

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONNING COMMISSION

Wednesday, February 8, 2017

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order

2. Approve minutes from the January 2017 Regular Meeting

Pp 1-2

SITE PLAN

3. Consider (SP-1701) Site Plan for Office building on Trailmoor Dr.

Pp 3-9

4. Consider (P-1701) Final Plat for Stoneridge Phase 9

Pp 10-16

DISCUSSIONS

5. Update on Transportation Master Plan

6. Update on Hill Country University Center Master Plan

7. Update on Downtown Parking Study

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
January 4, 2017
5:30 P.M.

On this the 4th day of January, 2017 the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

JANICE MENKING
STEVE THOMAS
JIM WARREN
JIM JARREAU
TIM DOOLEY
DARYL WHITWORTH
CHRIS KAISER

ABSENT: BILL PIPKIN
BRENDA SEGNER

ALSO PRESENT: BRIAN JORDAN – Director of Development Services
PAT MCGOWAN – City Attorney
SHELBY COLLIER – Development Coordinator

Janice Menking called the meeting to order at 5:32 P.M.

SITE PLANS

**CONSIDER (SP-1618) COMPLIANCE WITH DESIGN GUIDELINES FOR O'REILLY AUTO PARTS
AT 1425 E. MAIN ST.**

Kevin Spraggins, engineer for the proposed project, began the presentation and introduced Mr. Frank Youmans who discussed the design guidelines. Mr. Youmans outlined the 14 requirements of the design guidelines. The Commercial design was chosen as the Building Design (1). A white Limestone was chosen to accommodate the Architectural Materials (2) which will pair with a white stucco exterior finish and other natural earth tones that lends to the Architectural Colors (3) requirement. Mr. Youmans went on to explain that his team strived to work through the Architectural Features (4) requirement in a pleasing manner and ended up with a design that meets the glazing requirement. They have chosen to use a white film on the store windows in the warehouse. They have also made use of a bump out, wainscoting, and metal shutters. The Massing and Scale (5) requirement was met with the use of pilasters, shutters, and the previously mentioned wainscoting. The Signage (6) requirement was met with the proposed use of a monument sign encased in the afore-mentioned white limestone.

The next 7 requirements, Building Height through StreetScape, were all loosely touched on usually with reference to the site plan currently under Administrative Review. A landscape plan is needed and Mr. Youmans addressed the need to control site lighting as well as the plan to have a shared dumpster in back of the site. Parking, Drainage and Storm Water are all part of the Site Plan currently in review.

STAFF COMMENTS

Brian Jordan made reference to the requirement of a sidewalk, he explained that there are a few moving pieces but that will be addressed. A Plat will also be a follow up piece to the site plan approval. Jim Jarreau asked Brian Jordan, if in his opinion the Design Guidelines had been met. Mr. Jordan responded that yes, they had. Jim Jarreau stated that he could not locate the proposed monument sign on the site plan provided, he also asked if they were going to keep the signage on the store as well. Tim Dooley clarified that both are allowed. Brian went on to further explain that this development is entitled to both, however, signage has yet to be fully discussed. Kevin Spraggins pointed out on the site plan where the proposed monument sign would be placed.

Tim Dooley wanted to make a note that he appreciated the effort Mr. Youmans and his team made to adhere to the Design Standard Guidelines. Daryl Whitworth stated he agreed with Mr. Dooley and was very happy with what was presented.

Jim Jarreau moved to approve the site as bein in compliance with the Design Guidelines of SP-1618. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

MINUTES

Steve Thomas moved to approve the minutes of the December, 2016 meeting and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

ADJOURN

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Chris Kaiser seconded the motion. All voted in favor and the meeting was adjourned at 6:17 p.m.

PASSED AND APPROVED this 8th day of February, 2017.

