



# City of Fredericksburg

City Council Regular Meeting Agenda  
Tuesday, June 16, 2026 ~ 9:00 AM  
New City Hall at East Campus  
2818 E. U.S. Hwy. 290  
Fredericksburg, Texas 78624

Randy Briley, Mayor  
Bobby Watson, Mayor Pro-Tem  
Tony Klein, Councilmember

Todd Eidson, Councilmember  
Gary Neffendorf, Councilmember  
Clinton Bailey, City Manager

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The City of Fredericksburg City Council will meet in a regular session on Tuesday, June 16, 2026, at 9:00 AM. The meeting will be live-streamed & available on the City's website: [fredericksburgtx.portal.civicclerk.com](https://fredericksburgtx.portal.civicclerk.com).

The City Council welcomes citizen participation and comments at all City Council Meetings on Agenda Items.

Comment Card for Written or Verbal Comments-submitted by 4 p.m. the day before the meeting.

- i. Complete the Comment Card online at [FBGTX.org](https://FBGTX.org);
- ii. Make sure to check the appropriate box (verbal or written);
- iii. Only one agenda item per Comment Card.

Sign up in person between 8:30 a.m. and 9:00 a.m. at the meeting location.

- i. Only one agenda item per Comment Card;
- ii. Speakers will be limited to three minutes to speak. **Please Note:** The Mayor can reduce the number of minutes for any speaker during Public Comment on a single agenda item depending on the number of people who sign up for it.
- iii. Any citizen with handouts should provide them to the City Secretary before speaking. If you wish the City Council to receive your handouts for the meeting, please provide 10 copies; if not, the City Council will receive your handouts the following day.

**NOTE:** The City Council may recess into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made on the basis of the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda during the Executive Session.

**Attendance By Other Elected or Appointed Officials:** It is anticipated that the Planning & Zoning Commission, Historic Review Board, and Zoning Board of Adjustment members may attend the City Council Meeting at the date and time above in numbers that may constitute a quorum. Notice is hereby given that at the City Council Meeting at the date and time above, no Board or Commission action will be taken by such in attendance unless such item and action are specifically provided on a separate agenda posted subject to the Texas Open Meeting Act.

1. **CALL TO ORDER - Mayor Randy Briley**

2. **INVOCATION - Jonathan Baethge, Resident (formerly with Fredericksburg Food Bank)**

3. **PLEDGES OF ALLEGIANCE - Mayor Randy Briley**

4. **CEREMONIAL MATTERS/EMPLOYEE RECOGNITION**

- A. Four employees were honored with awards in the following categories:  
Dennis Durst (*d*) (Employee of the Year)  
Margie Rivera (Customer Service Award)  
Seth Moellering (Stephen Itz Award)  
Garret Bonn (Supervisor of the Year)

5. **COUNCIL COMMENTS**

6. **CONSENT**

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS PULLED AT THE REQUEST OF A MEMBER OF THE CITY COUNCIL.

- A. Consider approval of City Council Minutes for the Regular City Council Meeting of June 2, 2026. (Leticia Vacek, City Secretary/RMO)

7. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**

- 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: (Cliff Cross, Director of Development Services)

A. An Amendment to the Existing "Planned Unit Development" PUD to relocate the original fuel station and modify parking for the existing site.

*The Planning & Zoning Commission recommended Approval with a unanimous vote of 9-0 subject to the conditions identified within the agenda memo.*

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

iv Take Action - Approve Ordinance 2026-24 for the PUD Amendment

- B. **Request Z-2610:** By County Express Food Mart to Consider the Following: (Cliff Cross, Director of Development Services)

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. *(Item Tabled*

by Planning & Zoning - No Action at this Time)

- 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. (Cliff Cross, Director of Development Services). *The Planning & Zoning Commission recommended Approval with a unanimous vote of 7-0 with two members recusing from the agenda item.*

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

iv Take Action - Approve Ordinance 2026-25 for the CUP

## 8. OTHER ACTION ITEMS AND UPDATES

- A. Consider and take possible action on appeal of Director of Development Services denial of a STR-Unoccupied Permit for Mayank Goel at 604 S. Creek Street. (Cliff Cross, Director of Development Services)
- B. Consider and take possible action on request for street closures as part of *The Colonel* Film Permit Application. (Sean Doerre, Director of Communications)
- C. Consider and approve an amendment to LCRA Wholesale Power Supply Agreement. (Kris Kneese, Director of Public Works/Utilities)
- D. Consider and take possible action regarding the appointment of the position of City Attorney, including authorizing the City Manager to negotiate an agreement with the selected appointee. (Mayor and City Council)

## 9. CITY MANAGER'S REPORT

- A. Update on the New World Screwworm in Gillespie County. (Ashley Morris, Emergency Management Coordinator)

## 10. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey will review the Future Agenda Items and Upcoming Meetings List with the City Council. (Leticia Vacek, City Secretary)

## 11. EXECUTIVE SESSION

The City Council will recess its open meeting and convene in Executive Session pursuant to the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations Regarding Real Property), and 551.074 (Personnel Matters).

- A. Consideration of Board and Commission Applications and possible action of appointments to the following boards: Planning & Zoning Commission, Zoning Board of Adjustment, and Historic Review Board pursuant to Texas Government Code 551.074. (Leticia Vacek, City Secretary)
- B. Discuss appointment for the position of City Attorney pursuant to Texas Government Code Section 551.074.

- C. Discussion of LCRA Water Supply Purchase/Lease pursuant to Texas Government Code Section 551.072.

**12. ADJOURN**

**CERTIFICATION**

This is to certify that I, Leticia Vacek, posted this agenda at 4:00 pm on June 10, 2026 on the City Hall Bulletin Board, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas.

*Leticia Vacek*

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Leticia Vacek, TRMC/CMC/MMC  
City Secretary



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:** Leticia Vacek, City Secretary  
**MEETING DATE:** June 16, 2026

**CATEGORY:** CONSENT

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**CAPTION:** Consider approval of City Council Minutes for the Regular City Council Meeting of June 2, 2026. (Leticia Vacek, City Secretary/RMO)

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**SUMMARY:**

According to Robert's Rules of Order, the minutes from a Council Meeting are typically presented and adopted at the next Regular Meeting. The Regular City Council Meeting minutes from June 2, 2026 are provided for review and approval.

**BACKGROUND:**

According to the Texas State Library, the minutes of the City Council are required to be preserved and maintained permanently. Once the minutes are approved, the City Secretary obtains and attests to the Mayor's Signature. The City Secretary ensures that the minutes are digitized into the City's Records Repository and maintained in official minute books for their preservation on lignin and acid-free paper for generations to come.

**FUNDING SOURCE:** n/a

**FINANCIAL IMPACT:**  
n/a

**STAFF RECOMMENDATION:**

City Secretary Vacek recommends approval of the minutes as presented.

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

Neighborhood Quality  
Workforce  
Tourism  
City Center  
Mobility  
Small Town Sensitive Growth  
Governance

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**ATTACHMENTS:**

1. City Council Regular Meeting June 2, 2026 Minutes

**APPROVAL/REVIEW:**



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Leticia Vacek, City Secretary

Date: June 09, 2026



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William McKamie, City Attorney

Date: June 10, 2026



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Clinton Bailey, City Manager

Date: June 10, 2026



# City of Fredericksburg

City Council Regular Meeting Minutes  
Tuesday, June 2, 2026 ~ 9:00 AM  
New City Hall at East Campus  
2818 E. U.S. Hwy. 290  
Fredericksburg, Texas 78624

## City Council:

Randy Briley Mayor  
Bobby Watson, Mayor Pro-Tem  
Tony Klein, Councilmember  
Todd Eidson, Councilmember  
Gary Neffendorf, Councilmember

## City Staff:

Clinton Bailey, City Manager  
Garret Bonn, Asst. City Manager  
Leticia Vacek, City Secretary  
Maria Garcia, Asst. City Attorney  
Cliff Cross, Director, Development Services  
Kris Kneese, Director, Public Works/Utilities  
Krista Wareham, Director, Finance  
Brian Vorauer, Police Chief  
Lynn Bizzell, Fire Chief  
Andrea Schmidt, Director, Parks/Recreation  
Sean Doerre, Director, Communications/PIO  
Aaron Anderegg, Director, IT  
Laurie Cassidy, Deputy City Secretary  
Tyler Hooper, Asst. Director, Finance  
Brandon Gold, Asst. Director, IT  
Cody Oris, IT Specialist  
Alyssa Rivera, PD Outreach Specialist  
McKenzie Moellering, Community Outreach Specialist

### 1. CALL TO ORDER

Mayor Briley called the meeting to order and noted a quorum was present.

### 2. INVOCATION

Pastor Ron Ingalls of St. Thomas Antiochian Orthodox Church delivered the invocation.

### 3. PLEDGES OF ALLEGIANCE

Mayor Briley led the Pledges.

#### **4. CEREMONIAL MATTERS/RECOGNITIONS**

- A. PROCLAMATION - Celebrating the 250th Birthday and Anniversary of the United States of America (Jennifer Krupa, Assistant Director of Parks & Recreation/Special Events Coordinator)

Mayor Briley read and presented the Proclamation to Jennifer Krupa, Assistant Director of Parks & Recreation proclaiming a celebration for the 250<sup>th</sup> Birthday and Anniversary of the United States of America.

- B. STAFF INTRODUCTION - McKenzie Moellering as Public Works Community Outreach Specialist (Sean Doerre, Director of Communications)

Sean Doerre introduced new staff employee, McKenzie Moellering. He reported that Mrs. Moellering's role will be crucial in communicating internally to staff and externally with residents and the community regarding water conservation, infrastructure projects, as well as community outreach.

#### **5. COUNCIL COMMENTS**

Councilmember Neffendorf shared that he received a notice from ATMOS Energy regarding construction crews and equipment in the area.

Councilmember Klein reported that at the last Market Square Redevelopment Commission meeting, they are continuing to raise money for the Glockenspiel Project. He also attended the Commissioners Court meeting where a presentation from the Friends of the LBJ National Historic Park was made related to renovations to the "Texas White House". He indicated they are looking for HOT tax funds in order to assist with their renovations. He added that their goal is to raise one million dollars. In other action, the County denied a petition to convert a private road to a County Road due to the associated cost.

Mayor Pro-Tem Watson welcomed everyone back from the Memorial Day weekend.

Councilmember Eidson announced, Go Spurs, Go!

Mayor Briley wished Krista Wareham a Happy Birthday.

#### **6. CONSENT**

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS PULLED AT THE REQUEST OF A MEMBER OF THE CITY COUNCIL.

- A. Consider approval of City Council Meeting Minutes of May 19, 2026. (Leticia Vacek, City Secretary/RMO)
- B. Consider approval for street closure request by the Fredericksburg Morning Rotary Club's 16th Annual Kraut Run to be held Saturday, October 3, 2026. (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
- C. Consider approval of Heavy-Duty Trailer Purchase for the Street Department. (Evan Williamson, Assistant Director of Public Works and Utilities).

- D. Consider approval of landfill fiber construction to JC Communications. (Kris Kneese, Director of Public Works and Utilities).

Councilmember Klein moved to approve Consent Agenda Items 6A through 6D as presented. Mayor Pro-Tem Watson seconded the motion. The motion carried unanimously.

## **7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**

- A. Consider approval of Resolution 2026-03 Requesting Financial Assistance from the Texas Water Development Board. (Evan Williamson, Assistant Director of Public Works and Utilities)

Kris Kneese presented said item providing for an opportunity to apply for a grant with 100 percent funding in the amount of \$29,394,680 with no repayment obligation. He stated that in order to move forward with the grant application to the Texas Water Development Board, approval of Resolution 2026-03 was required to be included for a Well, Pump Station, Transmission line and land acquisition, with added contingency and financing cost.

Councilmember Klein moved to approve Resolution 2026-03. Councilmember Eidson seconded the motion. The motion carried unanimously.

## **8. OTHER ACTION ITEMS AND UPDATES**

- A. Consider and approve a Professional Services Contract for North Llano Waterline Rehabilitation Project. (Kris Kneese, Director of Public Works and Utilities)

Kris Kneese shared that the North Llano Waterline is an aging waterline built in 1936. The waterline is installed under pavement within the TxDOT right-of-way. Staff mentioned replacing the North Llano Waterline prior to TxDOT's pavement rehabilitation project scheduled for 2028.

Said item is for the professional services design contract including design, surveying and development of construction plans to replace approximately 4,400 feet of an existing waterline. Staff recommended approval of a Professional Design Services Contract for construction plan of the North Llano Waterline Rehabilitation Project to HDR Engineering.

Mayor Pro-Tem Watson moved to approve the Professional Services Design Contract for North Llano Waterline Rehabilitation Project with HDR Engineering. Councilmember Neffendorf seconded the motion. The motion carried unanimously.

- B. Consider and approve street closures and parking lot usage for Oktoberfest 2026, taking place the first full weekend of October 2026 at Marktplatz. (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

Jennifer Krupa introduced Debbie Reeh, Oktoberfest Manager. Debbie presented their street closure plan for the annual event taking place October 2 - 4, 2026. Debbie indicated that she coordinated with area merchants and property owners.

Councilmember Klein moved to approve the street closures for Oktoberfest. Councilmember Eidson seconded the motion. The motion carried unanimously.

- C. Consider and approve accepting a donation from the Nimitz Rotary Club for the purchase and installation of musical play equipment at Marktplatz, and authorize staff to coordinate installation and related site improvements. (Dabs Hollimon, Nimitz Rotary Club)

Andrea Schmidt, Parks and Recreation Director introduced Dabs Hollimon, Nimitz Rotary Club. Ms. Hollimon shared that Market Square Redevelopment Commission approved their project. The Nimitz Rotary Club will purchase the Freenotes Harmony Park Musical Play Equipment and install said instruments. Andrea showed a conceptual rendering of what the instruments will look like and the location at Marktplatz where they will be placed.

Mayor Pro-Tem Watson moved to approve accepting the donation from the Nimitz Rotary Club for the purchase and installation of musical play equipment at Marktplatz as presented. Councilmember Klein seconded the motion. The motion carried unanimously.

## **9. CITY MANAGER'S REPORT**

- A. CVB Quarterly Update & Introduction of Lisa Oliveira, CVB CEO. (David Shields, CVB Chairman)

David Shields introduced the newly appointed CVB-CEO, Lisa Oliveira. Lisa presented the CVB's Quarterly Update and thanked everyone for their warm welcome. No action was necessary.

- B. Presentation on the 2026 City of Fredericksburg Water Supply and Future Weather Outlook. (Kris Kneese, Director of Public Works & Utilities)

Kris Kneese provided an update on the Fredericksburg Water Supply and provided an overview of the water system, historical local rainfall, current water levels, trends, water conservation program goals, water rates/water restrictions, water distribution system integrity, local, state, and national weather forecast, and upcoming associated projects. No action was necessary.

- C. Report on First Annual Bulk Waste Pickup. (Kris Kneese, Director of Public Works and Utilities)

Kris Kneese provided a report of the Public Works Department, and their first annual bulk waste pickup held May 11 through May 22. He stated that the program collected almost 100 tons of bulk waste material. No action was necessary.

## **10. ITEMS FOR FUTURE AGENDA**

- A. City Manager Bailey will review the Future Agenda Items and Upcoming Meetings List with the City Council. (Leticia Vacek, City Secretary)

Clinton Bailey, City Manager reviewed the Future Agenda Items List and discussed the upcoming meetings with the City Council.

**11. EXECUTIVE SESSION**

The City Council will recess its open meeting and convene in Executive Session pursuant to Texas Government Code Sections - 551.071 (Consultation with Attorney) and 551.074 (Personnel Matters).

- A. Consideration of Board and Commission Applications and possible action of appointments to the following boards: Planning & Zoning Commission, Zoning Board of Adjustment, and Historic Review Board pursuant to Texas Government Code 551.074. (Leticia Vacek, City Secretary)
- B. Legal Matters Update - Texas Government Code Section 551.071. (Maria Garcia - TOASE)
- C. Conduct interviews and discuss appointment of applicants for the position of City Attorney pursuant to Texas Government Code Section 551.074.

Mayor Briley announced the Council would recess into Executive Session at 10:24 am to discuss Items 11A through 11C.

Mayor Briley reconvened the meeting from Executive Session at 11:14 am and stated that no action was necessary on Items 11A and 11B. The Council will be in recess until 1:25 pm.

Mayor Briley announced the Council would reconvene at 1:25 pm and recess back into Executive Session at 1:25 pm to address Item 11C.

Mayor Briley reconvened the meeting from Executive Session at 3:42 pm and stated the Council would take action on Item 11C.

Councilmember Eidson moved to authorize City Manager Bailey to conduct salary negotiations with the Candidate as discussed in executive session. Mayor Pro-Tem Watson seconded the motion. The motion carried unanimously.

**12. ADJOURN**

There being no further discussion, Mayor Briley adjourned the meeting at 3:43 pm.

\_\_\_\_\_  
Randy Briley, Mayor

Attest:

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Leticia Vacek, TRMC, CMC, MMC  
City Secretary/RMO



## CITY COUNCIL AGENDA MEMO

**DEPARTMENT:** Development Services  
**TO:** Mayor & City Council Members  
**FROM:** Cliff Cross, Director of Development Services  
**MEETING DATE:** June 16, 2026

**CATEGORY:** ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

**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: (Cliff Cross, Director of Development Services)

A. An Amendment to the Existing "Planned Unit Development" PUD to relocate the original fuel station and modify parking for the existing site.

*The Planning & Zoning Commission recommended Approval with a unanimous vote of 9-0 subject to the conditions identified within the agenda memo.*

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action - Approve Ordinance 2026-24 for 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 requesting amendments to the original PUD Items 1 and 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 06/8/2026 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.

### **FUNDING SOURCE:**

NA

### **FINANCIAL IMPACT:**

NA

**STAFF RECOMMENDATION:**

Staff recommended approval to the P&Z during their June 3, 2026 meeting 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

After consideration the P&Z recommended approval, by a unanimous 9-0 vote, contingent upon the following:

1. Civil construction plans required to review drainage prior to permitting
2. Completion of public sidewalk and pedestrian crossings.
3. Updated approved TxDOT driveway permits.
4. Incorporation of Site Plan into CUP
5. Inclusion of new digital sign for fuel prices.

**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

- Neighborhood Quality
- Workforce
- City Center
- Mobility
- Small Town Sensitive Growth

**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 (1)
8. FREDERICKSBURG PLAT - PLAT-Plat Sheet 1 rev (1)
9. DEV-2026-32-MP\_Walmart Plat - Minor Plat\_ Review Combined Comments
10. WALMART PUD Ordinance 14-010
11. Ordinance 2026-24 For CC Packet with Updates

**APPROVAL/REVIEW:**



Date: June 09, 2026

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Cliff Cross, Director of Development Services



Date: June 09, 2026

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Garret Bonn, Assistant City Manager



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William McKamie, City Attorney

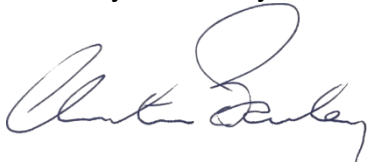
Date: June 10, 2026



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Leticia Vacek, City Secretary

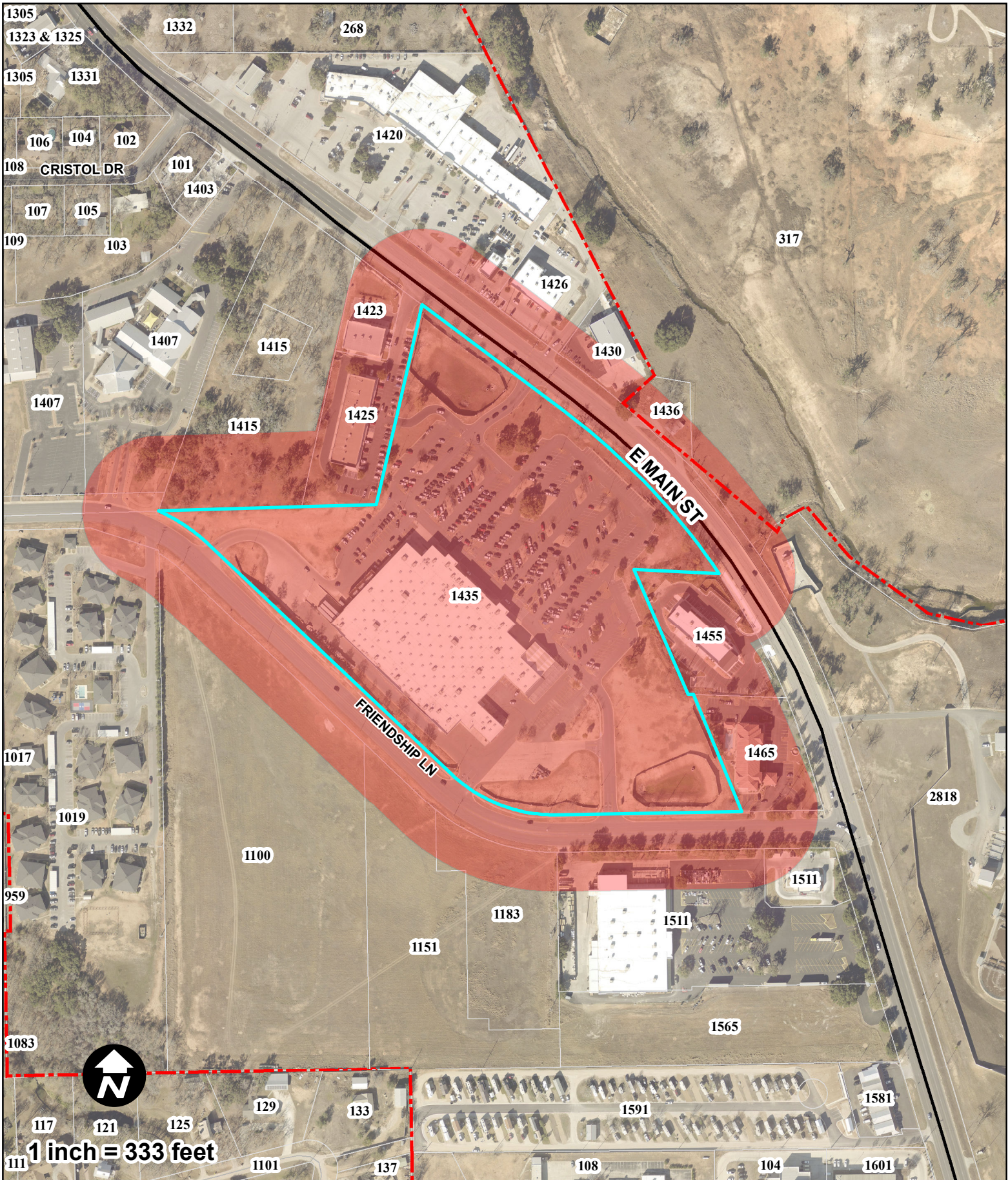
Date: June 10, 2026



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Clinton Bailey, City Manager

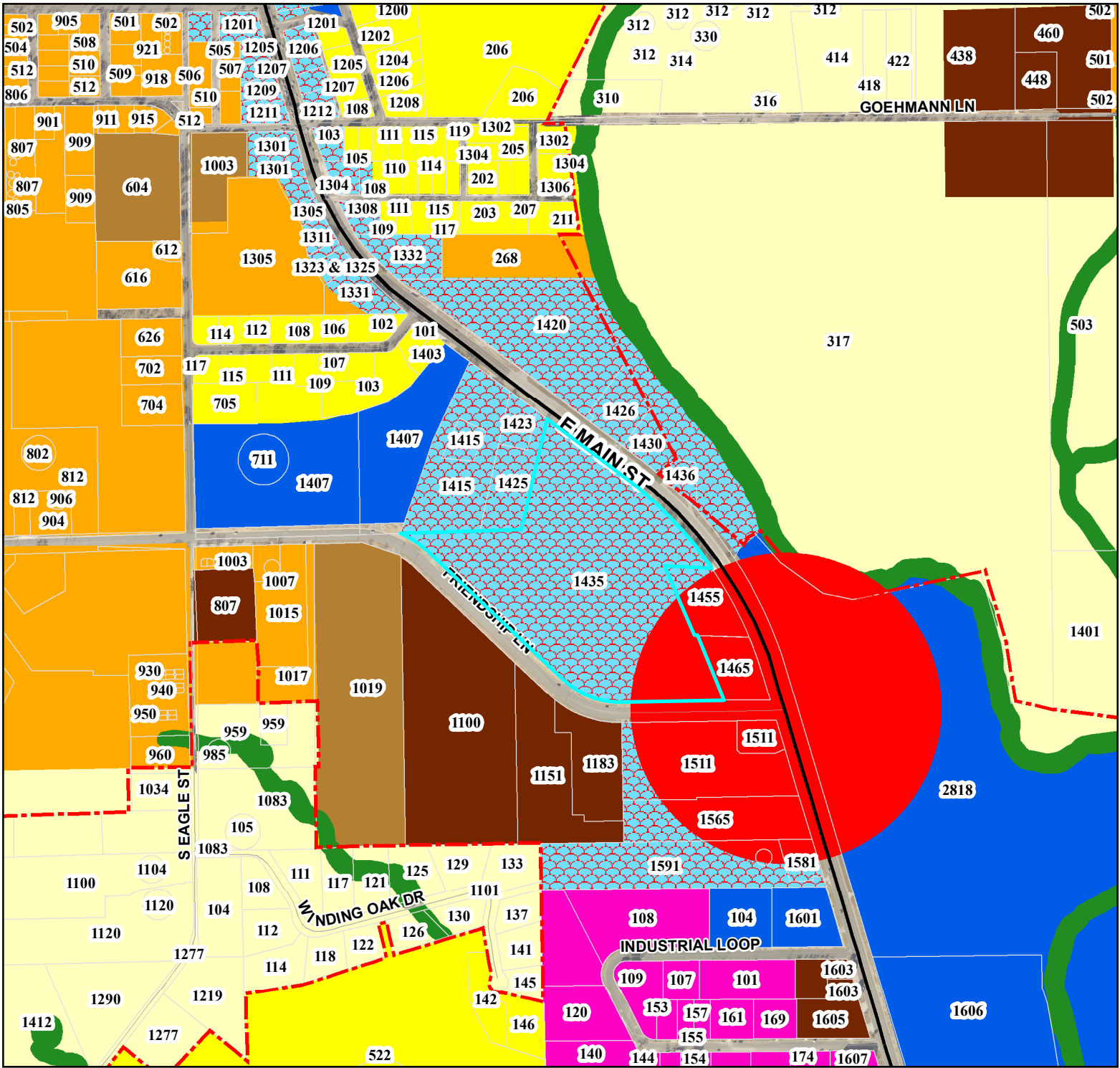
Date: June 10, 2026



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

**LEGEND**

- 200' Notification Buffer
- GCAD Parcels

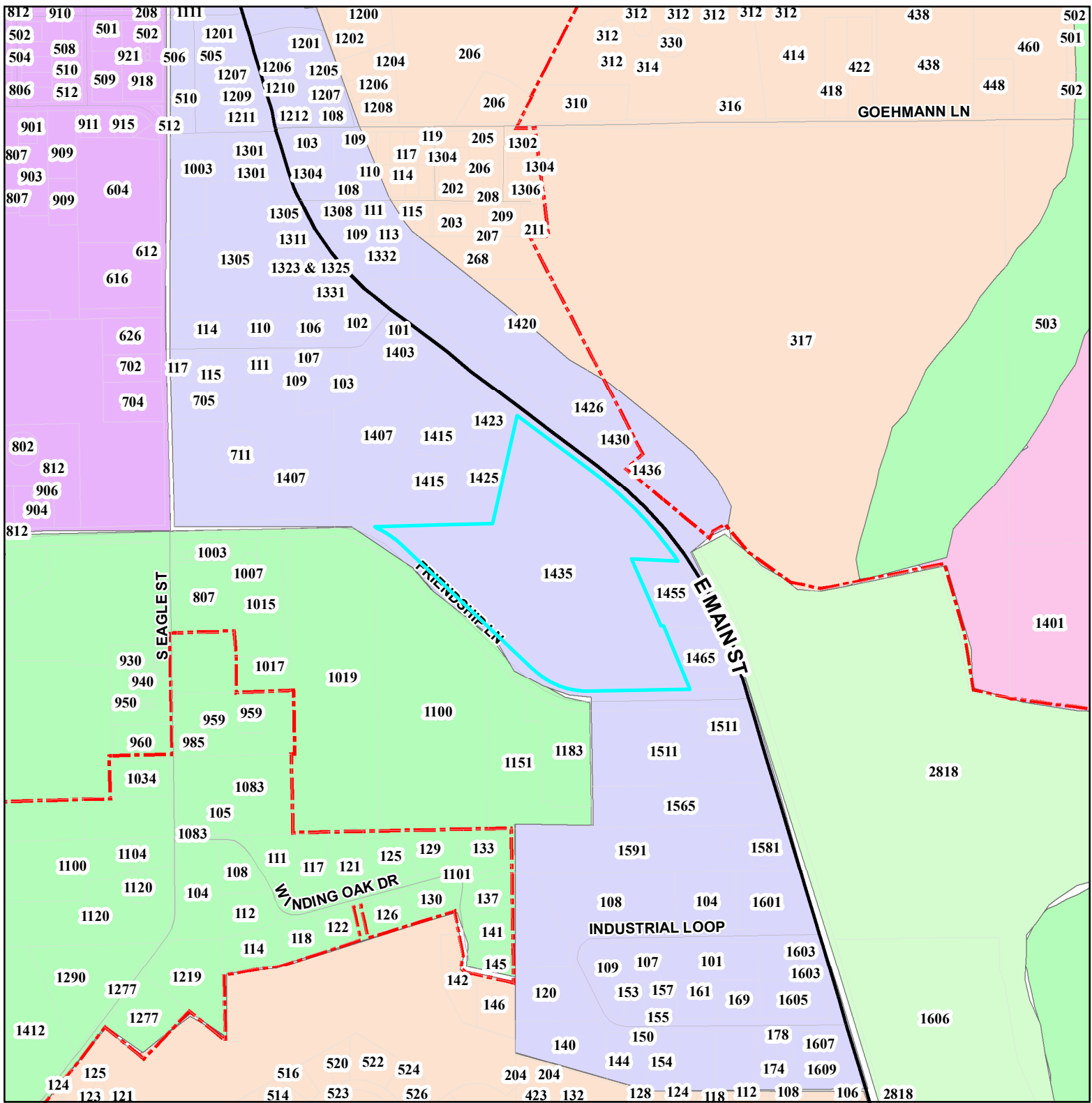


**LEGEND**

- GCAD Parcels
- Landuse**
- LANDUSE**
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Parks & Open Space
- Public / Semi-Public
- Rural
- Commercial Center
- Commercial
- Employment Center
- FUTURE ROW
- High Density Residential
- Industrial



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



**LEGEND**

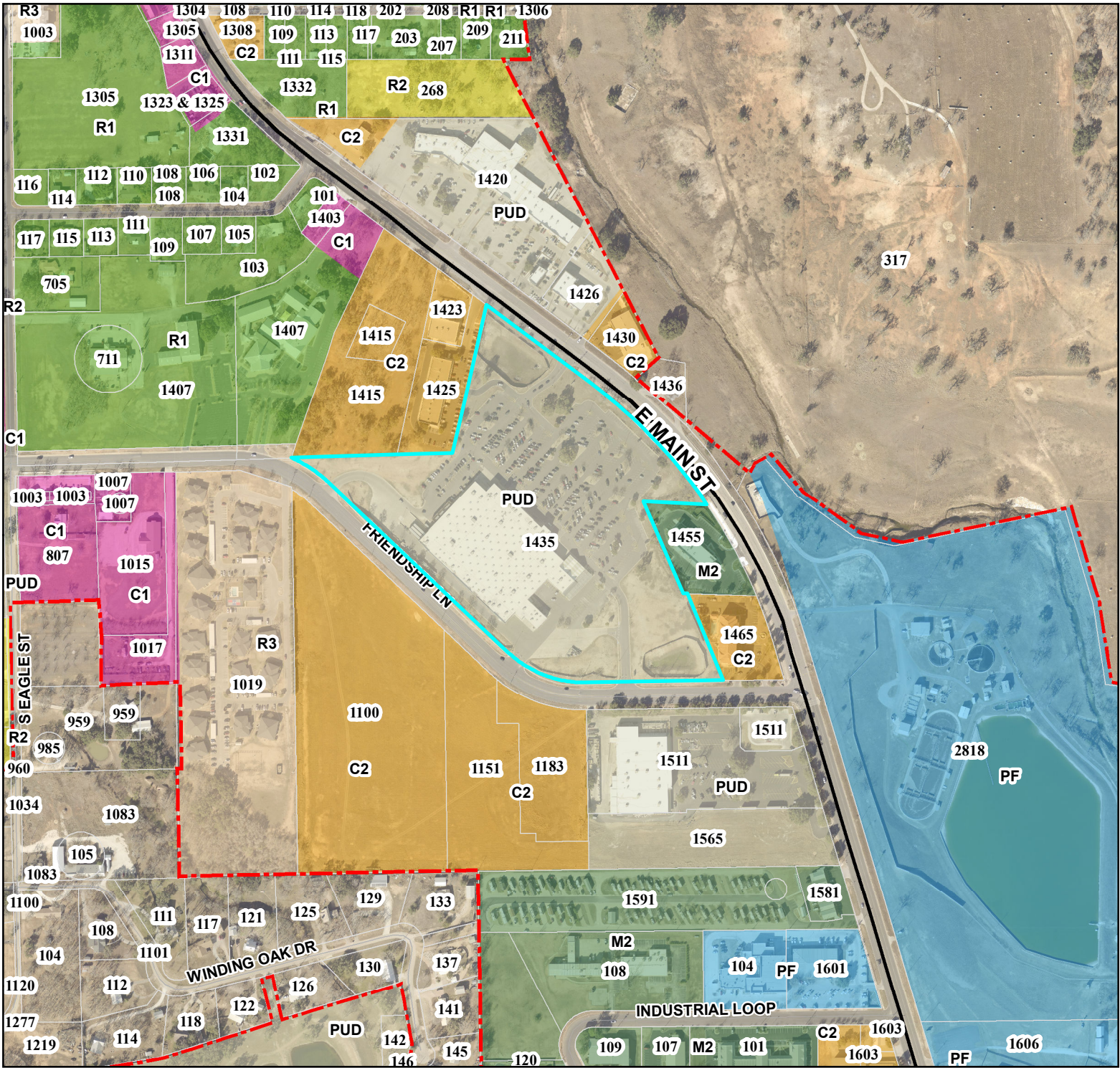
GCAD Parcels

**Place\_Type**

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



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



**LEGEND**

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



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



**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 HFA-AE, Ltd.



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-AE, Ltd.

