



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA WEDNESDAY, FEBRUARY 6, 2019 ~ 5:30 P.M. LAW ENFORCEMENT CENTER ~ 1601 EAST MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Brenda Segner, Member
Chris Kaiser, Member

Polly Rickert, Member
Jim Warren, Member
Tim Dooley, Member
Steve Thomas, Member

The Planning and Zoning Commission will meet in a regular session on February 6, 2019 at 5:30 p.m. in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on February 1, 2019 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

January 2019 regular meeting minutes

4. PUBLIC HEARING

- A. Consider (Z-1819) Request by Dale Crenwelge to establish approximately 5.64 acres of C2 Commercial Zoning fronting US Hwy 87 South, approximately 10.97 acres of R2 Mixed Residential, 100.46 acres of R1-A, Single Family Residential-Small lot and approximately 8.15 acres of C1 Neighborhood Commercial fronting on Friendship Lane as well as various changes to the Land Use Plan on approximately 125 acres of land with frontage on Friendship Lane and US Hwy 87 South.
- B. Consider (P-1902) – Request by Daniel Elliott to replat lots 1 & 2 of the Smokehouse Ranch Subdivision located on Smokehouse Rd.

5. ACTION ITEMS

- A. Receive recommendation and consider (Z-1819)
- B. Receive recommendation and consider (P-1902)

- C. Consider (P-1825) Request by Mark Zupan for Final Plat for a 16.81-acre tract located North of Scarlet Oak Court, known as Oaks of Windcrest, Phase V.

6. MISCELLANEOUS

7. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda at 11:00 a.m. on February 1, 2019 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
JANUARY 9, 2019
5:30 P.M.**

On this the 5th day of December 2018 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
JIM JARREAU
DARYL WHITWORTH
POLLY RICKERT
JIM WARREN
TIM DOOLEY
BRENDA SEGNER

ABSENT:

CHRIS KAISER
STEVE THOMAS

ALSO PRESENT:

BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
KRIS KNEESE – Assistant Public Works Director
SHELBY COLLIER – Development Coordinator

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

MINUTES

Daryl Whitworth moved to approve the minutes of the December 2018 meeting and Jim Jarreau seconded the motion. All voted in favor and the motion carried.

MISCELLANEOUS

Receive Presentation on Draft Impact Fee Report

Grady Reed, Project Manager at HDR Engineering provided an information presentation to the Committee explaining impact fees, the purpose of impact fees and how to calculate impact fees. He explained that December of 2007 was the last time that the City updated the impact fees and State law requires every 5 years.

Grady discussed specifics such as the impact fee design and how HDR Engineering determined the maximum fee.

The Commission had several questions regarding Impact fees, how they are utilized and why they are charged. There was a discussion if the City could charge impact fees at a lower rate than recommended to assist with affordable housing. Kris Kneese, Assistant Public Works Director, commented that there were several options available for the City but the Commission is tasked with determining if the fees provided by HDR Engineering were calculated accurately.

The Commission requested additional information be provided at the next presentation.

PUBLIC HEARING

Consider (Z-1818) Request by Kevin Spraggins on behalf of Chicken Express to change the Zoning from R3, Multi-Family Residential, to C2, Commercial and change the Land Use from High Density Residential to Mixed Use Corridor on approximately 1 acre and request a Conditional Use Permit for a drive through associated with a fast food restaurant at 1125 S. St Hwy 16

Jim Warren made a motion to open the Public Hearing. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

Kevin Spraggins presented the application. He stated that this project needs .25 acres re-zoned to accommodate the Commercial use as well as a Conditional Use Permit for a Drive Through facility. He also wanted to note that this property will have to comply with Entry Corridor Standards & Guidelines and has been working with City Staff to provide an agreeable design. TxDOT has provided preliminary approval of the proposed driveway located on Highway 16 and this project will require detention.

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

ACTION ITEM

Janice Menking requested to receive recommendation and consider (Z-1818)

Brian Jordan, Director of Development Services, stated Kevin was correct, that through the purchase of additional property a small percentage of land needs to be rezoned and due to the need for a Drive Through and Conditional Use Permit is also required. The applicant is proposing to build a 3,120 sq. ft. Chicken Express restaurant. The site is currently vacant, and is currently unplatted, so as part of the development a plat will be required. The site will have access from S. State Highway 16, near the northeast corner of the property, and the driveway is intended to have two egress lanes and a single ingress lane. This request has received preliminary approval from TxDOT

Brian wanted to mention that as part of this project, the developer will be providing a sidewalk on private property.

Staff recommends approval, subject to approval of a replat of the property, approval of the Civil Construction Plans prior to issuance of a building permit and approval of a Landscape plan prior to issuance of a building permit.

Jim Jarreau asked about the Land Use being mixed use. Brian responded that the current Land Use is acceptable for the C2 zoning.

Motion to recommend approval of Application Z-1818 per staff recommendation by Tim Dooley. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Consider (SP-1816) Request by Kevin Spraggins for a Site Plan related to a Multi-Family Development located at 1112 Thiele Ln.

Kevin Spraggins presented the application. He stated this project is a Multi-Family development with a proposed duplex, single family dwelling, and short term rental units. He stated an easement provides access to Highway St that this development will make use of to provide additional egress. A plat will come at a later date with no detention required on site. Water and Sewer for the project will be brought in from Thiele Ln and as part of this development a new Fire Hydrant will be provided.

Brian Jordan stated this project recently purchased the back 40 ft. of 1104 through 1108 Thiele Ln and will need to be replatted.

All technical requirements have been met and Staff recommends approval conditioned upon approval of a Landscape Plan prior to issuance of a building permit and approval of Civil Construction Plans prior to issuance of a building permit.

Jim Jarreau asked if all proposed structures would be used for Short Term Rentals. Kevin stated this project is a mix of residential uses included single family, multi-family, and 6 short term rentals.

Janice Menking asked if the Short Term Rental uses were maxed on this property. Brian replied that the property is limited by density.

Daryl Whitworth asked for a better explanation for the intention of access onto Highway Street and Thiele Ln. Kevin stated the entrance on Thiele Ln would primarily be used for the Short Term Rentals. The Duplexes have garages directed towards Thiele Ln.

Motion to approval of Application SP-1816 per staff recommendation by Daryl Whitworth. Seconded by Steve Thomas. All voted in favor and the motion carried.

Consider (P-1825) Request by Mark Zupan for a Final Plat for a 16.81 acre tract located North of Scarlet Oak Court, known as Oaks of Windcrest, Phase V.

No applicant was available to present.

Brian Jordan stated the Preliminary Plat was approved by the Planning and Zoning Commission in 2005. While there are minor changes in the layout, the Final Plat conforms to the Preliminary Plat. This phase will represent the final phase of the Oaks of Windcrest.

Purposed drainage will flow into existing detention ponds serving the Oaks of Windcrest subdivision and the Sidewalk Plan calls for a sidewalk along W. Windcrest Drive. Said sidewalk should be constructed as part of this project.

Staff recommends approval conditioned upon approval of the Construction Plans prior to the start of construction.

Jim Jarreau asked if this was the same developer and engineer as the rest of the phases. Kris Kneese, Assistant Public Works Director, stated no, both were different.

Kris went on to say that Construction Plans had already gone through the first round of comments.

Daryl Whitworth stated he was not comfortable approving the application without the applicant present.

Motion to defer Application P-1825 by Daryl Whitworth. Seconded by Jim Warren. All voted in favor and the motion carried.

MISCELLANEOUS

Discuss Mixed Use Zoning District

Brian Jordan recommended a joint meeting with City Council to discuss Mixed Use Zoning and a possible revision to the Standardized Business Ordinance. The Commission decided on February 7th for a possible meeting date.

ADJOURN

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Seconded by Polly Rickert. All voted in favor and the meeting was adjourned at 7:48 p.m.

PASSED AND APPROVED this 6th day of February 2019.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman

LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1819

- APPLICANT:** Kevin Spraggins, P.E. VEI Engineering
- OWNER:** Dale Crenwelge, Paul Kuo, Harry Hausman
- LOCATION:** Property fronting on Friendship Lane and US Highway 87 South
- SIZE:** Approximately 125 acres
- EXISTING ZONING:** 94.05 acres unincorporated, 31.17 acres within the City Limits and zoned R-2 Mixed Residential
- PROPOSED CHANGE:**
1. Various changes to the Land Use Plan on Approximately 125 acres of land with frontage on US Highway 87 South and Friendship Lane,
 2. Establishing zoning of C-2, Commercial, R-2, Mixed Residential, R-1A Single Family Residential – Small Lot and C-1, Neighborhood Commercial zoning on said property.

