

Introduction to Transportation

A well-coordinated transportation system is instrumental for enhancing mobility, for providing economic development opportunities, and for increasing a community's quality of life. The purpose of this chapter is to guide the current management in the development of the City's future transportation system.

The City's future transportation system should identify local travel and mobility needs and address orderly development of the City's transportation system. It includes an overview of the existing and proposed roadway network and travel characteristics, transportation planning criteria, and facility design standards. Most importantly, this plan enables local stakeholders, the City of Marble Falls, and its extraterritorial jurisdiction (ETJ) to plan development considering future roadway locations.

Role in the Comprehensive Plan

Within this chapter is the Marble Falls **Thoroughfare Plan** – a graphic representation that addresses transportation improvement needs over a 30-year planning period. The thoroughfare plan will help the City of Marble Falls plan for long-term transportation needs, maximize the use of the existing system, and preserve and acquire rights of way for future mobility as land is developed. By identifying the proposed street classifications and needs, the thoroughfare plan will serve as the guide for current and future roadway requirements, rights-of-way, upgrades, improvements and extensions to the existing network of streets, roads and highways within the City and its ETJ.

The Transportation element is closely coordinated with the Land Use element of the plan, with the proposed future land use patterns driving the decisions of where to add roadways and the type of roadways to be provided. The transportation plan will also be supportive of downtown redevelopment and historic preservation. The transportation plan incorporates elements of the Parks, Recreation, and Open Space element of the plan where bicyclist and pedestrians utilize the street rights-of-way for mobility, and trails provide for conveyance and connectivity of uses.

Key Issues/Opportunities

Key issues and opportunities have been identified primarily based upon input from stakeholders, at the community meetings, and from members of the Comprehensive Plan Steering Committee and from city staff. Key transportation issues include:

Regional commuter highway versus urban corridor: US 281 is a traffic-oriented roadway corridor that contains strip commercial development and some big box stores and does not interrelate well with the surrounding community. US 281, where a significant amount of the commercial development has occurred in Marble Falls, lacks accommodations for pedestrian circulation in the developed sections of the City and no connectivity to adjacent residential areas. The majority of the US 281 roadway is in a rural section that needs to gradually be converted to an urban section that relates to its surroundings.

Alleviating congestion at US 281 and RM 1431: US 281 and RM 1431 are the two primary north-south and east-west conveyance roadways, respectively, with few other roadways providing parallel passage for any significant distance. As a result, there is congestion at the intersection of these two roadways. The existing roadway network lacks a supporting logical web of parallel and crossing minor arterial and collector roadways that could alleviate congestion on these major arterial roadways.

US 281 Bridge: US 281 provides the one bridge across Lake Marble Falls to connect the entire City and nearby surrounding cities. The reliance on one bridge for north-south mobility focuses regional traffic and local circulation through downtown Marble Falls, and can be expected to experience daily traffic congestion as the region grows.

Neighborhood cut-through traffic: The lack of a functional grid system of roadways, combined with congestion at the key intersections with US 281, results in local traffic circulation to seek short-cuts through predominantly residential areas as alternative outlets.

Pedestrian needs: The City of Marble Falls is an auto-oriented environment. Even the downtown and adjacent residential areas lack some sidewalks, some creek crossings and convenient crossings of US 281 to tie east to west.

Circulation around downtown: Downtown circulation does not provide adequate access and circulation in relation to the development pattern of the lake and the proposed lakeside entertainment district.

Future Growth and Mobility Conditions

Marble Falls sits amidst the area promoted as the Highland Lakes in central Texas: Lake Buchanan, Inks Lake, Lake LBJ, Lake Marble Falls, Lake Travis and Lake Austin and several towns around the Highland Lakes. Steady development, as a place to live or a place to visit, has prompted City staff and citizens of Marble Falls to plan for future mobility needs. As areas are developed, the roadway network needs to be expanded in an orderly approach, serving new traffic demands and, where possible, addressing existing mobility and connectivity issues. Corridors critical to supporting the City's commercial vitality and desired roadway corridor attributes need to be identified. Marble Falls can preserve and acquire sufficient right of way, and even negotiate the construction of a portion of these facilities through the development process.

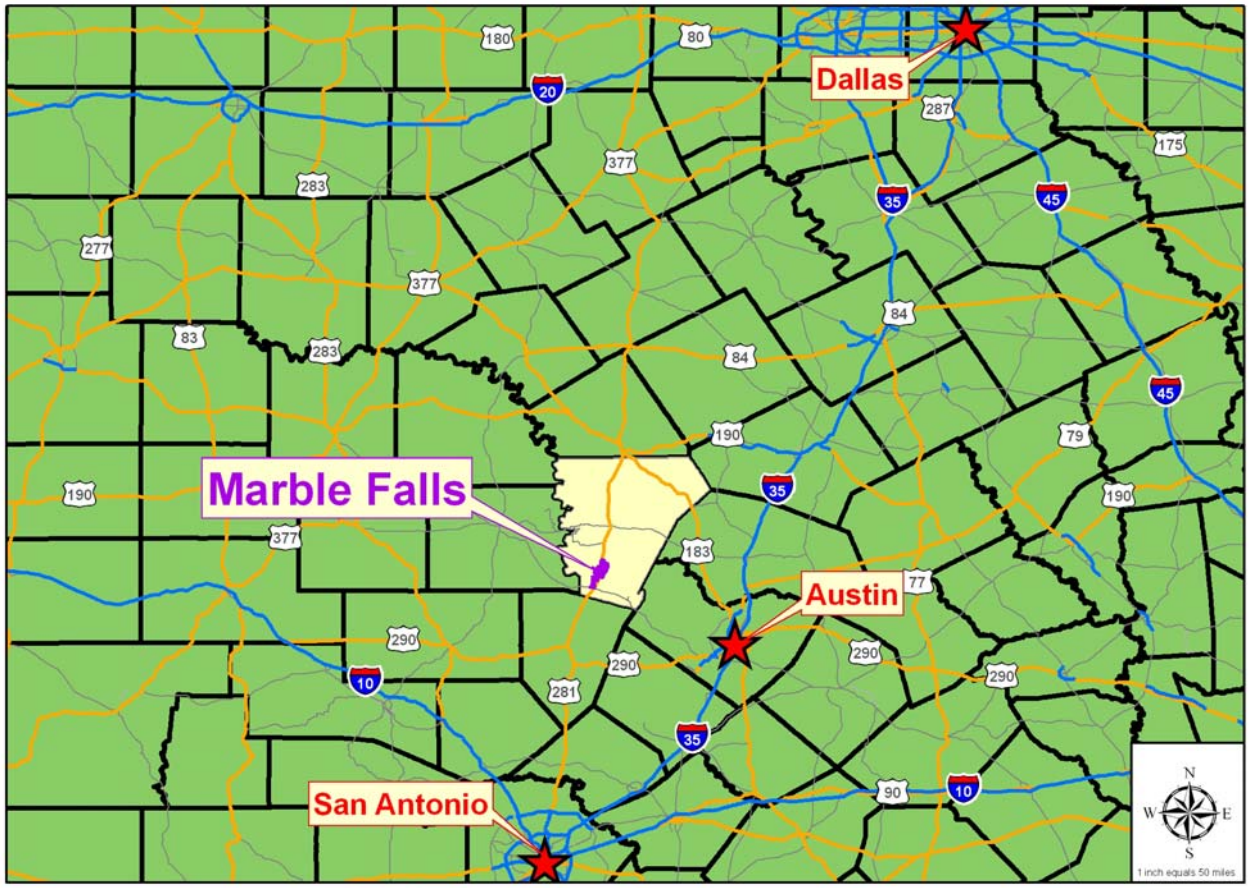
Because of the role of US 281 as a regional north-south connection between San Antonio and areas west of Austin parallel to IH 35, the through traffic on US 281 presents its own set of opportunities and challenges that the Marble Falls community must address in partnership with TxDOT and surrounding communities.

Existing Transportation Conditions

Regional Setting

The City of Marble Falls has grown at the crossing of US 281 and the Colorado River, taking advantage of its natural resources of marketable stone from its quarries, recreational opportunities arising from creation of Lake Marble Falls and nearby Lake Lyndon B. Johnson, and enjoyment of its natural beauty and small town atmosphere within reasonable (one-hour) driving distance of the Austin metropolitan area. Marble Falls' location along US 281, shown in **Figure 7.1: City of Marble Falls in its Statewide Context**, enjoys the visibility of north-south cross-state travelers along the alternative to the highly congested IH 35. Marble Falls also serves as a regional hub for other communities, particularly those to the west along Lake Lyndon B. Johnson.

Figure 7.1 City of Marble Falls in Its Statewide Context



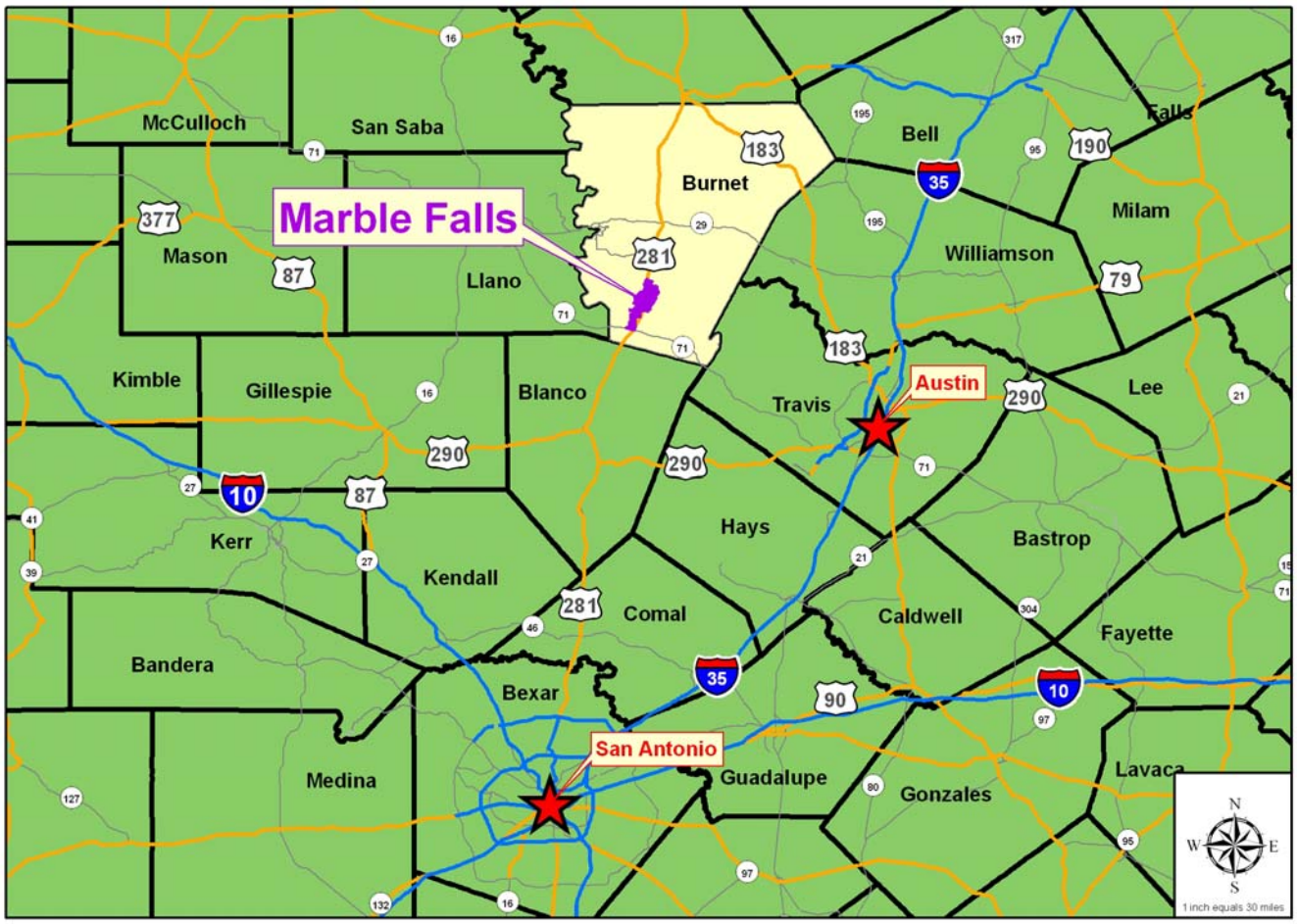
Freight rail has been historically important to Marble Falls for shipment of materials from the stone quarries, and continues to be important for the foreseeable future. The nearest general aviation airport is approximately

10 miles to the north in Burnet, and commercial airlines serve Austin about 45 miles to the east.

Regional Transportation

The City of Marble Falls is served by US Highway 281 and State Highway 71, and more remotely SH 29, which together provide the basic framework of transportation facilities for regional mobility in the area, as shown in **Figure 7.2: City of Marble Falls in its Regional Context**. US 281 extends from south of San Antonio through Marble Falls and numerous small and mid-size cities some 50 to 100 miles west of IH 35, passing through Stephenville and Mineral Wells on its way to Oklahoma where it becomes IH 44. SH 71 extends from east of Austin, merging with US 290 as it passes through southern Austin, then diverging from US 290 to parallel the Colorado River to Marble Falls and continuing westward to join with US 83 near San Angelo. SH 29 extends from IH 35 at Round Rock to Burnet, 10 miles north of Marble Falls, past Buchanan Dam and crossing SH 71 to join US 377 at Mason.

Figure 7.2 City of Marble Falls in Its Regional Context



Nearby smaller cities are connected to Marble Falls by Ranch-to-Market Roads 1431 and 2147. RM 1431 extends from IH 35 through Cedar Park and then parallels the north side of the Colorado River to Marble Falls and the various communities along Lake Lyndon B Johnson, ending at SH 29. RM 2147 ties between US 281 and SH 71 across the southern end of Lake Lyndon B. Johnson. TxDOT maintains the US. SH, and RM roadways in Marble Falls, while the City of Marble Falls and Burnet County maintain roadways that are not part of the state roadway system.

Major Thoroughfares

US Highway 281 is a four lane roadway through Marble Falls, and includes a continuous center two-way left turn lane in the urbanized area except across the Lake Marble Falls Bridge. Traffic volumes on the roadway have increased significantly in the last several years. Near the intersection with RM 1431, US 281 volumes have grown from a consistent 16,000 to 17,000 vehicles per day between 1992 and 1996, up to 26,000 in 2003 and 34,000 vehicles per day in 2007 – approximately doubling in just over 10 years. The intersections of US 281 with RM 1431 and Mission Hill Drive experience congestion during peak periods, as do the various cross streets between First and Ninth Streets. The four lane roadway is constructed within a 100-foot right of way, though the roadway is squeezed into an 80-foot right of way in several blocks between Second Street and RM 1431.

The Colorado River, though beautiful and an attraction for residents and visitors, presents a significant barrier to mobility in the region; bridge crossings are costly since the river is wide in this region and has many manmade lakes. The US 281 crossing at Marble Falls is the only crossing of the Colorado River for over 20 miles downstream to Austin and for over 10 miles upstream to Kingsland.

The existing US 281 bridge across Lake Marble Falls is a prominent feature along the waterfront. Traffic counts taken in 2006 indicated that some 22,000 vehicles per day cross the undivided bridge, which operates at near capacity and has been deemed by TxDOT to be “functionally obsolete” for future traffic conveyance and safety features, though still in good structural condition. A reconstruction of the bridge across the Lake is planned by TxDOT for completion within the next 5 to 10 years, depending on the availability of funding. Schematic designs have been

prepared for the crossing, which would consist of two side-by-side bridges each providing two travel lanes and six-foot wide sidewalks on both bridges.

A hazard materials (HazMat) route for US 281 has been proposed around Marble Falls. The proposed route would begin just north of the US 281-SH 71 interchange and proceed northward to Burnet outside the eastern periphery of the Marble Falls ETJ and the western edge of the Balcones Canyonlands National Wildlife Refuge with its connection back into US 281 well beyond Marble Falls' jurisdiction. The proposed HazMat route would be a limited-access regional roadway meant to direct major truck traffic around the community. The proposed roadway was discussed during the early stages of the comprehensive plan process and is a long-term objective of the comprehensive plan. As capacity warrants and funding options are explored further by the TxDOT, the Texas Turnpike Authority Division of TxDOT, and CAMPO, the values of nearby residents and the greater community should be solicited concerning the proposed route's right-of-way, major and minor interchanges, economic impact, and context sensitive solutions.

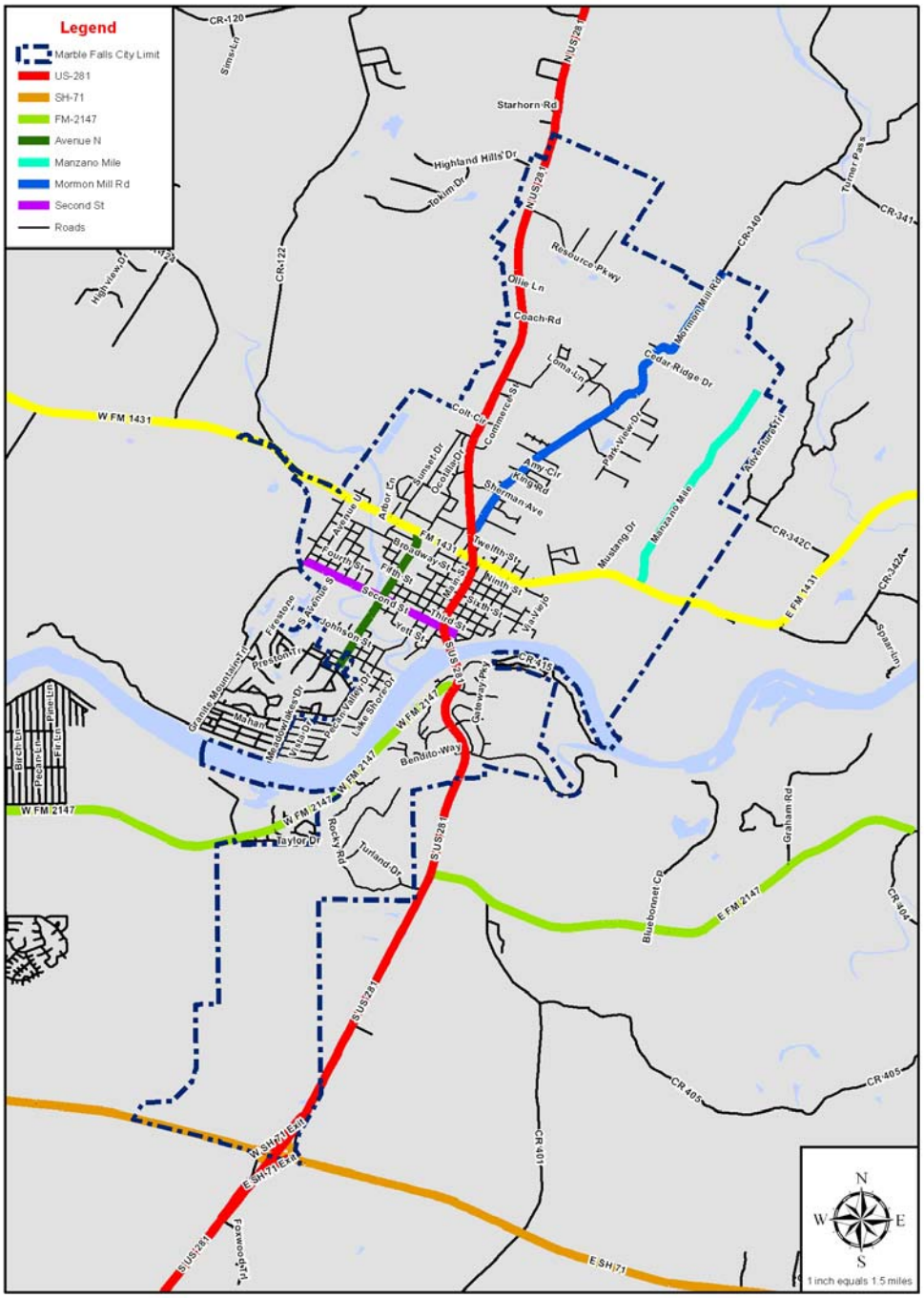
State Highway 71 is currently a four-lane roadway east of US 281 (toward Austin) and a two-lane roadway west of US 281. A cloverleaf interchange is provided at the junction of SH 71 and US 281, allowing for direct ramp connections for all movements between the two roadways and uninterrupted flow along each at the crossing. The interim nature of the ramp designs lack provisions for acceleration lanes on some connections, which as traffic volumes increase tends to create opportunities for collisions. A portion of this interchange is within the City limits and the remainder is within ETJ of the City of Marble Falls, and is a southern gateway to the City. SH 71 provides a highway connection between Austin and the lakeside communities.

Ranch-to-Market 1431 is currently a four-lane roadway eastward from Kingsland to Marble Falls, at which point a two-way center turn lane is added between Industrial Boulevard and Mustang Drive. East of Mustang Drive, RM 1431 reduces to a two-lane roadway and meanders eastward from Marble Falls as a two-lane road through hilly terrain east of Marble Falls to Jonestown, then as a wider facility to SH 183 at Cedar Park and to IH 35 at Round Rock. Year 2007 traffic volumes of about 18,000 vehicles per day west of US 281 are about double that of RM 1431 to the east of US 281. The interchange of RM 1431 with US 281 experiences moderate congestion during the peak periods of the day, with delays also experienced at the intersections with Avenue N and Industrial Boulevard at peak times. Pending significant development east of US

281 would be accessed from RM 1431 and would increase the traffic load on the intersection with US 281.

Ranch-to-Market 2147 is a two lane roadway that extends between SH 71 and US 281 along the southern edge of Lake Lyndon B Johnson and Lake Marble Falls, providing primary access to the communities of Horseshoe Bay and Cottonwood Shores. The interchange with US 281 experiences congestion during the peak periods.

Figure 7.3
Marble Falls Area Roadway Network



Local Thoroughfares

Aside from the regional thoroughfares, there are few local thoroughfares that provide for distribution or alternative through routes within Marble Falls. As shown in **Figure 7.3: Marble Falls Area Roadway Network**, these roadways include:

Mormon Mill Road is a two-lane roadway extending radially northwest from downtown Marble Falls just north of the intersection of US 281 and RM 1431, from Mission Hills Drive into the countryside northeast of town, meandering northward all the way to the city of Burnet. The opening of a Home Depot in conjunction with an Office Depot, Walgreens, and other stores near the intersection of Mormon Mill at Mission Hills has increased the level of traffic activity at the US 281 intersection significantly.

County Roads 121 and 124 are two-lane roadways that extent northwest from the west side of Marble Falls from RM 1431 along either side of the railroad tracks to serve the suburban and rural development and small communities to the northwest.

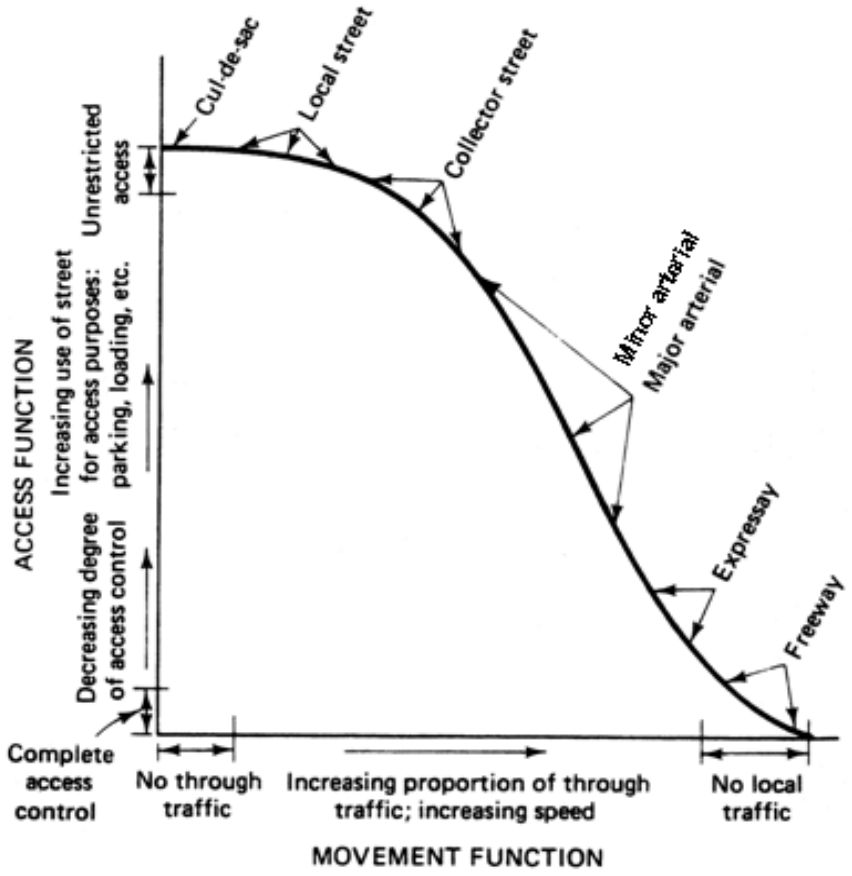
County Road 401 is a two lane road that meanders from its intersection with US 281 about 2 miles south of the river to a crossing of SH 71 and connects to a network of county roads to the south of SH 71. CR 401 also connects to local roadways east of US 281 north of SH 71.

Avenue N / Meadowlakes Drive and Avenue J/Pecan Valley Drive extend north south through the Original Township area of downtown Marble Falls and connect southward to the City of Meadowlakes. Avenue N and Avenue J functionally terminate at RM 1431, though the streets do continue to the north.

The City of Marble Falls, like many communities, faces the challenge of maximizing the operational usage of its existing transportation system. As shown in **Figure 7.4: Mobility versus Access Diagram**, there is an inverse relationship between mobility and access. Facilities, which are expected to serve the highest mobility, typically function the best with lower access from surrounding land uses. In contrast, roadways, which serve access needs, offer lower mobility. By identifying roadways that need to serve higher mobility, the City can work with landowners whose properties abut these facilities to manage access locations and preserve right of way for future roadway widening. These actions prolong the operational mobility of roadways, and delay the need for roadway expansion, which is costly and disruptive to the local community.

Freeways and Expressways are higher speed facilities that provide no driveway access and minimize direct access from local streets by providing grade separation, except in rural areas.

Figure 7.4: Mobility versus Access Diagram



Source: Adapted from Access Management Manual, TxDOT, revised June 2004

Major Arterials provide significant through traffic, roadside parking is rarely provided, and driveways access is rare, except occasionally in the urban core. Speeds are medium to high. Major arterials typically receive minor arterials and major collectors. Commercial development is attracted to the visibility offered along major arterials, and tends to cluster at intersections. Signalized interruptions should be minimized and coordinated to optimize traffic flow.

Minor Arterials provide connections between adjacent cities and cross-town connectivity, and create significant intersections with the major arterials, typically warranting signalization, as they also create an attractive location for business development. Minor arterials receive traffic via minor collectors and local streets, and occasionally parking lanes may be provided for roadside parking adjacent to the central core. Driveway access directly onto minor arterials is minimal, except in rural areas.

Major Collectors provide cross-town connectivity and create significant intersections with the major arterials typically warranting signalization. Major collectors receive traffic via minor collectors and local streets, and occasionally parking lanes may be provided for roadside parking where appropriate. Driveway access directly onto major collectors is minimal, except in rural areas.

Minor Collectors provide localized connectivity between residential and commercial development, feeding traffic to major collectors and minor and major arterials, creating significant intersections with the major arterials typically warranting signalization. Minor collectors receive traffic via local streets, and occasionally parking lanes may be provided for roadside parking where appropriate. Driveway access directly onto minor collectors is allowed.

Local Streets provide direct driveway access to adjacent properties and often allow roadside parking.

Access Management

For the major and minor arterial network system, and to a lesser extent for the major collector roadways, direct driveway access to the roadway should be minimized. Vehicles entering and exiting the roadway slow the rightmost lane and slow or block the inner lane, significantly reducing the through capacity of the roadway. Driveway access points may be minimized along arterials using various approaches including the following:

- Combining adjoining parking lots, reducing total driveway entries
- Requiring access from side streets
- Requiring access from parallel roadways

Access management approaches should be used for all development along major and minor arterials and should be considered for major collectors.

Thoroughfare System Development Challenges

The above challenges necessitate, in the thoroughfare component of the Marble Falls Comprehensive Plan, the identification of transportation elements that address the heavy reliance on the regional state system for local mobility and connectivity; offer options for other types of mobility; and provide an approach to protect existing roadway capacity due to increasing access pressures.

Developing this comprehensive plan is an important first step because the community is planning ahead for land uses appropriate for each area and the transportation system to support these land uses. Two other challenges present themselves: few options for other types of mobility using non-auto modes, and deterioration of existing roadway capacity due

to mobility versus access pressures along arterial-level roadways. The next section will address these challenges.

Future Thoroughfare Plan

In general terms, a thoroughfare plan is a long-range master plan for the orderly development of an efficient roadway transportation system. Most importantly, it defines an interconnected hierarchical system of current and proposed roadways that is required to meet the anticipated long-term growth within an area. The facilities identified within a thoroughfare plan typically include major and minor arterial and collector streets, which together operate to provide continuity and connectivity within the roadway system. In addition to addressing future traffic needs on the existing roadway system, thoroughfare plans also contain extensions of existing roadways in addition to the construction of new roadways in emerging growth areas. A thoroughfare plan presents general alignments, needed rights-of-way, and typical cross-sections for new, proposed roadways, along with existing facilities that will need to be widened or extended.

There are two **Key Concepts** to understand with regard to a local thoroughfare plan:

> **The Future Will Look Different from Today** – Within a thoroughfare plan, existing roadways are categorized according to their anticipated future function, which may not necessarily be the same as the function they currently serve. Some of these proposed roadways may not be constructed for many years, if ever, while others may be on the verge of implementation. The timing of construction will depend upon a myriad of factors including actual development activities, changing priorities, and available resources.
>
> **Many Routes are Only Conceptual** – In planning for the long-term future, proposed roadways are often presented as very conceptual alignments. These alignments are not intended to reflect exact routes. Rather, the precise alignment of these routes will be determined much later through preliminary engineering and design activities.

First, the hierarchy of roadway options is defined. Different possible thoroughfare types are described as part of Marble Falls' functional classification system.

Marble Falls Functional Classifications

For the purpose of a thoroughfare plan, a functional classification system provides unified definitions of the existing and future roadway system. From a practical sense, identification of the functional role of roadways is a useful tool for communities to assess and improve upon the connectivity and service being provided by their transportation system. Together, a thoroughfare plan and functional classification system will:

- Communicate to public and private stakeholders the potential need for future rights of way along existing and new location corridors so that they may plan their development activities accordingly
- Enable the City of Marble Falls to preserve or acquire through dedication during the land development process appropriate rights of way for future roadway widening or roadways in new locations
- Facilitate the City of Marble Falls' ability to negotiate, through the development process, developer's construction of roadways or portions of roadways as part of new developments
- Identify new locations for existing corridors for which the City of Marble Falls, along with partner state and county agencies, may want to implement additional strategies (for example, access management, transit, bicycle, and pedestrian strategies) as improvements are programmed and abutting land uses are developed for each corridor

Table 7.1: Marble Falls Roadways Functional Classification System Characteristics describes the hierarchical system of the Marble Falls planned roadway system, including the regional, state-maintained routes that serve as the backbone of the Marble Falls transportation system (identified in the table in the red through yellow color scheme as "Regional/Rural" facilities) and local City- and County-maintained roadways that predominantly serve local connectivity and mobility needs.

Table 7.1: Roadway Functional Classification System Characteristics

Functional Class	Functional Role	Typical Posted Speed (mph)	Typical Volumes (veh/day)	Desirable Spacing	Typical Length	Access Management Strategy
Regional/ Urban/Rural Major Arterial	Serves the highest volumes of long-distance mobility in and through the Marble Falls area, as well as local high-traffic commercial areas. Provides connectivity statewide. (e.g. US 281, SH 71)	55-70	20,000-60,000	5 miles or more	Usually more than 5 miles	State facility driveway guidelines apply. Urban area is highly developed. Locally implemented corridor-long access management overlay may delay need upgrade to controlled access.
Regional/ Urban/Rural Minor Arterial	Serves high volumes long-distance mobility in and through the Marble Falls area. (e.g. RM 1431)	45-60	5,000-30,000	2-4 miles	3+ miles	State facility driveway guidelines apply. Not yet highly developed. Locally implemented corridor-long access management overlay may preserve safety and mobility.
Urban/Rural Major Collector	Serves medium-distance mobility connecting Marble Falls to outlying areas. In urbanized areas, local collector streets, residential driveways, and commercial driveways directly access these roadways(e.g. RM 2147, CRs 121, 124, 401 and Mormon Mill Road)	35-50	1,000-15,000	½-2 miles	2+ miles	State facility driveway guidelines apply. Locally implemented corridor-long access management overlay may preserve safety and mobility.
Urban/Rural Minor Collector	Serves local-area mobility connecting local land uses to the regional/rural system. In urbanized areas, local collector streets, residential driveways, and commercial driveways (e.g. Avenue N)	25-45	1,000-10,000	½-2 miles	2+ miles	State facility driveway guidelines apply. Locally implemented corridor-long access management overlay may preserve safety and mobility.
Local Streets	Provide the highest level of access to abutting land uses, typically residential.	20-35	100-3,000	Varies, at least 125 feet, grid pattern	<1 mile	Access/accommodation for non-vehicular traffic.

Table 7.2: Roadway Functional Classification System Ultimate Lane and ROW Provisions

Functional Class	Functional Role	Number of Lanes	Median	Roadside Width	ROW Width	Sidewalks, Bike Lanes, Other Attributes
Regional/Urban /Rural Major Arterial	Serves the highest volumes of long-distance mobility in and through the Marble Falls area, as well as local high-traffic commercial areas. Provides connectivity statewide. (e.g. US 281, SH 71)	4 to 6	14'	10' to 17' depending on whether urban or rural cross section	100' to 150'	Pedestrian connectivity along urbanized sections of corridor, bicycle accommodations on roadway shoulder or bike lanes, sidewalks optional in rural area
Regional/Urban /Rural Minor Arterial	Serves high volumes long-distance mobility in and through the Marble Falls area. (e.g. RM 1431)	4	14' preferred but optional	10' to 12'	90' to 100'	Pedestrian connectivity along urbanized sections of corridor, bicycle accommodations on roadway shoulder or bike lanes
Urban/Rural Major Collector	Serves medium-distance mobility connecting Marble Falls to outlying areas. In urbanized areas, local collector streets, residential driveways, and commercial driveways directly access these roadways.(e.g. RM 2147, CRs 121, 124, 401 and Mormon Mill Road)	Either 4 lanes or 2 with center turn lane	No	10' to 12'	70' to 80'	Sidewalks along urbanized sections of corridor, bicycle accommodations on roadway shoulder or bike lanes
Urban/Rural Minor Collector	Serves local-area mobility connecting local land uses to the regional/rural system. (e.g. Avenue N)	Either 2 lanes or 2 with center turn lane	No	8' to 10'	60' to 70'	Sidewalks along urbanized sections of corridor, bicycle accommodations on roadway
Local Streets	Provide the highest level of access to abutting land uses, typically residential.	2	No	8'	50'	Sidewalks along streets, bicycle accommodations on roadway

Typical Cross-Sections

The "typical" cross-sections shown on the following pages represent desirable elements for each type of roadway shown in Table 7.1 and 7.2. Their most significant application will be for roadways in new locations and improvement projects. Existing roadways may operate functionally as a higher-order facility than their existing typical cross-section would indicate. In many cases, the cost – in absolute dollars and in community and environmental impacts – outweighs the potential benefit of upgrading the facility. In these cases, the functional role of the facility should be recognized and other strategies employed to maximize its operational functionality, such as access management and signal optimization. This is especially true in the Original Township area.

The following typical cross-sections also include a number of sections identified as "Greenway" options. These options represent similar roadway capacity to the non-greenway options, but provide additional elements, usually a multi-use bicycle and pedestrian facility on one side and a vegetative median between the two directions of traffic. According to local stakeholder input from the Comprehensive Plan Steering Committee and public input at the meetings, the greenway options should be considered as the first option wherever possible.

In some cases, the typical cross-section examples here will not fit a particular need. In these cases, the Marble Falls' functional classification system and Thoroughfare Plan Map should be applied flexibly.

Major Arterials

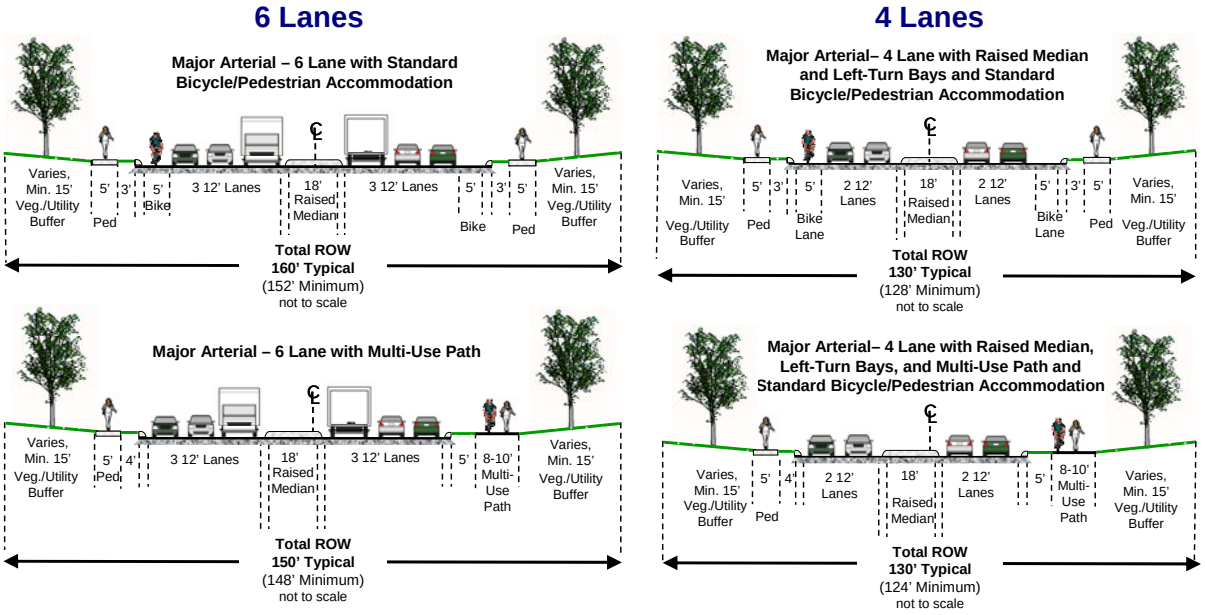
The major arterial roadways in the Marble Falls area – US 281, SH 71 – are designed and constructed by TxDOT to meet the regional transportation needs of Texas, but also to respond to local needs. The number of lanes, auxiliary lanes, and control of access are designed to facilitate movement along the corridor, and not for local access into driveways. For all new and emerging development along major arterial roadways, driveway access should be limited and well spaced, with deceleration lanes where possible, and should be provided from side streets to the extent possible.

Typical sections for four-lane and six-lane major arterial roadways are shown in **Figure 7.5**, depicting an urban setting. For rural settings with open ditch drainage, considerations for pedestrians and trails should be examined for appropriateness and timing. Options for a bike lane or shoulder lane of sufficient width to accommodate bicyclists should be provided for a rural section.

Raised medians in an urban section could be landscaped. The center median area in a rural section could be landscaped, depressed for drainage, or paved for continuous or channelized left turn lane.

However, the original development for many cities occurs with direct access from the major arterial passing through town. As the corridor evolves, the driveway access directly to the arterial impedes the flow along the roadway. For existing developed areas along major arterials, enhancements to the major arterial corridor should be encouraged to combine driveways and parking lots of developments along the roadway.

Figure 7.5: Typical Cross-Sections – Major Arterials

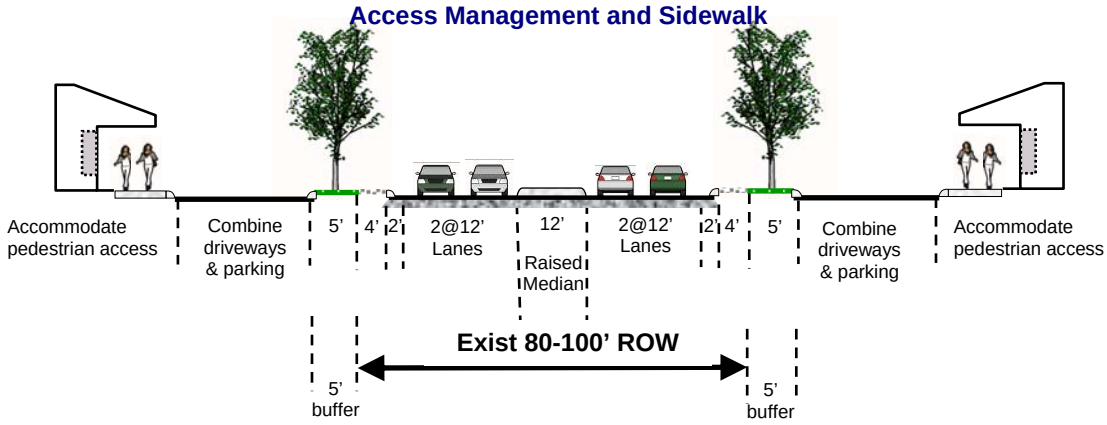


US 281 – Original Township Segment from First Street to Ninth Street: An example of a special treatment to address existing conditions along a major arterial is that for the section of US 281 through Downtown, the Original Township area. The right of way width in this section varies between 80 and 100 feet to accommodate the four lanes plus center turn lane. Many of the developments along US 281 have paved parking areas to within 4 feet of the back of curb of the roadway (some encroaching on the ROW). It is desirable to make the US 281 corridor walkable and attractive for nearby residents and patrons of the businesses, but there is also a desire to enhance the traffic flow through this section. The treatment, shown in **Figure 7.6**, would be a model for constrained sections of densely developed roadways and includes:

- Develop agreements between adjacent property owners for shared access to parking and circulation roadways. Provide incentives by means of legal assistance for agreements, site design assistance, and funding for needed construction to join parking areas. Form an Improvement District to facilitate.

- Selectively close certain driveways that would now be redundant and allow additional parking or greenspace. Work with property owners to add landscaping and trees at 50' to 100' spacing along the roadway frontage on their property.
- Develop plans with each property owner to enhance the pedestrian access along their property, preferably away from the street and closer to their buildings, and continuity from business to business along the street. Provide incentives by means of site design assistance and funding for needed construction to add sidewalks and amenities.

Figure 7.6
Major Arterial– 4 Lane Divided, Access Management and Sidewalk



Minor Arterials

Minor arterials function similarly to major arterials, except that their primary function is to accommodate intra-regional mobility. Some minor arterials may traverse several smaller cities in one sub-region. Minor arterials typically operate at lower speeds and provide more direct access to adjacent properties than major arterials. In urban areas, on-street parking is sometimes permitted on minor arterials. Major and minor arterials are often spaced at one mile intervals in an alternating grid pattern in the urbanized areas. The integrated system formed by major arterials and minor arterials typically includes 15 to 25 percent of the total roadway network centerline miles and serves 40 to 60 percent of total motor vehicle travel. Minor arterials may carry as much traffic as some major arterials, justifying a 5-lane section as in Figure 7.7.

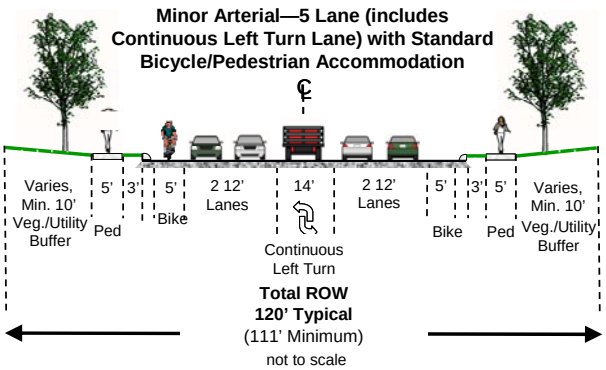
A narrower minor arterial cross section, shown in Figure 7.7, can be developed within 90 feet of right of way for minor arterial roadways that are shorter in extent and accommodate a mixture of turning movements, with throughput as a lesser function. Elimination of the center median opens up access to both sides of the roadway, but at the same time reduces the overall safety and throughput capacity of the roadway.

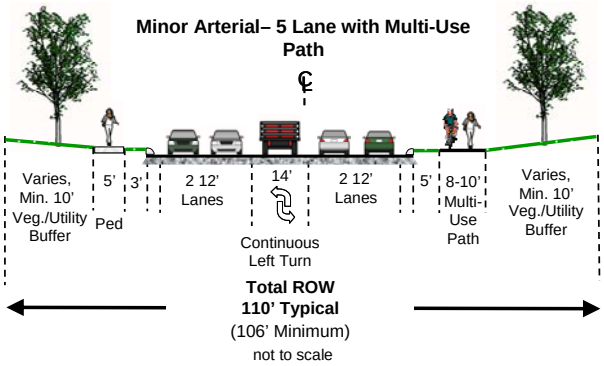
For lower volume, lower speed minor collector roadways, a lesser four-lane cross section can be provided within 80 feet of right-of-way, as shown in Figure 7.7. Tying the sidewalks to the back of curb is acceptable in this case due to the wider shared outside lane, but normally are not desirable for a minor arterial roadway.

For very low volume minor arterial roadways, the cross section of the roadway may start out as a three-lane cross section (two lanes with a center turn lane) as shown in Figure 7.7, and then be widened to provide four-lanes within the 80-foot wide right-of-way as traffic volumes grow. However, if the long-range plan for the roadway is to support high volumes of traffic, a 90-foot or 100-foot right-of-way should be acquired.

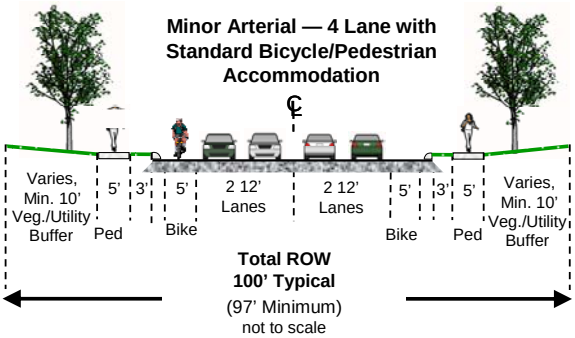
Figure 7.7: Typical Cross-Sections – Minor Arterials

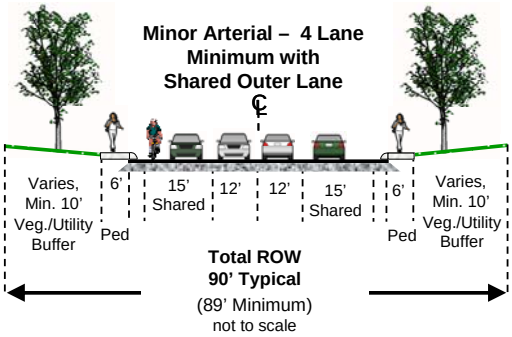
5 Lanes



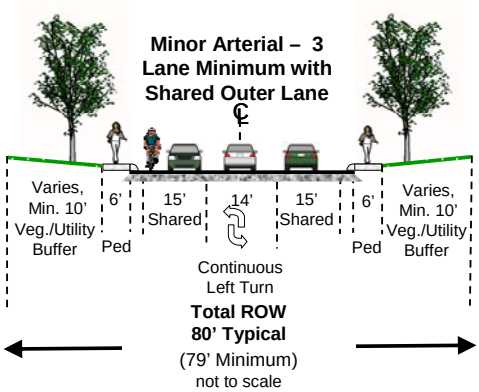


4 Lanes





3 Lanes



Collector Streets

Collector streets are the connectors between minor or sometimes major arterials and local streets, which serve to collect traffic and distribute it to the arterial network. Collectors provide intra-city mobility, with direct access to a wide variety of residential, commercial, and other land uses. Their design involves site-specific considerations. They provide direct service to neighborhoods and other local areas, and may border or traverse neighborhood boundaries. Parking is generally permitted on collectors.

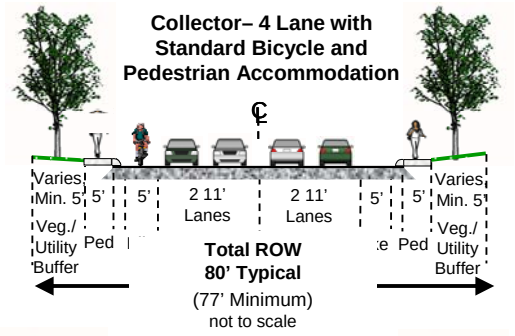
Since collectors are used for short distance trips between local streets and arterials, they should be continuous in the spaces between arterials. Collectors should not be more than two miles in length, except in a rural setting. Collectors should generally line up across an arterial, to promote connectivity between neighborhoods and reduce short trips on the arterial, but such alignment should be carefully considered as to discourage the use of the collector streets as an arterial. To provide efficient traffic circulation and preserve amenities of neighborhoods, collectors should desirably be spaced at about one-quarter to one-half mile intervals, depending on development density. Subdivision street layout plans should include collectors and local streets in order to provide efficient traffic access and circulation.

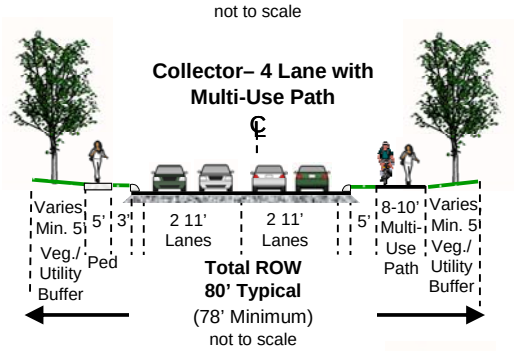
Since collectors generally carry higher traffic volumes than local streets, they require a wider roadway cross section. Collectors can be subdivided into **major collectors** and **minor collectors**. Major collectors should be designed to accommodate a pavement width of 40 to 45 feet, either four lanes or two lanes with a center turn lane, as shown in **Figure 7.8**. Major collectors differ from minor arterials in the amount of parking and local access allowed. A collector should rarely be designed to accommodate more than two travel lanes throughout its length; such a design will encourage the misuse of the collector as an arterial. Minor collectors are mostly wider two-lane roadways, as shown in Figure 7.8, and typically serve residential development. Collectors should be designed for operating speeds of 30 to not more than 35 MPH. Collectors typically make up about 5 to 10 percent of the total street system.

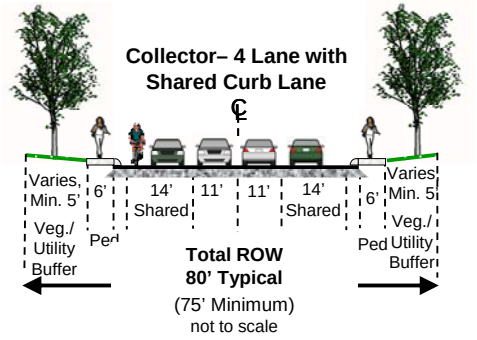
Collectors serve an important role in collecting and distributing traffic between arterials and local streets. Their identification is essential in planning and managing traffic ingress/egress and movement within residential neighborhoods in addition to commercial and industrial areas.

Figure 7.8 Typical Cross-Sections – Collectors

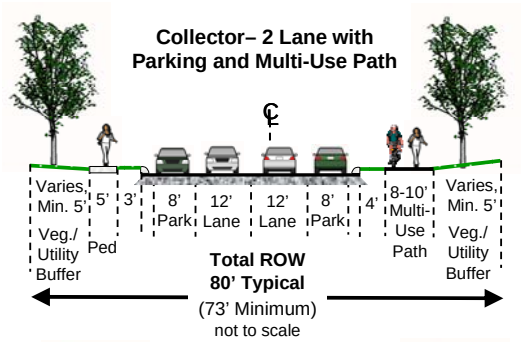
4 Lanes

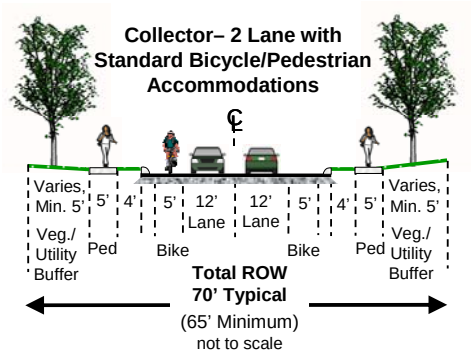


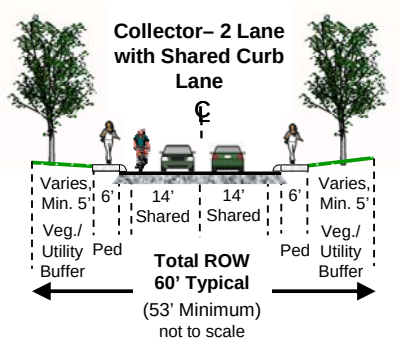




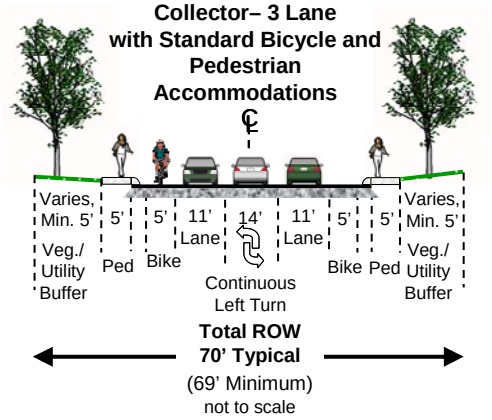
2 Lanes

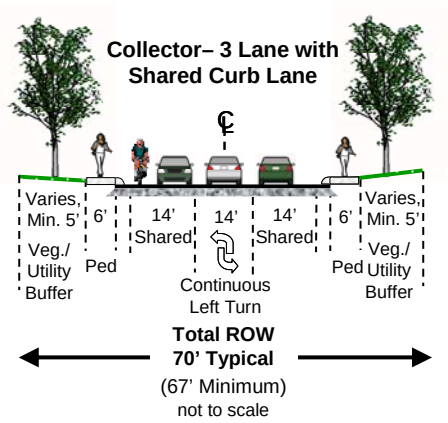






3 Lanes



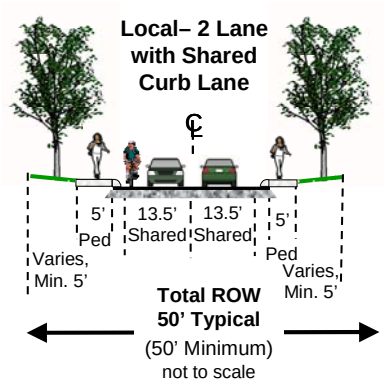


Local Streets

Local streets include all other streets and roads that are not included in higher classes. They include internal and access streets that allow direct access to residential and commercial properties and similar traffic destinations. Direct access to abutting land is their primary role, because all traffic originates from or is destined to abutting land. Through-traffic and excessive speeds should be discouraged by using appropriate geometric designs, traffic control devices, curvilinear alignments and discontinuous streets. On street parking is generally permitted. Trip lengths on local streets are short, volumes are low, and speeds are slow, typically 25 to 30 MPH. A typical local street can accommodate one travel lane and two parking lanes and a width of 26 to 28 feet of pavement is desirable, as shown in **Figure 7.9**, although cross-sections as wide as 34 feet can be acceptable. Often on rural local street sections with open-ditch drainage and unpaved shoulders, minimum portions of the shoulder and drainage ditch slope are used for parking. Local streets typically comprise about 65 to 80 percent of the total street system in urban areas.

Figure 7.9: Typical Cross-section – Local Streets

2 Lanes



Parkways

A parkway is a special designation of a major or minor arterial or collector. The typical section of a parkway would accommodate a trail along one or both sides of the roadway, as shown in Figure 7.5 and 7.7. The parkway would receive a landscaped median along with a focus on providing trees and enhanced landscaping along each side of the roadway that accentuates the surrounding physical character. The width of the median and buffer along each side of the roadway could expand depending on the topography, local landscape, and view shed that could be emphasized along the roadway's path. The provision of a parkway

would accentuate the natural surroundings proposed for the adjacent land uses.

Table 7.3: Summary of Roadway Typical Section Characteristics summarizes the elements of the typical cross-sections presented above.

Table 7.3 Summary of Roadway Typical Section Characteristics

Design Element	Controlled-Access Arterial	Major Arterial	Minor Arterial	Collector
Desirable ROW Width	**Varies up to 500'**	**160' (6 lanes)**	**120' (5 lanes)**	**80' (4 lanes)**
Minimum ROW Width	**250'**	**130' (4 lanes)**	**80' (3 lanes)**	**60' (2 lanes)**
Typical Pavement Width (BOC to BOC)	**Varies substantially**	**106' (6 lanes) 82' (4 lanes)**	**75' (5 lanes) 47' (3 lanes)**	**57' (4 lanes) 31' (2 lanes)**
Auto Lane Width	**According to TxDOT Design**	**12'**	**12'**	**11' minimum**
Median Treatment	**According to TxDOT Design**	**Raised Median desirable (18' desirable)**	**Continuous Center Left Turn Lane desirable (14' minimum)**	**Continuous Center Left Turn Lane for high turn-movement areas (14' desirable)**
Outside Vegetation/Utility Buffer (minimum)	**According to TxDOT Design**	**15'**	**10'**	**5'**
Shared Auto/Bike Lane	**N/A**	**n/a**	**15'**	**14'**
Multi-Use Path	**N/A**	**8' minimum, 10' typical 12' desirable for multi-use Additional 2' grated/smooth on both sides 3' horizontal clearance on both sides**		
Bike Lane (higher speeds/volumes)	**N/A**	**4' minimum (excluding curb) 5' desirable (excluding curb) 5' minimum in presence of on-street parking 6' maximum (to discourage parking in the bike lane)**		
Shoulder Bikeway (rural areas)	**N/A**	**4' minimum, 6'-8' standard No more than 8' (to discourage parking in the bike lane)**		
Sidewalk Area	**N/A**	**Consider multiple elements: • Landscape furniture/car door opening zone: 2' minimum if paved, 4' minimum if landscaped and no other buffer, 3' minimum if landscaped and in presence of bike lane or wider outer shared lane • Paved sidewalk: 5'-8' depending on pedestrian volumes Frontage zone: minimum of 1' to a fence or property line, minimum of 2' to storefronts with doors opening onto sidewalk (other considerations also apply, e.g. utilities)**		
Paved Sidewalk	**N/A**	**5' minimum; 6' if attached to back of curb with no buffer (landscape strip, bike lane, parking, etc.)**		

Thoroughfare Plan Map

Traditionally, thoroughfare plan maps serve a variety of purposes. The primary objective for this plan is to guide the carefully planned and orderly development of an adequate street and highway system to serve both the present and future mobility and access needs of the public.

The Marble Falls Thoroughfare Plan includes the necessary roadway system to serve future land uses as identified in the land use sections of the plan. The thoroughfare plan map diverges from the planned land uses in one important aspect: the thoroughfare plan map shows a continuous, connected, and cohesive thoroughfare network throughout Marble Falls' ETJ, even in areas that the comprehensive land use plan shows being maintained as natural or agricultural areas. This aspect was discussed among City staff and stakeholders of the plan advisory committee and at the community meetings. It was generally agreed that because of the flexibility that landholders have to develop their properties, it is important for Marble Falls to show a comprehensive thoroughfare network in all areas so that the City is able to negotiate right of way preservation, dedication, and even construction of roadways if this development occurs.

By identifying the types of facilities needed in each location, a thoroughfare plan also provides information to the City, other partner agencies, and private landowners for the purpose of short- and long-term decision-making. For example, a school district needs to know if a roadway abutting school property will remain a meandering, low-traffic farm-to-market roadway in the future or if it is planned to be a multi-lane, high-traffic freeway that may be problematic for parents and children to access. Similarly, property owners benefit from having better information about planned regional transportation improvements when deciding the best use of their property.

A systematic and analytical process was employed to develop Marble Falls' thoroughfare network. This process involved the consideration and scrutiny of the following factors:

- Existing Roadways – Where possible, new facilities were connected to or complemented existing roadways.
- Hierarchical Connections – As a general rule, higher classified facilities should not end at lower classified facilities.
- Extraterritorial Jurisdiction Boundary – The system generally stops at Marble Falls' ETJ, unless it was necessary to continue a roadway to make an important connection.
- Continuation of the Grid – Extension of the thoroughfare network into the currently undeveloped areas of Marble Falls' ETJ was made to follow as much

of a grid-like pattern as possible, echoing Marble Falls' Original Township area.

- Thoroughfare Spacing – A concerted effort was made to build the thoroughfare network using established criteria for spacing between the different types of thoroughfares. In general, spacing for major arterials was sought to be between two and four miles, while minor arterials were targeted to be spaced between one-half to two miles apart.
- Thoroughfare Length – The typical length of major arterials was considered to be at least five miles. Lengths for minor arterials and collectors were aimed to be at least one-half to two miles, and one-quarter to one-half mile, respectively.
- Parcel Boundaries – To the extent possible, conceptual, proposed thoroughfare alignments were created to follow existing parcel boundaries or fence lines.
- Constraints – Special care was given to minimize the traversal of critical features of the natural environment, including lakes, rivers, creeks, floodplains, and hilly terrain.

The Thoroughfare Plan Map was presented and discussed with local stakeholders at two Comprehensive Plan Steering Committee meetings and the community meetings. Various changes were made in response to comments received at those meetings. This thoroughfare plan map, shown in **Figure 7.10: Thoroughfare Plan**, is not intended to constrain the City of Marble Falls or future development. Rather, it shows approximate alignments for potential new or enhanced thoroughfares that should be considered in platting of subdivisions, right of way dedication, and construction of major roadways within the region. The primary objective of the thoroughfare plan is to ensure that adequate rights-of-way are preserved of appropriate alignments and of sufficient width to allow the orderly and efficient expansion and improvement of the thoroughfare system.

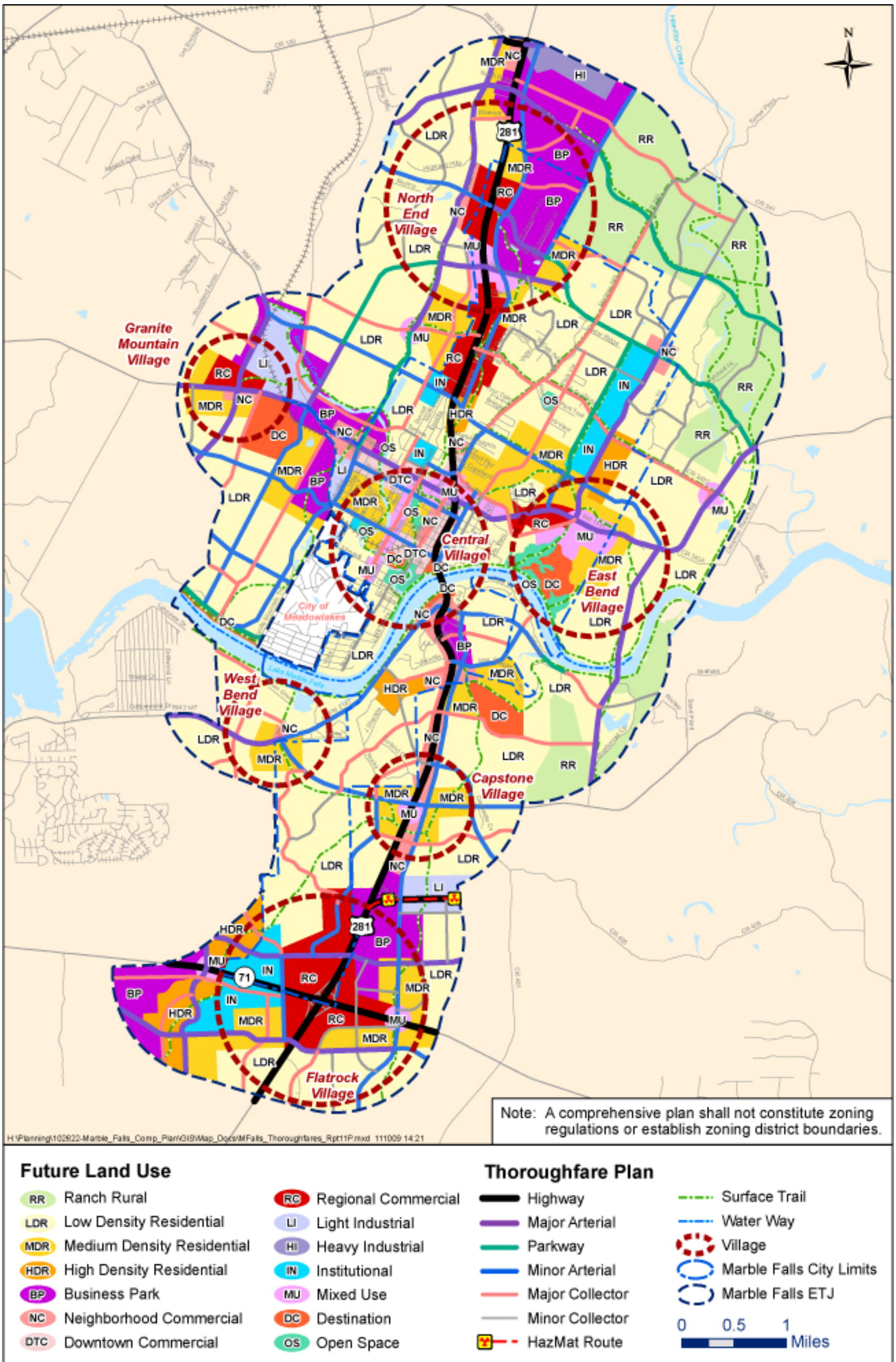


Figure 7.10
Thoroughfare Plan

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Additional Transportation Modes

While local and regional roadways are the foundation for the Marble Falls mobility network, additional modes of travel such as transit, biking, walking, air, and rail travel are important components of the overall system for movement of people and goods. A comprehensive mobility network can improve the quality of life for residents by offering more transportation choices. Furthermore, access to air, rail, and roadway transport is often an important component of attracting business and industry to the area.

Freight Rail

Rail is integral to the community's economic development initiatives. A City of Marble Falls economic development initiative is focused on attracting new businesses to locate in Marble Falls. Under the land use aspect of this plan, the decision to place future industrial land uses in proximity to existing lines on the north and west sides of the city supports that initiative.

Passenger Rail and Transit-Oriented Development

Capital Metropolitan Transit Authority, also CMTA or CapMetro, the transit authority for the Austin metropolitan area, is advancing commuter rail service in the metropolitan area, extending into the suburban areas including Round Rock and Cedar Park. The City of Marble Falls, Marble Falls' Economic Development Corporation (EDC) and local advocates have been exploring the potential for extension of the northwestern CMTA passenger rail service ultimately to an endpoint at Marble Falls. The route would utilize the existing freight rail spur that enters Marble Falls from the north and serves the existing plant just south of downtown. An end-of-the-line station could potentially be located at the south end of downtown. This long-range vision has been reflected in the land use section of this plan.

Transit Service

Although Marble Falls' current mobility system does not include regular transit service, the Capital Area Rural Transit System (CARTS) provides demand-responsive service on a prearranged basis to prequalified elderly and low-income residents in the Marble Falls and other Burnet County communities. CARTS enables transportation-challenged citizens to get to doctor appointments and other necessary errands.

Bicyclist and Pedestrian Facilities

The City of Marble Falls Parks, Recreation, and Open Space Master Plan identified cycling and pedestrian trails as a high priority item. Some of Marble Falls' parks currently have trails within them, and there is a trail

that extends along the east side of Whitman Branch from near Third Street to the baseball fields near Broadway, but overall the City lacks trails that connect parks to neighborhoods and other community destinations. A concept for a hike and bike trail system is depicted on **Figure 7.11: Trails Plan**. By identifying bicycle accommodation as an important component for future roadway construction and improvement projects in the typical sections for the City's roadways, Marble Falls is providing an additional approach for connecting bicycle destinations.

Sidewalks and Pedestrian Districts

Sidewalks are also an important part of the City's transportation infrastructure as they provide safe pedestrian travel along the City's street system. Sidewalks should be developed in conjunction with all future development in accordance with the established ordinances of the City. Many areas have been developed in the past without the provision of sidewalks. There are areas of residential and commercial concentration that could have the propensity for people to walk to nearby destinations. Often, there are partial or discontinuous sidewalk provisions along one or both sides of a street in these areas of concentration that if completed would encourage more people to walk to their destinations. New development may have created new walking demand where none was envisioned before and now lacks accommodations for pedestrians. The walking environment in terms of comfort, safety and beauty can influence the level of walking in a community. Funding to retrofit sidewalk and related improvements into a streetscape is often limited and needs to have a focus to be effective.

A Pedestrian District identifies areas with a predisposition for walking, based upon geographic, socioeconomic, and development conditions. Specific criteria for identifying the Pedestrian District include:

- Presence of a public school within a residential area (Safe Routes to School)
- Demographics – lower income persons tend to walk more than higher income
- Type of Land Use – land uses accessed frequently are within short walking distance; street grid facilitates walking, commercial and retail development near residential uses

The Pedestrian District would typically include an area within a one-quarter to one-half mile walking distance of such facilities or areas possessing the desired attributes. A Pedestrian District will be a target area for funding of pedestrian facilities. As improvements are completed, the districts can be expanded or new districts identified to increase the impact on the level of walking in the community. The Original Township area along with each of the elementary, middle, and high schools in the City should be considered for designation as Pedestrian Districts.

Funding is available for improvements in the school pedestrian districts through the Safe Routes to Schools program.

Air Transportation

For the foreseeable future, the Austin-Bergstrom International Airport will be sufficient to serve Marble Falls' personal travel and business-related needs. The general aviation airport in Burnet is close enough to Marble Falls to be convenient for private jet and charter operations to serve the City's residents and its continued operation should be supported.