[www.hfa-ae.com](http://www.hfa-ae.com)

Page 2 of 2



# WALMART FUEL STATION

## STORE #1154

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



VICINITY MAP  
NO SCALE

#### CONTACTS

<b>OWNER</b> WALMART REAL ESTATE BUSINESS TRUST 814 RESPECT DRIVE BENTONVILLE, AR 72716-5555 ADAM ROARK	<b>SITE PLAN &amp; BUILDING PERMIT REVIEW</b> CITY OF FREDERICKSBURG 126 WEST MAIN STREET FREDERICKSBURG, TX 78624 830-997-7521 JAN MUSGROVE	<b>NATURAL GAS</b> ATMOS ENERGY 2315 E MAIN STREET KERRVILLE, TX 78028 866-322-8667
<b>SURVEYOR</b> QUIDDITY 601 NW LOOP 410, SUITE 453 SNA ANTONIO, TX 78216 210-494-5511 TROY A. TROBAUGH, RPLS	<b>HEALTH DEPARTMENT</b> TEXAS HEALTH AND HUMAN SERVICES 1100 W. 49TH STREET AUSTIN, TX 78756 512-834-6670	<b>ELECTRIC</b> CITY OF FREDERICKSBURG 233 FRIENDSHIP LANE FREDERICKSBURG, TX 78624 830-997-7521 KYLE TREIBS
<b>CIVIL ENGINEERING</b> HFA-AE, LTD 1705 S. WALTON BLVD., SUITE 3 BENTONVILLE, AR 72712 479-273-7780 GARRETT SMALL, PE	<b>STATE HIGHWAY</b> TEXAS DEPT. OF TRANSPORTATION 7901 N 1-35 AUSTIN, TX 78753 830-997-4361 BRAD PHIPPS	<b>TELEPHONE</b> VERIZON 109 S LLANO FREDERICKSBURG, TX 78624 830-997-4764
<b>ARCHITECTS &amp; MEP</b> HFA-AE, LTD 1705 S. WALTON BLVD., SUITE 3 BENTONVILLE, AR 72712 479-273-7780 ZACK MEYERS	<b>CITY STREET</b> CITY OF FREDERICKSBURG 233 FRIENDSHIP LANE FREDERICKSBURG, TX 78624 830-997-7521 GARRETT DURST	<b>STORM SEWER</b> CITY OF FREDERICKSBURG 233 FRIENDSHIP LANE FREDERICKSBURG, TX 78624 830-990-2056 KRIS KNEESE, P.E.
<b>FIRE MARSHAL</b> CITY OF FREDERICKSBURG 126 WEST MAIN STREET FREDERICKSBURG, TX 78624 830-990-2034 REAGAN RABKE	<b>SANITARY SEWER &amp; WATER</b> CITY OF FREDERICKSBURG 233 FRIENDSHIP LANE FREDERICKSBURG, TX 78624 830-997-7521 DENNIS DURST	<b>SIGNAGE</b> 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

Δ	TITLE	DATE	NOTES



1705 S. Walton Blvd., Suite 3  
Bentonville, Arkansas 72712  
T 479.273.7780  
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www.hfa-ae.com

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DATE: 04/27/2026

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

Δ	TITLE	DATE

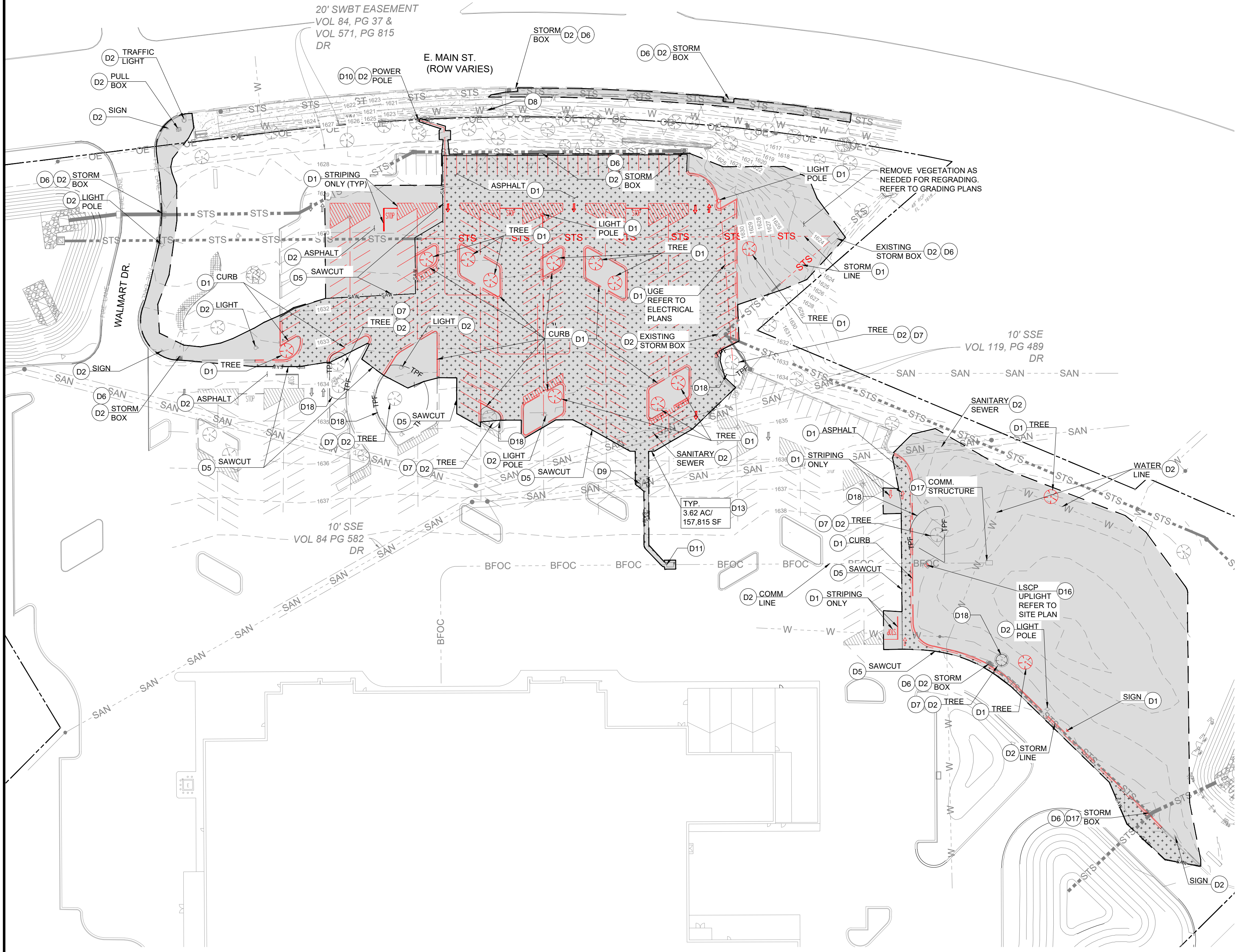
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CHECKED BY: WFM  
DRAWN BY: JM



PRELIMINARY

COVER

SHEET:  
C-1.0



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 BODYS 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.
6. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
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

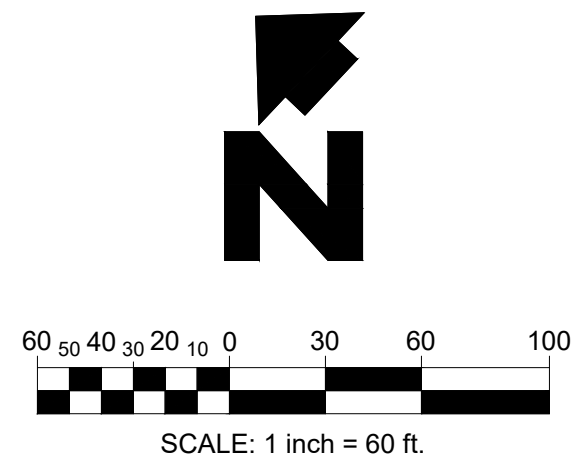
- PR - PLAT RECORDS OF GILLESPIE COUNTY
- DR - DEED RECORDS OF GILLESPIE COUNTY
- - WATER METER
- ⊗ - TELEPHONE PEDESTAL/VAULT
- - MANHOLE
- - POWER POLE
- - WATER VALVE
- - FLUSH VALVE
- ⊕ - LIGHT POLE
- 4 - SIGN
- ⊕ - YARD LIGHT
- OHP - OVERHEAD UTILITY LINE
- SAN - SANITARY SEWER LINE
- STRM - STORM 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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WALMART FUEL STATION  
STORE #1154-1003  
E MAIN STREET & WALMART DRIVE  
FREDERICKSBURG, TX 78624  
PROJ NUMBER: 07-25-70020

ISSUE BLOCK		
NO.	TITLE	DATE
1	PUD AMEND	04/27/2026

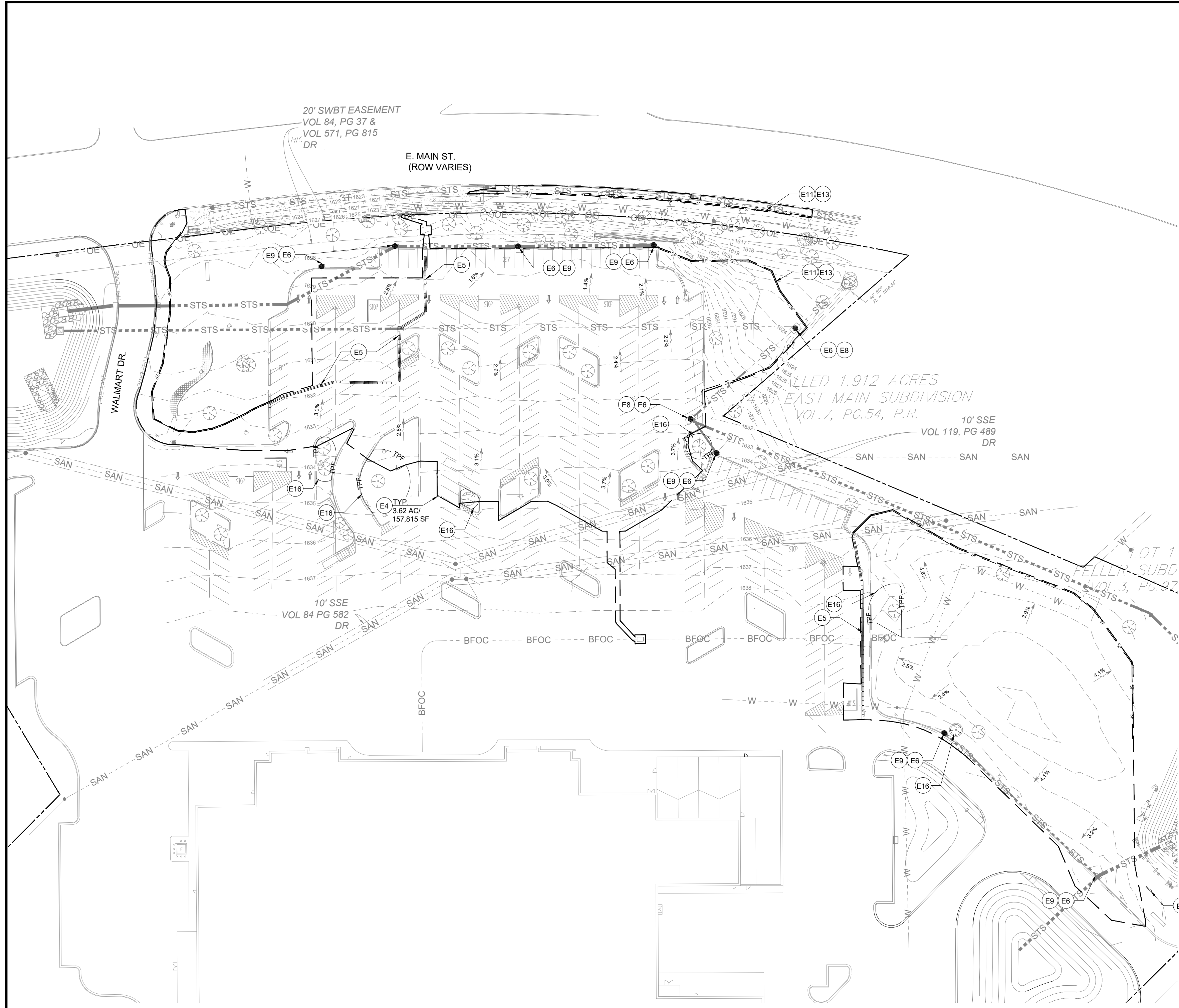
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GARRETT DAVIES SMALL  
REGISTERED PROFESSIONAL ENGINEER  
NO. 110893  
STATE OF TEXAS

PRELIMINARY  
DEMOLITION PLAN

SHEET:  
C-2.0

Apr 27, 2026, 8:21am - User: wendy.west  
\\HFA-FLE1\2025-Projects\07-25-70020-WM - Fredericksburg, TX 1154-1003 - GS04-Design\C\VID\WGS\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 TO RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 60 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 RESEED 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 REQUIRE 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
- x-x-x- 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 CONTRACTOR'S 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).

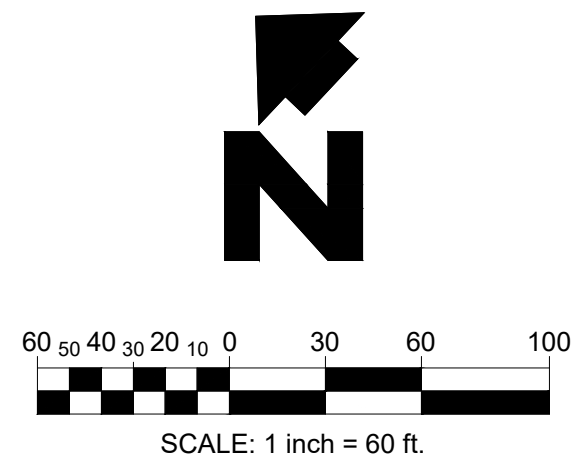
### SURFACE STABILIZATION MEASURES

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, Zysiagrass, Centipede grass, or St Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
DC	DUST CONTROL	Utilize dust control methods whenever there are off-site 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.

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
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												

### SURVEY PROVIDED BY:

QUIDDITY  
601 NW LOOP 410, SUITE 453  
SAN ANTONIO, TX 78216  
(210) 494-5511  
DATED: 10-30-2025



**HFA**  
HFA-AE, L.L.D.  
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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		
NO.	TITLE	DATE
1	PUD AMEND	04/27/2026

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

PRELIMINARY  
EROSION CONTROL PLAN PHASE 1 OF 2  
SHEET: C-2.1

PRELIMINARY  
EROSION CONTROL PLAN PHASE 1 OF 2  
SHEET: C-2.1  
Page 24 of 169

STIPULATION FOR REUSE:  
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WALMART FUEL STATION  
STORE #1154-1003  
E MAIN STREET & WALMART DRIVE  
FREDERICKSBURG, TX 78624  
PROJ NUMBER: 07-25-10020

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

DOCUMENT DATE: 4/27/2026  
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THIS DOCUMENT IS PREPARED FOR THE PURPOSE OF PERFORMING THE SMALL THE AUTOMATICALLY IT IS NOT TO BE USED FOR ANY OTHER PURPOSES

STATE OF TEXAS  
GARRETT DAVID SMALL  
REGISTERED PROFESSIONAL ENGINEER  
NO. 110849  
EXPIRES 09/01/2028

PRELIMINARY  
EROSION CONTROL PLAN PHASE 2 OF 2  
SHEET: C-2.2

**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, CARBAGE, 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 TO 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 90 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 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 DEGRADATION.
  2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEDED 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 REQUIRE 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.

**SEQUENCE OF CONSTRUCTION**

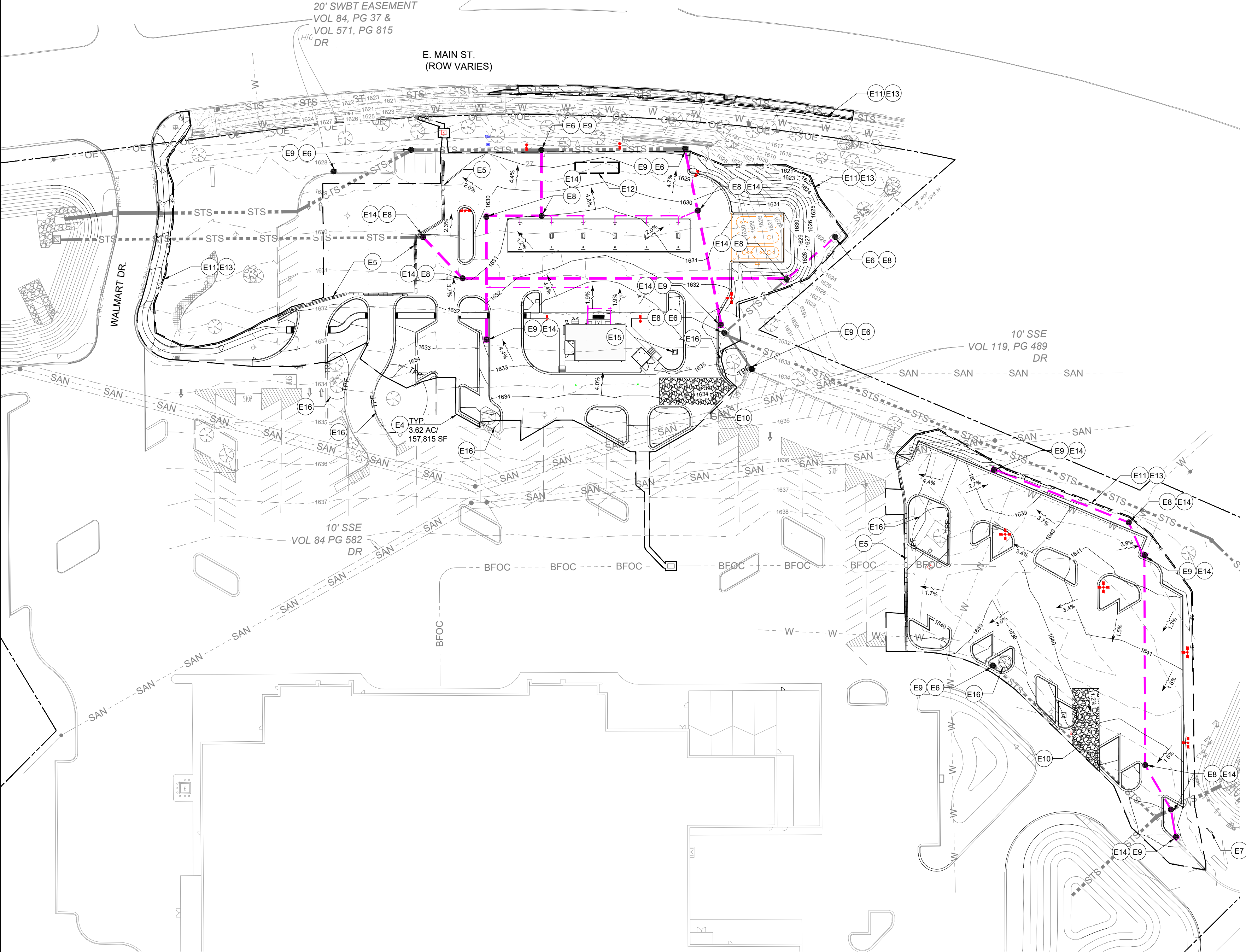
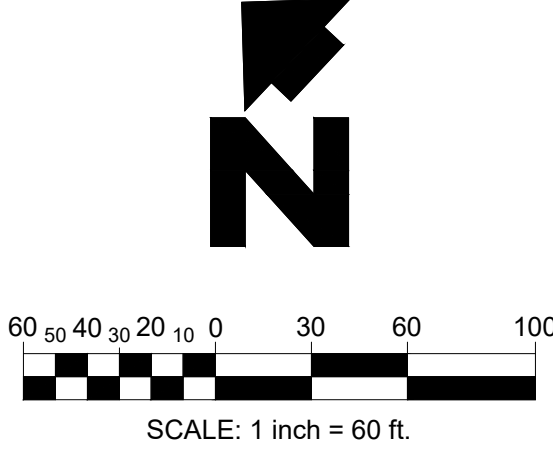
- PHASE I**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
  2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
  3. CONSTRUCT THE SILT FENCES ON THE SITE.
  4. INSTALL ALL PERIMETER SEDIMENT MEASURES.
  5. INSTALL ALL TEMPORARY EROSION & SEDIMENT CONTROLS AS NEEDED.
- PHASE II**
6. BEGIN DEMOLISHING SITE.
  7. BEGIN GRADING THE SITE.
  8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
  9. TEMPORARILY SEED DENUDE AREAS.
  10. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS.
  11. INSTALL INLET/FITLINE 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).

**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 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
PS	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Warm Season: Hybrid Bermuda grass, Zysiagrass, Centipede grass, or St Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
SO	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray-on-adhesive, calcium chloride, barriers, etc.
DC	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	

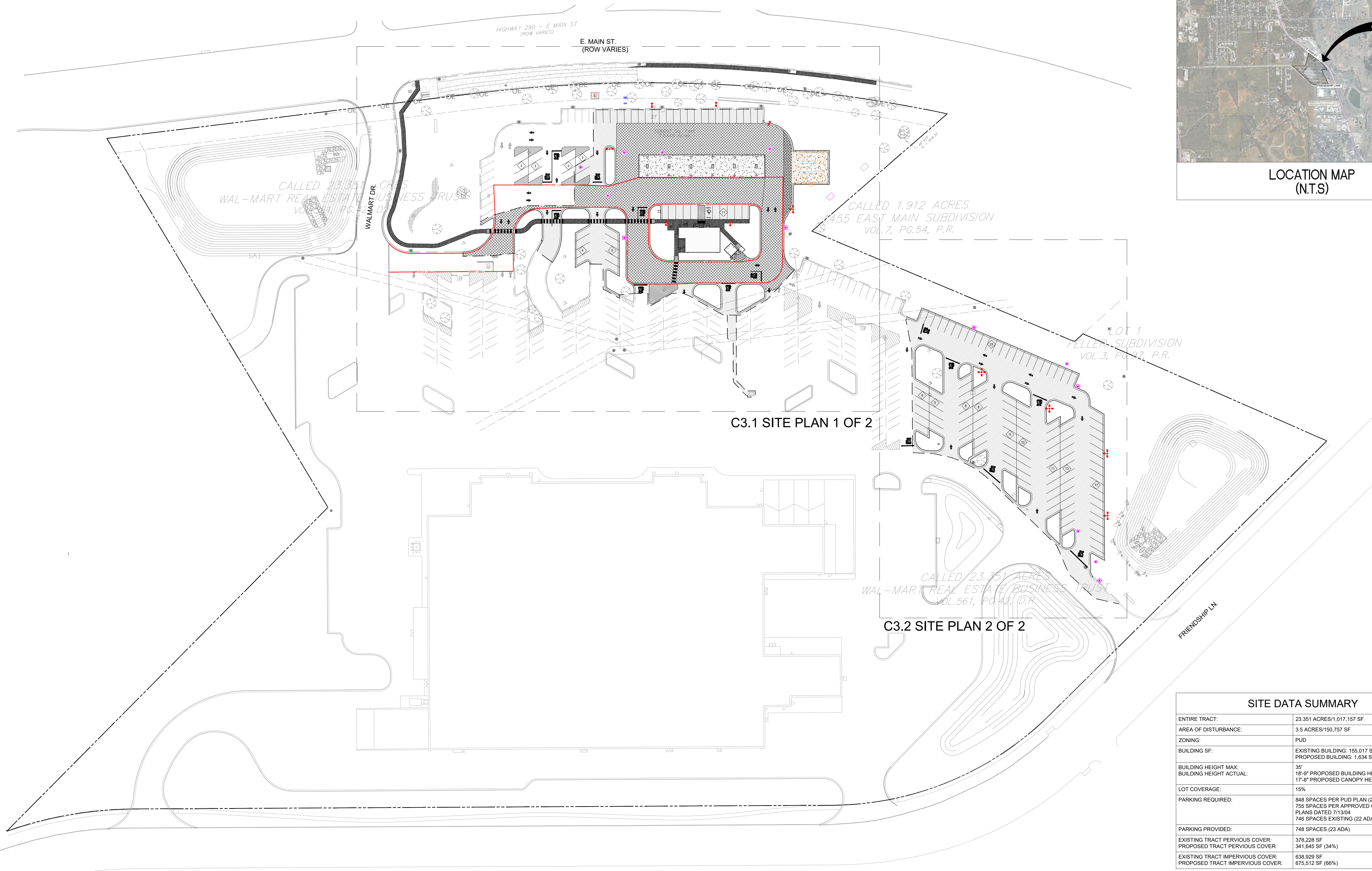
**SURVEY PROVIDED BY:**

QUIDDITY  
601 NW LOOP 410, SUITE 453  
SAN ANTONIO, TX 78216  
(210) 494-5511  
DATED: 10-30-2025



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
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												

Apr 27, 2025, 8:21am - User: wandy.west  
\\HFA-FILE\2025\Projects\07-25-70020\WM - Fredericksburg, TX 1154-1003 - GS\04-Design\C\VID\WGS\07-25-70020 - C3.0 SITE & PAVING.dwg



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

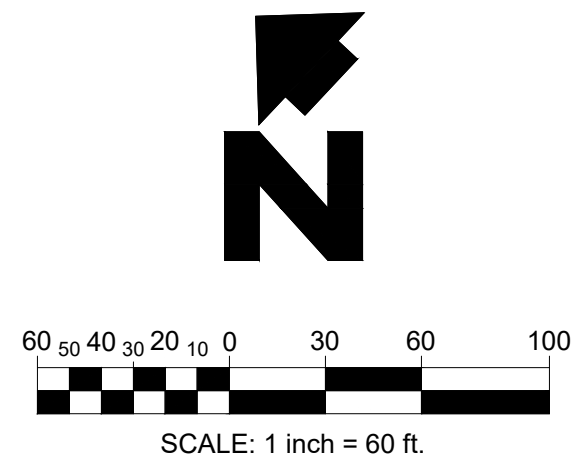
ISSUE BLOCK		
#	TITLE	DATE
1	PUD AMEND	04/27/2026

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



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:	35'
BUILDING HEIGHT ACTUAL:	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:	378,228 SF
PROPOSED TRACT PERVIOUS COVER:	341,645 SF (34%)
EXISTING TRACT IMPERVIOUS COVER:	638,929 SF
PROPOSED TRACT IMPERVIOUS COVER:	675,512 SF (66%)

**SURVEY PROVIDED BY:**  
QUIDDITY  
601 NW LOOP 410, SUITE 453  
SAN ANTONIO, TX 78216  
(210) 494-5511  
DATED: 10-30-2025



**PRELIMINARY**  
**OVERALL  
SITE PLAN**

SHEET:  
**C-3.0**

E. MAIN ST.  
(ROW VARIES)

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)
- WATER METER, (SEE UTILITY PLAN)
- SEWER STRUCTURES, (SEE UTILITY PLAN)
- DIRECTIONAL PAVEMENT MARKING
- 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.

SITE DATA SUMMARY

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AREA OF DISTURBANCE:	3.5 ACRES/150,757 SF
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EXISTING TRACT IMPERVIOUS COVER:	638,929 SF
PROPOSED TRACT IMPERVIOUS COVER:	675,512 SF (66%)

GENERAL SITE NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- 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.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY ECS SOUTHWEST, LLP, DATED OCTOBER 29, 2025.
- ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

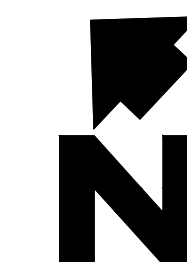
SITE KEY NOTES

- 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.

SURVEY PROVIDED BY:

QUIDDITY  
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DATED: 10-30-2025



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WALMART FUEL STATION  
STORE #1154-1003  
E MAIN STREET & WALMART DRIVE  
FREDERICKSBURG, TX 78624  
PROJ NUMBER: 07-25-10020

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

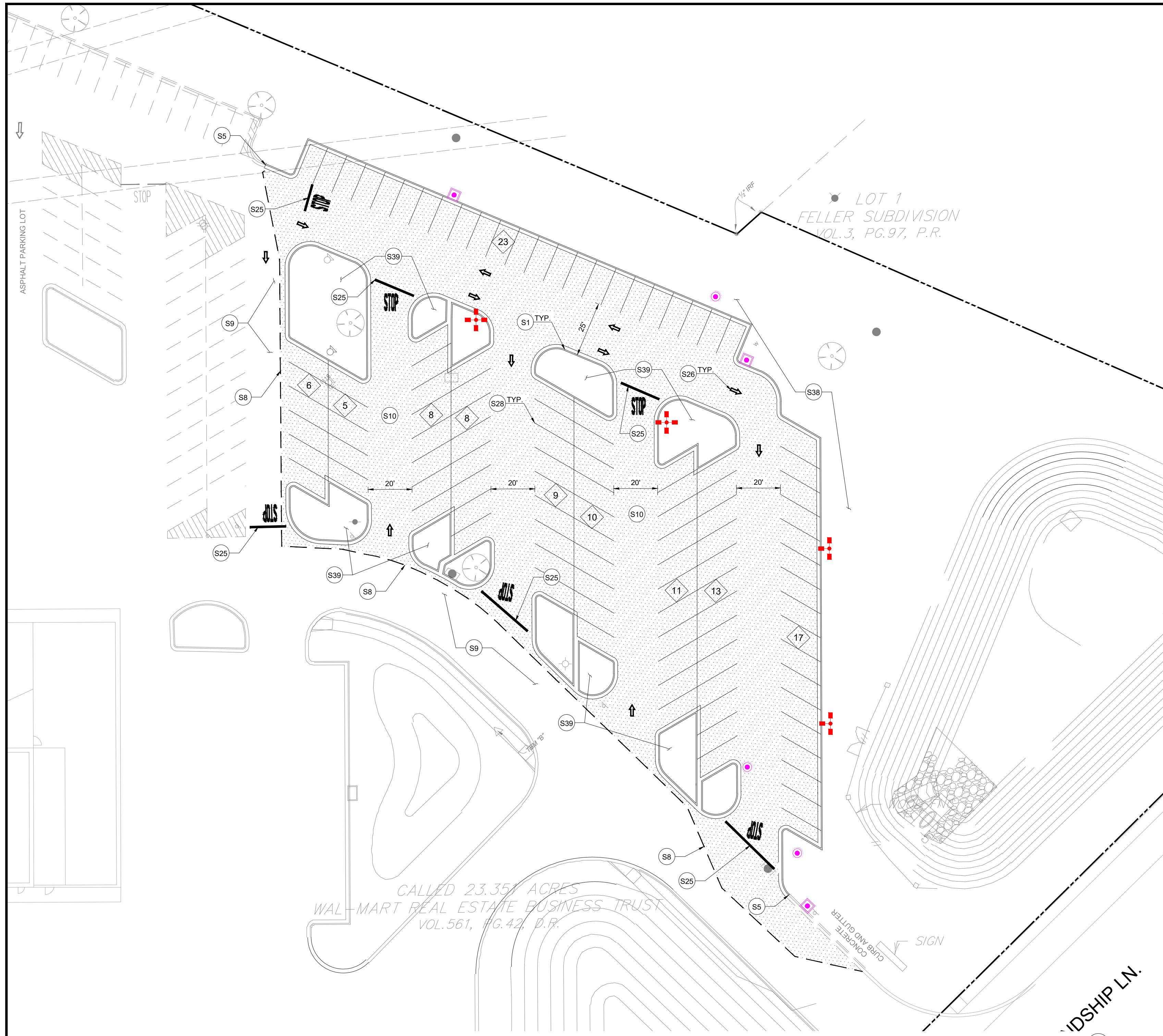
DOCUMENT DATE: 4/27/2026  
CHECKED BY: WFM  
DRAWN BY: JM



PRELIMINARY  
SITE PLAN 1  
OF 2

SHEET:  
C-3.1

Apr 27, 2025, 8:21 am - User: wendy.west  
\\HFA-FILE\2025\Projects\07-25-2020\WM - Fredericksburg, TX, 1154-1003 - GSU04-Design\CID\WGS\07-25-2020 - C3.0 SITE & PAVING.dwg



**GENERAL SITE NOTES:**

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- 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.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY ECS SOUTHWEST, LLP, DATED OCTOBER 29, 2025
- 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)
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- S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)

**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)
- 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:	35'
BUILDING HEIGHT ACTUAL:	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:	378,228 SF
PROPOSED TRACT PERVIOUS COVER:	341,645 SF (34%)
EXISTING TRACT IMPERVIOUS COVER:	638,929 SF
PROPOSED TRACT IMPERVIOUS COVER:	675,512 SF (66%)

**GENERAL SITE NOTES:**

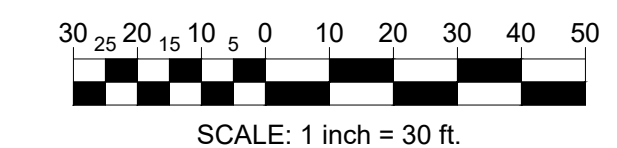
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**SITE KEY NOTES**

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SAN ANTONIO, TX 78216  
(210) 494-5511  
DATED: 10-30-2025



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**WALMART FUEL STATION**  
**STORE #1154-1003**  
E MAIN STREET & WALMART DRIVE  
FREDERICKSBURG, TX 78624  
PROJ NUMBER: 07-25-10020

