



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA WEDNESDAY, JANUARY 6, 2021 ~ 5:30 P.M. VIA ZOOM WEBINAR

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Brenda Segner, Member
Jeff Lawrence, Member

Chris Kaiser, Member
Jill Tabor, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in a regular session on **Wednesday, January 6, 2021, at 5:30 p.m.** The meeting will also be available for view and participation via **Zoom Teleconferencing**, see details below. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public may join the Zoom Meeting by one of the following:
By web: Please click the link below to join the meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/81162941565?pwd=U3BGRUhlL2Z5SDV0OFNVYVdtemMzUT09>

Passcode: 064765

Or iPhone one-tap:

US: +13462487799,953008868# or +16699006833,953008868#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: (346) 248 7799 or (669) 900 6833 or (253) 215 8782 or (301) 715 8592 or

(312) 626 6799 or (929) 205 6099 or Toll Free at (877) 853 5247 or (888) 788 0099

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

December 2020 regular meeting minutes

4. PUBLIC COMMENTS

During the COVID-19 pandemic, the City of Fredericksburg is allowing public comments to be submitted remotely, **by 2:00 p.m. on January 6, 2021**, using any of the following methods:

Email your comments to scollier@fbgtx.org.

The Planning and Zoning Commission (P&Z) welcomes public comments concerning items on this agenda. Each member of the public who desires to address the P&Z regarding an item on this agenda

is required to sign up to speak, prior to the start of the meeting. All public comments shall be limited to discussion of items on this agenda and shall be limited to 3-minutes in duration. At the discretion of the P&Z Chair, or upon an affirmative vote of the P&Z, the public comment time limit applicable to all speakers may be lengthened or shortened as required to allow the P&Z to complete its legislative agenda. Persons addressing the P&Z are prohibited from trading time with other speakers or reserving of time.

5. PUBLIC HEARING

- A. Consider P-2023– Request by Luke Barnett to Replat Lot 5 of the Walters Addition Located at 504 N. Milam Street, into Two Lots, One Fronting on North Milam Street, and the Other Fronting on Pecan Street.

6. ACTION ITEMS

- A. Receive recommendation and consider (P-2023)
- B. Consider P-2027 – Request by Kevin Spraggins on behalf of Fredericksburg Land Holdings, LLC for a Preliminary Plat of the Lost Draw Subdivision located on West Live Oak Street, East of Kerr Road.
- C. Consider P-2029 – Request by Mark Sparrow on behalf of HK Fredericksburg, LLC for a Preliminary Plat of The Friendship Oaks Subdivision Formerly Known as The Heather Glenn Subdivision Located on the South Side of Friendship Lane in the Vicinity of South Creek Street.

7. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on December 31, 2020 on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier,
Development Coordinator

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**PLANNING & ZONING COMMISSION
December 9, 2020
5:30 P.M.**

On this the 9th day of DECEMBER 2020 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

PRESENT: JANICE MENKING
BRENDA SEGNER
JIM JARREAU
JEFF LAWRENCE
TIM DOOLEY
JILL TABOR
STEVE THOMAS

ABSENT: DARYL WHITWORTH
CHRIS KAISER

ALSO, PRESENT: BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

MINUTES

Jim Jarreau moved to approve the minutes of the November 2020 meeting and Jill Tabor seconded the motion. All voted in favor and the motion carried.

Chairwoman, Janice Menking invited Public Comment. No comments made.

ELECT VICE CHAIRMEN

Brenda Segner made a motion to elect Tim Dooley as Vice Chairmen. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider Z-2018 – Request by Joseph Simmons and Kelly Graham to Consider a Zoning Change from R1, Single Family Residential, to R2, Mixed Residential and change the Land Use Plan from Low Density Residential to Medium Density Residential on Property located at 305 N. Elk Street and 502 E. Schubert Street.

Motion to open Public Hearing made by Tim Dooley seconded by Jim Jarreau. All voted in favor and the motion carried.

Joe Simmons presented the application. He stated he purchased the property several years ago and the property had multiple structures on one R1 Zoned lot. He was informed that he would not be able to Short Term Rent more than one structure on the property thus leaving many structures vacant and not usable. He would like to request a zoning change from R1 to R2 which would allow him to use all the the property.

Glenn Morrow, a property owner within 200 ft of the subject property spoke in protest.

Kristina Seracen, a property owner within 200 ft of the subject property spoke in protest.

Kathy Schreiber, a property owner within 200 ft of the subject property spoke in protest.

Motion to close Public Hearing made by Jim Jarreau seconded by Tim Dooley. All voted in favor and the motion carried.

Brian Jordan, Director of Development, stated the block in question is mostly Medium Density and R-2. And the same situation occurs in the block to the south. Since there is one property remaining in the block not represented in this request, or already zoned R-2, staff does not recommend changing the zoning without also considering that property. Therefore, if the Commission agrees, we recommend delaying action on this request, and calling a public hearing to change the remaining lot in this block (506 E. Schubert) with his request.

Tim Dooley asked Joe Simmons if he would be opened to submitting a joint application with the neighbors who own 506 E. Shubert as recommended by Staff. Joe stated he would like to pursue that option and withdrew his application.

No action was taken on this item as the applicant withdrew his application.

SITE PLAN

Consider SP-2012 – Request by Thomas Duval on behalf of The MacDonald Companies for approval of the Site Plan of The Reserve at Vineyard Oaks for a Multi-Family Apartment Complex located at the North West Corner of South Eagle Street and Friendship Lane.

Brenda Segner recused herself and left the table.

Thomas Duval presented the application on behalf of The MacDonald Companies. He stated it was the applicants desire to develop a 12 building, 152-unit apartment project. Primary access to the property will be provided on South Eagle Street with a secondary access available on Sunrise Street.

Jeffrey Morin voiced his concerns regarding the drainage of this development.

Brian Jordan, Director of Development Services stated Staff recommends approval, conditioned upon approval of the Landscape Plan prior to issuance of a building permit.

Jim Jarreau made a motion to approve Application SP-2012 per Staff recommendation. Tim Dooley seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Jill Tabor. All voted in favor and the meeting was adjourned at 6:42 p.m.