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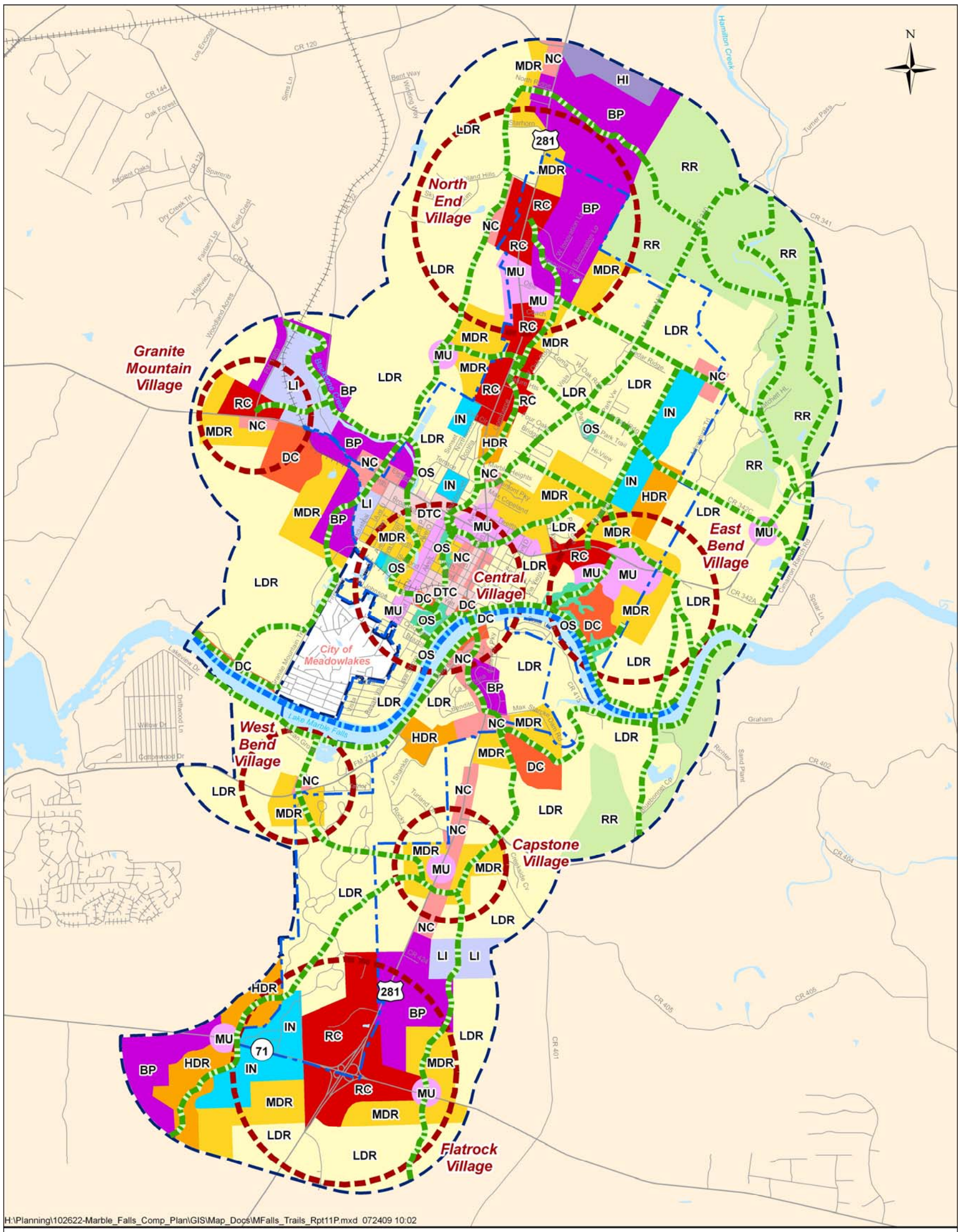

Future Land Use

- RR Ranch Rural
- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- BP Business Park
- NC Neighborhood Commercial
- DTC Downtown Commercial
- RC Regional Commercial
- LI Light Industrial
- HI Heavy Industrial
- IN Institutional
- MU Mixed Use
- DC Destination
- OS Open Space

Trails

- Surface Trail
- Water Way
- Village
- Marble Falls City Limits
- Marble Falls ETJ

0 0.5 1 Miles

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

THE CITY OF MARBLE FALLS TEXAS

Figure 7.11
Draft Trails Plan

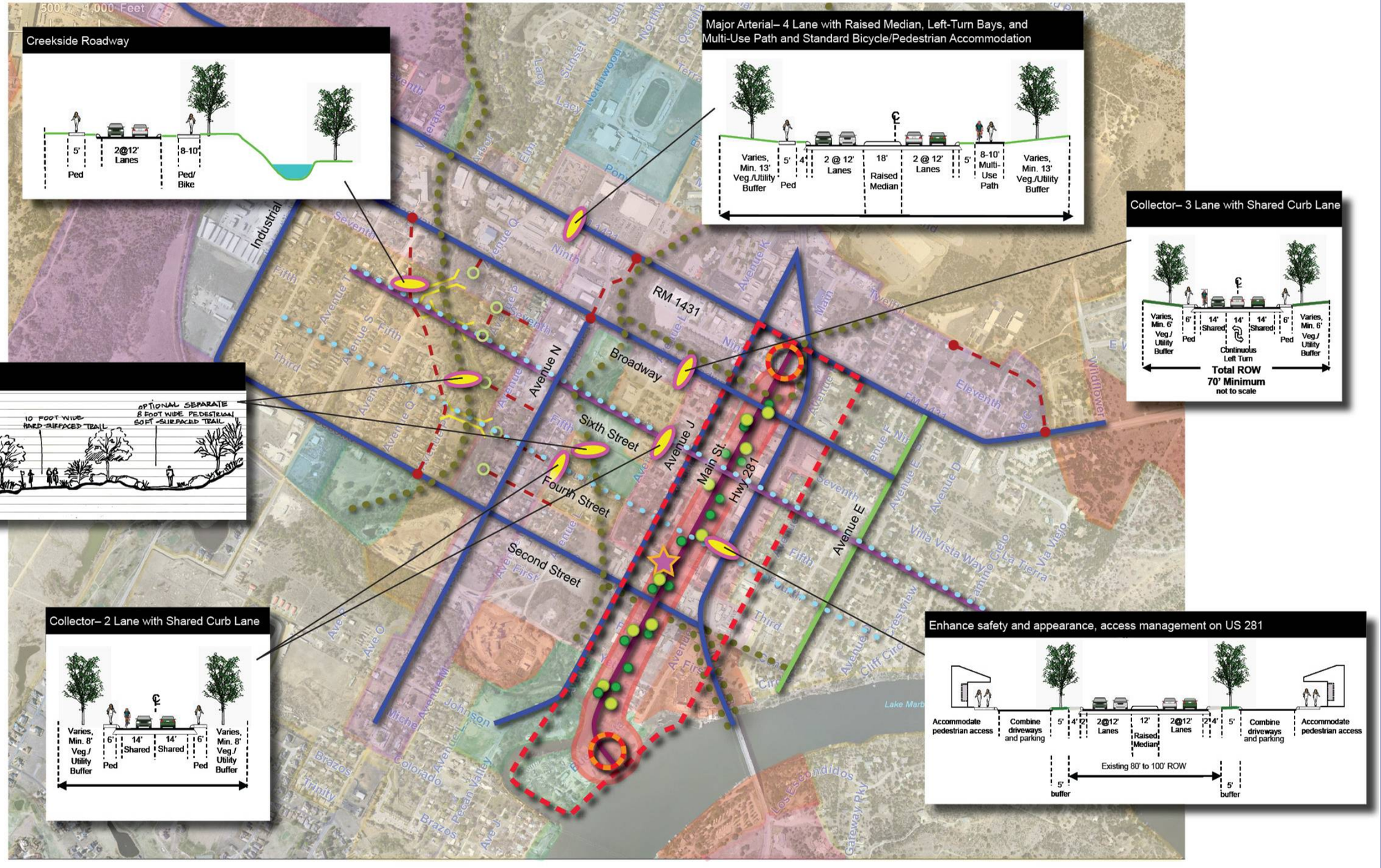

Figure 7.12
Original Township and Downtown - Roadway and Trail Cross Sections

Recommendations

In general, adoption of the comprehensive plan and the updated thoroughfare plan, and incorporation of the concepts set forth therein into the standard practices of the City, will set the stage for development of the transportation system to support development in Marble Falls for many years to come. Continued review and regular maintenance of the thoroughfare plan will be critical to ensure an efficient, integrated, and well-connected transportation network that accommodates future growth and changing mobility needs.

Several specific recommendations have been formulated during development of the Transportation Plan element of the comprehensive plan, and are described in the following paragraphs.

1. **Original Township Connectivity and Walkability**

   The Original Township area from north of Lake Marble Falls to RM 1431, and from Industrial Boulevard to Avenue E, was identified as a desired focus area for early application of the precepts of the comprehensive plan: Pedestrian Districts and Walkability, Urban Design and Landscaping, leveraging of Public Facilities, Neighborhood Redevelopment and Connectivity, Parks, Recreation and Open Space, Historic Preservation, as depicted in **Figure 7.12: Marble Falls Original Township and Downtown – Roadway and Trail Cross Sections**.

   a. **Extension of Main Street** – Expansion of the Main Street rustic appearance and roadway cross-section south of Second Street to form a visual and functional connection to the waterfront area.
   b. **Enhancement of Broadway** – Remove the signal at Seventh Street and install a signal at Broadway to create a functional crossing from east to west across US 281 that parallels RM 1431, allowing a two-street depth to development along the RM 1431 corridor, and relieving some of the traffic along RM 1431. Include sidewalks on both sides of the street.
   c. **Pedestrian Oriented Corridors on Fourth Street and Sixth Street** – Enhance the signalized crossings of US 281 by adding pedestrian actuation and countdown meters. Upgrade the existing roadways and add sidewalks on both sides, continue sidewalks to the logical eastern and western extent of the Original Township. Add pedestrian-only bridges across Backbone Creek to create a “Bicycle and Pedestrian Boulevard” that is utilized by non-motorized traffic for east-west circulation.

d. **Hike and Bike Trail Corridors** – Build hike and bike trials along Backbone Creek and Whitman Branch, connecting to Westside Park and Lakeside Park on the south and extending to RM 1431 on the north.
e. **Enhance North-South Circulation Within and Across the Area** – Due to the Whitman Branch and Backbone Creek flooding events in the past and the significant costs of constructing bridges, the local street network west of Main Street is disjointed. To improve access to the rest of the City roadway network and local circulation in the area, several roadway improvements are proposed:
f. **Realignment of the northern end of Avenue N** – Through roadway realignment, connect Avenue N to Bluebonnet Street at a signalized crossing, eliminating the signal at the current T-intersection of Avenue N at RM 1431.
g. **Enhancements along Backbone Creek** – Creation of a creekside roadway along the western side of Backbone Creek and pocket parks along the east side of the creek, with connections to the hike and bike trail.

2. Enhancement of Urbanized Section of US 281

The downtown segment of US 281, from Second Street to Mission Hills, is becoming a bottleneck in the regional north-south mobility. Daily traffic volumes doubled from 17,000 to 34,000 vehicles per day over the last ten years and are expected to continue to increase in the future. Three alternatives exist for providing the ability to handle future traffic volumes:

- Widen US 281 to six lanes through Marble Falls;
- Split US 281 into a pair of one-way roadways through downtown Marble Falls and widen to six lanes outside of downtown;
- Reduce the inefficiencies along US 281 and maintain the four main through lanes. Improve signal timing and coordination and better distribute system traffic by expanding the minor arterial and collector roadway network parallel to US 281. Build a second crossing of Lake Marble Falls or the Colorado River east of the dam at Marble Falls to distribute the north-south through traffic.

The first option, to widen US 281 to six lanes, would be a workable solution to the segments north and south of downtown, but would be detrimental to business along US 281 in downtown, requiring some 15 to 20 feet of the frontage along those businesses to be turned over to create travel lanes. For that reason, this option is not desired.

The second option, to split the US 281 traffic into a pair of one-way streets through downtown, has merit and has been done in many communities, including Garland, Texas. It even would have beneficial impacts for the existing US 281, allowing the rearrangement of the 5 lanes of pavement into three northbound through lanes plus sidewalks and landscaping on both sides. However, the new southbound one-way segment would need to be placed on one of the nearby north-south streets. It would change the character of Main Street that local residents have worked hard to improve. Avenue J offers a good alternative, but would displace significant local businesses and residential development and create an island for Main Street, surrounded by traffic. To the east of US 281, the alternative is Avenue G, which is similar to Avenue J in that it would likely initially displace some businesses and residences, and push heavy traffic closer to established residential neighborhoods. But Avenue G does not present good terminus points for re-joining US 281 at the north and south ends. Thus, this option is not desired.

a. The option chosen for the near future is to make US 281 work as efficiently as possible as a four-lane roadway through Marble Falls for as long as possible until a second bridge crossing over the Lake or the Colorado River can be built at some time in the future. A four-lane roadway, under uninterrupted flow condition, could carry about 1,900 vehicles per hour per lane, or approximately 76,000 vehicles per day (assuming 10% of the traffic happens during the peak hour). It is the interruptions of the cross streets and slowing for the turning movements and signals that reduce the throughput capacity of the roadway. For example, sharing 40% of the signal green time at the intersection with RM 1431 plus delays from left turns and right turns, reduces the capacity of US 281 at that location to about 40,000 vehicles per day.

b. One way to improve the capacity of a bottleneck intersection is to move the turning movements to another location. For example, the eastbound left turns from RM 1431 to northbound US 281 could be directed north on Avenue K to Mission Hill Drive, and eastbound RM 1431 left turns not allowed at US 281. Some corridors in the US have been developed that require lower-volume left turns to go straight through a critical intersection and then provide a dedicated U-Turn lane for vehicles to use and then turn right at the intersection. Installation of upgraded traffic signal control equipment can also make the signalized intersection work more efficiently.

c. Development of the network of minor arterials and collector roadways in Marble Falls parallel to US 281 will help to distribute traffic away from the overused US 281 roadway. Avenues N, J, G and F are proposed for enhancement as north-south collectors in the downtown area, with potential signals at RM 1431 and connection to Twelfth Street. Avenue N would extend onward to Mormon Mill Road via Mission Hill Drive. Even the enhancement of the east-west roadways will help to add alternative routes to getting onto US 281 for circulation within the downtown area. Parallel collector roadways are also proposed along US 281 north and south of downtown.

d. For the long term, a second bridge crossing of the Colorado River at Marble Falls should be sought. The thoroughfare plan includes concepts for two

potential crossings. The first is a hazardous materials route that diverts traffic from just north of SH 71 and extends to the far eastern extents of the Marble Falls ETJ, heading towards Killeen and Fort Hood with a roadway connection back to US 281 north of Marble Falls. The second bridge is proposed about 5 miles east of US 281.

3. Controlling Future Utilization of Selected Roadway Corridor Capacity

The proposed functional classification of a roadway is recommended based upon the future lands uses proposed in the Future Land Use Plan. Some radial corridors, such as Mormon Mill Road, could be overloaded with traffic if actual development patterns are different from those envisioned in the plan. It is important for City staff and future leadership to understand the relationship between land use and transportation infrastructure. Some key principals should be stressed:

a. Deviation from the land use concepts along a corridor should be minimized to keep the anticipated traffic generation rates within the anticipated range.

b. To facilitate the orderly development of a roadway corridor from its current cross section to a higher capacity cross section. To support increased development, each development should be required to be responsible for contributing to the cost of providing its incremental utilization of the ultimate capacity of the roadway. This concept is called Traffic Impact Fee, similar to the Water and Wastewater Impact Fee program, but needs to be specific to a roadway corridor catchment area. The City would then have to manage the accumulation and supplement of funds and the timing of the provision of the needed roadway capacity to accommodate development.

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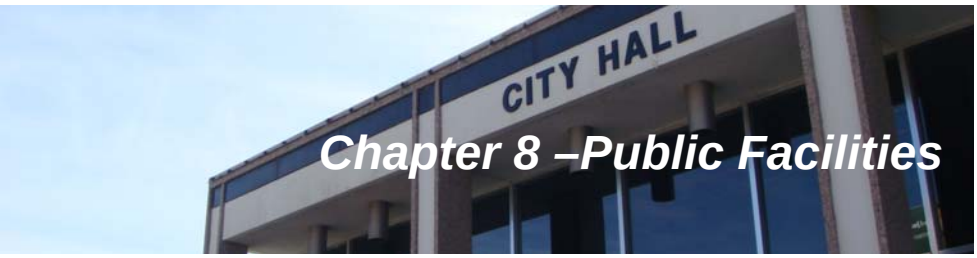


Chapter 8 –Public Facilities

Public Facilities

Understanding the need for public facilities and planning facilities for future growth is important for residents, investors, and visitors. As part of the comprehensive plan, public facilities are an integral part in the promotion of sound development for local communities, including public health, safety, and welfare. Understanding the importance of public facilities helps define a needed level of service that should be achieved and possibly surpassed in providing for its citizens. This understanding provides an efficient and practical way of measuring the needs of a community and whether these needs are being satisfied. Public facilities are an investment for the future and will need to be considered when a community is addressing its capital improvements plan and any future annexations.

The purpose of this chapter is to address the status of existing City-owned public facilities and to plan adequate provisions for future public facilities that achieve desired levels of service and fulfill the values of the community. This chapter will consider the public facilities for the fire department, police department, animal control, public works department, City Hall, and Marble Falls Public Library. With the exception of the existing City Cemetery and the potential for a convention-type meeting hall / performing arts center, the current facilities and anticipated facility needs for the parks department are discussed in the Parks, Recreation and Open Space chapter of the Plan.

Key Issues

The following key issues were identified based on stakeholder interviews, community meetings, steering committee discussions, and interviews with City staff. The key issues noted below summarize the general concerns and desires expressed and form the basis for the public facilities goals, objectives, and actions. Key issues for public facilities include:

- **Ease overcrowded, inadequate public facilities** – City staff and residents have expressed concern about some public facilities that are too small, cramped, and inefficient for conducting work in a productive manner. The need to expand existing facilities or build new centers would help ease over-crowded working conditions, provide adequate meeting space for work and public gatherings, provide functional and flexible space, and upgrade equipment and technological systems.

- **Secure sites for future public facilities** – as growth and development occurs in Marble Falls, the City needs to understand local growth trends to anticipate and secure future sites for public facilities before land values become too costly.
- **Placement of public facilities** – the location of some public facilities can either be a benefit or a burden for some areas of town. The location of public facilities should be conducive to department needs and beneficial to the surrounding neighborhood. Site selection for public facilities should encourage a safe, productive, and efficient operation that minimizes risk.
- **Public facilities that instill local pride and spur economic growth** – residents have expressed the desire for public buildings that are architecturally significant, make use of local materials, and reflect the Hill Country vernacular. Along with embracing local values, public facilities should be strategically sited to take advantage of local amenities and to direct growth that is economically advantageous for local citizens.

Existing Public Facilities

Developing an inventory of Marble Falls' current public facilities provides a base for understanding the level of service that exists in the community. A more defined understanding of these facilities emerged from interviews with stakeholders, a community survey, and follow-up discussions in community meetings. The discussions revealed the following:

- Many stakeholders had a favorable opinion of Lakeside and Johnson Parks and the public library; however, concerns were expressed that the parks and the library are under-sized and need to have improvements made or be enlarged,
- Stakeholders also had a favorable opinion of the fire department, but there is recognition that there needs to be a new fire station on the north side of town and the south side when development takes place around US 281 and SH 71,
- A large number of stakeholders thought the police station is too small and needs to be moved out of downtown,
- City Hall is also viewed as being too small and out-of-date, but should stay in the downtown area,
- While the animal control facility is considered to be satisfactory, people express a concern that the facility is too small and needs improvements, such as being moved to a larger location for future expansion and to avoid noise burdens on neighbors,
- The public works facility is recognized as being in a bad location so a new facility with plenty of available space to operate is needed, and

- A community survey asked residents to check all that apply to the following question, “Does the City need the following new public facilities?” From the list of three facilities provided, the top new facility needed is the police station, followed by City Hall, and then the public works facility.

Figure 8.1: Public Facilities Map shows the location of existing City-owned public facilities in Marble Falls. A review of the existing facilities for the fire department, police department, animal control, public works department, City Hall, Marble Falls Public Library, and Support Services Department - City Cemetery follows.

Marble Falls Fire Station on Avenue N

Fire Department

The Marble Falls Fire Department is responsible for those properties and areas inside the City limits of Marble Falls. Two divisions make up the professional, paid fire department – the Operations Division and the Prevention Division. There are 12 firefighters working four per shift that staff the Operations Division at the fire station, while the fire marshal represents the Prevention Division. The fire marshal is located in the Development Services office across the street from City Hall. The fire department also includes three administrators, including the fire chief, assistant fire chief, and fire marshal.

The fire department’s current facility is located at 700 Avenue N in the central area of the City. The two-story fire station was built in 1998 and contains 10,000 square-feet of space, including four apparatus bays. Fire suppression, which involves those activities used to control and extinguish fires, includes the following equipment:

- One pump with a 1,000 gallon tank and 1,500 gallons per minute (GPM) pump
- One 100 foot aerial ladder with a 300 gallon tank and 2,000 GPM pump
- One brush engine with 500 gallon tank and 500 GPM pump
- One fire truck carrying fire investigative equipment and inspection tools and equipment

In 2007, the fire department responded to 1,199 calls within the City limits. The fire department’s current response time averaged four to five minutes. The desire of the department is four minutes or less. At this level of service this could equal approximately a mile per minute; however, other factors could impact response time, such as traffic congestion and the existing road network.

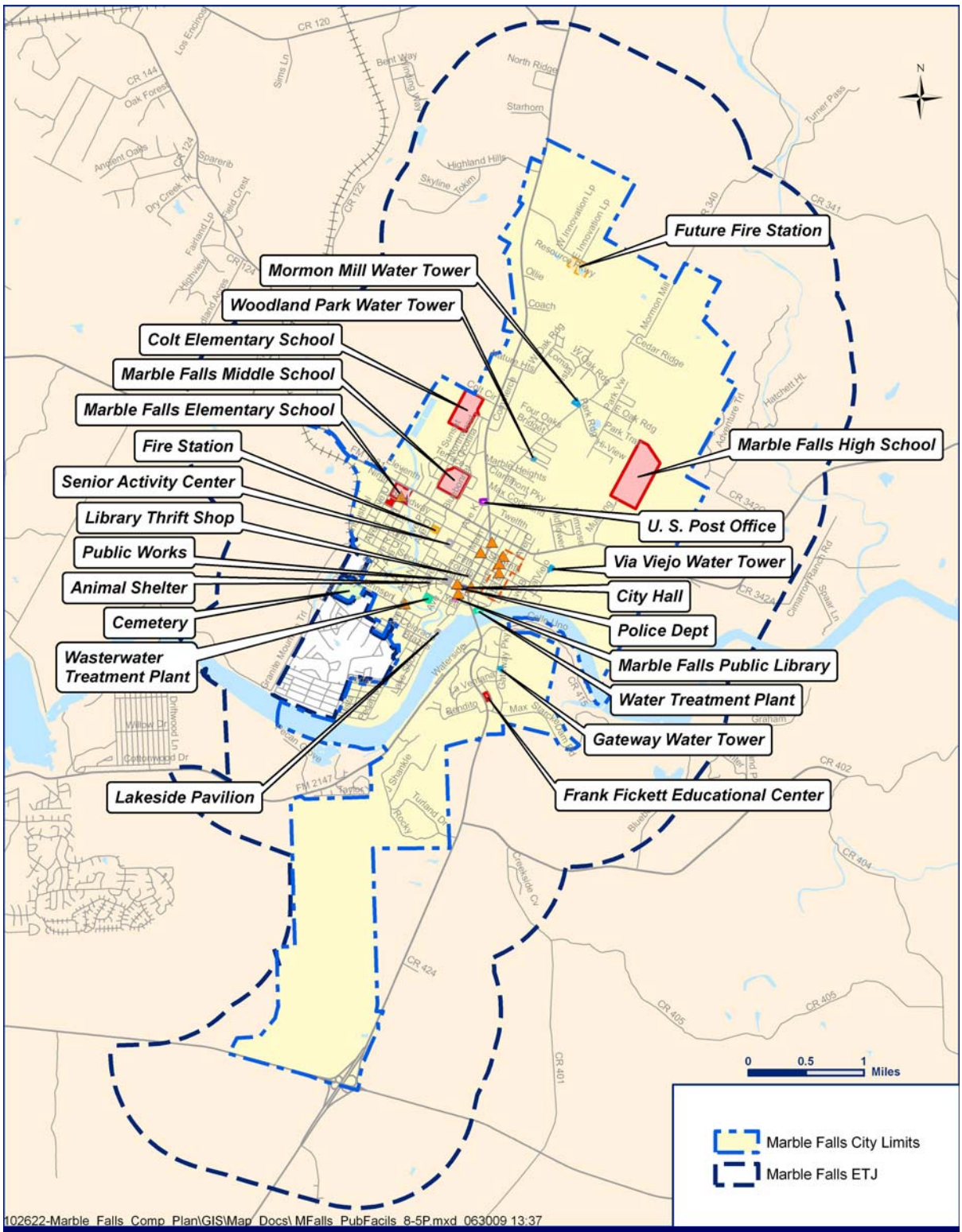


Figure 8.1
Public Facilities

The property/casualty insurance industry looks to the Insurance Services Office, Inc. (ISO) for statistical, underwriting, and actuarial information for communities. The ISO conducts the Public Protection Classification (PPC) surveys, analyzing the structure of fire suppression delivery systems in communities around the country. When insurers underwrite and calculate premiums for different property types in communities, the insurers turn to the PPC classifications as a basis. The ISO conducted a PPC survey of Marble Falls on June 25, 2007. Results from this survey were released in May 2008 and had the Marble Falls Fire Department PPC rating improved from a Class 5 to a Class 3. The PPC ranges from 1 (best) to 10 (worst). The improved rating for Marble Falls was based on the water source/water system (size of lines, hydrants), communications, and fire equipment and station location. To make further improvements to this rating, a new station and additional staffing are required. Reaching a Class 1 rating requires a training facility and other items that do not significantly impact homeowners' insurance rates and at this time are not justifiable.

The fire department also provides a number of educational programs to local residents.

Police Department

The main police station at 209 Main Street

The jurisdiction for the Marble Falls Police Department includes all areas inside the City limits of Marble Falls. The Marble Falls Police Department currently operates with two facilities. The main police station is located at 209 Main Street. This facility has 37 employees within a 6,000 square-foot building originally built in 1917. The police department has occupied this building since 1991. The second building is a 5,300 square-foot office and warehouse facility on Commerce Street that has two employees. The second building provides storage space and is used for investigative needs.

The primary factors that influence the police department's staffing needs include population growth, traffic, family violence, alcohol related incidents, and the fact that Marble Falls is a regional retail activity center (paper crime). The police department is made up of 27 sworn officers, nine community officers, two administrative personnel, and one animal control officer. The department does have one K-9 unit that lives with an officer. The police department does not have a mounted patrol, but does have a bike patrol. From Memorial Day through Labor Day the police department operates a boat patrol 20 hours per week on Lake Marble Falls.

The department typically purchases four vehicles per year and keeps these vehicles seven to eight years on average. The equipment inventory for this department is extensive and includes the following:

27 – cars (one car for each officer)
1 – boat and trailer
1 –pickup
1 – response team vehicle and trailer
1 – golf cart and trailer for downtown

Animal Control

In addition to policing the streets and neighborhoods, the Marble Falls Police Department manages and oversees the operations at the City's animal shelter. The 1,300 square foot facility is located at 100 Avenue L and includes 12 dog runs, cages for cats, and a quarantine area. The animal shelter is staffed by one civilian uniformed officer. The officer's responsibilities include the capture, care, and feeding of lost and abandoned animals, and adoption of animals not claimed within a 72 hour period by their owners.

Animal control facility at 100 Avenue L

The City works with other groups to handle adoptions.
The animal control facility has one truck used to capture and move animals and provides other services. Administration and record keeping are handled at the main police station. An inspection of the animal shelter is conducted annually by the Texas Department of Health.

Public Works Department

Marble Falls Public Works Department oversees street maintenance, drainage, water and wastewater facilities within the City limits of Marble Falls. The public works department employs 32 people who handle the routine daily issues expected in a City, but this department also responds to emergency situations, such as waterline leaks, clogged sewer lines, and any other issue relating to infrastructure that can affect the health and safety of the community. While most public works facilities tend to be utilitarian in their design and needs, these facilities should be a source of pride for workers and citizens alike and be showcased as part of the commitment of the community. Currently, the facilities operated by public works include the following:

Current public works main facility at Third Street and Avenue J

- Street maintenance (main facility)
- Water plant
- Wastewater plant
- Irrigation farm

Public Works' main facility is currently located within a one block area bounded by Avenue J, Third Street, Whitman Branch, and Second Street and is mostly used for street maintenance operations. Street maintenance usually requires ample and flexible space for the staging, storage, and moving of materials. The main facility is cramped and includes offices, storage space, a fuel island, and vehicle maintenance for public works vehicles only. The office space is approximately 1,200 square feet in size. Because of its location next to Whitman Branch Creek, the office space experiences occasional flooding when the stream flows out of its banks during rain storms. Storage space in the facility includes an open 30 x 200 foot area plus a closed-in storage space that measures approximately 35 x 75 feet. This facility includes a maintenance yard used for keeping pipes and base materials.

The department replaces its vehicles every seven to ten years. The equipment inventory for this department is extensive and includes the following:

- 8 – ½ ton pickups
- 5 – dump trucks
- 4 – one ton pickups
- 4 – utility trailers
- 3 – ¾ ton trucks with hydraulic
- 3 – backhoes
- 3 – roller machines
- 2 – skidsteers
- Several welders and several lawn mowers
- 1 – asphalt paving machine
- 1 – patching machine
- 1 – brush chipper
- 1 – sewer camera and trailer
- 1 – water truck
- 1 – street sweeper
- 1 - tractor
- 2 – sewer machines

The City of Marble Falls provides water and wastewater services to the citizens of the community. The existing water plant is located next to the US 281 bridge on the north side of the lake, while the wastewater plant for Marble Falls is adjacent to Johnson Park off Yett Street. The City also has an irrigation farm it uses to irrigate effluent treated wastewater on the northwest side of town. The City also contracts with Allied Waste Service for curbside garbage pickup throughout the community for residential and commercial customers.

Marble Falls City Hall at 800 Third Street

City Hall

Marble Falls City Hall is located at 800 Third Street. The building was originally built as a bank in the 1950s, but has since been retrofitted for municipal administrative offices and activities. Approximately 20 people work in City Hall with roughly 50 to 75 people visiting the building each day (or about 13,000 to

19,500 people per year). City Hall includes the City Council Chambers and council conference room, storage, and limited meeting space. Offices in City Hall include administration, finance, Municipal Court, City Secretary's Office, human resources, and general services. Due to space limitations, the offices for the Development Services Department are located across the street at 801 Third Street.

City Hall and Development Services have the following vehicles in their inventory:

3 - pickup trucks
1 - minivan
1 - SUV

Marble Falls Public Library

The Marble Falls Public Library is part of the Burnet County Library System. The service area for the Marble Falls Public Library includes the county and the surrounding region. Marble Falls accounts for two-thirds of the patrons in the county library system. Approximately 40,000 books were checked out of the Marble Falls library last year.

Marble Falls Public Library at 101 Main Street

The main building for the Marble Falls Public Library is approximately 15,200 square feet in size and is located at 101 Main Street, while the Thrift Store is approximately 8,000 square feet and is located at Avenue J and Third Street. The main building includes the following:

- One meeting room (approximately 30 x 30 feet with separate entry),
- One conference room / book boutique (approximately 12 x 20 feet),
- One storage room / server for County (approximately 8 x 14 feet),
- One work room (approximately 12 x 25 feet), and
- Three offices (approximately 12 x 12 feet x 3 offices)

The Friends of the Library maintain the Thrift Store. Burnet County provides funds for salaries and technology, while the City of Marble Falls provides maintenance for building. Until two years ago, the City also provided funding for materials. The Friends of the Library donated funding for the building, furnishings, books, materials, CDs, and audio. Friends of the Library provided an author of the month (from March 2008 to November 2008), while library offered leisure learning, children's program, after school programs, and day care

(three times per week). The library would like to initiate a program with the Marble Falls Boys-Girls Club of America.

Marble Falls' library is open six days a week with six full-time staff members plus 12 to 20 volunteers. The hours of operation are as follows:

Monday through Friday – 10:00 a.m. to 6:00 p.m.
Saturday – 10:00 a.m. to 3:00 p.m.
Sunday - Closed

Parking at the main library is limited. The library has two parking lots plus parking on street. One parking lot includes six staff parking spaces plus four additional spaces for patrons, while the second parking lot includes 12 parking spaces. In addition, there are six spaces of street parking in front of the main building.

City Cemetery

City of Marble Falls City Cemetery

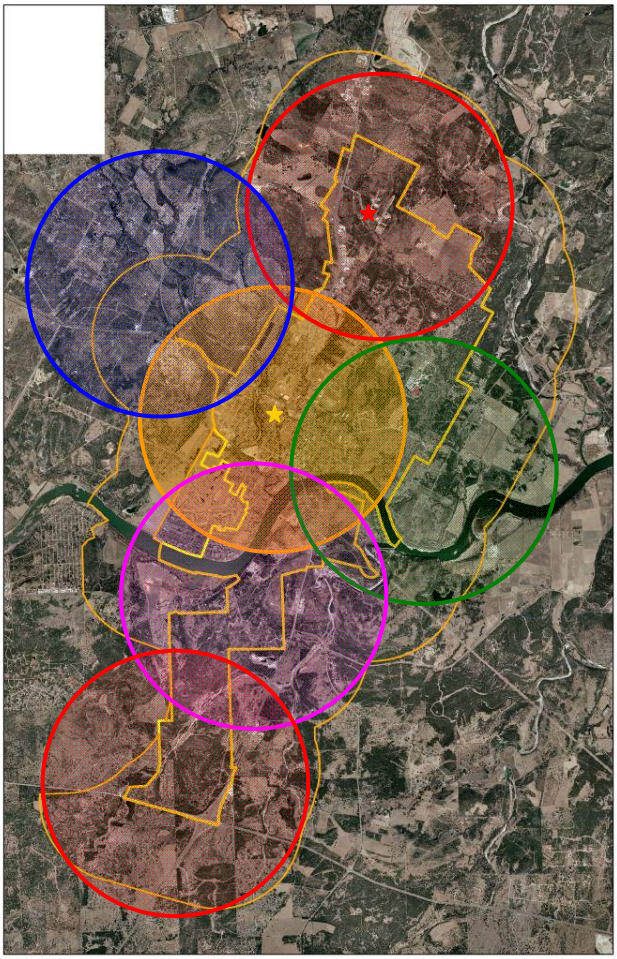
The City Cemetery is owned and managed by the City of Marble Falls. The 20-acre cemetery is located at the southwest corner of Avenue S and Johnson Street. The Parks and Recreation Department is responsible for maintaining the grounds of the cemetery. Information concerning the City Cemetery in addition to request for openings and closings of burial sites need to go through the City Secretary's Office. The cemetery was expanded by removing an interior road and resolving a matter with the encroachment by a neighboring community into the cemetery site. With approximately 1,200 plots available, City officials have no plans to expand the cemetery further.

Future Public Facilities

Public facilities are investments for future needs and represent the desires of a community. Such facilities can be substantial investments, characterized as civic structures that evoke permanence and community pride. Future public facilities also represent the simple need to update or replace an aging structure to meet local expectations. Evaluating the needs for future public facilities should take into account the growth and development trends in a community, the desired level of service a community strives to achieve, and any past and current issues involving facility size, location, and function. In addition, as areas are identified for future growth based on growth trends and building permits, the City should try to secure sites for future public facilities while land values are still affordable. A review of the future facilities for the fire department, police department, animal control, public works department, City Hall, Marble Falls Public Library, and the potential for a convention-type meeting hall / performing arts center possibly managed by the parks department follows.

Fire Department

Most fire stations are built to last for 20 to 30 years. The typical trigger for a new fire station is the desired response time. The fire department can gauge what is needed for an area and provide a smaller or temporary facility until there is a need for a larger facility to handle future growth. Because fire stations become an important civic asset to a neighborhood, current and future facilities should keep with local desires to be architecturally attractive and reflecting Hill Country design standards.



Approximate distribution of existing, planned, and potential fire stations in Marble Falls

The Marble Falls Fire Department has plans for a new station on the north side of town. The new station will be 10,000 to 11,000 square-feet in size, have three bays, and house ten firefighters and two officers. The new fire station will be built at 1400 Resource Parkway in the Marble Falls Business and Technology Park. At the opposite end of town, growth and development are anticipated as part of the Flatrock Springs development. A future station is anticipated in the next five years around US 281 and SH 71 to handle responses on the south side of town, and the developer has agreed to provide the land for the future fire station.

The fire department anticipates a fourth station planned in the next ten years on the east side of town along RM 1431 to handle the growth expected near the high school, and in twenty years the fire department expects growth and development to take place on the northwest side of Marble Falls, requiring a fifth fire station on RM 1431.

The fire department currently does not have a training facility; however, City property at the Resource Parkway site is intended for such a facility if space permits. If this property were to be used as a training facility it would be a regional center. This same site is also being considered as a police firing range and helicopter pad for air evacuations.

Other programs and services the fire department hopes to provide in the near-term and long-term include Citizens Emergency Response Team (CERT), specialty rescue, Fire Core – 501-3(c) to train citizens to assist firefighters during emergencies, and ambulance service.

Police Department

The current police station on Main Street is not sufficient for the needs of the department. The building is cramped, there is not available land to expand without impacting downtown property owners, and police operations are not always conducive to a downtown setting that would attract visitors and tourists.

A report titled *Public Safety Center Building Program* was developed in mid-2006. The report was developed for the City of Marble Falls after numerous meetings held during the second half of 2005 and identified current and long-term needs for a future public safety center. With a 30-year build-out, it was recommended that the future building should be built to handle the needs of the community for the long-term, provide occupants a pleasing environment, be designed for organizational efficiency, provide safety and security for its occupants, inspire a sense of security and confidence, and be a source of pride in the community. According to the report, the building should feature State of the Art facilities for police, municipal courts, and emergency preparedness command center and have a timeless quality that projects permanence and a strong façade using indigenous local materials that reflects the Hill Country vernacular.

The site for the future police station and municipal court building has been identified for a sloping 2.66-acre tract of land next to the fire station on Avenue N. Because of the site gradient, the future center would be two-stories in height, allowing for a smaller building footprint and access to both floors. The future center is anticipated to have 38,000 square feet of space and handle approximately 75 to 100 staff members, based on a 3% annual increase in population. According to the mid-2006 report, the upper level of the future center would house the municipal court and conference room plus several divisions of the police department, including administration and records division, CID/detective division, part of the patrol division, and the kitchen. The lower level would house the jail facilities, communications, emergency operations center, and part of the patrol division. The exterior of the future building would have two indoor K-9 rooms with two outdoor dog runs and separate parking areas for municipal court, visitors, and police employees, including a five-bay vehicular garage and covered area for police vehicles.

Due to the mobile nature of police patrols, the police department does not anticipate any need for a police sub-station north of the river; however, the police department is currently in discussions with the fire department to have a future police sub-station south of the river.

Animal Control

The animal control facility should provide a stress-free and comfortable environment for animals housed inside and for people that work and visit the building. Daily cleaning and sanitation helps reduce the spread of

diseases, ensures the facility is odor-free, and enhances the health of the animals housed in the facility. There continues to be a better understanding in the design considerations for animal shelters. Marble Falls' animal control strives to maintain the facility and to provide training for its animal control officer. This facility needs some slight interior improvements focused on drainage, flooring materials, wood materials, metal doors, and acoustics. Some of these improvements would address issues regarding the spread of microorganisms in permeable materials, problems with rust resulting from washing and cleaning, and noises from nearby animals and equipment that can cause stress in some animals.

As mentioned in the 1998 comprehensive plan, the current animal control facility is located within the 100-year floodplain, which could put shelter workers and animals housed in the facility at risk. A site for a new facility should be identified that is located out of the floodplain. As Marble Falls continues to experience growth in human population it is likely that the community will experience growth in its animal population, placing greater demands on animal control and requiring expanded services and operations. There are several sources the City should consult regarding staffing needs and shelter guidelines, design, and floor plans.

Public Works Department

Most public work facilities are tucked away in an industrial district or in an out-of-the-way location. The new Marble Falls Public Works main facility will be located on Avenue S off Second Street next to Westside Park, which is currently being developed. The new public works facility will include street maintenance operations and has been on the drawing boards for some time, but is budgeted now and hopefully will be completed within the next 12 months.

While some of the land at the new facility will be in the floodplain, three acres will be on higher ground, which would be appropriate for future office space and storage requirements. Both new office space and storage space will need to be double the size of the current space to handle current needs and to provide for future needs as the City continues to expand. A two-story office building would be an efficient use of space within the new facility, as space for storage and staging material can be in short supply at various times. In addition to an expanded office and storage space, the new facility will need to have a catch basin and a six-foot fence around the new facility. A ten-acre site out of the floodplain, a truck wash, a chemical room, and a complete shop would add to the new facility's operations. In addition to the usual seven to ten year replacement schedule, other vehicle needs for the department include a grader, a vacuum truck, and additional pick-ups.

Over the next thirty years it is anticipated that as the City triples in size so will the staffing needs for public works, from the current 32 staff members up to approximately 100 employees. As the community continues to grow

there may be the need for another street maintenance facility in town. While a location north of town on Resource Parkway is too far north to serve the main portion of the City, growth south of the river could spur the need for a second facility. This facility could be a City service center that is part of the future water/wastewater plant planned or a separate facility. To project a Hill Country image for passing motorist and local residents, the existing water treatment plant next to the US 281 bridge could be renovated with a "façade" of native stone that reflects the Hill Country vernacular.

Future water and wastewater facility needs were identified in the *Development Impact Fee Study* prepared by Wilbur Smith Associates and adopted by the City in September 2008. South of the river, future water storage, water treatment plant, and wastewater treatment plant have been identified for a location west of US 281 and north of SH 71 in anticipation of future growth and development near the future hospital in the Flatrock Springs area of Marble Falls.

City Hall

The current City Hall building does not provide adequate space for municipal administrative needs and for conducting City business. The City Council Chambers, council conference room, storage, and available meeting rooms are insufficient for conducting City business. The current audio-visual and IT equipment is not adequate for public meetings and documentation. City Hall does not have a kitchen or employee break room; instead, what functions as an employee break room is an alcove in the hallway. The City Council Chambers should be at least three times its current size to adequately handle seating and space requirements for large public gatherings and should provide improved audio-visual and IT needs appropriate for public gatherings and required documentation. Besides being located next to the City Council Chambers, the council conference room should be located close to a kitchen area of sufficient size for preparing food and drinks or to handle catered events. City Hall workers should have a break room set aside for eating and taking breaks.

City Hall meeting rooms are in short supply, with most business conducted in department offices or cubicles. There needs to be four to five meeting rooms of varying sizes for different purposes and needs in conducting daily business. The various City departments housed in City Hall face daily challenges in managing work due to the cramped space conditions. Working around the limited space for offices and storage needs requires imagination and additional effort from City staff and does not create a good first impression to visitors or those thinking about investing in the community. Office space and storage space for City Hall departments should be expanded to provide workers sufficient space to do their work. There needs to be an improved flow into offices and between City Hall departments. While police, fire, public works, and parks

departments do not need to be located in City Hall, the development services department should be housed inside City Hall.

While the lobby at City Hall is sufficient for a limited number of people, it is still cramped and confining and provides limited space for showcasing the community. The City Hall lobby should be large enough to provide seating, exhibition space, a kiosk/information center, and provide a welcoming entrance for citizens and visitors.

Marble Falls needs to consider replacing its existing City Hall building with a new facility, and this new facility should remain downtown. A Main Street location could serve as a focal point, much like a town square, where it connects to other locations near downtown and in the City; however, land availability and reuse of the current location will also determine which direction to take in a new site for City Hall. Site requirements should consider the need to expand the future building as the City grows along with the parking needs of employees and visitors. Part of this consideration should include overflow parking during non-working hours for shoppers and visitors to downtown and lakeside events. A new Marble Falls City Hall should be a civic feature architecturally with Hill Country features. In addition, it should be a facility that the people of Marble Falls can have pride in, is comfortable, provides an identity, and connects to the waterfront.

Granbury City Hall - example of a new city hall using local materials and incorporating architectural features.

Marble Falls Public Library

The Texas State Library and Archives Commission is the state agency that rates the library. This state agency uses a formula to determine the service area, building size, and number of circulating volumes for a community's public library. The Marble Falls Public Library is part of the Burnet County Library System and comprises approximately 60 percent of the Burnet County Library System circulation. Because the Marble Falls Public Library is part of the county library system and because Marble Falls serves nearby communities in adjacent counties such as Horseshoe Bay and Spicewood, the method used to determine service area, building size, and number of circulating volumes needs to be adjusted.

The service area for the Marble Falls Public Library combines the Census Bureau's 2007 population estimate for Burnet County with the 2007 population estimate for Horseshoe Bay. The resulting number is then added to a 2007 population estimate determined for the census tract for Spicewood (census tract 17.64 in Travis County). Because the Census does not provide 2007 population estimates at the census tract level, this estimate is determined by taking the rate of growth for Travis County, based on Census population estimates between July 1, 2000 and July 1,

2007, and then multiplying this figure by the 2000 population for Spicewood's census tract. This figure is then added to the 2000 population for Spicewood's census tract to provide a 2007 population estimate. The resulting number is then multiplied by Marble Falls' share of the county library system circulation, providing a service level of 30,698 people for 2007.

To arrive at the space needs for the Marble Falls Public Library, the standard used is 0.6 square feet per person. By using the 2007 service area population estimate, the library in Marble Falls should be 18,419 square feet in size. To determine the library's basic circulating volume, the standard is 2 circulating volumes per capita. As a result, Marble Falls should have a circulating volume of 61,397 books, music CDs, DVDs, and periodicals to appropriately serve the service area population.

As Marble Falls triples its population over the next thirty years, additional demands will be placed on the local library. Because the Marble Falls Public Library shares resources with the Burnet County Library System, the need to expand the circulating volume is not as critical since books and other materials can be transferred within the system. The need for more meeting rooms has been expressed by the library staff. Providing room for exhibit space and a theater would broaden the appeal of Marble Falls' library to the surrounding population. Additional services would include more computer classes for training and a bookmobile to serve the community and region. Adding an additional full-time employee as a cataloger would help streamline library services.

Parks Department expanded facilities

During the development of the comprehensive plan, several citizens and local leaders mentioned the need for a convention-type meeting hall, which provides spaces for weekday conference activities and a performing arts center. There is recognition in the community that local assets such as downtown Marble Falls and Lake Marble Falls are amenities that could attract conferences and regional meetings and spur the area economy. The anticipated southern expansion of Main Street to the lake, linkages to the nearby parks, and enhanced pedestrian-friendly environment would make such a facility attractive to out-of-town groups and would expand the employment opportunities and activities for local residents.

Such a facility remains a discussion topic with no studies performed regarding the size, layout, or market demand; however, a convention-style meeting hall should provide a multi-functional use that appeals to conferences in addition to local users. The facility should be flexible to be configured to small and large meetings and events and include offices for chamber of commerce and parks department. Along with space for meeting rooms and offices, the facility should have room for storage, delivery areas, a kitchen, restrooms, and shower facilities. While these

accommodations would serve conference guests and vendors, this space would be available to temporarily house people and set up operations in the event of a disaster. Possible locations mentioned included the Lakeside Entertainment area, a location next to the Lakeside Pavilion, or part of a civic center. A possible performing arts center could be adjacent to this facility or located along the lakefront with indoor and outdoor facilities.

Chapter 9 – Parks, Recreation, and Open Space

Parks, Recreation, and Open Space

Parks and recreation facilities and programs are an essential part of a healthy, quality environment. They provide necessary components in human existence for activities beyond home, school, and work. Whether passive or active, parks and recreation should be a part of everyday life. Like roads, water or sewer lines, and drainage, parks and related facilities should be considered an integral part of the infrastructure of a city. A well planned, funded, and operated parks and recreation system will serve to attract quality growth, enhance the health and quality of life of all citizens, and enrich the environment.

Parks are essential in providing recreational, educational, and health benefits plus strengthening and tying a community together. In looking towards the future, the Plan ensures that the community is supported by the minimal number of acres of park and recreational facilities to meet the needs of the future population. Also, demographic information about the projected future population allows planners to determine the types of parks and recreational facilities that will be required to best enhance the community's quality of life. The City's "Parks, Recreation, and Open Space Master Plan of 2003" is current and is used as a basis for this element. Incorporated into the element are the current needs and desires of the community based on input from the Steering Committee and what was heard during the community meetings with respect to parks. In addition, the current park system has been evaluated to determine any deficiencies and opportunities that may exist. National Parks and Recreation Association standards have been referred to for determining the adequacy of the current parks system to serve the projected 2038 population.

A well-planned, funded, and operated parks and recreation system will serve to attract quality growth, enhance the health and quality of life of all citizens, and enhance the environment.

Key Issues

Based on comments from the community, stakeholder interviews, community meetings, and the Steering Committee and City staff, the following key issues were identified. These are presented rather broadly. Specific issues with individual parks are presented in the Needs Assessment section of the chapter. The key issues help form the basis upon which the goals, objectives and actions are developed for parks and open space. Key issues include:

Better utilization of Lake Marble Falls – the lake is the City's most prized asset and an opportunity that needs to be utilized. In order for the City to capitalize on the Lake, better connections to the lake and lakeside activities are essential.

Need for hike and bike trails – residents have expressed the desire to see more hike and bike trails plus pedestrian connections within the City. Connections to the lake, along with connections from residential areas, to schools, parks, retail, and other gathering places are needed.

Need for mini or pocket parks – residents expressed the need for additional park facilities easily accessible to neighborhoods. Most of the City's parks are centrally located, leaving the north part of town less served. Mini or pocket parks within neighborhoods, or easily accessible to neighborhoods, would be beneficial.

Existing Conditions

The Marble Falls Parks and Recreation Department currently maintains close to 90 acres of park and recreational facilities throughout the City. These include: Johnson Park, Lakeside Park and Pavilion, Falls Creek Park, Westside Park, Villa Vista Park, Highland Park, Hays Addition Park, Childress Park, the Greens Soccer Complex, in addition to the City Cemetery, and various baseball fields and other locations throughout the City. The Park View Park and Whitman Branch Greenbelt are not yet developed, but are maintained by the City and are included in the park acreage. The City Cemetery, although maintained by the Marble Falls Parks and Recreation Department, is discussed in the Public Facilities chapter of the Plan.

Johnson Park

Johnson Park is a 16.7-acre park located in the pecan tree-shaded area where Backbone Creek and Whitman Branch flow into Lake Marble Falls. This is one of the most heavily used year-round parks in Marble Falls by residents and visitors, and offers the most for all age groups. Many of the City's local festivals take place at Johnson Park, including Lakefest Drag Boat Races, the Highland Lakes CASI Chili Pod Cookoff, Mayfest, Children's Day and Scoutarama. Johnson Park includes picnic tables, covered pavilions, a baseball field, and walking trail, among other amenities.

Lakeside Park

Lakeside Park is a 13-acre park located along Lake Marble Falls and includes several of the main recreational facilities of the City, including the City's Lakeside Swimming Pool and Lakeside Pavilion. The swimming pool, located on Buena Vista Drive, is approximately 4,100 square feet in size and also has a one meter (approximately three foot) diving board. Pool depths range from three feet to eleven feet in the main pool, and the wading pool has a depth of one foot. The Lakeside Pavilion overlooks Lake Marble Falls and is one of the City's newer facilities. It provides a great meeting space for family reunions, banquets, weddings, and receptions. The space is equipped with a kitchen facility, restrooms, audio visual equipment, plus grills and benches outside.

Westside Park

Westside Park is located on Second Street between Avenue N and Avenue S. This 13-acre park includes a restroom, picnic areas, benches, a covered pavilion, playground equipment, a walking trail, disc golf course, and tetherball courts. Facilities planned for the near future include a basketball court, volleyball court, and climbing rock.

Falls Creek Park

Falls Creek Park is a 3.3-acre park adjoining Lakeside Park and Johnson Park at Yett and Main Streets. The park features a skate park that is heavily used by the youth of Marble Falls and is also equipped with picnic tables, benches, barbeque pits, a canoe launch area, and restroom facilities.

Villa Vista Park

Villa Vista Park is a pocket park in the eastern part of the City along Villa Vista Way between Avenue B and Avenue D. Pocket Parks generally serve the adjoining neighborhoods and have few amenities. Villa Vista is 0.7 acres and is equipped with benches, playground equipment, and a basketball court. The City is in need of additional pocket parks like Villa Vista Park throughout the City.

Childers Park

Childers Park is a baseball park adjacent to the Greens Soccer Complex at the southeast corner of Avenue N and Broadway Street. Childers Park is 6.8 acres and is equipped with benches, picnic tables, grills, a walking trail and baseball fields.

Greens Soccer Park

Greens Soccer Complex is an 8.3-acre park located at Avenue L and Sixth Street. This park is equipped with eight soccer fields for varying levels. The park includes benches, picnic tables, a walking trail, concession stand, and restroom facilities.

Highland Park

Highland Park, also known as the VFW Baseball Field is a 5.6-acre community park located in the western part of the city just north of RM 1431 on Eleventh Street. The park is equipped with restroom facilities, benches, concession stands, and a baseball field.

Park View Park and Whitman Branch Greenbelt

Park View Park, an 11.9-acre neighborhood park in the northeast quadrant of the City at Park View and Park Ridge Drives, and the Whitman Branch Greenbelt, a five-acre linear park along Whitman Branch Creek north of Mission Hills Drive, are undeveloped parks in the City.

The following table, **Table 9.1: Marble Falls Parks and Recreation Facilities**, provides a detailed account of the facilities available in each of Marble Falls' parks. This is followed by **Table 9.2: Park and Recreation Classification System**. Parks are classified according to the size of population they are able to serve and accordingly, the size of parkland and facilities available. These standards are developed by the National Parks and Recreation Association (NRPA) and serve as a guide for providing appropriately sized and equipped park facilities to a community. This table describes the different types of parks, site characteristics, radius served, desirable size of park, and local examples of these types of parks within Marble Falls.

Table 9.1: Marble Falls Parks and Recreation Facilities

Parks	Acreage	Some Accessible Facilities	Restroom	Benches/Bleachers	Picnic Tables	Grills	Concession Stand	Water Fountain	Covered Pavilion	Playground	Amphitheater	Boat Ramp	Canoe Launch	Trail	Disc Golf	Baseball Field	Soccer Field	Swimming Pool	Skate Park	Basketball Court	Volleyball Court	Tetherball	Horseshoes	Tennis Court	Meeting Hall	Kitchen
Childers Park	6.8		1	6	6		1	1						1		1										
Falls Creek Park	3.3		1	2	12	12		1					1	1					1							
Johnson Park	16.7	x	1	13	20	20		3	3	4	1	1		1		1					1		4			
Hays Addition Park	5.2											1														
Lakeside Park*	13.0	x	2	4	7	3		3				1						1		1				1		
Lakeside Pavilion**	0.0	x	1	1		1		2																	1	1
Park View Park Site (undeveloped)	11.9	**Pending Planning and Development**																								
Rotary Park ***	11.5	X	1	10	4		1									4	1								1	
Greens Soccer Complex	8.3	x	1	16	2		1	1						1			8									
Highland Park (VFW)	5.6		1	1			1									1										
Villa Vista Park	0.7			2						1										1						
Westside Park	13.0	x	1	6	10	10		3	1	1				1	1							2				
Whitman Branch Greenbelt (undeveloped)	5.0	**Pending Planning and Development**																								
Total Acreage	101.1																									
Total Facilities			**10**	**61**	**61**	**46**	**4**	**13**	**4**	**6**	**1**	**3**	**1**	**5**	**1**	**8**	**9**	**1**	**1**	**2**	**1**	**2**	**4**	**1**	**2**	**1**

***Includes Kampers Korner property**

****Located in Lakeside Park**

***** Facilities not City-owned/leased – city provided utilities and grounds maintenance**

Source: City of Marble Falls; Wilbur Smith Associates, 2009

Table 9.2: Park and Recreation Classification System

Park Category	Description	Site Characteristics	Service Area	Desirable Size	Acres/1,000 Residents	Local Examples
Pocket or Mini Park	Serves a concentrated or limited population within an immediate proximity. Examples are a tot lot in or near an apartment complex or a vacant lot developed as a passive park with sidewalks and benches.	Close proximity to medium/high density residential areas.	Immediate neighborhood	.25 to 1 acre	0.25 to 0.50 acre	Villa Vista Park - 0.7 acres
Neighborhood Park	Provides recreational opportunities within walking distance of residential neighborhoods. Facilities are for local active recreation and playground use, i.e. athletic courts, fields, playground equipment, as well as passive use such as walking trails, park benches, etc.	Evenly distributed throughout the community with easy, safe pedestrian access for nearby residents. Joint school/park facilities are suitable.	¼ to ½ mile radius to serve up to 5,000 persons.	Minimum 5 acres, evenly distributed.	1 to 2 acre(s)	Hays Addition Park – 5.2 acres Park View Park – 11.9 acres
Community Park	Facilities for active and passive recreation and leisure, including athletic fields and courts, swimming pools, picnic areas, walking/jogging paths, open play areas, playgrounds, exercise stations. Provides a venue for community festivals and celebrations.	Geographically located to provide equitable coverage throughout the City.	Primarily for residents within a 1 mile radius, but available to persons throughout the community.	Ranges from 10 to 50 acres, with at least 25 acres being optimal.	5 to 8 acres	Lakeside Park – 13.0 acres Johnson Park – 16.7 acres Childers Park – 6.8 acres Greens Soccer Complex – 8.3 acres Highland Park – 5.6 acres Westside Park – 13.0 acres
Special Use Park	For specialized or single-purpose recreation activities specific to the facility such as a golf course, historic site, skate park, arboretum, aquatic facility, nature center, tennis complex, etc.	Varies according to the specific function of the facility—often operated by private enterprise.	City-wide	No minimum standard	No minimum standard	Falls Creek Park – 3.3 acres
School Park	Intended to serve the recreational needs of school students, but when shared with the broader community can fulfill neighborhood park requirements. The Marble Falls Parks and Recreation Master Plan counts school parks as ½ of a facility when determining facility needs due to limited access to the general public during school hours.	Typically well distributed to serve neighborhoods throughout the community. Accessible to pedestrians and cyclists.	¼ to ½ mile radius to serve up to 5,000 persons (same as Neighborhood Parks).	Variable, depends on function.	Variable, depends on function.	

Park Category	Description	Site Characteristics	Service Area	Desirable Size	Acres/1,000 Residents	Local Examples
Sports Complex	Consolidates heavily programmed athletic fields and associated facilities in larger and fewer sites strategically located in the community.	Typically developed and designed for programmed athletics.	City-wide	Determined by demand. Usually a minimum of 25 acres with 40 to 80 acres being optimal.	No minimum standard	
Linear Park	Developed for bicycling, hiking, walking, and jogging. Commonly used as a link between two or more park and recreation areas.	Typically follows a linear natural feature, such as a stream, creek, escarpment, abandoned rail line, or road.				Whitman Branch Greenbelt – 5.0 acres
Regional Park	Serves regional parks and recreation needs with a broad range of facilities and activities. Typically includes regionally significant natural resources.	Planned to accommodate large numbers of visitors including regional special events such as fairs, concerts, exhibitions, etc.	50-mile radius	Minimum 150 acres	5 to 10 acres	

Source: Parks, Recreation, and Greenway Guidelines, National Parks and Recreation Association, 1996; City of Marble Falls; Wilbur Smith Associates, 2009

Based on the above standards, it can be seen that Marble Falls is currently exceeding the standards for neighborhood and community parks for a city of its size. **Table 9.3: Recommended Park Acreage per NRPA Guidelines** illustrates this. In fact, the City currently has the required acreage of neighborhood parks for its projected 2038 population of 23,000. At that time, the City is required to have between 23 and 46 acres of parkland dedicated to community parks, where the City currently has 25. Marble Falls has surpassed the required number of acres for community parks for the 2008 population, but will require an additional 52 acres of parks to meet the minimum requirements for 2038. However, the City lacks pocket parks. The only pocket park currently in the city is Villa Vista Park at 0.7 acres. For the 2008 population, the City requires a minimum of almost two acres of pocket parks. The community has also indicated that they desire more pocket parks. For the 2038 population, the City will require between six and almost twelve acres of pocket parks.

Table 9.3
Recommended Park Acreage per NRPA Guidelines

Park Category	2008 Existing Facilities	2008 Total Park Acres	2008 Recommended Acres (population of 7,500)		2038 Recommended Acres (population of 23,000)	
			Low	High	Low	High
Pocket or Mini Park (0.25 to 0.50 acre per 1,000)	Villa Vista Park – 0.7 acres	0.7	1.9	3.8	5.8	11.5
Neighborhood Park (1 to 2 acre(s) per 1,000)	Falls Creek Park – 3.3 acres Hays Addition Park – 5.2 acres Park View Park site (undeveloped – future) – 11.9 acres Whitman Branch Greenbelt – 5.0 acres	25.4	7.5	15	23	46
Community Park (5 to 8 acres per 1,000)	Lakeside Park – 13.0 acres Johnson Park – 16.7 acres Childers Park – 6.8 acres The Greens Soccer Park – 8.3 acres Highland Park – 5.6 acres Westside Park – 13.0 acres Rotary Park – 11.5 acres	74.9	37.5	60	115	184

Source: Parks, Recreation, and Greenway Guidelines, National Parks and Recreation Association, 1996; City of Marble Falls; Wilbur Smith Associates, 2009

NRPA standards are the guidelines used to determine the basic minimum park requirements for a community. However a community can

independently decide upon the standards they feel are appropriate for the size and composition of their city. Should Marble Falls decide that the recommended standards are not applicable to the City, then other agreed upon standards will be used for park and recreation facilities when planning for the future. Though neighborhood park requirements have been met for the projected 2038 population, additional neighborhood parks may be desired in the City.

Table 9.4: Suggested Facilities Space Guidelines describes the facility space guidelines for different types of park facilities, such as baseball fields, soccer fields, tennis courts, etc. These guidelines will be helpful to the City in deciding upon additional facilities or upgrades to existing facilities as the City plans for the future.

Table 9.4: Suggested Facilities Space Guidelines

Activity/ Facility	Recommended Space Requirements	Recommended Size And Dimensions	Recommended Orientation	No. Of Units Per Population	Service Radius	Location Notes
Basketball 1. Youth 2. High School 3. Collegiate	 2,400-3036 sq. ft. 5,040-7280 sq. ft. 5,600-7980 sq. ft.	 46'-50' x 84' 50' x 84' 50' x 84'	Long axis north-south.	1 per 5,000	1/4-1/2 mile	Same as badminton. Outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings.
Soccer	1.7-2.1 Ac.	195 to 225' x 330' to 360' with a minimum clearance of 10' on all sides	Fall season–long axis northwest to southeast. For longer periods, north to south.	Number of fields depends on popularity. currently should be same as baseball	Practice : 1-2 miles Tournament: 15-45 min.	
Tennis	Minimum of 7,200 sq. ft. single court. (2 acres for complex)	36' x 78'. 12' clearance on both sides; 21' clearance on both ends	Long axis north-south.	1 court per 5,000	1/4-1/2 mile	Best in tennis courts of 2-4. Located in neighbor-hood/community park or adjacent to school site.
Volleyball	Minimum 4,000 sq. ft.	30' x 60'. Minimum 6' clearance on all sides.	Long axis north-south.	1 court per 5,000	1/4-1/2 mile	Same as other court activities (e.g. bad-minton, basketball, etc.)
Football	Minimum 1.5 Ac.	160' x 360' with a minimum of 6' clearance on all sides	Fall season–long axis northwest to southeast. For longer periods, north to south.	1 per 20,000	15-30 minutes travel time.	Usually part of baseball, football, soccer complex in community park or adjacent to high school.
Multiple Recreation Court (basketball, volleyball, tennis)	9,840 sq. ft.	120' x 80'	Long axis of courts with *primary* use is north-south.	1 per 10,000	1-2 Miles	In neighborhood or community parks.
Open Space	Minimum of 5 acres undeveloped per park			5 acres per 1,000	30-minute travel time	
1/4 Mile Running Track	4.3 Ac.	Overall width–276' Length–600.02'. Track width for 8 - 4 lanes is 32'.	Long axis in sector form north to south to northwest to southeast with finish line at northerly end.	1 per 20,000	15-30 minutes travel time	Usually part of high school or in community park complex in combination with baseball, soccer, etc.

Activity/ Facility	Recommended Space Requirements	Recommended Size And Dimensions	Recommended Orientation	No. Of Units Per Population	Service Radius	Location Notes
Baseball 1. Official 2. Little League	3.0-3.85 Ac. minimum 1.2 Ac. minimum	Baselines–90' Pitching distance–60 1/2' Foul lines–min. 320' Center field–400'+ Baselines–60' Pitching distance–46' Foul lines–200' Center field–200'-250'	Locate home plate so pitcher throwing across sun and batter not facing it. Line from home plate through Pitcher's mound run east north-east.	1 per 5,000 Lighted–1 per 30,000	1/4-1/2 mile	Part of neighborhood complex. Lighted fields part of community complex.
Softball	1.5-2.0 Ac.	Baselines–60' Pitching distance–46' min. 40'–women Fast pitch field radius form plate–225' between foul lines Slow pitch–275' (men) 250' (women).	Same as baseball	1 per 5,000 (if also used for youth baseball.	1/4-1/2 mile	Slight difference in dimensions for 16" slow pitch. May also be used for youth baseball.
Skateboard and Roller blade	To be determined					
Trails	N/A	Well delineated head maximum of 10' width, maximum average grade 5% not to exceed 15%. Capacity rural trails–40 hikers/day/mile Urban trails–90 hikers /day/mile.	N/A	1 system per region	N/A	

Activity/ Facility	Recommended Space Requirements	Recommended Size And Dimensions	Recommended Orientation	No. Of Units Per Population	Service Radius	Location Notes
Golf Course 18-hole (standard)	Minimum 150 Ac.	Average length– 6,500 yards	Site specific	1 public course per 50,000	1/2 to 1 hour travel time	Course may be located in community, district park, but should not be over 20 miles from a population center.
Golf– Driving Range	13.5 Ac. for minimum of 25 tees	900' x 690' wide. Add 12' width for each additional tee.	Long axis southwest -northeast with golfer driving toward northeast.	1 per 50,000	30 minutes travel time	Part of golf course complex. As separate unit, may be privately operated.
Badminton	1,620 sq. ft.	Singles–17' X 44' Doubles - 20' X 44' With 5' unobstructed area on all sides.	Long axis north-south	1 per 5,000	1/4-1/2 mile	Usually in school, recreation center, or church facility. Safe walking or bike access.
Swimming Pools	Varies on size of pool and amenities. Usually 1-2 Ac.	Teaching – min. 25 yards x 45' even depth of 3-4 ft. Competitive – min. 25m x 16m. Min. 25 sq.ft. water surface per swimmer. Ration of 2 to 1 deck to water.	None, but care must be taken in siting life guard stations in relation to afternoon sun.	Dependent on needs of community.	15 to 30 minute travel time.	Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough to accommodate 1m and 3m diving boards. Located in community park or school site.

Source: *Recreation, Park and Open Space Standards and Guidelines* (1990) and *Park, Recreation, Open Space and Greenway Guidelines* (1996), National Parks and Recreation Association

Facility Needs

Based on the above table, it is possible to determine the recommended number of facilities for Marble Falls. Table 9.1 provides the number of each facility available in each park. **Table 9.5: Facility Needs** compares existing numbers of facilities with the recommended number based on national standards to see how Marble Falls fares in providing recreational facilities.

Table 9.5: Facility Needs

Facility	2008 Existing	2008 (pop: 7,500) Recommended	2038 (pop: 23,000) Recommended
Basketball	2	1-2	4-5
Soccer	9	1-2	4-5
Tennis	1	1-2	4-5
Volleyball	1	1-2	4-5
Football	-	0	1
Baseball	8	1-2	4-5
Multiple Recreational Use Court	-	0	2

Source: Parks, Recreation, and Greenway Guidelines, National Parks and Recreation Association, 1996; City of Marble Falls; Wilbur Smith Associates, 2009

The above table shows that Marble Falls currently exceeds its requirements for providing recreational facilities to its residents. In some cases, it surpasses the required number of facilities for its current population; however, the recommended standards are guidelines that can be adjusted based on the interest of the community. Soccer fields exceed current and 2038 standards; however the soccer facilities at the Greens Soccer Complex are mostly suited for small children, not teenaged youth or adults.

Needs Assessment

Lake Marble Falls is the community's greatest asset. Trails and connectivity were given priority when planning for future.

A community survey had been administered to obtain input from the citizens of Marble Falls on various aspects of the City's growth and development in addition to the current state of affairs. There was a strong return on surveys, showing how this community is committed to its development and taking part in its future.

Common to all responses was the importance of Lake Marble Falls to the community. The City sees and appreciates it as a community asset and one that should be preserved and fully utilized without disruption of the lake itself and neighboring areas. Trails and connections were given high priority for future planning. Trail systems are becoming more and more important to community quality of life due to the social, recreational, educational, economic, and health benefits they offer, and they serve as an alternative means of movement. Also, these are systems that can be used by all segments of the community. For Marble Falls, a trails system is seen as a tourist attraction.

Some specific comments were made regarding some of Marble Falls' parks through the community survey. These included:

Lakeside Park

Although the majority thought the park was in excellent or very good condition, there were some comments regarding the size of the park (that it is undersized and needs to be completed), along with the need to expand the pavilion facilities, include more picnic tables, and move the tennis courts and swimming pool.

Johnson Park

The majority noted the park was in very good condition, but some improvements were recommended. These included the safety concerns associated with the through traffic in the park, particularly during festival times, parking, flooding issues and the need to renovate the bridge, and restroom improvements.

Falls Creek Park

The majority of respondents stated the park needed improvements or was considered just satisfactory and should be located someplace else. Some were not pleased with having a skate park at all. Others thought the park requires more amenities than just the skate park.

Greens Soccer Complex

The community expressed that this park was satisfactory in serving the community. It was mentioned that the park is always busy and parking and traffic movement is often a problem. The park needs to be expanded as its current facilities have already been outgrown.

Other City parks were not commented on. As mentioned earlier, there was consensus that the City's trails system was in need of improvements, including expanding the system and ensuring that parks, schools, and residential areas are connected. General comments were that there was a need for more trails, in fact, some were not aware that any trails system existed in the City.

It was also noted that there is a need for parks for small children (pocket and mini parks). The need for a multi-use sports complex was mentioned by several respondents, as was the need for more public boat ramps and swimming areas at parks. It was also suggested that the Parks and Recreation Office be relocated to the City Hall Building, even though this is not common practice in most cities.

Park Service Areas

Examining the service areas produced by each park provides a means of determining if parks within the City are adequately serving the population. Table 9.4 above describes the service areas associated with each type of park. Mini parks or pocket parks generally serve the immediate area.

Neighborhood parks serve a radius of between one-quarter and one-half mile around the park. Community parks can serve a radius of up to one mile. These are guidelines set by the NRPA and can be adjusted based on the type of community. The service areas for neighborhood parks and community parks in Marble Falls are drawn at one quarter mile and one mile respectively. **Figure 9.1: Parks Service Areas** illustrates the existing parks and their service areas in Marble Falls along with areas for proposed parks. The north, east, and south parts of the City are not adequately served by the existing City parks. The majority of parks in the City are serving the western areas of the City. Parks are proposed in areas that are underserved. These proposed park locations are depicted with a tree symbol with a small letter in the center. The letter denotes if the proposed park is a neighborhood park (N), community park (C), sports complex (S) or a golf course (G). Both sports complexes and golf courses are recreation facilities that were desired by the community in the survey results. The location for the sports complex is shown at the location of the irrigation farm that currently exists on the west side of town. This location was proposed during community meetings as an ideal location for such a facility. The location of a golf course or sports complex shown at the northeast part of the City was proposed at the community meetings.

The red arrows shown on the map illustrate the growth that is taking place around the City, but in particular to the north, east, and south. Parks are also proposed in the City's extraterritorial jurisdiction as expansion takes place. As the City plans for the future and its build-out population, parks are also going to be an essential part of this growth.

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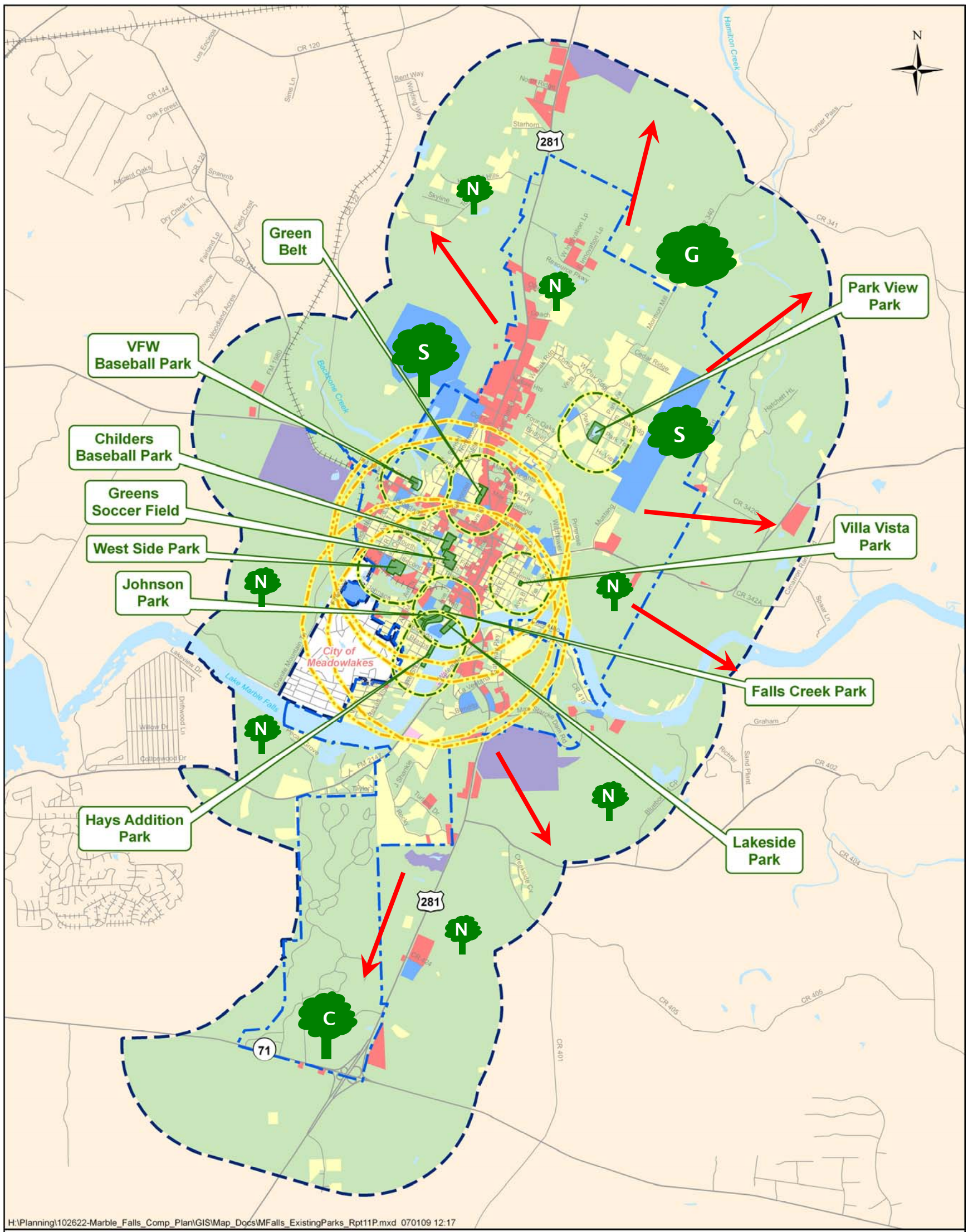

Existing Land Use

- Residential
- Commercial
- Planned Development Unit
- Government/Public Property
- Quarry
- Open Space
- City Park
- Neighborhood Park Service Area
- Community Park Service Area
- Lake
- Marble Falls City Limits
- Marble Falls ETJ

G Golf Course
C Community Parks
N Neighborhood Parks
S Sports Complex

0 0.5 1 Miles

Figure 9.1
Parks Service Area

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Chapter 10 – Infrastructure, Drainage, and Utilities

Infrastructure, Drainage, and Utilities

Planning for the future maintenance and expansion of a utility network, like water distribution or wastewater collection, requires a great deal of technical investigation and modeling that is beyond the scope of this document. However, since these models and master plans serve as an extension to the overall comprehensive plan, it is important to include them here by reference. Furthermore, since the City of Marble Falls has not endeavored to develop these models at this point, it may be beneficial to include some direction and recommendations at this time to help guide the modeling efforts and eventual development of the specific master plans for various utility networks and storm water management.