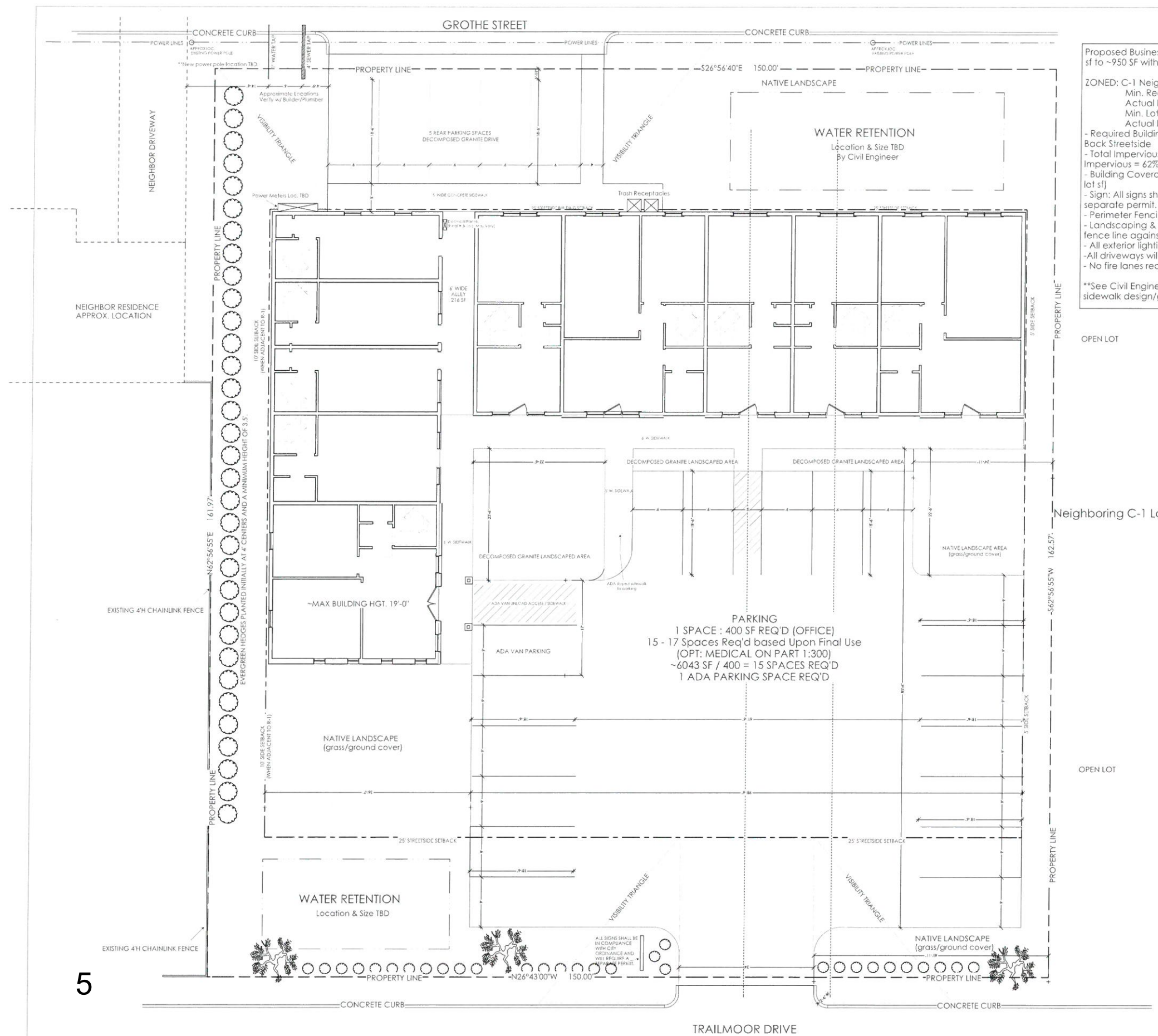
SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