FINDINGS:

- The applicant is proposing to annex the portion of property owned by Dale Crenwelge between US Highway 87 South and Friendship Lane. This consists of approximately 94 acres, with 31 acres currently being in the city limits (see attached annexation exhibit).
- The proposal is for 5.62 acres of C2 Commercial fronting on US Highway 87, 10.97 acres of R2 Mixed Residential, 100.48 acres of R-1A Single Family Residential – Small Lot, and 8.15 acres of C1 Neighborhood Commercial fronting on Friendship Lane (see attached proposed zoning exhibit).
- An annexation agreement is currently being discussed between staff and the applicant. This agreement will include a Traffic Impact Analysis and timing of improvements, extension of utility and street infrastructure, stormwater detention, phasing of the project, park dedication requirements, and maintenance responsibilities.

- The main purpose of this annexation and zoning is to develop a relatively large neighborhood of smaller lots and homes that is to be called Heather Glen. The project will be developed in multiple phases and is shown to include approximately 480 lots.
- The property is currently undeveloped.
- Surrounding property to the south, east and west is not currently in the city limits and consists of scattered homes, businesses and undeveloped land. Property to north single family homes and apartments.
- A summary of the development teams experience and projects is attached for your review.

LAND USE PLAN: The Land Use Plan shows the property fronting on Friendship Lane as Medium Density Residential, property fronting on US Highway 87 South as Mixed Use Corridor and all other property to fall within the Rural Residential category. The Rural category is designated to apply to most areas in the ETJ, supports agricultural enterprises, appropriate for wineries or farms and appropriate for homes on large lots. The Medium Density Residential Category includes single family detached dwellings on smaller lots and attached dwelling units. The Mixed Use Corridor is an effort to change the typical pattern of strips of commercial development often lining highways and arterials. The developer's proposal would be to change the Land Use Plan along Friendship Lane to commercial, the rural residential category to low density residential on the majority of the site and medium density on a small portion off of US Highway 87.

ZONING: As mentioned previously, the proposal is for 5.62 acres of C2 Commercial fronting on US Highway 87, 10.97 acres of R2 Mixed Residential, 100.48 acres of R-1A Single Family Residential – Small Lot, and 8.15 acres of C1 Neighborhood Commercial fronting on Friendship Lane (see attached proposed zoning exhibit). The proposed zoning of C-2 Commercial along the US Highway 87 frontage is appropriate given the Mixed Use Corridor land use designation. The proposal of R-1A Small Lot residential category and R-2 for the majority of the property does represent a deviation from the otherwise rural category, but would seem like a reasonable change given the interest in developing homes and providing a smaller lot option. The only objection staff has to the proposal is the C-1 Neighborhood Commercial zoning designation proposed along Friendship Lane. There is presently no other commercial zoning in this vicinity and we believe this zoning would represent a deviation of the plan that is inappropriate without a comprehensive study of the Friendship Lane corridor as we have discussed in the recent past.

OPPOSITION/SUPPORT OF REQUEST: We have received several calls, but no official letters in support or opposition.

STAFF RECOMMENDATION: Staff recommends approval of the proposed zoning of 5.62 acres of C2 Commercial fronting on US Highway 87, 10.97 acres of R2 Mixed Residential and 100.48 acres of R-1A Single Family Residential – Small Lot as depicted on the proposed zoning exhibit. We do not recommend approval of the C-1, Neighborhood Commercial zoning on the 8.15 acres adjoining Friendship Lane. While it may be appropriate following a comprehensive study, we do not believe it is appropriate at this time.

APPROVED LITIAL
SURVEY #38,
ABS. 735, S.R.
WILSON SURVEY #38,
VOL. 374, PG. 189,
DOC. NO. 20174872

KEVIN W. ECKHARDT
ABS. 735, S.R.
WILSON SURVEY #38,
VOL. 374, PG. 189,
D.R.

A
ZONING EXHIBIT
FOR
HEATHER GLEN
±125.22 ACRE TRACTS AT FRIENDSHIP LN.

DEVELOPER

CONTACT: HARRY L. HAUSMAN (210) 695-5490
15720 BANDERA RD., SUITE 103 CELL: (210) 389-1045
HELOTES, TX 78023

VEI CONSULTING ENGINEERS ENGINEER

CONTACT: KEVIN W. SPRAGGINS (530) 997-4744
507-D E. HIGHWAY ST. FAX: (530) 997-6967
FREDERICKSBURG, TX 78624

FILE NO: 18088

DATE: 01/14/2019

ZE
SHEET 1 OF 1

KEVIN W. ECKHARDT
ABS. 735, S.R. WILSON
SURVEY #38
52.095 ACRES
VOL. 374, PG. 189, D.R.

HAMMERSBERG
HARRIS, C.
(CRANKY FRANK'S)
ABS. 735, S.R.
WILSON SURVEY #38,
VOL. 374, PG. 189,
DOC. NO. 20173309

PHILLIP JACKSON TRUST
ABS. 399, H. HARMON
SURVEY #40, 0.58 ACRES
VOL. 182, PG. 319, D.R.

C2
COMMERCIAL
2.96 Ac.

FRG. JENKINS'S WITNESSES
STUCKENBURG, HWY LOT 2
1.18 ACRES
VOL. 215, PG. 432, D.R.

GRIN WILLIAM &
BROOKS
STUCKENBURG, HWY LOT 1
1.1 ACRES
VOL. 181, PG. 319, D.R.

LE ANN SEONET ET AL
G.E. CO. #219
0.95 ACRES
VOL. 188, PG. 354, D.R.

CLASS A RENTALS
& SALES, INC.
G.E. CO. #219
2.49 ACRES
VOL. 352, PG. 732, D.R.

GENERAL TELEPHONE SW. INC.
G.E. CO. #201, 474 ACRES

ETJ
CITY LIMITS

MCLEANE FORD OF
FREDERICKSBURG
ALTON AMEL SUBD., LOT 1BR
8.09 ACRES - JOVIALSHIP-
DOC. NO. 20153601

C2 COMMERCIAL

VINAY PATEL
G.E. CO. #22, 9.0 ACRES
DOC. NO. 20150797

R1 SINGLE FAMILY RESIDENTIAL

CAROL A. CLINE, ET AL
G.E. CO. #23, 9.50 ACRES
DOC. NO. 20162300

R1A
SINGLE FAMILY
100.46 Ac.

C1
COMMERCIAL
8.15 Ac.

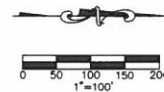
CITY OF FREDERICKSBURG
G.E. CO. #5, 0.11 ACRES
DOC. NO. 20171208

R2 MULTI-FAMILY RESIDENTIAL

KEVIN W. ECKHARDT
G.E. CO. #2, 4.0 ACRES
VOL. 354, PG. 187, D.R.

R2 MULTI-FAMILY RESIDENTIAL

KEVIN W. ECKHARDT
G.E. CO. #2, 4.0 ACRES
VOL. 555, PG. 187, D.R.



LEGEND

- PROPOSED C1 COMMERCIAL ZONING
- PROPOSED C2 COMMERCIAL ZONING
- PROPOSED R1A SINGLE FAMILY ZONING
- PROPOSED R2 MULTI-FAMILY ZONING
- EXISTING C2 COMMERCIAL ZONING
- EXISTING R1 SINGLE FAMILY ZONING
- EXISTING R2 MULTI-FAMILY ZONING
- EXISTING PF PUBLIC FACILITIES ZONING
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- CURRENT CITY LIMITS
- PROPOSED ZONING LINE

FILE NO: 18068
DATE: 01/14/2019
SHEET 1 OF 1
AB
VBI CONSULTING ENGINEERS
ENGINEER
CONTACT: KEVIN W. EDWARDS
507-D HIGHWAY ST.
FREDERICKSBURG, TX 78624
FAX: (830) 997-6967
DEVELOPER
CONTACT: HARRY L. HAUSMAN
15720 BANDERA RD., SUITE 103
CELLO, TX 78023
CELL: (210) 389-1045
CELL: (210) 695-5490

HEATHER GLEN
FOR
ANNEXATION EXHIBIT
#125.22 ACRE TRACTS AT FRIENDSHIP LN.

KEVIN W. EDWARDS
ABS. 735, S.R.
WILSON SURVEY # 38,
VOL. 374, PG. 189,
D.R.

23' WIDE
ROAD EXIST.
WILSON SURVEY # 38,
VOL. 374, PG. 189,
D.R.

AG-PRO REAL ESTATE
WILSON SURVEY # 38,
VOL. 374, PG. 189,
D.R.

KEVIN W. EDWARDS
ABS. 735, S.R.
WILSON SURVEY # 38,
VOL. 374, PG. 189,
D.R.

94.05 Ac.
TO BE ANNEXED

31.17 Ac.
WITHIN CURRENT CITY LIMITS

ETJ
CITY LIMITS

FRIENDSHIP LN.

S. CREEK ST.

WILSON PATEL
G.E. CO. #22, 9.0 ACRES
DOC. NO. 20150797

CAROL A. CLINE, ET AL.
G.E. CO. #23, 9.50 ACRES
DOC. NO. 20162300

GENERAL TELEPHONE SW, INC.
G.E. CO. #20, 4.74 ACRES

ETJ
CITY LIMITS
MELANE FORD OF
INTERCITY REAL ESTATE
ALTON WILSON SURVEY # 189
6.099 ACRES - DEALESHIP-
DOC. NO. 20153801

CLASS A REALTYS
& SALES, INC.
G.E. CO. #19
1.27 ACRES
VOL. 362, PG. 732, D.R.