Land Use and Population Projections

As with other components of this Comprehensive Plan, the utility and drainage elements are based on the current population, projected growth rate, and ultimate build-out population. Once confirmed and accepted, the City should utilize the population data prepared for this Plan to establish the demands for the water and wastewater models. The models should use projections of single-family and multi-family housing units in addition to commercial and industrial users (which often place large point demands on the system) to determine the short-term needs (upgrades and repairs), intermediate needs (during growth periods), and long-term needs (for ultimate build-out of the City).

Master Plan Overviews

The utility and drainage elements are based on the current population, projected population and ultimate build-out population, potentially covering an area of 21 square miles.

Detailed models of the water distribution system, wastewater collection system, and storm water runoff (drainage) system must be developed to accentuate this Plan. These models form the basis for future upgrades and expansions to each system. The following plans have been initiated or should be initiated as outlined below. The City should make this a priority over the next few years before significant additional growth occurs, which could hamper the City's ability to provide long-term services efficiently.

- **Water Distribution Model:** Modeling the current water system has been started by the City Engineer but it is currently a low priority, per City staff. This should be a top priority for funding and completion in 2010.
- **Wastewater System Model:** This model has been discussed but not started. This should be the next priority for development in 2010, if possible.

- **Wastewater Treatment Plant:** The site is currently being studied by a consulting engineer for potential expansion. This study is expected to be completed by this fall (2009).
- **Drainage Study:** A preliminary study recently was conducted by Lower Colorado River Authority (LCRA) for the river. The City will need to initiate a more detailed, comprehensive study to cover the entire City and extraterritorial jurisdiction (ETJ), and the extended drainage watershed north of the City.
- **Development Impact Fee Study:** Completed in September 2008, this study outlines some of the needed/planned improvements to the water and wastewater systems and uses this information to establish an impact fee that can be assessed to future developments.

If possible, the City should seek to include funding for these models, especially the water distribution and wastewater collection models, in the budget for Fiscal Year 2009-2010. If necessary, the funding can be distributed over multiple years but delaying the development of these models will hinder the City's ability to grow in accordance with this comprehensive plan and provide adequate services to all customers during that growth.

Water Distribution Master Plan Guidelines

A Water Distribution Master Plan consists of a model of the existing and proposed distribution system and the written guidelines that control the design and construction of elements of that system. In most cases the plan will include a list of recommended replacements, upgrades, and expansions that form a multi-year capital improvements program.

The model should include all elements of the network from intake point (pre- or post-treatment) to the delivery point (meter) including treatment facilities, pump stations, ground and elevated storage, major transmission lines, and service lines. The existing model should include as much detail as possible to calibrate the model to accurately reflect the current, measurable conditions in the field. Pressure and flow tests can be run at various locations throughout the system to verify the model's accuracy. From there, the proposed system can be modeled to account for upgrades and expansions required for accommodating the planned growth within the service area.

The City of Marble Falls proposed ultimate distribution service area consists of 21 square miles. The planning area should include the current City limits and ETJ, plus all areas identified by the current Certificate of Convenience and Necessity (CCN) on file with the Texas Commission on Environmental Quality (TCEQ). This CCN boundary identifies areas outside of the City limits that, due to their location, are best served by the

City of Marble Falls. As part of the modeling effort, it may be necessary or advantageous for the City to negotiate with adjacent water suppliers and TCEQ to adjust the City's CCN boundary.

Objectives of the Water Distribution Master Plan

The Water Distribution Master Plan has four primary objectives

- Develop a current model of the existing system that can be used to evaluate proposals for new development and their demand on the water system
- Model the expansion of the system as growth occurs
- Develop a list of upgrade and expansion projects, with budget level construction costs, for short term and long range improvements (some of this is contained in the Development Impact Fee Study)
- Prioritize projects and develop a multi-year Capital Improvements Program funded through impact fees and revenue generated through the water system

Projected Water Use

The modeling/design of the water distribution system is based on various rates of water use, or demands. These demands are expressed in million gallons per day (MGD) and are most commonly defined as follows:

- **Maximum Daily Demand**: This is the total volume of water used during the day of greatest consumption during a given study year. The pumping system (high service pumps) must be capable of achieving this level and the supply of treated water to these pumps must exceed this level.
- **Maximum Hourly Demand**: This is the volume of water used during the hour of maximum demand on the day of maximum demand. Since this is typically a short duration event (1-2 hours) it can be most effectively addressed through the introduction of elevated storage to supplement the high service pumps, however, the combined capacity of the storage and pumps must accommodate this demand.
- **Minimum Hourly Demand**: This is minimum volume of water used during the hour of least demand on the day of maximum demand. This rate is also used to size the pumping system by evaluating the system's ability to replenish both ground and elevated storage after sustaining a maximum day and/or maximum hour demand.
- **Fire Flow Demand**: This is a value fixed by the community with absolute minimum values set by the National Fire Protection Association (NFPA). Most cities have established a baseline of 1,500 gallons per minute at a minimum pressure of 20 psi. This can have a considerable impact on the remaining

system during a fire event and must be factored into the model appropriately and tested at various locations in the network.

Each of these demands can be determined from historical data by looking at the total water usage and the number of connections at a given point in time. As a point of reference, most cities see an average usage of 150-180 gallons per capita per day. While this can vary greatly by location and demographics (some cities exceed 350 gallons per capita per day) and by time of year (temperature), it is helpful to have a comparative usage value.

Water Conservation

As populations continue to rise throughout Texas, water supplies will continue to be strained at increasing rates. While the City of Marble Falls may enjoy the benefit of having adequate supply from the nearby lake, the Lower Colorado River Authority (LCRA) could limit the City's water rights in order to protect the supply of other communities up and down stream of Marble Falls. Now is the time for the City to begin developing an ongoing water conservation program. Water conservation can be achieved through some of the following efforts:

- **Increased education:** By educating the citizens and business owners on methods of water conservation, an overall reduction in demand can be recognized
- **Drought-tolerant vegetation:** The use of native plants, shrubs, trees, and even grass that are more drought tolerate can reduce the need for constant watering of vegetation.
- **Reduction of water loss:** Proper design/maintenance of sprinkler systems is the most effective way to reduce losses.
- **Low consumption appliances:** Installation of low flow toilets, minimal use washing machines, and other devices can considerably reduce the demand on both the water distribution and the wastewater collection system.
- **Tiered water billing structure:** Employing a multiple tier rate structure where heavier users are charged at higher rates will encourage users to target lower usage levels.
- **Purple pipe:** Distributing reclaimed water through the use of a 'purple pipe' network to irrigate the grounds of local schools, parks, government sites, and recreational facilities.

Wastewater Collection Master Plan Guidelines

A Wastewater Collection Master Plan consists of a model of the existing and proposed collection network as the written guidelines that control the design and construction of elements of that system. In most cases the plan will include a list of recommended replacements, upgrades, and expansions that form a multi-year capital improvements program.

The model of the existing system should include all elements of the network from point of collection (service connection) to the point of delivery to the treatment facility, including all piping, lift stations, and force mains. The model of the existing network should contain as much detail as possible and can be calibrated through the careful placement of flow meters to monitor demand. It is also important to identify any major point loads on the system, often generated by industrial customers, in addition to any significant inflow/infiltration (I/I) resulting from improper connections and/or storm water entering the system. Once calibrated, the model can be extended to study the expansions required to accommodate the planned growth within the service area, much like the water distribution model. The City of Marble Falls Sewer CCN service covers 23 square miles.

Objectives of the Wastewater Collection Master Plan

The Wastewater Collection Master Plan has five primary objectives:

- Develop a current model of the existing system that can be used to evaluate proposals for new development and their demand on the wastewater collection and treatment system
- Model the system for ultimate build-out
- Model the expansion of the system as growth occurs so the model is updated and current
- Develop a list of upgrade and expansion projects, with budget level construction costs, for short term and long range improvements (some of this is contained in the Development Impact Fee Study)
- Prioritize projects and develop a multi-year Capital Improvements Program funded through impact fees and revenue generated through the water system
- Provide a means to monitor infiltration and inflow through the placement of temporary and permanent flow meters and careful study of significant changes to the flow patterns measured

Projected Wastewater Loads

Like the water system model, the modeling/design of the wastewater collection system is based on population projections and average flows generated by each connection. Residential connections are easy to quantify and model using average loads but commercial and industrial connections should be metered to determine the magnitude of the loads placed on the system by these customers. It is also important to determine the timing of demands by industrial users as those peak loads can outweigh the residential demands that tend to be more balanced throughout the day. Using both current and historical data the model can be properly developed and the future demand approximated well enough

to assess the adequacy of the current system and sizing of future expansions.

The Texas Commission on Environmental Quality dictates that a municipal wastewater collection system be designed for the peak two-hour flow.

Infiltration and Inflow (I/I) can significantly impact the effectiveness of a wastewater collection system by overloading the network during specific events like heavy rainfall. These conditions also overburden the treatment facility as harmless rainwater is treated at the treatment facility as it arrives via the wastewater network. Careful monitoring of the system using flow meters can identify major sources of I/I, which may also indicate segments of the network that are deteriorating and require maintenance.

Drainage Master Plan Guidelines

A Drainage Master Plan or Storm Water Management Plan identifies the issues and conceptualizes solutions to the flooding caused by significant storm events. The goal of this plan is to minimize the damage caused by a flood event through reducing the land area inundated by flood waters, removing structures from the affected area, and controlling flood waters in a way that reduces the potential for flooding altogether. The plan may include hydraulic models of the streams, rivers, lakes, and other water features but, more importantly, it contains a list of guidelines and design criteria for the construction of storm water runoff conveyance systems (channels and pipes) and storage elements (detention/retention ponds).

For a Drainage Master Plan to be effective, it must encompass the entire drainage basin under consideration. Localized drainage improvements can only be effectively evaluated in the context of their impact on the entire basin, both upstream and downstream of the local effort. The City of Marble Falls can be subdivided for study purposes into three primary basins – the Hamilton Creek basin, the Backbone Creek basin, and the Whitman Branch basin. The latter two creeks flow southward through the City before combining near downtown and flowing into Lake Marble Falls. With future growth and development taking place south of the Lake, the Flatrock Creek basin will also need to be considered. To avoid duplication of effort, the City of Marble Falls should work closely with the Lower Colorado River Authority in developing the study area, in analyzing the results, and in planning for the future control of storm water throughout the drainage basin.

Objectives of a Drainage Master Plan

The Drainage Master Plan addresses several major objectives

- Identifying potential areas of flooding based on topography and estimated runoff

- Establishes normal and/or acceptable water surface levels for each studied storm event along each drainage channel or creek
- Provides guidance for future development to limit storm water runoff to/from a particular parcel of land (see below)
- Creates a long range plan aimed at reducing the overall impact of major storm events on the community through effective reduction in the storm water runoff conveyed downstream (see below)
- Identify and prioritize drainage improvement projects and develop a multi-year Capital Improvements Program funded through the general fund, general obligation bonds, or specific drainage bonds

Design Storm Events

Engineers and modelers discuss storm water runoff in terms of statistical storm events. These events, designated by years, represent the quantity of rainwater that falls on a given area over a specified time frame. Here are some of the commonly used storm events and a recommendation of their application for the City of Marble Falls.

- **5-year storm (20% chance of occurring in any given year):** This is a very common storm event and is the minimum storm event typically used in drainage design.
- **10-year storm (10%):** This is a fairly common storm event used in drainage design.
- **25-year storm (4%):** This is a significant storm that can cause considerable property damage if not properly addressed.
- **100-year storm (1%):** This is a catastrophic storm that can cause major damage and/or inundate entire drainage basins if not properly addressed.

A common misconception is that these storm events will only occur once during the designated period, when in reality, a particular event could happen in successive years, or even twice in a given year, but the chances of that event occurring each year is represented by the inverse of the storm year (the percentage indicated).

Managing or Reducing Downstream Flooding

The City of Marble Falls has recently endured a significant flood event that caused considerable damage to various stream crossings and to private property. The threat of this occurring in the future increases as development continues without proper measures in place to reduce the risk. Many Texas cities have passed a comprehensive drainage ordinance that defines the runoff control measures listed below but also defines the criteria for the design of these control measures.

In areas where current conditions pose minimal threat to flooding but future development could increase the hazard, many cities pass a “zero

increase" runoff policy. By so doing, potential developers must first calculate the quantity of storm water runoff in cubic feet per second (CFS) that flows off of the property in question during each defined storm event (see previous section). This establishes the maximum volume of water that is allowed to flow off of the property after development is complete and the difference must be detained on site until the rain event ceases.

In areas where flooding is already an issue, it may be possible to approve a "net reduction" policy that will reduce the existing runoff volume by some percentage (10% may be a reasonable target). By so doing the developer must detain all of the additional runoff created by the development plus an additional defined percentage of the pre-development runoff, thus reducing the volume of water flowing downstream from the property. If managed effectively, and combined with other measures, this approach can reduce the downstream threat of flooding with each subsequent upstream improvement.

Potential Storm Water Runoff Control Measures

A variety of control measures are available to manage the volume of runoff allowed to flow off of a specific property. These measures are most effective in combinations that address the specific needs in each segment of the basin. Most require either City participation to construct (regional detention) or a City ordinance to enforce (site specific detention). In either case the City will need to take action to develop a plan and insure its success. Some suggested measures include:

- Site Specific Detention – Most common on single use parcels (retail or commercial properties) where a large percentage of the land area is covered by impenetrable surfaces (paving) or structures. In this case a detention pond capable of holding the volume of runoff collected that exceeds the allowable downstream runoff.
    - Detention or "dry ponds" hold water temporarily until the rain event ends, then slowly release all collected water until the pond is dry.
    - Retention or "wet ponds" always maintain a minimum water level and are usually developed into a water feature to enhance the subject property. The detention volume is the storage capacity above the minimum water level only.
    - Underground detention consists of any number of subsurface storage elements that can be constructed under a parking area and can detain large volumes of runoff without sacrificing valuable land area.
- Local Detention – Often used in mixed use or residential developments where detention on each parcel is impractical but common detention at one or more location within the entire development is more reasonable.

- Regional detention – Addressing existing developments by providing a detention location to collect excess runoff and reduce the downstream impact. This may require the construction of diversion channels to direct the runoff from its normal pathway to the regional detention location nearby. Regional detention can also be achieved by constructing a dike across an existing creek with a controlled spillway to meter the amount of water allowed to flow downstream.

Other Considerations

A comprehensive storm water management plan should also include educating the community on ways to reduce runoff and erosion. Minimizing the amount of impenetrable surfaces allows more land area for rainwater to be absorbed naturally. Eliminating irrigation during rainy periods reduces the amount of runoff from saturated soils. Planting and maintaining vegetation and lawn grasses slows the flow of runoff to nearby creeks. Keeping creek beds clear of debris such as dead tree limbs reduces erosion of creek banks and improves flow within the creek. Numerous other tactics can be employed to help manage storm water and reduce the potential risk of flooding throughout the drainage basin.

The design and construction of drainage improvements provides a unique opportunity for a community to develop recreational spaces for its residents. Many communities have developed hike and bike trail networks along the drainage channels and creeks, which provide a natural network and attractive experience for the user. Large regional detention areas along creeks and floodways can be developed into parkland or sports fields that can provide excellent recreational areas in drier periods but can accommodate huge volumes of flood water during a 25-year or 100–year storm event, protecting the community from devastation.

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Chapter 11 – Urban Design

Urban Design

This chapter brings the elements of Neighborhood Redevelopment, Downtown Redevelopment and Historic Preservation, Landscaping, and Sign Enforcement together as Urban Design. This chapter provides development guidelines and recommendations that can provide guidance in planning for the future. These physical guidelines are not an attempt to restrict development. Rather, urban design criteria promote creativity and protect long term area investments.

Urban design is expressed as the combination of appearance and function in how a city looks and feels to its residents and visitors. It is often expressed by creating "memorable spaces" through landmarks and focal points.

When there is an interest in improving the quality of life in a community, it is often accompanied by an interest in improving its appearance. Urban design is expressed as the combination of appearance and function in how a city looks and feels to its residents and visitors. Concerns about community pride and visitor reception are the underlying reasons to improve the appearance of a community. Welcoming signs and entrance markers with landscaping identify the approaches into the city and promote its attractiveness. Creating "memorable spaces" through landmarks and focal points is also an element of urban design. A person's first impression is often associated with design elements more than anything else. The city logo should be prominently displayed at the entrances, thereby serving as notice of one's arrival into Marble Falls. Median landscaping has been a success in several communities and has been identified as a needed addition here in the City as well. Other improvements include landscaping, signage, lighting, streetscaping.

Key Issues

Through the process of community meetings, stakeholder interviews, and feedback from the Steering Committee and City Staff, a series of key issues surfaced regarding urban design. These are listed below.

Lack of sidewalks or poorly maintained sidewalks: Neighborhood discussions often focused on the lack of sidewalks in the neighborhoods. Connectivity of neighborhoods to centers of activity is important. In the downtown area, particularly along Main Street, the sidewalks are in need of repair, again hindering the pedestrian experience. Walkability is essential to make a downtown successful.

Lack of maintenance: Several comments were received regarding the lack of maintenance of houses in some neighborhoods of Marble Falls. A neighborhood's first impression, and a lasting one, is related to the manner in which a community is maintained, as it exhibits the degree of

pride of ownership of its residents. A well-maintained neighborhood generally implies a stable neighborhood.

Lack of parking in downtown: The downtown area lacks sufficient parking, particularly along the Main Street area. Additional parking would serve the businesses and visitors well.

Need for landscaping and streetscaping in downtown area: A visually interesting and appealing downtown adds to the pedestrian experience. Landscaping can help soften the appearance of downtown, reduce driving speeds, and provide shelter and protection from the elements.

Need for safe, well-lit neighborhoods: Comments received indicated that the community desires that Marble Falls' neighborhoods be safe from crime, well landscaped and well lit. Landscaping and lighting standards for neighborhoods should be, at a minimum, consistent with the levels of lighting and landscaping standards currently in place for the Main Street area.

Neighborhood Redevelopment

Outside of a community's downtown area, the residential neighborhoods help define a town or city. Whether a city is perceived as an attractive and safe place to live or a place to avoid can usually be determined with a drive through of its various neighborhoods and taking stock of the condition and maintenance of its housing. For many communities across the nation, the neighborhood character can be a source of local pride that further defines a locality. The neighborhood's name becomes a point of reference and a destination within the larger community.

The housing assortment should address all segments that reside in the City. The City should have housing options for people at different stages in their life – as young singles, families, empty nesters, retirees, and the elderly. All segments addresses the housing needs of residents that play an important part of community life – from the local doctor to the city maintenance worker and from dress shop owner to the school teacher. In addition, the housing composition within a neighborhood should be part of the greater community plan for development instead of evolving into a hodge-podge of random housing types or a monotonous pattern of cookie-cutter housing.

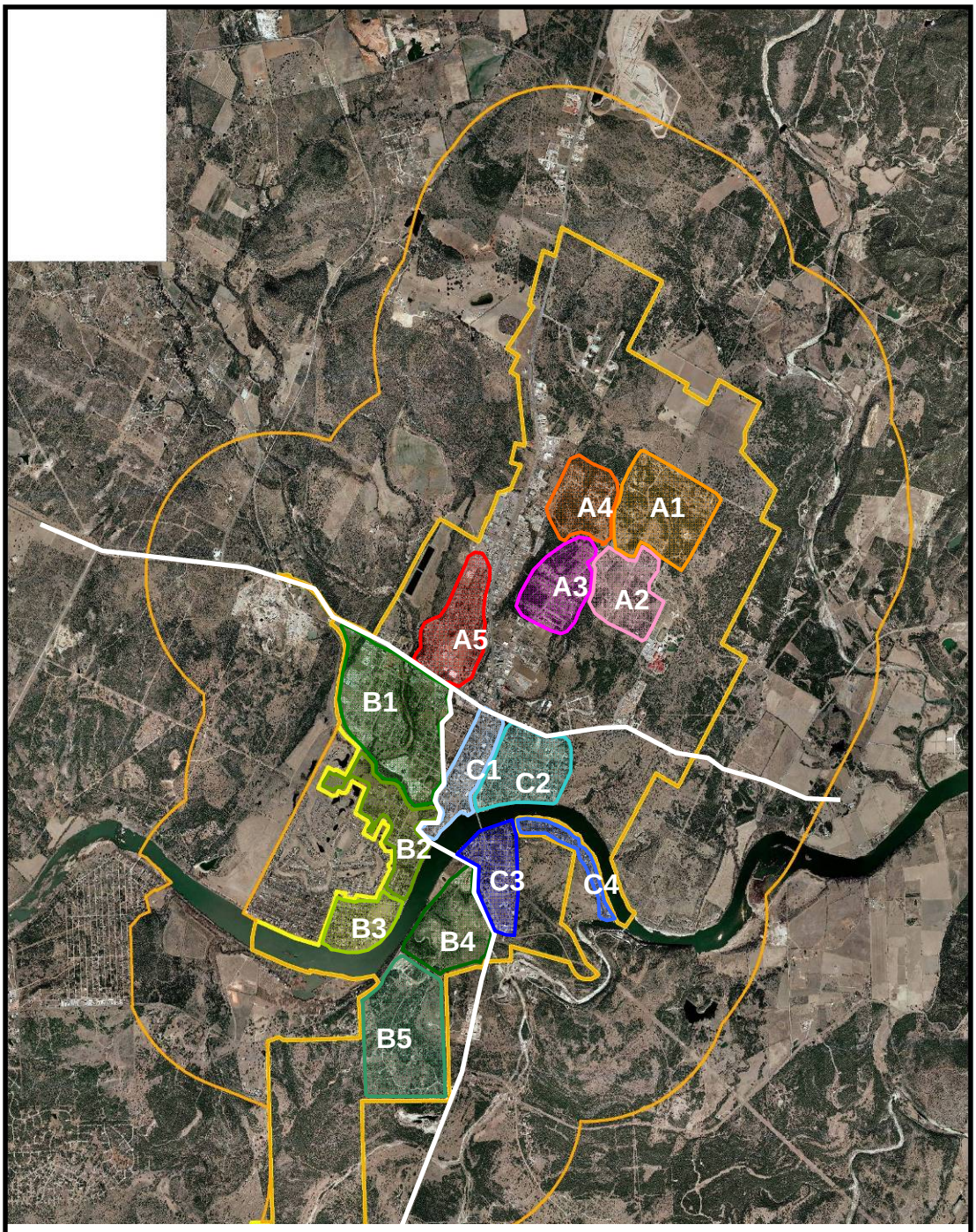
Marble Falls has a variety of land uses, yet the greatest proportion of the city's developed area is made up of residential developments, as can be seen from the city's Existing Land Use Map (**Figure 6.1: Existing Land Use Map** in the Land Use Chapter). However, these residential land uses are made up of differing densities and comprise different neighborhoods. The older areas of the City, particularly the Original Township area, are made up of short street blocks on a traditional grid pattern and dense neighborhood fabric. Lot size and house size tend to get larger as one

moves further outward from the City center and the street pattern becomes less defined and conforms to the landscape. The neighborhoods are then created by groupings of residential areas, somehow bound together either by the types of residential uses, an entity or use that is the core of that neighborhood holding it together, or a theme that runs throughout.

In planning for the future, it is important to identify areas that may need improvements. Assessing neighborhoods can be a very subjective endeavor. The American Planning Association has prepared a list of key factors that make up a “great neighborhood”. These factors include:

1. Has a variety of functional attributes that contribute to a resident’s day-to-day living (residential, commercial, or mixed uses).
2. Accommodates multimodal transportation (pedestrian, drivers, bicyclists).
3. Has design and architectural features that are visually interesting.
4. Encourages human contact and social activities.
5. Promotes community involvement and maintains a secure environment.
6. Promotes sustainability and responds to climatic demands.
7. Has a memorable character.

These seven factors were further elaborated upon and presented to the Steering Committee during a work session. The City was divided into three areas, and Committee members were asked to break into three groups and work on each of the areas. Each group had to identify boundaries of what they perceived to be neighborhoods in each of the three areas, provide a name, and rank each neighborhood on the above expanded seven factors, with 1 being the lowest ranking and 10 being the highest. The following map, **Figure 11.1: Marble Falls Neighborhoods**, illustrates the different neighborhoods identified through the exercise. Summaries of the neighborhood findings are provided below. Detailed worksheets are provided in the Appendix.



A
1. High Ridge Trails
2 High Ridge South
3 Four Oaks
4 Loma Vista
5 Northwood

B
1 Original Township
2 Original Township South
3 Pecan Valley
4 La Ventana
5 Lake Marble Falls

C
1 Downtown
2 East Township
3 Gateway Park
4 Los Escondidos

Figure 11.1
Marble Falls Neighborhoods

Assessment of Marble Falls Neighborhoods

The neighborhoods in Marble Falls are, for the most part, in good condition and well maintained. There are a few exceptions, primarily in the Northwood neighborhood (sections of it), the Original Township neighborhoods, and the Pecan Valley neighborhood. Connectivity is another important feature in creating social interactions and sense of community to a neighborhood. Most neighborhoods lack connectivity and shared neighborhood space; the creation of places to gather, places of interest, and provision of a safe non-vehicular means of getting around the neighborhood will improve all neighborhoods. The following provides an explanation of the importance of access and circulation within neighborhoods, in addition to housing conditions and neighborhood upkeep.

Neighborhood circulation and access to adjacent neighborhoods

Getting from one neighborhood to an adjacent neighborhood should be a simple matter and not an elaborate journey around a maze of streets. To improve movement in the community and provide more direct access, neighborhood development should allow for access points to future neighborhood development. This would encourage access and movement for residents and public safety vehicles. In a larger area, neighborhoods should be linked together through a network of thoroughfares and collector streets that serve residential streets.

Trail crosswalk combined with a sidewalk in a residential community in Flower Mound, Texas.

Sidewalks

There are many benefits to be realized by having a sidewalk network for a community. The first is the safety factor for both pedestrians and drivers. Sidewalks provide the best means of separating the pedestrians from vehicular traffic. A sidewalk network combined with a system of street crosswalks helps guide people walking alongside a roadway and gives warning to drivers at pedestrian crossings.

Sidewalks also provide a safe place for children to travel as they gain freedom and move about a neighborhood. Sidewalks connecting neighborhoods to local schools provide not only a safety factor for children going to and from school, but helps define a familiar path. The sidewalk network that begins to expand and link neighborhoods together can provide an alternative choice in movement for people of all ages. As a more defined system of hike and bike trails evolves in Marble Falls, sidewalks would have an important role linking neighborhoods into the trailheads for these citywide paths.

Neighborhoods for walking

Two side benefits of a sidewalk program are encouraging people to go outdoors to meet their neighbors and to exercise. Neighborhoods that are easy to walk tend to have short city blocks providing the shortest possible route for movement; visually pleasing paths and locations to pass through; clean, level, and unobstructed paths for moving about; well marked street crossings for pedestrian safety and driver awareness, a lack of barriers and gaps to provide continuity; and provide security by being well lit and ensuring "community eyes" by going through populated areas.

Trail connections from a residential community to a school in Flower Mound, Texas.

The walkability of a neighborhood should also incorporate a destination or public amenity in proximity to local residents. Examples of a destination or public amenity would include schools, parks, trails, retail centers, entertainment venues, or community facilities. For families with young children, a neighborhood elementary school or local park would be an important place to go for education and meeting friends. A community retail center at a major intersection serves as a neighborhood connection for shopping, eating, and conducting business. Proximity to a community-wide trail system allows residents to connect with regional destinations, including public institutions, community and regional parks, employment centers, and entertainment districts.

Neighborhood appearance and housing variety

The appearance of a neighborhood can provide a first impression of a community for visitors and prospective residents. For current residents, it can represent a buy-in of local norms and values, an upward ascent in lifestyle and status, or a deliberate lack of direction coupled with a lack of enforcement. The look and aesthetic qualities of a neighborhood can be a representation of local pride or an acceptance of the status quo. For a community, the appearance of its neighborhoods is a visual statement of the community's values and whether these values compare favorably with other communities as an attractive place to live.

Neighborhood appearance is not just a matter of whether utility wires are placed underground or allowed overhead. It's a matter of values and design and reaching consensus in developing standards that apply to the overall appearance of the community. Developing standards for appearance usually considers a wide range of values. Those values can draw on past standards of neighborhood development, what residents have seen in other communities, where one was reared, and new trends in development and technology.

The appearance of a neighborhood can be a strong indication of its stability. A neighborhood of well-maintained houses and yards, consistent

setbacks for structures, and cohesive housing types is symbolic of a stable neighborhood. Clutter on the property grounds, vehicles parked on the front lawn, unkempt, overgrown lawns, graffiti on signs and walls, and a hodge-podge of mobile homes, single-family housing, and random setbacks projects an unstable quality for a neighborhood.

The housing stock in Marble Falls should provide a range of choices that are desirable to residents and appropriate for all income levels. Expanding the supply of clean, safe, decent housing in a neighborhood setting for low-income families is desired. Citizen participation is important, especially for residents of low- and moderate-income areas.

Example of an "unstable" neighborhood – overgrown lawns, unkempt front yards give impression of instability.

In the early stages of Marble Falls' comprehensive plan stakeholders identified the need for affordable housing and low income housing being an important concern for growth. Affordable housing was identified as one of the three most significant issues the community should address for the long term future. Among the stakeholders interview, there was almost a unanimous response that the community did not have an adequate supply and range of housing types and price ranges. Many expressed the need for affordable housing that would satisfy the needs for workforce housing and starter houses; however, the price range attributed for such housing ranged varied, from $80,000 up to $200,000. Other expressed the need for mid-income housing choices. Development costs, including issues of building in dolomite, were noted for driving up the cost of local housing.

Among the new residential development patterns listed, stakeholders expressed strong support for single-family detached, apartments, and residential villages having an assortment of housing types and price ranges. Stakeholders were favorable to infill and mixed use housing as well. Among City facilities and amenities associated with strong neighborhoods, many thought that neighborhood sidewalks along with curbs, gutters, and drainage were either deficient or needed improvement. The housing authority was rated favorably by stakeholders, while code enforcement was viewed as being either satisfactory or needing improvement; however, some said it was getting better.

Shortly after the stakeholder interviews the Department of Development Services conducted a community survey of Marble Falls' residents. One of the questions in the survey asked whether Marble Falls needed a wider variety of affordable housing options, and if yes, what types? Among the respondents, 72% replied back that the community did need a wider variety of affordable housing options. Of the four housing types listed,

single family housing and multi-family options received strong support from Marble Falls residents (92% and 81%, respectively), while manufactured housing and mobile homes were not viewed as positively (23% and 10%, respectively).

During the twelve-month comprehensive plan process, three community meetings, along with an open house, were held to provide residents with information and to seek direction on various local issues, including housing. During the first community meeting residents expressed the importance of housing. Residents identified the need to discourage building houses and businesses along creeks and to protect neighborhoods by not allowing commercial uses into residential neighborhoods. The need to provide affordable housing to house civil servants, such as teachers and public safety officers, was stated along with the need to regulate and address the appearance of manufactured housing. The second community meeting, which focused on three alternative scenarios for growth and development, participants stated that new developments should have parks and that green housing options needed to be considered.

At the third community meeting Marble Falls' residents provided planners greater direction concerning neighborhoods and housing. Residents expressed the need for code enforcement in older areas of the City and the need for increased residential density and pedestrian traffic around the "Main Street" village, including lofts and mixed use developments. Maintaining a feeling of community was mentioned several times, with residents citing the need for places for people to gather in neighborhoods, such as pocket parks. Also expressed was the need to include safety elements in neighborhood and housing design, including front porches, sidewalks, and common areas to encourage interaction and "eyes on the street." Providing affordable housing options was mentioned along with the need to encourage smaller houses with character and to diversify housing options in neighborhoods by providing a mix of small and large houses in the same neighborhood, thereby avoiding a homogenous, cookie-cutter look and character.

The comprehensive plan expands the location and housing choices for Marble Falls' residents. The City, working with State, non-profit groups, and the private sector, can assist at various levels to promote greater housing options, from providing data and mapping for formula allocations to make sure criteria is being met. The land use categories in the future land use plan provides new options for desired housing types in Marble Falls. From modular and manufactured homes to custom-built houses, six land use categories allow for greater choices for housing acceptable in the community:

1. Mixed Use-Urban
2. Ranching

3. Residential-Multi-Family
4. Residential-Rural
5. Residential-Single-Family Detached
6. Residential-Urban

Some of the six land use categories incorporate additional choices of housing types. As found in Residential-Urban, among others, these types include townhouses, urban single-family detached units, and granny flats. Many of the future land use modules allow for diverse and flexible uses – both residential and commercial – that enable a range of housing and lifestyles choices. The seven villages scattered throughout the community incorporate various future land use modules to support each village's unique identity and the needs of its residents. The expanded offering of housing types is meant to address the needs of the community for a broader range of housing options and prices, including the need for affordable housing.

Architecture and Landscape Architecture Standards

During the stakeholder interviews and community meetings several Marble Falls citizens voiced concerns about the community's physical image. What was commonly mentioned was the need to develop architectural standards to protect existing properties and to enhance the image along highway corridors. Marble Falls' residents frequently mentioned a desire for an aesthetic quality that captured the character of the Hill Country.

Residents shared their pride for the architectural qualities of older buildings along downtown's Main Street. They mentioned the need to protect these older structures and ensure that the architectural qualities of newer buildings are compatible as downtown expands outward. Citizens also expressed dissatisfaction with the "tin city" and mish-mash image in certain sections of Marble Falls. Areas commonly mentioned were the corridors along US 281 and RM 1431. What was noted was the lack of architectural standards along highway corridors, the lack of green space to soften the corridors' image, the need to control development, and creating a design consistency to raise the standard of development fitting with the architectural character of the region.

The aesthetic qualities of the Hill Country are characterized by what the surrounding land offers in building materials and how man-made structures fit in this landscape. In the Marble Falls area, there are a variety of building materials, including granite and limestone outcroppings along with low, hanging native shade trees and cedars. As the gateway to the Highland Lakes region of the Texas Hill Country, the setting of Marble Falls, with its bluffs along the river and streams and low tabletop ridges

and hills, should embrace design criteria that capitalize the Hill Country ambiance.

Architecture and landscape architecture standards establish minimum levels of design. Architectural elements would include materials and color, compatibility, and investment; while elements for landscape architecture would include native plants, transition and screening, setbacks, established trees, and slope. Working together, the design elements should blend building form (mass, scale, proportion, reoccurring patterns, balance), materials, and colors to be harmonized with the local landscape and topography; thereby, creating an inviting image of the community as an attractive place to live, work, shop, and play.

Architecture and landscape architecture standards are created by local governments to enhance a community's image, protect local property values, and create a consistent look based on local values. The standards can be targeted for a specific area (districts, corridors, or public facilities) and also establish general guidelines for the community as a whole. During public discussions with Marble Falls' residents, the need for architectural standards in the community focused on four overriding concerns:

- Enhancing major attractions
- Protecting property values
- Improving the community's image in high traffic corridors (both current and anticipated)
- Developing a uniform design quality for public facilities and public spaces

In Marble Falls, the above would include the following:

- Lake Marble Falls
- Downtown
- Local neighborhoods
- Highway corridors US 281, RM 1431, RM 2147, SH 71
- Public facilities, parks, and trails

Downtown Redevelopment and Historic Preservation

Downtown redevelopment and historic preservation are two aspects of Urban Design in Marble Falls that, in particular, go hand in hand. The majority of historic structures in the City are located in the downtown area. As a result, redevelopment and enhancement of the downtown area will need to consider the historic structures in downtown and ensure that new developments are sensitive to existing

structures. The following map, **Figure 11.2: Historic Properties**, illustrates the location of historic properties in Marble Falls.

The majority of these structures are located in the vicinity of the Hwy 281 corridor and in the Original Township area, many of which are in the Historic District of Marble Falls.

The Marble Falls Historic Main Street Association is a group formed of local downtown area merchants working together for the betterment of the Main Street area. As the spine of the Original Township area, Main Street activities form the core from which the downtown character and activities originate. There are approximately 25-28 individual establishments and associated groups involved in the Marble Falls Historic Main Street Association, including Friends of Main Street. The Association is somewhat active and could use some assistance in becoming a more active participant in working towards the revitalization of the downtown area.

Historic Roper Hotel on Third Street.

Marble Falls' Downtown has a number of assets and resources that can be built upon to make the downtown area an even more vibrant and attractive area. In particular, the area's historic and historically themed architecture are an attractive and inviting asset to the downtown area, helping to tie the buildings together in a common context. It will be important to ensure that new buildings or infill developments are still in keeping and are respectful of the existing architecture and help to create a more cohesive and uniform downtown area. Additionally, downtown's proximity to the lake provides the downtown area with another unique resource that can help promote the area as a destination. The lake and the downtown area are two unique features that the City offers that can easily play to each area's attributes, creating a more vibrant and appealing destination for the community and visitors to the area.

Streetscape Design

For the area to be perceived as a pedestrian friendly area, the walking areas need to be safe, clean, maintained, and comfortable. Sidewalks in the downtown area are in need of repair, and attending to this definitely would increase the area's attractiveness as a pedestrian destination. Use of street furniture and other streetscaping additions assists in increasing the pedestrian attraction of the downtown. Lack of parking in the downtown area is also a problem; one that would hinder people from choosing downtown as a destination if they are automobile dependent. Creating a well defined downtown, both in terms of identity and physical boundaries will help create its sense of place – Where does downtown

begin and end? What defines the downtown area? Is there a common theme or design aspect that unifies the downtown area? Recommendations are provided in the Original Township section in this chapter.

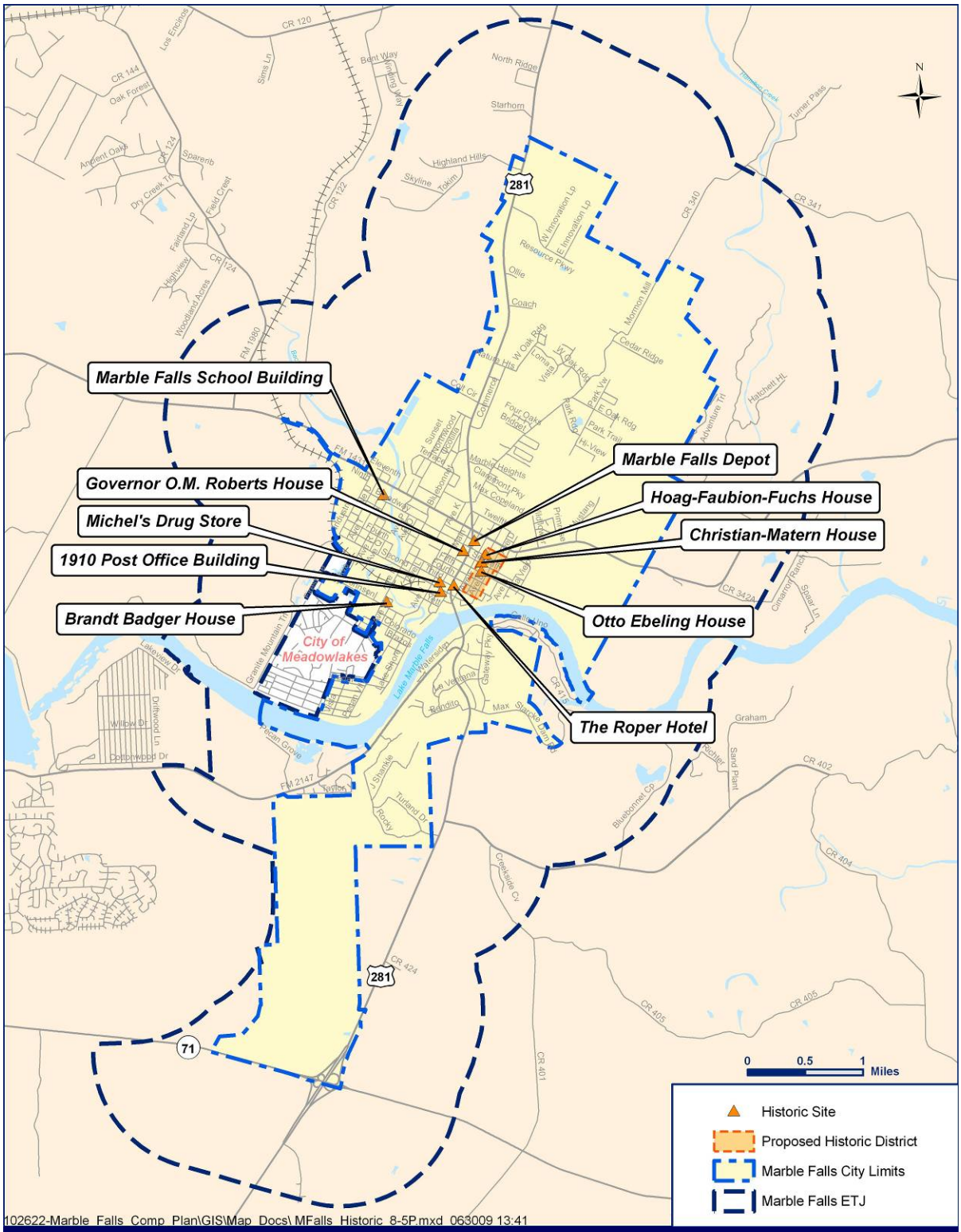


Figure 11.2
Historic Properties

Landscaping

Example of landscaped walkway in parking lot

Improvements to landscaping and screening can have a tremendous impact on the overall visual perception of a community, contributing to a more attractive, healthier, and cleaner environment. Trees and plantings along streets make living in and visiting a city a more pleasant experience. As has been mentioned in several Community Meetings, the desire is to have US 281 appear more attractive upon entering Marble Falls – a tree lined boulevard setting that creates an interesting visual experience and assists in slowing down traffic along this busy corridor. It is important that the City ensure that firm landscaping and tree protection ordinances are encouraged and enforced, and that they accurately reflect in a clear and direct manner the intentions of the City. These ordinances should include the types along with the locations of appropriate trees and plants. For example, trees placed in and around parking lots improve appearance, can guide pedestrian and vehicular movements, provide shade, and can be helpful in drainage and prevention of flooding. Requiring the replacement of trees removed for new construction, and planting street trees in old and new commercial and residential developments will further enhance the community's appearance. Maintenance is important and should be worked out either by City, property owners, community organization, or neighborhood groups.

Example of landscaped Wal-Mart in McKinney, Texas

Perimeter screening of parking and storage facilities will reduce the negative appearance of such areas. Low shrubbery that shields the vehicle lights and bumpers will add to the visual appearance while reducing the impact of the light on surrounding areas. Consideration should be given to design and maintenance, ensuring adequate visibility from the street for safety purposes.

A review of the city's Landscaping Ordinance reveals some shortcomings that will want to be reconsidered when updating the ordinance:

- The Purpose section of the ordinance is comprehensive, however, the purpose should also include some reference to using landscaping to prevent flooding, and in water retention for irrigation purposes.
- The landscaping ordinance does NOT apply to Main Street District – yet, there is no separate landscaping ordinance for the Main Street District.

- The ordinance provides for landscaping on all street edges – but no indication of what a "landscaped edge" consists of.
- The ordinance reads, "All landscaped areas shall be protected by a raised, monolithic curb…" – this may not be practical and should be reviewed.
- Parking: landscaped area "shall be in total at least one parking space in size, with no single landscaped area less that fifty (50) square feet in area." This required amount should be relative to number of parking spaces in the lot instead of providing a fixed minimum area of landscaping. In this case, a parking lot with 200 parking spaces can have the same amount of landscaping as one with 20 spaces.
- Preservation Principle: "The existing natural landscape character, especially native oaks, elms, and pecan trees shall be preserved to the extent reasonable and feasible." Subjective – define "to the extent reasonable and feasible" or provide replacement requirements.
- Listed trees: review to determine what can actually grow in Marble Falls, also look into sustainable, drought tolerant vegetation.

CPTED (Crime Prevention Through Environmental Design)

The physical design of neighborhoods, including their layout and the built orientation, can affect the levels of crime and fear in neighborhoods. Researchers have identified basic design principles that reduce fear and prevent crime in neighborhood communities. The basic principles of Crime Prevention Through Environmental Design (CPTED) include natural surveillance, natural access control, and territorial/defensible spaces.

Natural Surveillance – Humans feel safer in places where they can see what is going on around them. Law-abiding citizens also feel safer in settings where they are visible to other law-abiding people who they believe would help in situations of danger. Perpetrators of crime, in contrast, prefer settings that are not visible to law-abiding people who might assist their victims. Therefore, the more the physical environment of a neighborhood enables people to survey their surroundings and to be visible to other people, the safer a neighborhood will feel and be. A few examples of design features that promote natural surveillance include:

- Good lighting of streets, alleys, and parking areas.
- Landscaping that does not provide hiding places for perpetrators. Hedges and shrubs should be no higher than three feet and tree canopies no lower than eight feet.
- See-through types of fences.
- Windows that look out upon streets and alleys, particularly bay windows.
- Non-recessed doorways.

Natural Access Control – Perpetrators desire settings that allow them to enter and exit without being noticed, and they do not prefer places with limited points of entry and exit. Multiple access points allow more options for escape following a crime. Therefore, limiting the number of entrances and exits to a community reduces the attractiveness of the neighborhood as a place for crime. Many communities that are planned on the grid system are beginning to close streets to limit access to their community and create identifiable neighborhood boundaries and points of entrance and exit. This should be balanced with a community's desire for connectivity. Contemporary neighborhoods that are planned with a curvilinear street system have generally applied this principle in the subdivision layout and design.

Territoriality/Defensible Spaces – A basic principle of CPTED is for citizens to show that they own their territory, which helps to deter crime from a neighborhood. A neighborhood that portrays a strong physical image is less likely to attract perpetrators than those that appear less defensible. Subdivision perimeter fencing commonly used in contemporary subdivision design and master planned communities, is a method utilized to establish identifiable boundaries. Also, simple property enhancements such as flowers in planters on balconies and in business districts, vegetable and flower gardens, seasonal decorations, and outdoor holiday displays contribute to the portrayal of strong community images, which symbolize a sense of togetherness as a community. These design principles help to minimize crime incidents in neighborhoods. Many communities throughout the United States have incorporated the CPTED design principles into their zoning ordinances, subdivision regulations, design standards, and neighborhood planning programs. Generally, the incidence of crime in neighborhoods can be significantly reduced through development and implementation of environmental design principles.

Signage

Signs are an important aspect of any business – it is their means of identification and advertising and provides an important need to an establishment. However, these signs can be designed and located to form a better visual impression, without detracting from their purpose. The City's sign ordinance provisions should include regulations for maximum allowable signage for wall, ground, window signs, spacing, and even recommend styles in keeping with the desired overall visual appearance, formed through a consensus of citizens and elected officials. City sign regulations should promote and "incentivize" certain types of signs that are desirable for areas of the community. Partnering with local businesses are options to develop unique signage. Portable sign use should be minimized and should be temporary only. Vinyl signs should be used for grand openings for a set period of time. Digital signs should be

limited in terms of their size and location, and fit the architectural standards of the community. Identifying districts, zones, or corridors for addressing sign types and styles is another means of incorporating a community's values and the need for outdoor signage.

Directional, location, and identity signage, which inform and establish a sense of place should be appropriately designed and located to direct and inform without additional visual clutter. The use of street signs with area logos and street block numbers help define the areas. Colored banners are often used on light standards or buildings. Signs should be placed in locations where they are easy to read. In areas, such as Marble Falls, that have a distinctive appearance or use, entrance and internal signage should be used for additional identification. Themed wayfinding signs are needed in the downtown area, and can be implemented in the villages as well to convey a character that represents that village. A community's first impression can often times be due to signage - is signage cluttered and distracting, or is it adding to the visual appeal of a community? Billboards can be distracting and often do not add to the appeal of a community. Billboards should be consistent with the size and shape of buildings and surroundings. As Marble Falls is a community with varying topography, sign height needs to be carefully considered, and ordinances carefully written to ensure that the true intent of the ordinance is conveyed.

Lighting

Lighting can have a powerful impact on an area's appearance. The right lighting can easily turn a cold stark environment to a warm welcoming one. As an element of urban design, lighting is discussed as a means of creating the sense of place in a community, in addition to its importance in community safety. The style of lighting, the height of a lamppost, the direction and intensity of the spread all affect the feeling one gets when moving through a space. Lights on tall poles along US 281 should be at an angle to avoid blinding drivers traveling down this roadway, while the placement of other lights should be sensitive to the topography of the landscape and the lights effects on the traveling public.

Marble Falls' residents have expressed support for dark sky ordinances. Limiting the amount of up-lighting will be beneficial to residents and assist in keeping the skies dark. Uniformity in lighting styles will assist in creating that sense of place for areas of the City, in particular the Original Township area and any other villages that may have a design theme running through them. Lamp pole design and height, fixture, color of light, wall mounted or pole can all be set in architectural standards and design guidelines for the City. The effects of lighting on adjacent properties can also be mitigated through regulating height of lamp pole, light strength and spread, particularly when adjacent to residential areas. Lighting on surface parking lots adjacent to residential areas should, in particular be considered for screening so as not to negatively impact such areas.

Original Township

The Original Township area of Marble Falls is one of the most significant areas of the City. It carries with it some of Marble Falls' history, in addition to established neighborhoods and an increasingly vibrant downtown area with tremendous potential. Some issues and concerns with the Original Township area have been creating a pedestrian environment, lack of parking, need for streetscaping and directional signage, creation of a stronger sense of place for the area, landscaping along the major corridors, right-of-way needs, and creating entryways and more of a destination feel to the Original Township area.

The following map, **Figure 11.3: Marble Falls Original Township and Downtown – Improvements Map**, illustrates some of the recommendations for the Original Township area. Images of successful design features in other cities are also provided for comparison. The map shows the City's downtown area and surroundings. Major roadways through the area are identified along with potential pedestrian corridors such as Sixth and Fourth Streets and along Main Street. Gateway arches or other entry features are proposed for the northern and southern edges of Main Street, and at the intersection of Third Street and Main Street, where Third Street is seen as the entry into the downtown area. The location of historic structures is identified on the map, as are potential linear parks, creekside drives, and trails along Whitman Branch and Backbone Creek and into downtown. Connectivity is also stressed in the downtown area, connecting downtown to the lake, probably the most important natural feature of Marble Falls, and the Lakeside Entertainment district and other destination areas. In addition, encouraging seamless movements within the downtown area and to the neighborhoods is also important. Pedestrian crosswalks and a pedestrian friendly environment will encourage such movement. Urban parks and pocket parks are encouraged in the downtown area, particularly along the Main Street corridor, as this is the main spine of the downtown area. Creating active urban spaces for individual and community wide interactions would help bring the community together while strengthening downtown's importance for the City. Main Street also connects the downtown area to the lake. Extending Main Street to the lake will help strengthen the connection of downtown to the lake and vice versa, thereby creating a dynamic energy between these two strong community resources for both residents and visitors. The creation of a landscaped boulevard along US 281 including median treatments and tree lined streets was a desire that the community

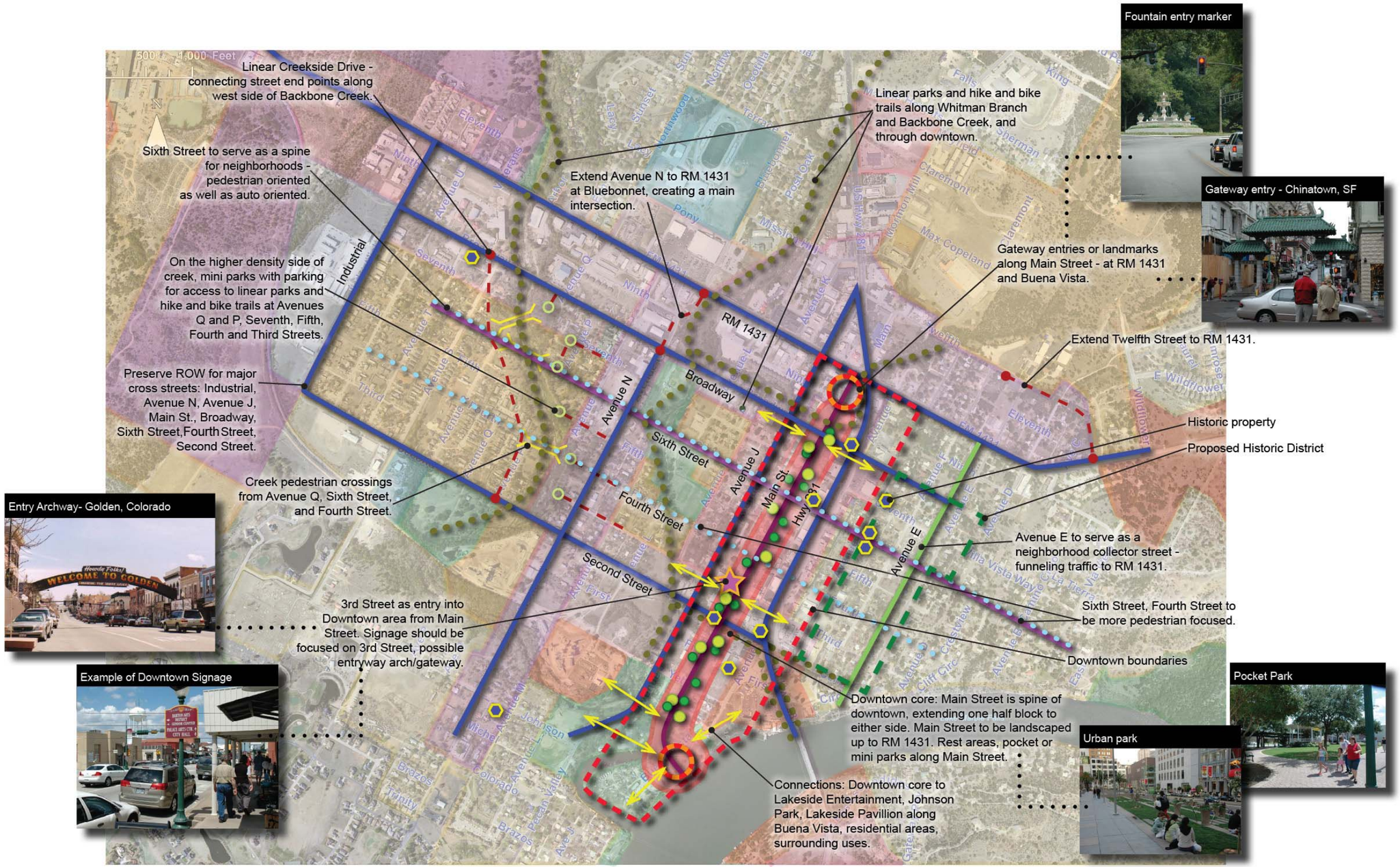


Figure 11.3 Original Township and Downtown - Improvements Map

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An example of public art in downtown Marble Falls.

felt was important to define the City upon entry from US 281, but can also serve to calm traffic, and showcase Marble Falls as one approaches the community from either the north or the south.

As is seen in many strong downtowns throughout the country, locating some of the City's public facilities in the downtown area is yet another means of strengthening and revitalizing a downtown. Marble Falls would benefit by maintaining the public library and expanding or building a new City Hall in the downtown area, while moving the City's police station out of downtown. Creating residential density in the downtown is a sustainable means of strengthening and revitalizing downtown. A vibrant "live-work-play" downtown village will be an attraction for residents and visitors to the area. In addition, to maintain the look and feel of the downtown area, it is important that in-fill developments conform to the architectural standards and design guidelines of the downtown. As there are many recommendations for the downtown area, the City may consider developing a Downtown Master Plan and possible Lakeside Entertainment District Master Plan. This Master Plan will provide a series of prioritized improvements for the downtown area and lakefront opportunities around the US 281 bridge.

Lake Marble Falls

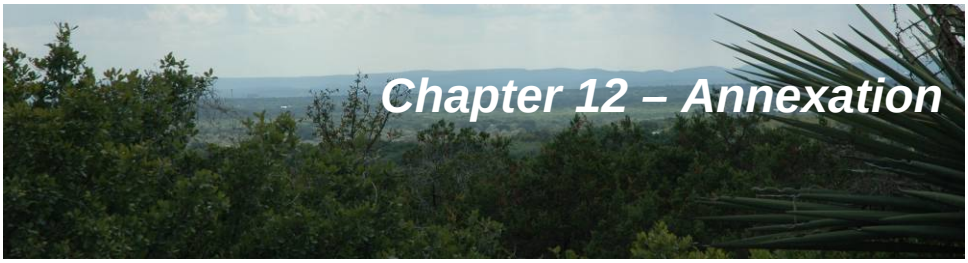
Lake Marble Falls is the City's main focal point, a natural resource that adds to the quality of life for both residents and visitors to the area. It does, however, split the City in two, creating an edge in the City that can either be a barrier or serve to bond the community. Bridging the gap between the north and south side of the City is essential to tying the community together and taking advantage of this valuable resource.

Maximizing the public's access to the lake will help improve Marble Falls' perception as a destination location. Preserving the natural landscape in addition to recognizing economic opportunities associated with the lake will bring people to Marble Falls. The Lakeside Entertainment district, as one of the Destination Center modules described in the Land Use element does just this. It also aids in bridging the gap between the northern and southern edges of the lake, creating one entertainment

entity that takes advantage of the opportunities associated with the lake and bridge. Views of the lake are important to the Marble Falls community, as the lake has been central to this community's identity and character for so long. Therefore, in planning for lakeside development, height restrictions will need to be carefully considered when preparing design standards to ensure that views are not obstructed, while taking advantage of economic opportunities associated with the lake.

Outer Areas and New Developments

As new areas of the city begin to develop, Marble Falls will need to consider how these new developments will look, and what design features are important to ensure these developments will continue to be desirable and sustainable as the area matures. As was mentioned in many community meetings, creating a pedestrian environment is important, even in a "suburban" type of residential neighborhood. Connectivity should be considered in site layout, ensuring that residents have safe access to the roadway network, and that mobility options are provided to residents. Sidewalks should be considered in all new residential developments, and where appropriate, a trails network should also be established. Neighborhoods should have some sort of anchor that holds the community together: a school, park, shopping district, landmark, etc. These help foster social interactions, create community character, and enhance stability of the neighborhoods. Connectivity, again, to these "anchors" is essential. Streetscaping and landscaping aspects should also be considered, creating warm and inviting spaces that promote pedestrian activity. Where appropriate, signage can be themed to convey a character for the neighborhood.



Chapter 12 – Annexation

Annexation

Annexation is a process by which a city extends its municipal services, regulations, voting privileges, and taxing authority to a new territory in a well thought out, responsible way. Cities can grow sensibly by balancing current responsibilities with the anticipation of new developments and increased tax base.

Why Annex?

Annexation is a means where by the City of Marble Falls can allow and manage growth without creating hardships for existing neighborhoods. The following are some of the reasons a city would choose to annex:

- To provide municipal services to developed and developing areas.
- To exercise regulatory authority necessary to protect public health, safety and general welfare in addition to guide and assure orderly development.
- To ensure that residents and businesses outside the corporate limits share the tax and maintenance burdens for facilities, streets and utilities.
- To enable the city to regulate the subdivision and development of land in an expanded extraterritorial jurisdiction (ETJ).

Annexation is the process of extending city municipal services, voting privileges, and taking authority to a new territory in a well thought out, responsible way.

Authority to Annex

Marble Falls, as a home rule city, may (under Texas Local Government Code Chapter 43) annex property both through voluntary and involuntary means.

- Voluntary annexation occurs when property owners petition the City to be included in the City's boundaries.
- Involuntary, or unilateral annexation, occurs regardless of whether property owners and/or residents in the affected area give their consent.

General Requirements for Annexation

Section 43.021 of the Texas Local Government Code authorizes Marble Falls, a home-rule city, to fix municipal boundaries; extend those boundaries; annex areas adjacent to the municipality; and exchange area with other municipalities. The City of Marble Falls adopted a Home rule charter on June 26, 1986 (Ordinance no. 86-O-6C). The Texas Local Government Code specifies annexation laws. Before an area can be

annexed, there are several requirements that must be fulfilled, including the following:

- Area to be annexed must be contiguous to the city's corporate limits.
- Strip annexations less than 1,000 feet in width are prohibited unless initiated by the owner of the land.
- A city cannot annex additional land from strips less than 1,000 feet in width or from areas that are in the ETJ only because of the previous annexation of strips less than 1,000 feet in width.
- Two public hearings on a proposed annexation are required. Notice for each public hearing must be published in a local newspaper at least eleven (11) days, but not more than twenty (20) days before the hearing(s).
- Cities are required to submit applications to the U.S. Department of Justice for pre-clearance at the earliest date permitted by federal law, and after receiving pre-clearance, must permit residents to vote in the next municipal annexation.

Though one reason for annexing land is to regulate land use under state law, there are certain limitations to this authority. Marble Falls cannot prohibit the continuation of a legal land use if the use was in existence on the date annexation proceedings were instituted (first reading of the annexation ordinance) or for approved land uses under a Chapter 212 Texas Local Government Code Development Agreement. A city cannot prohibit a landowner from beginning to use land if the use was planned 90 days before the effective date of the annexation and a complete application for any required government permit was submitted before the date annexation proceedings were instituted. However, the City can impose its own regulations relating to the following:

- Location of sexually oriented businesses
- Colonias
- Preventing imminent destruction of property or injury to persons
- Public nuisances
- Flood control
- Storage and use of hazardous substances
- Sale and use of fireworks and the discharge of firearms

Land Area of Annexation

A city may annex up to ten percent (10%) of the amount of land area within its city limits each year. Should the city decide not to annex, the 10% can be carried over to the following year, but cannot exceed a maximum amount of thirty percent (30%) of the total land area within City limits. The ten percent annual limitation does not apply if an area is annexed at the request of the property owners, or a majority of the qualified voters of the area, or a majority of qualified voters and the owners of at least fifty percent (50%) of the land in the area or is owned by the municipality, a county, the state, or the federal government and is used for a public purpose. The 10% that can be carried over is in addition to the 10% allowable annexation for that year. Based on the City of Marble Falls' population of between 5,000 and 24,999, the City has a one

mile ETJ (5,064 residents, September 1, 1985). Upon annexation, the ETJ of the City will extend a one mile radius beyond the City's new City limit boundary, until it abuts another City's established boundary.

Services to be provided upon Annexation

Upon annexation, the City is required to provide essential services to the newly annexed area. These may include water and wastewater treatment, police protection, fire protection, emergency medical services, solid waste collection, operation and maintenance of roads and streets, and street lighting, operation and maintenance of parks and playgrounds, and operation and maintenance of other publicly owned facilities and services. The services provided must be equivalent to those provided in a similar area of the City; however, services after annexation cannot be less than prior to annexation.

Prior to holding the first of the two required hearings, the City must compile a comprehensive inventory of services and facilities provided by public and private entities, directly or by contract in each area proposed for annexation. The inventory of service and facilities must include all services and facilities the municipality is required to provide or maintain following the annexation.

Annexation History

Marble Falls has comprehensively recorded annexations since 1999. Every year since then, with the exception of year 2001 and 2002, the city has annexed land into the city. The annexed land has not, however, in most cases, amounted to the ten percent of total acreage allowable per year. The City has then been able to carry over remaining acreages over to the next year in almost all cases. The following table, **Table 12.1: Annexation History Marble Falls, 2000-2009**, provides details on annexations since the year 2000. The next table, **Table 12.2: Cumulative City Annexation Summary Marble Falls, 2000 – 2010**, provides a summary of annexations since January 2006 along with carry over acreages into 2010.

Table 12.1
Annexation History Marble Falls, 2000-2009

Year	Acres
2000	132.72
2001	0
2002	0
2003	120.73
2004	1.18
2005	1,853.86
2006	154.74
2007	45.58
2008	1,382.92
2009	303.19

Source: City of Marble Falls

Table 12.2
Cumulative City Annexation Summary, Marble Falls, 2006-2010

Year	City Area (acres)	Permitted % of Acres to Annex	Permitted annex area annually (10%)	Carry Over from Earlier Years	Total Acres Allowed to Annex	Acres Annexed	Remaining Allowable Acres	% Remaining of Total City Acreage
Jan. 2006	6,343.76	10%	634.38	0.00	634.38	154.74	479.64	7.56%
Jan. 2007	6,498.53	10%	649.85	479.64	1,129.49	45.58	1,083.91	16.68%
Jan. 2008	6,544.56	10%	654.46	1,083.91	1,738.37	1,382.92	355.45	5.43%
Jan. 2009	7,927.49	10%	792.75	355.45	1,148.19	303.19	845.00	10.66%
Jan. 2010	8,230.68	10%	823.07	845.00	1,668.07		1,668.07	20.27%

Source: City of Marble Falls

The above tables illustrate how much land has been annexed in the City since 2006, and compares, in Table 12.2, the acres annexed versus the amount legally permitted to be annexed each year. The City has not fully utilized its ten percent allowable annexation each year, and has subsequently allowed for carry over to the next year for permitted annexations. For 2010, there is potentially close to 1,700 acres of land that can be annexed into the City; however, there is a concern that needs of current residents, in particular recently annexed residents, could be better met. Prior to any subsequent annexation, the City should ensure that essential services could be provided to existing residents before annexing any new lands into the City. The fundamental exemption to this priority is the benefit of a potential annexation area providing a strong economic development or housing benefit to the community as whole. Annexed lands that have high development potential or capability may strengthen the ability of the City to better provide higher levels of service at potentially reduced costs. In particular, the clover leaf area at the

interchange of US Hwy 281 and State Hwy 71 could provide a large commercial property taxes and sales tax generation. In addition, land may be annexed in order for the City to protect its interest in the development of the area.

Figure 12.1: Annexation History provides a graphical illustration of the annexation history of the City. This shows the City gradually growing outward to its current city limit and ETJ. As can be seen, the City's current ETJ has reached its limit on the west side (where it meets Granite Shoals ETJ) and is nearing Burnet to the north. The eastern edge of the city's ETJ still has room to expand in addition to the south and this might be where growth happens in the future.

General Annexation Plan (10-Year)

As noted above, while state law requires the adoption of a Three Year Annexation Plan for certain unilateral annexations, a City may adopt a general annexation plan that includes unilateral and voluntary or other annexations that need not be included in the statutory plan. Having such a plan allows the City to anticipate and direct growth and integrate service plans with its budget process and capital improvements plan to ensure that development happens in a logical manner.

Policies

Although the City is not considering annexations in the near future until adequate services are provided to newly annexed areas, the following are policies that should be considered once the City is in a position to annex. These policies help provide guidance for future annexations and for the making decisions on the priority for annexation of any parcel of land. The policies for annexation focus on two primary approaches. One is to annex areas adjacent to the City that are either already developed or are anticipated to become so in the near future. The second is to annex relatively undeveloped areas in order to guide development through the City's policies and ordinances. Direct applications of those approaches were modified to create the following policies, which are of equal importance:

1. The City will entertain voluntary annexation petitions for property contiguous to the city limit.
2. The City will annex areas that are contiguous to the city limit that have both water and sewer facilities.
3. The City will annex those areas where there is existing or potential commercial development and where water and sewer infrastructure are nearby and the extensions of the lines are feasible.
4. The City will annex those areas that have water, but are without public sewer facilities in the effort to provide a safe and healthy environment.

5. The City will annex land along major roadways to extend the municipal land use controls.
6. The City will enter into development agreements with landowners who do not presently require city services.
7. The City will annex land when the need for land use controls is in the best interest of the City and its businesses and residents.

Considerations for Annexation

Based on the policies listed above, there are a number of considerations that should be balanced prior to expanding the corporate limits. Whether the annexation is voluntary or City initiated, the following should be considered:

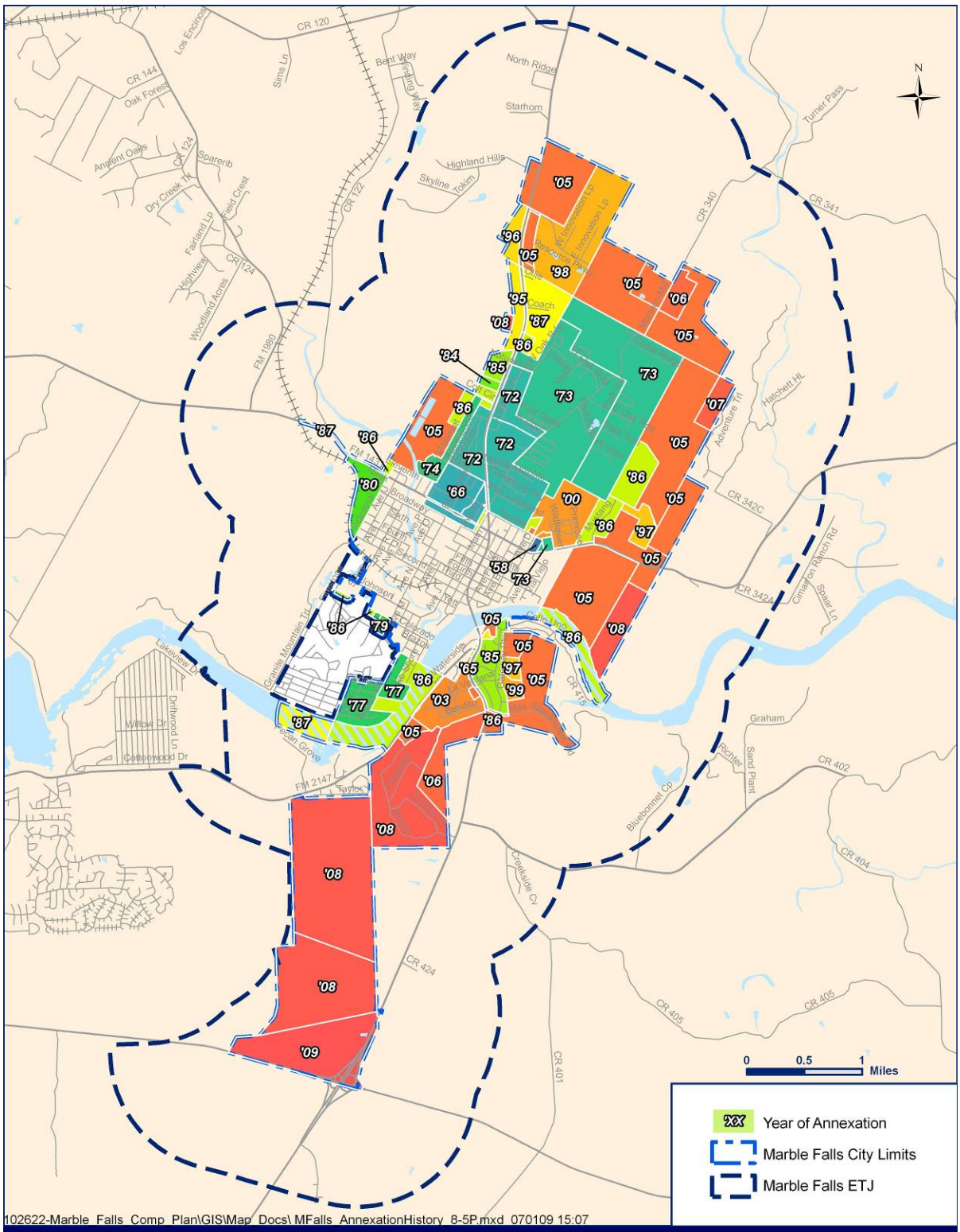
- Difficulty in identifying multiple ownership to meet property owner notification requirements
- Prior service plans
- Extension of municipal services (initial cost, operations and maintenance costs)
- Additional public facilities
- Public safety response time
- Increased tax base
- Increased land use controls
- Pre-existing ETJs

Three Year Annexation Plan

The purpose of the Three-Year Annexation Plan is to clearly state the current intent of the City with respect to future unilateral annexation. The areas that are most affected by the requirements are developed predominantly for residential areas with over 100 lots.