SITE PLAN
BACKGROUND INFORMATION
January, 2017

File Number:	SP 1701
Address/Location:	100 Block of E. Trailmoor Drive (between Trailmoor Drive and Grothe Street)
Applicant:	K&S Holdings, Scott Immel
Proposed Use:	Office Center
Site Area:	Approximately 0.56 acres (24,300 square feet)
Zoning:	C-1, Neighborhood Commercial
Adjacent Land Uses/Zoning:	
North:	Residential, zoned R-1
South:	Senior housing, nursing home, zoned R-2
East:	Commercial, zoned C-1
West:	Residential, zoned R-1
Building:	Single building with 12 professional office suites, ranging from 350 square feet to 950 square feet.
Building Coverage:	26% (50% maximum permitted)
Impervious Coverage:	62% (70% maximum permitted)
Building Height:	Single-story (3-story maximum height)
Site Access:	Main site access will be on Trailmoor Drive. Secondary access for parking will be on Grothe Street.
Parking Required:	15 spaces, based on one space per 400 square feet.
Parking Provided:	23 spaces, including required handicap accessible spaces. Five of the spaces are located on Grothe Street. Section 7.820 (H) allows head-in parking in C-1 Districts upon local streets, provided that such parking does not exceed five spaces and is located at least sixty feet from any intersection.
Sidewalk:	No public sidewalk is required.
Screening Required:	Screening is required along the north property line adjoining the residential zoning. An evergreen hedge is proposed and shown on the site plan.

Lighting:	Exterior lighting will be shielded in accordance with Ordinance 24-014.
Drainage/Detention:	Space for stormwater detention is provided. Final location and size to be determined as part of the final civil engineering plans.
P&Z Action:	Final Approval: Subject to approval of a Landscape Plan and Construction Plans.



SITE PLAN NOTES & DATA:

Proposed Business: 10 Professional Office Suites(1-3 room) ranging from ~350 sf to ~950 SF with ample parking lot space.

ZONED: C-1 Neighborhood Commercial Sec. 3.200
Min. Required Lot Area: 7500 SF
Actual Lot Size: 24,300 SF
Min. Lot Width: 70 Ft
Actual Lot Width: 150 Ft

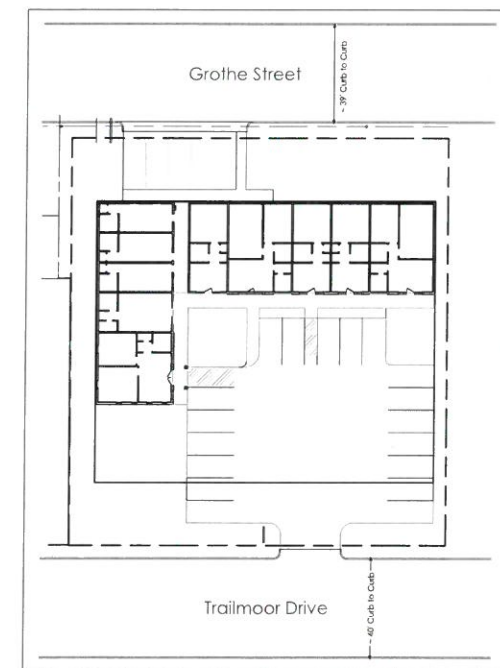
- Required Building Setbacks: 25' Front, 10' Side (When Adj. to R-1), 5' Side, 25' Back Streetside
- Total Impervious Coverage: (Max 70% ~ 17,010 sf) As Shown 14,990 SF Impervious = 62%
- Building Coverage: (Max 50% Lot Area) As Shown 41% (~6246 sf of ~15,120 lot sf)
- Sign: All signs shall be in compliance with City Ordinance and will require a separate permit.
- Perimeter Fencing: None
- Landscaping & Screening: Hedges places to zoning req. on North West fence line against R-1 zoning.
- All exterior lighting will comply with Ordinance 24-014.
- All driveways will be constructed to City of Fredericksburg standards.
- No fire lanes required