**ISSUE BLOCK**

#	TITLE	DATE
1	PUD AMEND	04/27/2026

**DOCUMENT DATE: 4/27/2026**

CHECKED BY: WFM

DRAWN BY: JM

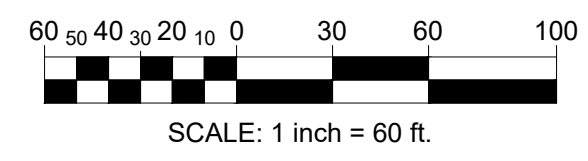
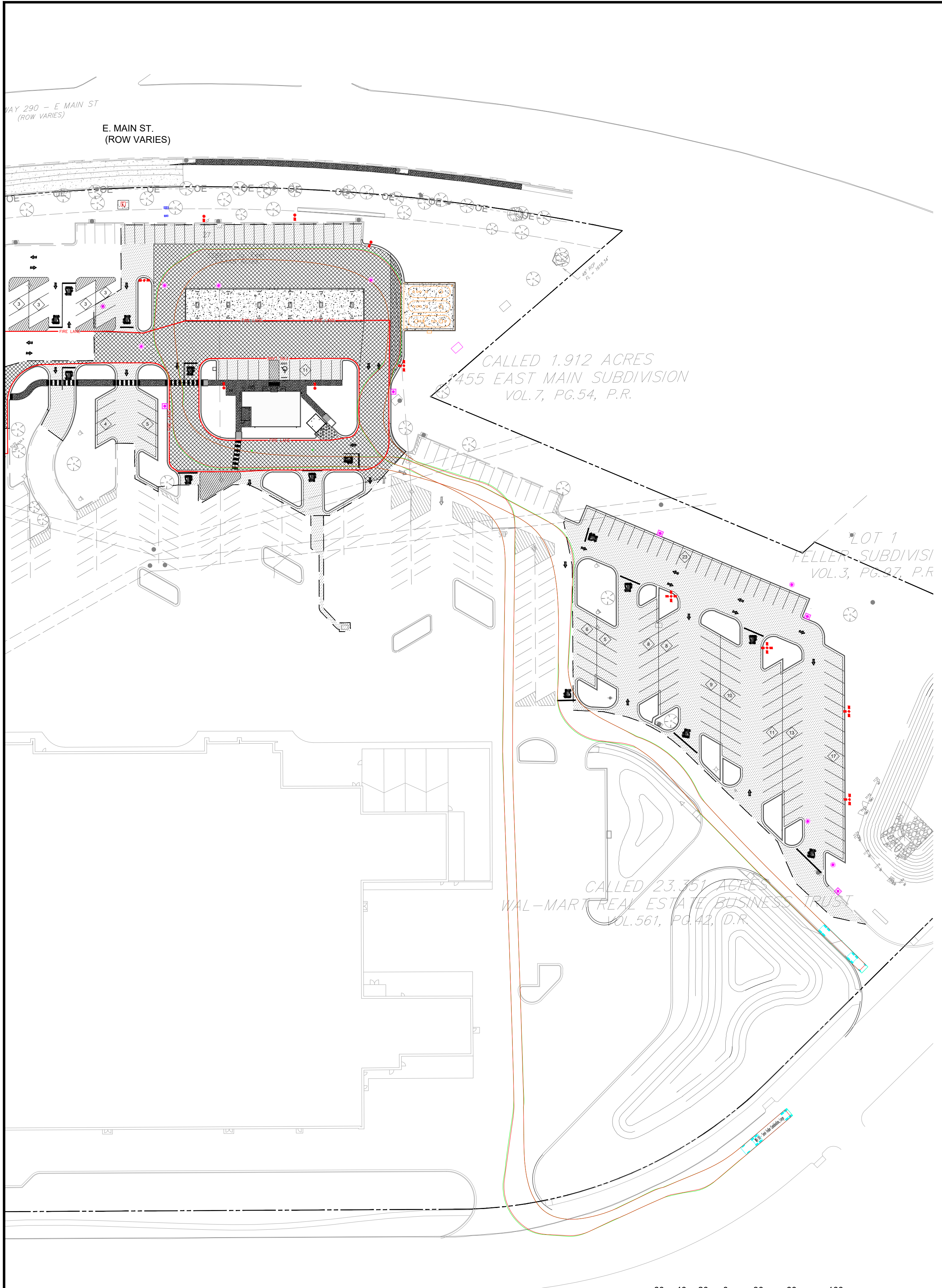


**PRELIMINARY**

**SITE PLAN 2 OF 2**

**SHEET: C-3.2**

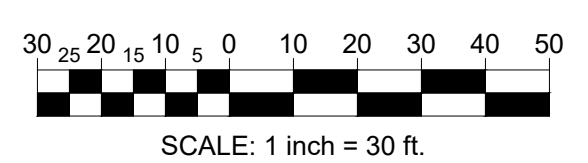
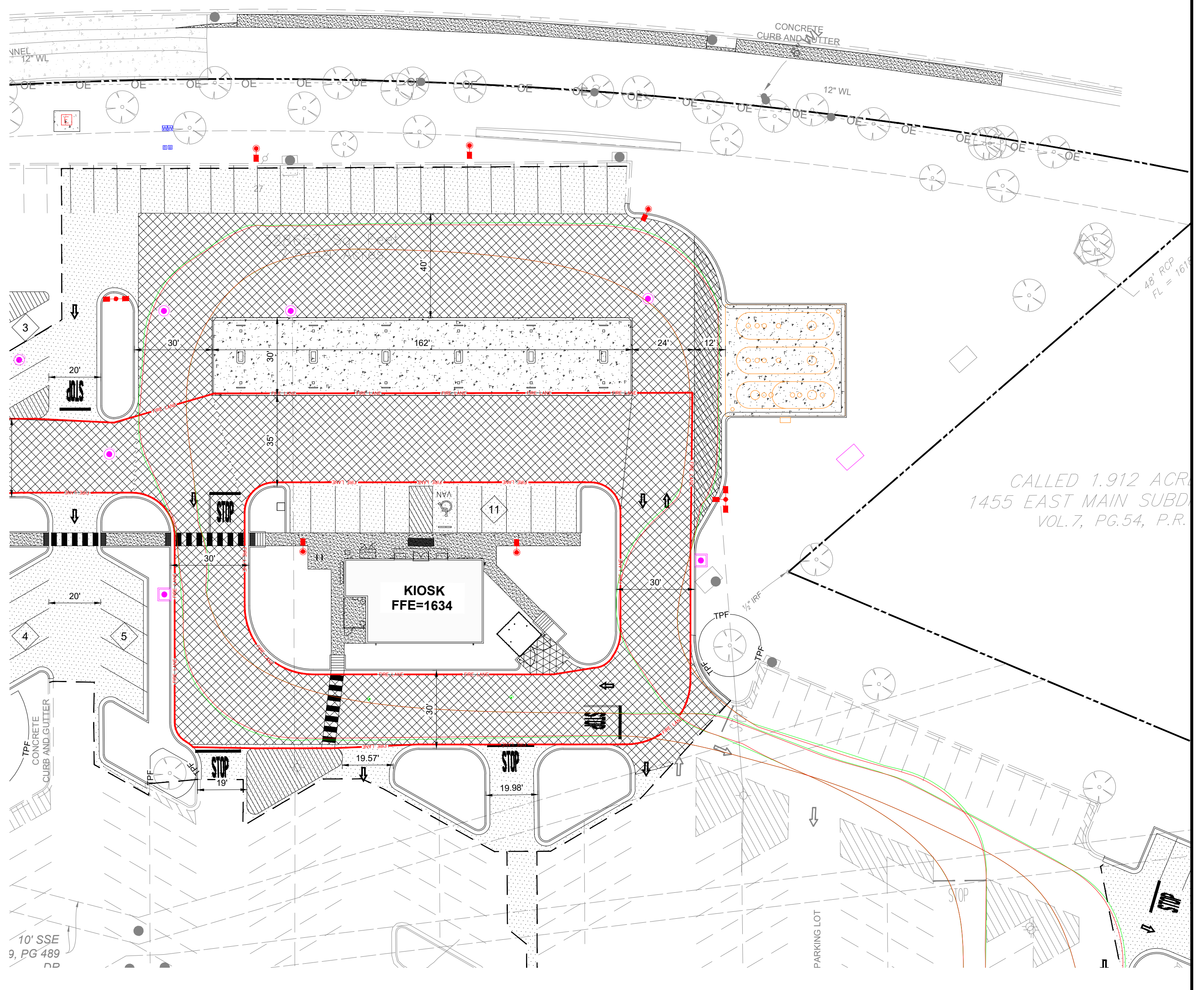
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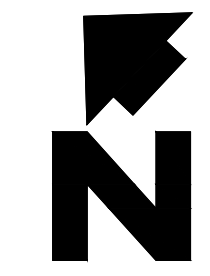
**PROPOSED LEGEND**

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

(ROW VARIES)



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**WALMART FUEL STATION**  
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 GARRETT DAVID SMALL  
 STATE OF TEXAS  
 REGISTERED PROFESSIONAL ENGINEER

**PRELIMINARY**  
**TRUCK TURN EXHIBIT**

SHEET:  
**C-3.3**

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PRELIMINARY

FIRE ACCESS PLAN

SHEET: C-3.4

E. MAIN ST.  
(ROW VARIES)

EX. FIRE HYDRANT

20' SWBT EASEMENT  
VOL 84, PG 37 &  
VOL 571, PG 815  
DR

S53° 14' 58.69"E  
475.47'

CH=S43° 48' 31.31"E, 606.86'  
DL=609.61, R=1849.82'

CALLED 1.912 AC  
1455 EAST MAIN SUE  
VOL.7, PG.54, P.








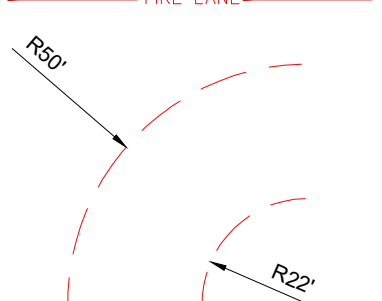
S23° 27' 06.69"E  
365.32'

10' SSE  
VOL 84 PG 582  
DR

10' SSE  
VOL 119, PG 489  
DR

FIRE HYDRANT  
RADIUS, 400FT

**PROPOSED LEGEND**

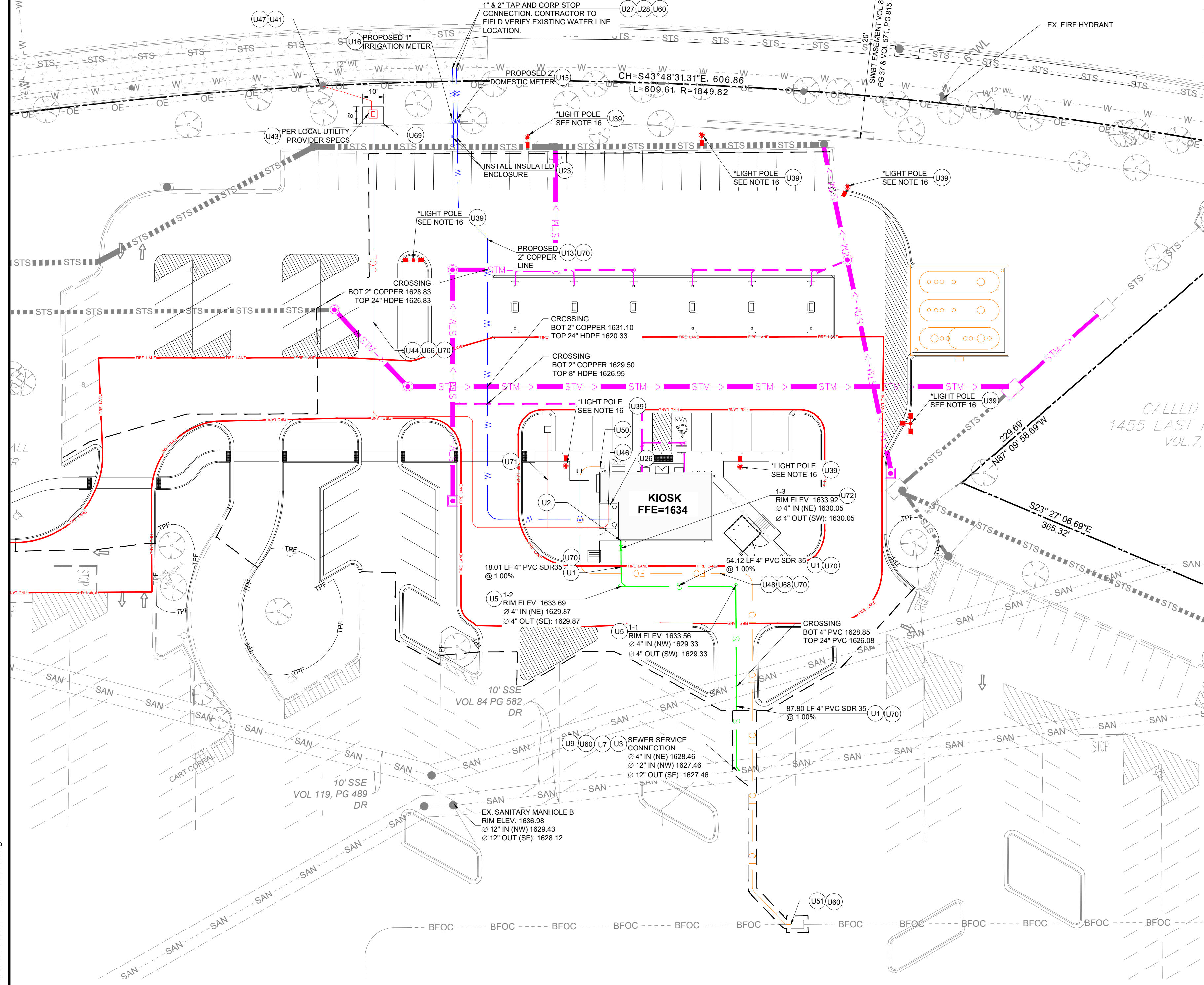
-  PROPERTY LINE
-  PROPOSED CURB & GUTTER
-  PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
-  PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
-  WATER METER, (SEE UTILITY PLAN)
-  SEWER STRUCTURES, (SEE UTILITY PLAN)
-  DIRECTIONAL PAVEMENT MARKING
-  PROPOSED FIRE LANE MARKING
-  FIRE TURNING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

**SURVEY PROVIDED BY:**

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DATED: 10-30-2025



# E. MAIN ST. (ROW VARIES)



MATCHLINE-REFER TO SHEET C-4.1 FOR CONTINUATION

## 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 AND GUTTER
- EASEMENT LINE
- FO - TELEPHONE LINES
- S - SANITARY SEWER LINES
- 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
- STM - STORM SEWER ROOF DRAIN PIPE

## GENERAL UTILITY NOTES:

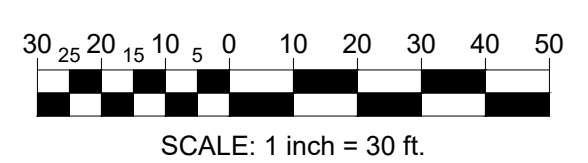
- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
- 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.
- 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
- AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAN, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
- 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.
- CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
- COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
- ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
- ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
- COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
- 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.
- ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K-COPPER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES.
- LIGHT POLE LOCATIONS ARE CONCEPTUAL ONLY. FINAL LIGHT POLE LOCATIONS PER ELECTRICAL PLANS, PROJECT ATBD.

## UTILITY KEY NOTES

- |     |                                                                                                          |     |                                                                                                                                                                                                                                                                                                                                                                     |
|-----|----------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| U1  | SANITARY SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)                                                       | U48 | UNDERGROUND TELEPHONE SERVICE (INSTALL TWO 2" CONDUITS)                                                                                                                                                                                                                                                                                                             |
| U2  | SANITARY SEWER POINT OF ENTRY (PER MEP PLANS)                                                            | U50 | TELEPHONE SERVICE POINT OF ENTRY (PER MEP PLANS)                                                                                                                                                                                                                                                                                                                    |
| U3  | SANITARY SEWER POINT OF CONNECTION                                                                       | U51 | TELEPHONE SERVICE POINT OF CONNECTION                                                                                                                                                                                                                                                                                                                               |
| U5  | SANITARY SEWER CLEAN-OUT                                                                                 | U60 | CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.                                                                                                                                                                                                                                                                                              |
| U7  | SANITARY SEWER WYE CONNECTION                                                                            | 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)                                                                                               |
| U9  | CONNECT TO EXISTING SANITARY SEWER MAIN. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)             | 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.                                                                                                                                               |
| U13 | DOMESTIC WATER LINE (SEE NOTE FOR TYPE AND SIZE)                                                         |     | INSTALL ONE 3" DIAMETER CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR ONE 3" SCHEDULE 40 PVC 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. |
| U15 | IRRIGATION WATER METER (SEE NOTE FOR SIZE)                                                               | U69 | TRANSFORMER CONCRETE PAD BY OWNER/DEVELOPER (PER LOCAL ELECTRIC COMPANY SPECIFICATIONS)                                                                                                                                                                                                                                                                             |
| U23 | REDUCED PRESSURE BACKFLOW PREVENTER                                                                      | U70 | UTILITY TRENCH AND BEDDING.                                                                                                                                                                                                                                                                                                                                         |
| U26 | WATER LINE POINT OF ENTRY (PER MEP PLANS)                                                                | U71 | 1" CONDUIT TO AIR PEDESTAL.                                                                                                                                                                                                                                                                                                                                         |
| U27 | WATER LINE POINT OF CONNECTION.                                                                          | U72 | BACKWATER VALVE.                                                                                                                                                                                                                                                                                                                                                    |
| 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                                                                     |     |                                                                                                                                                                                                                                                                                                                                                                     |

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(210) 494-5511  
DATED: 10-30-2025



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STORE #1154-1003  
E MAIN STREET & WALMART DRIVE  
FREDERICKSBURG, TX 78624  
PROJ NUMBER: 07-25-10020

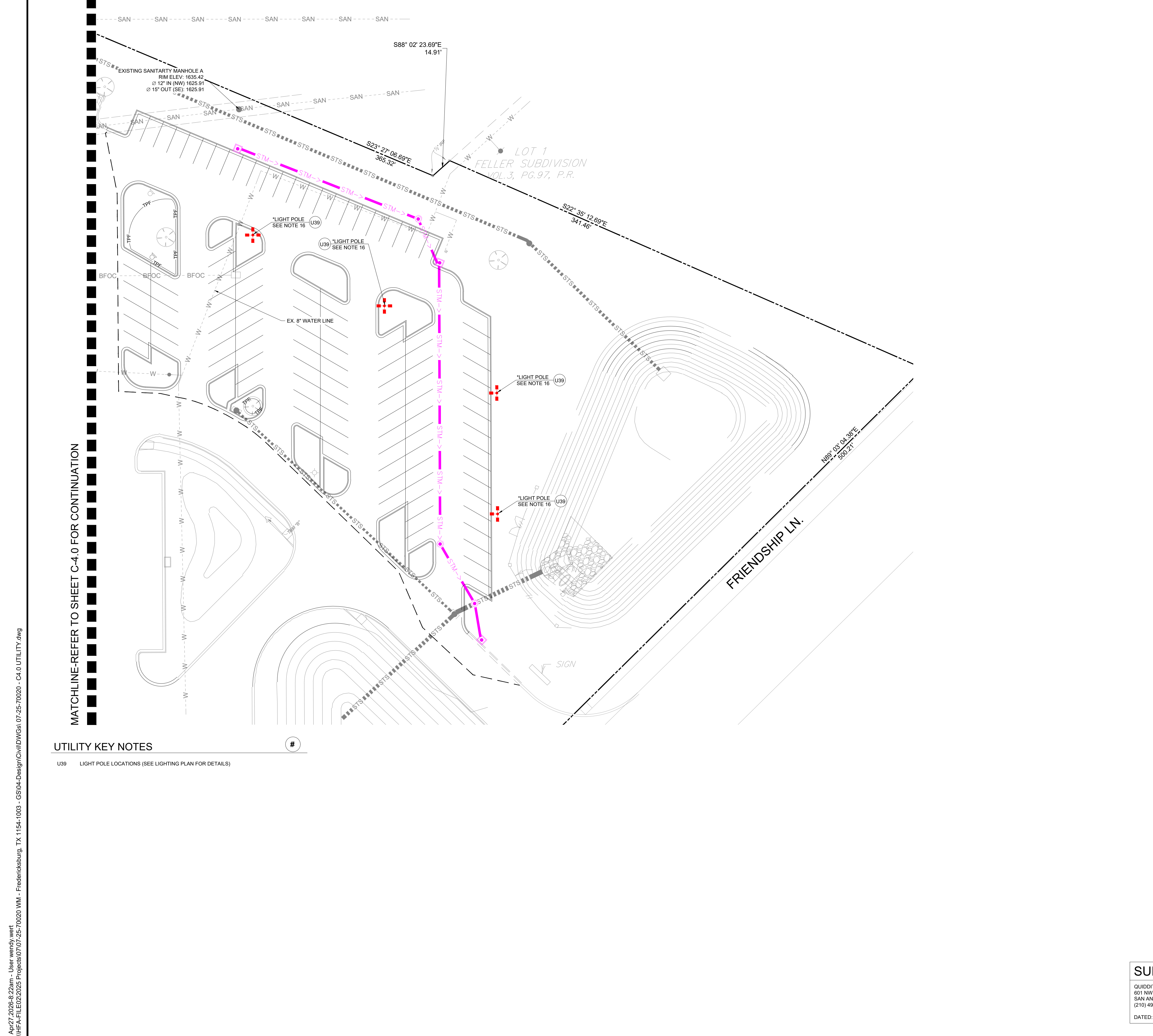
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**PRELIMINARY**  
**UTILITY PLAN**  
1 OF 2

SHEET:  
**C-4.0**



**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 AND GUTTER
- EASEMENT LINE
- FO TELEPHONE LINES
- S SANITARY SEWER LINES
- 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 PLAN, 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.

MATCHLINE-REFER TO SHEET C-4.0 FOR CONTINUATION

**UTILITY KEY NOTES**

U39 LIGHT POLE LOCATIONS (SEE LIGHTING PLAN FOR DETAILS)

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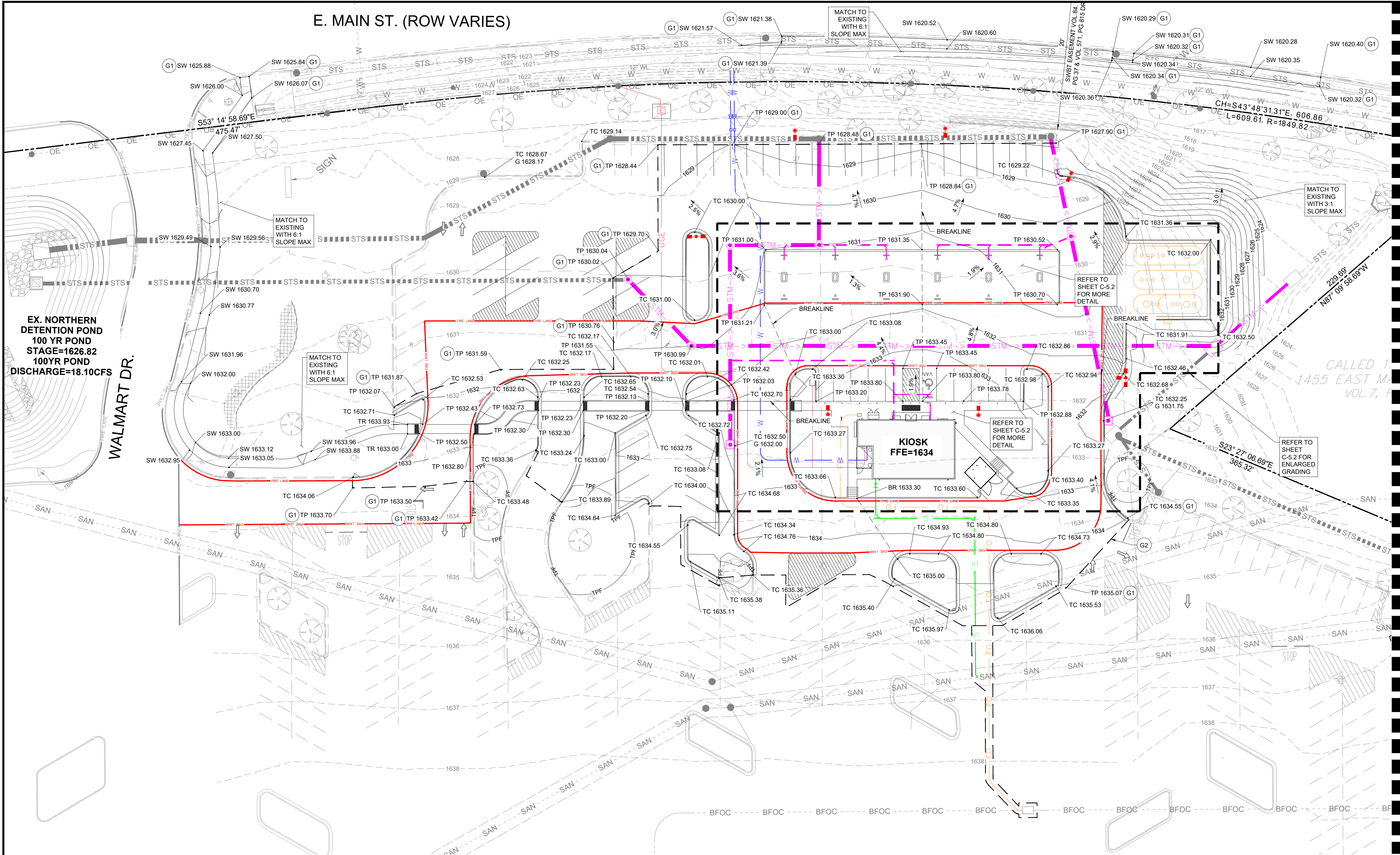
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**PRELIMINARY**  
 UTILITY PLAN  
 2 OF 2

SHEET:  
**C-4.1**

E. MAIN ST. (ROW VARIES)



- ### 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
  - 4 - SIGN
  - ⊙ - YARD LIGHT
  - OHP - OVERHEAD UTILITY LINE
  - SAN - SANITARY SEWER LINE
  - STM - 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 EXTENSIONS
  - ⊙ - MANHOLE
  - — — — — 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.

MATCHLINE-REFER TO SHEET C-5.1 FOR CONTINUATION

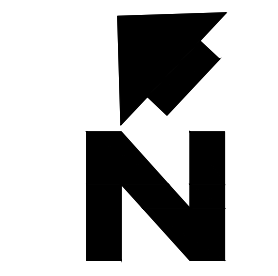
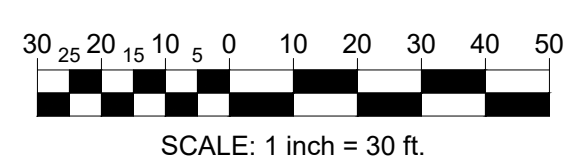
**EX. NORTHERN DETENTION POND**  
**100 YR POND**  
**STAGE=1626.82**  
**100YR POND**  
**DISCHARGE=18.10CFS**

WALMART DR.

**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.
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.

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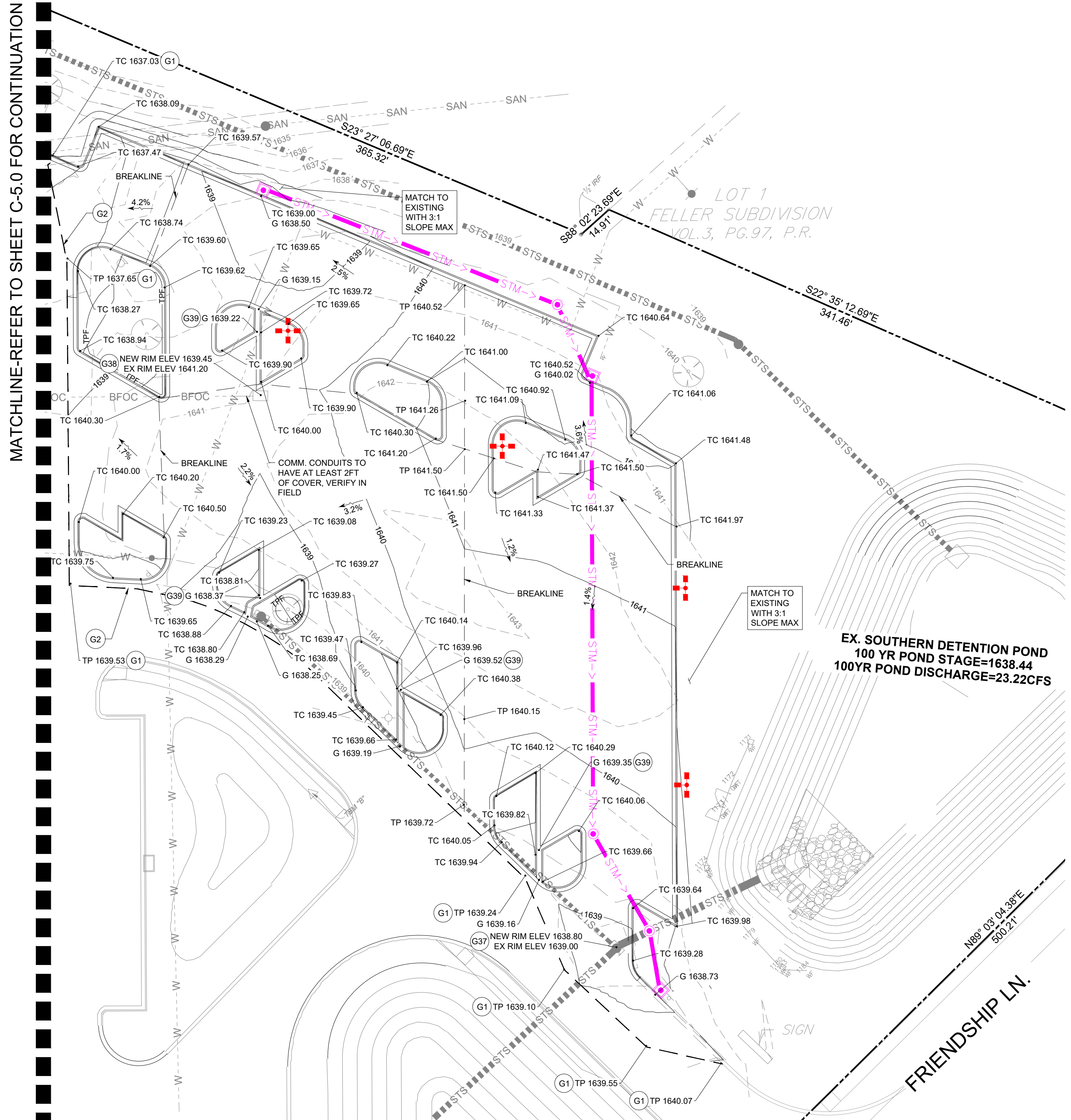
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**GRADING PLAN 1 OF 3**

**SHEET: C-5.0**

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MATCHLINE-REFER TO SHEET C-5.0 FOR CONTINUATION



EXISTING LEGEND

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DR - DEED RECORDS OF GILLESPIE COUNTY
[Symbol] - WATER METER
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PROPOSED LEGEND

- [Symbol] - PROPERTY LINE
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[Symbol] - FLOW LINE

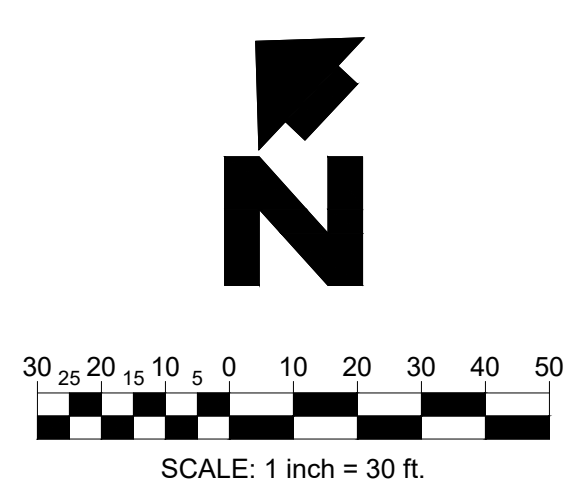
GRADING KEY NOTES

- 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.