LE ANN SCOTCH, ET AL.
G.E. CO. #18,
0.50 ACRES
VOL. 186, PG. 454, D.R.

ORIN WILLIAM &
BONNIE L. WILLIAM
STUCKENBURG, HWY LOT 1
13.41 ACRES
VOL. 186, PG. 519, D.R.

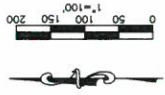
REG. JEROME'S WITNESSES
STUCKENBURG, HWY LOT 2
0.38 ACRES
VOL. 216, PG. 432, D.R.

PHILIP JACKSON TRUST
ABS. 299, H. HANSON
SURVEY #40, 0.58 ACRES
DOC. NO. 20131800

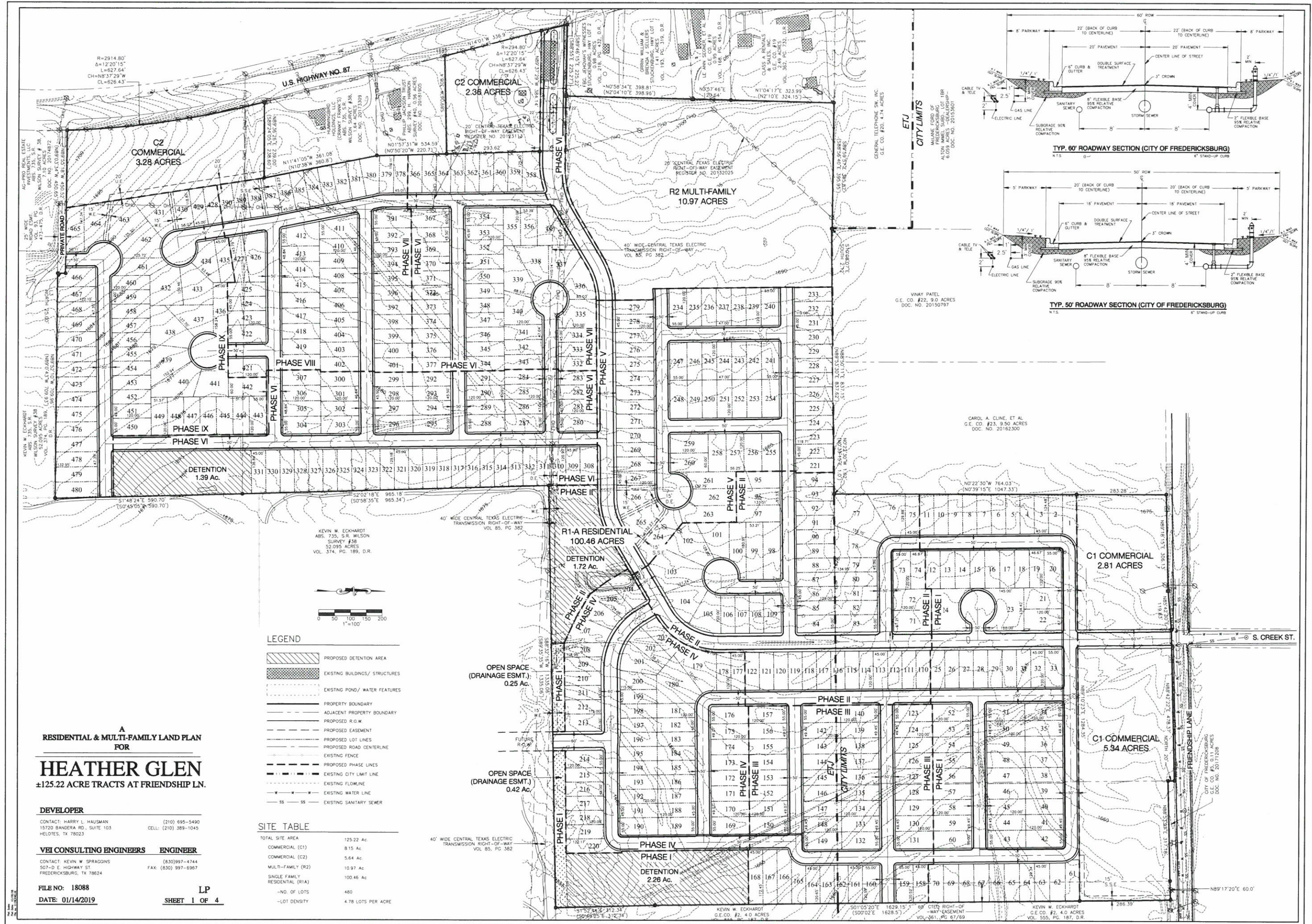
HANSEN
HANSEN & SONS, L.L.C.
(DANNY FRANKS)
ABS. 735, S.R.
WILSON SURVEY # 38,
VOL. 374, PG. 189,
D.R.

U.S. HIGHWAY NO. 87

LEGEND
AREA OF PROPERTY TO BE ANNEXED
PROPERTY LINE
PROPOSED R.O.W.
PROPOSED LOT LINES

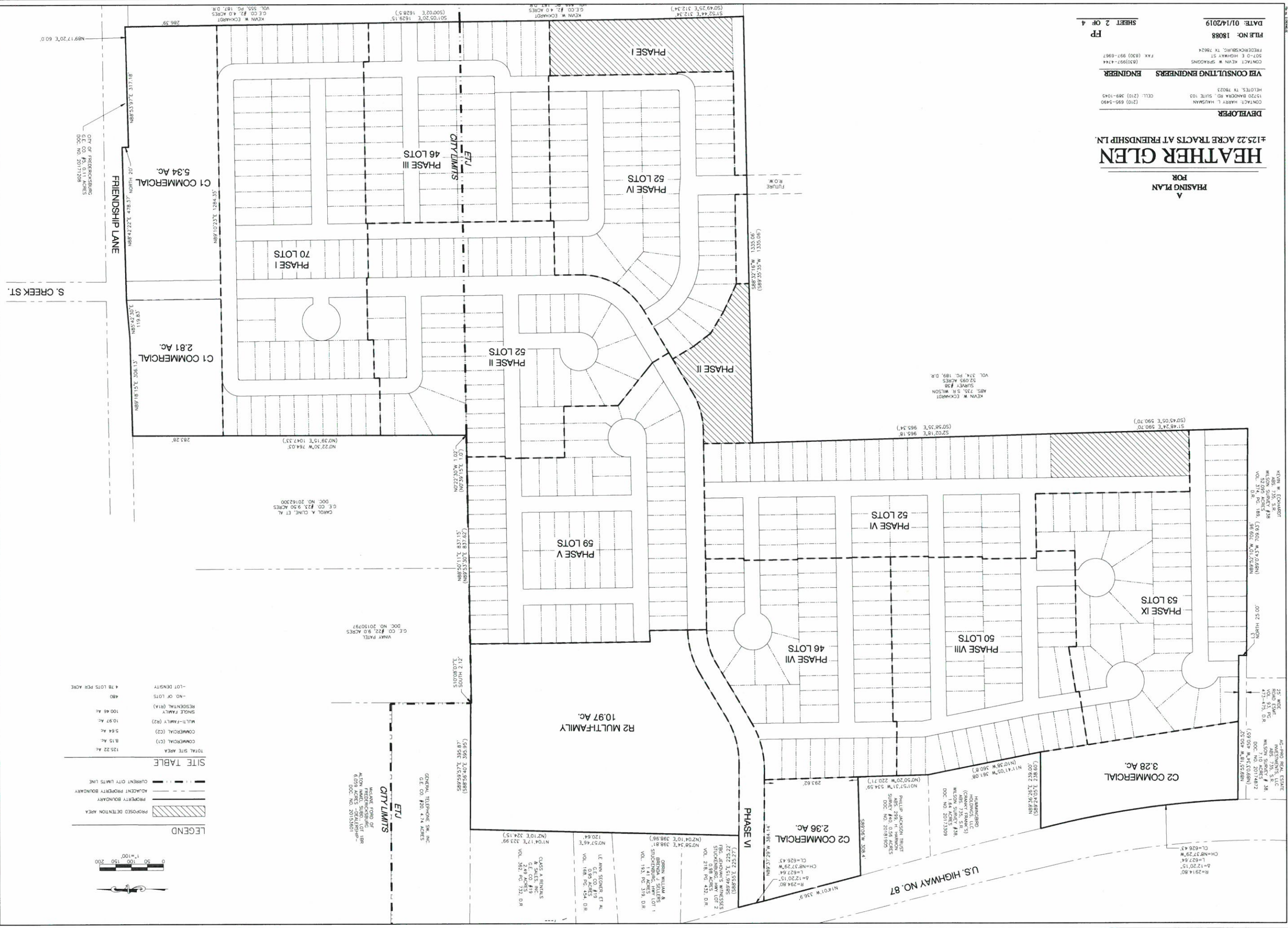


CITY OF FREDERICKSBURG
G.E. CO. #20, 4.74 ACRES
DOC. NO. 20171208



DEVELOPER
CONTACT: HARRY L. HAUSMAN
10750 BANCROFT RD., SUITE 103
HELDITE, TX 79023
CELL: (210) 389-1045
FAX: (830) 997-4744
CONTACT: KEVIN W. SPADONS
507-D E HIGHWAY 87
FREDERICKSBURG, TX 78624
FILE NO.: 18088
DATE: 01/14/2019
SHEET 2 OF 4
FP

FOR
PHASING PLAN
A
HEATHER GLEN
±125.22 ACRE TRACTS AT FRIENDSHIP LN.