**See Civil Engineers plan for final grading, storm water control, parking & sidewalk design/grading.

OPEN LOT

Neighboring C-1 Lot

OPEN LOT



SITE PLAN OVERVIEW NTS

Office Center - Trailmoor Dr.
K&I Holdings
Fredericksburg, Texas 78624

Lot #3 & 4
Trailmoor Drive
SITE PLAN

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

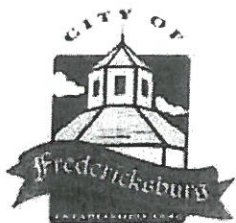
Date:
1-30-17

Revisions:

A-1

William Creek Designs
by Shayna Thompson
830.998.1673
fbgdesign@hotmail.com





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: K & I Professional Office Complex

Project Address: 107 and 109 East Grothe

Tax ID Number (s): 11840, 11839 (I Believe???) if order on Zoning change was correct

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: No. of Lots:

Original Survey & Abstract No:

Legal Description: Klaehn Subdivision lots

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: C1

Proposed Zoning:

Location: 100 East Block of Grothe

Proposed Use(s): Professional Office Complex

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: Scott Immel

Printed Name: Scott Immel Date: 1-9-17

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): K & I Holdings

Owner Name: Scott Immel and Quint Kunz

Address: 12038 FM 2093; Fredericksburg Tx

Phone: 830-992-3464

Fax:

Email:

Scott@siwealthmanagement.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: Scott Immel

Phone: 456-5529

Fax:

Email:

Scott@siwealthmanagement.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): K & I Holdings

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:



Project Application (Page 3 of 3)

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

C. Fee Schedule (please attach appropriate fee to application)

☐	Conditional Use Permit Application - \$200
☒	Site Plan Application - \$200
☐	Application for Zoning Change - \$200
☐	Application for Land Use Change - \$200
☐	Variance Request - \$100
☐	Minor Plat - \$200
☐	Replat - \$200
☐	Amending Plat - \$200
☐	Preliminary Plat - \$200 plus \$20 per lot
☐	Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.

**FINAL PLAT
BACKGROUND INFORMATION
February, 2017**

File Number:	P-1701
Subdivision Name:	Stone Ridge – Unit 9
Annexation:	Annexation of this tract was completed in October, 2015 and the Preliminary Plat was approved in November, 2015.
Location:	North and west of Stone Ridge Unit 8, south of unit 7 (see attached map)
Tract Size:	18.156 acres
Number/Size of Lots:	34 lots, (lot sizes generally consistent with previous phases), bringing the total number of lots in Stone Ridge to 344.
Roadways:	Ellebracht Drive will serve as the main access for this phase. At the completion of this phase, Ellebracht Drive will be completed between Highway 16 North and Lower Crabapple Road. The developer plans to post financial security for the completion of the public improvements to allow the recording of the plat. The City Council is scheduled to consider this proposal at an upcoming meeting.
Right-of-way Dedications:	Ellebracht Drive – 60' (collector). All other streets – 50'
Utilities:	Water and Sewer lines will be extended to serve each lot.
Easements:	Variable width drainage and utility easements. Final details on the size and designation of easements were established as part of the Construction Plan approval.
Easements Abandoned:	NA
Stormwater Detention:	Drainage from this addition will flow into the detention pond constructed as part of Phase 5 to the southwest of this phase.
Drainage:	All drainage was approved as part of the Construction Plans.

Staff Comments:	Under normal circumstances, the Final Plat would have been approved concurrent with the Construction Plans for this development. In this case, the construction plans were approved prior to approval of the Final Plat. This was inadvertent and should not occur in the future.
P&Z Action:	Final approval
Staff Recommendation:	Approval



DON DURDEN, INC.
CIVIL ENGINEERING CONSULTANTS
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 841-9999
FAX: (210) 841-8440
REGISTRATION #F-2214

LOTS 339 NOTE:

THE MAINTENANCE OF THE VARIABLE WIDTH DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT ON WHICH IT IS LOCATED. NO IMPROVEMENTS WILL BE ALLOWED IN THE VARIABLE WIDTH DRAINAGE EASEMENT. NO FENCE SHALL BE ERECTED THAT WILL OBSTRUCT DRAINAGE ROW OR IMPED THE DESIGNED DRAINAGE PATTERN.

