City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, June 3, 2026 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Janice Menking, Chair
Tom Musselman, Vice Chair
George Hager, Member
Jim Jarreau, Member
Belinda McDonnell, Member
Tim Dooley, Member
Tyler Pansing, Member
Todd Peters, Member
Sondra Sultemeier, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on Wednesday, June 3, 2026 at 5:30PM. Link to City of Fredericksburg agenda webpage to watch video of the meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on Wednesday, June 3, 2026.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:
Sign up in-person between 5:00 p.m. and 5:30 p.m. at New City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624
You will be limited to 3 minutes to speak.

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1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A. May 6, 2026, Regular Meeting Minutes

4. PUBLIC HEARING

A. **Request Z-2609:** By HFA on Behalf of Wal-Mart Real Estate Business Trust, Applicant, to Consider an Amendment to an existing "Planned Unit Development" (PUD) for the property commonly known as 1435 E. Main Street. The applicant is requesting an amendment for the following:
A. An Amendment to the Existing "Planned Unit Development" PUD to relocate the original fuel station and modify parking for the existing site.

i Presentation by the Applicant
ii Presentation by the Staff

iii Hold Public Hearing
iv Take Action on the PUD Amendment

B. **Request Z-2610:** By County Express Food Mart to Consider the Following:
A. A Conditional Use Permit (CUP), Per Sec. 3.200 and Sec. 6.110 for property located at 816 N. Milam Street to construct a 450 square foot addition and add 3 fuel islands to an existing legal nonconforming convenience store.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the CUP

C. **Request Z-2611:** By Lawrence Group (Edward Jones) to consider a Conditional Use Permit (CUP) per Section 3.510 to Establish and Operate a Standardized Business in the Historic Shopping District Overlay for the property commonly known as 233, 235 & 237 W. Main Street.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Conditional Use Permit

5. ACTION ITEMS

A. **Consider SP-2609 - DEV-2026-23-SP/DEV-2026-25-PP:** By VEI Consulting Engineers to Consider the Site Plan, Entry Corridor and Preliminary Plat Applications for the Proposed Highway 87 Commercial Development Located at 1679 S. US Hwy 87.

B. **DEV-2026-26-FP:** By VEI Consulting Engineers to Consider and take action on the Final Plat approval for the proposed Lucille Development located at 1151 Friendship Lane.

6. DISCUSSION ITEMS

A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at 4:30PM on Wednesday, May 27, 2026, on the bulletin board of the City of Fredericksburg, New City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624.

Jan Musgrove

Jan Musgrove
Planner 1

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
MEETING MINUTES
May 12, 2026, 5:30 P.M.

On the 12th day of May 2026, the Planning and Zoning Commission convened in Regular Session at the New City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg Texas with the following members present to constitute a quorum:

PRESENT:	JANICE MENKING TOM MUSSELMAN TIM DOOLEY SONDRA SULTEMEIER TODD PETERS TYLER PANSING JIM JARREAU BELINDA MCDONNELL
ABSENT:	GEORGE HAGER
ALSO, PRESENT:	CLIFF CROSS – Director of Development Services SUSANA HUERTA – Assistant Director of Development Services EVAN WILLIAMSON – Assistant Director of Public Works and Utilities MARIA GARCIA – Legal Counsel

Janice Menking called the meeting to order at 5:30 P.M.

Action Item:

Request Z-2608: By Clayton Walvoord, Rebecca Rather & Brad Oehler to Consider the Following: A Zoning Change from Single-Family Residential (R1) to Neighborhood Commercial (C1) for Properties Located at 408, 412 & 414 East Austin Street.

Applicant's Presentation: Anna Hudson

Anna Hudson with Landmark Planning & Development Advisors, explained the rationale for rezoning three properties on East Austin Street from R1 to C1, citing the area's transition to tourism and commercial uses, the adoption of the 2024 comprehensive plan, and the need for regulatory alignment with current neighborhood activity. She emphasized that the request was for less intense commercial use than previously sought and that two of the three properties already have short-term rental permits.

Staff Summary: Cliff Cross
Cliff summarized the staff report, noting that the C1 zoning is less intense than CBD and is considered appropriate for transitional areas per the comprehensive plan. Staff recommended approval of the C1 zoning, contingent on findings that the rezoning would not be detrimental to neighboring properties and clarified the process for public input and protest thresholds.

Public Hearing:
Several residents spoke against the rezoning, raising concerns about spot zoning, loss of R1 inventory, potential negative impacts on the neighborhood, and the possibility of future commercial uses incompatible with the area.

Public Hearing closed

Discussion:
The commission members and legal advisor (Maria Garcia) discussed the concept of spot zoning in Texas, emphasizing the importance of articulating findings of fact and consistency with the comprehensive plan to avoid legal challenges. Staff clarified the process for handling public protests and the implications for council voting requirements. Commissioners debated the merits of the application, with several expressing concerns about neighborhood integrity, traffic, and the lack of clear public benefit.

Tom Musselman made a motion to deny request Z-2608.

Tim Dooley seconded the motion.

A roll call vote ensued.

Janice Menking – Aye	Tom Musselman – Aye	Tim Dooley – Aye
Tyler Pansing – Aye	Jim Jarreau – Aye	Todd Peters – Aye
Belinda McDonnell – Aye	Sondra Sultemeier – Aye	

Voted was unanimous and passed 8-0.

Request SP-2602: By Mason Gramling, Gramco Construction LLC to Consider the Site Plan Review for an Addition to an existing Event Center located at 111 FM 2093, legally described as Lot 2AR-3, Gretchen Nugent Subdivision.

Applicant's Presentation:
Mason Gramling of Gramco Construction LLC presented a site plan for an addition to an existing event center at 111 Farm Market 2093. He described the proposed 731 square foot addition to the event center.

Staff Summary: Cliff Cross
staff outlined the zoning, parking, and utility requirements. Staff noted that engineering comments regarding drainage and the TXDOT driveway permit remained outstanding but were considered minor and resolvable during permitting.

Discussion:
Commissioners questioned staff about the language of conditional approval and the process for resolving outstanding engineering issues.

Jim Jareau made a motion to approve the site Plan with staff recommendations of;
Provide more clarification on the drainage items and approval of the TxDOT driveway permit approval before issuing building permits.

Tom Musselman seconded the motion. All voted Aye and the motion passed unanimously.

Request SP-2605 / EC-2602: By Stan Klein, Architect, to consider the Site Plan and Entry Corridor application for the development of a new Veterans of Foreign Affairs Post 7105 building located at 710 W. Washington St., bearing a legal description of G E CO #50, 1.89 acres.

Applicant Presentation: Stan Klein
Mr. Klein described the new VFW building, which will include a larger meeting room, event hall, expanded kitchen, library, and museum. The existing building will remain in use until the new facility is completed, after which it will be demolished. The applicant confirmed plans for rainwater collection.

Staff Review: Susana Huerta
Ms. Huerta noted compliance with zoning, parking, and impervious cover requirements. Outstanding items included the landscape plan, civil construction plans, and a TXDOT driveway permit, all of which are standard for permitting.

Discussion:
Commissioners asked about the timeline for construction, fundraising, and the possibility of rainwater catchment.

Jim Jarreau made a motion to approve as presented.

Todd Peters seconded the motion. All voted Aye and the motion carried.

Todd Peters recused himself from the dais.

Request SP-2604: By Randy Stehling, SKT Architects to consider the site plan for the development of a new preschool building for Bethany Lutheran Church, located at 110 W. Austin St., bearing the legal description of FBG ADDN BLK 38 LOT 62-PT, 63, 64, & 65-PT.

Applicant Presentation: Randy Stehling
Mr. Stehling outlined the new preschool facility which would provide expanded parking in anticipation of future church growth.

Staff Review: Susana Huerta
Staff confirmed compliance with zoning, parking, and building coverage requirements, and noted that a landscape plan, updated certificate of appropriateness, and civil construction plans would be required during permitting.

Discussion:
Board members discussed parking layout and access, confirming that the plan provides adequate circulation and meets setback requirements.

Jim Jarreau made a motion to approve the application With Staff recommendations of:
1. Submittal of landscape plans in compliance with Sec. 7.920 during permitting
2. Approval of a Certificate of Appropriateness by the Historic Review Board
3. Submittal of Civil construction plans, including utility connections and parking.

Tom Musselman seconded the motion. All voted Aye and the motion carried. Todd Peters had recused himself.

Todd Peters returned to the Dias.

Janice Menking and Sondra Sultemeier recused themselves from the Dias.

Request P-2609: By PV McMinn, Jr., NuVista Development, LLC, to consider the Replat of Keller Subdivision, Lots 1R-1 and 1R-2, creating Lot 1R-1A, Lot 1R-1B and Lots 101 through 119.

Staff Review: Cliff Cross presented on behalf of Mr. McMinn (he was in the audience)
Staff explained the history of the project, the need for preliminary plat approval as a condition of the prior CUP, and detailed the required modifications, including removing the cul-de-sac from the buffer area, labeling street widths, and clarifying out lot dedication.

Jim Jarreau made a motion to approve with staff recommendations:
1. Modification of the Cul-de-Sac not to encroach into the 20' Buffer
2. Label Width of South Milam Street
3. Incorporate Drive Street
4. Approval of Civil Constriction Plans
5. Administrative approval of the preliminary utility plan prior to construction
6. Notes Incorporated to specify maintenance of dedicated easements
7. Payment of Park Dedication fees
8. Clarification of out lot north of proposed lot 118.

Tim Dooley seconded the motion.

Roll Call Vote:

Janice Menking – Recused	Tom Musselman – Aye	Tim Dooley – Aye
Tyler Pansing – Aye	Jim Jarreau – Aye	Todd Peters – Aye
Belinda McDonnell – Aye	Sondra Sultemeier – Recused	

Motion passed 6-0.

Janice Menking and Sondra Sultemeier returned to the Dias.

Director's Report: Cliff Cross
Mr. Cross announced that the contract with Kimley Horn was in place for the UDC, with the first meeting scheduled for May 22 and public meetings expected to begin in July or August. The process will include six meetings, three of which will be in-person.

The commission discussed the importance of having members involved in the UDC process, nominating Mr. Tim Dooley and Ms. Sondra Sultemeier as representatives. The Board Members stressed the need to develop and communicate a plan for public input and transparency regarding suggestions and ideas for the UDC update process, including how the public can submit their recommendations.

Mr. Cross confirmed that public input and transparency will be prioritized, with opportunities for community suggestions and updates. A reminder to members of the board that appointments were reviewed, with terms expiring in July and council expected to make decisions in June. Members with expiring terms would continue to serve until new appointments were made.

Cliff Cross assured the Board that staff would work on revising staff recommendations for site plans to clearly indicate whether applications comply or if outstanding issues are minor and resolvable during the permitting process.

Mr. Cross mentioned that all protest letters and comments from property owners within the 200-ft radius are incorporated into the City Council packets for all zoning requests.

Approval of Minutes:
The meeting minutes for April 1, 2026, were unanimously approved.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 7:30PM.

PASSED AND APPROVED on the 3rd day of June 2026.

JAN MUSGROVE, Planner I

JANICE MENKING, Chair

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: June 3, 2026 **SECTION:** PUBLIC HEARING **ITEM:** A.

CAPTION: **Request Z-2609:** By HFA on Behalf of Wal-Mart Real Estate Business Trust, Applicant, to Consider an Amendment to an existing "Planned Unit Development" (PUD) for the property commonly known as 1435 E. Main Street. The applicant is requesting an amendment for the following:
A. An Amendment to the Existing "Planned Unit Development" PUD to relocate the original fuel station and modify parking for the existing site.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the PUD Amendment

SUMMARY:

The applicant is requesting an amendment to the existing Planned Unit Development (PUD). The amendment is to the originally approved 2004 Planned Unit Development (PUD) that approved the retail store, accessory fuel island, 746 onsite parking spaces, signage and associated landscaping for the development. The amendment is not addressing a use change but is requesing amendments to original PUD Items 1 & 12 to allow for the relocation of the fuel station and modification to the existing parking requirements.

BACKGROUND:

Site Area: Approximately 23.51 Acres OR 1,017,157 sq ft

Zoning: PUD (Planned Unit Development) **Sec. 3.700**, Entry Corridor **Sec. 3.600**

Building Coverage: 15% (156,651 sq ft) Proposed / 15% (155,017 sq ft) Existing

Impervious Coverage: 66% Proposed (675,512 sq ft) / 64% Existing (638,929 sq ft)

Heights: Approx. 19 ft. (Accounts for Sales Station and Fuel Canopy)

Sidewalk: A sidewalk will need to be constructed in accordance to engineering comments provided.

Access: The access ingress and egress points appear to be the same as the original approval and current layout. There are 4 access points (1 on Main Street & 3 on Friendship Lane).

Parking: 848 spaces per the PUD Plan Proposal and Current Regulations. 755 spaces were approved per the original construction plans dated 7/13/04. 746 spaces exist (22 ADA) and 748 spaces (23 ADA) are proposed in the amendment, which results in an increase of 2 spaces from original approval.

Landscape and Screening: Plans are required per **Sec. 7.920** and should include One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is not required per **Sec. 7.940**, however, screening of the dumpster is required per **Sec. 7.980**.

Refuse: A dumpster with approved screening will need to be verified. **Sec. 7.940**

Public Hearing Notices: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft of the subject property. As of 05/27/2026 no responses have been received.

Entry Corridor Design Guidelines and Standards Review Comments

1. Accessory Structure Compatible with original approval and existing development.

Planning Review Comments

1. New Sign Package Needs to be Identified within the Amendment
2. Fuel Pump Limit of 6 consistent with original approval
3. Dev-2026-32-MP Comments Addressed Prior to Signature

Engineering Review Comments

1. Civil construction plans required to review drainage
2. Public sidewalk and pedestrian crossing facilities at traffic lights are required to be constructed. Previously escrowed funds may be returned upon completion of construction.
3. Updated approved TxDOT driveway permit required.

A Planned Unit Development (PUD) is a development which is planned and developed as a single development operation or in phases. Each phase is specifically integrated into and made a part of the overall plan, which shall include streets, lots, utilities, densities and planned for structures as well as land uses.

A Planned Unit Development may consist of dwelling units, and may also include non-residential uses that may be compatible with the unitary design for the PUD. This information may be found in **Sec. 3.700** of the Zoning Ordinance.

The purpose of the PUD zone provides a means of achieving greater flexibility in the development of land, appropriate in size and shape to facilitate utilization in a manner not possible by conventional zones. The PUD zone is intended to encourage more efficient uses of land, while still providing proper arrangement of uses and structures. As such, PUDS must be related to the land, surrounding uses and zoning, and would ensure the fulfillment of community needs relative to certain residential, commercial or other land uses. Through the exercise of sound and proper planning principles, PUDs incorporate appropriate property development standards that would not be detrimental to surrounding property uses or public health, safety, and welfare.

STAFF RECOMMENDATION:

Staff recommends approval contingent upon the following:

1. Civil construction plans required to review drainage prior to permitting
2. Public sidewalk and pedestrian crossing facilities at traffic light required to be constructed. Previously escrowed funds may be returned upon completion of construction.
3. Updated approved TxDOT driveway permit required.
4. Approved Site Plan Incorporated within CUP

ATTACHMENTS:

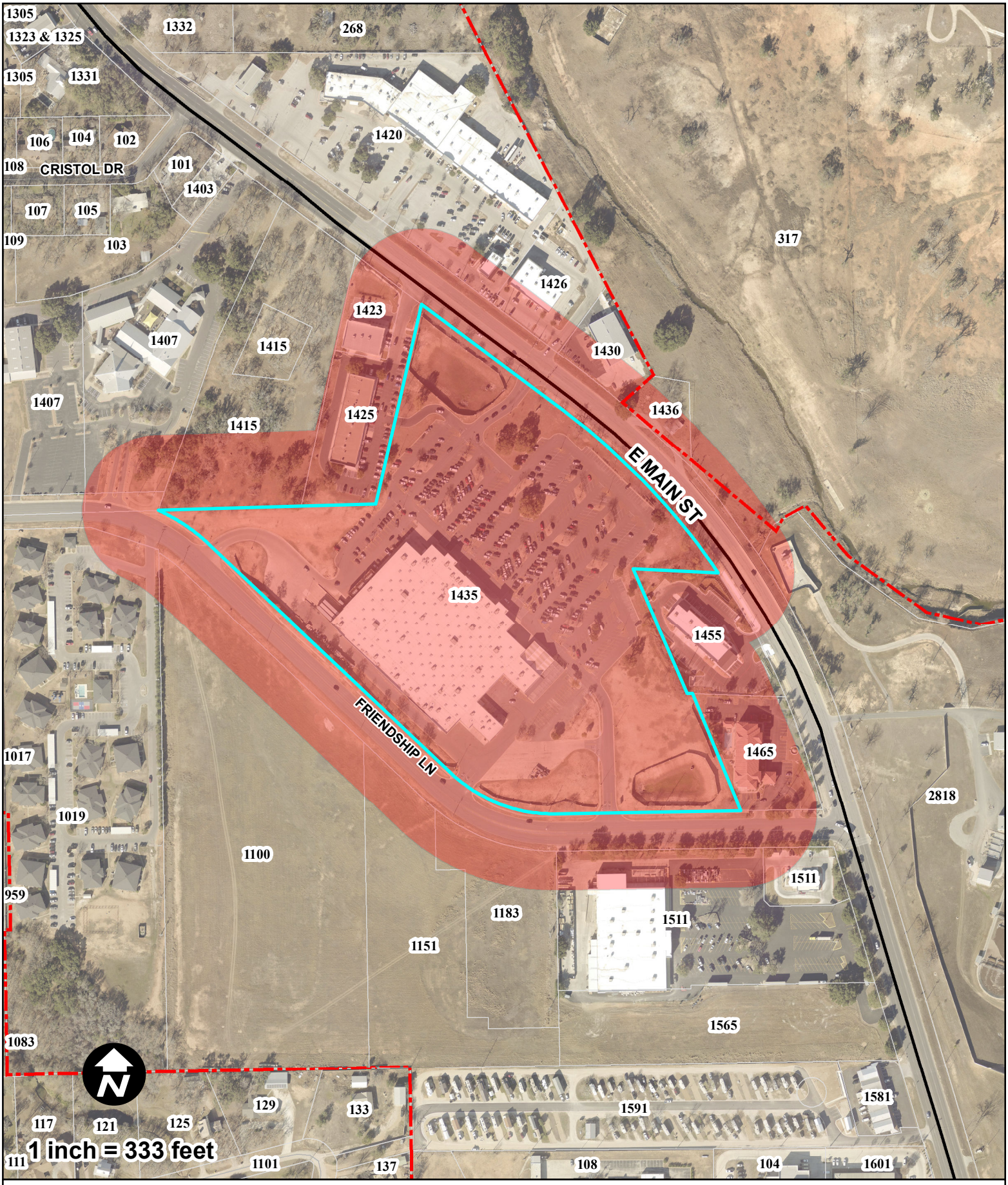
1. 1435 E Main Notification Map
2. 1435 E Main Land Use
3. 1435 E Main Place Type
4. 1435 E Main Zoning
5. Combined Packet Material For CUP SP
6. DEV-2026-29-SP-wm fredericksburg bod package
7. DEV-2026-29-SP-Fredericksburg Walmart Fuel Expansion TIA Review Letter
8. FREDERICKSBURG PLAT - PLAT-Plat Sheet 1 rev
9. DEV-2026-32-MP_Walmart Plat - Minor Plat_ Review Combined Comments
10. WALMART PUD Ordinance 14-010

APPROVAL/REVIEW:



Date: May 28, 2026

Cliff Cross, Director of Development Services

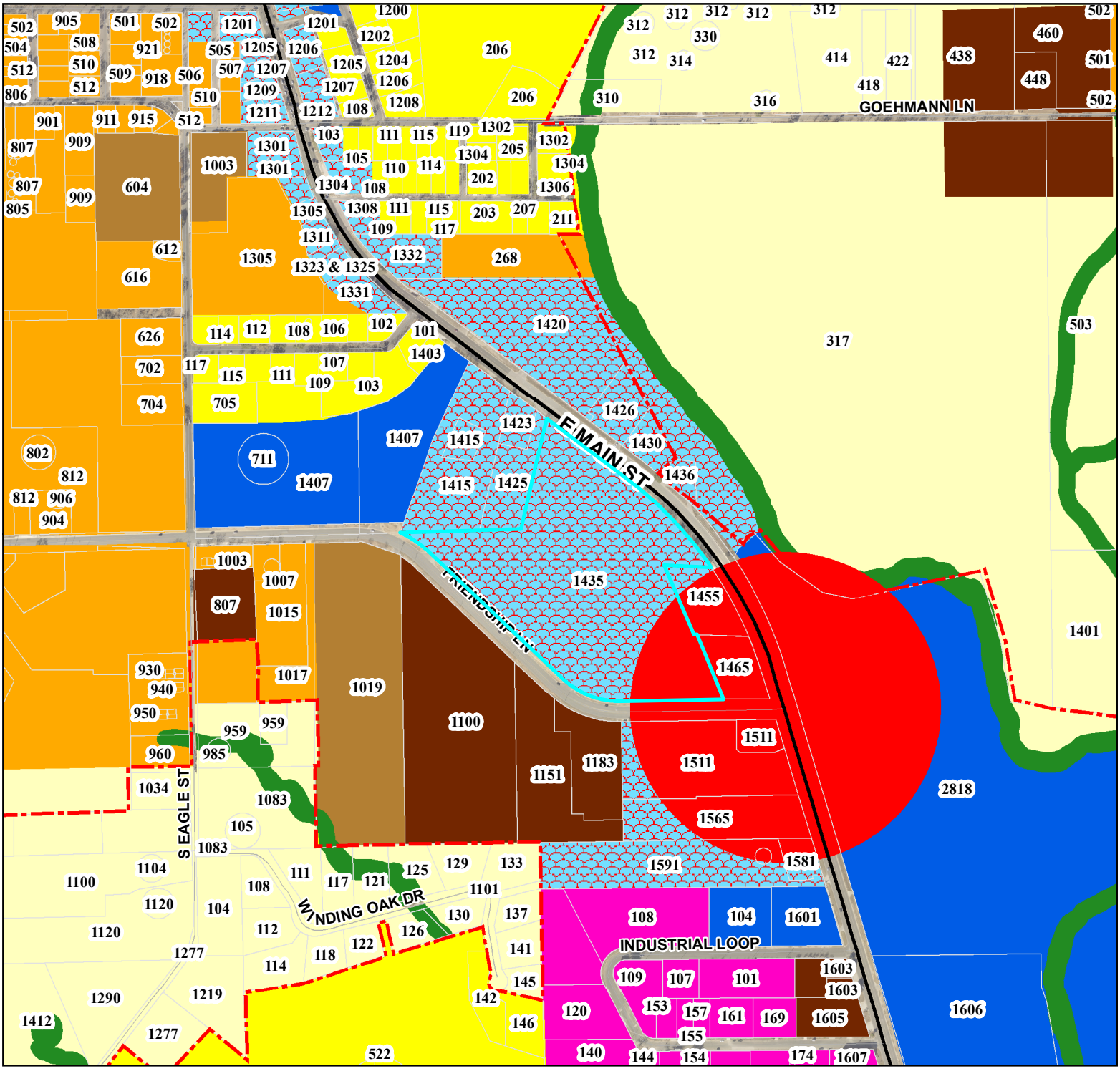


City of Fredericksburg
Z-2609 - 1435 E. Main Street

LEGEND

200' Notification Buffer

GCAD Parcels



LEGEND

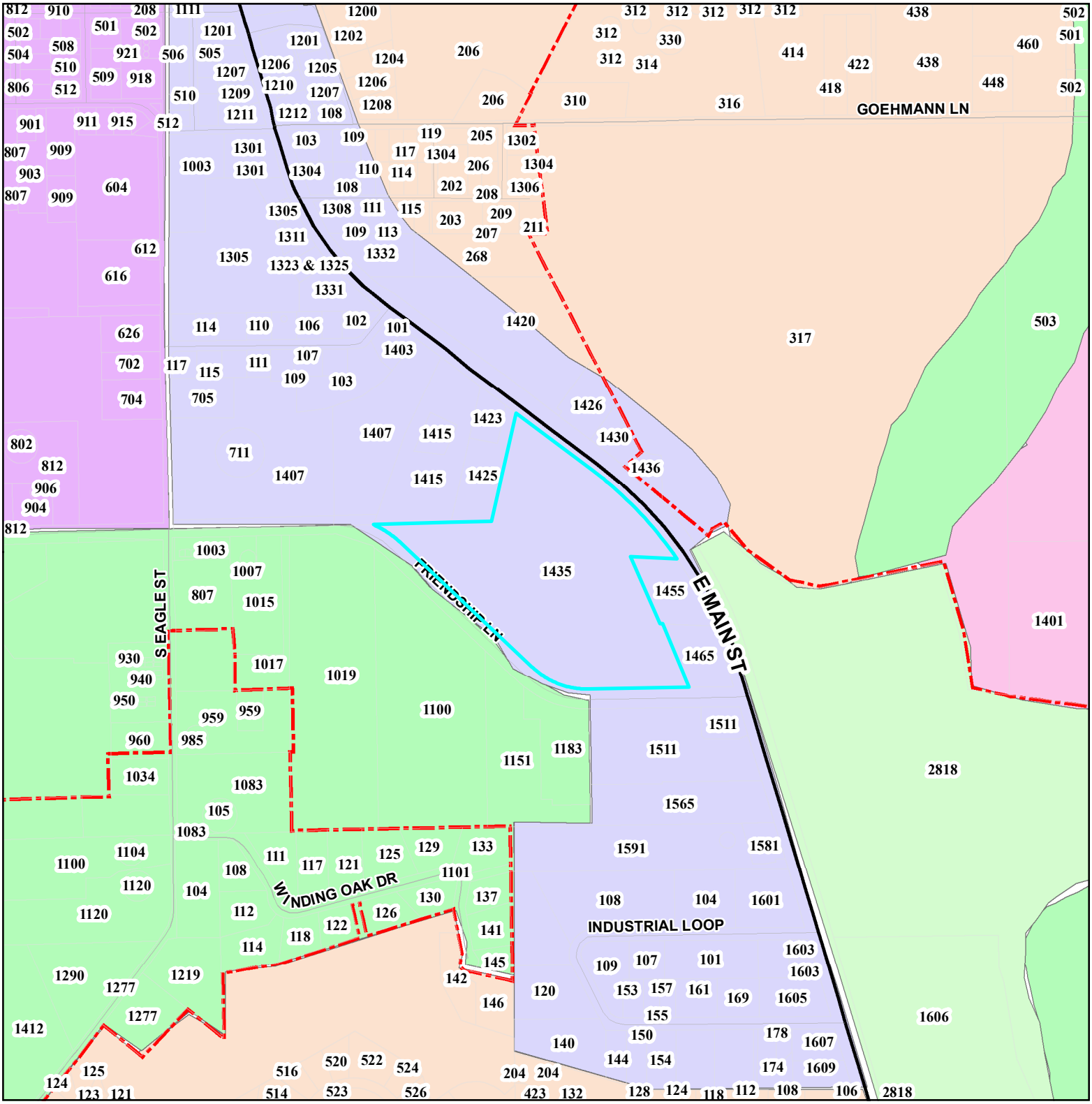
- GCAD Parcels

Landuse

LANDUSE

- Downtown Central Business District
- Uptown Central Business District
- Commercial Center
- Commercial
- Employment Center
- FUTURE ROW
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Parks & Open Space
- Public / Semi-Public
- Rural

City of Fredericksburg
Z-2609 - 1435 E. Main Street



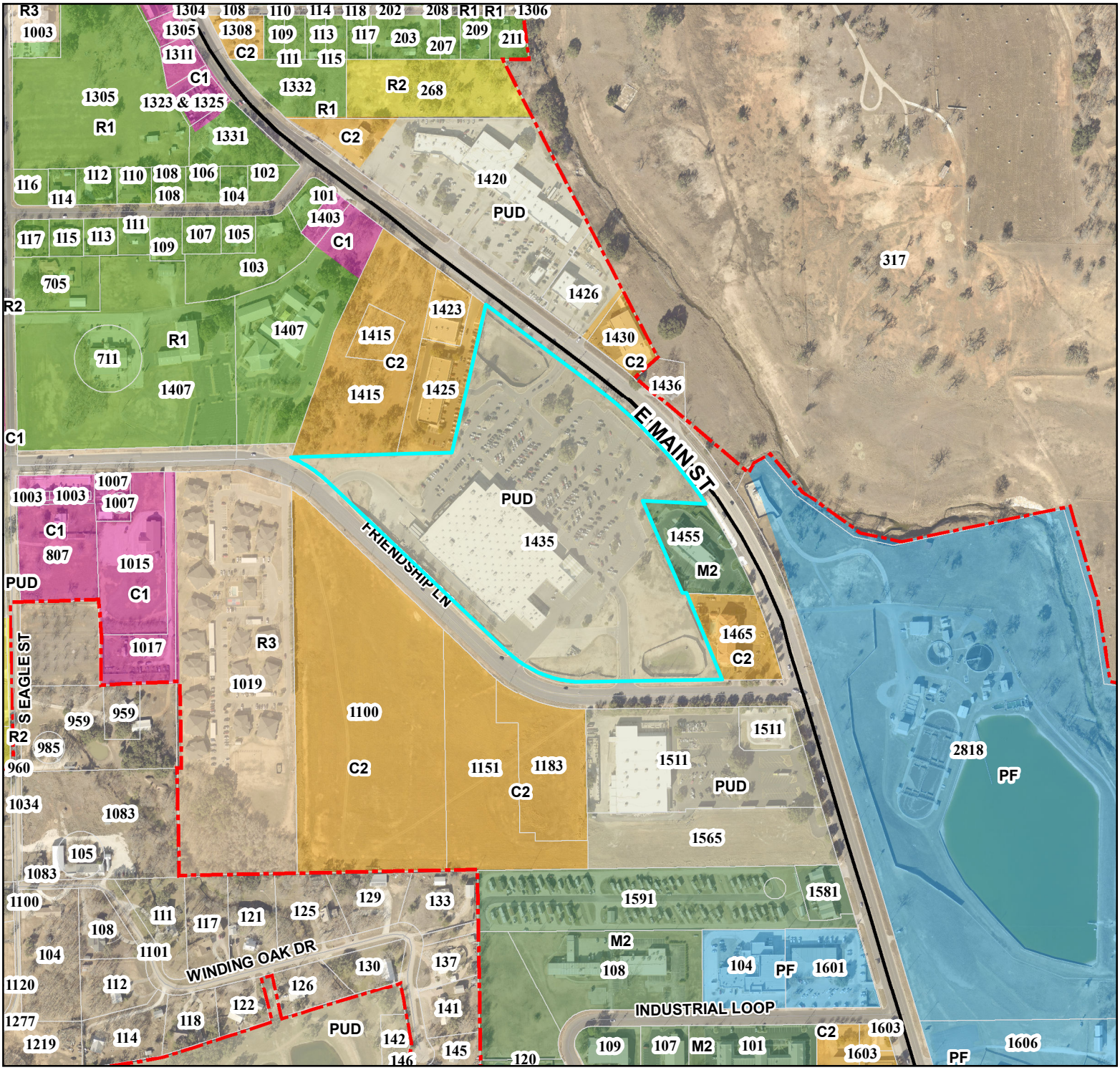
LEGEND

GCAD Parcels

Place_Type

- MU
- GC
- HSD
- IND
- MDR
- MU
- NR
- PARK
- RR

City of Fredericksburg
Z-2609 - 1435 E. Main Street



LEGEND

- GCAD Parcels

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential

City of Fredericksburg
Z-2609 - 1435 E. Main Street

HFA

PUD Amendment
Re: Walmart Store #1154
1435 E Main Street
Fredericksburg, TX 78624

Dear City of Fredericksburg,

This application requests an amendment to the existing Planned Unit Development (PUD) for the Wal-Mart Subdivision – Phase One, originally approved for the development of Wal-Mart Supercenter #1154 located at 1435 East Main Street. The current PUD establishes site layout, permitted uses, development standards, parking requirements, and operational conditions for the property.

The proposed amendment does not alter the overall intensity, permitted uses, or commercial character of the development as originally approved. Instead, the amendment refines specific aspects of the PUD to ensure that its requirements accurately correspond with the development as approved and constructed.

The proposed updates include the relocation of the fuel station within the PUD (Item 1) and a modification to the required parking count to align the PUD standard with the number of parking spaces approved and constructed with the original development (Item 12). Except as expressly modified by this amendment, all other provisions of the existing PUD shall remain unchanged and in effect.

PUD Item #1 - Relocation of Fuel Station

The PUD amendment proposes to relocate the fuel station within the boundaries of the existing PUD. The revised location provides improved orientation within the site while remaining consistent with the commercial intent of the original PUD. The relocated fuel station continues to comply with all applicable access, safety, and infrastructure requirements and does not expand the intensity of the approved use. In addition, a Traffic Impact Study was completed for the intersection of East Main Street and Walmart Drive, which proposes traffic signal optimization which will result in queue lengths shorter than existing conditions. These findings have been submitted to TXDOT for review.

PUD Item #12 - Modification to Required Parking

The existing PUD site plan requires a total of 848 parking spaces. The proposed amendment reduces the required parking to 748 spaces. It should be noted that the

approved PUD Site Plan had no landscape islands within the parking lot, resulting in a major discrepancy between the PUD Site Plan and the original Site Development Plans dated 07/13/2004.

The actual number of parking spaces approved and constructed with the original site development is 746 spaces, which is functionally consistent with the revised parking requirement. The proposed amendment aligns the PUD parking standard with the parking that was originally approved, constructed, and has successfully supported the site's operations since initial development.

The proposed parking revision maintains the intent of the PUD while recognizing the demonstrated adequacy of the existing parking supply.

Except as expressly modified by this amendment, all other provisions of the original Planned Unit Development—including permitted uses, development standards, landscaping, signage, screening, and maintenance requirements—shall remain in full force and effect.

The proposed Planned Unit Development amendment provides targeted and limited updates that improve site functionality and bring the PUD regulations into alignment with existing site conditions. The amendment preserves the intent of the original PUD approval while allowing the development to continue operating efficiently and in a manner compatible with surrounding land uses.

If any additional information is needed or if questions arise, please contact me.

Sincerely,

Wendy Wert, PLA

479-360-6703

Wendy.wert@hfa-ae.com

HFA

HFA-AE , LTD.

WALMART FUEL STATION

STORE #1154

E. MAIN STREET & WALMART DRIVE
FREDERICKSBURG, TX 78624
GILLESPIE COUNTY



VICINITY MAP
NO SCALE

CONTACTS

OWNER
WALMART REAL ESTATE
BUSINESS TRUST
814 RESPECT DRIVE
BENTONVILLE, AR 72716-5555
ADAM ROARK

SURVEYOR
QUIDDITY
601 NW LOOP 410, SUITE 453
SNA ANTONIO, TX 78216
210-494-5511
TROY A. TROBAUGH, RPLS

CIVIL ENGINEERING
HFA-AE, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780
GARRETT SMALL, PE

ARCHITECTS & MEP
HFA-AE, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780
ZACK MEYERS

FIRE MARSHAL
CITY OF FREDERICKSBURG
126 WEST MAIN STREET
FREDERICKSBURG, TX 78624
830-990-2034
REAGAN RABKE

SITE PLAN & BUILDING PERMIT REVIEW
CITY OF FREDERICKSBURG
126 WEST MAIN STREET
FREDERICKSBURG, TX 78624
830-997-7521
JAN MUSGROVE

HEALTH DEPARTMENT
TEXAS HEALTH AND HUMAN SERVICES
1100 W. 49TH STREET
AUSTIN, TX 78756
512-834-6670

STATE HIGHWAY
TEXAS DEPT. OF TRANSPORTATION
7901 N 1-35
AUSTIN, TX 78753
830-997-4361
BRAD PHIPPS

CITY STREET
CITY OF FREDERICKSBURG
233 FRIENDSHIP LANE
FREDERICKSBURG, TX 78624
830-997-7521
GARRETT DURST

SANITARY SEWER & WATER
CITY OF FREDERICKSBURG
233 FRIENDSHIP LANE
FREDERICKSBURG, TX 78624
830-997-7521
DENNIS DURST

NATURAL GAS
ATMOS ENERGY
2315 E MAIN STREET
KERRVILLE, TX 78028
866-322-8667

ELECTRIC
CITY OF FREDERICKSBURG
233 FRIENDSHIP LANE
FREDERICKSBURG, TX 78624
830-997-7521
KYLE TREIBS

TELEPHONE
VERIZON
109 S LLANO
FREDERICKSBURG, TX 78624
830-997-4764

STORM SEWER
CITY OF FREDERICKSBURG
233 FRIENDSHIP LANE
FREDERICKSBURG, TX 78624
830-997-7521
KRIS KNEESE, P.E.

SIGNAGE
CITY OF FREDERICKSBURG
126 W. MAIN STREET
FREDERICKSBURG, TX 78624
830-990-2056
JEANETTE SANCHEZ

LEGAL DESCRIPTION

+/- 7.5 ACRES OF LAND LOCATED WITHIN THAT CERTAIN 23.351 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED UNDER VOLUME 561, PAGE 42, DEED RECORDS, GILLESPIE COUNTY, TEXAS AND OUT OF THE WILLIAM H. ANDERSON SURVEY 197, ABSTRACT 2, GILLESPIE COUNTY, TEXAS.

FLOOD NOTE

THIS TRACT LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 4800252, MAP NUMBER 48171C0288C, PANEL 0288, SUFFIX "C" DATED OCTOBER 19, 2001, FOR CITY OF FREDERICKSBURG, TEXAS AND INCORPORATED AREAS. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK

TEMPORARY BENCHMARK A: BEING A MAGNETIC NAIL WITH SHINER MARKED "QUIDDITY CONTROL". LOCATED AT THE NORTHWEST END OF A CURB INLET OF THE WALMART PARKING LOT APPROXIMATELY 176 FEET SOUTHWEST OF THE E MAIN RIGHT-OF-WAY AND 172 FEET EAST OF THE PARENT TRACT BOUNDARY. ELEVATION = 1633.43'.

TEMPORARY BENCHMARK B: BEING A MAGNETIC NAIL WITH SHINER MARKED "QUIDDITY CONTROL". LOCATED IN A CONCRETE SIDEWALK APPROXIMATELY 175 FEET SOUTHEAST OF THE WALMART BUILDING AND APPROXIMATELY 234 FEET NORTH OF THE PARENT TRACT BOUNDARY. ELEVATION = 1639.98'.

Sheet List Table

Sheet Number	Sheet Title
C-1.0	COVER
C-2.0	DEMOLITION PLAN
C-2.1	EROSION CONTROL PLAN PHASE 1 OF 2
C-2.2	EROSION CONTROL PLAN PHASE 2 OF 2
C-3.0	OVERALL SITE PLAN
C-3.1	SITE PLAN 1 OF 2
C-3.2	SITE PLAN 2 OF 2
C-3.3	TRUCK TURN PLAN
C-3.4	FIRE ACCESS PLAN
C-4.0	UTILITY PLAN 1 OF 2
C-4.1	UTILITY PLAN 2 OF 2
C-5.0	GRADING PLAN 1 OF 3
C-5.1	GRADING PLAN 2 OF 3
C-5.2	GRADING PLAN 3 OF 3
C-5.3	STORM DRAIN PLAN 1 OF 3
C-5.4	STORM DRAIN PLAN 2 OF 3
C-5.5	STORM DRAIN PLAN 3 OF 3
C-6.0	LANDSCAPE PLAN

REVISION CHART

#	TITLE	DATE	NOTES:

HFA
HFA-AE , LTD.
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
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www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE LOCATED IN FREDERICKSBURG, TX CONTEMPORANEOUSLY WITH ITS ISSUE DATE.
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME WITHOUT REVIEW BY THE PROPERLY LICENSED ARCHITECTS AND ENGINEERS. ANY REUSE OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT SHALL BE AGREED AND MAY BE CONTRARY TO THE LAW.

WALMART FUEL STATION
STORE #1154-1003
E MAIN STREET & WALMART DRIVE
FREDERICKSBURG, TX 78624
PROJ NUMBER: 07-25-70020

ISSUE BLOCK		
#	TITLE	DATE
	PUD AMEND	04/27/2026

DOCUMENT DATE:	4/27/2026
CHECKED BY:	WFM
DRAWN BY:	JM

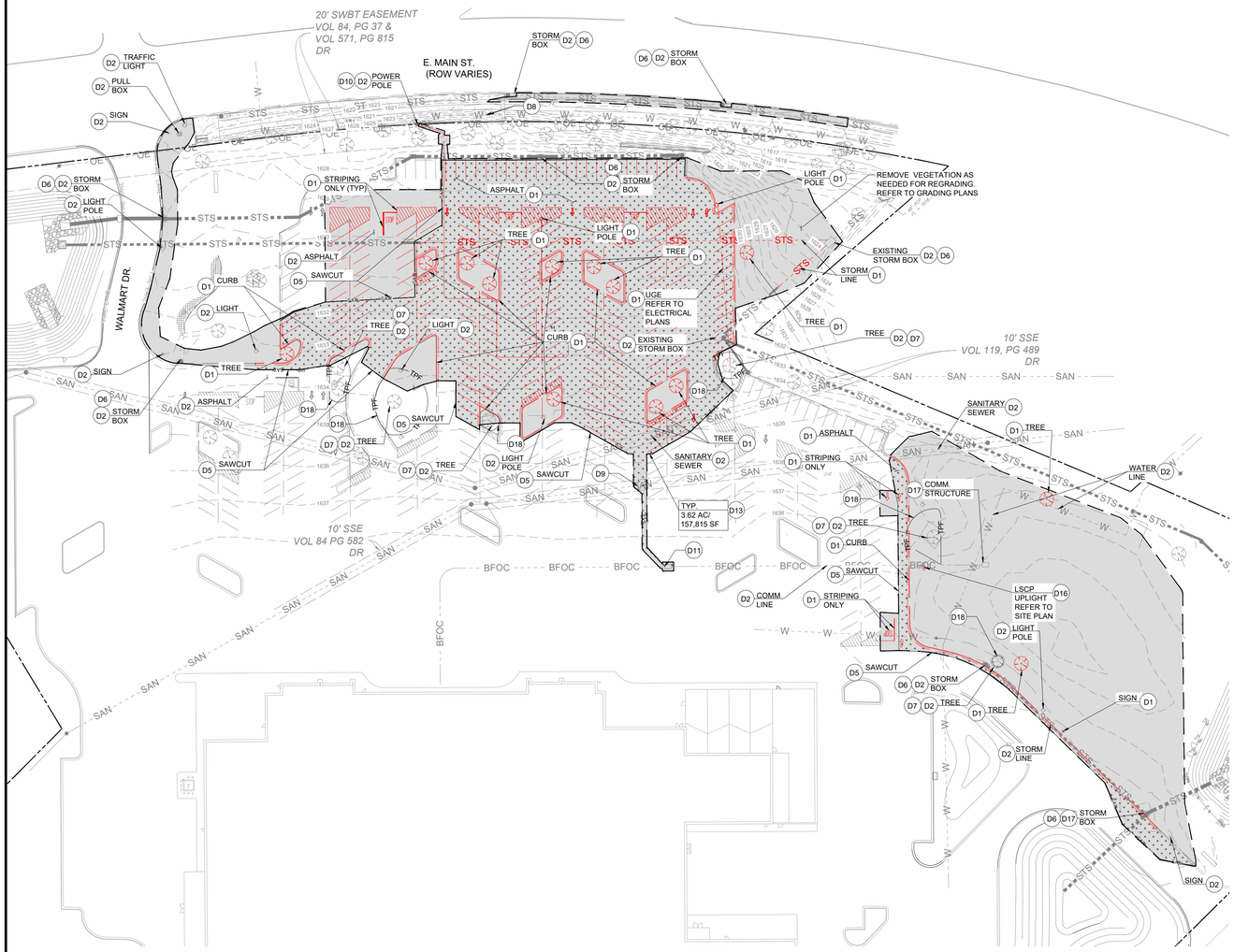


PRELIMINARY

COVER

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\\HFA-FILE02\2023 Projects\07\07-25-70020 WM - Fredericksburg, TX 1154-1003 - GS\04-Design\Civil\DWGs\ 07-25-70020 - C1.0 COVER & NOTES.dwg



DEMOLITION KEY NOTES

D1	EXISTING TO BE REMOVED
D2	EXISTING TO REMAIN
D5	LIMITS OF SAWCUT AND FULL DEPTH PAVEMENT REMOVAL
D6	EXISTING STRUCTURE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASES.
D7	EXISTING TREE(S) TO BE PROTECTED
D8	CONTRACTOR TO COORDINATE WITH LOCAL WATER SEWER DEPARTMENT FOR REMOVAL AND/OR POINT OF CONNECTION
D9	CONTRACTOR TO COORDINATE WITH LOCAL SANITARY SEWER DEPARTMENT FOR REMOVAL AND/OR POINT OF CONNECTION
D10	CONTRACTOR TO COORDINATE WITH LOCAL ELECTRIC COMPANY FOR REMOVAL AND/OR POINT OF CONNECTION
D11	CONTRACTOR TO COORDINATE WITH LOCAL TELEPHONE COMPANY FOR REMOVAL AND/OR POINT OF CONNECTION
D13	DEMOLITION LIMITS
D16	EXISTING TO BE RELOCATED
D17	EXISTING TO REMAIN AND RIM TO BE ADJUSTED. REFER TO GRADING PLANS.
D18	TREE PROTECTION FENCING.

GENERAL DEMOLITION NOTES:

1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
2. THE DEMOLITION PLAN SHALL BE DONE IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT.
3. EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
4. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
5. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
7. UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
8. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
9. ALL EXISTING UTILITIES WITHIN THE EXISTING BUILDING ARE TO BE REMOVED. WHERE CONFLICTS OCCUR WITH GRADE, BEAMS, PILES, PROPOSED UTILITIES AND TRENCH BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND GEOTECHNICAL REPORT.
10. FOUNDATIONS, FLOORS, FLOOR SLABS, AND ANY OTHER UNDERGROUND BUILDING STRUCTURES SHALL BE REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS. AREAS OF STRUCTURE REMOVAL SHALL BE BACKFILLED IN ACCORDANCE WITH SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
11. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
12. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS. DISCONNECT TRANSFORMERS AS REQUIRED FOR BUILDING DEMOLITION.
13. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL GRADE SITE TO EXISTING STORM DRAINAGE SYSTEM TO REMAIN ON SITE.
14. EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
15. THE CONTRACTOR IS TO COORDINATE WORK IN THIS PROJECT TO ENSURE ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
16. THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.

EXISTING LEGEND

PR	– PLAT RECORDS OF GILLESPIE COUNTY
DR	– DEED RECORDS OF GILLESPIE COUNTY
□	– WATER METER
⊠	– TELEPHONE PEDESTAL/VAULT
●	– MANHOLE
●–	– POWER POLE
●	– WATER VALVE
●–	– FLUSH VALVE
☼	– LIGHT POLE
⊲	– SIGN
☼	– YARD LIGHT
OHP–	– OVERHEAD UTILITY LINE
SAN–	– SANITARY SEWER LINE
STRM–	– STORM SEWER LINE
W–	– WATERLINE
	– TREE (SIZE & SPECIES AS NOTED)

PROPOSED LEGEND

	PROPERTY LINE
	LIMITS OF DISTURBANCE
SAW	PROPOSED SAW CUT
	ASPHALT TO BE REMOVED.
	AREA OF DISTURBANCE
	PROPOSED DEMO
TPF	TREE PROTECTION FENCING

SURVEY PROVIDED BY:

QUIDDITY
601 NW LOOP 410, SUITE 453
SAN ANTONIO, TX 78216
(210) 494-5511

DATED: 10-30-2025

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SCALE: 1 inch = 60 ft.

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STIPULATION FOR REUSE
ALL DRAWINGS AND SPECIFICATIONS PREPARED FOR USE ON A SPECIFIC SITE ARE:
CONSTRUCTION DOCUMENTS FOR THIS PROJECT ONLY AT FREDERICKSBURG, TX
DO NOT REPRESENT SUITABILITY FOR REUSE ON ANY OTHER PROJECT
AND IT IS NOT SUITABLE FOR USE ON A SUBSEQUENT EXTENSION OF THIS PROJECT OR ON ANY OTHER SITE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ENGINEER. REPRODUCTION OF THIS DRAWING AND/OR SPECIFICATIONS FOR REUSE ON THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.
DATE ON: 4/27/2026

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STORE #1154-1003
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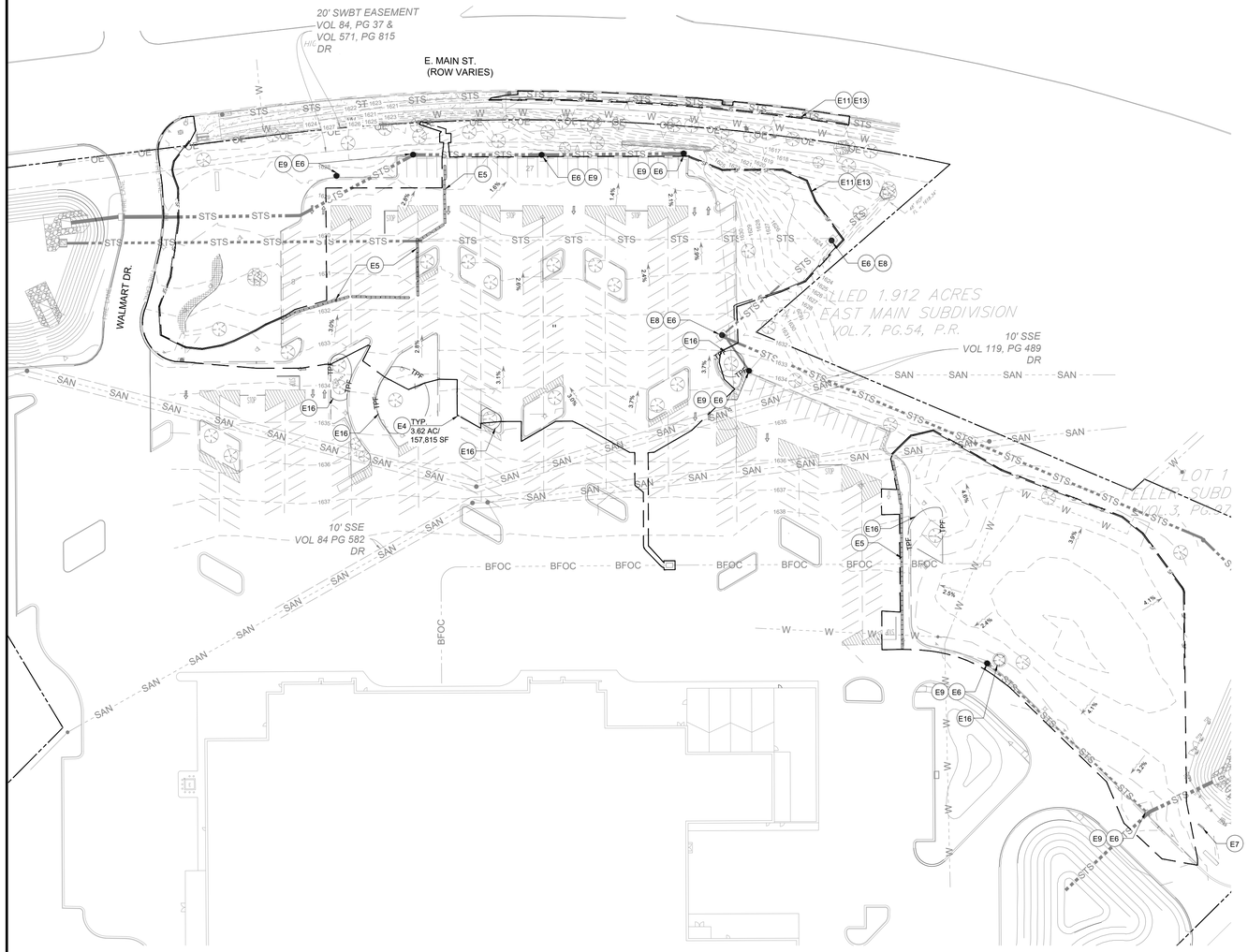
STATE OF TEXAS
GARRETT DAVID SMALL
110945
PROFESSIONAL ENGINEER
THIS DOCUMENT RELEASED FOR THE PURPOSE OF PERMITTING UNDER THE AUTHORITY OF GARRETT DAVID SMALL, PE# 110945 ON 4/27/2026 IT IS NOT TO BE USED FOR PURPOSES

PRELIMINARY

DEMOLITION PLAN

SHEET:
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Apr27, 2026-8:21am - User:wendy wert
\\HFA-FILE02\2025 Projects\07\07-25-70020 WM - Fredericksburg, TX 1154-1003 - GS\04-Design\Civil\DWGs\ 07-25-70020 - C2.0 DEMO & EROSION.dwg



GENERAL EROSION NOTES:

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS CONSTRUCTION GENERAL PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.

C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

D. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

E. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

F. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

G. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

H. NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.

I. A PERMANENT GROUND COVER, SUFFICIENT RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 60 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.

J. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.

K. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

L. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION/RETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.

M. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.

N. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

O. SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.

P. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

R. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
4. THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

EXISTING LEGEND:

PR – PLAT RECORDS OF GILLESPIE COUNTY
DR – DEED RECORDS OF GILLESPIE COUNTY
– WATER METER
– TELEPHONE PEDESTAL/VAULT
– MANHOLE
– POWER POLE
– WATER VALVE
– FLUSH VALVE
– LIGHT POLE
– SIGN
– YARD LIGHT
OHP– – OVERHEAD UTILITY LINE
SAN– – SANITARY SEWER LINE
STRM– – STORM SEWER LINE
W– – WATERLINE
– TREE (SIZE & SPECIES AS NOTED)

PROPOSED LEGEND

PROPERTY LINE
XXXX CONTOUR ELEVATIONS
LIMIT OF DISTURBED AREA
SF SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
TPF TREE PROTECTION FENCING
STABILIZED STAGING AREA
EROSION EELS SEDIMENT BARRIER

KEY NOTES

E4	LIMIT OF DISTURBED AREA
E5	EROSION EELS SEDIMENT BARRIER.
E6	EXISTING STRUCTURE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASES.
E7	SWPPP SIGN.
E8	PROTECT STORM SEWER STRUCTURE (BLOCK AND AGGREGATE JUNCTION/GRATE INLET BOX SEDIMENT DEVICE).
E9	PROTECT STORM SEWER CURB INLET (BLOCK AND AGGREGATE CURB INLET SEDIMENT DEVICE).
E11	SILT FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES.
E12	STORAGE/STAGING AREA.
E13	SILT FENCE INSTALLATION AND CONDITION TO BE INSPECTED, ASSESSED, AND REPORTED ON TO THE CITY OF FREDERICKSBURG, TX OR ACTING RESIDENT ENGINEER. REPORTS TO BE MADE ON A WEEKLY BASIS TO MAINTAIN EROSION CONTROLS ALONG ALL PROPERTY BOUNDARIES. SILT FENCING IS TO BE MAINTAINED THROUGHOUT ALL CONSTRUCTION ACTIVITIES. ANY SILT AND/OR SEDIMENT BUILD UP SHALL BE REMOVED AT CONTRACTORS EXPENSE IMMEDIATELY AND SILT FENCE SHALL BE RE-INSTALLED AS REQUIRED TO MAINTAIN EROSION CONTROLS.
E16	TREE PROTECTION FENCING.

SEQUENCE OF CONSTRUCTION

PHASE I
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL ALL PERIMETER SEDIMENT MEASURES.
5. INSTALL ALL TEMPORARY EROSION & SEDIMENT CONTROLS AS NEEDED.

PHASE II
6. BEGIN DEMOLISHING SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
9. TEMPORARILY SEED DENUDED AREAS.
10. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS.
11. INSTALL INLET/FLUME PROTECTION DEVICES.
12. PREPARE SITE FOR PAVING.

PHASE III
13. PAVE SITE.
14. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING, SODDING, AND PERMANENT MATTING BLANKET.
15. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE																								
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE																								
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONTROL MEASURES																								
STRIP & STOCKPILE TOPSOIL																								
STORM FACILITIES																								
TEMPORARY CONSTRUCTION ROADS																								
FOUNDATION / BUILDING CONSTRUCTION																								
SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

SURFACE STABILIZATION MEASURES

KEY	PRACTICE	DESCRIPTION	NOTES
M	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas; as an erosion retardant cover when temporary grassing is inapplicable.	Straw (1-2 tons/acre), Wood chips (5-6 tons/acre),, Wood fiber (0.5-1 tons/acre), Bark (35 cy/acre), Corn stalks (4-6 tons / acre), or Nets/Mats/Chemical stabilizers applicable
TS	DISTURBED AREA STABILIZATION(W/ TEMP. SEEDING)	Planting rapid-growing annual grasses, small grains, or legumes to provide initial, temporary cover for erosion control on disturbed areas.	May-Aug.: German millet (40 lbs./ac), Aug.-Dec.: Rye grain (120 lbs./ac), Jan.-May: Mixture of Rye grain (120 lbs./ac) and Kobe lespedeza (50 lbs./ac) 750 (1000 lbs.-for Fall) lbs./ac of 10-10-10 fertilizer
PS	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Mixture of Tall fescue (80 lbs./ac) and Kobe lespedeza (40 lbs./ac) with 1000 lbs./ac of 10-10-10 fertilizer and 4,000 lbs./ac of lime *May-Aug.: Add 10 lbs./ac German millet *Oct.-Feb.: Add 40 lbs./ac Rye grain
SO	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Warm Season: Hybrid Bermuda grass, Zaysiagrass, Centipede grass, or St Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
DC	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray-on-adhesive, calcium chloride, barriers, etc.

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STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT FREDERICKSBURG, TX.
CONSTRUCTION FROM THESE PLANS WITHOUT ITS ISSUE DATE ON 4/27/2026
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR CONSTRUCTION PURPOSES ON THIS PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECTS OR LICENSED ENGINEERS. REPRODUCTION OF THIS DRAWING IS NOT AUTHORIZED IF THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

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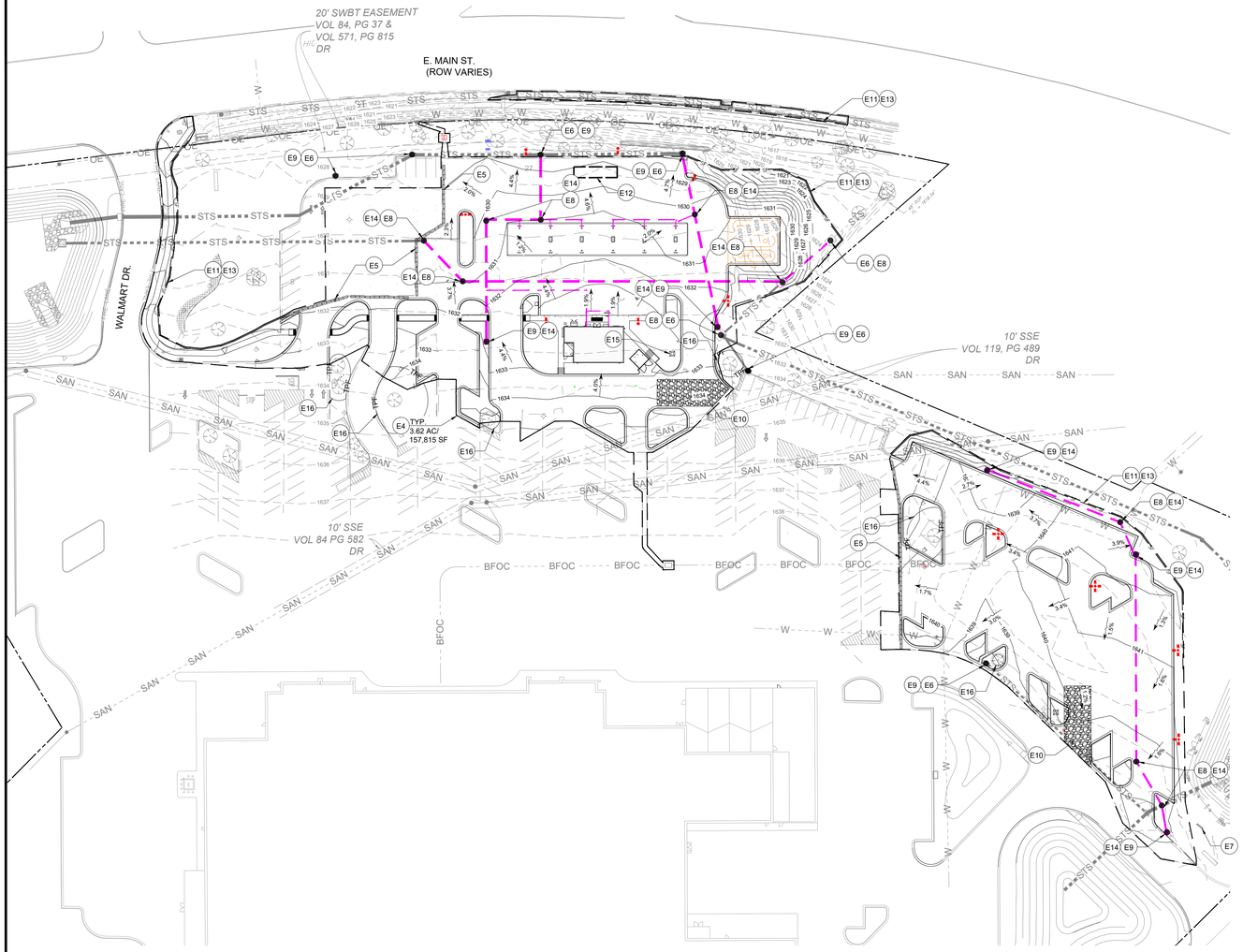
STATE OF TEXAS
GARRETT DAVID SMALL
110342
LICENSED
PROFESSIONAL ENGINEER
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PRELIMINARY

EROSION CONTROL PLAN PHASE 1 OF 2

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\\HFA-FILE02\2025 Projects\07\07-25-70020 WM - Fredericksburg, TX 1154-1003 - GS\04-Design\Civil\DWGs\ 07-25-70020 - C2.0 DEMO & EROSION.dwg



GENERAL EROSION NOTES:

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS CONSTRUCTION GENERAL PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.