ABOUT US | SUMMARY



- HK Real Estate Development is a collaboration between Harry Hausman and Paul Kuo to bring affordable residential lots to regional and national builders within the Austin to San Antonio corridor.
- Current Projects total over \$300M in Market Value
- Current and Past Builder Customers include:
 - ☐ DR Horton
 - ☐ Highland Homes
 - ☐ Chesmar Homes
 - ☐ Gehan Homes
 - ☐ Endeavor Wall Homes
 - ☐ Bellavista Homes
 - ☐ Castlerock Communities
 - ☐ KB Homes
 - ☐ Rausch Coleman Homes
 - ☐ Empire Homes
 - ☐ LGI Homes
 - ☐ Meritage Homes
 - ☐ Horizon View Homes
 - ☐ Armadillo Homes
 - ☐ Ashton Woods Homes
 - ☐ Lennar Homes

TEAM | HARRY HAUSMAN



- Mr. Hausman brings over 25 Years of real estate and development experience to HK Real Estate Development.
- In addition to his extensive land development and acquisition experience, Mr. Hausman maintains an extensive network of real estate professionals to include brokers, builders, developers, engineers, as well as municipal, county, and state agencies to assist him with his development projects.
- Mr. Hausman has developed over 25 residential subdivisions in and around San Antonio, Texas totaling almost \$200M in Market Value.
- Mr. Hausman is a graduate of Texas State University in San Marcos, Texas.

TEAM | PAUL KUO

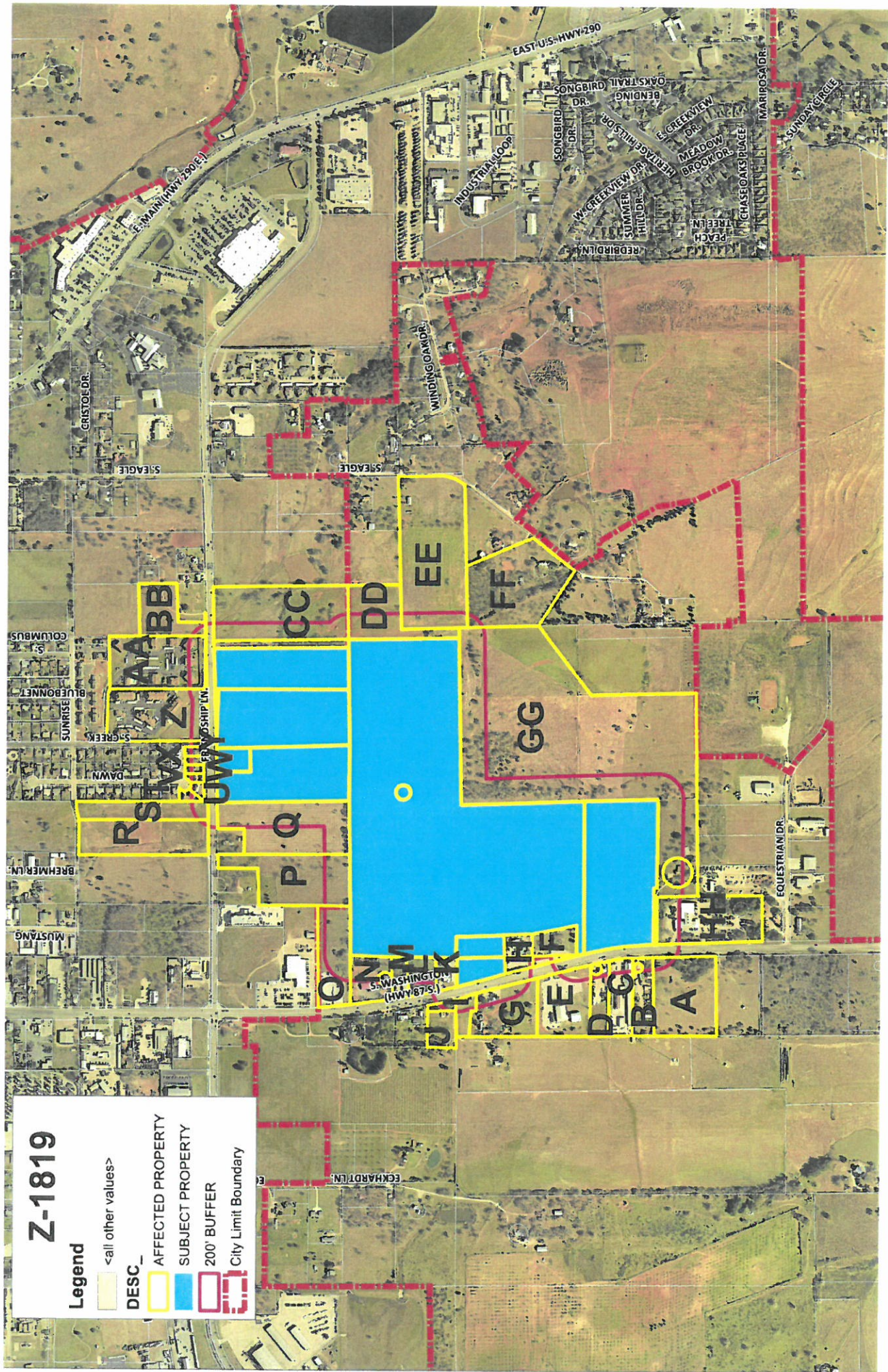


- Mr. Kuo brings over 25 Years of investment and over 15 years of real estate experience to HK Real Estate Development.
- He managed a portfolio of over \$750M for HNW & Institutional Clients and has transacted over \$250M in the Private Equity & Alternative Investment Space
- Mr. Kuo has Extensive experience with Real Estate Private Placement Investments.
- He is a graduate of Texas A&M University and holds a MBA from the University of Texas at Austin.

EXPERIENCE | CURRENT PROJECTS



- Hunter's Ranch (1,257 Lots) – Master Planned Community in San Antonio with Bella Vista Homes, Horizon View Homes, Castlerock Communities, Endeavor Wall Homes, and Rausch Coleman Homes. Projected Market Value: \$65M+
- River Bend Ranch (1,800 Lots) – Master Planned Community in San Marcos. Projected Market Value: \$100M+
- Heather Glen (450 Lots) – Starter Home Community in Fredericksburg. Projected Market Value: \$20M+
- Fischer Road Project (1000 Lots) – Starter Home Community in South San Antonio. Projected Market Value: \$15M+
- Hunter's Ridge Project (1025 Lots) – Starter Home Community in Eastern San Antonio with DR Horton. Projected Market Value: \$45M+
- Swenson Heights (829 Lots) – Starter Home Community in Seguin with Bellavista Homes and Castlerock Communities. Projected Market Value: \$40M+
- Hannah Heights (296 Lots) – Starter Home Community in Seguin with Rausch Coleman Homes. Projected Market Value: \$15M+
- Jordan's Creek (143 Lots) – Starter Duplex Home Community and Commercial Development in Seguin. Projected Market Value: \$8M+
- Abbott Place (101 Lots) – Move Up Home Community in Eastern San Antonio with Bella Vista Homes. Projected Market Value: \$6M+