GENERAL GRADING/DRAINAGE NOTES:

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... 30. LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

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PROJ NUMBER: 07-25-10020

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REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
No. 11089-D
Exp. 08/31/25

PRELIMINARY
GRADING
PLAN 2 OF 3

SHEET:
C-5.1

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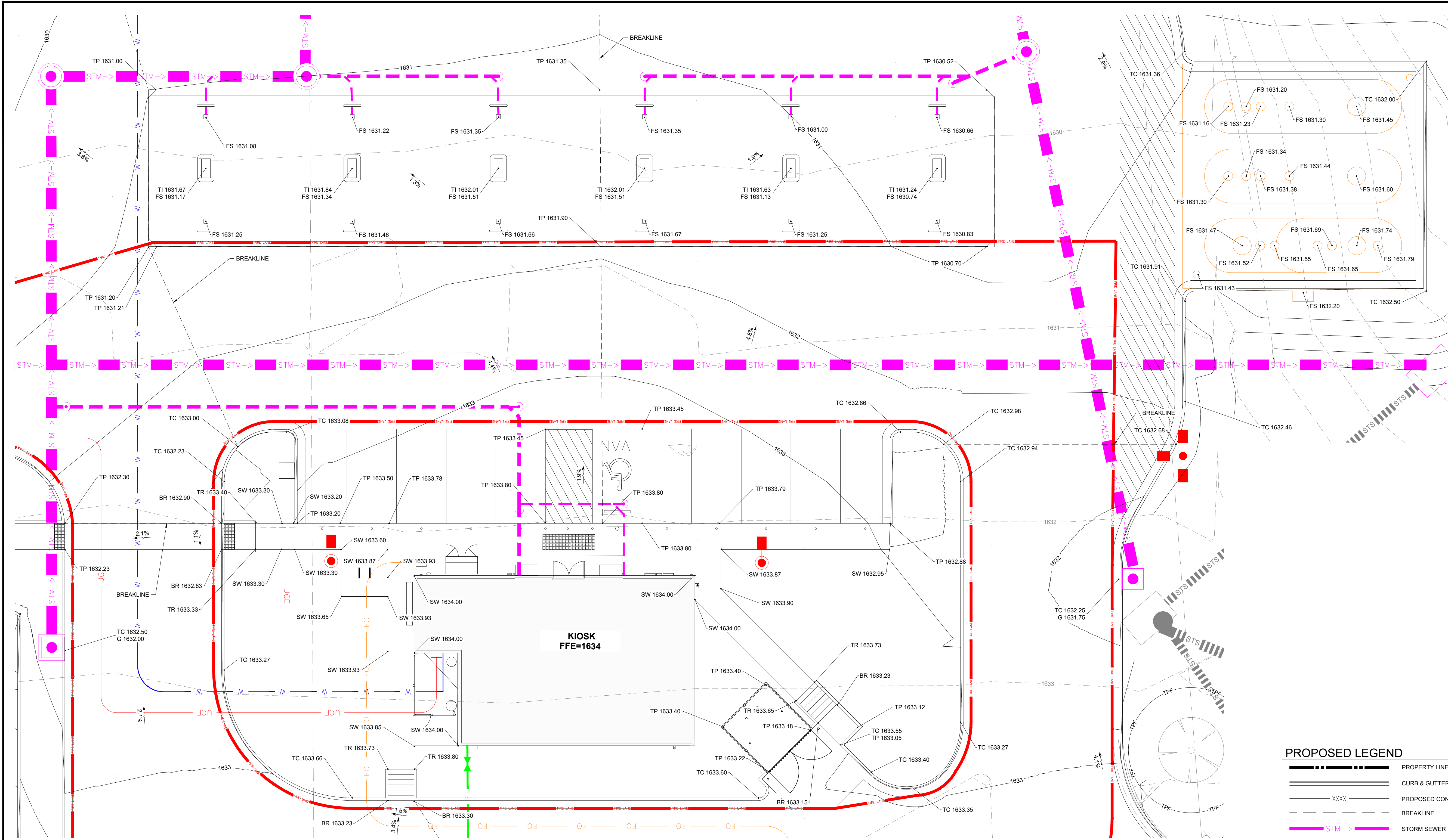
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PRELIMINARY

GRADING  
PLAN 3 OF 3

SHEET:  
C-5.2



**PROPOSED LEGEND**

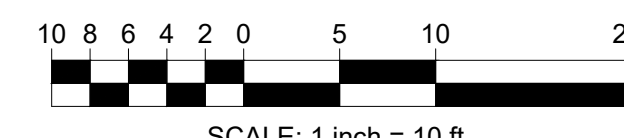
- — — — — PROPERTY LINE
- — — — — CURB & GUTTER
- XXXX PROPOSED CONTOUR
- - - - - BREAKLINE
- STM —> STORM SEWER PIPE
- - - - - STORM SEWER ROOF DRAIN PIPE
- — — — — FLOWLINE
- G STORM SEWER CLEAN OUT
- — — — — CURB INLET WITH EXTENTIONS
- X% DRAINAGE SLOPE AND DIRECTION
- EG XXXX EXISTING SPOT ELEVATION
- 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

**EXISTING LEGEND**

- PR — PLAT RECORDS OF GILLESPIE COUNTY
- DR — DEED RECORDS OF GILLESPIE COUNTY
- — WATER METER
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- — 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)

**SURVEY PROVIDED BY:**

QUIDDITY  
601 NW LOOP 410, SUITE 453  
SAN ANTONIO, TX 78216  
(210) 494-5511  
DATED: 10-30-2025

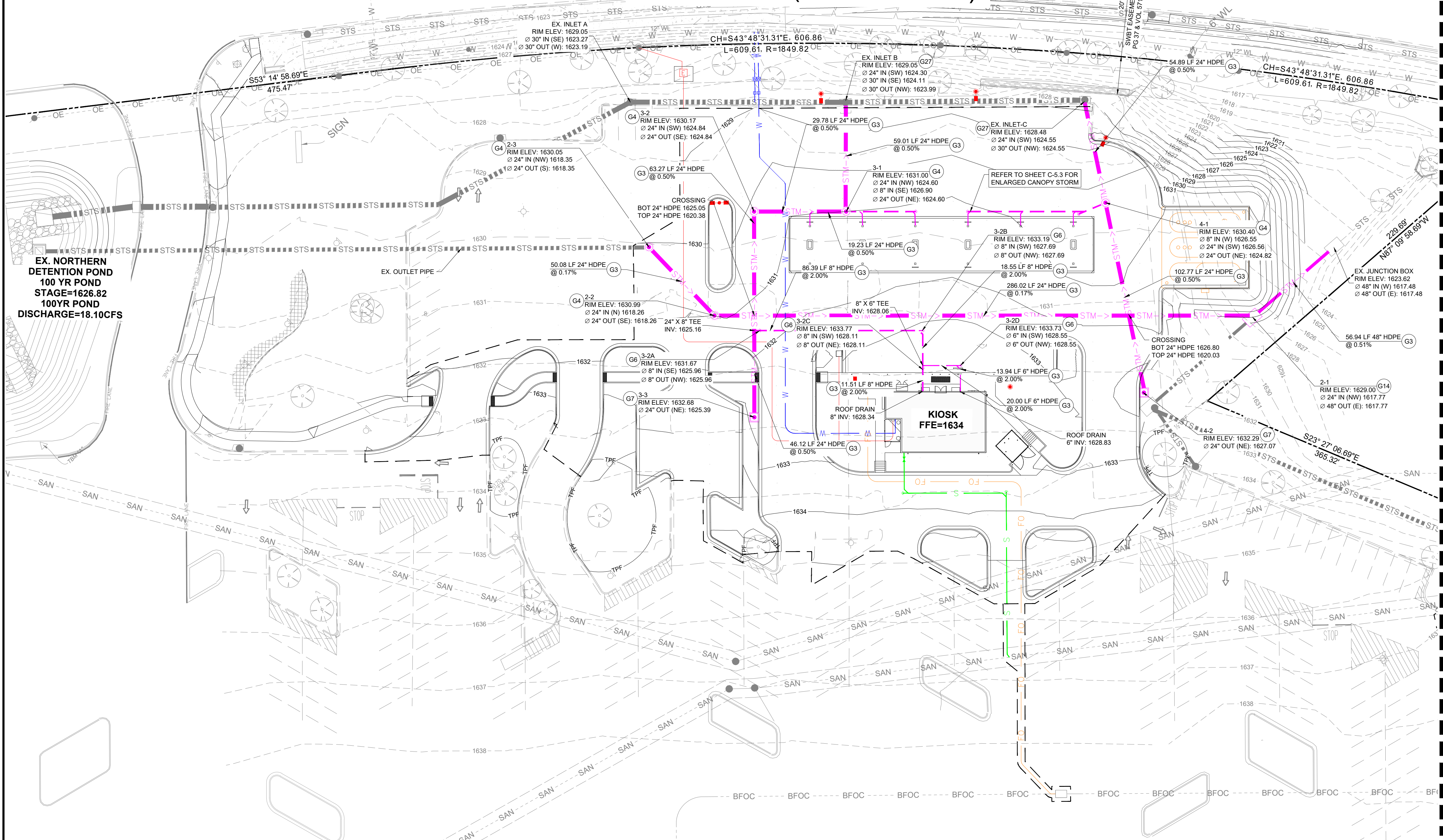


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4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR 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.
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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.
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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.
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29. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
30. LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

Apr 27, 2026, 8:35am - User: wendy.west  
\\HFA-FILE\2025\Projects\07-25-70020\WM - CS-2 ENLARGED GRADING.dwg

# E. MAIN ST. (ROW VARIES)



## EXISTING LEGEND

- PR - PLAT RECORDS OF GILLESPIE COUNTY
- DR - DEED RECORDS OF GILLESPIE COUNTY
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## PROPOSED LEGEND

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- XXXX — PROPOSED CONTOUR
- - - - - BREAKLINE
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- STM — STORM SEWER ROOF DRAIN
- ⊕ — CURB INLET WITH EXTENSIONS
- ⊕ — MANHOLE
- ⊕ — STORM SEWER CLEAN OUT

## STORM DRAIN KEY NOTES

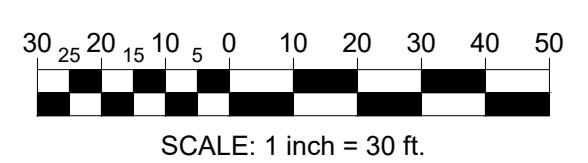
- G3 - STORM SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE).
- G4 - STORM SEWER MANHOLE.
- G7 - STORM SEWER CLEAN-OUT.
- G6 - CURB INLET.
- G14 - JUNCTION BOX.
- G27 - CONNECT TO EXISTING STORM DRAIN PIPE, MANHOLE, STUB-OUT, OR INLET. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)

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## SURVEY PROVIDED BY:

QUIDDITY  
601 NW LOOP 410, SUITE 453  
SAN ANTONIO, TX 78216  
(210) 494-5511  
DATED: 10-30-2025



MATCHLINE-REFER TO SHEET C-5.4 FOR CONTINUATION

**HFA**  
HFA-AE, L.L.D.  
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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THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT THE LOCATION AND DATE INDICATED HEREIN. IT IS NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ANY REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS NOT AUTHORIZED AND MAY BE SUBJECT TO PROSECUTION.

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

ISSUE BLOCK		
#	TITLE	DATE
G6	PUD AMEND	04/27/2026

DOCUMENT DATE: 4/27/2026  
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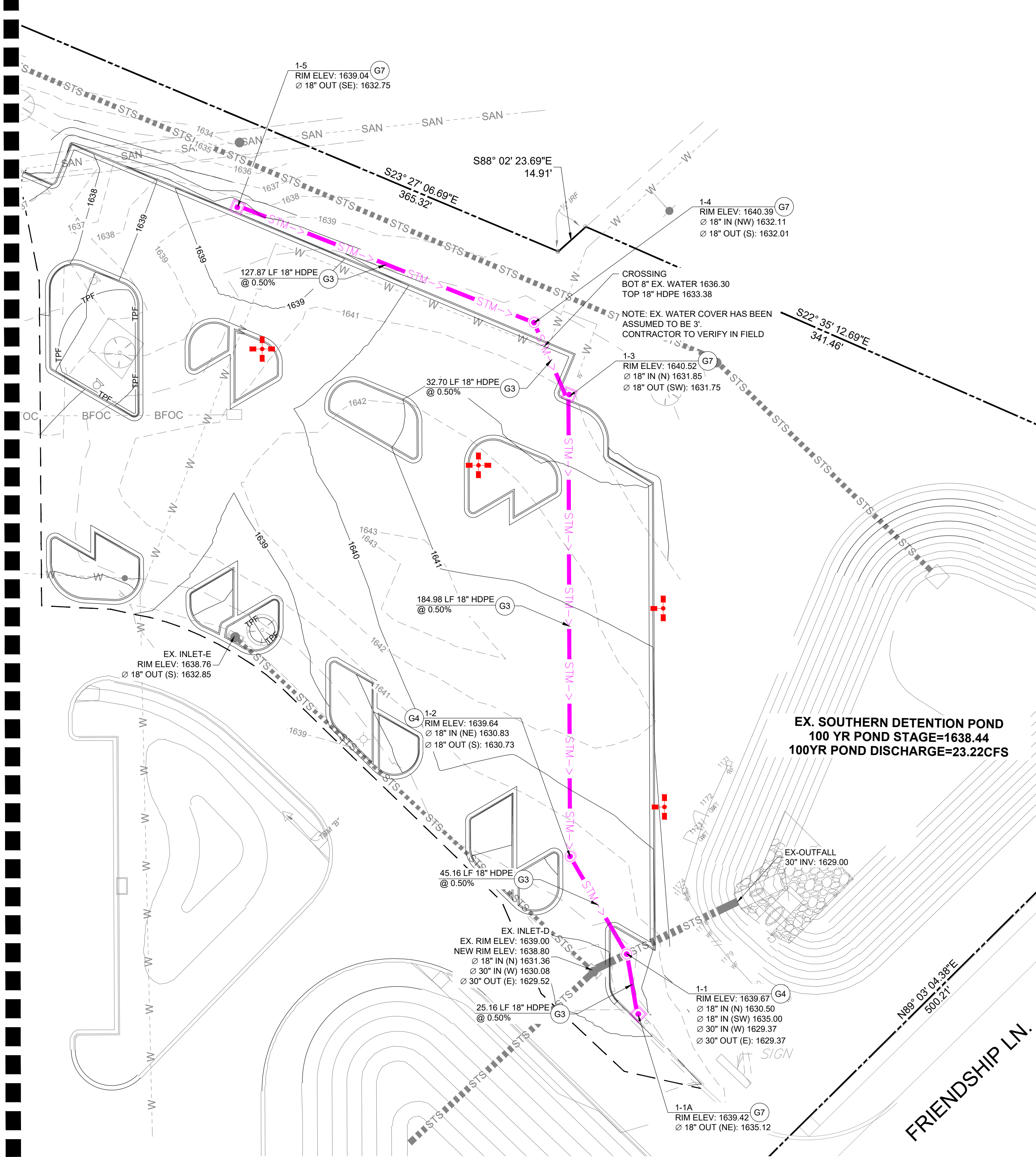


PRELIMINARY  
STORM DRAIN  
PLAN 1 OF 3

SHEET:  
C-5.3

Apr 27, 2026, 8:22am - User: wendy.west  
\\HFA-FILE\2025\Projects\07-25-70020\WM - Fredericksburg, TX 1154-1003 - CSU04-Design\Civil\DWG\07-25-70020 - CS-3 STORM DRAIN.dwg

MATCHLINE-REFER TO SHEET C-5.3 FOR CONTINUATION



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**PROPOSED LEGEND**

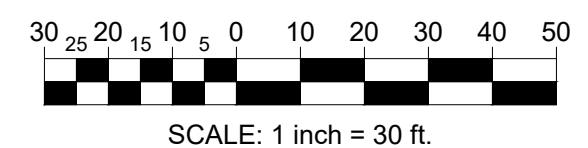
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- - - - - STORM SEWER ROOF DRAIN
- ⊕ CURB INLET WITH EXTENSIONS
- ⊗ MANHOLE

**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



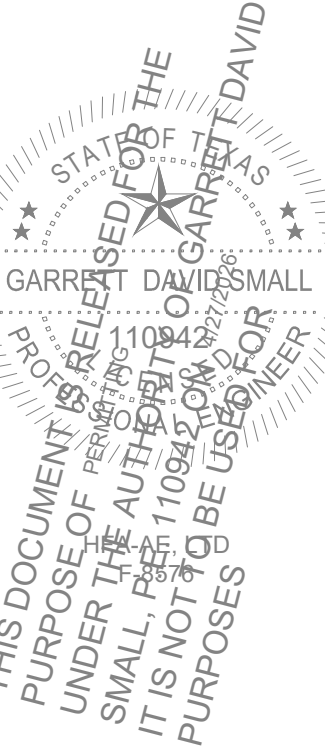
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 t 479.273.7780  
 f 888.520.9685  
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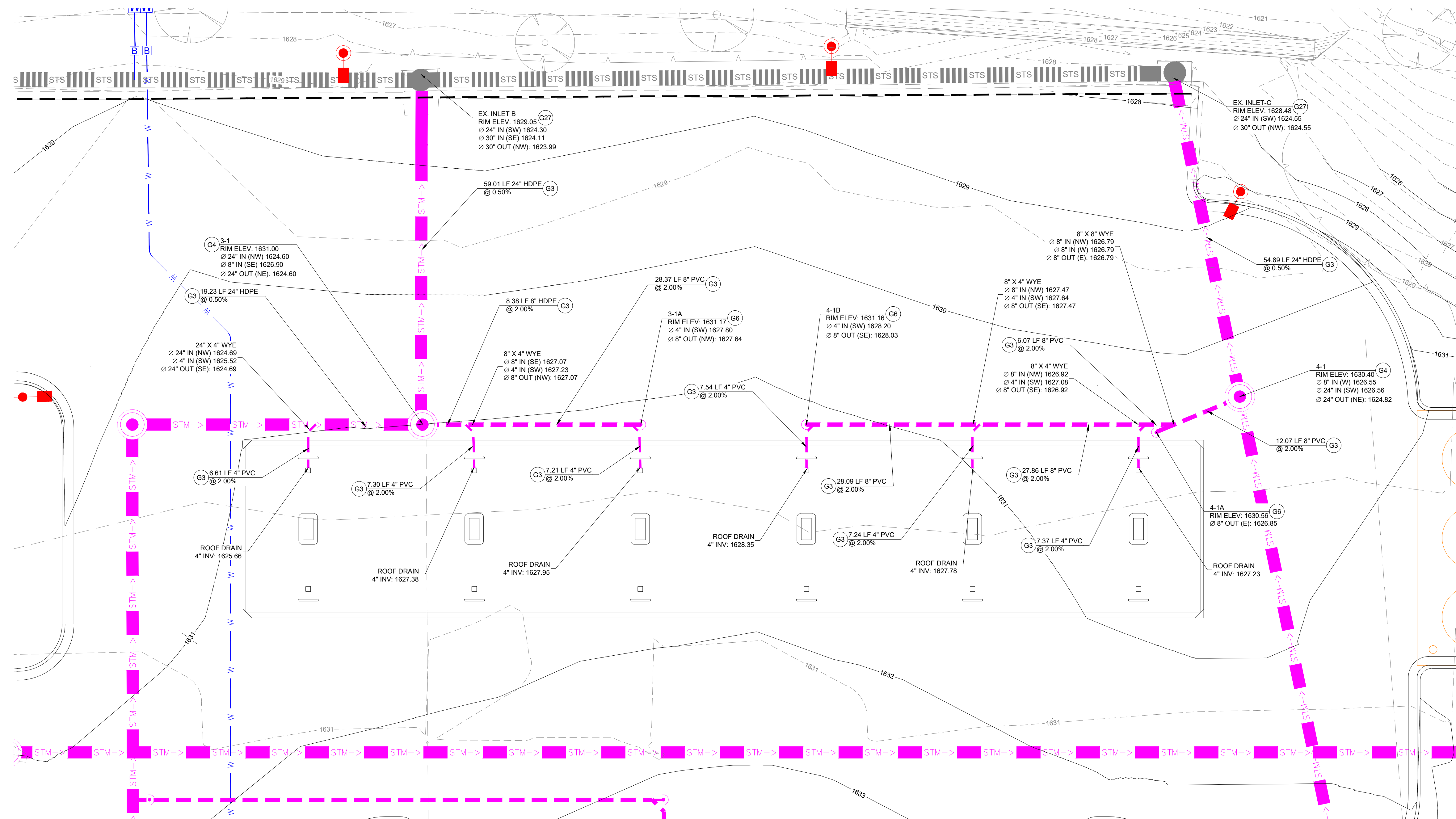
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**PRELIMINARY**

**STORM DRAIN PLAN 2 OF 3**

SHEET:  
**C-5.4**



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  - DR - DEED RECORDS OF GILLESPIE COUNTY
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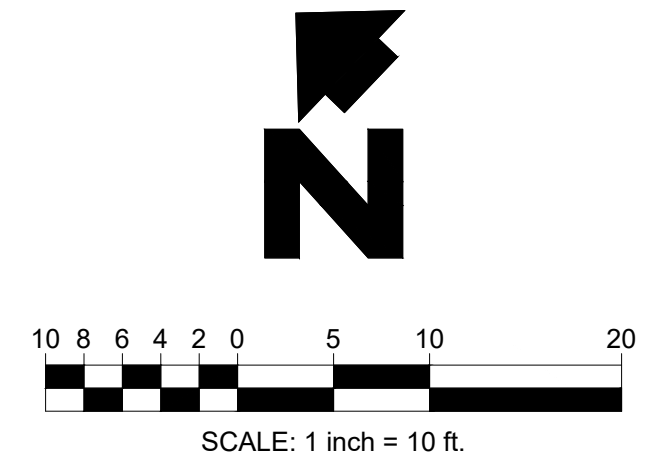
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  - — — — — STORM SEWER PIPE
  - — — — — STORM SEWER ROOF DRAIN
  - — — — — CURB INLET WITH EXTENSIONS
  - - MANHOLE
  - - STORM SEWER CLEAN OUT

- ### 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.
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.
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 ON 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 ANTONIO, TX 78216  
 (210) 494-5511  
 DATED: 10-30-2025



Apr 27, 2026, 8:22am - User: wendy.west  
 \\HFA-FILE\2025\Projects\07-25-70020\WM - Fredericksburg, TX, 1154-1003 - CS-04-Design\CH\DWG\07-25-70020 - CS-3 STORM DRAIN.dwg

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

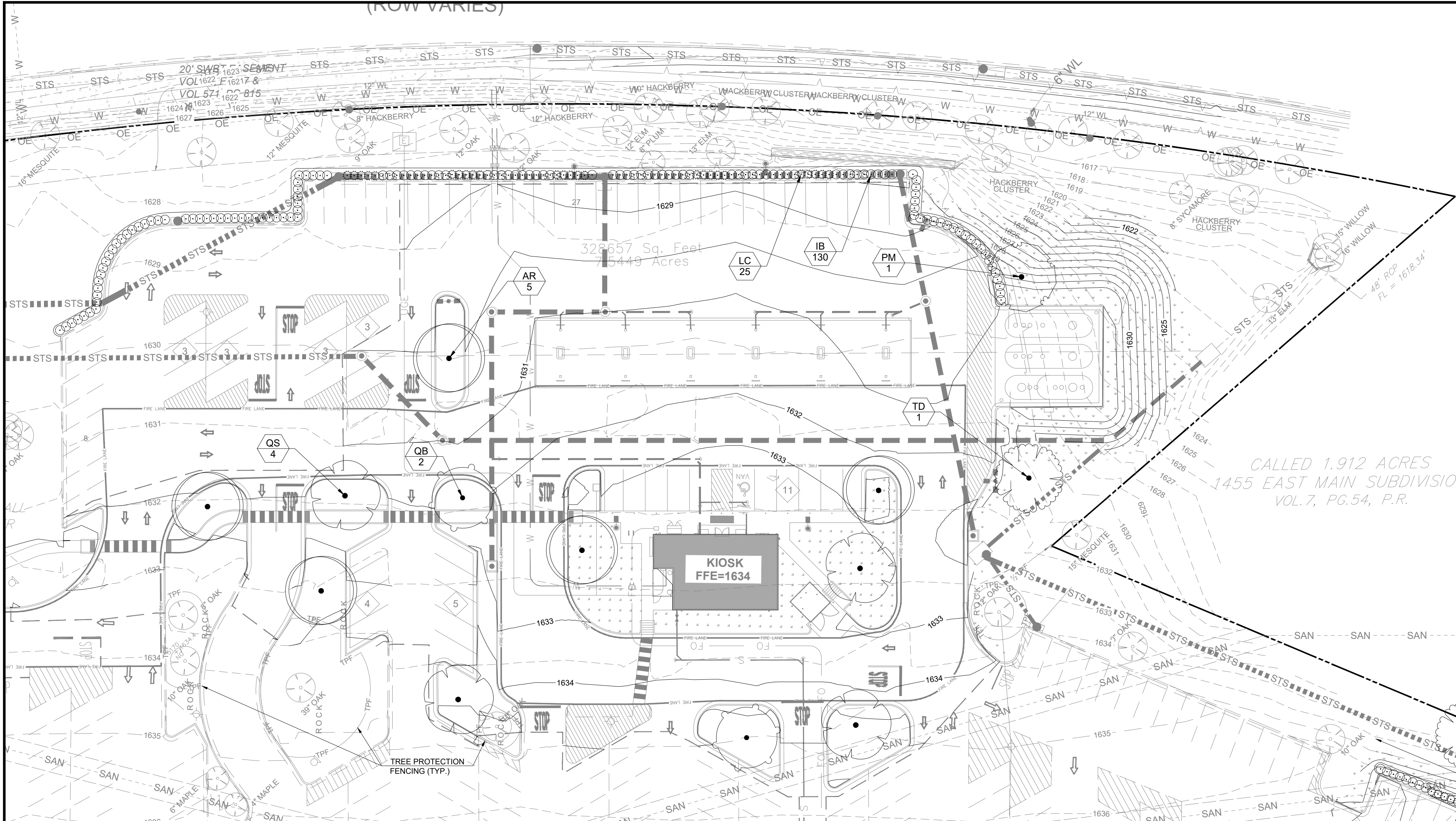
ISSUE BLOCK		
#	TITLE	DATE
	PUD AMEND	04/27/2026

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



**PRELIMINARY**  
**STORM DRAIN**  
**PLAN 3 OF 3**

SHEET:  
**C-5.5**



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
<b>TREES</b>				
	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
<b>SHRUBS</b>				
	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
<b>GROUND COVERS</b>				
	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	448-FT DEVELOPED AREA ABUTTING ROW 448 / 50 = 8.96 TREES	21 EXISTING TREES LOCATED BETWEEN ROW AND DEVELOPED AREA
	A HEDGE AT LEAST 2-FT IN HEIGHT	448-FT OF HEDGE	SOLID HEDGE PROPOSED ALONG DEVELOPED AREA
PERIMETER LANDSCAPING RELATED TO ABUTTING PROPERTIES	ALL PROPERTY OTHER THAN REQUIRED LANDSCAPE STRIP LYING BETWEEN ROW AND OFF-STREET PARKING SHALL BE LANDSCAPED WITH GRASS OR OTHER GROUND COVER	YES	YES
	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
PARKING AREA INTERIOR LANDSCAPING	1 TREE PER 75-FT OF LANDSCAPE BARRIER	206-FT LANDSCAPE BARRIER (SOUTH) 206 / 75 = 2.7 TREES	2 PROPOSED TREES + 1 EXISTING TREE = 3 TREES ABUTTING SOUTH PL
	OFF-STREET PARKING AREAS SHALL HAVE AT LEAST 10 SF OF INTERIOR LANDSCAPING FOR EACH PARKING SPACE, EXCLUDING SPACES ABUTTING PERIMETER	266-FT LANDSCAPE BARRIER (NORTHEAST) 266 / 75 = 3.5 TREES	4 PROPOSED TREES ABUTTING NORTHEAST PL
	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	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 GROUND COVER	59,195 SF VUA 50,000 / 100 = 500 SF 9,195 / 200 = 46 SF	YES
PROTECTION OF TREES	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
	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:	35'
BUILDING HEIGHT ACTUAL:	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:	378,228 SF
PROPOSED TRACT PERVIOUS COVER:	341,645 SF (34%)
EXISTING TRACT IMPERVIOUS COVER:	638,929 SF
PROPOSED TRACT IMPERVIOUS COVER:	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 DEFLOLIATES (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.

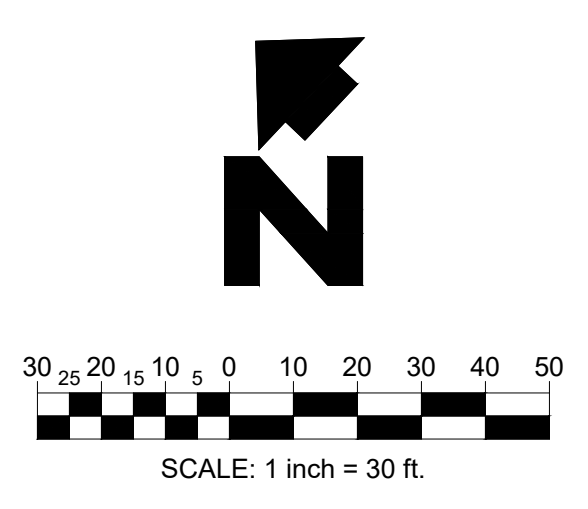
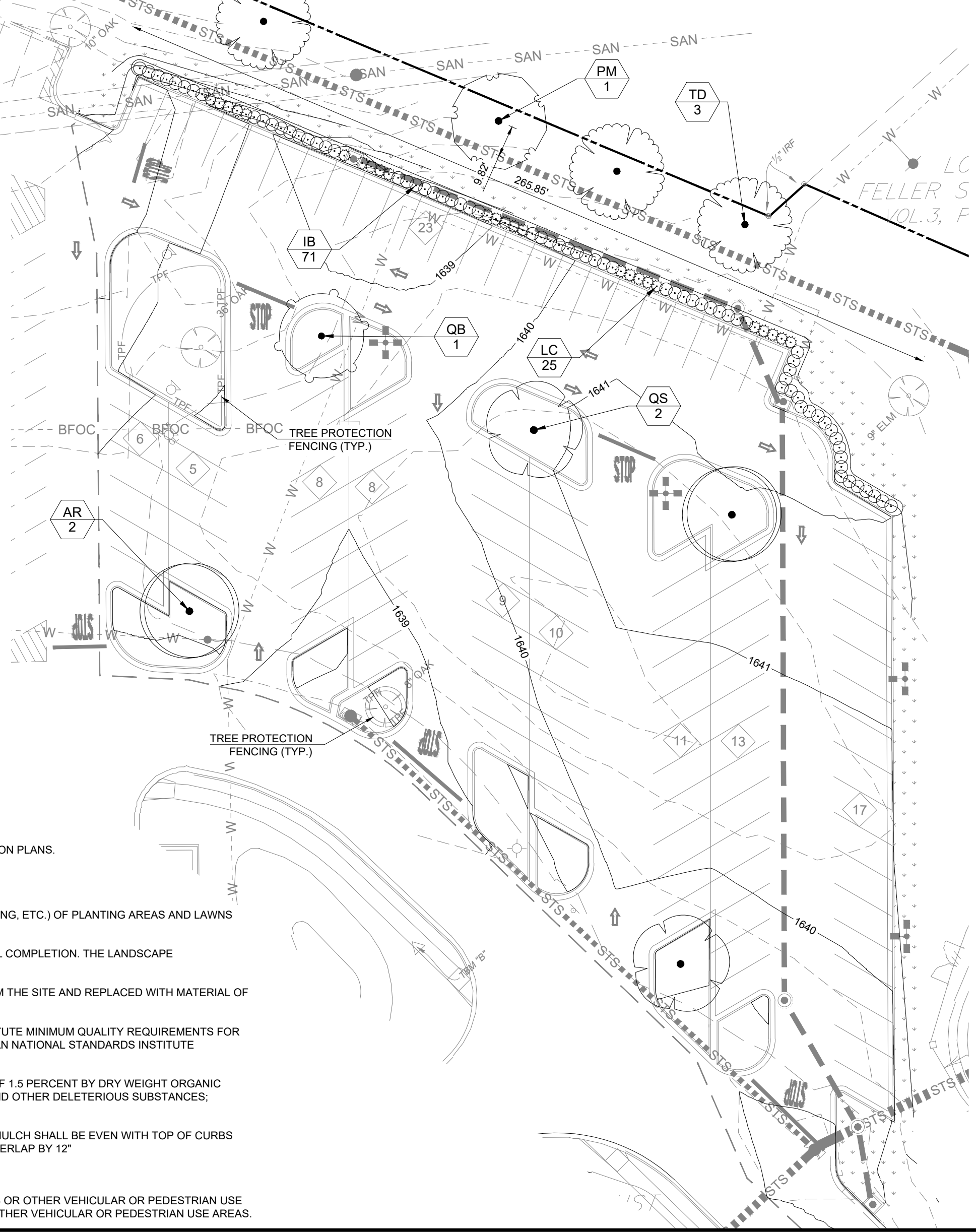
STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A30 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.



Apr 27, 2025, 8:23am - User: wendy.wert  
HFA-FILED:2025-07-25-70020-11.0 LAND & IRR.dwg

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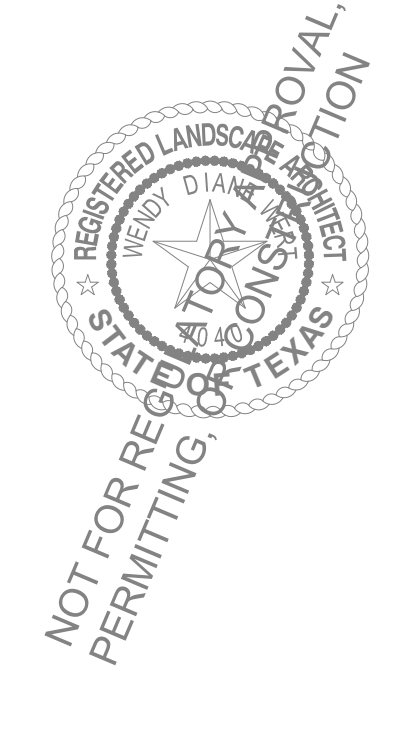
**WALMART FUEL STATION**  
STORE #1154-1003

E MAIN STREET & WALMART DRIVE  
FREDERICKSBURG, TX 78624

PROJ NUMBER: 07-25-10020

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

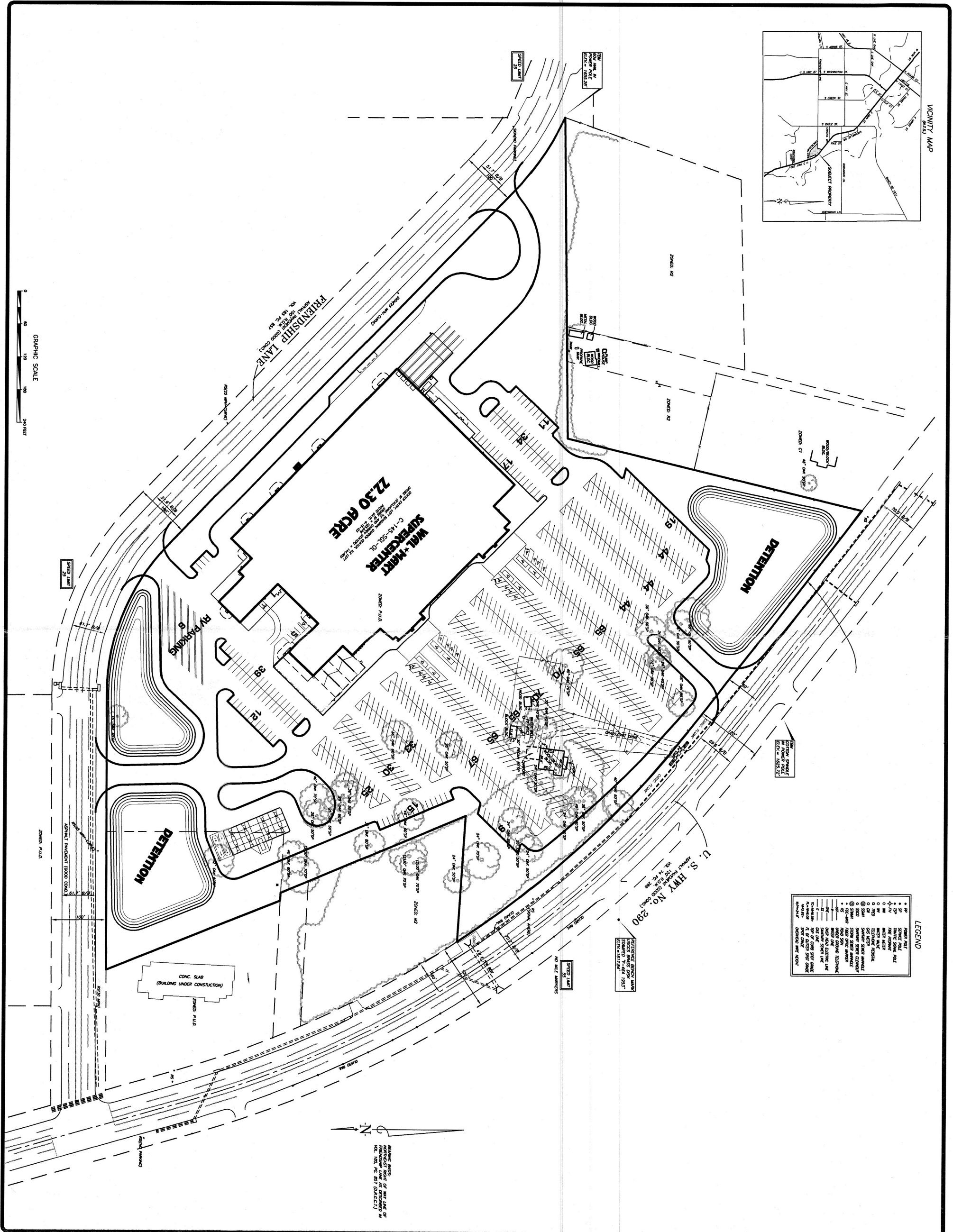
DOCUMENT DATE: 4/27/2026  
CHECKED BY: WFM  
DRAWN BY: JM



PRELIMINARY

**LANDSCAPE PLAN**

SHEET:  
**C-6.0**



<b>G1</b> 2000-1000 SHEET NO.	PROJECT NO.	1154-01
	PROJECT TITLE	WAL-MART SUPERCENTER
	DRAWN BY	AW
	CHECKED BY	AW

DATE	BY
2004	AW

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

**PROPOSED SITE PLAN**


**ADAMS CONSULTING ENGINEERS, INC.**  
 CIVIL / ENVIRONMENTAL ENGINEERS - SURVEYORS  
 8320 Copeland Road • Tyler, Texas 75703 • (903) 324-8400

REVISIONS	DATE	BY
DESIGN CIVIL	2004	AW

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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



**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

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Page 1 of 5

- 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;

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- 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.

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Page 3 of 5



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.