PASSED AND APPROVED this 6th day of January 2021.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman

**REPLAT
BACKGROUND INFORMATION
January 2021**

File Number:	P-2023
Subdivision Name:	Replat of Lot 5, Block 1 of the Walter's Addition, into Lot 5AR and 5BR
Location:	504 N. Milam Street (see attached map).
Applicant:	Lucas Barnett
Number/Size of Lots:	2 lots, with Lot 5AR – 0.236 acres, Lot 5BR – 0.252 acres.
Roadways:	N. Milam Street and N. Pecan Street.
Right-of-way Dedications:	Adequate right-of-way exists for both existing adjoining streets.
Utilities:	A water and sanitary sewer tap will be required for the additional lot.
Easements:	A private utility easement is being provided across Lot 5BR to provide service to Lot 5AR.
Easements Abandoned:	NA
Stormwater Detention:	NA
Park Dedication:	A park dedication fee in the amount of \$500 will be required for the new lot being created.
Drainage:	Will be evaluated when the property develops.
Sidewalks:	The Sidewalk Plan calls for a sidewalk along N. Milam Street along the frontage of the property and will be the responsibility of the applicant. A 2' Pedestrian Easement is being provided to accommodate the proposed sidewalk.
Staff Recommendation:	Approval, conditioned upon the removal of the structure encroaching on the proposed lot line prior to recordation of the plat.
P&Z Action:	Final approval



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 - (830)997-7521

A. Project Information (Please complete all items.)

Project Name: *504 N. Milam Re-plat*

Project Address: *504 N. Milam St.*

Tax ID Number (s): *14383*

Application Type (Check all items that apply.)

- | | | |
|---|---|--|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☒ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

Revision of Approved Plan / Plat? ☐ Yes ☒ No Name:

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: *48* No. of Lots: *1*

Original Survey & Abstract No:

Legal Description: *Walter Bk 2 Lot 5*

Current Land Use Plan: *Commercial*

Proposed Land Use Plan:

Current Zoning: *R-1/C-1*

Proposed Zoning:

Location: *Pecan / Milam*

Proposed Use(s): *Build house on lot facing Pecan, & Leave house & lot facing Milam as is.*

Applicant's Signature

Applicant's Role: ☒ Owner ☐ Developer ☐ Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: *[Signature]*

Printed Name: *Lucas Barnett* Date: *10-27-2020*

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: *Luke Barnett*

Address: *227 Green Meadows Blvd, Fredericksburg, TX 78624*

Phone: *831-241-1270*

Fax:

Email: *lbarnett78@gmail.com*

II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: ☒ Agent ☐ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable):

Address:

Primary Contact Name: *Luke Barnett*

Phone: *831-241-1270*

Fax:

Email: *lbarnett78@gmail.com*

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): *Luke Barnett*

Address: *227 Green Meadows Blvd. Fredericksburg, TX 78624*

Phone: *831-241-1270*

Fax:

Email: *lbarnett78@gmail.com*

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: ☐ Agent ☐ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable):

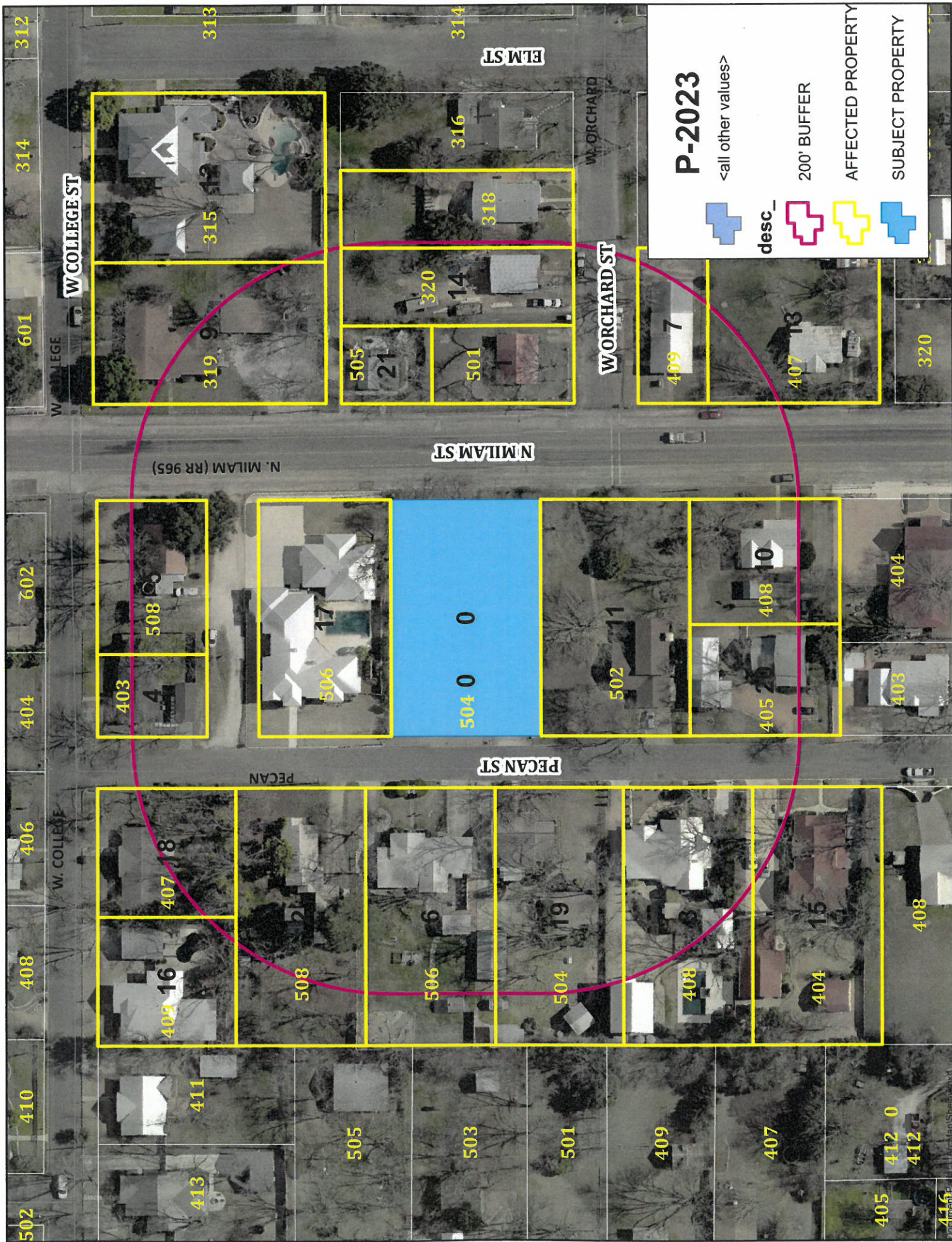
Address:

Primary Contact Name:

Phone:

Fax:

Email:



Letter	Name	Address
1	JONES PARTNERSHIP LTD	501 N. MILAM ST FREDERICKSBURG, TX 786247
2	SCOTT BECKENDORF	7 IRONWOOD RD SAN ANTONIO, TX 78212
3	RICHARD & TAMMY PACK	419 E. TRAVIS FREDERICKSBURG, TX 786247
4	DUSTIN MOORE	P.O. BOX 3063 FREDERICKSBURG, TX 786247
5	BARRY WAGNER	4234 N GRAPE CREEK RD FREDERICKSBURG, TX 786247
6	PATRICK & ROSE SCHAUB	506 N. PECAN FREDERICKSBURG, TX 786247
7	MARCUS BENNET	409 N. MILAM FREDERICKSBURG, TX 786247
8	DIAMOND Y PROPERTIES INC	P.O. BOX 1698 FREDERICKSBURG, TX 786247
9	DWIGHT & KAREN OESTREICH	204 W. ORCHARD FREDERICKSBURG, TX 78624
10	BOHNER REVOCABLE TRUST	560 BOHNERT LN FREDERICKSBURG, TX 786247
11	CHARLENE GISH	502 N.MILAM FREDERICKSBURG, TX 786247
12	STINSON FAMILY REVOCABLE LIVING TRUST	315 W. COLLEGE FREDERICKSBURG, TX 786247
13	KATHLEEN COATES TRUST	P.O. BOX 877 FREDERICKSBURG, TX 786247
14	MICHAEL MEEK	632 POST OAK FREDERICKSBURG, TX 78624
15	DAVID CROSS	P.O. BOX 2838 FREDERICKSBURG, TX 786247
16	SVS REALTY LLC	1709 S IH 35 SAN MARCOS, TX 78666
17	DOUGLAS & CARLA DUFF	8 SANTA FE PL ODESSA, TX 79765
18	RICHARD & JEANNE WEIKEL	110 LIVE OAK LANE KERRVILLE, TX 78028
19	WHITTEN FAMILY REVOCABLE TRUST	504 N. PECAN FREDERICKSBURG, TX 786247
20	GUS & JACQUELYN RIOS	P.O. BOX 742 FREDERICKSBURG, TX 78624
21	LINDA HARMAN	5201 PATAGONIA PASS BEE CAVE, TX 78738
P-2023 504 N.MILAM		

**PRELIMINARY PLAT
BACKGROUND INFORMATION
January 2021**

File Number:	P-2027
Subdivision Name:	Lost Draw Subdivision
Location:	West Live Oak Street, East of Kerr Road (see attached map).
Zoning:	Property is in the ETJ and is not zoned.
Tract Size:	13.20 acres
Number/Size of Lots:	6 single family lots.
Roadways:	The project will be served by the creation of Lost Draw Road, an ETJ roadway extending out to Live Oak Street.
Right-of-way:	Right of way is being dedicated for Lost Draw Road, a public ETJ street.
Utilities:	NA
Easements:	Each lot will include the standard ETJ well and septic setbacks. In addition, there is currently an overhead utility line crossing the property.
Easements Abandoned:	NA
Stormwater Detention:	In accordance with the City's Stormwater Control Ordinance, the proposed residential lots will be required to provide onsite detention or contain no more impervious ground cover than 20% of the gross lot surface area upon development, exclusive of any area within the 100-yr floodplain.
Drainage:	In accordance with the City's Flood Hazard Reduction Ordinance, base flood elevation data will be generated for the FEMA A-zone along with dedication of a floodplain easement. A floodplain development permit application will also be required for any development within a regulatory floodplain.
Park Dedication:	Park Dedication is not required
Construction Plans:	Final Construction Plans will need to be approved by the City of Fredericksburg Engineering Department.
Screening Plan:	NA

Sidewalks:	Sidewalks are not required along this portion of West Live Oak Street.
P&Z Action:	Final approval
Staff Recommendation:	Approval
Conditions:	Approval of the Final Plat and Final Construction prior to the start of construction.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

A. Project Information (Please complete all items.)

Project Name: Lost Draw Subdivision

Project Address: West Live Oka Street, East of Ker Rd.

Tax ID Number (s):

Application Type (Check all items that apply.)

- | | | |
|---|---|--|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan* | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Other |
| ☐ Land Use Plan Change | ☒ Preliminary Plat* | ☐ Waiver of Right to
30-day action |
| ☐ Variance Request | ☐ Final Plat* | |
| | ☐ Development Plat | |

Revision of Approved Plan / Plat? ☐ Yes ☒ No Name:

Jurisdiction: ☐ City Limits ☒ ETJ Total Acres: 13.20 Ac. No. of Lots: 6

Original Survey & Abstract No:

Legal Description: 13.2 acres, a portion of 44.18 acres, Vol. 315, Pg. 611, G.C.R.P.R.

Current Land Use Plan: Low Density Residential

Proposed Land Use Plan:

Current Zoning: Rural-ETJ

Proposed Zoning: R1-Single Family

Residential

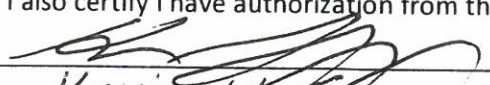
Location: West Live Oka Street

Proposed Use(s): Single Family Residential

Applicant's Signature

Applicant's Role: ☐ Owner ☐ Developer ☒ Other (note role): Engineer

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: 

Printed Name: Kevin W. Spraggins

Date: 11-19-20

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s)

Firm Name (if applicable): Fbg Land Holdings, LLC

Owner Name: Andrew Sides

Address: 113 E. Park St., Fredericksburg, Texas 78624

Phone: 830-992-3251 Fax: ----- Email: andrew@lostdrawcellars.com

II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: ☒ Agent ☒ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable): VEI Consulting Engineers

Address: 507-D East Highway St., Fredericksburg, TX 78624

Primary Contact Name: Kevin Spraggins

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): Stonewall Development LLC

Applicant Name (s): Parker Atkins

Address: 309 Spanish Pass Road, Boerne, TX 78006

Phone: 210-483-3242

Fax:

Email: atkinspe@gmail.com

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: ☐ Agent ☐ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable):