The requirements for the Three-Year Annexation Plan are rather detailed, and strict compliance with the statute is necessary.

- The annexation plan and any updates and amendments must be posted on the City's website.
- Annexation can begin no sooner than the third anniversary of the adoption of the plan.
- Written notice must be given to the property owners, public entities, service providers, and railroads within 90 days after adoption.
- Annexation must be completed within 31 days after the third anniversary of the annexation plan.
- Amendments and changes to this plan are allowed, but may delay the annexation of a particular tract by as much as five to eight years.



THE CITY OF MARBLE FALLS TEXAS

Figure 12.1
Annexation History

To provide the services to the area being annexed, the City must develop a "Service Plan" that provides a program for the acquisition or construction of capital improvements. It is very important that the service requirements be coordinated with the City's Capital Improvements Program (CIP). The Service Plan will provide for the following:

- Construction time for improvements must be from two and one half (2½) to four and one half (4½) years from the effective date.
- Plan is valid for ten (10) years and may be renewed at the city's option.
- City must provide services equivalent to a similar area in City.
- City must include an inventory of services and facilities required in the area and the physical condition of the roads and infrastructure.
- City must include a summary of capital, operational, and maintenance budgets, in addition to the police requirements for dispatch, equipment, staffing, and expenditures.
- Failure to comply with the service plan could mean legal action by an affected landowner, de-annexation of the annexed territory, and possible payment of the plaintiff's (in addition to the City's) attorney's fees.

Exceptions to the Three-Year Annexation Plan Requirements

As discussed briefly in the section on General Annexation Plan, not all annexations are required to be included in a Three-Year Annexation Plan. Voluntary annexations, colonias, sparsely populated areas containing less that 100 separate tracts with one or more residences on each tract, or annexations done to protect the City or area from destruction of property or injury, or a condition that constitutes public or private nuisance are all exempted from inclusion in the Three-Year Annexation Plan. They may be included in the General Annexation Plan, so that any annexation, and the required provision of services, is analyzed and considered with the City's capital improvements plan and budget limitations.

Procedures for annexations exempt from the Three-Year Annexation Plan are similar to those for a Three-Year Annexation Plan in terms of public hearings and service plans – except such exempt annexations are effective within 90 days.

Chapter 13 – Implementation

Implementation

Planning is a continuous process. Completion of the Comprehensive Plan is by no means an end in itself; rather, it is a new beginning. The purpose of the Implementation chapter is to provide direction and recommendations for implementation of the Comprehensive Plan and for continued planning. Adoption of the Comprehensive Plan is the initial steps in achieving the vision articulated in the planning process. Early in the process, key community issues were identified and now serve as the basis of goals, objectives, and actions, the foundation of the Plan. The Comprehensive Plan is the City's guide for government officials and citizens in making decisions regarding land use, thoroughfare development, community facilities construction, infrastructure improvements and extensions, park enhancements, and downtown revitalization.

The purpose of the Implementation chapter is to provide direction and recommendations for implementation of the Comprehensive Plan and for continued planning. Adoption of the Comprehensive Plan is the initial steps in achieving the vision articulated in the planning process.

In addition to the goals, objectives, and actions, plan implementation includes the following tools. The Zoning Ordinance and Subdivision Regulations use the Future Land Use Plan as a general guide for decision-making in zoning cases and subdivision plat review approvals to ensure that development and redevelopment are consistent with the policies of the City's Comprehensive Plan. The Capital Improvements Plan (CIP) addresses street, water and sewer infrastructure, and facility improvements. The Annual Budget looks at the general operations and maintenance of city facilities, and the repair of rights-of-way for street and highway improvements. Special programs and new initiatives may be used to put recommendations into action.

Implementation Actions

The series of proposed implementation actions are specific steps that should be taken to implement the Plan. Some actions may be simple and others will require substantial funding. Others may call for the formation of a new committee, or identify the need for a specific study. In addition to such "new" initiatives, the continuation of ongoing City policies and programs is recommended in many instances. Each action has been carefully considered in terms of the impact it will have balanced with the ability to achieve it. Each action will be considered with respect to its budgetary requirements.

In order to determine priorities, ranges were distinguished: short term (1-3 year time frame), mid term (4-7 year time frame), long term (7+ years), or ongoing. Eight sets of ranked actions were analyzed. For each action, the

most common response was chosen. Where there was an equal distribution, the consultant team made a decision on ranking, which was then later verified by the Steering Committee. All rankings were reviewed by the Steering Committee, and if the majority of the Committee felt a change was needed in ranking, this change was given priority. Short and mid term actions were then prioritized by the Steering Committee. **Tables 13.1 – 13.4** list the actions according to short term, mid term, long term, and ongoing. The top 10 short term and top 5 mid term actions are:

Short Term

1. Action LU1.1: *Develop and implement new zoning ordinance.*

1. Action UD1.7: *Create regulations that encourage developers to include parks and open space in new development for community gathering places.*

1. Action UD2.8: *Create regulations that permit "granny flats" in appropriate neighborhoods.*

1. Action UD3.3: *Create a village overlay zoning district to ensure villages maintain a pedestrian scale and focus.*

1. Action UD9.1: *Develop and implement new zoning ordinance.*

2. Action PF9.1: *Construct a new Police Station headquarters, which enables the Police Department to accomplish the law enforcement mission, sized for future growth of police department staff and equipment needs. The municipal court should be located in the new facility due to the vital link to police department operations and would benefit customers. The facility is to serve as primary Emergency Operations Center (EOC) for City of Marble Falls.*

3. Action LU4.1: *Work with hospital administrators and developers in the development of a regional hospital campus serving residents of Marble Falls and the Highland Lakes region.*

4. Action IDU4.1: *Develop a drainage model for Marble Falls, inclusive of the watersheds affecting the City.*

5. Action IDU1.1: *Fund and develop a model of the existing water system and proposed distribution network for the entire service area.*

6. Action IDU2.1: *Develop a model of the existing wastewater system and proposed distribution network for the entire service area.*

7. Action T2.2: *The connection of the Manzano Mile roadway to Mormon Mill Road and back to US Highway 281 are crucial connections which will provide improved traffic circulation throughout the City.*

8. Action IDU3.1: *Complete a feasibility study for wastewater treatment plant expansion in 2009/2010.*

8. Action IDU3.2: *Upgrade the existing wastewater plant to enable production of Type 1 effluent.*

8. Action IDU3.3: *Devise methods for utilization of Type 1 effluent to conserve water and benefit the citizens of Marble Falls.*

9. Action T6.2: *Establish the City's hike and bike trail plan and policies.*

10. Action PF12.1: *Construct a new central public works facility.*

Mid Term:

1. Action PF1.1: *Identify, obtain site, and construct a new City Hall Complex/Civic Center for the community, directly adjacent to the Main Street area.*

2. Action T2.5: *The northwest roadway loops from RM 1431 to US Highway 281 are crucial connections which provide improved traffic circulation throughout the City.*

3. Action IDU4.8: *Develop best practices in design and construction of drainage improvements that enhance recreational spaces, community facilities, and private developments.*

4. Action IDU1.2: *Use the water distribution system model to identify necessary upgrades and expansion projects to provide adequate service to existing customers.*

5. Action IDU2.2: *Use the wastewater system model to identify necessary upgrades and expansion projects to provide adequate service to existing customers.*

Table 13.1 – Short Term Objectives and Actions

Number	*Chapter*	*Objective*	*Action*	*Ranking*	*Priority*
1	Land Use	***Objective LU1:*** *Regulate and incentivize land uses that are consistent with community identity.*	***Action LU1.1:*** *Develop and implement new zoning ordinance.*	**S***	**1**
140	Urban Design	***Objective UD1:*** *Ensure that Marble Falls' neighborhoods are attractive, safe, pedestrian friendly environments that encourage social interactions and promote a sense of community.*	***Action UD1.7:*** *Create regulations that encourage developers to include parks and open space in new development for community gathering places.*	**S***	**1**
149	Urban Design	***Objective UD2:*** *Ensure that Marble Falls provides quality housing for all its residents that is available, accessible, affordable, and meets their long term housing needs.*	***Action UD2.8:*** *Create regulations that permit "granny flats" in appropriate neighborhoods.*	**S***	**1**
155	Urban Design	***Objective UD3:*** *Ensure that Marble Falls' villages provide neighborhood centers that offer local services that are easily accessible to residents.*	***Action UD3.3:*** *Create a village overlay zoning district to ensure villages maintain a pedestrian scale and focus.*	**S***	**1**
175	Urban Design	***Objective UD9:*** *Integrate architectural standards into the new zoning ordinances that enhance major attractions, protect property values, improve the community's image, and promote a unified design quality for public facilities.*	***Action UD9.1:*** *Develop and implement new zoning ordinance.*	**S***	**1**
60	Public Facilities	***Objective PF9:*** *Provide the personnel and equipment necessary to maintain and expand the Police Department as the population of the City grows.*	***Action PF9.1:*** *Construct a new Police Station headquarters, which enables the Police Department to accomplish the law enforcement mission, sized for future growth of police department staff and equipment needs. The municipal court should be located in the new facility due to the vital link to police department operations and would benefit customers. Facility to serve as primary Emergency Operations Center (EOC) for City of Marble Falls.*	**S**	**2**
4	Land Use	***Objective LU4:*** *Support the establishment of a regional hospital in Marble Falls' planning area.*	***Action LU4.1:*** *Work with hospital administrators and developers in the development of a regional hospital campus serving residents of Marble Falls and the Highland Lakes region.*	**S**	**3**

Number	***Chapter***	***Objective***	***Action***	***Ranking***	***Priority***
125	Infrastructure, Drainage, Utilities	***Objective IDU4:*** *Provide drainage infrastructure that protects Marble Falls' residents and their properties from the negative effects of improper drainage and utilizes drainage ways for their maximum drainage and recreational potential.*	***Action IDU4.1:*** *Develop a drainage model for Marble Falls, inclusive of the watersheds affecting the City.*	**S**	**4**
109	Infrastructure, Drainage, Utilities	***Objective IDU1:*** *Provide a water distribution system that is dependable and responsive and addresses service needs for the community's growth and development.*	***Action IDU1.1:*** *Fund and develop a model of the existing water system and proposed distribution network for the entire service area.*	**S**	**5**
115	Infrastructure, Drainage, Utilities	***Objective IDU2:*** *Provide a wastewater system that is dependable and responsive and addresses service needs for the community's growth and development.*	***Action IDU2.1:*** *Develop a model of the existing wastewater system and proposed distribution network for the entire service area.*	**S**	**6**
19	Transportation	***Objective T2:*** *Ensure that the roadway network provides multiple circulation options.*	***Action T2.2:*** *The connection of the Manzano Mile roadway to Mormon Mill Road and back to US Highway 281 are crucial connections which will provide improved traffic circulation throughout the City.*	**S**	**7**
121	Infrastructure, Drainage, Utilities	***Objective IDU3:*** *Manage and operate a wastewater treatment plant that is responsive and addresses service needs for the community's growth and development.*	***Action IDU3.1:*** *Complete a feasibility study for wastewater treatment plant expansion in 2009/2010.*	**S***	**8**
122	Infrastructure, Drainage, Utilities	***Objective IDU3:*** *Manage and operate a wastewater treatment plant that is responsive and addresses service needs for the community's growth and development.*	***Action IDU3.2:*** *Upgrade the existing wastewater plant to enable production of Type 1 effluent.*	**S***	**8**
123	Infrastructure, Drainage, Utilities	***Objective IDU3:*** *Manage and operate a wastewater treatment plant that is responsive and addresses service needs for the community's growth and development.*	***Action IDU3.3:*** *Devise methods for utilization of Type 1 effluent to conserve water and benefit the citizens of Marble Falls.*	**S***	**8**
30	Transportation	***Objective T6:*** *Encourage walking and the creation of a pedestrian friendly environment.*	***Action T6.2:*** *Establish the City's hike and bike trail plan and policies.*	**S**	**9**

Number	*Chapter*	*Objective*	*Action*	*Ranking*	*Priority*
70	Public Facilities	***Objective PF12:*** *Provide the Public Works department facilities that accommodate personnel and equipment, enabling the department to maintain Marble Falls' infrastructure.*	***Action PF12.1:*** *Construct a new central public works facility.*	**S**	**10**
162	Urban Design	***Objective UD4:*** *Ensure that Downtown Marble Falls is a safe and attractive pedestrian friendly environment that celebrates its heritage, history, and community.*	***Action UD4.4:*** *Secure funding to conduct a Downtown Master Plan study.*	**S**	**11**
52	Public Facilities	***Objective PF2:*** *For City Hall, a Lakeside conference center, Lakeside Park, and Johnson Park to be the core public elements of the Central Village, all must complement the core park area and Main St. corridor.*	***Action PF2.1:*** *Develop a master plan including all these elements to ensure a sound evolution of the historic/central Marble Falls area.*	**S***	**12**
176	Urban Design	***Objective UD10:*** *Support active community groups that share the common goal of downtown and Main Street revitalization.*	***Action UD10.1:*** *Create a Downtown committee that brings different downtown interest groups together for a common mission. Have them play an integral role in development of a Downtown Master Plan.*	**S***	**12**
44	Transportation	***Objective T8:*** *Improve downtown circulation for ease of mobility and access, and to capitalize on the Lake and the Lakeside Entertainment district.*	***Action T8.2:*** *Extend Main Street towards the lake to promote connectivity of the downtown area to the Lakeside Entertainment district.*	**S**	**13**
163	Urban Design	***Objective UD4:*** *Ensure that Downtown Marble Falls is a safe and attractive pedestrian friendly environment that celebrates its heritage, history, and community.*	***Action UD4.5:*** *Conduct a downtown parking plan.*	**S**	**14**
164	Urban Design	***Objective UD4:*** *Ensure that Downtown Marble Falls is a safe and attractive pedestrian friendly environment that celebrates its heritage, history, and community.*	***Action UD4.6:*** *Identify boundaries and support the establishment of a downtown commercial historic district.*	**S**	**15**
172	Urban Design	***Objective UD7:*** *Showcase Lake Marble Falls as one of the city's prime resources and ensure it is accessible to all.*	***Action UD7.4:*** *Use landscaping and streetscaping elements to create a cohesive Lake Marble Falls theme around the lake with consistent signage, barriers, and furniture that ties Downtown Marble Falls to the lake as well as to the future Lakeside Entertainment District.*	**S**	**16**

Number	*Chapter*	*Objective*	*Action*	*Ranking*	*Priority*
137	Urban Design	***Objective UD1:*** *Ensure that Marble Falls' neighborhoods are attractive, safe, pedestrian friendly environments that encourage social interactions and promote a sense of community.*	***Action UD1.4:*** *Identify boundaries and support the establishment of a residential Original Township historic district.*	**S**	**17**
34	Transportation	***Objective T6:*** *Encourage walking and the creation of a pedestrian friendly environment.*	***Action T6.6:*** *Conduct a sidewalk inventory (including location, condition, maintenance needs, ADA compliance) for the city, particularly in the older parts and where pedestrian circulation is desired.*	**S**	**18**
92	Parks and Recreation	***Objective PR2:*** *Ensure that Marble Falls' recreational facilities offer a variety of activities that are suited for different age groups and income levels.*	***Action PR2.5:*** *Develop policies that ensure new developments allocate a portion of land and maintain the land for parks and open space.*	**S**	**19**
94	Parks and Recreation	***Objective PR2:*** *Ensure that Marble Falls' recreational facilities offer a variety of activities that are suited for different age groups and income levels.*	***Action PR2.7:*** *Ensure that civic parks and pocket parks are identified in downtown areas.*	**S**	**20**
96	Parks and Recreation	***Objective PR3:*** *Ensure that Marble Falls' trails system provides connectivity from residential areas to schools, parks, recreational areas, and the downtown.*	***Action PR3.2:*** *Develop policies that ensure new developments include sidewalks and/or connection to a trails system that helps promote community connectivity.*	**S***	**21**
157	Urban Design	***Objective UD3:*** *Ensure that Marble Falls' villages provide neighborhood centers that offer local services that are easily accessible to residents.*	***Action UD3.5:*** *Require sidewalks in villages.*	**S***	**21**
91	Parks and Recreation	***Objective PR2:*** *Ensure that Marble Falls' recreational facilities offer a variety of activities that are suited for different age groups and income levels.*	***Action PR2.4:*** *Develop policies to ensure trails systems (walking, biking, equestrian, and canoeing) are an integral part of new park design. Where applicable and appropriate, include exercise stations, docks, fountains, benches, water troughs, and rest areas along trail lengths.*	**S**	**22**
167	Urban Design	***Objective UD6:*** *Ensure that signage in Marble Falls is attractive, non-intrusive, and context sensitive.*	***Action UD6.1:*** *Review and update the city's Sign Ordinance to reflect the desires of the community as presented in the Comprehensive Plan.*	**S**	**23**

Number	Chapter	Objective	Action	Ranking	Priority
178	Urban Design	***Objective UD12:*** *Update and revise the City's landscape ordinance to focus on clarity in regulations, greater tree preservation and replacement, and priority given to the use of native plants, among other recommendations covered in the Urban Design chapter.*	***Action UD12.1:*** *Develop a new Landscape Ordinance that reflects the desires of the community as expressed in the Comprehensive Plan.*	**S**	**24**
72	Public Facilities	***Objective PF13:*** *Evaluate and construct a Lakeside conference center facility that complements the current Lakeside Pavilion destination and offers a dynamic conference facility for training and workshops for the region.*	***Action PF13.1:*** *Facility must accommodate, but set itself apart in use from the existing Lakeside Pavilion with the goal to attract weekday conferences, training seminars, and general tourism. A lakeside conference center should be constructed to serve as a disaster relief center, providing areas for housing of temporary occupants, food preparation, and shower facilities. Facility should capture and build upon the unique lakefront setting.*	**S**	**25**
77	Public Facilities	***Objective PF17:*** *Develop and operate a public sports complex that can serve as a regional asset and be available to and benefit all citizens and visitors of Marble Falls.*	***Action PF17.1:*** *Conduct feasibility and needs analysis to ensure planning for all variables.*	**S**	**26**

Table 13.2 – Mid Term Objectives and Actions

Number	Chapter	Objective	Action	Ranking	Priority
50	Public Facilities	***Objective PF1:*** *Provide a City Hall that serves as the operations center for city government and provides adequate services to residents.*	***Action PF1.1:*** *Identify, obtain site, and construct a new City Hall Complex/Civic Center for the community directly adjacent to the Main Street area.*	**M**	**1**
22	Transport ation	***Objective T2:*** *Ensure that the roadway network provides multiple circulation options.*	***Action T2.5:*** *The northwest roadway loops from RM 1431 to US Highway 281 are crucial connections which provide improved traffic circulation throughout the City.*	**M**	**2**

Number	***Chapter***	***Objective***	***Action***	***Rank***	***Priority***
132	Infrastructure, Drainage, Utilities	***Objective IDU4:*** *Provide drainage infrastructure that protects Marble Falls' residents and their properties from the negative effects of improper drainage and utilizes drainage ways for their maximum drainage and recreational potential.*	***Action IDU4.8:*** *Develop best practices in design and construction of drainage improvements that enhance recreational spaces, community facilities, and private developments.*	**M**	**3**
110	Infrastructure, Drainage, Utilities	***Objective IDU1:*** *Provide a water distribution system that is dependable and responsive and addresses service needs for the community's growth and development.*	***Action IDU1.2:*** *Use the water distribution system model to identify necessary upgrades and expansion projects to provide adequate service to existing customers.*	**M**	**4**
116	Infrastructure, Drainage, Utilities	***Objective IDU2:*** *Provide a wastewater system that is dependable and responsive and addresses service needs for the community's growth and development.*	***Action IDU2.2:*** *Use the wastewater system model to identify necessary upgrades and expansion projects to provide adequate service to existing customers.*	**M**	**5**
133	Infrastructure, Drainage, Utilities	***Objective IDU5:*** *Prioritize projects and update the Capital Improvements Program using the utility system models as they are developed.*	***Action IDU5.1:*** *Prioritize projects and develop a multi-year Capital Improvements Program as utility models become available to utilize for planning efforts.*	**M**	**6**
78	Public Facilities	***Objective PF17:*** *Develop and operate a public sports complex that can serve as a regional asset and be available to and benefit all citizens and visitors of Marble Falls.*	***Action PF17.2:*** *Based on analysis determine conceptual master plan of long term facility size. Consider phasing master plan based on need. Determine fields, facilities, and amenities based on community need and demand, and size facility to accommodate the present and future (10-15 years) demand of the community.*	**M***	**7**
79	Public Facilities	***Objective PF17:*** *Develop and operate a public sports complex that can serve as a regional asset and be available to and benefit all citizens and visitors.*	***Action PF17.3:*** *Identify site for new public sports complex with appropriate acreage to provide an immediate complex and availability for necessary expansion as the facility grows.*	**M***	**7**
66	Public Facilities	***Objective PF10:*** *Provide the staff, equipment, and stations to maintain a first-rate Fire Rescue Department.*	***Action PF10.3:*** *Evaluate ideal location and construct Fire Station #2.*	**M**	**8**

Number	Chapter	Objective	Action	Ranking	Priority
159	Urban Design	***Objective UD4:*** *Ensure that Downtown Marble Falls is a safe and attractive pedestrian friendly environment that celebrates its heritage, history, and community.*	***Action UD4.1:*** *Create a pedestrian friendly environment in Downtown Marble Falls through sidewalk enhancements (see Transportation element), street furniture, streetscaping, and landscaping.*	**M**	**9**
177	Urban Design	***Objective UD11:*** *Establish and enforce a historic landmark and district regulation that preserves the character of the downtown area while encouraging appropriate infill development and revitalization.*	***Action UD11.1:*** *Develop the policy side of the Downtown Master Plan complete with design standards, preservation policies, and development guidelines that reflect the desires of the community as expressed in the Comprehensive Plan.*	**M**	**10**
43	Transportation	***Objective T8:*** *Improve downtown circulation for ease of mobility and access, and to capitalize on the Lake and the Lakeside Entertainment district.*	***Action T8.1:*** *Carry out the parking plan for the downtown commercial district identifying available parking, potential parking areas, shared parking strategies, and appropriate signage needs.*	**M**	**11**
29	Transportation	***Objective T6:*** *Encourage walking and the creation of a pedestrian friendly environment.*	***Action T6.1:*** *Create pedestrian boulevards in Original Township.*	**M**	**12**
8	Land Use	***Objective LU8:*** *Develop regulations that offer a diverse development selection for housing development consistent with the community's values.*	***Action LU8.1:*** *Review the City's development regulations concerning housing and update codes and ordinances for neighborhoods and housing based on the guidelines in the comprehensive plan.*	**M**	
9	Land Use	***Objective LU9:*** *Develop park and open space requirements for new developments.*	***Action LU9.1:*** *Work with Parks and Recreation Department and other City Staff to develop requirements based on Goals and Objectives of Parks and Urban Design Chapters. Use modules approach by percentages.*	**M**	
32	Transportation	***Objective T6:*** *Encourage walking and the creation of a pedestrian friendly environment.*	***Action T6.4:*** *Improve lighting and roadway markings at pedestrian crosswalks.*	**M**	
35	Transportation	***Objective T6:*** *Encourage walking and the creation of a pedestrian friendly environment.*	***Action T6.7:*** *Identify areas within the city to be deemed "pedestrian districts" where safe pedestrian circulation is encouraged through traffic calming, streetscape design, and alternate pedestrian paths/walkways.*	**M**	

Number	***Chapter***	***Objective***	***Action***	***Ranking***	***Priority***
40	Transportation	***Objective T7:*** *Create a Thoroughfare Plan that promotes and supports safe passage of people and materials without negative impact on residents or neighborhoods.*	***Action T7.2:*** *Develop design standards and guidelines addressing access management along highway and major roadway corridors.*	**M**	
51	Public Facilities	***Objective PF1:*** *Provide a City Hall that serves as the operations center for city government and provides adequate services to residents.*	***Action PF1.2:*** *City Hall should be a complex that embodies civic pride, fosters a community unity, and accommodates the Main Street identity upon which Marble Falls was founded. Ensure the Development Services Department is located in new City Hall facility.*	**M**	
55	Public Facilities	***Objective PF5:*** *All public, school, and civic orientated facilities should be connected to a pedestrian network to allow diverse mobility for residents, visitors, and employees.*	***Action PF5.1:*** *Develop a phased plan for the progressive establishment and evolution of a pedestrian network between public, school, and civic orientated facilities.*	**M**	
80	Public Facilities	***Objective PF17:*** *Develop and operate a public sports complex that can serve as a regional asset and be available to and benefit all citizens and visitors of Marble Falls.*	***Action PF17.4:*** *Determine financing for land acquisition, construction, and maintenance of sports complex.*	**M**	
81	Public Facilities	***Objective PF17:*** *Develop and operate a public sports complex that can serve as a regional asset and be available to and benefit all citizens and visitors of Marble Falls.*	***Action PF17.5:*** *Explore partnerships with all applicable State and regional entities, as well as other Highland Lakes communities that would benefit.*	**M**	
89	Parks and Recreation	***Objective PR2:*** *Ensure that Marble Falls' recreational facilities offer a variety of activities that are suited for different age groups and income levels.*	***Action PR2.2:*** *Acquire and develop new park and recreation facilities in areas that are presently underserved, and that will be experiencing future growth and development.*	**M**	
97	Parks and Recreation	***Objective PR4:*** *Maintain and enhance existing parks and recreational facilities to provide quality resources for the citizens of Marble Falls.*	***Action PR4.1:*** *Renovate and replace existing facilities to meet contemporary park and recreational programming needs and standards.*	**M**	
101	Parks and Recreation	***Objective PR5:*** *Support community efforts to expand recreational and multi-cultural activities, events, and facilities.*	***Action PR5.2:*** *Create a feasibility plan for constructing a multi-purpose community/conference center.*	**M**	

Number	*Chapter*	*Objective*	*Action*	*Ranking*	*Priority*
103	Parks and Recreation	***Objective PR5:*** *Support community efforts to expand recreational and multi-cultural activities, events, and facilities.*	***Action PR5.4:*** *Conduct a study to identify a location for a regional sports complex.*	**M**	
111	Infrastructure, Drainage, Utilities	***Objective IDU1:*** *Provide a water distribution system that is dependable and responsive and addresses service needs for the community's growth and development.*	***Action IDU1.3:*** *Update Capital Improvements Plan to make necessary upgrades/improvements to City infrastructure.*	**M**	
112	Infrastructure, Drainage, Utilities	***Objective IDU1:*** *Provide a water distribution system that is dependable and responsive and addresses service needs for the community's growth and development.*	***Action IDU1.3:*** *Prioritize projects and develop a multi-year Capital Improvements Program funded through impact fees and revenue generated through City utility system.*	**M**	
126	Infrastructure, Drainage, Utilities	***Objective IDU4:*** *Provide drainage infrastructure that protects Marble Falls' residents and their properties from the negative effects of improper drainage and utilizes drainage ways for their maximum drainage and recreational potential.*	***Action IDU4.2:*** *Develop a drainage master plan that will guide the staff and citizens to invest in drainage infrastructure that will benefit the entire City.*	**M**	
127	Infrastructure, Drainage, Utilities	***Objective IDU4:*** *Provide drainage infrastructure that protects Marble Falls' residents and their properties from the negative effects of improper drainage and utilizes drainage ways for their maximum drainage and recreational potential.*	***Action IDU4.3:*** *Utilize drainage model and master plan for development of Capital Improvement Projects that will improve drainage for the future of the City.*	**M**	
131	Infrastructure, Drainage, Utilities	***Objective IDU4:*** *Provide drainage infrastructure that protects Marble Falls' residents and their properties from the negative effects of improper drainage and utilizes drainage ways for their maximum drainage and recreational potential.*	***Action IDU4.7:*** *Establish a program that informs and educates the community on storm water management matters, including but not limited to runoff, erosion, reducing the amount of impenetrable surfaces.*	**M**	
141	Urban Design	***Objective UD1:*** *Ensure that Marble Falls' neighborhoods are attractive, safe, pedestrian friendly environments that encourage social interactions and promote a sense of community.*	***Action UD1.8:*** *Connect existing and new neighborhoods with trails.*	**M**	

Number	Chapter	Objective	Action	Ranking	Priority
144	Urban Design	***Objective UD2:*** *Ensure that Marble Falls provides quality housing for all its residents that is available, accessible, affordable, and meets their long term housing needs.*	***Action UD2.3:*** *Create incentives for developers to include below market rate housing in developments.*	**M**	
150	Urban Design	***Objective UD2:*** *Ensure that Marble Falls provides quality housing for all its residents that is available, accessible, affordable, and meets their long term housing needs.*	***Action UD2.9:*** *Provide incentives for infill housing development in the Original Township (encourage replats, create a template for single-lot development, reduced setbacks).*	**M**	
153	Urban Design	***Objective UD3:*** *Ensure that Marble Falls' villages provide neighborhood centers that offer local services that are easily accessible to residents.*	***Action UD3.1:*** *Develop village master plans to ensure villages maintain their unique identity and meet the needs of the residents.*	**M**	
169	Urban Design	***Objective UD7:*** *Showcase Lake Marble Falls as one of the city's prime resources and ensure it is accessible to all.*	***Action UD7.1:*** *Ensure accessible trail connections from neighborhoods to the Lake.*	**M**	

Table 13.3 – Long Term Objectives and Actions

Number	Chapter	Objective	Action	Ranking	Priority
15	Land Use	***Objective LU14:*** *The destination center future land use should be considered in the future of offering quarry acreages for unique land use development.*	***Action LU14.1:*** *Work with quarry operators and prospective investors in adaptive reuse of quarry sites that are no longer economically viable as mining operations.*	**L**	
25	Transportation	***Objective T4:*** *Provide alternate means to cross Lake Marble Falls.*	***Action T4.1:*** *Identify additional ideal crossing points for the lake, both locally and regionally.*	**L**	
26	Transportation	***Objective T4:*** *Provide alternate means to cross Lake Marble Falls.*	***Action T4.2:*** *Work with Burnet County, Texas Department of Transportation (TxDOT), regional tollroad authority.*	**L**	
31	Transportation	***Objective T6:*** *Encourage walking and the creation of a pedestrian friendly environment.*	***Action T6.3:*** *Develop a neighborhood and commercial district walkability program.*	**L**	
36	Transportation	***Objective T6:*** *Encourage walking and the creation of a pedestrian friendly environment.*	***Action T6.8:*** *Work with TxDOT to incorporate community trails network with future highway improvements, including trails crossings alongside creeks under highways.*	**L**	

Number	Chapter	Objective	Action	Ranking	Priority
39	Transportation	***Objective T7:*** *Create a Thoroughfare Plan that promotes and supports safe passage of people and materials without negative impact on residents or neighborhoods.*	***Action T7.1****: Investigate the feasibility of a Hazmat bypass for safe passage of hazardous materials out of the city. Identify funding sources.*	**L**	
45	Transportation	***Objective T8:*** *Improve downtown circulation for ease of mobility and access, and to capitalize on the Lake and the Lakeside Entertainment district.*	***Action T8.3:*** *Extend Avenue N to Mormon Mill Road, via Mission Hills, relocating signalized intersection of RM 1431 to line up with Bluebonnet.*	**L**	
46	Transportation	***Objective T8:*** *Improve downtown circulation for ease of mobility and access, and to capitalize on the Lake and the Lakeside Entertainment district.*	***Action T8.4:*** *Connect Avenue J to 12th Street, with signal at US Highway 281. Extend 12th Street to RM 1431.*	**L**	
47	Transportation	***Objective T8:*** *Improve downtown circulation for ease of mobility and access, and to capitalize on the Lake and the Lakeside Entertainment district.*	***Action T8.5:*** *Create Broadway Boulevard with signalized intersection of US Highway 281.*	**L**	
48	Transportation	***Objective T8:*** *Improve downtown circulation for ease of mobility and access, and to capitalize on the Lake and the Lakeside Entertainment district.*	***Action T8.6:*** *Create pedestrian boulevards along 6th Street and 4th Street, providing pedestrian-only bridges across Backbone Creek and pedestrian-friendly signalized crossings of US Highway 281.*	**L**	
49	Transportation	***Objective T8:*** *Improve downtown circulation for ease of mobility and access, and to capitalize on the Lake and the Lakeside Entertainment district.*	***Action T8.7:*** *Visually connect Avenue J to Pecan Valley using streetscape enhancements and signage to transition into the neighborhood.*	**L**	
54	Public Facilities	***Objective PF4:*** *Develop a dedicated fiber optic loop and/or complete network connectivity of all City facilities.*	***Action PF4.1:*** *Choose appropriate provider that can provide services in a cost effective manner.*	**L**	
58	Public Facilities	***Objective PF7:*** *Work with quarry property owners regarding future public facility sites after resources in quarry sites are depleted.*	***Action PF7.1:*** *Identify potential public facilities that would be appropriate in the adaptive reuse of depleted quarry sites and seek State assistance for clean up.*	**L**	

Number	***Chapter***	***Objective***	***Action***	***Ranking***	***Priority***
63	Public Facilities	***Objective PF9:*** *Provide the personnel and equipment necessary to maintain and expand the Police Department as the population of the City grows.*	***Action PF 9.4:*** *Initiate planning processes for a Police Department training facility.*	**L**	
68	Public Facilities	***Objective PF10:*** *Provide the staff, equipment, and stations to maintain a first-rate Fire Rescue Department.*	***Action PF10.5:*** *Conduct needs analysis and planning for training facility.*	**L**	
73	Public Facilities	***Objective PF14:*** *Evaluate the need and ideal location for a cultural arts facility and/or entertainment venue that attracts both local and regional travelers.*	***Action PF14.1:*** *Conduct a market assessment of the need for a cultural arts facility to determine whether a feasibility study is necessary.*	**L**	
82	Public Facilities	***Objective PF17:*** *Develop and operate a public sports complex that can serve as a regional asset and be available to and benefit all citizens and visitors of Marble Falls.*	***Action PF17.6:*** *Work with Economic Development Corporation to help market and promote Marble Falls' sports complex and events to neighboring communities and to local residents.*	**L**	
83	Public Facilities	***Objective PF17:*** *Develop and operate a public sports complex that can serve as a regional asset and be available to and benefit all citizens and visitors of Marble Falls.*	***Action PF17.7:*** *After establishment of a regional sports complex, the City must consider initiating the planning process for a future or auxiliary complex to complement the established complex. Attempt to forecast the size and needs of any said facility so there is a planning foundation for future consideration.*	**L**	
93	Parks and Recreation	***Objective PR2:*** *Ensure that Marble Falls' recreational facilities offer a variety of activities that are suited for different age groups and income levels.*	***Action PR2.6:*** *Support and develop athletic associations to encourage public support and sport associations that will plan, develop and build local sport facilities.*	**L**	
102	Parks and Recreation	***Objective PR5:*** *Support community efforts to expand recreational and multi-cultural activities, events, and facilities.*	***Action PR5.3:*** *Continue to explore possibility of an open air stage/amphitheater in Lakeside Park or quarry site south of the river.*	**L**	
105	Parks and Recreation	***Objective PR6:*** *Protect and conserve cultural, historic, archeological, and natural features of Marble Falls.*	***Action PR6.2:*** *Plan, research, and budget for the conservation and preservation of these sites for citizen enjoyment and educational interpretation.*	**L**	

Number	Chapter	Objective	Action	Ranking	Priority
107	Parks and Recreation	***Objective PR7:*** *Provide residents and visitors with expanded public and private parkland opportunities for amusement, health, and leisure.*	***Action PR7.1:*** *Develop policies that allow limited institutional, retail, and lodging establishments in public or private parks.*	**L**	
108	Parks and Recreation	***Objective PR7:*** *Provide residents and visitors with expanded public and private parkland opportunities for amusement, health, and leisure.*	***Action PR7.2:*** *Encourage eco-tourism opportunities through the development of an interpretive center.*	**L**	
129	Infrastructure, Drainage, Utilities	***Objective IDU4:*** *Provide drainage infrastructure that protects Marble Falls' residents and their properties from the negative effects of improper drainage and utilizes drainage ways for their maximum drainage and recreational potential.*	***Action IDU4.5:*** *Create a long range plan aimed at reducing the overall impact of major storm events on the community through effective reduction in the storm water runoff conveyed downstream.*	**L**	
152	Urban Design	***Objective UD2:*** *Ensure that Marble Falls provides quality housing for all its residents that is available, accessible, affordable, and meets their long term housing needs.*	***Action UD2.11:*** *Create examples of a variety of housing types that meet zoning regulations in all districts.*	**L**	
158	Urban Design	***Objective UD3:*** *Ensure that Marble Falls' villages provide neighborhood centers that offer local services that are easily accessible to residents.*	***Action UD3.6:*** *Explore funding and feasibility options for a local trolley or bus system that connects villages to each other.*	**L**	
171	Urban Design	***Objective UD7:*** *Showcase Lake Marble Falls as one of the city's prime resources and ensure it is accessible to all.*	***Action UD7.3:*** *Secure funding for conducting a Lakeside Entertainment District Master Plan study.*	**L**	
174	Urban Design	***Objective UD8:*** *Ensure that Marble Falls' design principles help create safe pedestrian environments and promote interaction.*	***Action UD8.2:*** *Ensure that neighborhoods include gathering spaces and neighborhood amenities that bring the community together and help to foster sense of responsibility and community pride in neighborhoods.*	**L**	
179	Annexation	***Objective A1:*** *Consider annexation of new lands only upon full provision of services to current outstanding areas.*	***Action A1.1:*** *Ensure areas within the existing city limit are provided with full services before considering additional annexations.*	**L**	

Table 13.4 – Ongoing Objectives and Actions

Number	*Chapter*	*Objective*	*Action*	*Ranking*	*Priority*
2	Land Use	***Objective LU2:*** *Large master planned mixed use or commercially oriented developments should pursue destination oriented retail theme, and establish a Destination Center land use as the core of the development's identity.*	***Action LU2.1:*** *Identify proposed destination oriented areas in the Comprehensive Plan.*	**O**	
3	Land Use	***Objective LU3:*** *City planning staff must provide an annual review and/or updates of the Future Land Use Plan.*	***Action LU3.1:*** *City Staff should keep a log of all changes/updates made to the future Land Use Map with explanation and justification for changes, as well as percentages used of each module.*	**O**	
5	Land Use	***Objective LU5:*** *Village composition should transition from intense large uses at the village core to lesser intense land uses and densities as the transition from the village epicenter occurs.*	***Action LU5.1:*** *Refer to the Future Land Use Plan when approving new developments to ensure conformity. City Planning Staff to determine proper distances of transitions.*	**O**	
6	Land Use	***Objective LU6:*** *Minimize the impact of negative or intense land uses on surrounding uses.*	***Action LU6.1:*** *Refer to Future Land Use Plan Map when approving new developments to ensure conformity. Refer to development guidelines and policies also for conformity.*	**O**	
7	Land Use	***Objective LU7:*** *Spot zoning is not acceptable and the propagation of spot zoning within the community should be avoided.*	***Action LU7.1:*** *Develop and implement new zoning ordinance and rezone areas of the City concurrent to the Comprehensive Plan.*	**O**	
10	Land Use	***Objective LU10:*** *City of Marble Falls should work to develop, obtain, and maintain greenbelts consistent with Federal Emergency Management Agency (FEMA) floodplains.*	***Action LU10.1:*** *Use the federal regulations to govern floodways and topographic relief to determine where development cannot occur.*	**O**	
11	Land Use	***Objective LU11:*** *Identify and promote open space within scenic view locations enjoyed by the public.*	***Action LU11.1:*** *Refer to Figure 5.1 for view sheds that are desired to be protected.*	**O**	
12	Land Use	***Objective LU12:*** *Proactively explore and pursue funding opportunities for green belts, parks, open space, and environmental preservation areas.*	***Action LU12.1:*** *Initiate discussions with private entities to support public private open space partnerships. Explore TPWD grants.*	**O**	

Number	*Chapter*	*Objective*	*Action*	*Ranking*	*Priority*
13	Land Use	***Objective LU13:*** *Encourage land uses that provide connectivity of Main Street area to the core of the City parks system.*	***Action LU13.1:*** *Refer to the Future Land Use Plan and Thoroughfare Plan to identify proposed park and trail areas and connections. Adhere to the Comprehensive Plan when making development decisions.*	**O**	
14	Land Use	***Objective LU13:*** *Encourage land uses that provide connectivity of Main Street area to the core of the City parks system.*	***Action LU13.2:*** *Work with developments to accommodate interfacing with existing pedestrian network or if a connection is not possible, creation of a pedestrian network within the development for future connectivity throughout the community.*	**O**	
16	Transportation	***Objective T1:*** *Make US Highway 281 and SH 71 attractive, aesthetically pleasing corridors in Marble Falls that celebrate the city's presence.*	***Action T1.1:*** *Refer to the Urban Design element of the Comprehensive Plan when planning for improvements along each highway. In particular, work on designing appropriate entry markers/public art/ monuments that announce entry into Marble Falls.*	**O**	
17	Transportation	***Objective T1:*** *Make US Highway 281 and SH 71 attractive, aesthetically pleasing corridors in Marble Falls that celebrate the city's presence.*	***Action T1.2:*** *Refer to the city's landscaping ordinance to determine appropriate and attractive tree plantings and landscaping for the boulevard section of US Highway 281 through the different developed segments (urban between 1st St. and 12th St., suburban north of 12th St. and south of the river) and State Highway 71 in Marble Falls.*	**O**	
18	Transportation	***Objective T2:*** *Ensure that the roadway network provides multiple circulation options.*	***Action T2.1:*** *Road projects that expand the City roadway network are a vital component to solving and avoiding long term traffic problems.*	**O**	
20	Transportation	***Objective T2:*** *Ensure that the roadway network provides multiple circulation options.*	***Action T2.3:*** *Refer to the Thoroughfare Plan for locations of proposed roadways and for proposed hard and soft surface trails throughout the community.*	**O**	
21	Transportation	***Objective T2:*** *Ensure that the roadway network provides multiple circulation options.*	***Action T2.4:*** *Develop policies that ensure new developments include a sidewalk plan that provides access from residential areas to nearby parks, schools, meeting places and retail areas.*	**O**	

Number	***Chapter***	***Objective***	***Action***	***Ranking***	***Priority***
23	Transportation	***Objective T3:*** *Pedestrian passage along and across US Highway 281 is safe.*	***Action T3.1:*** *Refer to Transportation element and Urban Design element of Comprehensive Plan for creating a pedestrian friendly environment along US Highway 281, particularly through the older segments of Marble Falls.*	**O**	
24	Transportation	***Objective T3:*** *Pedestrian passage along and across US Highway 281 is safe.*	***Action T3.2:*** *Refer to Sign element of Comprehensive Plan for installation of appropriate crossing signage to be placed at required locations.*	**O**	
27	Transportation	***Objective T5:*** *Discourage through traffic in residential areas.*	***Action T5.1:*** *Ensure residential areas and commercial districts are designed and improved with traffic calming measures such as indirect routing, roundabouts, speed humps or additional landscaping as appropriate.*	**O**	
28	Transportation	***Objective T5:*** *Discourage through traffic in residential areas.*	***Action T5.2:*** *Refer to the Thoroughfare Plan of the Comprehensive Plan for proposed alternate routes.*	**O**	
33	Transportation	***Objective T6:*** *Encourage walking and the creation of a pedestrian friendly environment.*	***Action T6.5:*** *Refer to the Thoroughfare Plan for proposed trails and connectivity.*	**O**	
37	Transportation	***Objective T6:*** *Encourage walking and the creation of a pedestrian friendly environment.*	***Action T6.9:*** *Work with school district regarding future school sites adjacent to trails.*	**O**	
38	Transportation	***Objective T6:*** *Encourage walking and the creation of a pedestrian friendly environment.*	***Action T6.10:*** *Work with Burnet County and TxDOT to facilitate City's thoroughfare and trail plan.*	**O**	
41	Transportation	***Objective T7:*** *Create a Thoroughfare Plan that promotes and supports safe passage of people and materials without negative impact on residents or neighborhoods.*	***Action T7.3:*** *Coordinate land use planning with access management along highway and major roadway corridors.*	**O**	
42	Transportation	***Objective T7:*** *Create a Thoroughfare Plan that promotes and supports safe passage of people and materials without negative impact on residents or neighborhoods.*	***Action T7.4:*** *Transportation and infrastructure improvements should be developed or improved in coordinated manner.*	**O**	

Number	Chapter	Objective	Action	Ranking	Priority
53	Public Facilities	***Objective PF3:*** *Provide facilities that are aesthetically pleasing, sustainable, and environmentally sound.*	***Action PF3.1:*** *Develop buildings and sites that are consistent with the identity of Marble Falls and the hill country.*	**O**	
56	Public Facilities	***Objective PF6:*** *As development of sections of the City ensues, plan appropriate locations and types of public facilities, primary or support orientated, to better serve the community.*	***Action PF6.1:*** *Ensure and plan public facilities situated in practical locations and are cost effective.*	**O**	
57	Public Facilities	***Objective PF6:*** *As development of sections of the City ensues, plan appropriate locations and types of public facilities, primary or support orientated, to better serve the community.*	***Action PF6.2:*** *Address specific department/facility needs in a timely and cost-effective manner.*	**O**	
59	Public Facilities	***Objective PF8:*** *Ensure that new public facilities have the flexibility and adaptability to support City emergency management operations.*	***Action PF8.1:*** *As new public facilities are built, ensure staff is trained in emergency management training.*	**O**	
61	Public Facilities	***Objective PF9:*** *Provide the personnel and equipment necessary to maintain and expand the Police Department as the population of the City grows.*	***Action PF9.2:*** *As population continues to increase, review staffing needs to accommodate growth and increased calls for service.*	**O**	
62	Public Facilities	***Objective PF9:*** *Provide the personnel and equipment necessary to maintain and expand the Police Department as the population of the City grows.*	***Action PF9.3:*** *Provide Police Department staff with a modern and sufficient inventory of equipment.*	**O**	
64	Public Facilities	***Objective PF10:*** *Provide the staff, equipment, and stations to maintain a first-rate Fire Rescue Department.*	***Action PF10.1:*** *Monitor growth and when warranted, plan, construct, and staff additional fire stations.*	**O**	
65	Public Facilities	***Objective PF10:*** *Provide the staff, equipment, and stations to maintain a first-rate Fire Rescue Department.*	***Action PF10.2:*** *Ensure facilities, staff and equipment meet or exceed minimum required rating standards.*	**O**	
67	Public Facilities	***Objective PF10:*** *Provide the staff, equipment, and stations to maintain a first-rate Fire Rescue Department.*	***Action PF10.4:*** *Strive to maintain an excellent ISO rating. Conduct periodic self evaluations to ensure desired level of excellence.*	**O**	

Number	***Chapter***	***Objective***	***Action***	***Ranking***	***Priority***
69	Public Facilities	***Objective PF11:*** *Maintain strong relationships in the Highland Lakes area with other fire departments and emergency medical services.*	***Action PF11.1:*** *Continue joint service agreements with adjacent municipalities.*	**O**	
71	Public Facilities	***Objective PF12:*** *Provide the Public Works department facilities that accommodate personnel and equipment, enabling the department to maintain Marble Falls' infrastructure.*	***Action PF12.2:*** *Prior to the Public Works department fulfilling the maximum capacity of the new central facility, with either personnel or equipment, begin needs analysis and evaluation of need for another satellite facility or larger central facility.*	**O**	
74	Public Facilities	***Objective PF14:*** *Evaluate the need and ideal location for a cultural arts facility and/or entertainment venue that attracts both local and regional travelers.*	***Action PF14.2:*** *Work with the Economic Development Corporation to help market Marble Falls' arts and entertainment facilities and events to neighboring communities as well as to residents.*	**O**	
75	Public Facilities	***Objective PF15:*** *Work with the Economic Development Corporation to help market Marble Falls' arts and entertainment facilities and events to neighboring communities and to residents.*	***Action PF15.1:*** *Create a Marble Falls Arts Committee and work with them and EDC to create marketing materials to promote arts in Marble Falls.*	**O**	
76	Public Facilities	***Objective PF16:*** *Create public facilities with exterior gathering spaces to bolster community pride, involvement, and a friendly social atmosphere.*	***Action PF16.1:*** *Identify the types of exterior gathering spaces that would be appropriate for different public facilities and would serve the community.*	**O**	
84	Parks and Recreation	***Objective PR1:*** *Ensure that Marble Falls' recreation facilities are accessible and safe for all users while being sensitive to neighboring communities.*	***Action PR1.1:*** *Refer to the Parks element of the Comprehensive Plan to determine potential locations for park sites based on need.*	**O**	
85	Parks and Recreation	***Objective PR1:*** *Ensure that Marble Falls' recreation facilities are accessible and safe for all users while being sensitive to neighboring communities.*	***Action PR1.2:*** *Refer to the city's Landscaping ordinance to ensure appropriate screening and buffering between recreational uses and residential areas while maintaining sufficient visibility for safety.*	**O**	
86	Parks and Recreation	***Objective PR1:*** *Ensure that Marble Falls' recreation facilities are accessible and safe for all users while being sensitive to neighboring communities.*	***Action PR1.3:*** *Budget for and provide safe, well-marked and easy access to all park and recreation facilities. Ensure that all recreational facilities are ADA accessible.*	**O**	

Number	Chapter	Objective	Action	Ranking	Priority
87	Parks and Recreation	***Objective PR1:*** *Ensure that Marble Falls' recreation facilities are accessible and safe for all users while being sensitive to neighboring communities.*	***Action PR1.4:*** *Establish programs to provide security measures protecting the park and recreation system and programs through cooperative efforts with law enforcement and citizen awareness groups (e.g. adopt-a-park program).*	**O**	
88	Parks and Recreation	***Objective PR2:*** *Ensure that Marble Falls' recreational facilities offer a variety of activities that are suited for different age groups and income levels.*	***Action PR2.1:*** *Refer to the Parks element to determine desired recreational facilities based on needs assessment and survey results.*	**O**	
90	Parks and Recreation	***Objective PR2:*** *Ensure that Marble Falls' recreational facilities offer a variety of activities that are suited for different age groups and income levels.*	***Action PR2.3:*** *Allow for flexibility in new park design to accommodate a variety of recreational activities.*	**O**	
95	Parks and Recreation	***Objective PR3:*** *Ensure that Marble Falls' trails system provides connectivity from residential areas to schools, parks, recreational areas, and the downtown.*	***Action PR3.1:*** *Refer to the Thoroughfare Plan to help determine location of proposed trail systems.*	**O**	
98	Parks and Recreation	***Objective PR4:*** *Maintain and enhance existing parks and recreational facilities to provide quality resources for the citizens of Marble Falls.*	***Action PR4.2:*** *Implement and budget for a system-wide maintenance plan that takes into account the aging infrastructure and condition of many recreational facilities.*	**O**	
99	Parks and Recreation	***Objective PR4:*** *Maintain and enhance existing parks and recreational facilities to provide quality resources for the citizens of Marble Falls.*	***Action PR4.3:*** *Provide on-going beautification efforts in city parks, traffic islands, and entrance points throughout the City of Marble Falls.*	**O**	
100	Parks and Recreation	***Objective PR5:*** *Support community efforts to expand recreational and multi-cultural activities, events, and facilities.*	***Action PR5.1: I****nvestigate state and federal funding opportunities for the development of a sports complex or other recreational facility opportunities.*	**O**	
104	Parks and Recreation	***Objective PR6:*** *Protect and conserve cultural, historic, archeological, and natural features of Marble Falls.*	***Action PR6.1:*** *Identify and enhance cultural, archeological, historical, and natural resources of the City of Marble Falls.*	**O**	

Number	***Chapter***	***Objective***	***Action***	***Ranking***	***Priority***
106	Parks and Recreation	***Objective PR6:*** *Protect and conserve cultural, historic, archeological, and natural features of Marble Falls.*	***Action PR6.3:*** *Encourage eco-tourism opportunities through the development of sites to provide enhanced visitation to Marble Falls.*	**O**	
113	Infrastructure, Drainage, Utilities	***Objective IDU1:*** *Provide a water distribution system that is dependable and responsive and addresses service needs for the community's growth and development.*	***Action IDU1.4:*** *Use model to evaluate future development proposals and their demand on the system.*	**O**	
114	Infrastructure, Drainage, Utilities	***Objective IDU1:*** *Provide a water distribution system that is dependable and responsive and addresses service needs for the community's growth and development.*	***Action IDU1.5:*** *Maintain the model by updating it with expansion elements as growth occurs and/or maintenance changes the system.*	**O**	
117	Infrastructure, Drainage, Utilities	***Objective IDU2:*** *Provide a wastewater system that is dependable and responsive and addresses service needs for the community's growth and development.*	***Action IDU2.3:*** *Prioritize projects and develop a multi-year Capital Improvements Program funded through impact fees and revenue generated through the wastewater system.*	**O**	
118	Infrastructure, Drainage, Utilities	***Objective IDU2:*** *Provide a wastewater system that is dependable and responsive and addresses service needs for the community's growth and development.*	***Action IDU2.4:*** *Use model to evaluate future development proposals and their demand on the system.*	**O**	
119	Infrastructure, Drainage, Utilities	***Objective IDU2:*** *Provide a wastewater system that is dependable and responsive and addresses service needs for the community's growth and development.*	***Action IDU2.5:*** *Maintain the model by updating it with expansion elements as growth occurs and/or maintenance changes the system.*	**O**	
120	Infrastructure, Drainage, Utilities	***Objective IDU2:*** *Provide a wastewater system that is dependable and responsive and addresses service needs for the community's growth and development.*	***Action IDU2.6:*** *Gather data, analyze, and correct infiltration and inflow issues that could negatively impact the effectiveness of the wastewater collection system.*	**O**	
124	Infrastructure, Drainage, Utilities	***Objective IDU3:*** *Manage and operate a wastewater treatment plant that is responsive and addresses service needs for the community's growth and development.*	***Action IDU3.4:*** *Refer to the needed and planned improvements and impact fee assessment for future developments noted in the Development Impact Fee Study, completed in September 2008.*	**O**	

Number	Chapter	Objective	Action	Ranking	Priority
128	Infrastructure, Drainage, Utilities	***Objective IDU4:*** *Provide drainage infrastructure that protects Marble Falls' residents and their properties from the negative effects of improper drainage and utilizes drainage ways for their maximum drainage and recreational potential.*	***Action IDU4.4:*** *Pursue drainage easements or land dedication that will enable future development to discharge storm water runoff improved drainage channels to the lake.*	**O**	
130	Infrastructure, Drainage, Utilities	***Objective IDU4:*** *Provide drainage infrastructure that protects Marble Falls' residents and their properties from the negative effects of improper drainage and utilizes drainage ways for their maximum drainage and recreational potential.*	***Action IDU4.6:*** *Identify and prioritize drainage improvement projects and develop a multi-year Capital Improvements Program funded through the general fund, general obligation bonds, or specific drainage bonds*	**O**	
134	Urban Design	***Objective UD1:*** *Ensure that Marble Falls' neighborhoods are attractive, safe, pedestrian friendly environments that encourage social interactions and promote a sense of community.*	***Action UD1.1:*** *Ensure that neighborhoods have a local focal point or landmark that brings residents together, such as a shopping district, neighborhood park, elementary school, or other public amenity.*	**O**	
135	Urban Design	***Objective UD1:*** *Ensure that Marble Falls' neighborhoods are attractive, safe, pedestrian friendly environments that encourage social interactions and promote a sense of community.*	***Action UD1.2:*** *Ensure new developments include sidewalks and trail systems.*	**O**	
136	Urban Design	***Objective UD1:*** *Ensure that Marble Falls' neighborhoods are attractive, safe, pedestrian friendly environments that encourage social interactions and promote a sense of community.*	***Action UD1.3:*** *Refer to the Transportation Plan for recommended trail network.*	**O**	
138	Urban Design	***Objective UD1:*** *Ensure that Marble Falls' neighborhoods are attractive, safe, pedestrian friendly environments that encourage social interactions and promote a sense of community.*	***Action UD1.5:*** *Protect and promote unique attributes of existing neighborhoods.*	**O**	
139	Urban Design	***Objective UD1:*** *Ensure that Marble Falls' neighborhoods are attractive, safe, pedestrian friendly environments that encourage social interactions and promote a sense of community.*	***Action UD1.6:*** *Encourage compatible infill development in existing neighborhoods that will positively contribute to the fabric of the neighborhood.*	**O**	

Number	***Chapter***	***Objective***	***Action***	***Ranking***	***Priority***
142	Urban Design	***Objective UD2:*** *Ensure that Marble Falls provides quality housing for all its residents that is available, accessible, affordable, and meets their long term housing needs.*	***Action 2UD.1:*** *Work with residents to relocate those in sub-standard housing.*	**O**	
143	Urban Design	***Objective UD2:*** *Ensure that Marble Falls provides quality housing for all its residents that is available, accessible, affordable, and meets their long term housing needs.*	***Action UD2.2:*** *Condemn and demolish substandard housing.*	**O**	
145	Urban Design	***Objective UD2:*** *Ensure that Marble Falls provides quality housing for all its residents that is available, accessible, affordable, and meets their long term housing needs.*	***Action UD2.4:*** *Maintain the quality of the existing housing stock through property maintenance and code enforcement.*	**O**	
146	Urban Design	***Objective UD2:*** *Ensure that Marble Falls provides quality housing for all its residents that is available, accessible, affordable, and meets their long term housing needs.*	***Action UD2.5:*** *Require high quality construction for new developments.*	**O**	
147	Urban Design	***Objective UD2:*** *Ensure that Marble Falls provides quality housing for all its residents that is available, accessible, affordable, and meets their long term housing needs.*	***Action UD2.6:*** *Promote homeownership.*	**O**	
148	Urban Design	***Objective UD2:*** *Ensure that Marble Falls provides quality housing for all its residents that is available, accessible, affordable, and meets their long term housing needs.*	***Action UD2.7:*** *Explore modular housing options that blend into the existing character of neighborhoods.*	**O**	
151	Urban Design	***Objective UD2:*** *Ensure that Marble Falls provides quality housing for all its residents that is available, accessible, affordable, and meets their long term housing needs.*	***Action UD2.10:*** *Where applicable, encourage the use of alleys for access and parking.*	**O**	
154	Urban Design	***Objective UD3:*** *Ensure that Marble Falls' villages provide neighborhood centers that offer local services that are easily accessible to residents.*	***Action UD3.2:*** *Encourage mixed-use developments of commercial and residential uses in villages.*	**O**	

Number	Chapter	Objective	Action	Ranking	Priority
156	Urban Design	***Objective UD3:*** *Ensure that Marble Falls' villages provide neighborhood centers that offer local services that are easily accessible to residents.*	***Action UD3.4:*** *Connect villages to each other and other parts of town with hike and bike trails.*	**O**	
160	Urban Design	***Objective UD4:*** *Ensure that Downtown Marble Falls is a safe and attractive pedestrian friendly environment that celebrates its heritage, history, and community.*	***Action UD4.2:*** *Work with local downtown property owners, merchants, and other interest groups to create a Downtown Marble Falls Association that would be responsible for developing design guidelines and standards for the downtown area.*	**O**	
161	Urban Design	***Objective UD4:*** *Ensure that Downtown Marble Falls is a safe and attractive pedestrian friendly environment that celebrates its heritage, history, and community.*	***Action UD4.3:*** *Work with the Marble Falls Economic Development Corporation to develop incentives for businesses to locate in downtown Marble Falls.*	**O**	
165	Urban Design	***Objective UD5:*** *Landscape major roadway corridors in Marble Falls to provide visual appeal and environmental benefits to residents.*	***Action UD5.1:*** *Review and update the city's Landscaping Ordinance to ensure that it clearly reflects the desires of the community.*	**O**	
166	Urban Design	***Objective UD5:*** *Landscape major roadway corridors in Marble Falls to provide visual appeal and environmental benefits to residents.*	***Action UD5.2:*** *Refer to the Transportation and Urban Design elements of the Comprehensive Plan to determine recommended landscaped roadways.*	**O**	
168	Urban Design	***Objective UD6:*** *Ensure that signage in Marble Falls is attractive, non-intrusive, and context sensitive.*	***Action UD6.2:*** *Refer to the Urban Design element of the Comprehensive Plan for community desire regarding signs and recommendations.*	**O**	
170	Urban Design	***Objective UD7:*** *Showcase Lake Marble Falls as one of the city's prime resources and ensure it is accessible to all.*	***Action UD7.2:*** *Refer to the Transportation element of the Comprehensive Plan for suggested trails network locations.*	**O**	
173	Urban Design	***Objective UD8:*** *Ensure that Marble Falls' design principles help create safe pedestrian environments and promote interaction.*	***Action UD8.1:*** *Utilize principles of Crime Prevention Through Environmental Design to facilitate safe, attractive, built environments.*	**O**	

Number	***Chapter***	***Objective***	***Action***	***Ranking***	***Priority***
180	Annexation	***Objective A1:*** *Consider annexation of new lands only upon full provision of services to current outstanding areas.*	***Action A1.2:*** *Carefully consider potential annexations and ensure that the City is able to provide services without causing additional financial burden on the City or hampering existing services to areas within the city limits. Move ahead with annexation only when it is determined that city can, without significant burden, provide services to the new areas.*	**O**	
181	Annexation	***Objective A2:*** *Voluntary annexations are ideal and should be considered when partnerships are favorable to both parties.*	***Action A2.1:*** *Carefully consider areas of voluntary annexation and determine if annexation is mutually beneficial to City and area to be annexed, based on service needs, fiscal responsibilities, community values, and strategic growth.*	**O**	
182	Annexation	***Objective A2:*** *Voluntary annexations are ideal and should be considered when partnerships are favorable to both parties.*	***Action A2.2:*** *Voluntary annexations should be carefully examined so that the obligation for all required services can be met without straining existing City resources.*	**O**	

Commitment to Implementation

The many hours devoted by the citizen-based Steering Committee and Planning and Zoning Commission in shaping the Comprehensive Plan attest to their desire for attaining the agreed upon vision for Marble Falls. In appointing a representative citizens' Steering Committee, the City's leaders sought to involve the entire community in the planning effort. The effort and time contributed by citizens, committed to the betterment of their community, require that actions be taken to carry out the recommended policies and proposals.

The most important method of implementing the Marble Falls Comprehensive Plan comes from the day-to-day commitment by elected and appointed officials, City staff, and citizens. The Comprehensive Plan must be understood as a useful and capable tool to direct the City's future. The Future Land Use Plan and Thoroughfare Plan should be displayed and made available for easy reference by officials, staff and citizens. The Comprehensive Plan should continually be referenced in planning studies and zoning case reports in addition to informal discussions. High visibility will make the Plan a successful, dynamic, and powerful tool for guiding Marble Falls' future growth.

The Continuous Planning Process

This Comprehensive Plan must be constantly scrutinized to ensure that its goals, objectives, and recommended actions continue to reflect changing community needs and attitudes. Above all, it must be used. Each new development, redevelopment, and tax incentive, among other things, need to be considered with the intent of achieving the vision and goals set forth in the Plan.

Circumstances will continue to change and the Marble Falls Comprehensive Plan will require modifications and refinements to be kept up-to-date. Some of its proposals will be found unworkable and new solutions will emerge. Needed refinements and changes should be carefully noted and thoroughly considered as part of the Plan Updates and Five-Year Major Plan Revisions. As change occurs, however, Marble Falls' vision should remain the central theme and provide a unifying element. The Plan's importance lies in the commitment of citizens to agree on Marble Falls' purposes for the future and to apply that consensus in continuing efforts that focuses on the betterment of their community.

Major Updates of the Comprehensive Plan

Major updating of the Comprehensive Plan should occur every five years. These updates will ensure renewal and continued utilization of the Comprehensive Plan by the City officials and staff. Annual Plan amendments from the previous four years should be incorporated into the

next major Plan update. Plan updates will be a significant undertaking involving City officials, departments, and citizens. Consultant services may be utilized if needed. The City should review and update the base data including population projections, demographics, and existing land uses. Goals, objectives and actions should also be analyzed and reviewed to determine their effectiveness and relevance to the current conditions. Any items that previously had not been achieved and barriers that prevented their achievement should be identified. New or modified goals, objectives, and actions should be developed as needed based on new data, emerging issues, and changing community conditions. The result of the major Plan updates will be a new Comprehensive Plan for the City, including identification of up-to-date goals, objectives, policies, and implementation actions.

Annual Plan Amendment Process

Annual Plan amendments can provide opportunity for relatively minor Plan updates and revisions—in future land use designations, implementation actions, and consistency with ordinances and regulations. A Plan amendment should be prepared and distributed as an addendum to the adopted Comprehensive Plan. Identification of potential Plan amendments should be an ongoing process by the Planning and Zoning Commission and City staff throughout the year. Citizens, property owners, community organizations, and other governmental entities can also submit requests for Plan amendments. Proposed Plan amendments should be reviewed and approved by the Planning and Zoning Commission and City Council. Plan amendments should be adopted in a manner similar to the Plan itself. This process includes public hearings, citizen input, and consideration of action by both the Planning and Zoning Commission and City Council. Plan amendments should be adopted by ordinance.

Reports of the Planning and Zoning Commission

As a part of their annual Plan of Work, the Planning and Zoning Commission should prepare an annual report for submittal and discussion with the City Council. Status of implementation for the Comprehensive Plan should be included in these annual reports. Significant actions and accomplishments during the past year should be recognized, in addition to identification and recommendations for needed actions and programs to be developed and implemented in the coming year. The annual report of the Comprehensive Plan implementation status by the Planning and Zoning Commission should be coordinated with the City's annual budget development process so that the recommendations will be available early in the budgeting process.

Implementation Responsibility

The responsibilities for the actual implementation and monitoring of the goals, objectives, and actions of the Comprehensive Plan lie with the following groups:

City Staff should review all the development issues associated with zoning and subdivision of land for compliance with the stated objectives and Future Land Use Plan. Continuous monitoring of planning activities will aid in identifying the need for revisions and updates. Preparation of the annual budget and Capital Improvements should incorporate the actions and projects recommended in the Plan.

Advisory committees, public meetings and community workshops, town meetings, public forums, newsletters, citizen comments, media releases, and public notices inform and involve citizens in continued planning. Methods and activities for public participation should be carefully chosen and designed to achieve meaningful and effective involvement.

Planning and Zoning Commission should use the Comprehensive Plan as a tool for making decisions for growth, development, and redevelopment to assure the projects are in accordance with the Plan. On a yearly basis they should submit an annual report of the activities and achievements along with recommendations for future planning initiatives.

City Council should receive and act upon recommendations that are in accordance with the vision, goals, and objectives of the Plan. As an integral participant in the continuous planning process, the City Council should provide overall policy guidance and consider issues and changes when they are a logical extension of the stated purpose of the Comprehensive Plan.

An Implementation Task Force may be considered. This Task Force ensures, upon Plan approval, that the Plan does not have a chance to become idle. It is important, once the Plan is adopted, to maintain the momentum of achieving the goals and objectives of the Plan. Their role is to refine and prioritize the list of action items, initiate action, and monitor progress. Task Force membership may include key members of City staff, members of the development community, the business community, other stakeholders, and local residents. The Implementation Task Force will need to revise the action item agenda annually to reflect items that have been achieved, and to establish new priorities.

Citizen Involvement and Success

Achieving the goals of Marble Falls' Comprehensive Plan will ultimately improve the quality of life of its citizens. Therefore, residents should have an opportunity to monitor the progress of the plan or be involved in the implementation activities. Effective means of informing the public of the progress of the Plan include newsletters, press releases, internet postings, the City's website, and public notices.

Achieving early results is a way of satisfying the stakeholders and community in seeing the fruits of their involvement. Quick success keeps the community excited and interested in seeing further success with the Plan. Therefore, it is recommended to address some of the actions that do not require significant budgetary obligations and that can provide immediate opportunity to make an impact on the community. Success is also a very powerful tool in marketing a plan. While some actions will take longer to complete than others, it still will be important to ensure that successes are consistent throughout the implementation process. Those projects should commence in a timeframe that balances resources and achieves success.

Communications Program

Communication is essential for the planning process, be it between the community and the city, within departments of the city, or between different public and private entities. A bright and prosperous Marble Falls is everyone's desire, but it is important to ensure that all entities involved are moving in the same direction, complementing each other while minimizing redundancies can be challenging. As Marble Falls continues to grow, and more and more people become involved either directly or indirectly in its future, it will become increasingly important to develop a Communications Program that encourages communication and cooperation and that supports new and innovative ideas.

Communication between the Planning and Zoning Commission and the City Council is important. It is suggested that on a rotating basis, each of these commissions has two individuals each that will sit in on the other's respective meeting. At the start of each meeting, there can be an opportunity for the Commissioners to update the rest of the Commission on any important items that were discussed at the meetings. Each month, these Commission representatives can rotate so that all Commissioners get the opportunity to attend the meetings and the responsibility of reporting back is equally distributed. If there is an item on the agenda that either the Planning and Zoning Commission or the City Council feels would be particularly important for other Commissioners or Council members to hear, then it is recommended that an invitation to attend the meeting be sent out in advance to ensure sufficient participation. This is also applicable to any other Board, Committee, Community or Citizens'

group that may be working on projects that affect growth and development in Marble Falls.

The Economic Development Corporation is also an entity whose purpose is to influence the growth and development of Marble Falls. As such, coordination and communication with the EDC is essential. Planning and Zoning Commissioners are encouraged to attend EDC meetings, or to request a copy of meeting agendas and minutes so that all are informed. The agendas and minutes may be handed out at the Planning and Zoning and City Commission meetings. The EDC is also encouraged to attend Planning and Zoning and City Council meetings.

Additionally, a “retreat” may be used as an opportunity for Commissioners and a limited number of representatives of different boards and associations to meet and discuss Marble Falls’ future. These retreats allow participants to meet outside of the work environment and discuss the issues without being distracted by e-mails, phone calls and meetings and are able to only focus on the matters at hand. A quarterly retreat may be something to consider for the City.

Glossary of Terms

Access: The ability to leave or enter a public street from or at an adjacent driveway or another public street (Iowa State University, *Iowa Access Management Handbook*)

Access management: The control of driveways and intersections to maintain safety at a roadway's full traffic carrying capacity. (Iowa State University, *Iowa Access Management Handbook*)

Actions: Specific tasks that must be completed to achieve goals.

Actual population change: The numeric or absolute change in population for an area between two time periods.

Adoption process (see Plan approval and adoption)

Alternative scenarios: An integral part of the preferred growth scenarios process, alternative scenarios are conceptual graphic representations of specific physical form of development patterns with each scenario representing a singular development pattern that is possible in Marble Falls. Each scenario responds to various natural and man-made physical features in different ways, with other factors influencing the manifestation of a particular scenario.

American Planning Association: A professional organization based in the United States representing and promoting the field of urban and regional planning.

Annexation: A process by which a city extends its city limits, municipal services, regulations, voting privileges, and taxing authority to a new territory. Texas law authorizes home rule cities, such as Marble Falls, to annex property through voluntary and involuntary means under *Texas Local Government Code, Chapter 43*.

Annual average percentage population change: The population growth rate (see Population growth rate) for an area over a number of years, divided by the number of years to provide a percentage figured on an average annual basis.

Appointed official: A person who either volunteers to or is asked by an elected body to serve on a board or commission.

Architectural features: Prominent parts of a building.

Architectural standards: Standards set by the City for new buildings to use elements that reflect the region's materials and styles.

Attributes: As part of the preferred growth scenarios, attributes are those defining characteristics of a single suggested development pattern.

Auto oriented: Development and transportation patterns that are reliant on vehicle traffic and the needs of drivers.

Basement complex: Igneous or metamorphic rocks underlying an area's older rock structure.

Bicycle and pedestrian boulevard: A street with low traffic volumes where the through movement of bicycles and pedestrians is given priority over motor vehicle travel.

Bicyclist facilities: The various facilities used by bicyclist, including on-road and off-road bike lanes, paved shoulders, and wide curb lanes.

Big box: Retail stores that are physically large stand-alone stores that serve both the local market and a broader region. Big box retailers can be general merchandise or specialty stores focused on a particular retail category.

Bike lane: A lane marked on an existing road designated for on-road cyclist use.

CAPCOG (see Capital Area Council of Governments)

Capital Area Council of Governments (CAPCOG): Organized in 1970 as the Capital Area Planning Council, CAPCOG serves as the regional planning commission for a ten-county area surrounding Austin. Burnet County is one of the ten counties that make up CAPCOG.

Capital Area Rural Transit System (CARTS): Serving 169 rural and exurban communities in the nine-county Greater Austin area, CARTS provides transit service specific to each community's needs.