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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

**HFA**

10/28/2025

**Walmart**

Fredericksburg, TX 01154-1003

Cover Sheet

1

# 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

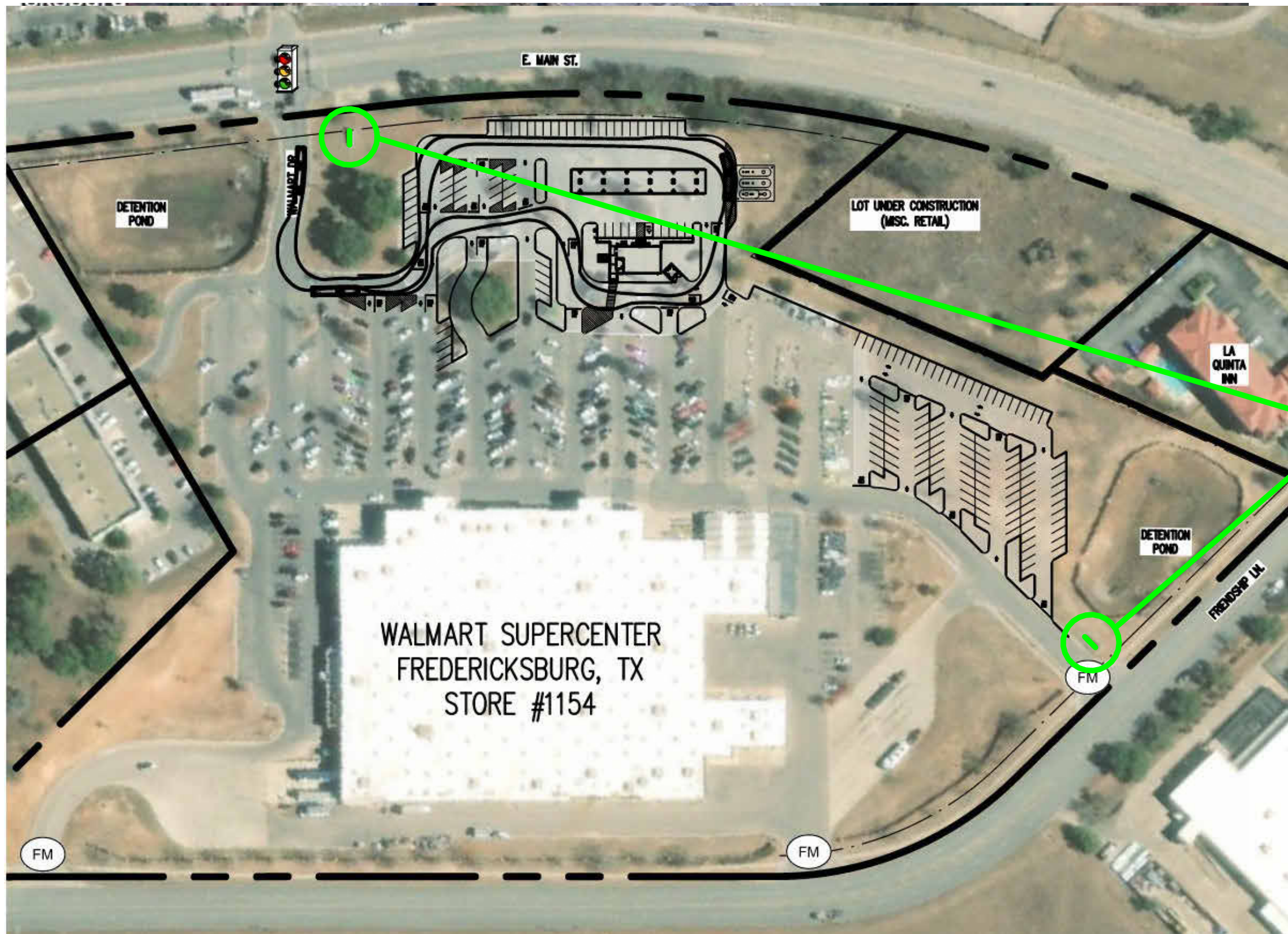
**Zoning:** PUD - Planned Unit Development

**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](#)

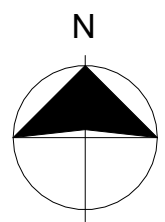


Pylon Sign	
Variance Required	
Monument Sign	
Variance Required	
Existing Sign	



**NEW MONUMENT SIGN - QTY (2)**

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



**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
<b>TOTAL SITE SIGNAGE</b>						<b>64.00 SF</b>

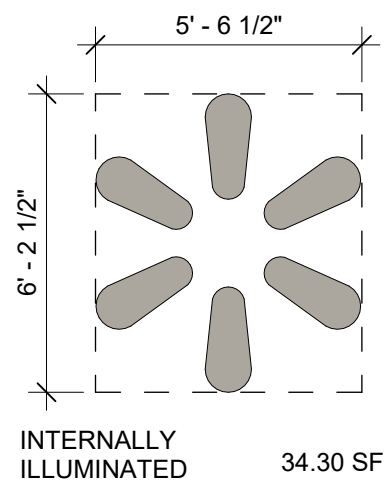
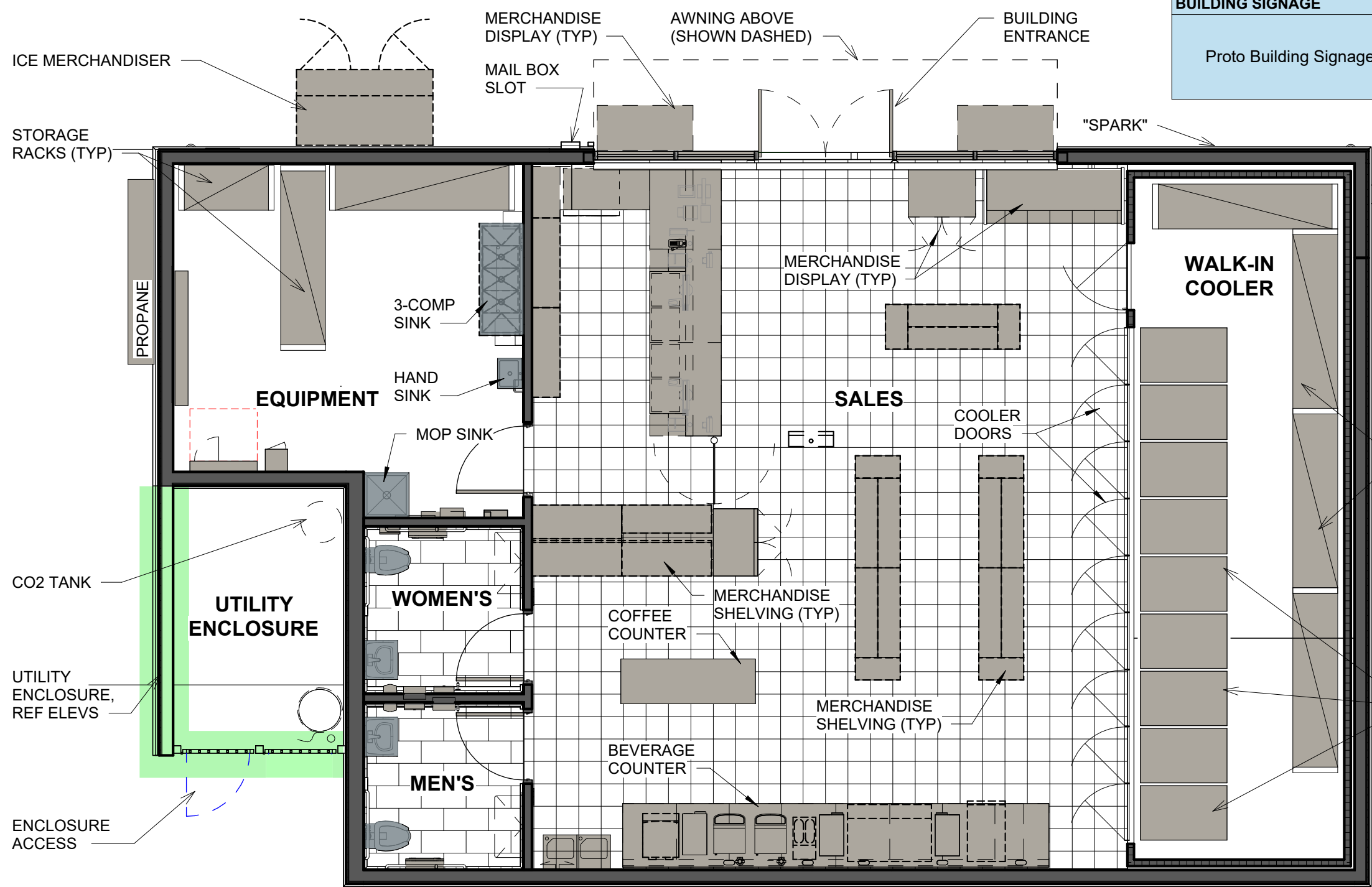
SITE SIGNAGE	DEFICIENT	MEETS	ADDITIONAL
Pylon Sign w/ Fuel Readers	X		Jurisdiction does not permit pylon signs
Monument Sign w/ Fuel Readers		X	



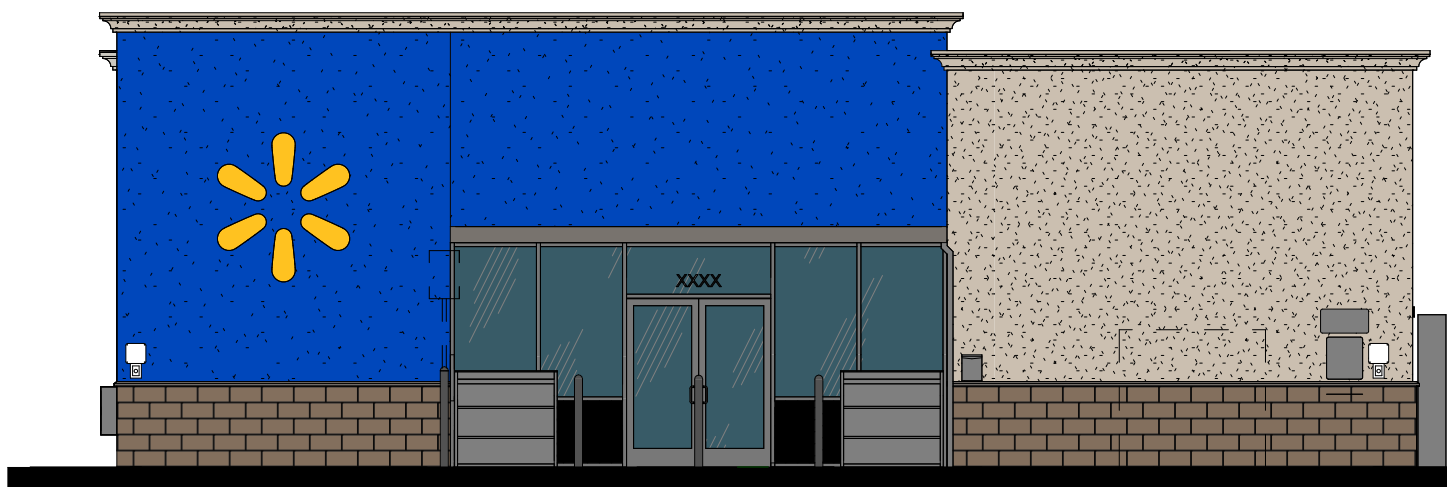
**NEW MONUMENT SIGN WITH READERS**

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
<b>TOTAL BUILDING SIGNAGE</b>						<b>34.30 SF</b>

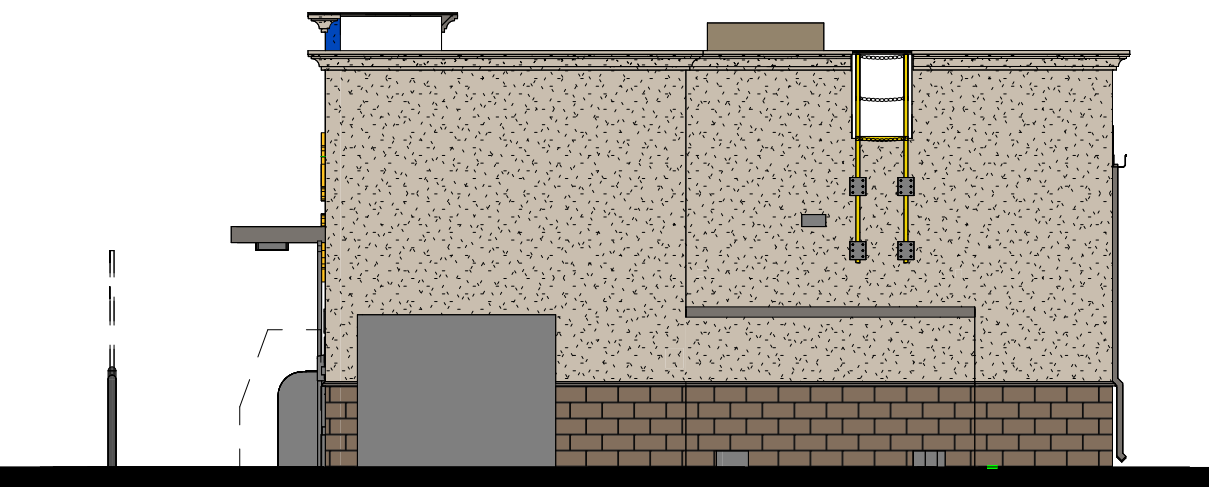
BUILDING SIGNAGE	DEFICIENT	MEETS	ADDITIONAL
Proto Building Signage		X	



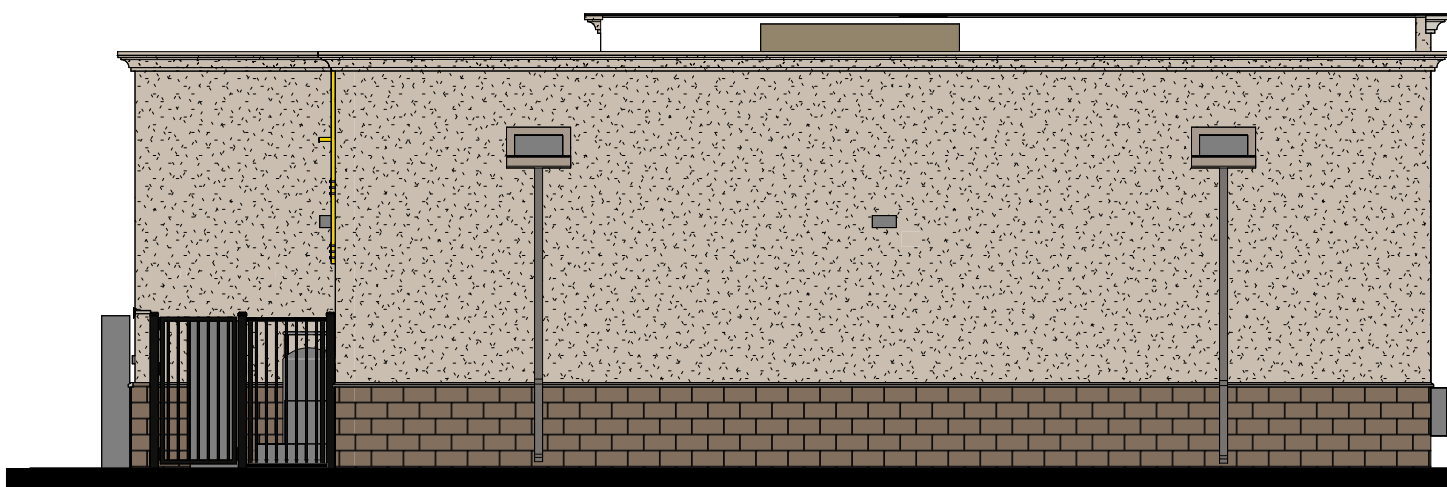
**SPARK SIGN**



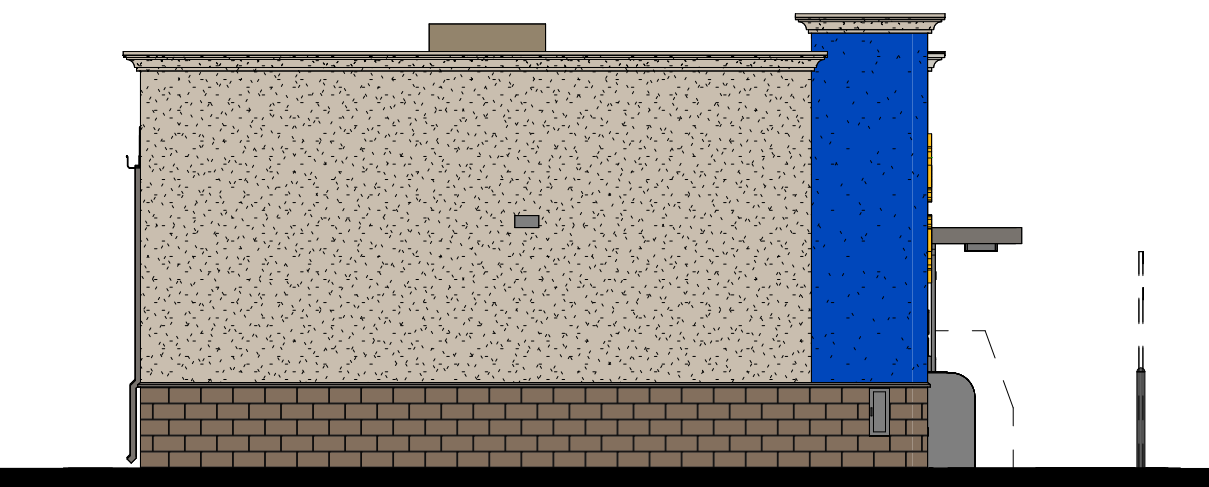
**FRONT ELEVATION**



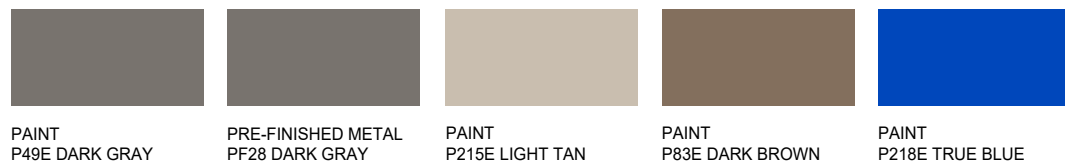
**SIDE ELEVATION**

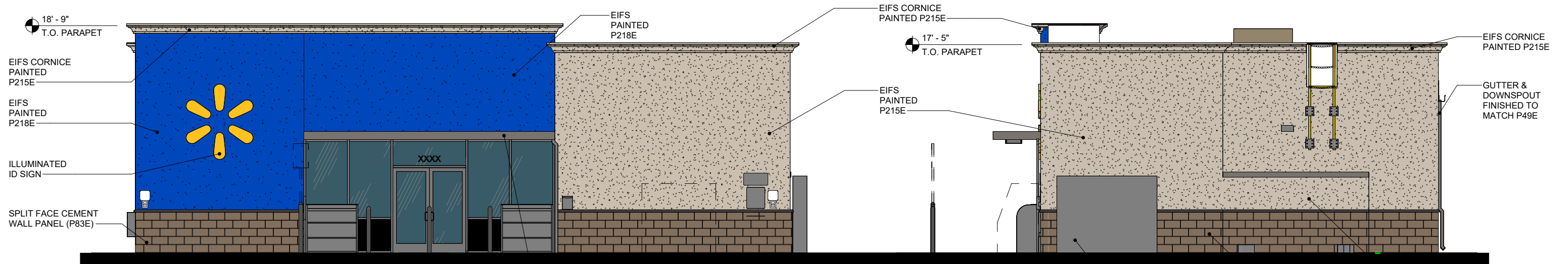


**REAR ELEVATION**



**SIDE ELEVATION**





**FRONT ELEVATION**

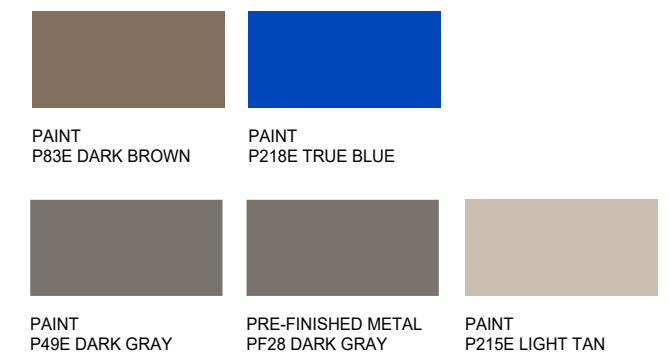
**SIDE ELEVATION**

**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.	

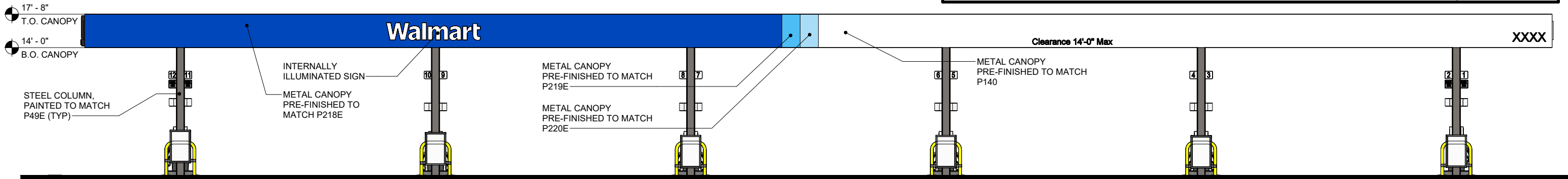


**KEY SITE SIGNAGE NOTES:**

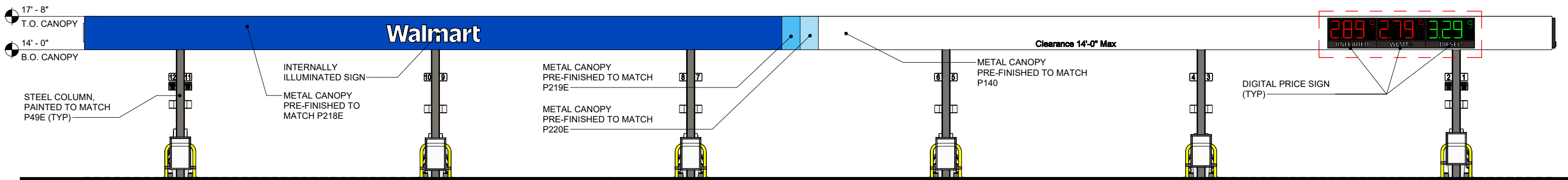
1. AHJ CODES AND REGULATIONS DO NOT SPECIFY ALLOWANCE OF OR DENIAL PRICE READERS ON FUEL CANOPY. A VARIANCE MAY BE NEEDED, LOCAL FUEL STATIONS DO NOT HAVE CANOPY READERS. READERS SHOWN PER CLIENT REQUEST FOR BUDGETING PURPOSES. HFA WILL DISCUSS POSSIBILITY OF VARIANCE WITH AHJ.

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

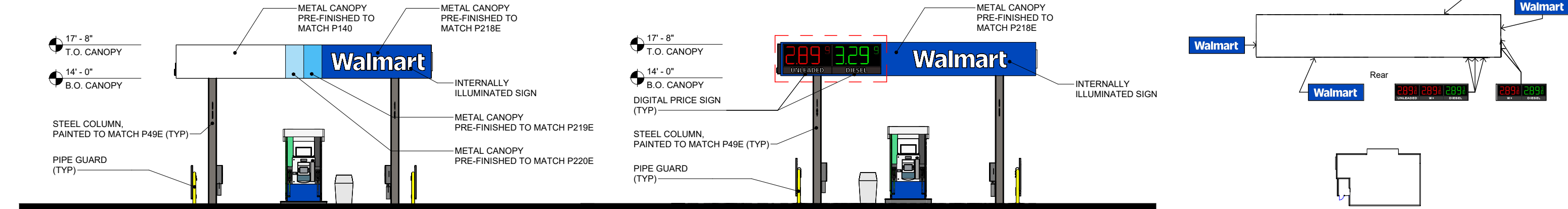
FUEL CANOPY SIGNAGE SCHEDULE						
SIGNAGE	QTY	INTERNALLY ILLUMINATED	COLOR	HEIGHT	INDIVIDUAL AREA	TOTAL AREA
Walmart Sign	4	Yes	White	2'-0"	19.54 SF	78.16 SF
Digital Readers	5	N/A	N/A	2'-0"	17.72 SF	88.6 SF
<b>TOTAL FUEL CANOPY SIGNAGE</b>						<b>166.76 SF</b>



**FRONT ELEVATION**



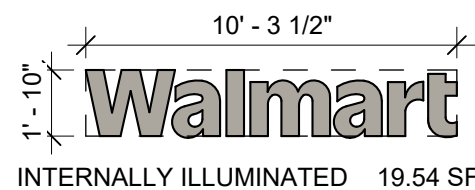
**REAR ELEVATION**



**SIDE ELEVATION**

**SIDE ELEVATION**

**CANOPY KEY PLAN**



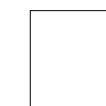
METAL CANOPY PRE-FINISHED TO MATCH P218E TRUE BLUE



METAL CANOPY RE-FINISHED TO MATCH P219E EVERYDAY BLUE



METAL CANOPY PRE-FINISHED TO MATCH P220E SKY BLUE



METAL CANOPY PRE-FINISHED TO MATCH P140 WHITE



PAINT P49E DARK GRAY



10/28/2025



Fredericksburg, TX 01154-1003

Fuel Canopy Elevations & Signage

8

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

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
<p align="center"><b>US 290 and Friendship Lane</b></p>	<p>Existing lane assignments with traffic signal timing optimization (Cycle length reduced to 60 seconds)</p>	<p align="center">Operational</p>	<p>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.</p>

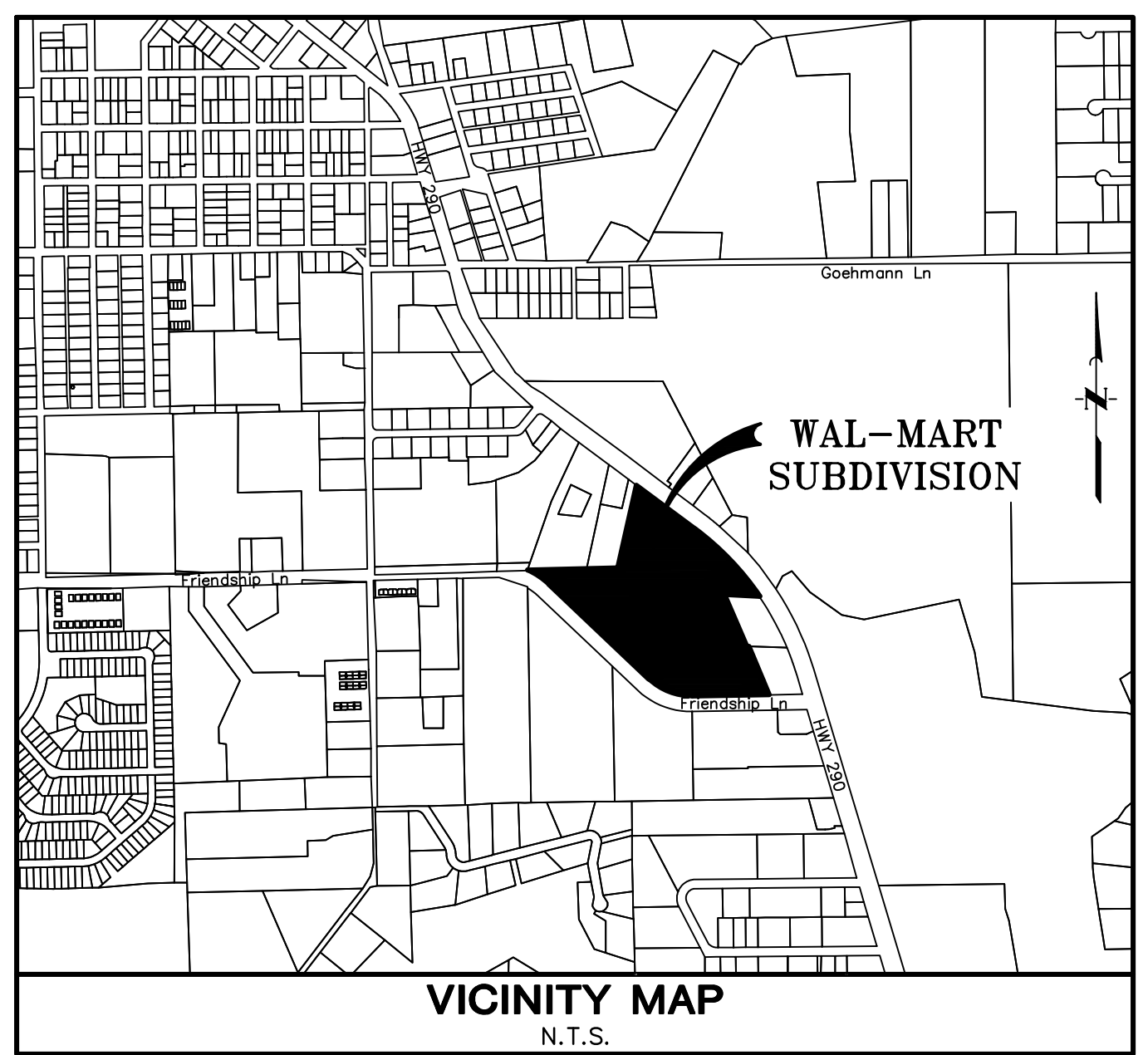
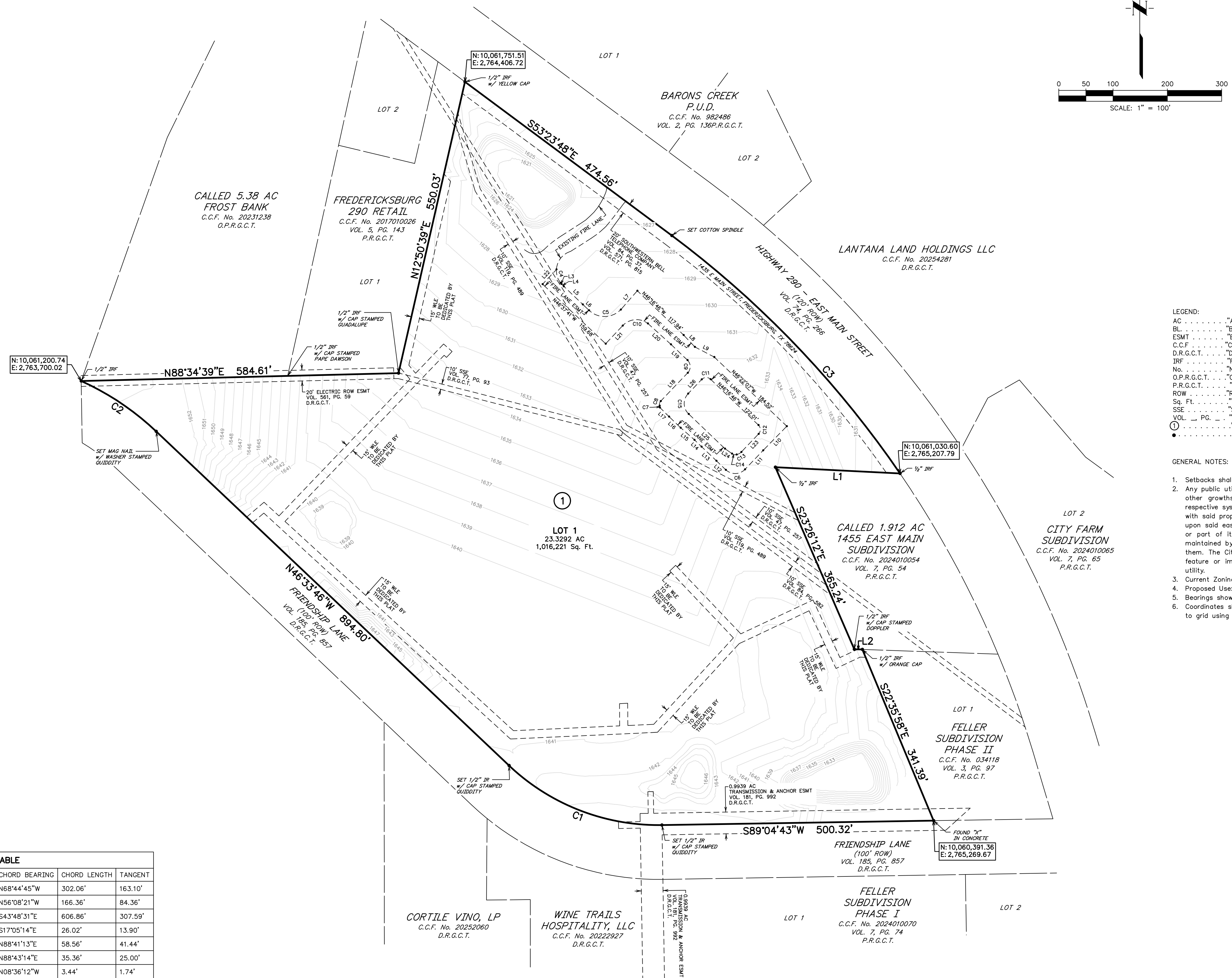
**Cost and Responsibility**

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**

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'	171°2'24"	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:**
- Setbacks shall be in accordance with the City's adopted zoning code at the time of permitting.
  - 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 of 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.
  - Current Zoning: PUD - Planned Unit Development.
  - Proposed Use: Commercial.
  - Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203), based upon GPS observations.
  - 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 0.999988001.

# 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**  
Quality Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23795 & 30464100  
601 Northwest Loop 435, Suite 403 • San Antonio, TX 78216 • 210.494.5511

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 southwestery 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 southwestery 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. Trobaugh
Registered Professional Land Surveyor No. 6241

Date \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared Troy A. Trobaugh, 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



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
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23276 & 30464100
601 Northwest Loop 415, Suite 403 • San Antonio, TX 78216 • 210.494.5511



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.

A handwritten signature in black ink that reads "Jan Musgrove". The signature is written in a cursive, flowing style.

Jan Musgrove, Planner I

**The City of Fredericksburg**  
2818 East U.S. Highway 290 • Fredericksburg, Texas 78624-3708 • (830) 997-7521

**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 to 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.

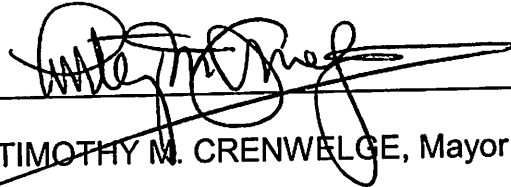
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT:

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.

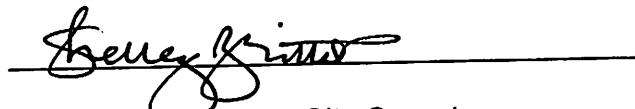
PASSED AND APPROVED this the <sup>21<sup>st</sup></sup> ~~28~~th day of June, 2004.