C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

D. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

E. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

F. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

G. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

H. NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.

I. A PERMANENT GROUND COVER, SUFFICIENT RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 60 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.

J. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.

K. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

L. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION/RETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.

M. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.

N. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

O. SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.

P. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

R. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
4. THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

EXISTING LEGEND

PR	– PLAT RECORDS OF GILLESPIE COUNTY
DR	– DEED RECORDS OF GILLESPIE COUNTY
□	– WATER METER
⊠	– TELEPHONE PEDESTAL/VAULT
●	– MANHOLE
●—	– POWER POLE
•	– WATER VALVE
●—	– FLUSH VALVE
☼	– LIGHT POLE
⊲	– SIGN
☼	– YARD LIGHT
OHP—	– OVERHEAD UTILITY LINE
SAN—	– SANITARY SEWER LINE
STRM—	– STORM SEWER LINE
W—	– WATERLINE
	– TREE (SIZE & SPECIES AS NOTED)

PROPOSED LEGEND

	PROPERTY LINE
XXXX	CONTOUR ELEVATIONS
	LIMIT OF DISTURBED AREA
SF	SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
TPF	TREE PROTECTION FENCING
	STABILIZED STAGING AREA
	EROSION EELS SEDIMENT BARRIER
	CONCRETE WASHOUT AREA
	TEMPORARY CONSTRUCTION EXIT

KEY NOTES

#	
E4	LIMIT OF DISTURBED AREA
E5	EROSION EELS SEDIMENT BARRIER.
E6	EXISTING STRUCTURE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASES.
E7	SWPPP SIGN.
E8	PROTECT STORM SEWER STRUCTURE (BLOCK AND AGGREGATE JUNCTION/GRATE INLET BOX SEDIMENT DEVICE).
E9	PROTECT STORM SEWER CURB INLET (BLOCK AND AGGREGATE CURB INLET SEDIMENT DEVICE).
E10	CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES.
E11	SILT FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES.
E12	STORAGE/STAGING AREA.
E13	SILT FENCE INSTALLATION AND CONDITION TO BE INSPECTED, ASSESSED, AND REPORTED ON TO THE CITY OF FREDERICKSBURG, TX OR ACTING RESIDENT ENGINEER. REPORTS TO BE MADE ON A WEEKLY BASIS TO MAINTAIN EROSION CONTROLS ALONG ALL PROPERTY BOUNDARIES. SILT FENCING IS TO BE MAINTAINED THROUGHOUT ALL CONSTRUCTION ACTIVITIES. ANY SILT AND/OR SEDIMENT BUILD UP SHALL BE REMOVED AT CONTRACTOR'S EXPENSE IMMEDIATELY AND SILT FENCE SHALL BE RE-INSTALLED AS REQUIRED TO MAINTAIN EROSION CONTROLS.
E14	PROPOSED STRUCTURES TO BE PROTECTED DURING CONSTRUCTION PHASES.
E15	CONCRETE WASHOUT.
E16	TREE PROTECTION FENCING.

SEQUENCE OF CONSTRUCTION

PHASE I
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL ALL PERIMETER SEDIMENT MEASURES.
5. INSTALL ALL TEMPORARY EROSION & SEDIMENT CONTROLS AS NEEDED.

PHASE II
6. BEGIN DEMOLISHING SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
9. TEMPORARILY SEED DENUDED AREAS.
10. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS.
11. INSTALL INLET/FLUME PROTECTION DEVICES.
12. PREPARE SITE FOR PAVING.

PHASE III
13. PAVE SITE.
14. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING, SODDING, AND PERMANENT MATTING BLANKET.
15. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE																								
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE																								
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONTROL MEASURES																								
STRIP & STOCKPILE TOPSOIL																								
STORM FACILITIES																								
TEMPORARY CONSTRUCTION ROADS																								
FOUNDATION / BUILDING CONSTRUCTION																								
SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

SURFACE STABILIZATION MEASURES

KEY	PRACTICE	DESCRIPTION	NOTES
M	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas; as an erosion retardant cover when temporary grassing is inapplicable.	Straw (1-2 tons/acre), Wood chips (5-6 tons/acre),, Wood fiber (0.5-1 tons/acre), Bark (35 cy/acre), Corn stalks (4-6 tons / acre), or Nets/Mats/Chemical stabilizers applicable
TS	DISTURBED AREA STABILIZATION(W/ TEMP. SEEDING)	Planting rapid-growing annual grasses, small grains, or legumes to provide initial, temporary cover for erosion control on disturbed areas.	May-Aug.: German millet (40 lbs./ac), Aug.-Dec.: Rye grain (120 lbs./ac), Jan.-May: Mixture of Rye grain (120 lbs./ac) and Kobe lespedeza (50 lbs./ac) 750 (1000 lbs.-for Fall) lbs./ac of 10-10-10 fertilizer
PS	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Mixture of Tall fescue (80 lbs./ac) and Kobe lespedeza (40 lbs./ac) with 1000 lbs./ac of 10-10-10 fertilizer and 4,000 lbs./ac of lime *May-Aug.: Add 10 lbs./ac German millet *Oct.-Feb.: Add 40 lbs./ac Rye grain
SO	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Warm Season: Hybrid Bermuda grass, Zaysiagrass, Centipede grass, or St Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
DC	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray-on-adhesive, calcium chloride, barriers, etc.

SURVEY PROVIDED BY:

QUIDDITY
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SAN ANTONO, TX 78216
(210) 494-5511

DATED: 10-30-2025

60 50 40 30 20 10 0 30 60 100
SCALE: 1 inch = 60 ft.

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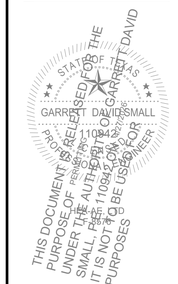
STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT FREDERICKSBURG, TX.
CONSTRUCTION DOCUMENTS - NOT FOR BIDDING OR CONSTRUCTION
DATE ON: 4/27/2026
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR ON AN EXTENSION OF THIS SITE OR AT ANY OTHER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECTS OR LICENSED ENGINEERS. REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN CONSENT OF HFA-AE, LTD. IS PROHIBITED AND MAY BE PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

WALMART FUEL STATION
STORE #1154-1003
E MAIN STREET & WALMART DRIVE
FREDERICKSBURG, TX 78624
PROJ NUMBER: 07-25-70020

ISSUE BLOCK

#	TITLE	DATE
	PUD AMEND	04/27/2026

DOCUMENT DATE: 4/27/2026
CHECKED BY: WFM
DRAWN BY: JM

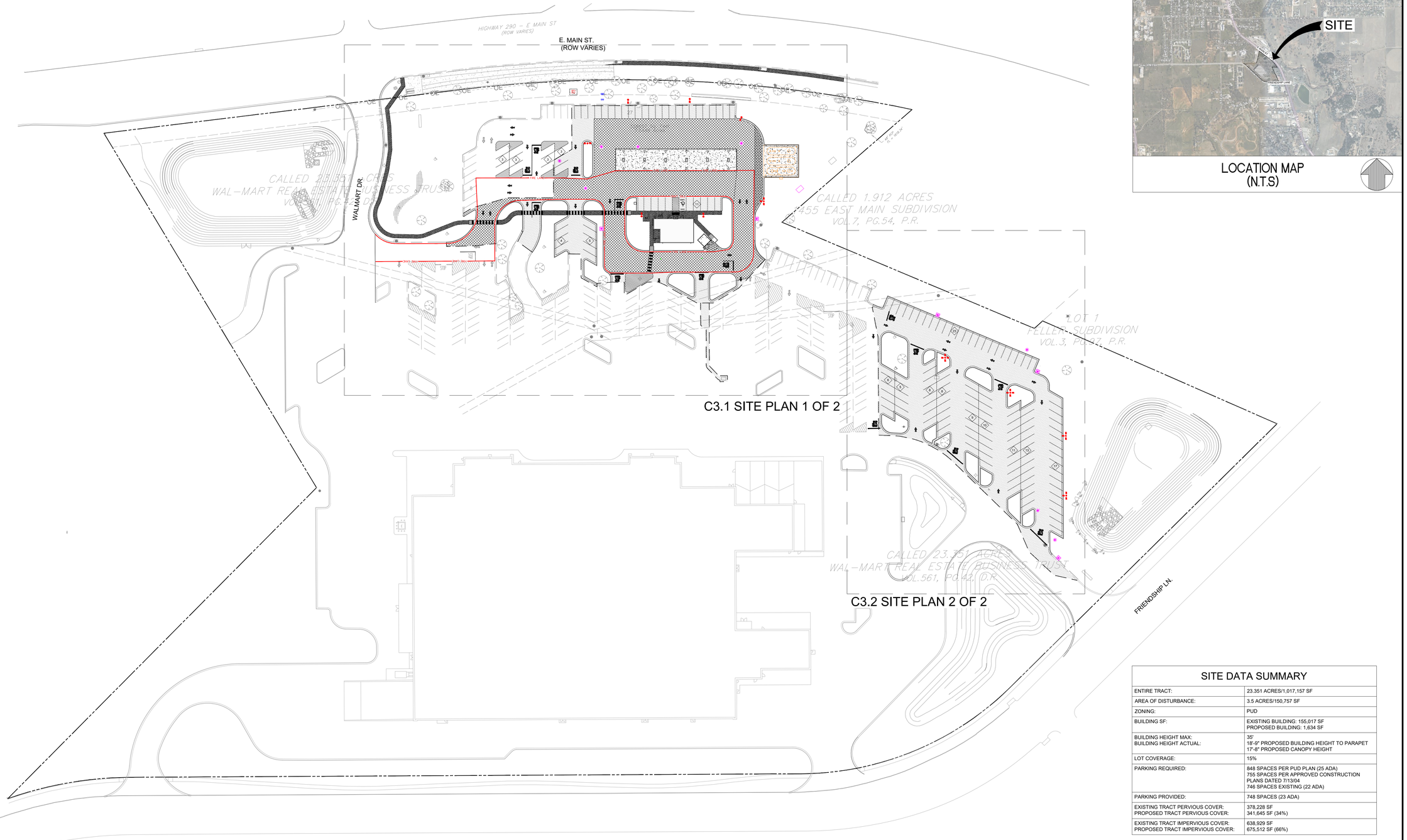


PRELIMINARY

EROSION CONTROL PLAN PHASE 2 OF 2

SHEET:
C-2.2

Apr27,2026-8:21am - User:wendy.wert
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C3.1 SITE PLAN 1 OF 2

C3.2 SITE PLAN 2 OF 2



LOCATION MAP
(N.T.S)

SITE DATA SUMMARY	
ENTIRE TRACT:	23.351 ACRES/1,017,157 SF
AREA OF DISTURBANCE:	3.5 ACRES/150,757 SF
ZONING:	PUD
BUILDING SF:	EXISTING BUILDING: 155,017 SF PROPOSED BUILDING: 1,634 SF
BUILDING HEIGHT MAX: BUILDING HEIGHT ACTUAL:	35' 18'-0" PROPOSED BUILDING HEIGHT TO PARAPET 17'-8" PROPOSED CANOPY HEIGHT
LOT COVERAGE:	15%
PARKING REQUIRED:	848 SPACES PER PUD PLAN (25 ADA) 755 SPACES PER APPROVED CONSTRUCTION PLANS DATED 7/13/04 746 SPACES EXISTING (22 ADA)
PARKING PROVIDED:	748 SPACES (23 ADA)
EXISTING TRACT PERVIOUS COVER: PROPOSED TRACT PERVIOUS COVER:	378,228 SF 341,645 SF (34%)
EXISTING TRACT IMPERVIOUS COVER: PROPOSED TRACT IMPERVIOUS COVER:	638,929 SF 675,512 SF (66%)

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CONTRACT NO. 07-25-70020
DATE ON: 4/27/2026
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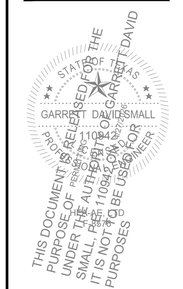
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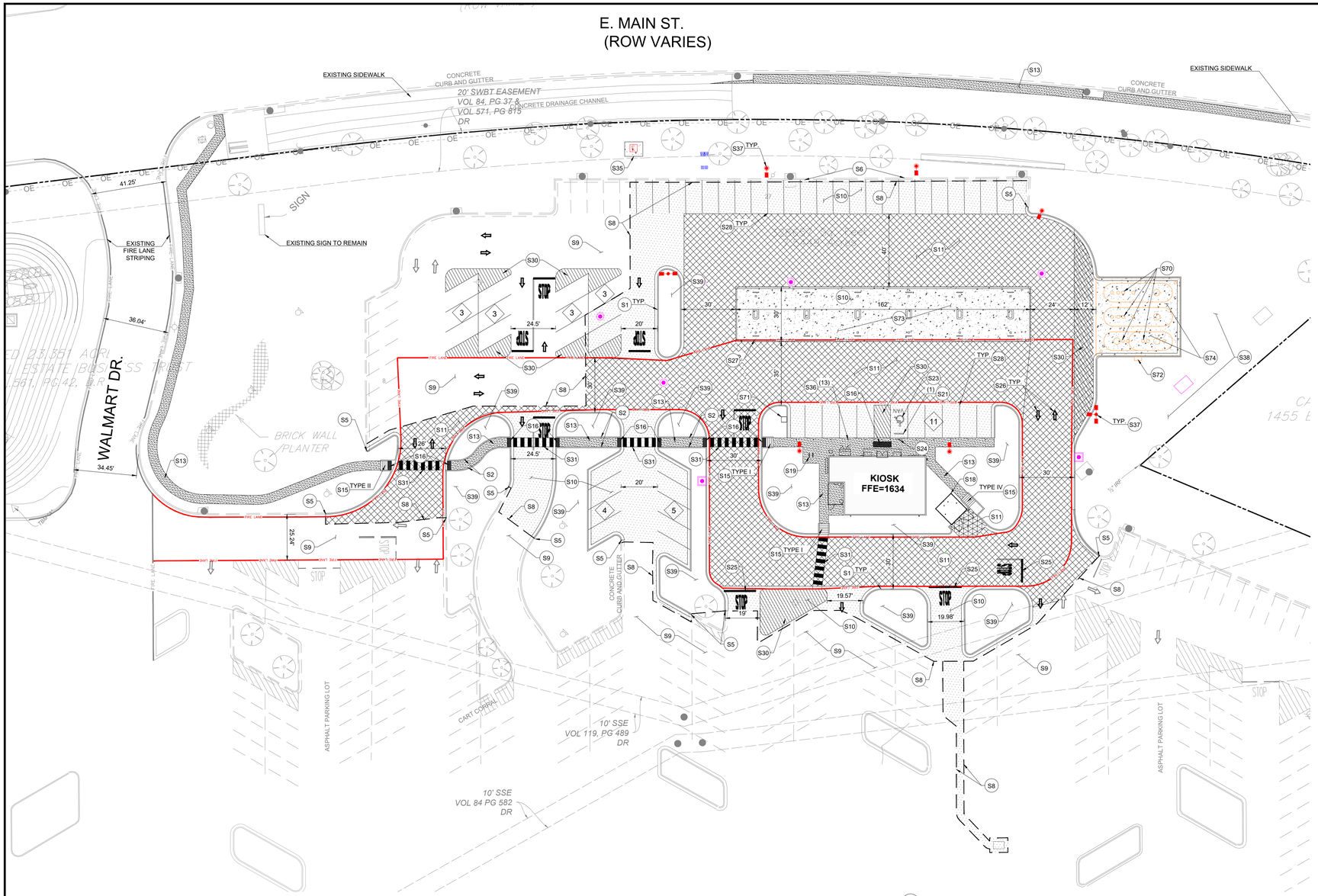


PRELIMINARY

OVERALL SITE PLAN

SHEET:
C-3.0

Apr/27/2026-8:21am - User:wendy.wert
\\HFA-FILE02\2025 Projects\07\07-25-70020 WM - Fredericksburg, TX 1154-1003 - GS\04-Design\Civil\DWGs\ 07-25-70020 - C3.0 SITE & PAVING.dwg



EXISTING LEGEND

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DR – DEED RECORDS OF GILLESPIE COUNTY
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– TELEPHONE PEDESTAL/VAULT
– MANHOLE
– POWER POLE
– WATER VALVE
– FLUSH VALVE
– LIGHT POLE
– SIGN
– YARD LIGHT
OHP– – OVERHEAD UTILITY LINE
SAN– – SANITARY SEWER LINE
STRM– – STORM SEWER LINE
W– – WATERLINE
– TREE (SIZE & SPECIES AS NOTED)

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED SITE LIGHT
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- WATER METER, (SEE UTILITY PLAN)
- SEWER STRUCTURES, (SEE UTILITY PLAN)
- DIRECTIONAL PAVEMENT MARKING
- FIRE LANE — PROPOSED FIRE LANE MARKING
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT.
- PROPOSED CONCRETE SIDEWALK PAVEMENT.
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT.
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT.

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EXISTING TRACT IMPERVIOUS COVER: PROPOSED TRACT IMPERVIOUS COVER:	638,929 SF 675,512 SF (66%)

GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY ECS SOUTHWEST, LLP, DATED OCTOBER 29, 2025
15. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

SITE KEY NOTES

#	
S1	CURB AND GUTTER
S2	STRAIGHT CURB
S5	TAPER CURB TO MATCH EXISTING
S6	EXISTING CURB TO REMAIN
S8	MATCH EXISTING PAVEMENT ELEVATION
S9	EXISTING PAVEMENT TO REMAIN
S10	STANDARD DUTY ASPHALT/CONCRETE PAVING
S11	HEAVY DUTY ASPHALT/CONCRETE PAVING
S13	CONCRETE SIDEWALK
S15	ADA SIDEWALK RAMP @ 8.33% MAX
S16	DETECTABLE WARNINGS PER ADA REQUIREMENTS
S18	DUMPSTER ENCLOSURE (PER ARCH. PLANS)
S19	BICYCLE RACK (SEE NOTE FOR NUMBER)
S21	CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER)
S23	ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
S24	VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
S25	STOP BAR (PER LOCAL CODES)
S26	DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES)
S27	FIRE LANE STRIPING (PER LOCAL CODES)
S28	PARKING STALL STRIPING (PER LOCAL CODES)
S30	4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45° (PER LOCAL CODES)
S31	PEDESTRIAN CROSSWALK STRIPING (PER LOCAL CODES)
S35	TRANSFORMER PAD LOCATION. REFER TO UTILITY PLAN
S36	BOLLARD (SEE NOTE FOR NUMBER)
S37	LIGHT POLE (TYPICAL-EVOLVE EALS FIXTURES)
S38	LANDSCAPE AREA (PER LANDSCAPE PLAN)
S39	LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
S70	FUEL TANK FILL PORTS, REFER TO ARCH PLANS FOR ADDITIONAL INFORMATION.
S71	PROPOSED AIR STATION, REFER TO ARCH PLANS FOR ADDITIONAL INFORMATION.
S72	PROPOSED REMOTE VENT WITH 2' X 4' CONCRETE PAD, REFER TO ARCH PLANS FOR ADDITIONAL INFORMATION.
S73	PROPOSED FUEL CANOPY AND PCC PAVEMENT, REFER TO ARCH PLANS FOR ADDITIONAL INFORMATION.
S74	PROPOSED UNDERGROUND STORAGE TANKS AND PCC PAVEMENT, REFER TO ARCH PLANS FOR ADDITIONAL INFORMATION.

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CONSTRUCTION PHASE: 1ST PERMIT/1S ISSUE
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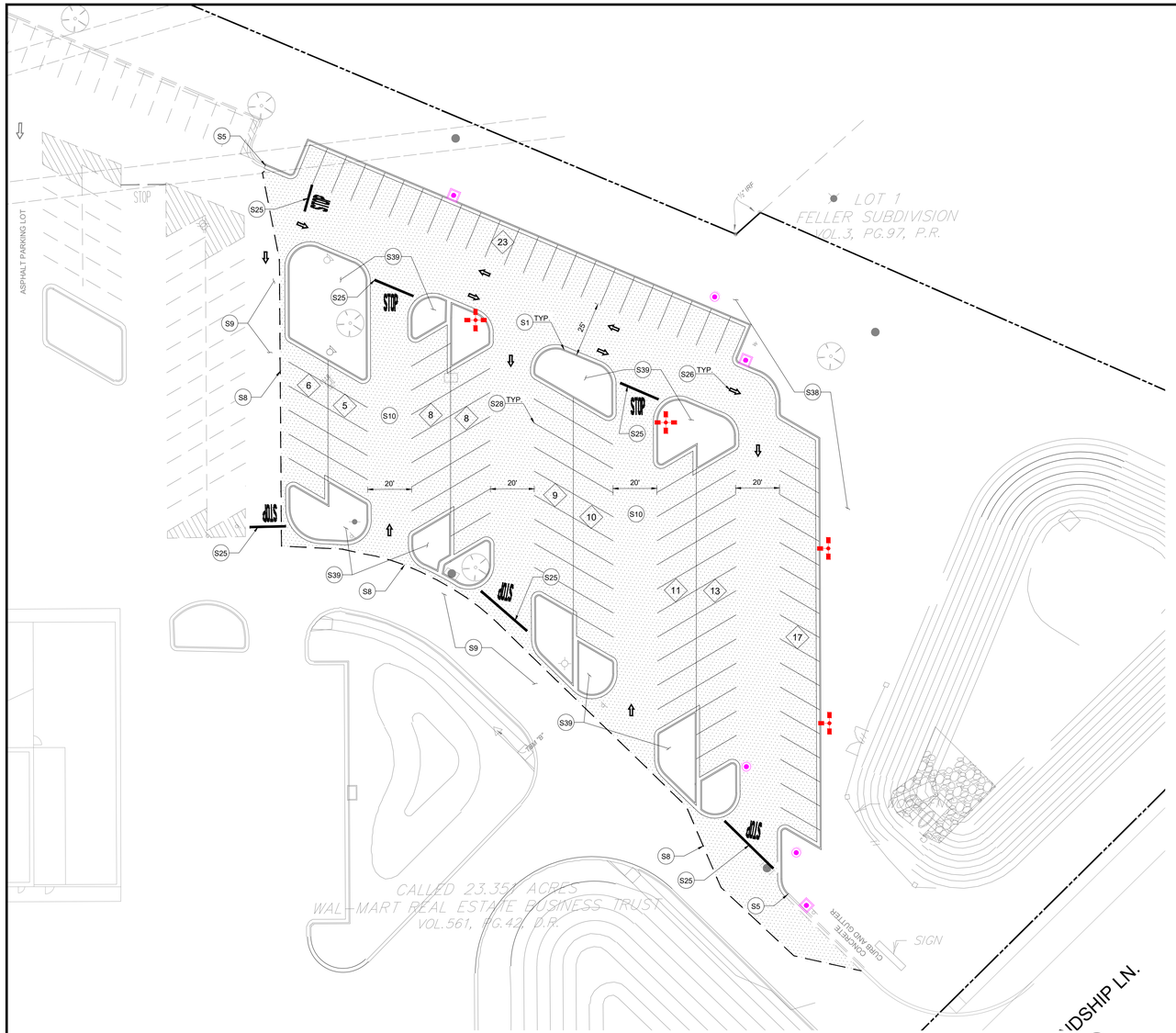
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GARRET T DAVIDSMALL
110942
STATE OF TEXAS
PRELIMINARY
4/27/2026

SITE PLAN 1 OF 2

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EXISTING LEGEND

PR – PLAT RECORDS OF GILLESPIE COUNTY
DR – DEED RECORDS OF GILLESPIE COUNTY
– WATER METER
– TELEPHONE PEDESTAL/VAULT
– MANHOLE
– POWER POLE
– WATER VALVE
– FLUSH VALVE
– LIGHT POLE
– SIGN
– YARD LIGHT
OHP– – OVERHEAD UTILITY LINE
SAN– – SANITARY SEWER LINE
STRM– – STORM SEWER LINE
W– – WATERLINE
– TREE (SIZE & SPECIES AS NOTED)

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED SITE LIGHT
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- DIRECTIONAL PAVEMENT MARKING
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT

SITE DATA SUMMARY

ENTIRE TRACT:	23.351 ACRES/1,017,157 SF
AREA OF DISTURBANCE:	3.5 ACRES/150,757 SF
ZONING:	PUD
BUILDING SF:	EXISTING BUILDING: 155,017 SF PROPOSED BUILDING: 1,634 SF
BUILDING HEIGHT MAX: BUILDING HEIGHT ACTUAL:	35' 18'-9" PROPOSED BUILDING HEIGHT TO PARAPET 17'-8" PROPOSED CANOPY HEIGHT
LOT COVERAGE:	15%
PARKING REQUIRED:	848 SPACES PER PUD PLAN (25 ADA) 755 SPACES PER APPROVED CONSTRUCTION PLANS DATED 7/13/04 746 SPACES EXISTING (22 ADA)
PARKING PROVIDED:	748 SPACES (23 ADA)
EXISTING TRACT PERVIOUS COVER: PROPOSED TRACT PERVIOUS COVER:	378,228 SF 341,645 SF (34%)
EXISTING TRACT IMPERVIOUS COVER: PROPOSED TRACT IMPERVIOUS COVER:	638,929 SF 675,512 SF (66%)

GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY ECS SOUTHWEST, LLP, DATED OCTOBER 29, 2025
15. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

SITE KEY NOTES

S1	CURB AND GUTTER
S5	TAPER CURB TO MATCH EXISTING
S8	MATCH EXISTING PAVEMENT ELEVATION
S9	EXISTING PAVEMENT TO REMAIN
S10	STANDARD DUTY ASPHALT PAVING
S25	STOP BAR (PER LOCAL CODES)
S26	DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES)
S28	PARKING STALL STRIPING (PER LOCAL CODES)
S37	LIGHT POLE (TYPICAL-EVOLVE EALS FIXTURES)
S38	LANDSCAPE AREA (PER LANDSCAPE PLAN)
S39	LANDSCAPE ISLAND (PER LANDSCAPE PLAN)

SURVEY PROVIDED BY:

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DATED: 10-30-2025

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STORE #1154-1003
E.MAIN STREET & WALMART DRIVE
FREDERICKSBURG, TX 78624
PROJ.NUMBER: 07-25-70020

ISSUE BLOCK

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GARRETT DAVID SMALL
104242
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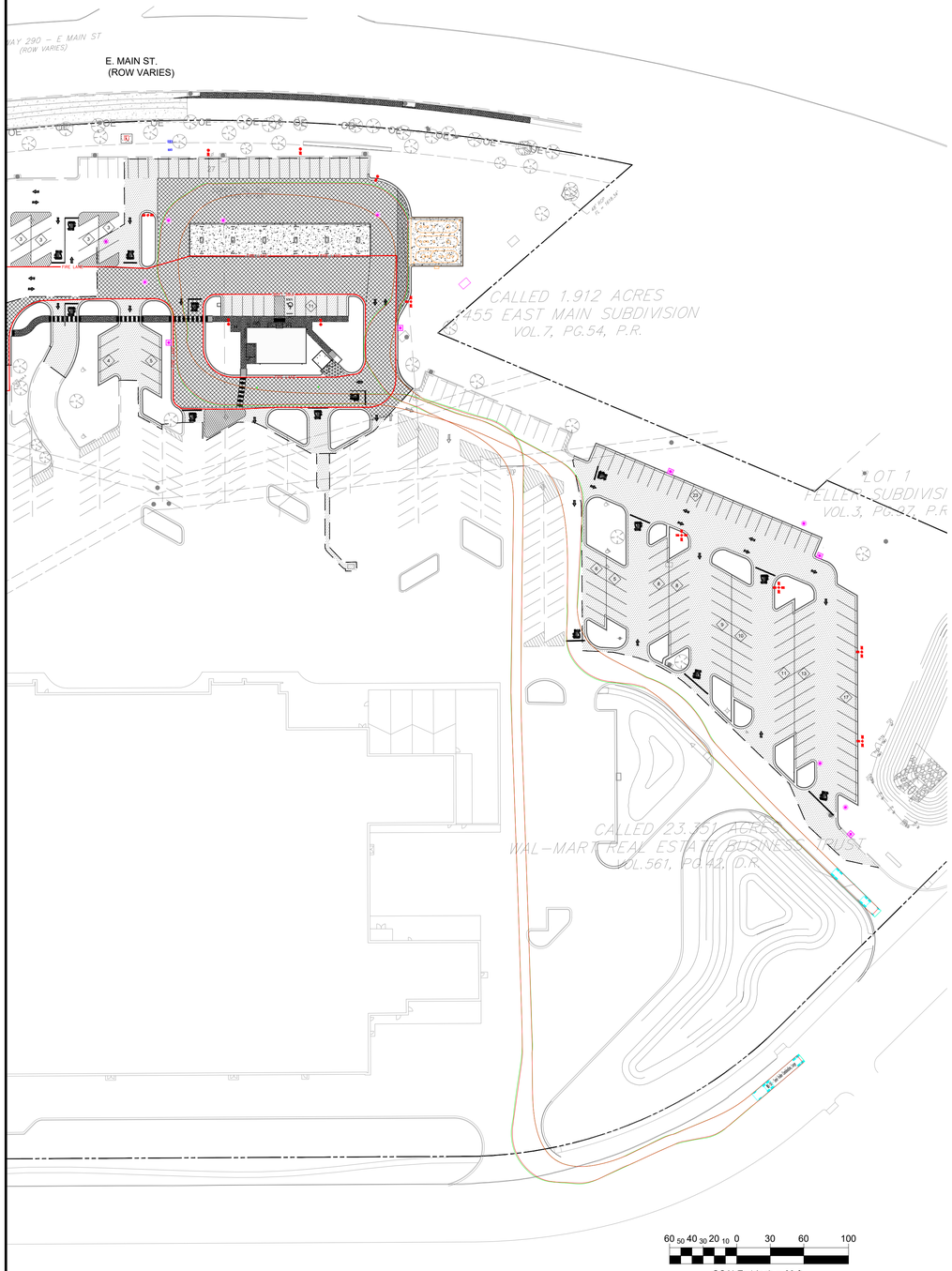
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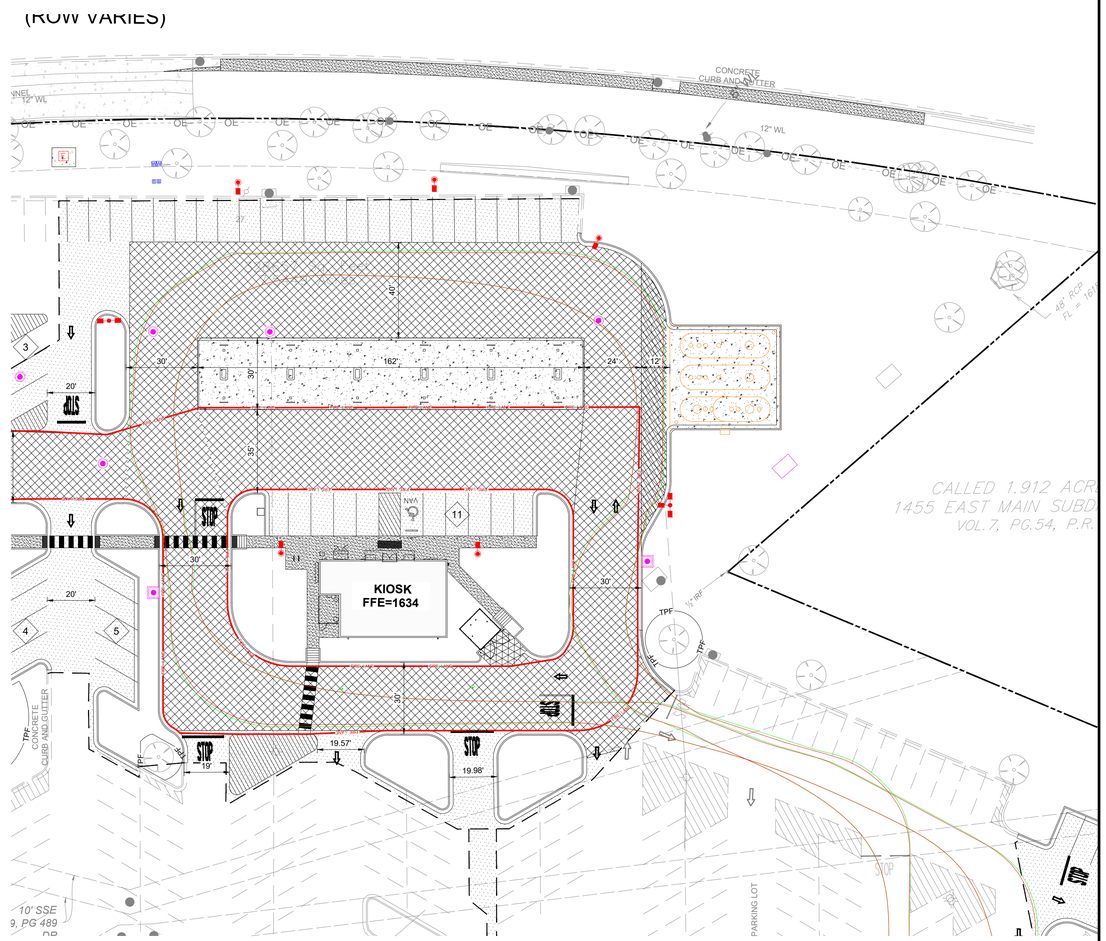
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PROPOSED LEGEND

- PROPOSED HEAVY DUTY CONCRETE PAVEMENT.
- PROPOSED CONCRETE SIDEWALK PAVEMENT.
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT.
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT.





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STORE #1154-1003

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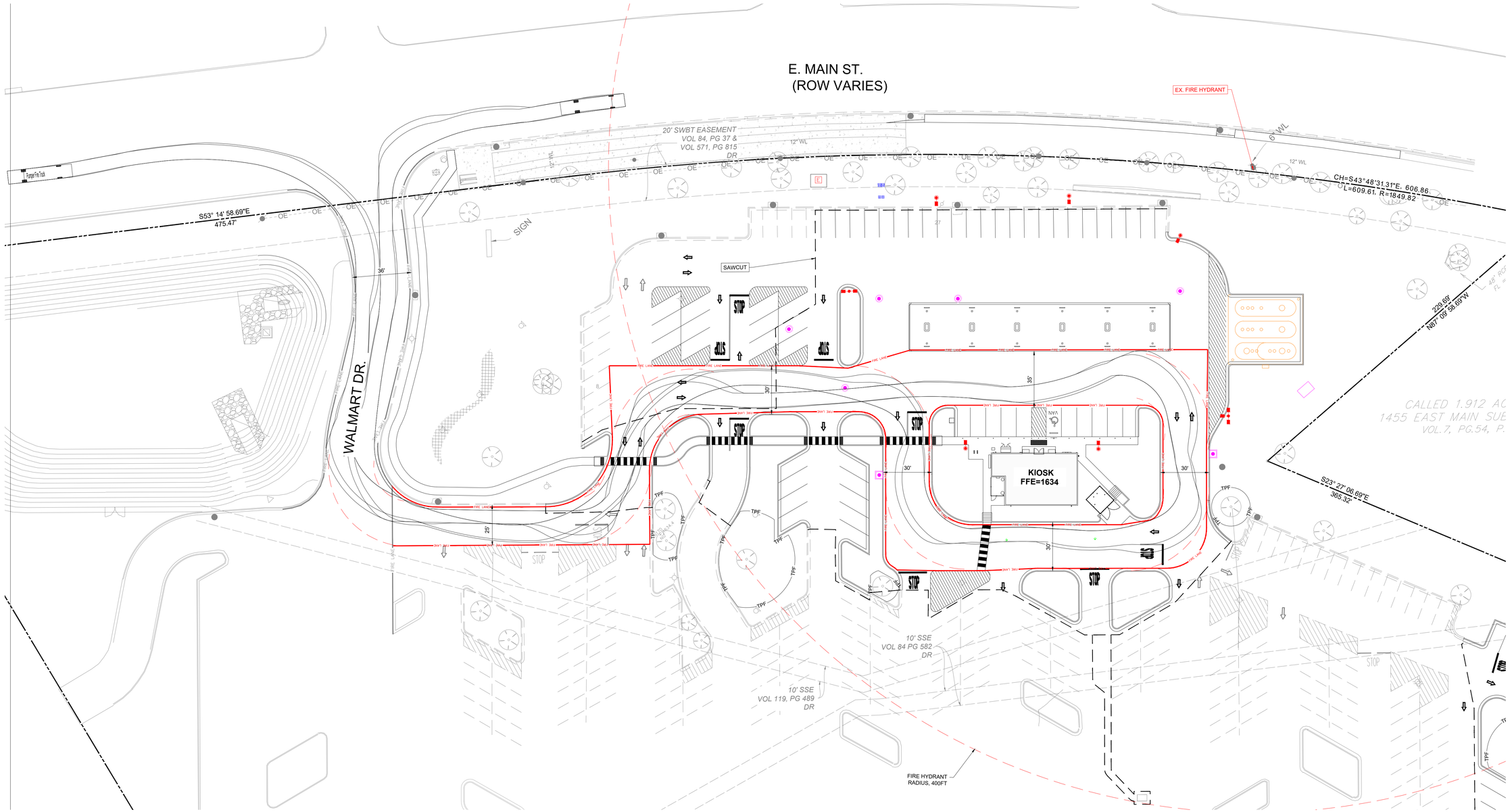


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TRUCK TURN EXHIBIT

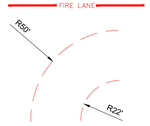
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PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- WM — WATER METER, (SEE UTILITY PLAN)
- SEWER STRUCTURES, (SEE UTILITY PLAN)
- DIRECTIONAL PAVEMENT MARKING
- FIRE LANE — PROPOSED FIRE LANE MARKING



FIRE TURNING RADIUS PER FREDERICKSBURG ORDINANCES

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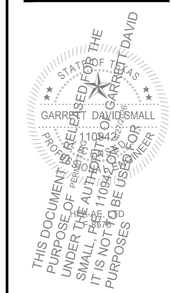
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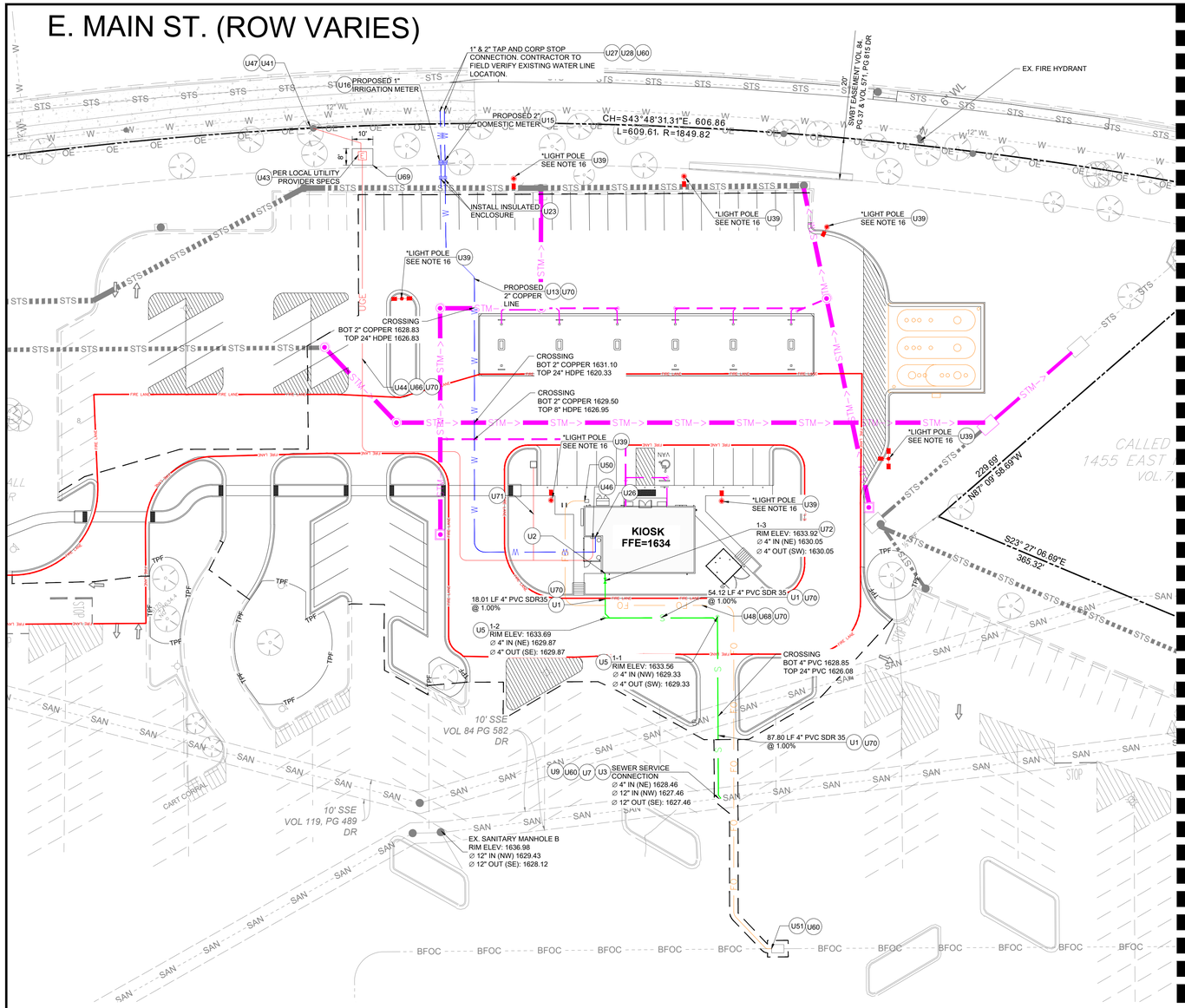


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FIRE ACCESS PLAN

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UTILITY KEY NOTES

U1	SANITARY SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
U2	SANITARY SEWER POINT OF ENTRY (PER MEP PLANS)
U3	SANITARY SEWER POINT OF CONNECTION.
U5	SANITARY SEWER CLEAN-OUT.
U7	SANITARY SEWER WYE CONNECTION.
U9	CONNECT TO EXISTING SANITARY SEWER MAIN. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION).
U13	DOMESTIC WATER LINE (SEE NOTE FOR TYPE AND SIZE)
U14	IRRIGATION WATER LINE (TYPE AND SIZE PER IRRIGATION PLAN)
U15	DOMESTIC WATER METER (SEE NOTE FOR SIZE)
U16	IRRIGATION WATER METER (SEE NOTE FOR SIZE)
U23	REDUCED PRESSURE BACKFLOW PREVENTER.
U26	WATER LINE POINT OF ENTRY (PER MEP PLANS)
U27	WATER LINE POINT OF CONNECTION.
U28	CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.
U39	LIGHT POLE LOCATIONS (SEE LIGHTING PLAN FOR DETAILS)
U41	EXISTING POWER POLE
U43	PROPOSED ELECTRIC TRANSFORMER
U44	UNDERGROUND ELECTRIC SERVICE
U46	ELECTRIC SERVICE POINT OF ENTRY (PER MEP PLANS)
U47	ELECTRIC SERVICE POINT OF CONNECTION
U48	UNDERGROUND TELEPHONE SERVICE (INSTALL TWO 2" CONDUITS)
U50	TELEPHONE SERVICE POINT OF ENTRY (PER MEP PLANS)
U51	TELEPHONE SERVICE POINT OF CONNECTION
U60	CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
U66	ELECTRIC SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. NO OTHER UTILITIES ALLOWED IN ELECTRIC DITCH. CONTRACTOR SHALL INSTALL 1" CONDUIT FROM THE TRANSFORMER TO THE BUILDING. (SEE MEP PLANS).
U68	TRENCH AND / OR DIRECTIONAL BORE COMMUNICATION CONDUITS FROM WALMART TO SERVICE BUILDING, CONTRACTOR SHALL COORDINATE COMMUNICATION CONDUIT INSTALLATION WITH STORE MANAGER TO LIMIT DISTURBANCE TO STORE OPERATIONS. INSTALL ONE 3" DIAMETER CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR ONE 3" SCHEDULE 40PVC CONDUITS. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYL-POLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS IN EACH CONDUIT. THE MINIMUM BURIAL DEPTH SHALL BE 24" AND CONTRACTOR SHALL INSTALL AN ORANGE DETECTABLE HAZARD TAPE 12" ABOVE THE CONDUITS.
U69	TRANSFORMER CONCRETE PAD BY OWNER/DEVELOPER (PER LOCAL ELECTRIC COMPANY SPECIFICATIONS)
U70	UTILITY TRENCH AND BEDDING.
U71	1" CONDUIT TO AIR PEDESTAL.
U72	BACKWATER VALVE.

EXISTING LEGEND

PR – PLAT RECORDS OF GILLESPIE COUNTY
DR – DEED RECORDS OF GILLESPIE COUNTY
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– MANHOLE
– POWER POLE
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– LIGHT POLE
– SIGN
– YARD LIGHT
OHP– – OVERHEAD UTILITY LINE
SAN– – SANITARY SEWER LINE
STRM– – STORM SEWER LINE
W– – WATERLINE
– TREE (SIZE & SPECIES AS NOTED)

PROPOSED LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- EASEMENT LINE
- FO — TELEPHONE LINES
- S — SANITARY SEWER LINES
- W — W — WATER LINES
- UNDERGROUND ELECTRIC LINES
- LIGHT POLES
- SANITARY SEWER CLEAN OUT
- WATER METER
- RPZ/BFP
- DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- STM–> — STORM SEWER PIPE
- STORM SEWER ROOF DRAIN PIPE

GENERAL UTILITY NOTES:

1. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
2. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
3. AUTHORIZATION MUST BE OBTAINED FROM THE CITY OF FREDERICKSBURG TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
   - APPROVAL OF SUBMITTED PLANS.
   - NOTIFICATION OF THE WATER SYSTEM AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.
4. AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
5. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
6. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
8. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
9. COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
10. ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
11. ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
12. COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
13. ALL WATER LINES SHALL HAVE AT LEAST FOUR AND ONE HALF (4.5) FEET ABOVE GROUND COVER FROM THE TOP OF THE PIPE TO THE FINISHED GROUND SURFACE.
14. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K-COPPER.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES.
16. LIGHT POLE LOCATIONS ARE CONCEPTUAL ONLY. FINAL LIGHT POLE LOCATIONS PER ELECTRICAL PLANS, PROJECT #TBD.

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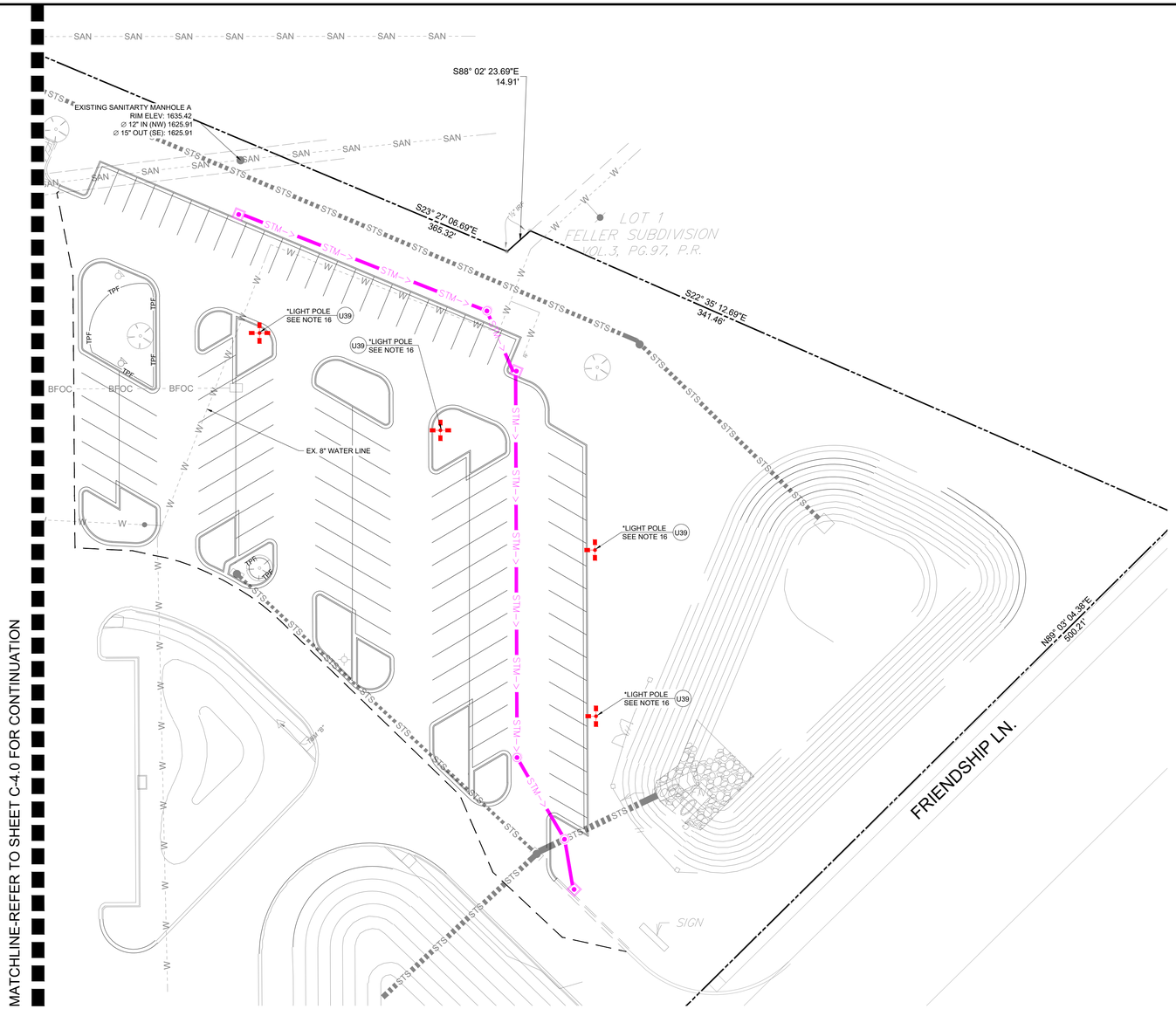
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UTILITY PLAN
1 OF 2

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UTILITY KEY NOTES

#	
U39	LIGHT POLE LOCATIONS (SEE LIGHTING PLAN FOR DETAILS)

EXISTING LEGEND

PR – PLAT RECORDS OF GILLESPIE COUNTY
DR – DEED RECORDS OF GILLESPIE COUNTY
– WATER METER
– TELEPHONE PEDESTAL/VAULT
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PROPOSED LEGEND

- PROPERTY LINE
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- TELEPHONE LINES
- SANITARY SEWER LINES
- WATER LINES
- UNDERGROUND ELECTRIC LINES
- LIGHT POLES
- SANITARY SEWER CLEAN OUT
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- RPZ/BFP
- DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- STORM SEWER PIPE
- STORM SEWER ROOF DRAIN PIPE

GENERAL UTILITY NOTES:

1. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
2. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
3. AUTHORIZATION MUST BE OBTAINED FROM THE CITY OF FREDERICKSBURG TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
   - APPROVAL OF SUBMITTED PLANS.
   - NOTIFICATION OF THE WATER SYSTEM AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.
4. AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
5. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
6. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
8. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
9. COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
10. ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
11. ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
12. COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
13. ALL WATER LINES SHALL HAVE AT LEAST FOUR AND ONE HALF (4.5) FEET ABOVE GROUND COVER FROM THE TOP OF THE PIPE TO THE FINISHED GROUND SURFACE.
14. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K-COPPER.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES.
16. LIGHT POLE LOCATIONS ARE CONCEPTUAL ONLY. FINAL LIGHT POLE LOCATIONS PER ELECTRICAL PLANS, PROJECT #TBD.

SURVEY PROVIDED BY:

QUIDDITY
601 NW LOOP 410, SUITE 453
SAN ANTONIO, TX 78216
(210) 494-5511

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SCALE: 1 inch = 30 ft.

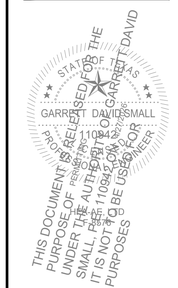
HFA
HFA-AE , LTD.
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
FREDERICKSBURG, TX
CONTRACT NUMBER: 4277026
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR PURPOSES OTHER THAN THOSE FOR WHICH THE PROJECT REQUIRES THE SERVICES OF ENGINEERS, REPRODUCTION OF THIS DRAWING IN ANY MANNER WHATSOEVER BY ANY ENGINEERS, REPRODUCTION OF THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

WALMART FUEL STATION
STORE #1154-1003
E MAIN STREET & WALMART DRIVE
FREDERICKSBURG, TX 78624
PROJ NUMBER: 07-25-70020

ISSUE BLOCK		
#	TITLE	DATE
	PUD AMEND	04/27/2026

DOCUMENT DATE: 4/27/2026
CHECKED BY: WFM
DRAWN BY: JM

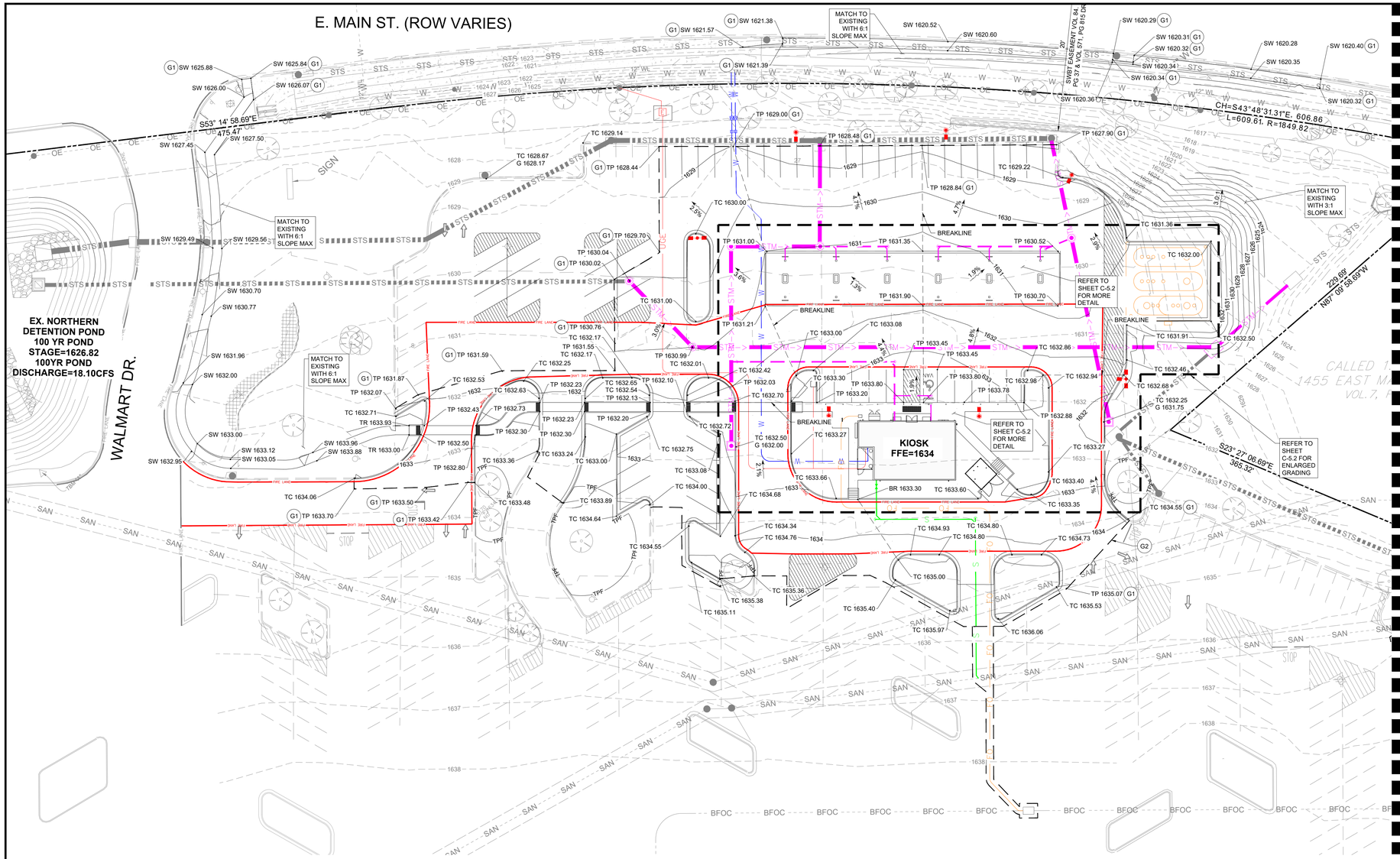


PRELIMINARY

UTILITY PLAN
2 OF 2

SHEET:
C-4.1

Apr27 2026-8:22am - User:wendy.wert
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EXISTING LEGEND

PR – PLAT RECORDS OF GILLESPIE COUNTY
DR – DEED RECORDS OF GILLESPIE COUNTY
– WATER METER
– TELEPHONE PEDESTAL/VAULT
– MANHOLE
– POWER POLE
– WATER VALVE
– FLUSH VALVE
– LIGHT POLE
– SIGN
– YARD LIGHT
OHP– OVERHEAD UTILITY LINE
SAN– SANITARY SEWER LINE
STRM– STORM SEWER LINE
W– WATERLINE
– TREE (SIZE & SPECIES AS NOTED)

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- XXXX – PROPOSED CONTOUR
- BREAKLINE
- STM–> STORM SEWER PIPE
- STORM SEWER ROOF DRAIN PIPE
- FLOWLINE
- STORM SEWER CLEAN OUT
- CURB INLET WITH EXTENTIONS
- MANHOLE
- X% – DRAINAGE SLOPE AND DIRECTION
- EG XXXX – EXISTING SPOT ELEVATION
- FG XXXX – FINISH GRADE ELEVATION
- BR XXXX – BOTTOM OF RAMP
- TR XXXX – TOP OF RAMP
- SW XXXX – SIDEWALK ELEVATION
- TC XXXX – TOP OF CURB
- FL XXXX – FLOW LINE

GRADING KEY NOTES

#	
G1	MATCH EXISTING ELEVATION.
G2	LIMITS OF SAWCUT AND PAVEMENT REMOVAL

GENERAL GRADING/DRAINAGE NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
11. CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 2:1.
12. ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE THE LINES AND GRADES SHOWN ON THE PLANS.
13. ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION. WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
14. STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
15. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
16. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
17. ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
18. THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
19. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
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21. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
22. STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
23. CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
24. ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
25. A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
26. DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
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28. ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.
29. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
30. LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

SURVEY PROVIDED BY:

QUIDDITY
601 NW LOOP 410, SUITE 453
SAN ANTONO, TX 78216
(210) 494-5511

DATED: 10-30-2025

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STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT FREDERICKSBURG, TX.
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WALMART FUEL STATION
STORE #1154-1003
E.MAIN STREET & WALMART DRIVE
FREDERICKSBURG, TX 78624
PROJ NUMBER: 07-25-70020

ISSUE BLOCK		
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	PUD AMEND	04/27/2026

DOCUMENT DATE:	4/27/2026
CHECKED BY:	WFM
DRAWN BY:	JM

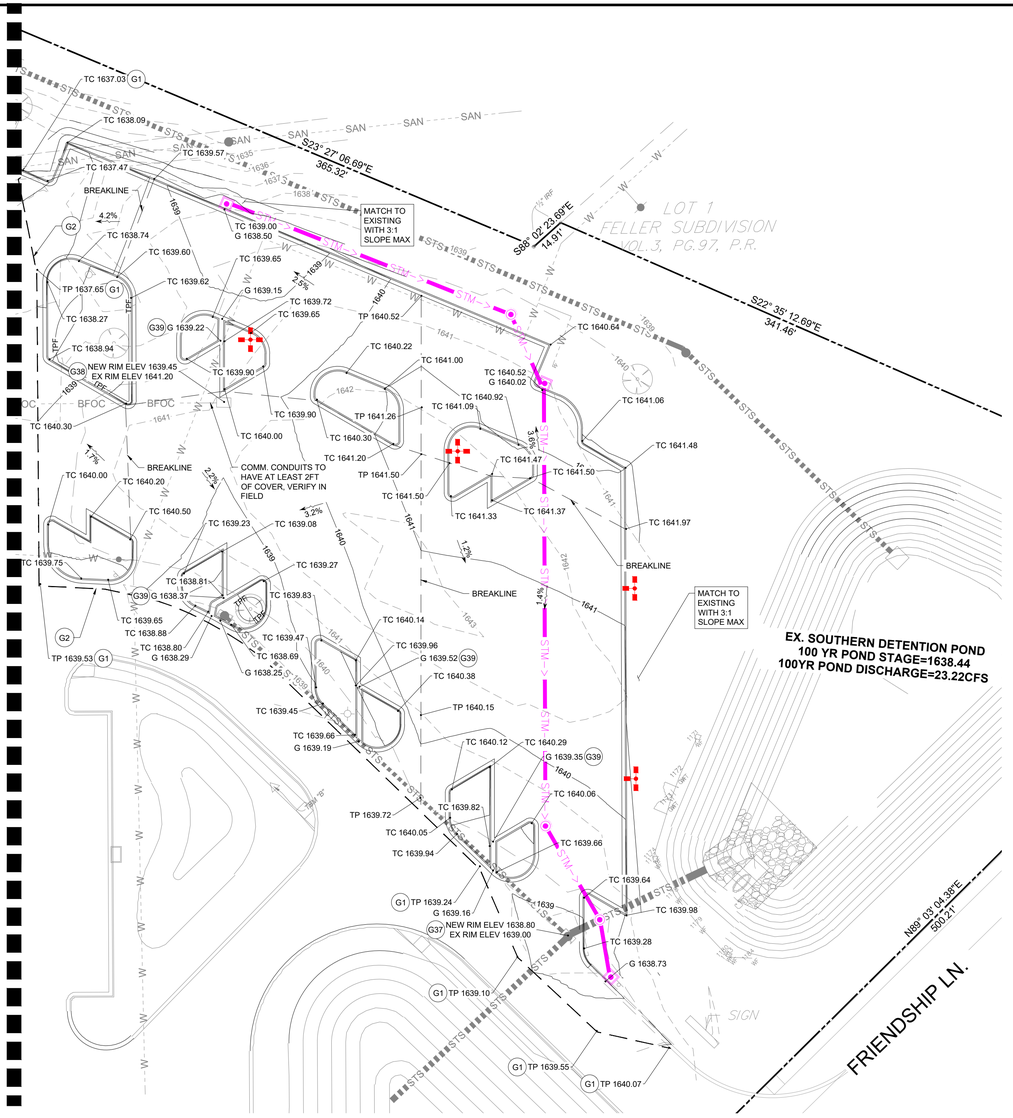
STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GARRETT DAVID SMALL, PE 110942 ON 4/27/26. IT IS NOT TO BE USED FOR PURPOSES

PRELIMINARY

GRADING PLAN 1 OF 3

SHEET: C-5.0

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29. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
30. LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

EXISTING LEGEND

PR	– PLAT RECORDS OF GILLESPIE COUNTY
DR	– DEED RECORDS OF GILLESPIE COUNTY
□	– WATER METER
⊠	– TELEPHONE PEDESTAL/VAULT
●	– MANHOLE
●—	– POWER POLE
◣	– WATER VALVE
●—	– FLUSH VALVE
☼	– LIGHT POLE
⊣	– SIGN
☼	– YARD LIGHT
OHP—	– OVERHEAD UTILITY LINE
SAN—	– SANITARY SEWER LINE
STRM—	– STORM SEWER LINE
W—	– WATERLINE
	– TREE (SIZE & SPECIES AS NOTED)

PROPOSED LEGEND

	PROPERTY LINE
	CURB & GUTTER
XXXX	PROPOSED CONTOUR
	BREAKLINE
STM–>	STORM SEWER PIPE
	STORM SEWER ROOF DRAIN PIPE
	FLOWLINE
	STORM SEWER CLEAN OUT
	CURB INLET WITH EXTENTIONS
	MANHOLE
X%	DRAINAGE SLOPE AND DIRECTION
EG XXXX	EXISTING SPOT ELEVATION
FG XXXX	FINISH GRADE ELEVATION
BR XXXX	BOTTOM OF RAMP
TR XXXX	TOP OF RAMP
SW XXXX	SIDEWALK ELEVATION
TC XXXX	TOP OF CURB
FL XXXX	FLOW LINE

GRADING KEY NOTES

G1	MATCH EXISTING ELEVATION.
G2	LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
G37	ADJUST INLET RIM ELEVATION AND PROVIDE SOLID COVER. NEW RIM ELEVATION PER PLAN.
G38	ADJUST COMM STRUCTURE RIM ELEVATION. NEW RIM ELEVATION PER PLAN.
G39	CURB OPENING.