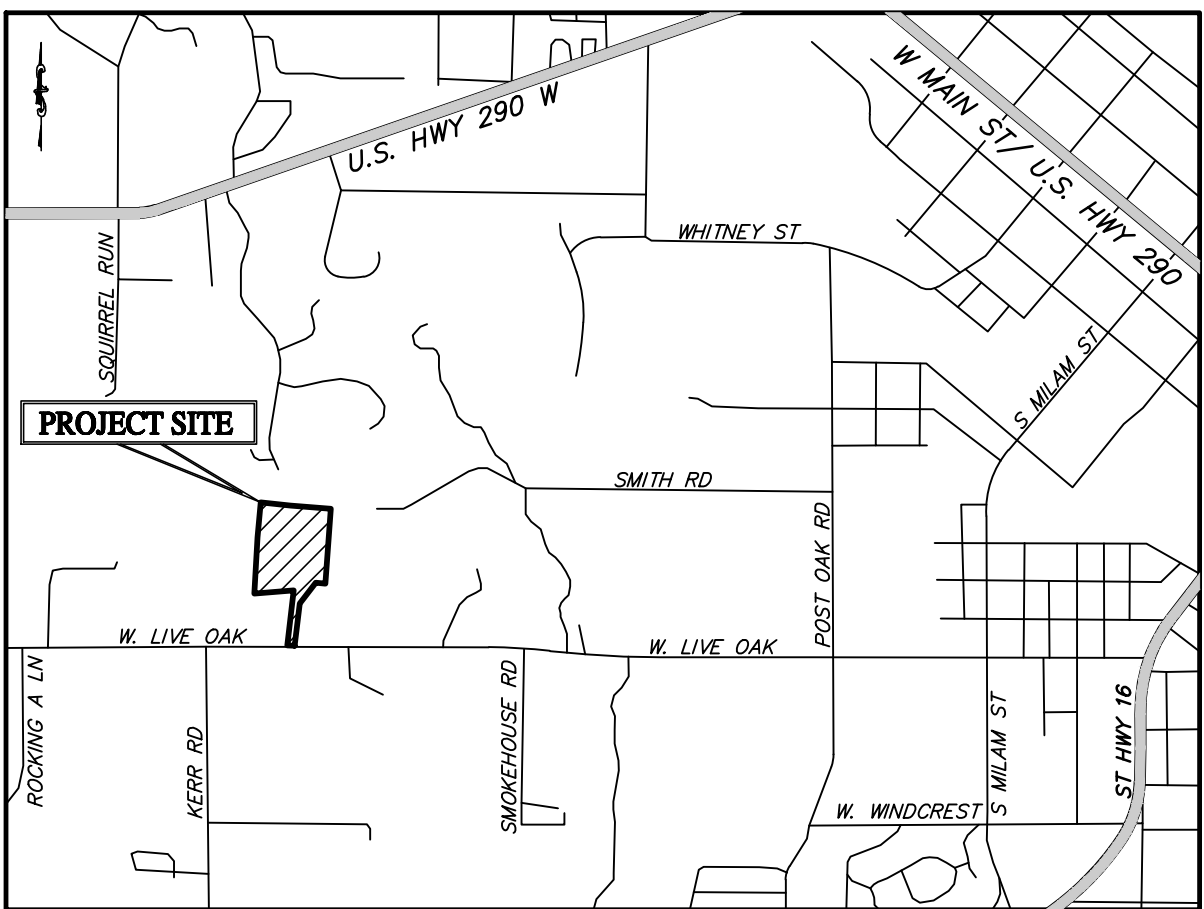
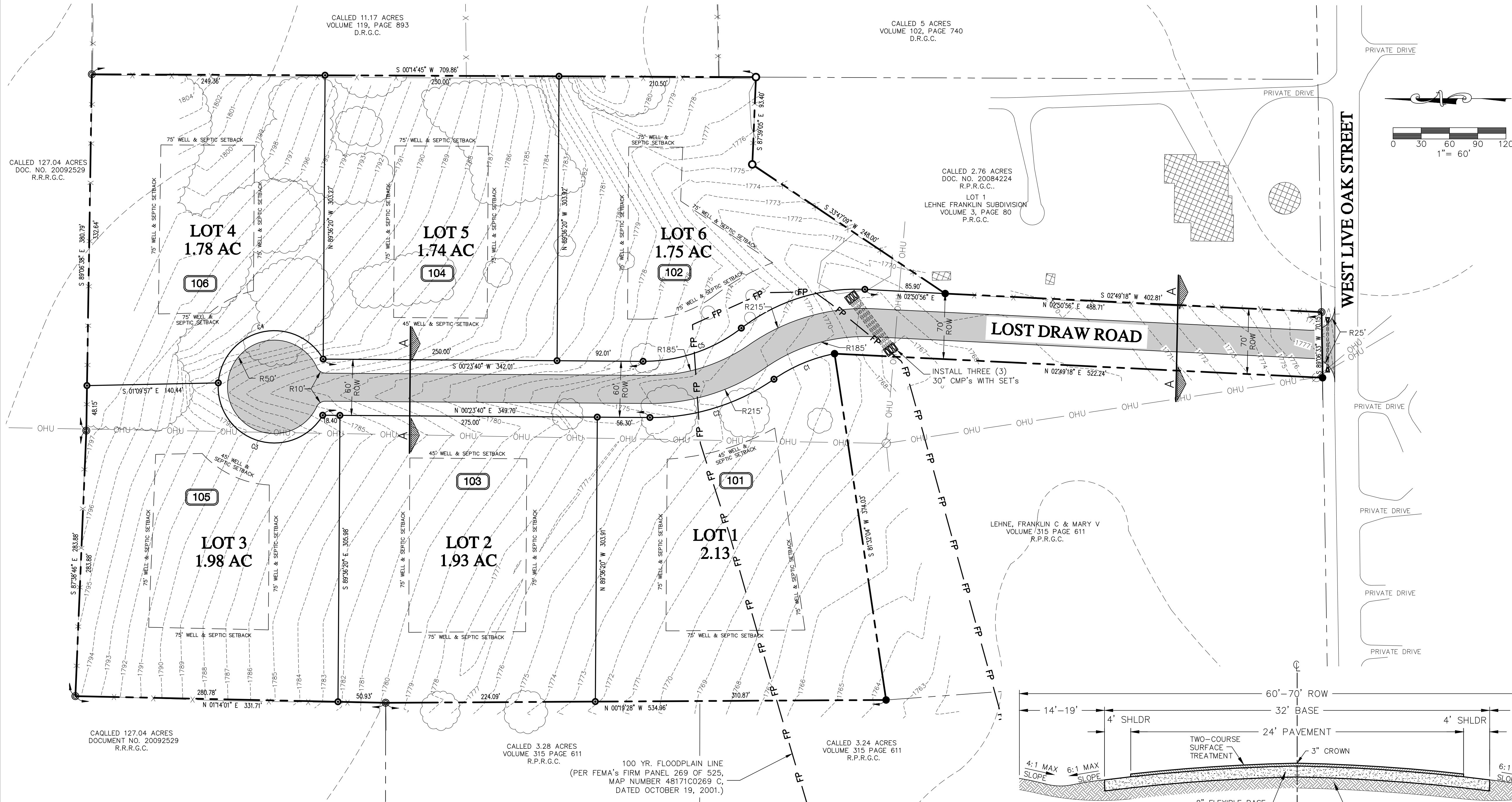
Address:

Primary Contact Name:

Phone:

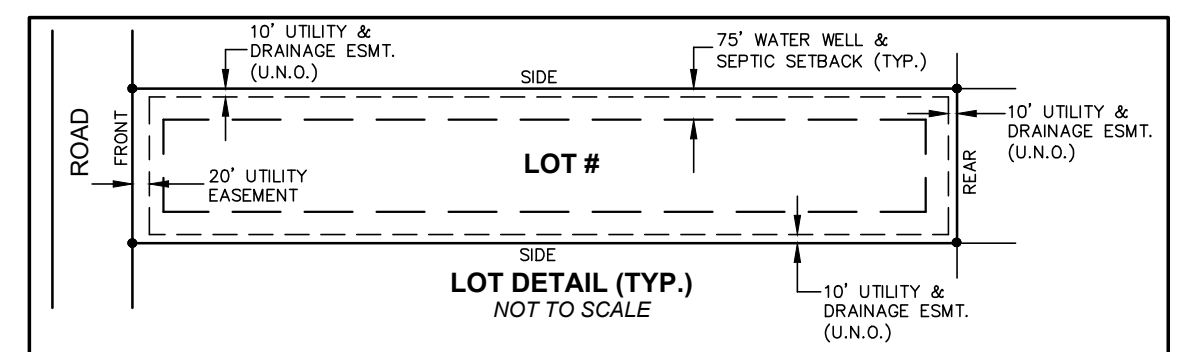
Fax:

Email:



LOCATION MAP

NOT TO SCALE



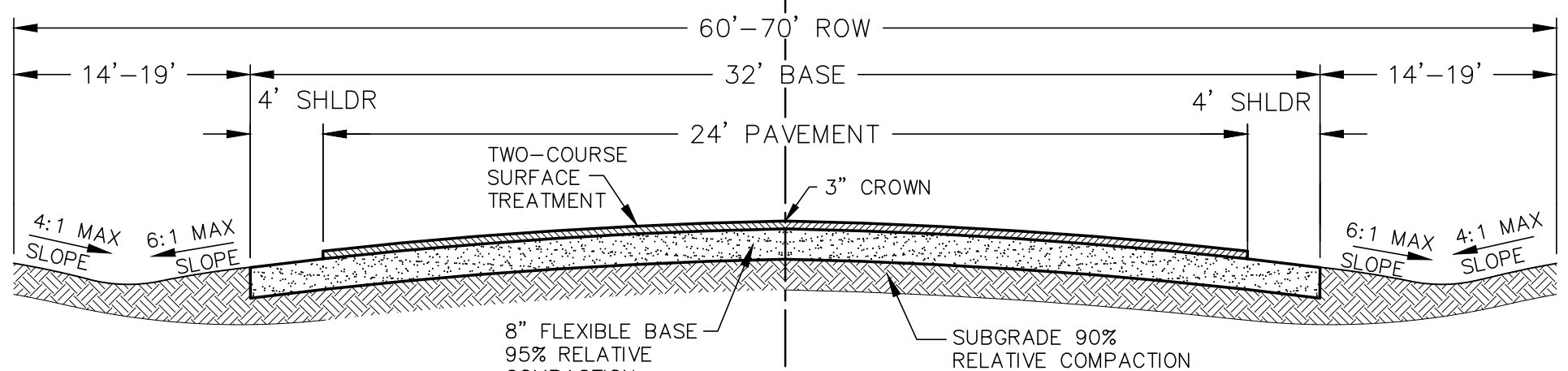
NOTE: 20' UTILITY EASEMENTS AND 10' UTILITY & DRAINAGE EASEMENTS NOT SHOWN ON PLAN FOR CLARITY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.18'	70.76'	70.25'	N 22°48'33" W	23°49'26"
C2	230.00'	140.99'	138.79'	S 17°10'00" E	35°07'20"
C3	60.00'	160.90'	116.84'	S 17°13'13" W	153°39'05"
C4	60.00'	153.25'	114.86'	N 12°48'47" W	146°20'32"
C5	170.00'	112.93'	110.86'	S 18°38'08" E	38°03'37"
C6	200.00'	141.31'	138.39'	N 17°25'50" W	40°28'54"

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- LOT / ROW LINE
- PROPOSED EASEMENT
- OVERHEAD UTILITIES
- 100 YR. FLOODPLAIN LINE (PER FEMA)
- 1/2" IRON ROD SET w/ "MDS" CAP
- 1/2" IRON ROD FOUND w/ "SEARCHERS" CAP
- 1/2" IRON ROD FOUND w/ "BONNI 4447" CAP
- CORNER POST FOUND
- D.R.G.C.
- R.P.R.G.C.
- P.R.G.C.
- EXISTING TREES TO REMAIN

SECTION A-A (PROPOSED)
CITY OF FREDERICKSBURG TYP. PAVEMENT SECTION (E.T.J.)



A
PRELIMINARY PLAT
FOR

LOST DRAW
SUBDIVISION

13.20 acres
13.200 ACRES OUT OF OUTLOT 196 AND OUTLOT 197 AS SHOWN ON
THE MAP OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN
EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS.

FBG LAND HOLDINGS LLC OWNER

CONTACT: ANDREW SIDES (830) 992-3251
113 E PARK
FREDERICKSBURG, TX 78624

VEI CONSULTING ENGINEERS ENGINEER
MDS LAND SURVEYING SURVEYOR

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

SURVEYOR CONTACT: JEFF BOERNER (830) 816-1818
874 HARPER ROAD # 104
KERRVILLE, TEXAS 78028

FILE NO: 20088

DATE: 12/21/2020

SHEET: MP (1 OF 1)

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

Whereas, _____, acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder Signature: _____
Lienholder Printed Name: _____
Date Signed: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, the undersigned authority, on this day personally appeared the above-named person, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is authorized to execute the foregoing instrument for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day
of _____

Notary Public

My Commission Expires: _____

CERTIFICATE OF RECORDATION

FILED FOR RECORD AT _____ O'CLOCK _____M., THIS THE _____ DAY
OF _____, 20____, A.D. IN VOLUME _____ AT
PAGE _____ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

COUNTY CLERK'S OR DEPUTIES SIGNATURE: _____

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as defined in Vol./Pg., or Document Number _____ recorded in the Official Public Records of Gillespie County, Texas, hereby dedicate to the public use forever by free 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 requirement of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner Signature: _____
Owner Printed Name: _____
Date Signed: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, the undersigned authority, on this day personally appeared the above-named person, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is authorized to execute the foregoing instrument for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____

Notary Public

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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



Registered Professional Surveyor
Date Signed: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, the undersigned authority, on this day personally appeared the above, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____

Notary Public

My Commission Expires: _____

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE
(Without Planning and Zoning Commission Meeting)

Approved

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

The undersigned, the City Secretary and the City of Fredericksburg, Texas, hereby certifies that this plat is acceptable for filing with Gillespie County and the Planning and Zoning Commission authorized the Chairman of the said Commission to note the acceptance of behalf of the City thereof by signing his/her name as hereinabove subscribed.