TIMOTHY M. CRENWELGE, Mayor

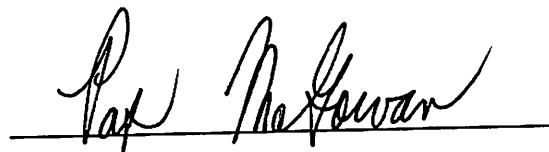
City of Fredericksburg, Texas

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

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:

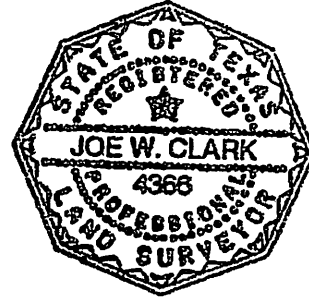
THENCE North 86 deg. 25 min. 00 sec. West with an eastern south line of said 63.52 acre tract and the north line of said 1.59 acre tract, a distance of 229.69 feet to a 2 inch metal fence corner post (found) for an interior ell corner of the 63.52 acre tract and northwest corner of the 1.59 acre tract;

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;

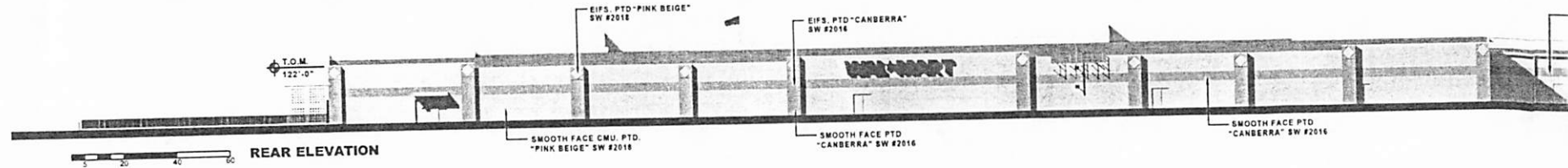
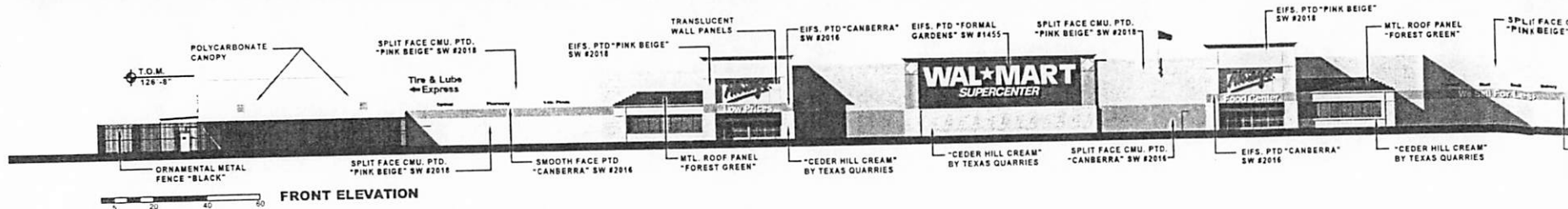
THENCE South 87 deg. 17 min. 25 sec. East with the south line of said 0.30 acre tract, a distance of 14.91 feet to a 1/2 inch iron rod (found) in same for the northwest corner of the above referenced Lot 1 of Feller Subdivision – Phase II, Feller Friendship Lane Subdivision;

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.

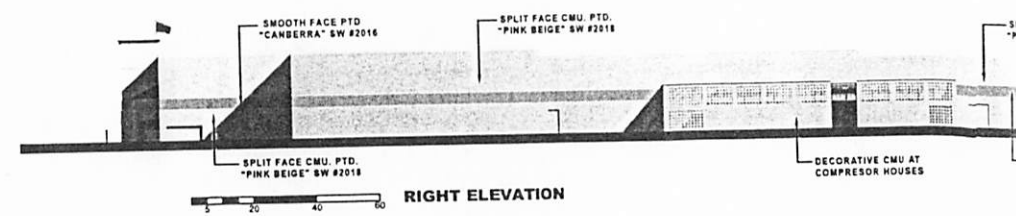
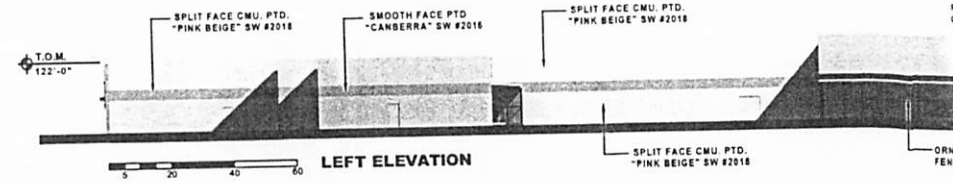
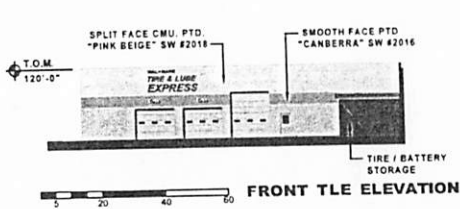
*Joe W. Clark* 02/18/2004  
Joe W. Clark Date  
Registered Professional Land Surveyor No. 4366







FRONT SIGNAGE	HEIGHT	AREA
1. WAL*MART(1)	7'-0"	289.10 SF
2. SUPERCENTER(1)	3'-11"	87.88 SF
3. Always(2)	8'-0"	291.28 SF
4. Food Center(1)	2'-6"	90.42 SF
5. Low Prices(1)	2'-6"	44.38 SF
6. Produce(1)	1'-4"	11.88 SF
7. Meat(1)	1'-4"	8.84 SF
8. Deli(1)	1'-4"	5.30 SF
9. Bakery(1)	1'-4"	10.29 SF
10. Optical(1)	1'-4"	10.20 SF
11. Pharmacy(1)	1'-4"	14.56 SF
12. 1-hour Photo(1)	1'-4"	16.50 SF
13. We Sell For Less(1)	2'-0"	68.23 SF
14. Tire & Lube(1)	2'-4"	47.71 SF
15. Express (1)	2'-4"	45.77 SF
<b>TOTAL FRONT</b>		<b>1100.36 SF</b>
AUTO CENTER SIGNAGE		
16. WAL*MART	1'-3"	11.15 SF
TIRE & LUBE	1'-8"	26.25 SF
EXPRESS	2'-4"	35.71 SF
Tire(4)	1'-4"	13.04 SF
<b>TOTAL AUTO CENTER</b>		<b>90.15 SF</b>
REAR SIGNAGE		
18. WAL*MART	5'-0"	190.89 SF
<b>TOTAL BUILDING SIGNAGE</b>		<b>1,380.41 SF</b>



**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**

Free  
#1154-01

**ORDINANCE NO. 2026 – 24**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND AMENDING THE CURRENT PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT AS TO 23.351 ACRES COMMONLY KNOWN AS 1435 E. MAIN STREET, FREDERICKSBURG, TEXAS AND MORE FULLY DESCRIBED AS BEING LOCATED IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS, AS MORE FULLY DESCRIBED IN “EXHIBIT A” ATTACHED HERETO.**

**WHEREAS**, the City of Fredericksburg, Texas (the "City"), is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, the City Council of the City heretofore adopted the Zoning Ordinance of the City, as amended, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and,

**WHEREAS**, in accordance with the Zoning Ordinance an application for rezoning has been submitted for 23.351 acres located in the William H. Anderson Survey No. 197, Abstract No. 2, Gillespie County, Texas, as more fully described in “Exhibit A”, to amend the current Planned Unit Development (PUD) adopted June 21, 2004 via Ordinance No. 14-010; and

**WHEREAS**, public hearings before the Planning and Zoning Commission and the City Council of the City of Fredericksburg have been duly noticed and held regarding such application, as required by the City of Fredericksburg Zoning Ordinance; 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 City 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 change is consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg and 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 two hundred feet (200') therefrom.

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

**Section 1.**

Appendix B, “Zoning Ordinance,” of the City of Fredericksburg Code of Ordinances is hereby amended on the hereinafter described property and area to incorporate the certain change in zoning district as follows:

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, located in the William H. Anderson Survey No. 197, Abstract No. 2, Gillespie County, Texas, as more fully described by the legal description attached hereto as “Exhibit A”, to be and are hereby zoned and designated PLANNED UNIT DEVELOPMENT (PUD) and subject to the original PUD conditions incorporated within Ordinance 14-010 as identified in “Exhibit B” and further subject to amendments identified as PUD Item #1 (Relocation of Fuel Station) and PUD Item # 12 (Modification to Required Parking) as identified in “Exhibit C” and further subject to the conditions identified in “Exhibit D” attached hereto.

**Section 2.**

All references in City of Fredericksburg Code of Ordinances to the Zoning Ordinance shall henceforth refer to such as is amended hereby.

**Section 3.**

The City Secretary is hereby directed to amend the official zoning map of the City to reflect the changes in use approved herein.

**Section 4.**

This Ordinance shall be cumulative of all other ordinances of the City of Fredericksburg affecting zoning and land use, as amended, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

**Section 5.**

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

**Section 6.**

All rights or remedies of the City are expressly saved as to any and all violations of Appendix B of the Fredericksburg Municipal Code, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

**Section 7.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**Section 8.**

The City Secretary of the City of Fredericksburg is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law.

**Section 9.**

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

**PASSED AND APPROVED on this the 16<sup>th</sup> day of June 2026.**

\_\_\_\_\_  
Randy Briley, Mayor  
City of Fredericksburg, Texas

ATTEST:

\_\_\_\_\_  
Letty Vacek, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Mick McKamie, City Attorney

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:

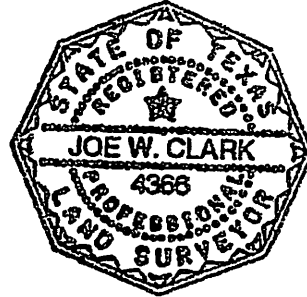
THENCE North 86 deg. 25 min. 00 sec. West with an eastern south line of said 63.52 acre tract and the north line of said 1.59 acre tract, a distance of 229.69 feet to a 2 inch metal fence corner post (found) for an interior ell corner of the 63.52 acre tract and northwest corner of the 1.59 acre tract;

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.

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



# "Exhibit B"

## 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 to 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.

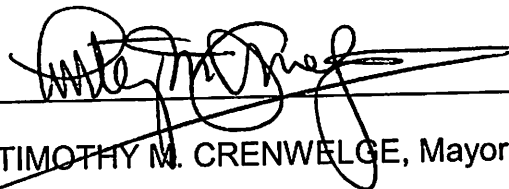
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT:

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.

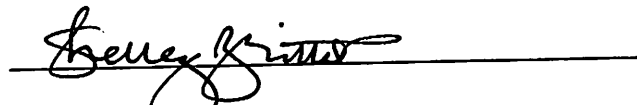
PASSED AND APPROVED this the <sup>21<sup>st</sup></sup> ~~28~~th day of June, 2004.



TIMOTHY M. CRENWELGE, Mayor

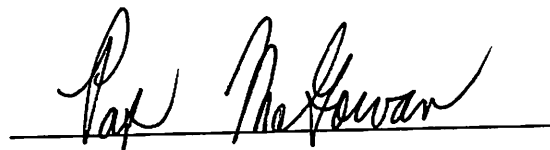
City of Fredericksburg, Texas

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

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;

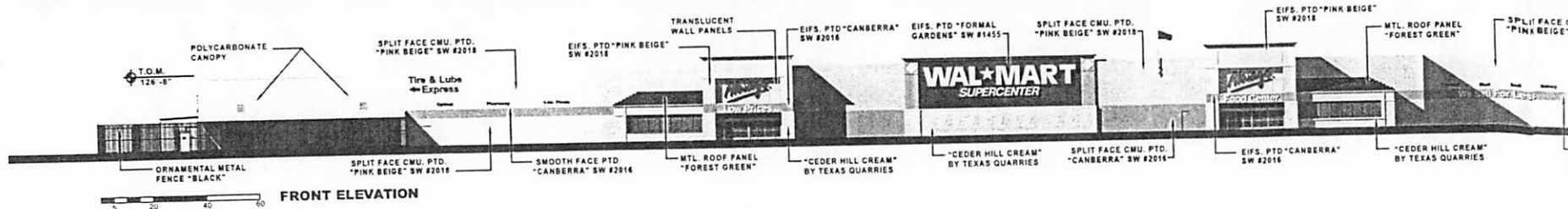
THENCE South 87 deg. 17 min. 25 sec. East with the south line of said 0.30 acre tract, a distance of 14.91 feet to a 1/2 inch iron rod (found) in same for the northwest corner of the above referenced Lot 1 of Feller Subdivision – Phase II, Feller Friendship Lane Subdivision;

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.

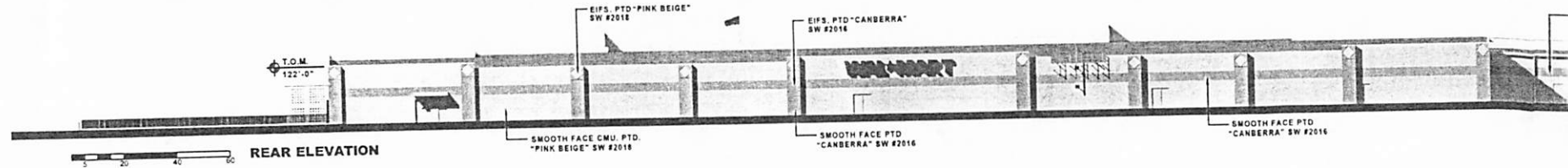
*Joe W. Clark* 02/18/2004  
Joe W. Clark Date  
Registered Professional Land Surveyor No. 4366







FRONT ELEVATION

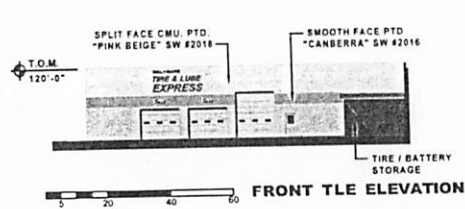


REAR ELEVATION

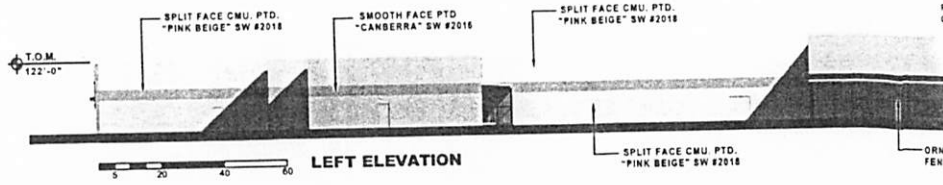
FRONT SIGNAGE	HEIGHT	AREA
1. WAL*MART(1)	7'-0"	289.10 SF
2. SUPERCENTER(1)	3'-11"	87.88 SF
3. Always(2)	8'-0"	291.28 SF
4. Food Center(1)	2'-6"	30.42 SF
5. Low Prices(1)	2'-6"	44.38 SF
6. Produce(1)	1'-4"	11.88 SF
7. Meat(1)	1'-4"	8.84 SF
8. Deli(1)	1'-4"	5.30 SF
9. Bakery(1)	1'-4"	10.29 SF
10. Optical(1)	1'-4"	10.20 SF
11. Pharmacy(1)	1'-4"	14.56 SF
12. 1-hour Photo(1)	1'-4"	16.50 SF
13. We Sell For Less(1)	2'-0"	68.23 SF
14. Tire & Lube(1)	2'-4"	47.71 SF
15. Express(1)	2'-4"	45.77 SF
<b>TOTAL FRONT</b>		<b>1100.36 SF</b>

AUTO CENTER SIGNAGE	HEIGHT	AREA
16. WAL*MART	1'-3"	11.15 SF
TIRE & LUBE	1'-8"	26.25 SF
EXPRESS	2'-4"	35.71 SF
Tire(4)	1'-0"	13.04 SF
<b>TOTAL AUTO CENTER</b>		<b>90.15 SF</b>

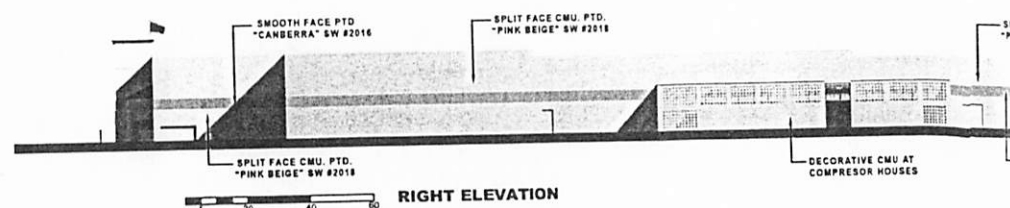
REAR SIGNAGE	HEIGHT	AREA
18. WAL*MART	5'-0"	190.89 SF
<b>TOTAL BUILDING SIGNAGE</b>		<b>1,380.41 SF</b>



FRONT TILE ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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

**LAW/KINGDON, INC.**  
Architects • Engineers • Planners

Fre  
#1154-01



# "Exhibit C"

## **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 HFA-AE, Ltd.



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-AE, Ltd.

[www.hfa-ae.com](http://www.hfa-ae.com)

Page 2 of 2

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

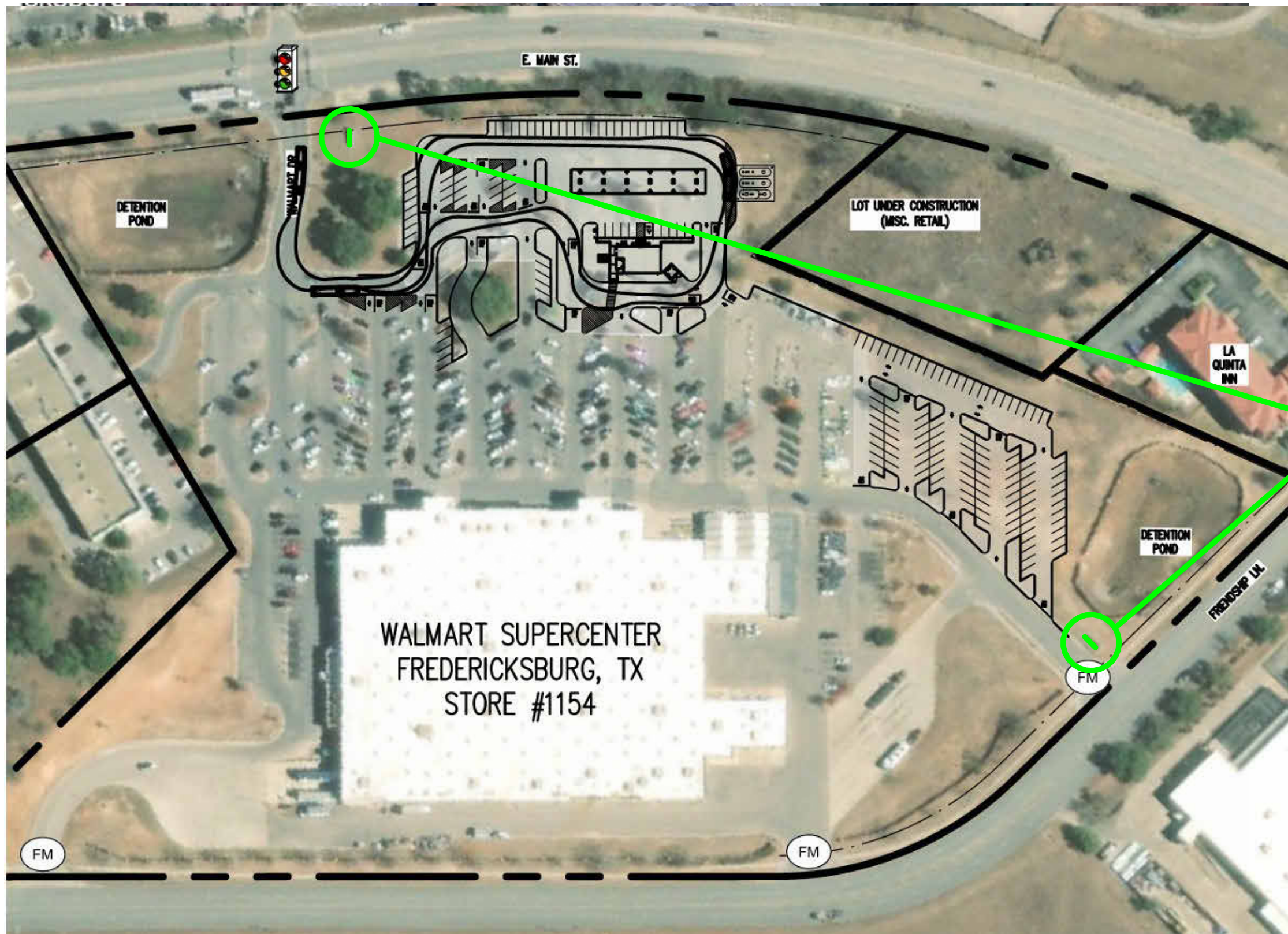
**Zoning:** PUD - Planned Unit Development

**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

**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
<b>TOTAL SITE SIGNAGE</b>						<b>64.00 SF</b>

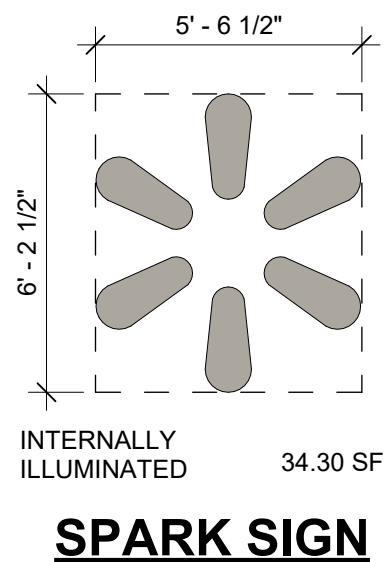
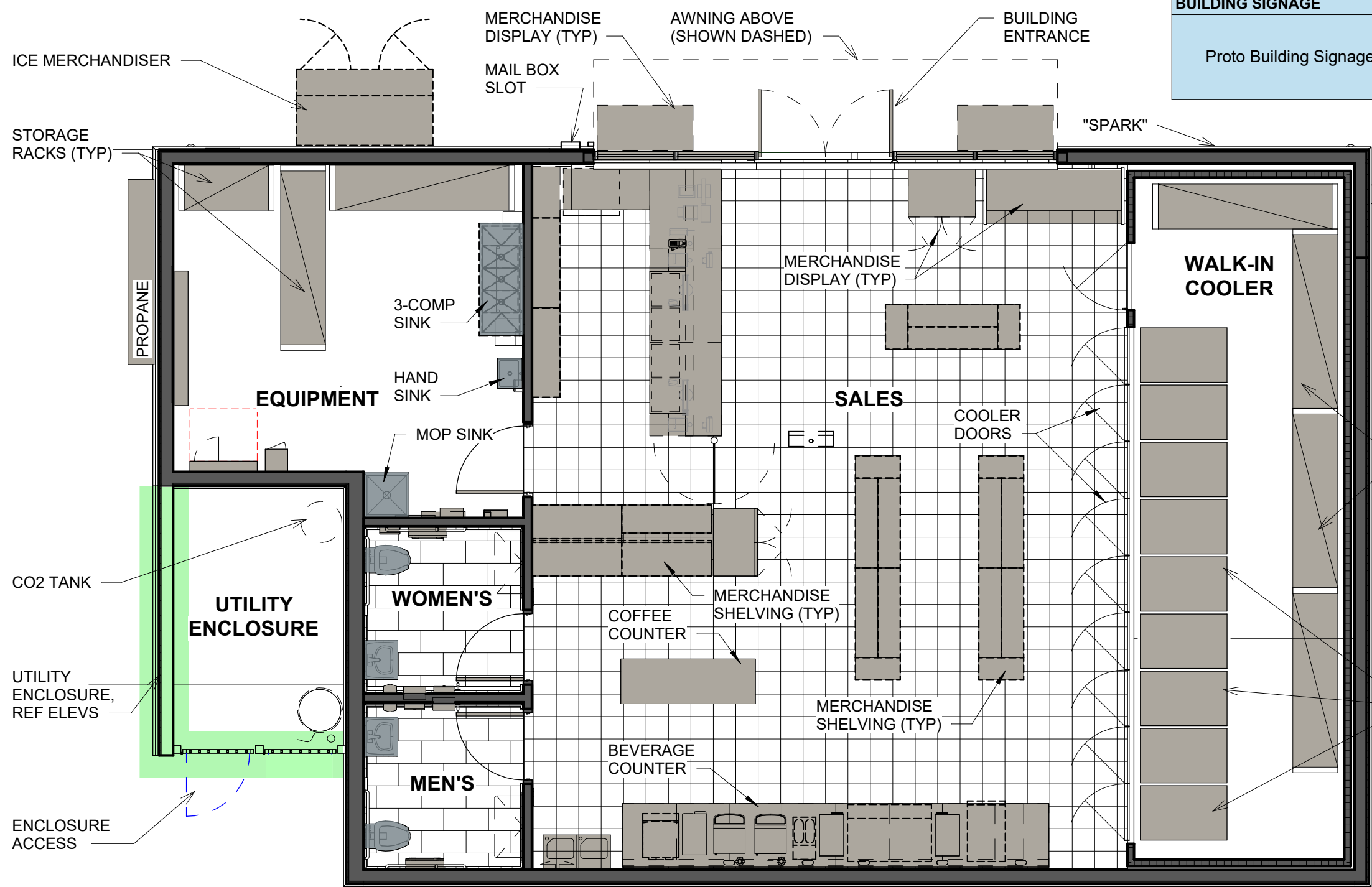
SITE SIGNAGE	DEFICIENT	MEETS	ADDITIONAL
Pylon Sign w/ Fuel Readers	X		Jurisdiction does not permit pylon signs
Monument Sign w/ Fuel Readers		X	

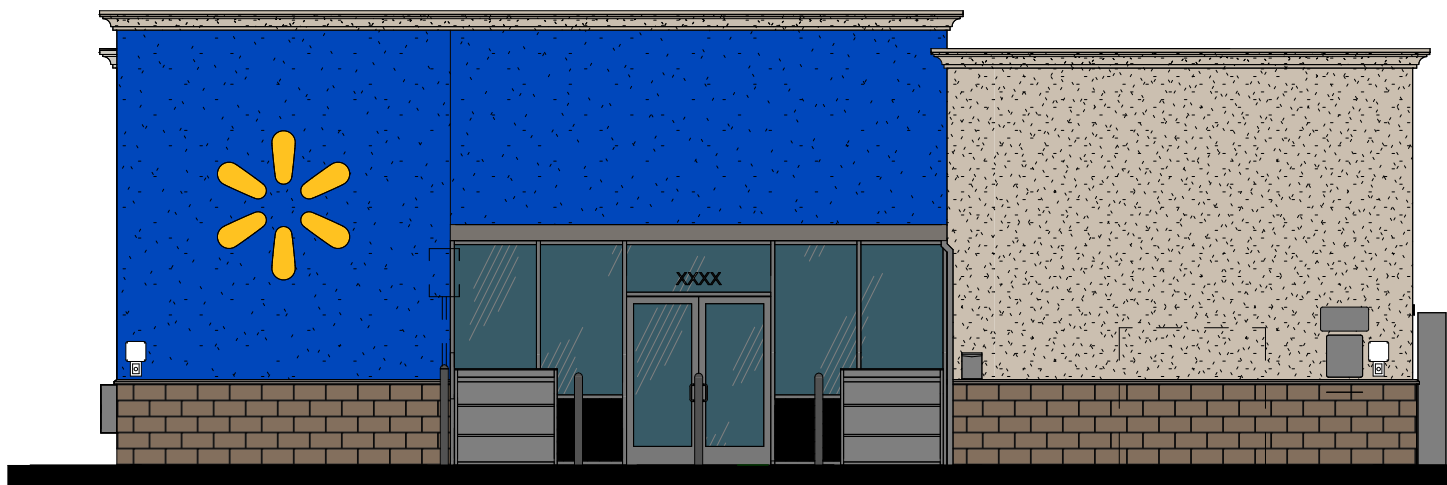


**NEW MONUMENT SIGN WITH READERS**

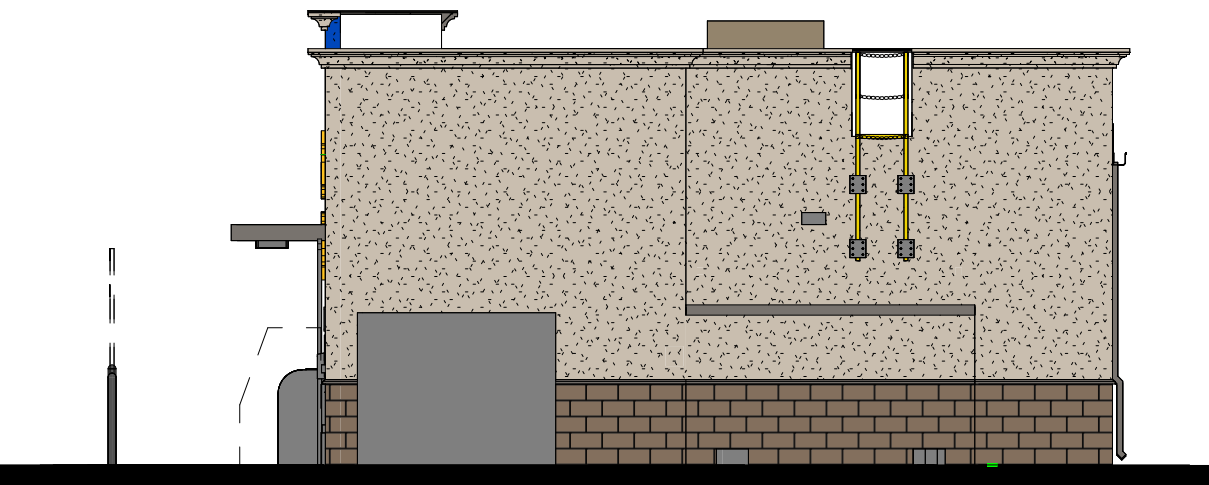
BUILDING SIGNAGE SCHEDULE						
SIGNAGE	QTY	INTERNALLY ILLUMINATED	COLOR	HEIGHT	INDIVIDUAL AREA	TOTAL AREA
Spark	1	Yes	Yellow	6'-2 1/2"	34.30 SF	34.30 SF
<b>TOTAL BUILDING SIGNAGE</b>						<b>34.30 SF</b>

BUILDING SIGNAGE	DEFICIENT	MEETS	ADDITIONAL
Proto Building Signage		X	

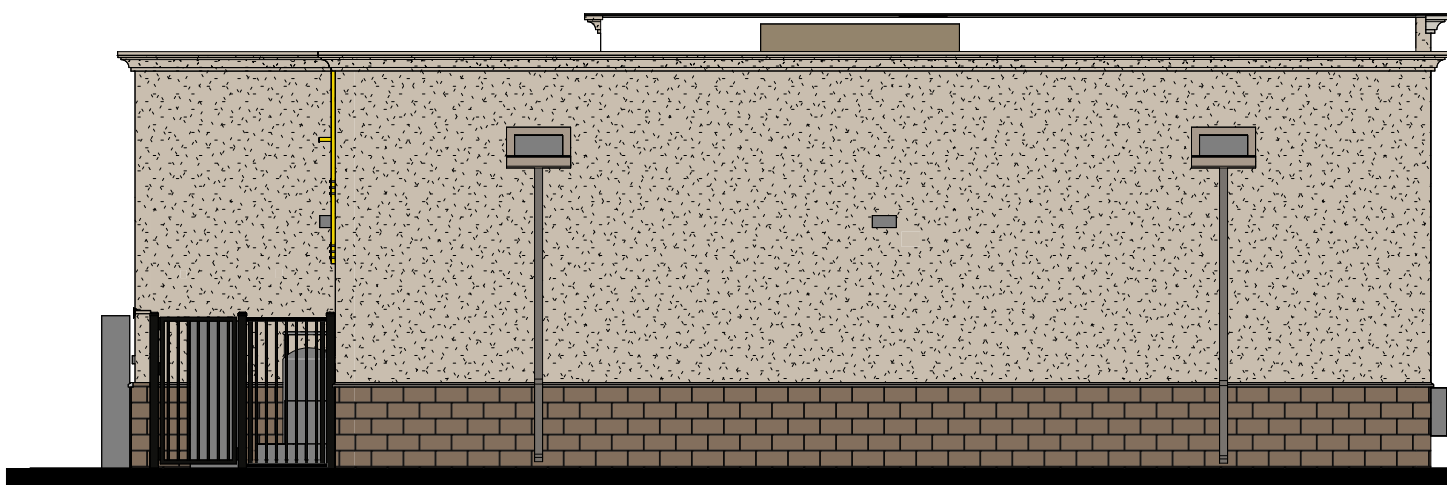




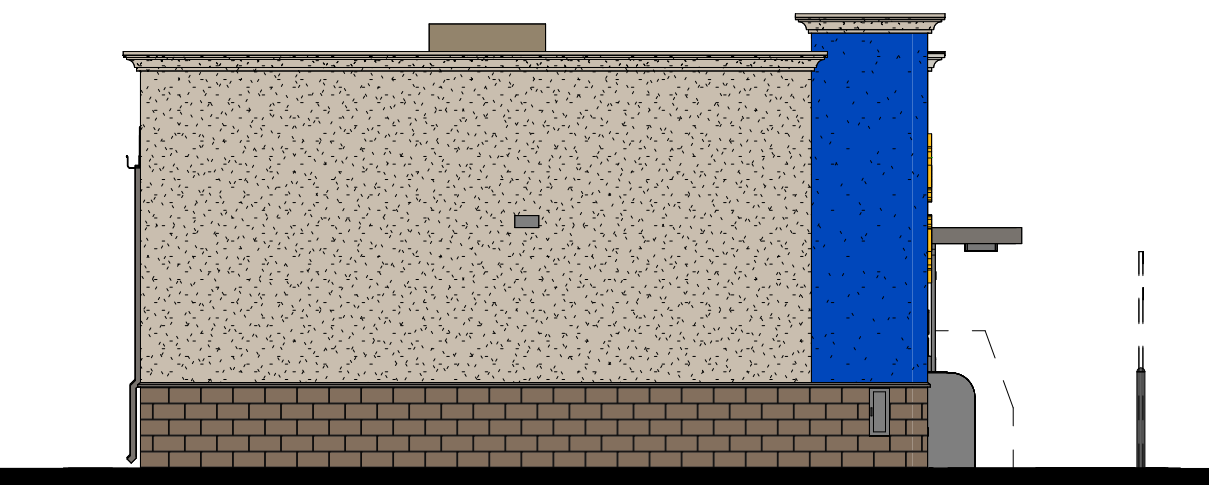
**FRONT ELEVATION**



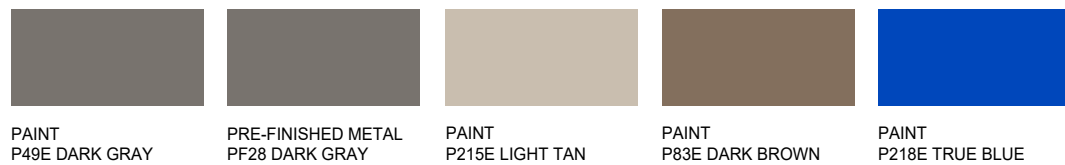
**SIDE ELEVATION**

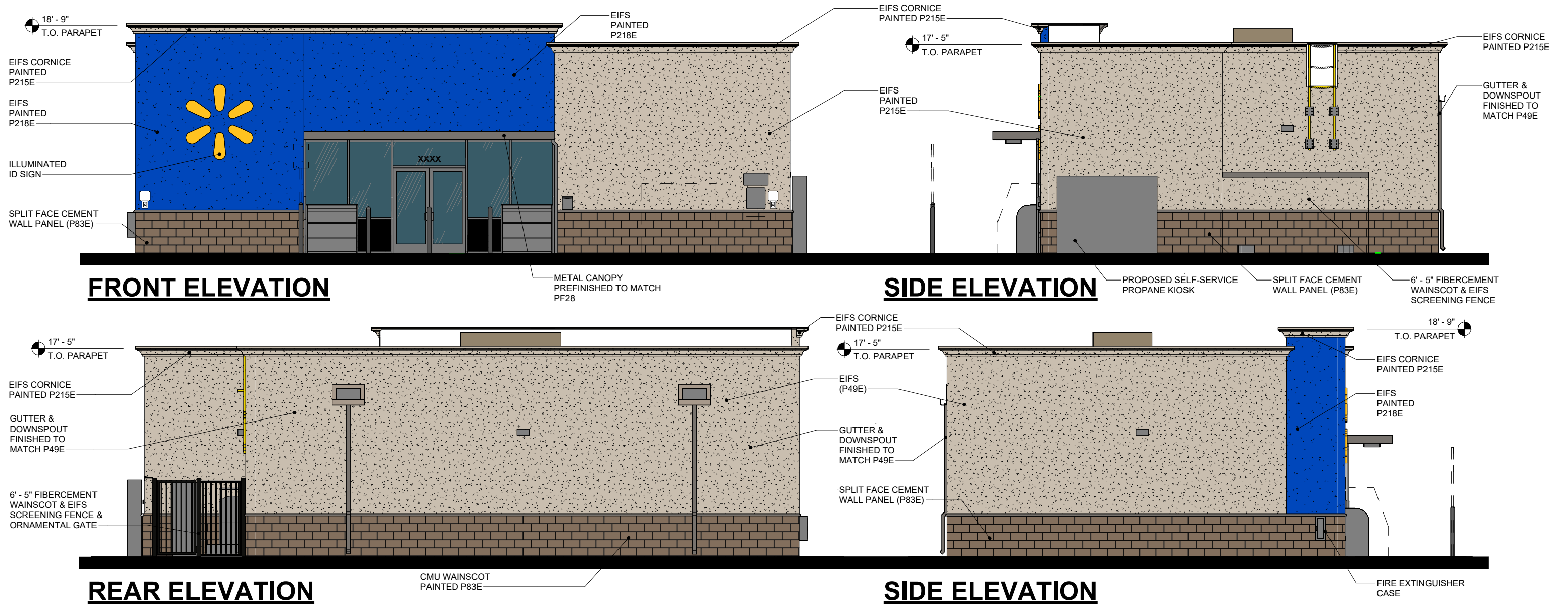


**REAR ELEVATION**



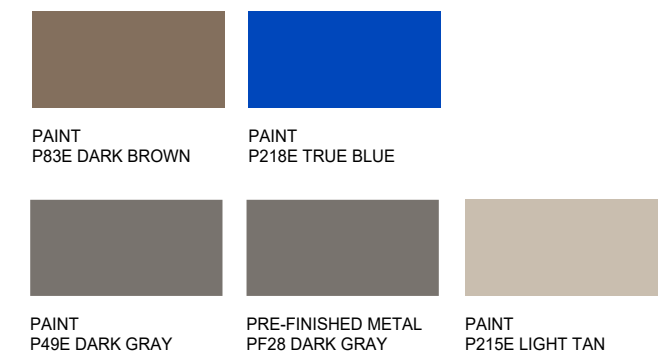
**SIDE ELEVATION**





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.	