SURVEY PROVIDED BY:

QUIDDITY
601 NW LOOP 410, SUITE 453
SAN ANTONO, TX 78216
(210) 494-5511

DATED: 10-30-2025

SCALE: 1 inch = 30 ft.

HFA
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STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
COMMERCIAL TX
FREDERICKSBURG, TX
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECTS OR LICENSED ENGINEERS. REPRODUCTION OF THIS DRAWING WITHOUT AUTHORIZATION OF THE PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

WALMART FUEL STATION
STORE #1154-1003
E MAIN STREET & WALMART DRIVE
FREDERICKSBURG, TX 78624
PROJ NUMBER: 07-25-70020

ISSUE BLOCK

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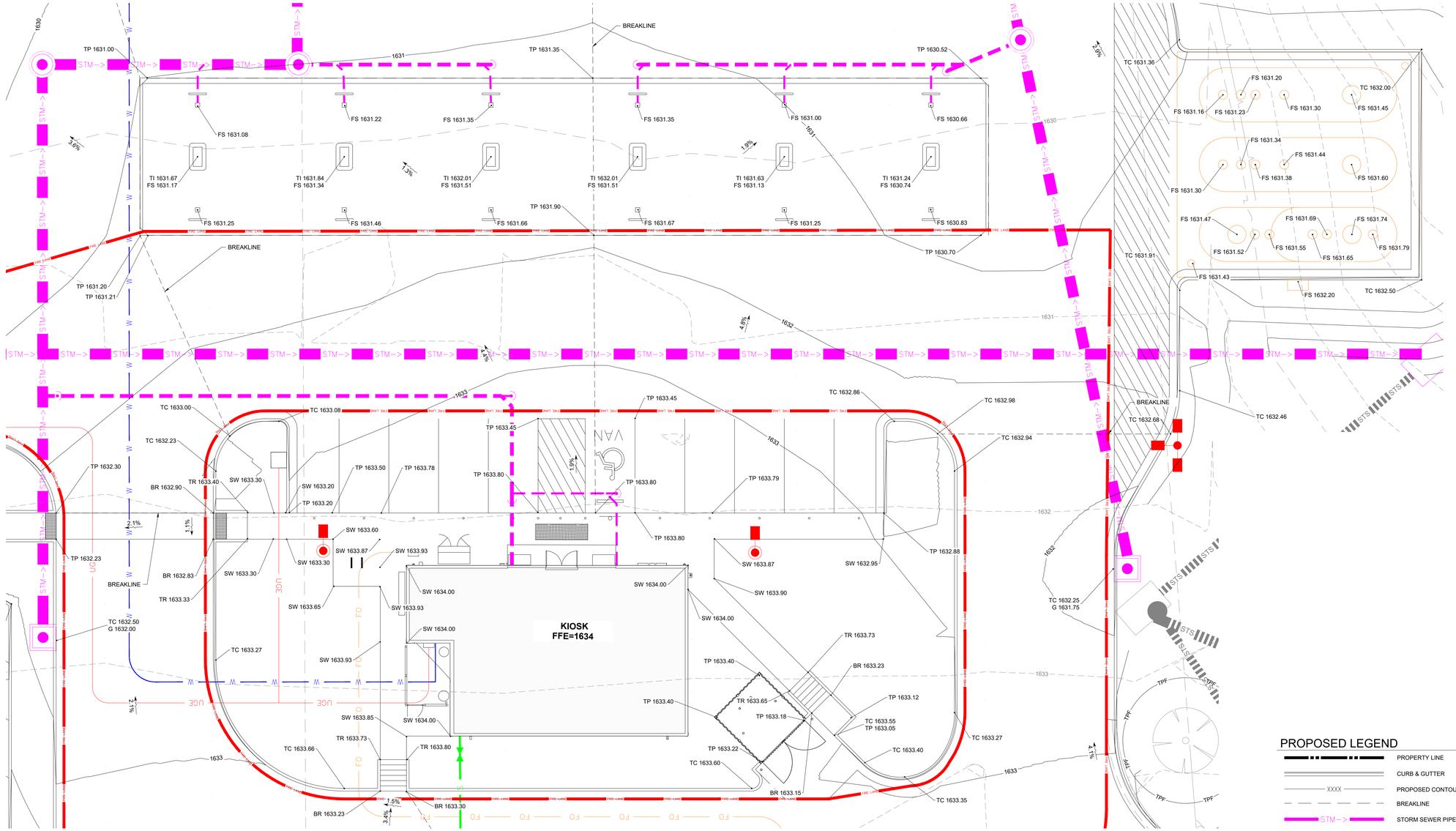
STATE OF TEXAS
GARRETT DAVID SMALL
110442
LICENSED PROFESSIONAL ENGINEER
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GRADING PLAN 2 OF 3

SHEET:
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21. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
22. STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
23. CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
24. ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
25. A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
26. DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
27. CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
28. ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.
29. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
30. LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

EXISTING LEGEND

- PR – PLAT RECORDS OF GILLESPIE COUNTY
- DR – DEED RECORDS OF GILLESPIE COUNTY
- □ – WATER METER
- ⊠ – TELEPHONE PEDESTAL/VAULT
- ● – MANHOLE
- ●– POWER POLE
- ● – WATER VALVE
- ●– FLUSH VALVE
- ☼ – LIGHT POLE
- ◁ – SIGN
- ◁ – YARD LIGHT
- OHP– OVERHEAD UTILITY LINE
- SAN– SANITARY SEWER LINE
- STRM– STORM SEWER LINE
- W– WATERLINE
- – TREE (SIZE & SPECIES AS NOTED)

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- XXXX – PROPOSED CONTOUR
- BREAKLINE
- STM–> – STORM SEWER PIPE
- STORM SEWER ROOF DRAIN PIPE
- FLOWLINE
- STORM SEWER CLEAN OUT
- CURB INLET WITH EXTENTIONS
- X% – DRAINAGE SLOPE AND DIRECTION
- EG XXXX – EXISTING SPOT ELEVATION
- FG XXXX – FINISH GRADE ELEVATION
- BR XXXX – BOTTOM OF RAMP
- TR XXXX – TOP OF RAMP
- SW XXXX – SIDEWALK ELEVATION
- TC XXXX – TOP OF CURB
- FL XXXX – FLOW LINE

SURVEY PROVIDED BY:

QUIDDITY
601 NW LOOP 410, SUITE 453
SAN ANTONIO, TX 78216
(210) 494-5511

DATED: 10-30-2025

10 8 6 4 2 0 5 10 20
SCALE: 1 inch = 10 ft.

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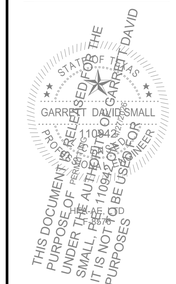
STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
FREDERICKSBURG, TX
CONSTRUCTION SHALL COMPLY WITH ITS ISSUE DATE ON: 4/27/2026
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECTS AND LICENSED ENGINEERS. REPRODUCTION OF THIS DRAWING IN ANY MANNER FOR ANY PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

WALMART FUEL STATION
STORE #1154-1003
E.MAIN STREET & WALMART DRIVE
FREDERICKSBURG, TX 78624
PROJ NUMBER: 07-25-70020

ISSUE BLOCK

#	TITLE	DATE
	PUD AMEND	04/27/2026

DOCUMENT DATE: 4/27/2026
CHECKED BY: WFM
DRAWN BY: JM

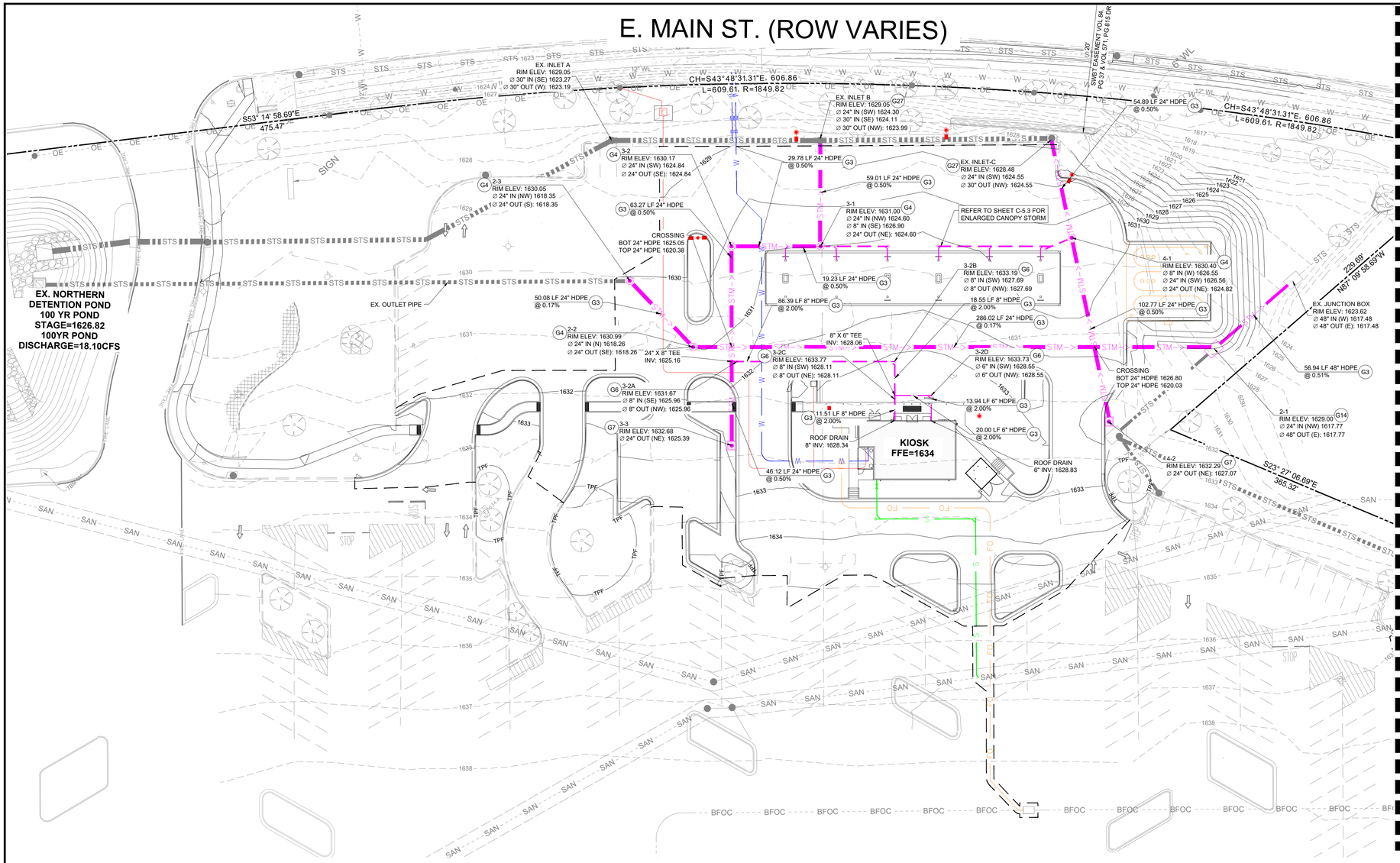


PRELIMINARY

GRADING PLAN 3 OF 3

SHEET: C-5.2

Apr27 2026-8:33am - User:wendy.wert
\\HFA-FILE02\2025 Projects\07\07-25-70020 WM - Fredericksburg, TX 1154-1003 - GS\04-Design\Civil\DWGs\ 07-25-70020 - C5.2 ENLARGED GRADING.dwg



EXISTING LEGEND

PR – PLAT RECORDS OF GILLESPIE COUNTY
DR – DEED RECORDS OF GILLESPIE COUNTY
– WATER METER
– TELEPHONE PEDESTAL/VAULT
– MANHOLE
– POWER POLE
– WATER VALVE
– FLUSH VALVE
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– YARD LIGHT
OHP– – OVERHEAD UTILITY LINE
SAN– – SANITARY SEWER LINE
STRM– – STORM SEWER LINE
W– – WATERLINE
– TREE (SIZE & SPECIES AS NOTED)

PROPOSED LEGEND

PROPERTY LINE
CURB & GUTTER
XXXX PROPOSED CONTOUR
BREAKLINE
STORM SEWER PIPE
STORM SEWER ROOF DRAIN
CURB INLET WITH EXTENTIONS
MANHOLE
STORM SEWER CLEAN OUT

STORM DRAIN KEY NOTES

G3	STORM SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE).
G4	STORM SEWER MANHOLE.
G6	STORM SEWER CLEAN-OUT.
G7	CURB INLET.
G14	JUNCTION BOX.
G27	CONNECT TO EXISTING STORM DRAIN PIPE, MANHOLE, STUB-OUT, OR INLET. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)

GENERAL GRADING/DRAINAGE NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
11. CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 2:1.
12. ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE THE LINES AND GRADES SHOWN ON THE PLANS.
13. ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
14. STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
15. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
16. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
17. ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
18. THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
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29. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
30. LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

SURVEY PROVIDED BY:

QUIDDITY
601 NW LOOP 410, SUITE 453
SAN ANTONO, TX 78216
(210) 494-5511

DATED: 10-30-2025

30 25 20 15 10 5 0 10 20 30 40 50
SCALE: 1 inch = 30 ft.

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STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
FREDERICKSBURG, TX
CONSTRUCTION PLANS - NOT FOR BIDDING
DATE ON: 4/27/2026
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR CONSTRUCTION ON ANY SITE OTHER THAN THE PROJECT REQUIRES THE SERVICES OF THE ENGINEER. ALL RIGHTS RESERVED. THE ENGINEER'S REPRODUCTION OF THIS DRAWING FOR ANY PURPOSE WHATSOEVER ON PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

WALMART FUEL STATION
STORE #1154-1003
E MAIN STREET & WALMART DRIVE
FREDERICKSBURG, TX 78624
PROJ NUMBER: 07-25-70020

ISSUE BLOCK		
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	PUD AMEND	04/27/2026

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DRAWN BY:	JM



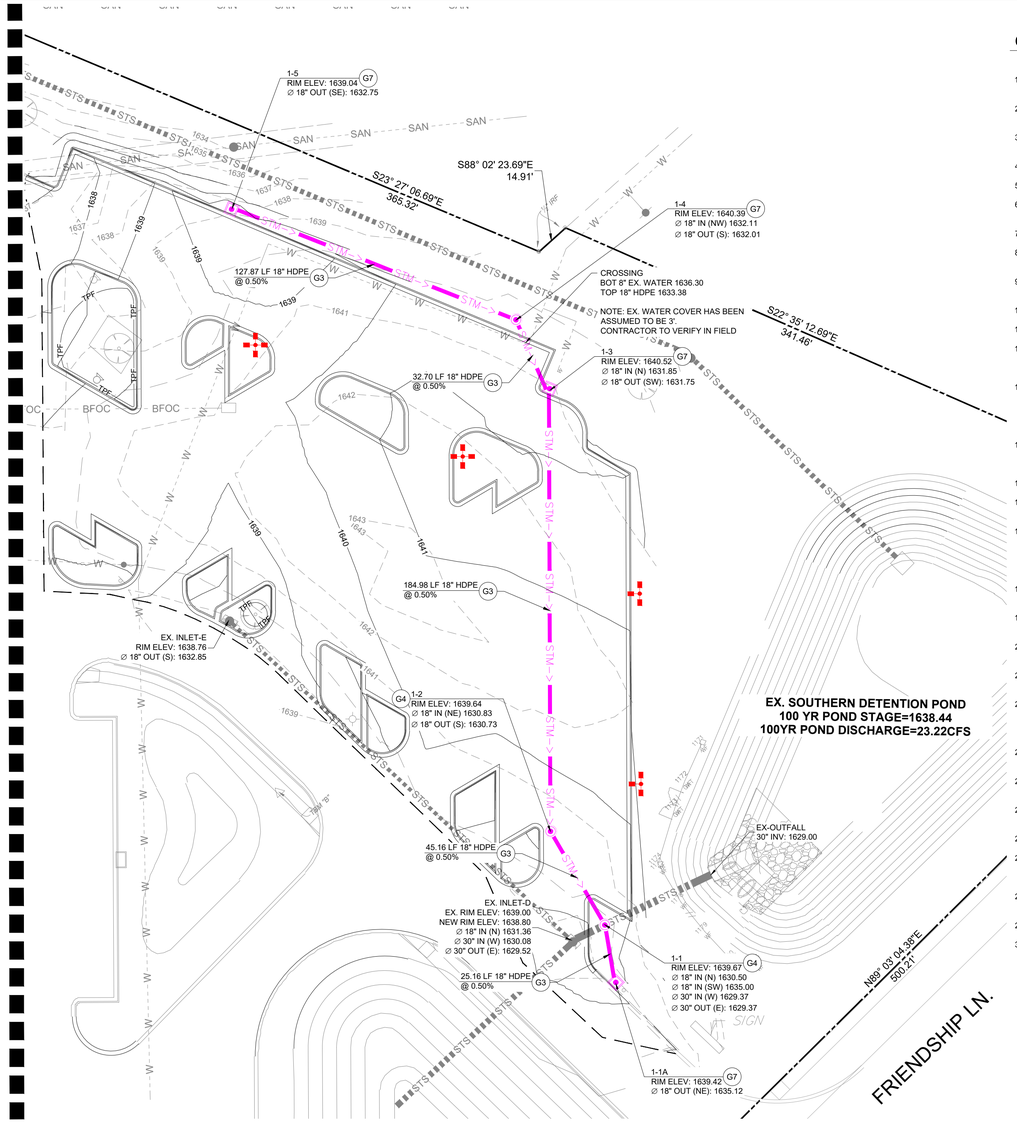
PRELIMINARY

STORM DRAIN PLAN 1 OF 3

SHEET:
C-5.3

Apr27 2026-8:22am - User: wendy.wert
\\HFA-FILE02\2025 Projects\07\07-25-70020 WM - Fredericksburg, TX 1154-1003 - GS\04-Design\Civil\DWGs\ 07-25-70020 - C5.3 STORM DRAIN.dwg

MATCHLINE-REFER TO SHEET C-5.3 FOR CONTINUATION



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27. CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
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29. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
30. LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

EXISTING LEGEND

PR – PLAT RECORDS OF GILLESPIE COUNTY
DR – DEED RECORDS OF GILLESPIE COUNTY
– WATER METER
– TELEPHONE PEDESTAL/VAULT
– MANHOLE
– POWER POLE
– WATER VALVE
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– LIGHT POLE
– SIGN
– YARD LIGHT
OHP– – OVERHEAD UTILITY LINE
SAN– – SANITARY SEWER LINE
STRM– – STORM SEWER LINE
W– – WATERLINE
– TREE (SIZE & SPECIES AS NOTED)

PROPOSED LEGEND

PROPERTY LINE
CURB & GUTTER
XXXX PROPOSED CONTOUR
BREAKLINE
STM–> STORM SEWER PIPE
STORM SEWER ROOF DRAIN
CURB INLET WITH EXTENTIONS
MANHOLE

STORM DRAIN KEY NOTES

#	
G3	STORM SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE).
G4	STORM SEWER MANHOLE.
G7	CURB INLET.

SURVEY PROVIDED BY:

QUIDDITY
601 NW LOOP 410, SUITE 453
SAN ANTONIO, TX 78216
(210) 494-5511

DATED: 10-30-2025

SCALE: 1 inch = 30 ft.

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STIPULATION FOR REUSE:
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FREDERICKSBURG, TX
CONSTRUCTION DOCUMENTS
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WALMART FUEL STATION
STORE #1154-1003
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PROJ NUMBER: 07-25-70020

ISSUE BLOCK

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	PUD AMEND	04/27/2026

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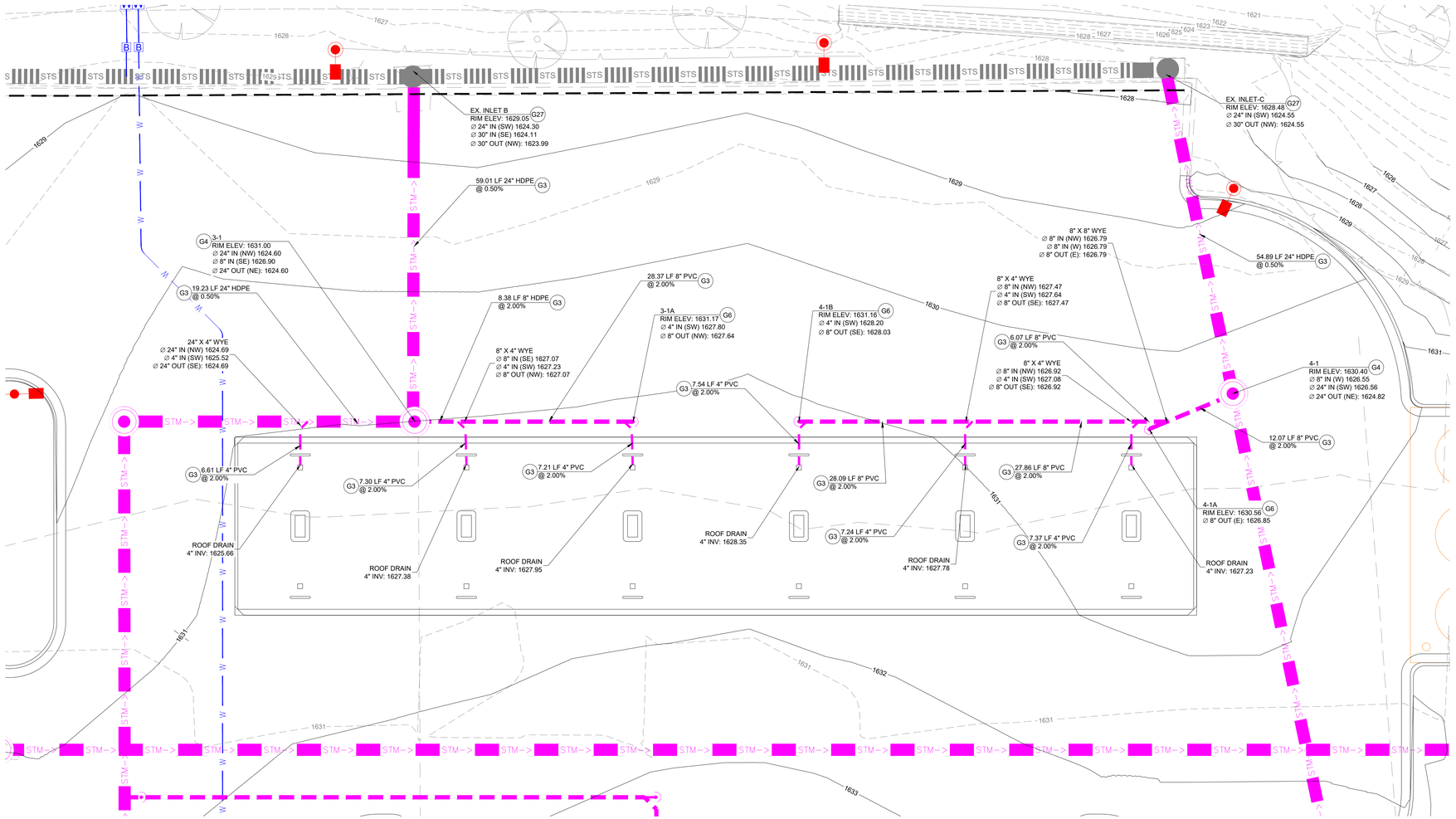


PRELIMINARY

STORM DRAIN PLAN 2 OF 3

SHEET:
C-5.4

Apr27,2026-8:22am - User:wendy.wert
\\HFA-FILE02\2025 Projects\07\07-25-70020 WM - Fredericksburg, TX 1154-1003 - GS\04-Design\Civil\DWGs\ 07-25-70020 - C5.3 STORM DRAIN.dwg



EXISTING LEGEND

- PR – PLAT RECORDS OF GILLESPIE COUNTY
- DR – DEED RECORDS OF GILLESPIE COUNTY
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- TELEPHONE PEDESTAL/VAULT
- MANHOLE
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- SIGN
- YARD LIGHT
- OHP— – OVERHEAD UTILITY LINE
- SAN— – SANITARY SEWER LINE
- STRM– – STORM SEWER LINE
- W— – WATERLINE
- TREE (SIZE & SPECIES AS NOTED)

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- XXXX PROPOSED CONTOUR
- BREAKLINE
- STM-> STORM SEWER PIPE
- STORM SEWER ROOF DRAIN
- CURB INLET WITH EXTENTIONS
- MANHOLE
- STORM SEWER CLEAN OUT

STORM DRAIN KEY NOTES

#	
G3	STORM SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE).
G4	STORM SEWER MANHOLE.
G6	STORM SEWER CLEAN-OUT.
G27	CONNECT TO EXISTING STORM DRAIN PIPE, MANHOLE, STUB-OUT, OR INLET. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)

GENERAL GRADING/DRAINAGE NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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12. ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE THE LINES AND GRADES SHOWN ON THE PLANS.
13. ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
14. STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
15. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
16. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
17. ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
18. THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
19. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
20. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
21. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
22. STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
23. CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
24. ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
25. A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
26. DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
27. CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
28. ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.
29. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
30. LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

SURVEY PROVIDED BY:

QUIDDITY
601 NW LOOP 410, SUITE 453
SAN ANTONO, TX 78216
(210) 494-5511

DATED: 10-30-2025

10 8 6 4 2 0 5 10 20
SCALE: 1 inch = 10 ft.

HFA
HFA-AE , LTD.
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

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WALMART FUEL STATION
STORE #1154-1003
E MAIN STREET & WALMART DRIVE
FREDERICKSBURG, TX 78624
PROJ NUMBER: 07-25-70020

ISSUE BLOCK

#	TITLE	DATE
	PUD AMEND	04/27/2026

DOCUMENT DATE: 4/27/2026
CHECKED BY: WFM
DRAWN BY: JM

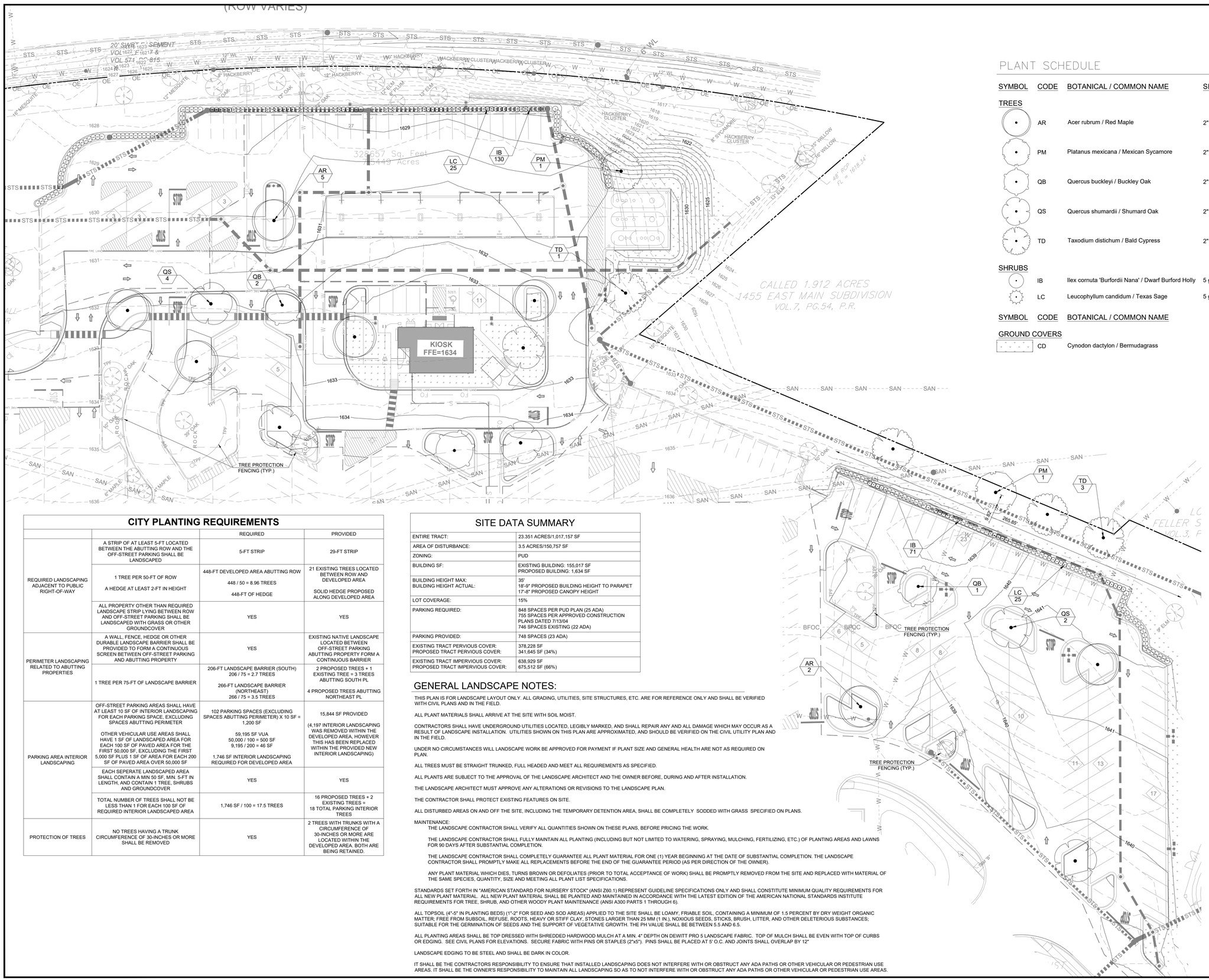
STATE OF TEXAS
GARRET DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER
THIS DOCUMENT RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GARRET DAVID SMALL, P.E. 110942 ON 4/27/2026. IT IS NOT TO BE USED FOR PURPOSES

PRELIMINARY

STORM DRAIN PLAN 3 OF 3

SHEET:
C-5.5

Apr27,2026-8:22am - User: wendy.wert
\\HFA-FILE02\2025 Projects\07\07-25-70020 WM - Fredericksburg, TX 1154-1003 - GS\04-Design\Civil\DWGs\ 07-25-70020 - C5.3 STORM DRAIN.dwg



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	AR	Acer rubrum / Red Maple	2" Cal.	7
	PM	Platanus mexicana / Mexican Sycamore	2" Cal.	2
	QB	Quercus buckleyi / Buckley Oak	2" Cal.	3
	QS	Quercus shumardii / Shumard Oak	2" Cal.	6
	TD	Taxodium distichum / Bald Cypress	2" Cal.	4
SHRUBS				
	IB	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	5 gal. - 24" ht. min.	201
	LC	Leucophyllum candidum / Texas Sage	5 gal. - 24" ht. min.	50
SYMBOL	CODE	BOTANICAL / COMMON NAME		QTY
GROUND COVERS				
	CD	Cynodon dactylon / Bermudagrass		15,229 sf

CITY PLANTING REQUIREMENTS

		REQUIRED	PROVIDED
REQUIRED LANDSCAPING ADJACENT TO PUBLIC RIGHT-OF-WAY	A STRIP OF AT LEAST 5-FT LOCATED BETWEEN THE ABUTTING ROW AND THE OFF-STREET PARKING SHALL BE LANDSCAPED	5-FT STRIP	29-FT STRIP
	1 TREE PER 50-FT OF ROW A HEDGE AT LEAST 2-FT IN HEIGHT	448-FT DEVELOPED AREA ABUTTING ROW 448 / 50 = 8.96 TREES 448-FT OF HEDGE	21 EXISTING TREES LOCATED BETWEEN ROW AND DEVELOPED AREA SOLID HEDGE PROPOSED ALONG DEVELOPED AREA
	ALL PROPERTY OTHER THAN REQUIRED LANDSCAPE STRIP LYING BETWEEN ROW AND OFF-STREET PARKING SHALL BE LANDSCAPED WITH GRASS OR OTHER GROUNDCOVER	YES	YES
PERIMETER LANDSCAPING RELATED TO ABUTTING PROPERTIES	A WALL, FENCE, HEDGE OR OTHER DURABLE LANDSCAPE BARRIER SHALL BE PROVIDED TO FORM A CONTINUOUS SCREEN BETWEEN OFF-STREET PARKING AND ABUTTING PROPERTY	YES	EXISTING NATIVE LANDSCAPE LOCATED BETWEEN OFF-STREET PARKING ABUTTING PROPERTY FORM A CONTINUOUS BARRIER
	1 TREE PER 75-FT OF LANDSCAPE BARRIER	206-FT LANDSCAPE BARRIER (SOUTH) 206 / 75 = 2.7 TREES 266-FT LANDSCAPE BARRIER (NORTHEAST) 266 / 75 = 3.5 TREES	2 PROPOSED TREES + 1 EXISTING TREE = 3 TREES ABUTTING SOUTH PL 4 PROPOSED TREES ABUTTING NORTHEAST PL
PARKING AREA INTERIOR LANDSCAPING	OFF-STREET PARKING AREAS SHALL HAVE AT LEAST 10 SF OF INTERIOR LANDSCAPING FOR EACH PARKING SPACE, EXCLUDING SPACES ABUTTING PERIMETER OTHER VEHICULAR USE AREAS SHALL HAVE 1 SF OF LANDSCAPED AREA FOR EACH 100 SF OF PAVED AREA FOR THE FIRST 50,000 SF, EXCLUDING THE FIRST 5,000 SF PLUS 1 SF OF AREA FOR EACH 200 SF OF PAVED AREA OVER 50,000 SF	102 PARKING SPACES (EXCLUDING SPACES ABUTTING PERIMETER) X 10 SF = 1,200 SF 59,195 SF VUA 50,000 / 100 = 500 SF 9,195 / 200 = 46 SF 1,746 SF INTERIOR LANDSCAPING REQUIRED FOR DEVELOPED AREA	15,844 SF PROVIDED (4,197 INTERIOR LANDSCAPING WAS REMOVED WITHIN THE DEVELOPED AREA, HOWEVER THIS HAS BEEN REPLACED WITHIN THE PROVIDED NEW INTERIOR LANDSCAPING)
	EACH SEPERATE LANDSCAPED AREA SHALL CONTAIN A MIN 50 SF, MIN. 5-FT IN LENGTH, AND CONTAIN 1 TREE, SHRUBS AND GROUNDCOVER	YES	YES
	TOTAL NUMBER OF TREES SHALL NOT BE LESS THAN 1 FOR EACH 100 SF OF REQUIRED INTERIOR LANDSCAPED AREA	1,746 SF / 100 = 17.5 TREES	16 PROPOSED TREES + 2 EXISTING TREES = 18 TOTAL PARKING INTERIOR TREES
PROTECTION OF TREES	NO TREES HAVING A TRUNK CIRCUMFERENCE OF 30-INCHES OR MORE SHALL BE REMOVED	YES	2 TREES WITH TRUNKS WITH A CIRCUMFERENCE OF 30-INCHES OR MORE ARE LOCATED WITHIN THE DEVELOPED AREA. BOTH ARE BEING RETAINED.

SITE DATA SUMMARY

ENTIRE TRACT:	23.351 ACRES/1,017,157 SF
AREA OF DISTURBANCE:	3.5 ACRES/150,757 SF
ZONING:	PUD
BUILDING SF:	EXISTING BUILDING: 155,017 SF PROPOSED BUILDING: 1,634 SF
BUILDING HEIGHT MAX: BUILDING HEIGHT ACTUAL:	35' 18'-8" PROPOSED BUILDING HEIGHT TO PARAPET 17'-8" PROPOSED CANOPY HEIGHT
LOT COVERAGE:	15%
PARKING REQUIRED:	848 SPACES PER PUD PLAN (25 ADA) 755 SPACES PER APPROVED CONSTRUCTION PLANS DATED 7/13/04 746 SPACES EXISTING (22 ADA)
PARKING PROVIDED:	748 SPACES (23 ADA)
EXISTING TRACT PERVIOUS COVER: PROPOSED TRACT PERVIOUS COVER:	378,228 SF 341,645 SF (34%)
EXISTING TRACT IMPERVIOUS COVER: PROPOSED TRACT IMPERVIOUS COVER:	638,929 SF 675,512 SF (66%)

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY SODDED WITH GRASS SPECIFIED ON PLANS.

MAINTENANCE:

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL (4"-5" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER: FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS.

30 25 20 15 10 5 0 10 20 30 40 50
SCALE: 1 inch = 30 ft.

HFA
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t 479.273.7780
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WALMART FUEL STATION
STORE #1154-1003
E MAIN STREET & WALMART DRIVE
FREDERICKSBURG, TX 78624
PROJ NUMBER: 07-25-70020

ISSUE BLOCK

#	TITLE	DATE
	PUD AMEND	04/27/2026

DOCUMENT DATE: 4/27/2026
CHECKED BY: WFM
DRAWN BY: JM

REGISTERED LANDSCAPE ARCHITECT WENDY DIANE WERT 5869 STATE OF TEXAS
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

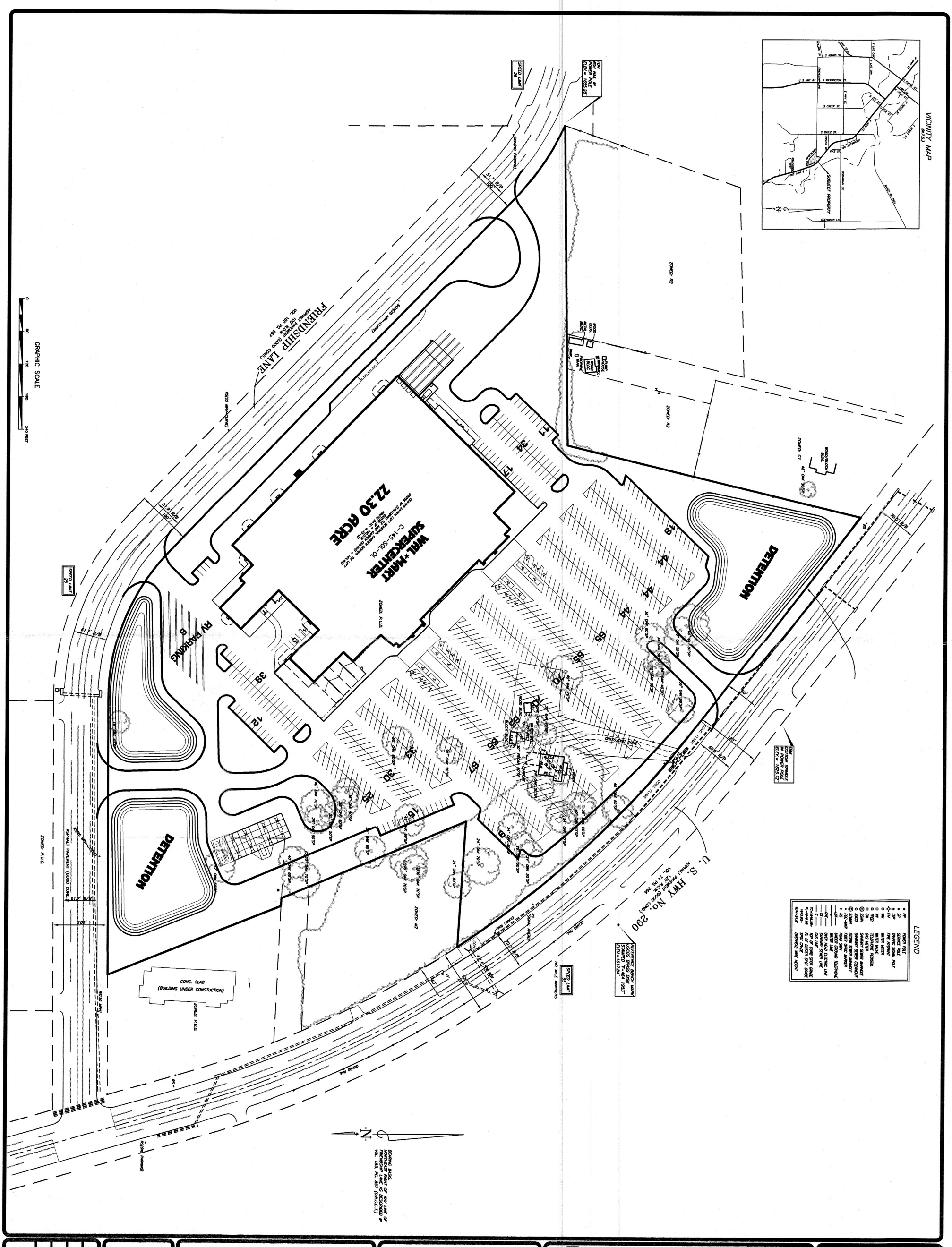
WENDY DIANE WERT, ARCHITECT

PRELIMINARY

LANDSCAPE PLAN

SHEET:
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Apr27 2026-8:23am - User: wendy.wert
\\HFA-FILE02\2025 Projects\07\07-25-70020 WM - Fredericksburg, TX 1154-1003 - GS\04-Design\Civil\DWGs\ 07-25-70020 - L1.0 LAND & IRRR.dwg



PROJECT MGR.	DJC
PROJECT TECH.	MRW
CHECKED BY	
JOB NO.	2000-069.RW
SHEET NO.	C-1

WAL-MART SUPERCENTER
STORE NO. 1154-01
U.S. HWY. 290
FREDERICKSBURG, TEXAS

PROPOSED SITE PLAN

ADAMS CONSULTING ENGINEERS, INC.
CIVIL / ENVIRONMENTAL ENGINEERS • SURVEYORS
6320 Copeland Road • Tyler, Texas 75703 • (903) 324-8400

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REVISIONS	DATE	BY
DESIGN CIVILS	2004	MWM

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WAL-MART SUBDIVISION
PHASE ONE

NOTES TO SITE PLAN
Wal-Mart Supercenter #1154
Planned Unit Development

1. No building shall be erected at any location in the PUD other than the buildings and locations shown on the site plan.

2. Access from the PUD onto US Highway 290 and Friendship Lane shall be at the locations and widths shown on the site plan.

3. Trees shown to be saved on the site plan shall not be removed without the prior written approval of the city of Fredericksburg.

4. Metal clad exterior walls shall not be allowed within the PUD with the exception of metal facades or canopies.

5. Fire hydrants shall meet N.F.P.A. requirements.

6. No use shall be allowed within the PUD other than those shown on the site plan or on the attachment entitled Permitted Uses without the prior written approval of the City of Fredericksburg.

7. Drive through facilities (other than those shown on the site plan) associated with any permitted use shall require a Conditional Use Permit for site plan review and approval.

8. Building heights shall not exceed 35 feet above finished floor slab.

9. A sight bearing screen fence to a height of six (6) feet above the adjacent finished grade shall be erected and maintained at the location shown on the site plan. Such screen shall be erected on or before six (6) months after the issuance of a building permit for construction on the "Wal-Mart Tract".

10. Fire lanes shown on the site plan shall be marked on the ground and kept clear at all times so that fire fighting equipment and personnel may enter the premises.

11. All utility lines within the PUD site shall be installed underground, except designated to be installed above ground by the appropriate utility companies.

12. Parking spaces shall be provided and striped as shown on the site plan.

13. All city codes, ordinances and regulations shall apply to the PUD except as expressly provided to the contrary as shown on the site plan or in these and other notes to the site plan.

14. Off site turn lane improvements along US Highway 290 shall be provided to accommodate traffic to the PUD. All improvements shall be in accordance with State and City officials.

15. All grounds within the PUD shall be maintained as to the collection of trash, debris and litter.

16. All landscaped areas shall provide curbing or other protection from vehicular encroachment.

17. The owners, tenants, and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this PUD. All landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse, debris and weeds. All landscaped areas shall be provided with underground sprinkler systems.

18. All businesses shall provide suitable trash and refuse storage areas which are designed and constructed to prevent direct view from the street or parking lot and to prevent refuse from being displaced or stored about the site or onto public right-of-way and to permit safe, easy removal of refuse by truck or hand.

19. Landscaping provided in the PUD shall meet the minimum requirements as to size and species as outlined in the City of Fredericksburg Zoning Ordinance unless otherwise noted on the site plan. In this respect, the City has reviewed the PUD site plan and the analysis of landscaping provided and found the plan to meet city requirements.

20. The shopping center retail building(s) shall conform to Wal-Mart mandates with regard to the architecture and materials of the façade. The facade(s) of all other building(s) shall be subject to a Conditional Use Permit review by the City of Fredericksburg.

21. Signs shall be allowed in the PUD as specified in the attachment entitled "Permitted Signs".

22. All "right-of-way" landscaping for the PUD shall be developed simultaneously with the first building permit issued for the PUD.

WAL-MART SUBDIVISION
PHASE ONE

PERMITTED SIGNS
Wal-Mart Supercenter #1154
Planned Unit Development

WAL-MART BUILDING

The following sign(s) shall be permitted for the Wal-Mart building:

1. Wall signage – Individual letter signs shall be permitted on the façade or walls of the building. Such letters may be painted or may be raised, internally lit.

2. Projecting signage – No projecting signs shall be permitted.

3. Monument signage – Monument signs shall be permitted at locations shown on the site plan. Monument signs shall be restricted to a maximum total signage area not to exceed fifty (50) square feet. Height of monument signs shall not exceed five (5') feet above ground and the lowest point of the sign face shall not exceed twenty four (24) inches above the ground.

4. Other signs permitted – All signs exempted from regulation as provided in Section 3.1007, A through F of the City of Fredericksburg Sign Ordinance.

5. Signs expressly forbidden in Section 3.1006 of the City of Fredericksburg Sign Ordinance shall not be permitted.

GASOLINE SALES TRACTS

The following sign(s) shall be permitted for the tract(s) allowing gasoline sales:

1. Monument signage – Monument signs shall be permitted at locations shown on the site plan. Monument signs shall be restricted to a maximum total signage area not to exceed fifty (50) square feet. Height of monument signs shall not exceed five (5') feet above ground and the lowest point of the sign face shall not exceed twenty four (24) inches above the ground.

2. Projecting signage – No projecting signs shall be permitted.

3. Wall signage – Individual letter signs shall be permitted on the façade or walls of the building. Such letters may be painted or may be raised, internally lit.

4. Other signs permitted – All signs exempted from regulation as provided in Section 3.1007, A through F of the City of Fredericksburg Sign Ordinance.

5. Signs expressly forbidden in Section 3.1006 of the City of Fredericksburg Sign Ordinance shall not be permitted.

WAL-MART SUBDIVISION
PHASE ONE

PERMITTED USES
Wal-Mart Supercenter #1154
Planned Unit Development

RETAIL

Bakery
Bank or Savings Institution
Barber Shop
Beauty Parlor
Bicycle Shop
Delicatessen
Dry Cleaning
Flower Shop
Art Gallery or Studio
Restaurant
Ice Cream Store
Shoe Store
Appliance Repair
Jewelry Store
Grocery Store
Drug Store or Pharmacy
Department Store
Junior Department Store
Discount Department Store
Men's Ready to Wear
Women's Ready to Wear
Children's Store
General Retail Sales
Liquor Sales
Hardware
Lawn Care Products

SERVICE AND MISCELLANEOUS

Church
Tennis or Racquet Club
Pet Shop
Fast Food Restaurant
Photo Processing
Indoor Entertainment
Automobile Parts Store
Indoor Sports and Recreation
Service Station
Shopping Center
Movie Theatre
Bowling Alley
Print Shop
Laundromat
Personal Improvement Services
Personal Services
Business Support Services
Business Trade School
Automotive Service
Car Wash

OFFICE - BUSINESS

Professional Offices
Medical / Clinic
Administrative / Business Office
Consumer Convenience Services

HFA

Site Plan Narrative
Re: Walmart Store #1154
1435 E Main Street
Fredericksburg, TX 78624

Dear City of Fredericksburg,

This Site Plan submittal is associated with improvements to the existing development located at 1435 E Main St., within the City of Fredericksburg Entry Corridor. The proposed work includes a proposed amendment to the approved Planned Unit Development, however, does not alter the permitted uses, zoning classification, or overall intensity of development.

The scope of work includes:

- Construction of a fueling station, which was part of the original approved PUD;
- Associated landscaping, parking, pedestrian circulation, and utility adjustments;
- Architectural and site enhancements required to meet current City standards.

All improvements are designed to align with the intent of the City of Fredericksburg Entry Corridor Design Standards and maintain compatibility with existing development and surrounding land uses.

BUILDING DESIGN STANDARDS

Architectural Style

The proposed development includes new construction of a walk-in convenience store building and fuel canopy. The design incorporates multiple site-specific architectural enhancements to reduce the appearance of standardized corporate architecture, to align with the Texas Hill Country aesthetic, and to respond to the City of Fredericksburg Entry Corridor Design Standard. These enhancements include raised parapets, added cornice elements on all building elevations, material and color variation, and façade articulation intended to preserve human scale and visual interest.

These modifications support the intent of the Architectural Style Standards to:

- Extend Fredericksburg's authentic character beyond the Historic District;
- Maintain high-quality design and craftsmanship along the entry corridor; and

- Discourage unmodified corporate architecture through contextual adaptation.

Architectural Materials

The building employs materials selected to be compatible with the Fredericksburg Entry Corridor character while balancing durability and operational requirements.

Material variation is used intentionally to reduce the perceived scale of the building and avoid long, uninterrupted wall planes. Highly reflective materials are avoided, and all finishes are selected for muted, earth-tone compatibility with the Hill Country context.

Architectural Color

The color palette for the building has been refined from the standard prototype to ensure compliance with Section 3 of the Entry Corridor Design Standards.

- Predominant building colors consist of muted earth tones, including light tan, dark brown, and dark gray.
- A blue accent color is utilized sparingly and limited to accent areas on the primary façade.
- The total area of bright accent color has been calculated to remain below the 15% maximum of the total exterior façade area, consistent with Section 3.3 of the Design Standards.

Color is used to coordinate façade elements, reinforce architectural features such as parapets and cornices, and visually unify the building while maintaining restraint appropriate to Fredericksburg's character.

Architectural Features

Architectural features have been added beyond the standard prototype to create a building form that responds directly to the Entry Corridor Design Standards.

No building elevation facing public streets or circulation areas contains unarticulated blank walls. Architectural detailing has been applied consistently around the building to ensure that all visible elevations meet City expectations.

Massing and Scale

Although the building footprint is modest in size, the design incorporates massing strategies intended to reinforce Fredericksburg's preference for human-scale development.

The building mass is visually broken down through:

- Variation in materials, textures, and colors;

- Horizontal articulation using cornices and parapets;
- Vertical relief through material transitions and façade modulation.

These measures ensure that the building does not read as a singular, monolithic volume and maintains proportional scale relative to the surrounding development.

Signage

Building-mounted signage is limited in area and integrated into the architectural composition of the storefront façade. Signage placement aligns with building features and does not overwhelm the architecture.

All signage will be reviewed and approved under a separate sign permit and coordinated with the approved PUD and Entry Corridor standards.

Building Height

The proposed building height complies with the applicable zoning and PUD requirements. The use of parapets provides effective screening of rooftop equipment while respecting the required height limitations.

Parapet heights and overall building proportions have been designed to preserve a pedestrian-friendly scale and avoid an overbuilt appearance along the entry corridor.

SITE DESIGN STANDARDS

Setbacks and Frontage

All proposed improvements maintain previously approved building setbacks and frontage conditions.

- Building entrances remain oriented toward the entry corridor.
- The front door is connected to the sidewalk along the entry corridor.
- No encroachment into required setbacks is proposed.

Landscaping

The Landscape Plan includes landscape improvements that provide buffering between parking areas and public streets, utilize native and drought-tolerant plant materials consistent with Fredericksburg standards, and reinforce the entry corridor streetscape character.

Landscape materials comply with the City's approved plant lists and are designed to minimize water use while providing seasonal interest and shade.

Lighting

Site lighting is designed to:

- Provide safe illumination for vehicular and pedestrian areas;
- Minimize glare and light spillover onto adjacent properties;
- Utilize cut-off fixtures consistent with Dark Sky principles.

Lighting heights, locations, and fixture types are coordinated with site layout and landscaping.

Service Areas

Service areas including trash enclosures, loading, and utility equipment are:

- Located away from public street views;
- Screened with a combination of walls and landscaping;
- Designed to minimize visual and operational impacts on adjacent properties.

Parking and Access

Parking and circulation for the site:

- Comply with the approved PUD parking requirements;
- Maintain logical and safe vehicular circulation;
- Provide ADA-compliant parking and pedestrian connections;
- Incorporate landscaped islands and buffering consistent with Entry Corridor standards.

Access points remain as previously approved and no additional curb cuts are proposed.

Drainage and Stormwater

Drainage improvements associated with this Site Plan are designed in compliance with City engineering requirements and are addressed through on-site drainage management consistent with existing site conditions and coordination with City-approved stormwater infrastructure.

Streetscape

Streetscape elements along the adjacent roadway include the construction of a sidewalk along E. Main St. connecting two existing sidewalks, as well as the development to the ROW.

No off-site roadway modifications are proposed as part of this submittal.

Conclusion

This Site Plan submittal represents site improvements that are consistent with the approved Planned Unit Development, meet the intent of the Entry Corridor Design Standards, and enhance site functionality while maintaining compatibility with surrounding development. The proposed improvements support the continued operation of the site in a manner consistent with the City of Fredericksburg's design objectives.

If any additional information is needed or if questions arise, please contact me.

Sincerely,

Wendy Wert, PLA

479-360-6703

Wendy.wert@hfa-ae.com

Store:	01154
Sequence:	1003
Scope of Work/ Description:	New construction of a wood framed walk-in c-store building and fuel pump canopy.
Building SF (Total GLA):	1,618 SF
Deal Date:	TBD
Fuel Station Kiosk Type:	1440 (Walk-In)
Fuel Station Dispensers:	6 Inline
Fuel Station Restroom(s):	2
Exterior Elevations:	Non-Proto
Structural Foundations:	TBD

Walmart

Fredericksburg, TX

HFA

Deal Committee Package - New Fuel Walk-in

Issued: 10/28/2025

Entitlements and Disclosures:

Zoning

• Site is zoned *PUD - Planned Unit Development*
  - ***Defer to Entry Corridor Design Standards*** *for code guidelines*
  - *Defer to Existing Walmart Superstore building*

Zoning Standards: (*N/A*)

1. Fredericksburg has a Zoning Board of Adjustment (ZBA) that can grant variances to the local zoning and sign regulations. According to city code, the ZBA may approve variances when:

• Enforcement of the code would result in unnecessary hardship.
• The variance would not conflict with the public interest.
• The spirit of the Ordinance is maintained, and substantial justice is done.

A Variance Application form exists, which indicates variances can be sought for deviations in lot shape, size, area, building height, bulk, or location - but not for change in land use (that would require rezoning or conditional use).

2. Amendments to Planned Unit Development (PUD) Standards - City Council passed amendments (Jan 2024) to the Unified Development Ordinance involving PUDs that allow:

• **Design flexibility**: developers can propose variations in layout, unit types, etc.
• Density credits for smaller units *(ie. efficiency units counted as ½ unit, etc.)* .

These changes are codified as policy-level flexibility, not case-specific variances.

3. No Mention of:

• **There's no explicit mention** in the city information **about specialized variance types specific to PUD zoning** ***(ie. signage, fuel canopies, etc.)***.
• The standard variance process likely applies, but it's not clear whether PUD projects have additional or different variance allowances.
• Fredericksburg's public jurisdictions **does not outline PUD-specific variances**.

Building Design: (Entry Corridor Design Standards)

• **Overall Design**: *The use of standardized "corporate" architectural designs associated with chain or franchise buildings (prevalent with service stations and retail stores) is strongly discouraged and alternative designs consistent with this design manual may be required.*

Building is generally designed like the prototype other than:

1. *Earth tone color*
2. *Raised parapets*
3. *Cornice*
4. *Enclosure screening and height*

• **Articulations**:

1. Parapets raised 30" + mechanical screening
2. Cornice added to all faces of facade
3. Color and materiality variation used to break up any large mass or face
4. Human scale is preserved as outlined in the Entry Corridor Design Standards



Zoning Plan



Aerial Plan

Location: Fredericksburg, TX

Jurisdiction: Gillespie County

Zoning: PUD - Planned Unit Development

Project Description:
New construction of a Walk-in C-Store building and fuel canopy

Links:

1. *City of Fredericksburg Zoning Map*
2. *Entry Corridor Design Standards*
3. *Code of Ordinances - Ch. 29 Signs*
4. *Fredericksburg, TX PUD Code*
5. *Gillespie County, Fredericksburg Code*

Entitlements and Disclosures:

Building Design: (Entry Corridor Design Standards)

- **Colors**: (Entry Corridor Design Standards)

  This area developed over many years in a unique German Hill Country style based on stone building material. This unique character has been preserved through the creation of a nationally registered Historic District and design guidelines to ensure preservation of the appearance of this area.

  Allowed: Prototypical colors are not allowed:

  1. Choose colors used traditionally in Fredericksburg such as muted shades of greens, blues, and tans (Historic Design Guidelines - Section 3.1)
  2. Use color to coordinate façade elements in an overall composition and tie all of the building elements together. (Section 3.2)
  3. **Predominate building colors should be of earth tones** , but may be accented with brighter colors to provide color variation, punctuation, and eclecticism unique to Fredericksburg. (Section 3.4)
  4. Signage colors, materials, lighting, and graphics are governed by the specific master plan and design guidelines are to be approved for the PUD (independent from general city-wide sign rules) No PUD-specific information has been found online, so defer to Entry Corridor Design Standards.
  5. Reserve bright colors for accents only. **Limit the use of bright colors to no more than 15 percent of the overall exterior building façade** . (Section 3.3)

     A. Bright Color (P218E) Area Allowed Calculation Per Code –

     Fredericksburg total facade is 2,934.23 SF. 15% of that is ***440.13 SF***

     Total front proto blue is 367.8 SF *with raised parapets*

     582.21 SF total with side blue too. This exceeds the 15% being 440.13 SF

     So only the front blue as seen on proto to remain with added parapet, no side blue.