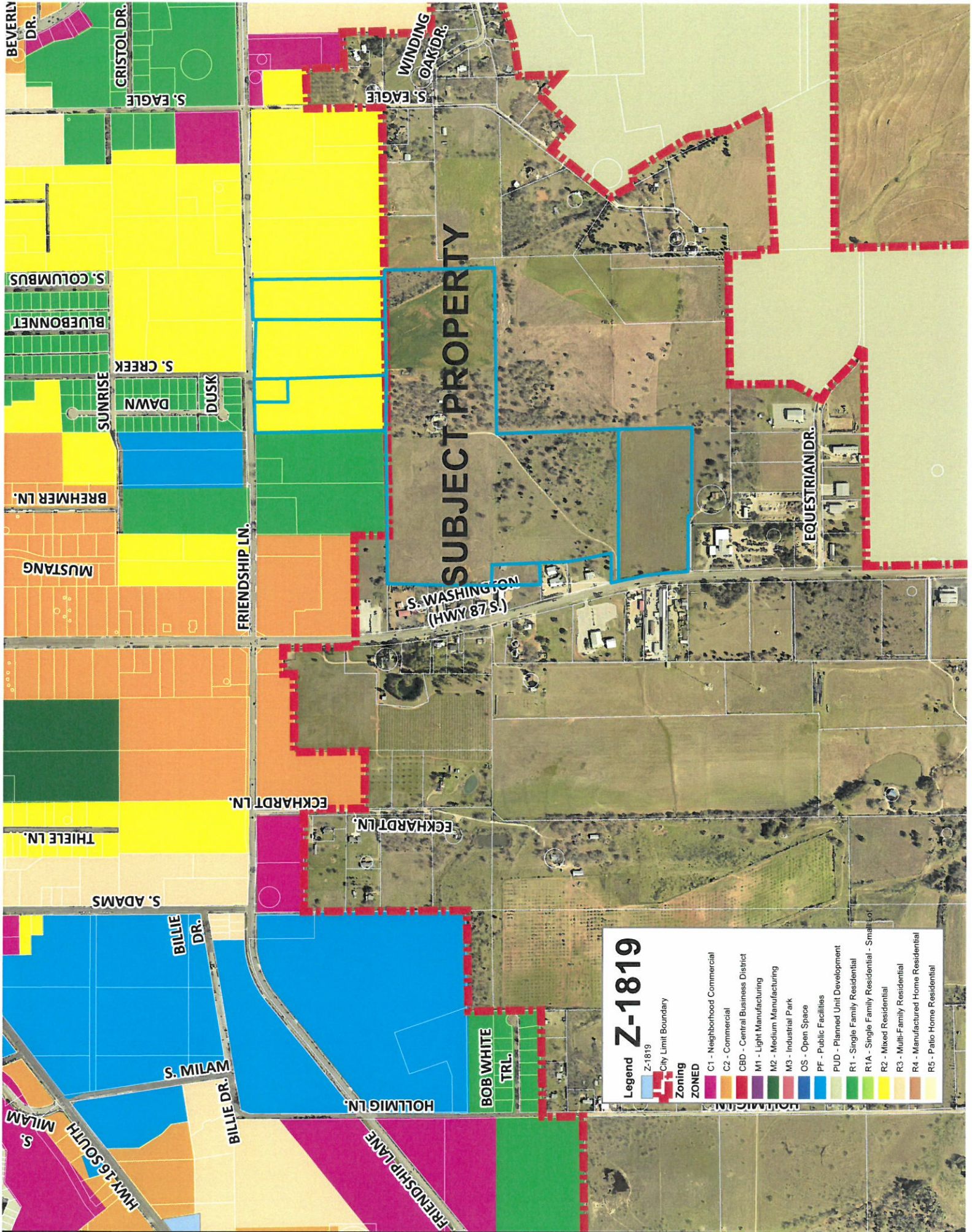
Z-1819

Legend

	<all other values>
	DESC_
	AFFECTED PROPERTY
	SUBJECT PROPERTY
	200' BUFFER
	City Limit Boundary

Letter	Owner	Address
A	JOHN & DOROTHY MANER	7989 MANER RD HARPER, TX 78631
B	DAVID CURL	1812 S US HIGHWAY 87 FREDERICKSBURG, TX 78624
C	TEXAS J4 PROPERTIES	2585 HERBER - SCHAEFER RD FREDERICKSBURG, TX 78624
D	KINO OIL OF TEXAS LLC	1752 S US HWY 87 FREDERICKSBURG, TX 78624
E	FREDERICKSBURG THEATER COMPANY	1668 S US HWY 87 FREDERICKSBURG, TX 78624
F	HUMMINGBIRD HOLDINGS LLC	157 COUNTRY CREEK LN FREDERICKSBURG, TX 78624
G	MAYOLO ALBITER	614 DEERVIEW DR FREDERICKSBURG, TX 78624
H	PHILLIP JACKSON	206 E. MAIN FREDERICKSBURG, TX 78624
I	FISHER & WIESER SPECIALTY FOODS	411 S. LINCOLN ST FREDERICKSBURG, TX 78624
J	FISHER & WIESER SPECIALTY FOODS	411 S. LINCOLN ST FREDERICKSBURG, TX 78624
K	FREDERICKSBURG JEHOVAHS WITNESSES	480 SUMMIT CIR FREDERICKSBURG, TX 78624
L	ORRIN & BRENDA SELLERS	1607 WILSON ST BASTROP, TX
M	CLASS A RENTALS & SALES INC	1381 S. US HWY 87 FREDERICKSBURG, TX 78624
N	CLASS A RENTALS & SALES INC	1381 S. US HWY 87 FREDERICKSBURG, TX 78624
O	GENERAL TELEPHONE SQ INC	401 MERRITT 7 NORWALK, CT
P	VINAY PATEL	109 E 15TH ST SHAMROCK, TX
Q	CAROL CLINE	1945 CEDAR TREE DR FORT WORTH, TX
R	CITY OF FREDERICKSBURG	126 W. MAIN ST FREDERICKSBURG, TX 78624
S	CITY OF FREDERICKSBURG	126 W. MAIN ST FREDERICKSBURG, TX 78624
T	MELISSA KOTHMANN	724 DAWN LN FREDERICKSBURG, TX 78624
U	MICHAEL PETTY	591 DUSK LN FREDERICKSBURG, TX 78624
V	BENJAMIN SAUREZ	593 DUSK LN FREDERICKSBURG, TX 78624
W	MARCIE SCHNEIDER	595 DUSK LN FREDERICKSBURG, TX 78624
X	BEATRICE PRICE LIFE ESTATE	P.O. BOX 2223 FREDERICKSBURG, TX 78624
Y	JULIA WALKER	724 S. CREEK FREDERICKSBURG, TX 78624
Z	FREDERICKSBURG TERRACES AT CREEK STREET	2951 FALL CREEK RD KERRVILLE, TX 78028
AA	FREDERICKSBURG FREINDSHIP PLACE APARTMENTS	2951 FALL CREEK RD KERRVILLE, TX 78028
BB	DENNIS & BRENDA SEGNER	802 FRIENDSHIP LN FREDERICKSBURG, TX 78624
CC	KEVEN ECKHARDT	1831 S US HWY 87 FREDERICKSBURG, TX 78624
DD	KEVEN ECKHARDT	1831 S US HWY 87 FREDERICKSBURG, TX 78624
EE	WARREN PETTY	2740 REISS RD WEST POINT, TX
FF	INGENORG BARBARA BELL	1412 S. EAGLE ST FREDERICKSBURG, TX 78624
GG	KEVEN ECKHARDT	1831 S US HWY 87 FREDERICKSBURG, TX 78624