Capital improvement plan (CIP): A short-range multi-year plan adopted by the city, and the amendments thereto, used to coordinate the funding, timing, and location of identified capital projects for a community. Capital projects include major investments, such as land, building, equipment, and infrastructure, for a public entity.

Capital improvement program: Compiling a long-range schedule of recommended capital projects based on community needs and desires.

Capital Metropolitan Transportation Authority (CMTA): The public transit provider for the Austin metropolitan area owned by the City of Austin. Capital Metro operates buses and will be operating the Capital MetroRail system.

CapMetro (see Capital Metropolitan Transportation Authority)

CARTS (see Capital Area Rural Transit System)

CCN (see Certificate of Convenience and Necessity)

Census: The complete enumeration of the population taken every ten years by the United States Census Bureau.

Certificate of Convenience and Necessity (CCN): A certificate obtained from the Texas Commission on Environmental Quality to provide retail water or sewer service for a service area.

Character map: A graphic representation of existing conditions and trends in a community that illustrates tangible characteristics and perceived ideas.

CIP (see capital improvement program)

CMTA (see Capital Metropolitan Transit Authority)

Cohorts: A group of individuals having a statistical factor in common in a demographic study. (Merriam-Webster's Collegiate Dictionary)

Collector: Providing both land access service and traffic circulation within developed areas, collector streets accumulates traffic from local streets in residential neighborhoods and channels it into the arterial system.

Community form: Natural features and physical development patterns that can be distinct or subtle, yet attracts residents, business owners, and investors as lifestyle choices and investment opportunities.

Community meetings: An important component in the planning process required to move the plan forward, community meetings provided a venue for planners to present materials and information to the public with the intent to solicit community dialogue and citizen input. Four community meetings were held at key points in the development of the comprehensive plan.

Community park: Facilities for active and passive recreation and leisure, including athletic fields and courts, swimming pools, picnic areas, walking/jogging paths, open play areas, playgrounds, exercise stations. Community parks provide a venue for community festivals and celebrations, and are geographically located to provide equitable coverage throughout the City.

Community survey: A community survey was administered within the city during the early stages of the comprehensive plan process to obtain input from the citizens of Marble Falls on various aspects of the city's growth and development as well as the current state of affairs.

Comprehensive drainage ordinance: Local ordinance that defines the runoff control measures and the criteria for the design of these control measures, which include but are not limited to site specific detention, local detention, and regional detention.

Comprehensive plan: A long-range plan intended to guide growth and physical development of a community for a longer period of time, and serve as the city's official statement of policies regarding desirable future physical development. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Comprehensive Plan Steering Committee: Representing a cross-section of the community, the Marble Falls Comprehensive Plan Steering Committee was appointed by the Marble Falls City Council to provide input and discussion from a wide variety of

interests. Committee members serve as liaison to their respective groups regarding the comprehensive planning process. Steering Committee members engaged with the Planning Consultants to review and provide direction to project planners on draft work. The ultimate role of the Steering Committee is to recommend the draft Plan to the Marble Falls Planning & Zoning Commission.

Connectivity: Accessibility using roads and sidewalks into and around an area.

Continuous left turn: Paved center lane with no raised median used by both directions of traffic for making left turns.

Conveyance: For transportation, different means of transporting people (bus, train, ferry, airplane).

Corridors: As part of the preferred growth scenarios, Corridors were one of three types of development patterns considered for Marble Falls. Corridors mostly consisted of highways and major thoroughfares, but also could consist of local streets and pedestrian paths.

CPTED (see Crime Prevention Through Environmental Design)

Crime Prevention Through Environmental Design: The proper design and effective use of the built environment, which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life. (National Crime Prevention Institute)

Crosswalks: A marked and sometimes signed pedestrian path to direct pedestrians from one side of a street to the other side and to warn drivers to yield to pedestrians needs.

Curvilinear: With regards to community street patterns, roads that include flowing curves as part of their paths.

Dark sky: Term used in reference to reducing nighttime light pollution in communities through policies and regulations.

Decision maker: A person who can persuade or establish policies and makes judgments for the city.

Deceleration lanes: A support lane to through traffic used for decelerating vehicle speeds or turning.

Delivery point: For a water distribution model, it is the element of the network where treated water is conveyed to the end user.

Design guidelines: Guidelines developed and adopted by the City to direct land development that achieves a visually desirable and quality physical environment.

Design storm events: A term used by engineers and modelers for storm water runoff, these are statistical storm events designated by years which represent the quantity of rain water that falls on a given area over a specified time frame.

Developed: Land areas that have experienced development and improvements.

Development Impact Fee Study: Adopted by the Marble Falls City Council on September 8, 2008, the document fulfilled the requirements of the statute to develop Land Use Assumptions, a Capital Improvement Plan and calculation of maximum allowable impact fees that may be assessed on new development occurring within the defined Service Area for the purpose of developing Impact Fees for Water and Wastewater system improvements required to serve new development over the 10 year period, 2009-2018, and includes any amendments thereto. The City of Marble Falls retained Wilbur Smith Associates for the purpose of developing Impact Fees for Water and Wastewater system improvements required to serve new development over the 10-year period, 2009-2018. Work on the Development Impact Fee Study took place during the early stages of the comprehensive plan process in the period April to September 2008.

Digital sign: Outdoor digital LED display that can be centrally managed with the ability to use animation, scrolling, or full motion video (depending on local zoning ordinances) for advertising, entertainment, targeted information, or merchandising. Digital signs include on-premise outdoor signs and off-premise outdoor billboards.

Districts: (1) As part of the preferred growth scenarios, Districts were one of three types of development patterns considered for Marble Falls. Districts consisted mostly of commercial areas, business parks, medical complexes, and residential areas. (2) A term used in urban planning and urban design to denoted large special areas in an urban area, such as residential area, commercial center, or medical complex. In his book, *The Image of the City,* Kevin Lynch, urban planner and author, identified districts as one of five elements people perceived and organize as spatial readings as they travel through an urban setting. The other elements were edges, landmarks, nodes (intersections), and paths (streets, trails, sidewalks).

Drainage basin: A topographic area where water from rainfall, snowmelt, or irrigation flows downhill through streams and creeks into a defining main channel.

Drainage Master Plan: Also known as a Storm Water Management Plan, the plan focuses on the entire drainage basin being studied and identifies the issues and conceptualizes solutions to the flooding cause by significant storm events. The plan should include guidelines and design criteria for the construction of storm water runoff conveyance systems and storage.

Edges: A term used in urban planning and urban design to denoted visual and perceived boundaries, such as shorelines, buildings, and walls. In his book, *The Image of the City,* Kevin Lynch, urban planner and author, identified edges as one of five elements people perceived and organize as spatial readings as they travel through an urban setting. The other elements were districts,

landmarks, nodes (intersections), and paths (streets, trails, sidewalks).

Elected official: A person elected by the citizens to serve as a representative and use the authority of the elected office to determine policies and make decisions.

Elements (see Plan elements)

Entry archway: An urban design gateway treatment with an arch providing an entry passage.

ETJ (see extraterritorial jurisdiction)

Exercise stations: Outdoor stretching and muscle building stations located at intervals along trails with stationary props.

Exfoliation dome: The landform developed in a large rock through the process of exfoliation, where weathered rock, through chemical or physical actions, creates plates or concentric slabs at the rock outcropping.

Existing conditions: The current physical features, demographic conditions and trends, and employment characteristics in a community.

Existing land use: Current use of the land at a recent period of time; not to be confused with how the land is zoned.

Exponential growth forecast: Plots exponentially increasing growth determined by the historic growth patterns for an area.

Extraterritorial jurisdiction (ETJ): The extended planning area of a city, a city's ETJ includes the unincorporated area bordering a community's corporate boundaries and extending outward based on the community's population and neighboring communities' ETJ. For communities with a population between 5,000 and 24,999 people, the ETJ can extend out one mile from the municipal boundary.

Facility design standards: Uniform standards to be referenced and included in the design and development of various facilities by different design teams.

Family: According to the Census Bureau, a family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

Fire flow demand: For water distribution system modeling, this is a value fixed by the community with absolute minimum values set by the National Fire Protection Association.

Fire suppression: Activities involved in controlling and extinguishing fires to protect lives and property loss.

Functional classification: A system used to group public roadways into classes according to their purpose in moving vehicles and

providing access, and includes design and operational standards. (Iowa State University, *Iowa Access Management Handbook*)

Functionally obsolete: A term to describe a structure when any of the geometric properties of a structure are deficient, such as being too narrow or not having the capacity to carry a required load; any restriction of strength or weight. These properties have major bearing in qualifying a bridge for federal bridge replacement or rehabilitation funds. (Oklahoma Department of Transportation, July 2007)

Future land use categories: The various types of land uses desired for a community's future growth and development.

Future land use plan: A common vision for how growth and development should take place in the city and extraterritorial jurisdiction and conveyed into text, maps, and tables.

Future land use plan map: A graphic representation of the future land use plan.

Future land use plan modules: The Marble Falls future land use plan is made up of 14 different units of land groups referred to as modules. Modules are made up of a primary land use(s) that characterizes the purpose of the land use module by being the majority use, and secondary land uses that support the primary land use(s).

Gateway: An entry point into a community or a location within a community that provides a sense of arrival. Gateways can be subtle, such as a natural feature, body of water, or a change in the development patterns; or more direct, such as an archway, monument, or signs along a roadway.

General annexation plan: Texas law allows a City to adopt a general annexation plan that includes unilateral as well as voluntary or other annexations that need not be included in the statutory plan. Having such a plan allows the city to anticipate and direct growth and integrate service plans with its budget process and capital improvements plan to ensure that development happens in a logical manner.

Goals: The general ends towards which planning efforts are directed.

Greenbelts/View sheds: As part of the preferred growth scenarios, Greenbelts/View sheds were one of three types of development patterns considered for Marble Falls. Greenbelts/View sheds consisted mostly of linear parks, trails, and open space, but also consisted of key vistas and memorable views in the community.

Greenfield: A land development term referring to land that has never been developed.

Grid system (see Street gird)

Hard surface trail: A trail having a paved surface consisting of concrete or asphalt.

Hazardous materials route: An alternate route proposed around the urbanized area of Marble Falls for truck traffic carrying hazardous goods.

Hierarchy of roadways (see Functional classification)

Home rule city: Any Texas city with a population of 5,000 or greater that has created its own home rule charter and submitted it to voters for approval. The City of Marble Falls adopted a home rule charter on June 26, 1986.

Household: According to the Census Bureau, a household includes all the persons who occupy a housing unit. Occupants may include:

- A single family
- One person living alone
- Two or more families living together
- Any other group of related or unrelated persons living at the same address who share living arrangements

Igneous: One of three forms of geologic rock types, igneous rocks form from magma that has cooled and solidified, either below the surface of the earth or on the earth's surface.

I/I (see Inflow/infiltration)

Impact Fee: A fee imposed by a local government as a condition for a new development to generate revenue to pay its share of the cost used in financing new capital facilities or expansions. In Texas, impact fees can be used for the water and wastewater facilities and roadway facilities. Chapter 395 of the Texas Local Government Code details the steps required for adoption of an impact fee ordinance.

Implications: As part of the preferred growth scenarios, implications are the possible outcomes or the significance of a single suggested development pattern.

Infill developments: In urban areas, development on vacant lots or the reuse of underutilized buildings that supports the economic, social, and physical integrity of the surrounding neighborhoods or districts.

Infiltration/inflow (I/I): Improper connections and/or storm water entering a wastewater collection system that can cause major point loads on the wastewater collection system. During heavy rainfall events, I/I can drastically impact the effectiveness of a wastewater collection system by overloading the network.

Insurance Services Office (ISO): An advisory organization, it is a leading source of information about risk, primarily serving the insurance marketplace.

Intake point: For a water distribution model, it is the earliest element of the network where water enters the pre- or post-treatment facility.

Interpretive center: A building that provides information about a site; such as a historic location, heritage village, or nature preserve; with exhibits, videos, tours, and classroom education.

Involuntary annexation: Also known as unilateral annexation, occurs regardless of whether property owners and/or residents in the affected area give their consent.

ISO (see Insurance Services Office)

Landmark: A term used in urban planning and urban design to denoted notable reference points in urban areas, such as water towers, tall buildings, statues, and parks. In his book, *The Image of the City,* Kevin Lynch, urban planner and author, identified landmarks as one of five elements people perceived and organize as spatial readings as they travel through an urban setting. The other elements were districts, edges, nodes (intersections), and paths (streets, trails, sidewalks).

Land use: The way land is used or developed.

Land use assumptions for impact fee determination (LUA): In accordance with Chapter 395 of Texas Local Government Code, a jurisdiction imposing impact fees that may be assessed on new development occurring within the defined Study Area is required to develop a set of Land Use Assumptions and a Capital Improvements Plan upon which the maximum allowable impact fees are to be calculated.

LCRA (see Lower Colorado River Authority)

Level of service: A standardized measure established by a community or organization used to monitor the effectiveness of services provided.

Linear creekside drive: A single-loaded roadway situated on higher ground located alongside a creek channel.

Linear growth forecast: Plotting historic population and projecting a straight line average to determine future growth for an area.

Linear park: Typically follows a linear natural feature, such as a stream, creek, or escarpment; or a man-made feature, such as an abandoned rail line or road. Developed for bicycling, hiking, walking, and jogging, linear parks are commonly used as a link between two or more park and recreation areas.

Local street: Serves the highest levels of unrestricted access in a community's functional classification system.

Local detention: Often used in mixed use or residential developments where detention on each parcel is impractical but common detention at one or more locations within the overall development is more reasonable.

Location criteria: (1) As part of the preferred growth scenarios, location criteria are notable features that attract, influence, or discourage development patterns. (2) As part of the land use modules of the

future land use plan, location criteria provide guidelines in the location and relationship of land use categories and the relationship of land use categories and the thoroughfare and trail system.

LOS (see level of service)

Lower Colorado River Authority (LCRA): A government-owned corporation, the LCRA was formed by the Texas Legislature in 1934 to manage water supplies, generate electricity, develop water and wastewater utilities, provide recreational areas, and advance development in communities. The LCRA manages water supplies along the lower Colorado River basin from San Saba to the Texas Gulf Coast and operates six dams in the Highland Lakes region, including Max Starcke Dam.

LUA (see land use assumptions for impact fee determination)

Major arterial: Serves the highest volumes of long-distance mobility in and through a community, as well as local high-traffic commercial areas; provide connectivity statewide.

Maximum daily demand: For water distribution system modeling, this is the total volume of water used during the day of greatest consumption during a given study year.

Maximum hourly demand: For water distribution system modeling, this is the volume of water used during the hour of maximum demand on the day of maximum demand.

Metamorphic: One of three forms of geologic rock types, metamorphic rocks are formed through the transformation of existing rock through extreme heat and pressure over time. The change in form results in significant changes to the former rock's chemical and physical structure.

Minimum hourly demand: For water distribution system modeling, this is the minimum volume of water used during the hour of least demand on the day of maximum demand.

Mini parks (see pocket parks)

Minor arterial: Serves high volumes long-distance mobility in and through a community.

Mobility: The ability to move or be moved from place to place. (Federal Highway Administration)

Multi-use path: An off-road trail, sidewalk, or path shared by pedestrians and bicyclist.

Municipal services: Basic services provided by the city to its residents and businesses from revenue generated by taxes.

Multimodal transportation: Covers all modes without necessarily including a holistic or integrated approach. (Federal Highway Administration)

National Fire Protection Association (NFPA): A non-profit organization that develops, publishes, and disseminates codes and standards with the intention of minimizing fire and other hazards.

National Parks and Recreation Association (NPRA): A non-profit service and educational association that advances parks, recreation, and environmental conservation efforts through research, publications, programs, conferences, and partnerships.

Neighborhood park: Evenly distributed throughout the community with easy, safe pedestrian access for nearby residents. Neighborhood parks provide recreational opportunities within walking distance of residential neighborhoods. Facilities are for local active recreation and playground use, i.e. athletic courts, fields, playground equipment, as well as passive use such as walking trails, park benches, etc.

NFPA (see National Fire Protection Association)

NPRA (see National Parks and Recreation Association)

Objectives: Clear targets for specific action, objectives are measurable statements of intent.

Original Township: The central portion of Marble Falls originally laid out in a street grid pattern. The Original Township generally extends from Yett Street on the south to Twelfth Street on the north, and from Via Viejo (Avenue A) on the east to Industrial Boulevard (Avenue V) on the west.

Parcel: A plot of land usually used in the context of land use or legal ownership. (State of Texas Department of Information Resources – Texas Geographic Information Council)

Parkway: A highway that has full or partial access control, is usually located within a park or a ribbon of park-like developments, and prohibits commercial vehicles. Buses are not considered commercial vehicles in this case. (Federal Highway Administration)

Pedestrian crossing: Marked and signed locations for pedestrians to cross a roadway. Crossings can be elevated to curb level to slow vehicle traffic and to make it easier for pedestrians.

Pedestrian district: Districts characterized by dense mixed-use development with a concentration of pedestrian-generating activities. These districts are identified and classified in the Transportation Element to insure that improvements in the right-of-way provide for the ease of pedestrian movement through the use of appropriate design treatments. (Portland Pedestrian Design Guide)

Pedestrian friendly: A term used to describe areas that are accessible, safe, and easy to maneuver by foot through and are visually attractive and provide a sense of security.

Pedestrian-only bridge: A bridge designed and developed only for pedestrians, bicycles, and small maintenance vehicles.

Pedestrian-oriented: Development and transportation patterns that are reliant on foot traffic and the needs of pedestrians.

Point of collection: For a wastewater system model, it is the service connection element of the network.

Point of delivery: For a wastewater system model, it is the element of the network where wastewater enters the treatment facility.

Plan elements: The various sections of the plan taken into account separately but brought together as the comprehensive plan to achieve the community's desired growth and development.

Planning area: The geographic area addressed in the Marble Falls Comprehensive Plan as part of the City's growth and development; the planning area includes the area within Marble Falls' municipal boundary and its extraterritorial jurisdiction, which for Marble Falls can extend out one mile from the municipal boundary.

Pocket parks: Also known as mini parks, these parks serve a concentrated or limited population within an immediate proximity to medium/high density residential areas.

Police powers (see Regulatory powers)

Policies: Provides guidance to decision makers, city staff, citizens, and investors for ongoing decisions to reinforce and achieve the community's vision.

Population estimates: Estimates usually are for the present and the past. (US Census)

Population growth rate: The percentage change in population for an area over a period of time (days, quarterly, annually, etc.). This can be determined by taking the most recent population figure for an area, subtracting the population figure from an earlier period, and dividing the result by the same population figure from an earlier period, resulting in the population growth rate as a percentage figure.

Population projections: Projections are estimates of the population for future dates. (US Census)

Portable sign: A sign that is not permanently affixed to the ground or onto a structure.

PPC (see Public Protection Classification)

Preferred plan: A draft conceptual plan reached by consensus through community and steering committee review, discussion, and input. This is a milestone event in the development of the comprehensive plan.

Preferred growth scenarios (see Alternative scenarios)

Projected water use: For the water distribution system, the modeling and design is based on various rates of water use, or demand. Water use is expressed as million gallons per day (MGD) and is defined as maximum daily demand, maximum hourly demand, minimum hourly demand, and fire flow demand.

Public facilities: Local publicly-owned facilities for community health and safety, services, operations, administration, education, recreation, and gatherings.

Public involvement: The active involvement and participation of the residents in a community project.

Public participation program: The various methods used for a community project to engage residents and solicit their input. The Marble Falls Comprehensive Plan utilized several methods, including stakeholder interviews, community survey, steering committee meetings, and community meetings.

Public Protection Classification (PPC): A classification system developed through the Insurance Services Office to rank a community's fire-protection services based on data gathered and analysis using ISO's Fire Suppression Rating Schedule. The classifications range from Class 1, representing superior property fire protection, to Class 10, which indicates a local fire-suppression program not meeting the minimum requirements established by the ISO.

Raised median: Curbed median that can include trees and landscaping; sometimes with left-turn bays.

Redevelopment: Reinvestment in developed, mature locations of an urban area.

Regional detention: Provides a detention location to collect excess runoff and reduce downstream impacts from existing developments.

Regional park: Serves regional parks and recreation needs with a broad range of facilities and activities. Typically includes regionally significant natural resources. Regional parks are planned to accommodate large numbers of visitors including regional special events such as fairs, concerts, exhibitions, etc.

Regulatory powers: Powers vested in the State for government to regulate or limit private rights to protect the public health, safety, morals, and welfare of the community, as allowed by the Tenth Amendment of the United States Constitution.

Right-of-way (ROW): An area or strip of land used either acquired through easements or purchase as a pathway for vehicles and pedestrians to use for commuting.

Roadway capacity: Within a set period of time, the maximum number of vehicles that can pass through a point on a roadway.

ROW (see right-of-way)

Safe Routes to School program: A federal program for communities to make walking and bicycling to and from school a safe and typical activity for children and parents.

School park: Typically well distributed to serve neighborhoods throughout the community. Intended to serve the recreational needs of school students, but when shared with the broader community can fulfill neighborhood park requirements. These parks are accessible to pedestrians and cyclists.

Screen: In developed areas, it is a visual barrier used to conceal an abutting structure or use from another structure or use using walls, fences, and landscaping.

Sedimentary: One of three forms of geologic rock types, sedimentary rocks are formed at the surface of the earth through deposits of sediments and organic material that are compacted through continued deposition over time.

Service plan: A plan for the provision of services to an annexed area, more fully defined in section 43.056 of the Local Government Code.

Shared lane: Roadway lane with shared right-of-way for bicyclist. A shared lane is broader than the typical 12 foot roadway lane.

Sidewalk: A hard-surface footpath for pedestrians either abutting a road or separated by a landscaped shoulder.

Single-loaded roadway: A street where housing or commercial developments have been built on one side of the roadway with the opposite side left undeveloped as some form of open space.

Signal optimization: The efficient use of traffic signals to achieve traffic safety and vehicular movement.

Site specific detention: Commonly used for retail and commercial properties on large single use parcels where a large percentage of the land area is covered by structures or impenetrable surface parking, a detention pond capable of holding the volume of runoff collected that exceeds the allowable downstream runoff. Site specific detention can include detention (dry ponds), retention (wet ponds), or underground detention (subsurface storage).

Soft surface trail: A trail having a permeable surface consisting of compact soil, bark, or crushed gravel.

Special use park: For specialized or single-purpose recreation activities specific to the facility such as a golf course, historic site, skate park, arboretum, aquatic facility, nature center, tennis complex, etc. Varies according to the specific function of the facility—often operated by private enterprise.

Sports complex: Typically developed and designed for programmed athletics, a sports complex consolidates heavily programmed athletic fields and associated facilities in larger and fewer sites strategically located in the community.

Storm water master plan (see Drainage master plan)

Steering Committee (see Comprehensive Plan Steering Committee)

Street classification: Hierarchy of roadways in a community based on functional classification.

Street furniture: Various types of equipment and objects placed along a street as amenities and to enhance the character of the street. This would include street lamps, bollards, fountains, benches, trash receptacles, street signs, directional signs, public art, traffic lights, memorials, and historic markers.

Street grid: Typically, a pattern of development with local streets intersecting at ninety-degree angles and having city blocks of similar length and depth. The Original Township in Marble Falls is an example of a street grid.

Streetscape: The various elements that collectively make the visual character of a public street. Elements would include but are not limited to adjacent building structures, paving, street trees, parks, street furniture, and views.

Strip commercial: Commercial developments lining a major street or highway.

Sustainability: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs (*Report of the World Commission on Environment and Development: Our Common Future*, 1989, the Brundtland Commission)

TCEQ (see Texas Commission on Environmental Quality)

Texas Commission on Environmental Quality (TCEQ): This is the State agency responsible for enforcement of environmental regulations in Texas. The TCEQ issues air and water permits to businesses operating in Texas.

Texas Local Government Code: The code enacted as a part of the state's continuing statutory revision program, begun by the Texas Legislature Council in 1963 as directed by the legislature in the law codified as Chapter 323 of the Government Code.

Thoroughfare plan: A plan that provides a map and text for one mode of transportation for an area, the roadway system.

Three year annexation plan: The three year annexation states the current intent of the City with respect to future unilateral annexation. The City must develop a service plan that provides a program for the acquisition or construction of capital improvements. Texas law requires the adoption of a Three Year Annexation Plan for certain unilateral annexations.

TOD (see transit oriented development)

Traffic load: Weight of the traffic.

Traffic volumes: The number of vehicles on a roadway (Texas A&M University)

Transit-oriented development (TOD): A development pattern of residential, commercial, and employment activities focused on a transit station or in proximity to public transportation.

Transit service: An organized system of public or private transportation by bus, rail, or other means to the general public or special services on a regular basis.

Transportation plan: A comprehensive, multimodal strategy to meet the long-term mobility needs for an area's for transportation systems and services.

Transportation system: For local roadways, it is a network of streets, boulevards, and highways that provide for vehicular movement of people and goods.

Type A city: An incorporated community that met the requirements listed in the Texas Local Government Code, Chapter 6, Subchapter A, which includes the following:

(1) constitutes an unincorporated city or town;
(2) contains 600 or more inhabitants; and
(3) meets the territorial requirements prescribed by Section 5.901.

Ultimate build-out population: The population of a community with the full development of a community's future land use plan and planned extension of its infrastructure and services. This population figure helps communities anticipate utility and services needs.

Unilateral annexation (see involuntary annexation)

Values: For the comprehensive plan, values are considered both tangible and intangible qualities that reflect either an individual's or a group of citizen's intrinsic relationship to their community and their desire to maintain or enhance these qualities.

Vehicular oriented (see auto oriented)

View shed: An area visible from a particular location that has tangible and intangible value by many in a community.

Villages: A clustering of land uses working together to form a development pattern with a similar theme.

Vision statement: A record for the common vision of the community.

Voluntary annexation: Occurs when property owners petition a city to be included in the City's boundaries.

Walkability: The ease of moving around a community by walking.

Water conservation: The efficient use and treatment of limit water resources for agriculture, business, and residential needs.

Water Distribution Master Plan: A model of the existing and proposed distribution system and written guidelines that control the design and construction of the system's elements. The plan should include a list of recommended replacements, upgrades and expansions that form a multi-year capital improvements program.

Water trough: A narrow receptacle for holding water, usually for animals.

Wastewater Collection Master Plan: A model of the existing and proposed collection network as the written guidelines that control the design and construction of the system's elements. The plan should include a list of recommended replacements, upgrades and expansions that form a multi-year capital improvements program.

Wayfinding: Orientation within a built environment to move about using architectural features, urban design elements, signage, and graphic illustrations.

Appendix 1

Appendix 1

Marble Falls Comprehensive Plan

Stakeholder Interview

The Stakeholder Interviews for the Marble Falls Comprehensive Plan are being conducted by planners from Wilbur Smith Associates to get an initial understanding of the local values, desires, and influences that help shaped the community. This is not a statistical survey. Some of the questions will be fairly basic requiring simple responses, while other questions will require personal observations and explanation. It is possible that responses gathered could be summarized; however, the responses of the participants will be kept confidential.

If available, please tape business card here.

Person being interviewed: _____

Person conducting the interview: _____

Day/Time of interview: _____

Location of interview: _____

Community Perception

1. How long have you lived in Marble Falls? Years(s) ____ Month(s) ____ or Since _____
2. When you think of Marble Falls, what is the first image that comes to mind?

   _____

3. In just a few words, how would you describe Marble Falls?

   _____

4. How do you think people living outside of Marble Falls would describe the community?

   _____

   _____

Community Assets

5. Name up to three (3) assets that make Marble Falls special?
   1. _____
   2. _____
   3. _____

6. When you have out-of-town visitors and you are showing them Marble Falls, what places or sites in town do you visit? Please list up to three (3) places or sites.

_____

_____

_____

7. How would you rate the following City facilities and amenities with the following ranking system?

1–Deficient 2– Needs improvement 3–Satisfactory 4–Very good 5–Excellent

	1	2	3	4	5
City Hall	1	2	3	4	5
Animal control facility	1	2	3	4	5
Neighborhood center	1	2	3	4	5
Downtown sidewalks	1	2	3	4	5
Neighborhood sidewalks	1	2	3	4	5
Lakeside Park (pavilion, swimming pool, tennis court)	1	2	3	4	5
Johnson Park (Mayfest, music festival, leash free dog park)	1	2	3	4	5
Falls Creek Park (skate park)	1	2	3	4	5
Walking paths and bike trails	1	2	3	4	5
Library	1	2	3	4	5
Fire Station	1	2	3	4	5
Public Works facility	1	2	3	4	5
Parks and Recreation office	1	2	3	4	5
Development Services	1	2	3	4	5
Downtown Parking Facilities	1	2	3	4	5
Soccer Park	1	2	3	4	5
Wastewater Plant	1	2	3	4	5
Water Plant	1	2	3	4	5
Curbs, gutters, and drainage	1	2	3	4	5
Police Station	1	2	3	4	5

8. How would you rate the following services within the City?

1–Deficient 2– Needs improvement 3–Satisfactory 4–Very good 5–Excellent

	1	2	3	4	5
Police	1	2	3	4	5
Fire	1	2	3	4	5
EMS	1	2	3	4	5
911	1	2	3	4	5
Garbage pickup	1	2	3	4	5
Animal control	1	2	3	4	5
Street/Road maintenance	1	2	3	4	5
Code enforcement	1	2	3	4	5
Water / wastewater	1	2	3	4	5
Housing authority	1	2	3	4	5
Utility Billing - City Hall	1	2	3	4	5
Municipal Court	1	2	3	4	5
Library	1	2	3	4	5
Creek maintenance and drainage	1	2	3	4	5
Parks	1	2	3	4	5
City Hall customer service	1	2	3	4	5
Chamber of Commerce	1	2	3	4	5
Schools	1	2	3	4	5
Texas Department of Transportation	1	2	3	4	5
Economic Development Corporation	1	2	3	4	5
LCRA & lake management	1	2	3	4	5
PEC	1	2	3	4	5
Verizon	1	2	3	4	5
Time Warner	1	2	3	4	5
Northland Cable	1	2	3	4	5
ATMOS	1	2	3	4	5
Development Services: Planning and zoning	1	2	3	4	5
Development Services: Building inspection	1	2	3	4	5
Development Services: permitting	1	2	3	4	5

Community Form

9. Of the physical features listed below, which two (2) physical features do you think are the most important in defining Marble Falls' character and which two (2) do you think are the most detrimental in defining Marble Falls' character?

Most Important	Most Detrimental	
_____	_____	Broad open spaces and ranches
_____	_____	Large-lot residential developments
_____	_____	Scenic views along rural roads
_____	_____	Scenic views around Lake Marble Falls
_____	_____	Lake Marble Falls
_____	_____	Downtown Marble Falls
_____	_____	Older neighborhoods in town
_____	_____	Newer neighborhoods
_____	_____	Coming into town along RM 1431
_____	_____	Coming into town along US 281
_____	_____	Backbone Creek and Whitman Branch
_____	_____	US 281 bridge
_____	_____	Industrial uses in residential areas
_____	_____	Mines & Quarries
_____	_____	Other

10. Do you think growth should be focus in-town (mixed use downtown and infill for older neighborhoods) or should growth continue along the outer edges of the city? Pick one.

____ Growth focused in-town ____ Growth focused along the outer edges of the city

11. How should growth and development occur on either side of Lake Marble Falls (check all that would be desirable)?

____ With an emphasis on lower density lakefront residential development

____ With an emphasis on higher density lakefront residential development

____ As a series of parks, trails, and parkways along the lake's edge and bluffs

____ With an emphasis on lakefront entertainment and commercial

____ As a civic center of ceremonial boulevards, plazas, fountains, and buildings

____ Other: _____

12. What is the most significant community feature with a negative influence in Marble Falls?

_____

13. What is the most important issue concerning growth in Marble Falls?

_____

Transportation

14. Does the road network in Marble Falls allow for easy movement around town?

    Yes _____ No _____

    If No, why? _____

    _____

15. Is traffic congestion a problem in Marble Falls? Yes _____ No _____

    If yes, what are the three (3) worst intersections or corridors in the City?

    1. _____
    2. _____
    3. _____

16. On a scale of 1 to 5, with 1 being most desirable and 5 being least desirable, how would you rate the desirability of the following alternatives to address traffic congestion?

    ____ An expanded sidewalk network

    ____ A network of bicycle and pedestrian trails

    ____ An expanded thoroughfare network

    ____ A US 281 bypass around Marble Falls

    ____ A local / regional bus service

    ____ Greater emphasis on development patterns that encourage pedestrian-friendly residential and commercial villages and put less emphasis on the automobile

    ____ Improved traffic signalization

    ____ Light rail connectivity to the Austin-Round Rock metropolitan area

Growth and Development

17. How would you characterize Marble Falls' growth over the last ten years?

    Slow ____ Satisfactory ____ Robust ____ Aggressive ____

18. Would you consider growth in Marble Falls well planned and managed or sprawling and unmanaged?

    Planned and Managed ____ Sprawling and unmanaged ____ Other ____

19. Does Marble Falls have an adequate supply and range of housing types and price ranges?
    Yes ____ No ____

    If No, what is the community lacking?

    _____

    _____

20. Among the development patterns listed below, select the three (3) kinds of new development you would like to see in Marble Falls.

    ____ Single family detached housing

    ____ Large-lot residential

    ____ Clustered residential (equestrian or natural open space)

    ____ Residential villages (with a mix of housing types and price ranges)

    ____ Apartments

    ____ Higher-density downtown

    ____ Commercial corridors

    ____ Commercial town centers

    ____ Regional retail centers

    ____ Research and development

    ____ Office parks

    ____ Distribution centers

    ____ Infill residential

    ____ Lifestyle communities (golf courses, jogging paths)

    ____ Health care / specialty care complexes

    ____ Hotel and conference center district

    ____ Entertainment and restaurant district

    ____ Higher education campus

    ____ Townhouses and condominiums

    ____ Mixed use (residential and retail/office)

    ____ Other _____

21. Please rank from 1 to 11 the following eleven (11) items in terms of highest neighborhood protection and enhancement priority, with 1 having the highest priority, and 11 having the least priority:

    ____ Sidewalks / walkability

    ____ Traffic safety / speeding

    ____ Policing and Security

    ____ Fire protection and EMS

    ____ Street maintenance and repairs

    ____ Code enforcement

    ____ School, park, and trail access

    ____ Drainage / flooding

    ____ Landscaping

    ____ Street lights

    ____ Infill development

Community Image

22. On a scale of 1 to 5, with 1 being most attractive and 5 being least attractive, how attractive is Marble Falls' physical appearance? ____ 1 ____ 2 ____ 3 ____ 4 ____ 5

23. Identify or give a location of three scenic views in Marble Falls.

    1. _____

    2. _____

    3. _____

    Should these scenic views be protected for the greater good of the community?
    Yes ____ No _____ If Yes, what method(s) should be used?

    _____

24. Lake Marble Falls has the potential to be either a physical barrier in the community or a physical form that bonds the community. In just a few words, what kind(s) of growth and development would you like to see around the lake to enhance the community's image?

    _____

25. What is your opinion of the current development along US 281 and RM 1431?

    _____

    _____

26. US 281 is both a modern day 'Main Street' for Marble Falls and roadway spine that represents the community to residents and visitors. In just a few words, what kind(s) of growth and development would you like to see to upgrade the corridor's character?

_____

_____

27. Main Street in downtown is one of the tourism destinations for visitors that represents and identifies the community. What future do you envision for the Main Street area?

_____

_____

Final Thoughts

28. What is the most significant issue Marble Falls should address for the short-term future (from the present to five (5) years from now)?

_____

_____

29. What is the most significant issue Marble Falls should address for the long-term future (five to thirty years from now)?

_____

_____

30. Outside of Marble Falls, what city, town, or location (locally or anywhere in the world) have you found to be attractive as a place to live, work, and play, and why (limit to three)? How does Marble Falls compare?

Name of an attractive location outside of Marble Falls and why?	Compared to Marble Falls

31. Looking forward (twenty or thirty years), use three (3) words that would best describe Marble Falls as a desirable place to live, work, and play.

1._____

2._____

3._____

Thank you for taking part in this interview!

City of Marble Falls
Community Survey Results

City of Marble Falls
Community Survey Results

Number of surveys mailed: 2906
Surveys returned unopened: 47

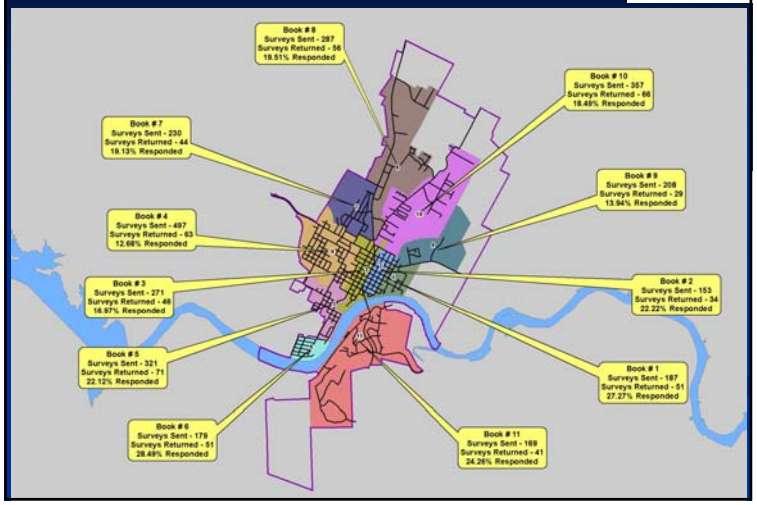
Final survey count: 2859 mailed
Surveys completed: 577
Percent returned: 20.18%

City of Marble Falls
Community Survey Results

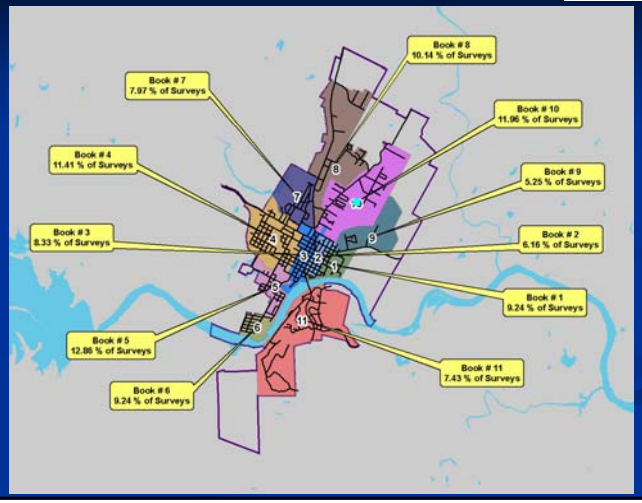
Community Survey Numbers			
	Total Mailed	Answered	Percent
Book 1	187	51	27.27%
Book 2	153	34	22.22%
Book 3	271	46	16.97%
Book 4	497	63	12.68%
Book 5	321	71	22.12%
Book 6	179	51	28.49%
Book 7	230	44	19.13%
Book 8	287	56	19.51%
Book 9	208	29	13.94%
Book 10	357	66	18.49%
Book 11	169	41	24.26%
Other		25	
Total	**2859**	**577**	**20.18%**

Book: utility billing classification based on location

City of Marble Falls
Community Survey Results



City of Marble Falls
Community Survey Results



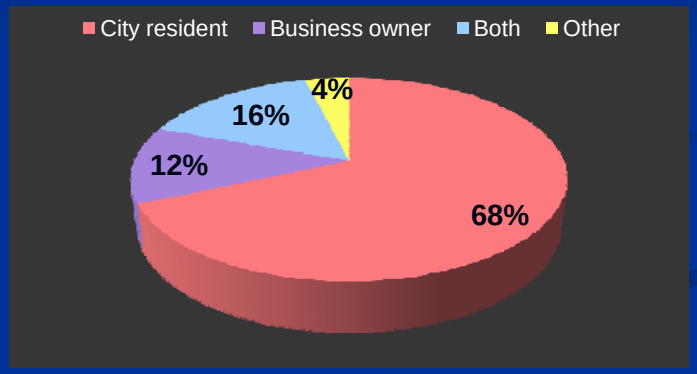
City of Marble Falls
Community Survey Results

9. Select three and rank #1, #2, and #3 of the following:

	#1	#2	#3	Rating Average	Response Count
sports complex	**58.3% (102)**	22.3% (39)	19.4% (34)	1.61	175
larger/improved swimming pool facilities	32.1% (35)	31.2% (34)	**36.7% (40)**	2.05	109
public fishing dock	**38.4% (66)**	32.0% (55)	29.7% (51)	1.91	172
hike & bike trail network	**49.6% (134)**	32.2% (87)	18.1% (49)	1.69	270
additional parks	13.8% (24)	**53.4% (93)**	32.8% (57)	2.19	174
regional conference center	30.5% (36)	33.1% (39)	**36.4% (43)**	2.06	118
performing arts center	29.1% (32)	28.2% (31)	**42.7% (47)**	2.14	110
			Other (please specify)		68
			answered question		441
			skipped question		96

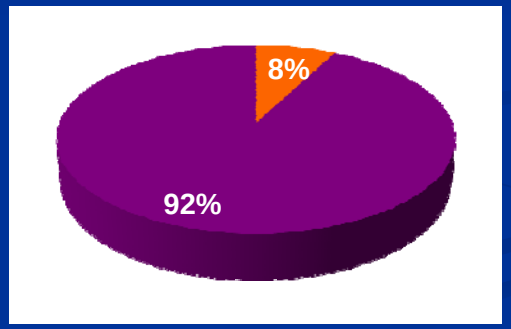
City of Marble Falls
Community Survey Results

Are you one of the following, city resident, business owner, or other?



City of Marble Falls
Community Survey Results

Did you attend the first community meeting for the Comprehensive Plan on June 25 at the Lakeside Pavilion?



Yes: 43
No: 516
Left blank: 18

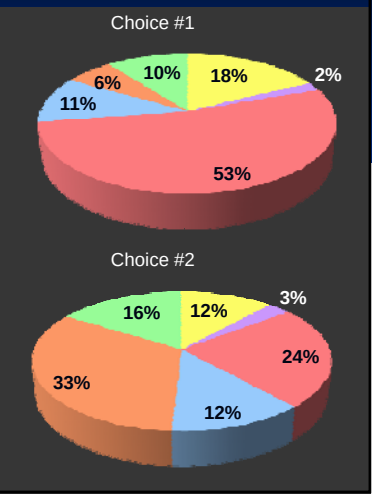
City of Marble Falls
Community Survey Results

How should growth and development occur on either side of Lake Marble Falls? Please indicate two choices below:

- Lower-density lakefront residential development (houses, townhomes)
- Higher-density lakefront residential development (condos, apartments)
- Series of parks, trails, and parkways along lake edges and bluffs
- Emphasis on lakefront entertainment and commercial development
- Civic center of ceremonial boulevards, plazas, fountains, buildings, promenades
- Mix of residential and commercial development
- Other (please specify)

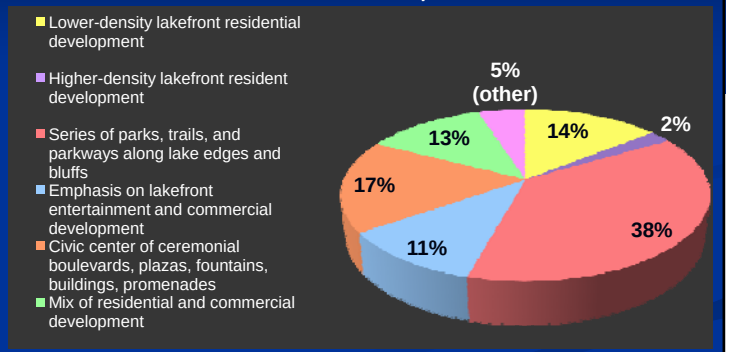
City of Marble Falls
Community Survey Results

How should growth and development occur on either side of Lake Marble Falls? Please indicate two choices below:



City of Marble Falls
Community Survey Results

How should growth and development occur on either side of Lake Marble Falls? Total responses:



- Series of parks, trails, and parkways along lake edges and bluffs

City of Marble Falls
Community Survey Results

There are areas in the city, where existing facilities or land uses (industrial or otherwise) may be incompatible with existing neighborhoods, residences, or other land uses. Do you see this as a problem that the city needs to address within the comprehensive plan?

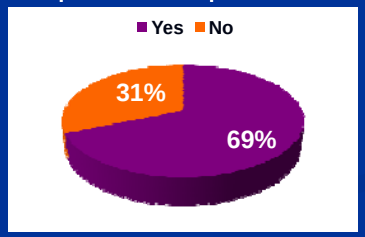
Yes

No

Specific example of location or facilities:

City of Marble Falls
Community Survey Results

There are areas in the city, where existing facilities or land uses (industrial or otherwise) may be incompatible with existing neighborhoods, residences, or other land uses. Do you see this as a problem that the city needs to address within the comprehensive plan?

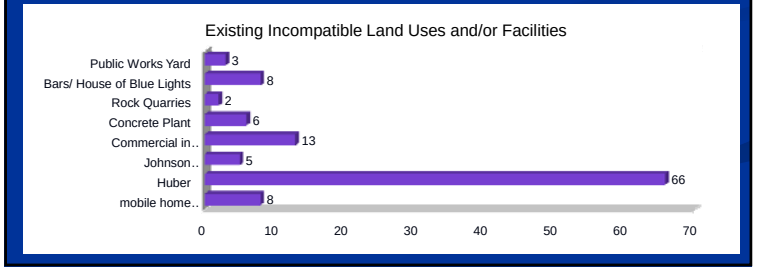


Yes: 377
No: 173

Left blank: 27

City of Marble Falls
Community Survey Results

There are areas in the city, where existing facilities or land uses (industrial or otherwise) may be incompatible with existing neighborhoods, residences, or other land uses.
Specific example of facilities:



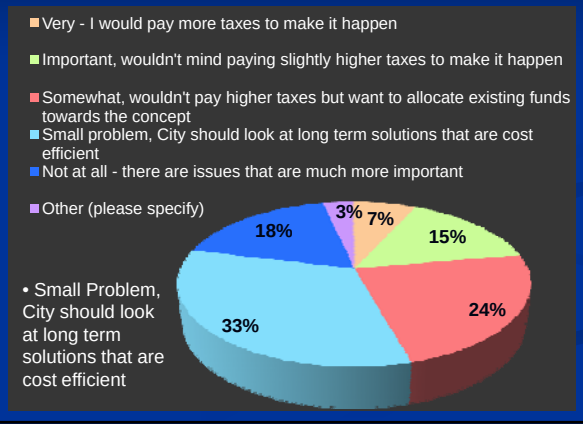
City of Marble Falls
Community Survey Results

How important is this issue to you?

Very – I would pay more taxes to make it happen
Important, wouldn't mind paying slightly higher taxes to make it happen
Somewhat, wouldn't pay higher taxes but want to allocate existing funds towards the concept
Small problem, City should look at long term solutions that are cost efficient
Not at all – there are issues that are much more important
Other:

City of Marble Falls
Community Survey Results

How important is this issue to you?



• Small Problem, City should look at long term solutions that are cost efficient

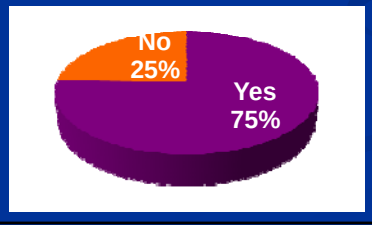
City of Marble Falls
Community Survey Results

A potential benefit to the community would be the City acquiring property and drainage areas and achieving a dual use of these areas for hike & bike trail systems along the drainage areas/creeks. However, this can be a complicated and costly endeavor. Would you like to see the comprehensive plan address this issue?

Yes
No

City of Marble Falls
Community Survey Results

A potential benefit to the community would be the City acquiring property and drainage areas and achieving a dual use of these areas for hike & bike trail systems along the drainage areas/creeks. However, this can be a complicated and costly endeavor. Would you like to see the comprehensive plan address this issue?



Yes: 427
No: 138

Left blank: 12

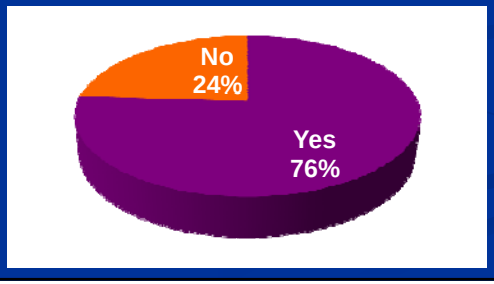
City of Marble Falls
Community Survey Results

Thus far, sidewalks/hike&bike/general pedestrian connectivity has been identified as one of the major issues in the City. Do you see this as a major issue to be addressed within the comprehensive plan update?

Yes
No

City of Marble Falls
Community Survey Results

Thus far, sidewalks/hike&bike/general pedestrian connectivity has been identified as one of the major issues in the City. Do you see this as a major issue to be addressed within the comprehensive plan update?



Yes: 427
No: 138

Left blank: 21

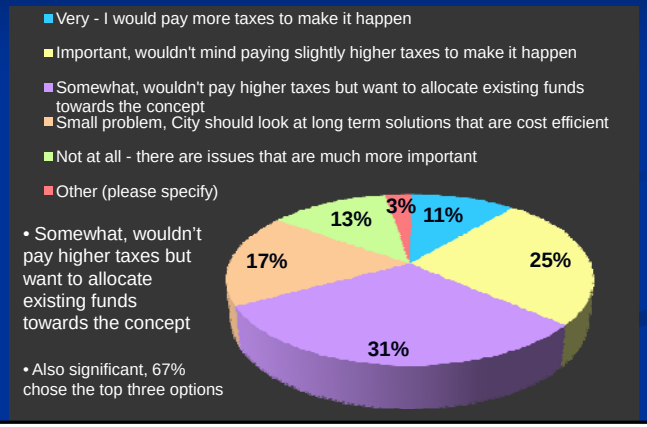
City of Marble Falls
Community Survey Results

How important is this issue to you?

Very – I would pay more taxes to make it happen
Important, wouldn't mind paying slightly higher taxes to make it happen
Somewhat, wouldn't pay higher taxes but want to allocate existing funds towards the concept
Small problem, City should look at long term solutions that are cost efficient
Not at all – there are issues that are much more important
Other:

City of Marble Falls
Community Survey Results

How important is this issue to you?



- Somewhat, wouldn't pay higher taxes but want to allocate existing funds towards the concept
- Also significant, 67% chose the top three options

City of Marble Falls
Community Survey Results

Does the City need additional or expanded recreation facilities?

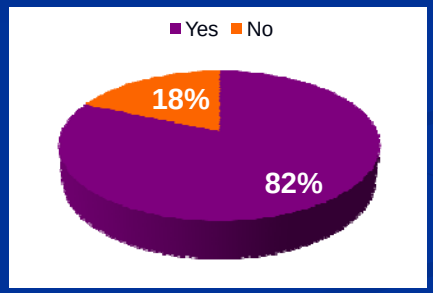
Yes
No

Select three and rank #1, #2, and #3 below:

Sports Complex
Larger/improved swimming pool facilities
Public fishing dock
Hike & bike trail network
Additional parks
Regional conference center
Performing arts center
Other (your ideas)

City of Marble Falls
Community Survey Results

Does the City need additional or expanded recreation facilities?

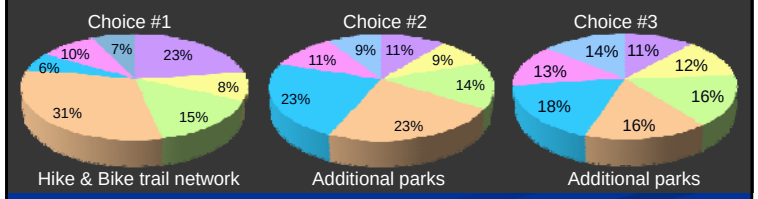


Yes: 443
No: 95

Left blank: 39

City of Marble Falls
Community Survey Results

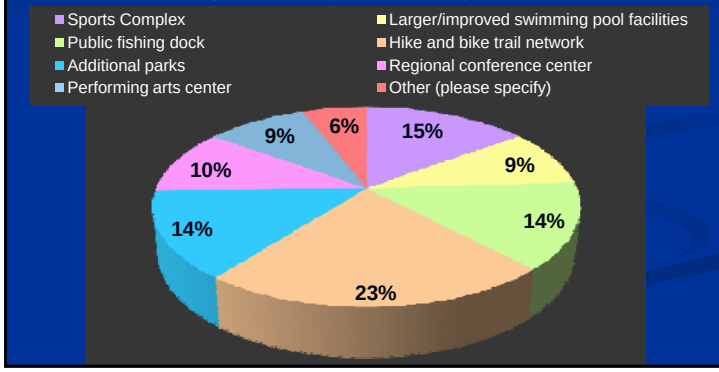
Select three and rank #1, #2, and #3 below:



City of Marble Falls
Community Survey Results

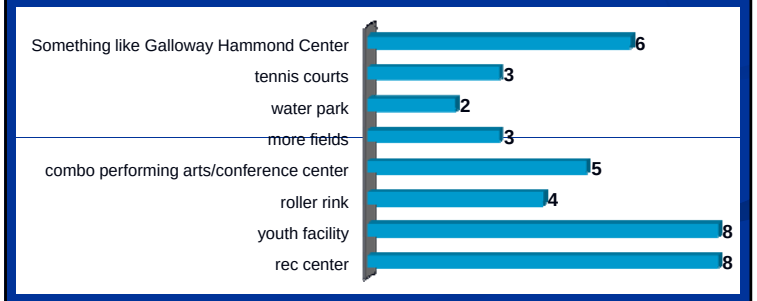
Select three and rank #1, #2, and #3 below:

- Hike and bike trail network – 23%
- Sports complex – 15%
- Additional parks and public fishing dock – 14%



City of Marble Falls
Community Survey Results

Does the City need additional or expanded recreation facilities?
Suggestions from the "Other" option:



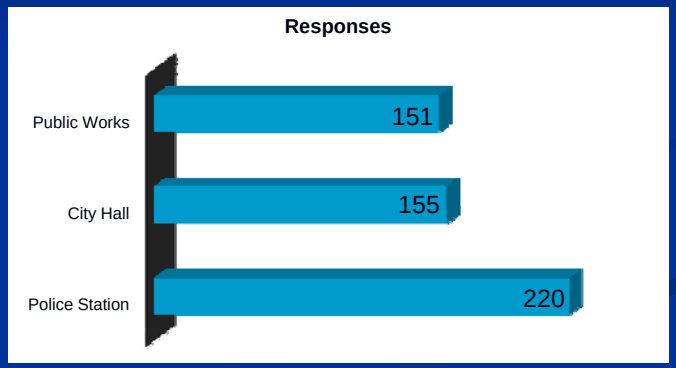
City of Marble Falls
Community Survey Results

Does the City need the following new public facilities? (Check all that apply)

Police Station
City Hall
Public Works Facility

City of Marble Falls
Community Survey Results

Does the City need the following new public facilities? (Check all that apply)



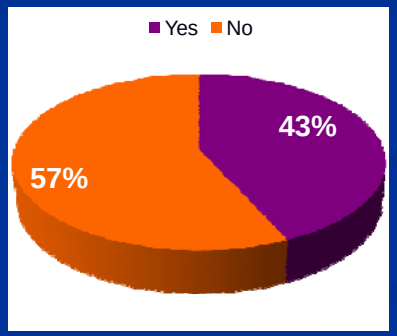
City of Marble Falls
Community Survey Results

Should the current Lakeside Pavilion be expanded into a larger conference facility?

Yes
No

City of Marble Falls
Community Survey Results

Should the current Lakeside Pavilion be expanded into a larger conference facility?



Yes: 225
No: 295

No answer: 54

City of Marble Falls
Community Survey Results

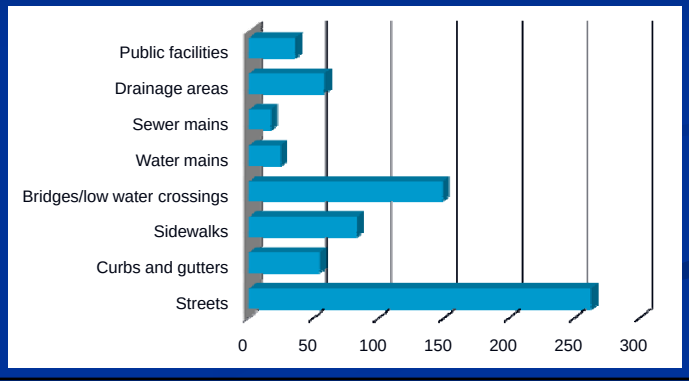
What City infrastructure needs the most attention?

Streets
Curbs and gutters
Sidewalks
Water Mains
Sewer Mains
Bridges/low water crossings
Drainage areas
Public Facilities (City Hall, Police station, public works facility)
Other:

City of Marble Falls
Community Survey Results

What City infrastructure needs the most attention?

- Streets



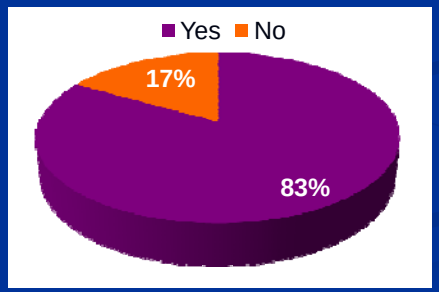
City of Marble Falls
Community Survey Results

Scenic views within Marble Falls have been identified as a significant issue. They add to the city's character but can be complex to identify and preserve. The only means to protect these areas are through regulations. While the comprehensive plan is not regulatory, it provides the guidance for the City to establish regulations. Would you like to see the comprehensive plan address scenic view protection, height restrictions, and/or some other mechanism for preserving scenic views within the city?

Yes
No

City of Marble Falls
Community Survey Results

Would you like to see the comprehensive plan address scenic view protection, height restrictions, and/or some other mechanism for preserving scenic views within the city?

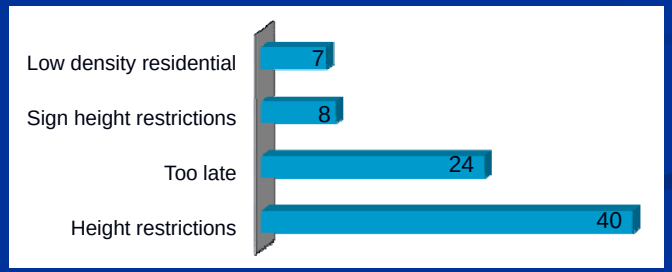


Yes: 460
No: 87

Left blank: 30

City of Marble Falls
Community Survey Results

Would you like to see the comprehensive plan address scenic view protection, height restrictions, and/or some other mechanism for preserving scenic views within the city?
Suggestions:



City of Marble Falls
Community Survey Results

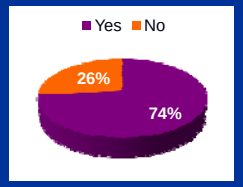
Does Marble Falls need a wider variety of affordable housing options?
If yes, which types?

Yes
No

Single Family Homes Y/N
Multi-family options (apartments, townhomes, condos) Y/N
Manufactured Homes Y/N
Mobile Homes Y/N

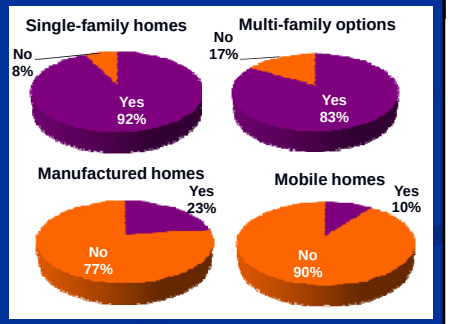
City of Marble Falls
Community Survey Results

Does Marble Falls need a wider variety of affordable housing options?
If yes, which types?



Yes: 404
No: 145

Left blank: 28



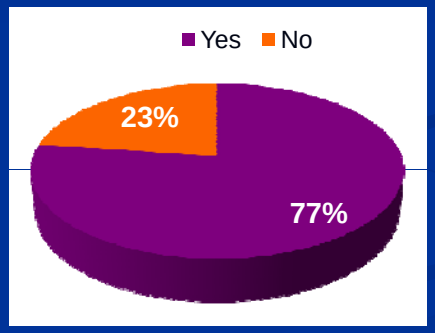
City of Marble Falls
Community Survey Results

Should the City protect large trees in the community through ordinance and enforce illegal tree cutting with penalty or fine?

Yes
No

City of Marble Falls
Community Survey Results

Should the City protect large trees in the community through ordinance and enforce illegal tree cutting with penalty or fine?



Yes: 322
No: 125

Left blank: 30

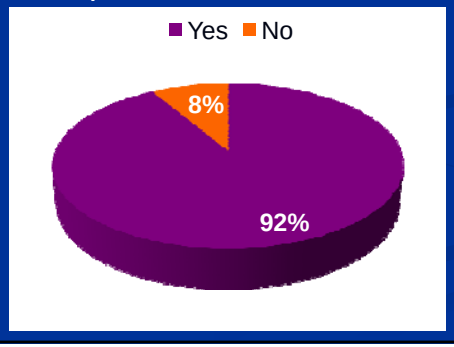
City of Marble Falls
Community Survey Results

The appearance of some development has been criticized in the past. Do you support guidelines that would enhance the visual quality of development?

Yes
No

City of Marble Falls
Community Survey Results

The appearance of some development has been criticized in the past. Do you support guidelines that would enhance the visual quality of development?



Yes: 466
No: 43

No answer: 68

City of Marble Falls
Community Survey Results

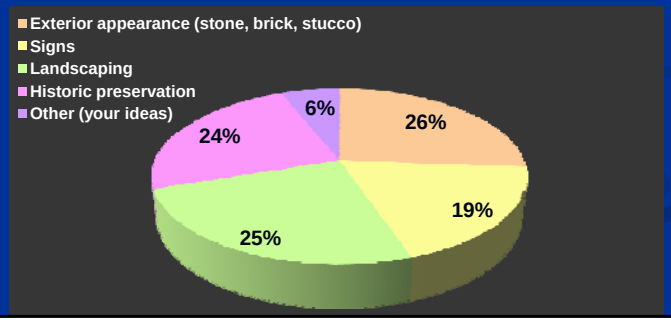
Please indicate the type of increased standards you would like to see take place. Check all that apply:

Exterior appearance (stone, brick, stucco)
Landscaping
Signs
Historic Preservation (site and structural)
Other (your ideas)

City of Marble Falls
Community Survey Results

Please indicate the type of increased standards you would like to see take place. Check all that apply:

- Exterior appearance (stone, brick, stucco) – 26%
- Landscaping – 25%



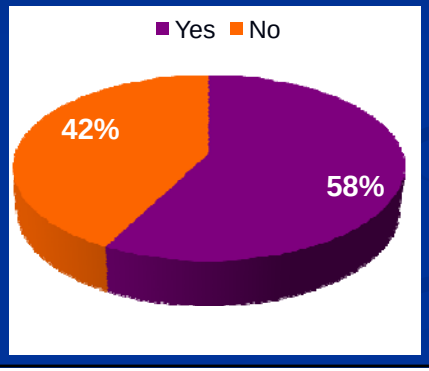
City of Marble Falls
Community Survey Results

Would you support mandated architectural/design regulations for development in the City?

Yes
No

City of Marble Falls
Community Survey Results

Would you support mandated architectural/design regulations for development in the City?



Yes: 306
No: 225

Left blank: 46

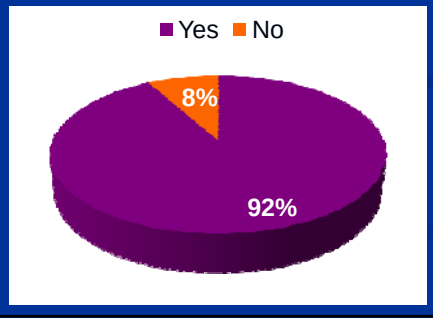
City of Marble Falls
Community Survey Results

The Main Street and downtown area have been identified as a significant portion of the community's character. Do you agree?

Yes
No

City of Marble Falls
Community Survey Results

The Main Street and downtown area have been identified as a significant portion of the community's character. Do you agree?



Yes: 483
No: 43

Left blank: 51

City of Marble Falls
Community Survey Results

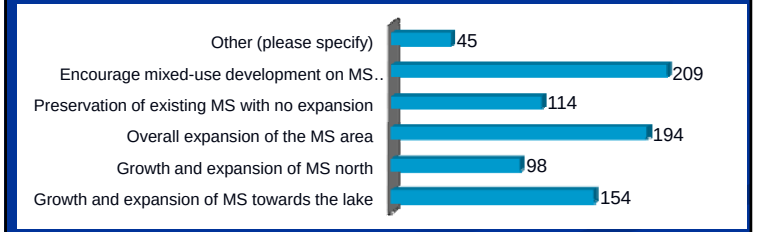
What future do you envision for Main Street?

- Growth and expansion of Main Street towards the lake
- Growth and expansion of Main Street north
- Overall expansion of Main Street
- Preservation of existing Main Street with no expansion
- Encourage mixed use development (retail on ground floor with office or residential on floors above) on Main Street or the blocks surrounding Main Street
- Other (your ideas)

City of Marble Falls
Community Survey Results

What future do you envision for Main Street?

- Encourage mixed-use development on/around Main Street (193)
- Overall expansion of the Main Street area (176)

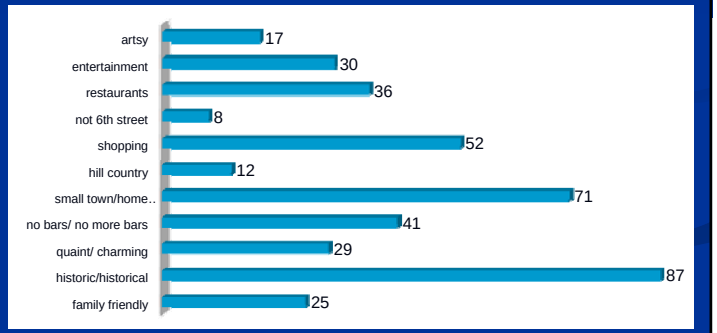


Other (most common): preservation of Main Street with expansion

City of Marble Falls
Community Survey Results

What type of character do you want downtown to have?

- Historic/historical



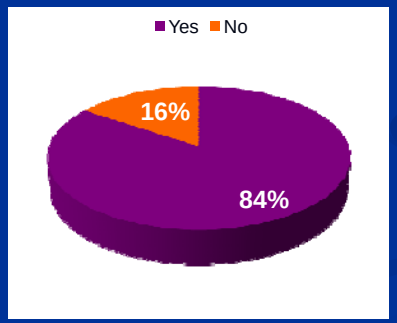
City of Marble Falls
Community Survey Results

Would you support the initiative of a downtown master plan to specifically determine the growth and/or preservation of the Main Street area?

Yes
No

City of Marble Falls
Community Survey Results

Would you support the initiative of a downtown master plan to specifically determine the growth and/or preservation of the Main Street area?



Yes: 440
No: 81

Left blank: 56

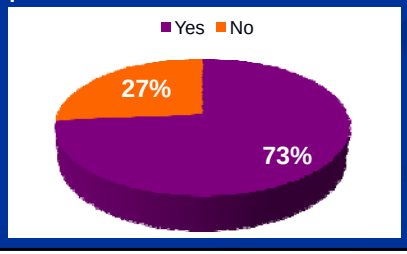
City of Marble Falls
Community Survey Results

Property maintenance and code enforcement have been identified as significant issues. Do you feel that there should be a higher standard of property maintenance requirements that should be addressed as a community objective within the comprehensive plan?

Yes
No
Suggestions

City of Marble Falls
Community Survey Results

Property maintenance and code enforcement have been identified as significant issues. Do you feel that there should be a higher standard of property maintenance requirements that should be addressed as a community objective within the comprehensive plan?



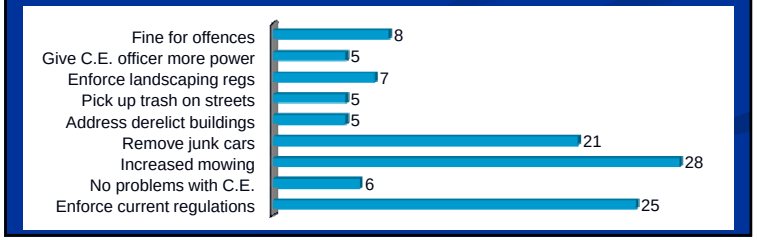
Yes: 387
No: 140

Left blank: 50

City of Marble Falls
Community Survey Results

Property maintenance and code enforcement have been identified as significant issues. Do you feel that there should be a higher standard of property maintenance requirements that should be addressed as a community objective within the comprehensive plan?

Suggestions:



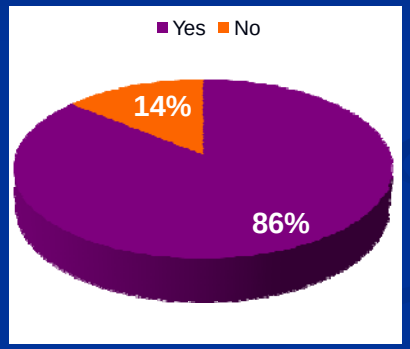
City of Marble Falls
Community Survey Results

Is traffic congestion a problem within the City of Marble Falls?

Yes
No

City of Marble Falls
Community Survey Results

Is traffic congestion a problem within the City of Marble Falls?



Yes: 450
No: 73

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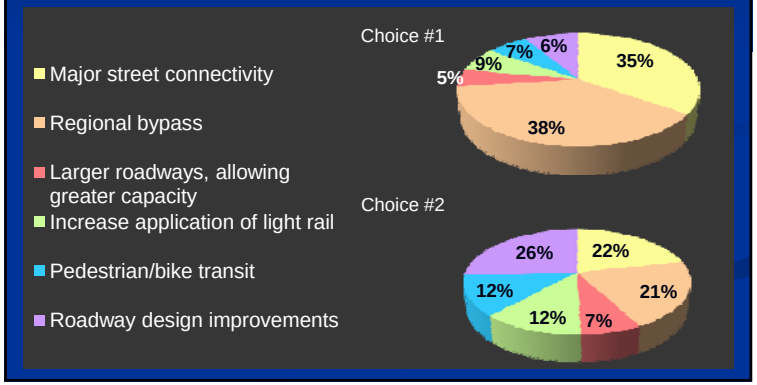
City of Marble Falls
Community Survey Results

How would you like to see the problem solved? Select two and rank #1 and #2 of the following:

- Major street connectivity, so that streets besides 281 and 1431 may be used to navigate the City
- Regional Bypass
- Larger roadways, thus allowing greater vehicular capacities
- Increase application of light rail, such as light rail connection to the Austin metro area
- Pedestrian/Bike transit; a functional sidewalk and hike/bike trail network
- Roadway design improvements and controlled ingress/egress to development to manage vehicular and pedestrian movements

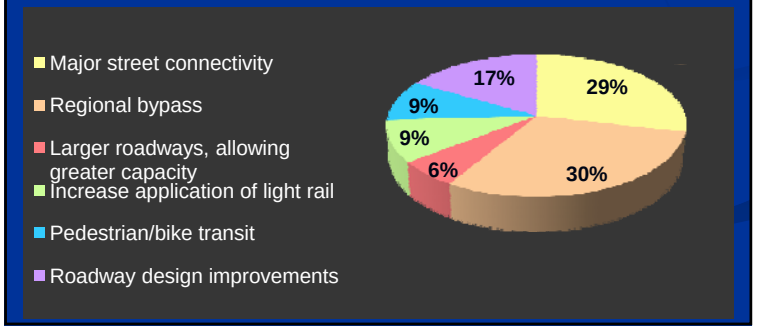
City of Marble Falls
Community Survey Results

How would you like to see the problem solved? Select two and rank #1 and #2 of the following:



City of Marble Falls
Community Survey Results

How would you like to see the problem solved?
Total:
- Regional bypass
- Major street connectivity



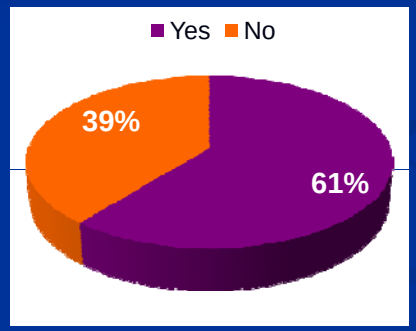
City of Marble Falls
Community Survey Results

Do you like the current appearance of signage within the City?

Yes
No

City of Marble Falls
Community Survey Results

Do you like the current appearance of signage within the City?



Yes: 305
No: 197

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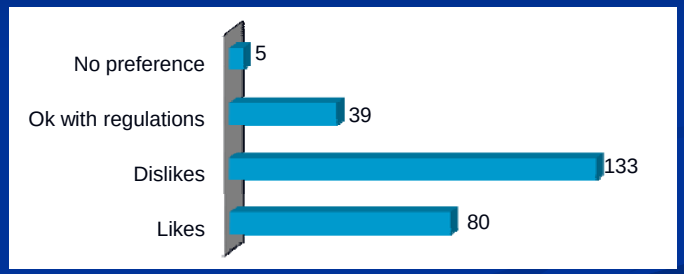
City of Marble Falls
Community Survey Results

Electronic signage is becoming more prevalent, what is your input on electronic or LED signs?