- **Materials**: (Entry Corridor Design Standards)
  1. Select materials native to the Hill Country, such as cedar, limestone and brown sandstone. (Section 2.5)
  2. New developments should choose materials that offer texture and avoid monotonous faces to add visual interest and reduce its apparent scale. (Section 2.6)
  3. TexaStone as seen accenting on existing Superstore building has not been used for C-store. CMU, painted Dark Brown, is used for all wainscoting

- **Screening/ Fencing**: (Entry Corridor Design Standards)
  1. If a shed roof or flat roof design is used, add a parapet wall to screen the roof (Section 4.8)
  2. All roof-top equipment should be screened from entry corridors, side streets (Section 11.6)
  3. Must fully screen dumpsters from public view and adjacent properties.
  4. Enclosures must have opaque gates that remain closed except when in use.
  5. Masonry walls are typically required (ie. brick, split-faced concrete block, stucco over concrete block).
     A. Metal or composite gates that are durable and able to close securely.
     B. No chain-link fences with slats are typically allowed for commercial enclosures.



Zoning Plan



Aerial Plan

Location: Fredericksburg, TX

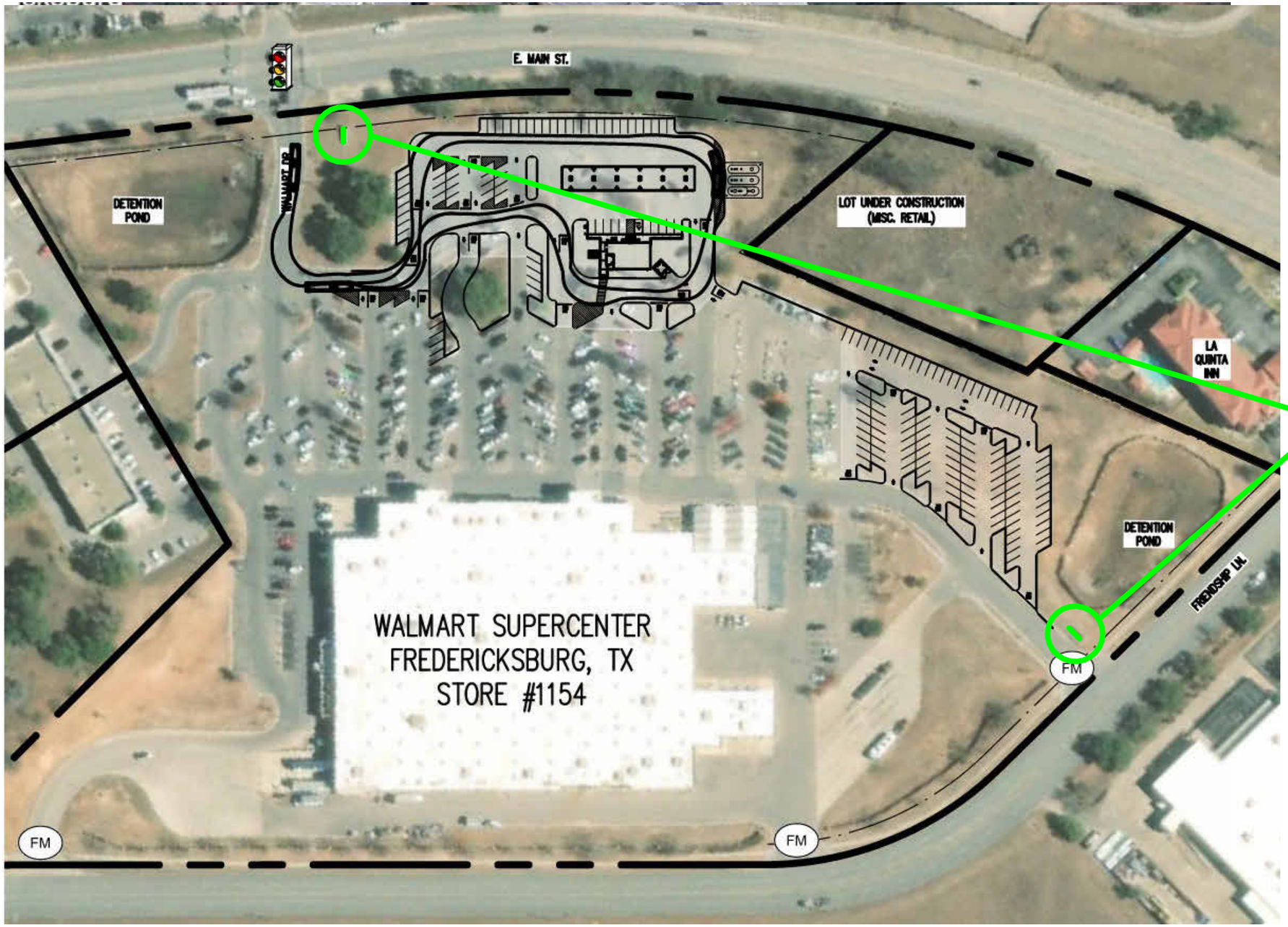
Jurisdiction: Gillespie County

Zoning: PUD - Planned Unit Development

Project Description:
New construction of a Walk-in C-Store building and fuel canopy

Links:

1. *City of Fredericksburg Zoning Map*
2. *Entry Corridor Design Standards*
3. *Code of Ordinances - Ch. 29 Signs*
4. *Fredericksburg, TX PUD Code*
5. *Gillespie County, Fredericksburg Code*



Pylon Sign	
Variance Required	
Monument Sign	
Variance Required	
Existing Sign	



NEW MONUMENT SIGN - QTY (2)

Height = 5'-0" AFG
Area = 32.00 SF

N

SITE SIGN GUIDELINES (CODE OF ORDINANCES PART II CHAPTER 29)

Pole (Pylon) Signs (N/A)
- Allowed Amount: Not Allowed

Monument/Freestanding Signs (P. 12, Section 6b.)
- Allowed Amount: 2
- Max Height: 5' - 0"
- Max Area (per face): 32 SF
- Setback: N/A

Wall, Window, & Projecting Signs (P. 12, Section 6c.)
- Allowed Amount: N/A
- Max Height: N/A
- Max Area (total): 80 SF

Regulations for wall signs shall be limited to a maximum of 80 square feet of sign area per business or tenant.

Changeable Copy (Reader Board) Signs (P. 8, Section 29-6, # 10)
- Allowed Amount: N/A
- Changeable lighted message signs are prohibited.

Fuel Readers / Signs on Fuel Canopy (N/A)
- Fuel canopy price readers are not mentioned in codes/ regulations
- Canopy signage to not extend outside of canopy fascia

NOTES:
Refer to Civil Site Plan for Site Signage Locations.

KEY SITE SIGNAGE NOTES:
1. Cannot exceed 5' in height
2. Cannot exceed 32 SF per face

SITE SIGNAGE SCHEDULE

SIGNAGE	QTY	INTERNALLY ILLUMINATED	COLOR	HEIGHT	INDIVIDUAL AREA	TOTAL AREA
Walmart Monument (New)	2	Yes	White Lettering	5'-0"	22.8 SF	45.60 SF
Digital Readers	4	N/A	N/A	1'-0"	4.60 SF	18.40 SF
TOTAL SITE SIGNAGE						**64.00 SF**

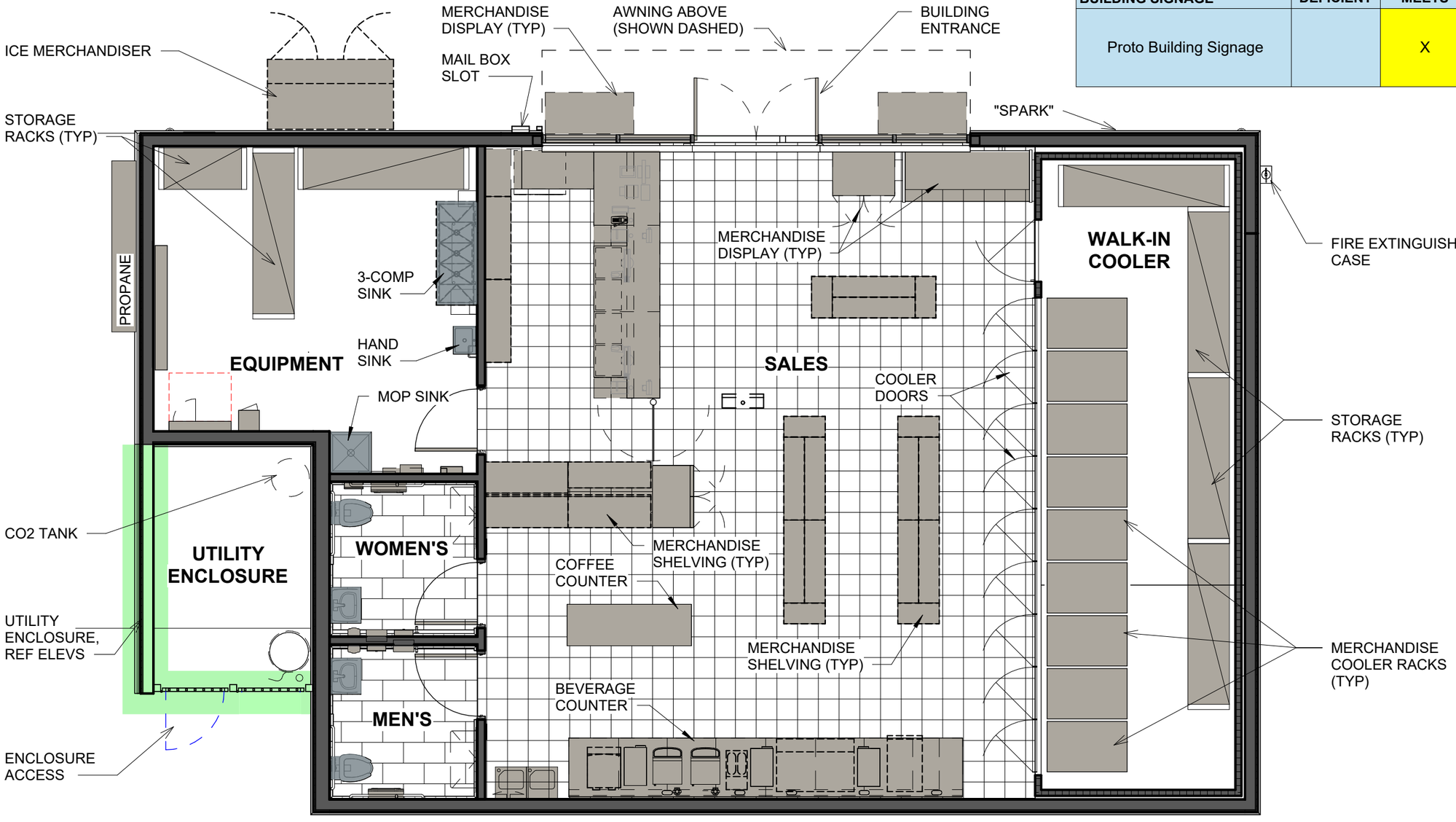
SITE SIGNAGE	DEFICIENT	MEETS	ADDITIONAL
Pylon Sign w/ Fuel Readers	X		Jurisdiction does not permit pylon signs
Monument Sign w/ Fuel Readers		X	

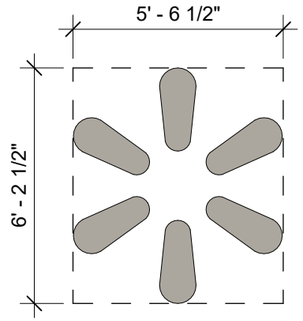


NEW MONUMENT SIGN WITH READERS

BUILDING SIGNAGE SCHEDULE						
SIGNAGE	QTY	INTERNALLY ILLUMINATED	COLOR	HEIGHT	INDIVIDUAL AREA	TOTAL AREA
Spark	1	Yes	Yellow	6'-2 1/2"	34.30 SF	34.30 SF
TOTAL BUILDING SIGNAGE						**34.30 SF**

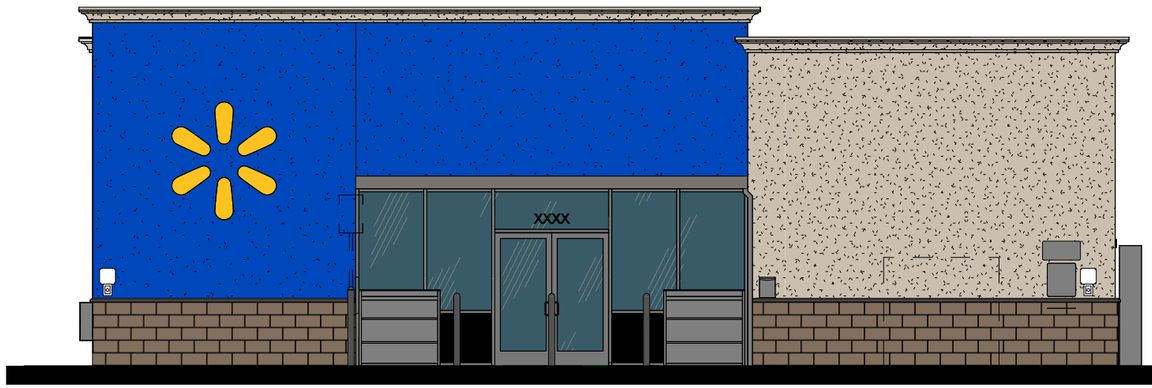
BUILDING SIGNAGE	DEFICIENT	MEETS	ADDITIONAL
Proto Building Signage		X	



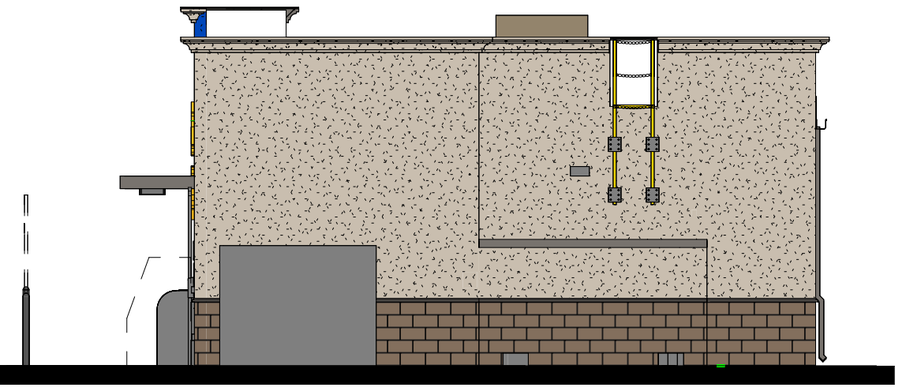


INTERNALLY ILLUMINATED 34.30 SF

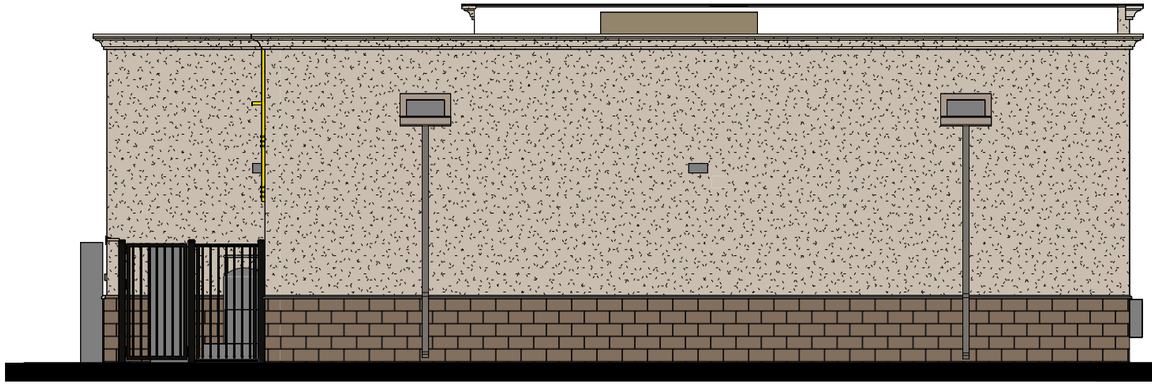
SPARK SIGN



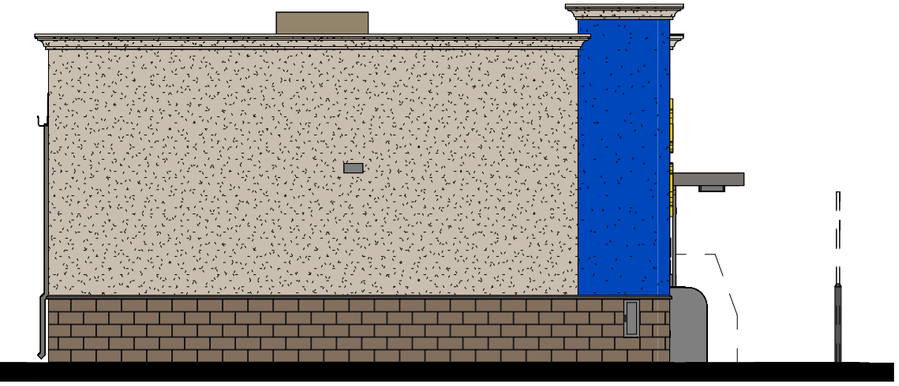
FRONT ELEVATION



SIDE ELEVATION

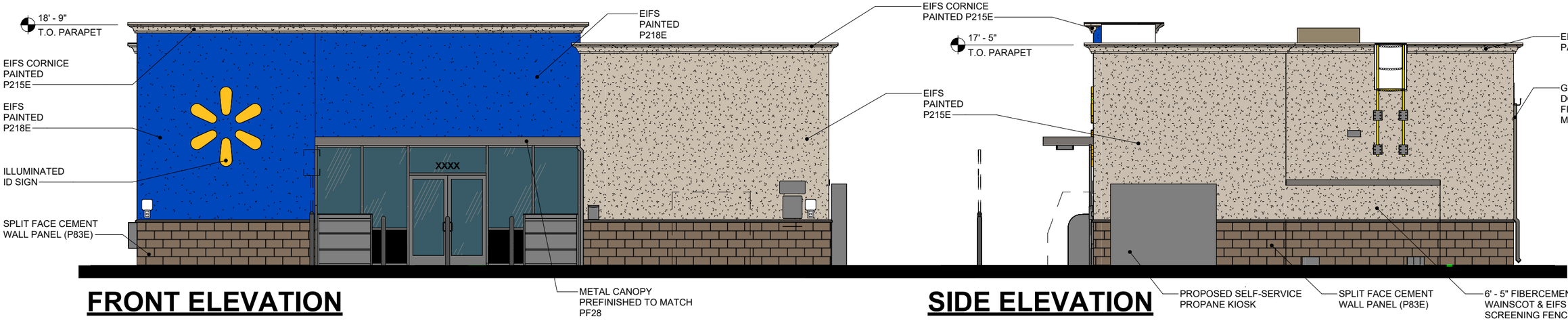


REAR ELEVATION

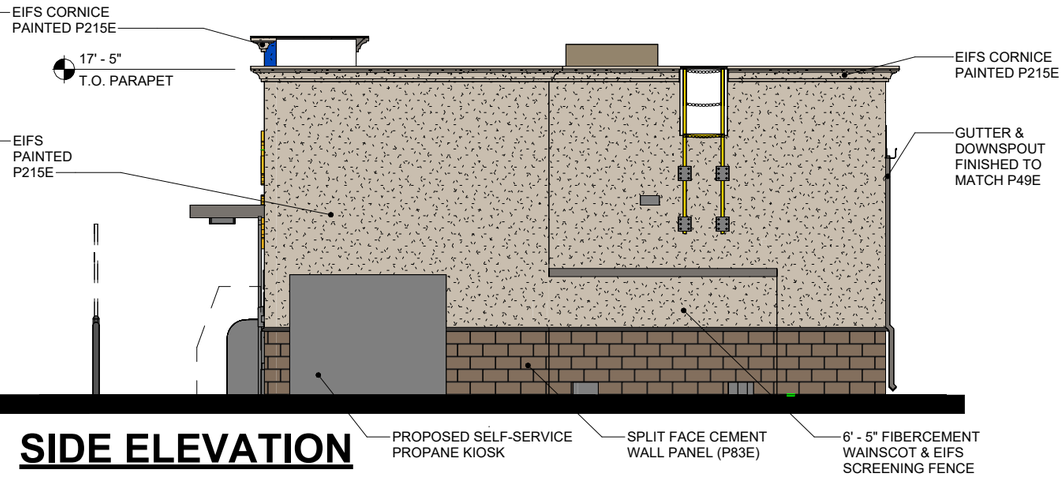


SIDE ELEVATION

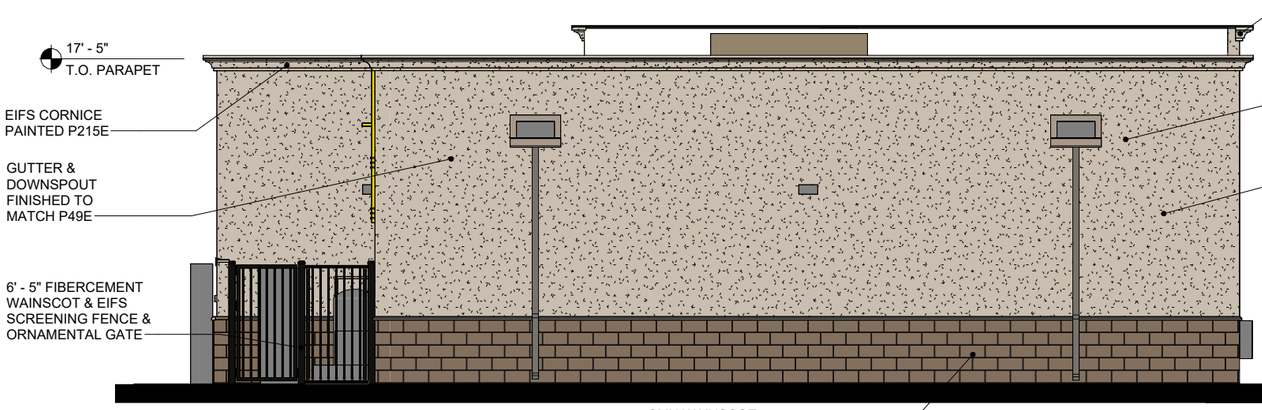
PAINT P49E DARK GRAY	PRE-FINISHED METAL PF28 DARK GRAY	PAINT P215E LIGHT TAN	PAINT P83E DARK BROWN	PAINT P218E TRUE BLUE



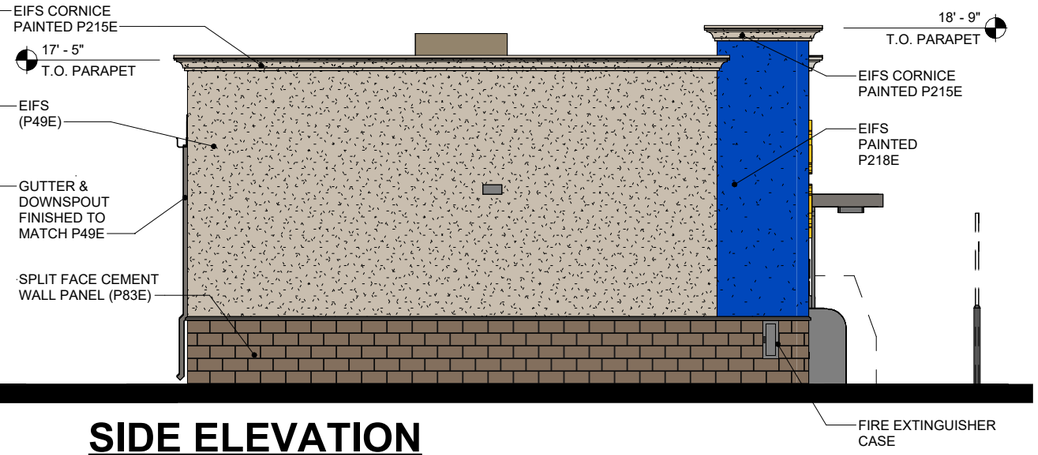
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

PROTO ELEVATION ORDINANCE COMPARISON			
OVERLAY DISTRICT/AHJ NAME	**DEFICIENT**	**MEETS**	**ADDITIONAL**
Glazing		X	
Façade Massing		X	
Articulation Options		X	
Colors	X		REPLACE with Earth Tone Colors
Cornice Treatments	X		ADD Cornice to All Faces
Rooftop Equipment Screening	X		ADD Screening ; ADD Raised 30" Parapets
Outdoor Storage Screening	X		REPLACE with CMU / Ornamental Fencing

MATERIAL SQUARE FOOTAGE BREAKDOWN	
PROPOSED MATERIAL BEYOND PROTO	**PROPOSED QTY (~)**
EIFS - ADD Raised Parapets and Utility Enclosure Wall	472 SF
EIFS Cornice - ADD to All Faces	173 LF
Fibercement Wainscot - ADD Utility Enclosure	43 SF
Precast Wall Cap - ADD Utility Enclosure	11 LF
Ornamental Gate - REPLACE Utility Enclosure Gate	49 SF
CMU - ADD Trash Enclosure	288 SF
*square footages dependent upon final elevation design as agreed upon with AHJ throughout Entitlement process.	

PAINT P83E DARK BROWN

PAINT P218E TRUE BLUE

PAINT P49E DARK GRAY

PRE-FINISHED METAL PF28 DARK GRAY

PAINT P215E LIGHT TAN

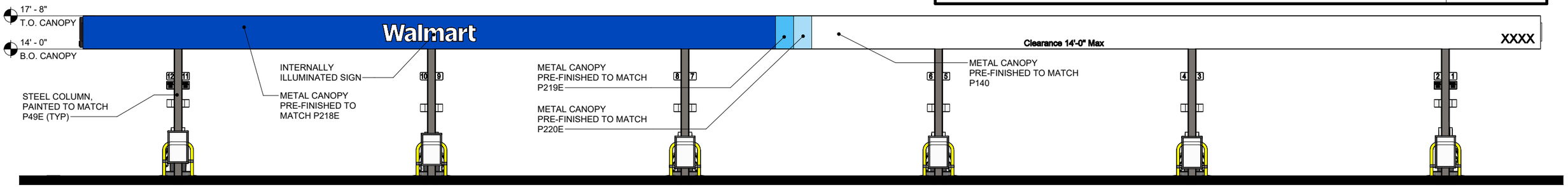
KEY SITE SIGNAGE NOTES:

1. AHJ CODES AND REGULATIONS DO NOT SPECIFY ALLOWANCE OF OR DENIAL PRICE READERS ON FUEL CANOPY. A VARIANCE MAY BE NEEDED, LOCAL FUEL STATIONS DO NOT HAVE CANOPY READERS. READERS SHOWN PER CLIENT REQUEST FOR BUDGETING PURPOSES. HFA WILL DISCUSS POSSIBILITY OF VARIANCE WITH AHJ.

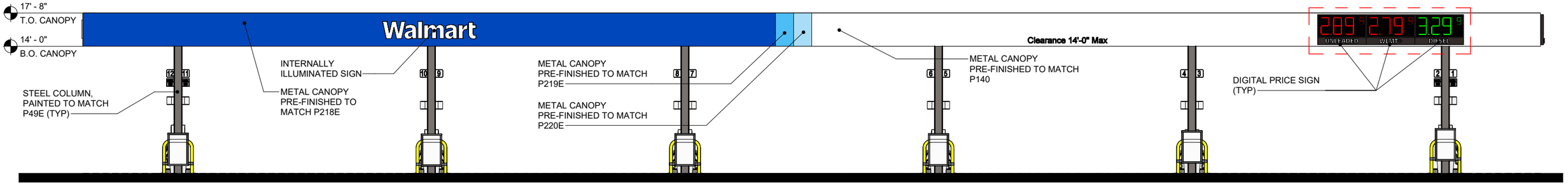
SIGNAGE	DEFICIENT	MEETS	ADDITIONAL
Fuel Canopy Signage	X		No fuel readers on canopies of any local proporties, may require a variance

FUEL CANOPY SIGNAGE SCHEDULE

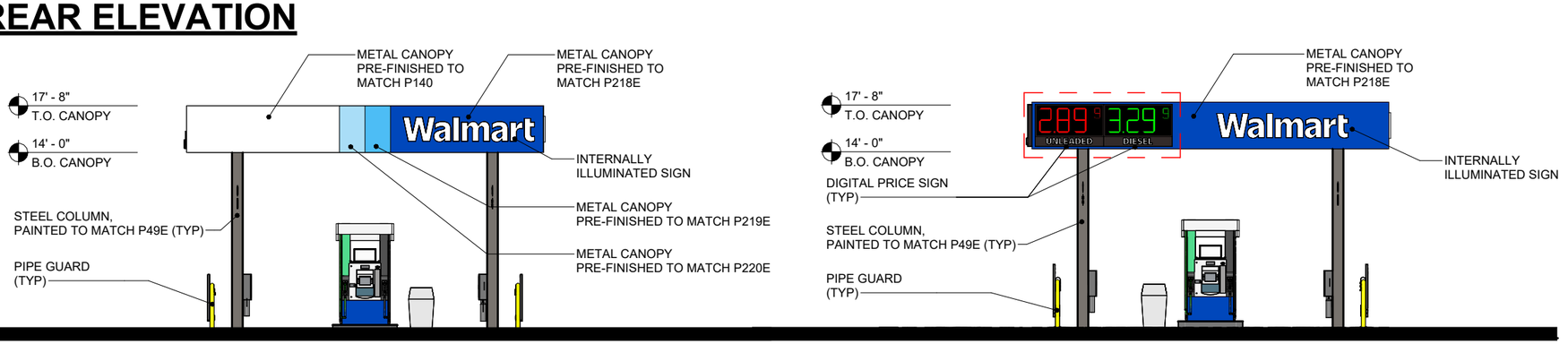
SIGNAGE	QTY	INTERNALLY ILLUMINATED	COLOR	HEIGHT	INDIVIDUAL AREA	TOTAL AREA
Walmart Sign	4	Yes	White	2'-0"	19.54 SF	78.16 SF
Digital Readers	5	N/A	N/A	2'-0"	17.72 SF	88.6 SF
TOTAL FUEL CANOPY SIGNAGE						**166.76 SF**



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

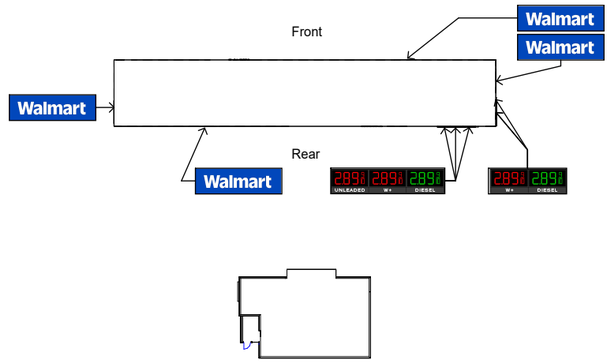


INTERNALLY ILLUMINATED 19.54 SF

SIDE ELEVATION



CANOPY KEY PLAN



Date	Revision #	Description
08/15/2025	N/A	Preliminary BOD for Capital Review
09/16/2025	1	BOD Revision Per SAAM Comments
10/28/2025	2	BOD Revision Per SAAM Comments

9050 N Capital of Texas Hwy, Suite 200 | Austin, TX 78759 | P 512.961.7970 | www.rkk.com

May 6, 2026

Scott Cunningham, PE – District Traffic Operations Engineer
Texas Department of Transportation - Austin District
7901 N. Interstate 35
Austin, TX 78753

RE: Fredericksburg Walmart Fuel Expansion – TIA Review

Dear Mr. Cunningham,

RK&K has completed the review of a Traffic Impact Analysis (TIA) for the Gas Station Expansion for Fredericksburg Walmart Supercenter - Store 1154, located on the northwest corner of US 290 and Friendship Lane in the City of Fredericksburg in Gillespie County, Texas. The TIA was prepared by QUIDDITY, dated April 06, 2026, and assigned to RK&K on April 06, 2026.

Site Information

The Fredericksburg Walmart Fuel Expansion consists of 12 vehicle fueling positions and an additional 111 parking spaces to serve the existing Walmart Supercenter – Store 1154. The development is anticipated to be completed in 2026 and will be constructed without modifications in access to the existing site. The site is expected to generate 136 trips in the AM peak, 171 trips in the PM peak, 146 trips in the Saturday peak hour and 2064 daily trips (unadjusted). Access to the Gas Station Expansion is primarily provided by Friendship Lane off US 290. The intersection of US 290 and Friendship Lane is currently signalized.

Summary of Key Findings

- The TIA proposed three Mitigation Options as listed below.
  - Option 1: Add an additional eastbound (Friendship Lane) left-turn lane
  - Option 2: Restripe to provide a dedicated left-turn lane and shared left/thru/right lane Option 3: Maintaining existing lane assignments with traffic signal timing optimization (60-second cycle)
  - Based on the capacity and queue length analyses, the TIA proposed to adopt Option 3: improving signal timing.
- RK&K reviewed the capacity analysis and concurred that the traffic signal timing optimization may improve the traffic operation effectively. However, the improvement did not clarify how the existing traffic signal coordination would be maintained.
  - Based on the traffic signal timing plan provided in the report, the traffic signal at the intersection of US 290 and Friendship Lane is operating as coordinated actuated. Offsets and offset references were provided for multiple event plans.
  - The TIA did not provide traffic signal timing plans for the upstream and/or downstream traffic signals. It is unclear whether the adjacent signals are operating with the same cycle length as the study signal.
  - It is unclear how the proposed 60-second cycle would impact the network signal coordination operations.
- Other minor technical errors which may not change the findings and conclusions.
  - Multiple peak-hour volumes (as shown in the volume figures in Appendix A) do not sum to the totals after applying trip generation, directional distribution and pass-by reductions.
- The proposed improvements are summarized in **Table 1**.

Table 1 Summary of Proposed Improvements

Location	Proposed Improvements	Category	RK&K Comments
US 290 and Friendship Lane	Existing lane assignments with traffic signal timing optimization (Cycle length reduced to 60 seconds)	Operational	Based on the signal timing plan, the intersection operates with a coordinated actuated traffic signal. It is recommended to identify the upstream and/or downstream coordinated traffic signals and verify if the proposed cycle length would maintain the existing coordination.

Cost and Responsibility

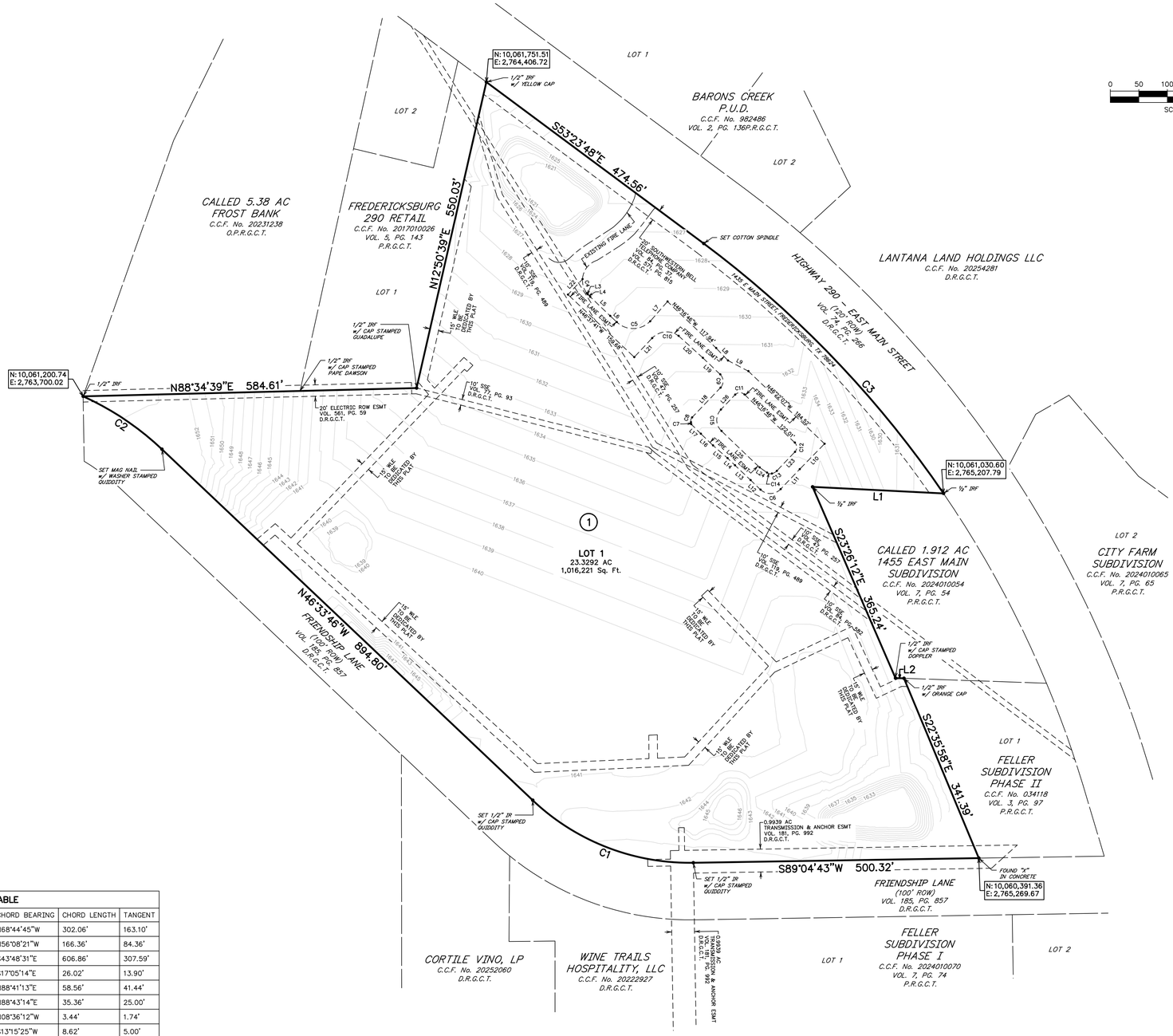
The TIA did not provide a summary of cost and responsibility for the proposed signal timing improvement.

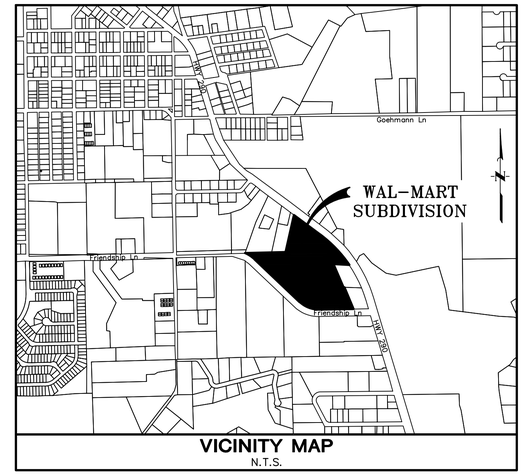
If you have any questions on the above findings, please contact me or Mahmood Shehata.

Sincerely,
Rummel, Klepper & Kahl, LLP

Jia Shichen, PE. PTOE, RSP1

Shichen “Jessica” Jia, PE, PTOE, RSP1
Pro: Project Manager – Traffic Engineering
CC: Mahmood Shehata – Director, Traffic Engineering





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°09'59"W	229.69'
L2	S88°46'19"E	14.84'
L3	S41°13'52"E	2.63'
L4	S44°42'45"E	6.06'
L5	S46°25'29"E	48.30'
L6	S46°40'23"E	15.72'
L7	N41°14'48"E	44.51'
L8	S43°25'07"E	30.06'
L9	S62°27'46"E	40.37'
L10	S44°24'42"W	62.19'
L11	S43°43'14"W	48.45'
L12	N46°16'46"W	24.08'
L13	N46°22'52"W	37.66'
L14	N46°03'58"W	17.99'
L15	N48°48'24"W	34.02'
L16	N46°16'46"W	29.55'
L17	N45°08'46"W	23.67'
L18	N43°43'14"E	72.09'
L19	N46°16'46"W	42.04'
L20	N47°49'50"W	57.36'
L21	S43°23'57"W	45.71'
L22	N43°25'25"E	36.91'
L23	N43°43'14"E	46.09'
L24	S55°16'19"E	15.93'
L25	S46°16'46"E	92.47'
L26	S43°43'14"W	36.09'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	400.00'	44°22'01"	309.74'	N68°44'45"W	302.06'	163.10'
C2	500.00'	19°09'10"	167.14'	N56°08'21"W	166.36'	84.36'
C3	1849.82'	18°52'55"	609.61'	S43°48'31"E	606.86'	307.59'
C4	37.05'	41°07'25"	26.59'	S17°05'14"E	26.02'	13.90'
C5	41.38'	90°04'28"	65.06'	N88°41'13"E	58.56'	41.44'
C6	25.00'	90°00'00"	39.27'	N88°43'14"E	35.36'	25.00'
C7	11.50'	17°12'24"	3.45'	N08°36'12"W	3.44'	1.74'
C8	8.50'	60°55'38"	9.04'	S13°15'25"W	8.62'	5.00'
C9	16.50'	90°00'00"	25.92'	N01°16'46"W	23.34'	16.50'
C10	34.57'	84°32'00"	51.00'	S84°59'26"W	46.50'	31.42'
C11	11.50'	90°00'00"	18.07'	S88°43'14"W	16.27'	11.50'
C12	11.50'	90°00'00"	18.07'	N01°16'46"W	16.27'	11.50'
C13	16.50'	34°42'26"	10.00'	N61°04'27"E	9.84'	5.16'
C14	8.71'	59°54'24"	9.11'	S78°19'28"E	8.70'	5.02'
C15	26.50'	90°00'00"	41.63'	S01°16'46"E	37.48'	26.50'

LEGEND:
AC . . . . . "Acres"
BL. . . . . "Building Line"
ESMT . . . . "Easement"
C.C.F . . . . "County Clerk's File"
D.R.G.C.T. . . "Deed Records, Gillespie County, Texas"
IRF . . . . . "Found iron rod"
No. . . . . "Number"
O.P.R.G.C.T. . . "Official Public Records, Gillespie County, Texas"
P.R.G.C.T. . . . "Plat Records, Gillespie County, Texas"
ROW . . . . . "Right-of-Way"
Sq. Ft. . . . "Square Feet"
SSE . . . . . "Sanitary Sewer Easement"
VOL. __, PG. __ . "Volume and Page"
(1) . . . . . "Block Number"
● . . . . . "Set 1/2-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as per certification"

GENERAL NOTES:

1. Setbacks shall be in accordance with the City's adopted zoning code at the time of permitting.
2. Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements or Right-of-Way shown on the plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them. The City does not have the responsibility to replace or restore pavement, sidewalk, curbing, landscaping, or any other surface feature or improvement that is disturbed as a part of any future construction, reconstruction, maintenance, or inspection of the utility.
3. Current Zoning: PUD – Planned Unit Development.
4. Proposed Use: Commercial.
5. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203), based upon GPS observations.
6. Coordinates shown hereon are surface, based on the Texas Coordinate System of 1983, Central Zone (4203), and may be converted to grid using the scale factor of 0.99988001.

MINOR PLAT OF
WAL-MART SUBDIVISION

A SUBDIVISION OF 23.3292 ACRES OF LAND
OUT OF THE
WILLIAM H. ANDERSON SURVEY NO. 197, A-2
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TEXAS

1 LOT 1 BLOCK

MAY 2026

OWNER
WAL-MART REAL ESTATE BUSINESS TRUST,
a Delaware statutory trust
P.O. BOX 8050 – MS 0555
2914 SE I STREET
BENTONVILLE, ARKANSAS 72712
479-273-4000

PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, TX 78216 • 210.494.5511

Project No. DEV-2026-32-MP

SHEET **1** OF **2**

K:\29705\29705-0010-01 1154 Fredericksburg Subdivision Plat\2 Design Phase\Planning\FREDERICKSBURG PLAT – PLAT.dwg May 22,2026 – 2:32pm mh1

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF GILLESPIE §

We, the undersigned owner of the land shown on this plat within the area described by metes and bounds as follows:

A Metes and Bounds description of a 23.3292 acre tract of land situated in the William H. Anderson Survey Number 197, Abstract Number 2, Gillespie County, Texas; being all of that certain called 23.351 acre tract of land described in instrument to Wal-Mart Real Estate Business Trust recorded in Volume 561, Page 42 of the Deed Records of Gillespie County (DRGC); and being more particularly described as follows:

BEGINNING at a chiseled "X" in concrete found in the northerly line of Friendship Lane (100' wide right-of-way) marking the southwest corner of Lot 1 of Feller Subdivision Phase II, plat of which is recorded in Volume 3, Page 97 of the Plat Records of Gillespie County (PRGC), and marking the southeast corner of herein described tract;

THENCE, with the northerly right-of-way line of said Friendship Lane the following four (4) courses and distances:
1. South 89°04'43" West, 500.32 feet to a 1/2-inch iron rod (with cap stamped "Quiddity") set for a point of curvature;
2. along the arc of a curve to the right having a radius of 400.00 feet, a central angle of 44°22'01", a long chord bearing of North 68°44'45" West, 302.06 feet, and a total arc length of 309.74 feet, to a 1/2-inch iron rod (with cap stamped "Quiddity") set for a point of tangency;
3. North 46°33'46" West, 894.80 feet to a magnetic nail (with washer stamped "Quiddity") set for a point of curvature;
4. along the arc of a tangent curve to the left having a radius of 500.00 feet, a central angle of 19°09'10", a long chord bearing of North 56°08'21" West, 166.36 feet, and a total arc length of 167.14 feet, to a 1/2-inch iron rod found marking the southwest corner of that certain called 5.38 acre tract of land described in instrument to Frost Bank recorded in Document Number 20231238 DRGC, and marking the northwest corner of herein described tract;

THENCE, North 88°34'39" East, 584.61 feet to a 1/2-inch iron rod (with cap stamped "Guadalupe") found marking the southeast corner of Lot 1 of Fredericksburg 290 Retail Subdivision, plat of which is recorded in Volume 5, Page 143 PRGC,

THENCE, North 12°50'39" East, 550.03 feet to a 1/2-inch iron rod (with yellow cap) found in the southwesterly line of Highway 290 – E. Main Street (120' wide right-of-way) and marking the northeast corner of Lot 1 of said Fredericksburg 290 Retail Subdivision;

THENCE, with the southwesterly right-of-way line of Highway 290 – E. Main Street the following two (2) courses and distances:
1. South 53°23'48" East, 474.56 feet to a cotton spindle set for a point of curvature;
2. along the arc of a curve to the right having a radius of 1849.82 feet, a central angle of 18°52'55", a long chord bearing of South 43°48'31" East, 606.86 feet, and a total arc length of 609.61 feet, to a 1/2-inch iron rod found marking the northeast corner of that certain called 1.912 acre Lot of 1455 East Main Subdivision, plat of which is recorded in Volume 7, Page 54 PRGC;

THENCE, with the boundary of said 1455 East Main Subdivision the following three (3) courses and distances:
1. North 87°09'59" West, 229.69 feet to a 1/2-inch iron rod found for corner;
2. South 23°26'12" East, 365.24 feet to a 1/2-inch iron rod (with cap stamped "Doppler") found for corner;
3. South 88°46'19" East, 14.84 feet to a 1/2-inch iron rod (with orange cap) found marking the northwest corner of Lot 1 of aforesaid Feller Subdivision Phase II;

THENCE, South 22°35'58" East, 341.39 feet to the POINT OF BEGINNING, containing 23.3292 acres of land in Gillespie County, Texas filed under Job No. 29705-0002-01 in the office of Quiddity, San Antonio, Texas.

and designated herein as the Wal-Mart Subdivision to the City of Fredericksburg, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

By: _____

Name: _____

Title: _____

Date: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority. on this day personally appeared _____, _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 202_.

_____
Notary Public in and for the State of

_____
Print Name

My commission expires: _____

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that they shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that they shall maintain the fire lane in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire land on the ground in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

By: _____

Name: _____

Title: _____

Date: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §

COUNTY OF _____ §

I, the undersigned, a Registered Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

_____
Troy A. Trabaugh
Registered Professional Land Surveyor No. 6241

_____
Date

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority. on this day personally appeared Troy A, Trabaugh, Registered Professional Land Surveyor, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 202_.

_____
Notary Public in and for the State of Texas

_____
Print Name

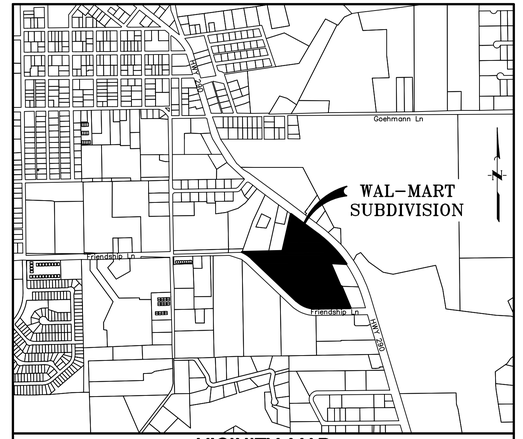
My commission expires: _____

CERTIFICATE OF RECORDATION

Filed for record at _____ o'clock ____M. this _____ day of _____, 20____, A.D., in Instrument No. _____ of the Plat Records of Gillespie County, Texas.

_____
Deputy

_____
County Clerk
Gillespie County, Texas



VICINITY MAP
N.T.S.

MINOR PLAT OF
WAL-MART SUBDIVISION

A SUBDIVISION OF 23.3292 ACRES OF LAND OUT OF THE WILLIAM H. ANDERSON SURVEY NO. 197, A-2 CITY OF FREDERICKSBURG GILLESPIE COUNTY, TEXAS

1 LOT 1 BLOCK

MAY 2026

OWNER
WAL-MART REAL ESTATE BUSINESS TRUST,
a Delaware statutory trust
P.O. BOX 8050 – MS 0555
2914 SE I STREET
BENTONVILLE, ARKANSAS 72712
479-273-4000

PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, TX 78216 • 210.494.5511

Project No. DEV-2026-32-MP

K:\29705\29705-0010-01 1154 Fredericksburg Subdivision Plat\2 Design Phase\Planning\FREDERICKSBURG PLAT – PLAT.dwg May 22,2026 – 10:34am mh1

May 15, 2026

Kelsey Kreher
HFA
Kelsey.Kreher@hfa-ae.com

RE: Dev-2026-32-MP, Review Comments for the Minor Plat of 1435 E Main Street, Fredericksburg Texas 78624

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat by **Friday, May 22, 2026.**

Plans will not be reviewed or considered without a response sheet.

Planning Department Comments:

1. Change name to Minor Plat of Wal-Mart Subdivision
2. Add Project No. DEV-2026-32-MP
3. Change Signature block from P&Z Chair to Cliff Cross, Director of Development Services
4. Include address of the property at the front of the lot

Engineering comments:

1. Please show easements for water main

Please feel free to contact me with any comments or questions, and I will be happy to assist you.

J Musgrove

Jan Musgrove, Planner I

ORDINANCE NO. 14-010

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG AND CHANGING THE ZONING CLASSIFICATION OF 23.351 ACRES OF LAND BEING ALL THAT CERTAIN TRACT OF LAND LOCATED IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS, ET UX TO LORENCE WAYNE FELLER, STEPHEN KARL FELLER, JAMES PATRICK FELLER AND JUDY KAY FELLER, DATED DECEMBER 20, 1974, RECORDED IN VOLUME 111 ON PAGE 746 IN THE GILLESPIE COUNTY DEED RECORDS, CITY OF FREDERICKSBURG, TEXAS, FROM C-2 COMMERCIAL TO PUD PLANNED UNIT DEVELOPMENT

WHEREAS, an Application for Rezoning has been submitted by the owner of the property described as 23.351 acres of land, more or less being located in the William H. Anderson survey No. 197, Abstract No. 2, Gillespie County, City of Fredericksburg according the map or plat thereof which is found of record in Volume 111, Pages 746, Gillespie County Deed Records, Texas (being more particularly described by metes and bounds on Exhibit "A", attached hereto and made a part hereof) to change the present zoning classification, which is Commercial Zoning (C-2) to Planned Unit Development (PUD); and

WHEREAS, the public hearings, before the Planning and Zoning Commission and the City Council of the City of Fredericksburg as required by Section 2.240 of the City of Fredericksburg Zoning Ordinance have been duly noticed and held regarding such application, and

WHEREAS, the Planning and Zoning Commission has determined that such zoning change is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the rezoning be enacted, and

WHEREAS, the City Council has specifically found, following public hearing, that such changes are consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg, and

WHEREAS, there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning request, or of the area of the property immediately adjoining the same and extending 200 feet (200') therefrom.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT:

Section 1. The zoning ordinance of the City of Fredericksburg is hereby partially amended.

Section 2. That the zoning classification of 23.351 acre(s) of land situated in the City of Fredericksburg, Gillespie County, Texas being all of Tract, the City of Fredericksburg, according to the map or plat thereof which is found of the record in Volume 111, Pages 746 of the Plat Records of Gillespie County, Texas, (being more particularly described by metes and bounds on Exhibit "A", attached hereto and made a part hereof) be and is hereby changed to PUD Planned Unit Development. The PUD zoning shall be subject to the plat containing site plan, plat notes and elevations which shall become a part of the zoning ordinance law applicable to the property, violation of which shall constitute a violaton of the zoning ordinance of the City of Fredericksburg.

Section 3. That this ordinance shall take effect from and after the date of its passage.

PASSED AND APPROVED this the ~~28~~ 21st day of June, 2004.

TIMOTHY M. CRENWELGE, Mayor

City of Fredericksburg, Texas

ATTEST:

SHELLY BRITTON, City Secretary

APPROVED AS TO FORM:

PAT MCGOWAN, City Attorney

WAL-MART SUBDIVISION
PHASE ONE

PERMITTED SIGNS
Wal-Mart Supercenter #1154
Planned Unit Development

WAL-MART BUILDING

The following sign(s) shall be permitted for the Wal-Mart building:

1. Wall signage – Individual letter signs shall be permitted on the façade or walls of the building. Such letters may be painted or may be raised, internally lit. Allowable signage shall be in accordance with signage approved and as shown on the attached Building Elevation Plan.

2. Projecting signage – No projecting signs shall be permitted.

3. Monument signage – Monument signs shall be permitted at locations shown on the site plan. Monument signs shall be restricted to a maximum total signage area not to exceed fifty (50) square feet. Height of monument signs shall not exceed five (5') feet above ground and the lowest point of the sign face shall not exceed twenty four (24) inches above the ground.

4. Other signs permitted – All signs exempted from regulation as provided in Section 3.1007, A through F of the City of Fredericksburg Sign Ordinance.

5. Signs expressly forbidden in Section 3.1006 of the City of Fredericksburg Sign Ordinance shall not be permitted.

GASOLINE SALES TRACTS

The following sign(s) shall be permitted for the tract(s) allowing gasoline sales:

1. Monument signage – Monument signs shall be permitted at locations shown on the site plan. Monument signs shall be restricted to a maximum total signage area not to exceed fifty (50) square feet. Height of monument signs shall not exceed five (5') feet above ground and the lowest point of the sign face shall not exceed twenty four (24) inches above the ground.

2. Gasoline pricing signs on overhead canopies shall not be permitted.

3. Projecting signage – No projecting signs shall be permitted.

4. Wall signage – Individual letter signs shall be permitted on the façade or walls of the building. Such letters may be painted or may be raised, internally lit.

5. Other signs permitted – All signs exempted from regulation as provided in Section 3.1007, A through F of the City of Fredericksburg Sign Ordinance.

6. Signs expressly forbidden in Section 3.1006 of the City of Fredericksburg Sign Ordinance shall not be permitted.

WAL-MART SUBDIVISION
PHASE ONE

NOTES TO SITE PLAN
Wal-Mart Supercenter #1154
Planned Unit Development

1. No building shall be erected at any location in the PUD other than the buildings and locations shown on the site plan.

2. Access from the PUD onto US Highway 290 and Friendship Lane shall be at the locations and widths shown on the site plan.

3. Trees shown to be saved on the site plan shall not be removed without the prior written approval of the city of Fredericksburg.

4. Metal clad exterior walls shall not be allowed within the PUD with the exception of metal facades or canopies.

5. Fire hydrants shall meet N.F.P.A. requirements.

6. No use shall be allowed within the PUD other than those shown on the site plan or on the attachment entitled Permitted Uses without the prior written approval of the City of Fredericksburg.

7. Drive through facilities (other than those shown on the site plan) associated with any permitted use shall require a Conditional Use Permit for site plan review and approval.

8. Building heights shall not exceed 35 feet above finished floor slab.

9. A sight bearing screen fence to a height of six (6) feet above the adjacent finished grade shall be erected and maintained at the location shown on the site plan. Such screen shall be erected on or before six (6) months after the issuance of a building permit for construction on the "Wal-Mart Tract".

10. Fire lanes shown on the site plan shall be marked on the ground and kept clear at all times so that fire fighting equipment and personnel may enter the premises.

11. All utility lines within the PUD site shall be installed underground, except designated to be installed above ground by the appropriate utility companies.

12. Parking spaces shall be provided and striped as shown on the site plan.

13. All city codes, ordinances and regulations shall apply to the PUD except as expressly provided to the contrary as shown on the site plan or in these and other notes to the site plan.

14. Off site turn lane improvements along US Highway 290 shall be provided to accommodate traffic to the PUD. All improvements shall be in accordance with State and City officials.

15. All grounds within the PUD shall be maintained as to the collection of trash, debris and litter.

16. All landscaped areas shall provide curbing or other protection from vehicular encroachment.

17. The owners, tenants, and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this PUD. All landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse, debris and weeds. All landscaped areas shall be provided with underground sprinkler systems.

18. All businesses shall provide suitable trash and refuse storage areas which are designed and constructed to prevent direct view from the street or parking lot and to prevent refuse from being displaced or stored about the site or onto public right-of-way and to permit safe, easy removal of refuse by truck or hand.

19. Landscaping provided in the PUD shall meet the minimum requirements as to size and species as outlined in the City of Fredericksburg Zoning Ordinance unless otherwise noted on the site plan. In this respect, the City has reviewed the PUD site plan and the analysis of landscaping provided and found the plan to meet city requirements.

20. The shopping center retail building(s) shall conform to Wal-Mart mandates with regard to the architecture and materials of the façade. The facade(s) of all other building(s) shall be subject to a Conditional Use Permit review by the City of Fredericksburg.

21. Signs shall be allowed in the PUD as specified in the attachment entitled "Permitted Signs".

22. All "right-of-way" landscaping for the PUD shall be installed simultaneously with the first building permit issued for the PUD.

23. The site shall be developed in accordance with the approved site plan and PUD notes.

24. Wall Signage shall be in accordance with the Building Elevation Plan.

25. The fencing around the detention ponds shall match the screening fence along Friendship Lane, including masonry columns at a maximum spacing of 75'.

26. No exterior lighting (poles or wall mounted) shall produce a glare, or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property.

27. The fueling station shall match the color scheme and materials of the main building, and no pricing shall be allowed on the canopy.

28. Roof top equipment shall be painted the same color as the roof.

29. The exterior of the building shall be constructed in accordance with the approved building elevations, including the following colors:

    a. Exterior Face: Sherman Williams, SW 2018 "Pink Beige"
    b. Exterior Face: Sherwin Williams, SW 1455 "Formal Garden"
    c. Exterior Face: Sherwin Williams, SW 2014 "Cranberra"
    d. Metal Roof: Berridge Forest Green
    e. Limestone: Cedar Hill Cream

    Colors to the building shall not be changed or altered without amendments to the PUD and City Council Approval.