Witness by hand this is the _____ day of _____

City Secretary's Signature: _____

NOTES:

- THIS PROPERTY IS PARTIALLY LOCATED IN A REGULATORY FLOODPLAIN ACCORDING TO, FLOOD INSURANCE RATE MAP COMMUNITY PANEL 269 OF 525, MAP #48171C0269 C, DATED OCTOBER 19, 2001.
- PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (i.e., NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- THE PROPERTY IS LOCATED WITHIN THE ETJ BOUNDARY OF THE CITY OF FREDERICKSBURG OUTSIDE THE CITY LIMITS.
- BEARINGS SHOW HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ONE 4203, NAD83 (2016 ADJUSTMENT)
- THE PROPOSED RESIDENTIAL LOTS WILL PROVIDE ONSITE DETENTION OR CONTAIN NO MORE IMPERVIOUS GROUND COVER THAN 20% OF THE GROSS LOT SURFACE AREA UPON DEVELOPMENT AS REQUIRED IN SECTION 5-455. G2 OF THE CITY OF FREDERICKSBURG'S CODE OF ORDINANCES

**PRELIMINARY PLAT
BACKGROUND INFORMATION
January 2021**

File Number:	P-2029
Subdivision Name:	Friendship Oaks (formerly Heather Glen)
Applicant:	HK Fredericksburg, LLC Mark Sparrow
Location:	South side of Friendship Lane in the vicinity of the extension of S. Creek Street (see attached map).
Zoning:	R-1A, Single Family Residential – Small Lot and R-2 Mixed Residential
Tract Size:	111.44 acres
Number/Size of Lots:	421 single family lots and two multi-family lots.
Roadways:	The project will be served by the extension of S. Creek Street, which will extend through the development and out to Highway 87 South. Internal streets will be provided to serve all of the proposed lots within the development. In addition, street extensions are proposed onto adjoining property for future connections. Developer has provided a Traffic Impact Study (TIS) which includes the impact of the subdivision on US Highway 87 and Friendship Lane, which is based on fully developed conditions. Developer, at developer's expense, will make such improvements or alterations to US 87 South, Friendship Lane, and any other improvements as described in said TIS, as is finally approved by TXDOT and the City, including any required traffic control signals or turn lanes. Such improvements or alterations shall be constructed with each phase at such time as outlined in the approved TIS.
Right-of-way:	S. Creek Street will be a collector street and be 60' of right-of-way. All other internal streets will contain the minimum 50' of right-of-way.
Utilities:	As part of the Annexation Agreement between the City and the original Developer, water and sewer lines will be extended by the developer to serve all lots within the subdivision. In addition, utility extensions will be made to the adjoining property for future connections.

Easements:	Typical drainage and utility easements on each lot.
Easements Abandoned:	NA
Stormwater Detention:	Several storm water detention ponds are proposed to serve this development. The project is intended to be constructed in multiple phases, so detention ponds will be constructed to serve several portions of the project. All drainage and detention facilities are subject to approval of the Civil Construction Plans prior to release for construction.
Drainage:	See above.
Park Dedication:	The Annexation Agreement calls for a minimum 1.64-acre private park/recreational facility. The proposed Preliminary Plat provides for a 1.69-acre park. In addition to the small private neighborhood park, a fee in the amount of \$250 (one-half the regular rate) per lot shall be required prior to recording the Final Plat for each phase.
Construction Plans:	Preliminary Civil Construction Plans have been provided and are being reviewed by the Engineering Department.
Screening Plan:	Section 6.14 of the Subdivision Ordinance requires screening where lots back onto a thoroughfare or collector roadway. Since Creek Street is a collector roadway, a preliminary screening plan is to be submitted with the Preliminary Plat. No plan has been provided.
Sidewalks:	Per the Annexation Agreement, a public sidewalk will be provided along the extension of S. Creek Street and along the south side of Friendship Lane.
P&Z Action:	Final approval
Staff Recommendation:	Approval
Conditions:	1. Approval of the Final Plat and Final Construction Plans for each phase prior to the start of construction. 2. Approval of a screening plan along Creek Street prior to consideration of a Final Plat for the first phase. 3. Compliance with the Annexation Agreement approved by the City Council July 1, 2019.



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

A. Project Information (Please complete all items)

Project Name: Friendship Oaks
Project Address: see location below
Tax ID Number (s): 183908

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|---|--|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☒ Preliminary Plat* | |

Revision of Approved Plan / Plat? ☒ Yes ☐ No Name: Friendship Oaks Preliminary Plat

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 111.44 No. of Lots: 423

Original Survey & Abstract No:

Legal Description: Friendship Oaks Lot 1 + 2 PT, 6E5, 6E24, + A299 + A735

Current Land Use Plan: MDR

Proposed Land Use Plan: MDR

Current Zoning: R1A + R-2

Proposed Zoning: R1A + R2

Location: near SE corner of U.S. 97 + Friendship Lane

Proposed Use(s): residential

Applicant's Signature

Applicant's Role: ☒ Owner ☐ Developer ☐ Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: [Signature]

Printed Name: Mark Sparrow Date: 12.07.2020

Staff Use Only

Application No.: P-2029 Date: 12-07-20

*Copy of current Title Search required with application.

CH# 0115
\$8,860.00



Project Application

City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

B. Contact Information (Please complete all items. Attach additional pages as necessary.)

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: HK Fredericksburg, LLC

Address: 24607 Fairway Springs, San Antonio, TX. 78260

Phone: 210.363.4672

Fax:

Email: pkoo@hkdevelopment.com

II. Owner's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: ☒ Agent ☐ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): HK Fredericksburg, LLC

Applicant Name (s): Mark Sparrow

Address:

Phone: 210.722.9211

Fax:

Email: marksparrow@ctesc.net

IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role: ☐ Agent ☒ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable): The Civil Group