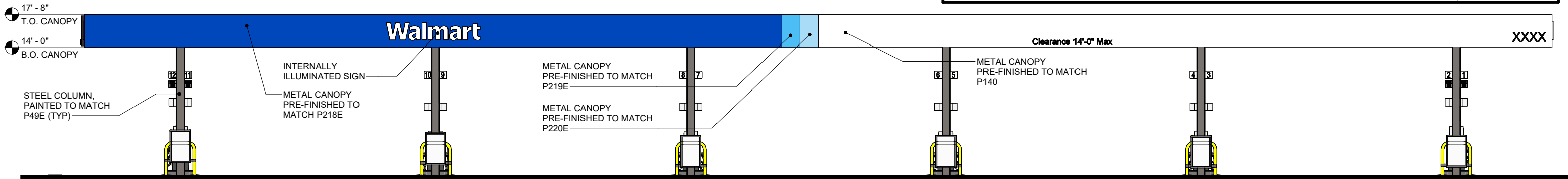


**KEY SITE SIGNAGE NOTES:**

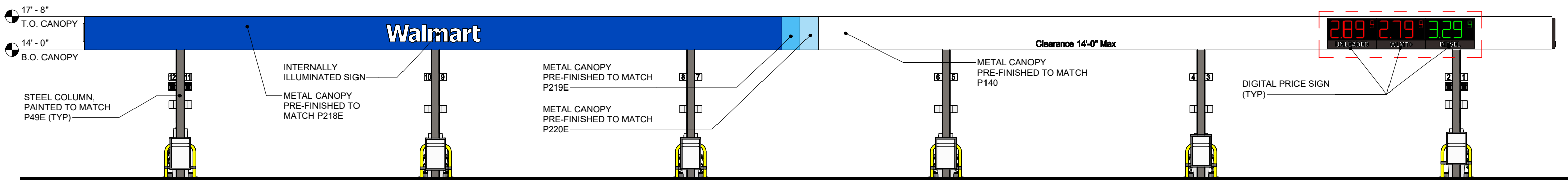
1. AHJ CODES AND REGULATIONS DO NOT SPECIFY ALLOWANCE OF OR DENIAL PRICE READERS ON FUEL CANOPY. A VARIANCE MAY BE NEEDED, LOCAL FUEL STATIONS DO NOT HAVE CANOPY READERS. READERS SHOWN PER CLIENT REQUEST FOR BUDGETING PURPOSES. HFA WILL DISCUSS POSSIBILITY OF VARIANCE WITH AHJ.

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

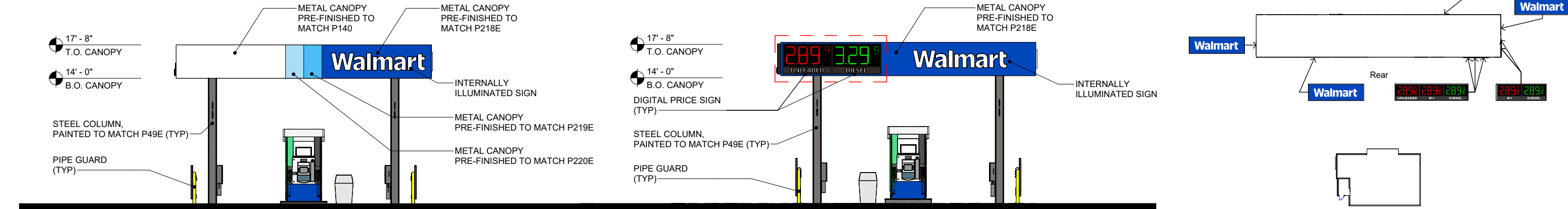
FUEL CANOPY SIGNAGE SCHEDULE						
SIGNAGE	QTY	INTERNALLY ILLUMINATED	COLOR	HEIGHT	INDIVIDUAL AREA	TOTAL AREA
Walmart Sign	4	Yes	White	2'-0"	19.54 SF	78.16 SF
Digital Readers	5	N/A	N/A	2'-0"	17.72 SF	88.6 SF
<b>TOTAL FUEL CANOPY SIGNAGE</b>						<b>166.76 SF</b>



**FRONT ELEVATION**



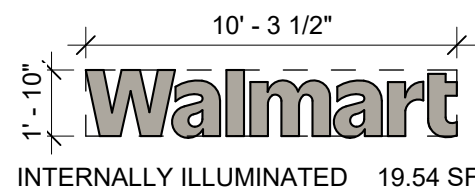
**REAR ELEVATION**



**SIDE ELEVATION**

**SIDE ELEVATION**

**CANOPY KEY PLAN**



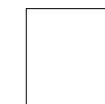
METAL CANOPY PRE-FINISHED TO MATCH P218E TRUE BLUE



METAL CANOPY RE-FINISHED TO MATCH P219E EVERYDAY BLUE



METAL CANOPY PRE-FINISHED TO MATCH P220E SKY BLUE



METAL CANOPY PRE-FINISHED TO MATCH P140 WHITE



PAINT P49E DARK GRAY

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

# "Exhibit D"

## Conditions of Approval

1. Civil construction plans required to review drainage prior to permitting
2. Completion of public sidewalk and pedestrian crossings.
3. Updated approved TxDOT driveway permits.
4. Incorporation of Site Plan into CUP
5. Inclusion of new digital sign for fuel prices.
6. Maximum of six (6) multiple service dispensers or pumps within one (1) service island with one (1) canopy cover.



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** Development Services  
**TO:** Mayor & City Council Members  
**FROM:** Cliff Cross, Director of Development Services  
**MEETING DATE:** June 16, 2026

**CATEGORY:** ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

---

**CAPTION: Request Z-2610:** By County Express Food Mart to Consider the Following: (Cliff Cross, Director of Development Services)

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. *(Item Tabled by Planning & Zoning - No Action at this Time)*

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**SUMMARY:**  
NA

**BACKGROUND:**  
NA

**FUNDING SOURCE:**  
NA

**FINANCIAL IMPACT:**  
NA

**STAFF RECOMMENDATION:**  
NA

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**  
NA

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**ATTACHMENTS:**  
None

**APPROVAL/REVIEW:**



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Cliff Cross, Director of Development Services

Date: June 09, 2026



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Garret Bonn, Assistant City Manager

Date: June 09, 2026



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William McKamie, City Attorney

Date: June 09, 2026



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Leticia Vacek, City Secretary

Date: June 10, 2026



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Clinton Bailey, City Manager

Date: June 10, 2026



## CITY COUNCIL AGENDA MEMO

**DEPARTMENT:** Development Services  
**TO:** Mayor & City Council Members  
**FROM:** Cliff Cross, Director of Development Services  
**MEETING DATE:** June 16, 2026

**CATEGORY:** ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

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**CAPTION: 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. (Cliff Cross, Director of Development Services). *The Planning & Zoning Commission recommended Approval with a unanimous vote of 7-0 with two members recusing from the agenda item.*

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action - Approve Ordinance 2026-25 for the CUP

---

### **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.

### **BACKGROUND:**

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 June 8, 2026, 10 responses in support of the request have been received (6 respondents representing 10 properties).

**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.

**FUNDING SOURCE:**

NA

**FINANCIAL IMPACT:**

NA

**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 recommended approval of the request as presented to the P&Z during their June 3, 2026 meeting. The Pl&Z recommended approval of the CUP based upon the finding that the expansion would not alter the district's identity. The motion passed by a unanimous 7-0 vote with two members recusing themselves from the agenda item.

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

Workforce  
Tourism  
City Center  
Small Town Sensitive Growth  
Governance

---

**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
10. Response Comments\_Redacted
11. Ordinance 2026-25 CUP For 233-237 W. Main CUP Final

**APPROVAL/REVIEW:**



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Cliff Cross, Director of Development Services

Date: June 09, 2026



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Garret Bonn, Assistant City Manager

Date: June 09, 2026



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William McKamie, City Attorney

Date: June 10, 2026



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Leticia Vacek, City Secretary

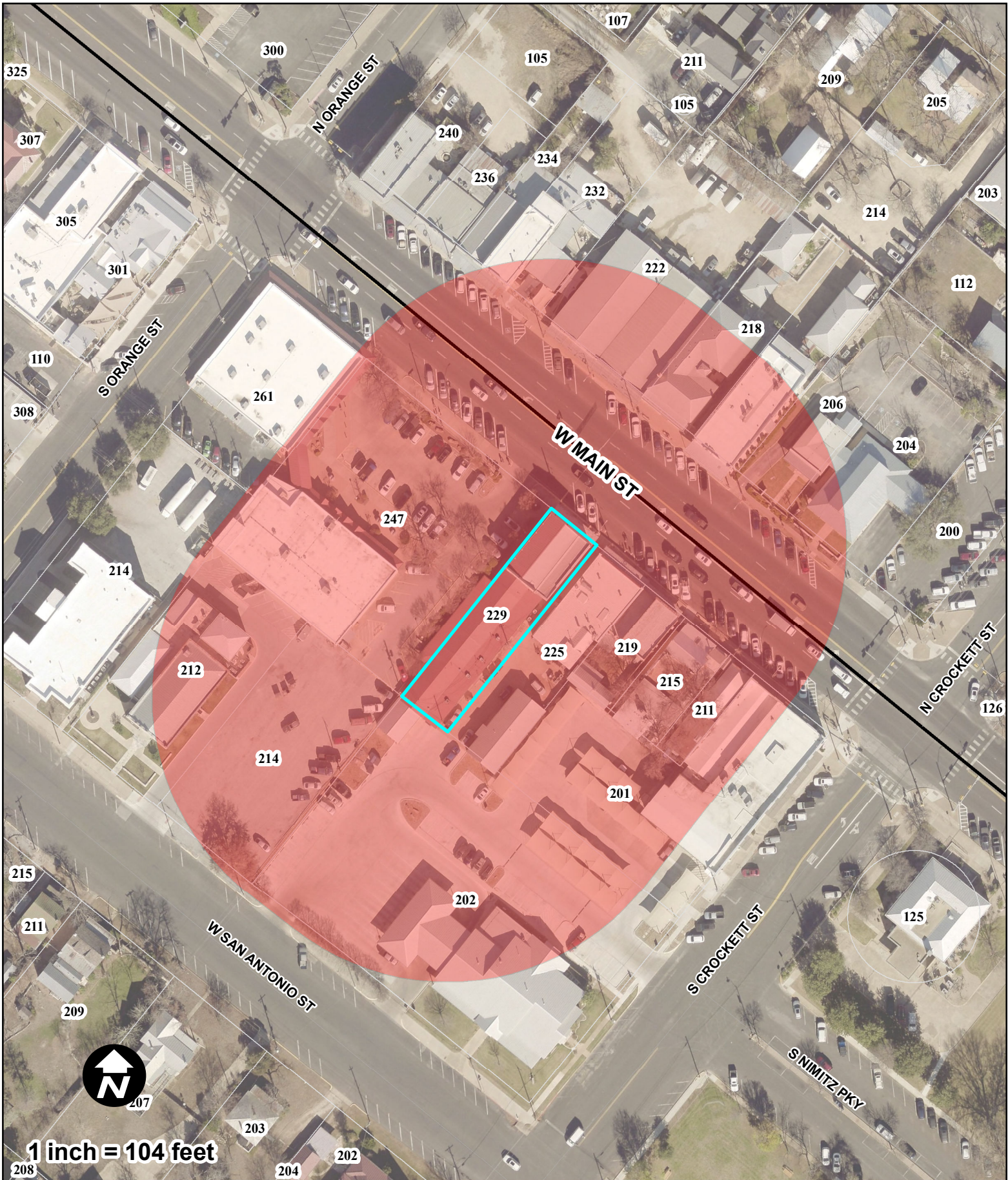
Date: June 10, 2026



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Clinton Bailey, City Manager

Date: June 10, 2026



1 inch = 104 feet

**LEGEND**

- 200' Notification Buffer
- GCAD Parcels

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

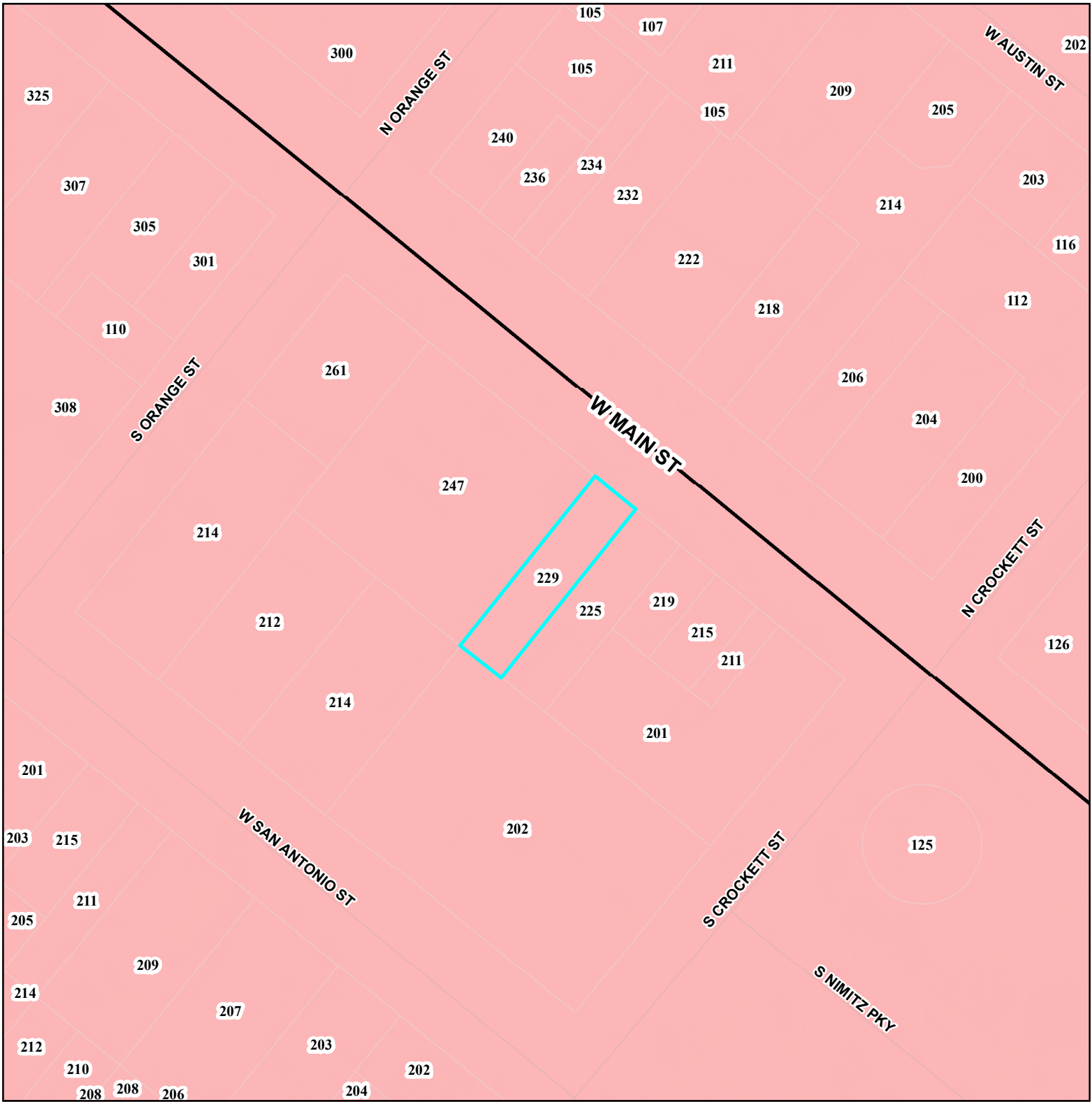


**LEGEND**

- 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

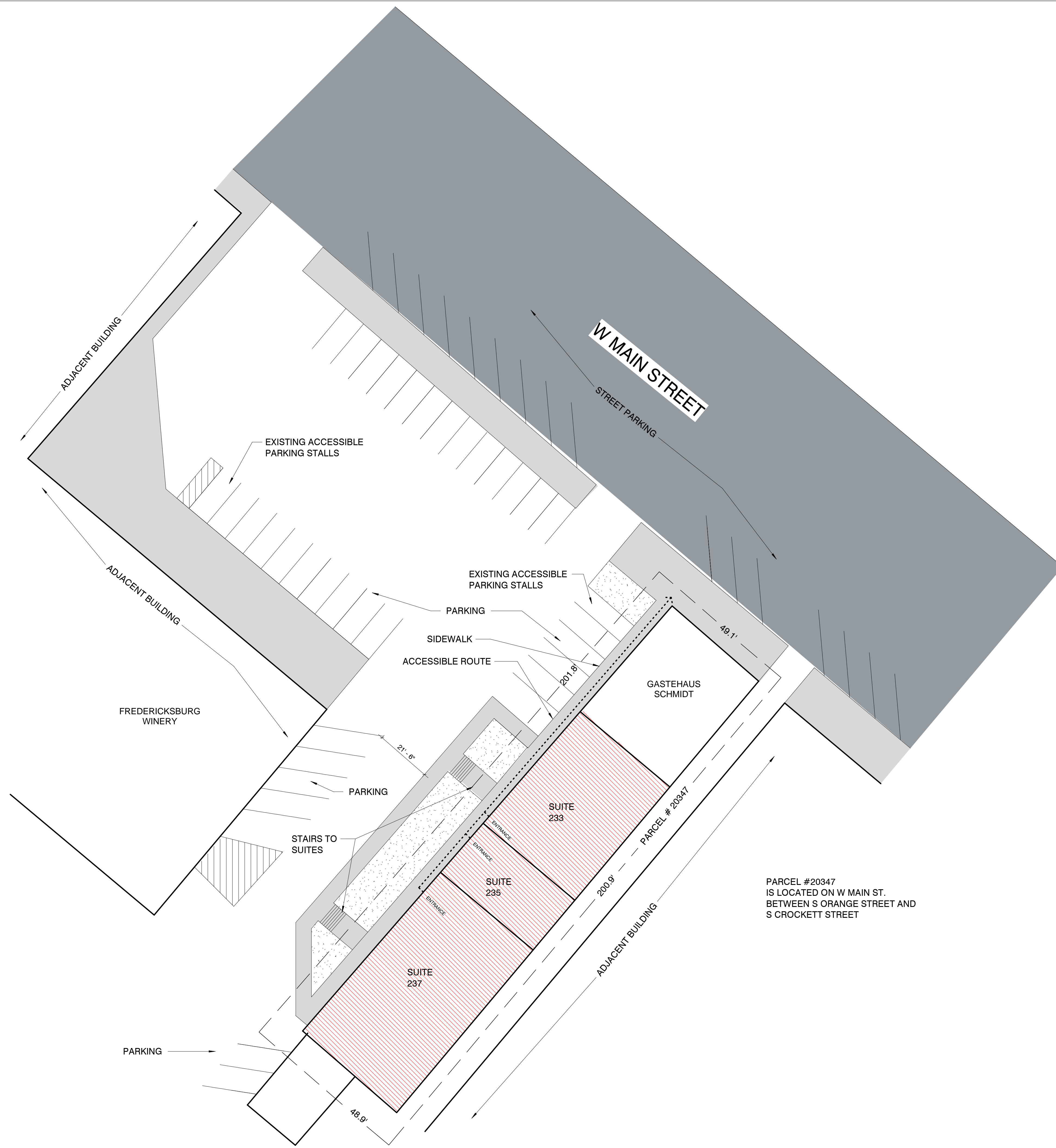
Z-2611 - 233, 235 & 237 W. Main Street

**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.



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

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

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**

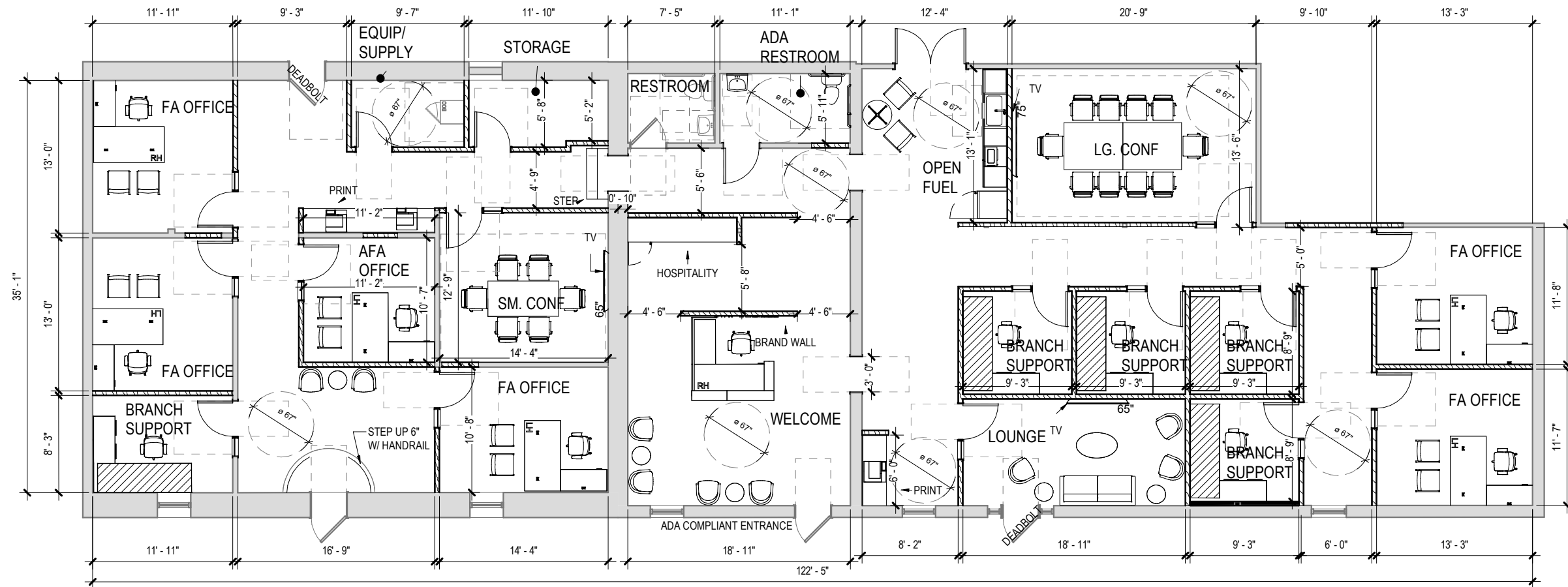
Project Number:  
2025011.147

Drawn By:

Issue Date:  
01/22/26

Sheet Number:

**A0**



**PARTITION PLAN - OPTION 1**  
 3/32" = 1'-0"

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**







**Public Comment Form**  
Please return this form to:  
Development Services – Zoning  
2818 East U.S. Highway 290  
Fredericksburg, TX 78624  
830-997-7521  
OR email  
[jmusegrove@lbgtx.org](mailto:jmusegrove@lbgtx.org)



**REQUEST NO: #Z-2611 / DEV-2026-33-CUP**

As an interested property owner, I (PROTEST)  (APPROVE)  the requested  
CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

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[Redacted Signature]

5/29/2026

Signature

Date

JAMES "HAPPY" FELLER

218 W. Main St

Printed Name

Address

**Public Comment Form**

Please return this form to:  
Development Services – Zoning  
2818 East U.S. Highway 290  
Fredericksburg, TX 78624  
830-997-7521  
OR email  
[imusgrove@fbgtx.org](mailto:imusgrove@fbgtx.org)



**REQUEST NO: #Z-2611 / DEV-2026-33-CUP**

As an interested property owner, I (PROTEST) (APPROVE) ✓ the requested  
CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

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Signature

Date

5/29/26

Danny Bell

219 West Main St.

Printed Name

Address


**Public Comment Form**  
Please return this form to:  
Development Services – Zoning  
2818 East U.S. Highway 290  
Fredericksburg, TX 78624  
830-997-7521  
OR email  
[jmusprove@fbgtx.org](mailto:jmusprove@fbgtx.org)



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**REQUEST NO: #Z-2611 / DEV-2026-33-CUP**

As an interested property owner, I (PROTEST)  (APPROVE)  the requested  
CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

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\_\_\_\_\_  
Signature  Date 5/29/26  
Danny BELL 221 WEST MAIN ST.  
Printed Name Address

**Public Comment Form**

Please return this form to:  
Development Services – Zoning  
2818 East U.S. Highway 290  
Fredericksburg, TX 78624  
830-997-7521  
OR email  
[jmusgrove@fbgtx.org](mailto:jmusgrove@fbgtx.org)



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**REQUEST NO: #Z-2611 / DEV-2026-33-CUP**

As an interested property owner, I (PROTEST) (APPROVE) ✓ the requested  
CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

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Date 5-29-26

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Printed Name T. D. Mat 2500

\_\_\_\_\_  
Address 247 W Main Fbg TX 78624

**Public Comment Form**

Please return this form to:  
Development Services – Zoning  
2818 East U.S. Highway 290  
Fredericksburg, TX 78624  
830-997-7521  
OR email  
[jmusgrove@fbgtx.org](mailto:jmusgrove@fbgtx.org)



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**REQUEST NO: #Z-2611 / DEV-2026-33-CUP**

As an interested property owner, I (PROTEST)   / (APPROVE)   ✓ the requested  
CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

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[Redacted Signature]

Signature

5-29-26  
Date

Todd Metzger  
Printed Name

261 W Main Fbs TX 78624  
Address



**Public Comment Form**

Please return this form to:  
Development Services – Zoning  
2818 East U.S. Highway 290  
Fredericksburg, TX 78624  
830-997-7521  
OR email  
[jmusgrove@fbgtx.org](mailto:jmusgrove@fbgtx.org)



-----  
**REQUEST NO: #Z-2611 / DEV-2026-33-CUP**

As an interested property owner, I (PROTEST) (APPROVE) ✓ the requested  
CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

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Signature

Date

5-29-26

Dotty DUECKER

222 W Main Fb, TX 78624

Printed Name

Address



**ORDINANCE NO. 2026 - 25**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING APPENDIX B, "ZONING ORDINANCE" OF THE FREDERICKSBURG MUNICIPAL CODE, AS AMENDED, BY GRANTING A CONDITIONAL USE PERMIT TO ESTABLISH AND OPERATE A STANDARDIZED BUSINESS IN THE HISTORIC SHOPPING DISTRICT AT CERTAIN PROPERTY LOCATED AT 233, 235 & 237 W. MAIN STREET, FREDERICKSBURG, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Fredericksburg, Texas (the "City"), is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance, certified as Appendix B of the Fredericksburg Municipal Code, and a comprehensive zoning map, regulating the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting public health, safety, morals, and general welfare, all in accordance with a comprehensive plan; and

**WHEREAS**, in accordance with the Comprehensive Zoning Ordinance, the owner of the property referenced below has filed an application for a Conditional Use Permit to establish and operate a standardized business commonly known as "Edward Jones"; and

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

**WHEREAS**, all requirements of law dealing with notice to other property owners, publication, and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

**WHEREAS**, the City Council of the City does hereby deem it advisable and in the public interest to grant such conditional use permit on the terms and conditions described herein.

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

**Section 1.**

The findings above are found to be true and correct and are incorporated herein.

**Section 2.**

Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code, as amended, is hereby amendment to grant a Conditional Use Permit as shown and described below:

Applicant: The Lawrence Group (Edward Jones)

Property Owner: Todd Metzger

Property Address: 233, 235 & 237 W. Main Street, Fredericksburg, TX 78624

Legal Description:

FBG ADDN BLK 33 LOT 244 & 245

Zoning Change: The property shall remain located in the CBD: Central Business District zoning district, and a Conditional Use Permit for a standardized business "Edward Jones" is hereby granted subject to the terms and conditions provided herein

**Section 3.**

The zoning districts, boundaries, and uses as herein established have been made in accordance with the comprehensive plan for the purposes of promoting health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, flood, and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions of transportation, water, sewerage, parks, and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

#### **Section 4.**

The use of the property described herein shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City for the zoning district into which they have been assigned.

#### **Section 5.**

This Ordinance shall be cumulative of all other provisions of ordinances of the City of Fredericksburg Municipal Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinance and such code are hereby repealed.

#### **Section 6.**

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine in Section 1-6 of the Fredericksburg Municipal Code. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance may be subjected to such civil penalties as authorized by law.

#### **Section 7.**

All rights or remedies of the City are expressly saved as to any and all violations of Appendix B of the Fredericksburg Municipal Code, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

#### **Section 8.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**Section 9.**

The City Secretary of the City of Fredericksburg is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law.

**Section 10.**

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

**PASSED AND APPROVED on this the 16<sup>th</sup> day of June 2026.**

\_\_\_\_\_  
Randy Briley, Mayor  
City of Fredericksburg, Texas

ATTEST:

\_\_\_\_\_  
Letty Vacek, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Mick McKamie, City Attorney





## CITY COUNCIL AGENDA MEMO

**DEPARTMENT:** Development Services  
**TO:** Mayor & City Council Members  
**FROM:** Cliff Cross, Director of Development Services  
**MEETING DATE:** June 16, 2026

**CATEGORY:** OTHER ACTION ITEMS AND UPDATES

**CAPTION:** Consider and take possible action on appeal of Director of Development Services denial of a STR-Unoccupied Permit for Mayank Goel at 604 S. Creek Street. (Cliff Cross, Director of Development Services)

### **SUMMARY:**

With the adoption of Ordinance No. 2023-18 (2024 STR Ordinance), an appeal process was created to allow a property owner to file an appeal in the event that a Short-Term Rental Application is denied. The appeal process is to be considered by City Council in accordance with Sec. 20-225 of the 2024 STR Ordinance.

The applicant must file an appeal within 20 days following the date of the denial and the appeal must identify each alleged point of error, facts or evidence supporting the appeal, and reasons why the action of the director should be modified or reversed. City Council shall then hear the appeal and may affirm, modify, or reverse the application denial.

Staff have determined that the appellant has submitted a complete application and is ready for consideration by City Council.

### **BACKGROUND:**

**Address:** 604 S. Creek Street

**Owners:** Mayank Goel

**Management:** NA

**Zoning:** R1 (Single Family Residential)

**STR Permit Issue Date:** 1/4/2024

**STR Permit Expiration Date:** 1/4/2025

**STR 90 Day Nonconforming Expiration Date:** 4/5/2025

**HOT Compliance:** Compliant - Current on HOT remittance

**Code Violations:** No Violations on record

It is important to note that with the adoption of Ordinance No. 2023-18 (2024 STR Ordinance), a 90-day grace period was provided for all nonconforming uses per Sec. 20-226(c). That section of code states that all legal nonconforming (STRs permitted BEFORE the 2024 STR Ordinance) short-term rental uses located in zoning districts where short-term rental uses are no longer permitted by right, shall be subject to the abandonment of nonconforming use provisions contained in Sec. 6.110 of the City Zoning Ordinance, which states that, in residential districts, termination of the nonconforming use occurs when the use is voluntarily discontinued for a period of 90 days.