WAL-MART SUBDIVISION
PHASE ONE

PERMITTED USES
Wal-Mart Supercenter #1154
Planned Unit Development

RETAIL

Bakery
Bank or Savings Institution
Barber Shop
Beauty Parlor
Bicycle Shop
Delicatessen
Dry Cleaning
Flower Shop
Art Gallery or Studio
Restaurant
Ice Cream Store
Shoe Store
Appliance Repair
Jewelry Store
Grocery Store
Drug Store or Pharmacy
Department Store
Junior Department Store
Discount Department Store
Men's Ready to Wear
Women's Ready to Wear
Children's Store
General Retail Sales
Liquor Sales
Hardware
Lawn Care Products

SERVICE AND MISCELLANEOUS

Church
Tennis or Racquet Club
Pet Shop
Fast Food Restaurant
Photo Processing
Indoor Entertainment
Automobile Parts Store
Indoor Sports and Recreation
Service Station
Shopping Center
Movie Theatre
Bowling Alley
Print Shop
Laundromat
Personal Improvement Services
Personal Services
Business Support Services
Business Trade School
Automotive Service
Car Wash

OFFICE - BUSINESS

Professional Offices
Medical / Clinic
Administrative / Business Office
Consumer Convenience Services

EXHIBIT "A"
Page 1 of 2

Legal Description
23.351 Acres

State of Texas
City of Fredericksburg
County of Gillespie

All that certain tract or parcel of land located in the William H. Anderson Survey No. 197, Abstract No. 2, Gillespie County, Texas, being part of a called 63.52 acre tract, described in a Gift Deed from Lorence Feller, et ux to Lorence Wayne Feller, Stephen Karl Feller, James Patrick Feller and Judy Kay Feller, dated December 20, 1974, recorded in Volume 111 on Page 746 in the Gillespie County Deed Records and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (found) for the southwest corner of Lot 1 of Feller Subdivision – Phase II, Feller Friendship Lane Subdivision as shown by plat recorded in Volume 3, Page 97 in the Plat Records of Gillespie County, Texas, same being in the north right of way line of Friendship Lane (100' wide right of way) as described in Volume 185 on Page 857 in said Deed Records, and being South 89 deg. 48 min. 00 sec. West 220.02 feet from a "X" scribe in concrete (found) at the intersection of said right of way line and the west right of way line of U. S. Highway No. 290 for the southeast corner of said lot 1;

THENCE South 89 deg. 48 min. 00 sec. West with the north right of way line of Friendship Lane, a distance of 500.20 feet to a 1/2 inch iron rod (found) for corner and being the beginning of a curve to the right;

THENCE continuing with said north right of way line and along said curve to the right, having a Delta of 44 deg. 22 min. 00 sec., a Radius of 400.00 feet, a Chord which bears North 68 deg. 01 min. 00 sec. West – 302.06 feet and an Arc Length of 309.74 feet to a rail road spike (found) at the end of said curve;

THENCE North 45 deg. 50 min. 00 sec. West continuing with said north right of way line, a distance of 894.80 feet to a 1/2 inch iron rod (found) for corner and being the beginning of a curve to the left;

THENCE continuing with said north right of way line and along said curve to the left, having a Delta of 19 deg. 09 min. 09 sec., a Radius of 500.00 feet, a Chord which bears North 55 deg. 24 min. 35 sec. West – 166.36 feet and an Arc Length of 167.14 feet to a 1/2 inch iron rod (found) for corner in same for the westernmost northwest corner of the aforementioned 63.52 acre tract;

THENCE North 89 deg. 15 min. 20 sec. East with the westernmost north line of said 63.52 acre tract, a distance of 584.86 feet to a gear in top of a concrete fence post (found) for an interior angle corner in same;

THENCE North 13 deg. 32 min. 00 sec. East with the northernmost west line of said 63.52 acre tract, a distance of 551.66 feet to a point for corner in a power pole for the north corner of same and being in the southwest right of way line of said U. S. Highway No. 290, from which a 1/2 inch iron rod (found) bears South 13 deg. 32 min. 00 sec. West – 1.7 feet;

THENCE South 52 deg. 30 min. 00 sec. East with a northeast line of said 63.52 acre tract and with said right of way line of U. S. Highway No. 290, a distance of 475.47 feet, to a 5/8 inch iron rod (set) for corner in same and being the beginning of a curve to the right;

THENCE continuing with said northeast line and said right of way line and along said curve to the right, having a Delta of 18 deg. 52 min. 55 sec., a Radius of 1849.82 feet, a Chord which bears South 43 deg. 03 min. 33 sec. East – 606.86 feet and an Arc Length of 609.61 feet to a 5/8 inch iron rod (set) for corner in same, and being the northeast corner of a called 1.59 acre tract (Tract 1) as described in Volume 141 on Page 16 in said Deed Records:

THENCE North 86 deg. 25 min. 00 sec. West with an eastern south line of said 63.52 acre tract and the north line of said 1.59 acre tract, a distance of 229.69 feet to a 2 inch metal fence corner post (found) for an interior ell corner of the 63.52 acre tract and northwest corner of the 1.59 acre tract;

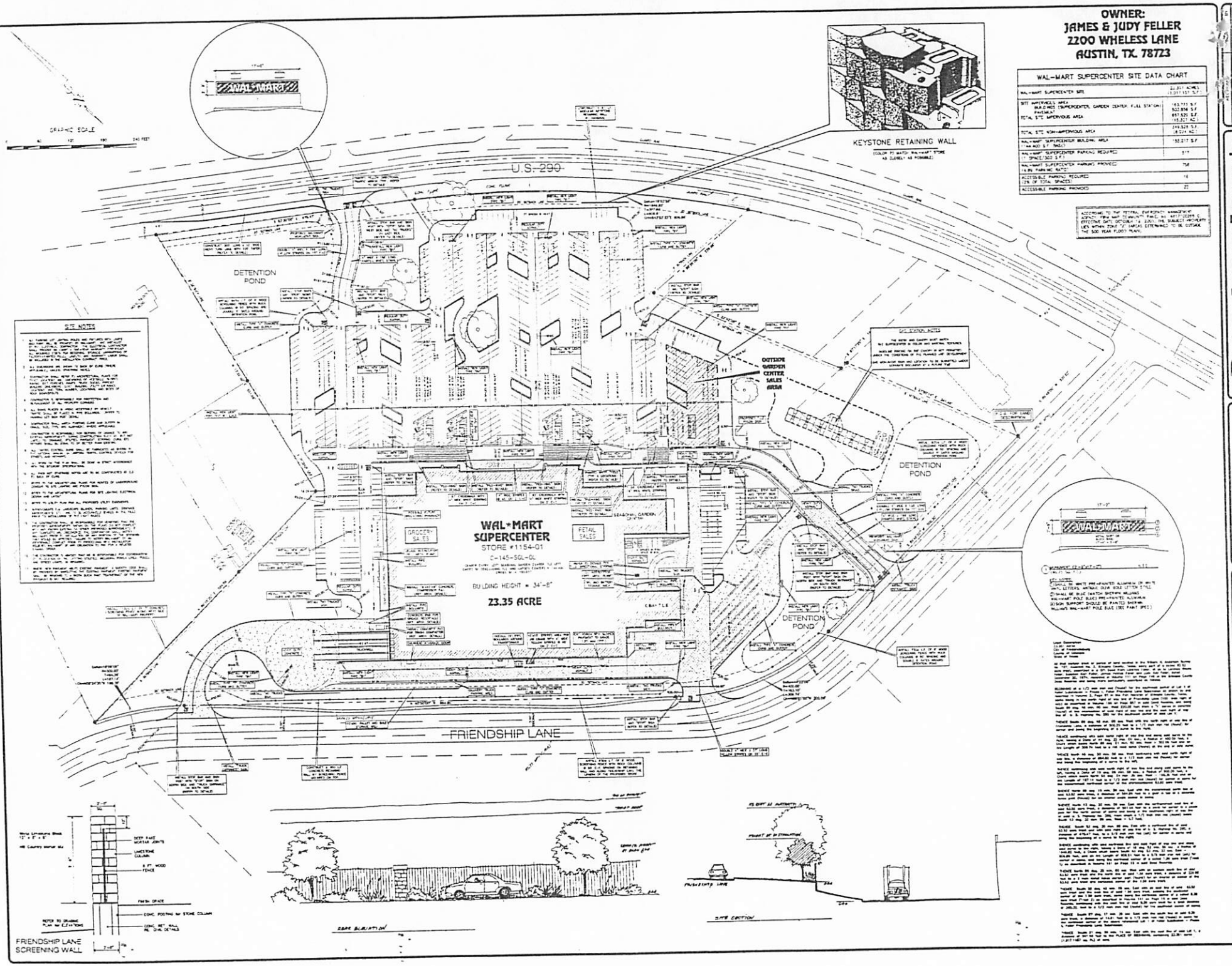
THENCE South 22 deg. 42 min. 08 sec. East with an east line of said 63.52 acre tract and the west line of said 1.59 acre tract, passing the southwest corner of the 1.59 acre tract, same being the northwest corner of a called 0.30 acre tract (Tract 2) as described in Volume 141 on Page 16 in said Deed Records, continuing with the west line of said 0.30 acre tract for a total distance of 365.32, feet to a 1/2 inch iron rod (found) for the southwest corner of same;

THENCE South 87 deg. 17 min. 25 sec. East with the south line of said 0.30 acre tract, a distance of 14.91 feet to a 1/2 inch iron rod (found) in same for the northwest corner of the above referenced Lot 1 of Feller Subdivision – Phase II, Feller Friendship Lane Subdivision;

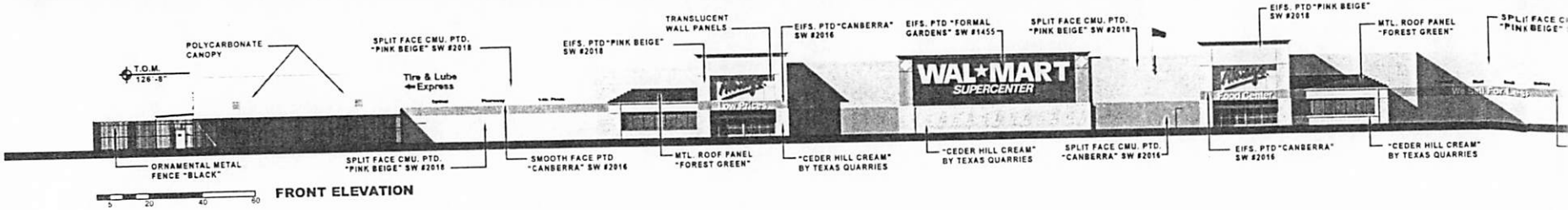
THENCE South 21 deg. 50 min. 14 sec. East with the west line of said Lot 1, a distance of 341.46 feet to the **PLACE OF BEGINNING**, containing 23.351 acres (1,017,157 sq. ft.) of land.

Joe W Clark 02/18/2004
Joe W. Clark Date
Registered Professional Land Surveyor No. 4366

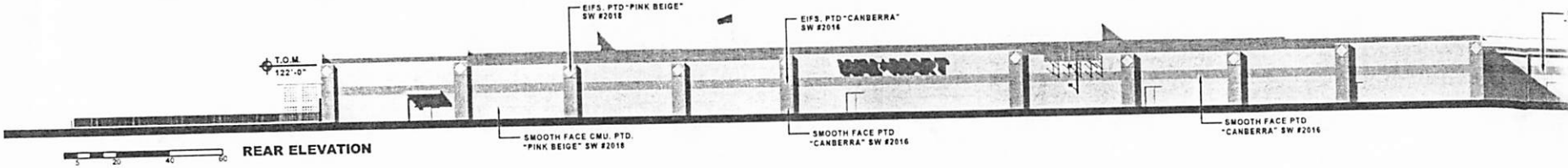



OWNER:
JAMES & JUDY FELLER
2200 WHELESS LANE
AUSTIN, TX. 78723
WAL-MART SUPERCENTER SITE DATA CHART
KEYSTONE RETAINING WALL
U.S. 290
DETENTION POND
DETENTION POND
DETENTION POND
WAL*MART SUPERCENTER
STORE #1154-01
C-145-SOL-01
BUILDING HEIGHT = 34'-8"
23.35 ACRE
OUTSIDE GARDEN CENTER SALES AREA
GROCERY SALES
PETAIL SALES
SEASONAL GARDEN CENTER
FRIENDSHIP LANE
SITE NOTES
FRIENDSHIP LANE SCREENING WALL
ADAMS CONSULTING ENGINEERS, INC.
CIVIL / ENVIRONMENTAL ENGINEERS • SURVEYORS
WAL-MART SUPERCENTER
STORE NO. 1154-01



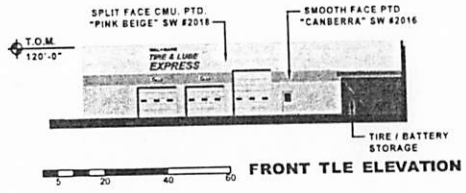


FRONT ELEVATION

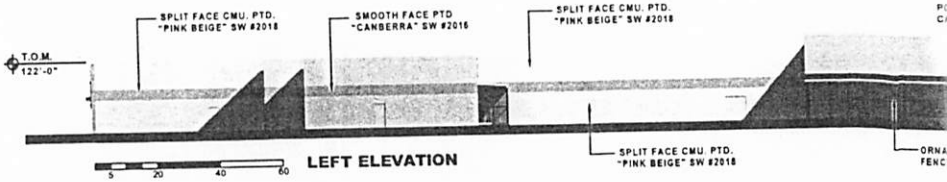


REAR ELEVATION

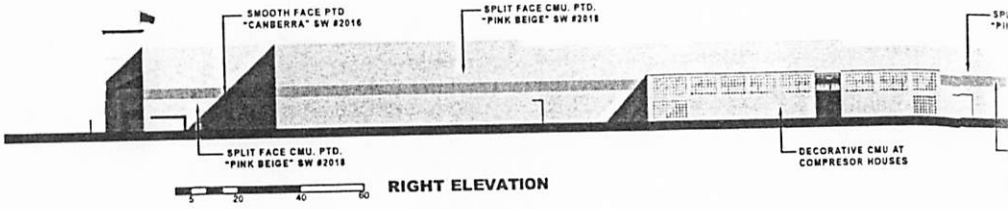
FRONT SIGNAGE	HEIGHT	AREA
1. WAL*MART(1)	7'-0"	389.10 SF
2. SUPERCENTER(1)	3'-11"	87.88 SF
3. Always(2)	8'-6"	291.28 SF
4. Food Center(1)	2'-6"	50.42 SF
5. Low Prices(1)	2'-6"	44.38 SF
6. Produce(1)	1'-6"	11.88 SF
7. Meat(1)	1'-6"	6.84 SF
8. Deli(1)	1'-6"	5.30 SF
9. Bakery(1)	1'-6"	10.25 SF
10. Optical(1)	1'-6"	10.26 SF
11. Pharmacy(1)	1'-6"	14.56 SF
12. 1-Hour Photo(1)	1'-6"	16.50 SF
13. We Sell For Less(1)	2'-6"	68.23 SF
14. Tire & Lube(1)	2'-6"	47.71 SF
15. Express ==>(1)	2'-6"	45.77 SF
TOTAL FRONT		1100.36 SF
AUTO CENTER SIGNAGE		
16. WAL*MART	1'-3"	11.15 SF
TIRE & LUBE	1'-8"	26.25 SF
EXPRESS	2'-6"	39.71 SF
17. Tires(4)	1'-0"	13.04 SF
TOTAL AUTO CENTER		90.15 SF
REAR SIGNAGE		
18. WAL*MART	5'-0"	190.00 SF
TOTAL BUILDING SIGNAGE		1,380.41 SF



FRONT TLE ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

LAW/KINGDON, INC.
Architects • Engineers • Planners

REPRESENTATION ONLY
NOT FOR CONSTRUCTION

Building images shown are a representation of the design intent and may not reflect any subtle variations in color, material or construction that may occur due to local material differences and final design detailing.

WAL★MART SUPERCENTER

Fred
#1154-01

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: June 3, 2026 **SECTION:** PUBLIC HEARING **ITEM:** B.

CAPTION: **Request Z-2610:** By County Express Food Mart to Consider the Following:
A. A Conditional Use Permit (CUP), Per **Sec. 3.200** and **Sec. 6.110** for property located at 816 N. Milam Street to construct a 450 square foot addition and add 3 fuel islands to an existing legal nonconforming convenience store.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the CUP

SUMMARY:

A Site Plan, Conditional Use Permit (CUP) and Entry Corridor application has been submitted to accommodate the proposed renovation, addition and construction of 3 fuel islands to the existing legal nonconforming Convenience Store at 816 N. Milam Street. The operation of the existing Convenience Store has been identified as a legal non-conforming use and requires the issuance of a Conditional Use permit to expand upon the current business operation.

The proposed development would include a 450 sq ft addition to the existing 1,800 square foot renovated convenience store. The total final project will result in a newly renovated convenience store totaling approximately 2,250 square feet that will also include 3 fuel islands located at the front of the lot. The newly renovated site proposes to be served by 12 onsite parking spaces, which will result in an increase of 6 onsite parking spaces to serve the site.

BACKGROUND:

Site Area: Approximately .37 Acres OR 16,828 sq ft

Zoning: C1, Neighborhood Commercial **Sec. 3.200**, Entry Corridor **Sec. 3.600**

Building Coverage: 13% (2,250 sq ft) Proposed / 11% Existing (50% Maximum) **Sec. 3.200**

Impervious Coverage: 85% Proposed / 65% Existing (70% Maximum) **Sec. 3.200**

Heights: Approx. 18 Ft. (3 Stories / 38 Ft Maximum) **Sec. 3.200**

Sidewalk: A sidewalk will need to be constructed in accordance to Engineering comments provided.

Access: The access ingress and egress points would be via Milam Street and approved by TxDOT prior to permitting.

Parking: 1 parking space per 300 sq ft is required for the 2,250 square foot Convenience Store area plus one per pump requiring a total of 11 onsite parking spaces to serve the interior sales area. In evaluating the proposed development, the applicant has identified 12 onsite parking spaces in addition to the 6 loading spaces for the fuel islands.

Landscape and Screening: Plans are required per **Sec. 7.920** and should include One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is not required per **Sec. 7.940**, however, screening of the dumpster is required per **Sec. 7.980**.

Refuse: A dumpster with approved screening will need to be verified. **Sec. 7.940**

Public Hearing Notices: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft of the subject property. As of 05/27/2026 no responses have been received

Staff has reviewed the renderings and provided the application feedback regarding the design on May 26, 2026. Please see Staffs review of the proposed design.

Entry Corridor Design Guidelines and Standards Review Comments

1. Provide color palette of proposed exterior walls

Planning Review Comments

1. Label the location and dimensions of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements on the site plan
2. Provide the proposed exterior lighting, including fixture type.
3. Provide the exact location, size, and species of existing trees on site, square footage of existing and propose landscape areas
4. Update the zoning summary to include percentages of impervious coverage and building coverage.
5. In the C-1 zoning district, you are only permitted one wall sign not to exceed 50 square feet.
6. Please provide exact dimensions of proposed signage.

Engineering Review Comments

1. Need to show existing utilities and connections and show if anything is changing
2. Need to construct curbing and sidewalks on N Milam St
3. Coordinate with TxDOT on the access off N Milam St (RR 965)? Right now, it's open and I'd imagine they would want some sort of controlled access/improved driveway. Need to provide TxDOT approval of their proposed frontage improvements and access.

Sec. 5.460 - Review and evaluation criteria for Conditional Use Permits. Contains 13 items that must be considered when reviewing a Conditional Use Permit. Of these 13 items, Staff found that the applicant has met or responded to all requirements.

1. Conformance with applicable regulations and standards established by the Zoning Regulations.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.
3. Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.
4. Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.

5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.
6. Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
7. Location, lighting, and type of signs; the relation of signs to traffic control and the adverse effect of signs on adjacent properties.
8. Adequacy and convenience of off-street parking and loading facilities.
9. Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.
10. Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.
11. Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.
12. Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
13. Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Sec. 5.471 - Conditions — The Planning and Zoning Commission, in considering and determining its recommendation on any request for a Conditional Use Permit, may require from the applicant's plans, information, operation data, and expert evaluation concerning the location, function and characteristics of any buildings or uses proposed. The Commission may recommend reasonable conditions which will ensure the intent and purposes of the Zoning Regulations and avoid the creation or detrimental effects upon abutting properties which may include, but not limited to, the following:

Duration of Use	Time Period in which the proposed use shall be developed or constructed	Fences, hedges and walls
Surfacing of parking areas	Regulation of noise, vibration, odors, etc	Regulation of use or uses
Special yards, spaces and buffers	Requiring street, service road or alley dedications and improvements or appropriate bonds	Regulation of locations of vehicular ingress and egress

Including such other conditions that will make possible that the development occurs in an orderly and efficient manner, and in conformity with the intent and purposes of applicable ordinances.

STAFF RECOMMENDATION: The application was reviewed for conformity with all applicable regulations, including **Sec. 7.131**, **Sec. 5.460**, **Sec. 3.200** and review by the Development Review Committee (DRC), Staff has the following recommendations:

Staff recommends approval of the Site Plan, Conditional Use Permit and Entry Corridor application conditioned upon the following:

- Addressing Planning, Entry Corridor and Engineering Comments identified within the May 26, 2026 DRC Review Comments.

ATTACHMENTS:

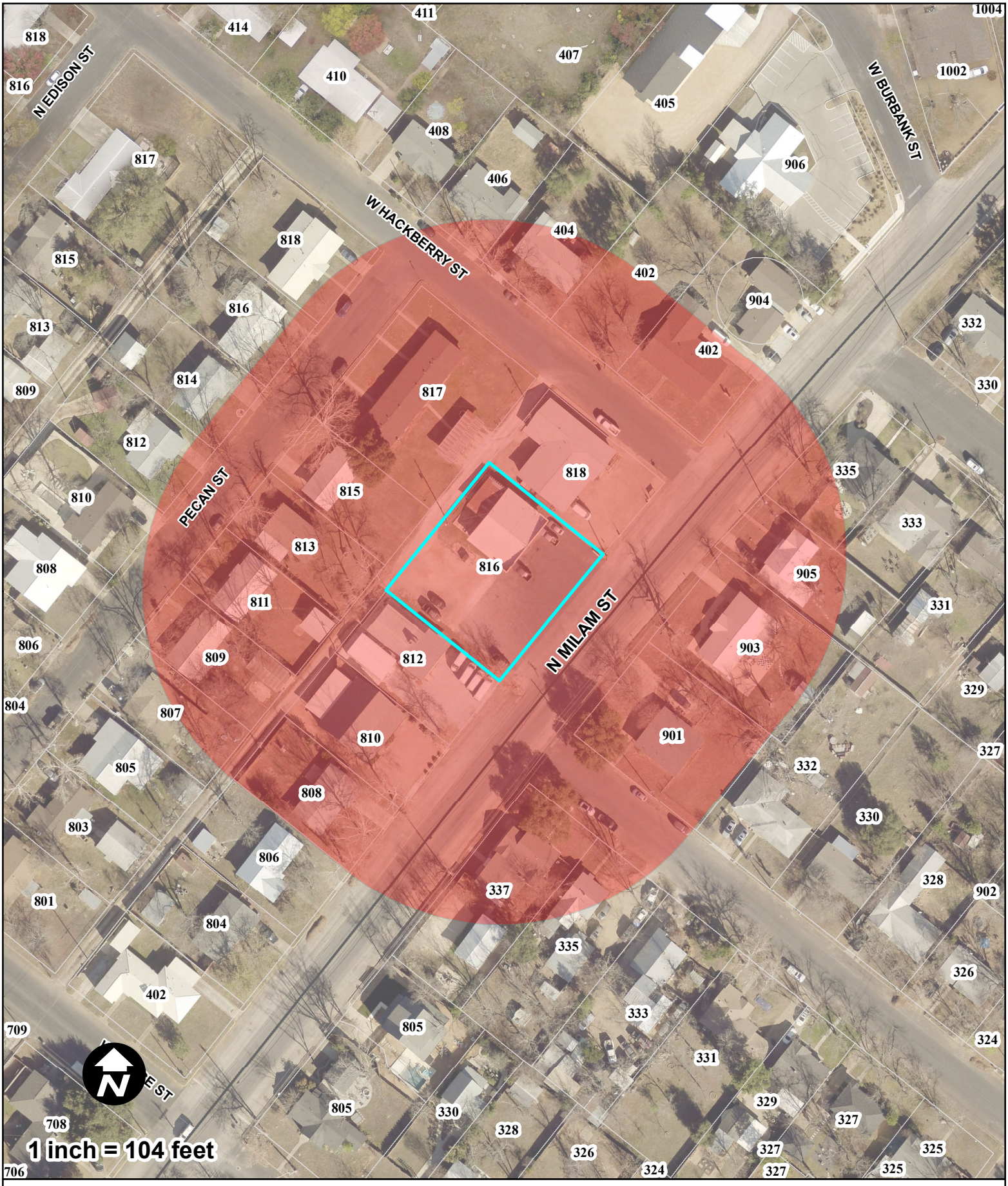
1. 816 N Milam Notification Map
2. 816 N Milam Land Use
3. 816 N Milam Place Type
4. 816 N Milam Zoning
5. DEV-2026-30-country express boundary survey
6. DEV-2026-30-sunset village new plans
7. DEV-2026-30-CUP-Dev-2026-27-SP EC _ Combined Review Comments
8. DEV-2026-30-sunset village plans
9. DEV-2026-30-current site plan

APPROVAL/REVIEW:



Date: May 27, 2026

Cliff Cross, Director of Development Services

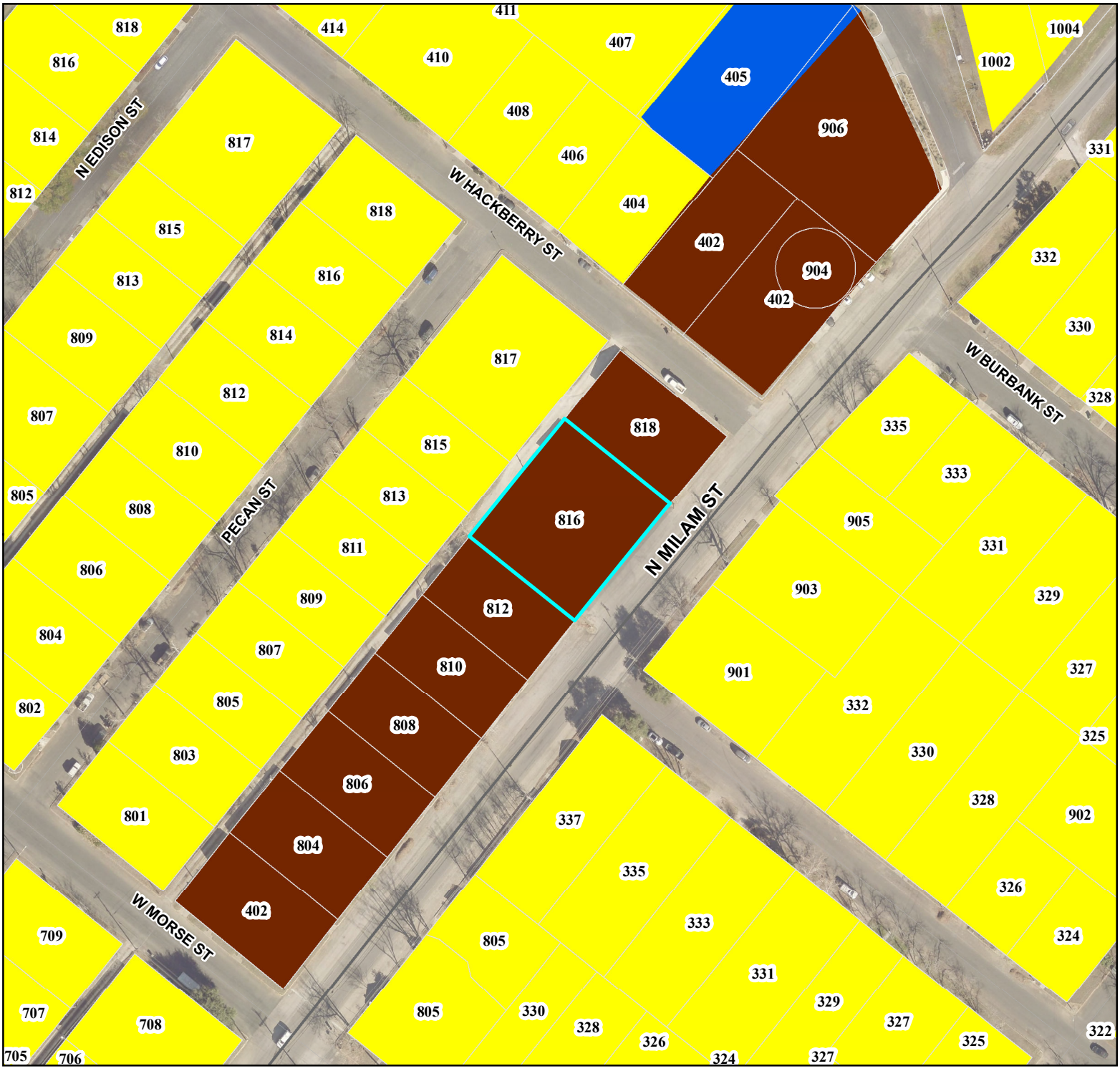


City of Fredericksburg
Z-2610 - 816 N. Milam Street

LEGEND

200' Notification Buffer

GCAD Parcels



LEGEND

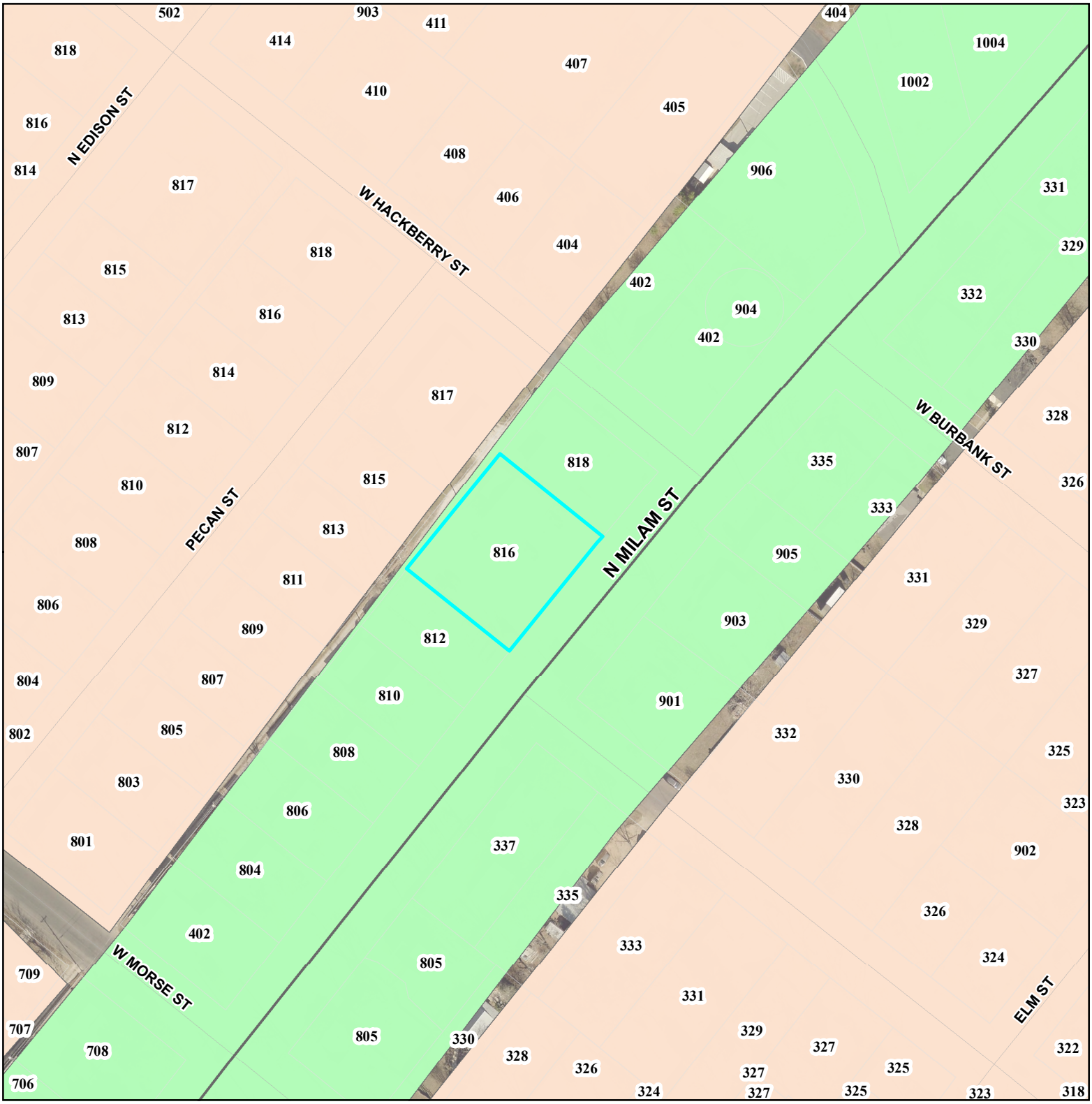
- GCAD Parcels

Landuse

LANDUSE

- Downtown Central Business District
- Uptown Central Business District
- Commercial Center
- Commercial
- Employment Center
- FUTURE ROW
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Parks & Open Space
- Public / Semi-Public
- Rural

City of Fredericksburg
Z-2610 - 816 N. Milam Street



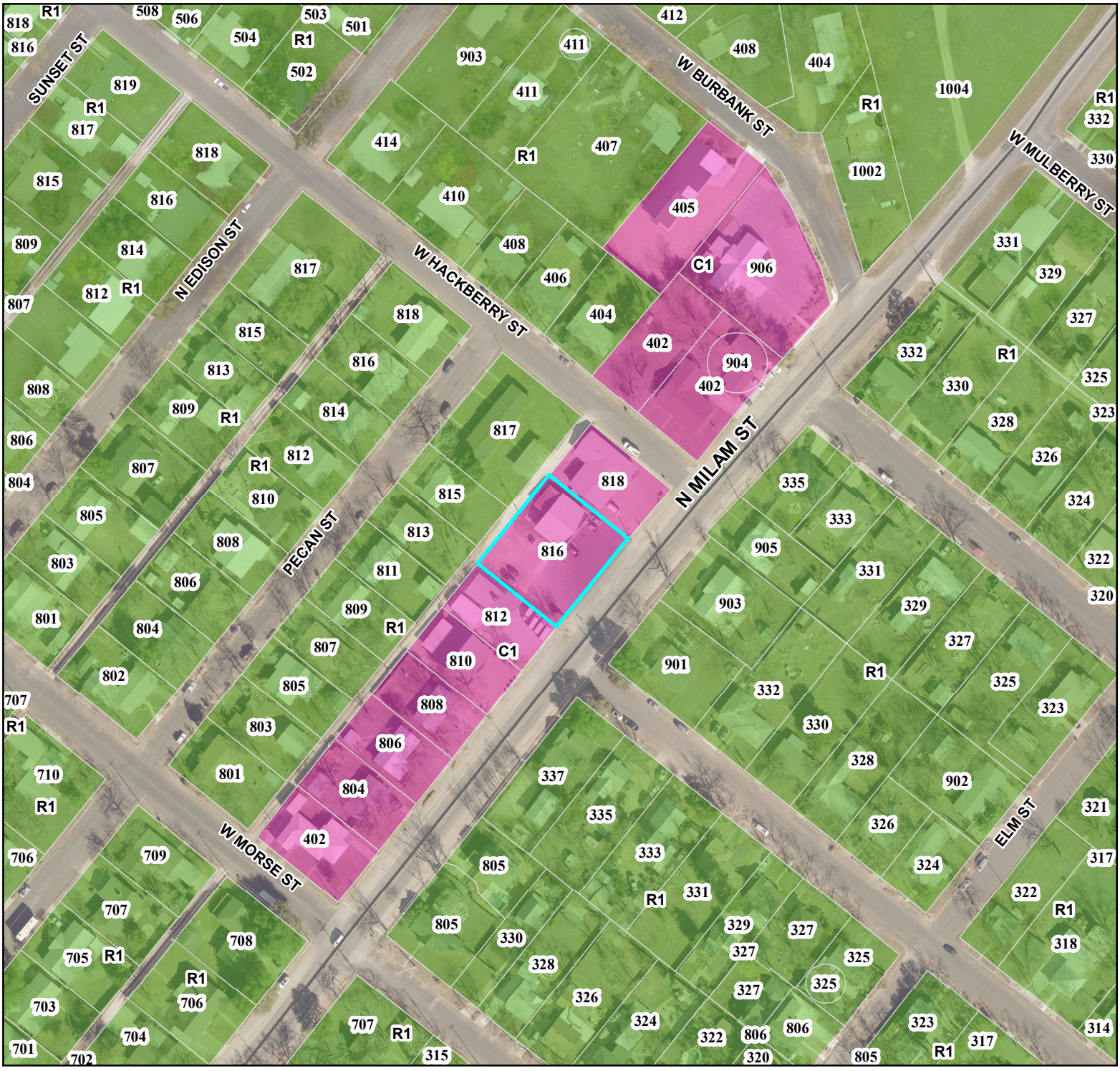
LEGEND

GCAD Parcels

Place_Type

- MU
- GC
- HSD
- IND
- MDR
- MU
- NR
- PARK
- RR

City of Fredericksburg
Z-2610 - 816 N. Milam Street



LEGEND

- GCAD Parcels

Zoning

ZONED

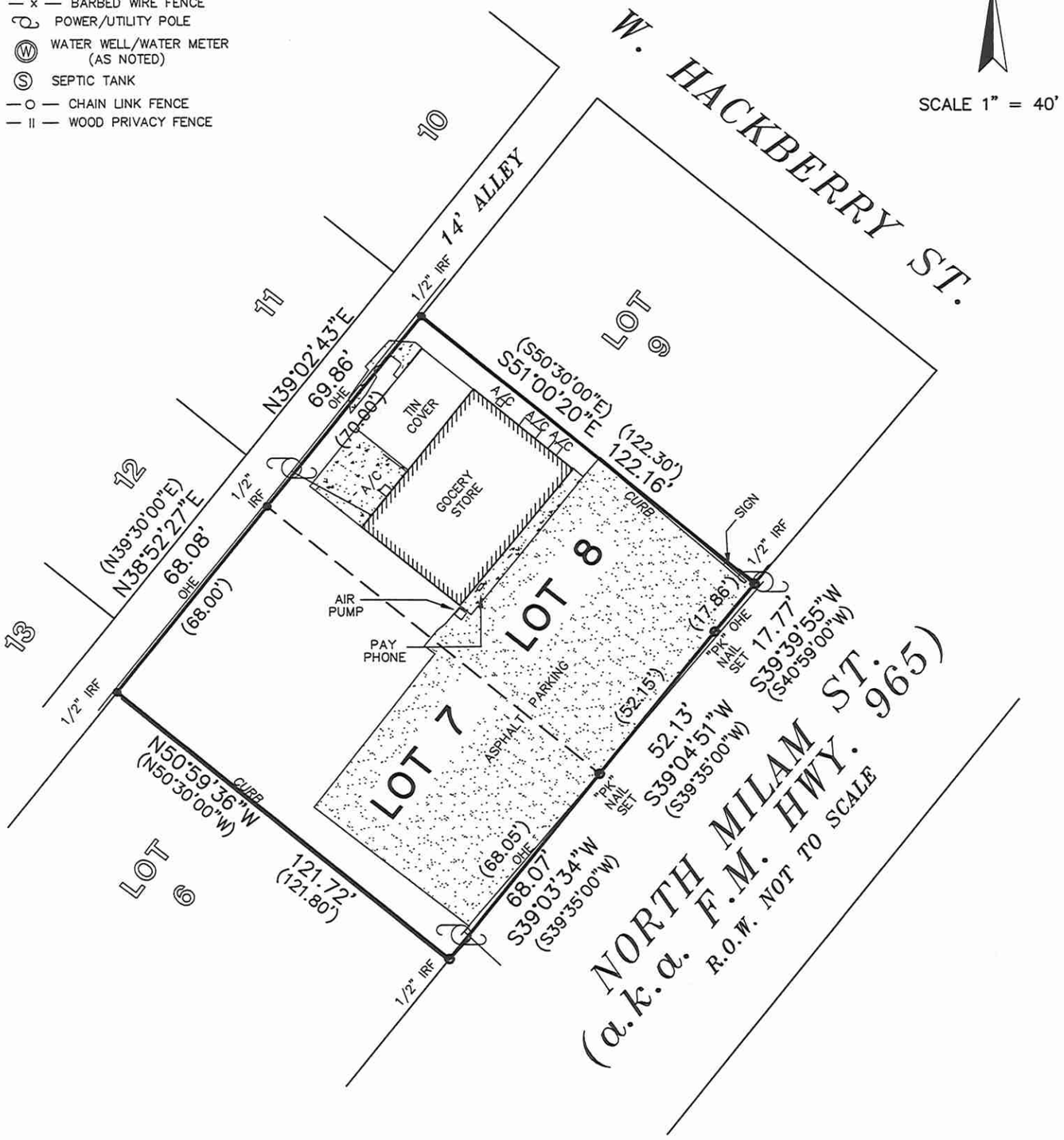
- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential

City of Fredericksburg
Z-2610 - 816 N. Milam Street

NICHOLAS PAIN SURVEY
ABSTRACT NO. 546
CITY OF FREDERICKSBURG

LEGEND

IRF – STEEL ROD FOUND
IRS – 1/2" REBAR SET WITH "POLLOK & SONS" CAP
CP – CORNER POST
DD°MM'SS" DIST.' – FIELD
(DD°MM'SS" DIST.') – RECORD
— x — BARBED WIRE FENCE
POWER/UTILITY POLE
WATER WELL/WATER METER (AS NOTED)
SEPTIC TANK
— o — CHAIN LINK FENCE
— II — WOOD PRIVACY FENCE



SURVEY PLAT OF LOT 7 AND LOT 8, SUNSET VILLAGE ADDITION TO THE CITY OF FREDERICKSBURG AS SHOWN ON THE PLAT OF RECORD IN VOLUME 77, PAGE 470 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

SURVEYOR NOTES:

1.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
2.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS CENTRAL.
3.) THIS PLAT WAS PREPARED FOR SANAD & ALINYAZ INVESTMENT, INC.. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
4.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

REFERENCE:
VOL. 77, PG. 470 – PLAT
DOC. # 20250638 – DEED

POLLOK & SONS SURVEYING, INC.
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
REGISTERED
LARRY J. POLLOK
5186
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF GILLEPSIE

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 3RD DAY OF DECEMBER, 20 25 A.D.

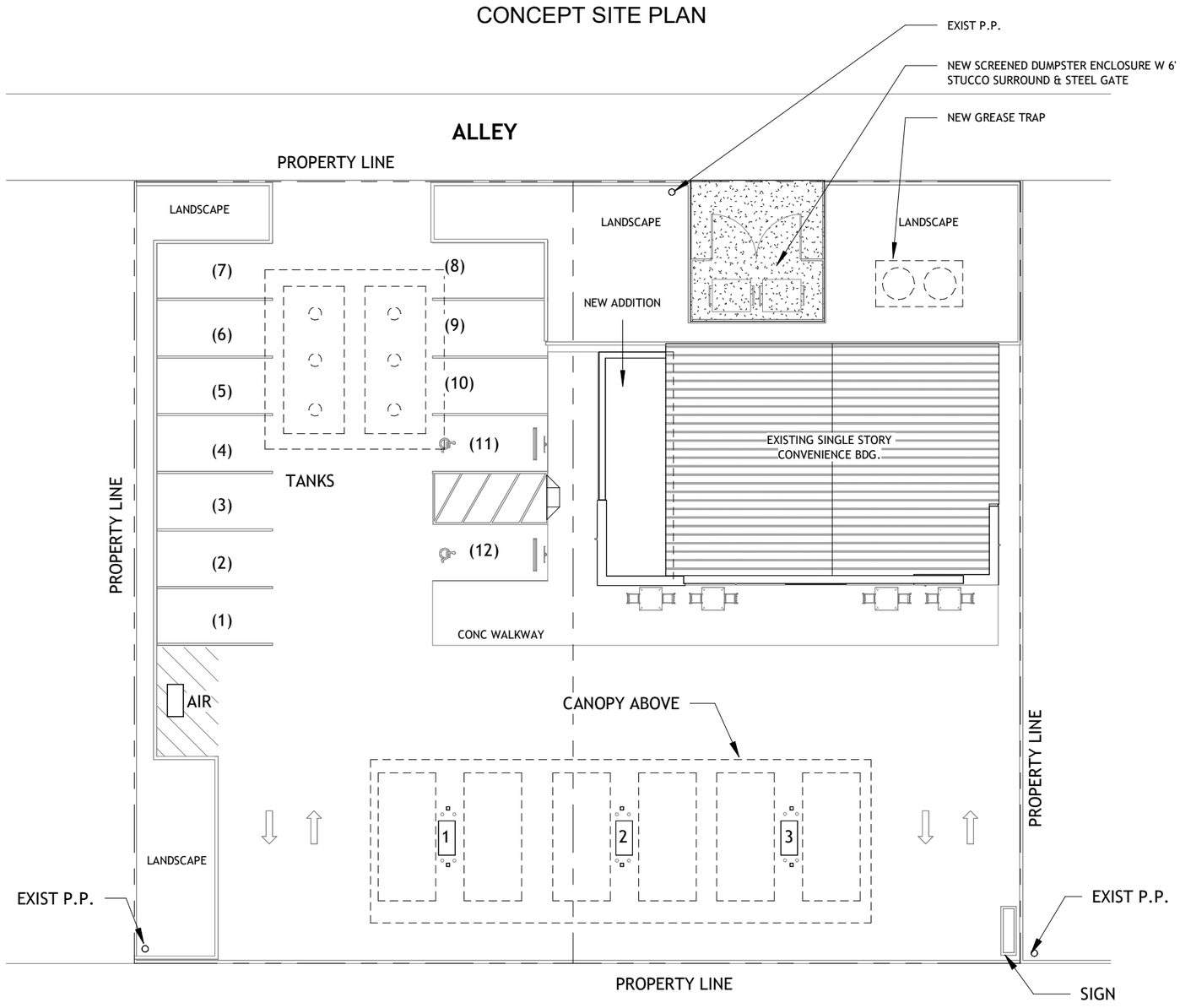
LARRY J. POLLOK R.P.L.S. NO.5186

© 2025 ALL RIGHTS RESERVED

JOB NO. 25-515

816 N Milam St.

CONCEPT SITE PLAN



N

0 10' 20' 40'

0 2"

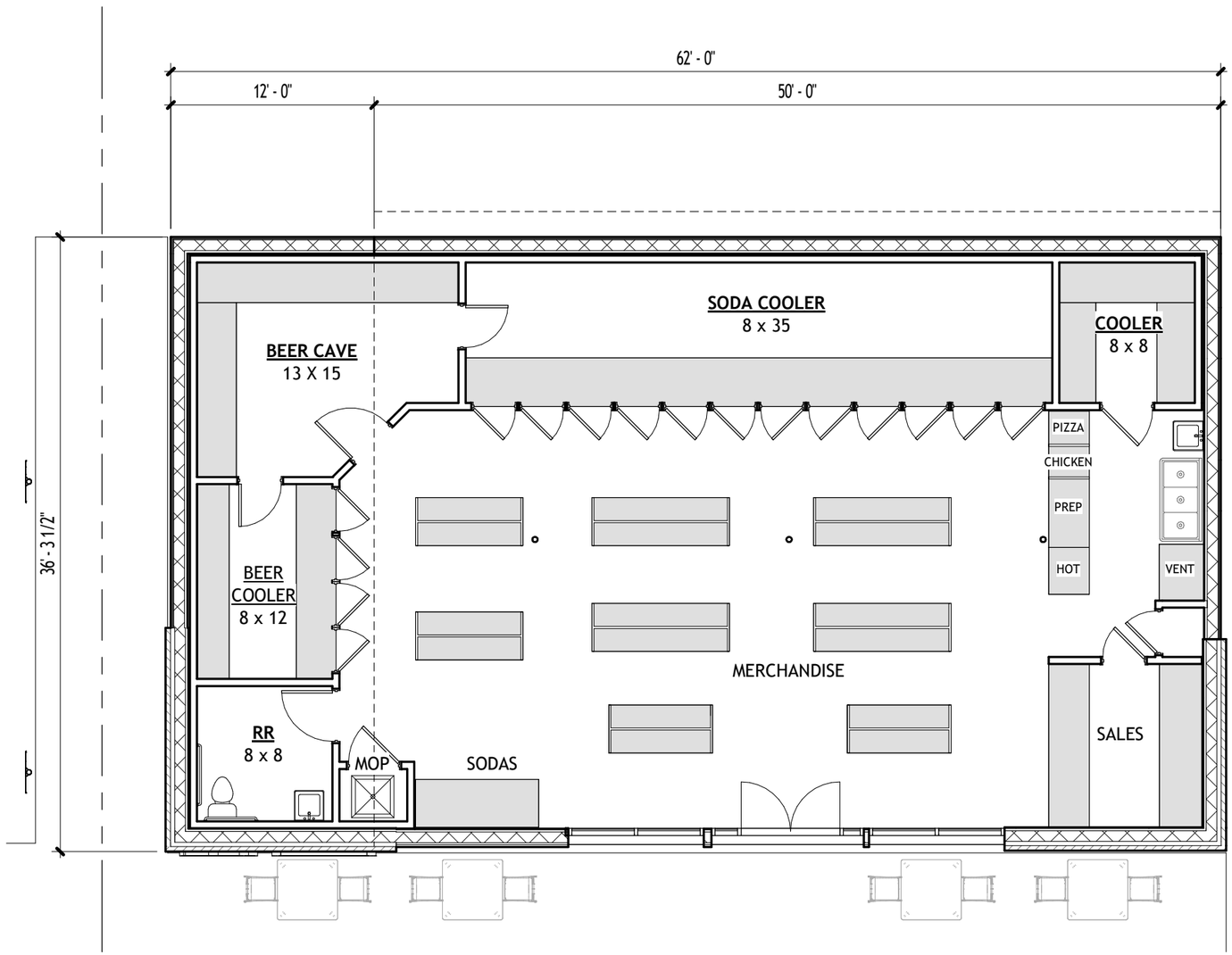
1" = 20'-0"

4.27.2026

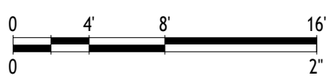
JASON MORAN
COLLABORATIVE DESIGNER

816 N Milam St.

CONCEPT FLOOR PLAN







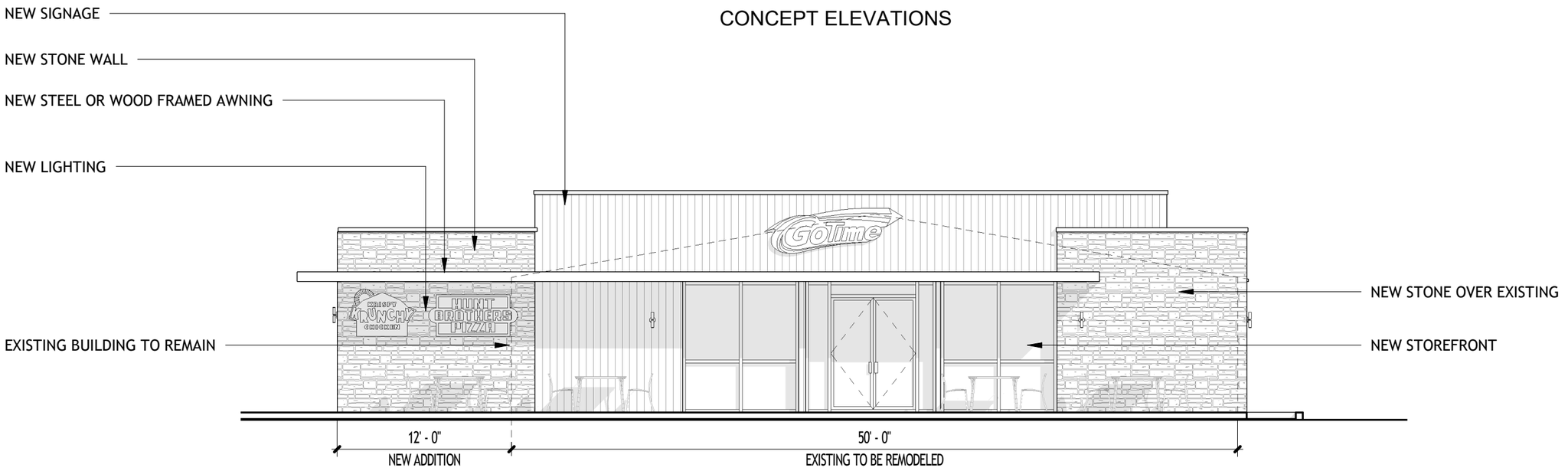
1/8" = 1'-0"

JASON MORAN
COLLABORATIVE DESIGNER

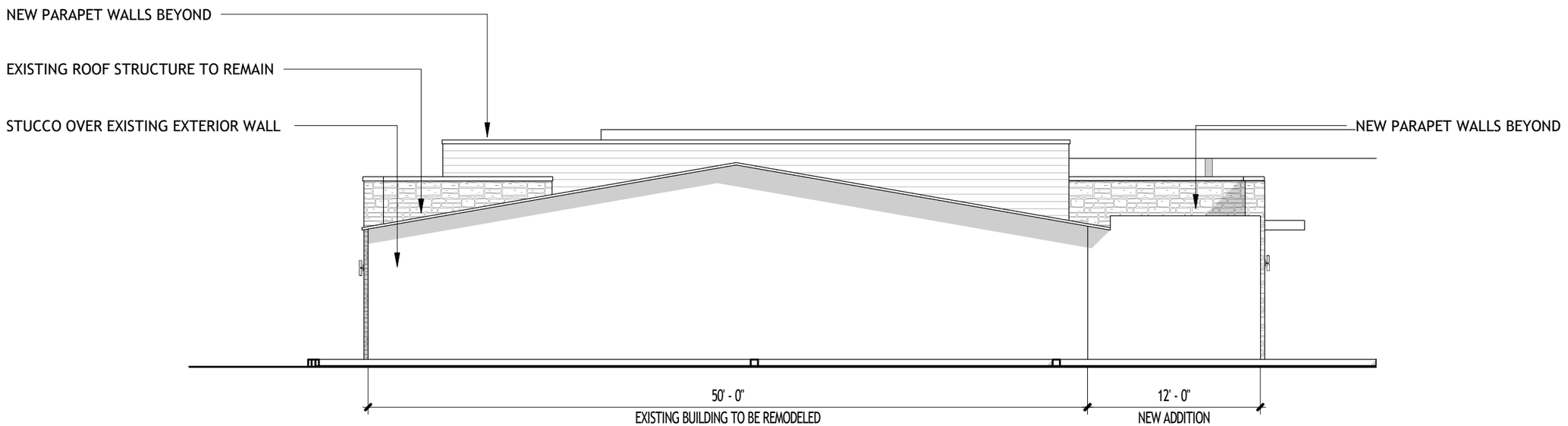
4.27.2026

816 N Milam St.

CONCEPT ELEVATIONS



2 FRONT ELEVATION
1/8" = 1'-0"



1 REAR ELEVATION
1/8" = 1'-0"

JASON MORAN
COLLABORATIVE DESIGNER

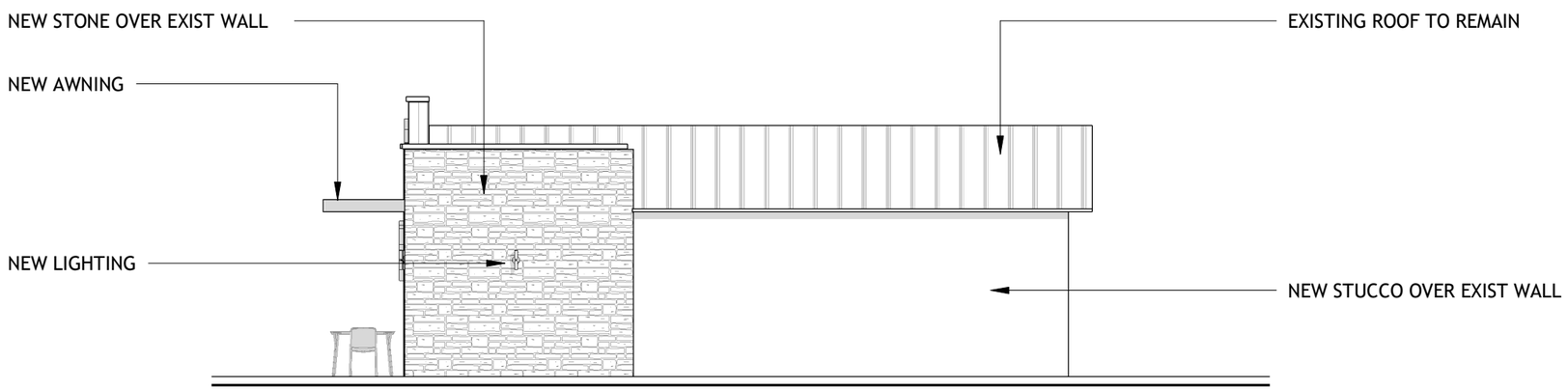
4.27.2026

816 N Milam St.

CONCEPT ELEVATIONS



1 RIGHT SIDE ELEVATION
1/8" = 1'-0"



2 LEFT SIDE ELEVATION
1/8" = 1'-0"

JASON MORAN
COLLABORATIVE DESIGNER

4.27.2026

816 N Milam St.

CONCEPT
PERSPECTIVE



4.27.2026

JASON MORAN
COLLABORATIVE DESIGNER

816 N Milam St.

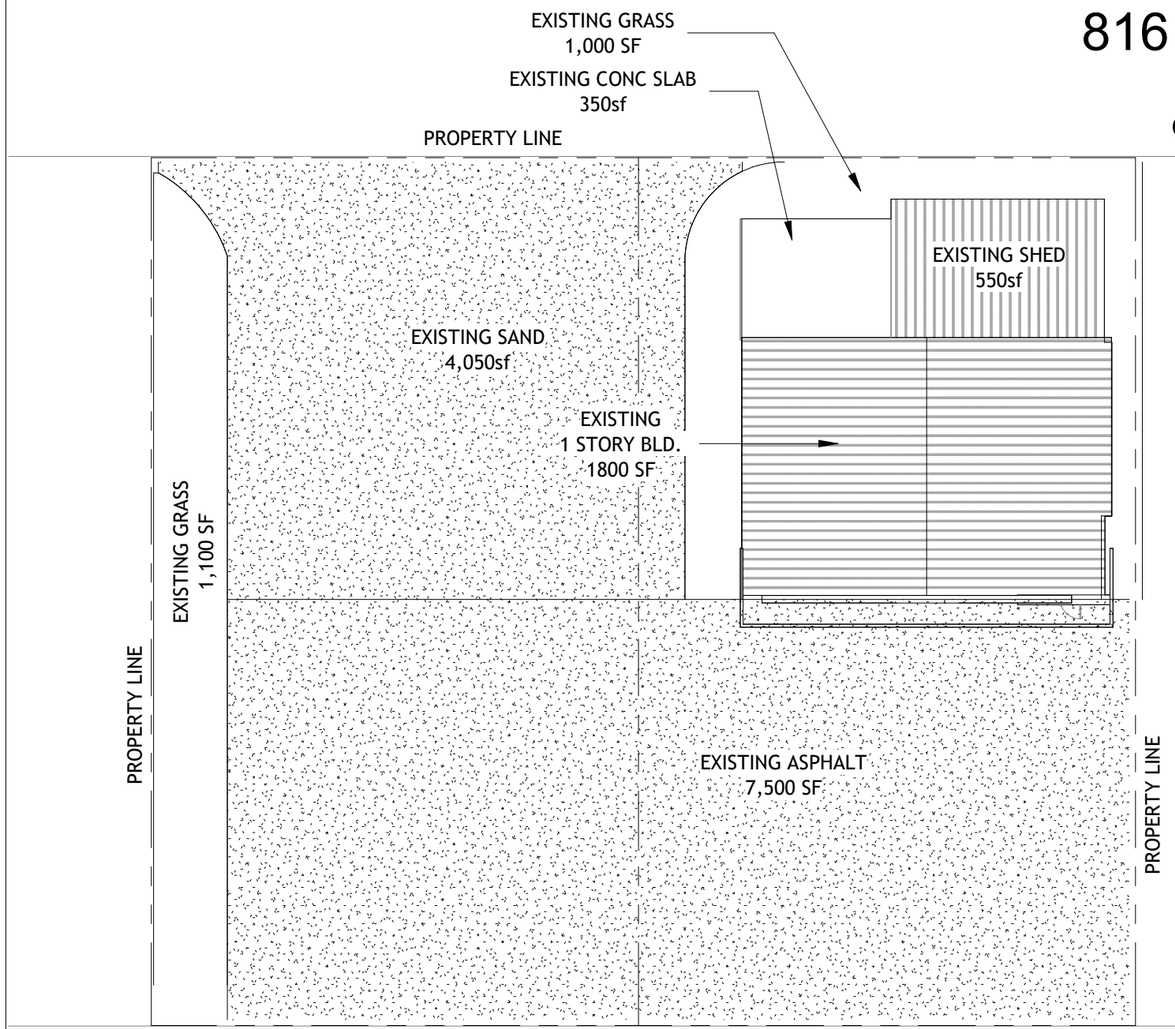
CONCEPT
PERSPECTIVE



4.27.2026

JASON MORAN
COLLABORATIVE DESIGNER

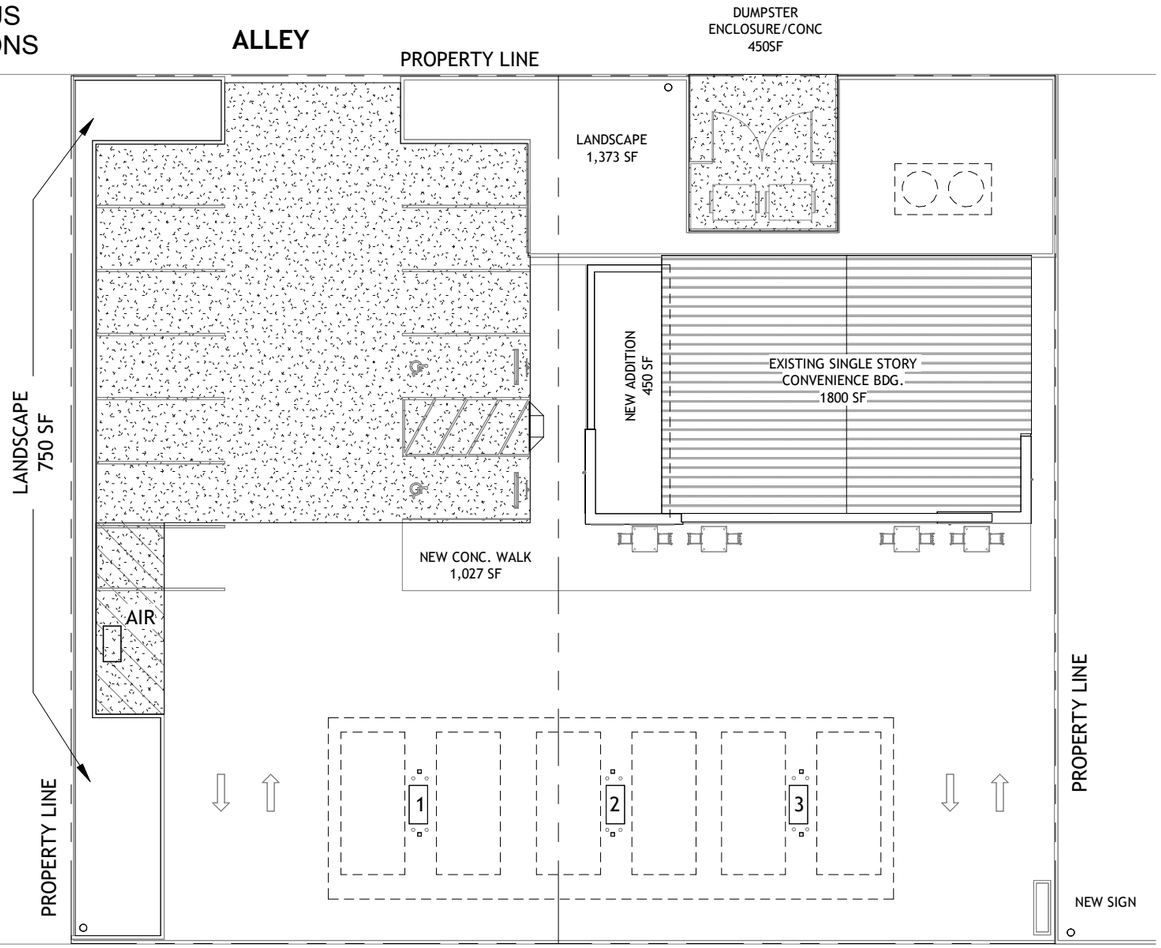
816 N Milam St.