HH	AG-PRO REAL ESTATE INVESTMENTS	19595 HIGHWAY 84 BOSTON, GA
		Z-1819



SUBJECT PROPERTY

Legend

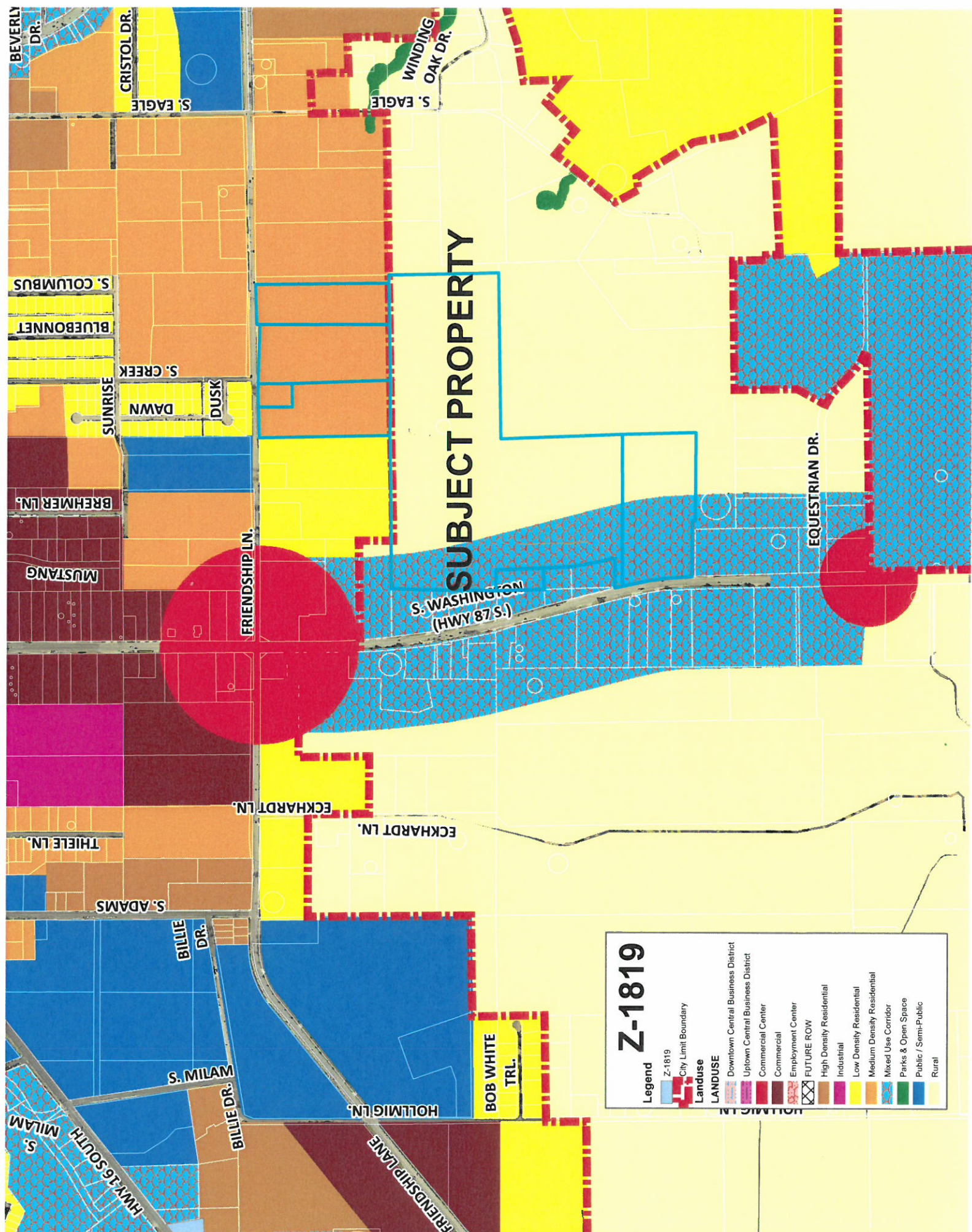
Z-1819

City Limit Boundary

Zoning

ZONED

C1	- Neighborhood 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



SUBJECT PROPERTY

Z-1819

Legend

- Z-1819
- City Limit Boundary

Landuse

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



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: Heather Glen (Proposed Development)

Project Address: [TBD] Friendship Lane & [tbd] S. US Hwy. 87, Fredericksburg, TX 78624

Tax ID Number (s): All or Portions of the following (please see exhibit): 5258, 15677, 15678, 31038, 4571, 15676, 35369, 15684, 15685, and 84597.

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 |
| ☐ Variance Request | ☐ Final Plat* | 30-day action |
| | ☐ Development Plat | |

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

Jurisdiction: ☐ City Limits ☒ ETJ Total Acres: 125.11 (94.11 to be annexed)
No. of Lots: see exhibit

Original Survey & Abstract No: Survey 38, Abstract 735

Legal Description: see Legal Descriptions in exhibits. Property descriptions are subject to change upon recording of a new plat with the County.

Current Land Use Plan: Low & Medium Density Residential, Mixed Use Corridor & Rural (ETJ)

Proposed Land Use Plan: Medium Density Residential, Mixed Use Corridor

Current Zoning: R-1, R-2 & Rural (ETJ)

Proposed Zoning: C-1 & C-2, R-1A,
R-2 (please see exhibits)

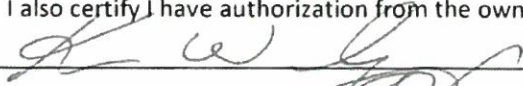
Location: Please see Title Commitment.

Proposed Use(s): Single-family Subdivision, Multi-family Development, and Commercial lots

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, PE Date: 12/10/2018



Project Application

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

Staff Use Only

Application No.: 21819

Date: 12/14/18

*Copy of current Title Search required with application.

CH# 4169

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

I. Property Owner(s)

Firm Name (if applicable): Dale Crenwelge & HK Fredericksburg LLC (under contract to)

Owner Name: Dale Crenwelge; HK F'burg: Paul Kuo & Harry Hausman

Address: DC: P.O. Box 717, Comfort, TX 78013; HK F'burg: 24607 Fairway Springs, San Antonio, TX 78260

Phone: D.Crenwelge: 830-995-4499; P.Kuo: 210-363-4672, H.Hausman: 210 389 1045 Fax: Email:

dcrenwelge@gmail.com; pkuo@hkdevelopment.com & harrylhausman@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): VEI Consulting Engineers

Address: 507 E. Highway Street, Suite D, Fredericksburg, TX 78624

Primary Contact Name: Kevin Spraggins, PE

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name:

Phone: above

Fax: above

Email: gwells@vei-tx.com

III. Applicant

Firm Name (if applicable): VEI Consulting Engineers

Applicant Name (s): Kevin Spraggins, PE

Address: above

Phone: above

Fax: above

Email: above

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

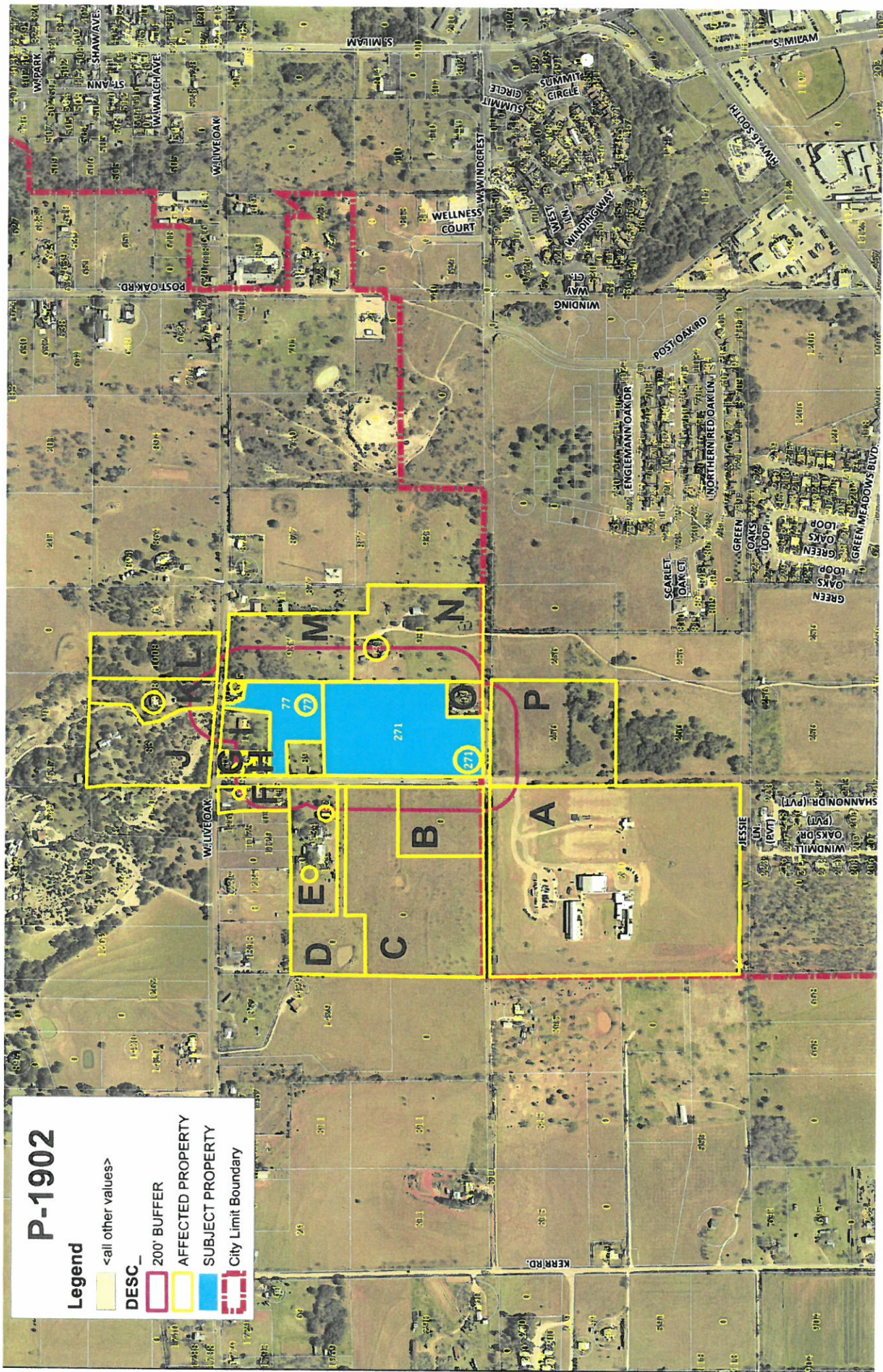
Role: ☐ Agent ☒ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable): VEI Consulting Engineers