- Dislikes (tacky)

City of Marble Falls
Community Survey Results

Would the community benefit from having only one type of detached sign allowed?

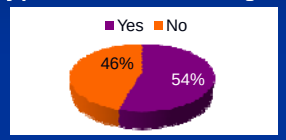
Yes
No

What signage type do you prefer?

Pole Sign
Monument Sign
Signage attached to buildings

City of Marble Falls
Community Survey Results

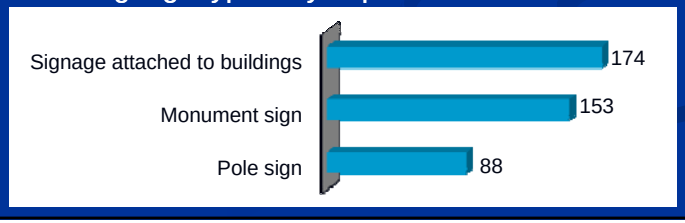
Would the community benefit from having only one type of detached sign allowed?



Yes: 224
No: 188

No answer: 163

What signage type do you prefer?



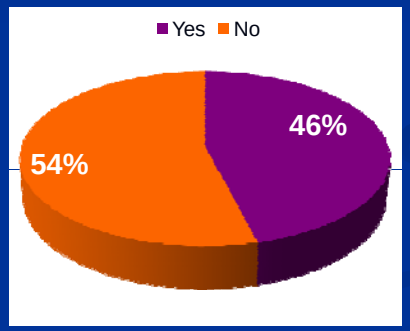
City of Marble Falls
Community Survey Results

Do temporary or banner signs appeal to you?

Yes
No

City of Marble Falls
Community Survey Results

Do temporary or banner signs appeal to you?

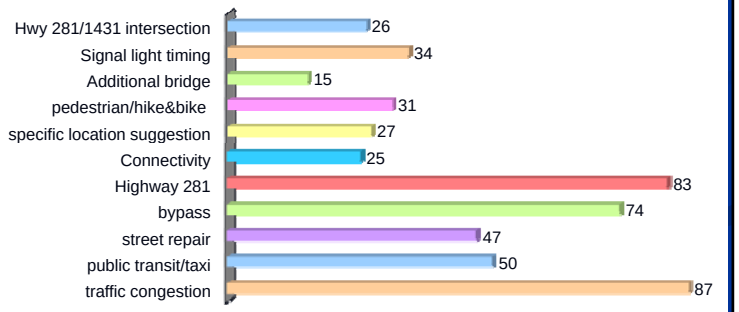


Yes: 234
No: 274

No answer: 69

City of Marble Falls
Community Survey Results

What is the single most important transportation issue for you, which should be included in the Comprehensive Plan?



City of Marble Falls
Community Survey Results

What is the single most important transportation issue for you, which should be included in the Comprehensive Plan?

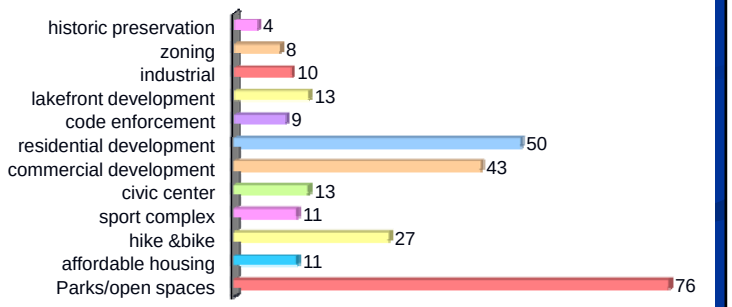
Traffic congestion – 83 responses

Traffic congestion solution suggestions:

- traffic flow improvements
- signal light timing, number of signals
- greater connectivity through town
- limit truck traffic and oversized traffic
- turn signals and lanes

City of Marble Falls
Community Survey Results

What is the single most important issue regarding land uses which should be included in the Comprehensive Plan?



City of Marble Falls
Community Survey Results

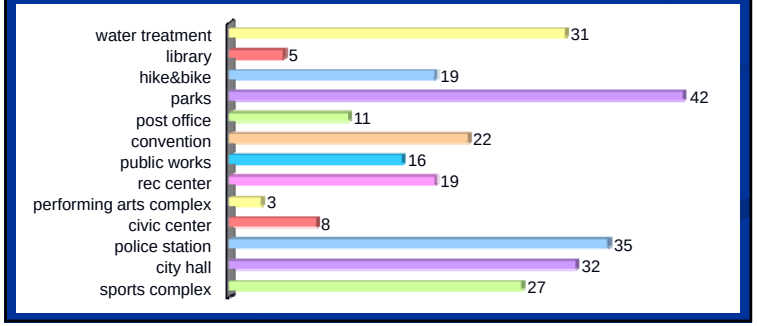
What is the single most important issue regarding land uses which should be included in the Comprehensive Plan?

The main problem with this question:

- Non-specific answers (responses included "residential" or "commercial" with no additional comments)

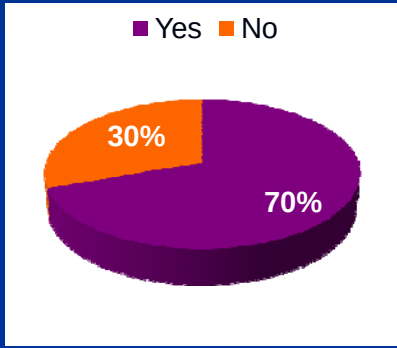
City of Marble Falls
Community Survey Results

What is the single most important public facility issue for you, which should be included in the Comprehensive Plan?



City of Marble Falls
Community Survey Results

Would you like to see major growth continue in Marble Falls?



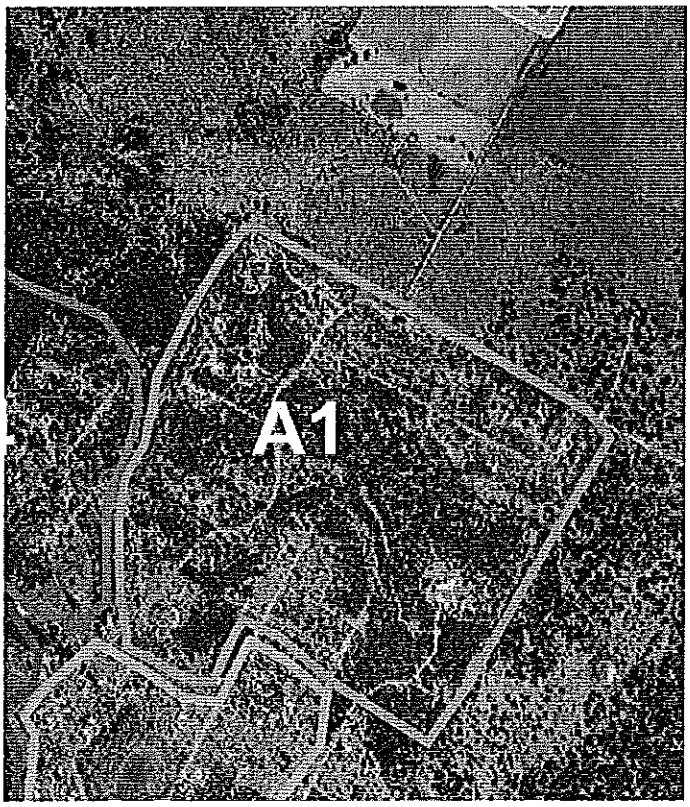
Yes: 369
No: 160

No answer: 48

Appendix 3

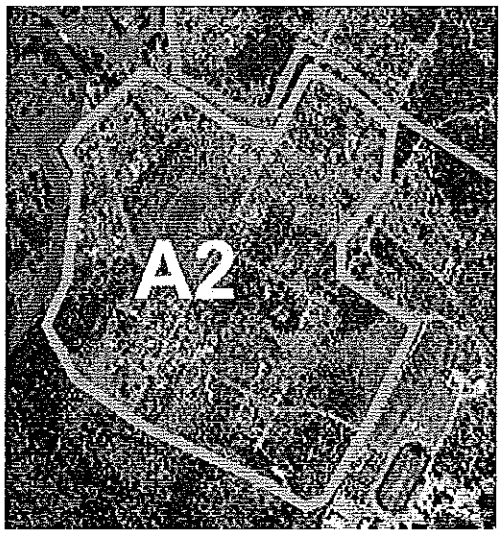
A1-High Ridge Trails

1. Has a variety of functional attributes that contribute to a resident's day
Area is "rural" feeling by nature, so, the above does not apply.
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
Again, area being rural, not intended to accommodate above
3. Has design and architectural features that are visually interesting.
Yes, housing reflects character of community, variety of styles are available and there is a sense of pride of ownership. Neighborhood consists mainly of large lots, no blocks.
4. Encourage human contact and social activities.
As a rural neighborhood, traditional "gathering" spaces are not part of this neighborhood, nor are destinations such as shopping districts, or community centers. Concern for planting more trees was expressed.
5. Promotes community involvement and maintains a secure environment
As a rural environment, and an area where people chose to be away from typical suburban and urban lifestyles, the neighborhood does not necessarily promote community involvement, and is not meant to do so. For safety, most homes have security systems or dogs.
6. Promotes sustainability and responds to climatic demands.
Yes, the neighborhood is stable, well maintained, and easily accessible by fire, police, EMS. The neighborhood does not have a neighborhood association, and is felt to not need one.
7. Has a memorable character.
Neighborhood has a country feel and this is part of its charm.



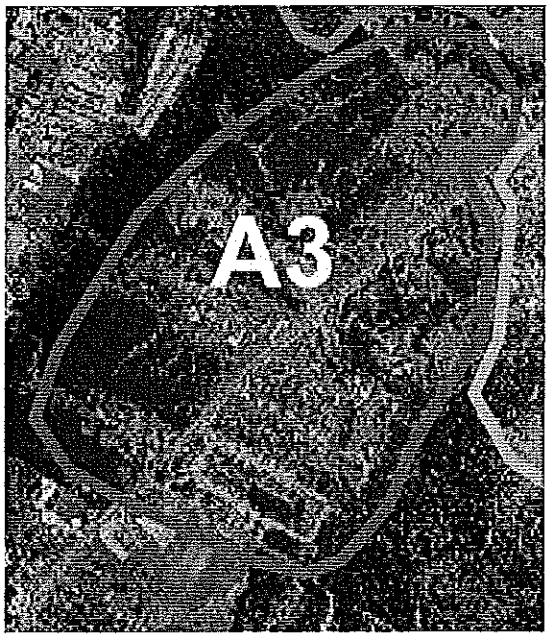
A2- High Ridge South

1. Has a variety of functional attributes that contribute to a resident's day
Neighborhood is lacking some of these attributes. There are no "daily needs" uses with the exception of parks. Also, the neighborhood lacks sidewalks making social interactions and pedestrian activity difficult..
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
Mixed responses to this: scored fairly high in providing transportation choices, and green choices, yet it was also noted that there are no sidewalks or crosswalks, and that many streets dead end, making it difficult to create connectivity in the neighborhood.
3. Has design and architectural features that are visually interesting.
Generally considered to create a cohesive neighborhood feel with similar styled homes and a variety of housing types for different demographic groups. Long blocks, however, do not promote pedestrian activity.
4. Encourage human contact and social activities.
As there are no gathering spaces, or neighborhood centers, and since there are no sidewalks, and the neighborhood is made up of long blocks, the neighborhood was not considered to easily encourage interactions. The Park View Park, when developed, will help to promote interactions, but currently there is nothing significant in this neighborhood that does this.
5. Promotes community involvement and maintains a secure environment
The community has an active neighborhood association so community policing is taken care of. The yards are quite well maintained, and although the neighborhood does not appear to be ADA compliant, it is still considered safe and secure.
6. Promotes sustainability and responds to climatic demands.
Overall, the neighborhood feels safe and well maintained, and the neighborhood association works well towards common community goals. There are no fire or police stations nearby, however they are easily accessible.
7. Has a memorable character.
The neighborhood has a "hill country" feel, and is a rather quiet neighborhood. As mentioned before, there are no gathering spaces in this neighborhood, and the future park will serve the neighborhood well.



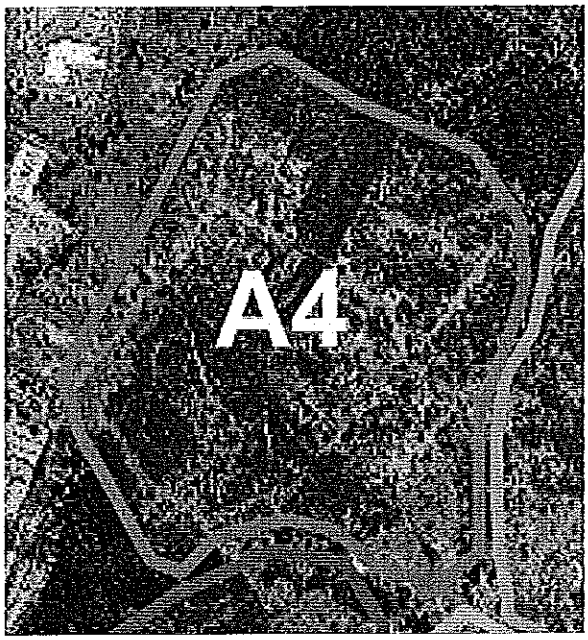
A3- Four Oaks

1. Has a variety of functional attributes that contribute to a resident's day
This neighborhood does not contain a mix of land uses, nor does it contain daily needs uses. This neighborhood, however, was not intended to have multiple land uses, and is intended to be a purely residential area. It also ranked fairly well for promoting pedestrian activity and social interaction.
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
The neighborhood does not rank high for promoting social interactions or for health and safety, but is well connected and is a pedestrian friendly environment. An excess of cars parked on the street is a hindrance to street activity.
3. Has design and architectural features that are visually interesting.
The neighborhood definitely has a distinct character and housing design and there is sense of pride of ownership amongst residents that is visible. There are not, however any gathering places in the neighborhood, and block lengths are too long to walk.
4. Encourage human contact and social activities.
Although a walkable neighborhood, it does not contain gathering spaces, or land uses that would promoted social interaction. It is a primarily residential neighborhood.
5. Promotes community involvement and maintains a secure environment
Although not ADA compliant, the neighborhood is felt to be safe and well maintained.
6. Promotes sustainability and responds to climatic demands.
The neighborhood is well maintained, and displays a pride in ownership of its residents. There is no neighborhood association present, and is accessible to fire and police. .
7. Has a memorable character.
This is a suburban neighborhood or mainly residential uses. There is some activity on the street, but no places for gathering or community events.



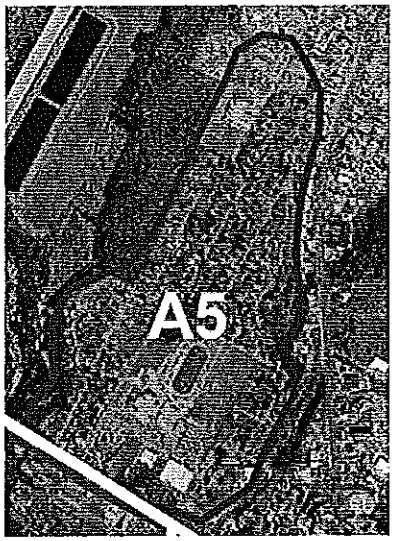
A4- Loma Vista

1. Has a variety of functional attributes that contribute to a resident's day
This neighborhood does not contain a mix of land uses, nor does it contain daily needs uses. This neighborhood, however, was not intended to have multiple land uses, and is intended to be a purely residential area. It also ranked fairly well for promoting pedestrian activity and social interaction.
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
The neighborhood does not rank high for promoting social interactions or for health and safety, nor is it considered pedestrian friendly. An excess of cars parked on the street is a hindrance to street activity.
3. Has design and architectural features that are visually interesting.
The neighborhood definitely has a distinct character and housing design and there is sense of pride of ownership amongst residents that is visible. There are not, however any gathering places in the neighborhood, and block lengths are too long to walk.
4. Encourage human contact and social activities.
This community ranked very low for this. It is not considered a walkable community, nor does it contain uses that would help promote social interactions. It is a primarily residential neighborhood.
5. Promotes community involvement and maintains a secure environment
Although not ADA compliant, the neighborhood is felt to be safe and well maintained.
6. Promotes sustainability and responds to climatic demands.
The neighborhood is well maintained, and displays a pride in ownership of its residents. There is no neighborhood association present, and is accessible to fire and police. .
7. Has a memorable character.
This is a suburban neighborhood or mainly residential uses. There is little activity on the street, but no places for gathering or community events. However, the first impression one has for the community is considered to be quite good.



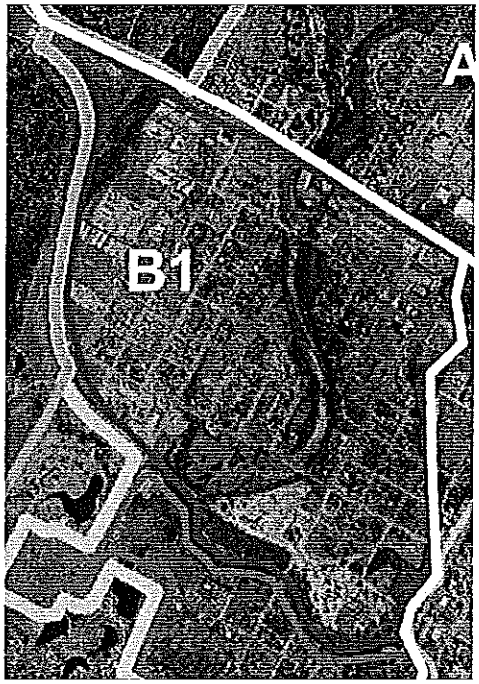
A5- Northwood

1. Has a variety of functional attributes that contribute to a resident's day
This neighborhood does contain a mix of land uses and a variety of residential uses. Lack of sidewalks somewhat limits social interactions
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
The neighborhood contains many cut throughs and traffic moving from Hwy 281 to RM 1431 tend to go through the neighborhood. Traffic calming measures, sidewalks and crosswalks are needed.
3. Has design and architectural features that are visually interesting.
The neighborhood has a ranch feel to it, is contemporary and modest. There is variety in housing styles. Some areas, particularly along the highway and the creek are not well maintained, and again, pedestrian activity is difficult as there are long blocks and no sidewalks.
4. Encourage human contact and social activities.
The neighborhood does have some variety of land uses, so schools and parks, ball fields provide opportunity for social interaction. Trails and sidewalks are lacking in the community, as well as traffic calming measures. This limits pedestrian involvement and social interaction.
5. Promotes community involvement and maintains a secure environment
The community is not ADA compliant. Safety in the community is considered fair, but some improvements were recommended including lighting needs and pedestrian access. Yards are mostly maintained except for the lands along Hwy 281 and RM1431.
6. Promotes sustainability and responds to climatic demands.
Some of the homes in the neighborhood were built in the 1970's, but are all failry well maintained. There are some vacant lots and not much recent housing activity. The neighborhood association is inactive and needs to be re
7. Has a memorable character.
This is a suburban single family neighborhood with a good mix of land uses including schools, churches, restaurants, and parks. As sidewalks are lacking, pedestrian activity is limited. The ball fields, churches and restaurants provide meeting places for the neighborhood.



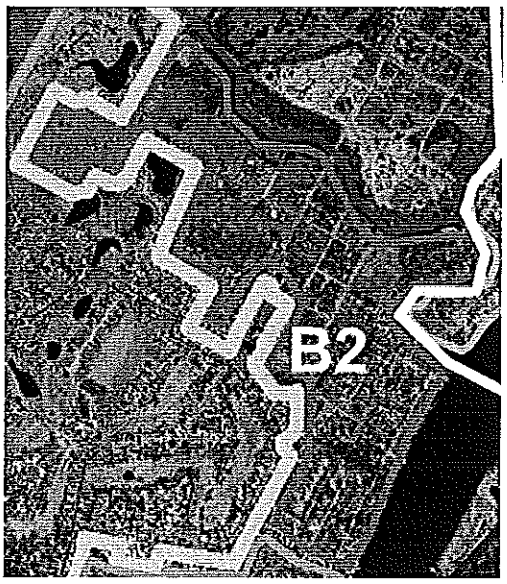
B1- Original Township

1. Has a variety of functional attributes that contribute to a resident's day
The neighborhood has a good mix of residential, park, recreational and retail uses as well as some daily needs uses.
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
Improvements are needed in this area. Sidewalks and crosswalks are needed as well as traffic calming measures.
3. Has design and architectural features that are visually interesting.
The neighborhood does not exhibit a variety of housing styles and there seems to be problems with properties being maintained. Pride of ownership is lacking. The neighborhood does have short blocks, so the potential for creating a pedestrian environment is possible.
4. Encourage human contact and social activities.
The neighborhood seems to have many positive places to go to but they do not appear to be very accessible. So, although the potential exists, it is not being used currently.
5. Promotes community involvement and maintains a secure environment
Overall, the neighborhood needs assistance in this area. It is not ADA compliant, yards are not maintained, and there is no community level of policing prevention in effect.
6. Promotes sustainability and responds to climatic demands.
Neighborhood is not very stable, pride of ownership is lacking, properties are not well maintained. The community is however accessible by fire and police.
7. Has a memorable character.
First impression is perceived as not very good. It is a neighborhood that lacks cohesion and a sense of community. A lack of gathering or community spaces also does not help in bringing the neighborhood together and fostering a sense of pride.



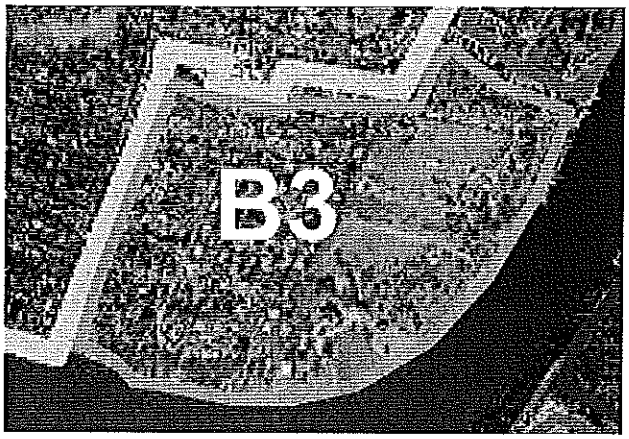
B2 - Original Township South

1. Has a variety of functional attributes that contribute to a resident's day
This neighborhood does have a good mix of different land uses as well as daily needs uses, yet does not include uses that would encourage pedestrian activity and social interaction.
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
The responses here were neutral (5 out of 10 for all questions), with a comment that overall this requires improvement.
3. Has design and architectural features that are visually interesting.
This neighborhood does not appear to have a great variety of housing choices or variety of styles, and includes a large amount of rental housing. Pride of ownership appears lacking. Block length does appear to be walkable.
4. Encourage human contact and social activities.
This neighborhood includes Johnson Park, a strong community amenity and gathering place. However, aside from Johnson Park, it does not appear that the neighborhood promotes to a great degree pedestrian activity or interactions amongst residents.
5. Promotes community involvement and maintains a secure environment
This neighborhood does not appear to maintain a secure environment. Yards are not well maintained, community policing does not seem to exist, and the community is not ADA compliant.
6. Promotes sustainability and responds to climatic demands.
This neighborhood does not appear to be very stable, and maintenance and upkeep do appear to be a problem. There does not appear to be a neighborhood association present, or it is inactive. It does have fairly good access to fire and police, however.
7. Has a memorable character.
The first impressions for this neighborhood do not seem very good, it is an urban neighborhood or mostly rental and multi-family dwellings, and there does not appear to be much activity on the street or social interactions. The only place of interest and a gathering place appears to be Johnson Park. The neighborhood appears to lack cohesion and a strong sense of place.



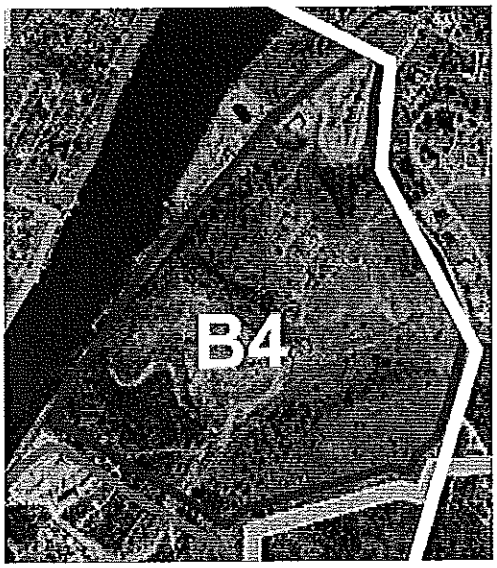
B3- Pecan Valley

1. Has a variety of functional attributes that contribute to a resident's day
This neighborhood has a limited mixed uses and no daily needs uses available. Some pedestrian activity is encouraged.
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
The responses to this question were rather neutral (ranked 5 out of 10 across all questions)
3. Has design and architectural features that are visually interesting.
Homes in this neighborhood are considered to have a distinct style and provide a variety of hosing styles to accommodate different demographic mixes. There is a sense of ownership amongst residents and pedestrian activity is promoted through short blocks.
4. Encourage human contact and social activities.
The neighborhood is primarily residential and does not contain activity centers such as shopping areas, schools, community centers. There are some gathering spaces such as parks. The neighborhood is also somewhat neutral in promoting pedestrian activity and social interaction.
5. Promotes community involvement and maintains a secure environment
The neighborhood is ADA compliant and the community does well with respect to policing and preventing crime. Yards are maintained.
6. Promotes sustainability and responds to climatic demands.
This is a stable neighborhood and new developments tend to fit into the existing context of housing styles. Pride of ownership is not very strong and the neighborhood is not well accessed by fire and police. There is a neighborhood association present and it works quite well.
7. Has a memorable character.
There does not appear to be a cohesive character regarding the neighborhood. Also there does not appear to be a place that brings the neighborhood together or elements that enhance social interactions.



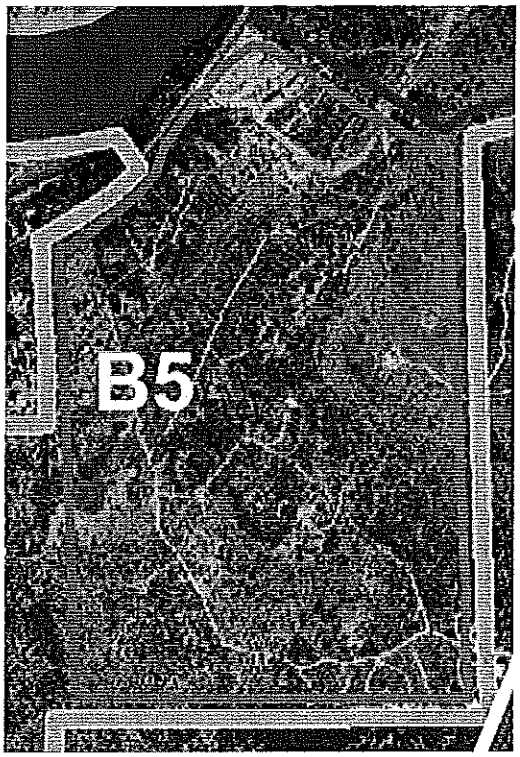
B4-La Ventana

1. Has a variety of functional attributes that contribute to a resident's day
This is a master planned mixed use community, so it does contain a variety of land uses, including daily needs uses, as well as encourages pedestrian activity. .
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
The neighborhood ranked fairly high in terms of providing a variety of modal choices to residents and ranked very high in terms of promoting connectivity, creating a pedestrian friendly environment
3. Has design and architectural features that are visually interesting.
This neighborhood contains a variety of housing styles and choices for different demographics, and reflects the character of the community. The neighborhood also provides a variety of gathering places, places of interest, and exhibits pride of ownership by its residents. Block length is not most conducive to promoting pedestrian activity.
4. Encourage human contact and social activities.
The neighborhood does highly promote human contact, social interactions, and activity, containing gathering places, promoting pedestrian activity, and containing homes with porches that promotes neighbor interactions.
5. Promotes community involvement and maintains a secure environment
The neighborhood is considered safe and secure. It is ADA compliant, encouraged community policing and is designed to help prevent crime. Yards are well maintained.
6. Promotes sustainability and responds to climatic demands.
Neighborhood is stable and established. In fill housing is not completely in context with surroundings, but the neighborhood is very well maintained, accessible to fire and police, and has an active neighborhood association that works towards a common community goal.
7. Has a memorable character.
The neighborhood gives a very good first impression, is cohesive is community feel, promotes activity on the street, and contains places of interest. A common theme is not so strong for this community, but is there nonetheless.



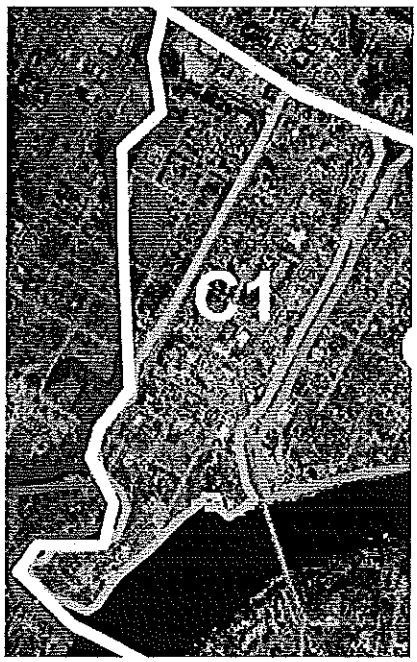
B5 -Rocky Road Subdivision

1. Has a variety of functional attributes that contribute to a resident's day
This neighborhood appears to be agricultural in nature and undeveloped, so there are no mixes of land uses or daily needs uses available.
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
Again, being agricultural in nature, this does not apply.
3. Has design and architectural features that are visually interesting.
Does not apply.
4. Encourage human contact and social activities.
Does not apply.
5. Promotes community involvement and maintains a secure environment
Does not apply.
6. Promotes sustainability and responds to climatic demands.
Does not apply.
7. Has a memorable character.
Does not apply.



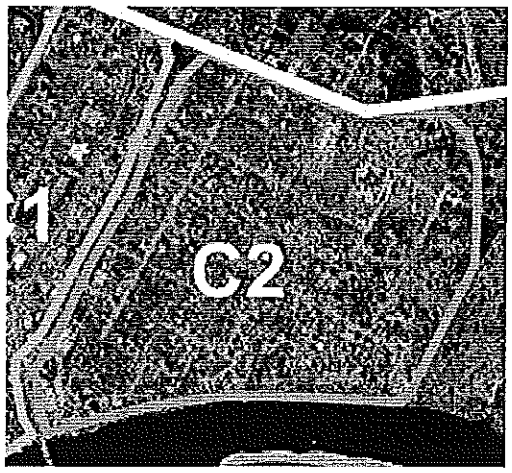
C1-Downtown

1. Has a variety of functional attributes that contribute to a resident's day
This downtown neighborhood contains a very good mix of uses, including daily needs uses. Sidewalks promote pedestrian traffic.
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
Pedestrian activity is promoted, as well as vehicle, but that is all. Traffic calming measures exist and are quite good
3. Has design and architectural features that are visually interesting.
The downtown neighborhood does contain housing that reflects the character of the neighborhood. There is not a great variety of housing styles, but there is pride of ownership and it is evident in home and yard maintenance. There are also interesting gathering places for the community.
4. Encourage human contact and social activities.
The neighborhood does contain centers of activity and fosters social interactions. There are also gathering places, and the neighborhood encourages pedestrian activity. Older areas of the neighborhood, however, lack sidewalks.
5. Promotes community involvement and maintains a secure environment
The neighborhood is secure, and ADA compliant. Yards are well maintained and due to the amount of social interactions and street activity, criminal activity is less.
6. Promotes sustainability and responds to climatic demands.
The neighborhood is very stable, established and well maintained. It does not have a neighborhood association, and some redevelopment has occurred.
7. Has a memorable character.
The first impression of the neighborhood is very good, contains places of interest and gathering, and promotes activity on the street.



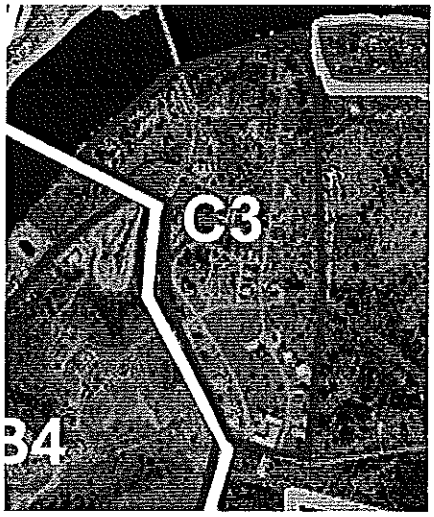
C2-East Township

1. Has a variety of functional attributes that contribute to a resident's day
This neighborhood has a good mix of uses as well as daily needs uses, and encourages pedestrian activity.
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
The neighborhood has not been designed to accommodate different modal choices, except for vehicle and some pedestrian activity. Access and connectivity are good, and some traffic calming measures exist in this community.
3. Has design and architectural features that are visually interesting.
The neighborhood displays pride of ownership of residents by well maintained homes and yards, and has interesting places for gathering, helping to promote social interactions. There is some variety of housing types available.
4. Encourage human contact and social activities.
Activity centers such as shopping areas and community centers are not a major part of this neighborhood, however, the neighborhood is walkable, there are neighborhood parks, and social interactions do take place.
5. Promotes community involvement and maintains a secure environment
The neighborhood is fairly well maintained, and with activity in the neighborhood, it is well watched for crime prevention. It is not fully ADA compliant.
6. Promotes sustainability and responds to climatic demands.
The neighborhood is very stable and established. Housing and yards are well maintained, and there is a definite sense of ownership amongst residents. There is no neighborhood association for this community, but it is well accessed by fire and police.
7. Has a memorable character.
The first impressions of this neighborhood are very good. There is street activity and there is a strong sense of place. There is not a real theme carried out through the neighborhood.



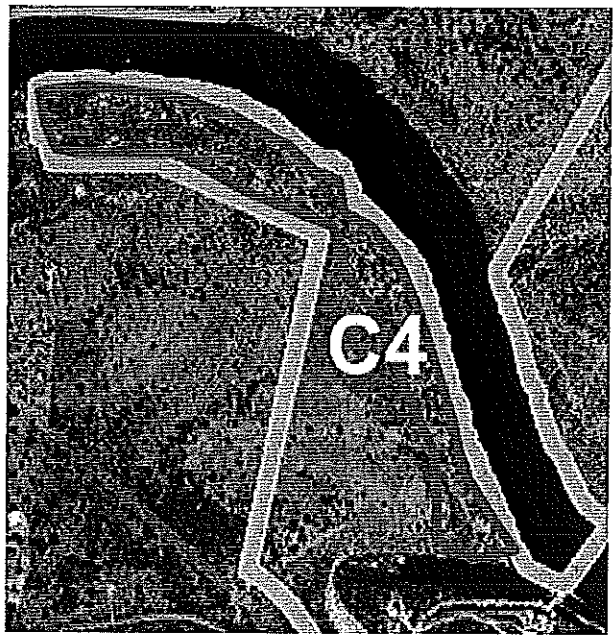
C3-Gateway

1. Has a variety of functional attributes that contribute to a resident's day
This, such as residential with industrial uses. Also there are not many daily needs uses. There is some pedestrian activity in this neighborhood.
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
The response to this question was very mixed. The neighborhood does not appear to be pedestrian friendly, but does allow for a good mix of modal choices to residents, Access and connectivity is fairly good, but there is not much activity on the streets.
3. Has design and architectural features that are visually interesting.
The neighborhood does not have a distinct single character that is reflected in its housing styles. It does provide a good range of housing choices from single family homes to townhomes to apartments. There does not appear to be any places of interest for the community to gather at. There is a good sense of pride of ownership amongst residents evident in well maintained homes and yards. Block lengths are walkable.
4. Encourage human contact and social activities.
There are not many gathering spaces or activity centers in this neighborhood that help to promote social interactions, nor does it appear to be designed to promote interactions..
5. Promotes community involvement and maintains a secure environment
The neighborhood is well maintained and there is a good level of community policing that takes place.
6. Promotes sustainability and responds to climatic demands.
The neighborhood is a fairly stable and established neighborhood. There are however, several open lots that need to be developed on. Pride of ownership is apparent as yards and homes are maintained. Access to fire and police is quite good.
7. Has a memorable character.
The first impression of this community is quite good, even though it does not appear to have a single cohesive feel. There are no real places of interest that bring the community together.



C4-Los Escondidos

1. Has a variety of functional attributes that contribute to a resident's day
This mainly residential private waterfront neighborhood does not contain a mix of land uses nor daily needs uses. There are also no sidewalks in the neighborhood which means less pedestrian activity.
2. Accommodates multimodal transportation (pedestrian, drivers, and bicyclists).
This neighborhood is primarily governed by vehicular traffic along with some pedestrian activity. There are no sidewalks, and traffic calming measures do not exist.
3. Has design and architectural features that are visually interesting.
The housing in this neighborhood does reflect a similar character and there are a variety of housing choices to support the different demographic mixes in the neighborhood. There are no public gathering places in this community. There is a strong sense of pride of ownership evident in the upkeep and maintenance of homes and yards.
4. Encourage human contact and social activities.
The neighborhood does not promote social interactions with no sidewalks, gathering places or places of interest.
5. Promotes community involvement and maintains a secure environment
The neighborhood is not ADA compliant, but homes and yards are well maintained.
6. Promotes sustainability and responds to climatic demands.
The neighborhood is stable and established and almost built out. Homes and yards are well maintained and it is accessible to fire and police. The neighborhood does not have a neighborhood association.
7. Has a memorable character.
The first impression of the neighborhood is very good. But there are few places of interest and little social interactions.



Appendix 4

U.S. Census Bureau
American FactFinder

DP-1. **Profile of General Demographic Characteristics: 2000**
Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data
Geographic Area: **Marble Falls city, Texas**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf1u.htm.

Subject	Number	Percent
Total population	**4,959**	**100.0**
SEX AND AGE		
Male	2,327	46.9
Female	2,632	53.1
Under 5 years	386	7.8
5 to 9 years	378	7.6
10 to 14 years	427	8.6
15 to 19 years	375	7.6
20 to 24 years	296	6.0
25 to 34 years	577	11.6
35 to 44 years	705	14.2
45 to 54 years	577	11.6
55 to 59 years	223	4.5
60 to 64 years	211	4.3
65 to 74 years	385	7.8
75 to 84 years	260	5.2
85 years and over	159	3.2
Median age (years)	35.7	(X)
18 years and over	3,537	71.3
Male	1,614	32.5
Female	1,923	38.8
21 years and over	3,333	67.2
62 years and over	920	18.6
65 years and over	804	16.2
Male	302	6.1
Female	502	10.1
RACE		
One race	4,860	98.0
White	4,255	85.8
Black or African American	123	2.5
American Indian and Alaska Native	20	0.4
Asian	21	0.4
Asian Indian	5	0.1
Chinese	3	0.1
Filipino	4	0.1
Japanese	0	0.0
Korean	2	0.0
Vietnamese	5	0.1
Other Asian [1]	2	0.0
Native Hawaiian and Other Pacific Islander	1	0.0
Native Hawaiian	1	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander [2]	0	0.0
Some other race	440	8.9
Two or more races	99	2.0
Race alone or in combination with one or more other races [3]		

Subject	Number	Percent
White	4,340	87.5
Black or African American	151	3.0
American Indian and Alaska Native	54	1.1
Asian	29	0.6
Native Hawaiian and Other Pacific Islander	4	0.1
Some other race	486	9.8
HISPANIC OR LATINO AND RACE		
Total population	**4,959**	**100.0**
Hispanic or Latino (of any race)	1,118	22.5
Mexican	920	18.6
Puerto Rican	9	0.2
Cuban	0	0.0
Other Hispanic or Latino	189	3.8
Not Hispanic or Latino	3,841	77.5
White alone	3,631	73.2
RELATIONSHIP		
Total population	**4,959**	**100.0**
In households	4,838	97.6
Householder	1,931	38.9
Spouse	909	18.3
Child	1,532	30.9
Own child under 18 years	1,314	26.5
Other relatives	225	4.5
Under 18 years	83	1.7
Nonrelatives	241	4.9
Unmarried partner	100	2.0
In group quarters	121	2.4
Institutionalized population	110	2.2
Noninstitutionalized population	11	0.2
HOUSEHOLDS BY TYPE		
Total households	**1,931**	**100.0**
Family households (families)	1,267	65.6
With own children under 18 years	677	35.1
Married-couple family	909	47.1
With own children under 18 years	419	21.7
Female householder, no husband present	276	14.3
With own children under 18 years	202	10.5
Nonfamily households	664	34.4
Householder living alone	575	29.8
Householder 65 years and over	255	13.2
Households with individuals under 18 years	739	38.3
Households with individuals 65 years and over	535	27.7
Average household size	2.51	(X)
Average family size	3.10	(X)
HOUSING OCCUPANCY		
Total housing units	**2,085**	**100.0**
Occupied housing units	1,931	92.6
Vacant housing units	154	7.4
For seasonal, recreational, or occasional use	19	0.9
Homeowner vacancy rate (percent)	3.3	(X)
Rental vacancy rate (percent)	5.7	(X)
HOUSING TENURE		
Occupied housing units	**1,931**	**100.0**
Owner-occupied housing units	1,095	56.7
Renter-occupied housing units	836	43.3
Average household size of owner-occupied unit	2.62	(X)
Average household size of renter-occupied unit	2.35	(X)

(X) Not applicable
[1] Other Asian alone, or two or more Asian categories.
[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.
[3] In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.
Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P,17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

U.S. Census Bureau
American FactFinder

DP-1. **Profile of General Demographic Characteristics: 2000**
Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data
Geographic Area: **Burnet County, Texas**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf1u.htm.

Subject	Number	Percent
Total population	**34,147**	**100.0**
SEX AND AGE		
Male	16,529	48.4
Female	17,618	51.6
Under 5 years	2,215	6.5
5 to 9 years	2,167	6.3
10 to 14 years	2,445	7.2
15 to 19 years	2,364	6.9
20 to 24 years	1,580	4.6
25 to 34 years	3,644	10.7
35 to 44 years	5,239	15.3
45 to 54 years	4,554	13.3
55 to 59 years	1,949	5.7
60 to 64 years	1,864	5.5
65 to 74 years	3,414	10.0
75 to 84 years	1,985	5.8
85 years and over	727	2.1
Median age (years)	40.2	(X)
18 years and over	25,779	75.5
Male	12,304	36.0
Female	13,475	39.5
21 years and over	24,618	72.1
62 years and over	7,226	21.2
65 years and over	6,126	17.9
Male	2,724	8.0
Female	3,402	10.0
RACE		
One race	33,607	98.4
White	30,610	89.6
Black or African American	519	1.5
American Indian and Alaska Native	232	0.7
Asian	95	0.3
Asian Indian	18	0.1
Chinese	7	0.0
Filipino	24	0.1
Japanese	6	0.0
Korean	13	0.0
Vietnamese	9	0.0
Other Asian [1]	18	0.1
Native Hawaiian and Other Pacific Islander	20	0.1
Native Hawaiian	5	0.0
Guamanian or Chamorro	4	0.0
Samoan	7	0.0
Other Pacific Islander [2]	4	0.0
Some other race	2,131	6.2
Two or more races	540	1.6
Race alone or in combination with one or more other races [3]		

Subject	Number	Percent
White	31,117	91.1
Black or African American	594	1.7
American Indian and Alaska Native	438	1.3
Asian	155	0.5
Native Hawaiian and Other Pacific Islander	31	0.1
Some other race	2,376	7.0
HISPANIC OR LATINO AND RACE		
Total population	**34,147**	**100.0**
Hispanic or Latino (of any race)	5,044	14.8
Mexican	4,106	12.0
Puerto Rican	33	0.1
Cuban	14	0.0
Other Hispanic or Latino	891	2.6
Not Hispanic or Latino	29,103	85.2
White alone	28,017	82.0
RELATIONSHIP		
Total population	**34,147**	**100.0**
In households	33,255	97.4
Householder	13,133	38.5
Spouse	8,076	23.7
Child	9,197	26.9
Own child under 18 years	7,514	22.0
Other relatives	1,514	4.4
Under 18 years	634	1.9
Nonrelatives	1,335	3.9
Unmarried partner	577	1.7
In group quarters	892	2.6
Institutionalized population	806	2.4
Noninstitutionalized population	86	0.3
HOUSEHOLDS BY TYPE		
Total households	**13,133**	**100.0**
Family households (families)	9,661	73.6
With own children under 18 years	3,954	30.1
Married-couple family	8,076	61.5
With own children under 18 years	3,010	22.9
Female householder, no husband present	1,126	8.6
With own children under 18 years	677	5.2
Nonfamily households	3,472	26.4
Householder living alone	2,959	22.5
Householder 65 years and over	1,412	10.8
Households with individuals under 18 years	4,370	33.3
Households with individuals 65 years and over	4,141	31.5
Average household size	2.53	(X)
Average family size	2.94	(X)
HOUSING OCCUPANCY		
Total housing units	**15,933**	**100.0**
Occupied housing units	13,133	82.4
Vacant housing units	2,800	17.6
For seasonal, recreational, or occasional use	1,652	10.4
Homeowner vacancy rate (percent)	2.2	(X)
Rental vacancy rate (percent)	7.5	(X)
HOUSING TENURE		
Occupied housing units	**13,133**	**100.0**
Owner-occupied housing units	10,286	78.3
Renter-occupied housing units	2,847	21.7
Average household size of owner-occupied unit	2.53	(X)
Average household size of renter-occupied unit	2.53	(X)

(X) Not applicable
[1] Other Asian alone, or two or more Asian categories.
[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.
[3] In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.
Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P,17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

U.S. Census Bureau
American FactFinder

DP-1. **Profile of General Demographic Characteristics: 2000**
Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data
Geographic Area: **Austin--San Marcos, TX MSA**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf1u.htm.

Subject	Number	Percent
Total population	**1,249,763**	**100.0**
SEX AND AGE		
Male	635,067	50.8
Female	614,696	49.2
Under 5 years	93,064	7.4
5 to 9 years	88,790	7.1
10 to 14 years	84,962	6.8
15 to 19 years	93,911	7.5
20 to 24 years	123,298	9.9
25 to 34 years	228,717	18.3
35 to 44 years	212,146	17.0
45 to 54 years	155,896	12.5
55 to 59 years	45,591	3.6
60 to 64 years	32,744	2.6
65 to 74 years	49,468	4.0
75 to 84 years	30,070	2.4
85 years and over	11,106	0.9
Median age (years)	30.9	(X)
18 years and over	932,741	74.6
Male	471,733	37.7
Female	461,008	36.9
21 years and over	863,332	69.1
62 years and over	109,513	8.8
65 years and over	90,644	7.3
Male	37,838	3.0
Female	52,806	4.2
RACE		
One race	1,216,771	97.4
White	905,970	72.5
Black or African American	99,432	8.0
American Indian and Alaska Native	7,092	0.6
Asian	44,029	3.5
Asian Indian	10,936	0.9
Chinese	10,644	0.9
Filipino	2,628	0.2
Japanese	1,744	0.1
Korean	4,777	0.4
Vietnamese	8,641	0.7
Other Asian [1]	4,659	0.4
Native Hawaiian and Other Pacific Islander	870	0.1
Native Hawaiian	327	0.0
Guamanian or Chamorro	179	0.0
Samoan	136	0.0
Other Pacific Islander [2]	228	0.0
Some other race	159,378	12.8
Two or more races	32,992	2.6
Race alone or in combination with one or more other races [3]		

Subject	Number	Percent
White	933,922	74.7
Black or African American	105,909	8.5
American Indian and Alaska Native	13,831	1.1
Asian	50,829	4.1
Native Hawaiian and Other Pacific Islander	1,908	0.2
Some other race	178,157	14.3
HISPANIC OR LATINO AND RACE		
Total population	**1,249,763**	**100.0**
Hispanic or Latino (of any race)	327,760	26.2
Mexican	248,855	19.9
Puerto Rican	4,626	0.4
Cuban	2,032	0.2
Other Hispanic or Latino	72,247	5.8
Not Hispanic or Latino	922,003	73.8
White alone	758,302	60.7
RELATIONSHIP		
Total population	**1,249,763**	**100.0**
In households	1,212,806	97.0
Householder	471,855	37.8
Spouse	227,714	18.2
Child	345,255	27.6
Own child under 18 years	283,400	22.7
Other relatives	71,695	5.7
Under 18 years	25,979	2.1
Nonrelatives	96,287	7.7
Unmarried partner	26,652	2.1
In group quarters	36,957	3.0
Institutionalized population	15,605	1.2
Noninstitutionalized population	21,352	1.7
HOUSEHOLDS BY TYPE		
Total households	**471,855**	**100.0**
Family households (families)	295,809	62.7
With own children under 18 years	154,635	32.8
Married-couple family	227,714	48.3
With own children under 18 years	115,524	24.5
Female householder, no husband present	48,236	10.2
With own children under 18 years	30,009	6.4
Nonfamily households	176,046	37.3
Householder living alone	125,430	26.6
Householder 65 years and over	22,152	4.7
Households with individuals under 18 years	168,342	35.7
Households with individuals 65 years and over	62,994	13.4
Average household size	2.57	(X)
Average family size	3.18	(X)
HOUSING OCCUPANCY		
Total housing units	**496,004**	**100.0**
Occupied housing units	471,855	95.1
Vacant housing units	24,149	4.9
For seasonal, recreational, or occasional use	4,775	1.0
Homeowner vacancy rate (percent)	1.2	(X)
Rental vacancy rate (percent)	3.8	(X)
HOUSING TENURE		
Occupied housing units	**471,855**	**100.0**
Owner-occupied housing units	274,712	58.2
Renter-occupied housing units	197,143	41.8
Average household size of owner-occupied unit	2.79	(X)
Average household size of renter-occupied unit	2.26	(X)

(X) Not applicable
[1] Other Asian alone, or two or more Asian categories.
[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.
[3] In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.
Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P,17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

U.S. Census Bureau
American FactFinder

DP-1. **Profile of General Demographic Characteristics: 2000**
Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data
Geographic Area: **Texas**

NOTE: Corrected counts are available for one or more geographies displayed in this table.

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf1u.htm.

Subject	Number	Percent
Total population	**20,851,820**	**100.0**
SEX AND AGE		
Male	10,352,910	49.6
Female	10,498,910	50.4
Under 5 years	1,624,628	7.8
5 to 9 years	1,654,184	7.9
10 to 14 years	1,631,192	7.8
15 to 19 years	1,636,232	7.8
20 to 24 years	1,539,404	7.4
25 to 34 years	3,162,083	15.2
35 to 44 years	3,322,238	15.9
45 to 54 years	2,611,137	12.5
55 to 59 years	896,521	4.3
60 to 64 years	701,669	3.4
65 to 74 years	1,142,608	5.5
75 to 84 years	691,984	3.3
85 years and over	237,940	1.1
Median age (years)	32.3	(X)
18 years and over	14,965,061	71.8
Male	7,338,177	35.2
Female	7,626,884	36.6
21 years and over	13,981,939	67.1
62 years and over	2,479,192	11.9
65 years and over	2,072,532	9.9
Male	862,181	4.1
Female	1,210,351	5.8
RACE		
One race	20,337,187	97.5
White	14,799,505	71.0
Black or African American	2,404,566	11.5
American Indian and Alaska Native	118,362	0.6
Asian	562,319	2.7
Asian Indian	129,365	0.6
Chinese	105,829	0.5
Filipino	58,340	0.3
Japanese	17,120	0.1
Korean	45,571	0.2
Vietnamese	134,961	0.6
Other Asian [1]	71,133	0.3
Native Hawaiian and Other Pacific Islander	14,434	0.1
Native Hawaiian	3,475	0.0
Guamanian or Chamorro	3,641	0.0
Samoan	2,491	0.0
Other Pacific Islander [2]	4,827	0.0
Some other race	2,438,001	11.7
Two or more races	514,633	2.5

Subject	Number	Percent
Race alone or in combination with one or more other races [3]		
White	15,240,387	73.1
Black or African American	2,493,057	12.0
American Indian and Alaska Native	215,599	1.0
Asian	644,193	3.1
Native Hawaiian and Other Pacific Islander	29,094	0.1
Some other race	2,766,586	13.3
HISPANIC OR LATINO AND RACE		
Total population	**20,851,820**	**100.0**
Hispanic or Latino (of any race)	6,669,666	32.0
Mexican	5,071,963	24.3
Puerto Rican	69,504	0.3
Cuban	25,705	0.1
Other Hispanic or Latino	1,502,494	7.2
Not Hispanic or Latino	14,182,154	68.0
White alone	10,933,313	52.4
RELATIONSHIP		
Total population	**20,851,820**	**100.0**
In households	20,290,711	97.3
Householder	7,393,354	35.5
Spouse	3,989,741	19.1
Child	6,565,663	31.5
Own child under 18 years	5,164,472	24.8
Other relatives	1,419,208	6.8
Under 18 years	601,820	2.9
Nonrelatives	922,745	4.4
Unmarried partner	327,246	1.6
In group quarters	561,109	2.7
Institutionalized population	374,704	1.8
Noninstitutionalized population	186,405	0.9
HOUSEHOLDS BY TYPE		
Total households	**7,393,354**	**100.0**
Family households (families)	5,247,794	71.0
With own children under 18 years	2,723,330	36.8
Married-couple family	3,989,741	54.0
With own children under 18 years	2,001,628	27.1
Female householder, no husband present	937,589	12.7
With own children under 18 years	564,288	7.6
Nonfamily households	2,145,560	29.0
Householder living alone	1,752,141	23.7
Householder 65 years and over	536,286	7.3
Households with individuals under 18 years	3,027,570	40.9
Households with individuals 65 years and over	1,469,876	19.9
Average household size	2.74	(X)
Average family size	3.28	(X)
HOUSING OCCUPANCY		
Total housing units	**8,157,575**	**100.0**
Occupied housing units	7,393,354	90.6
Vacant housing units	764,221	9.4
For seasonal, recreational, or occasional use	173,149	2.1
Homeowner vacancy rate (percent)	1.8	(X)
Rental vacancy rate (percent)	8.5	(X)
HOUSING TENURE		
Occupied housing units	**7,393,354**	**100.0**
Owner-occupied housing units	4,716,959	63.8
Renter-occupied housing units	2,676,395	36.2
Average household size of owner-occupied unit	2.87	(X)

Subject	Number	Percent
	2.53	(X)

(X) Not applicable
[1] Other Asian alone, or two or more Asian categories.
[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.
[3] In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.
Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P,17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

U.S. Census Bureau
American FactFinder

DP-1. **Profile of General Demographic Characteristics: 2000**
Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data
Geographic Area: **United States**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf1u.htm.

Subject	Number	Percent
Total population	**281,421,906**	**100.0**
SEX AND AGE		
Male	138,053,563	49.1
Female	143,368,343	50.9
Under 5 years	19,175,798	6.8
5 to 9 years	20,549,505	7.3
10 to 14 years	20,528,072	7.3
15 to 19 years	20,219,890	7.2
20 to 24 years	18,964,001	6.7
25 to 34 years	39,891,724	14.2
35 to 44 years	45,148,527	16.0
45 to 54 years	37,677,952	13.4
55 to 59 years	13,469,237	4.8
60 to 64 years	10,805,447	3.8
65 to 74 years	18,390,986	6.5
75 to 84 years	12,361,180	4.4
85 years and over	4,239,587	1.5
Median age (years)	35.3	(X)
18 years and over	209,128,094	74.3
Male	100,994,367	35.9
Female	108,133,727	38.4
21 years and over	196,899,193	70.0
62 years and over	41,256,029	14.7
65 years and over	34,991,753	12.4
Male	14,409,625	5.1
Female	20,582,128	7.3
RACE		
One race	274,595,678	97.6
White	211,460,626	75.1
Black or African American	34,658,190	12.3
American Indian and Alaska Native	2,475,956	0.9
Asian	10,242,998	3.6
Asian Indian	1,678,765	0.6
Chinese	2,432,585	0.9
Filipino	1,850,314	0.7
Japanese	796,700	0.3
Korean	1,076,872	0.4
Vietnamese	1,122,528	0.4
Other Asian [1]	1,285,234	0.5
Native Hawaiian and Other Pacific Islander	398,835	0.1
Native Hawaiian	140,652	0.0
Guamanian or Chamorro	58,240	0.0
Samoan	91,029	0.0
Other Pacific Islander [2]	108,914	0.0
Some other race	15,359,073	5.5
Two or more races	6,826,228	2.4
Race alone or in combination with one or more other races [3]		

Subject	Number	Percent
White	216,930,975	77.1
Black or African American	36,419,434	12.9
American Indian and Alaska Native	4,119,301	1.5
Asian	11,898,828	4.2
Native Hawaiian and Other Pacific Islander	874,414	0.3
Some other race	18,521,486	6.6
HISPANIC OR LATINO AND RACE		
Total population	**281,421,906**	**100.0**
Hispanic or Latino (of any race)	35,305,818	12.5
Mexican	20,640,711	7.3
Puerto Rican	3,406,178	1.2
Cuban	1,241,685	0.4
Other Hispanic or Latino	10,017,244	3.6
Not Hispanic or Latino	246,116,088	87.5
White alone	194,552,774	69.1
RELATIONSHIP		
Total population	**281,421,906**	**100.0**
In households	273,643,273	97.2
Householder	105,480,101	37.5
Spouse	54,493,232	19.4
Child	83,393,392	29.6
Own child under 18 years	64,494,637	22.9
Other relatives	15,684,318	5.6
Under 18 years	6,042,435	2.1
Nonrelatives	14,592,230	5.2
Unmarried partner	5,475,768	1.9
In group quarters	7,778,633	2.8
Institutionalized population	4,059,039	1.4
Noninstitutionalized population	3,719,594	1.3
HOUSEHOLDS BY TYPE		
Total households	**105,480,101**	**100.0**
Family households (families)	71,787,347	68.1
With own children under 18 years	34,588,368	32.8
Married-couple family	54,493,232	51.7
With own children under 18 years	24,835,505	23.5
Female householder, no husband present	12,900,103	12.2
With own children under 18 years	7,561,874	7.2
Nonfamily households	33,692,754	31.9
Householder living alone	27,230,075	25.8
Householder 65 years and over	9,722,857	9.2
Households with individuals under 18 years	38,022,115	36.0
Households with individuals 65 years and over	24,672,708	23.4
Average household size	2.59	(X)
Average family size	3.14	(X)
HOUSING OCCUPANCY		
Total housing units	**115,904,641**	**100.0**
Occupied housing units	105,480,101	91.0
Vacant housing units	10,424,540	9.0
For seasonal, recreational, or occasional use	3,578,718	3.1
Homeowner vacancy rate (percent)	1.7	(X)
Rental vacancy rate (percent)	6.8	(X)
HOUSING TENURE		
Occupied housing units	**105,480,101**	**100.0**
Owner-occupied housing units	69,815,753	66.2
Renter-occupied housing units	35,664,348	33.8
Average household size of owner-occupied unit	2.69	(X)
Average household size of renter-occupied unit	2.40	(X)

(X) Not applicable
[1] Other Asian alone, or two or more Asian categories.
[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.
[3] In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.
Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P,17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

U.S. Census Bureau
American FactFinder

DP-2. **Profile of Selected Social Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Marble Falls city, Texas**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	**1,207**	**100.0**
Nursery school, preschool	69	5.7
Kindergarten	74	6.1
Elementary school (grades 1-8)	705	58.4
High school (grades 9-12)	284	23.5
College or graduate school	75	6.2
EDUCATIONAL ATTAINMENT		
Population 25 years and over	**3,122**	**100.0**
Less than 9th grade	264	8.5
9th to 12th grade, no diploma	451	14.4
High school graduate (includes equivalency)	1,063	34.0
Some college, no degree	723	23.2
Associate degree	136	4.4
Bachelor's degree	332	10.6
Graduate or professional degree	153	4.9
Percent high school graduate or higher	77.1	(X)
Percent bachelor's degree or higher	15.5	(X)
MARITAL STATUS		
Population 15 years and over	**3,729**	**100.0**
Never married	762	20.4
Now married, except separated	2,082	55.8
Separated	73	2.0
Widowed	350	9.4
Female	300	8.0
Divorced	462	12.4
Female	314	8.4
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	**76**	**100.0**
Grandparent responsible for grandchildren	30	39.5
VETERAN STATUS		
Civilian population 18 years and over	**3,530**	**100.0**
Civilian veterans	518	14.7
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Population 5 to 20 years	**1,207**	**100.0**
With a disability	131	10.9
Population 21 to 64 years	**2,527**	**100.0**
With a disability	546	21.6
Percent employed	62.1	(X)
No disability	1,981	78.4
Percent employed	82.1	(X)
Population 65 years and over	**710**	**100.0**
With a disability	399	56.2

Subject	Number	Percent
RESIDENCE IN 1995		
Population 5 years and over	**4,566**	**100.0**
Same house in 1995	1,800	39.4
Different house in the U.S. in 1995	2,672	58.5
Same county	1,157	25.3
Different county	1,515	33.2
Same state	1,183	25.9
Different state	332	7.3
Elsewhere in 1995	94	2.1
NATIVITY AND PLACE OF BIRTH		
Total population	**4,972**	**100.0**
Native	4,618	92.9
Born in United States	4,588	92.3
State of residence	3,536	71.1
Different state	1,052	21.2
Born outside United States	30	0.6
Foreign born	354	7.1
Entered 1990 to March 2000	172	3.5
Naturalized citizen	83	1.7
Not a citizen	271	5.5
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	**354**	**100.0**
Europe	28	7.9
Asia	31	8.8
Africa	5	1.4
Oceania	0	0.0
Latin America	274	77.4
Northern America	16	4.5
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	**4,566**	**100.0**
English only	3,651	80.0
Language other than English	915	20.0
Speak English less than 'very well	407	8.9
Spanish	838	18.4
Speak English less than "very well"	373	8.2
Other Indo-European languages	50	1.1
Speak English less than "very well"	7	0.2
Asian and Pacific Island languages	27	0.6
Speak English less than "very well"	27	0.6
ANCESTRY (single or multiple)		
Total population	**4,972**	**100.0**
Total ancestries reported	4,551	91.5
Arab	0	0.0
Czech[1]	69	1.4
Danish	6	0.1
Dutch	69	1.4
English	509	10.2
French (except Basque)[1]	66	1.3
French Canadian[1]	0	0.0
German	724	14.6
Greek	0	0.0
Hungarian	10	0.2
Irish[1]	519	10.4
Italian	47	0.9
Lithuanian	0	0.0
Norwegian	57	1.1
Polish	8	0.2
Portuguese	0	0.0
Russian	0	0.0
Scotch-Irish	138	2.8
Scottish	79	1.6
Slovak	0	0.0

Subject	Number	Percent
	0	0.0
Swedish	28	0.6
Swiss	5	0.1
Ukrainian	0	0.0
United States or American	461	9.3
Welsh	33	0.7
West Indian (excluding Hispanic groups)	0	0.0
Other ancestries	1,723	34.7

(X) Not applicable.
[1] The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.
Ancestry Code List (PDF 35KB)
Place of Birth Code List (PDF 74KB)
Language Code List (PDF 17KB)
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18, P19, P21, P22, P24, P36, P37, P39, P42, PCT8, PCT16, PCT17, and PCT19

U.S. Census Bureau
American FactFinder

DP-2. **Profile of Selected Social Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Burnet County, Texas**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	**7,243**	**100.0**
Nursery school, preschool	462	6.4
Kindergarten	362	5.0
Elementary school (grades 1-8)	3,832	52.9
High school (grades 9-12)	1,988	27.4
College or graduate school	599	8.3
EDUCATIONAL ATTAINMENT		
Population 25 years and over	**23,436**	**100.0**
Less than 9th grade	1,712	7.3
9th to 12th grade, no diploma	3,490	14.9
High school graduate (includes equivalency)	7,607	32.5
Some college, no degree	5,461	23.3
Associate degree	1,084	4.6
Bachelor's degree	2,753	11.7
Graduate or professional degree	1,329	5.7
Percent high school graduate or higher	77.8	(X)
Percent bachelor's degree or higher	17.4	(X)
MARITAL STATUS		
Population 15 years and over	**27,276**	**100.0**
Never married	4,512	16.5
Now married, except separated	17,417	63.9
Separated	490	1.8
Widowed	2,026	7.4
Female	1,744	6.4
Divorced	2,831	10.4
Female	1,589	5.8
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	**560**	**100.0**
Grandparent responsible for grandchildren	243	43.4
VETERAN STATUS		
Civilian population 18 years and over	**25,743**	**100.0**
Civilian veterans	4,265	16.6
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Population 5 to 20 years	**7,067**	**100.0**
With a disability	584	8.3
Population 21 to 64 years	**18,172**	**100.0**
With a disability	3,952	21.7
Percent employed	61.9	(X)
No disability	14,220	78.3
Percent employed	75.7	(X)
Population 65 years and over	**5,790**	**100.0**
With a disability	2,439	42.1

Subject	Number	Percent
RESIDENCE IN 1995		
Population 5 years and over	**31,900**	**100.0**
Same house in 1995	16,368	51.3
Different house in the U.S. in 1995	15,059	47.2
Same county	5,363	16.8
Different county	9,696	30.4
Same state	7,874	24.7
Different state	1,822	5.7
Elsewhere in 1995	473	1.5
NATIVITY AND PLACE OF BIRTH		
Total population	**34,147**	**100.0**
Native	32,308	94.6
Born in United States	32,013	93.8
State of residence	24,094	70.6
Different state	7,919	23.2
Born outside United States	295	0.9
Foreign born	1,839	5.4
Entered 1990 to March 2000	770	2.3
Naturalized citizen	541	1.6
Not a citizen	1,298	3.8
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	**1,839**	**100.0**
Europe	145	7.9
Asia	105	5.7
Africa	10	0.5
Oceania	2	0.1
Latin America	1,513	82.3
Northern America	64	3.5
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	**31,900**	**100.0**
English only	27,603	86.5
Language other than English	4,297	13.5
Speak English less than 'very well	1,659	5.2
Spanish	3,885	12.2
Speak English less than "very well"	1,588	5.0
Other Indo-European languages	333	1.0
Speak English less than "very well"	37	0.1
Asian and Pacific Island languages	77	0.2
Speak English less than "very well"	34	0.1
ANCESTRY (single or multiple)		
Total population	**34,147**	**100.0**
Total ancestries reported	31,701	92.8
Arab	64	0.2
Czech[1]	410	1.2
Danish	69	0.2
Dutch	441	1.3
English	4,199	12.3
French (except Basque)[1]	869	2.5
French Canadian[1]	93	0.3
German	5,810	17.0
Greek	41	0.1
Hungarian	30	0.1
Irish[1]	4,009	11.7
Italian	417	1.2
Lithuanian	16	0.0
Norwegian	312	0.9
Polish	327	1.0
Portuguese	28	0.1
Russian	22	0.1
Scotch-Irish	1,009	3.0
Scottish	738	2.2
Slovak	0	0.0

Subject	Number	Percent
	6	0.0
Swedish	271	0.8
Swiss	22	0.1
Ukrainian	6	0.0
United States or American	3,837	11.2
Welsh	217	0.6
West Indian (excluding Hispanic groups)	26	0.1
Other ancestries	8,412	24.6

(X) Not applicable.
[1] The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.
Ancestry Code List (PDF 35KB)
Place of Birth Code List (PDF 74KB)
Language Code List (PDF 17KB)
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18, P19, P21, P22, P24, P36, P37, P39, P42, PCT8, PCT16, PCT17, and PCT19

U.S. Census Bureau
American FactFinder

DP-2. **Profile of Selected Social Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Austin--San Marcos, TX MSA**

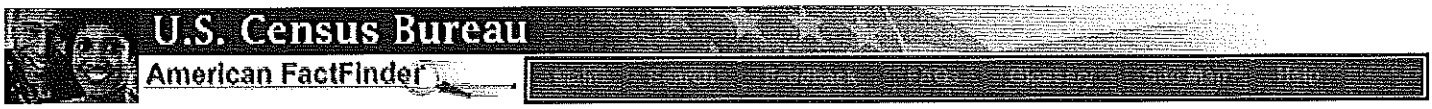
NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	**365,233**	**100.0**
Nursery school, preschool	23,817	6.5
Kindergarten	19,044	5.2
Elementary school (grades 1-8)	140,859	38.6
High school (grades 9-12)	63,680	17.4
College or graduate school	117,833	32.3
EDUCATIONAL ATTAINMENT		
Population 25 years and over	**768,147**	**100.0**
Less than 9th grade	55,048	7.2
9th to 12th grade, no diploma	61,753	8.0
High school graduate (includes equivalency)	152,632	19.9
Some college, no degree	175,118	22.8
Associate degree	41,774	5.4
Bachelor's degree	186,353	24.3
Graduate or professional degree	95,469	12.4
Percent high school graduate or higher	84.8	(X)
Percent bachelor's degree or higher	36.7	(X)
MARITAL STATUS		
Population 15 years and over	**982,558**	**100.0**
Never married	316,872	32.2
Now married, except separated	508,779	51.8
Separated	17,266	1.8
Widowed	37,780	3.8
Female	30,794	3.1
Divorced	101,861	10.4
Female	58,215	5.9
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	**22,507**	**100.0**
Grandparent responsible for grandchildren	9,659	42.9
VETERAN STATUS		
Civilian population 18 years and over	**932,551**	**100.0**
Civilian veterans	102,785	11.0
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Population 5 to 20 years	**290,515**	**100.0**
With a disability	22,099	7.6
Population 21 to 64 years	**765,159**	**100.0**
With a disability	113,279	14.8
Percent employed	66.7	(X)
No disability	651,880	85.2
Percent employed	80.2	(X)
Population 65 years and over	**85,333**	**100.0**
With a disability	35,215	41.3

Subject	Number	Percent
RESIDENCE IN 1995		
Population 5 years and over	**1,157,494**	**100.0**
Same house in 1995	456,413	39.4
Different house in the U.S. in 1995	649,286	56.1
Same county	291,913	25.2
Different county	357,373	30.9
Same state	240,840	20.8
Different state	116,533	10.1
Elsewhere in 1995	51,795	4.5
NATIVITY AND PLACE OF BIRTH		
Total population	**1,249,763**	**100.0**
Native	1,096,929	87.8
Born in United States	1,078,737	86.3
State of residence	732,399	58.6
Different state	346,338	27.7
Born outside United States	18,192	1.5
Foreign born	152,834	12.2
Entered 1990 to March 2000	85,097	6.8
Naturalized citizen	43,383	3.5
Not a citizen	109,451	8.8
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	**152,834**	**100.0**
Europe	12,530	8.2
Asia	35,724	23.4
Africa	3,485	2.3
Oceania	458	0.3
Latin America	97,567	63.8
Northern America	3,070	2.0
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	**1,157,494**	**100.0**
English only	859,214	74.2
Language other than English	298,280	25.8
Speak English less than 'very well	121,849	10.5
Spanish	236,914	20.5
Speak English less than "very well"	101,608	8.8
Other Indo-European languages	27,243	2.4
Speak English less than "very well"	5,962	0.5
Asian and Pacific Island languages	29,182	2.5
Speak English less than "very well"	13,074	1.1
ANCESTRY (single or multiple)		
Total population	**1,249,763**	**100.0**
Total ancestries reported	1,282,875	102.6
Arab	5,208	0.4
Czech[1]	20,007	1.6
Danish	4,889	0.4
Dutch	13,872	1.1
English	120,660	9.7
French (except Basque)[1]	35,640	2.9
French Canadian[1]	6,894	0.6
German	191,525	15.3
Greek	2,859	0.2
Hungarian	2,965	0.2
Irish[1]	116,049	9.3
Italian	31,817	2.5
Lithuanian	1,418	0.1
Norwegian	11,488	0.9
Polish	19,156	1.5
Portuguese	1,700	0.1
Russian	6,208	0.5
Scotch-Irish	32,032	2.6
Scottish	29,383	2.4
Slovak	1,087	0.1

Subject	Number	Percent
	7,167	0.6
Swedish	17,111	1.4
Swiss	3,262	0.3
Ukrainian	1,434	0.1
United States or American	65,689	5.3
Welsh	8,408	0.7
West Indian (excluding Hispanic groups)	2,110	0.2
Other ancestries	522,837	41.8

(X) Not applicable.
[1] The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.
Ancestry Code List (PDF 35KB)
Place of Birth Code List (PDF 74KB)
Language Code List (PDF 17KB)
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18, P19, P21, P22, P24, P36, P37, P39, P42, PCT8, PCT16, PCT17, and PCT19



DP-2. **Profile of Selected Social Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Texas**

NOTE: Corrected counts are available for one or more geographies displayed in this table.

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	**5,948,260**	**100.0**
Nursery school, preschool	390,094	6.6
Kindergarten	348,203	5.9
Elementary school (grades 1-8)	2,707,281	45.5
High school (grades 9-12)	1,299,792	21.9
College or graduate school	1,202,890	20.2
EDUCATIONAL ATTAINMENT		
Population 25 years and over	**12,790,893**	**100.0**
Less than 9th grade	1,465,420	11.5
9th to 12th grade, no diploma	1,649,141	12.9
High school graduate (includes equivalency)	3,176,743	24.8
Some college, no degree	2,858,802	22.4
Associate degree	668,494	5.2
Bachelor's degree	1,996,250	15.6
Graduate or professional degree	976,043	7.6
Percent high school graduate or higher	75.7	(X)
Percent bachelor's degree or higher	23.2	(X)
MARITAL STATUS		
Population 15 years and over	**15,937,643**	**100.0**
Never married	4,076,697	25.6
Now married, except separated	9,006,327	56.5
Separated	392,957	2.5
Widowed	902,613	5.7
Female	738,953	4.6
Divorced	1,559,049	9.8
Female	895,265	5.6
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	**551,047**	**100.0**
Grandparent responsible for grandchildren	257,074	46.7
VETERAN STATUS		
Civilian population 18 years and over	**14,871,550**	**100.0**
Civilian veterans	1,754,809	11.8
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Population 5 to 20 years	**5,183,137**	**100.0**
With a disability	410,150	7.9
Population 21 to 64 years	**11,612,066**	**100.0**
With a disability	2,315,414	19.9
Percent employed	58.3	(X)
No disability	9,296,652	80.1
Percent employed	74.7	(X)
Population 65 years and over	**1,966,272**	**100.0**

Subject	Number	Percent
With a disability	879,978	44.8
RESIDENCE IN 1995		
Population 5 years and over	**19,241,518**	**100.0**
Same house in 1995	9,545,367	49.6
Different house in the U.S. in 1995	8,970,191	46.6
Same county	5,204,389	27.0
Different county	3,765,802	19.6
Same state	2,402,953	12.5
Different state	1,362,849	7.1
Elsewhere in 1995	725,960	3.8
NATIVITY AND PLACE OF BIRTH		
Total population	**20,851,820**	**100.0**
Native	17,952,178	86.1
Born in United States	17,727,394	85.0
State of residence	12,970,203	62.2
Different state	4,757,191	22.8
Born outside United States	224,784	1.1
Foreign born	2,899,642	13.9
Entered 1990 to March 2000	1,335,524	6.4
Naturalized citizen	914,326	4.4
Not a citizen	1,985,316	9.5
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	**2,899,640**	**100.0**
Europe	152,327	5.3
Asia	466,218	16.1
Africa	64,470	2.2
Oceania	6,984	0.2
Latin America	2,172,476	74.9
Northern America	37,165	1.3
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	**19,241,518**	**100.0**
English only	13,230,765	68.8
Language other than English	6,010,753	31.2
Speak English less than 'very well	2,669,603	13.9
Spanish	5,195,182	27.0
Speak English less than "very well"	2,369,036	12.3
Other Indo-European languages	358,019	1.9
Speak English less than "very well"	92,380	0.5
Asian and Pacific Island languages	374,330	1.9
Speak English less than "very well"	186,504	1.0
ANCESTRY (single or multiple)		
Total population	**20,851,820**	**100.0**
Total ancestries reported	19,485,505	93.4
Arab	63,733	0.3
Czech[1]	187,729	0.9
Danish	43,719	0.2
Dutch	202,566	1.0
English	1,462,984	7.0
French (except Basque)[1]	466,815	2.2
French Canadian[1]	88,964	0.4
German	2,068,981	9.9
Greek	32,319	0.2
Hungarian	30,234	0.1
Irish[1]	1,507,845	7.2
Italian	363,354	1.7
Lithuanian	12,586	0.1
Norwegian	118,968	0.6
Polish	228,309	1.1
Portuguese	16,552	0.1
Russian	56,465	0.3
Scotch-Irish	337,630	1.6
Scottish	289,827	1.4

Subject	Number	Percent
	10,341	0.0
Subsaharan African	132,754	0.6
Swedish	127,871	0.6
Swiss	28,774	0.1
Ukrainian	15,574	0.1
United States or American	1,554,012	7.5
Welsh	81,113	0.4
West Indian (excluding Hispanic groups)	40,345	0.2
Other ancestries	9,915,141	47.6

(X) Not applicable.
[1] The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.
Ancestry Code List (PDF 35KB)
Place of Birth Code List (PDF 74KB)
Language Code List (PDF 17KB)
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18, P19, P21, P22, P24, P36, P37, P39, P42, PCT8, PCT16, PCT17, and PCT19

U.S. Census Bureau
American FactFinder

DP-2. **Profile of Selected Social Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **United States**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	**76,632,927**	**100.0**
Nursery school, preschool	4,957,582	6.5
Kindergarten	4,157,491	5.4
Elementary school (grades 1-8)	33,653,641	43.9
High school (grades 9-12)	16,380,951	21.4
College or graduate school	17,483,262	22.8
EDUCATIONAL ATTAINMENT		
Population 25 years and over	**182,211,639**	**100.0**
Less than 9th grade	13,755,477	7.5
9th to 12th grade, no diploma	21,960,148	12.1
High school graduate (includes equivalency)	52,168,981	28.6
Some college, no degree	38,351,595	21.0
Associate degree	11,512,833	6.3
Bachelor's degree	28,317,792	15.5
Graduate or professional degree	16,144,813	8.9
Percent high school graduate or higher	80.4	(X)
Percent bachelor's degree or higher	24.4	(X)
MARITAL STATUS		
Population 15 years and over	**221,148,671**	**100.0**
Never married	59,913,370	27.1
Now married, except separated	120,231,273	54.4
Separated	4,769,220	2.2
Widowed	14,674,500	6.6
Female	11,975,325	5.4
Divorced	21,560,308	9.7
Female	12,305,294	5.6
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	**5,771,671**	**100.0**
Grandparent responsible for grandchildren	2,426,730	42.0
VETERAN STATUS		
Civilian population 18 years and over	**208,130,352**	**100.0**
Civilian veterans	26,403,703	12.7
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Population 5 to 20 years	**64,689,357**	**100.0**
With a disability	5,214,334	8.1
Population 21 to 64 years	**159,131,544**	**100.0**
With a disability	30,553,796	19.2
Percent employed	56.6	(X)
No disability	128,577,748	80.8
Percent employed	77.2	(X)
Population 65 years and over	**33,346,626**	**100.0**
With a disability	13,978,118	41.9

Subject	Number	Percent
RESIDENCE IN 1995		
Population 5 years and over	**262,375,152**	**100.0**
Same house in 1995	142,027,478	54.1
Different house in the U.S. in 1995	112,851,828	43.0
Same county	65,435,013	24.9
Different county	47,416,815	18.1
Same state	25,327,355	9.7
Different state	22,089,460	8.4
Elsewhere in 1995	7,495,846	2.9
NATIVITY AND PLACE OF BIRTH		
Total population	**281,421,906**	**100.0**
Native	250,314,017	88.9
Born in United States	246,786,466	87.7
State of residence	168,729,388	60.0
Different state	78,057,078	27.7
Born outside United States	3,527,551	1.3
Foreign born	31,107,889	11.1
Entered 1990 to March 2000	13,178,276	4.7
Naturalized citizen	12,542,626	4.5
Not a citizen	18,565,263	6.6
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	**31,107,573**	**100.0**
Europe	4,915,557	15.8
Asia	8,226,254	26.4
Africa	881,300	2.8
Oceania	168,046	0.5
Latin America	16,086,974	51.7
Northern America	829,442	2.7
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	**262,375,152**	**100.0**
English only	215,423,557	82.1
Language other than English	46,951,595	17.9
Speak English less than 'very well	21,320,407	8.1
Spanish	28,101,052	10.7
Speak English less than "very well"	13,751,256	5.2
Other Indo-European languages	10,017,989	3.8
Speak English less than "very well"	3,390,301	1.3
Asian and Pacific Island languages	6,960,065	2.7
Speak English less than "very well"	3,590,024	1.4
ANCESTRY (single or multiple)		
Total population	**281,421,906**	**100.0**
Total ancestries reported	287,304,886	102.1
Arab	1,202,871	0.4
Czech[1]	1,703,930	0.6
Danish	1,430,897	0.5
Dutch	4,542,494	1.6
English	24,515,138	8.7
French (except Basque)[1]	8,325,509	3.0
French Canadian[1]	2,435,098	0.9
German	42,885,162	15.2
Greek	1,153,307	0.4
Hungarian	1,398,724	0.5
Irish[1]	30,594,130	10.9
Italian	15,723,555	5.6
Lithuanian	659,992	0.2
Norwegian	4,477,725	1.6
Polish	8,977,444	3.2
Portuguese	1,177,112	0.4
Russian	2,652,214	0.9
Scotch-Irish	4,319,232	1.5
Scottish	4,890,581	1.7
Slovak	797,764	0.3

Subject	Number	Percent
	1,781,877	0.6
Swedish	3,998,310	1.4
Swiss	911,502	0.3
Ukrainian	892,922	0.3
United States or American	20,625,093	7.3
Welsh	1,753,794	0.6
West Indian (excluding Hispanic groups)	1,869,504	0.7
Other ancestries	91,609,005	32.6

(X) Not applicable.
[1] The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.
Ancestry Code List (PDF 35KB)
Place of Birth Code List (PDF 74KB)
Language Code List (PDF 17KB)
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18, P19, P21, P22, P24, P36, P37, P39, P42, PCT8, PCT16, PCT17, and PCT19

U.S. Census Bureau
American FactFinder

DP-3. **Profile of Selected Economic Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Marble Falls city, Texas**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	**3,666**	**100.0**
In labor force	2,345	64.0
Civilian labor force	2,345	64.0
Employed	2,269	61.9
Unemployed	76	2.1
Percent of civilian labor force	3.2	(X)
Armed Forces	0	0.0
Not in labor force	1,321	36.0
Females 16 years and over	**2,026**	**100.0**
In labor force	1,165	57.5
Civilian labor force	1,165	57.5
Employed	1,124	55.5
Own children under 6 years	**452**	**100.0**
All parents in family in labor force	264	58.4
COMMUTING TO WORK		
Workers 16 years and over	**2,214**	**100.0**
Car, truck, or van -- drove alone	1,710	77.2
Car, truck, or van -- carpooled	355	16.0
Public transportation (including taxicab)	0	0.0
Walked	72	3.3
Other means	42	1.9
Worked at home	35	1.6
Mean travel time to work (minutes)	17.5	(X)
Employed civilian population 16 years and over	**2,269**	**100.0**
OCCUPATION		
Management, professional, and related occupations	610	26.9
Service occupations	528	23.3
Sales and office occupations	561	24.7
Farming, fishing, and forestry occupations	4	0.2
Construction, extraction, and maintenance occupations	300	13.2
Production, transportation, and material moving occupations	266	11.7
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	35	1.5
Construction	275	12.1
Manufacturing	210	9.3
Wholesale trade	53	2.3
Retail trade	293	12.9
Transportation and warehousing, and utilities	142	6.3
Information	30	1.3
Finance, insurance, real estate, and rental and leasing	162	7.1
Professional, scientific, management, administrative, and waste management services	172	7.6
Educational, health and social services	411	18.1
Arts, entertainment, recreation, accommodation and food services	284	12.5
Other services (except public administration)	117	5.2
Public administration	85	3.7

Subject	Number	Percent
CLASS OF WORKER		
Private wage and salary workers	1,706	75.2
Government workers	330	14.5
Self-employed workers in own not incorporated business	233	10.3
Unpaid family workers	0	0.0
INCOME IN 1999		
Households	**1,904**	**100.0**
Less than $10,000	257	13.5
$10,000 to $14,999	174	9.1
$15,000 to $24,999	375	19.7
$25,000 to $34,999	257	13.5
$35,000 to $49,999	320	16.8
$50,000 to $74,999	283	14.9
$75,000 to $99,999	118	6.2
$100,000 to $149,999	85	4.5
$150,000 to $199,999	21	1.1
$200,000 or more	14	0.7
Median household income (dollars)	30,880	(X)
With earnings	1,489	78.2
Mean earnings (dollars)	40,841	(X)
With Social Security income	656	34.5
Mean Social Security income (dollars)	10,482	(X)
With Supplemental Security Income	97	5.1
Mean Supplemental Security Income (dollars)	4,380	(X)
With public assistance income	62	3.3
Mean public assistance income (dollars)	2,635	(X)
With retirement income	316	16.6
Mean retirement income (dollars)	19,514	(X)
Families	**1,266**	**100.0**
Less than $10,000	79	6.2
$10,000 to $14,999	100	7.9
$15,000 to $24,999	200	15.8
$25,000 to $34,999	189	14.9
$35,000 to $49,999	243	19.2
$50,000 to $74,999	267	21.1
$75,000 to $99,999	73	5.8
$100,000 to $149,999	80	6.3
$150,000 to $199,999	21	1.7
$200,000 or more	14	1.1
Median family income (dollars)	38,382	(X)
Per capita income (dollars)	16,059	(X)
Median earnings (dollars):		
Male full-time, year-round workers	30,242	(X)
Female full-time, year-round workers	18,771	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	**176**	**(X)**
Percent below poverty level	(X)	13.9
With related children under 18 years	155	(X)
Percent below poverty level	(X)	21.5
With related children under 5 years	97	(X)
Percent below poverty level	(X)	32.7
Families with female householder, no husband present	**76**	**(X)**
Percent below poverty level	(X)	30.8
With related children under 18 years	73	(X)
Percent below poverty level	(X)	38.2
With related children under 5 years	44	(X)
Percent below poverty level	(X)	66.7
Individuals	**799**	**(X)**
Percent below poverty level	(X)	16.5
18 years and over	491	(X)

Subject	Number	Percent
	(X)	14.4
65 years and over	91	(X)
Percent below poverty level	(X)	12.8
Related children under 18 years	308	(X)
Percent below poverty level	(X)	21.4
Related children 5 to 17 years	182	(X)
Percent below poverty level	(X)	17.6
Unrelated individuals 15 years and over	200	(X)
Percent below poverty level	(X)	24.0

(X) Not applicable.
Detailed Occupation Code List (PDF 42KB)
Detailed Industry Code List (PDF 44KB)
User note on employment status data (PDF 63KB)
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

U.S. Census Bureau
American FactFinder

DP-3. **Profile of Selected Economic Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Burnet County, Texas**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	**26,747**	**100.0**
In labor force	15,447	57.8
Civilian labor force	15,428	57.7
Employed	14,974	56.0
Unemployed	454	1.7
Percent of civilian labor force	2.9	(X)
Armed Forces	19	0.1
Not in labor force	11,300	42.2
Females 16 years and over	**13,981**	**100.0**
In labor force	6,861	49.1
Civilian labor force	6,859	49.1
Employed	6,659	47.6
Own children under 6 years	**2,491**	**100.0**
All parents in family in labor force	1,295	52.0
COMMUTING TO WORK		
Workers 16 years and over	**14,651**	**100.0**
Car, truck, or van -- drove alone	11,170	76.2
Car, truck, or van -- carpooled	2,375	16.2
Public transportation (including taxicab)	11	0.1
Walked	260	1.8
Other means	266	1.8
Worked at home	569	3.9
Mean travel time to work (minutes)	28.8	(X)
Employed civilian population 16 years and over	**14,974**	**100.0**
OCCUPATION		
Management, professional, and related occupations	4,220	28.2
Service occupations	2,548	17.0
Sales and office occupations	3,556	23.7
Farming, fishing, and forestry occupations	217	1.4
Construction, extraction, and maintenance occupations	2,532	16.9
Production, transportation, and material moving occupations	1,901	12.7
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	686	4.6
Construction	2,266	15.1
Manufacturing	1,280	8.5
Wholesale trade	364	2.4
Retail trade	2,007	13.4
Transportation and warehousing, and utilities	879	5.9
Information	256	1.7
Finance, insurance, real estate, and rental and leasing	925	6.2
Professional, scientific, management, administrative, and waste management services	954	6.4
Educational, health and social services	2,697	18.0
Arts, entertainment, recreation, accommodation and food services	1,258	8.4
Other services (except public administration)	742	5.0
Public administration	660	4.4

Subject	Number	Percent
CLASS OF WORKER		
Private wage and salary workers	10,574	70.6
Government workers	2,405	16.1
Self-employed workers in own not incorporated business	1,850	12.4
Unpaid family workers	145	1.0
INCOME IN 1999		
Households	**13,150**	**100.0**
Less than $10,000	1,130	8.6
$10,000 to $14,999	994	7.6
$15,000 to $24,999	2,026	15.4
$25,000 to $34,999	2,025	15.4
$35,000 to $49,999	2,277	17.3
$50,000 to $74,999	2,456	18.7
$75,000 to $99,999	1,138	8.7
$100,000 to $149,999	718	5.5
$150,000 to $199,999	233	1.8
$200,000 or more	153	1.2
Median household income (dollars)	37,921	(X)
With earnings	9,916	75.4
Mean earnings (dollars)	44,658	(X)
With Social Security income	4,556	34.6
Mean Social Security income (dollars)	11,377	(X)
With Supplemental Security Income	435	3.3
Mean Supplemental Security Income (dollars)	6,480	(X)
With public assistance income	305	2.3
Mean public assistance income (dollars)	2,420	(X)
With retirement income	2,810	21.4
Mean retirement income (dollars)	21,611	(X)
Families	**9,681**	**100.0**
Less than $10,000	412	4.3
$10,000 to $14,999	493	5.1
$15,000 to $24,999	1,297	13.4
$25,000 to $34,999	1,516	15.7
$35,000 to $49,999	1,799	18.6
$50,000 to $74,999	2,171	22.4
$75,000 to $99,999	996	10.3
$100,000 to $149,999	662	6.8
$150,000 to $199,999	210	2.2
$200,000 or more	125	1.3
Median family income (dollars)	43,871	(X)
Per capita income (dollars)	18,850	(X)
Median earnings (dollars):		
Male full-time, year-round workers	30,255	(X)
Female full-time, year-round workers	20,908	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	**766**	**(X)**
Percent below poverty level	(X)	7.9
With related children under 18 years	548	(X)
Percent below poverty level	(X)	12.8
With related children under 5 years	291	(X)
Percent below poverty level	(X)	17.5
Families with female householder, no husband present	**264**	**(X)**
Percent below poverty level	(X)	25.0
With related children under 18 years	249	(X)
Percent below poverty level	(X)	32.6
With related children under 5 years	119	(X)
Percent below poverty level	(X)	43.1
Individuals	**3,614**	**(X)**
Percent below poverty level	(X)	10.9
18 years and over	2,371	(X)

Subject	Number	Percent
	(X)	9.5
65 years and over	456	(X)
Percent below poverty level	(X)	7.9
Related children under 18 years	1,186	(X)
Percent below poverty level	(X)	14.5
Related children 5 to 17 years	798	(X)
Percent below poverty level	(X)	13.4
Unrelated individuals 15 years and over	1,027	(X)
Percent below poverty level	(X)	21.8

(X) Not applicable.
Detailed Occupation Code List (PDF 42KB)
Detailed Industry Code List (PDF 44KB)
User note on employment status data (PDF 63KB)
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

U.S. Census Bureau
American FactFinder

DP-3. **Profile of Selected Economic Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Austin--San Marcos, TX MSA**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	**966,844**	**100.0**
In labor force	689,602	71.3
Civilian labor force	688,549	71.2
Employed	660,769	68.3
Unemployed	27,780	2.9
Percent of civilian labor force	4.0	(X)
Armed Forces	1,053	0.1
Not in labor force	277,242	28.7
Females 16 years and over	**478,547**	**100.0**
In labor force	307,391	64.2
Civilian labor force	307,195	64.2
Employed	294,290	61.5
Own children under 6 years	**105,142**	**100.0**
All parents in family in labor force	59,565	56.7
COMMUTING TO WORK		
Workers 16 years and over	**649,645**	**100.0**
Car, truck, or van -- drove alone	496,749	76.5
Car, truck, or van -- carpooled	89,113	13.7
Public transportation (including taxicab)	16,691	2.6
Walked	13,506	2.1
Other means	10,219	1.6
Worked at home	23,367	3.6
Mean travel time to work (minutes)	25.5	(X)
Employed civilian population 16 years and over	**660,769**	**100.0**
OCCUPATION		
Management, professional, and related occupations	276,939	41.9
Service occupations	81,685	12.4
Sales and office occupations	176,445	26.7
Farming, fishing, and forestry occupations	1,618	0.2
Construction, extraction, and maintenance occupations	62,760	9.5
Production, transportation, and material moving occupations	61,322	9.3
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	5,196	0.8
Construction	53,359	8.1
Manufacturing	92,217	14.0
Wholesale trade	16,781	2.5
Retail trade	73,461	11.1
Transportation and warehousing, and utilities	20,455	3.1
Information	25,255	3.8
Finance, insurance, real estate, and rental and leasing	46,314	7.0
Professional, scientific, management, administrative, and waste management services	80,892	12.2
Educational, health and social services	116,877	17.7
Arts, entertainment, recreation, accommodation and food services	49,911	7.6
Other services (except public administration)	30,875	4.7
Public administration	49,176	7.4

Subject	Number	Percent
CLASS OF WORKER		
Private wage and salary workers	492,719	74.6
Government workers	120,743	18.3
Self-employed workers in own not incorporated business	45,720	6.9
Unpaid family workers	1,587	0.2
INCOME IN 1999		
Households	**472,085**	**100.0**
Less than $10,000	35,872	7.6
$10,000 to $14,999	22,137	4.7
$15,000 to $24,999	49,951	10.6
$25,000 to $34,999	56,420	12.0
$35,000 to $49,999	76,112	16.1
$50,000 to $74,999	98,982	21.0
$75,000 to $99,999	58,120	12.3
$100,000 to $149,999	46,273	9.8
$150,000 to $199,999	14,150	3.0
$200,000 or more	14,068	3.0
Median household income (dollars)	48,950	(X)
With earnings	422,004	89.4
Mean earnings (dollars)	61,039	(X)
With Social Security income	69,048	14.6
Mean Social Security income (dollars)	11,267	(X)
With Supplemental Security Income	10,137	2.1
Mean Supplemental Security Income (dollars)	6,118	(X)
With public assistance income	7,877	1.7
Mean public assistance income (dollars)	2,201	(X)
With retirement income	55,064	11.7
Mean retirement income (dollars)	22,241	(X)
Families	**298,622**	**100.0**
Less than $10,000	12,198	4.1
$10,000 to $14,999	9,248	3.1
$15,000 to $24,999	24,252	8.1
$25,000 to $34,999	29,531	9.9
$35,000 to $49,999	45,631	15.3
$50,000 to $74,999	70,419	23.6
$75,000 to $99,999	45,711	15.3
$100,000 to $149,999	37,939	12.7
$150,000 to $199,999	11,932	4.0
$200,000 or more	11,761	3.9
Median family income (dollars)	59,426	(X)
Per capita income (dollars)	24,516	(X)
Median earnings (dollars):		
Male full-time, year-round workers	38,065	(X)
Female full-time, year-round workers	29,911	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	**20,128**	**(X)**
Percent below poverty level	(X)	6.7
With related children under 18 years	15,751	(X)
Percent below poverty level	(X)	9.4
With related children under 5 years	8,730	(X)
Percent below poverty level	(X)	11.9
Families with female householder, no husband present	**9,302**	**(X)**
Percent below poverty level	(X)	20.2
With related children under 18 years	8,042	(X)
Percent below poverty level	(X)	24.6
With related children under 5 years	4,048	(X)
Percent below poverty level	(X)	35.5
Individuals	**134,589**	**(X)**
Percent below poverty level	(X)	11.1
18 years and over	96,492	(X)

Subject	Number	Percent
	(X)	10.7
65 years and over	6,970	(X)
Percent below poverty level	(X)	8.2
Related children under 18 years	36,115	(X)
Percent below poverty level	(X)	11.7
Related children 5 to 17 years	24,118	(X)
Percent below poverty level	(X)	11.1
Unrelated individuals 15 years and over	61,767	(X)
Percent below poverty level	(X)	23.1

(X) Not applicable.
Detailed Occupation Code List (PDF 42KB)
Detailed Industry Code List (PDF 44KB)
User note on employment status data (PDF 63KB)
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

U.S. Census Bureau
American FactFinder

DP-3. **Profile of Selected Economic Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Texas**

NOTE: Corrected counts are available for one or more geographies displayed in this table.

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	**15,617,373**	**100.0**
In labor force	9,937,150	63.6
Civilian labor force	9,830,559	62.9
Employed	9,234,372	59.1
Unemployed	596,187	3.8
Percent of civilian labor force	6.1	(X)
Armed Forces	106,591	0.7
Not in labor force	5,680,223	36.4
Females 16 years and over	**7,960,900**	**100.0**
In labor force	4,473,242	56.2
Civilian labor force	4,454,434	56.0
Employed	4,165,686	52.3
Own children under 6 years	**1,827,869**	**100.0**
All parents in family in labor force	974,015	53.3
COMMUTING TO WORK		
Workers 16 years and over	**9,157,875**	**100.0**
Car, truck, or van -- drove alone	7,115,590	77.7
Car, truck, or van -- carpooled	1,326,012	14.5
Public transportation (including taxicab)	170,268	1.9
Walked	173,670	1.9
Other means	120,311	1.3
Worked at home	252,024	2.8
Mean travel time to work (minutes)	25.4	(X)
Employed civilian population 16 years and over	**9,234,372**	**100.0**
OCCUPATION		
Management, professional, and related occupations	3,078,757	33.3
Service occupations	1,351,270	14.6
Sales and office occupations	2,515,596	27.2
Farming, fishing, and forestry occupations	61,486	0.7
Construction, extraction, and maintenance occupations	1,008,353	10.9
Production, transportation, and material moving occupations	1,218,910	13.2
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	247,697	2.7
Construction	743,606	8.1
Manufacturing	1,093,752	11.8
Wholesale trade	362,928	3.9
Retail trade	1,108,004	12.0
Transportation and warehousing, and utilities	535,568	5.8
Information	283,256	3.1
Finance, insurance, real estate, and rental and leasing	630,133	6.8
Professional, scientific, management, administrative, and waste management services	878,726	9.5
Educational, health and social services	1,779,801	19.3
Arts, entertainment, recreation, accommodation and food services	673,016	7.3
Other services (except public administration)	480,785	5.2

Subject	Number	Percent
Public administration	417,100	4.5
CLASS OF WORKER		
Private wage and salary workers	7,202,769	78.0
Government workers	1,346,738	14.6
Self-employed workers in own not incorporated business	653,527	7.1
Unpaid family workers	31,338	0.3
INCOME IN 1999		
Households	**7,397,294**	**100.0**
Less than $10,000	767,505	10.4
$10,000 to $14,999	491,154	6.6
$15,000 to $24,999	1,004,123	13.6
$25,000 to $34,999	996,141	13.5
$35,000 to $49,999	1,219,358	16.5
$50,000 to $74,999	1,359,437	18.4
$75,000 to $99,999	705,684	9.5
$100,000 to $149,999	536,018	7.2
$150,000 to $199,999	153,492	2.1
$200,000 or more	164,382	2.2
Median household income (dollars)	39,927	(X)
With earnings	6,202,954	83.9
Mean earnings (dollars)	53,870	(X)
With Social Security income	1,595,861	21.6
Mean Social Security income (dollars)	10,719	(X)
With Supplemental Security Income	286,092	3.9
Mean Supplemental Security Income (dollars)	5,837	(X)
With public assistance income	234,081	3.2
Mean public assistance income (dollars)	2,285	(X)
With retirement income	973,718	13.2
Mean retirement income (dollars)	18,437	(X)
Families	**5,283,474**	**100.0**
Less than $10,000	367,617	7.0
$10,000 to $14,999	279,191	5.3
$15,000 to $24,999	649,599	12.3
$25,000 to $34,999	677,221	12.8
$35,000 to $49,999	887,527	16.8
$50,000 to $74,999	1,084,983	20.5
$75,000 to $99,999	598,225	11.3
$100,000 to $149,999	462,866	8.8
$150,000 to $199,999	134,343	2.5
$200,000 or more	141,902	2.7
Median family income (dollars)	45,861	(X)
Per capita income (dollars)	19,617	(X)
Median earnings (dollars):		
Male full-time, year-round workers	34,925	(X)
Female full-time, year-round workers	26,168	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	**632,676**	**(X)**
Percent below poverty level	(X)	12.0
With related children under 18 years	503,911	(X)
Percent below poverty level	(X)	16.6
With related children under 5 years	263,002	(X)
Percent below poverty level	(X)	20.7
Families with female householder, no husband present	**266,954**	**(X)**
Percent below poverty level	(X)	29.5
With related children under 18 years	235,353	(X)
Percent below poverty level	(X)	36.2
With related children under 5 years	111,163	(X)
Percent below poverty level	(X)	47.2
Individuals	**3,117,609**	**(X)**

Subject	Number	Percent
	(X)	15.4
18 years and over	1,927,674	(X)
Percent below poverty level	(X)	13.3
65 years and over	251,172	(X)
Percent below poverty level	(X)	12.8
Related children under 18 years	1,162,141	(X)
Percent below poverty level	(X)	20.2
Related children 5 to 17 years	806,427	(X)
Percent below poverty level	(X)	19.3
Unrelated individuals 15 years and over	730,618	(X)
Percent below poverty level	(X)	24.6

(X) Not applicable.
Detailed Occupation Code List (PDF 42KB)
Detailed Industry Code List (PDF 44KB)
User note on employment status data (PDF 63KB)
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

U.S. Census Bureau
American FactFinder

DP-3. **Profile of Selected Economic Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **United States**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	**217,168,077**	**100.0**
In labor force	138,820,935	63.9
Civilian labor force	137,668,798	63.4
Employed	129,721,512	59.7
Unemployed	7,947,286	3.7
Percent of civilian labor force	5.8	(X)
Armed Forces	1,152,137	0.5
Not in labor force	78,347,142	36.1
Females 16 years and over	**112,185,795**	**100.0**
In labor force	64,547,732	57.5
Civilian labor force	64,383,493	57.4
Employed	60,630,069	54.0
Own children under 6 years	**21,833,613**	**100.0**
All parents in family in labor force	12,787,501	58.6
COMMUTING TO WORK		
Workers 16 years and over	**128,279,228**	**100.0**
Car, truck, or van -- drove alone	97,102,050	75.7
Car, truck, or van -- carpooled	15,634,051	12.2
Public transportation (including taxicab)	6,067,703	4.7
Walked	3,758,982	2.9
Other means	1,532,219	1.2
Worked at home	4,184,223	3.3
Mean travel time to work (minutes)	25.5	(X)
Employed civilian population 16 years and over	**129,721,512**	**100.0**
OCCUPATION		
Management, professional, and related occupations	43,646,731	33.6
Service occupations	19,276,947	14.9
Sales and office occupations	34,621,390	26.7
Farming, fishing, and forestry occupations	951,810	0.7
Construction, extraction, and maintenance occupations	12,256,138	9.4
Production, transportation, and material moving occupations	18,968,496	14.6
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	2,426,053	1.9
Construction	8,801,507	6.8
Manufacturing	18,286,005	14.1
Wholesale trade	4,666,757	3.6
Retail trade	15,221,716	11.7
Transportation and warehousing, and utilities	6,740,102	5.2
Information	3,996,564	3.1
Finance, insurance, real estate, and rental and leasing	8,934,972	6.9
Professional, scientific, management, administrative, and waste management services	12,061,865	9.3
Educational, health and social services	25,843,029	19.9
Arts, entertainment, recreation, accommodation and food services	10,210,295	7.9
Other services (except public administration)	6,320,632	4.9
Public administration	6,212,015	4.8

Subject	Number	Percent
CLASS OF WORKER		
Private wage and salary workers	101,794,361	78.5
Government workers	18,923,353	14.6
Self-employed workers in own not incorporated business	8,603,761	6.6
Unpaid family workers	400,037	0.3
INCOME IN 1999		
Households	**105,539,122**	**100.0**
Less than $10,000	10,067,027	9.5
$10,000 to $14,999	6,657,228	6.3
$15,000 to $24,999	13,536,965	12.8
$25,000 to $34,999	13,519,242	12.8
$35,000 to $49,999	17,446,272	16.5
$50,000 to $74,999	20,540,604	19.5
$75,000 to $99,999	10,799,245	10.2
$100,000 to $149,999	8,147,826	7.7
$150,000 to $199,999	2,322,038	2.2
$200,000 or more	2,502,675	2.4
Median household income (dollars)	41,994	(X)
With earnings	84,962,743	80.5
Mean earnings (dollars)	56,604	(X)
With Social Security income	27,084,417	25.7
Mean Social Security income (dollars)	11,320	(X)
With Supplemental Security Income	4,615,885	4.4
Mean Supplemental Security Income (dollars)	6,320	(X)
With public assistance income	3,629,732	3.4
Mean public assistance income (dollars)	3,032	(X)
With retirement income	17,659,058	16.7
Mean retirement income (dollars)	17,376	(X)
Families	**72,261,780**	**100.0**
Less than $10,000	4,155,386	5.8
$10,000 to $14,999	3,115,586	4.3
$15,000 to $24,999	7,757,397	10.7
$25,000 to $34,999	8,684,429	12.0
$35,000 to $49,999	12,377,108	17.1
$50,000 to $74,999	16,130,100	22.3
$75,000 to $99,999	9,009,327	12.5
$100,000 to $149,999	6,936,210	9.6
$150,000 to $199,999	1,983,673	2.7
$200,000 or more	2,112,564	2.9
Median family income (dollars)	50,046	(X)
Per capita income (dollars)	21,587	(X)
Median earnings (dollars):		
Male full-time, year-round workers	37,057	(X)
Female full-time, year-round workers	27,194	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	**6,620,945**	**(X)**
Percent below poverty level	(X)	9.2
With related children under 18 years	5,155,866	(X)
Percent below poverty level	(X)	13.6
With related children under 5 years	2,562,263	(X)
Percent below poverty level	(X)	17.0
Families with female householder, no husband present	**3,315,916**	**(X)**
Percent below poverty level	(X)	26.5
With related children under 18 years	2,940,459	(X)
Percent below poverty level	(X)	34.3
With related children under 5 years	1,401,493	(X)
Percent below poverty level	(X)	46.4
Individuals	**33,899,812**	**(X)**
Percent below poverty level	(X)	12.4
18 years and over	22,152,954	(X)

Subject	Number	Percent
	(X)	10.9
65 years and over	3,287,774	(X)
Percent below poverty level	(X)	9.9
Related children under 18 years	11,386,031	(X)
Percent below poverty level	(X)	16.1
Related children 5 to 17 years	7,974,006	(X)
Percent below poverty level	(X)	15.4
Unrelated individuals 15 years and over	10,721,935	(X)
Percent below poverty level	(X)	22.7

(X) Not applicable.
Detailed Occupation Code List (PDF 42KB)
Detailed Industry Code List (PDF 44KB)
User note on employment status data (PDF 63KB)
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

U.S. Census Bureau
American FactFinder

DP-4. **Profile of Selected Housing Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Marble Falls city, Texas**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
Total housing units	**2,075**	**100.0**
UNITS IN STRUCTURE		
1-unit, detached	1,186	57.2
1-unit, attached	77	3.7
2 units	189	9.1
3 or 4 units	133	6.4
5 to 9 units	116	5.6
10 to 19 units	55	2.7
20 or more units	34	1.6
Mobile home	278	13.4
Boat, RV, van, etc.	7	0.3
YEAR STRUCTURE BUILT		
1999 to March 2000	56	2.7
1995 to 1998	243	11.7
1990 to 1994	105	5.1
1980 to 1989	603	29.1
1970 to 1979	577	27.8
1960 to 1969	227	10.9
1940 to 1959	195	9.4
1939 or earlier	69	3.3
ROOMS		
1 room	18	0.9
2 rooms	121	5.8
3 rooms	276	13.3
4 rooms	505	24.3
5 rooms	585	28.2
6 rooms	328	15.8
7 rooms	108	5.2
8 rooms	101	4.9
9 or more rooms	33	1.6
Median (rooms)	4.7	(X)
Occupied Housing Units	**1,926**	**100.0**
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	616	32.0
1995 to 1998	620	32.2
1990 to 1994	267	13.9
1980 to 1989	207	10.7
1970 to 1979	139	7.2
1969 or earlier	77	4.0
VEHICLES AVAILABLE		
None	196	10.2
1	797	41.4
2	699	36.3
3 or more	234	12.1
HOUSE HEATING FUEL		
Utility gas	696	36.1
Bottled, tank, or LP gas	85	4.4
Electricity	1,112	57.7

Subject	Number	Percent
Fuel oil, kerosene, etc.	0	0.0
Coal or coke	0	0.0
Wood	26	1.3
Solar energy	0	0.0
Other fuel	7	0.4
No fuel used	0	0.0
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	9	0.5
Lacking complete kitchen facilities	41	2.1
No telephone service	134	7.0
OCCUPANTS PER ROOM		
Occupied housing units	**1,926**	**100.0**
1.00 or less	1,743	90.5
1.01 to 1.50	113	5.9
1.51 or more	70	3.6
Specified owner-occupied units	**840**	**100.0**
VALUE		
Less than $50,000	168	20.0
$50,000 to $99,999	405	48.2
$100,000 to $149,999	150	17.9
$150,000 to $199,999	75	8.9
$200,000 to $299,999	26	3.1
$300,000 to $499,999	10	1.2
$500,000 to $999,999	6	0.7
$1,000,000 or more	0	0.0
Median (dollars)	84,600	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	467	55.6
Less than $300	6	0.7
$300 to $499	29	3.5
$500 to $699	93	11.1
$700 to $999	135	16.1
$1,000 to $1,499	173	20.6
$1,500 to $1,999	16	1.9
$2,000 or more	15	1.8
Median (dollars)	874	(X)
Not mortgaged	373	44.4
Median (dollars)	288	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	374	44.5
15 to 19 percent	121	14.4
20 to 24 percent	133	15.8
25 to 29 percent	47	5.6
30 to 34 percent	35	4.2
35 percent or more	123	14.6
Not computed	7	0.8
Specified renter-occupied units	**833**	**100.0**
GROSS RENT		
Less than $200	54	6.5
$200 to $299	130	15.6
$300 to $499	190	22.8
$500 to $749	347	41.7
$750 to $999	57	6.8
$1,000 to $1,499	19	2.3
$1,500 or more	7	0.8
No cash rent	29	3.5
Median (dollars)	511	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	120	14.4

Subject	Number	Percent
15 to 19 percent	126	15.1
20 to 24 percent	101	12.1
25 to 29 percent	87	10.4
30 to 34 percent	89	10.7
35 percent or more	281	33.7
Not computed	29	3.5

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

U.S. Census Bureau
American FactFinder

DP-4. **Profile of Selected Housing Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Burnet County, Texas**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
Total housing units	**15,933**	**100.0**
UNITS IN STRUCTURE		
1-unit, detached	11,305	71.0
1-unit, attached	289	1.8
2 units	265	1.7
3 or 4 units	341	2.1
5 to 9 units	204	1.3
10 to 19 units	107	0.7
20 or more units	76	0.5
Mobile home	3,190	20.0
Boat, RV, van, etc.	156	1.0
YEAR STRUCTURE BUILT		
1999 to March 2000	599	3.8
1995 to 1998	2,137	13.4
1990 to 1994	1,064	6.7
1980 to 1989	3,882	24.4
1970 to 1979	4,038	25.3
1960 to 1969	1,980	12.4
1940 to 1959	1,416	8.9
1939 or earlier	817	5.1
ROOMS		
1 room	204	1.3
2 rooms	642	4.0
3 rooms	1,540	9.7
4 rooms	3,322	20.8
5 rooms	4,382	27.5
6 rooms	3,115	19.6
7 rooms	1,507	9.5
8 rooms	688	4.3
9 or more rooms	533	3.3
Median (rooms)	5.0	(X)
Occupied Housing Units	**13,133**	**100.0**
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	2,754	21.0
1995 to 1998	4,105	31.3
1990 to 1994	2,371	18.1
1980 to 1989	2,137	16.3
1970 to 1979	1,162	8.8
1969 or earlier	604	4.6
VEHICLES AVAILABLE		
None	621	4.7
1	4,359	33.2
2	5,736	43.7
3 or more	2,417	18.4
HOUSE HEATING FUEL		
Utility gas	2,089	15.9
Bottled, tank, or LP gas	2,401	18.3
Electricity	8,119	61.8

Subject	Number	Percent
Fuel oil, kerosene, etc.	4	0.0
Coal or coke	0	0.0
Wood	472	3.6
Solar energy	0	0.0
Other fuel	19	0.1
No fuel used	29	0.2
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	46	0.4
Lacking complete kitchen facilities	94	0.7
No telephone service	442	3.4
OCCUPANTS PER ROOM		
Occupied housing units	**13,133**	**100.0**
1.00 or less	12,326	93.9
1.01 to 1.50	456	3.5
1.51 or more	351	2.7
Specified owner-occupied units	**6,410**	**100.0**
VALUE		
Less than $50,000	1,035	16.1
$50,000 to $99,999	2,430	37.9
$100,000 to $149,999	1,316	20.5
$150,000 to $199,999	799	12.5
$200,000 to $299,999	504	7.9
$300,000 to $499,999	249	3.9
$500,000 to $999,999	63	1.0
$1,000,000 or more	14	0.2
Median (dollars)	93,600	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	3,144	49.0
Less than $300	41	0.6
$300 to $499	280	4.4
$500 to $699	695	10.8
$700 to $999	1,028	16.0
$1,000 to $1,499	729	11.4
$1,500 to $1,999	211	3.3
$2,000 or more	160	2.5
Median (dollars)	851	(X)
Not mortgaged	3,266	51.0
Median (dollars)	309	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	3,056	47.7
15 to 19 percent	950	14.8
20 to 24 percent	700	10.9
25 to 29 percent	460	7.2
30 to 34 percent	300	4.7
35 percent or more	891	13.9
Not computed	53	0.8
Specified renter-occupied units	**2,636**	**100.0**
GROSS RENT		
Less than $200	134	5.1
$200 to $299	225	8.5
$300 to $499	771	29.2
$500 to $749	922	35.0
$750 to $999	235	8.9
$1,000 to $1,499	59	2.2
$1,500 or more	7	0.3
No cash rent	283	10.7
Median (dollars)	509	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	424	16.1

Subject	Number	Percent
15 to 19 percent	398	15.1
20 to 24 percent	312	11.8
25 to 29 percent	279	10.6
30 to 34 percent	196	7.4
35 percent or more	708	26.9
Not computed	319	12.1

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

U.S. Census Bureau
American FactFinder

DP-4. **Profile of Selected Housing Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Austin--San Marcos, TX MSA**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
Total housing units	**496,004**	**100.0**
UNITS IN STRUCTURE		
1-unit, detached	283,824	57.2
1-unit, attached	18,391	3.7
2 units	20,147	4.1
3 or 4 units	18,210	3.7
5 to 9 units	23,525	4.7
10 to 19 units	31,964	6.4
20 or more units	66,053	13.3
Mobile home	32,654	6.6
Boat, RV, van, etc.	1,236	0.2
YEAR STRUCTURE BUILT		
1999 to March 2000	26,208	5.3
1995 to 1998	78,575	15.8
1990 to 1994	45,144	9.1
1980 to 1989	135,726	27.4
1970 to 1979	100,225	20.2
1960 to 1969	43,855	8.8
1940 to 1959	47,067	9.5
1939 or earlier	19,204	3.9
ROOMS		
1 room	16,792	3.4
2 rooms	37,530	7.6
3 rooms	64,197	12.9
4 rooms	77,865	15.7
5 rooms	97,931	19.7
6 rooms	83,286	16.8
7 rooms	52,888	10.7
8 rooms	34,098	6.9
9 or more rooms	31,417	6.3
Median (rooms)	5.0	(X)
Occupied Housing Units	**471,855**	**100.0**
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	150,964	32.0
1995 to 1998	159,097	33.7
1990 to 1994	66,688	14.1
1980 to 1989	53,723	11.4
1970 to 1979	25,219	5.3
1969 or earlier	16,164	3.4
VEHICLES AVAILABLE		
None	28,048	5.9
1	168,160	35.6
2	201,865	42.8
3 or more	73,782	15.6
HOUSE HEATING FUEL		
Utility gas	211,653	44.9
Bottled, tank, or LP gas	28,453	6.0
Electricity	227,900	48.3

Subject	Number	Percent
Fuel oil, kerosene, etc.	454	0.1
Coal or coke	2	0.0
Wood	1,584	0.3
Solar energy	201	0.0
Other fuel	579	0.1
No fuel used	1,029	0.2
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	2,474	0.5
Lacking complete kitchen facilities	3,107	0.7
No telephone service	9,563	2.0
OCCUPANTS PER ROOM		
Occupied housing units	**471,855**	**100.0**
1.00 or less	437,471	92.7
1.01 to 1.50	17,093	3.6
1.51 or more	17,291	3.7
Specified owner-occupied units	**225,346**	**100.0**
VALUE		
Less than $50,000	10,559	4.7
$50,000 to $99,999	61,749	27.4
$100,000 to $149,999	67,395	29.9
$150,000 to $199,999	36,919	16.4
$200,000 to $299,999	29,465	13.1
$300,000 to $499,999	13,409	6.0
$500,000 to $999,999	4,815	2.1
$1,000,000 or more	1,035	0.5
Median (dollars)	128,100	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	174,188	77.3
Less than $300	345	0.2
$300 to $499	3,563	1.6
$500 to $699	11,196	5.0
$700 to $999	39,611	17.6
$1,000 to $1,499	68,709	30.5
$1,500 to $1,999	28,581	12.7
$2,000 or more	22,183	9.8
Median (dollars)	1,204	(X)
Not mortgaged	51,158	22.7
Median (dollars)	376	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	76,453	33.9
15 to 19 percent	44,194	19.6
20 to 24 percent	36,200	16.1
25 to 29 percent	22,914	10.2
30 to 34 percent	13,625	6.0
35 percent or more	30,769	13.7
Not computed	1,191	0.5
Specified renter-occupied units	**195,747**	**100.0**
GROSS RENT		
Less than $200	4,224	2.2
$200 to $299	3,058	1.6
$300 to $499	19,663	10.0
$500 to $749	77,273	39.5
$750 to $999	54,291	27.7
$1,000 to $1,499	25,991	13.3
$1,500 or more	5,886	3.0
No cash rent	5,361	2.7
Median (dollars)	721	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	29,930	15.3

Subject	Number	Percent
15 to 19 percent	28,318	14.5
20 to 24 percent	27,354	14.0
25 to 29 percent	21,466	11.0
30 to 34 percent	15,660	8.0
35 percent or more	63,021	32.2
Not computed	9,998	5.1

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

U.S. Census Bureau
American FactFinder

DP-4. **Profile of Selected Housing Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Texas**

NOTE: Corrected counts are available for one or more geographies displayed in this table.

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
Total housing units	**8,157,575**	**100.0**
UNITS IN STRUCTURE		
1-unit, detached	5,171,892	63.4
1-unit, attached	249,018	3.1
2 units	170,679	2.1
3 or 4 units	272,988	3.3
5 to 9 units	356,073	4.4
10 to 19 units	351,859	4.3
20 or more units	819,101	10.0
Mobile home	731,652	9.0
Boat, RV, van, etc.	34,313	0.4
YEAR STRUCTURE BUILT		
1999 to March 2000	285,423	3.5
1995 to 1998	788,815	9.7
1990 to 1994	615,612	7.5
1980 to 1989	1,843,009	22.6
1970 to 1979	1,753,545	21.5
1960 to 1969	1,096,908	13.4
1940 to 1959	1,336,454	16.4
1939 or earlier	437,809	5.4
ROOMS		
1 room	207,639	2.5
2 rooms	510,542	6.3
3 rooms	981,597	12.0
4 rooms	1,328,543	16.3
5 rooms	1,833,437	22.5
6 rooms	1,474,159	18.1
7 rooms	856,297	10.5
8 rooms	501,265	6.1
9 or more rooms	464,096	5.7
Median (rooms)	5.1	(X)
Occupied Housing Units	**7,393,354**	**100.0**
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	1,842,731	24.9
1995 to 1998	2,233,669	30.2
1990 to 1994	1,126,526	15.2
1980 to 1989	1,030,476	13.9
1970 to 1979	630,749	8.5
1969 or earlier	529,203	7.2
VEHICLES AVAILABLE		
None	548,125	7.4
1	2,658,321	36.0
2	3,024,813	40.9
3 or more	1,162,095	15.7
HOUSE HEATING FUEL		
Utility gas	3,192,579	43.2

Subject	Number	Percent
Bottled, tank, or LP gas	469,684	6.4
Electricity	3,651,110	49.4
Fuel oil, kerosene, etc.	5,452	0.1
Coal or coke	341	0.0
Wood	32,046	0.4
Solar energy	1,621	0.0
Other fuel	9,556	0.1
No fuel used	30,965	0.4
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	54,853	0.7
Lacking complete kitchen facilities	53,511	0.7
No telephone service	234,909	3.2
OCCUPANTS PER ROOM		
Occupied housing units	**7,393,354**	**100.0**
1.00 or less	6,695,841	90.6
1.01 to 1.50	361,794	4.9
1.51 or more	335,719	4.5
Specified owner-occupied units	**3,849,585**	**100.0**
VALUE		
Less than $50,000	875,444	22.7
$50,000 to $99,999	1,561,509	40.6
$100,000 to $149,999	700,830	18.2
$150,000 to $199,999	335,179	8.7
$200,000 to $299,999	223,968	5.8
$300,000 to $499,999	104,821	2.7
$500,000 to $999,999	37,697	1.0
$1,000,000 or more	10,137	0.3
Median (dollars)	82,500	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	2,471,978	64.2
Less than $300	20,398	0.5
$300 to $499	165,939	4.3
$500 to $699	374,627	9.7
$700 to $999	706,875	18.4
$1,000 to $1,499	710,869	18.5
$1,500 to $1,999	278,944	7.2
$2,000 or more	214,326	5.6
Median (dollars)	986	(X)
Not mortgaged	1,377,607	35.8
Median (dollars)	296	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	1,568,141	40.7
15 to 19 percent	701,804	18.2
20 to 24 percent	509,176	13.2
25 to 29 percent	315,316	8.2
30 to 34 percent	192,337	5.0
35 percent or more	522,231	13.6
Not computed	40,580	1.1
Specified renter-occupied units	**2,649,196**	**100.0**
GROSS RENT		
Less than $200	117,323	4.4
$200 to $299	123,921	4.7
$300 to $499	665,505	25.1
$500 to $749	981,603	37.1
$750 to $999	408,142	15.4
$1,000 to $1,499	167,914	6.3
$1,500 or more	41,170	1.6
No cash rent	143,618	5.4
Median (dollars)	574	(X)

Subject GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999	Number	Percent
Less than 15 percent	498,475	18.8
15 to 19 percent	405,696	15.3
20 to 24 percent	356,043	13.4
25 to 29 percent	269,717	10.2
30 to 34 percent	191,319	7.2
35 percent or more	717,156	27.1
Not computed	210,790	8.0

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

U.S. Census Bureau
American FactFinder

DP-4. **Profile of Selected Housing Characteristics: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **United States**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
Total housing units	**115,904,641**	**100.0**
UNITS IN STRUCTURE		
1-unit, detached	69,865,957	60.3
1-unit, attached	6,447,453	5.6
2 units	4,995,350	4.3
3 or 4 units	5,494,280	4.7
5 to 9 units	5,414,988	4.7
10 to 19 units	4,636,717	4.0
20 or more units	10,008,058	8.6
Mobile home	8,779,228	7.6
Boat, RV, van, etc.	262,610	0.2
YEAR STRUCTURE BUILT		
1999 to March 2000	2,755,075	2.4
1995 to 1998	8,478,975	7.3
1990 to 1994	8,467,008	7.3
1980 to 1989	18,326,847	15.8
1970 to 1979	21,438,863	18.5
1960 to 1969	15,911,903	13.7
1940 to 1959	23,145,917	20.0
1939 or earlier	17,380,053	15.0
ROOMS		
1 room	2,551,061	2.2
2 rooms	5,578,182	4.8
3 rooms	11,405,588	9.8
4 rooms	18,514,383	16.0
5 rooms	24,214,071	20.9
6 rooms	21,385,794	18.5
7 rooms	13,981,917	12.1
8 rooms	9,343,740	8.1
9 or more rooms	8,929,905	7.7
Median (rooms)	5.3	(X)
Occupied Housing Units	**105,480,101**	**100.0**
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	21,041,090	19.9
1995 to 1998	30,479,848	28.9
1990 to 1994	16,948,257	16.1
1980 to 1989	16,429,173	15.6
1970 to 1979	10,399,015	9.9
1969 or earlier	10,182,718	9.7
VEHICLES AVAILABLE		
None	10,861,067	10.3
1	36,123,613	34.2
2	40,461,920	38.4
3 or more	18,033,501	17.1
HOUSE HEATING FUEL		
Utility gas	54,027,880	51.2
Bottled, tank, or LP gas	6,880,185	6.5
Electricity	32,010,401	30.3

Subject	Number	Percent
Fuel oil, kerosene, etc.	9,457,850	9.0
Coal or coke	142,876	0.1
Wood	1,769,781	1.7
Solar energy	47,069	0.0
Other fuel	412,553	0.4
No fuel used	731,506	0.7
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	670,986	0.6
Lacking complete kitchen facilities	715,535	0.7
No telephone service	2,570,705	2.4
OCCUPANTS PER ROOM		
Occupied housing units	**105,480,101**	**100.0**
1.00 or less	99,422,211	94.3
1.01 to 1.50	3,184,768	3.0
1.51 or more	2,873,122	2.7
Specified owner-occupied units	**55,212,108**	**100.0**
VALUE		
Less than $50,000	5,457,817	9.9
$50,000 to $99,999	16,778,971	30.4
$100,000 to $149,999	13,110,384	23.7
$150,000 to $199,999	8,075,904	14.6
$200,000 to $299,999	6,583,049	11.9
$300,000 to $499,999	3,584,108	6.5
$500,000 to $999,999	1,308,116	2.4
$1,000,000 or more	313,759	0.6
Median (dollars)	119,600	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	38,663,887	70.0
Less than $300	255,243	0.5
$300 to $499	2,149,992	3.9
$500 to $699	4,943,283	9.0
$700 to $999	9,612,512	17.4
$1,000 to $1,499	11,679,988	21.2
$1,500 to $1,999	5,555,203	10.1
$2,000 or more	4,467,666	8.1
Median (dollars)	1,088	(X)
Not mortgaged	16,548,221	30.0
Median (dollars)	295	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	20,165,963	36.5
15 to 19 percent	9,661,469	17.5
20 to 24 percent	7,688,019	13.9
25 to 29 percent	5,210,523	9.4
30 to 34 percent	3,325,083	6.0
35 percent or more	8,719,648	15.8
Not computed	441,403	0.8
Specified renter-occupied units	**35,199,502**	**100.0**
GROSS RENT		
Less than $200	1,844,181	5.2
$200 to $299	1,818,764	5.2
$300 to $499	7,739,515	22.0
$500 to $749	11,860,298	33.7
$750 to $999	6,045,173	17.2
$1,000 to $1,499	3,054,099	8.7
$1,500 or more	1,024,296	2.9
No cash rent	1,813,176	5.2
Median (dollars)	602	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	6,370,263	18.1

Subject	Number	Percent
15 to 19 percent	5,037,981	14.3
20 to 24 percent	4,498,604	12.8
25 to 29 percent	3,666,233	10.4
30 to 34 percent	2,585,327	7.3
35 percent or more	10,383,959	29.5
Not computed	2,657,135	7.5

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

U.S. Census Bureau
American FactFinder

QT-H4. **Physical Housing Characteristics - All Housing Units: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Marble Falls city, Texas**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
Total housing units	**2,075**	**100.0**
UNITS IN STRUCTURE		
1, detached	1,186	57.2
1, attached	77	3.7
2	189	9.1
3 or 4	133	6.4
5 to 9	116	5.6
10 to 19	55	2.7
20 to 49	24	1.2
50 or more	10	0.5
Mobile home	278	13.4
Boat, RV, van, etc.	7	0.3
ROOMS		
1 room	18	0.9
2 rooms	121	5.8
3 rooms	276	13.3
4 rooms	505	24.3
5 rooms	585	28.2
6 rooms	328	15.8
7 or more rooms	242	11.7
Median	4.7	(X)
YEAR STRUCTURE BUILT		
Built 1999 to March 2000	56	2.7
Built 1995 to 1998	243	11.7
Built 1990 to 1994	105	5.1
Built 1980 to 1989	603	29.1
Built 1970 to 1979	577	27.8
Built 1960 to 1969	227	10.9
Built 1950 to 1959	109	5.3
Built 1940 to 1949	86	4.1
Built 1939 or earlier	69	3.3
Median	1979	(X)
BEDROOMS		
No bedroom	39	1.9
1 bedroom	351	16.9
2 bedrooms	679	32.7
3 bedrooms	889	42.8
4 bedrooms	97	4.7
5 or more bedrooms	20	1.0
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	13	0.6
Lacking complete kitchen facilities	55	2.7

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H23, H24, H30, H34, H35, H41, H47, and H50.

U.S. Census Bureau
American FactFinder

QT-H4. **Physical Housing Characteristics - All Housing Units: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Burnet County, Texas**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
Total housing units	**15,933**	**100.0**
UNITS IN STRUCTURE		
1, detached	11,305	71.0
1, attached	289	1.8
2	265	1.7
3 or 4	341	2.1
5 to 9	204	1.3
10 to 19	107	0.7
20 to 49	66	0.4
50 or more	10	0.1
Mobile home	3,190	20.0
Boat, RV, van, etc.	156	1.0
ROOMS		
1 room	204	1.3
2 rooms	642	4.0
3 rooms	1,540	9.7
4 rooms	3,322	20.8
5 rooms	4,382	27.5
6 rooms	3,115	19.6
7 or more rooms	2,728	17.1
Median	5.0	(X)
YEAR STRUCTURE BUILT		
Built 1999 to March 2000	599	3.8
Built 1995 to 1998	2,137	13.4
Built 1990 to 1994	1,064	6.7
Built 1980 to 1989	3,882	24.4
Built 1970 to 1979	4,038	25.3
Built 1960 to 1969	1,980	12.4
Built 1950 to 1959	850	5.3
Built 1940 to 1949	566	3.6
Built 1939 or earlier	817	5.1
Median	1979	(X)
BEDROOMS		
No bedroom	284	1.8
1 bedroom	1,613	10.1
2 bedrooms	5,417	34.0
3 bedrooms	7,152	44.9
4 bedrooms	1,264	7.9
5 or more bedrooms	203	1.3
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	129	0.8
Lacking complete kitchen facilities	216	1.4

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H23, H24, H30, H34, H35, H41, H47, and H50.

U.S. Census Bureau
American FactFinder

QT-H4. **Physical Housing Characteristics - All Housing Units: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Austin--San Marcos, TX MSA**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
Total housing units	**496,004**	**100.0**
UNITS IN STRUCTURE		
1, detached	283,824	57.2
1, attached	18,391	3.7
2	20,147	4.1
3 or 4	18,210	3.7
5 to 9	23,525	4.7
10 to 19	31,964	6.4
20 to 49	23,875	4.8
50 or more	42,178	8.5
Mobile home	32,654	6.6
Boat, RV, van, etc.	1,236	0.2
ROOMS		
1 room	16,792	3.4
2 rooms	37,530	7.6
3 rooms	64,197	12.9
4 rooms	77,865	15.7
5 rooms	97,931	19.7
6 rooms	83,286	16.8
7 or more rooms	118,403	23.9
Median	5.0	(X)
YEAR STRUCTURE BUILT		
Built 1999 to March 2000	26,208	5.3
Built 1995 to 1998	78,575	15.8
Built 1990 to 1994	45,144	9.1
Built 1980 to 1989	135,726	27.4
Built 1970 to 1979	100,225	20.2
Built 1960 to 1969	43,855	8.8
Built 1950 to 1959	30,515	6.2
Built 1940 to 1949	16,552	3.3
Built 1939 or earlier	19,204	3.9
Median	1983	(X)
BEDROOMS		
No bedroom	21,138	4.3
1 bedroom	88,741	17.9
2 bedrooms	122,922	24.8
3 bedrooms	181,123	36.5
4 bedrooms	71,578	14.4
5 or more bedrooms	10,502	2.1
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	3,274	0.7
Lacking complete kitchen facilities	4,304	0.9

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H23, H24, H30, H34, H35, H41, H47, and H50.

U.S. Census Bureau
American FactFinder

QT-H4. **Physical Housing Characteristics - All Housing Units: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **Texas**

NOTE: Corrected counts are available for one or more geographies displayed in this table.

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
Total housing units	**8,157,575**	**100.0**
UNITS IN STRUCTURE		
1, detached	5,171,892	63.4
1, attached	249,018	3.1
2	170,679	2.1
3 or 4	272,988	3.3
5 to 9	356,073	4.4
10 to 19	351,859	4.3
20 to 49	219,710	2.7
50 or more	599,391	7.3
Mobile home	731,652	9.0
Boat, RV, van, etc.	34,313	0.4
ROOMS		
1 room	207,639	2.5
2 rooms	510,542	6.3
3 rooms	981,597	12.0
4 rooms	1,328,543	16.3
5 rooms	1,833,437	22.5
6 rooms	1,474,159	18.1
7 or more rooms	1,821,658	22.3
Median	5.1	(X)
YEAR STRUCTURE BUILT		
Built 1999 to March 2000	285,423	3.5
Built 1995 to 1998	788,815	9.7
Built 1990 to 1994	615,612	7.5
Built 1980 to 1989	1,843,009	22.6
Built 1970 to 1979	1,753,545	21.5
Built 1960 to 1969	1,096,908	13.4
Built 1950 to 1959	895,282	11.0
Built 1940 to 1949	441,172	5.4
Built 1939 or earlier	437,809	5.4
Median	1977	(X)
BEDROOMS		
No bedroom	287,645	3.5
1 bedroom	1,302,756	16.0
2 bedrooms	2,173,127	26.6
3 bedrooms	3,204,059	39.3
4 bedrooms	1,034,385	12.7
5 or more bedrooms	155,603	1.9
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	103,586	1.3
Lacking complete kitchen facilities	119,072	1.5

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H23, H24, H30, H34, H35, H41, H47, and H50.

U.S. Census Bureau
American FactFinder

QT-H4. **Physical Housing Characteristics - All Housing Units: 2000**
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: **United States**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

Subject	Number	Percent
Total housing units	**115,904,641**	**100.0**
UNITS IN STRUCTURE		
1, detached	69,865,957	60.3
1, attached	6,447,453	5.6
2	4,995,350	4.3
3 or 4	5,494,280	4.7
5 to 9	5,414,988	4.7
10 to 19	4,636,717	4.0
20 to 49	3,873,383	3.3
50 or more	6,134,675	5.3
Mobile home	8,779,228	7.6
Boat, RV, van, etc.	262,610	0.2
ROOMS		
1 room	2,551,061	2.2
2 rooms	5,578,182	4.8
3 rooms	11,405,588	9.8
4 rooms	18,514,383	16.0
5 rooms	24,214,071	20.9
6 rooms	21,385,794	18.5
7 or more rooms	32,255,562	27.8
Median	5.3	(X)
YEAR STRUCTURE BUILT		
Built 1999 to March 2000	2,755,075	2.4
Built 1995 to 1998	8,478,975	7.3
Built 1990 to 1994	8,467,008	7.3
Built 1980 to 1989	18,326,847	15.8
Built 1970 to 1979	21,438,863	18.5
Built 1960 to 1969	15,911,903	13.7
Built 1950 to 1959	14,710,149	12.7
Built 1940 to 1949	8,435,768	7.3
Built 1939 or earlier	17,380,053	15.0
Median	1971	(X)
BEDROOMS		
No bedroom	3,422,876	3.0
1 bedroom	15,509,740	13.4
2 bedrooms	32,906,513	28.4
3 bedrooms	44,469,684	38.4
4 bedrooms	16,011,823	13.8
5 or more bedrooms	3,584,005	3.1
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	1,335,167	1.2
Lacking complete kitchen facilities	1,515,854	1.3

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H23, H24, H30, H34, H35, H41, H47, and H50.

U.S. Census Bureau
American FactFinder

QT-P1A. **Age and Sex for the Total Population: 1990**
Data Set: 1990 Summary Tape File 1 (STF 1) - 100-Percent data
Geographic Area: **Marble Falls city, Texas**

NOTE: For information on confidentiality, nonsampling error, and definitions, see http://factfinder.census.gov/home/en/datanotes/expstf190.htm.

Age	Number			Percent		
	Both sexes	Male	Female	Both sexes	Male	Female
Total population	**4,007**	**1,864**	**2,143**	**100.0**	**100.0**	**100.0**
Under 5 years	296	151	145	7.4	8.1	6.8
Under 1 year	44	25	19	1.1	1.3	0.9
1 and 2 years	128	60	68	3.2	3.2	3.2
3 and 4 years	124	66	58	3.1	3.5	2.7
5 to 9 years	328	163	165	8.2	8.7	7.7
5 years	78	36	42	1.9	1.9	2.0
6 years	54	29	25	1.3	1.6	1.2
7 to 9 years	196	98	98	4.9	5.3	4.6
10 to 14 years	330	171	159	8.2	9.2	7.4
10 and 11 years	119	59	60	3.0	3.2	2.8
12 and 13 years	148	71	77	3.7	3.8	3.6
14 years	63	41	22	1.6	2.2	1.0
15 to 19 years	302	161	141	7.5	8.6	6.6
15 years	67	36	31	1.7	1.9	1.4
16 years	56	26	30	1.4	1.4	1.4
17 years	67	36	31	1.7	1.9	1.4
18 years	58	32	26	1.4	1.7	1.2
19 years	54	31	23	1.3	1.7	1.1
20 to 24 years	227	109	118	5.7	5.8	5.5
20 years	51	31	20	1.3	1.7	0.9
21 years	53	23	30	1.3	1.2	1.4
25 to 29 years	268	135	133	6.7	7.2	6.2
30 to 34 years	305	148	157	7.6	7.9	7.3
35 to 39 years	251	114	137	6.3	6.1	6.4
40 to 44 years	266	132	134	6.6	7.1	6.3
45 to 49 years	183	81	102	4.6	4.3	4.8
50 to 54 years	186	87	99	4.6	4.7	4.6
55 to 59 years	160	66	94	4.0	3.5	4.4
60 to 64 years	172	85	87	4.3	4.6	4.1
65 to 69 years	174	66	108	4.3	3.5	5.0
70 to 74 years	167	55	112	4.2	3.0	5.2
75 to 79 years	165	67	98	4.1	3.6	4.6
80 to 84 years	129	45	84	3.2	2.4	3.9
85 years and over	98	28	70	2.4	1.5	3.3
18 years and over	2,863	1,281	1,582	71.4	68.7	73.8
21 years and over	2,700	1,187	1,513	67.4	63.7	70.6
62 years and over	844	313	531	21.1	16.8	24.8
65 years and over	733	261	472	18.3	14.0	22.0

(X) Not applicable
Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data) Matrices P1, P5, P11, P12.

U.S. Census Bureau
American FactFinder

QT-P1A. **Age and Sex for the Total Population: 1990**
Data Set: 1990 Summary Tape File 1 (STF 1) - 100-Percent data
Geographic Area: **Burnet County, Texas**

NOTE: For information on confidentiality, nonsampling error, and definitions, see http://factfinder.census.gov/home/en/datanotes/expstf190.htm.

Age	Number			Percent		
	Both sexes	Male	Female	Both sexes	Male	Female
Total population	**22,677**	**10,941**	**11,736**	**100.0**	**100.0**	**100.0**
Under 5 years	1,452	721	731	6.4	6.6	6.2
Under 1 year	240	114	126	1.1	1.0	1.1
1 and 2 years	594	289	305	2.6	2.6	2.6
3 and 4 years	618	318	300	2.7	2.9	2.6
5 to 9 years	1,583	793	790	7.0	7.2	6.7
5 years	318	164	154	1.4	1.5	1.3
6 years	312	152	160	1.4	1.4	1.4
7 to 9 years	953	477	476	4.2	4.4	4.1
10 to 14 years	1,623	876	747	7.2	8.0	6.4
10 and 11 years	676	355	321	3.0	3.2	2.7
12 and 13 years	642	350	292	2.8	3.2	2.5
14 years	305	171	134	1.3	1.6	1.1
15 to 19 years	1,399	750	649	6.2	6.9	5.5
15 years	307	162	145	1.4	1.5	1.2
16 years	295	171	124	1.3	1.6	1.1
17 years	316	161	155	1.4	1.5	1.3
18 years	268	150	118	1.2	1.4	1.0
19 years	213	106	107	0.9	1.0	0.9
20 to 24 years	969	469	500	4.3	4.3	4.3
20 years	214	113	101	0.9	1.0	0.9
21 years	183	90	93	0.8	0.8	0.8
25 to 29 years	1,343	665	678	5.9	6.1	5.8
30 to 34 years	1,486	742	744	6.6	6.8	6.3
35 to 39 years	1,474	724	750	6.5	6.6	6.4
40 to 44 years	1,411	693	718	6.2	6.3	6.1
45 to 49 years	1,118	532	586	4.9	4.9	5.0
50 to 54 years	1,092	525	567	4.8	4.8	4.8
55 to 59 years	1,211	562	649	5.3	5.1	5.5
60 to 64 years	1,418	674	744	6.3	6.2	6.3
65 to 69 years	1,523	696	827	6.7	6.4	7.0
70 to 74 years	1,332	600	732	5.9	5.5	6.2
75 to 79 years	1,060	464	596	4.7	4.2	5.1
80 to 84 years	698	285	413	3.1	2.6	3.5
85 years and over	485	170	315	2.1	1.6	2.7
18 years and over	17,101	8,057	9,044	75.4	73.6	77.1
21 years and over	16,406	7,688	8,718	72.3	70.3	74.3
62 years and over	6,001	2,641	3,360	26.5	24.1	28.6
65 years and over	5,098	2,215	2,883	22.5	20.2	24.6

(X) Not applicable
Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data) Matrices P1, P5, P11, P12.

U.S. Census Bureau
American FactFinder

QT-P1A. **Age and Sex for the Total Population: 1990**
Data Set: 1990 Summary Tape File 1 (STF 1) - 100-Percent data
Geographic Area: **Austin, TX MSA**

NOTE: For information on confidentiality, nonsampling error, and definitions, see http://factfinder.census.gov/home/en/datanotes/expstf190.htm.

Age	Number			Percent		
	Both sexes	Male	Female	Both sexes	Male	Female
Total population	**781,572**	**389,849**	**391,723**	**100.0**	**100.0**	**100.0**
Under 5 years	60,733	31,145	29,588	7.8	8.0	7.6
Under 1 year	10,620	5,466	5,154	1.4	1.4	1.3
1 and 2 years	25,617	13,148	12,469	3.3	3.4	3.2
3 and 4 years	24,496	12,531	11,965	3.1	3.2	3.1
5 to 9 years	57,844	29,634	28,210	7.4	7.6	7.2
5 years	12,058	6,165	5,893	1.5	1.6	1.5
6 years	11,620	6,019	5,601	1.5	1.5	1.4
7 to 9 years	34,166	17,450	16,716	4.4	4.5	4.3
10 to 14 years	50,064	25,643	24,421	6.4	6.6	6.2
10 and 11 years	21,406	10,965	10,441	2.7	2.8	2.7
12 and 13 years	19,250	9,822	9,428	2.5	2.5	2.4
14 years	9,408	4,856	4,552	1.2	1.2	1.2
15 to 19 years	61,304	30,683	30,621	7.8	7.9	7.8
15 years	9,622	4,907	4,715	1.2	1.3	1.2
16 years	9,444	4,803	4,641	1.2	1.2	1.2
17 years	9,683	4,904	4,779	1.2	1.3	1.2
18 years	13,086	6,393	6,693	1.7	1.6	1.7
19 years	19,469	9,676	9,793	2.5	2.5	2.5
20 to 24 years	87,089	44,260	42,829	11.1	11.4	10.9
20 years	19,801	9,659	10,142	2.5	2.5	2.6
21 years	18,626	9,425	9,201	2.4	2.4	2.3
25 to 29 years	84,152	43,238	40,914	10.8	11.1	10.4
30 to 34 years	81,812	41,605	40,207	10.5	10.7	10.3
35 to 39 years	72,174	36,676	35,498	9.2	9.4	9.1
40 to 44 years	56,146	28,864	27,282	7.2	7.4	7.0
45 to 49 years	38,908	19,424	19,484	5.0	5.0	5.0
50 to 54 years	28,183	13,855	14,328	3.6	3.6	3.7
55 to 59 years	24,193	11,856	12,337	3.1	3.0	3.1
60 to 64 years	21,268	9,770	11,498	2.7	2.5	2.9
65 to 69 years	19,401	8,754	10,647	2.5	2.2	2.7
70 to 74 years	14,237	6,165	8,072	1.8	1.6	2.1
75 to 79 years	10,994	4,274	6,720	1.4	1.1	1.7
80 to 84 years	7,187	2,449	4,738	0.9	0.6	1.2
85 years and over	5,883	1,554	4,329	0.8	0.4	1.1
18 years and over	584,182	288,813	295,369	74.7	74.1	75.4
21 years and over	531,826	263,085	268,741	68.0	67.5	68.6
62 years and over	70,031	28,714	41,317	9.0	7.4	10.5
65 years and over	57,702	23,196	34,506	7.4	5.9	8.8

(X) Not applicable
Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data) Matrices P1, P5, P11, P12.

U.S. Census Bureau
American FactFinder

QT-P1A. **Age and Sex for the Total Population: 1990**
Data Set: 1990 Summary Tape File 1 (STF 1) - 100-Percent data
Geographic Area: **Texas**

NOTE: For information on confidentiality, nonsampling error, and definitions, see http://factfinder.census.gov/home/en/datanotes/expstf190.htm.

Age	Number			Percent		
	Both sexes	Male	Female	Both sexes	Male	Female
Total population	**16,986,510**	**8,365,963**	**8,620,547**	**100.0**	**100.0**	**100.0**
Under 5 years	1,390,054	711,144	678,910	8.2	8.5	7.9
Under 1 year	239,831	122,593	117,238	1.4	1.5	1.4
1 and 2 years	585,693	299,856	285,837	3.4	3.6	3.3
3 and 4 years	564,530	288,695	275,835	3.3	3.5	3.2
5 to 9 years	1,396,173	713,663	682,510	8.2	8.5	7.9
5 years	283,782	144,635	139,147	1.7	1.7	1.6
6 years	275,860	140,879	134,981	1.6	1.7	1.6
7 to 9 years	836,531	428,149	408,382	4.9	5.1	4.7
10 to 14 years	1,294,353	662,092	632,261	7.6	7.9	7.3
10 and 11 years	539,404	276,347	263,057	3.2	3.3	3.1
12 and 13 years	508,230	259,385	248,845	3.0	3.1	2.9
14 years	246,719	126,360	120,359	1.5	1.5	1.4
15 to 19 years	1,311,691	672,557	639,134	7.7	8.0	7.4
15 years	250,759	128,368	122,391	1.5	1.5	1.4
16 years	249,719	128,163	121,556	1.5	1.5	1.4
17 years	254,781	131,214	123,567	1.5	1.6	1.4
18 years	266,495	137,050	129,445	1.6	1.6	1.5
19 years	289,937	147,762	142,175	1.7	1.8	1.6
20 to 24 years	1,334,412	679,254	655,158	7.9	8.1	7.6
20 years	280,266	142,132	138,134	1.6	1.7	1.6
21 years	264,658	134,729	129,929	1.6	1.6	1.5
25 to 29 years	1,532,740	774,830	757,910	9.0	9.3	8.8
30 to 34 years	1,553,431	781,544	771,887	9.1	9.3	9.0
35 to 39 years	1,372,521	685,982	686,539	8.1	8.2	8.0
40 to 44 years	1,166,504	578,047	588,457	6.9	6.9	6.8
45 to 49 years	906,582	448,232	458,350	5.3	5.4	5.3
50 to 54 years	722,052	352,082	369,970	4.3	4.2	4.3
55 to 59 years	661,590	318,069	343,521	3.9	3.8	4.0
60 to 64 years	627,831	292,996	334,835	3.7	3.5	3.9
65 to 69 years	571,269	258,436	312,833	3.4	3.1	3.6
70 to 74 years	426,970	184,088	242,882	2.5	2.2	2.8
75 to 79 years	334,014	130,581	203,433	2.0	1.6	2.4
80 to 84 years	217,718	75,819	141,899	1.3	0.9	1.6
85 years and over	166,605	46,547	120,058	1.0	0.6	1.4
18 years and over	12,150,671	5,891,319	6,259,352	71.5	70.4	72.6
21 years and over	11,313,973	5,464,375	5,849,598	66.6	65.3	67.9
62 years and over	2,088,987	868,228	1,220,759	12.3	10.4	14.2
65 years and over	1,716,576	695,471	1,021,105	10.1	8.3	11.8

(X) Not applicable
Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data) Matrices P1, P5, P11, P12.

U.S. Census Bureau
American FactFinder

QT-P1A. **Age and Sex for the Total Population: 1990**
Data Set: 1990 Summary Tape File 1 (STF 1) - 100-Percent data
Geographic Area: **United States**

NOTE: For information on confidentiality, nonsampling error, and definitions, see http://factfinder.census.gov/home/en/datanotes/expstf190.htm.

Age	Number			Percent		
	Both sexes	Male	Female	Both sexes	Male	Female
Total population	**248,709,873**	**121,239,418**	**127,470,455**	**100.0**	**100.0**	**100.0**
Under 5 years	18,354,443	9,392,409	8,962,034	7.4	7.7	7.0
Under 1 year	3,217,312	1,644,801	1,572,511	1.3	1.4	1.2
1 and 2 years	7,764,147	3,974,534	3,789,613	3.1	3.3	3.0
3 and 4 years	7,372,984	3,773,074	3,599,910	3.0	3.1	2.8
5 to 9 years	18,099,179	9,262,527	8,836,652	7.3	7.6	6.9
5 years	3,689,533	1,889,177	1,800,356	1.5	1.6	1.4
6 years	3,577,632	1,829,832	1,747,800	1.4	1.5	1.4
7 to 9 years	10,832,014	5,543,518	5,288,496	4.4	4.6	4.1
10 to 14 years	17,114,249	8,767,167	8,347,082	6.9	7.2	6.5
10 and 11 years	7,108,692	3,645,506	3,463,186	2.9	3.0	2.7
12 and 13 years	6,762,450	3,459,416	3,303,034	2.7	2.9	2.6
14 years	3,243,107	1,662,245	1,580,862	1.3	1.4	1.2
15 to 19 years	17,754,015	9,102,698	8,651,317	7.1	7.5	6.8
15 years	3,321,609	1,705,780	1,615,829	1.3	1.4	1.3
16 years	3,304,890	1,697,995	1,606,895	1.3	1.4	1.3
17 years	3,410,062	1,758,400	1,651,662	1.4	1.5	1.3
18 years	3,641,238	1,862,377	1,778,861	1.5	1.5	1.4
19 years	4,076,216	2,078,146	1,998,070	1.6	1.7	1.6
20 to 24 years	19,020,312	9,675,596	9,344,716	7.6	8.0	7.3
20 years	4,009,414	2,044,082	1,965,332	1.6	1.7	1.5
21 years	3,817,220	1,947,811	1,869,409	1.5	1.6	1.5
25 to 29 years	21,313,045	10,695,936	10,617,109	8.6	8.8	8.3
30 to 34 years	21,862,887	10,876,933	10,985,954	8.8	9.0	8.6
35 to 39 years	19,963,117	9,902,243	10,060,874	8.0	8.2	7.9
40 to 44 years	17,615,786	8,691,984	8,923,802	7.1	7.2	7.0
45 to 49 years	13,872,573	6,810,597	7,061,976	5.6	5.6	5.5
50 to 54 years	11,350,513	5,514,738	5,835,775	4.6	4.5	4.6
55 to 59 years	10,531,756	5,034,370	5,497,386	4.2	4.2	4.3
60 to 64 years	10,616,167	4,947,047	5,669,120	4.3	4.1	4.4
65 to 69 years	10,111,735	4,532,307	5,579,428	4.1	3.7	4.4
70 to 74 years	7,994,823	3,409,306	4,585,517	3.2	2.8	3.6
75 to 79 years	6,121,369	2,399,768	3,721,601	2.5	2.0	2.9
80 to 84 years	3,933,739	1,366,094	2,567,645	1.6	1.1	2.0
85 years and over	3,080,165	857,698	2,222,467	1.2	0.7	1.7
18 years and over	185,105,441	88,655,140	96,450,301	74.4	73.1	75.7
21 years and over	173,378,573	82,670,535	90,708,038	69.7	68.2	71.2
62 years and over	37,629,695	15,524,180	22,105,515	15.1	12.8	17.3
65 years and over	31,241,831	12,565,173	18,676,658	12.6	10.4	14.7

(X) Not applicable
Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data) Matrices P1, P5, P11, P12.

TIPSII [UPF], GRH21 CENSUS90 71583900 08/27/93 11:03 AM MACHINE C DATA:CENSUS90*PH21TIPSDA00, 08/26/93 14:50:22 TAPE: NONE FRAME: 605
TSF:CENSUS90*92, 08/26/93 14:51:46 UTF:CENSUS90*93, 08/26/93 14:51:47 META:CENSUS90*PH21TABLES00, 08/26/93 15:23:55

Table 48. Population and Housing Units, 1970 to 1990; Land Area and Density for Metropolitan Area: 1990—Con.

[For information concerning historical counts, see "User Notes." MA's are as defined for the 1990 census. Counts relate to component parts as defined at each census. Density is computed using land area. For definitions of terms and meanings of symbols, see text]

Metropolitan Area	Population			Housing units			1990 area measurements				1990 density			
							Total area		Land area		Population per—		Housing units per—	
	1990	1980	1970	1990	1980	1970	Square kilometers	Square miles	Square kilometers	Square miles	Square kilometer	Square mile	Square kilometer	Square mile
METROPOLITAN AREA—Con.														
Augusta, GA-SC MSA	396 809	r345 923	291 063	158 342	r125 637	88 818	5 136.4	1 983.2	5 042.6	1 947.0	78.7	203.8	31.4	81.3
In central city	44 639	47 532	59 864	21 588	20 825	21 159	54.4	21.0	50.9	19.7	877.0	2 265.9	424.1	1 095.8
Not in central city	352 170	r298 391	231 199	136 754	r104 812	67 659	5 082.0	1 962.2	4 991.7	1 927.3	70.6	182.7	27.4	71.0
Georgia (pt.)	275 869	240 293	200 040	109 076	85 844	59 418	2 337.8	902.6	2 263.4	873.9	121.9	315.7	48.2	124.8
In central city	44 639	47 532	59 864	21 588	20 825	21 159	54.4	21.0	50.9	19.7	877.0	2 265.9	424.1	1 095.8
Augusta city	44 639	47 532	59 864	21 588	20 825	21 159	54.4	21.0	50.9	19.7	877.0	2 265.9	424.1	1 095.8
Not in central city	231 230	192 761	140 176	87 488	65 019	38 259	2 283.4	881.6	2 212.5	854.2	104.5	270.7	39.5	102.4
Columbia County	66 031	40 118	22 327	23 745	14 099	6 740	797.2	307.8	751.2	290.0	87.9	227.7	31.6	81.9
McDuffie County	20 119	18 546	15 276	8 043	6 899	4 924	689.8	266.3	672.9	259.8	29.9	77.4	12.0	31.0
Richmond County	189 719	181 629	162 437	77 288	64 846	47 754	850.8	328.5	839.3	324.1	226.0	585.4	92.1	238.5
South Carolina (pt.)	120 940	r105 630	91 023	49 266	r39 793	29 400	2 798.6	1 080.5	2 779.3	1 073.1	43.5	112.7	17.7	45.9
In central city	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Not in central city	120 940	r105 630	91 023	49 266	r39 793	29 400	2 798.6	1 080.5	2 779.3	1 073.1	43.5	112.7	17.7	45.9
Aiken County	120 940	r105 630	91 023	49 266	r39 793	29 400	2 798.6	1 080.5	2 779.3	1 073.1	43.5	112.7	17.7	45.9
Austin, TX MSA	781 572	536 688	360 463	343 886	r217 742	122 357	7 351.8	2 838.5	7 230.5	2 791.7	108.1	280.0	47.6	123.2
In central city	465 622	r345 890	253 539	217 054	r146 627	85 678	581.9	224.7	564.0	217.8	825.6	2 137.8	384.8	996.6
Austin city	465 622	r345 890	253 539	217 054	r146 627	85 678	581.9	224.7	564.0	217.8	825.6	2 137.8	384.8	996.6
Not in central city	315 950	r190 798	106 924	126 832	r71 115	36 679	6 769.9	2 613.9	6 666.5	2 573.9	47.4	122.8	19.0	49.3
Hays County	65 614	40 594	27 642	25 247	14 472	8 259	1 760.8	679.9	1 755.9	677.9	37.4	96.8	14.4	37.2
Travis County	576 407	419 573	295 516	264 173	175 030	100 882	2 647.5	1 022.2	2 562.6	989.4	224.9	582.6	103.1	267.0
Williamson County	139 551	76 521	37 305	54 466	r28 240	13 216	2 943.5	1 136.5	2 912.1	1 124.4	47.9	124.1	18.7	48.4
Bakersfield, CA MSA	543 477	403 089	330 234	198 636	155 702	110 142	21 139.7	8 162.1	21 086.8	8 141.6	25.8	66.8	9.4	24.4
In central city	174 820	105 611	69 515	66 175	42 761	24 512	241.2	93.1	237.9	91.8	734.8	1 904.4	278.2	720.9
Bakersfield city	174 820	105 611	69 515	66 175	42 761	24 512	241.2	93.1	237.9	91.8	734.8	1 904.4	278.2	720.9
Not in central city	368 657	297 478	260 719	132 461	112 941	85 630	20 898.5	8 068.9	20 848.9	8 049.8	17.7	45.8	6.4	16.5
Kern County	543 477	403 089	330 234	198 636	155 702	110 142	21 139.7	8 162.1	21 086.8	8 141.6	25.8	66.8	9.4	24.4
Baltimore, MD MSA	2 382 172	r2 199 497	2 089 438	938 979	r809 775	663 847	8 040.8	3 104.5	6 758.0	2 609.3	352.5	913.0	138.9	359.9
In central city	769 201	r818 481	935 882	318 958	r316 049	315 938	257.2	99.3	225.7	87.1	3 408.1	8 831.2	1 413.2	3 662.0
Annapolis city	33 187	31 740	30 095	15 252	13 378	10 408	18.7	7.2	16.4	6.3	2 023.6	5 267.8	930.0	2 421.0
Baltimore city	736 014	r786 741	905 787	303 706	r302 671	305 530	238.5	92.1	209.3	80.8	3 516.6	9 109.1	1 451.1	3 758.7
Not in central city	1 612 971	1 381 016	1 153 556	620 021	493 726	347 909	7 783.6	3 005.3	6 532.4	2 522.1	246.9	639.5	94.9	245.8
Anne Arundel County	427 239	370 775	298 042	157 194	129 031	89 036	1 522.5	587.8	1 077.3	416.0	396.6	1 027.0	145.9	377.9
Baltimore County	692 134	655 615	620 409	281 553	243 994	190 682	1 766.6	682.1	1 550.3	598.6	446.5	1 156.3	181.6	470.4
Carroll County	123 372	96 356	69 006	43 553	32 115	20 175	1 171.8	452.4	1 163.3	449.2	106.1	274.6	37.4	97.0
Harford County	182 132	145 930	115 378	66 446	49 435	33 487	1 364.3	526.7	1 140.6	440.4	159.7	413.6	58.3	150.9
Howard County	187 328	118 572	62 394	72 583	42 499	18 096	656.7	253.6	653.1	252.2	286.8	742.8	111.1	287.8
Queen Anne's County	33 953	25 508	18 422	13 944	10 030	6 841	1 320.4	509.8	964.1	372.2	35.2	91.2	14.5	37.5
Baltimore city	736 014	r786 741	905 787	303 706	r302 671	305 530	238.5	92.1	209.3	80.8	3 516.6	9 109.1	1 451.1	3 758.7
Bangor, ME MSA	88 745	83 919	79 933	35 448	31 211	25 348	988.7	381.7	911.2	351.8	97.4	252.3	38.9	100.8
In central city	33 181	31 643	33 168	14 366	12 792	10 967	90.0	34.8	89.2	34.5	372.0	961.8	161.1	416.4
Bangor city	33 181	31 643	33 168	14 366	12 792	10 967	90.0	34.8	89.2	34.5	372.0	961.8	161.1	416.4
Not in central city	55 564	52 276	46 765	21 082	18 419	14 381	898.7	347.0	822.0	317.4	67.6	175.1	25.6	66.4
Penobscot County (pt.)	85 570	81 244	77 970	34 268	30 203	24 728	892.5	344.6	819.0	316.2	104.5	270.6	41.8	108.4
Bangor city	33 181	31 643	33 168	14 366	12 792	10 967	90.0	34.8	89.2	34.5	372.0	961.8	161.1	416.4
Brewer city	9 021	9 017	9 300	3 780	3 534	3 049	40.4	15.6	39.1	15.1	230.7	597.4	96.7	250.3
Eddington town	1 947	1 769	1 358	843	664	500	68.7	26.5	65.1	25.1	29.9	77.6	12.9	33.6
Glenburn town	3 198	2 319	1 196	1 298	974	599	75.9	29.3	70.4	27.2	45.4	117.6	18.4	47.7
Hampden town	5 974	5 250	4 693	2 326	1 870	1 503	101.0	39.0	98.6	38.1	60.6	156.8	23.6	61.0
Hermon town	3 755	3 170	2 376	1 423	1 063	724	95.3	36.8	93.1	35.9	40.3	104.6	15.3	39.6
Holden town	2 952	2 554	1 841	1 332	1 106	727	83.2	32.1	80.1	30.9	36.9	95.5	16.6	43.1
Kenduskeag town	1 234	1 210	733	454	411	216	43.5	16.8	43.5	16.8	28.4	73.5	10.4	27.0
Old Town city	8 317	8 422	8 741	3 547	3 405	2 951	110.5	42.7	99.2	38.3	83.8	217.2	35.8	92.6
Orono town	10 573	10 578	9 989	2 687	2 349	1 965	51.2	19.8	47.2	18.2	224.0	580.9	56.9	147.6
Orrington town	3 309	3 244	2 702	1 338	1 225	947	71.2	27.5	65.8	25.4	50.3	130.3	20.3	52.7
Penobscot Indian Island Reservation	476	458	317	182	168	75	53.5	20.7	20.2	7.8	23.6	61.0	9.0	23.3
Veazie town	1 633	1 610	1 556	692	642	505	8.1	3.1	7.6	2.9	214.9	563.1	91.1	238.6
Waldo County (pt.)	3 175	2 675	1 963	1 180	1 008	620	96.1	37.1	92.2	35.6	34.4	89.2	12.8	33.1
Winterport town	3 175	2 675	1 963	1 180	1 008	620	96.1	37.1	92.2	35.6	34.4	89.2	12.8	33.1
Baton Rouge, LA MSA	528 264	494 151	375 628	212 078	177 881	116 979	4 351.3	1 680.0	4 109.1	1 586.5	128.6	333.0	51.6	133.7
In central city	219 531	r220 394	165 921	97 115	r84 397	56 397	197.3	76.2	191.5	73.9	1 146.4	2 970.6	507.1	1 314.1
Baton Rouge city	219 531	r220 394	165 921	97 115	r84 397	56 397	197.3	76.2	191.5	73.9	1 146.4	2 970.6	507.1	1 314.1
Not in central city	308 733	r273 757	209 707	114 963	r93 484	60 582	4 154.0	1 603.9	3 917.6	1 512.6	78.8	204.1	29.3	76.0
Ascension Parish	58 214	50 068	37 086	21 165	16 622	11 229	784.5	302.9	755.1	291.6	77.1	199.6	28.0	72.6
East Baton Rouge Parish	380 105	366 191	285 167	156 767	133 635	88 959	1 218.8	470.6	1 180.2	455.7	322.1	834.1	132.8	344.0
Livingston Parish	70 526	58 805	36 511	26 848	21 190	11 979	1 820.5	702.9	1 678.5	648.1	42.0	108.8	16.0	41.4
West Baton Rouge Parish	19 419	19 086	16 864	7 298	6 434	4 812	527.4	203.6	495.3	191.2	39.2	101.6	14.7	38.2
Battle Creek, MI MSA	135 982	r141 579	141 963	55 619	r54 248	46 856	1 860.9	718.5	1 836.0	708.9	74.1	191.8	30.3	78.5
In central city	53 540	35 724	38 931	23 252	15 101	14 604	113.0	43.6	110.9	42.8	482.8	1 250.9	209.7	543.3
Battle Creek city	53 540	35 724	38 931	23 252	15 101	14 604	113.0	43.6	110.9	42.8	482.8	1 250.9	209.7	543.3
Not in central city	82 442	r105 855	103 032	32 367	r39 147	32 252	1 747.8	674.8	1 725.1	666.1	47.8	123.8	18.8	48.6
Calhoun County	135 982	r141 579	141 963	55 619	r54 248	46 856	1 860.9	718.5	1 836.0	708.9	74.1	191.8	30.3	78.5

Table 30. **Population and Housing Units: 1940 to 1990**—Con.

[For information concerning historical counts, see "User Notes." For definitions of terms and meanings of symbols, see text]

State County	Population						Housing units					
	1990	1980	1970	1960	1950	1940	1990	1980	1970	1960	1950	1940
Tennessee—Con.												
Meigs County	8 033	7 431	5 219	5 160	6 080	6 393	3 689	2 996	1 842	1 476	1 548	1 491
Monroe County	30 541	28 700	23 475	23 316	24 513	24 275	12 803	11 002	7 736	6 683	6 259	5 509
Montgomery County	100 498	83 342	62 721	55 645	44 186	33 346	37 233	29 724	18 815	15 183	10 862	8 754
Moore County	4 721	4 510	3 568	3 454	3 948	4 093	1 912	1 669	1 242	1 111	1 107	1 059
Morgan County	17 300	16 604	13 619	14 304	15 727	15 242	6 378	5 924	4 168	3 783	3 654	3 198
Oblon County	31 717	32 781	30 247	26 957	29 056	30 978	13 359	13 059	11 173	9 252	9 026	8 402
Overton County	17 636	17 575	14 866	14 661	17 566	18 883	7 388	6 526	5 109	4 458	4 549	4 206
Perry County	6 612	6 111	5 238	5 273	6 462	7 535	3 225	2 842	2 160	1 817	1 914	1 915
Pickett County	4 548	4 358	3 774	4 431	5 093	6 213	2 253	1 867	1 382	1 407	1 292	1 361
Polk County	13 643	13 602	11 669	12 160	14 074	15 473	5 659	5 090	3 954	3 564	3 671	3 378
Putnam County	51 373	47 690	35 487	29 236	29 869	26 250	21 417	17 801	11 993	8 836	8 093	6 298
Rhea County	24 344	24 235	17 202	15 863	16 041	16 353	10 361	9 382	5 901	4 840	4 378	4 001
Roane County	47 227	48 425	38 881	39 133	31 665	27 795	20 334	18 732	13 189	11 645	8 441	6 515
Robertson County	41 494	37 021	29 102	27 335	27 024	29 046	15 823	13 308	9 859	8 448	7 954	7 366
Rutherford County	118 570	84 058	59 428	52 368	40 696	33 604	45 755	30 541	19 035	14 654	11 049	8 857
Scott County	18 358	19 259	14 762	15 413	17 362	15 966	7 122	6 608	4 648	4 018	4 140	3 395
Sequatchie County	8 863	8 605	6 331	5 915	5 685	5 038	3 570	3 162	2 003	1 640	1 407	1 137
Sevier County	51 043	41 418	28 241	24 251	23 375	23 291	24 166	17 504	10 268	7 971	6 567	5 436
Shelby County	826 330	777 113	722 111	627 019	482 393	358 250	327 796	286 381	222 649	184 868	137 985	99 413
Smith County	14 143	14 935	12 509	12 059	14 098	16 148	6 049	6 051	4 489	4 234	4 274	4 313
Stewart County	9 479	8 665	7 319	7 851	9 175	13 549	4 384	3 581	2 751	2 596	2 580	3 086
Sullivan County	143 596	143 968	127 329	114 139	95 063	69 085	60 623	54 976	42 187	34 285	25 815	16 372
Sumner County	103 281	85 790	56 266	36 217	33 533	32 719	39 807	30 153	18 657	11 629	9 706	8 359
Tipton County	37 568	32 930	28 001	28 564	29 782	28 036	14 071	11 574	8 517	7 860	7 953	6 891
Trousdale County	5 920	6 137	5 155	4 914	5 520	6 113	2 537	2 496	1 813	1 531	1 608	1 549
Unicoi County	16 549	16 362	15 254	15 082	15 886	14 128	7 076	6 400	5 194	4 520	4 138	3 153
Union County	13 694	11 707	9 072	8 498	8 670	9 030	5 696	4 642	3 119	2 491	2 283	2 174
Van Buren County	4 846	4 728	3 758	3 671	3 985	4 090	2 001	1 753	1 292	982	1 018	924
Warren County	32 992	32 653	26 972	23 102	22 271	19 764	13 602	12 968	9 501	7 480	6 627	5 218
Washington County	92 315	88 755	73 924	64 832	59 971	51 631	38 378	33 673	24 240	18 738	15 633	11 980
Wayne County	13 935	13 946	12 365	11 908	13 864	13 638	5 741	5 175	4 180	3 632	3 672	3 187
Weakley County	31 972	32 896	28 827	24 227	27 962	29 498	12 857	12 463	10 146	8 602	8 829	8 343
White County	20 090	19 567	16 329	15 577	16 204	15 983	8 369	7 585	5 778	4 987	4 536	3 966
Williamson County	81 021	58 108	34 423	25 267	24 307	25 220	29 875	19 719	11 060	7 304	6 787	6 493
Wilson County	67 675	56 064	36 999	27 668	26 318	25 267	26 198	20 135	12 900	9 130	8 026	7 007
Texas	16 986 510	r14 225 513	11 198 655	9 579 677	7 711 194	6 414 824	7 008 999	r5 548 214	3 830 091	3 153 127	2 393 828	1 804 884
Anderson County	48 024	38 381	27 789	28 162	31 875	37 092	16 909	13 934	10 674	10 206	10 385	10 207
Andrews County	14 338	13 323	10 372	13 450	5 002	1 277	5 462	4 664	3 704	4 182	1 693	407
Angelina County	69 884	64 172	49 349	39 814	36 032	32 201	28 796	24 645	17 310	13 327	11 376	8 884
Aransas County	17 892	14 260	8 902	7 006	4 252	3 469	10 889	7 951	4 431	2 731	1 851	1 060
Archer County	7 973	7 266	5 759	6 110	6 816	7 599	3 680	3 341	2 413	2 439	2 197	2 155
Armstrong County	2 021	1 994	1 895	1 966	2 215	2 495	916	896	799	764	783	829
Atascosa County	30 533	25 055	18 696	18 828	20 048	19 275	11 614	9 301	6 222	5 624	5 517	4 394
Austin County	19 832	17 726	13 831	13 777	14 663	17 384	8 885	7 844	5 500	5 047	4 760	4 969
Bailey County	7 064	8 168	8 487	9 090	7 592	6 318	3 109	3 151	3 078	3 319	2 495	1 738
Bandera County	10 562	7 084	4 747	3 892	4 410	4 234	6 485	4 759	3 402	2 367	1 808	1 772
Bastrop County	38 263	24 726	17 297	16 925	19 622	21 610	16 301	10 691	6 757	5 848	6 681	5 947
Baylor County	4 385	4 919	5 221	5 893	6 875	7 755	3 006	3 140	3 051	2 825	2 548	2 400
Bee County	25 135	26 030	22 737	23 755	18 174	16 481	10 208	8 955	7 297	6 901	5 580	4 467
Bell County	191 088	r157 820	124 483	94 097	73 824	44 863	75 957	r59 640	38 155	28 669	20 134	13 035
Bexar County	1 185 394	r988 971	830 460	687 151	500 460	338 176	455 832	r345 262	249 025	196 881	137 853	90 252
Blanco County	5 972	4 681	3 567	3 657	3 780	4 264	3 135	2 443	1 647	1 507	1 396	1 242
Borden County	799	859	888	1 076	1 106	1 396	478	559	397	637	332	366
Bosque County	15 125	13 401	10 966	10 809	11 836	15 761	8 074	7 439	5 653	4 847	4 387	4 478
Bowie County	81 665	75 301	68 909	59 971	61 966	50 208	34 234	29 810	24 347	21 254	19 364	13 887
Brazoria County	191 707	169 587	108 312	76 204	46 549	27 069	74 504	60 458	34 694	24 156	13 805	6 787
Brazos County	121 862	93 588	57 978	44 895	38 390	26 977	48 799	35 708	18 619	14 482	11 312	7 664
Brewster County	8 681	7 573	7 780	6 434	7 309	6 478	4 486	3 247	2 709	2 267	2 195	1 831
Briscoe County	1 971	2 579	2 794	3 577	3 528	4 056	1 074	1 146	1 193	1 337	1 151	1 191
Brooks County	8 204	8 428	8 005	8 609	9 195	6 362	3 104	2 919	2 492	2 501	2 470	1 463
Brown County	34 371	33 057	25 877	24 728	28 607	25 924	16 909	15 018	10 733	9 516	10 431	7 652
Burleson County	13 625	12 313	9 999	11 177	13 000	18 334	7 044	6 247	4 127	4 297	4 475	5 181
Burnet County	22 677	17 803	11 420	9 265	10 356	10 771	12 801	9 909	5 945	3 916	3 322	3 048
Caldwell County	26 392	23 637	21 178	17 222	19 350	24 893	10 123	8 222	6 436	5 924	6 217	6 668
Calhoun County	19 053	19 574	17 831	16 592	9 222	5 911	9 559	8 381	6 304	5 688	3 302	1 945
Callahan County	11 859	10 992	8 205	7 929	9 087	11 568	5 503	4 856	3 454	3 152	3 181	3 288
Cameron County	260 120	209 727	140 368	151 098	125 170	83 202	88 759	65 970	41 457	42 083	33 844	20 607
Camp County	9 904	9 275	8 005	7 849	8 740	10 285	4 530	3 811	2 946	2 741	2 812	2 782
Carson County	6 576	6 672	6 358	7 781	6 852	6 624	2 856	2 635	2 333	2 462	2 235	1 892
Cass County	29 982	29 430	24 133	23 496	26 732	33 496	13 191	11 745	8 735	7 745	8 227	8 840
Castro County	9 070	10 556	10 394	8 923	5 417	4 631	3 357	3 689	3 338	3 162	1 673	1 187
Chambers County	20 088	18 538	12 187	10 379	7 871	7 511	8 061	7 289	4 687	3 779	2 637	2 347
Cherokee County	41 049	38 127	32 008	33 120	38 694	43 970	17 629	15 611	11 916	11 229	11 282	11 206
Childress County	5 953	6 950	6 605	8 421	12 123	12 149	3 046	3 061	2 932	3 355	4 221	3 765
Clay County	10 024	9 582	8 079	8 351	9 896	12 524	4 708	4 386	3 323	3 173	3 428	3 708
Cochran County	4 377	4 825	5 326	6 417	5 928	3 735	1 763	1 895	1 948	2 211	1 811	931
Coke County	3 424	3 196	3 087	3 589	4 045	4 590	2 793	2 098	1 590	1 607	1 362	1 473
Coleman County	9 710	10 439	10 288	12 458	15 503	20 571	5 382	5 239	4 797	5 055	5 527	5 865
Collin County	264 036	144 576	66 920	41 247	41 692	47 190	103 827	51 164	23 945	15 080	13 942	13 326
Collingsworth County	3 573	4 648	4 755	6 276	9 139	10 331	1 952	2 163	2 048	2 566	3 150	3 204
Colorado County	18 383	18 823	17 638	18 463	17 576	17 812	8 537	8 575	6 707	6 508	5 709	5 040
Comal County	51 832	36 446	24 165	19 844	16 357	12 321	22 987	15 595	9 454	6 878	5 219	3 552
Comanche County	13 381	12 617	11 898	11 865	15 516	19 245	6 724	6 116	5 203	5 095	5 488	5 416
Concho County	3 044	2 915	2 937	3 672	5 078	6 192	1 514	1 424	1 302	1 557	1 654	1 788
Cooke County	30 777	27 656	23 471	22 560	22 146	24 909	13 315	11 519	8 453	7 741	7 509	6 708
Coryell County	64 213	56 767	35 311	23 961	16 284	20 226	18 970	16 029	8 641	6 586	5 480	5 422
Cottle County	2 247	2 947	3 204	4 207	6 099	7 079	1 286	1 373	1 451	1 782	2 215	2 434
Crane County	4 652	4 600	4 172	4 699	3 965	2 841	1 795	1 687	1 481	1 599	1 309	903
Crockett County	4 078	4 608	3 885	4 209	3 981	2 809	1 897	1 983	1 743	1 395	1 281	770
Crosby County	7 304	8 859	9 085	10 347	9 582	10 046	3 312	3 510	3 421	4 132	3 493	3 474
Culberson County	3 407	3 315	3 429	2 794	1 825	1 653	1 286	1 178	1 082	889	580	512
Dallam County	5 461	6 531	6 012	6 302	7 640	6 494	2 577	2 604	2 321	2 416	2 497	1 994
Dallas County	1 852 810	r1 556 419	1 327 695	951 527	614 799	398 564	795 513	r625 108	451 473	316 029	197 203	120 164
Dawson County	14 349	16 184	16 604	19 185	19 113	15 367	5 969	6 187	6 060	6 845	6 091	4 606
Deaf Smith County	19 153	21 165	18 999	13 187	9 111	6 056	7 152	7 296	6 418	4 513	2 867	1 755
Delta County	4 857	4 839	4 927	5 860	8 964	12 858	2 305	2 275	2 168	2 539	3 175	3 536

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Table 30. Population and Housing Units: 1940 to 1990—Con.

[For information concerning historical counts, see "User Notes." For definitions of terms and meanings of symbols, see text]

State County	Population 1990	1980	1970	1960	1950	1940	Housing units 1990	1980	1970	1960	1950	1940
Texas—Con.												
Denton County	273 525	143 126	75 633	47 432	41 365	33 658	112 263	54 825	25 217	16 156	12 487	9 627
DeWitt County	18 840	18 903	18 660	20 683	22 973	24 935	8 568	8 228	7 110	7 175	7 313	6 907
Dickens County	2 571	3 539	3 737	4 963	7 177	7 847	1 564	1 614	1 686	2 161	2 291	2 362
Dimmit County	10 433	11 367	9 039	10 095	10 654	8 542	3 991	3 646	2 742	2 736	2 616	2 231
Donley County	3 696	4 075	3 641	4 449	6 216	7 487	2 304	2 112	1 652	1 845	2 107	2 324
Duval County	12 918	12 517	11 722	13 398	15 643	20 565	5 127	4 309	3 936	4 124	4 112	5 373
Eastland County	18 488	19 480	18 092	19 526	23 942	30 345	9 768	9 366	8 274	8 249	8 489	8 874
Ector County	118 934	115 374	92 660	90 995	42 102	15 051	48 789	42 610	30 715	29 432	13 358	4 677
Edwards County	2 266	2 033	2 107	2 317	2 908	2 933	1 550	1 263	943	1 047	1 031	843
Ellis County	85 167	59 743	46 638	43 395	45 645	47 733	31 314	21 323	16 064	15 092	14 595	14 058
El Paso County	591 610	479 899	359 291	314 070	194 968	131 067	187 473	147 964	101 224	85 939	50 794	33 808
Erath County	27 991	22 560	18 141	16 236	18 434	20 760	12 758	10 152	7 687	6 633	6 478	6 176
Falls County	17 712	17 946	17 300	21 263	26 724	35 984	7 733	7 940	6 895	7 875	9 008	9 741
Fannin County	24 804	24 285	22 705	23 880	31 253	41 064	11 504	10 395	9 216	9 577	10 837	11 375
Fayette County	20 095	18 832	17 650	20 384	24 176	29 246	10 756	9 527	7 949	7 637	7 732	7 870
Fisher County	4 842	5 891	6 344	7 865	11 023	12 932	2 413	2 644	2 788	3 401	3 702	3 557
Floyd County	8 497	9 834	11 044	12 369	10 535	10 659	3 535	3 859	4 093	4 968	3 469	3 225
Foard County	1 794	2 158	2 211	3 125	4 216	5 237	890	1 091	1 071	1 340	1 481	1 557
Fort Bend County	225 421	r130 962	52 314	40 527	31 056	32 963	77 075	r43 201	15 035	11 551	8 694	8 080
Franklin County	7 802	6 893	5 291	5 101	6 257	8 378	4 219	3 182	2 158	2 013	2 180	2 384
Freestone County	15 818	14 830	11 116	12 525	15 696	21 138	7 812	6 839	4 929	4 776	5 112	5 796
Frio County	13 472	13 785	11 159	10 112	10 357	9 207	4 879	4 861	3 455	3 172	2 658	2 398
Gaines County	14 123	13 150	11 593	12 267	8 909	8 136	5 221	4 671	3 968	4 107	2 885	2 548
Galveston County	217 399	r195 738	169 812	140 364	113 066	81 173	99 451	r82 890	61 890	51 003	37 510	24 550
Garza County	5 143	5 336	5 289	6 611	6 281	5 678	2 184	2 039	2 018	2 258	2 050	1 818
Gillespie County	17 204	13 532	10 553	10 048	10 520	10 870	8 265	6 225	4 481	3 743	3 615	3 161
Glasscock County	1 447	1 304	1 155	1 118	1 089	1 193	600	575	433	508	359	399
Goliad County	5 980	5 193	4 869	5 429	6 219	8 798	2 835	2 119	1 855	1 842	1 903	2 368
Gonzales County	17 205	r16 949	16 375	17 845	21 164	26 075	7 810	r7 306	6 306	6 191	6 322	6 800
Gray County	23 967	26 386	26 949	31 535	24 728	23 911	11 532	11 230	10 617	10 981	8 480	7 155
Grayson County	95 021	89 796	83 225	73 043	70 467	69 499	44 223	39 483	31 617	25 887	23 041	20 032
Gregg County	104 948	r99 495	75 929	69 436	61 258	58 027	44 689	r39 528	27 329	23 901	19 932	17 637
Grimes County	18 828	13 580	11 855	12 709	15 135	21 960	7 744	6 385	4 966	4 817	4 883	6 039
Guadalupe County	64 873	46 708	33 554	29 017	25 392	25 596	25 592	18 008	11 900	9 808	7 969	7 500
Hale County	34 671	37 592	34 137	36 798	28 211	18 813	13 168	14 031	12 345	11 975	8 955	5 411
Hall County	3 905	5 594	6 015	7 322	10 930	12 117	2 189	2 632	2 617	3 682	3 659	3 925
Hamilton County	7 733	8 297	7 198	8 488	10 660	13 303	4 266	4 376	3 436	3 628	3 831	3 876
Hansford County	5 848	6 209	6 351	6 208	4 202	2 783	2 525	2 536	2 174	1 983	1 370	808
Hardeman County	5 283	6 368	6 795	8 275	10 212	11 073	2 678	2 858	3 145	3 312	3 587	3 427
Hardin County	41 320	40 721	29 996	24 629	19 535	15 875	16 486	15 367	10 275	8 013	5 900	4 385
Harris County	2 818 199	2 409 547	1 741 912	1 243 158	806 701	528 961	1 173 808	984 579	587 671	408 138	257 154	154 628
Harrison County	57 483	52 265	44 841	45 594	47 745	50 900	23 481	20 253	15 663	14 582	14 304	13 633
Hartley County	3 634	3 987	2 782	2 171	1 913	1 873	1 541	1 539	1 003	772	628	579
Haskell County	6 820	7 725	8 512	11 174	13 736	14 905	3 843	3 659	3 707	4 916	4 550	4 427
Hays County	65 614	40 594	27 642	19 934	17 840	15 349	25 247	14 472	8 259	6 775	5 358	4 166
Hemphill County	3 720	5 304	3 084	3 185	4 123	4 170	1 712	2 024	1 167	1 232	1 334	1 241
Henderson County	58 543	42 606	26 466	21 766	23 405	31 822	31 779	23 396	11 421	7 994	7 688	8 591
Hidalgo County	383 545	r283 323	181 535	180 904	160 446	106 059	128 241	r89 265	50 694	47 711	41 468	24 908
Hill County	27 146	25 024	22 596	23 650	31 282	38 355	12 899	11 945	9 666	10 013	11 111	11 265
Hockley County	24 199	23 230	20 396	22 340	20 407	12 693	9 279	8 410	7 024	7 793	6 984	3 465
Hood County	28 981	17 714	6 368	5 443	5 287	6 674	14 958	8 921	2 666	2 183	1 944	2 017
Hopkins County	28 833	25 247	20 710	18 594	23 490	30 274	12 676	10 719	8 188	7 172	8 121	8 367
Houston County	21 375	22 299	17 855	19 376	22 825	31 137	10 265	9 258	6 616	6 407	7 448	8 457
Howard County	32 343	33 142	37 796	40 139	26 722	20 990	13 651	13 878	12 807	12 583	8 243	5 892
Hudspeth County	2 915	2 728	2 392	3 343	4 298	3 149	1 288	1 145	1 003	1 093	1 308	1 080
Hunt County	64 343	55 248	47 948	39 399	42 731	48 793	26 959	24 084	19 112	14 761	14 838	14 163
Hutchinson County	25 689	26 304	24 443	34 419	31 580	19 069	11 419	10 897	9 688	11 346	9 959	5 614
Irion County	1 629	1 386	1 070	1 183	1 590	1 963	842	702	530	514	603	635
Jack County	6 981	7 408	6 711	7 418	7 755	10 206	3 497	3 371	2 886	2 878	2 773	2 961
Jackson County	13 039	13 352	12 975	14 040	12 916	11 720	5 841	5 384	4 537	4 612	3 807	2 982
Jasper County	31 102	30 781	24 692	22 100	20 049	17 491	13 824	12 889	8 800	7 152	5 803	4 455
Jeff Davis County	1 946	1 647	1 527	1 582	2 090	2 375	1 348	963	921	536	767	818
Jefferson County	239 397	r248 652	246 402	245 659	195 083	145 329	101 289	r96 956	82 745	79 226	59 866	40 984
Jim Hogg County	5 109	5 168	4 654	5 022	5 389	5 449	2 103	1 766	1 518	1 548	1 520	1 410
Jim Wells County	37 679	36 498	33 032	34 548	27 991	20 239	13 948	12 158	10 133	9 909	7 711	4 954
Johnson County	97 165	67 649	45 769	34 720	31 390	30 384	37 029	24 777	16 057	12 244	10 500	9 284
Jones County	16 490	17 268	16 106	19 299	22 147	23 378	7 639	7 461	6 715	7 705	7 439	6 516
Karnes County	12 455	13 593	13 462	14 995	17 139	19 248	5 117	5 283	4 509	4 597	4 809	4 872
Kaufman County	52 220	r39 038	32 392	29 931	31 170	38 308	20 097	r14 303	10 681	9 520	9 563	9 969
Kendall County	14 589	10 635	6 964	5 889	5 423	5 080	6 137	4 710	3 244	2 379	2 042	1 678
Kenedy County	460	543	678	884	632	700	213	205	193	238	136	137
Kent County	1 010	1 145	1 434	1 727	2 249	3 413	603	549	649	696	769	964
Kerr County	36 304	28 780	19 454	16 800	14 022	11 650	17 161	13 137	7 898	6 383	4 899	3 739
Kimble County	4 122	4 063	3 904	3 943	4 619	5 064	2 593	2 415	1 951	1 762	1 750	1 415
King County	354	425	464	640	870	1 066	191	215	201	331	296	291
Kinney County	3 119	2 279	2 006	2 452	2 668	4 533	1 821	1 101	711	899	954	940
Kleberg County	30 274	33 358	33 166	30 052	21 991	13 344	12 008	11 209	9 624	8 649	5 916	3 375
Knox County	4 837	5 329	5 972	7 857	10 082	10 090	2 459	2 438	2 665	3 103	3 278	2 820
Lamar County	43 949	42 156	36 062	34 234	43 033	50 425	18 964	17 619	13 813	12 853	14 514	13 600
Lamb County	15 072	18 669	17 770	21 896	20 015	17 606	6 531	6 992	7 040	8 419	8 518	5 130
Lampasas County	13 521	12 005	9 323	9 418	9 929	9 167	6 193	5 091	3 814	3 664	3 468	2 850
La Salle County	5 254	5 514	5 014	5 972	7 485	8 003	2 244	2 172	1 712	1 930	2 265	2 199
Lavaca County	18 690	19 004	17 903	20 174	22 159	25 485	9 549	8 743	7 494	7 282	6 903	6 852
Lee County	12 854	10 952	8 048	8 949	10 144	12 751	5 773	4 375	3 351	3 192	3 168	3 238
Leon County	12 665	9 594	8 738	9 951	12 024	17 733	7 019	4 888	4 485	3 856	3 911	4 952
Liberty County	52 726	47 088	33 014	31 595	26 729	24 541	22 243	19 806	12 642	10 650	8 077	6 773
Limestone County	20 946	20 224	18 100	20 413	25 251	33 781	9 922	8 905	6 869	7 279	8 403	9 577
Lipscomb County	3 143	3 766	3 486	3 406	3 658	3 764	1 683	1 558	1 395	1 221	1 223	1 062
Live Oak County	9 556	9 606	6 697	7 846	9 054	9 799	5 519	4 898	3 079	2 451	2 582	2 434
Llano County	11 631	10 144	6 979	5 240	5 377	5 996	9 773	7 570	4 783	3 230	2 179	1 852
Loving County	107	91	164	226	227	285	59	50	76	98	74	97
Lubbock County	222 636	211 651	179 295	156 271	101 048	51 782	91 770	80 509	58 690	49 307	31 475	14 888
Lynn County	6 758	8 605	9 107	10 914	11 030	11 931	2 978	3 171	3 438	4 495	3 728	3 963
McCulloch County	8 778	8 735	8 571	8 815	11 701	13 208	4 424	4 070	3 642	3 888	4 040	3 863
McLennan County	189 123	170 755	147 553	150 091	130 194	101 898	78 857	65 934	52 529	50 493	40 168	29 114
McMullen County	817	789	1 095	1 116	1 187	1 374	565	510	437	425	489	457
Madison County	10 931	10 649	7 693	6 749	7 996	12 029	4 326	3 900	2 838	2 553	2 941	3 379
Marion County	9 984	10 360	8 517	8 049	10 172	11 457	5 729	5 633	3 637	2 728	3 090	2 992
Martin County	4 956	4 684	4 774	5 068	5 541	5 556	2 039	1 835	1 758	1 812	1 963	1 514
Mason County	3 423	3 683	3 356	3 780	4 945	5 378	2 356	2 010	1 565	1 703	1 787	1 614

TIPSII [UPF] GPH21 CENSUS90 71583900 08/27/93 11:03 AM MACHINE: C DATA:CENSUS90*PH21TIPSDA00. 08/26/93 14:50:22 TAPE: NONE FRAME: 108
TSF:CENSUS90*92. 08/26/93 14:51:46 UTF:CENSUS90*93. 08/26/93 14:51:47 META:CENSUS90*PH21TABLES00. 08/26/93 15:23:55

Table 30. **Population and Housing Units: 1940 to 1990**—Con.

[For information concerning historical counts, see "User Notes." For definitions of terms and meanings of symbols, see text]

State County	Population 1990	1980	1970	1960	1950	1940	Housing units 1990	1980	1970	1960	1950	1940
Texas—Con.												
Matagorda County	36 928	37 828	27 913	25 744	21 559	20 066	18 540	16 210	10 964	9 476	7 231	5 733
Maverick County	36 378	31 398	18 093	14 508	12 292	10 071	11 143	8 669	4 687	3 818	3 118	2 247
Medina County	27 312	23 164	20 249	18 904	17 013	16 106	10 860	8 768	7 113	6 028	4 924	4 419
Menard County	2 252	2 346	2 646	2 964	4 175	4 521	1 562	1 408	1 260	1 349	1 429	1 270
Midland County	106 611	82 636	65 433	67 717	25 785	11 721	45 181	31 360	22 845	22 336	8 194	3 576
Milam County	22 946	22 732	20 028	22 263	23 585	33 120	10 511	9 387	7 845	8 858	8 262	8 944
Mills County	4 531	4 477	4 212	4 467	5 999	7 951	2 582	2 276	1 982	1 988	2 154	2 313
Mitchell County	8 016	9 088	9 073	11 255	14 357	12 477	4 559	4 356	3 937	4 385	4 436	3 704
Montague County	17 274	17 410	15 326	14 893	17 070	20 442	9 262	8 534	6 684	5 982	6 122	5 689
Montgomery County	182 201	r127 222	49 479	26 839	24 504	23 055	73 871	r49 493	18 412	9 600	7 927	6 297
Moore County	17 865	16 575	14 060	14 773	13 349	4 461	6 837	6 082	4 903	4 690	4 169	1 288
Morris County	13 200	14 629	12 310	12 576	9 433	9 810	5 800	5 689	4 334	3 975	3 029	2 605
Motley County	1 532	1 950	2 178	2 870	3 963	4 994	1 026	958	1 041	1 324	1 421	1 530
Nacogdoches County	54 753	46 786	36 362	28 046	30 326	35 392	22 768	18 317	12 304	9 557	9 226	9 305
Navarro County	39 926	35 323	31 150	34 423	39 916	51 308	17 219	14 951	12 495	12 851	13 454	14 676
Newton County	13 569	13 254	11 657	10 372	10 832	13 700	6 378	6 107	4 591	3 764	3 066	3 355
Nolan County	16 594	17 359	16 220	18 963	19 608	17 309	7 462	7 471	6 529	7 117	6 378	4 919
Nueces County	291 145	268 215	237 544	221 573	165 471	92 661	114 326	94 381	74 695	68 475	48 077	27 641
Ochiltree County	9 128	9 588	9 704	9 380	6 024	4 213	3 996	3 865	3 319	3 054	2 009	1 255
Oldham County	2 278	2 283	2 258	1 928	1 672	1 385	861	797	713	578	455	378
Orange County	80 509	83 838	71 170	60 357	40 567	17 382	32 032	30 649	22 204	18 511	12 589	4 680
Palo Pinto County	25 055	24 062	28 962	20 516	17 154	18 456	13 349	12 236	11 733	8 251	6 482	5 599
Panola County	22 035	20 724	15 894	16 870	19 250	22 513	9 700	8 774	6 243	5 833	5 720	5 934
Parker County	64 785	44 609	33 888	22 880	21 528	20 482	26 044	17 715	11 766	8 386	7 207	5 902
Parmer County	9 863	11 038	10 509	9 583	5 787	5 890	3 685	3 981	3 880	3 318	1 758	1 621
Pecos County	14 675	14 618	13 748	11 957	9 939	8 185	5 841	5 326	4 543	3 890	2 962	2 120
Polk County	30 687	24 407	14 457	13 861	16 194	20 635	18 662	14 180	6 090	4 534	4 966	5 439
Potter County	97 874	98 637	90 511	115 580	73 366	54 265	42 927	41 042	36 589	36 360	24 003	15 650
Presidio County	6 637	5 188	4 842	5 460	7 354	10 925	2 890	2 115	1 782	1 892	2 283	2 388
Rains County	6 715	4 839	3 752	2 993	4 266	7 334	3 533	2 471	1 817	1 203	1 527	1 924
Randall County	89 673	75 062	53 885	33 913	13 774	7 185	37 807	28 544	17 346	10 540	4 390	2 149
Reagan County	4 514	4 135	3 239	3 782	3 127	1 997	1 685	1 499	1 203	1 416	1 098	585
Real County	2 412	2 469	2 013	2 079	2 479	2 420	2 049	1 537	1 030	986	953	708
Red River County	14 317	16 101	14 298	15 682	21 851	29 769	6 650	6 803	5 584	5 780	7 298	7 867
Reeves County	15 852	15 801	16 526	17 644	11 745	8 006	6 044	5 624	5 346	6 058	3 506	2 232
Refugio County	7 976	9 289	9 494	10 975	10 113	10 383	3 739	3 612	3 343	3 761	3 123	3 124
Roberts County	1 025	1 187	967	1 075	1 031	1 289	492	492	429	404	365	428
Robertson County	15 511	14 653	14 389	16 157	19 908	25 710	7 338	6 939	5 696	6 117	6 468	7 031
Rockwall County	25 604	14 528	7 046	5 878	6 156	7 051	9 816	5 528	2 493	2 206	2 126	2 281
Runnels County	11 294	11 872	12 108	15 016	16 771	18 903	5 345	5 523	5 132	5 465	5 741	5 513
Rusk County	43 735	41 382	34 102	36 421	42 348	51 023	19 092	17 001	13 450	12 657	13 224	13 924
Sabine County	9 586	8 702	7 187	7 302	8 568	10 896	6 996	6 322	2 983	2 464	2 569	2 945
San Augustine County	7 999	8 785	7 858	7 722	8 837	12 471	4 168	4 267	2 951	2 550	2 742	3 280
San Jacinto County	16 372	11 434	6 702	6 153	7 172	9 056	9 823	6 507	2 984	2 187	2 145	2 454
San Patricio County	58 749	58 013	47 288	45 021	35 842	28 871	22 126	19 476	15 163	15 107	10 708	10 767
San Saba County	5 401	r5 841	5 540	6 381	8 666	11 012	3 078	r2 870	2 439	2 723	2 816	2 995
Schleicher County	2 990	2 820	2 277	2 791	2 852	3 083	1 288	1 211	1 035	1 020	1 008	957
Scurry County	18 634	18 192	15 760	20 369	22 779	11 545	7 702	7 240	6 209	7 218	7 409	3 313
Shackelford County	3 316	3 915	3 323	3 990	5 001	6 211	1 755	1 771	1 555	1 613	1 785	1 822
Shelby County	22 034	23 084	19 672	20 479	23 479	29 235	10 616	10 484	7 539	7 204	7 615	8 013
Sherman County	2 858	3 174	3 657	2 605	2 443	2 026	1 293	1 286	1 235	922	850	633
Smith County	151 309	128 366	97 096	86 350	74 701	69 090	64 369	51 153	33 993	28 708	23 031	19 280
Somervell County	5 360	4 154	2 793	2 577	2 542	3 071	2 429	1 877	1 255	1 151	1 103	858
Starr County	40 518	27 266	17 707	17 137	13 948	13 312	12 209	7 833	4 988	4 489	3 446	2 713
Stephens County	9 010	9 926	8 414	8 885	10 597	12 356	4 982	4 897	3 706	3 731	3 683	3 951
Sterling County	1 438	1 206	1 056	1 177	1 282	1 404	623	553	434	499	442	406
Stonewall County	2 013	2 406	2 397	3 017	3 679	5 589	1 085	1 138	1 035	1 310	1 209	1 586
Sutton County	4 135	5 130	3 175	3 738	3 746	3 977	1 924	2 011	1 308	1 366	1 194	1 109
Swisher County	8 133	9 723	10 373	10 607	8 249	6 528	3 497	3 908	3 801	3 699	2 652	1 953
Tarrant County	1 170 103	860 880	715 587	538 495	361 253	225 521	491 152	337 768	241 724	182 621	114 615	67 948
Taylor County	119 655	110 932	97 853	101 078	63 370	44 147	49 988	41 611	33 716	32 020	19 857	12 477
Terrell County	1 410	1 595	1 940	2 600	3 189	2 952	810	949	855	908	982	824
Terry County	13 218	14 581	14 118	16 286	13 107	11 160	5 296	5 444	4 799	5 671	4 370	3 071
Throckmorton County	1 880	2 053	2 205	2 767	3 618	4 275	1 106	1 112	1 051	1 144	1 268	1 250
Titus County	24 009	21 442	16 702	16 785	17 302	19 228	9 357	8 443	6 313	5 958	5 638	5 362
Tom Green County	98 458	84 784	71 047	64 630	58 929	39 302	40 135	32 868	24 917	22 076	18 175	11 283
Travis County	576 407	419 573	295 516	212 136	160 980	111 053	264 173	175 030	100 882	65 439	45 945	30 260
Trinity County	11 445	9 450	7 628	7 539	10 040	13 705	7 200	5 861	3 169	2 934	3 437	3 594
Tyler County	16 646	16 223	12 417	10 666	11 292	11 948	9 047	8 368	5 833	4 141	3 491	3 090
Upshur County	31 370	28 595	20 976	19 793	20 822	26 178	12 887	11 501	7 467	6 625	6 603	6 930
Upton County	4 447	4 619	4 697	6 239	5 307	4 297	1 868	1 875	1 830	2 258	1 765	1 424
Uvalde County	23 340	22 441	17 348	16 814	16 015	13 246	9 692	8 350	6 281	5 626	4 746	3 683
Val Verde County	38 721	35 910	27 471	24 461	16 635	15 453	13 905	12 261	8 375	7 285	4 780	4 036
Van Zandt County	37 944	31 426	22 155	19 091	22 593	31 155	17 013	13 633	9 085	7 246	7 801	8 326
Victoria County	74 361	68 807	53 766	46 475	31 241	23 741	29 162	24 655	16 865	15 697	9 239	6 579
Walker County	50 917	41 789	27 680	21 475	20 163	19 868	18 349	14 464	7 965	5 861	5 531	4 850
Waller County	23 390	19 798	14 285	12 071	11 961	10 280	8 824	6 718	4 390	3 685	3 192	2 893
Ward County	13 115	13 976	13 019	14 917	13 346	9 575	5 365	5 260	4 421	4 826	4 171	2 969
Washington County	26 154	21 998	18 842	19 145	20 542	25 387	11 717	9 644	7 344	6 837	6 662	7 005
Webb County	133 239	99 258	72 859	64 791	56 141	45 916	37 197	27 753	19 528	17 200	14 117	11 044
Wharton County	39 955	40 242	36 729	38 152	36 077	36 158	16 277	15 292	12 220	12 454	10 917	9 870
Wheeler County	5 879	7 137	6 434	7 947	10 317	12 411	3 071	3 203	2 884	3 002	3 216	3 426
Wichita County	122 378	121 082	120 563	123 528	98 493	73 604	51 413	48 360	41 776	38 504	27 374	20 577
Wilbarger County	15 121	15 931	15 355	17 748	20 552	20 474	6 812	6 539	6 161	6 764	6 706	6 026
Willacy County	17 705	17 495	15 570	20 084	20 920	13 230	6 072	5 344	4 715	5 776	5 769	3 541
Williamson County	139 551	r76 521	37 305	35 044	38 853	41 598	54 466	r28 240	13 216	12 865	12 779	12 189
Wilson County	22 650	16 756	13 041	13 267	14 672	17 068	8 516	6 208	4 332	4 095	4 103	4 216
Winkler County	8 626	9 944	9 640	13 852	10 064	6 141	3 708	3 854	3 578	4 553	3 265	2 088
Wise County	34 679	26 575	19 687	17 012	16 141	19 074	14 219	11 010	7 430	6 204	5 686	5 395
Wood County	29 380	24 697	18 589	17 653	21 308	24 360	14 541	11 438	7 680	6 631	6 761	6 540
Yoakum County	8 786	8 299	7 344	8 032	4 339	5 354	3 372	3 024	2 469	2 658	1 346	1 712
Young County	18 126	19 083	15 400	17 254	16 810	19 004	8 523	8 241	6 432	6 480	5 695	5 614
Zapata County	9 279	6 628	4 352	4 393	4 405	3 916	4 225	3 054	1 666	1 287	1 210	1 085
Zavala County	12 162	11 666	11 370	12 696	11 201	11 603	4 180	3 531	3 185	3 302	3 015	2 841

TIPSII [UPF] GPH21 CENSUS90 71583900 08/27/93 11:03 AM MACHINE: C DATA:CENSUS90*PH21TIPSDA00. 08/26/93 14:50:22 TAPE: NONE FRAME: 109
TSF:CENSUS90*92. 08/26/93 14:51:46 UTF:CENSUS90*93. 08/26/93 14:51:47 META:CENSUS90*PH21TABLES00. 08/26/93 15:23:55

Table 30. Population and Housing Units: 1940 to 1990—Con.

[For information concerning historical counts, see "User Notes." For definitions of terms and meanings of symbols, see text]

State County	Population						Housing units					
	1990	1980	1970	1960	1950	1940	1990	1980	1970	1960	1950	1940
Utah	1 722 850	1 461 037	1 059 273	890 627	688 862	550 310	598 388	490 006	315 765	262 670	200 554	147 291
Beaver County	4 765	4 378	3 800	4 331	4 856	5 014	2 200	1 817	1 429	1 422	1 478	1 312
Box Elder County	36 485	33 222	28 129	25 061	19 734	18 832	11 890	10 298	8 326	7 198	5 649	4 810
Cache County	70 183	57 176	42 331	35 788	33 536	29 797	22 053	18 864	12 483	10 499	9 617	7 878
Carbon County	20 228	22 179	15 647	21 135	24 901	18 459	8 713	8 192	5 642	7 110	6 818	5 101
Daggett County	690	769	666	1 164	364	564	825	737	306	377	103	131
Davis County	187 941	146 540	99 028	64 760	30 867	15 784	55 777	41 566	24 223	16 426	8 438	3 862
Duchesne County	12 645	12 565	7 299	7 179	8 134	8 958	5 860	4 478	2 348	2 116	2 189	2 208
Emery County	10 332	11 451	5 137	5 546	6 304	7 072	3 928	3 703	1 766	1 812	1 883	1 818
Garfield County	3 980	3 673	3 157	3 577	4 151	5 253	2 488	1 770	1 216	1 336	1 138	1 216
Grand County	6 620	8 241	6 688	6 345	1 903	2 070	2 992	3 046	2 044	1 941	633	565
Iron County	20 789	17 349	12 177	10 795	9 642	8 331	8 499	6 248	3 728	3 269	2 753	2 171
Juab County	5 817	5 530	4 574	4 597	5 981	7 392	2 311	1 969	1 578	1 647	1 834	2 037
Kane County	5 169	4 024	2 421	2 667	2 299	2 561	3 237	2 186	1 026	940	738	649
Millard County	11 333	8 970	6 988	7 866	9 387	9 613	4 125	3 290	2 455	2 563	2 635	2 351
Morgan County	5 528	4 917	3 983	2 837	2 519	2 611	1 681	1 400	1 110	857	773	745
Piute County	1 277	1 329	1 164	1 436	1 911	2 203	704	619	476	519	548	585
Rich County	1 725	2 100	1 615	1 685	1 673	2 028	1 859	1 497	800	584	537	582
Salt Lake County	725 956	619 066	458 607	383 035	274 895	211 623	257 339	214 572	139 593	114 425	81 490	59 071
San Juan County	12 621	12 253	9 606	9 040	5 315	4 712	4 650	3 746	2 417	2 271	1 328	1 087
Sanpete County	16 259	14 620	10 976	11 053	13 891	16 063	6 570	5 639	3 911	4 093	4 366	4 167
Sevier County	15 431	14 727	10 103	10 565	12 072	12 112	6 059	5 422	3 600	3 748	3 676	3 139
Summit County	15 518	10 198	5 879	5 673	6 745	8 714	11 256	5 879	2 883	2 405	2 246	2 402
Tooele County	26 601	26 033	21 545	17 868	14 636	9 133	9 510	8 566	6 455	5 468	4 969	2 416
Uintah County	22 211	20 506	12 684	11 582	10 300	9 898	6 142	6 621	3 713	3 187	2 824	2 493
Utah County	263 590	218 106	137 776	106 991	81 912	57 382	72 820	62 337	35 963	28 561	21 976	14 324
Wasatch County	10 089	8 523	5 863	5 308	5 574	5 754	4 465	4 472	2 447	1 677	1 557	1 456
Washington County	48 560	26 065	13 669	10 271	9 836	9 269	19 523	9 723	4 387	3 299	3 047	2 281
Wayne County	2 177	1 911	1 483	1 728	2 205	2 394	1 061	848	556	591	615	520
Weber County	158 330	144 616	126 278	110 744	83 319	56 714	57 851	50 501	38 884	32 329	24 696	15 914
Vermont	562 758	511 456	444 732	389 881	377 747	359 231	271 214	223 199	165 211	136 307	121 911	106 362
Addison County	32 953	29 406	24 266	20 076	19 442	17 944	14 022	12 002	8 535	7 025	6 420	5 690
Bennington County	35 845	33 345	29 282	25 088	24 115	22 286	18 501	15 597	11 900	9 117	8 228	7 358
Caledonia County	27 846	25 808	22 789	22 786	24 049	24 320	13 449	11 611	8 859	8 277	7 974	7 545
Chittenden County	131 761	115 534	99 131	74 425	62 570	52 098	52 095	41 347	30 668	22 467	17 852	14 020
Essex County	6 405	6 313	5 416	6 083	6 257	6 490	4 403	3 704	2 590	2 490	2 239	1 920
Franklin County	39 980	34 788	31 282	29 474	29 894	29 601	17 250	14 460	11 416	9 963	9 324	8 245
Grand Isle County	5 318	4 613	3 574	2 927	3 406	3 802	4 135	3 556	2 618	2 166	1 448	1 391
Lamoille County	19 735	16 767	13 309	11 027	11 388	11 028	9 872	7 537	4 989	3 835	3 498	3 175
Orange County	26 149	22 739	17 676	16 014	17 027	17 048	12 336	10 483	7 018	5 856	5 703	5 209
Orleans County	24 053	23 440	20 153	20 143	21 190	21 718	12 997	11 175	8 637	7 955	7 382	6 894
Rutland County	62 142	58 347	52 637	46 719	45 905	45 638	31 181	25 778	19 555	16 440	15 117	13 500
Washington County	54 928	52 393	47 659	42 860	42 870	41 546	25 328	22 113	16 258	13 994	12 727	11 515
Windham County	41 588	36 933	33 476	29 776	28 749	27 850	25 796	19 581	14 660	11 439	10 420	8 788
Windsor County	54 055	51 030	44 082	42 483	40 885	37 862	29 849	24 275	17 508	15 283	13 579	11 112
Virginia	6 187 358	r5 346 797	4 651 448	3 966 949	3 318 680	2 677 773	2 496 334	r2 020 934	1 493 939	1 168 913	901 483	659 787
Accomack County	31 703	31 268	29 004	30 635	33 832	33 030	15 840	13 815	11 729	11 850	11 079	9 674
Albemarle County	68 040	55 783	37 780	30 969	26 662	24 652	25 958	20 363	11 738	8 838	7 070	5 942
Alleghany County	13 176	14 333	12 461	12 128	23 139	22 688	5 481	5 433	4 128	3 557	6 182	5 415
Amelia County	8 787	8 405	7 592	7 815	7 908	8 495	3 439	3 016	2 331	2 150	2 035	2 169
Amherst County	28 578	29 122	26 072	22 953	20 332	20 273	10 598	9 672	6 966	5 709	4 602	4 458
Appomattox County	12 298	11 971	9 784	9 148	8 764	9 020	4 913	4 509	3 303	2 595	2 387	2 172
Arlington County	170 936	152 599	174 284	163 401	135 449	57 040	84 847	75 182	71 241	56 949	41 051	16 444
Augusta County	54 677	53 732	44 220	37 363	34 154	42 772	21 202	19 613	14 016	10 890	8 760	10 264
Bath County	4 799	5 860	5 192	5 335	6 296	7 191	2 596	2 537	2 240	2 016	1 850	1 668
Bedford County	45 656	34 927	26 728	31 028	29 627	29 687	19 841	13 892	8 917	9 108	7 794	7 126
Bland County	6 514	6 349	5 423	5 982	6 436	6 731	2 706	2 265	1 873	1 664	1 724	1 554
Botetourt County	24 992	23 270	18 193	16 715	15 766	16 447	9 785	8 710	6 180	5 215	4 243	3 887
Brunswick County	15 987	15 632	16 172	17 779	20 136	19 575	6 456	6 195	4 982	4 955	4 897	4 506
Buchanan County	31 333	37 989	32 071	36 724	35 748	31 477	12 222	12 772	8 973	8 486	7 507	6 212
Buckingham County	12 873	11 751	10 597	10 877	12 288	13 398	5 013	4 542	3 375	3 128	3 198	3 156
Campbell County	47 572	45 424	43 319	32 958	28 877	26 048	19 008	16 341	13 670	9 330	7 700	5 909
Caroline County	19 217	17 904	13 925	12 725	12 471	13 945	7 292	6 527	4 110	3 440	3 123	3 186
Carroll County	26 594	27 270	23 092	23 178	26 695	25 904	12 209	11 665	8 128	6 901	7 052	5 859
Charles City County	6 282	6 692	6 158	5 492	4 676	4 275	2 314	2 172	1 576	1 270	1 154	988
Charlotte County	11 688	12 266	12 366	13 368	14 057	15 861	4 947	4 561	4 087	3 911	3 666	3 597
Chesterfield County	209 274	141 372	77 045	71 197	40 400	31 183	77 329	48 883	22 554	19 931	10 584	7 975
Clarke County	12 101	9 965	8 102	7 942	7 074	7 159	4 531	3 961	3 071	2 590	2 097	1 821
Craig County	4 372	3 948	3 524	3 356	3 452	3 769	1 993	1 873	1 378	1 195	995	994
Culpeper County	27 791	22 620	18 218	15 088	13 242	13 365	10 471	8 271	5 860	4 568	3 717	3 327
Cumberland County	7 825	7 881	6 179	6 360	7 252	7 505	3 170	3 060	2 090	1 933	1 987	1 891
Dickenson County	17 620	19 806	16 077	20 211	23 393	21 266	7 112	6 904	5 076	5 122	5 045	4 274
Dinwiddie County	20 960	22 602	25 046	22 183	18 839	18 166	8 023	6 838	6 120	4 646	3 615	3 371
Essex County	8 689	8 864	7 099	6 690	6 530	7 006	4 073	4 082	2 784	2 288	2 093	1 957
Fairfax County	818 584	596 901	454 275	275 002	98 557	40 929	307 966	215 739	130 508	69 184	26 558	9 602
Fauquier County	48 741	35 889	26 375	24 066	21 248	21 039	17 716	12 565	8 437	7 305	5 964	5 296
Floyd County	12 005	11 563	9 775	10 462	11 351	11 967	5 505	4 915	3 613	3 281	3 296	2 937
Fluvanna County	12 429	10 244	7 621	7 227	7 121	7 088	5 035	3 828	2 496	2 091	2 087	1 808
Franklin County	39 549	35 740	28 163	25 925	24 560	25 864	17 526	13 512	9 164	7 146	6 404	5 851
Frederick County	45 723	34 150	28 893	21 941	17 537	14 008	17 864	12 759	9 492	6 598	5 026	3 457
Giles County	16 366	17 810	16 741	17 219	18 956	14 635	7 098	6 733	5 636	5 211	4 920	3 281
Gloucester County	30 131	20 107	14 059	11 919	10 343	9 548	12 451	8 312	5 294	4 338	3 524	2 993
Goochland County	14 163	11 761	10 069	9 206	8 934	8 454	5 203	4 031	2 873	2 314	2 042	1 825
Grayson County	16 278	16 579	15 439	17 390	21 379	21 916	7 529	6 790	5 596	5 315	5 843	5 153
Greene County	10 297	7 625	5 248	4 715	4 745	5 218	4 154	3 059	1 627	1 259	1 163	1 158
Greensville County	8 853	10 903	9 604	16 155	16 319	14 866	3 393	3 792	2 824	4 296	3 973	3 280
Halifax County	29 033	30 599	30 076	33 637	41 442	41 271	11 790	11 350	9 528	9 131	10 433	9 103
Hanover County	63 306	50 398	37 479	27 550	21 985	18 500	23 727	17 278	10 948	7 728	5 736	4 449
Henrico County	217 881	180 735	154 463	117 339	57 340	41 960	94 539	70 428	49 528	34 722	17 521	11 279
Henry County	56 942	57 654	50 901	40 335	31 219	26 481	23 169	20 968	15 726	11 052	7 601	5 678
Highland County	2 635	2 937	2 529	3 221	4 069	4 875	1 759	1 463	1 189	1 141	1 157	1 143
Isle of Wight County	25 053	21 603	18 285	17 164	14 906	13 381	9 753	7 705	5 457	4 755	4 037	3 246
James City County	34 859	22 763	17 853	11 539	6 317	4 907	14 330	8 672	5 073	2 981	1 540	1 173
King and Queen County	6 289	5 968	5 491	5 889	6 299	6 954	2 698	2 510	1 831	1 740	1 796	1 845
King George County	13 527	10 543	8 039	7 243	6 710	5 431	5 260	3 997	2 719	2 343	2 043	1 515
King William County	10 913	9 334	7 497	7 563	7 589	7 855	4 193	3 441	2 417	2 183	2 210	2 071

TIPSII [UPF] GPH21 CENSUS90 71583900 08/27/93 11:03 AM MACHINE: C DATA:CENSUS90*PH21TIPSDA00. 08/26/93 14:50:22 TAPE: NONE FRAME: 110
TSF:CENSUS90*92. 08/26/93 14:51:46 UTF:CENSUS90*93. 08/26/93 14:51:47 META:CENSUS90*PH21TABLES00. 08/26/93 15:23:55