1 SITE PLAN - EXISTING CONDITIONS
3/64" = 1'-0"

IMPERVIOUS COVER TABULATIONS (EXIST):	
SHED	550
BLDG	1,800
CONC SLAB	350
ASPHALT	7,500
TOTAL	10,200
LANDSCAPE/ GRASS (EXIST)	2,100
SAND AREA (EXIST)	4,050

IMPERVIOUS CALCULATIONS



2 SITE PLAN - NEW PROPOSED
3/64" = 1'-0"

IMPERVIOUS COVER TABULATIONS (NEW):	
BLDG	2,250
DUMPSTER ENCL/CONC.	450
NEW CONC WALKWAY	1,027
ASPHALT TOTAL W NEW	10,500
TOTAL	14,227
LANDSCAPE (NEW)	2,123

JASON MORAN
COLLABORATIVE DESIGNER

May 26, 2026

RE: Dev-2026-30-CUP and Entry Corridor- Review Comments for the 816 N Milam, Fredericksburg, Texas, 78624

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plan by **Friday May 29, 2026.**

This item will require Planning and Zoning review, the next P&Z meeting will be held on June 3, 2026.

Plans will not be reviewed or considered without a response sheet.

Planning Comments:

1. Label the location and dimension of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements on the site plan.
2. Provide the proposed exterior lighting, including fixture type.
3. Provide the exact location, size, and species of existing trees on site, square footage of existing and proposed landscape areas
4. Update the zoning summary to include percentages of impervious coverage and building coverage.
5. In the C-1 zoning district, you are only permitted one wall sign not to exceed 50 square feet.
6. Please provide exact dimensions of proposed signage.

For Entry Corridor:

1. Provide color palette of proposed exterior walls

Engineering Comments:

1. Need to show existing utilities and connections and show if anything is changing

2. Need to construct curbing and sidewalks on N Milam St
3. Coordinate with TxDOT on the access off N Milam St (RR 965)? Right now, it's open and I'd imagine they would want some sort of controlled access/improved driveway. Need to provide TxDOT approval of their proposed frontage improvements and access.

For information regarding these comments please contact Jan Musgrove with Development Services at 830-990-2079 or jmusgrove@fbgtx.org

Please feel free to contact me with any comments or questions, and I will be happy to assist you.

J Musgrove

Jan Musgrove, Planner 1

SUNSET VILLAGE PLANS

Introduction

April 18th 2024

Scale: 1/8” = 1’-0” (Listed on the drawings)

North Point Title: Listed on the drawings.

Owner: Mehndi Ali and Moiz Charolia

Person Preparing Site Plan: Jason Moran (Collaborative Ventures LLC)

Contractor: Billy Scott (Home and Ranch Services)

Description of Proposed Use (Scope of Letter of Intent)

This letter of intent outlines the proposed expansion and site improvements to the existing building.

The current building size is approximately 1,800 square feet. We plan to extend the structure on the left side by approximately 450 square feet, resulting in a total building area of 2,250 square feet. This expansion will also accommodate the implementation of a deli and the addition of extra cooler units. The total square footage remains within the maximum permitted under current city regulations.

In addition to the building expansion, we propose the installation of fuel service facilities at the front of the property. Specifically, we plan to add three gas pumps, which is the maximum number allowed within city limits.

All proposed improvements will comply with applicable city codes and regulations.

Zoning Summary

Summary: This property is a nonconforming property

Zoning Type: C1 Zoning

Minimum Lot Size: 2250 SQFT

Actual Lot Size: 1800 SQFT

Maximum Building Height: 38 FT

Actual Building Height: 3

Building Coverage: Listed on plans

Impervious Coverage: Listed on plans

Property Details

Address: 816 N Milam St, Fredericksburg, TX 78624

Legal Description: SUNSET VILL LOT 7 & 8

Existing and Proposed Improvements

Including Parking: Included on the plan

Loading Areas: Included on the plan

Pedestrian and Vehicular Access: Included on the plan

Existing and Proposed Parking and Loading Spaces

Current Number: 6

Proposed Number: 12

Location of Signs

Sign is located on a floor sign on pages as a gas sign.

Three building signs

- TBHC Hunt Brothers Sign
- Krispy Krunchy Chicken Sign
- Go Time (Main Store Sign)

Photos of All Four Sides of The Property

This is drawn on the site plan.

Existing and Proposed Topography and Grading (5' minimum contour intervals), and Erosion Control Measures

Included on the property boundary survey

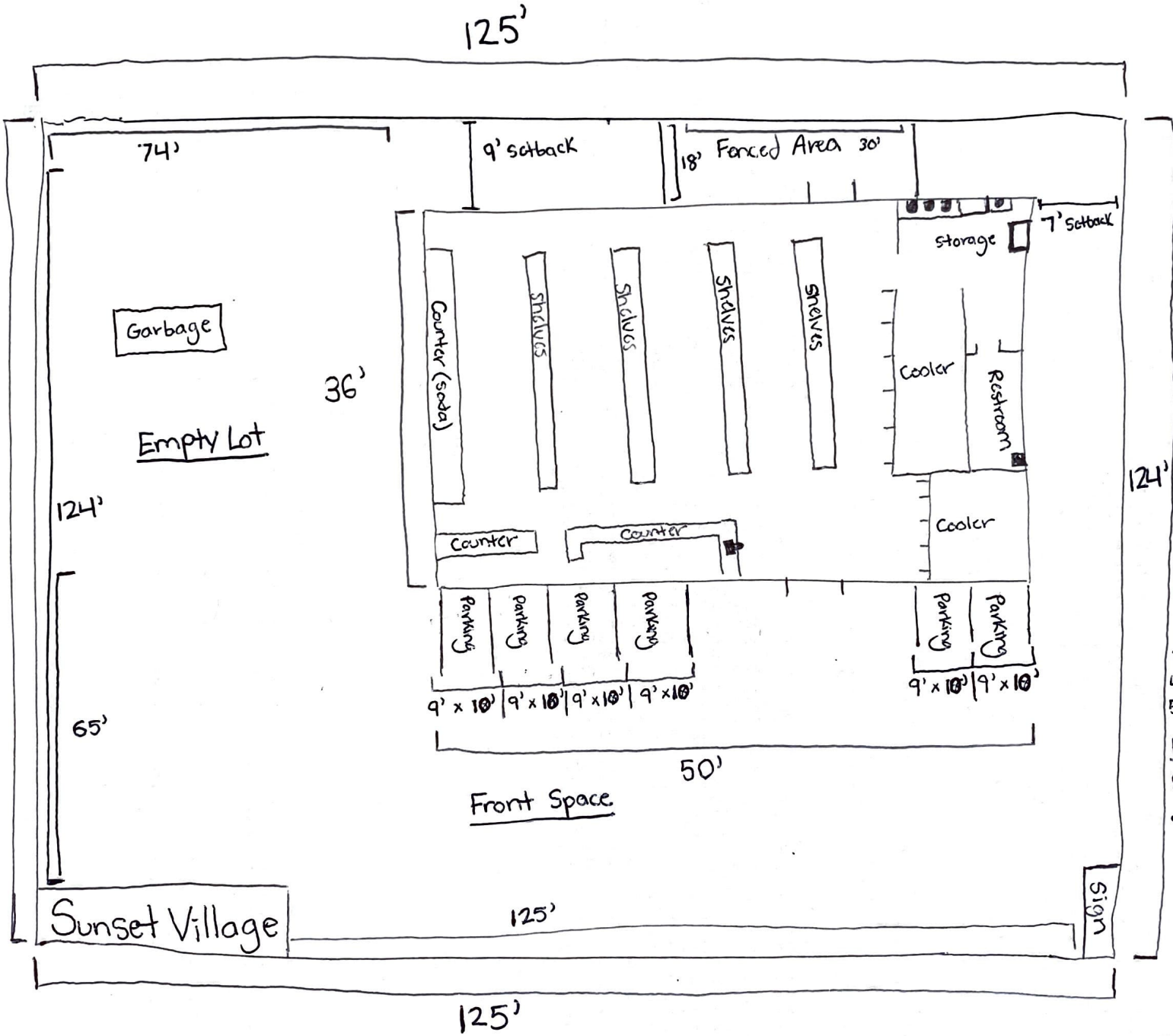
Solid Waste Container:

Service: Republic Service Garbage Disposable

Screening: Drawn on the site plan.

Provisions for Handicapped Access

This is displayed on the site plan.



Site Plan Notes

Owner: Sanaj & Alinyaz Investments Inc.

Zoning: C1

Total Property Details

15,500 Sq. Ft.

.36 Acres

Empty Lot

9,176 Sq. Ft.

.21 Acres

Building Details

1,800 Sq. Ft.

7' Side Setback

9' Back Setback

Fenced Area

540 Sq. Ft.

Parking Space

1st space

2nd space

3rd space

4th space

5th space

Front Space

8,125 Sq. Ft.

.19 Acres

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: June 3, 2026 **SECTION:** PUBLIC HEARING **ITEM:** C.

CAPTION: **Request Z-2611:** By Lawrence Group (Edward Jones) to consider a Conditional Use Permit (CUP) per **Sec. 3.510** to Establish and Operate a Standardized Business in the Historic Shopping District Overlay for the property commonly known as 233, 235 & 237 W. Main Street.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Conditional Use Permit

SUMMARY:

A Conditional Use Permit Application has been submitted to operate a Standardized Business, which is a business that operates 10 or more commercial operations with standardized features, in the Historic Shopping District. Edward Jones has requested to expand its current operations into additional suites for the property located at 233, 235 & 237 W. Main Street. The building consists of a single-story, multi-suite commercial property (229-237 W. Main St) containing an existing 8,000 sq ft building on an approximate 10,000 (.25-acre) tract. The business is currently located within the 233 W. Main Suite and is looking to expand into the 235 & 237 rear suites.

The 200 Block of West Main contains several businesses, such as InSight Gallery, Broadway Bank & Fredericksburg Winery. The uses associated with the block include retail, restaurant, banking and other associated service-oriented businesses.

Sec. 3.510, The Historic Shopping District Overlay, allows Standardized Businesses the opportunity to request a Conditional Use Permit with the ideal user adding diversity to existing businesses, not in proximity to other, similar retailers and would not alter the general characteristics of the surrounding area.

Zoning: CBD, Central Business District **Sec. 3.220**
Historic District Shopping District Overlay **Sec. 3.510**

Site Area: Roughly 10,000 Sq Ft for the lot and approximately 8,000 square foot of commercial building space.

Notice of Public Hearing Response: As part of the Public Hearing process, Staff must notify property owners that own property within 200 ft of the subject property. As of May 27, 2026, no responses have been received.

BACKGROUND:

Sec. 5.461 - Review and Evaluation Criteria for Historic Shopping District

The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permits applications for all Standardized Businesses within the Historic Shopping District using the following criteria:

(A) Affirmative finding that the existence of such businesses will not:
1 Materially alter the general characteristics of the surrounding area of the small town German and Hill Country environment;
2 Detract from the uniqueness of, nor materially alter the identity of, the Historic Shopping District
3 Contribute to the nationwide trend of standardized offerings; or
4 Impair the intent of this ordinance or the comprehensive plan of the City; and

(B) Affirmative finding that the business will;
1 Add diversity to the mix of businesses in the area, including type of service, amusement, product, price range and the like; and
2 Complement those businesses already in the Historic Shopping District; and
3 Help promote and foster the local economic base as a whole; or
4 Is currently existing in the District or is regionally or locally based or is serving a community need or local demand; and

(C) The Planning and Zoning Commission may recommend, and the City Council shall require that a Standardized Business;
1 Will not utilize or contain the features or attributes of a Standardized Business as defined above except the service, product or amusement and a sign, no more than two square feet in size showing the franchise or business affiliation, if desired;
2 Be pedestrian oriented as opposed to automobile oriented, to encourage walking in the HSD:
3 Utilize a unique visual appearance that reflects or compliments the Historic character of the HSD, and not project a visual appearance that is homogeneous with its elements in other communities; and
4 Not be in such close proximity to Standardized Businesses to significantly destroy a mix of standardized businesses with other businesses.

(D) The Planning and Zoning Commission may recommend and the Council may place other reasonable conditions upon the granting of the application, which may not be specifically set out herein provided that such conditions promote the goals of this ordinance. It is specifically permitted that the City Council may place restrictions upon the operation of the business, such as hours of operation to conform generally with other businesses in the area or the requirement of the addition of architectural features to maintain the character and architectural look of the area.

(E) The burden of proof in conditional use proceedings shall be upon the applicant. The Council may require the applicant to submit a traffic study, prepared by a Registered Professional Engineer, approved by the Board, or to submit any other reasonable substantiation of the elements of the application.

(F) The fact that a use may be more profitable or that a structure may be more valuable if the conditional use granted shall not be grounds for issuance of the permit.

Although each individual office is independently operated, Edward Jones is an established financial trademark. This specific individual agency is looking to expand their office within the existing commercial structure they currently operate. The expansion of the existing operation at the site, does not appear to compromise the general characteristics or offerings of the 200 block of West Main.

STAFF RECOMMENDATION:

Given that the operation of the business currently exists and that there appears to be no proposed increase in intensity or major changes to the building, staff recommends approval of the request as presented.

ATTACHMENTS:

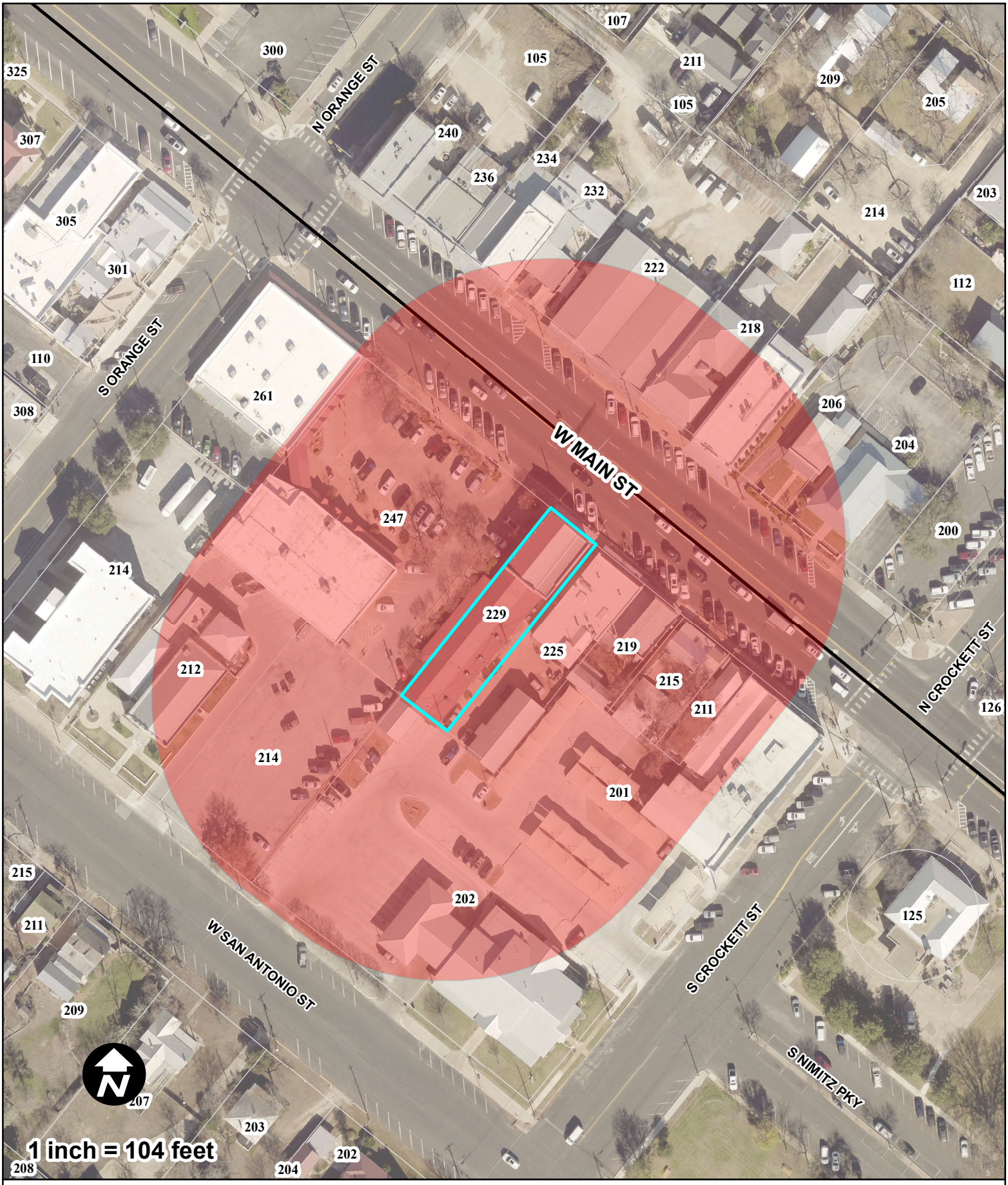
1. 233-237 W Main Notification Map
2. 233-237 W Main Land Use
3. 233-237 W Main Street Place Type
4. 233-237 w Main Street Zoning
5. DEV-2026-33-scope of work narrative
6. DEV-2026-33-site plan
7. DEV-2026-33-13362 revised schematic 4
8. DEV-2026-33-CUP-233 w main - street view
9. DEV-2026-33-CUP-233 w main - view from main street

APPROVAL/REVIEW:



Date: May 27, 2026

Cliff Cross, Director of Development Services



City of Fredericksburg
Z-2611 - 233, 235 & 237 W. Main Street

LEGEND

200' Notification Buffer

GCAD Parcels



LEGEND

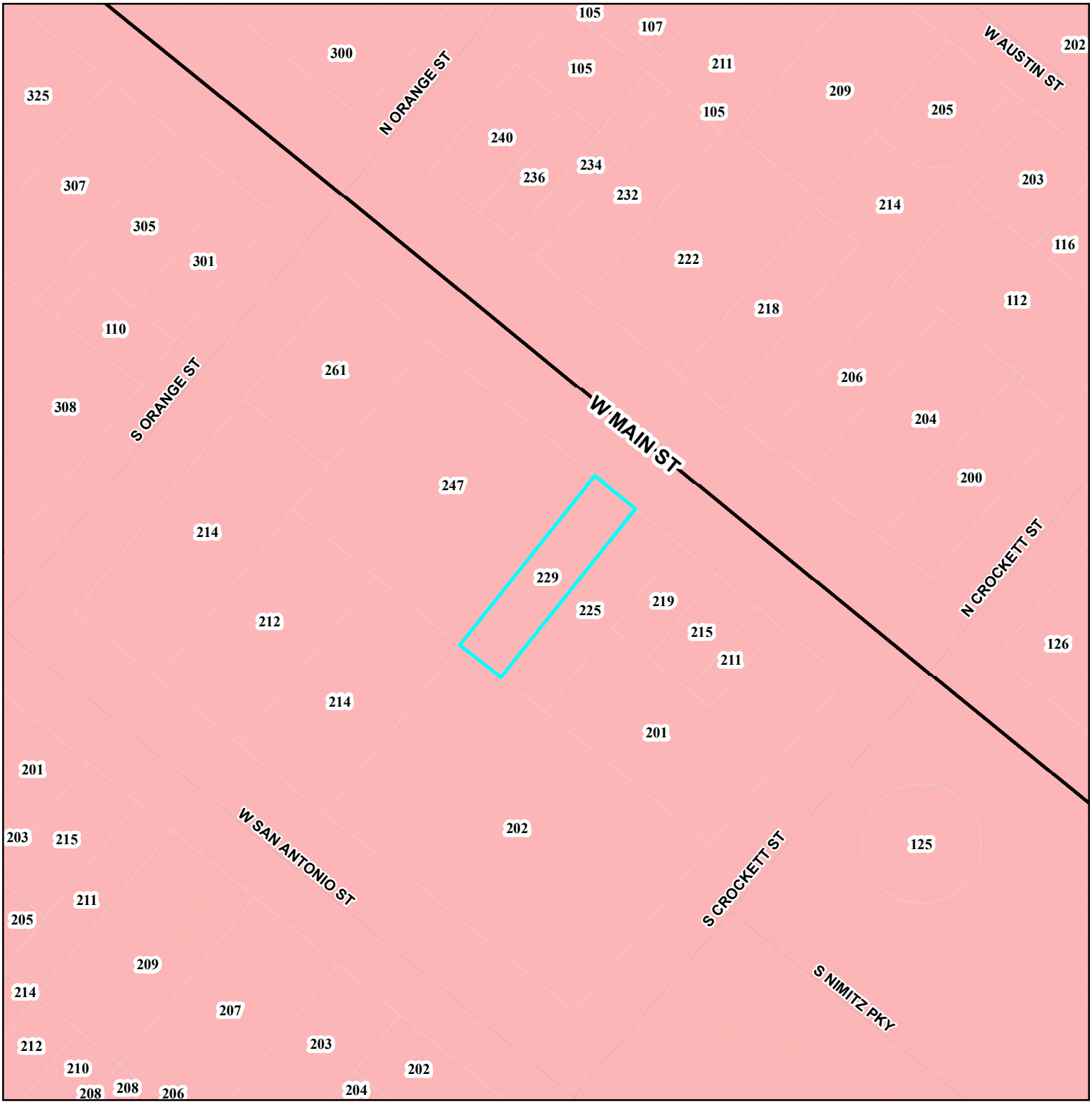
- GCAD Parcels

Landuse

LANDUSE

- Downtown Central Business District
- Uptown Central Business District
- Commercial Center
- Commercial
- Employment Center
- FUTURE ROW
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Parks & Open Space
- Public / Semi-Public
- Rural

City of Fredericksburg
Z-2611 - 233, 235 & 237 W. Main Street



LEGEND

GCAD Parcels

Place_Type

- MU
- GC
- HSD
- IND
- MDR
- MU
- NR
- PARK
- RR

City of Fredericksburg
Z-2611 - 233, 235 & 237 W. Main Street



LEGEND

GCAD Parcels

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential

City of Fredericksburg

Z-2611 - 233, 235 & 237 W. Main Street

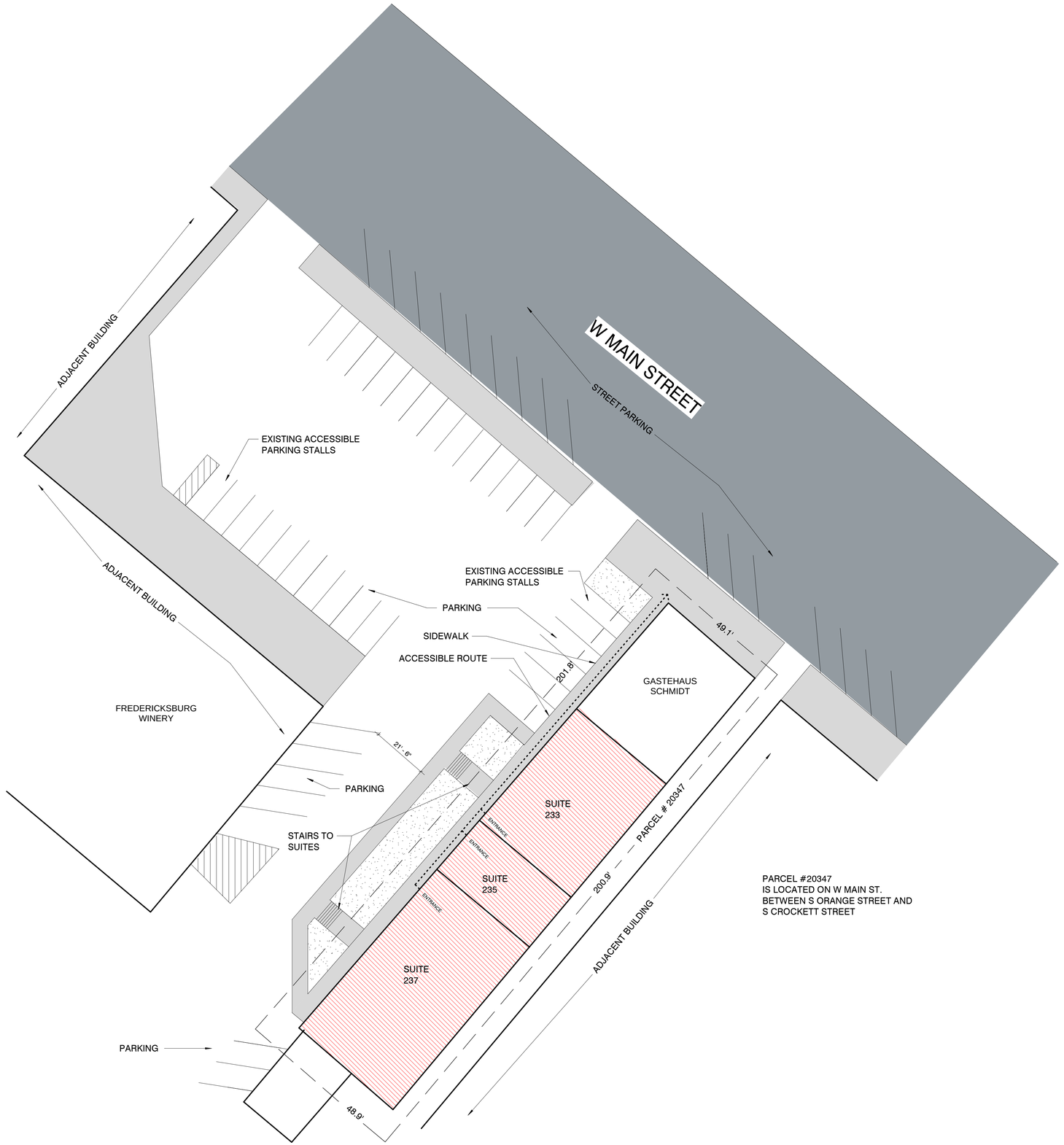
Proposed Use (Narrative)

Edward Jones occupies an existing Financial Services office at 233 W Main Street. The proposed project expands the existing office into adjacent Suites 235 and 237 within the same building, consolidating Suites 233, 235, and 237 into a single Edward Jones office location.

The existing office is a legal nonconforming use under Section 6.100 of the City of Fredericksburg Zoning Ordinance. While the use may continue within its current footprint, expansion into additional suites requires a Conditional Use Permit due to ground-floor use restrictions within the historic overlay district.

The scope of work is limited to interior tenant improvements only. No exterior building modifications, site alterations, or signage changes are proposed.

1/22/2026 5:48:48 PM C:\Users\SLT099532\Documents\pln_2025911_147_TheresaGaravaglia.RKH6.rvt



PARCEL #20347
IS LOCATED ON W MAIN ST.
BETWEEN S ORANGE STREET AND
S CROCKETT STREET

1 | SITE PLAN
A0 | 1" = 20'-0"

LG42.5

LAWRENCE GROUP
www.thelawrencegroup.com

Office: 319 N. Fourth Street, Suite 1000
St. Louis, MO 63102
p 314-231-5700
f 314-231-0816

Project Team:

Professional Seal:

Project Title:

BRANCH OFFICE FACILITY:
EDWARD JONES
BRANCH OFFICE #13362
233 W Main Street
Fredericksburg, TX 78624

The Professional Architect's seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

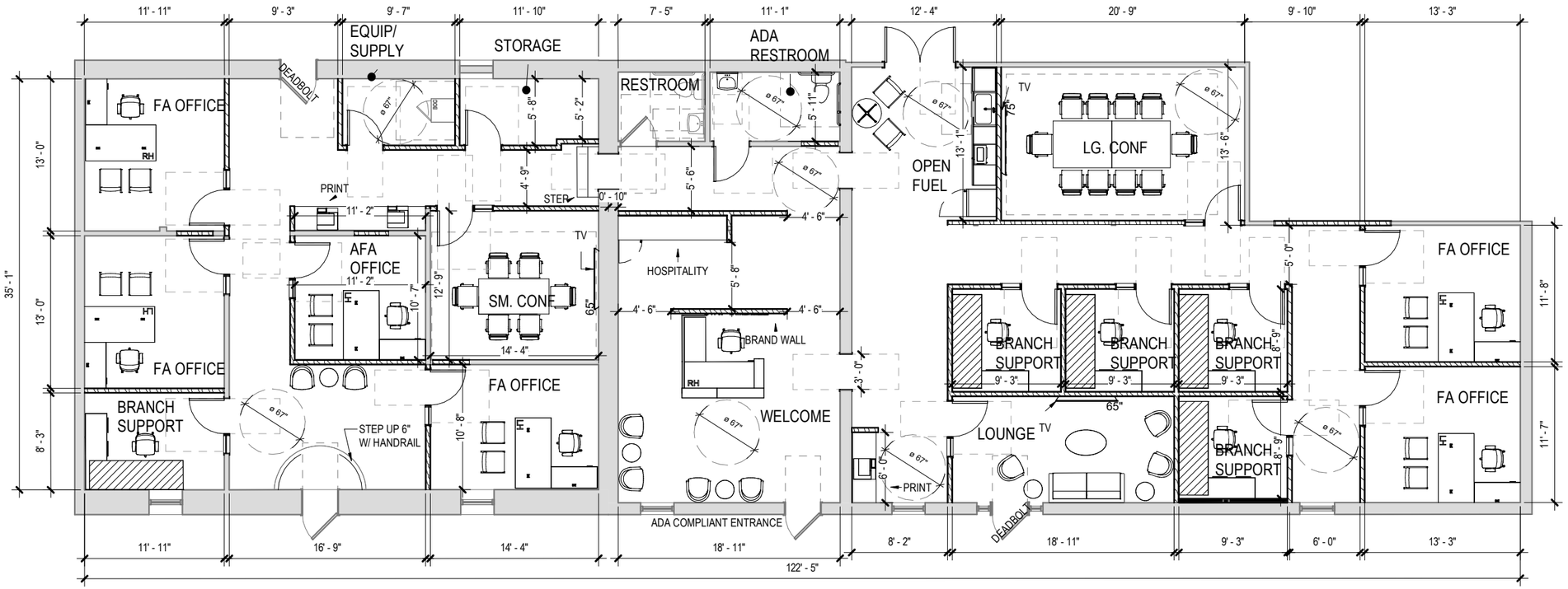
This drawing and details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or part, or for any other purpose or project without the written consent of the architect.

No.	Description	Date

Sheet Title:

SITE PLAN

Project Number: 2025911.147
Drawn By:
Issue Date: 01/22/26
Sheet Number: A0



PARTITION PLAN - OPTION 1

3/32" = 1'-0"

EdwardJones

PROJECT CONTACTS:

LEASE MGR: **DANNY SCHEUTTE**
e: DANIEL.SCHUETTE@CUSHWAKE.COM

CONST. MGR: **NATE WEAVER**
e: NATHANIEL.WEAVER@CUSHWAKE.COM

DESIGNER: **MEREDITH BUNNELL**
e: MEREDITH.BUNNELL@CUSHWAKE.COM

BR: 13362

233, 235, 237 W. Main St.
Fredericksburg, TX 78624

SF: **4058 USF | TBD RSF**

DATE: **01.26.2026**

SRE SCHEMATIC FLOORPLAN




GÄSTEHAUS SCHMIDT
© 2026 Google

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: June 3, 2026 **SECTION:** ACTION ITEMS **ITEM:** A.

CAPTION: **Consider SP-2609 - DEV-2026-23-SP/DEV-2026-25-PP:** By VEI Consulting Engineers to Consider the Site Plan, Entry Corridor and Preliminary Plat Applications for the Proposed Highway 87 Commercial Development Located at 1679 S. US Hwy 87.

SUMMARY:
The applicant has submitted a Preliminary Plat, Site Plan and Entry Corridor application for review of a new development located at 1679 S. U.S. Highway 87 South, which is currently a vacant lot containing approximately 3.28 acres. The property owner intends to create a new development which includes two buildings, a retail flex building and a sales/warehouse building consisting of showroom space, contractor sales, warehouse storage, and an associated fenced outdoor lumberyard.

The Preliminary Plat subdivides the property into two lots with Lot 1 being proposed for the Retail Flex Space and Lot 2 for the Sales/Warehouse use. The Site Plan demonstrates the proposed development of the property, including shared access, circulation, utilities, and drainage in compliance with City regulations. The Entry Corridor application has been reviewed for conformance with the Entry Corridor Design Standards.

BACKGROUND: The Preliminary Plat application was reviewed for its conformity with Sec. 4.04. - Preliminary Plat and all other applicable codes and ordinances.

The following criteria shall be used by the Commission to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied:

1. All Plats must be drawn to conform to the zoning regulations currently applicable to the property. If a zoning change for the property is proposed, then the zoning change must be completed before the approval of any Preliminary Plats/Final Plats; **The plat conforms.**

2. No Plat or Replat may be approved that leaves a structure located on a remainder subdivided lot.**The plat conforms.**

3. The Preliminary Plat is consistent with any approved Performance Agreement; **N/A**

4. The proposed provision and configuration of Public Improvements including, but not limited to, roads, water, wastewater, storm drainage, electric, park facilities, open spaces, habitat restoration, easements and Right-of-Way that are adequate to serve the development, meet applicable standards of

these Subdivision Regulations, and conform to the City's adopted master plans for those facilities; **The plans with the proposed public improvements meet standards.**

5. The Preliminary Plat has been duly reviewed by applicable City staff; **Yes**

6. The Preliminary Plat conforms to design requirements and construction standards as set forth in the Standard Details and Specification for Public Infrastructure Construction Manual; **Yes**

7. The Preliminary Plat is consistent with the adopted Comprehensive Plan, except where application of the Plan may conflict with State law; **Yes**

8. The proposed development represented on the Preliminary Plat does not endanger public health, safety or welfare; and - **It does not.**

9. The Preliminary Plat conforms to the Director of Development Services' subdivision Application checklists. **The plat conforms.**

The Site Plan Application was reviewed for its conformity with Sec. 3.210, Sec. 7.131 and all other applicable codes and ordinances.

Site Area: Approximately 3.28 Acres or 142,848 square feet
Zoning: C2, Commercial - Sec.3.210
Building Coverage: 21% (75% Maximum) Sec.3.210
Impervious Coverage: 79% (80% Maximum) Sec.3.210
Height: 25.5 Ft (38 Ft Maximum) Sec.3.210
Sidewalk: A 5-foot concrete sidewalk will be provided along U.S. Highway 87 South.
Access: Access to the site is proposed to be provided through one primary entrance along U.S. Highway 87 South.
Parking: Parking is provided along the front of the site to serve each commercial building, with loading and delivery areas along the rear. According to the site plan, the site provides 70 parking spaces. Per Table 7.863 parking ratios are one (1) space per 400 square feet for general retail areas, one (1) space per 750 square feet for Indoor sales, service or display, one (1) space for outdoor sales, service or display, and one (1) space per 2,300 square feet for outdoor storage.
Utilities, grading, drainage, and stormwater facilities: Utility connections, grading, drainage, and stormwater facilities were planned in accordance with City requirements. Exterior lighting and signage will be designed to ensure safety and visibility without impacting adjacent properties.Sec. 5-505.
Landscape, Open Space, and Screening: Plans are required per Sec. 7.920. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening of the dumpster is required per Sec. 7.980. A detailed Landscape Plan would need to be approved as part of the permitting process.
Refuse: Staff has identified one (1) trash enclosure, within the site, which appears to be fully screened. Sec. 7.940

Sec. 7.131. Review and Evaluation Criteria.

The Planning and Zoning Commission and the Director of Planning and Building, as advisor to the Planning and Zoning Commission, shall review and evaluate site plans using the following criteria:

Conformity with applicable regulations and standards established by the Zoning Regulations.

External elements of the site plan include compatibility with existing or permitted uses on abutting sites or within the area of the proposed development, and compatibility of the development of off-site physical features include, but not limited to the review of the following:

Access and Circulation	Open Spaces
Adjacent street network	Planned or future development of the area
Buffers	Public facilities
Building height, bulk, scale and orientation	Setbacks
Landscaping	Utilities

Internal elements of the site plan including but not limited to the following:

Arrangements of Buildings, Usages and Access Management	Parking Areas
Drainage improvement/grading plan	Permanence of use and availability of alternate uses
Driveways	Provisions for handicapped access
Elevation of view of any required or proposed screening; including height, materials, percent of screening, and transitional elements	Refuse collection
Exterior lighting	Setback
Fire hydrant location and spacing	Sidewalks
Landscaping and open space plan, with a description of types and quantity of plant materials to be used	Sight clearance at intersections/driveways
Loading facilities	Size
Location height and design features on all signs	Vehicular and pedestrian circulation
Lot arrangements	

Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards.

STAFF RECOMMENDATION: The Preliminary Plat application was reviewed for conformity with all applicable regulations, and Sec. 4.04. After review by the Development Review Committee (DRC) Staff have the following recommendation:

Staff recommends approval of the Preliminary Plat application with the following conditions:

- Civil Construction Plans will be required
- Plat cannot be recorded until construction of the public improvements.
- Planning / Development Services Comments Addressed and Clarified Prior to Permitting

The application was reviewed for conformity with all applicable regulations, including Sec. 7.131 and Sec. 3.210 and after review, by the Development Review Committee (DRC), Staff has the following recommendations:

Staff has performed a detailed review of the Site Plan application. The proposed development would result in a commercial development along a heavily traveled public Right-of-Way. The proposed development does appear to be in compliance with a significant number of applicable zoning and development standards. However, staff would recommend all review comments are addressed and clarified prior to approval.

If the commission were to approve the Site Plan, it should be conditioned upon the following:

- Approved TxDOT driveway permit required.
- Civil Construction plans are required.
- Submittal of Final Lighting and Landscape Plans prior to permitting

---

ATTACHMENTS:

1. DEV-2026-24-P&Z_EC-25010_Site_Pland_and_Plat
2. DEV-2026-24-P&Z_EC-Retail_&_Lumber_Plan_Set_5-22-26
3. DEV-2026-23-SP-25010_Site_Pland_and_Plat
4. DEV-2026-24-P&Z_EC-CR25010-05-20-26
5. DEV-2026-24-P&Z_EC-RETAIL_RENDERING_5-22-26
6. DEV-2026-24-P&Z_EC-LUMBER_RENDERING_5-22-26
7. DEV-2026-24-P&Z_EC-Enlarged_Material_Legend

APPROVAL/REVIEW:

Date: May 29, 2026

Susana Huerta, Assistant Director of Development Services

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN THE PROPERTY EITHER BY LIEN, LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SET-BACK LINES, AND DEDICATE ALL ALLEYS, WALKS, PARKS, WATERCOURSES, EASEMENTS AND OTHER OPEN SPACE TO PUBLIC USE FOREVER AND HEREBY CONVEY, BY FEE SIMPLE TITLE, ALL PUBLIC ROAD RIGHT-OF-WAY PURPOSES FOREVER AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSIGNS TO ABIDE FOREVER BY ALL LINES, DEDICATIONS, CONVEYANCES FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES, AND OTHER RESTRICTIONS SHOWN HEREON.

EROCKR, LTD.
P.O. BOX 2089
FREDERICKSBURG, TX 78624

DATE: _____

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE-NAMED PERSON, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FORGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____.

_____
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
MICHAEL R. KERSTEN, TX REGISTRATION # 6677
REGISTERED PROFESSIONAL LAND SURVEYOR
XX/XX/2024
DATE

STATE OF TEXAS
REGISTERED
MICHAEL R. KERSTEN
6677
PROFESSIONAL
LAND SURVEYOR

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF _____ §

COUNTY OF _____

WHEREAS, _____ (LENDER), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE LIENHOLDER OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY RATIFY ALL DEDICATIONS AND PROVISIONS OF THIS PLAT AS SHOWN.

BY: _____
LIENHOLDER AGENT'S SIGNATURE

SIGNER'S NAME: _____

DATE: _____

STATE OF _____§

COUNTY OF _____§

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE-NAMED PERSON, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FORGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____.

_____
NOTARY PUBLIC

CERTIFICATE OF FINAL PLAT APPROVAL

(for final plats with required public improvements installed after approval)

_____ _____
Chairman, Planning and Zoning Commission Commission, City of Fredericksburg, Texas — Date

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing final plat defined herein was submitted to the Planning and Zoning Commission on the day of_____, 20___ and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this the ____ day of _____, 20____

_____
City Secretary
City of Fredericksburg

FILED FOR RECORD AT_____O'CLOCK _____M.,

THIS THE_____DAY

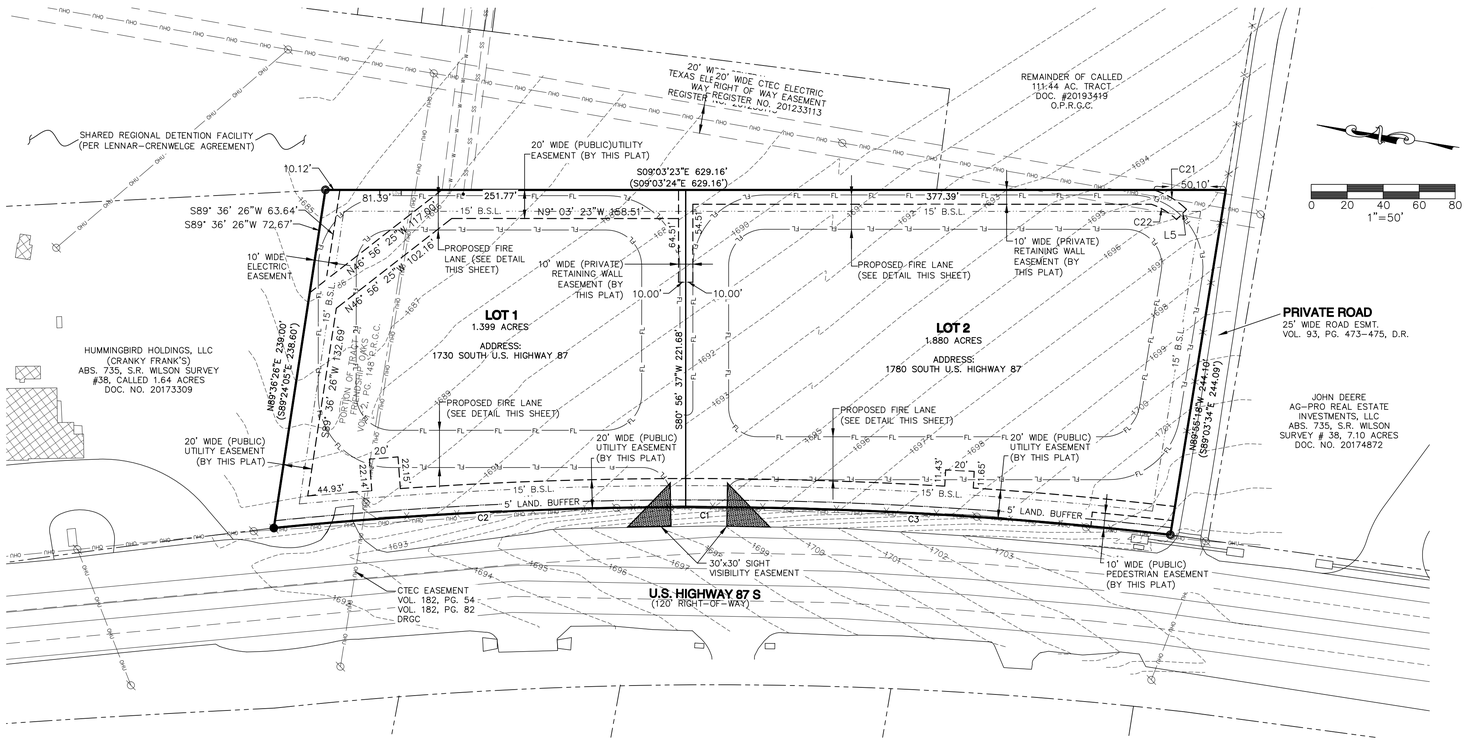
OF_____ ,_____,A.D. ON

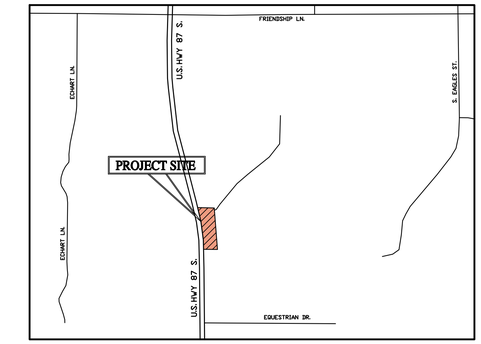
PAGE_____VOLUME_____OF THE PLAT

RECORDS OF GILLESPIE COUNTY, TEXAS.

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CLERK, COUNTY COURT, GILLESPIE COUNTY, TEXAS



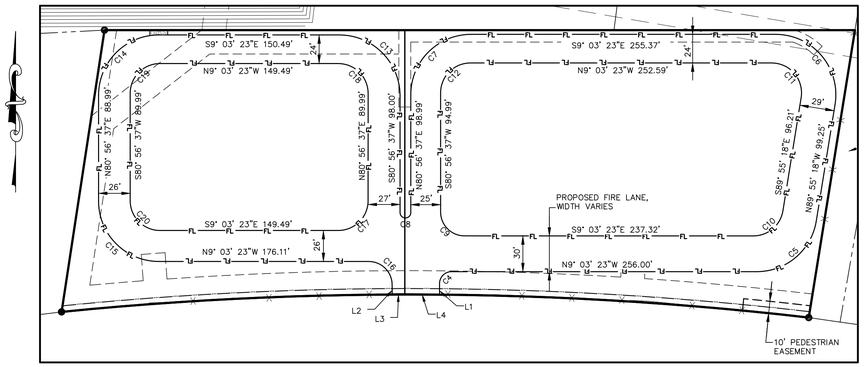


LOCATION MAP

NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- X' B.S.L. — BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- FL — FL — PROPOSED FIRE LANE
- OHU — OHU — OHU — EXISTING OVERHEAD UTILITY LINE
- W — W — W — W — EXISTING WATER LINE (SIZE NOTED)
- SS — SS — SS — EXISTING SAN. SEWER LINE (SIZE NOTED)
- 1600 — EXISTING CONTOURS
- X — X — X — X — EXISTING BARBED WIRE FENCE
- EXISTING CONCRETE
- 30'x30' SIGHT VISIBILITY EASEMENT
- B.S.L. — BUILDING SETBACK LINE
- F.L. — FIRE LANE
- 1/2" IRON ROD FOUND (IRF)
- 1/2" IRON ROD SET (IRS)
- EXISTING UTILITY POLE



PROPOSED FIRE LANE

SCALE: 1" = 60'-0"

LINE TABLE - FIRE LANE		
LINE #	LENGTH	DIRECTION
L1	9.29'	S80°56'37"W
L2	8.38'	N80°26'20"E
L3	10.59'	S9°03'23"E
L4	29.11'	S8°54'16"E

CURVE TABLE - FIRE LANE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C4	15.71	10.00'	90°00'00"	N54° 03' 23"W	15.71'
C5	71.27	50.50'	80°51'55"	N49° 29' 21"W	71.27'
C6	87.38	50.50'	99°08'05"	S40° 30' 39"W	87.38'
C7	79.33	50.50'	90°00'00"	S54° 03' 23"E	79.33'
C8	14.14	4.50'	180°00'00"	S9° 03' 23"E	14.14'
C9	39.27	25.00'	90°00'00"	S35° 56' 37"W	39.27'
C10	35.28	25.00'	80°51'55"	S49° 29' 21"E	35.28'
C11	43.26	25.00'	99°08'05"	N40° 30' 39"E	43.26'
C12	39.27	25.00'	90°00'00"	N54° 03' 23"W	39.27'
C13	80.90	51.01'	90°52'15"	S35° 30' 18"W	80.90'
C14	79.33	50.50'	90°00'00"	S54° 03' 23"E	79.33'
C15	79.33	50.50'	90°00'00"	N35° 56' 37"E	79.33'
C16	30.46	19.50'	89°29'43"	N35° 41' 28"E	30.46'
C17	39.27	25.00'	90°00'00"	S54° 03' 23"E	39.27'
C18	39.27	25.00'	90°00'00"	N35° 56' 37"E	39.27'
C19	39.27	25.00'	90°00'00"	N54° 03' 23"W	39.27'
C20	39.27	25.00'	90°00'00"	S35° 56' 37"W	39.27'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	627.64	2914.80'	12°20'15"	N8° 37' 29"W	627.64'
C2	288.26	2914.80'	5°39'58"	N11° 57' 37"W	288.26'
C3	339.38	2914.80'	6°40'16"	N5° 47' 29"W	339.38'
C21	26.88	57.00'	27°01'11"	S21° 27' 11"W	26.88'
C22	20.74	47.00'	25°17'01"	S22° 19' 16"W	20.74'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L38	10.00'	S55°02'13"E

NOTES

1. BASIS OF BEARING WAS ESTABLISHED FROM TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (12).
2. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
3. DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS, OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTIONS OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.
4. DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSONS FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.
5. NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY SLOPES, CONSTRUCTING OR DESTROYING ANY RETAINING WALL OR OBSTRUCTING OR CHANGING THE CONTOUR OF ANY CHANNEL, SWALE, OR EMBANKMENT, OR TAKING ANY OTHER ACTION WHICH WILL OR IS LIKELY TO RETARD, CHANGE, OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.
6. EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.

SIGHT VISIBILITY RESTRICTION:
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE SIGHT VISIBILITY EASEMENT AS SHOWN ON THE PLAT. THESE SIGHT VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED.

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A FIRE LANE IN ACCORDANCE WITH THE FIRE CODE AND CITY STANDARDS AND THAT HE/SHE (THEY) SHALL MAINTAIN THE FIRE LANE IN A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY ORDINANCE. THE FIRE LANE EASEMENT SHALL BE KEPT FREE OF OBSTRUCTIONS IN ACCORDANCE WITH THE CITY ORDINANCE. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO CITY ORDINANCE OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL IDENTIFY THE FIRE LANE ON THE GROUND IN ACCORDANCE WITH CITY ORDINANCE. THE CHIEF OF POLICE OR HIS/HER DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

OWNER (PRINTED NAME): _____
OWNER (SIGNATURE): _____
DATE: _____

A
PRELIMINARY PLAT
FOR

HIGHWAY 87 COMMERCIAL

A 3.28 ACRE TRACT OUT OF THE H. HARMAN SURVEY NO. 40, ABSTRACT NO. 299, AN THE S.R. WILSON SURVEY NO. 38, ABSTRACT NO. 735,GILLESPIE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 15.65 ACRES RECORDED IN VOLUME 350, PAGE 864, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, AND A PORTION OF THE TRACT 2, FRIENDSHIP OAKS RECORDED IN VOLUME 2, PAGE 148, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

EROCKR, LTD. OSCEOLA & RENEGADE HOLDINGS, INC. — **OWNER**

DEVELOPER

CONTACT: CECIL ANDREWS
P.O. BOX 2089
FREDERICKSBURG, TX 78624
n5237y09@icloud.com

VEI CONSULTING ENGINEERS — **ENGINEER**
CHISLOM TRAIL LAND SURVEYING — **SURVEYOR**

ENGINEERING CONTACT: KEVIN W. SPRAGGINS
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(830) 997-4744
kspraggins@vei-tx.com
Texas Registration # F-165

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TBLPLS FIRM No.: 10194767

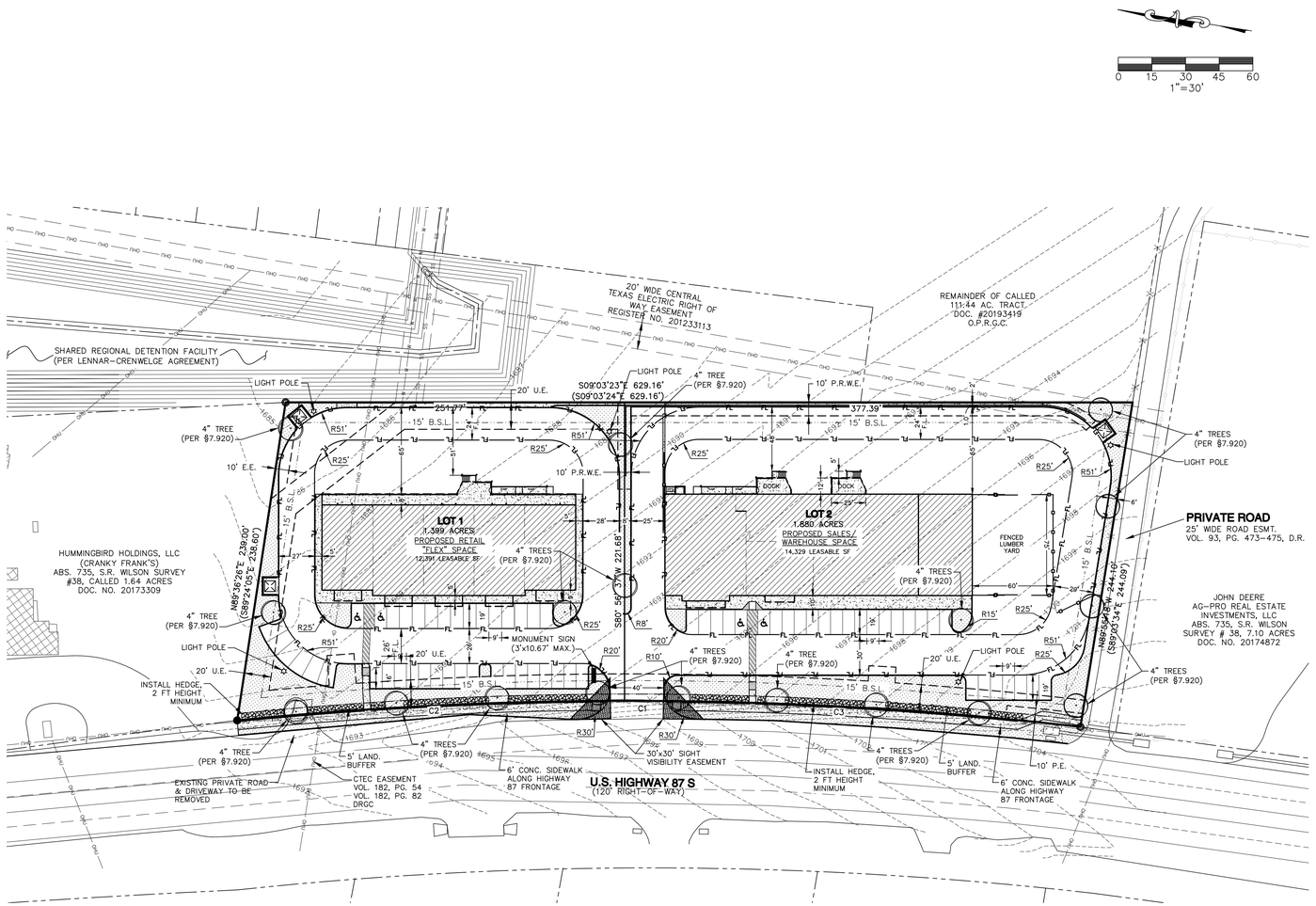
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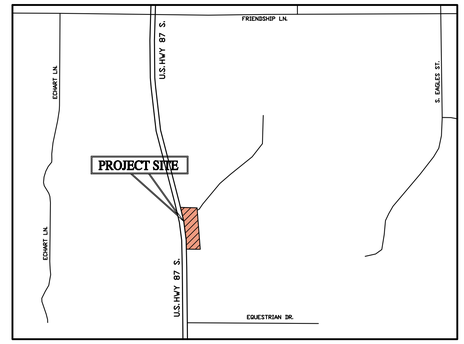
DATE: 05/21/2026 — **SHEET: PP**

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- X' B.S.L. — BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- FL — FL — PROPOSED FIRE LANE
- OHU — OHU — OHU — EXISTING OVERHEAD UTILITY LINE
- W — W — W — W — EXISTING WATER LINE (SIZE NOTED)
- SS — SS — SS — EXISTING SAN. SEWER LINE (SIZE NOTED)
- 1600 — EXISTING CONTOURS
- X — X — X — X — EXISTING BARBED WIRE FENCE
- PROPOSED FENCE LINE
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVING
- PROPOSED PARKING STRIPING
- 30'x30' SIGHT VISIBILITY EASEMENT

B.S.L.	BUILDING SETBACK LINE
F.L.	FIRE LANE
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
U.E	UTILITY EASEMENT
P.E.	PEDESTRIAN EASEMENT
P.R.W.E.	PRIVATE RETAINING WALL EASEMENT
◎	1/2" IRON ROD FOUND (IRF)
●	1/2" IRON ROD SET (IRS)
⦰	EXISTING UTILITY POLE
✡	PROPOSED LIGHT POLE





LOCATION MAP

NOT TO SCALE

NOTES:

1. ALL BUILDING DIMENSIONS DERIVED FROM OWNER. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.

3. REFER TO LANDSCAPE ARCHITECT PLANS FOR FINAL LANDSCAPE DESIGN.

4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.

5. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.

6. ALL SECURITY AND SAFETY LIGHTING SHALL BE FULLY SHIELDED AND COMPLY WITH "DARK SKY" COMPLIANT (REF. CITY OF FREDERICKSBURG ARTICLE XV – OUTDOOR LIGHTING).

7. WALL-MOUNTED EXTERIOR LIGHTING TO BE INSTALLED IN ACCORDANCE WITH CITY LIGHTING STANDARDS.

8. TREES. TREES SHALL BE SPECIES HAVING AN AVERAGE MATURE SPREAD OF CROWN OF AT LEAST (15) FEET AND HAVING A TRUNK(S) WHICH CAN BE MAINTAINED IN A CLEAN CONDITION OVER FIVE (5) FEET OF CLEAR WOOD. TREES HAVING AN AVERAGE MATURE SPREAD CROWN LESS THAN FIFTEEN (15) FEET MAY BE SUBSTITUTED BY GROUPING THE SAME SO AS TO CREATE THE EQUIVALENT OF A FIFTEEN (15) FOOT CROWN SPREAD. TREE SPECIES SHALL BE A MINIMUM OF ONE AND ONE-HALF (1½) INCH DIAMETER.

9. SHRUBS AND HEDGES. SHRUBS SHALL BE A MINIMUM OF FIFTEEN (15) INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. EXCEPT AS PROVIDED FOR HEREIN, HEDGES SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, AND SOLID VISUAL SCREEN WITHIN A REASONABLE TIME AFTER PLANTING.

10. VINES. VINES SHALL BE A MINIMUM OF TWENTY-FOUR (24) INCHES IN HEIGHT IMMEDIATELY AFTER PLANTING AND MAY BE USED IN CONJUNCTION WITH FENCES, SCREENS, OR WALLS TO MEET PHYSICAL BARRIER REQUIREMENTS AS HEREIN SPECIFIED.

11. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS IN WHOLE OR IN PART SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE (3) MONTHS AFTER PLANTING.

12. LAWN GRASS. GRASS AREAS SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN FREDERICKSBURG. GRASS AREAS MAY BE SODDED, PLUGGED, SPRIGGED, OR SEEDED EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES OR OTHER AREAS SUBJECT TO EROSION. IN AREAS WHERE OTHER THAN SOLID SOD OR GRASS SEED IS USED, RYE GRASS SEED SHALL BE SOWN FOR IMMEDIATE EFFECT AND PROTECTION UNTIL FURTHER COVERAGE IS OTHERWISE ACHIEVED.