Address: 16 E Avenue A, Suite 203 A, Temple, TX. 76501

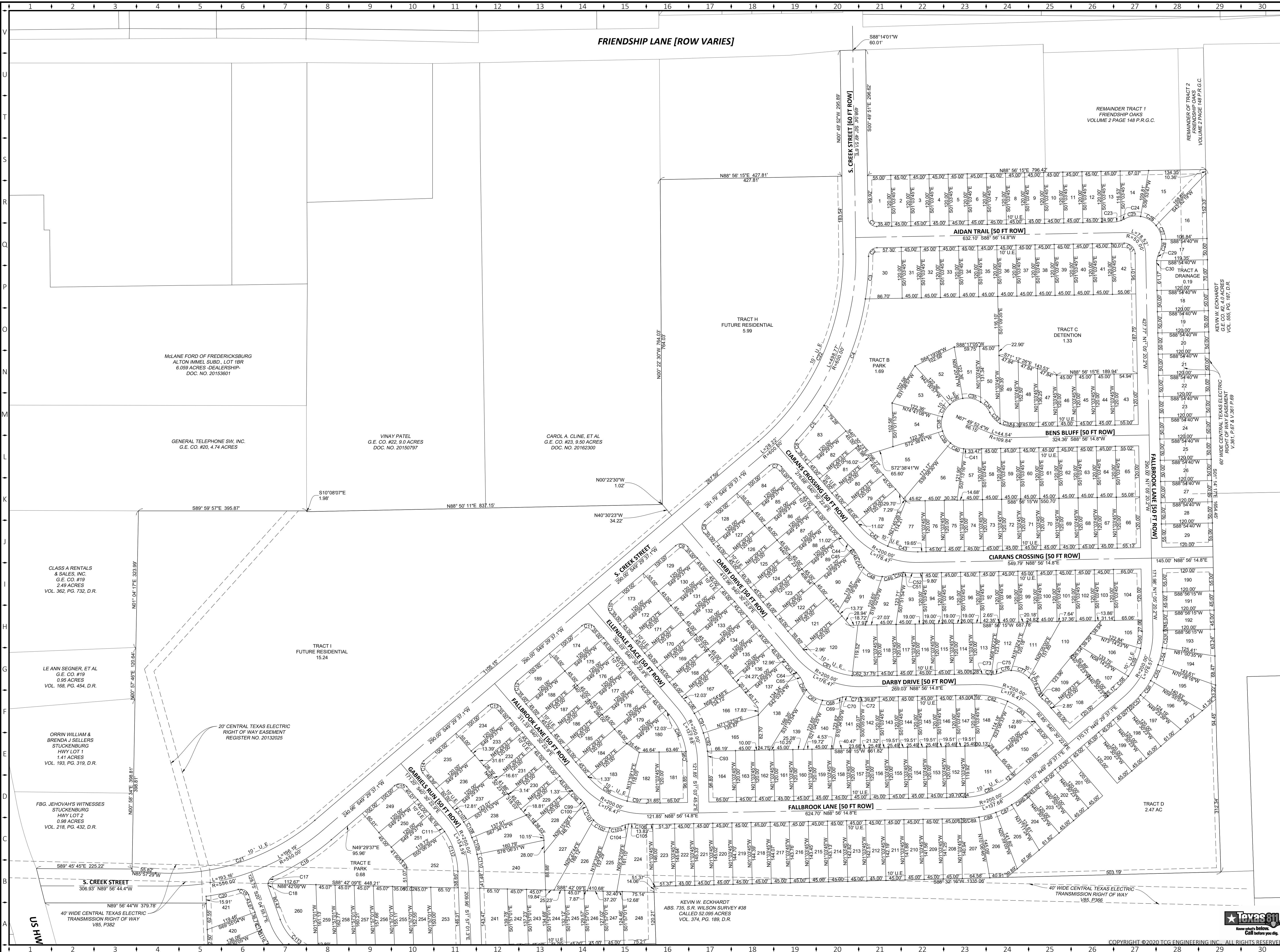
Primary Contact Name: Garrett Nordyke

Phone: Fax:

Email:

254.228.9267 / Garrett.Nordyke@thecivilgroup.com

PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL 15077
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%
SHEET SET: FRIENDSHIP OAKS PRE PLAT
SHEETSET DESCRIPTION: RES DEVELOPMENT
AUTHOR: —
FILE NAME: PLAT.dwg
ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A
ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
DEVELOPER: HK FREDERICKSBURG, LLC
PROP ID: 183908
SCHOOL: FREDERICKSBURG ISD
FIRM PANEL: 48171C0288C & 48171C0451C
WATER: PROVIDED BY CITY OF FREDERICKSBURG
SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
PHONE: TBD

KEY NOTES:

LEGEND:
B BLOCK NUMBER
C CURVE NUMBER
L LENGTH, LINE NUMBER OR LOT NUMBER
PUE OR P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS
ROW RIGHT OF WAY
UE OR U.E. UTILITY EASEMENT

GENERAL NOTES:
1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
2) ADJOINING PROPERTY LINES ARE APPROXIMATE
3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN
5) FACILITY ALIGNMENTS, PROFILES, AND SIZES MAY BE MODIFIED WITH FINAL ENGINEERING DESIGN

MAP NOTES:
EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87
N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
DISTANCES ARE GRID UNLESS OTHERWISE NOTED
GRID DISTANCE = GROUND DISTANCE X CAF
CAF = 0.9998536

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOTAL SF LOTS	421
FUTURE RES.	21.23	55' LOTS	0
PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	PARK TRACTS	2
ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0

FRIENDSHIP LN
HWY 84
SITE

TCG
ENGINEERING

GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767

Garrett D. Nordyke, PE
12/26/2020

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
PLAT (1 OF 3)

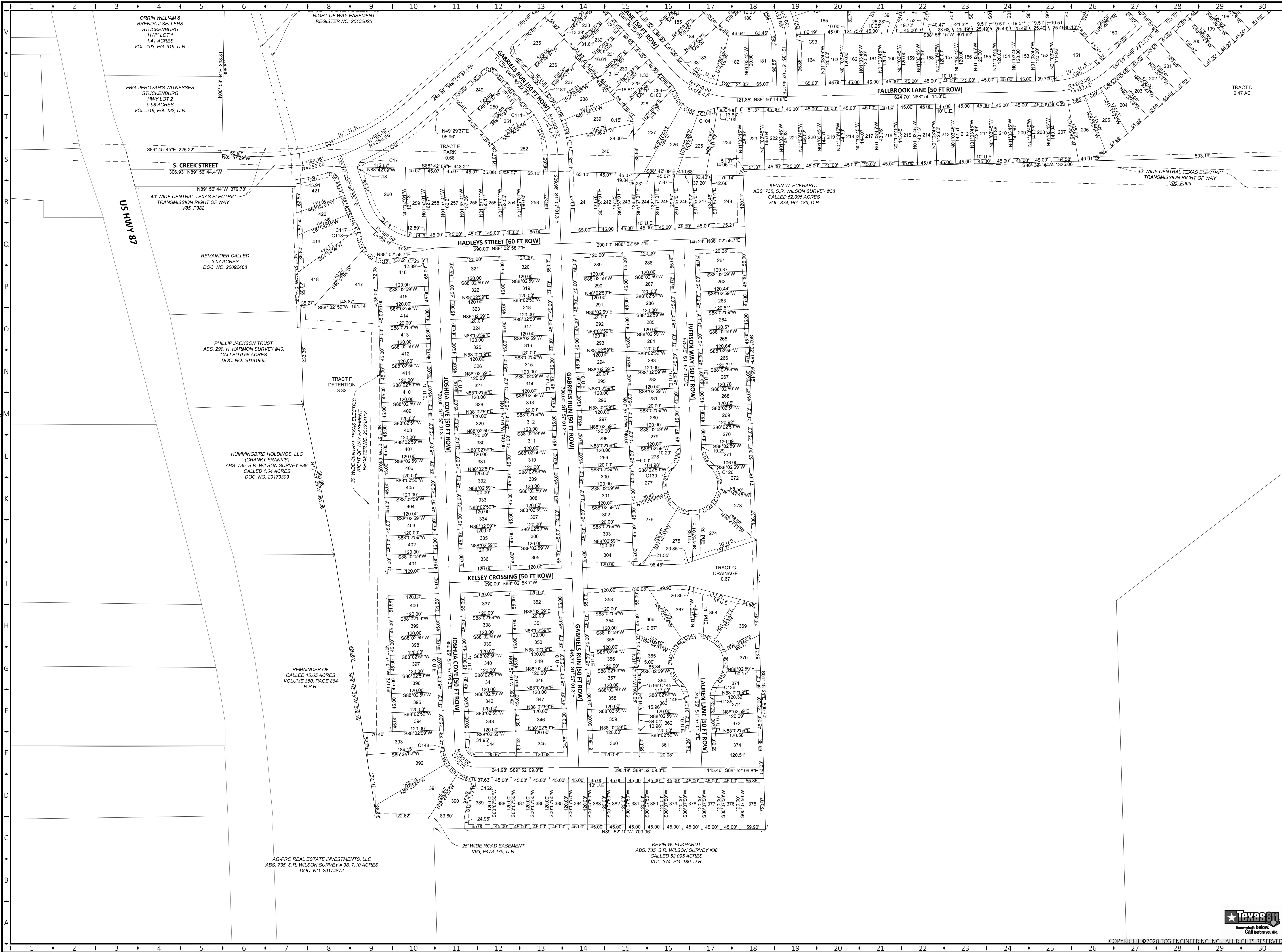
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PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL15677
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
SHEETSET DESCRIPTION: RES DEVELOPMENT
AUTHOR: ---
FILE NAME: PLAT.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



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ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
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KEY NOTES:

LEGEND:

B	BLOCK NUMBER
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L	LENGTH, LINE NUMBER OR LOT NUMBER
PUE OR P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
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0 100' 200'

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TOTAL	111.44	REMAINDERS	0

Garrett D. Nordyke, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767

Garrett D. NORDYKE, PE
12/26/2020

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
PLAT (2 OF 3)

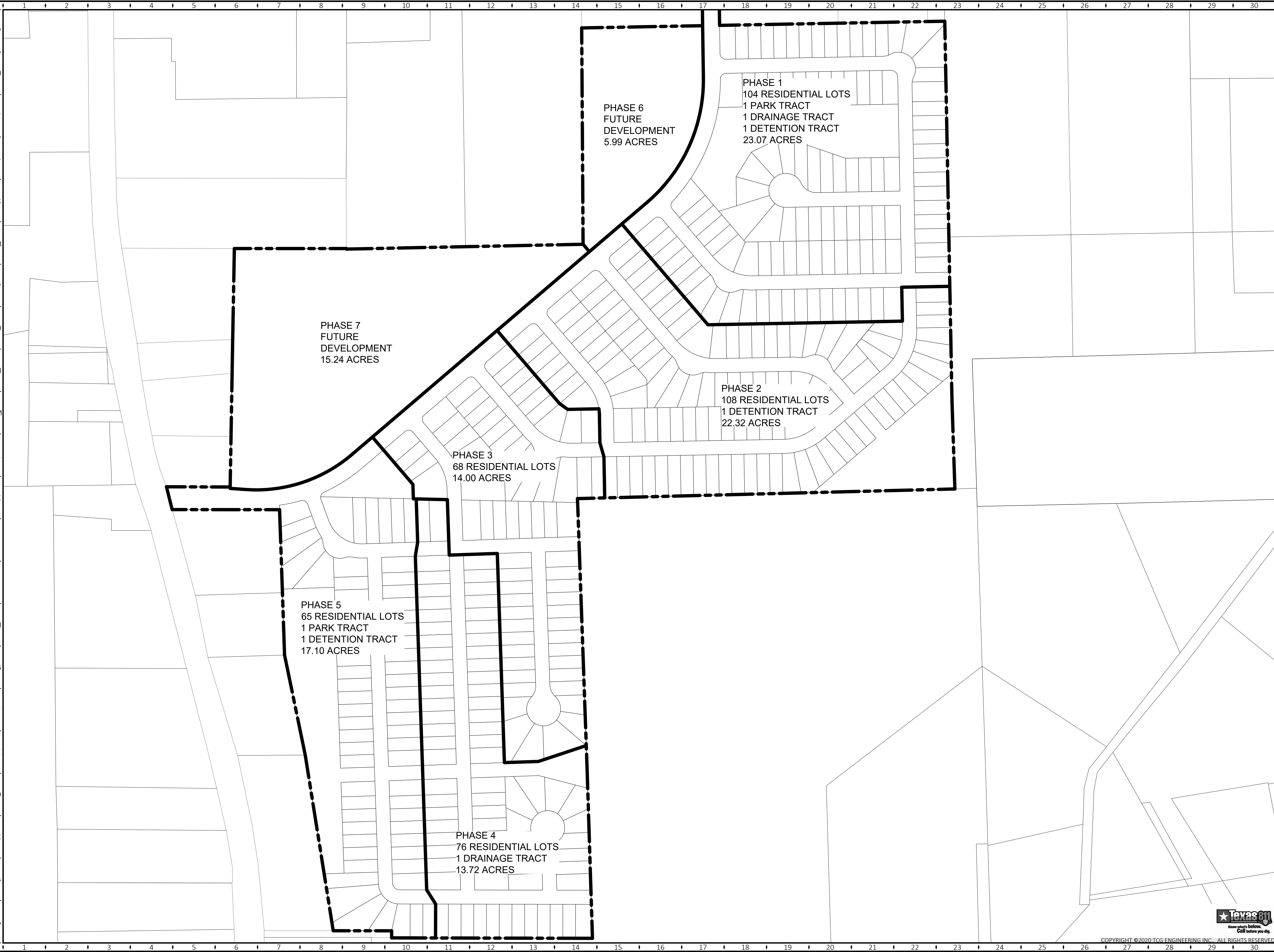
SHEET SIZE: 24" x 36"	PRINT DATE: 12/26/20	C003
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PROJECT MILESTONE: 100%

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FILE NAME: PHASING.dwg

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CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



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CABLE: TBD
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KEY NOTES:

SHEET NOTES:

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0150'300'

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TCG
ENGINEERING

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16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
PHASING PLAN

SHEET SIZE:
24" x 36"

PRINT DATE:
12/26/20

C005