In summary, the subject property is located within the R1, Single Family Residential zoning district and previously operated as a Short-Term Rental (STR) unoccupied, possessing a STR permit. This qualified the property as a legal nonconforming use in accordance with Section 6.110 of the Zoning Ordinance.

Historically, the property has held an STR-Unoccupied Permit which was active until 4/5/2025. Based on review, it was determined that there was no applicable STR permit issued in 2025, resulting in the property losing its nonconforming status in April 2025. The owner inquired about the status of the STR permit in May 2026 and was advised, by staff, that the permit had expired and was not eligible for renewal due to the loss of the legal nonconforming status.

**Details of Appeal: Declaration: Mayank Goel**

*I have maintained permit "Active" status for 3 years and promptly paid HOT taxes without delay. Each year, I was being notified of the renewal requirement and did not receive one in 2025. This is not a justification but meant only to share how I missed renewing the permit in time. I do understand that the responsibility to file for renewal lies on me. I have been promptly paying HOT taxes each quarter and every time I logged in to MGO portal to get the permit number, it always displayed status as "Active". That further made me assume that my permit was in good standing. My property and STR management has been impeccable with no complains or issues. The property also has parking for over 10 cars which helps in not creating any parking related troubles either. Going forward, I will ensure I have an annual reminder on my end to file for renewal instead of waiting to be notified.*

**FUNDING SOURCE:**

NA

**FINANCIAL IMPACT:**

NA

**STAFF RECOMMENDATION:**

NA

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

NA

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**ATTACHMENTS:**

1. DEV-2026-43-ADP-Owner timeline - Narrative of events for City Council
2. Owner Mayank Goel - Appeal tp City Council notes

**APPROVAL/REVIEW:**



\_\_\_\_\_  
Cliff Cross, Director of Development Services

Date: June 09, 2026

*Garret B*

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Garret Bonn, Assistant City Manager

Date: June 09, 2026

*William Mckamie*

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William Mckamie, City Attorney

Date: June 09, 2026

*Leticia Vacek*

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Leticia Vacek, City Secretary

Date: June 10, 2026

*Clinton Bailey*

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Clinton Bailey, City Manager

Date: June 10, 2026

## **604 S Creek St. – Owner narrative/timeline of events for City Council Appeal/ June 2026**

Here's a timeline of events:

- I bought the house in January 2022
- I have maintained an active permit each year since with no violations/complaints
- I have also timely filed all quarterly HOT taxes and paid monthly fees.
- In January of each year since I bought the house, I used to receive an email from Jan regarding permit renewal. I have duly complied. (Now having learnt that that email should not have been expected to be an official reminder to renew)
- I have had access to MGOconnect which I had used to also pay taxes each quarter. The portal also displayed the status of my permit and I always made sure that it was "Active".
- In 2025, when I did not hear from Jan, I assumed that it wasn't yet time for a renewal. To double check, I even went onto the MGO portal regularly and it displayed the status as "Active". I am not sure if it was a glitch in the system or any other issue but even when I filed quarterly taxes every quarter of 2025 (and even Q1 2026) the portal displayed the status as "Active". I assumed that my permit was in good standing and it wasn't yet due for a renewal.
- If you check the records you will find that I have been paying HOT and monthly fees in a timely manner. I just wasn't aware of the permit status otherwise I would have surely taken care of it.
- May 6th 2026: It was only when I received the violation notice when I realized that the permit was actually not active and the portal was not displaying the correct status.
- As soon as I received it I established contact with your office, you helped me understand the situation, and I immediately acted on correcting it.

I have a very clean record as a homeowner and a host and have complied with all the requirements to be a respectful host in Fredericksburg. Now having learnt that I can't rely on the status shown within the portal, I intend to work on the renewal each year proactively.

## **604 S. Creek St.**

### **STR Permit Appeal Tracking – City Council Appeal**

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#### **Property Information**

- **Owner:** Mayank Goel
  - **Permit Number:** 8056001869
  - **Property Address:** 604 S Creek St, Fredericksburg, TX
  - **Phone:** 607-727-6978
  - **Email:** mayankgoel.01@gmail.com
- 

#### **Permit Status**

- STR permit was lost in **April 2025** after exceeding the 90-day renewal grace period following expiration.
- 

#### **Owner Statements / Background**

- Received phone call from Mr. Goel on **5/6/2026** regarding the status of his STR permit.
  - During review, it was determined the permit had expired and was lost in April 2025.
  - Mr. Goel stated he was unaware the permit needed renewal and mentioned that Jan had typically sent renewal reminders in the past.
  - Last documented contact with the owner was in **September 2024** with Jan regarding a failed inspection.
- 

#### **Appeal Discussion**

- Mr. Goel expressed interest in having the permit reinstated and discussed the possibility of appealing to City Council.
- He asked whether the fact that the property is currently listed for sale could negatively impact City Council's decision.
- He was advised that staff could not speculate on potential Council decisions or outcomes.
- He was encouraged to review prior City Council meeting recordings involving STR appeals to better understand previous decisions and processes.
- Appeal instructions and fee/payment information were emailed to him following the conversation.

- The property was on the market for sale but has since been removed as he was not getting traffic.
  - He has also halted all bookings on staff's recommendations.
- 

## **HOT Tax History**

Owner continued submitting HOT tax payments after permit expiration:

### **Quarter Amount**

2Q 2025 \$595.70

3Q 2025 \$395.50

4Q 2025 \$830.01

1Q 2026 \$465.83

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## **Current Status**

- As of **5/7/2026**, owner has expressed interest in appealing to city council. Has initiated the STR Permit Renewal Application (Denied by myself) & the STR Permit Denial City Council Appeal Application. Paid invoice fee of \$500 and awaiting date he needs to arrive.



## CITY COUNCIL AGENDA MEMO

**DEPARTMENT:** Communications  
**TO:** Mayor & City Council Members  
**FROM:** Sean Doerre, Director of  
Communications/PIO  
**MEETING DATE:** June 16, 2026

**CATEGORY:** OTHER ACTION ITEMS AND  
UPDATES

**CAPTION:** Consider and take possible action on request for street closures as part of *The Colonel* Film Permit Application. (Sean Doerre, Director of Communications)

### **SUMMARY:**

These requested street closures are part of film permit application submitted to the City on May 22, 2026 by Jen Wall, Unit Production Manager. The feature film production is titled *The Colonel*, and they are requesting City approval for temporary use of public rights-of-way and traffic control measures to support filming at multiple Fredericksburg locations in June and July 2026, including the old Fredericksburg Middle School, 420 Plum Street and 815 Sunset Street. The request includes staging of production vehicles, equipment, and generators on public streets, along with temporary and, in some cases, full lane closures necessary to safely conduct filming activities. At 815 Sunset Street, a full lane closure is specifically requested to accommodate large lighting equipment, while other locations would involve limited lane closures designed to maintain residential access and avoid blocking driveways or hydrants. The production anticipates approximately 150 cast and crew and projects a local economic impact of approximately \$737,000 to \$752,000 through spending on hotels, restaurants, locations, and local vendors.

### **BACKGROUND:**

*The Colonel* is a feature film currently scheduled to begin principal photography in Fredericksburg on June 22, 2026, and is based on a true story centered on leadership, mentorship, and community impact. The project is led by writer, director and producer Tim Williams, a Fredericksburg resident who has spent several years developing the film locally, further strengthening its ties to the community.

The production is expected to generate a significant local economic benefit, with an estimated \$737,000 to \$752,000 in direct spending on hotels, restaurants, locations and local vendors, as well as employing approximately 150 cast and crew members, the majority of whom are Texas residents.

Fredericksburg is a Film Friendly Texas Certified Community, with City policies designed to support commercial productions while protecting public safety and neighborhood quality of life, enabling projects such as *The Colonel* to successfully operate within the city.

This combination of local leadership, economic investment, and supportive municipal processes

highlights the project's alignment with the City's goals of promoting economic development and showcasing Fredericksburg as a desirable filming location.

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

At this time, staff has some concerns regarding potential disruptions to nearby neighborhoods. However, due to the limited duration of most closures (typically 1–2 days) and the applicant's willingness to coordinate with staff, we can recommend approval of the street closures. Staff will continue to work administratively with the applicant to minimize impacts, coordinate schedules and ensure timely notification is provided to affected residents.

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

- Neighborhood Quality
- Workforce
- Tourism
- City Center
- Mobility
- Small Town Sensitive Growth
- Governance

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**ATTACHMENTS:**

1. Fredericksburg Permit Application (The Colonel)\_Redacted
2. The Colonel- Requested Closure Maps
3. TheColonelEconomicImpact-06-05-2026

**APPROVAL/REVIEW:**

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Sean Doerre, Director of Communications/PIO

Date: June 10, 2026

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McKenzie Moellering, Public Works Community Outreach Specialist

Date: June 10, 2026



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William McKamie, City Attorney

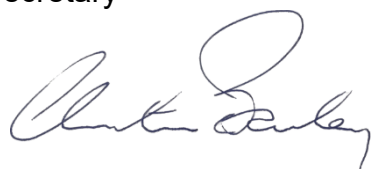
Date: June 10, 2026



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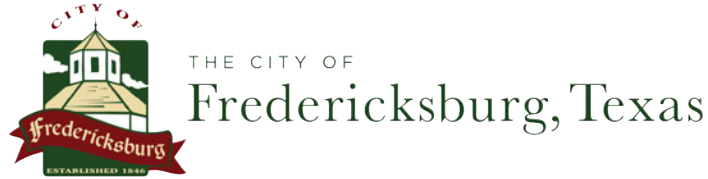
Leticia Vacek, City Secretary

Date: June 10, 2026



Date: June 10, 2026





## **Film/TV/Photoshoot Policy for Commercial Projects**

### **I. PURPOSE**

This policy is intended to foster economic development activity within Fredericksburg and the vicinity of the City that is tied to commercial video and photo projects.

It is intended to protect the personal and property rights of Fredericksburg, Texas residents and businesses, and to promote the public health, safety and welfare. The City Manager may impose additional regulations in the interest of public health, safety and welfare, or if otherwise deemed appropriate by the City Manager.

This policy covers requests for use of City-owned property (including but not limited to streets, rights-of-way, parks, and/or public buildings), use of private property which may affect adjacent public or private property, and the use of City equipment and personnel in all types of commercial video and photo production, including, but not limited to, feature films, television programs, commercials, music videos and corporate films. The guidelines contained in this policy are not meant to cover cases of citizen and public speech activity, news coverage and the like.

### **II. CITY CONTROL/CITY MANAGER AUTHORITY**

The City Manager (or his or her designee, it being understood that whenever reference is made herein to the City Manager, it will include his or her designee) may authorize the use of any street, right-of-way, park, or public building, equipment or personnel for uses in the filming or taping of movies, television programs, commercials, or training films and related activities. Street closures which are expected to be for periods more than two hours, except for emergencies, shall require approval by the City Council. In conjunction with these uses, the City Manager may require that any or all of the conditions and/or remuneration herein and as specified on the application be met as a prerequisite to that use.

The Applicant agrees that the City Manager of City of Fredericksburg shall have exclusive authority to grant the Applicant the use of public streets, rights-of-way, parks, public buildings and other resources of the City, as well as authority to regulate the hours of production and the general location of the production. The City Manager shall have the full and absolute right to prohibit all filming or to order cessation of filming in order to promote the public health, safety or welfare, and may revoke a permit in the event that the applicant is not complying with the terms of the permit. Such revocation may be immediate to prevent harm to persons or property.

The Applicant shall allow City departments (e.g., Police, Fire, Building) to inspect all

structures, property, devices and equipment to be used in connection with the filming and taping, as deemed appropriate by the City Manager.

### **III. PERMIT REQUIREMENTS**

Before filing an application for filming in Fredericksburg, the Office of the City Manager must be contacted to discuss the project's specific requirements and the feasibility of locating it in Fredericksburg, Texas.

Any person who desires to undertake a production in Fredericksburg is required to complete and return the attached application to the Office of the City Manager, within the time frames below:

- **Commercials or episodic television:** a minimum of ten (10) business days prior to the commencement of filming or any substantial activity related to the project.
- **Feature films:** a minimum of ten (10) business days prior to the commencement of filming or any substantial activity related to the project.
- **Image Photoshoots:** a minimum of ten (10) business days prior to the commencement of shooting or any substantial activity related to the project.

The Applicant shall comply with and obtain all other applicable city permits. For example, the applicant shall contact the Gillespie County Health Division within 10 days of an event to obtain a temporary health permit if food/beverage is to be sold or provided to the public. Other permits may include, but are not limited to noise ordinance, or variance from merchandise or temporary structures regulations.

### **IV. APPLICATION FEE**

An application processing fee of \$100.00, made payable to the City of Fredericksburg, should accompany each application.

### **V. USE OF CITY EQUIPMENT AND PERSONNEL**

The Applicant shall pay for all costs of any on-duty Police Officers, Fire/EMS staff, Public Works, or other City personnel assigned to the project (whether or not specifically requested by the production). Remuneration rates for the use of any City equipment, including police cars and fire equipment, will be established by the City Manager based upon the City's costs and reasonable overhead. The Applicant shall pay all costs in full within ten (10) days after receipt of an invoice for said costs. The City Manager may, at his/her discretion, require an advance deposit for all costs related to City personnel and/or the use of City equipment.

The City Manager, in consultation with the Chief of Police and/or Fire Chief, shall have the authority to stipulate additional fire or police requirements and level of staffing for same, at any time during a film project if it is determined to be in the best interest of public health, safety and welfare, which cost shall be borne entirely by the Applicant.

Off-Duty officers shall be requested and paid through the Off-Duty Management System that has been established by the Fredericksburg Police Department.

## VI. USE OF CITY-OWNED REAL ESTATE AND FEES

The City Manager may authorize the use of any street, right-of-way, park or public building, use of Fredericksburg, Texas name, trademark or logo and/or use of City equipment and/or personnel for uses in production. In conjunction with these uses, the City Manager may require that any or all of the conditions and/or remuneration as specified herein and on the application be met as a prerequisite to that use. A security or damage deposit may be required within the discretion of the City Manager.

The Applicant shall pay the rental fees approved by the City Council for all City property (e.g. parks, pavilions and meeting spaces) for which fees are applicable, and in addition thereto shall reimburse the City for inconveniences when using public property according to the following rate schedule:

<u>Activity</u>	<u>Cost per calendar day</u>
Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public area	\$500
Partial, non-disruptive use of a public building, park, right-of-way, or public area	\$250
Total closure or obstruction of public street or right-of-way, including parking lots and on-street parking	\$50
Partial closure or obstruction of public street or right-of-way, including parking lots and on-street parking	\$50
Use of City parking lots, parking areas, and City streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles)	\$50

The Applicant acknowledges and agrees that the City of Fredericksburg, Texas, possesses and retains exclusive authority to grant the Applicant a revocable license for the use of its name, trademark, and logo, public streets, rights-of-way, parks and buildings of the City as well as control over the hours of production and the general location of the production. The City, through the City Manager, reserves the full and absolute right to prohibit all filming or to order cessation of filming activity in order to promote the public health, safety and/or welfare.

## VII. VEHICLES AND EQUIPMENT

The Applicant shall provide a report listing the number of vehicles and types of equipment to be used during the filming, including proposed hours of use and proposed parking

locations. Such locations will need to be specifically approved by the City Manager. On-street parking or use of public parking lots is subject to City approval.

The use of drones, exterior lighting, power generators, or any other noise- or light-producing equipment requires on-site approval of the City Manager and compliance with City Ordinances.

**VIII. HOURS OF FILMING**

Unless express written permission has been obtained from the City Manager in advance, and affected property owners, tenants and residents have been notified, filming will be limited to the following hours:

- Monday through Friday: 7:00 a.m. to 9:00 p.m.
- Saturday, Sunday and holidays: 8:00 a.m. to 8:00 p.m.

**IX. NOTIFICATION OF NEIGHBORS**

The Applicant shall provide a short written description, to be approved by the City Manager, of the schedule for the proposed production to the owners, tenants and residents of each property in the affected neighborhood(s). The Applicant, or his or her designee, shall make a good faith effort to notify each owner, tenant and resident of all such property, and shall submit, as part of this application, a report noting owners, tenants and/or residents' comments, along with their signatures, addresses and phone numbers. The City Manager, in his or her discretion, may add requirements based upon community feedback, and other appropriate factors. In the event the City Manager determines that the project will create inordinate physical disruption to the neighborhood, or to the City, city personnel or activities, he or she may deny the filming application or permit.

**X. CERTIFICATE OF INSURANCE**

The Applicant shall attach a valid certificate of insurance, issued by a company authorized to conduct business in the state of Texas, naming the City of Fredericksburg and its agents, officers, elected officials, employees and assigns, as additional insured, in an amount not less than \$1,000,000 general liability, including bodily injury and property damage with a \$5,000,000 umbrella; and automobile liability (if applicable) in an amount not less than \$1,000,000 including bodily injury and property damage.

**XI. DAMAGE TO PUBLIC OR PRIVATE PROPERTY/ SAFETY/ CLEAN UP**

The Applicant shall pay in full, within ten (10) days of receipt of an invoice, the costs of repair for all damage to public or private property, resulting from or in connection with, the production, and restore the property to its original condition prior to the production, or to better than original condition. Applicant is responsible for keeping the production area clean and safe during production.

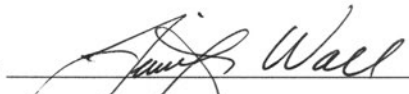
**XII. HOLD HARMLESS AGREEMENT**

The Applicant shall sign the following Hold Harmless Agreement holding the City harmless from any claim that may arise from their use of designated

of-way, or equipment in conjunction with the permitted use:  
HOLD HARMLESS

*I certify that I represent the Applicant which will be performing the filming/taping at the locations specified on the attached permit application. I further certify that I and my firm will perform in accordance with the directions and specifications of The City of Fredericksburg, Texas, and that I and the Applicant hereby indemnify and hold harmless the City of Fredericksburg, Texas and its elected officials, officers, servants, employees, successors, agents, departments and assigns from any and all losses, damages, expenses, costs and/or claims of every nature and kind arising out of or in connection with the filming/taping and other related activities engaged in pursuant to this Application.*

*I further certify that the information provided on this Application is true and correct to the best of my knowledge, and that I possess the authority to sign this and other contracts and agreements with the City of **Fredericksburg**, Texas on behalf of the Applicant.*

Signed:   
Title: Unit Production Manager  
Date: May 22, 2026

**THE CITY OF FREDERICKSBURG, TX**

**Application for Commercial Film/TV/Advertising Production**

Title of project

The Colonel

Type of production (feature film, television production, commercial, corporate, music video, etc.)

Feature Film

Proposed Filming Locations (attach additional pages if necessary)

1. 420 Plum Street (see attached map)
2. Heritage School-310 Smokehouse Road (see attached map)
3. 815 Sunset Street (see attached map)
4. Fredericksburg Independent Middle School – 110 West Travis Street (see attached map)
5. Glenwood Drive (see attached map)
6. W. Lower Crabapple Road (see attached map) \*This traveling shot would likely go until Hilmar Jung Rd, which we would like to permit.

Date(s) of prep/filming

Prep May 26th-June 21st, 2026.

Shoot June 22nd-July 16th, 2026

\*Schedule may shift during prep phase\*

**Production Office:**

Name: Jennifer Wall

Address: [REDACTED]

Phone: [REDACTED]

Fax:

Email: [REDACTED]

**Producer:**

Name: Tim Williams

Address: [REDACTED]

Phone: [REDACTED]

Fax:

Email: [REDACTED]

**Location Manager:**

Name: Chris Petro

Address:

Phone: [REDACTED]

Fax:

Email: [REDACTED]

Previous Commercial Filming Experience (Most Recent)

1. Dutton Ranch (Scout)
2. The Pirate King
3. At the Sea

Is this production already in contact with the Texas Film Commission?  
Yes

If yes, who is your contact at the Texas Film Commission?

Name: Taehee Kim

[REDACTED]

[REDACTED]

**PRODUCTION** (*Attach additional sheets if necessary.*)

1. Production schedule and activities, including stunts, pyrotechnics, special effects, aerial photography, amplified sound or use of animals: (Give dates and times and rain dates. Hours should include set-up, holding of sets and restoration.)
2. Approximate number of persons involved with the production, including cast and crew:  
150
3. Anticipated need of City personnel, equipment or property: **See Attached Maps**
4. Public areas in which public access will be restricted during production:

5. Describe alterations to public property:

6. Number and type of production vehicles to be used and location(s) where vehicles will be parked: **5-8 Production Vehicles for Camera, Grip, Lighting, Props, Wardrobe, and Set Dressing and 2 shuttle vans. See maps for vehicle parking.**

7. Location where crew will be fed, if not at filming location:

8. Location where extras will be held, if not at filming location:

9. Map of anticipated street closure(s) or other public area use. **See Attached maps**

10. Synopsis of the script or project.

Based on a True Story: in 1969, Fort Worth Texas a struggling middle school brings in a retired Marine Colonel to reform its struggling Football Program. On a mission to instill discipline, hard work, and teamwork to a disparate student body; the Colonel helps to bring a school and community together while also managing to heal a part of his own soul.

Applicant (production company representative):

\_\_\_\_\_ Jennifer Wall \_\_\_\_\_ Date: May 22, 2026

Name

\_\_\_\_\_ Unit Production Manager \_\_\_\_\_

Title

Application approved by Fredericksburg representative with the following conditions, if any:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

*The policy applies to commercial film, TV or image production in Fredericksburg.*

*The Office of the City Manager may require the applicant to acknowledge receipt of this policy prior to approving this application.*

**The Colonel**

June/July, 2026  
**(1-2 Days of Filming)**

Location/SET: 420 Plum St.  
Fredericksburg, TX 78624

**Working Truck/Equipment  
Vehicle/Generator Parking  
(Along Plum St.)**

**SET**

***\*No Driveways or Hydrants Will  
be blocked/obstructed***

***\*Possible Street parking for Film-***

***\*Possible Temporary/Limited  
Closure of Lane (while allowing  
Residents to still have access)-***



**The Colonel**

June/July, 2026  
(2-3 Days of Filming)

Location/SET: 815 Sunset St.  
Fredericksburg, TX 78624

Working Truck/Equipment  
Vehicle/Generator Parking  
(Along Sunset St.)

Full Lane **Closure**

815 Sunset St

ae's Retreat  
ed & Breakfast

SET

80-130 FT Condor  
Placement for Lighting  
(in Lane)

*\*No Driveways or Hydrants Will  
be blocked/obstructed*

*\*Possible Street parking for Film-*

*\*Possible Temporary/Limited  
Closure of Lane (while allowing  
Residents to still have access)-*

**Full Lane Closure for Safe  
Condor Placement-**

Full Lane **Closure**

**The Colonel**

June/July, 2026  
**(Several Days of Filming)**

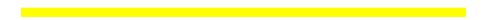
Location/SET: Fredericksburg  
Independent Middle School  
110 W. Travis St.  
Fredericksburg, TX 78624

**Working Truck/Equipment  
Vehicle/Generator Parking  
(School- Adjacent Side of W. College St)**



**Most Activity is Currently  
Planned On Site**

**\*Possible Street parking for Film-**



**\*Possible Temporary/Limited Closure  
of Lane (while allowing Residents to  
still have access)-**

June 5, 2026

The City of Fredericksburg, Texas

City Counsel

To The Honorable Mayor Briley

And

Honorable Councilmembers Eidson, Klein, Neffendorf, & Watson,

The Colonel Film Productions is currently gearing up for production in Fredericksburg, with the start of principal photography on June 22<sup>nd</sup>, 2026. We deeply appreciate the assistance we have already received from the amazing residents, business, and officials of the city. Sean Doerre has been an excellent resource and point person in our ongoing discussions.

We have made some changes to our production plan, so below, please find some revised key notations on the production's impact on Fredericksburg and Texas.

Tim Williams, who is the Writer and Director as well as the lead producer of THE COLONEL is a resident of Fredericksburg. He has worked over a decade (overall) and over the past five years here in town to bring this film from script to production.

**Story:**

In 1969, a Middle School in Fort Worth Texas that was struggling with enrollment, student retention, and overall school pride brought in a Retired Marine Lt. Colonel to take over the Athletic Department and to coach the Football Team.

This project is based on a true story and a deeply personal journey for Mr. Williams. His life, along with scores of others, was greatly impacted by the coaching and mentorship of Lt. Colonel Rosaker. The school grew into a powerhouse in athletics and academics during Lt. Colonel Rosaker's time there. It remains an elite institution to this day.

Mr. Williams's journey to bring this story to others started with an award documentary, then a short film, and now this feature. This momentum resulted from the story's impact on audiences.

## Economic Impact:

For this production, 90% of the Crew, Cast, and Extras (Stand Ins, Background, and Special ability extras) are Texas Residents.

The Colonel will rely on vendors, support staff, purchases, restaurants, locations, and hotels across a myriad of Fredericksburg individuals and businesses. Local expenditure is not limited to the following, but this is a topline snapshot/basic breakdown. A rough total of the categories below tallies to between \$737,400 and \$752,400 in local spend.

- Hotel Nights – Between Above the Line (Actors) and Below the Line (Crew, Special ability background, stunts, and Production management estimated and budgeted \$250,000.00 in Hotel Expenditure.
  - List of Hotels in Fredericksburg
    - Fredericksburg Inn (under contract and a committed number of rooms) for crew, stunts and special ability extras
    - Fairfield Suites (Marriott) – Currently contracted for rate and now working on the number of rooms for traveling cast.
    - We are in talks with the Albert and Emigrant Hotel for our stars.
- Local Restaurants
  - The crew residing in Fredericksburg dining (average lunch \$20 and \$35 for dinner) – estimate across all prep and shooting crew meals at local restaurants - \$77,400.00
    - 70 Shooting Crew x5 meals (dinner only – production provides breakfast and lunch) per week with an average of \$30 per meal for 4 weeks - est \$42,000
    - 35 Shooting Crew x4 meals (lunch and dinner – hotel provides breakfast) per weekend with an average of \$30 per meal for 3 weekends – est \$12,600
    - 20 Prep Crew x10 meals (lunch and dinner – hotel provides breakfast) per week with an average of \$30 per meal for 3 weeks – est \$18,000
    - 10 Prep Crew x4 meals (breakfast provided at hotel) per weekend with an average of \$30 per meal for 4 weeks – est \$4,800
- Locations
  - Currently estimated and budgeted we have between \$85,000 and \$100,000 in site rentals to locations and locations specific equipment rentals (private and public owners) in and around Fredericksburg.
    - Heritage School- 310 Smokehouse Rd.
    - FISD (location and production office)- 110 West Travis St.
    - House #1: 420 Plum St.
    - House #2: 815 Sunset St.

- We are currently looking into pricing for Rentals from Local Companies such as Texas First Rentals and others in the area.
  - Locations Reps/Local to Fredericksburg will be employed by the production
    - Services for managing Heritage School, Van Shuttle, and Craft Service - \$30,000.00
    - Romney Kowart- working with him on Location Site Rentals and he may join our Crew in some capacity.
    - Writing/Directing/Producing Service - \$125,000.00
  - Production Support Spaces
    - For our Driving Scenes, we will rent space at a yet to be determined business near Oak Haven or Crabapple Rd.
- Local Vendors
- General Supplies – Est \$10k
  - Locations – Est. \$5k
  - Locations Supplies – Est \$5k
  - Art Department – Est. \$40k
    - Construction materials
    - Greens materials
    - Set Dec supplies and support
    - Paint and Site restoration materials
    - Catering Supplies
      - Local Shopping – est/budgeted \$15k
        - Ice
        - Water/Drinks
        - Food
        - Propane
        - Etc.
    - Craft Service – est/budgeted \$15k
    - Picture Vehicles
      - Estimated local Rentals \$5k
    - Extras/Stand-Ins/Background:
      - Estimated 750 Local Individuals \$75,000 in base wages (with state taxes from production on top of this).



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** Public Works and Utilities  
**TO:** Mayor & City Council Members  
**FROM:** Kris Kneese, Director of Public Works,  
Utilities, and Engineer  
**MEETING DATE:** June 16, 2026

**CATEGORY:** OTHER ACTION ITEMS AND  
UPDATES

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**CAPTION:** Consider and approve an amendment to LCRA Wholesale Power Supply Agreement.  
(Kris Kneese, Director of Public Works/Utilities)

---

**SUMMARY:**

Consider approving the proposed amendment to LCRA Wholesale Power Agreement

**BACKGROUND:**

In accordance with State regulation, this item will be discussed in the executive session.

**FUNDING SOURCE:** Electric

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

Consider approving the proposed amendment to LCRA Wholesale Power Agreement

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

Neighborhood Quality  
Workforce  
Tourism  
City Center  
Mobility  
Small Town Sensitive Growth  
Governance

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**ATTACHMENTS:**

None

**APPROVAL/REVIEW:**



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Kris Kneese, Director of Public Works, Utilities, and Engineer

Date: June 10, 2026



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Garret Bonn, Assistant City Manager

Date: June 10, 2026



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William McKamie, City Attorney

Date: June 10, 2026



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Leticia Vacek, City Secretary

Date: June 10, 2026



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Clinton Bailey, City Manager

Date: June 10, 2026



## CITY COUNCIL AGENDA MEMO

**DEPARTMENT:** City Manager  
**TO:** Mayor & City Council Members  
**FROM:** Garret Bonn, Assistant City Manager  
**MEETING DATE:** June 16, 2026

**CATEGORY:** OTHER ACTION ITEMS AND UPDATES

---

**CAPTION:** Consider and take possible action regarding the appointment of the position of City Attorney, including authorizing the City Manager to negotiate an agreement with the selected appointee. (Mayor and City Council)

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**SUMMARY:**  
Consideration and possible action relating to the position of City Attorney.

**BACKGROUND:**  
A committee comprised of two Council members and select City staff conducted interviews of five applicants for the position of City Attorney with the City of Fredericksburg. Two finalists have been selected and a second round of interviews will be conducted during Executive Session with the entire Council, after which time the Council may take action.

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**  
Governance

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**ATTACHMENTS:**  
None

**APPROVAL/REVIEW:**

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Garret Bonn, Assistant City Manager

Date: May 20, 2026



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Leticia Vacek, City Secretary

Date: June 09, 2026



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William McKamie, City Attorney

Date: June 10, 2026



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Clinton Bailey, City Manager

Date: June 10, 2026



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:**  
**MEETING DATE:** June 16, 2026

**CATEGORY:** CITY MANAGER'S REPORT

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**CAPTION:** Update on the New World Screwworm in Gillespie County. (Ashley Morris, Emergency Management Coordinator)

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**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

Neighborhood Quality  
Workforce  
Tourism  
City Center  
Mobility  
Small Town Sensitive Growth  
Governance

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**ATTACHMENTS:**

None

**APPROVAL/REVIEW:**

\_\_\_\_\_  
Leticia Vacek, City Secretary

Date: June 10, 2026



Clinton Bailey, City Manager

Date: June 10, 2026



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:**  
**MEETING DATE:** June 16, 2026

**CATEGORY:** ITEMS FOR FUTURE AGENDA

---

**CAPTION:** City Manager Bailey will review the Future Agenda Items and Upcoming Meetings List with the City Council. (Leticia Vacek, City Secretary)

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**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

Neighborhood Quality  
Workforce  
Tourism  
City Center  
Mobility  
Small Town Sensitive Growth  
Governance

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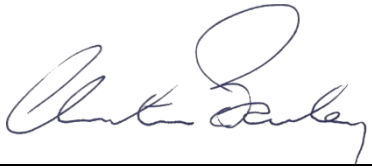
**ATTACHMENTS:**

1. Future Agenda Items List 070226Final

**APPROVAL/REVIEW:**

\_\_\_\_\_  
Leticia Vacek, City Secretary

Date: June 10, 2026



Clinton Bailey, City Manager

Date: June 10, 2026

## City Council Future Agenda Items/Meetings

### July, 2026 Regular Meetings/Future Meetings

July 21<sup>st</sup> Street Closure Request for S. Lincoln Street Makers Market. (Garret Bonn, Asst. City Manager)  
July 21<sup>st</sup> Quarterly EDC Update. (Tim Lehmberg, EDC Director)

### Other Meetings/Events

June 15<sup>th</sup> Yesterday-Special City Council Meeting @ 9 am, Chambers-Orientation, Council Priorities, '27 Budget Overview.  
June 23<sup>rd</sup> Citizen University – 6 pm @ Council Chambers. (Topic: Public Works, Engineering, and CIP-Kris Kneese & Staff)



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:**  
**MEETING DATE:** June 16, 2026

**CATEGORY:** EXECUTIVE SESSION

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**CAPTION:** Consideration of Board and Commission Applications and possible action of appointments to the following boards: Planning & Zoning Commission, Zoning Board of Adjustment, and Historic Review Board pursuant to Texas Government Code 551.074. (Leticia Vacek, City Secretary)

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**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

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**ATTACHMENTS:**

None

**APPROVAL/REVIEW:**

\_\_\_\_\_  
Leticia Vacek, City Secretary

Date: June 10, 2026

\_\_\_\_\_  
Clinton Bailey, City Manager

Date: June 10, 2026



## CITY COUNCIL AGENDA MEMO

**DEPARTMENT:** City Manager  
**TO:** Mayor & City Council Members  
**FROM:** Clinton Bailey, City Manager  
**MEETING DATE:** June 16, 2026

**CATEGORY:** EXECUTIVE SESSION

**CAPTION:** Discuss appointment for the position of City Attorney pursuant to Texas Government Code Section 551.074.

**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

Governance

**ATTACHMENTS:**

None

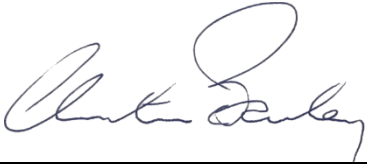
**APPROVAL/REVIEW:**

\_\_\_\_\_  
Leticia Vacek, City Secretary

Date: May 27, 2026

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William McKamie, City Attorney

Date: May 27, 2026



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Clinton Bailey, City Manager

Date: May 27, 2026



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** Public Works and Utilities

**TO:** Mayor & City Council Members

**FROM:**

**MEETING DATE:** June 16, 2026

**CATEGORY:** EXECUTIVE SESSION

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**CAPTION:** Discussion of LCRA Water Supply Purchase/Lease pursuant to Texas Government Code Section 551.072.

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**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

Water Resource

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**ATTACHMENTS:**

None

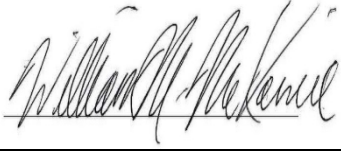
**APPROVAL/REVIEW:**

\_\_\_\_\_  
Kris Kneese, Director of Public Works, Utilities, and Engineer

Date: June 10, 2026

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Garret Bonn, Assistant City Manager

Date: June 10, 2026



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William McKamie, City Attorney

Date: June 10, 2026



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Leticia Vacek, City Secretary

Date: June 10, 2026



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Clinton Bailey, City Manager

Date: June 10, 2026