Address: above

**REPLAT
BACKGROUND INFORMATION
February, 2019**

File Number:	P-1902
Subdivision Name:	Replat of Lot 1 and 2 of the Smokehouse Ranch Subdivision, into Lot 1R, 2R and 3.
Location:	Intersection of Smokehouse Road and the extension of W. Windcrest (see attached map).
Applicant:	Danny Elliott
Number/Size of Lots:	3 lots, with Lot 1R – 4.177 acres, Lot 2R – 2.332 acres and Lot 3 – 8.857 acres
Roadways:	Smokehouse Road provides access to all three lots.
Right-of-way Dedications:	A right-of-way dedication was made on Live Oak Street and W. Windcrest when the original plat was approved for the Smokehouse Ranch. A small public road easement is being provided on Smokehouse Road on Lot 2R.
Utilities:	The property is located outside the City limits so city water and sewer are not provided to either of the tracts.
Easements:	Public Road Easement on Smokehouse Road.
Easements Abandoned:	NA
Stormwater Detention:	NA
Drainage:	Will be evaluated when the property develops.
Sidewalks:	The Sidewalk Plan does not call for a sidewalk adjoining any portion of this property.
Staff Recommendation:	Approval
P&Z Action:	Final approval



Letter	Owner	Address
A	HERITAGE FAMILY SCHOOL	P.O. BOX 1217 FREDERICKSBURG, TX 78624
B	PARKER ATKINS	309 SPANISH PASS BOERNE, TX
C	PARKER ATKINS	309 SPANISH PASS BOERNE, TX
D	PARKER ATKINS	309 SPANISH PASS BOERNE, TX
E	LILI WEBE	134 SMOKEHOUSE RD FREDERICKSBURG, TX 78624
F	EUSEBIO SALINAS	1129 W LIVE OAK FREDERICKSBURG, TX 78624
G	GUADALUPE ALBITER	1103 W. LIVE OAK FREDERICKSBURG, TX 78624
H	RANULFO ARIAS	45 SMOKEHOUSE RD FREDERICKSBURG, TX 78624
I	CORINA GRANADO	P.O. BOX 2486 FREDERICKSBURG, TX 78624
J	JAMES & MISTY ROEDER	83 HEIN RD FREDERICKSBURG, TX 78624
K	WAYNE & PRICILLA MURPHY	894 W. LIVE OAK ST FREDERICKSBURG, TX 78624
L	WAYNE & PRICILLA MURPHY	894 W. LIVE OAK ST FREDERICKSBURG, TX 78624
M	MARY CARINHAS	121 LOUJON CIRCLE SAN ANTONIO, TX
N	MARY CARINHAS	121 LOUJON CIRCLE SAN ANTONIO, TX
O	JAMES & DONNA STRICKLAND	409 SMOKEHOUSE RD FREDERICKSBURG, TX 78624
P	MARY CARINHAS	121 LOUJON CIRCLE SAN ANTONIO, TX
P-1902		

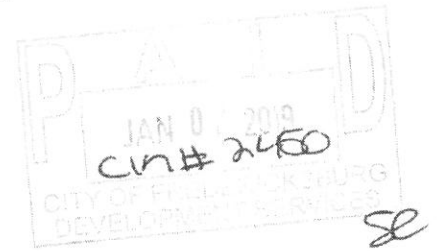


Project Application

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: *Smokehouse Ranch*
Project Address: *271 Smokehouse Road*
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* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

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

Jurisdiction: ☐ City Limits ☒ ETJ Total Acres: *15.366* No. of Lots: *3*

Original Survey & Abstract No: *Vol 4, Page 184*

Legal Description: *Smokehouse Ranch Lot 1 and Lot 2*

Current Land Use Plan: *Low Density Residential-1* Proposed Land Use Plan: *Low Density Residential-1*

Current Zoning:

Proposed Zoning:

Location: *271 Smokehouse Road*

Proposed Use(s):

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: *Daniel W. Ellert*

Printed Name: *Daniel W. Ellert* Date: *12/12/13*

Staff Use Only

Application No.: *P-1902* Date: *01/07/18*

*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: Daniel Ward Sill T Elliott

Address: 271 Smokehouse Road, Fredericksburg, Texas

Phone: 210-722-9357 Fax:

Email: dell.ott@rentares.com

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

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

Firm Name (if applicable): Searchers Land Surveying

Address: 213 Eagles wings Lane, Mason, Texas 76856

Primary Contact Name: Abraham Leamons, RPLS

Phone: 325-347-7484 Fax:

Email: aleamons@searchersls.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone:

Fax:

Email:

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:

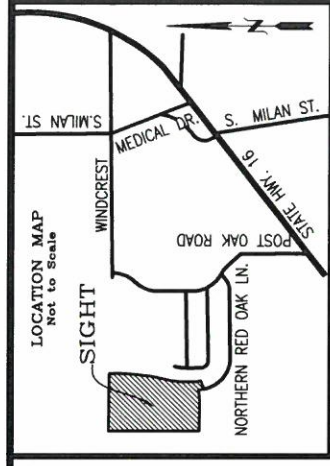
Fax:

Email:

**FINAL PLAT
BACKGROUND INFORMATION
January, 2019**

File Number:	P-1825
Subdivision Name:	Oaks of Windcrest, Phase 5
Preliminary Plat:	The Preliminary Plat was approved by the Planning and Zoning Commission in 2005. While there are minor changes in the layout, the Final Plat conforms to the Preliminary Plat. This phase will represent the final phase of the Oaks of Windcrest.
Location:	West side of Post Oak Road, south of Windcrest Drive, and west of the extension of Northern Red Oak Lane (see attached map).
Zoning:	R-1, Single Family Residential
Tract Size:	15.38 acres
Number/Size of Lots:	60 lots, all of which are over the 7,500 square foot minimum.
Roadways:	The extension of Northern Red Oak Lane from the south in Phase 1 will serve as the primary access into this phase of development. In addition, Windcrest Drive, a collector street, located on the north side of this phase, will be constructed to the northwest corner of this project.
Right-of-way:	Internal streets will contain the minimum 50' of right-of-way. Windcrest Drive contains 60' of right-of-way.
Utilities:	Water and Sewer lines within the vicinity will be extended to serve the subdivision.
Easements:	Typical drainage and utility easements on each lot. Standard electric easements (CTEC), each lot
Easements Abandoned:	NA
Stormwater Detention:	Drainage will flow into existing detention ponds serving the Oaks of Windcrest subdivision.
Drainage:	See above.
Sidewalks:	The Sidewalk Plan calls for a sidewalk along W. Windcrest Drive. Said sidewalk should be constructed as part of this project.

Construction Plans:	Construction Plans have been reviewed by the Engineering Department. Initial comments have been returned to the Engineer. Approval of the Final Plat should be conditioned upon revisions being made to the plans.
Staff Comments:	NA
P&Z Action:	Final approval
Staff Recommendation:	Approval
Conditions:	Approval of the Construction Plans prior to the start of construction.



NO.	ARC DIST.	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	67.55	315.00	1217.17	N12°23'24"W	67.42
C2	212.88	950.00	1309.48	S05°51'14"W	212.80
C3	212.88	950.00	1309.48	S05°51'14"W	212.80
C4	58.81	215.00	1540.23	N08°33'08"W	58.63
C5	32.59	365.00	506.59	N03°42'20"W	32.38
C6	261.80	50.00	30700.00	S00°43'10"E	50.00
C7	199.91	1050.00	1054.31	N04°44'06"E	199.61
C8	202.14	2250.00	508.51	N11°24'24"E	202.07
C9	261.80	50.00	30700.00	N00°29'29"E	50.00
C10	238.15	2250.00	603.52	N07°31'39"E	238.04
C11	261.80	50.00	30700.00	N00°29'29"E	50.00
C12	261.80	50.00	30700.00	N00°29'29"E	50.00
C13	652.11	2300.00	1614.41	S05°12'20"W	648.93
C14	256.56	1000.00	1441.59	S06°37'50"W	255.86
C15	95.50	315.00	1722.11	S09°51'54"E	95.13
C16	27.95	315.00	504.59	N03°43'18"W	27.94
C17	19.47	1050.00	103.45	N13°28'57"E	19.47
C18	50.00	1050.00	2743.43	S11°33'13"W	50.00
C19	50.00	2250.00	116.24	N08°11'47"E	50.00
C20	50.00	2250.00	116.24	N08°11'47"E	50.00
C21	126.33	2250.00	2743.43	N07°58'25"E	116.11
C22	126.33	2250.00	2743.43	N07°58'25"E	116.11
C23	96.35	2250.00	2743.43	N10°03'35"E	96.34
C24	105.79	2250.00	2743.43	N12°38'00"E	105.78
C25	97.31	1050.00	518.35	S07°32'04"W	97.27
C26	102.60	1050.00	535.36	S07°32'04"W	102.56
C27	85.05	50.00	9727.50	N78°00'45"E	75.16
C28	46.90	50.00	5344.49	N26°22'56"W	45.20
C29	47.27	50.00	5410.00	N27°34'29"E	45.53
C30	82.57	50.00	9437.21	S78°01'50"E	73.50
C31	81.72	50.00	9336.37	S77°18'47"W	72.92
C32	48.48	50.00	5533.26	N24°11'32"E	46.61
C33	82.42	50.00	9126.35	S76°43'48"E	73.40
C34	79.92	50.00	9126.35	N76°17'05"E	71.68
C35	50.98	50.00	5824.48	N28°42'55"W	48.90
C36	48.22	50.00	5515.19	N28°07'08"E	46.37
C37	82.68	50.00	9444.41	S76°52'52"E	73.58
C38	82.68	50.00	9444.41	S76°52'52"E	73.58
C39	82.29	2300.00	202.59	S01°14'22"E	82.28
C40	81.05	2300.00	156.06	S01°10'55"E	81.05
C41	78.67	2300.00	154.36	S00°44'28"W	76.67
C42	78.67	2300.00	154.36	S00°44'28"W	76.67
C43	78.67	2300.00	154.36	S00°44'28"W	76.67
C44	78.67	2300.00	154.36	S00°44'28"W	76.67
C45	33.45	2300.00	0750.00	S12°31'32"W	33.45
C46	80.04	2300.00	154.39	S04°33'10"W	76.70
C47	78.64	2300.00	154.33	S06°27'46"W	76.63
C48	78.67	2300.00	154.33	S06°27'46"W	76.67
C49	78.67	2300.00	154.36	S06°22'20"E	76.67
C50	80.00	2300.00	154.36	N08°22'20"E	80.00
C51	78.67	2300.00	154.36	S10°16'56"W	76.67
C52	78.67	2300.00	154.36	S10°16'56"W	76.67
C53	78.67	2300.00	154.36	S12°11'32"W	76.67
C54	33.45	2300.00	0750.00	S12°31'32"W	33.45
C55	33.45	2300.00	0750.00	S12°31'32"W	33.45
C56	46.78	1000.00	2740.49	S12°38'25"W	46.77
C57	52.62	2400.00	115.23	S13°46'31"W	52.62
C58	24.39	950.00	128.15	S11°41'30"W	24.39
C59	83.37	950.00	446.37	S08°54'42"W	83.35
C60	83.37	950.00	446.37	S08°54'42"W	83.35
C61	83.29	1000.00	446.21	S04°08'13"W	83.27
C62	43.11	1000.00	2738.12	S00°30'57"W	43.11
C63	43.11	1000.00	2738.12	S00°30'57"W	43.11
C64	43.61	950.00	237.48	S00°35'45"W	43.61