LOT 1: RETAIL "FLEX" SPACE PARKING SUMMARY

PROPOSED AREA	
RETAIL "FLEX" SPACE	12,391 SQ. FT.
PROPOSED BUILDING HEIGHT	25'-6"
PARKING SPACES REQUIRED	
GENERAL RETAIL (1 SP./400 SQ. FT.)	31 SPACES
PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	40 SPACES
REQUIRED NO. OF HANDICAP SPACES	1 VAN + 1 STD

LOT 2: SALES/WAREHOUSE PARKING SUMMARY

PROPOSED LUMBERYARD	
CONTRACTOR SALES (ADMIN. OFFICES)	2,218 SQ. FT.
SHOWROOM & INDOOR SALES	4,327 SQ. FT.
WAREHOUSE (INDOOR STORAGE)	7,372 SQ. FT.
FENCED YARD (OUTDOOR STORAGE)	4,520 SQ. FT.
TOTAL LUMBERYARD AREA	18,437 SQ. FT.
PROPOSED BUILDING HEIGHT	26'-6"
PARKING SPACES REQUIRED	
CONTRACTOR SALES (1 SP./400 SQ. FT.)	5.5 SPACES
SHOWROOM (1 SP./750 SQ. FT.)	5.8 SPACES
WAREHOUSE (1 SP./1,000 SQ. FT.)	7.4 SPACES
FENCED YARD (1 SP./2,300 SQ. FT.)	2 SPACES
TOTAL PARKING SPACES REQUIRED	21 SPACES
PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	28 SPACES
REQUIRED NO. OF HANDICAP SPACES	1 VAN + 1 STD

SUMMARY TABLE

TOTAL SITE AREA	142,848 sq. ft. / 3.28 Ac.
LAND USE	MIXED USE CORRIDOR
LOT ZONING	C2 COMMERCIAL
PERVIOUS AREA (LANDSCAPE)	20,516 sq. ft. / 0.47 Ac.
IMPERVIOUS AREA	121,968 sq. ft. / 2.80 Ac.
BUILDING AREA	29,732 sq. ft. / 0.68 Ac.
MAXIMUM BUILDING HEIGHT	38 FT, 3 STORIES
ALLOWABLE IMPERVIOUS PERCENTAGE	80%
PROPOSED IMPERVIOUS PERCENTAGE	79%
BUILDING COVERAGE ALLOWED	75%
BUILDING COVERAGE PROVIDED	21%
FRONT YARD SETBACK	15'
STREET SIDE YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	0'
REAR YARD SETBACK	15' (ABUTTING RESIDENTIAL)

A
PRELIMINARY SITE PLAN
FOR

HIGHWAY 87 COMMERCIAL

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EROCKR, LTD. — OWNER
OSCEOLA & RENEGADE HOLDINGS, INC. — DEVELOPER

CONTACT: CECIL ANDREWS
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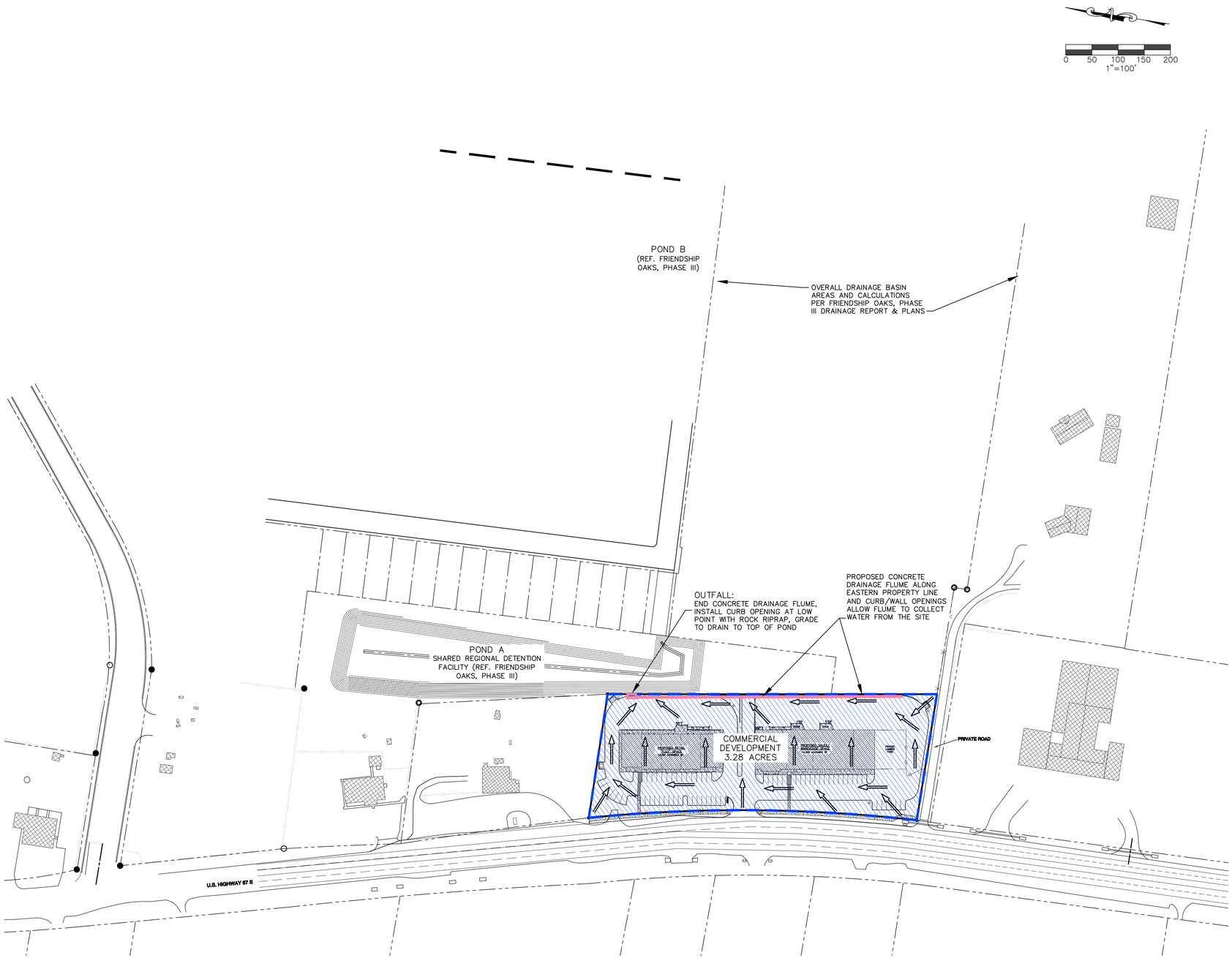
VEI CONSULTING ENGINEERS — ENGINEER
CHISLOM TRAIL LAND SURVEYING — SURVEYOR

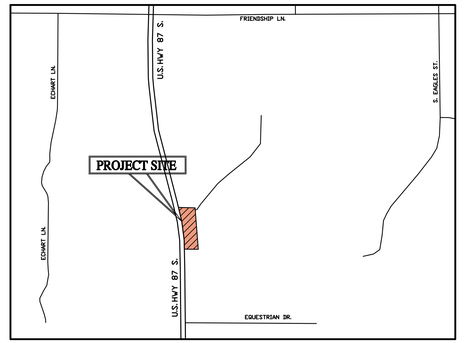
ENGINEERING CONTACT: KEVIN W. SPRAGGINS
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kspraggins@vei-tx.com
Texas Registration # F-165

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(940) 367-7188
michael@ct-landsurveying.com
TBLPLS FIRM No.: 10194767

FILE NO: 25010

DATE: 05/21/2026 **SHEET: SP1**





LOCATION MAP

NOT TO SCALE

LEGEND

- PR 1.0 / 00.00 AC. — DRAINAGE BASIN LABEL (REF. FRIENDSHIP OAKS, PHASE III DRAINAGE REPORT/PLANS)
- DRAINAGE BASIN BOUNDARY (REF. FRIENDSHIP OAKS, PHASE III)
- PROPOSED DRAINAGE FEATURE (SEE CALLOUT)
- PROPOSED COMMERCIAL SITE DRAINAGE AREA
- PROPOSED DRAINAGE AREA FLOW DIRECTION

NOTES

1. THE OVERALL DRAINAGE BASIN AREAS AND CONTOURS, SHOWN ON THIS PLAN, ARE BASED ON FRIENDSHIP OAKS, PHASE III PLANS AND/OR DRAINAGE REPORT.
2. THE SHARED REGIONAL DETENTION FACILITY (POND A) HAS SUFFICIENT ENOUGH VOLUME TO DETAIN PROJECT RUNOFF (REF. FRIENDSHIP OAKS, PHASE III PLANS AND/OR DRAINAGE REPORT),

A
PRELIMINARY DRAINAGE PLAN
FOR

HIGHWAY 87 COMMERCIAL

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EROCKR, LTD. — OWNER
OSCEOLA & RENEGADE HOLDINGS, INC. — DEVELOPER

CONTACT: CECIL ANDREWS
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VEI CONSULTING ENGINEERS — ENGINEER
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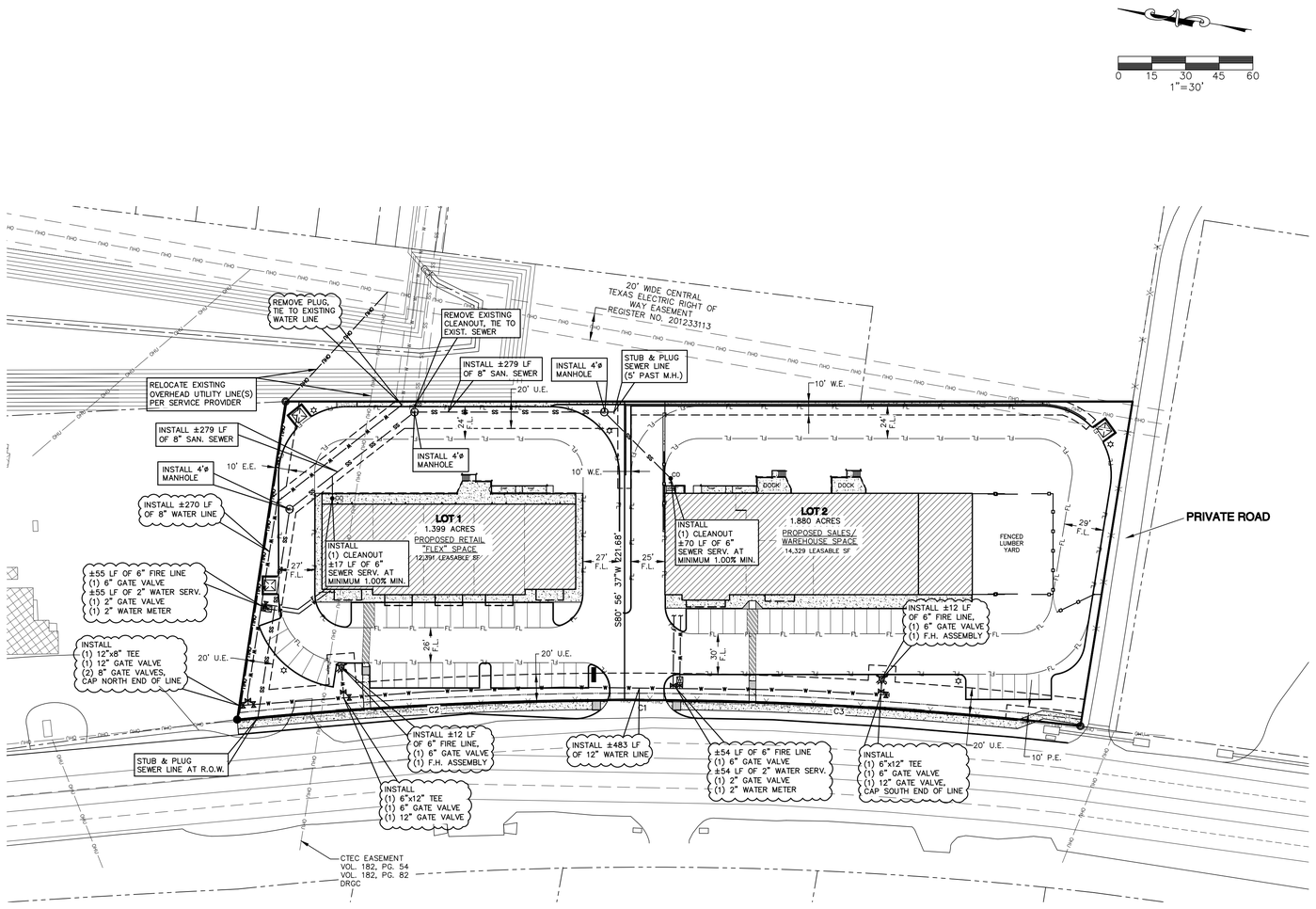
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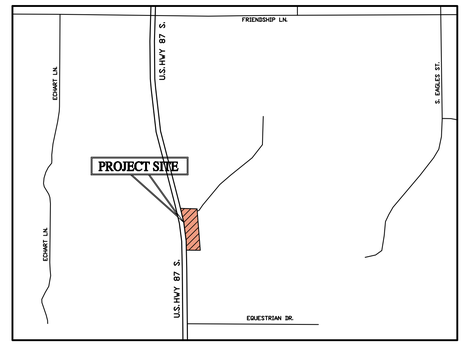
DATE: 05/21/2026 **SHEET: SP2**

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- BUILDING SETBACK LINE
- PROPOSED LOT LINE
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- PROPOSED FIRE LANE
- EXISTING OVERHEAD UTILITY LINE
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- EXISTING SAN. SEWER LINE (SIZE NOTED)
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- EXISTING CONTOURS
- EXISTING BARBED WIRE FENCE
- PROPOSED FENCE LINE
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVING
- PROPOSED PARKING STRIPING
- 30'x30' SIGHT VISIBILITY EASEMENT

B.S.L.	BUILDING SETBACK LINE
F.L.	FIRE LANE
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
U.E	UTILITY EASEMENT
P.E.	PEDESTRIAN EASEMENT
	1/2" IRON ROD FOUND (IRF)
	1/2" IRON ROD SET (IRS)
	EXISTING UTILITY POLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER MANHOLE
CO	PROPOSED CLEANOUT





LOCATION MAP

NOT TO SCALE

A
PRELIMINARY UTILITY PLAN
FOR

HIGHWAY 87 COMMERCIAL

A 3.28 ACRE TRACT OUT OF THE H. HARMAN SURVEY NO. 40, ABSTRACT NO. 299, AN THE S.R. WILSON SURVEY NO. 38, ABSTRACT NO. 735,GILLESPIE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 15.65 ACRES RECORDED IN VOLUME 350, PAGE 864, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, AND A PORTION OF THE TRACT 2, FRIENDSHIP OAKS RECORDED IN VOLUME 2, PAGE 148, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

EROCKR, LTD. — OWNER
OSCEOLA & RENEGADE HOLDINGS, INC. — DEVELOPER

CONTACT: CECIL ANDREWS
P.O. BOX 2089
FREDERICKSBURG, TX 78624
n5237y09@cloud.com

VEI CONSULTING ENGINEERS — ENGINEER
CHISLOM TRAIL LAND SURVEYING — SURVEYOR

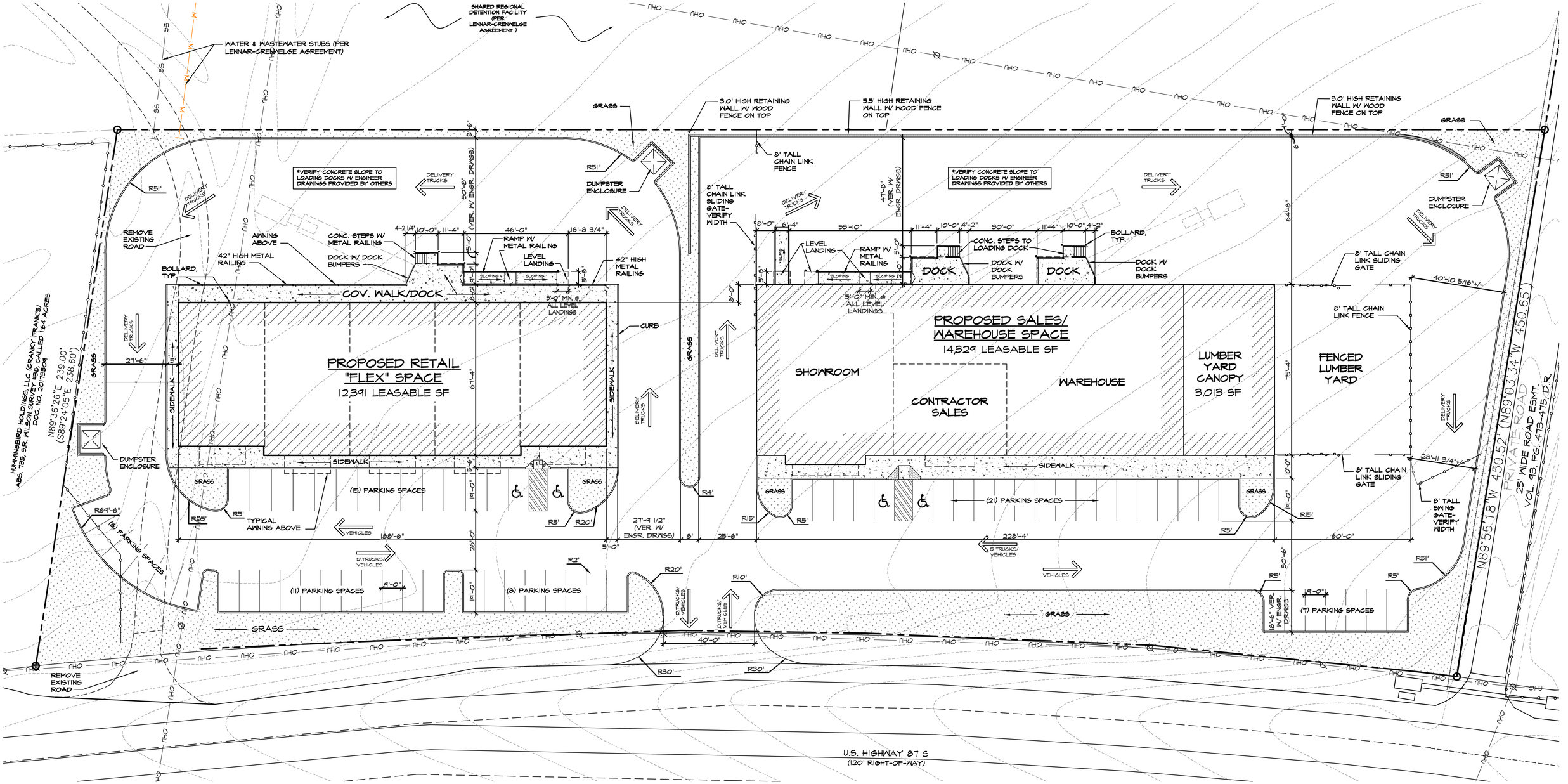
ENGINEERING CONTACT: KEVIN W. SPRAGGINS
507 E. HIGHWAY ST., SUITE D
FREDERICKSBURG, TX 78624
(830) 997-4744
kspraggins@vei-tx.com
Texas Registration # F-165

SURVEY CONTACT: MICHAEL KERSTEN
1700 THORNDALE CT.
CORINTH, TX 76210
(940) 367-7188
michael@ct-landsurveying.com
TBLPLS FIRM No.: 10194767

FILE NO: 25010

DATE: 05/21/2026

SHEET: SP3



OVERALL SITE PLAN
SCALE: 1"=20'-0"

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architects
an architectural corporation
855 Pierremont Rd•Suite 201
Shreveport, La 71106
318-868-3635

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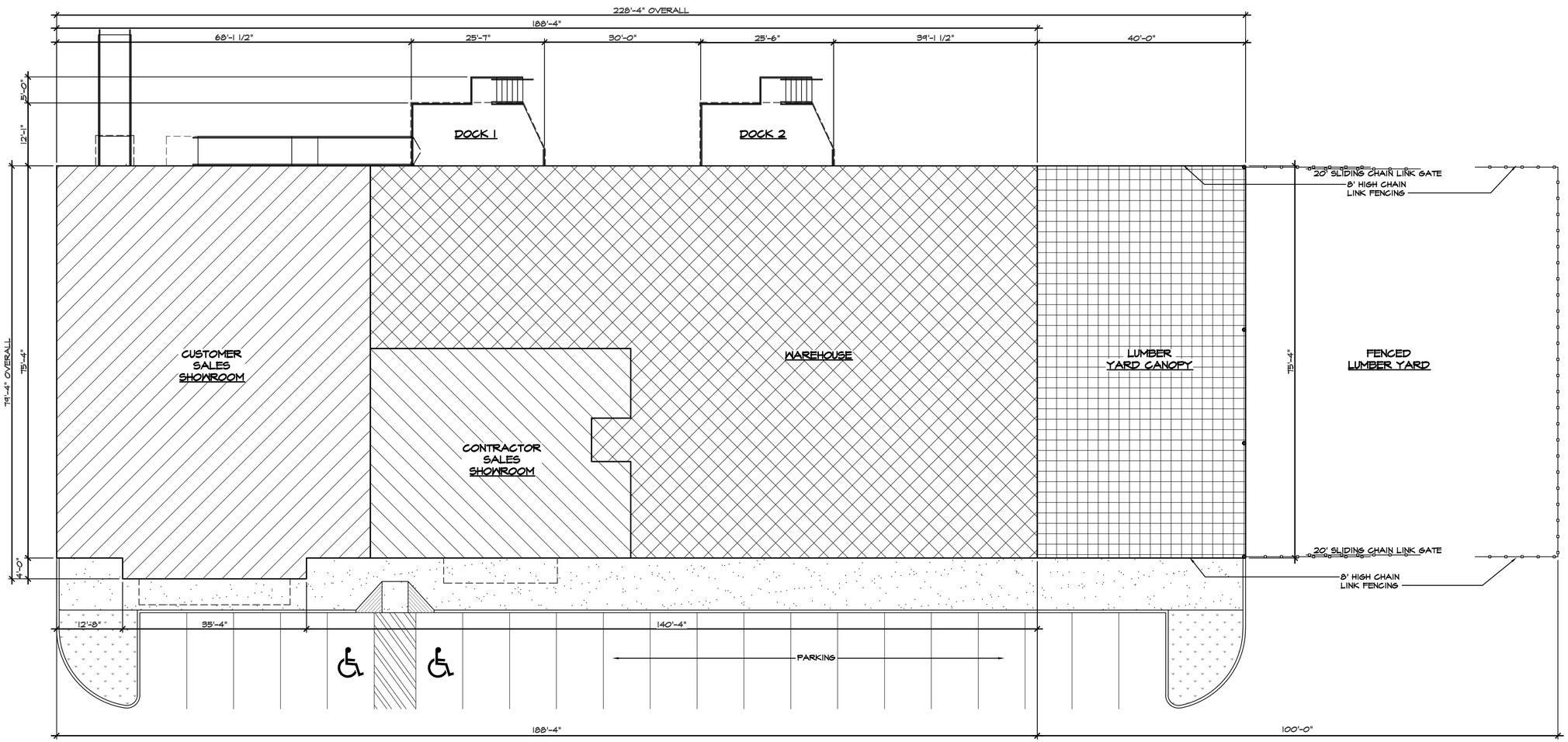
A COMMERCIAL BUILDING FOR:

OSCEOLA & RENEGADE HOLDINGS

HIGHWAY 87

FREDERICKSBURG, TX

DRAWN: AK
DATE: 5/22/26
JOB NO.: 202525
SHEET: 1
OF 9 SHEETS



OVERALL FOOTPRINT PLAN

SCALE: 3/32"=1'-0"

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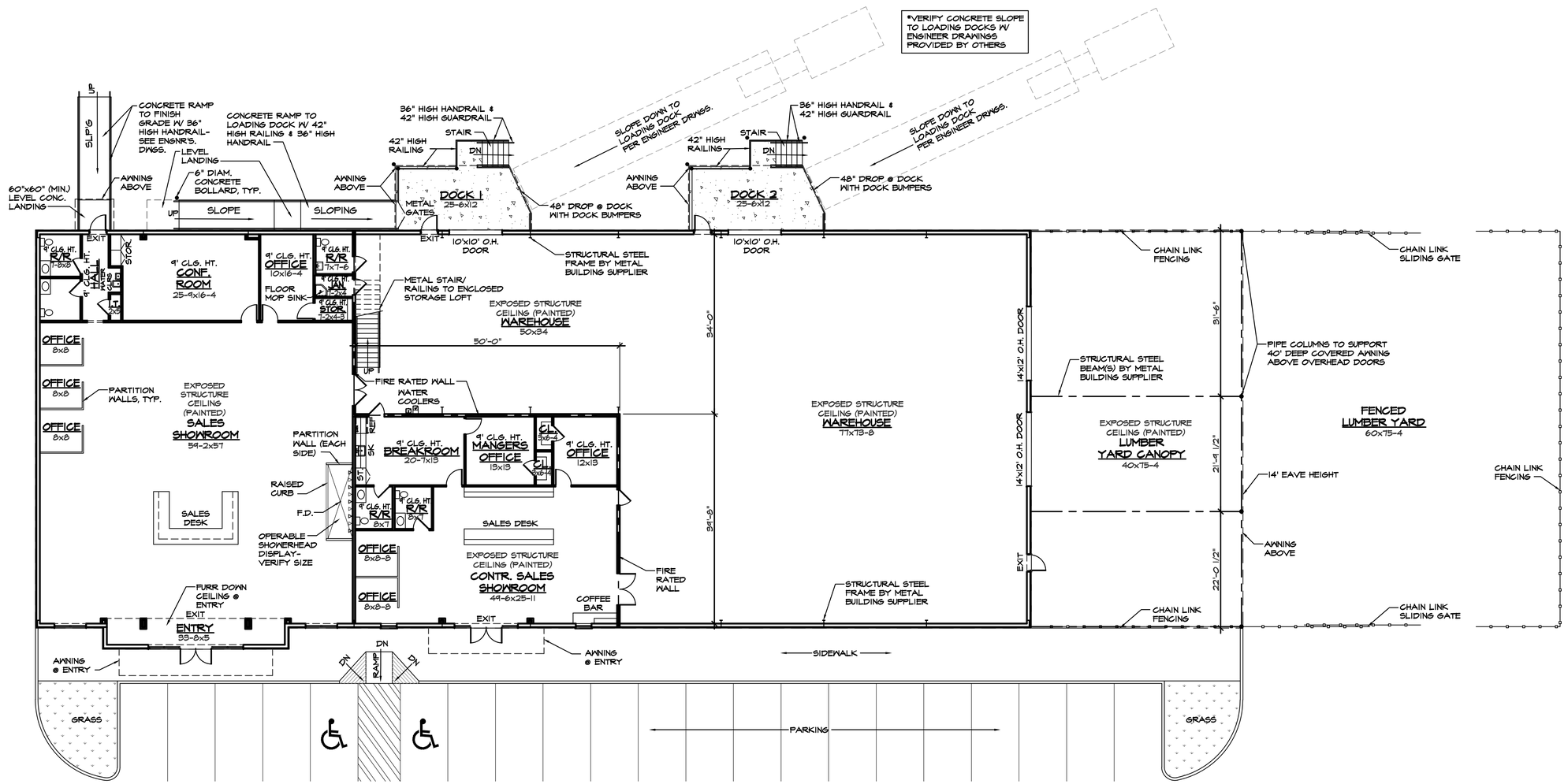
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FIRST FLOOR PLAN

SCALE: 3/32"=1'-0"

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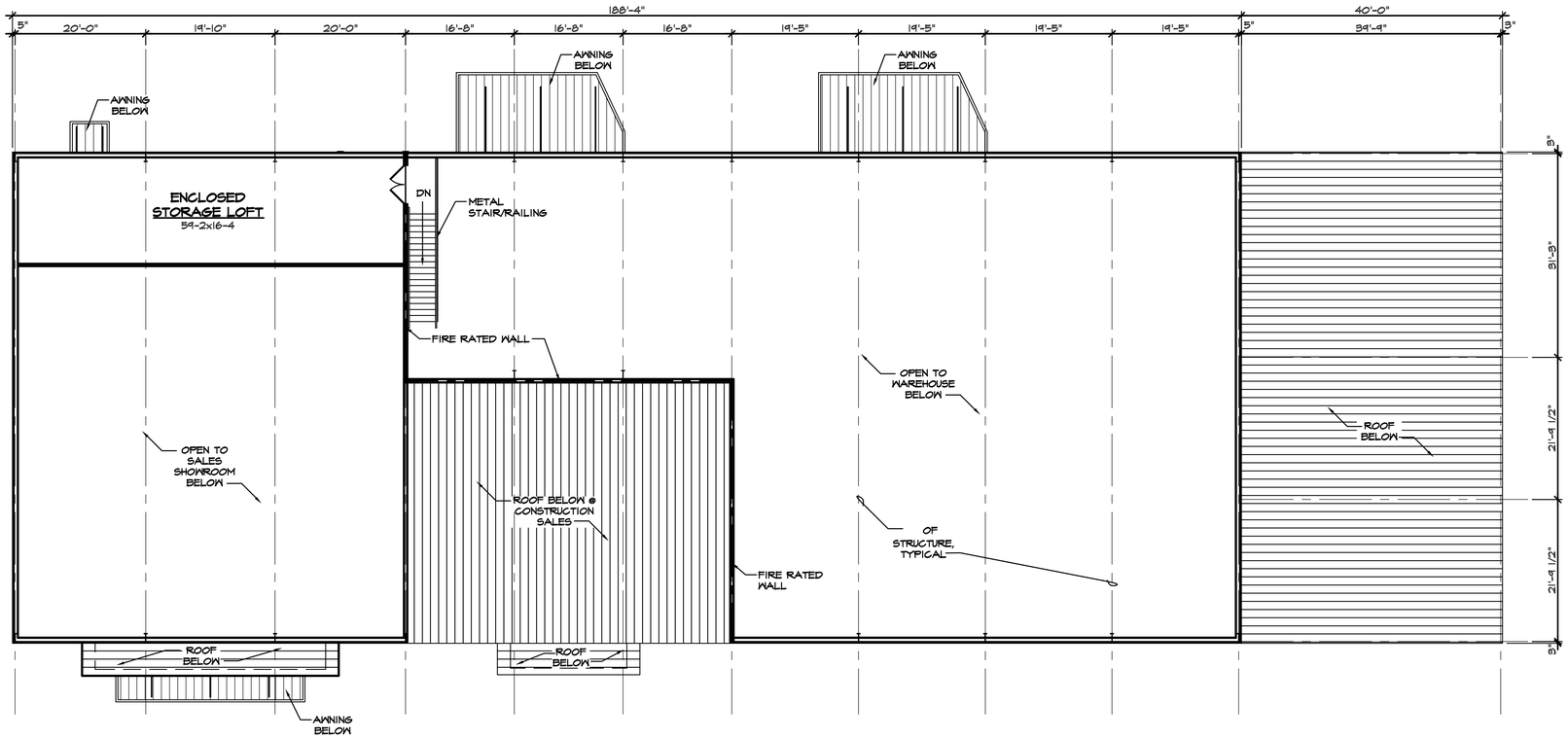
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FREDERICKSBURG, TX

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SECOND FLOOR PLAN

SCALE: 3/32"=1'-0"

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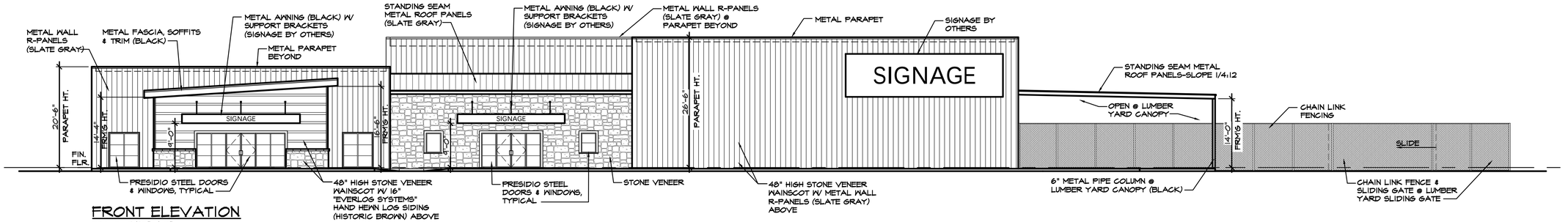
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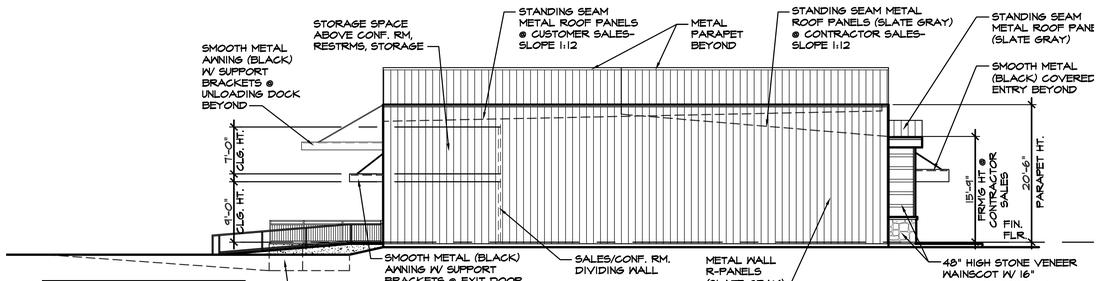
HIGHWAY 87
FREDERICKSBURG, TX

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OF 9 SHEETS



FRONT ELEVATION

SCALE: 3/32"=1'-0"

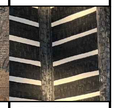


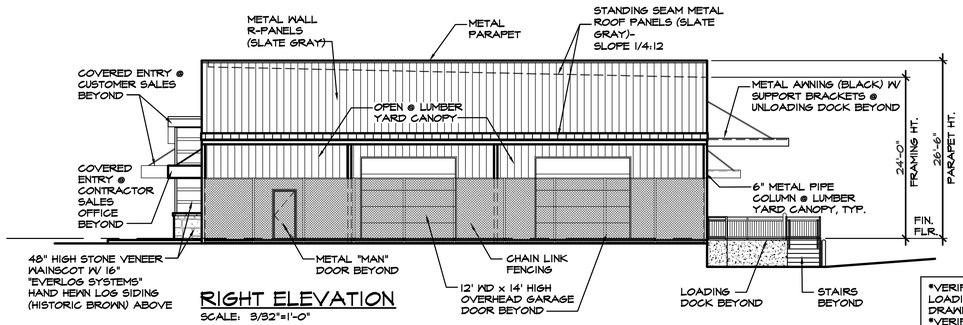
*VERIFY CONCRETE SLOPE TO LOADING DOCKS W/ ENGINEER DRAWINGS PROVIDED BY OTHERS
*VERIFY DISTANCE REQUIRED FOR RAMP PER NEW GRADING BY ENGINEER.

LEFT ELEVATION

SCALE: 3/32"=1'-0"

EXTERIOR MATERIAL LEGEND

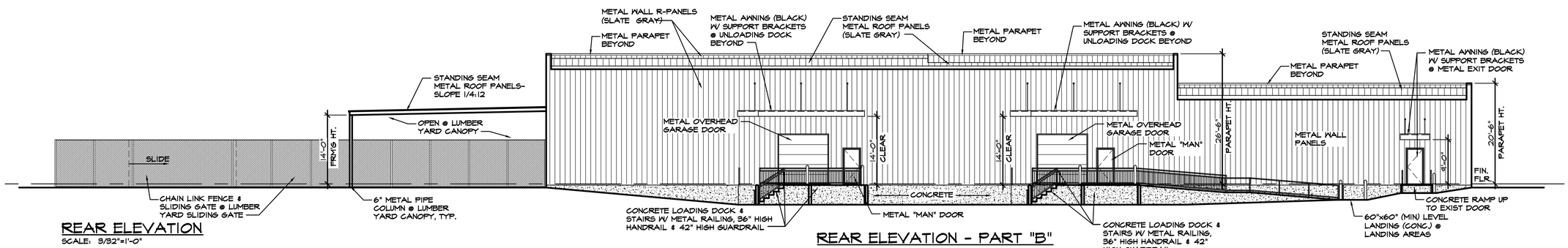
STONE VENEER	METAL SIDING	METAL ROOF	STORE-FRONT	FASCIA/ AWNING	LOG SIDING	LOG CHINKING
						
HOLLMIG ROCK	R-PANELS, MBCI, SERIES 300, SLATE GRAY	STANDING SEAM, MBCI, SERIES 300, SLATE GRAY	PRESIDIO STEEL DOORS, BLACK	SMOOTH METAL, BLACK	16" "EVERLOG SYSTEMS" HAND HEWN LOG SIDING, HISTORIC BROWN	"EVERLOG SYSTEMS" WHITE (VERIFY)



RIGHT ELEVATION

SCALE: 3/32"=1'-0"

*VERIFY CONCRETE SLOPE TO LOADING DOCKS W/ ENGINEER DRAWINGS PROVIDED BY OTHERS
*VERIFY DISTANCE REQUIRED FOR RAMP PER NEW GRADING BY ENGINEER.



REAR ELEVATION

SCALE: 3/32"=1'-0"

REAR ELEVATION - PART "B"

SCALE: 3/32"=1'-0"

*VERIFY CONCRETE SLOPE TO LOADING DOCKS W/ ENGINEER DRAWINGS PROVIDED BY OTHERS
*VERIFY DISTANCE REQUIRED FOR RAMP PER NEW GRADING BY ENGINEER.

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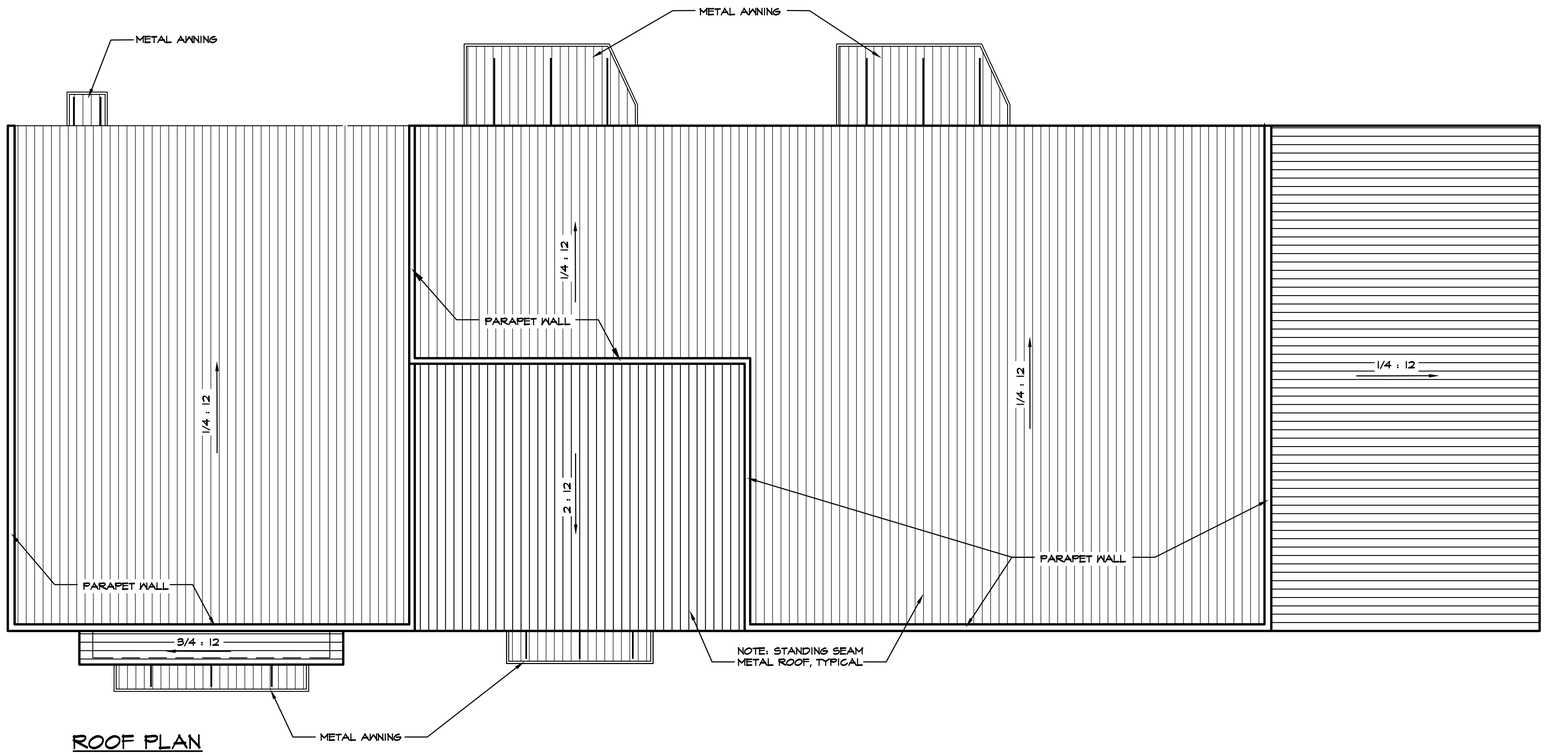
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A COMMERCIAL BUILDING FOR:

OSCEOLA & RENEGADE HOLDINGS

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ROOF PLAN

SCALE: 3/32"=1'-0"

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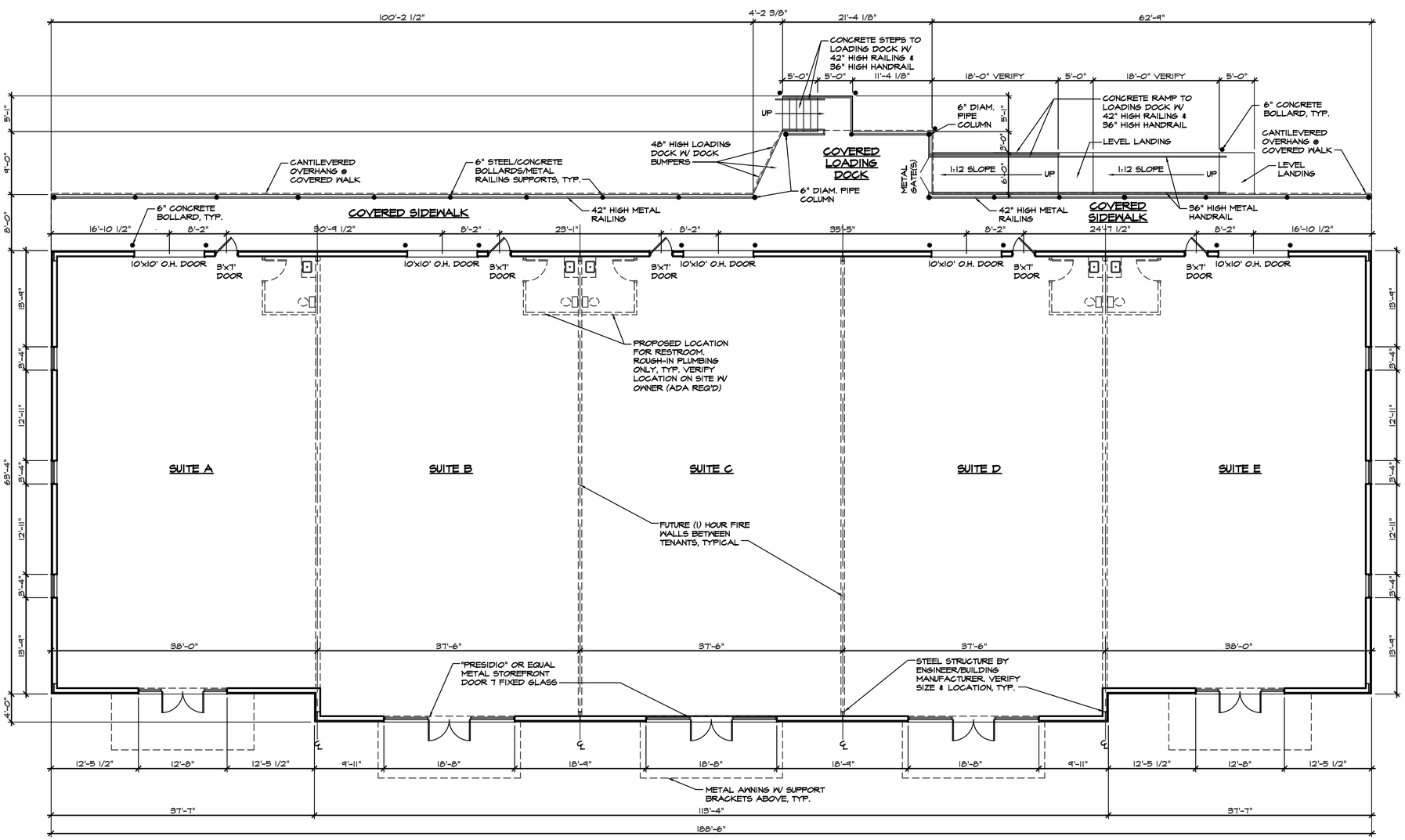
A COMMERCIAL BUILDING FOR:

OSCEOLA & RENEGADE HOLDINGS

HIGHWAY 87
FREDERICKSBURG, TX

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NOTE:
-42" HIGH METAL RAILING WITH BALUSTERS & EDGE PROTECTION RAIL WHERE DISTANCE FROM FINISH FLOOR TO FINISH GRADE IS GREATER THAN 30", TYPICAL
-42" HIGH METAL RAILING WITH EDGE PROTECTION RAIL WHERE DISTANCE FROM FINISH FLOOR TO FINISH GRADE IS LESS THAN 30", TYPICAL



FLOOR PLAN - "SHELL ONLY"
SCALE: 1/8"=1'-0"

SQUARE FOOTAGE:	
RETAIL SPACE A	2,406 S.F.
RETAIL SPACE B	2,527 SF.
RETAIL SPACE C	2,525 S.F.
RETAIL SPACE D	2,527 SF.
RETAIL SPACE E	2,406 SF.
TOTAL HEATED AREA	12,391 SF.
COVERED WALK/LOADING DOCK	1,719 SF.
TOTAL UNDER ROOF	14,110 SF.

NOTE:
-SEE SHOP DRAWINGS BY METAL BUILDING PROVIDER & ENGINEER. VERIFY ALL DIMENSIONS.
-BUILDING IS BEING CONSTRUCTED AS "SHELL ONLY". INTERIOR PARTITIONS, PLUMBING LOCATION, ETC. WILL BE RESUBMITTED AT A LATER TIME.

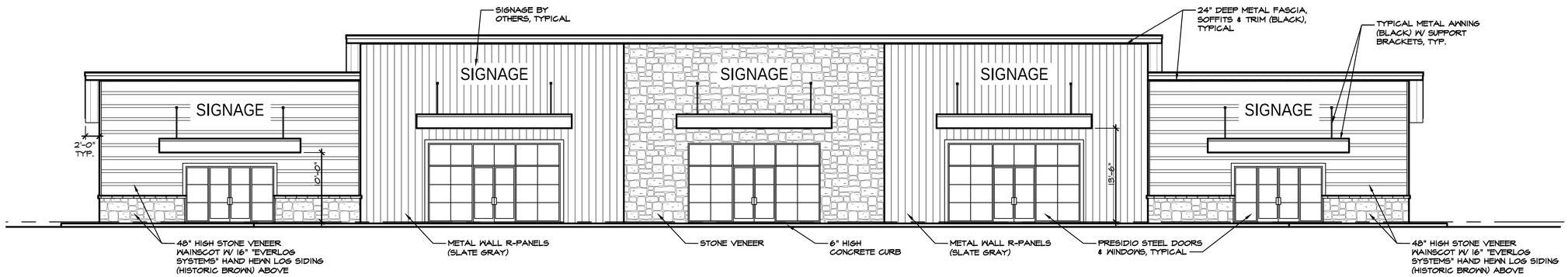
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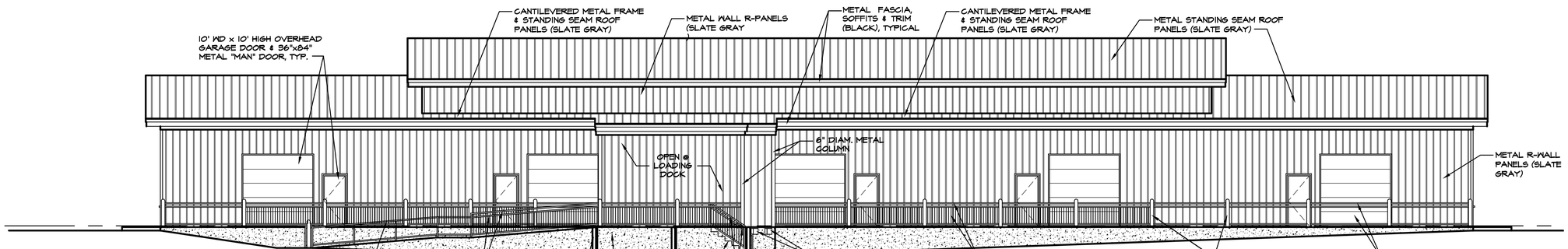


FRONT ELEVATION

SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LEGEND

STONE VENEER	METAL SIDING	METAL ROOF	STORE-FRONT	FASCIA/ AWNING	LOG SIDING	LOG CHINKING
						
HOLLMIS ROCK	R-PANELS, MBCI, SERIES 300, SLATE GRAY	STANDING SEAM, MBCI, SERIES 300, SLATE GRAY	PRESIDIO STEEL DOORS, BLACK	SMOOTH METAL, BLACK	16" "EVERLOG SYSTEMS" HAND HEWN LOG SIDING, HISTORIC BROWN	"EVERLOG SYSTEMS" WHITE (VERIFY)



REAR ELEVATION

SCALE: 1/8"=1'-0"

*VERIFY CONCRETE SLOPE TO LOADING DOCK & RAMP W/ ENGINEER'S DRAWINGS PROVIDED BY OTHERS

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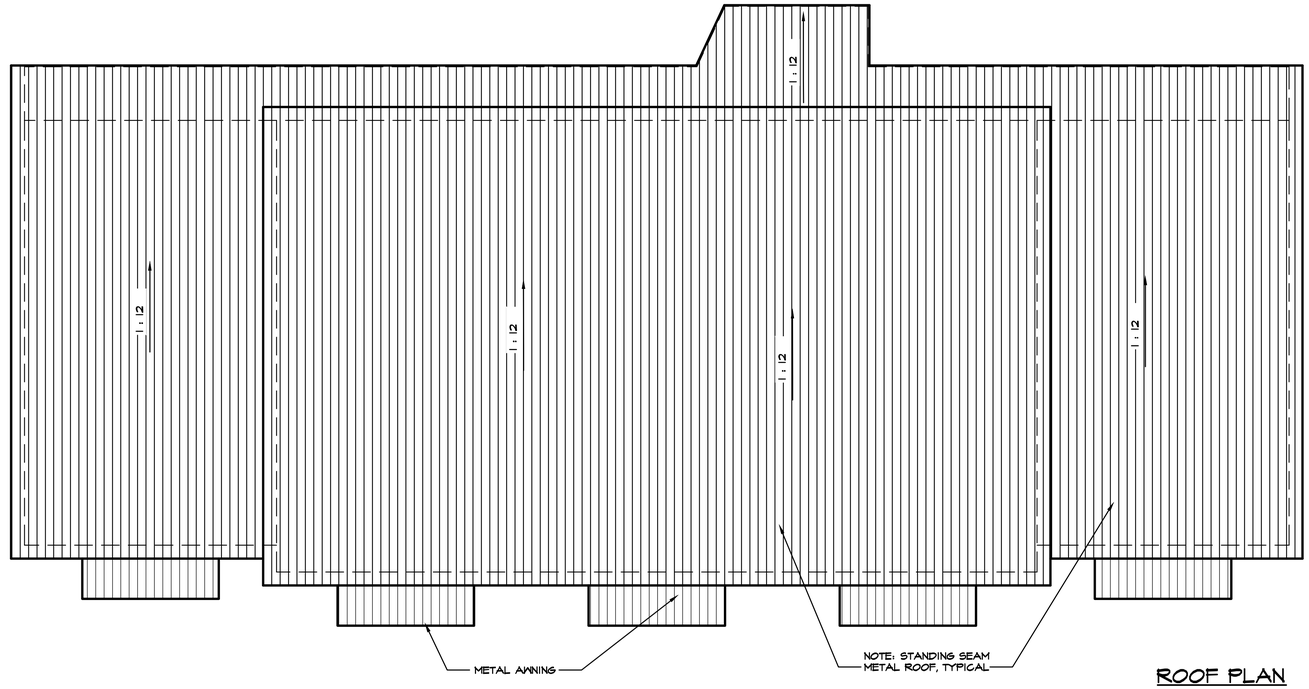
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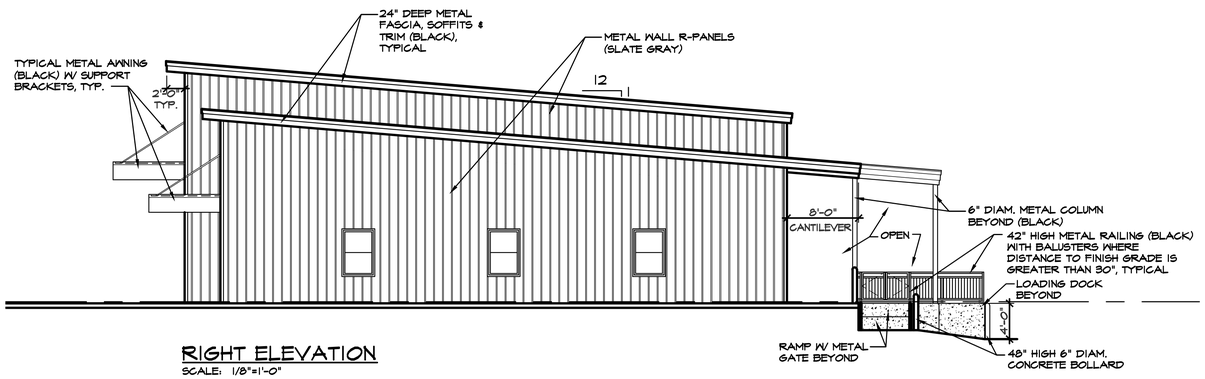
OSCEOLA & RENEGADE HOLDINGS

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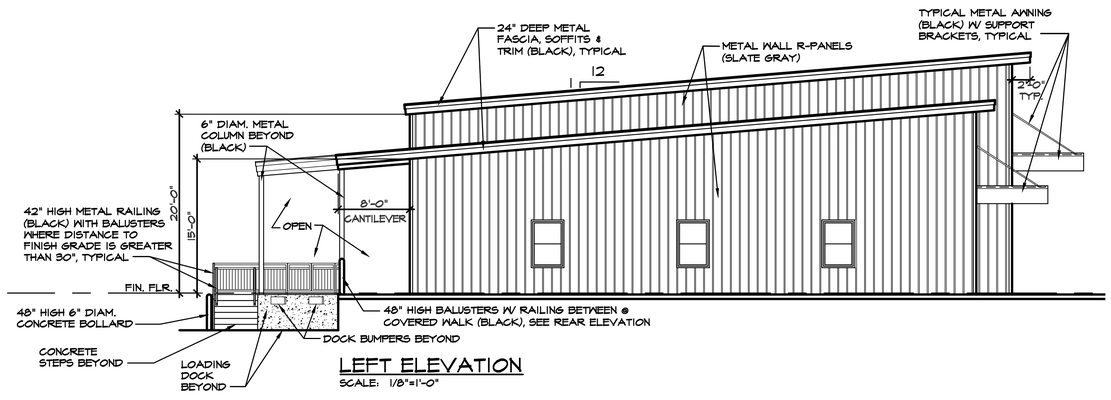
ROOF PLAN
SCALE: 3/32"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LEGEND

STONE VENEER	METAL SIDING	METAL ROOF	STORE-FRONT	FASCIA/ AWNING	LOG SIDING	LOG CHINKING
						
HOLLMIG ROCK	R-PANELS, MBCI, SERIES 300, SLATE GRAY	STANDING SEAM, MBCI, SERIES 300, SLATE GRAY	PRESIDIO STEEL DOORS, BLACK	SMOOTH METAL, BLACK	16" "EVERLOG SYSTEMS" HAND HEWN LOG SIDING, HISTORIC BROWN	"EVERLOG SYSTEMS" WHITE (VERIFY)



LEFT ELEVATION
SCALE: 1/8"=1'-0"

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FREDERICKSBURG, TX

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OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN THE PROPERTY EITHER BY LIEN, LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SET-BACK LINES, AND DEDICATE ALL ALLEYS, WALKS, PARKS, WATERCOURSES, EASEMENTS AND OTHER OPEN SPACE TO PUBLIC USE FOREVER AND HEREBY CONVEY, BY FEE SIMPLE TITLE, ALL PUBLIC ROAD RIGHT-OF-WAY PURPOSES FOREVER AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSIGNS TO ABIDE FOREVER BY ALL LINES, DEDICATIONS, CONVEYANCES FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES, AND OTHER RESTRICTIONS SHOWN HEREON.

EROCKR, LTD.
P.O. BOX 2089
FREDERICKSBURG, TX 78624

DATE: _____

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE-NAMED PERSON, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FORGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____.

_____
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
MICHAEL R. KERSTEN, TX REGISTRATION # 6677
REGISTERED PROFESSIONAL LAND SURVEYOR
XX/XX/2024
DATE

STATE OF TEXAS
REGISTERED
MICHAEL R. KERSTEN
6677
PROFESSIONAL
LAND SURVEYOR

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF _____ §

COUNTY OF _____

WHEREAS, _____ (LENDER), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE LIENHOLDER OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY RATIFY ALL DEDICATIONS AND PROVISIONS OF THIS PLAT AS SHOWN.

BY: _____
LIENHOLDER AGENT'S SIGNATURE

SIGNER'S NAME: _____

DATE: _____

STATE OF _____§

COUNTY OF _____§

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE-NAMED PERSON, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FORGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____.

_____
NOTARY PUBLIC

CERTIFICATE OF FINAL PLAT APPROVAL

(for final plats with required public improvements installed after approval)

_____ _____
Chairman, Planning and Zoning Commission Commission, City of Fredericksburg, Texas — Date

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing final plat defined herein was submitted to the Planning and Zoning Commission on the day of_____, 20___ and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this the ____ day of _____, 20____

_____
City Secretary
City of Fredericksburg

FILED FOR RECORD AT_____O'CLOCK _____M.,

THIS THE_____DAY

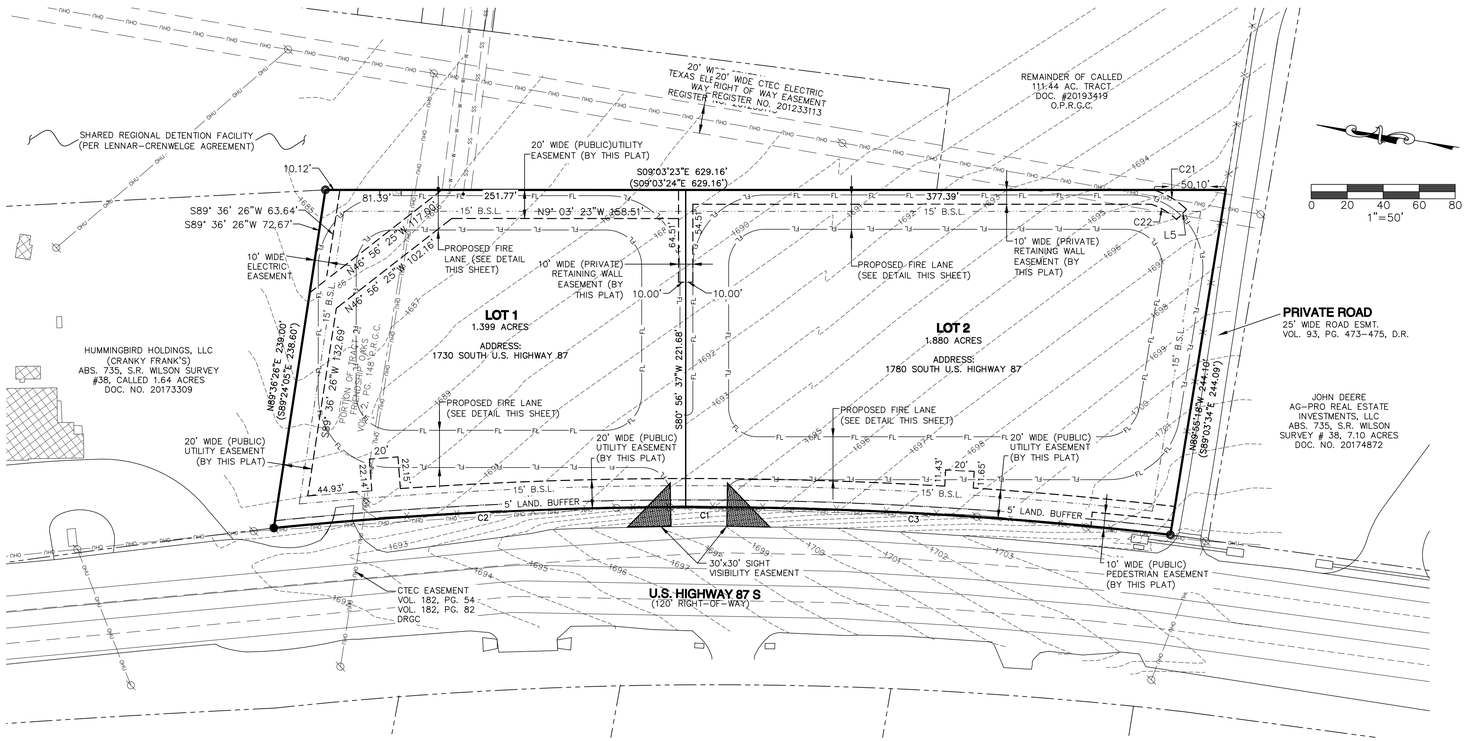
OF_____ ,_____,A.D. ON

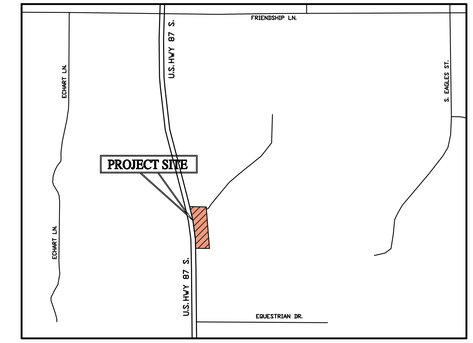
PAGE_____VOLUME_____OF THE PLAT

RECORDS OF GILLESPIE COUNTY, TEXAS.