PRIVATE DRAINAGE EASEMENT NOTE:

5' PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF THE LOT ON WHICH THEY ARE LOCATED. LOT DRAINAGE SHALL BE DESIGNED TO DIRECT RUNOFF TO ADJACENT STREETS OR DRAINAGE CHANNELS. NO IMPROVEMENTS WITH DIRECT RUNOFF ONTO ADJACENT LOTS SHALL BE ALLOWED IN THE 5' EASEMENTS.

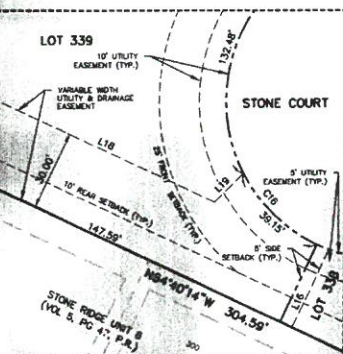
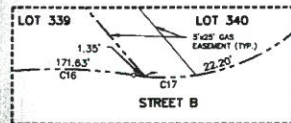
NOTES:

- 1) MONUMENTATION AS SHOWN.
A "X" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH LOT CORNER, UNLESS NOTED OTHERWISE.
- 2) THE BASIS OF BEARING RECTOR HEREIN IS THE PLAT OF STONE RIDGE UNIT 9, FREDERICKSBURG, TEXAS, RECORDED IN VOLUME 3, PAGE 82, PLAT RECORDS, GILLESPIE COUNTY, TEXAS.
- 3) P.R. DENOTES PLAT RECORDS, GILLESPIE COUNTY, TEXAS.
D.R. DENOTES DEED RECORDS, GILLESPIE COUNTY, TEXAS.
- 4) ALL LOTS ARE FOR SINGLE-FAMILY RESIDENTIAL USE.

EXISTING 20' UTILITY EASEMENT
(VOL. 4, PG. 36 P.R.)

UNPLATTED
REMAINING PORTION OF A 258 ACRE
TRACT OF LAND DESCRIBED IN
VOLUME 63, PAGE 366, DEED RECORDS,
GILLESPIE COUNTY, TEXAS, ALSO BEING
SITUATED IN THE WILLIAM H. ANDERSON
SURVEY NO. 197, ABSTRACT NO. 2,
GILLESPIE COUNTY, TEXAS.

UNPLATTED
REMAINING PORTION OF A 258 ACRE
TRACT OF LAND DESCRIBED IN
VOLUME 63, PAGE 366, DEED RECORDS,
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SURVEY NO. 197, ABSTRACT NO. 2,
GILLESPIE COUNTY, TEXAS.



12

UTILITY EASEMENTS

GRANTORS HEREBY RETAIN PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THEREON, WHERE INSTALLED IN THE AIR, UPON THE SURFACE, OR UNDERGROUND, IN OTHER EASEMENTS DEDICATED TO UTILITIES, AND IN STREETS, ALLEYS, BOULEVARDS, AND ROADS OF THE SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE, AND REPLACE THEREON UTILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS WITHIN SAID SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND/OR TRACT AND ALL IMPROVEMENTS THEREON SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. THE UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO ACCESS TO, AND TO EXPRESS FROM THE SAID RIGHT-OF-WAY EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY HINDER, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS; AND OTHER OBSTRUCTIONS THAT MAY HINDER, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS; BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION, MAINTENANCE, OF ANY LINES CONSTRUCTED ON THE PROPERTY. UTILITIES ARE DEFINED TO INCLUDE, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CABLE, T.V., WATER AND SEWER.



OWNER'S ACKNOWLEDGMENT AND DEDICATION
THE STATE OF TEXAS
COUNTY OF GILLESPIE

I, (we), the undersigned, (s), of the land shown on this plat, do hereby acknowledge and dedicate to the public use, forever, the easement rights herein reserved, being 18.156 ACRES OF LAND OUT OF A REMAINING PORTION OF A 258 ACRE TRACT OF LAND DESCRIBED IN VOLUME 63, PAGE 366, DEED RECORDS, GILLESPIE COUNTY, TEXAS, ALSO BEING SITUATED IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS.

and designated herein as the Stone Ridge Unit 9 Subdivision to the City of Fredericksburg, Texas, and whose name is subscribed hereto, hereby dedicate to the public use, forever, the easement rights herein reserved, being 18.156 ACRES OF LAND OUT OF A REMAINING PORTION OF A 258 ACRE TRACT OF LAND DESCRIBED IN VOLUME 63, PAGE 366, DEED RECORDS, GILLESPIE COUNTY, TEXAS, ALSO BEING SITUATED IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS.

Given under my hand and seal of office, this 1st day of January, 2017.

THE STATE OF TEXAS
COUNTY OF GILLESPIE

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Given under my hand and seal of office, this 1st day of January, 2017.

Notary Public in and for the State of Texas

My Commission Expires: _____

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Given under my hand and seal of office, this 1st day of January, 2017.

Notary Public in and for the State of Texas

My Commission Expires: _____

THE STATE OF TEXAS
COUNTY OF GILLESPIE

I, the undersigned, (a Registered Professional Land Surveyor) in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground and that the corner monuments are properly placed under my supervision, and that all aspects are in accordance to the City of Fredericksburg Subdivision Ordinance.

Registered Professional Land Surveyor

Filed for record at _____ o'clock _____ m, this _____ day of _____ A.D. on Page _____ Volume _____ of the Plat Records of Gillespie County, Texas.

Deputy Clerk, County Court
Gillespie County, Texas

Line	Direction	Length
L1	S89°03'17"E	60.00'
L2	N73°49'59"W	58.14'
L3	S88°21'33"W	60.00'
L4	N88°31'33"E	49.29'
L5	N00°00'00"E	20.00'
L6	N88°31'33"E	68.77'
L7	S89°03'17"E	68.77'
L8	S44°53'37"W	84.38'
L9	N43°53'37"E	80.14'
L10	N88°36'33"E	42.31'
L11	S87°03'03"W	95.00'
L12	S87°03'03"W	95.00'
L13	S84°40'10"E	69.03'
L14	S85°17'00"E	100.00'
L15	S70°34'49"E	98.10'
L16	N25°19'46"E	32.06'
L17	S89°24'21"E	24.13'
L18	S84°40'14"E	83.08'
L19	N45°15'27"E	15.30'

Curve	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	18.12'	10.00'	10.43'	14.44'	S45°18'00"E	082°24'35"
C2	40.32'	25.00'	26.07'	36.09'	S45°18'00"E	082°24'35"
C3	69.28'	225.00'	34.91'	69.00'	S82°30'12"E	017°38'28"
C4	53.88'	175.00'	27.16'	53.67'	N82°30'12"W	017°38'28"
C5	38.57'	25.00'	138.80'	258.29'	S19°19'41"E	042°31'40"
C6	281.72'	370.00'	138.80'	258.29'	S19°19'41"E	042°31'40"
C7	41.52'	25.00'	37.35'	38.91'	S87°03'03"E	069°03'03"
C8	23.50'	25.00'	12.73'	22.88'	N10°10'10"E	035°00'00"
C9	301.57'	60.00'	42.84'	70.58'	S44°43'37"E	287°56'10"
C10	23.50'	25.00'	12.73'	22.88'	S72°14'28"W	035°00'00"
C11	44.31'	25.00'	30.87'	38.73'	S89°20'48"E	101°02'30"
C12	227.23'	370.00'	117.33'	233.69'	S73°03'45"E	035°11'24"
C13	285.23'	430.00'	148.08'	280.03'	N72°28'11"W	038°00'00"
C14	35.48'	25.00'	21.48'	22.56'	S85°15'42"W	081°18'21"
C15	23.50'	25.00'	12.73'	22.88'	S18°18'24"W	053°00'00"
C16	301.57'	60.00'	42.84'	70.58'	N44°43'37"E	287°56'10"
C17	23.50'	25.00'	12.73'	22.88'	N72°14'28"E	035°00'00"
C18	37.37'	25.00'	23.81'	24.12'	N07°23'37"E	038°00'00"
C19	204.96'	430.00'	104.48'	203.00'	N07°03'57"W	037°00'00"
C20	34.01'	25.00'	20.32'	21.43'	N02°28'56"W	077°56'35"
C21	38.07'	25.00'	24.73'	24.18'	N43°02'27"E	086°22'13"
C22	13.37'	430.00'	8.89'	13.37'	N00°02'47"E	001°46'34"

FINAL SUBDIVISION PLAT OF STONE RIDGE, UNIT IX FREDERICKSBURG, TEXAS

BEING 18.156 ACRES OF LAND OUT OF A REMAINING PORTION OF A 258 ACRE TRACT OF LAND DESCRIBED IN VOLUME 63, PAGE 366, DEED RECORDS, GILLESPIE COUNTY, TEXAS, ALSO BEING SITUATED IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS.

Approved:

Chairman, Planning and Zoning Commission
City of Fredericksburg, Texas

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the Stone Ridge Unit 9 Subdivision of the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, 2017, and was approved by the Planning and Zoning Commission, and that the undersigned, the City Secretary, has caused the same to be recorded in the Public Records of Gillespie County, Texas, and that the same is a true and correct copy of the original as the same appears on the records of the City of Fredericksburg, Texas.

Witness my hand this _____ day of _____, 2017.

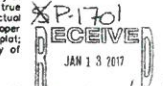
City Secretary
City of Fredericksburg, Texas



Engineer's Certificate

I, the undersigned, (a Registered Professional Engineer) in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property, and further certify that proper engineering consideration has been given to the plat and that all aspects are in accordance to the City of Fredericksburg Subdivision Ordinance.

Registered Professional Engineer



Routed 01/16/17
DRC 01/19/17-01/26/17
Comments due 01/30/17





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: Stone Ridge Unit 9

Project Address: Ellerbracht Drive

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

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

Jurisdiction: ☐ City Limits ☒ ETJ Total Acres: 18.156 No. of Lots: 34

Original Survey & Abstract No:

Legal Description:

Current Land Use Plan: undeveloped
family residential

Proposed Land Use Plan: single

Current Zoning: Not Zoned - OCL

Proposed Zoning:

Location: Between Stone Ridge Unit 7 and Unit 8 on extension of Ellerbracht Drive.

Proposed Use(s): Single Family 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: *Levi Ellerbracht*

Printed Name: Levi Ellerbracht Date: 1-10-17

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): Stone Ridge Development Co. Inc.

Owner Name: Levi Ellebracht

Address: 8498 N. State Hwy. 16, Fredericksburg, Texas, 78624

Phone: 830-990-2464

Fax:

Email: elgine@ktc.com

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

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

Firm Name (if applicable): Civil Engineering Consultants

Address: 11550 IH 10 West, Suite 395, San Antonio, Texas

Primary Contact Name: Alan D. Lindskog, P.E.

Phone: 210-798-9207

Fax: 210-641-9999

Email: lindskog@cectexas.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): Civil Engineering Consultants

Address: 11550 IH 10 West, Suite 395, San Antonio, Texas 78230

Primary Contact Name: Alan D Lindskog, P.E.

Phone: 210-798-9207

Fax: 210-641-9999

Email: lindskog@cectexas.com



Project Application (Page 3 of 3)

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

C. Fee Schedule (please attach appropriate fee to application)

- ☐ Conditional Use Permit Application - \$200
- ☐ Site Plan Application - \$200
- ☐ Application for Zoning Change - \$200
- ☐ Application for Land Use Change - \$200
- ☐ Variance Request - \$100
- ☐ Minor Plat - \$200
- ☐ Replat - \$200
- ☐ Amending Plat - \$200
- ☐ Preliminary Plat - \$200 plus \$20 per lot
- ☒ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.