NO.	BEARING	DIST.
L1	S83°43'56"W	50.00
L2	S92°32'01"W	75.79
L3	N00°43'10"W	68.91
L4	N00°43'10"W	70.16
L5	N02°28'47"W	70.16
L6	N02°28'47"W	75.00
L7	N81°48'13"W	111.85
L8	N81°48'13"W	115.22

BENCHMARK
ICRA MONUMENT "FRED" : USGS
MONUMENT IN CONCRETE MARKED "FRED"
(1358) LOCATED 2.1 MILES WEST OF THE
CITY OF FREDERICKSBURG, THE CITY OF FREDERICKSBURG,
TEXAS, SOUTH SIDE OF
US290, APPROXIMATELY 17 FEET SOUTH OF
EDGE OF PAVEMENT AND 5.6 FEET NORTH OF
A BLOCK WALL WITH TAG NO. 644 IN TOP OF
WALL, WEST OF CONCRETE GASKET COVER
FABRICATION PLANT.

ELEVATION: 1814.71

STATE OF TEXAS
COUNTY OF GILLESPIE
I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED IN DOCUMENT NO. 20062495, AND DESIGNATED HEREIN AS THE OAKS OF WINDCREST
V. SUBDIVISION, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT THE PUBLIC USE OF THE FOREGOING INSTRUMENT AND
ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, PARKLAND TRAILS, AND TO THE PUBLIC USE OF THE FOREGOING INSTRUMENT AND
FLOODWAYS, WATER MAINS, WASTEWATER MAINS AND OTHER UTILITIES AND OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTED
ORDINANCES RULES, AND REGULATIONS THERON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: OAKS OF WINDCREST, L.P.
BY: OAKS OF WINDCREST DEVELOPMENT, LLC GENERAL PARTNER
BY: ALLIED INTEREST INC. MANAGER
BY: JOHN H. STARNES, PRESIDENT
LIENHOLDER'S RATIFICATION OF PLAT DEDICATION
STATE OF TEXAS
COUNTY OF GILLESPIE
WHEREAS, SECURITY STATE BANK AND TRUST, ACTING BY AND
THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT IS THE
LIENHOLDER OF THE PROPERTY DESCRIBED HEREON, DOES HEREBY
RATIFY ALL DEDICATIONS AND PREVISIONS OF THE PLAT AS
SHOWN.
SECURITY STATE BANK AND TRUST
LIENHOLDER:
DATE: _____
STATE OF TEXAS
COUNTY OF GILLESPIE
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
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 PURPOSE AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND 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.



STATE OF TEXAS
COUNTY OF GILLESPIE
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 PURPOSE AND CONSIDERATIONS
THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY
OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PROJECT: OAKS OF WINDCREST
PHASE V
JOB NUMBER: TES
SURVEY DATE: NOVEMBER 2018
SCALE: 1"=100'
SURVEYOR: PAUL C. SAUVE, JR. RPLS 2518
TECHNICIAN: SAR
DRAWING: N/A
PARTY/CHECK: N/A
FIELDBOOKS:

TEXAS
Engineering
Solutions
AUSTIN SPATIAL TECHNOLOGIES, LLC
LAND SURVEYORS - GEOMATIC SPECIALISTS
PH: 512-573-8720
TIFLS FIRM REGISTRATION NO. 10173100

3815 S. CAPITAL OF TEXAS HWY
AUSTIN, TEXAS 78704
F: 512-804-0500
T: 512-804-0500
TXPE NO. 11206

SHEET
1
OF 1

FINAL PLAT OF
OAKS OF WINDCREST, PHASE V

ZONED: R1 - SINGLE FAMILY RESIDENTIAL
15.38 ACRES OF LAND SITUATED IN THE CITY OF FREDERICKSBURG,
GILLESPIE COUNTY, TEXAS, BEING PART OF OUTLOT NO. 110, 111,
AND 112, OF THE SAID CITY OF FREDERICKSBURG, TEXAS, BEING
FREDERICKSBURG, TEXAS, AND ENVIRONS, BY THE GERMAN EMIGRATION
COMPANY, AND BEING PART OF THAT CALLED 68.37 ACRE TRACT OF
LAND DESCRIBED IN CONVEYANCE TO OAKS OF WINDCREST L.P. BY MARY
S. WILLIAMS, ET AL, DATED APRIL 12, 2006, OF RECORD IN INSTRUMENT
NO. 20062495, OFFICIAL PUBLIC RECORD OF GILLESPIE COUNTY, TEXAS.

OAKS OF WINDCREST, PHASE V

LOCATION MAP





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: OAKS OF WINDCREST, PHASE V

Project Address: FREDERICKSBURG, GILLESPIE COUNTY, TX 78624

Tax ID Number (s): 28847 & 28851,

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 |
| ☐ Variance Request | ☒ Final Plat* | 30-day action |
| | ☐ Development Plat | |

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 16.81 No. of Lots: 60

Original Survey & Abstract No:

Legal Description: G E CO #700 MULTIPLE LOTS 24.144, GE108, GE110, GE111, GE114, GE115, GE116, & GE 117

Current Land Use Plan: SINGLE FAMILY RESIDENTIAL
Plan: SINGLE FAMILY RESIDENTIAL

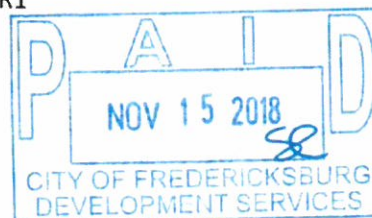
Proposed Land Use

Current Zoning: R1

Proposed Zoning: R1

Location: North of Scarlet Oak Ct. Fredericksburg, TX 78624

Proposed Use(s): RESIDENTIAL SUBDIVISION



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: [Signature]

Printed Name: Mark Zupan Date: 11/15/18

Staff Use Only

Application No.: P-1825 Date: 11/15/18

*Copy of current Title Search required with application.

CH# 751



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): 10-8 PROPERTIES

Owner Name: JACOB GRANT

Address:

Phone: (432) 230-0259

Fax:

Email: jacob.grant@hotmail.com

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

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

Firm Name (if applicable): TEXAS ENGINEERING SOLUTIONS

Address: 3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300

Primary Contact Name: MARK ZUPAN, P.E.

Phone: 512-904-0505

Fax: 512-904-0509

Email: MZUPAN@TXENG.COM

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): TEXAS ENGINEERING SOLUTIONS

Applicant Name (s): MARK ZUPAN, P.E.

Address: 3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300

Phone: 512-904-0505

Fax: 512-904-0509

Email: MZUPAN@TXENG.COM

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

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

Firm Name (if applicable): AUSTIN SPATIAL TECHNOLOGIES, LLC

Address:

Primary Contact Name: PAUL SAUVE, RPLS

Phone: 512-904-0505

Fax:

Email: paul@austinspatial.com