_____ DEPUTY

_____
CLERK, COUNTY COURT, GILLESPIE COUNTY, TEXAS



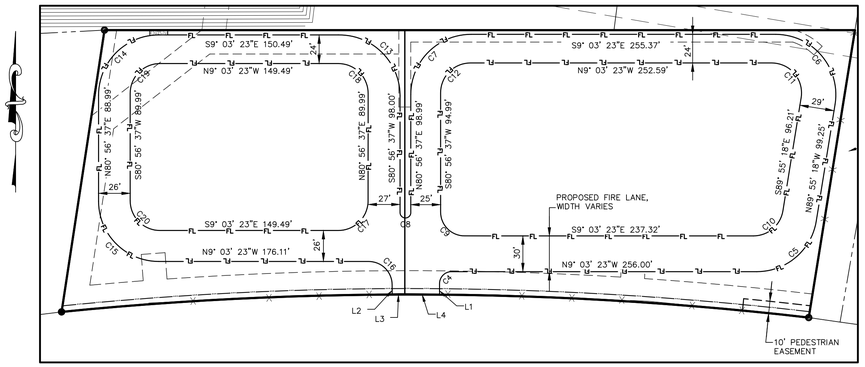


LOCATION MAP

NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- X' B.S.L. — BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- FL — FL — PROPOSED FIRE LANE
- OHU — OHU — OHU — EXISTING OVERHEAD UTILITY LINE
- W — W — W — W — EXISTING WATER LINE (SIZE NOTED)
- SS — SS — SS — EXISTING SAN. SEWER LINE (SIZE NOTED)
- 1600 — EXISTING CONTOURS
- X — X — X — X — EXISTING BARBED WIRE FENCE
- EXISTING CONCRETE
- 30'x30' SIGHT VISIBILITY EASEMENT
- B.S.L. — BUILDING SETBACK LINE
- F.L. — FIRE LANE
- 1/2" IRON ROD FOUND (IRF)
- 1/2" IRON ROD SET (IRS)
- EXISTING UTILITY POLE



PROPOSED FIRE LANE

SCALE: 1" = 60'-0"

LINE TABLE - FIRE LANE		
LINE #	LENGTH	DIRECTION
L1	9.29'	S80°56'37"W
L2	8.38'	N80°26'20"E
L3	10.59'	S9°03'23"E
L4	29.11'	S8°54'16"E

CURVE TABLE - FIRE LANE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C4	15.71	10.00'	90°00'00"	N54° 03' 23"W	15.71'
C5	71.27	50.50'	80°51'55"	N49° 29' 21"W	71.27'
C6	87.38	50.50'	99°08'05"	S40° 30' 39"W	87.38'
C7	79.33	50.50'	90°00'00"	S54° 03' 23"E	79.33'
C8	14.14	4.50'	180°00'00"	S9° 03' 23"E	14.14'
C9	39.27	25.00'	90°00'00"	S35° 56' 37"W	39.27'
C10	35.28	25.00'	80°51'55"	S49° 29' 21"E	35.28'
C11	43.26	25.00'	99°08'05"	N40° 30' 39"E	43.26'
C12	39.27	25.00'	90°00'00"	N54° 03' 23"W	39.27'
C13	80.90	51.01'	90°52'15"	S35° 30' 18"W	80.90'
C14	79.33	50.50'	90°00'00"	S54° 03' 23"E	79.33'
C15	79.33	50.50'	90°00'00"	N35° 56' 37"E	79.33'
C16	30.46	19.50'	89°29'43"	N35° 41' 28"E	30.46'
C17	39.27	25.00'	90°00'00"	S54° 03' 23"E	39.27'
C18	39.27	25.00'	90°00'00"	N35° 56' 37"E	39.27'
C19	39.27	25.00'	90°00'00"	N54° 03' 23"W	39.27'
C20	39.27	25.00'	90°00'00"	S35° 56' 37"W	39.27'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	627.64	2914.80'	12°20'15"	N8° 37' 29"W	627.64'
C2	288.26	2914.80'	5°39'58"	N11° 57' 37"W	288.26'
C3	339.38	2914.80'	6°40'16"	N5° 47' 29"W	339.38'
C21	26.88	57.00'	27°01'11"	S21° 27' 11"W	26.88'
C22	20.74	47.00'	25°17'01"	S22° 19' 16"W	20.74'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L38	10.00'	S55°02'13"E

NOTES

1. BASIS OF BEARING WAS ESTABLISHED FROM TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (12).
2. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
3. DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS, OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTIONS OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.
4. DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSONS FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.
5. NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY SLOPES, CONSTRUCTING OR DESTROYING ANY RETAINING WALL OR OBSTRUCTING OR CHANGING THE CONTOUR OF ANY CHANNEL, SWALE, OR EMBANKMENT, OR TAKING ANY OTHER ACTION WHICH WILL OR IS LIKELY TO RETARD, CHANGE, OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.
6. EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.

SIGHT VISIBILITY RESTRICTION:
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE SIGHT VISIBILITY EASEMENT AS SHOWN ON THE PLAT. THESE SIGHT VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED.

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A FIRE LANE IN ACCORDANCE WITH THE FIRE CODE AND CITY STANDARDS AND THAT HE/SHE (THEY) SHALL MAINTAIN THE FIRE LANE IN A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY ORDINANCE. THE FIRE LANE EASEMENT SHALL BE KEPT FREE OF OBSTRUCTIONS IN ACCORDANCE WITH THE CITY ORDINANCE. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO CITY ORDINANCE OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL IDENTIFY THE FIRE LANE ON THE GROUND IN ACCORDANCE WITH CITY ORDINANCE. THE CHIEF OF POLICE OR HIS/HER DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

OWNER (PRINTED NAME): _____
OWNER (SIGNATURE): _____
DATE: _____

A
PRELIMINARY PLAT
FOR

HIGHWAY 87 COMMERCIAL

A 3.28 ACRE TRACT OUT OF THE H. HARMAN SURVEY NO. 40, ABSTRACT NO. 299, AN THE S.R. WILSON SURVEY NO. 38, ABSTRACT NO. 735,GILLESPIE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 15.65 ACRES RECORDED IN VOLUME 350, PAGE 864, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, AND A PORTION OF THE TRACT 2, FRIENDSHIP OAKS RECORDED IN VOLUME 2, PAGE 148, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

EROCKR, LTD. OSCEOLA & RENEGADE HOLDINGS, INC. — **OWNER DEVELOPER**

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n5237y09@icloud.com

VEI CONSULTING ENGINEERS CHISLOM TRAIL LAND SURVEYING — **ENGINEER SURVEYOR**

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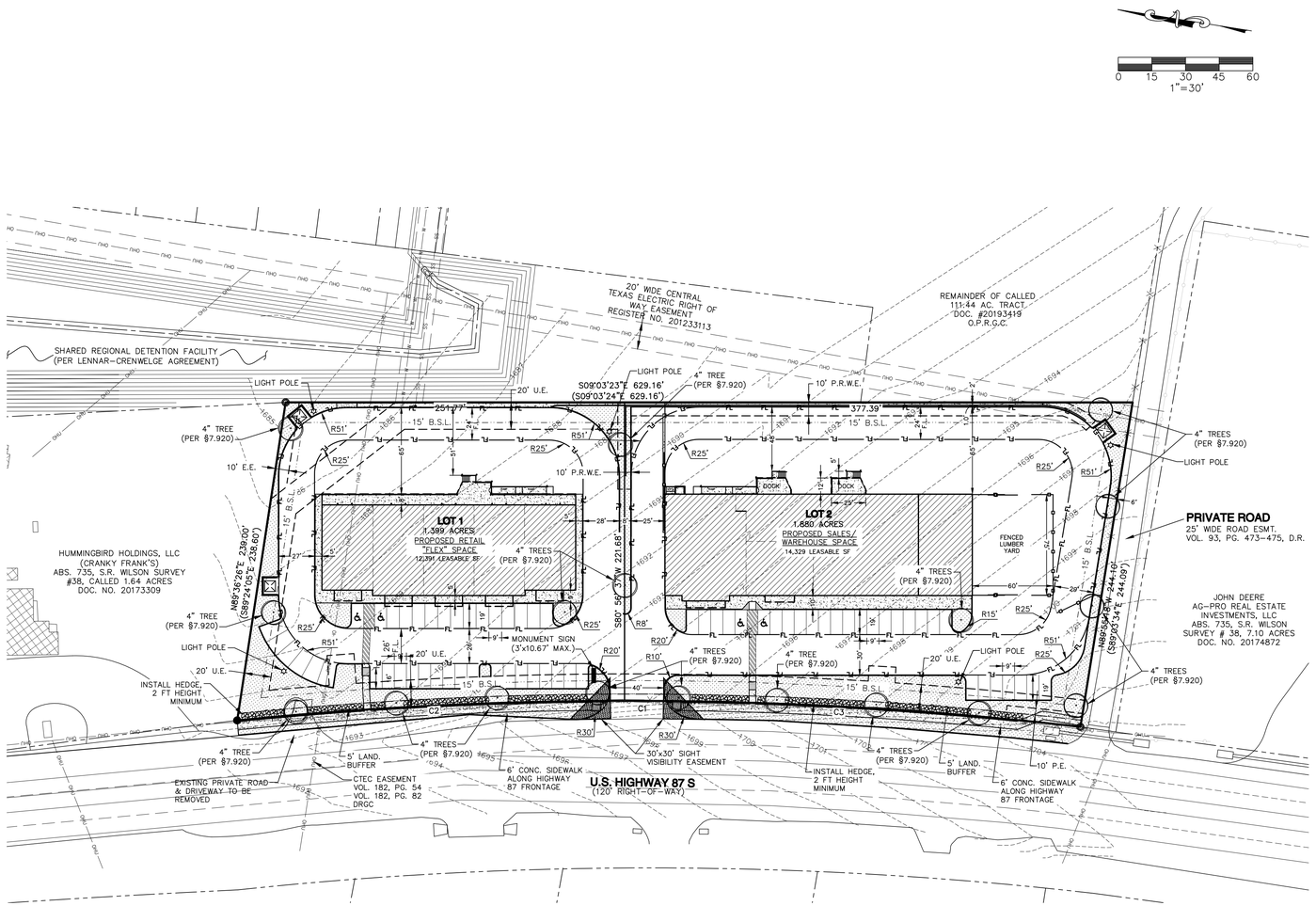
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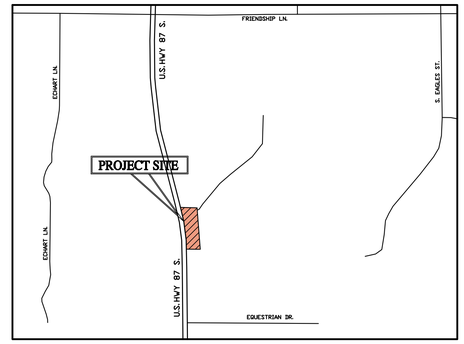
DATE: 05/21/2026 — **SHEET: PP**

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- X' B.S.L. — BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- FL — FL — PROPOSED FIRE LANE
- OHU — OHU — OHU — EXISTING OVERHEAD UTILITY LINE
- W — W — W — W — EXISTING WATER LINE (SIZE NOTED)
- SS — SS — SS — EXISTING SAN. SEWER LINE (SIZE NOTED)
- 1600 — EXISTING CONTOURS
- X — X — X — X — EXISTING BARBED WIRE FENCE
- PROPOSED FENCE LINE
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVING
- PROPOSED PARKING STRIPING
- 30'x30' SIGHT VISIBILITY EASEMENT

B.S.L.	BUILDING SETBACK LINE
F.L.	FIRE LANE
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
U.E	UTILITY EASEMENT
P.E.	PEDESTRIAN EASEMENT
P.R.W.E.	PRIVATE RETAINING WALL EASEMENT
◎	1/2" IRON ROD FOUND (IRF)
●	1/2" IRON ROD SET (IRS)
⦰	EXISTING UTILITY POLE
✡	PROPOSED LIGHT POLE





LOCATION MAP

NOT TO SCALE

NOTES:

1. ALL BUILDING DIMENSIONS DERIVED FROM OWNER. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.

3. REFER TO LANDSCAPE ARCHITECT PLANS FOR FINAL LANDSCAPE DESIGN.

4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.

5. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.

6. ALL SECURITY AND SAFETY LIGHTING SHALL BE FULLY SHIELDED AND COMPLY WITH "DARK SKY" COMPLIANT (REF. CITY OF FREDERICKSBURG ARTICLE XV – OUTDOOR LIGHTING).

7. WALL-MOUNTED EXTERIOR LIGHTING TO BE INSTALLED IN ACCORDANCE WITH CITY LIGHTING STANDARDS.

8. TREES. TREES SHALL BE SPECIES HAVING AN AVERAGE MATURE SPREAD OF CROWN OF AT LEAST (15) FEET AND HAVING A TRUNK(S) WHICH CAN BE MAINTAINED IN A CLEAN CONDITION OVER FIVE (5) FEET OF CLEAR WOOD. TREES HAVING AN AVERAGE MATURE SPREAD CROWN LESS THAN FIFTEEN (15) FEET MAY BE SUBSTITUTED BY GROUPING THE SAME SO AS TO CREATE THE EQUIVALENT OF A FIFTEEN (15) FOOT CROWN SPREAD. TREE SPECIES SHALL BE A MINIMUM OF ONE AND ONE-HALF (1½) INCH DIAMETER.

9. SHRUBS AND HEDGES. SHRUBS SHALL BE A MINIMUM OF FIFTEEN (15) INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. EXCEPT AS PROVIDED FOR HEREIN, HEDGES SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, AND SOLID VISUAL SCREEN WITHIN A REASONABLE TIME AFTER PLANTING.

10. VINES. VINES SHALL BE A MINIMUM OF TWENTY-FOUR (24) INCHES IN HEIGHT IMMEDIATELY AFTER PLANTING AND MAY BE USED IN CONJUNCTION WITH FENCES, SCREENS, OR WALLS TO MEET PHYSICAL BARRIER REQUIREMENTS AS HEREIN SPECIFIED.

11. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS IN WHOLE OR IN PART SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE (3) MONTHS AFTER PLANTING.

12. LAWN GRASS. GRASS AREAS SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN FREDERICKSBURG. GRASS AREAS MAY BE SODDED, PLUGGED, SPRIGGED, OR SEEDED EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES OR OTHER AREAS SUBJECT TO EROSION. IN AREAS WHERE OTHER THAN SOLID SOD OR GRASS SEED IS USED, RYE GRASS SEED SHALL BE SOWN FOR IMMEDIATE EFFECT AND PROTECTION UNTIL FURTHER COVERAGE IS OTHERWISE ACHIEVED.

LOT 1: RETAIL "FLEX" SPACE PARKING SUMMARY

PROPOSED AREA	
RETAIL "FLEX" SPACE	12,391 SQ. FT.
PROPOSED BUILDING HEIGHT	25'-6"
PARKING SPACES REQUIRED	
GENERAL RETAIL (1 SP./400 SQ. FT.)	31 SPACES
PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	40 SPACES
REQUIRED NO. OF HANDICAP SPACES	1 VAN + 1 STD

LOT 2: SALES/WAREHOUSE PARKING SUMMARY

PROPOSED LUMBERYARD	
CONTRACTOR SALES (ADMIN. OFFICES)	2,218 SQ. FT.
SHOWROOM & INDOOR SALES	4,327 SQ. FT.
WAREHOUSE (INDOOR STORAGE)	7,372 SQ. FT.
FENCED YARD (OUTDOOR STORAGE)	4,520 SQ. FT.
TOTAL LUMBERYARD AREA	18,437 SQ. FT.
PROPOSED BUILDING HEIGHT	26'-6"
PARKING SPACES REQUIRED	
CONTRACTOR SALES (1 SP./400 SQ. FT.)	5.5 SPACES
SHOWROOM (1 SP./750 SQ. FT.)	5.8 SPACES
WAREHOUSE (1 SP./1,000 SQ. FT.)	7.4 SPACES
FENCED YARD (1 SP./2,300 SQ. FT.)	2 SPACES
TOTAL PARKING SPACES REQUIRED	21 SPACES
PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	28 SPACES
REQUIRED NO. OF HANDICAP SPACES	1 VAN + 1 STD

SUMMARY TABLE

TOTAL SITE AREA	142,848 sq. ft. / 3.28 Ac.
LAND USE	MIXED USE CORRIDOR
LOT ZONING	C2 COMMERCIAL
PERVIOUS AREA (LANDSCAPE)	20,516 sq. ft. / 0.47 Ac.
IMPERVIOUS AREA	121,968 sq. ft. / 2.80 Ac.
BUILDING AREA	29,732 sq. ft. / 0.68 Ac.
MAXIMUM BUILDING HEIGHT	38 FT, 3 STORIES
ALLOWABLE IMPERVIOUS PERCENTAGE	80%
PROPOSED IMPERVIOUS PERCENTAGE	79%
BUILDING COVERAGE ALLOWED	75%
BUILDING COVERAGE PROVIDED	21%
FRONT YARD SETBACK	15'
STREET SIDE YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	0'
REAR YARD SETBACK	15' (ABUTTING RESIDENTIAL)

A
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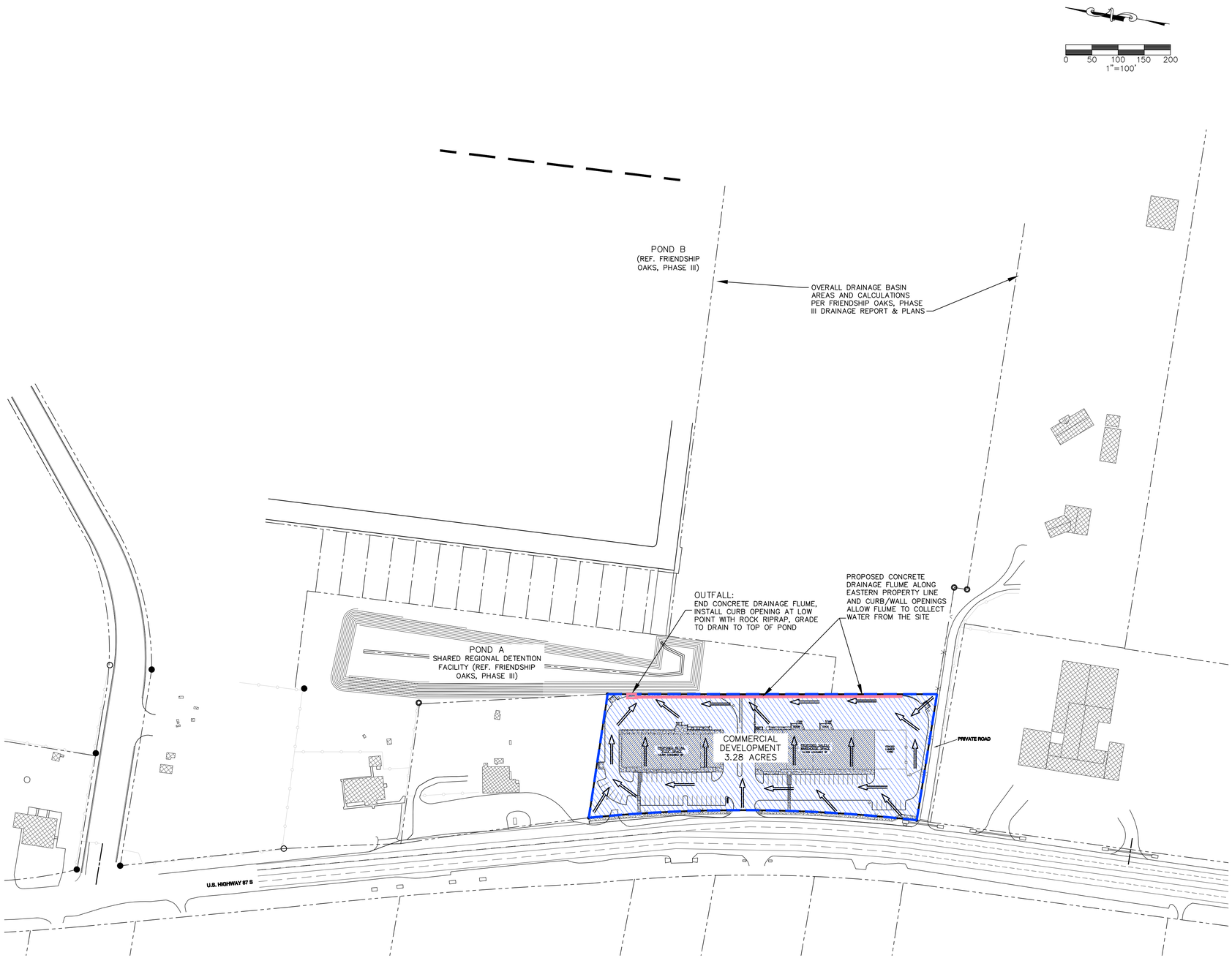
VEI CONSULTING ENGINEERS — ENGINEER
CHISLOM TRAIL LAND SURVEYING — SURVEYOR

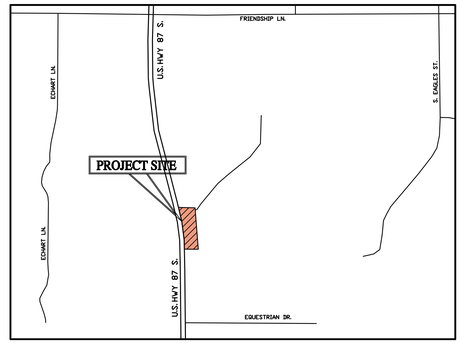
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TBLPLS FIRM No.: 10194767

FILE NO: 25010

DATE: 05/21/2026 **SHEET: SP1**





LOCATION MAP

NOT TO SCALE

LEGEND

- PR 1.0 / 00.00 AC. — DRAINAGE BASIN LABEL (REF. FRIENDSHIP OAKS, PHASE III DRAINAGE REPORT/PLANS)
- DRAINAGE BASIN BOUNDARY (REF. FRIENDSHIP OAKS, PHASE III)
- PROPOSED DRAINAGE FEATURE (SEE CALLOUT)
- PROPOSED COMMERCIAL SITE DRAINAGE AREA
- PROPOSED DRAINAGE AREA FLOW DIRECTION

NOTES

1. THE OVERALL DRAINAGE BASIN AREAS AND CONTOURS, SHOWN ON THIS PLAN, ARE BASED ON FRIENDSHIP OAKS, PHASE III PLANS AND/OR DRAINAGE REPORT.
2. THE SHARED REGIONAL DETENTION FACILITY (POND A) HAS SUFFICIENT ENOUGH VOLUME TO DETAIN PROJECT RUNOFF (REF. FRIENDSHIP OAKS, PHASE III PLANS AND/OR DRAINAGE REPORT),

A
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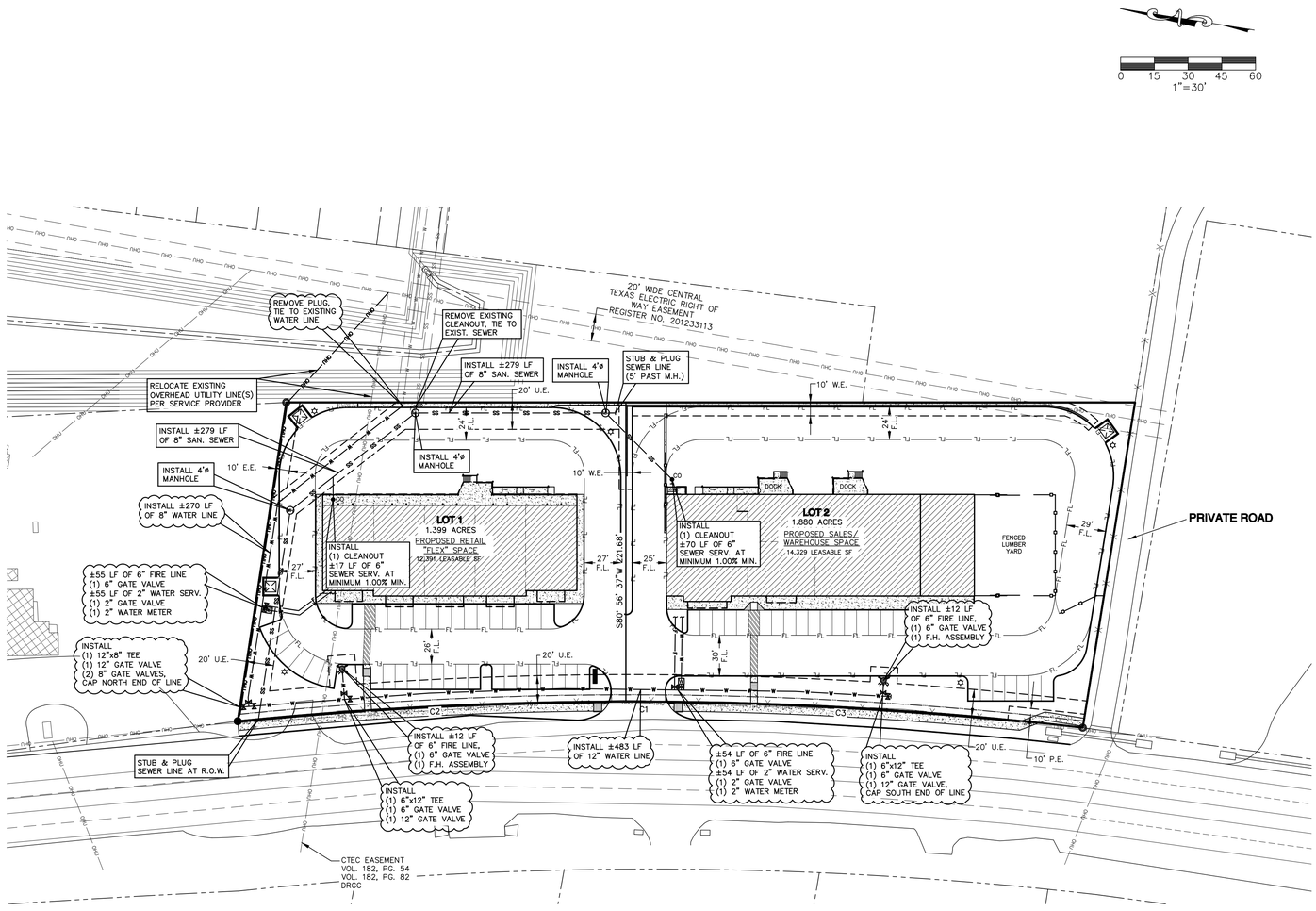
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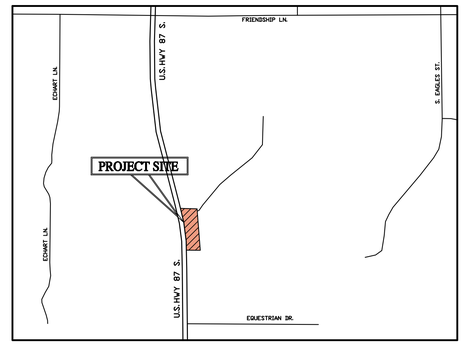
DATE: 05/21/2026 **SHEET: SP2**

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED FIRE LANE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER LINE (SIZE NOTED)
- EXISTING SAN. SEWER LINE (SIZE NOTED)
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER LINE (SIZE NOTED)
- EXISTING SAN. SEWER LINE (SIZE NOTED)
- EXISTING CONTOURS
- EXISTING BARBED WIRE FENCE
- PROPOSED FENCE LINE
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVING
- PROPOSED PARKING STRIPING
- 30'x30' SIGHT VISIBILITY EASEMENT

B.S.L.	BUILDING SETBACK LINE
F.L.	FIRE LANE
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
U.E	UTILITY EASEMENT
P.E.	PEDESTRIAN EASEMENT
	1/2" IRON ROD FOUND (IRF)
	1/2" IRON ROD SET (IRS)
	EXISTING UTILITY POLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CLEANOUT





LOCATION MAP

NOT TO SCALE

A
PRELIMINARY UTILITY PLAN
FOR

HIGHWAY 87 COMMERCIAL

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DATE: 05/21/2026

SHEET: SP3

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May 20, 2026

City of Fredericksburg, Development Services
Attn: Jan Musgrove, Planner 1 (via email to jumusgrove@fbgtx.com)
126 W. Main St.
Fredericksburg, TX 78624

Re: Your letter dated May 15, 2026, Re: DEV-2026-23-SP-EC-Review Comments for the Lumber Yard Project located at ±3.28-acre Tract at US Hwy 87 S. (VEI No. 25010)

Dear Ms. Musgrove,

Below you will find our responses to your comments in the above-mentioned letter.

Planning Comments

City Comment:

1. *Provide address of property.*

VEI Response:

The proposed lot addresses have been shown on the plan.

City Comment:

2. *Submit proposed exterior lighting, including fixture type. Article XV – Outdoor Lighting.*

VEI Response:

A note has been added to the Site Plan that all exterior lighting will be Dark Sky Compliant. Examples are below of the type of lighting that will be placed on and around the buildings. Once a decision on the lighting is reached, it will be submitted to the City for approval.





City Comment:

3. *Landscaping, including location, size, and species of existing trees on site, square footage of all proposed landscape areas. Section 7.920.*

VEI Response:

Proposed landscaping has been added to the site plan as requested.

City Comment:

4. *The location of signs. Chapter 29.*

VEI Response:

A monument sign has been added to the plans.

City Comment:

5. *Correct Maximum Impervious Coverage to 80%.*

VEI Response:

The maximum impervious coverage has been revised.

City Comment:

6. *Correct Maximum Building Coverage to 75%*

VEI Response:

The maximum building coverage has been revised.

Engineering Comments

City Comment:

1. *Civil construction plans required.*

VEI Response:

Comment noted.

City Comment:

2. *Approved TxDOT driveway permit required.*

VEI Response:

Comment noted.

City Comment:

3. *Extension of water and sewer from eastern boundary to Hwy 87 S with utility easement dedication required.*

VEI Response:

Comment noted. A 20-ft wide utility easement accompanies the proposed water and sewer mains along the eastern boundary.

City Comment:

4. *Dedication of a private retaining wall/no build easement will be required on the plat. Easement must be at least 10-ft wide.*

VEI Response:

Comment noted. A 10-ft wide private retaining wall easement has been shown on the plans.

City Comment:

5. *Public sidewalk construction along Hwy 87S required.*

VEI Response:

Comment noted. A proposed public sidewalk along Highway 87 has been shown on the plans.

City Comment:

6. *The water main extension running north-south along Hwy 87S ROW shall be 12-inches. The city to reimburse the cost increase from 8-inch to 12-inch.*

VEI Response:

The water main extension along the Highway 87 has been revised as requested.

Entry Corridor Comments

City Comment:

1. *Please select muted color shades of greens, blues and tans. (Entry Corridor Design Standards).*



VEI Response:

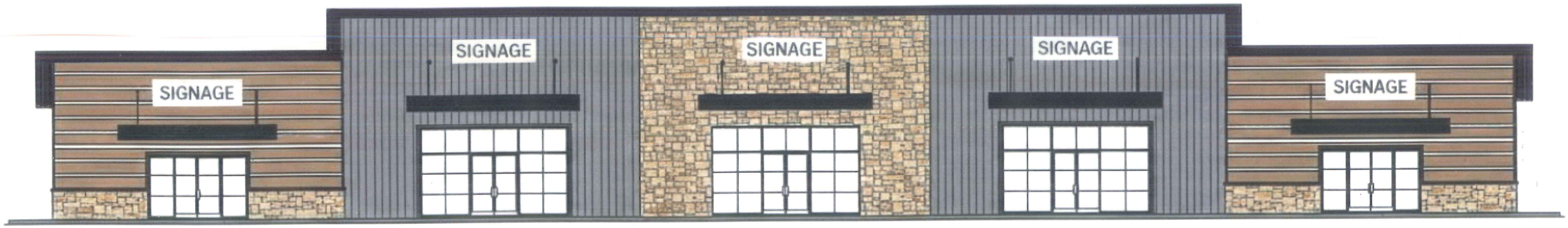
Per Owner/Architect: We are respectful of the City wanting new buildings to compliment the historic character of existing structures in Fredericksburg. The lighter, pastel palate definitely makes sense when surrounded by historic buildings as you would be on Main Street where buildings are right next to each other. However, since our location is a little further out of town and not located in the Central Business District, we are hoping that the city might consider allowing a more grey color palate. The inspiration for this color scheme is a new nearby building also located on Hwy 87, a little closer to town than our building, called "Sitting Happy." We have attached a photo of this building for reference. We feel this grey scheme complements the historic colors you will find on Main Street, while providing a slightly more updated look that we feel is appropriate for commercial buildings located a little farther out of town on a busy highway where attracting the eye of passerby's will be important. We will include color renderings of our buildings in this new color scheme for your consideration.



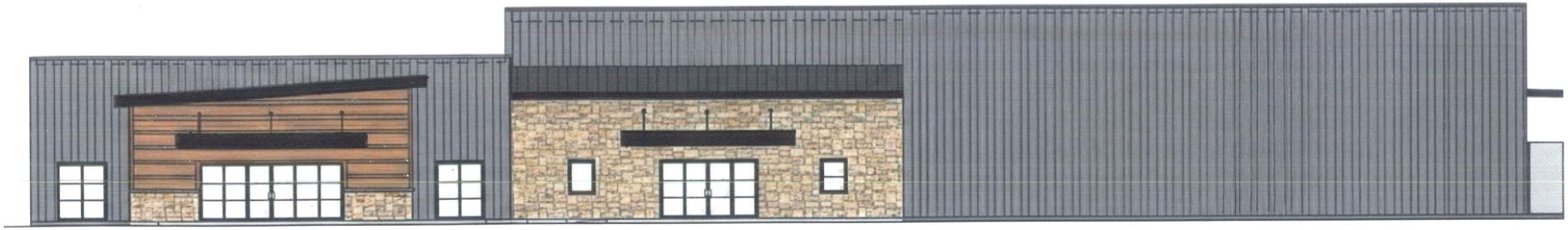
Should you have further questions or comments please do not hesitate to contact me at the information at the top of this letter or at kspraggins@vei-tx.com.

Sincerely,

Kevin W. Spraggins, P.E.

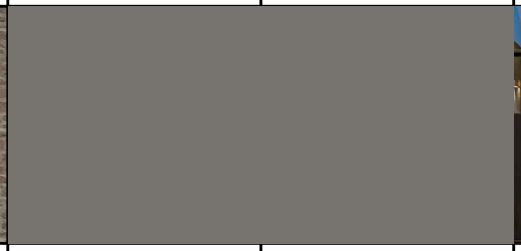
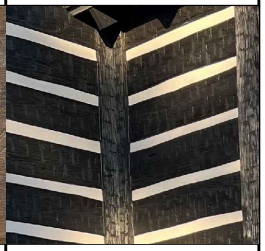


FRONT ELEVATION



FRONT ELEVATION

EXTERIOR MATERIAL LEGEND

STONE VENEER	METAL SIDING	METAL ROOF	STORE-FRONT	FASCIA/ AWNING	LOG SIDING	LOG CHINKING
						
HOLLMIG ROCK	R-PANELS, MBCI, SERIES 300, SLATE GRAY	STANDING SEAM, MBCI, SERIES 300, SLATE GRAY	PRESIDIO STEEL DOORS, BLACK	SMOOTH METAL, BLACK	16" "EVERLOG SYSTEMS" HAND HEWN LOG SIDING, HISTORIC BROWN	"EVERLOG SYSTEMS" WHITE (VERIFY)

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Susana Huerta, Assistant Director of Development Services
MEETING DATE: June 3, 2026 **SECTION:** ACTION ITEMS **ITEM:** B.

CAPTION: **DEV-2026-26-FP:** By VEI Consulting Engineers to Consider and take action on the Final Plat approval for the proposed Lucille Development located at 1151 Friendship Lane.

SUMMARY:
An application has been submitted for the review of the Final Plat approval of Tract III, Feller Addition (The Lucille at Fredericksburg Development). The subject property consists of an approximately 14.281 acre tract. It is one lot proposed for a multifamily residential development. The underlying zoning for the development is C2-Commercial.

BACKGROUND:
The subject property totals approximately 14.281 acres to be developed as one lot. To develop this property that is zoned C2- Commercial, it must comply with the requirements in Sec. 3.210. The proposed development consists of eight (8) three-story garden-style residential buildings totaling 240 dwelling units, along with associated accessory structures and amenities to include a clubhouse with leasing office, fitness facility, garages, parking areas, and open space features.

Zoning: C2 - Commercial

Tract Size: 14.281 Acres

Number of Lots: One (1) multifamily lot

Minimum Lot Size: 5,000 sq ft

Minimum Lot Width: 50 ft

Roadways: The Final Plat has access to Friendship Lane

Easements: Standard easements such as Drainage, Detention and Sight Visability would apply.

Utilities: Utilities are available to serve the site. However, the developer will be responsible for any utility improvements or extensions required by the City.

Park Dedication: The applicant shall pay parkland dedication fees (full rate) based on the overall

density of the development at $500.00 per dwelling unit for a total of $120,000. Parkland fees shall be paid prior to the issuance of building permits Sec. 6.15. (Subject to change upon review).

When reviewing the Final Plat, the Board shall reference Sec. 4.05 of the Subdivision Ordinance. The staff's findings are below in **Red.**

1. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Section 4.04(k) Amendments to Preliminary Plats following Approval and that may be approved without the necessity of revising the approved Preliminary Plat. **N/A**
2. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied; **No Identified Conditions**
3. The Construction Plans conform to the requirements of Section 5.01 and have been approved by the Director of Public Works and Utilities; **All final construction sign-offs would need to be completed and approved prior to permitting of multifamily units.**
4. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the Director of Public Works and Utilities; **Improvements will be inspected according to the approved plan set.**
5. Where the Director of Public Works and Utilities has authorized Public Improvements to be deferred, a Performance Agreement has been executed and submitted by the property owner in conformance with Sec. 5; **The applicant is not proposing a deferral of Public Improvements.**
6. The final layout of the Subdivision or development meets standards for adequacy of public facilities contained in this Subdivision Ordinance. **The Subdivision meets the standards.**
7. The Plat conforms to design requirements and construction standards as set forth in the Standard Details and Specification for Public Infrastructure Construction Manual; and **The Subdivision meets the standards.**
8. The Plat conforms to Director of Development Services subdivision Application Checklists and Subdivision Ordinance regulations. **The Plat conforms.**

STAFF RECOMMENDATION:

The application was reviewed for conformity with all applicable regulations and Sec. 4.05. After review by the Development Review Committee (DRC), staff have the following recommendation:

Staff recommends approval of the Final Plat application with the following conditions:
- Approval of Final Construction Prior to Residential Permitting
- Payment of Park Dedication fees

ATTACHMENTS:

1. DEV-2026-26-FP-CR25070-05-15-26_(002)
2. DEV-2026-26-FP-25070_Final_Plat_05-21-2026
3. DEV-2026-26-25070_finalplat_submittal_04-2026

APPROVAL/REVIEW:

Date: May 29, 2026

Susana Huerta, Assistant Director of Development Services

VEI Consulting Engineers
Graylaur Corporation Inc. d/b/a
507 E. Highway Street, Suite D ♦ Fredericksburg, TX 78624
Tel (830) 997-4744 ♦ http://vei-tx.com
Licensed in Texas (Firm No. F-165) ♦ Arkansas ♦ Oklahoma ♦ Colorado ♦ Louisiana ♦ New Mexico

May 18, 2026

Development Review Committee
Attn: Jan Musgrove, Planner 1
126 W. Main St.
Fredericksburg, Texas 78624

Via email to jmusgrove@fbgtx.com

Re: Your letter dated May 15, 2026 Re: Review Comments for The Lucille at Fredericksburg (VEI No. 25070)

Dear Jan,

Below you will find our responses to your comments in the above-mentioned letter.

Planning Department Comments

City Comment:

1. *Plat boundary lines should be dark bold, not hatched.*

VEI Response:

Plat boundary lines have been revised.

City Comment:

2. *Add Project No. DEV-26-26-FP.*

VEI Response:

The project number has been added to the plat.

City Comment:

3. *Remove Minor Plat.*

VEI Response:

Reference to "minor plat" have been removed.

Engineering Comments

City Comment:

1. *The public utility easement for the sanitary sewer line should be modified such that a gravity sewer main can reach the western boundary of the tract.*

VEI Response:

The existing natural grade along the southwestern boundary is lower than the projected sewer extension flowline, using the absolute minimum slope.

City Comment:

2. *Please add standard utility easement notes to the plat regarding maintenance and access to the*

easement. Refer to notes in subdivision ordinance or our standard utility easement language.

VEI Response:

The standard utility easement notes have been added to the plat.

Should you have further questions or comments please do not hesitate to contact me at the information at the top of this letter or at kspraggins@vei-tx.com.

Sincerely,

Kevin W. Spraggins, P.E.

LINE TABLE (FIRE LANE)		
LINE #	LENGTH	DIRECTION
L1	20.96'	S43°25'28"W
L2	162.56'	S0°56'57"E
L3	17.09'	N89°02'44"E
L4	96.17'	N0°57'16"W
L5	80.59'	N43°23'45"E
L6	80.57'	N43°23'45"E
L7	96.17'	N0°57'16"W
L8	99.02'	S89°02'44"W
L9	787.02'	N0°56'57"W
L10	26.00'	N89°03'03"E
L11	121.85'	S0°56'57"E

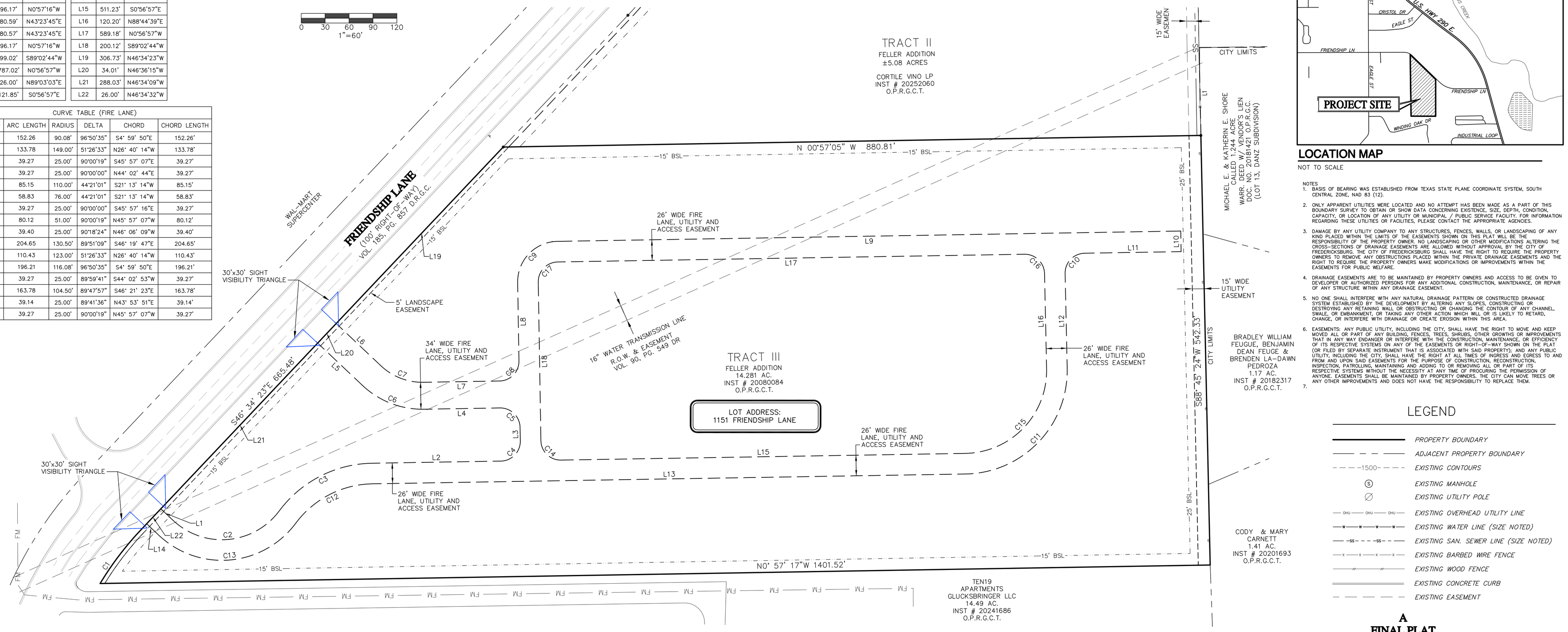
LINE TABLE (FIRE LANE)		
LINE #	LENGTH	DIRECTION
L12	119.79'	N88°44'39"E
L13	749.90'	S0°56'57"E
L14	20.96'	S43°25'28"W
L15	511.23'	S0°56'57"E
L16	120.20'	N88°44'39"E
L17	589.18'	N0°56'57"W
L18	200.12'	S89°02'44"W
L19	306.73'	N46°34'23"W
L20	34.01'	N46°36'15"W
L21	288.03'	N46°34'09"W
L22	26.00'	N46°34'32"W

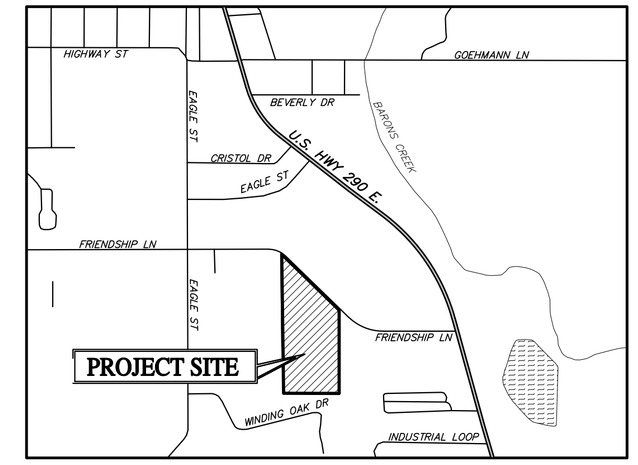
CURVE TABLE (FIRE LANE)					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C2	152.26	90.08'	96°50'35"	S4° 59' 50"E	152.26'
C3	133.78	149.00'	51°26'33"	N26° 40' 14"W	133.78'
C4	39.27	25.00'	90°00'19"	S45° 57' 07"E	39.27'
C5	39.27	25.00'	90°00'00"	N44° 02' 44"E	39.27'
C6	85.15	110.00'	44°21'01"	S21° 13' 14"W	85.15'
C7	58.83	76.00'	44°21'01"	S21° 13' 14"W	58.83'
C8	39.27	25.00'	90°00'00"	S45° 57' 16"E	39.27'
C9	80.12	51.00'	90°00'19"	N45° 57' 07"W	80.12'
C10	39.40	25.00'	90°18'24"	N46° 06' 09"W	39.40'
C11	204.65	130.50'	89°51'09"	S46° 19' 47"E	204.65'
C12	110.43	123.00'	51°26'33"	N26° 40' 14"W	110.43'
C13	196.21	116.08'	96°50'35"	S4° 59' 50"E	196.21'
C14	39.27	25.00'	89°59'41"	S44° 02' 53"W	39.27'
C15	163.78	104.50'	89°47'57"	S46° 21' 23"E	163.78'
C16	39.14	25.00'	89°41'36"	N43° 53' 51"E	39.14'
C17	39.27	25.00'	90°00'19"	N45° 57' 07"W	39.27'

CURVE TABLE (BOUNDARY)					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	85.13	400.00'	12°11'36"	N52° 44' 50"W	85.13'

SIGHT VISIBILITY RESTRICTION:
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE SIGHT VISIBILITY EASEMENT AS SHOWN ON THE PLAT. THESE SIGHT VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATTED.

0 30 60 90 120
1"=60'





LOCATION MAP

NOT TO SCALE

NOTES
1. BASIS OF BEARING WAS ESTABLISHED FROM TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (12).
2. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
3. DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS, OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTIONS OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.
4. DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSONS FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.
5. NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY SLOPES, CONSTRUCTING OR DESTROYING ANY RETAINING WALL OR OBSTRUCTING OR CHANGING THE CONTOUR OF ANY CHANNEL, SWALE, OR EMBANKMENT, OR TAKING ANY OTHER ACTION WHICH WILL OR IS LIKELY TO RETARD, CHANGE, OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.
6. EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.
7.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- 1500 EXISTING CONTOURS
- (S) EXISTING MANHOLE
- ∅ EXISTING UTILITY POLE
- OHU OHU OHU EXISTING OVERHEAD UTILITY LINE
- W W W W EXISTING WATER LINE (SIZE NOTED)
- SS SS EXISTING SAN. SEWER LINE (SIZE NOTED)
- X X X X EXISTING BARBED WIRE FENCE
- // // EXISTING WOOD FENCE
- EXISTING CONCRETE CURB
- EXISTING EASEMENT

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF _____§

COUNTY OF _____§

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN THE PROPERTY EITHER BY LIEN, LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SET-BACK LINES, AND DEDICATE ALL ALLEYS, WALKS, PARKS, WATERCOURSES, EASEMENTS AND OTHER OPEN SPACE TO PUBLIC USE FOREVER AND HEREBY CONVEY, BY FEE SIMPLE TITLE, ALL PUBLIC ROAD RIGHT-OF-WAY PURPOSES FOREVER AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSIGNS TO ABIDE FOREVER BY ALL LINES, DEDICATIONS, CONVEYANCES FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES, AND OTHER RESTRICTIONS SHOWN HEREON.

PARKSPRING AQUISITIONS, LLC
201 W 5TH STREET, SUITE 1100
AUSTIN, TX 78701

DATE: _____

BY: _____

NAME: _____

TITLE: _____

STATE OF _____§

COUNTY OF _____§

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE-NAMED PERSON, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FORGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____,_____.

_____
NOTARY PUBLIC

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF _____ §

COUNTY OF _____

WHEREAS, _____ (LENDER), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE LIENHOLDER OF THE PROPERTY SHOWN ON THIS PLAT, DOES HEREBY RATIFY ALL DEDICATIONS AND PROVISIONS OF THIS PLAT AS SHOWN.

BY: _____
LIENHOLDER AGENT'S SIGNATURE

SIGNER'S NAME: _____

DATE: _____

STATE OF _____§

COUNTY OF _____§

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE-NAMED PERSON, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FORGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____,_____.

_____
NOTARY PUBLIC

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A FIRE LANE IN ACCORDANCE WITH THE FIRE CODE AND CITY STANDARDS AND THAT HE/SHE (THEY) SHALL MAINTAIN THE FIRE LANE IN A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY ORDINANCE. THE FIRE LANE EASEMENT SHALL BE KEPT FREE OF OBSTRUCTIONS IN ACCORDANCE WITH THE CITY ORDINANCE. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO CITY ORDINANCE OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL IDENTIFY THE FIRE LANE ON THE GROUND IN ACCORDANCE WITH CITY ORDINANCE. THE CHIEF OF POLICE OR HIS/HER DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

OWNER (PRINTED NAME): _____

OWNER (SIGNATURE): _____

DATE: _____

CERTIFICATE OF SURVEYOR

STATE OF _____§

COUNTY OF _____§

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
MICHAEL R. KERSTEN, TX REGISTRATION # 6677
REGISTERED PROFESSIONAL LAND SURVEYOR

_____
DATE

STATE OF _____§

COUNTY OF _____§

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE-NAMED PERSON, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FORGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____,_____.

_____
NOTARY PUBLIC

CERTIFICATE OF FINAL PLAT APPROVAL

(for final plats with required public improvements installed after approval)

_____ _____
Chairman, Planning and Zoning Commission Date
Commission, City of Fredericksburg, Texas

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing final plat defined herein was submitted to the Planning and Zoning Commission on the day of_____,_____, 20__ and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this the ____ day of _____, 20____

_____
City Secretary
City of Fredericksburg

FILED FOR RECORD AT_____O'CLOCK _____M.,

THIS THE_____DAY

OF_____ ,_____,A.D. ON

PAGE_____VOLUME_____OF THE PLAT

RECORDS OF GILLESPIE COUNTY, TEXAS.

_____ DEPUTY

_____
CLERK, COUNTY COURT, GILLESPIE COUNTY, TEXAS

A FINAL PLAT FOR

TRACT III FELLER ADDITION

±14.281 acres

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 63.52 ACRE TRACT OF LAND DESCRIBED IN DEED TO LORENCE WAYNE PELLER, STEPHEN KARL PELLER, JAMES PATRICK PELLER AND JUDY KAY PELLER, IN EQUAL UNDIVIDED ONE-FOURTH (1/4TH) SHARES, RECORDED IN VOLUME 111, PAGE 746, DEED RECORDS OF GILLESPIE COUNTY, TEXAS, AND IN DEED TO SALT BRANCH HOLDINGS, LTD, IN EQUAL UNDIVIDED ONE-FOURTH (1/4TH) SHARES, RECORDED IN INSTRUMENT NO. 20080084, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

PARKSPRING AQUISITIONS, LLC DEVELOPER
CONTACT: MATTHEW STEWART
201 W. 5TH STREET, SUITE 1100
AUSTIN, TX 78701
mstewart@parkspringmultifamily.com

VEI CONSULTING ENGINEERS ENGINEER
CONTACT: KEVIN W. SPRAGGINS, P.E.
507 E. HIGHWAY ST. SUITE D
FREDERICKSBURG, TX 78624
(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

PROJECT NO.: DEV-26-26-FP
VE FILE NO: 25070

DATE: 05/21/2021 **SHEET: FP (1 OF 1)**

VEI Consulting Engineers
Graylaur Corporation Inc. d/b/a
507 E. Highway Street, Suite D ♦ Fredericksburg, TX 78624
Tel (830) 997-4744 ♦ http://vei-tx.com
Texas (Firm No. F-165)♦ Arkansas ♦ Oklahoma ♦ Colorado ♦ Louisiana ♦ New Mexico

April 27, 2026

City of Fredericksburg – Development Services
Attn: Jan Musgrove – Planner 1 sent via email to jmusgrove@fbgtx.gov
126 W. Main St.
Fredericksburg, Texas 78624

Re: Final Plat Narrative – The Lucille at Fredericksburg, 1151 Friendship Lane, Fredericksburg, Gillespie County, Texas
(VEI Job No. 25070)

Dear Ms. Musgrove,

This Final Plat is submitted on behalf of Parkspring Acquisitions, LLC for The Lucille at Fredericksburg, a proposed multifamily residential development located on approximately 14.279 acres in Survey 197, Abstract 2, Gillespie County, Texas, generally situated along Friendship Lane at 1151 Friendship Lane.

The purpose of this plat is to establish a single platted lot for the development of a multifamily residential community and to dedicate all necessary easements for public utilities, access, drainage, and other required infrastructure in accordance with City regulations.

The proposed development consists of eight (8) three-story garden-style residential buildings totaling 240 dwelling units, along with associated accessory structures and amenities, including a clubhouse with leasing office, fitness facility, garages, parking areas, and open space features. The development has been designed in compliance with applicable zoning, subdivision, and development regulations, including setbacks, height limitations, and site design standards.

Primary access to the property is provided via Friendship Lane, with internal circulation designed to accommodate residential traffic, service vehicles, and emergency access. The plat reflects access easements and internal drive alignments necessary to support safe and efficient movement throughout the site.

The Final Plat includes the dedication of utility easements to serve the development, including water, wastewater, drainage, and franchise utilities, consistent with City requirements. Stormwater drainage will be conveyed through a system of on-site improvements and drainage easements, with detention facilities incorporated to manage runoff in accordance with applicable criteria.

Open space areas, including landscaped buffers and drainage features, are incorporated within the platted lot. All improvements will be constructed in accordance with approved construction plans and City standards.

This plat does not create multiple lots for sale or development but rather establishes a single tract for multifamily use and ensures that all necessary easements and right-of-way dedications are in place to support the proposed development.

Overall, the Final Plat facilitates the orderly development of the property by defining boundaries, access, and easements, while ensuring compliance with City subdivision requirements and supporting the construction of a cohesive multifamily residential community.

We appreciate your consideration and look forward to working with the City throughout the review process. Please let us know if any additional information is needed.

Sincerely,

Kevin W. Spraggins, P.E.
VEI Consulting Engineers

Attached:

1. *City of Fredericksburg Plat Application*
2. *Tax Certificate for PID 16232*

REQUEST FOR TAX CERTIFICATE

OWNER:

Feller, Judy Kay ETAL

PROPERTY:

ID #: 56919

PROPERTY ADDRESS: FRIENDSHIP LN & E MAIN ST.

LEGAL DESCRIPTION:

ABS A0002 W H ANDERSON #197, TRACT III, 14.2800

PURPOSE:

FINAL PLAT RECORDING

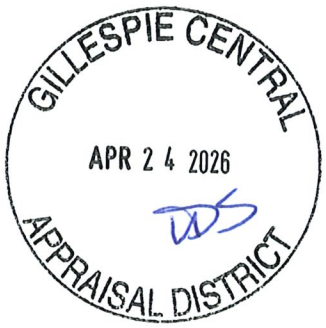
Please provide information on all taxes owed on the property, including taxes that are delinquent and/or **deferred**, and any accumulated unpaid, penalties, attorney fees and/or interest.

NAME OF TITLE COMPANY OR COMPANY REQUESTING

BY: Kelsey Norris, VEI Consulting Engineers

FILE #: 25070

DATE: 04/24/2026



Through Tax Year		Certificate #
2025	**TAX CERTIFICATE**	73963

Issued By:
GILLESPIE CENTRAL APPRAISAL DISTRICT
1159 S MILAM ST
FREDERICKSBURG, TX 78624

Property Information

Property ID:	56919 Geo ID: A0002-PHASE 2-0
Legal Acres:	14.2800
Legal Desc:	ABS A0002 W H ANDERSON #197, TRACT III, 14.2800 ACRES
Situs:	FRIENDSHIP LN & E MAIN ST, TX
DBA:	
Exemptions:	

Owner ID: 16232 100.00%
FELLER, JUDY KAY ETAL
119 FIREBIRD ST
LAKEWAY, TX 78734

For Entities	Value Information	
CITY OF FREDBG	Improvement HS:	0
FREDBG ISD	Improvement NHS:	0
GILLESPIE COUNTY	Land HS:	0
GILLESPIE WCID	Land NHS:	0
HILL CNTRY UWCD	Productivity Market:	1,760,360
	Productivity Use:	1,950
	Assessed Value	1,950

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			**0.00**	**0.00**	**0.00**	**0.00**

Effective Date: 04/24/2026 Total Due if paid by: 04/30/2026 0.00

Tax Certificate Issued for:	Taxes Paid in 2025
CITY OF FREDBG	4.43
GILLESPIE COUNTY	5.24
HILL CNTRY UWCD	0.10
FREDBG ISD	15.07
GILLESPIE WCID	0.00

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Signature of Authorized Officer of Collecting Office

Date of Issue: 04/24/2026
Requested By: VEI CONSULTING ENGINEERS
Fee Amount: 10.00
Reference #: 25070

Page: 1

PLAT APPLICATIONS

All items on the attached Plat Checklist must be submitted with an application and applicable fees to be considered a complete application. Email all documents to jmusgrove@fbgtx.org.

All Plats are reviewed per Sec. 4 of the Subdivision Ordinance found here.

A. Project Information

Project Name: The Lucille at Fredericksburg Project

Address: 1151 Friendship Lane Parcel ID Numbers: 56919

B. Application Type: Check all that apply

- ☐ *Minor Plat or Minor Plat amendment - $400 plus $50.00 per lot
- ☐ *Replat - $750.00 plus $100.00 per lot
- ☐ *Amending Plat - $500 plus $50.00 per lot
- ☐ *Preliminary Plat - $750.00 plus $100.00 per lot
- ☑ *Final Plat - $750.00 plus $100.00 per lot
- ☐ *Development Plat - $700.00
- ☑ *Plan Review Comments - $250
  REQUIRED ON ALL APPLICATIONS
- ☐ *Plat Vacations - $300 per lot
- ☐ *Administrative changes or corrections - $300 per lot
- ☐ *Variance to Subdivision Ordinance - $500, *paid at the time of original plat application*

Total: $ 1000.00

C. Property Information

Jurisdiction: YES City Limits _____ ETJ _____ Total Acres: 14.281 No. of Lots: 1

Original Survey & Abstract No: Survey No. 197, Abstract No. 2

Legal Description: Tract III, Feller Addition

D. Applicant/Owner Information

Property Owner

Owner Name: Parkspring Acquisitions LLC

Owner Address: 201 W. 5th St., Suite 1100, Austin, TX 78701

Owner Phone Number: 512-590-2452

Owner Email Address: mstewart@parkspringmultifamily.com

Applicant

Applicant Name: Kevin W. Spraggins, PE

Applicant Address: 507 E. Highway Street, Suite D, FBG, TX 78624

Applicant Phone Number: 830-997-4744

Applicant Email Address: kspraggins@vei-tx.com (knorris@vei-tx.com)

Applicant's Signature:

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify, if I am not the owner, that I have authorization from the owner to act on his/her behalf. **Signature:**

Printed Name: Kevin W. Spraggins, PE

PLAT CHECKLIST

This form and all required exhibits must be included with Plat applications.

- ☑ Completed Plat Application
- ☑ Title Search
- ☑ Date, True North Arrow, and Scale
- ☑ Location map at a scale of 1" = 1000'
- ☑ Accurate boundary survey with bearings and distances
- ☑ ROW lines of all streets, alleys, property lines, reservation easements, and areas dedicated to public use
- ☑ Survey monumentation, location & description
- ☑ Name & ROW dimensions of all streets & other ROW's
- ☑ Number of Lot & Blocks
- ☑ Location of minimum building setbacks per zoning ordinance
- ☑ Certification by Registered Professional Surveyor
- ☑ Additional certifications and plat notes per **Sec. 38.4.05**
- ☑ Construction plans and guarantees per **Sec. 38.5**
- ☑ Park dedication requirements per **Sec. 38.6.15**
- ☑ Sidewalk requirements per **Sec. 38.6.11**
- ☑ Plat requirements per **Sec. 7.200**
- ☑ Curb requirements per **Sec. 7.540**
- ☑ Minimum finished floor of structures located in 100-year floodplain
- ☑ Phasing designation if phasing is proposed
- ☑ Address for all lots located at front of lot

New Requirement in 2026

☑ *A copy of the Tax Certificate must be submitted with all Plat applications. Certificate to be obtained from the Gillespie County Cad Office. This document can be requested from the Gilliespie County tax office, there is a $10 fee per parcel id and can only be paid for in CASH or CHECK.*

Contact email to request a Tax Certificate is – tax@gillcad.org

Note: Staff or the Planning and Zoning Commission may require modification of a Plat as a prerequisite for approval.

I hereby acknowledge that the items listed above are included in this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: Date: