

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, March 7, 2018

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

1. Call to Order
2. Approve minutes from the February 2018 Regular Meeting

PUBLIC HEARING

3. Consider (Z-1801) A Conditional Use Permit for Robin Fleck to operate a Medical Office in the Central Business District at 409 E. Main Street.

ACTION ITEMS

4. Receive Recommendation and Consider Z-1801

SITE PLAN

5. Consider (SP-1802) Site Plan for Century 21 at 605 N. Llano Street
6. Consider (SP-1804) Site Plan for The Courtyard, a Restaurant, Bakery, and Office at 421 – 425 E. Main Street

PLAT

7. Consider (P-1803) Final Plat for Phase I of the Frieden Development at Hwy 87 South

MISCELLANEUS

ADJOURN

CERTIFICATE

I certify that the above notice of meeting
was posted on the bulletin board at
City Hall in Fredericksburg, Texas, on the

2nd day of March, 20 18

S. Britton

City Secretary

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

**PLANNING & ZONING COMMISSION
FEBRUARY 7, 2018
5:30 P.M.**

On this the 3rd day of January, 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 WARREN
TIM DOOLEY
STEVE THOMAS
BRENDA SEGNER
JIM JARREAU
CHRIS KAISER

ABSENT:

DARYL WHITWORTH
BILL PIPKIN

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.

DISCUSSION ITEMS

Brian Jordan, Director of Development Services, provided the commission an update on potential annexations the City is considering. He explained there are 6 areas that are up for consideration and showed their location on an annexation map that was provided. He went on to say that council is interested in pursuing locations #4, #5, and #6. Annexation letters will be sent out within 30 days and City Staff will start with location #4.

Brian also provided an update on the new Short Term Rental Ordinance. The City has hired a new employee by the name of David Millegan who will handle enforcing the Ordinance. The Ordinance now requires a Short Term Rental Permit, an inspection, and a \$150.00 fee.

PUBLIC HEARING

Consider (Z-1714) An Amendment to the existing Baron's Creek Planned Unit Development to add another building and obtain a Conditional Use Permit to allow a drive – through associated with a drive – in/fast food facility.

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

Tony Saucedo presented the application, and he explained that Pleasanton Partners, LP is wanting to add a coffee shop that will also have a drive through element. This will require work to the underground drainage but no major changes. There is plenty of parking available, no new parking will be added.

Motion made to close Public Hearing by Jim Warren seconded by Chris Kaiser. All voted in favor and the motion carried.

Brian Jordan explained to the Commission that this project requires a Conditional Use Permit because they are adding a drive through and the PUD amendment is due to the addition of a new building. The proposal does not conflict with ingress or egress and the drive through is ideal for this type of development. The location of this site also requires approval of the Design Standards and Guidelines for the Entry Corridor.

Anna Hudson, Historic Preservation Officer, presented the proposed design and stated that City Staff recommends the natural color submitted for approval. The design as proposed meets the Design Guidelines such as clear glass, the main entry door faces the corridor, and the height is ideal.

City Staff recommends approval of the PUD amendment, Conditional Use Permit, and Entry Corridor Design.

ACTION ITEM

Tim Dooley asked if the Developer had maxed out their Buildable space. Brian stated he does not see where future development would be possible.

Jim Jarreau stated he did not like the yellow color that had been shown as an option for the Design Guideline submission. Tim said he agreed, the natural color submitted is preferred.

Jim Jarreau asked if the Commission was recommending PUD, CUP, and Design?
Brian stated, yes, the Commission needed to provide a recommendation on all 3 items.

Jim Warren made a motion to recommend approval of Application Z-1714 an amendment to the existing Planned Unit Development, a Conditional Use Permit to allow for a drive through, and recommends the Natural color for the Design Guidelines. Tim Dooley seconded the motion. Jim Jarreau recused himself. All others voted in favor and the motion carried.

MINUTES

Brenda Segner moved to approve the minutes of the January, 2018 meeting and Jim Warren seconded The motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Jim Warren seconded the motion. All voted in favor and the meeting was adjourned at 6:22 p.m.

PASSED AND APPROVED this 7th day March, 2018.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

CONDITIONAL USE PERMIT BRIEF

Request Z-1801

Applicant: Robin Fleck, MD
Location: 409 E. Main Street
Existing Zoning: CBD Central Business District
Request: Conditional Use Permit for a Medical Office in the CBD.

Site Plan Overview:

- The applicant is proposing a Medical Office in 900 square feet of the building located at 409 E. Main Street (formerly a book store).
- The remainder of the building will be utilized for retail uses.
- The site is approximately 14,300 square feet in size.
- Access to the rear of the property is through the open portion of the building on the west side.
- The surrounding zoning is CBD in all directions.
- The subject and surrounding properties are within the Historic Shopping District Overlay.
- Surrounding land uses include a variety of commercial businesses.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- The site complies with applicable regulations.

B. COMPATIBILITY WITH EXISTING OR PERMITTED USES IN ABUTTING SITES:

- The use of the property for a Medical Office is proposed to support the retail and commercial activities on Main Street. Given the limited space proposed and the type of specialized medical services provided (dermatology), we do not anticipate the proposed use to have a negative effect on abutting properties.

C. POTENTIALLY UNFAVORABLE EFFECTS OR IMPACTS ON OTHER EXISTING OR PERMITTED USES ON ABUTTING PROPERTY:

- We do not expect the proposed use to have a negative affect on adjacent properties.

D. MODIFICATIONS TO THE SITE PLAN WHICH WOULD RESULT IN INCREASED COMPATIBILITY AND WOULD MITIGATE POTENTIALLY UNFAVORABLE IMPACTS:

- None.

E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:

- Drive access to the rear of the property is currently only available through a gate and covered portion of the building. No public parking is proposed as part of this proposal.

F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:

- The property does include an area of flood plain in the rear along Baron's Creek. No changes are being made to this portion of the property.

G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:

- No specific information is provided on the type of lighting to be utilized. All exterior lighting shall be ordinance compliant.

H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:

- The property is located with the zone not requiring off-site parking. The applicant intends to have limitations on the number of patients within the facility at any given time.

I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:

- We believe the intended purpose of the Conditional Use Permit for medical office was to evaluate the nature of the use and determine whether it is appropriate in the shopping district of Main Street. In other words, an urgent or emergency care facility with a high turnover and the potential for a high volume of patients may not be appropriate in this location.

J. DETERMINATION THAT THE PROPOSED USE WILL COMPLY WITH EACH OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE:

- Affirmative.

K. DETERMINATION THAT THE PROPOSED USE AND SITE DEVELOPMENT, TOGETHER WITH ANY MODIFICATIONS APPLICABLE, THERETO, WILL BE COMPATIBLE WITH EXISTING OR PERMITTED USES IN THE VICINITY:

- Affirmative.

L. DETERMINATION THAT ANY CONDITIONS APPLICABLE TO APPROVAL ARE THE MINIMUM NECESSARY TO MINIMIZE POTENTIALLY UNFAVORABLE IMPACTS ON NEARBY USES AND TO ENSURE COMPATIBILITY OF THE

**PROPOSED USE WITH EXISTING OR PERMITTED USES IN THE SAME DISTRICT
AND THE SURROUNDING AREA:**

- Affirmative

**M. DETERMINATION THAT THE PROPOSED USE TOGETHER WITH THE
CONDITIONS APPLICABLE THERETO, WILL NOT BE DETRIMENTAL TO THE
PUBLIC HEALTH, SAFETY, OR WELFARE OR MATERALLY INJURIOUS TO
PROPERTIES OR IMPROVEMENTS IN THE VICINITY:**

- Affirmative

OPPOSITION/SUPPORT OF REQUEST: No comments received to date.

STAFF RECOMMENDATION: Approval

January 8, 2018

TO WHOM IT MAY CONCERN:

I have made an offer to purchase the property at 409 E. Main Street in Fredericksburg, TX contingent upon being able to use approximately 900 sq ft of the east side of the building facing Main Street for my cosmetic dermatology business called Vitalite Optimum Health and Beauty.

Due to the unique nature of my business, concerned with cosmetic services and hormone treatments, I anticipate no more than 1 or 2 clients per hour in the office at a given time, since I will be the only provider. As a result, there will be enough parking on the street. In addition, I expect much of the traffic to my business will be foot traffic from tourists curious about my services, rather than customers parking directly in front of my building. There is a covered driveway on the west side of the property which provides access to the rear of the property. The owner has informed me that this part of the property has been used in the past as a parking lot and my site plan includes 3 additional parking spaces to be installed in the rear to comply with the requirement of 1 parking space per 300 sf of medical office space.

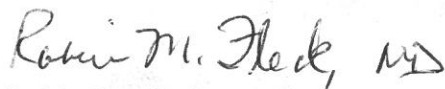
For my business, I anticipate no changes to the exterior of the building except for removal of existing signs and installation of signs promoting my venture. The square footage of my signage shall be no more than 25 sf in compliance with the new city sign regulations.

The only amendment to the interior of the building will be replacement of a single wall to divide the east and west offices. This wall was partially removed several years ago when the configuration of the bookstore was established. The wall is non load-bearing and replacement will entail approximately 10 full or partial studs, drywall and painting.

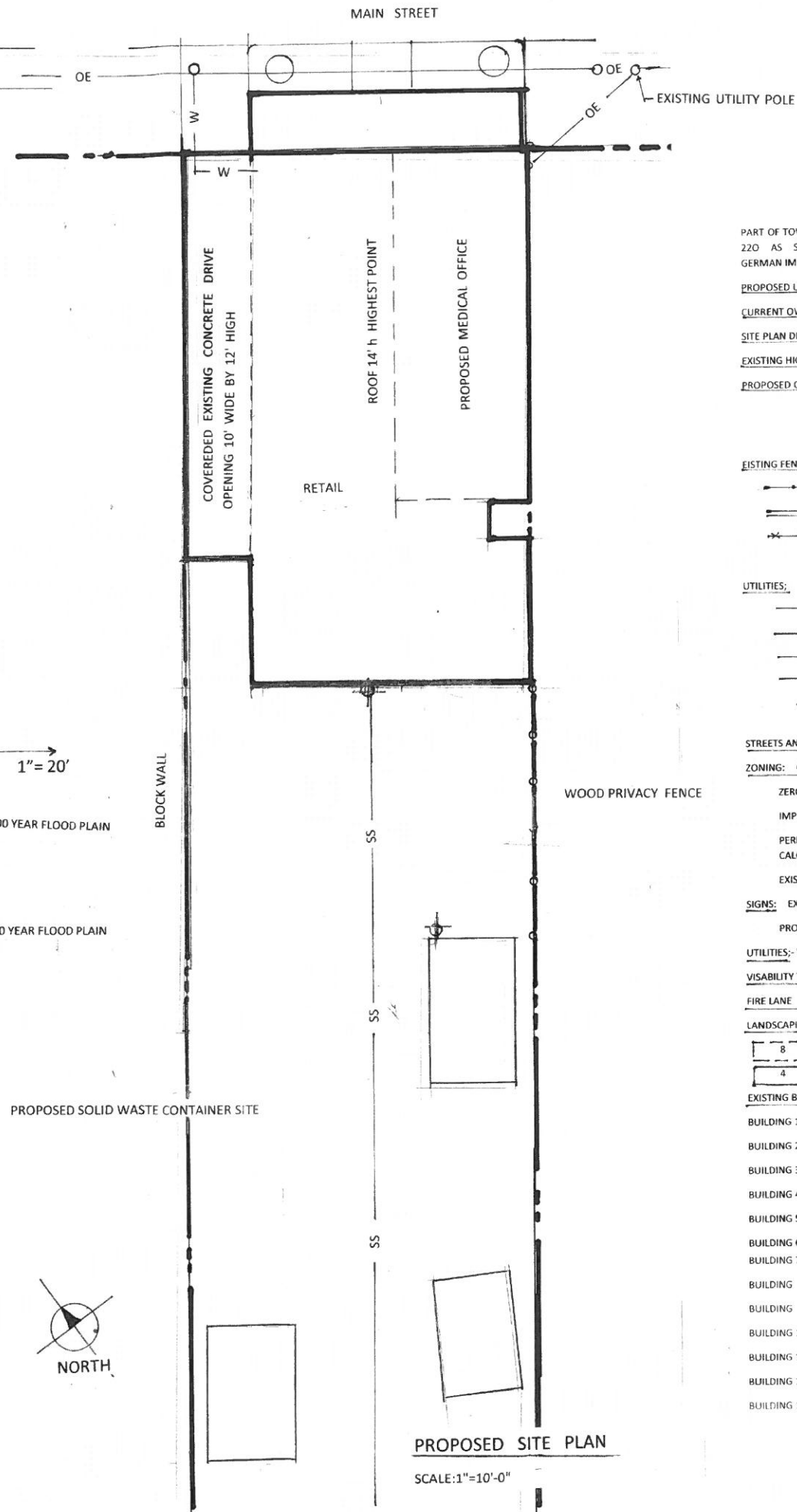
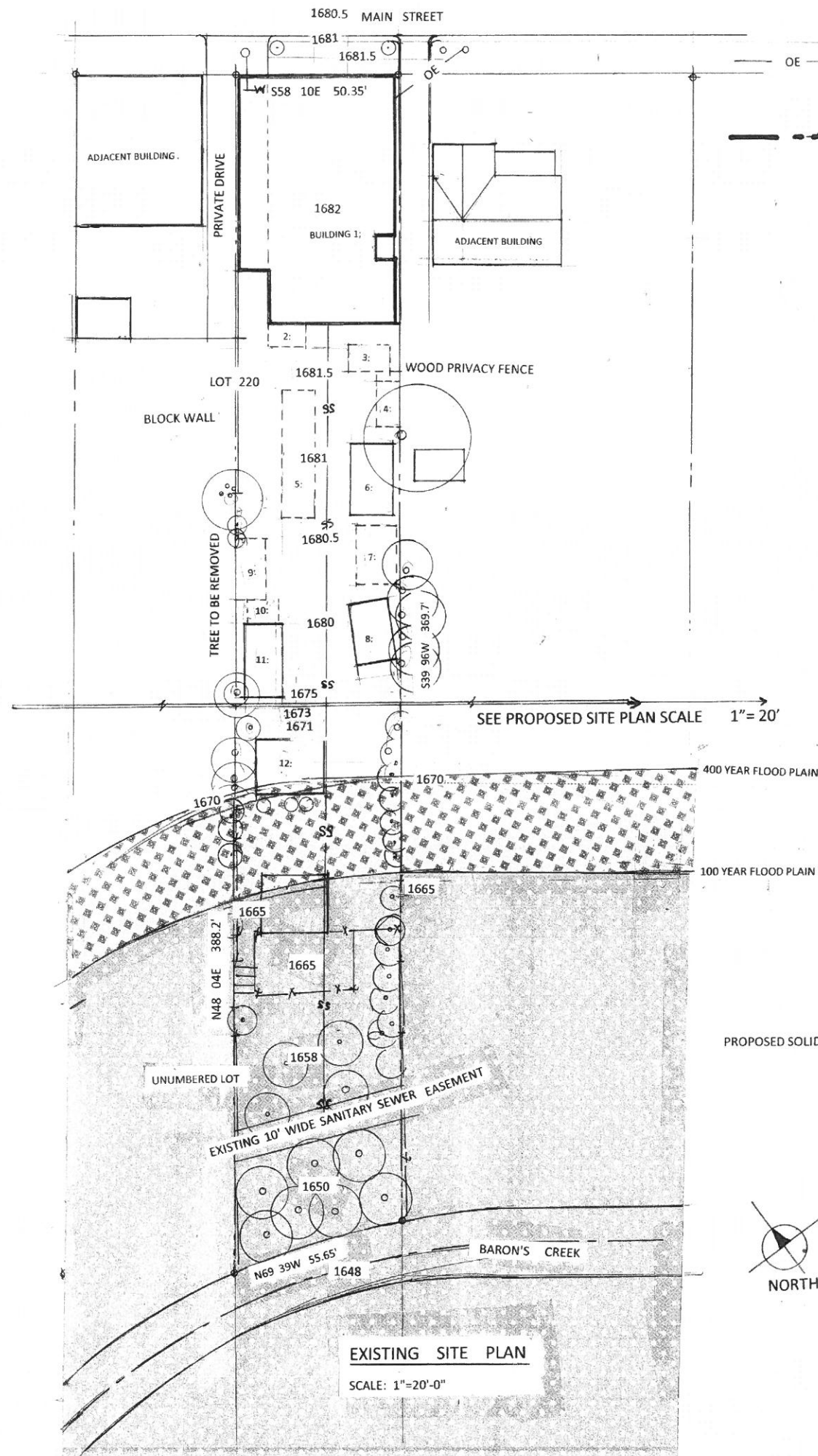
The residential cabin at the rear of the property is currently rented by the owner. After I take possession, I will be occupying the cabin until I can locate a home in Fredericksburg.

I would be happy to answer any additional questions or concerns you may have and I would appreciate your expeditious handling of this matter since sale of the premises is contingent upon my intended use as a medical/cosmetic facility.

Sincerely,

A handwritten signature in dark ink that reads "Robin M. Fleck, MD". The signature is written in a cursive, flowing style.

Robin M. Fleck, MD



SITE PLAN
FOR CONDITIONAL USE PERMIT
409 EAST MAIN STREET
FREDERICKSBURG, TEXAS 78624

PART OF TOWNLOT 220 AND PART OF AN UNNUMBERED TOWNLOT SOUTHWEST OF TOWNLOT 220 AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS BY THE GERMAN IMMIGRATION COMPANY. SEE DESCRIPTION BY CAREY BONN.

PROPOSED USE: 900 SQUARE FOOT MEDICAL DOCTOR'S OFFICE

CURRENT OWNER: KURT DITGES PURCHASER: DR. ROBIN FLECK

SITE PLAN DRAWN BY WALTER MOLDENHAUER RA JANUARY 24, 2018

EXISTING HIGHEST POINT 14 FEET

PROPOSED OFF STREET PARKING: NONE REQUIRED BY CODE

NOTES AND LEGEND

EXISTING FENCING

WOOD PRIVACY FENCE

CONCRETE BLOCK WALL

WIRE FENCE

NO NEW FENCE PROPOSED

UTILITIES:

SS EXISTING SANITARY SEWER

OE EXISTING OVERHEAD ELECTRIC

W EXISTING WATER LINE

BOUNDARY LINE BORDER

PROPOSED LIGHTING FOR PARKING: TWO WALL MOUNT NIGHT SKY TYPE

STREETS AND ALLEYS-NO NEW PROPOSED

ZONING: CENTRAL BUSINESS DISTRICT ACTUAL LOT SIZE 14,300 S.F.

ZERO SETBACKS-EXISTING BUILDING HEIGHT 14' ALLOWABLE 38'

IMPERMEABLE COVERAGE BUILDING, DRIVES, PARKING 3,860 S.F. 40%

PERMEABLE COVERAGE 60% FLOOD PLAIN AREA EXCLUDED FROM CALCULATIONS

EXISTING ELEVATIONS-SEE EXISTING SITE PLAN 1"=20'-0"

SIGNS: EXISTING ALTE FRITZ; ANTIQUES; CLOCKS; ON FRONT WALL TO BE REMOVED

PROPOSED SIGN DOCTOR'S OFFICE 25 S.F. ON FRONT ALLOWABLE 50 S.F.

UTILITIES: WATER, SEWER, ELECTRIC-EXISTING NO NEW PROPOSED

VISIBILITY TRIANGLE NOT APPLICABLE

FIRE LANE NONE REQUIRED ACCESS ON MAIN STREET AND ADJACENT DRIVES BOTH SIDES

LANDSCAPING: NATIVE SHRUBS AND SOD SEE PROPOSED SITE PLAN 600 S.F.

BUILDINGS TO BE REMOVED

BUILDINGS TO REMAIN

EXISTING BUILDINGS

BUILDING 1: EXISTING MAIN RETAIL SPACE AND PROPOSED DOCTOR'S OFFICE

BUILDING 2: ROOF OVERHANG TO BE REMOVED 8'X 14'

BUILDING 3: OPEN SHED TO BE REMOVED 8'X 14'

BUILDING 4: TRANSPORTABLE TO BE REMOVED 8'X 14'

BUILDING 5: RAIN SHELTER TO BE REMOVED 12'X 40'

BUILDING 6: GARAGE SHOP TO REMAIN 12'X 20'

BUILDING 7: OPEN SHED TO BE REMOVED 13'X 21'

BUILDING 8: GARAGE TO REMAIN 12'X 24'

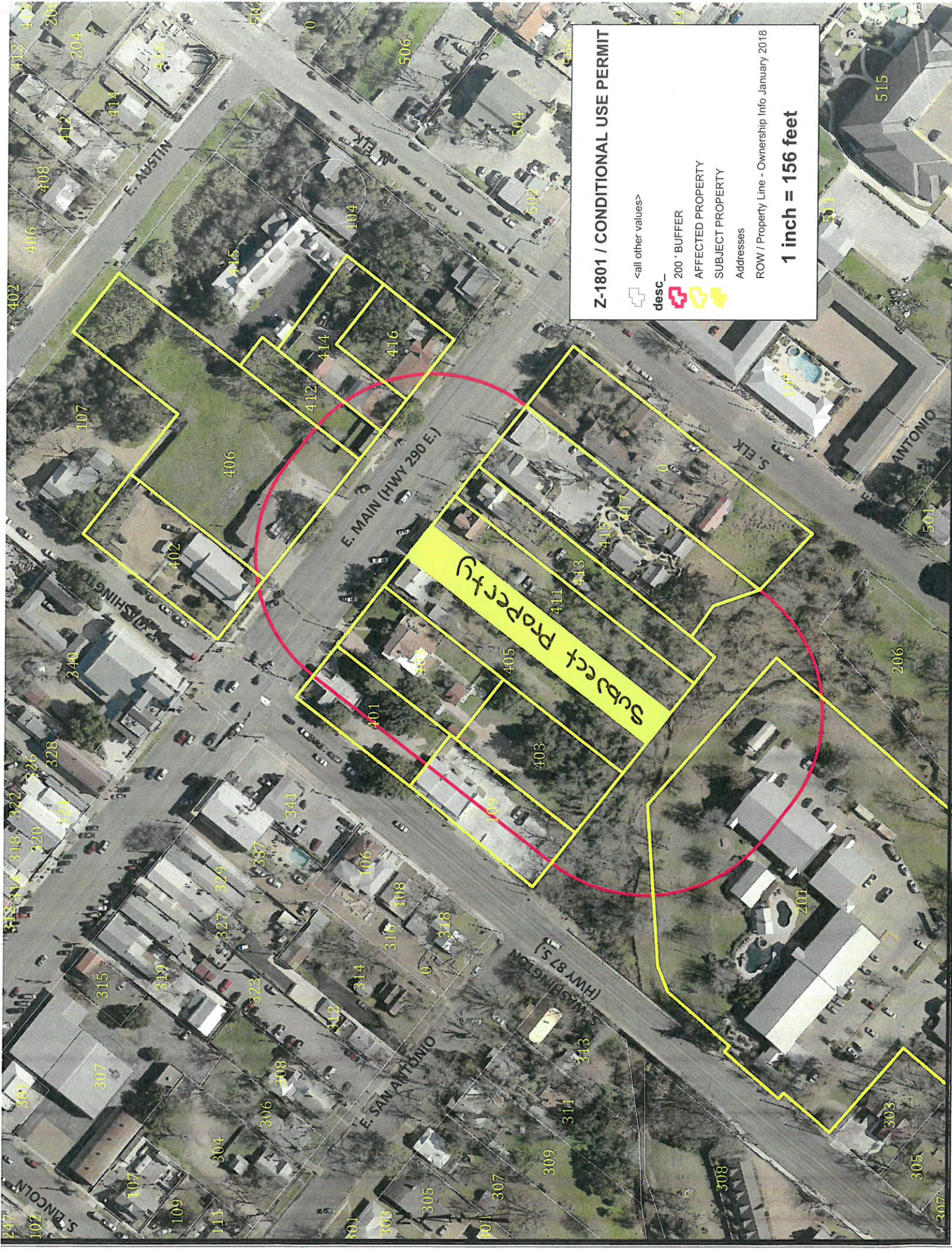
BUILDING 9: RAIN SHELTER TO BE REMOVED 14'X 21'

BUILDING 10: ROOF TO BE REMOVED 10'X 12'

BUILDING 11: GARAGE TO REMAIN 12'X 24'

BUILDING 12: SHED TO BE REMOVED 12'X 21'

BUILDING 13: RESIDENCE TO REMAIN



Z-1801 / CONDITIONAL USE PERMIT

<all other values>

- | | |
|-------------------|-------------|
| desc_ | 200' BUFFER |
| AFFECTED PROPERTY | |
| SUBJECT PROPERTY | |
| Addresses | |

ROW / Property Line - Ownership Info January 2018

1 inch = 156 feet



**NOTICE OF PUBLIC HEARING FOR A
CONDITIONAL USE PERMIT**

HEARING
DATE: **MARCH 7, 2018**

TIME: **5:30 PM**

REQUEST
NUMBER: **Z-1801**

The **PLANNING & ZONING COMMISSION** of the City of Fredericksburg will hold a public hearing at the above stated time and date in the conference room of the Law Enforcement Center, 1601 E. Main St., to consider a request for a Conditional Use Permit.

According to City Tax Records, you are the owner of real property within 200' of the proposed change. You are **not** required to attend the meeting, but if you care to attend, you will be given full opportunity to be heard. If you cannot attend the hearing, but wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

The decision of the **PLANNING & ZONING COMMISSION** is a recommendation only. Final approval must be by action of the **CITY COUNCIL**. The public hearing by the **CITY COUNCIL** is scheduled as follows:

HEARING
DATE: **MARCH 19, 2018**

TIME: **6:00 PM**

REQUEST
NUMBER: **Z-1801**

For additional information, contact Development Coordinator, Shelby Collier at 830-997-7521.

APPLICANT: Dr. Robin Fleck

LOCATION: 409 E. Main Street
(see accompanying map)

REQUEST: Conditional Use Permit to allow a Medical Office in the Central Business District

(DETACH HERE)

REQUEST NO. Z-1801

As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____

Date _____

Printed Name _____

Address _____

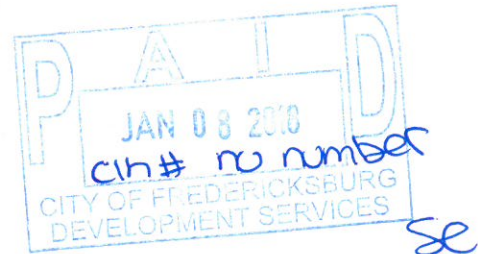


Project Application

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: FleCh Project
Project Address: 409 E Main St.
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: .466 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: .466 Acre of land situated in the city of Fredericksburg, Gillespie county, Texas being part of . . .

Current Land Use Plan: N/A

Proposed Land Use Plan: N/A

Current Zoning: CBD

Proposed Zoning: CBD

Location: 409 E Main St. Fredericksburg, TX 78624

Proposed Use(s): MEDICAL OFFICE

Applicant's Signature

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

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: Robin Fleck

Printed Name: Robin FLECK

Date: 1/8/18

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) *Hurt Ditzes*

Firm Name (if applicable): *Hurt Ditzes*

Owner Name: *Hurt Ditzes*

Address: *217 W. Ufer St.*

Phone: *940-1465*

Fax: *N/A*

Email: *N/A*

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

Role: ☒ Agent ☐ Engineer ☐ Surveyor ☒ Other (note role): *potential buyer* *ME*

Firm Name (if applicable): *Robin Fleck*

Address: *1710 Sylvan Dr* *Please use my email address for all correspondence*

Primary Contact Name:

Phone: *941-441-5499*

Fax: *—*

Email:

RMFLECK@CAPLEONE-NE

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
February, 2018**

File Number: P-1803

Subdivision Name: Frieden Subdivision, Phase 1

Owner/Developer: Chris Wilde, VP of Fredericksburg Development, Inc.

Location: Southeast quadrant of town, extending from the west side of Heritage Hill Country to US Highway 87 (see attached map).

Tract Size: Phase 1 – 91.8 acres, total project - Approximately 219 acres

Annexation: This property was annexed in August, 2017. A Planned Unit Development (PUD) zoning designation was approved for the project with a mix of uses including commercial, multi-family and single family. Phase 1 will consist of open space, street right of way and single family lots.

Number/Size of Lots: Phase 1 – 89 lots, with minimum sizes ranging from 7,500 square feet to 15,000 square feet. The project will include three housing types, including a Sunday Haus, Mittel Haus and Farm Haus.

Roadways: The main entrance (Frieden Parkway) into the project will be from US Highway 87, just to the south of Equestrian Drive. This street will serve as a collector and will be designed and built as a public street. The single family residential portion of the property will be gated and be served by private streets (see overall plan).

Mariposa Drive, which is located to the southeast of the development, is intended to serve the property for emergency purposes only. The existing section of right-of-way for Mariposa dedicated previously by the Danz Orchard property has been abandoned. The new alignment of Mariposa will be diverted onto the Hodges property to the south of the development. An agreement is in place for the timing of the construction of Mariposa. Right-of-way for the short section of Mariposa on the west side of Hodges out to Frieden Parkway is included in this plat.

With regard to US Highway 87 South, TXDOT is completing the improvements to include a center turn lane just beyond the proposed entrance to this project.

Right-of-way Dedications:

For Phase 1, the main entrance street will be dedicated as a 60' collector street. Other internal streets will vary in width. All public streets will meet the City requirements and private streets in width and be maintained by an association.

Utilities:

Both water and sanitary sewer are proposed to tie into the existing lines in Mariposa Drive, to the southeast of the project. Details of the line extensions to serve Phase 1, as well as the overall plans for the entire project are being reviewed as part of the construction plan review by engineering and public works. The Final Plat will be subject to construction plan approval.

Easements:

There will be a significant number of easements within the development, including for utilities, drainage, streets and other items. Final details on the size and designation of easements to be determined and approved by the City as a condition of approval of the Final Plat.

Easements Abandoned:

No easements are being abandoned, but a portion of the right-of-way for Mariposa that was originally part of the Danz Orchards property is being abandoned.

Stormwater Detention:

There will be a number of detention ponds located throughout the property. Again, the final storm water detention system is being reviewed as part of the construction plans.

Grading/Drainage:

Plans have been approved for mass grading on the entire site, rather than just Phase 1. Detailed grading and drainage associated with Phase 1 is being reviewed as part of the construction plans.

Staff Comments:

The proposed first phase of construction complies with the approved PUD plan and annexation agreement.

P&Z Action:

Final approval

Staff Recommendation:

Approval, conditioned upon engineering approval of all construction plans prior to release for construction.

FREDERICKSBURG

SITE

FRIENDSHIP LANE

TO PEDERNALES RIVER

87

EQUESTRIAN DRIVE

OTTO ECKHARDT RD

S EAGLE STREET

WINDING OAK DRIVE

INDUSTRIAL LOOP

MARIPOSA DRIVE

JOHNSON CITY

290

OLD SAN ANTONIO RD

N

NOT TO SCALE

GENERAL NOTES:

1. LOT DRAINAGE SHALL BE DESIGNED TO DIRECT RUNOFF TO ADJACENT STREETS OR DRAINAGE CHANNELS.
2. 99 NEW LOTS CREATED WITH A TOTAL ACREAGE OF 35.885 ACRES.
3. 10.000 LINEAR FEET OF NEW ROADWAYS CREATED WITH A TOTAL ACREAGE OF 14.737 ACRES.
4. ADDITIONAL EASEMENTS CREATED WITH A TOTAL ACREAGE OF 41.148 ACRES.

MY COMMISSION EXPIRES: _____

SHEET 1 OF 5

LEGEND

- XX/XX VOLUME/PAGE
E&G ELECTRIC AND GAS EASEMENT
ROW RIGHT OF WAY
VBSL VARIABLE BUILDING SETBACK LINE
PUE PUBLIC UTILITY EASEMENT
TSVE 30 x 30 TRIANGULAR SIGHT VISIBILITY EASEMENT
OPRGCT OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX
DRGCT DEED RECORDS, GILLESPIE COUNTY, TX
PRGCT PLAT RECORDS, GILLESPIE COUNTY, TX
- 6" CONCRETE PUBLIC SIDEWALK ESMT
6" GRAVEL PUBLIC TRAIL EASEMENT
BOUNDARY LINE
CONTOUR LINE
ROAD CENTERLINE
EASEMENT LINE
BUILDING SETBACK LINE
- FOUND 1/2" REBAR W/ NO ID. (UNLESS NOTED)
FOUND 1/2" REBAR W/ PLASTIC CAP "SONN 4447"
FOUND 1/2" REBAR W/ PLASTIC CAP "SCHWARTZ 4780"
FOUND 1/2" REBAR W/ CAP "TXLMS.COM RPLS#6002"
SET 1/2" REBAR W/ CAP "TXLMS.COM RPLS#6002"
CALCULATED POINT

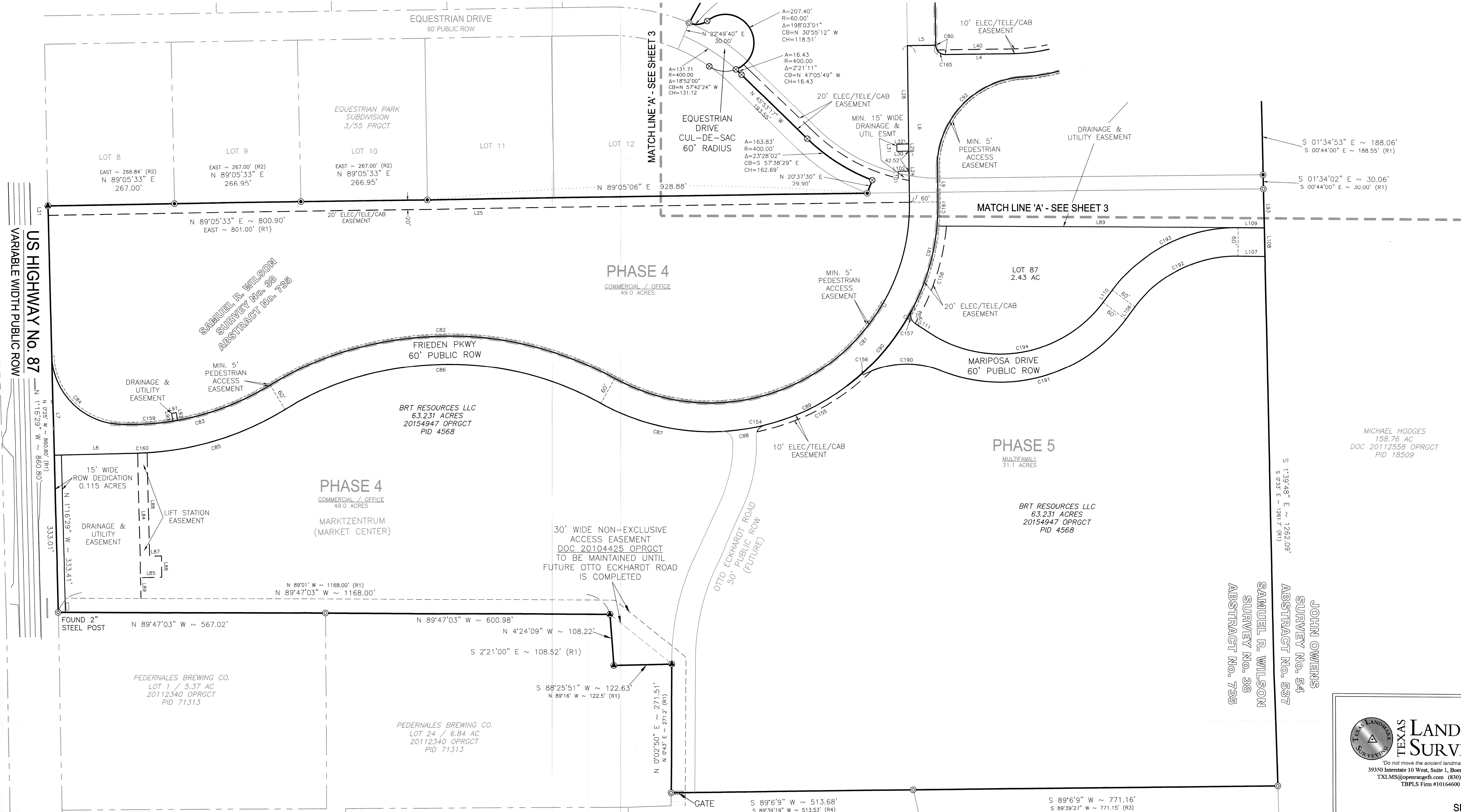
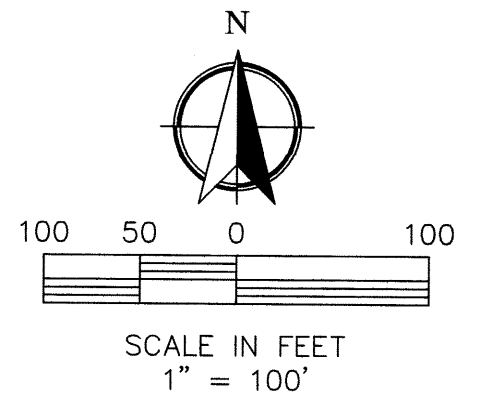
FINAL PLAT ESTABLISHING FRIEDEN SUBDIVISION - PHASE 1

FRIEDEN SUBDIVISION BEING 219.460 ACRES OF LAND COMPRISED OF 89.500 ACRES OUT OF THE SAMUEL WILSON SURVEY NO. 38, ABSTRACT NO. 735, AND 129.960 ACRES OUT OF THE JOHN OWENS SURVEY NO. 54, ABSTRACT NO. 537, LOCATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, SAID 219.460 ACRES BEING COMPRISED OF THE FOLLOWING TRACTS AND LOTS:

- 63.231 ACRES, ALL THE BRT RESOURCES, LLC 63.231 ACRE TRACT RECORDED IN DOC 20154947, OPRGCT
25.32 ACRES, ALL LOT 13R, EQUESTRIAN PARK (REPLAT) RECORDED IN VOLUME 5, PAGE 18, PRGCT
0.949 ACRES, ABANDONED EQUESTRIAN DRIVE ROW ADJACENT TO LOT 13R, EQUESTRIAN PARK (REPLAT) RECORDED IN VOLUME 5, PAGE 18, PRGCT
14.609 ACRES, ALL THE BRT RESOURCES, LLC 14.609 ACRE TRACT RECORDED IN DOC 20161322, OPRGCT
81.910 ACRES, REMAINDER OF THE DANZ ORCHARDS (REPLAT) RECORDED IN VOLUME 4, PAGE 29, PRGCT
20.648 ACRES, LOT 1 & 2 OF THE DANZ ORCHARDS RECORDED IN VOLUME 2, PAGE 14, PRGCT
12.793 ACRES, ALL THE BRT RESOURCES, LLC 12.8 ACRE TRACT RECORDED IN DOC 20151405, OPRGCT

PHASE 1 BEING A TOTAL OF 92.114 ACRES
ESTABLISHING 90 LOTS BEING 62.025 ACRES
ESTABLISHING 10,350' OF ROAD RIGHT OF WAY (ROW) BEING 14.737 ACRES
ESTABLISHING 15.352 ACRES OF ADDITIONAL EASEMENTS

PLAT NUMBER:



MICHAEL HODGES
158.76 AC
DOC 20112558 OPRGCT
PID 18509

BRT RESOURCES LLC
63.231 ACRES
20154947 OPRGCT
PID 4568

JOHN OWENS
SURVEY NO. 54
ABSTRACT NO. 537

SAMUEL R. WILSON
SURVEY NO. 38
ABSTRACT NO. 735

LANDMARK
SURVEYING
"Do not move the ancient landmark..." (Proverbs 22:28)
39350 Interstate 10 West, Suite 1, Boerne, TX 78006
TXLMS@openrangeb.com (830)428-0290
TBPLS Firm #10164000

LEGEND

XX/XX VOLUME/PAGE
E&G ELECTRIC AND GAS EASEMENT
ROW RIGHT OF WAY
VBSL VARIABLE BUILDING SETBACK LINE
PUE PUBLIC UTILITY EASEMENT
TSVE 30' x 30' TRIANGULAR SIGHT VISIBILITY EASEMENT
OPRGCT OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX
DRGCT DEED RECORDS, GILLESPIE COUNTY, TX
PRGCT PLAT RECORDS, GILLESPIE COUNTY, TX

6" CONCRETE SIDEWALK EASEMENT
6" GRAVEL TRAIL EASEMENT
BOUNDARY LINE
CONTOUR LINE
ROAD CENTERLINE
EASEMENT LINE
BUILDING SETBACK LINE

⊙ FOUND 1/2" REBAR W/ NO ID. (UNLESS NOTED)
⊙ FOUND 1/2" REBAR W/ PLASTIC CAP "BONN 4447"
⊙ FOUND 1/2" REBAR W/ PLASTIC CAP "SCHWARTZ 4780"
⊙ FOUND 1/2" REBAR W/ CAP "TXLMS.COM RPLS#6002"
⊙ SET 1/2" REBAR W/ CAP "TXLMS.COM RPLS#6002"
● CALCULATED POINT

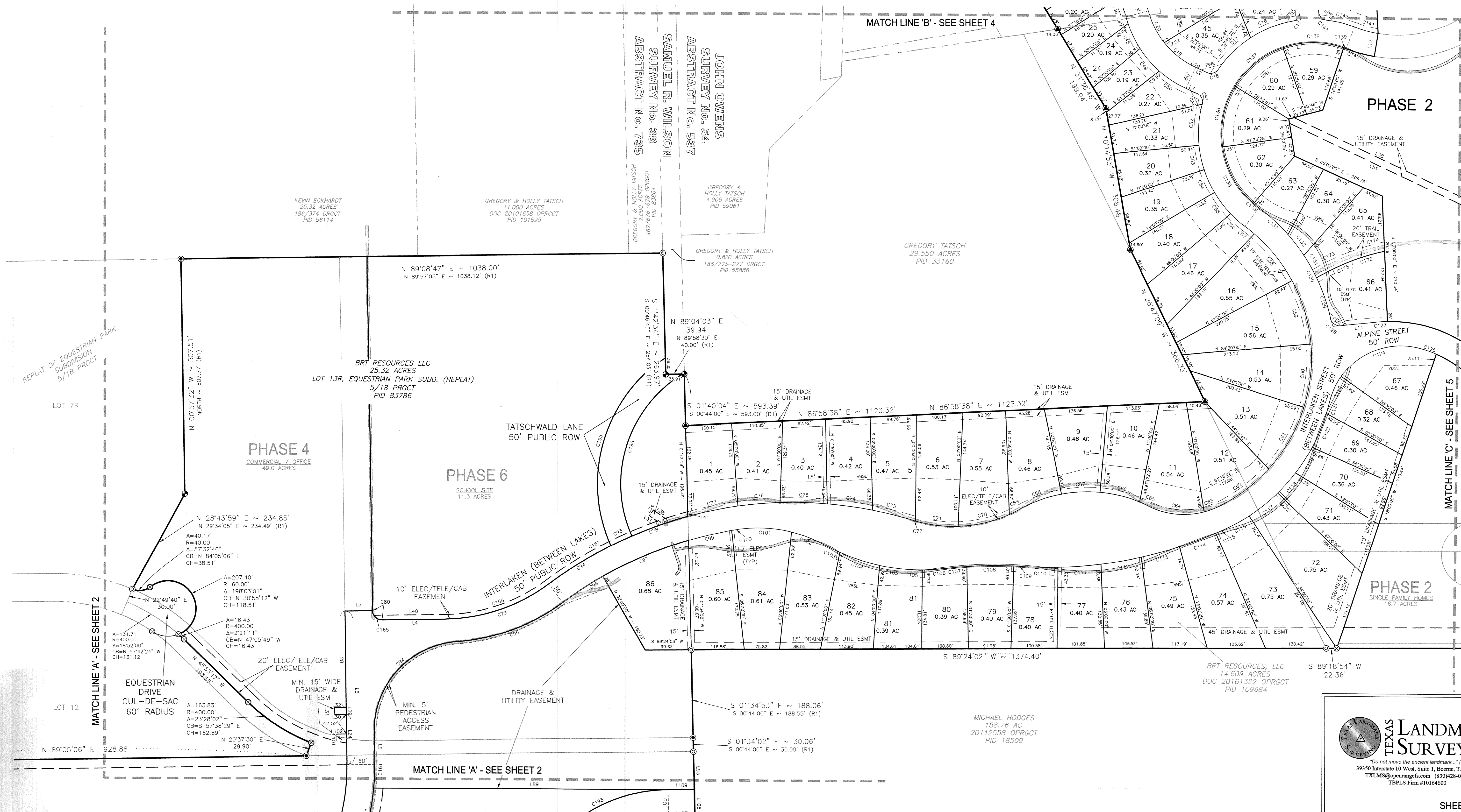
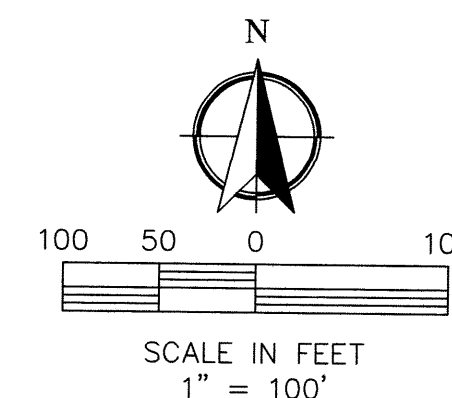
FINAL PLAT ESTABLISHING FRIEDEN SUBDIVISION - PHASE 1

FRIEDEN SUBDIVISION BEING 219.460 ACRES OF LAND COMPRISED OF 89.500 ACRES OUT OF THE SAMUEL WILSON SURVEY NO. 38, ABSTRACT NO. 735, AND 129.960 ACRES OUT OF THE JOHN OWENS SURVEY NO. 54, ABSTRACT NO. 537, LOCATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, SAID 219.460 ACRES BEING COMPRISED OF THE FOLLOWING TRACTS AND LOTS:

63.231 ACRES, ALL THE BRT RESOURCES, LLC 63.231 ACRE TRACT RECORDED IN DOC 20154947, OPRGCT
25.32 ACRES, ALL LOT 13R, EQUESTRIAN PARK (REPLAT) RECORDED IN VOLUME 5, PAGE 18, PRGCT
0.949 ACRES, ABANDONED EQUESTRIAN DRIVE ROW ADJACENT TO LOT 13R, EQUESTRIAN PARK (REPLAT) RECORDED IN VOLUME 5, PAGE 18, PRGCT
14.609 ACRES, ALL THE BRT RESOURCES, LLC 14.609 ACRE TRACT RECORDED IN DOC 20161322, OPRGCT
81.910 ACRES, REMAINDER OF THE DANZ ORCHARDS (REPLAT) RECORDED IN VOLUME 4, PAGE 29, PRGCT
20.648 ACRES, LOT 1 & 2 OF THE DANZ ORCHARDS RECORDED IN VOLUME 2, PAGE 14, PRGCT
12.793 ACRES, ALL THE BRT RESOURCES, LLC 12.8 ACRE TRACT RECORDED IN DOC 20151405, OPRGCT

PHASE 1 BEING A TOTAL OF 92.114 ACRES
ESTABLISHING 90 LOTS BEING 62.025 ACRES
ESTABLISHING 10.350' OF ROAD RIGHT OF WAY (ROW) BEING 14.737 ACRES
ESTABLISHING 15.352 ACRES OF ADDITIONAL EASEMENTS

PLAT NUMBER:



LANDMARK
TEXAS
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LEGEND

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E&G ELECTRIC AND GAS EASEMENT
ROW RIGHT OF WAY
VBSL VARIABLE BUILDING SETBACK LINE
PUE PUBLIC UTILITY EASEMENT
TSVE 30 x 30 TRIANGULAR SIGHT VISIBILITY EASEMENT
OPRGCT OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX
DRGCT DEED RECORDS, GILLESPIE COUNTY, TX
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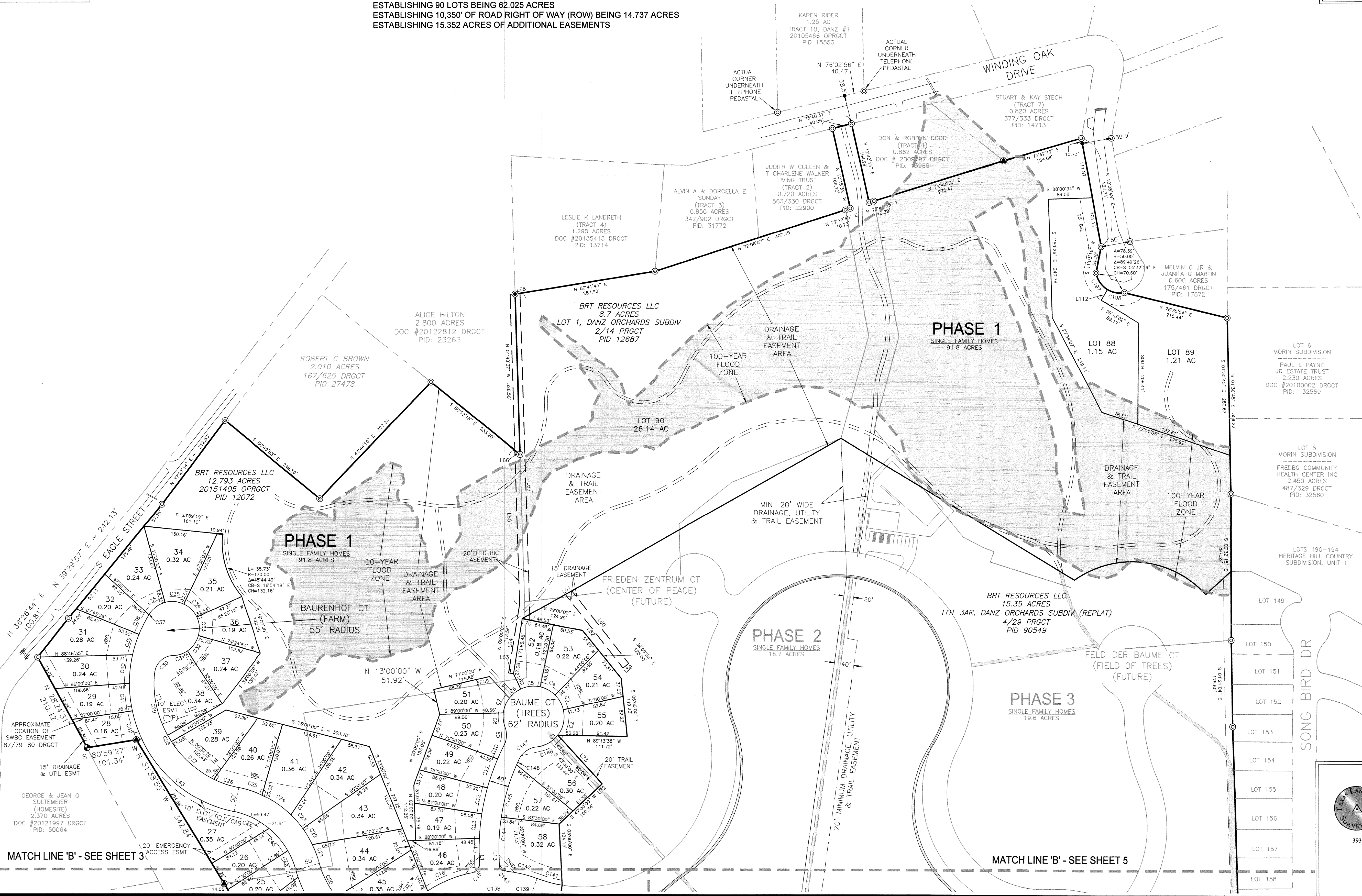
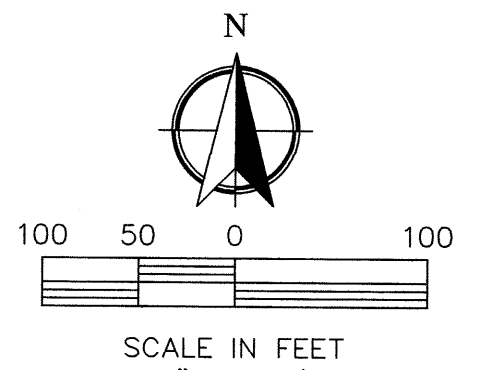
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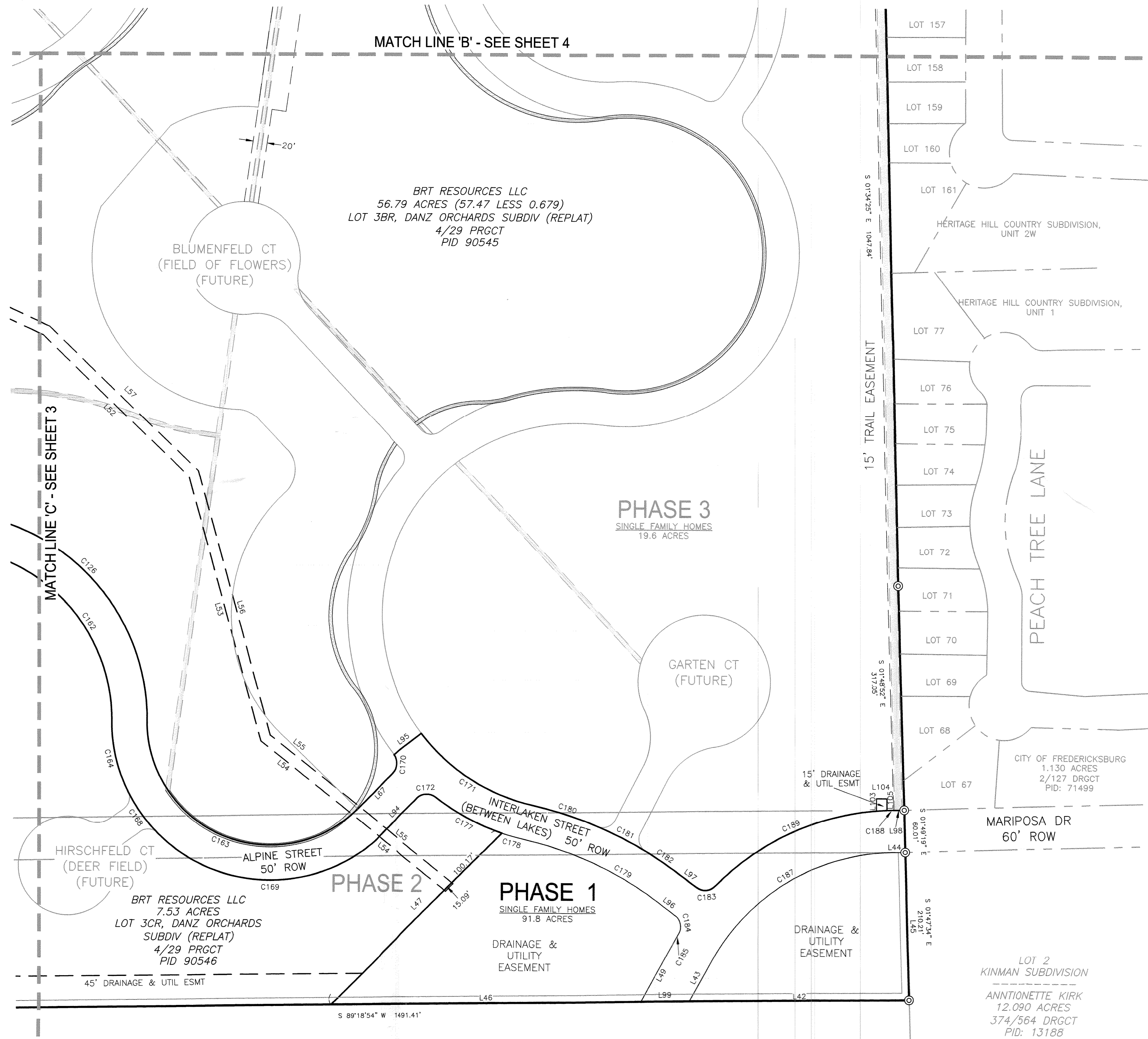
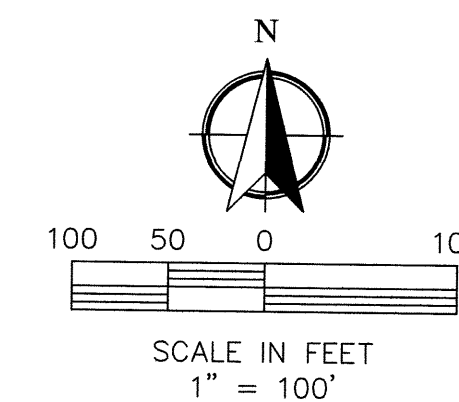
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PLAT NUMBER:



CURVE LENGTH	RADIUS	CHORD BEARING	CHORD
C1	20.09	82.00	18.3356 N 48°59'56" E 20.00
C2	54.77	82.00	18.3356 N 48°59'56" E 20.00
C3	35.01	82.00	32.2220 N 29°04'49" W 34.60
C4	35.06	82.00	32.2214 N 61°28'06" W 34.60
C5	40.39	82.00	37.1927 N 63°39'54" W 39.68
C6	29.52	82.00	27.1654 S 51°21'33" W 29.24
C7	33.42	82.00	30.9255 S 22°16'38" W 33.01
C8	29.52	82.00	27.1654 S 08°41'07" E 29.34
C9	37.38	45.00	47.3554 S 03°15'32" W 36.32
C10	30.95	460.00	3.5119 S 25°07'20" W 30.95
C11	62.15	460.00	7.4427 S 19°19'57" W 62.10
C12	54.09	460.00	6.4415 S 12°05'36" W 54.06
C13	49.76	460.00	6.1154 S 03°37'11" W 49.74
C14	38.94	460.00	4.5100 S 09°06'04" W 38.93
C15	28.41	20.00	81.2302 S 36°22'05" W 26.08
C16	97.38	247.00	22.9533 S 67°45'55" W 96.73
C17	97.38	247.00	22.9533 S 45°10'32" W 96.73
C18	28.03	20.00	80.1750 S 36°22'05" W 26.79
C19	86.23	185.00	9.6211 S 52°23'51" W 86.94
C20	76.80	185.00	23.4703 N 27°04'10" W 76.25
C21	40.75	215.00	19.5151 N 20°36'24" W 40.69
C22	38.28	215.00	10.1209 N 31°08'15" W 38.25
C23	37.21	215.00	9.5503 N 41°11'51" W 37.17
C24	71.35	215.00	19.0055 N 33°39'50" W 71.03
C25	51.23	215.00	13.9907 N 71°59'51" W 51.11
C26	53.84	215.00	14.2052 N 71°38'59" W 53.70
C27	116.89	215.00	31.0903 N 48°54'01" W 115.48
C28	131.40	215.00	35.0000 N 11°49'03" W 129.38
C29	57.48	40.00	89.1839 N 39°44'41" E 50.65
C30	30.82	55.00	32.0610 N 71°56'52" E 30.41
C31	38.70	55.00	32.0610 N 71°56'52" E 30.41
C32	38.63	55.00	40.1477 N 04°32'18" W 37.84
C33	38.63	55.00	32.0610 N 71°56'52" E 30.41
C34	38.63	55.00	32.0610 N 71°56'52" E 30.41
C35	38.63	55.00	32.0610 N 71°56'52" E 30.41
C36	40.70	55.00	42.2350 S 53°31'28" W 39.78
C37	1.84	265.00	0.2118 S 32°08'54" W 1.64
C38	44.88	265.00	9.6211 S 22°07'03" W 44.88
C39	43.19	265.00	9.2018 S 17°35'55" W 43.14
C40	38.61	265.00	12.4071 S 06°35'35" W 38.49
C41	57.07	265.00	12.2023 S 08°54'47" E 56.86
C42	60.47	265.00	13.0431 S 18°37'14" E 60.34
C43	248.21	265.00	33.9955 S 51°59'27" W 248.21
C44	81.28	165.00	28.1326 S 64°42'42" E 80.42
C45	59.58	165.00	20.4119 S 40°15'19" E 59.26
C46	42.43	165.00	14.4401 S 22°32'39" E 42.31
C47	15.32	235.00	3.4411 S 17°02'44" E 15.32
C48	59.52	235.00	14.3074 S 26°10'11" E 59.36
C49	64.02	235.00	15.3639 S 41°13'48" E 63.82
C50	68.86	235.00	16.4718 S 57°25'41" E 68.61
C51	83.71	20.00	80.1750 S 36°22'05" E 79.79
C52	88.85	247.00	20.3351 S 04°11'34" W 88.18
C53	53.50	247.00	12.2441 S 12°17'42" E 53.40
C54	44.32	247.00	12.3848 S 24°49'27" E 54.31
C55	57.36	247.00	13.1816 S 37.4759 E 57.23
C56	40.96	247.00	9.3004 S 49.1208 E 40.91
C57	25.54	355.00	4.0700 S 51°53'00" W 25.54
C58	130.43	355.00	21.0314 S 39°18'13" E 129.72
C59	143.97	355.00	23.1408 S 17°09'32" E 142.68
C60	138.44	355.00	22.2039 S 05°37'52" W 137.59
C61	153.16	355.00	24.4312 S 29°09'47" W 151.98
C62	144.03	355.00	21.7167 S 52°20'22" W 133.24
C63	34.72	173.00	11°29'58" S 68°54'20" W 34.66
C64	122.89	173.00	40.7158 S 84°59'43" W 120.32
C65	22.36	107.00	41°02'1" N 66°43'56" W 22.35
C66	89.49	107.00	16°42'05" S 77°10'10" W 89.17
C67	83.12	107.00	15°30'46" S 86°43'25" W 82.87
C68	97.48	107.00	18°11'31" S 89°07'16" W 91.07
C69	23.86	293.00	4°39'59" S 63°06'30" W 23.86
C70	114.07	293.00	22.1820 S 76°35'59" W 113.35
C71	92.48	293.00	18°02'02" S 83°12'40" W 92.05
C72	4.32	293.00	0.5045 S 79°44'47" W 4.32
C73	91.11	885.00	5.5356 S 76°18'23" W 91.07
C74	98.93	885.00	6°24'17" S 82°25'29" W 98.88
C75	101.74	885.00	6°35'17" S 88°55'14" W 101.68
C76	90.95	885.00	5.5356 S 84°50'32" W 90.91
C77	112.12	885.00	7°12'31" S 78°16'08" W 112.04
C78	135.90	885.00	8°14'48" S 63°45'58" W 133.89
C79	236.59	375.00	36°08'59" S 72°58'01" W 236.69
C80	31.42	20.00	90°00'00" S 45°57'32" W 28.28
C81	87.74	420.00	11°42'09" S 55°31'32" W 72.37
C82	76.79	750.00	59°32'10" S 88°48'30" W 728.56
C83	332.06	570.00	32°22'43" S 75°33'47" W 327.39
C84	248.39	150.00	86°28'42" S 44°30'41" W 205.50
C85	328.24	630.00	29°51'06" S 88°48'30" W 324.54
C86	150.09	670.00	39°32'10" S 88°48'30" W 668.68
C87	285.13	480.00	31°58'51" S 77°04'51" E 281.77
C88	92.30	480.00	11°01'09" S 81°35'12" E 92.16
C89	95.29	480.00	21°18'29" S 64°25'20" E 193.95
C90	211.92	480.00	25°17'48" S 40°07'06" E 210.21
C91	238.16	480.00	28°25'44" S 13°15'20" E 235.73
C92	213.18	193.00	81°00'51" N 45°28'30" E 260.94
C93	240.59	425.00	32°26'04" S 69°45'24" E 237.39
C94	77.62	170.00	26°08'42" S 66°37'13" E 76.95
C95	32.44	120.00	19°29'20" S 71°57'24" E 32.34
C96	53.44	120.00	26°31'03" S 51°27'12" E 53.00
C97	50.39	120.00	29°01'22" S 32°42'22" E 50.14
C98	88.72	835.00	6°50'17" S 72°45'41" E 88.68
C99	88.72	835.00	6°58'21" S 77°07'30" E 86.70
C100	15.48	835.00	7°03'43" S 80°58'32" E 15.48

CURVE LENGTH	RADIUS	CHORD BEARING	CHORD
C101	114.99	300.00	21°57'29" S 67°30'45" E 114.29
C102	78.56	300.00	15°00'13" S 69°01'47" E 78.33
C103	34.72	430.00	43°37'25" S 63°50'28" E 34.71
C104	90.34	430.00	12°02'17" S 72°10'24" E 90.18
C105	32.62	430.00	12°20'27" S 84°21'46" E 92.44
C106	50.58	430.00	8°44'23" N 86°05'49" E 50.55
C107	45.76	900.00	25°44'48" N 84°11'01" E 45.76
C108	101.33	900.00	62°77'09" N 88°51'56" E 101.27
C109	19.22	900.00	11°13'25" S 87°17'20" E 19.22
C110	76.74	900.00	45°13'50" S 89°06'53" E 76.72
C111	92.87	900.00	55°01" S 85°31'21" E 92.83
C112	90.33	900.00	54°10'6" S 79°43'47" E 90.29
C113	85.43	900.00	52°431" S 76°09'57" E 85.40
C114	83.81	900.00	51°821" S 68°48'17" E 83.78
C115	20.87	900.00	11°19'18" N 65°29'41" E 20.87
C116	60.21	405.00	83.107" N 60°34'29" E 60.16
C117	78.91	405.00	11°00'50" N 50°44'01" E 78.79
C118	57.90	405.00	81.129" N 41°03'23" E 57.85
C119	65.97	405.00	91°93" S 37°17'47" E 65.89
C120	79.00	405.00	11°10'34" N 25°02'26" E 78.87
C121	25.21	405.00	33°400" N 14°40'09" E 25.21
C122	60.36	158.00	21°10'19" N 23°49'49" E 59.99
C123	152.80	158.00	69°43'54" S 69°43'54" E 151.06
C124	36.01	245.00	82°520" S 71°06'00" E 35.98
C125	29.29	20.00	83°610" S 74°48'47" E 29.25
C126	474.09	295.00	32°04'43" N 49°48'20" W 424.68
C127	25.15	295.00	45°307" S 85°42'45" W 25.15
C128	29.29	20.00	83°610" S 74°48'47" E 29.25
C129	93.79	405.00	13°18'08" N 19°16'24" E 93.56
C130	20.04	405.00	25°008" N 27°29'42" W 20.04
C131	35.90	405.00	11°17'08" N 31°17'08" E 35.86
C132	56.12	405.00	75°621" N 37°57'41" E 56.07
C133	84.98	405.00	12°01'16" N 47°56'31" W 84.82
C134	14.44	191.00	41°159" N 51°57'24" E 14.43
C135	141.64	191.00	41°11'42" N 29°09'23" W 138.61
C136	136.07	191.00	39°343" N 11°13'45" E 133.39
C137	34.68	191.00	39°1016" N 50°16'10" E 34.68
C138	132.80	191.00	38°307" N 89°30'03" E 130.30
C139	5.69	191.00	11°19'13" S 79°21'35" E 5.69
C140	62.97	315.00	11°27'10" N 75°15'34" E 62.86
C141	52.97	265.00	11°27'10" N 75°15'34" E 52.86
C142	61.11	400.00	16°10'10" N 76°37'37" E 61.06
C143	28.41	20.00	81°23'02" N 43°00'57" W 28.08
C144	80.36	420.00	10°57'46" N 50°09'27" E 80.24
C145	111.09	420.00	15°08'29" N 16°12'49" E 110.82
C146	11.76	420.00	13°56'16" N 24°35'25" E 11.76
C147	22.36	420.00	15°08'29" N 16°12'49" E 22.36
C148	30.24	62.00	27°56'56" S 70°15'22" E 30.24
C149	235.40	630.00	21°24'31" N 78°01'16" E 234.03
C150	40.17	400.00	16°10'10" N 76°37'37" E 40.06
C151	208.85	600.00	19°25'57" S 30°13'44" E 19.28
C152	163.81	400.00	23°27'52" S 37°38'34" E 162.67
C153	18.26	885.00	11°00'17" S 70°48'47" E 18.26
C154	21.88	235.00	54°29'41" S 51°11'23" W 21.06
C155	278.48	480.00	23°343" S 61°59'15" E 274.73
C156	52.31	193.00	15°42'24" S 59°05'53" W 52.14
C157	32.07	22.00	83°31'57" S 141°7'46" E 29.31
C158	218.65	500.00	12°03'20" N 17°25'45" E 218.61
C159	111.41	570.00	11°11'57" N 86°39'09" E 111.24
C160	20.00	630.00	11°49'09" N 87°48'58" E 20.00
C161	50.97	480.00	6°05'05" S 70°20'51" E 50.95
C162	287.02	245.00	67°07'20" N 33°19'39" W 270.89
C163	413.58	175.00	135°14'01" S 67°23'00" E 323.63
C164	103.98	225.00	28°14'55" S 72°57'47" E 102.18

P-1803



Project Application (Page 1 of 3)

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: Frieden Subdivision
Project Address: 133 Otto Eckhardt, Fredericksburg, TX 78624
Tax ID Number (s): 83786, 109684, 90545, 90546, 90547, 31023, 12072

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 X No Name: _____
Jurisdiction: X City Limits ____ ETJ Total Acres: 91.77 No. of Lots 89
Original Survey & Abstract No.: Samuel Wilson Survey No. 38, Abstract No. 735
Legal Description: See attached
Current Land Use Plan: NA Proposed Land Use Plan: NA
Current Zoning: Ag Proposed Zoning: PUD
Location: 133 Otto Eckhardt, Fredericksburg, TX 78624
Proposed Use(s): Single Family Residential, Multi-Family, Commercial

Applicant's Signature

Applicant's Role: X 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: Christopher Wilde, VP Date: 1/29/18

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application

P-1803



Project Application (Page 2 of 3)

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

3. Contact Information (please complete all items - attach additional pages as necessary)

I. Property Owner(s)

Firm Name (if applicable): Fredericksburg Development, Inc.

Owner Name: Chris Wilde

Address: 1250 N.E. Loop 410, Suite 333, San Antonio, TX 78209

Phone: 715.579.4845 Fax: 210 930 5742 Email: cwilde@gwm-sa.com
210 930 5741

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

Role: Agent Engineer X Surveyor Other (note role)

Firm Name (if applicable): Short Elliott Hendrickson, Inc

Address: 1200 25th Ave S., St Cloud, MN 56302

Primary Contact Name: 1200 25th Ave S., St Cloud, MN 56302

Phone: 320.229.4378 Fax: Email: rjenniges@sehinc.com

Secondary Contact Name:

Phone: Fax: Email:

III. Applicant

Firm Name (if applicable): Same as owner

Applicant Name (s):

Address:

Phone: Fax: Email:

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

Role: Agent Engineer Surveyor (note role)

Firm Name (if applicable): Same as owner' agent

Address:

Primary Contact Name:

Phone: Fax: Email:

**SITE PLAN
BACKGROUND INFORMATION
February, 2018**

File Number: SP 1804

Address/Location: 425 E. Main Street

Owner: 421 East Main, LLC

Applicant: Randy Stehling

Project Description: Restaurant, Bakery, Office

Site Area: Approximately 0.915 acres

Zoning: CBD – Central Business District

Setbacks: Front, Side and Rear Yard – 0’

Adjacent Land Uses/Zoning:

North:	Commercial, zoned CBD
West:	Commercial, zoned CBD
East:	Commercial, zoned CBD
South:	Vacant and Mixed Residential, zoned R-2 and FP – Flood Plain

Building: Existing Building A (Restaurant) – 2933 square feet
Existing Building B (Back Room) – 2,641 square feet
Existing Building C (Bakery) – 1,171 square feet
Existing Building D (Office) – 2,375 square feet
Existing Building E (unoccupied) – 1,009 square feet

Building Height: All buildings within the 3-story, 38’ limit.

Building Coverage: 29% (NA)

Impervious Coverage: 78% (90% maximum)

Site Access: Two drives will be provided into the parking provided on the rear portion of the property.

Parking Required: The property is located within the district allowing a reduction of the parking requirement of 50% . Based on the square footage and uses proposed, 58 spaces are required.

Parking Provided: With the reduction of 50%, 29 spaces are required and 30 spaces are provided.

Landscaping:	A Landscape Plan will be required prior to issuance of a building permit.
Screening:	No screening is required.
Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Existing Water and sanitary sewer lines will be utilized to serve the property. Modifications to the size or location of lines will be subject to approval.
Detention:	The site size is below the threshold to require detention.
Drainage:	On-site drainage will flow in the direction of Baron's Creek to the southeast.
Historic Review Board:	Building modifications are subject to the Historic Review Board approval.
Recommendation:	Approval, conditioned upon of a Landscape Plan prior to issuance of a building permit.



PROPERTY OWNER:	LEGAL DESCRIPTION:
421 EAST MAIN, LLC P.O. BOX 2592 FREDERICKSBURG, TX 78624	A 0.915 ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING ALL OF TOWNLOT NO. 217, AND PART OF AN UNNUMBERED TOWNLOT LYING S.W. OF TOWNLOT NO. 217, AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY.
LEGEND	OVERHEAD UTILITY LINE
EXISTING BUILDING	SEWER
PROPOSED ADDITION	WATER
NEW CONCRETE SURFACE	FENCE
NEW LANDSCAPING	GAS METER
NEW CONCRETE PAVERS	EXISTING UTILITY POLE
PROPERTY LINE	FIRE HYDRANT
EASEMENT BOUNDARY	LANDSCAPE BED

DEVELOPMENT NOTES	
ZONED:	CBD: Central Business District
LOT SIZE (5,000 SF MIN.):	Total = 39,857 s.f. (.915 Acres) Net Above Floodplain = 36,510 s.f. (.838 acres)
SETBACKS:	0' ft front yard, side yard, interior side yard, and rear yard
IMPERVIOUS COVERAGE:	Total = 28,537 s.f. = 78%* (Max. Allowed - 90%) Building = 10,845 S.F. = 30%* * Based on total net area above 100 year floodplain
BUILDING HEIGHT:	Maximum existing building height = 2 stories / 20 ft Maximum allowable = 3 stories / 38 ft
ON-SITE PARKING REQUIREMENTS:	
Existing Building A (Restaurant)	1 space per 4 seats 116 / 4 = 29
Existing Building B (Back Room)	1 space per 4 seats 81 / 4 = 20
Existing Building C (Office)	1 space per 400 s.f. 1,171 / 400 = 3
Existing Building D (Office)	1 space per 400 s.f. 2,375 / 400 = 6
Existing Building E (Unoccupied)	N/A 0
TOTAL SPACES	58
50% Reduction per Section 7.825 of Fredericksburg Zoning Ordinance	29
TOTAL SPACES REQUIRED:	29
TOTAL SPACES PROVIDED:	30
UTILITIES:	
ELECTRICAL:	EXISTING OVERHEAD LINES LOCATED ON MAIN AND ELK STREETS. ALL BUILDINGS ARE CURRENTLY SERVED WITH SINGLE PHASE POWER. PROPOSED DEVELOPMENT REQUIRES THAT BUILDINGS A, B, AND C WILL BE REPLACED WITH 1" METERS. TWO FIRE LINES WILL BE ADDED, ONE FOR BUILDING A AND ANOTHER FOR BUILDINGS B AND C. SEE PLAN FOR APPROXIMATE LOCATION. ALL WATER TAPS WILL MEET CITY OF FREDERICKSBURG STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
GAS:	GAS IS PROVIDED BY ATMOS ENERGY. IF A DEMAND ANALYSIS SHOWS ADDITIONAL SERVICES OR DIFFERENT METER AND REGULATORS ARE REQUIRED THAT WORK WILL BE COORDINATED WITH ATMOS ENERGY. THE GAS METER BETWEEN BUILDINGS B AND C WILL BE RELOCATED TO BACK OF BUILDING B TO ALLOW FOR NEW ADDITION.
WATER:	THE CITY OF FREDERICKSBURG HAS A 6" MAIN ON THE PROPERTY SIDE OF MAIN ST. AND THE OPPOSITE SIDE OF ELK ST. THE PRESENT BUILDINGS ARE SERVED BY MULTIPLE METERS (SEE PLAN). IT IS ANTICIPATED THAT THE EXISTING 5/8" METERS SERVING BUILDINGS A, B, AND C WILL BE REPLACED WITH 1" METERS. TWO FIRE LINES WILL BE ADDED, ONE FOR BUILDING A AND ANOTHER FOR BUILDINGS B AND C. SEE PLAN FOR APPROXIMATE LOCATION. ALL WATER TAPS WILL MEET CITY OF FREDERICKSBURG STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
SANITARY WATER:	THE CITY OF FREDERICKSBURG HAS EXISTING SANITARY SEWER MAINS IN BOTH MAIN ST AND ELK ST. TAPS SHOWN ON PLAN ARE EXISTING. THE ROUTING OF EXISTING SERVICES HAS NOT BEEN DETERMINED. BUT IT IS ANTICIPATED THAT ALL BUILDINGS WILL CONTINUE TO BE SERVED BY EXISTING TAPS. A NEW GREASE TRAP SERVING BUILDING B WILL REPLACE THE EXISTING TRAP LOCATED IN THE PARKING LOT. A SECOND GREASE TRAP WILL SERVE BUILDINGS A AND C. SEE PLAN FOR PROPOSED LOCATION. WE ANTICIPATE THAT SERVICE WILL BE CONNECTED TO THE MAIN IN ELK ST. VIA THE EXISTING SEWER TAP. IT IS OUR UNDERSTANDING THAT THE CITY OF FREDERICKSBURG WILL BE RELOCATING THE SEWER LOCATED IN BARON'S CREEK LATER THIS YEAR.
DRAINAGE:	WITH THE POSSIBLE EXCEPTION OF THE RECONSTRUCTED PARKING LOT LOCATED AT THE SOUTHWEST PORTION OF THE PROPERTY, THE EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED. WHEN THE EXISTING PARKING LOT IS RECONSTRUCTED SOME FLOW MAY BE DIRECTED OVERLAND TO BARON'S CREEK RATHER THAN TO ELK ST. THAT WILL ALLOW THE FLOW TO INFILTRATE INTO THE GROUND AND FOR THE VEGETATION TO FILTER THE RUNOFF.
NO IMPROVEMENTS ARE PLANNED IN THE BARON'S CREEK FLOOD PLAIN.	
WITH THE MINIMAL INCREASE IN IMPERVIOUS AREA WE DO NOT ANTICIPATE ANY STORM WATER DETENTION WILL BE REQUIRED. CALCULATIONS WILL BE INCLUDED IN FINAL SET FOR PERMITTING.	
DRIVEWAYS, SIDEWALKS, AND SIGNALS:	THE PROJECT DOES NOT ANTICIPATE MODIFYING THE EXISTING WALKS ALONG MAIN ST. ON ELK STREET. THE CURB AND WALK ALONG ELK ST. WILL BE EXTENDED SOUTHWESTERLY TO THE PROPERTY CORNER. NO ALTERATIONS TO THE TRAFFIC SIGNALS AT MAIN AND ELK ARE ANTICIPATED. ALL IMPROVEMENTS WILL COMPLY WITH CITY, STATE, AND FEDERAL REQUIREMENTS AS APPLICABLE.
EXTERIOR LIGHTING:	EFFORTS WILL BE MADE TO RETAIN ALL EXISTING COURTYARD AND LANDSCAPE LIGHTING. ANY ADDITIONALLY REQUIRED FIXTURES WILL BE SUBMITTED WITH CONSTRUCTION DOCUMENTS. ALL NEW EXTERIOR LIGHTING WILL COMPLY WITH CITY ORDINANCE 24-014.
LANDSCAPING:	ALL LANDSCAPE BEDS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. EFFORTS WILL BE MADE TO RETAIN ALL EXISTING LANDSCAPING. NEW LANDSCAPING OF SIMILAR TYPE WILL BE INSTALLED WHERE DISTURBED BY NEW CONSTRUCTION. LANDSCAPING WILL BE INSTALLED PER CITY ORDINANCE.
SIGNAGE:	DESIGN OF NEW SIGNAGE TO BE DETERMINED. ALL NEW SIGNS WILL COMPLY WITH FREDERICKSBURG SIGN ORDINANCE.

SK ARCHITECTS

STEHLING KLEIN THOMAS

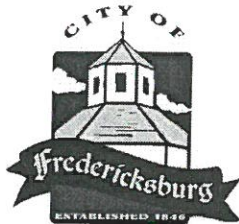
Randy R. Stehling, AIA - Project Architect
STEWING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St. Fredericksburg, Texas 78624 | 830-997-0383

THE COURTYARD

425 EAST MAIN STREET FREDERICKSBURG, TEXAS

PROJECT # 17-07
DATE 2-5-18
REVISION
2-26-18
ARCHITECTURAL SITE PLAN

A-1



Project Application

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

SP-1804

A. Project Information (Please complete all items.)

Project Name: The Courtyard

Project Address: 421, 423, 425 East Main St. & 104, 108 East Elk

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: .915

No. of Lots:

Original Survey & Abstract No:

Legal Description: All of townlot no. 217 and part of unnumbered townlot lying SW of townlot no. 217

Current Land Use Plan: Commercial
Commerical

Proposed Land Use Plan:

Current Zoning: CBD

Proposed Zoning: CBD

Location: 425 East Main St.

Proposed Use(s): Restaurant, Bakery, Offices

Applicant's Signature

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

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:

Randy Stehly

Printed Name:

Randy Stehly

Date: 2/5/18

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): 421 East Main, LLC

Owner Name:

Address: P.O. Box 2592

Phone: 830-992-1206

Fax:

Email: mariposasprings@gmail.com

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

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

Firm Name (if applicable): Stehling Klein Thomas Architects, PLLC

Address: 300 C West Main St., Fredericksburg, TX 78624

Primary Contact Name: Randy Stehling

Phone: 830-997-0383

Fax:

Email: randy@sktarchitects.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): Stehling Klein Thomas Architects, PLLC

Applicant Name (s): Randy Stehling

Address: 300 C West Main St., Fredericksburg, TX 78624

Phone: 830-997-0383

Fax:

Email: randy@sktarchitects.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:

**SITE PLAN
BACKGROUND INFORMATION
February, 2018**

File Number: SP 1802

Address/Location: 605 N. Llano Street

Owner: 3 MNB, LLC (Mimi and Nichole Bartel)

Applicant: Same as Owners

Project Description: Century 21 Offices

Site Area: Approximately 0.451 acres

Zoning: C-1 – Neighborhood Commercial

Setbacks: Front Yard – 25', Side Yard – 5', Rear Yard – 10'

Adjacent Land Uses/Zoning:

North:	Light Commercial, zoned C-1
West:	Light Commercial, zoned C-1.
East:	Residential, zoned R-1
South:	Light Commercial, zoned C-1.

Building: 3,589 square feet, incorporating the existing 910 square foot building.

Building Height: 1-story, 16'-2" (maximum allowed – 38')

Building Coverage: 20% (50% maximum)

Impervious Coverage: 44% (70% maximum)

Site Access: The existing drive will be utilized to serve the property.

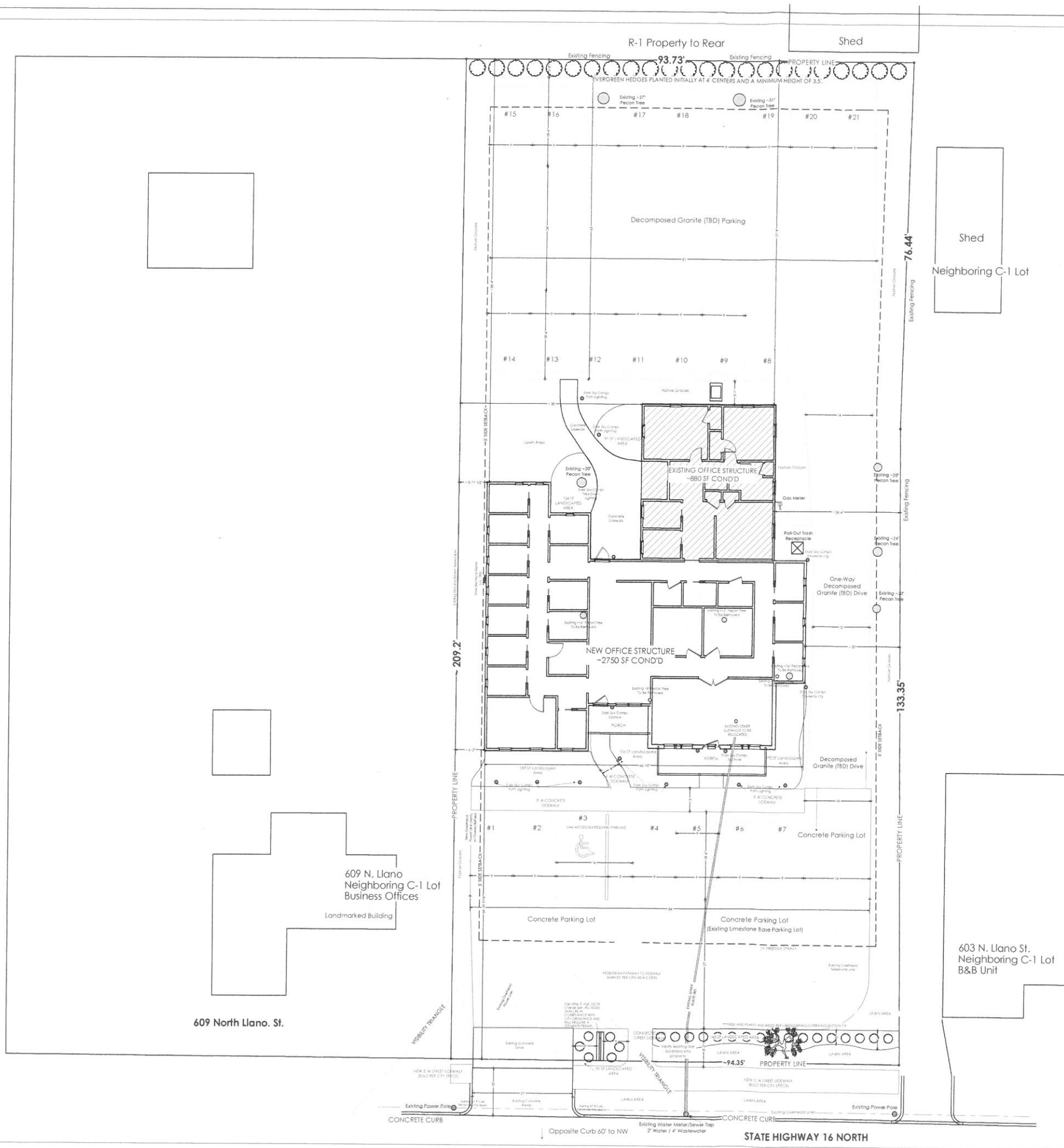
Parking Required: 1 space per 400 square feet of building area – 9 spaces required.

Parking Provided: Twenty-one spaces provided, including one ADA space.

Landscaping: A Landscape Plan will be required prior to issuance of a building permit.

Screening: Screening is required along the rear property line adjacent to the residential zoning. Said screening is provided.

Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Existing Water and sanitary sewer lines will be utilized to serve the property.
Detention:	The site size is below the threshold to require detention.
Drainage:	On-site drainage will continue to flow in the natural direction to the southeast.
Entry Corridor Design Standards:	Applicant has provided the required plans addressing the Entry Corridor Design Guidelines and Standards (attached).
Recommendation:	Approval, conditioned upon approval of a Landscape Plan prior to issuance of a building permit.



SITE PLAN NOTES & DATA:

PROPOSED BUSINESS: The proposed project is a new office building for a local, established real estate firm. The new building will be added on to an existing ~910sf building currently used for small business. The new building will be added on to the front of the existing building and tie in architectural styles of the nearby small scale vernacular Texas Hill Country style buildings.

OWNER: 3MN8, LLC, 609 W. Schubert, Fredericksburg, Texas

ZONED: C-1 Neighborhood Commercial Sec. 3.200
Min. Required Lot Area: 7500 SF
Actual Lot Size: ~19,470 SF (~.447 Acre)
Min. Lot Width: 70 Ft
Actual Lot Width: ~94' Ft
Max Building Hgt: 38'
Actual Max Building Height: ~16'-2"

PARKING:
1 space : 400 SF req'd (Business Offices)
~3589 SF / 400 = 9 spaces req'd (incl. 1 ADA parking spaces req'd (van))
21 Spaces provided (incl. 1 ADA)

- Required Building Setbacks: 25' Front, 5' Side, 10' Rear Setback
- Total Impervious Coverage: (Max 70% ~ 13,629 sf) As Shown 8,638 SF Impervious = 44%
- Building Coverage: (Max 50% Lot Area) As Shown 20% (~3860 sf of ~19,470 lot sf)
- Sign: All signs shall be in compliance with City Ordinance and will require a separate permit.
- Perimeter Fencing: As-is
- Landscaping & Screening: Hedges places to zoning req. on South East 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 onsite water courses or drainage required.
- No fire lanes required



SITE OVERVIEW NTS

Shayna Thompson
DESIGNER / OWNER
1603 D East Main St.
Fredericksburg, Texas
830.998.1673
fbgdesign@hotmail.com



*Proposed New Real Estate Office located at
605 North Llano St (N. State Hwy. 16)
Owner: 3MN8, LLC, 609 W. Schubert, Hwy.*

SITE PLAN

Scale: 1" = 10' NTS
Date: 1-29-18
Revisions:



February 1, 2018

The City of Fredericksburg
Attn: Anna Hudson

Re: Century 21 Real Estate Offices
Located at 605 N. Llano St.
Design Guideline Narrative

Dear Anna:

The following is narrative outline of our understanding and conformance or response with the City Design Guidelines.

Project Summary: The proposed project is a new office building for Century 21 Real Estate added onto a smaller, existing frame building towards the rear of the property. The use will be for real estate business purposes and will contain a lobby, separate offices, smaller meeting rooms and a conference room. The site is approximately .447 acres with 21 parking spaces and an entrance.

BUILDING DESIGN:

1. ARCHITECTURAL STYLE.

The architectural style of the building blends with the local vernacular architecture in Fredericksburg and surrounding Texas Hill Country. The use of a mixture of materials consisting of native limestone, stucco, board & batten siding, along with a metal roof, lends itself to complimenting the surrounding aesthetics.

2. ARCHITECTURAL MATERIALS.

The building exterior is composed of limestone, board and batten, stucco and a metal roof.

3. ARCHITECTURAL COLOR.

The most prominent materials used on the building are limestone, stucco and board and batten.

3.1 The board & batten will be Benjamin Moore "Dry Sage" (a muted sage green color) while the plaster will be a cream color reminiscent of other local plaster finishes. (see attached pictures) The Stone will be a Hill Country Blend. (see attached pictures)

3.2 The colors used will blend and compliment the different masses of the building.

3.3 No bright colors will be used.

1603 D East Main St.
Fredericksburg Texas, 78624
(830)998-1673 fbgdesign@hotmail.com

4. ARCHITECTURAL FEATURES.

4.1 Every façade of the building will be featuring windows to break up the walls and allow for natural light.

4.2 The overall design of the project uses connecting smaller masses to create a sense of history. Each defined mass is one story smaller in scale and uses overhangs and porches to further create depth.

4.3 The project is new construction, there are no materials to be reused. The existing buildings painted, cedar board and batten siding will remain intact but repainted a similar color.

4.4 There is a balance and rhythm to the window & door placement at front.

4.5 More than 40% of the street facing façade will be clear windows. Thus far all windows on the plan are proposed to be clear windows but with energy rated clear coatings for better energy efficiency.

4.6 This is a single tenant commercial project. Standard does not apply.

4.7 The front porch will use appropriately scaled posts and details with a lower shed roof to enhance the human scaled building.

4.8 The projects roofs are pitched and this guideline will not apply.

5. MASSING AND SCALE

5.1 The front elevation is broken up and creates different depths to create shadows and interest.

5.2 The building uses a variety of recognizable materials and textures to create variation and create a sense of scale.

5.3 The building is centered on the site as shown in the standards while leaving room for a driveway on the right.

5.4 All facades have an architectural offset or strong material contrast to meet this requirement.

5.5 The building height is 16' 2" at its maximum. The single story building responds to the surrounding scale.

6. SIGNAGE.

6.1 Landscaping is being provided at the base of the ground sign. to meet this guideline. Reference landscape site drawings.

6.2 Century 21 Real Estate will use their current sign at their Main St. location measuring 4' X 3' with a rock surround that will comply with the maximum sign square footage allowed and is black and gold in color.

6.3 The ground sign will be integrated into the landscaping and have a stone base.

6.4 There is no current building signage, only front ground sign.

7. BUILDING HEIGHT.

7.1 The max building height is 16' 2".

7.2 Building height is designed to create an environment that is both welcoming and exciting.

7.3 The building height is congruous with nearby buildings.

7.4 The building is only a single floor. Ceiling heights range from 8' to 12'.

8. SETBACKS AND FRONTAGE.

8.1 The main door faces TX HWY 16 N, there are also doors at the back of the building adjacent to parking.

8.2 A pedestrian path is provided from the entry door to the sidewalk at the right of way.

8.3 Guideline does not apply to project location. The new construction does sit beyond the front line of the adjacent landmarked building.

8.4 The design has a contiguous building arrangement.

9. LANDSCAPING. The landscape design at the Century 21 Real Estate Office will compliment the architecture of the proposed building. Native and drought tolerant plants are proposed to meet the guidelines of the Comprehensive Plan.

9.1 New landscaping will be installed to create the requested buffer between parking and the street.

9.2 The landscaping design will implement this guideline and requires (1) tree on this lot front.

9.3 Native drought resistant species have been selected for the majority of the landscaped areas.

9.4 80 % of species are from the approved list.

9.5 Impervious coverage has been minimized to 44%.

9.6 Open spaces have been created at the rear of the building to enjoy the outdoors.

9.7 Landscaping with shrubs and a ^{tree} is planned between the right-of-way and the parking so turf was planned between the street and sidewalk

9.8 Coordination with subsurface utilities location and tree plantings was considered during the design.

9.9 Restoration of natural areas on the property will be utilized where possible.

9.10 Does not apply.

9.11 As many mature trees as possible will remain intact on the property. Grading will be minimized as much as possible.

9.12 Efficient irrigation plans will be used. The irrigation for the landscaped area is planned to be drip irrigation as well as planted screen walls. There may be some rotar irrigation at lawn areas.

9.13 Root barriers will be implemented in sidewalk areas where suitable.

10. LIGHTING.

10.1 All fixtures selected are from the Dark-Sky Association. ✓

10.2 A minimal amount of fixtures are utilized to light the site beyond the pathways and parking.

10.3 Light fixture selection are shown within architectural submission. Exterior sconce fixtures have been chosen to blend with architectural style of the building.

10.4 Light fixture selection and design will meet these guidelines and will be noted on building plans.

10.5 Project will implement a "night" setting that will be activated at night.

11. SERVICE AREAS.

11.1 The trash area is clearly defined on the site plan on the side of the building and will be hidden from the front view. They will be roll out plastic bins.

11.2 Trash/recycling area will be hidden from view behind a protruding building element.

11.3 Not applicable.

11.4 Not applicable.

11.5 Not applicable.

11.6 Not applicable.

11.7 Separate recycling and trash dumpsters will be utilized.

12. PARKING AND ACCESS.

12.1 No creek is present adjacent to site.

12.2 All parking will comply with current ADA guidelines.

12.3 Not applicable.

12.4 Pedestrian pathway is located down the center of the site to connect to the right of way sidewalk.

12.5 Landscape will respond to requirement.

12.6 Building has conforming sidewalks along the front of the building connected to parking.

12.7 Additional parking will be provided behind the building. There will be front parking as the building is set back and is currently used for parking.

12.8 Not applicable.

12.9 The parking area to the back of the property will have a screening landscape wall of the required density using Photinia.

12.10 Emergency vehicle access not required on site. An existing 21' wide driveway apron is provided.

12.11 Not applicable.

12.12 Drainage will be considered but an engineered storm water plan is not required.

12.13 The site design offers a logical flow for vehicles and pedestrians

12.14 Parking to the front is already being utilized.

12.15 A marked pedestrian pathway will connect building with the street sidewalk to minimize site impact.

12.16 Not applicable.

12.17 Not applicable.

13. DRAINAGE AND STORMWATER.

13.1 The rear parking is pervious decomposed crushed granite to allow for better absorption.

13.2 Not applicable.

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Fredericksburg Texas, 78624
(830)998-1673 fbgdesign@hotmail.com

13.3 Existing drainage patterns and flows on site will be preserved to the greatest extent possible.

13.4 Not applicable.

14. STREETScape.

14.1 Sidewalks on site will conform with width requirement.

14.2 A marked pedestrian pathway will connect building with the street sidewalk to minimize site impact.

14.3 Exterior seating is located at the rear of the building.

14.4 All pedestrian areas will comply.

14.5 A quality built environment will be enhanced by aesthetically pleasing planting beds.

14.6 Not applicable.

14.7 Not applicable.

14.8 There is one street tree planned as required per every 50'.

Willow Creek Designs



3-D model views of the design as seen from N. Llano St. Stone section on the right hand side with folk lines & details without adding false porch details. Centered entry door with recessed painted board & batton finish to create some depth and shadow and acts as a connector for the two larger portions. The left side building is a cream stucco building to then blend with the neighboring historical cream limestone home (used as an office).

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 Fredericksburg Texas, 78624
 (830)998-1673 fbgdesign@hotmail.com

Signage Example



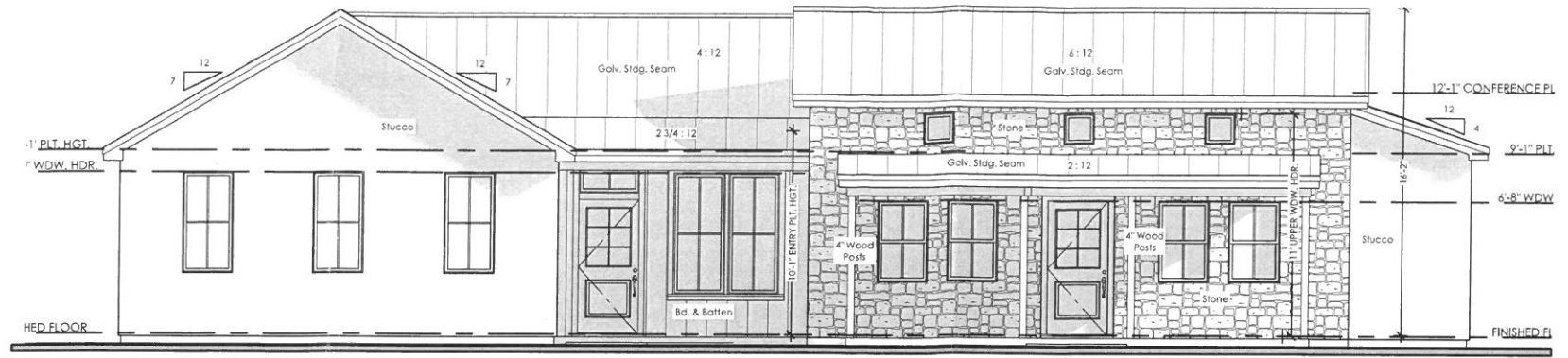
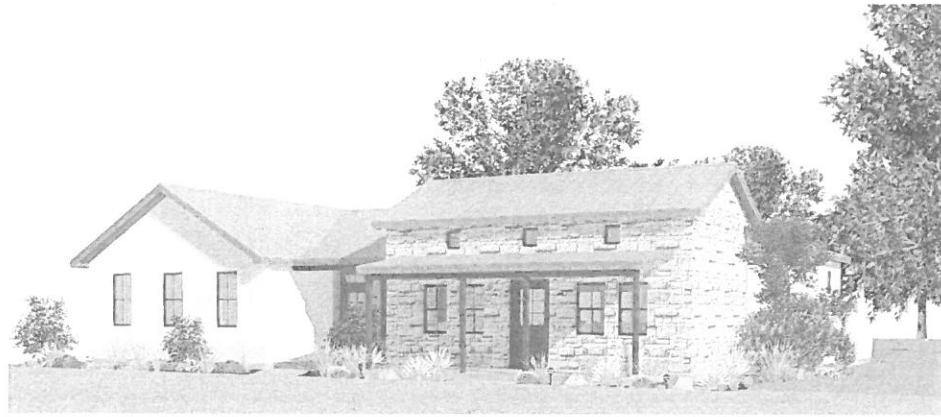
Example of sage green board & batton finish



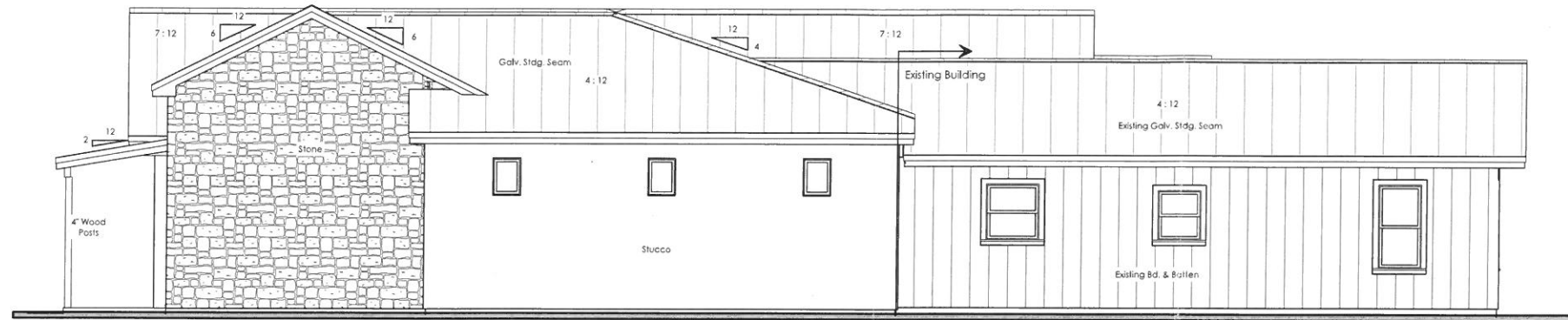
Example of Board & Batton finish and stone (not as much nicotine colors)



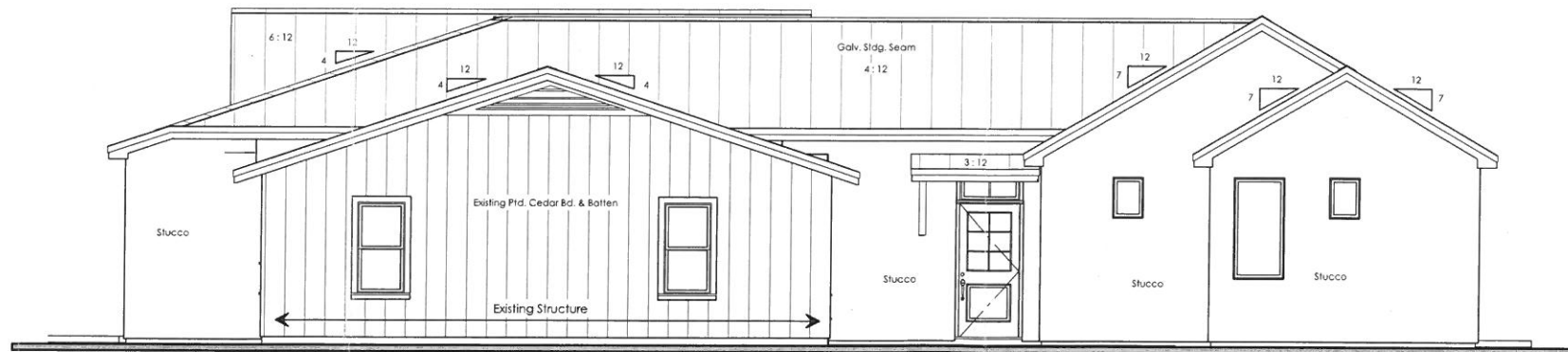
1603 D East Main St.
Fredericksburg Texas, 78624
(830)998-1673 fbgdesign@hotmail.com



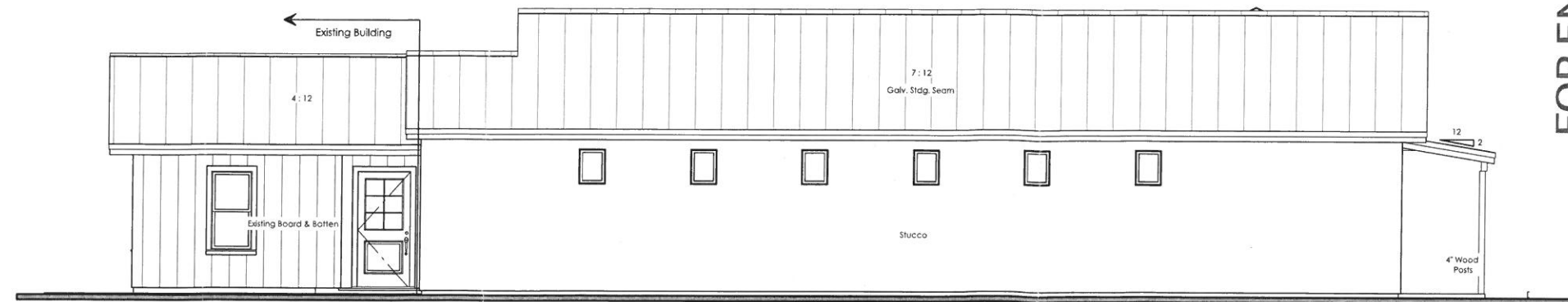
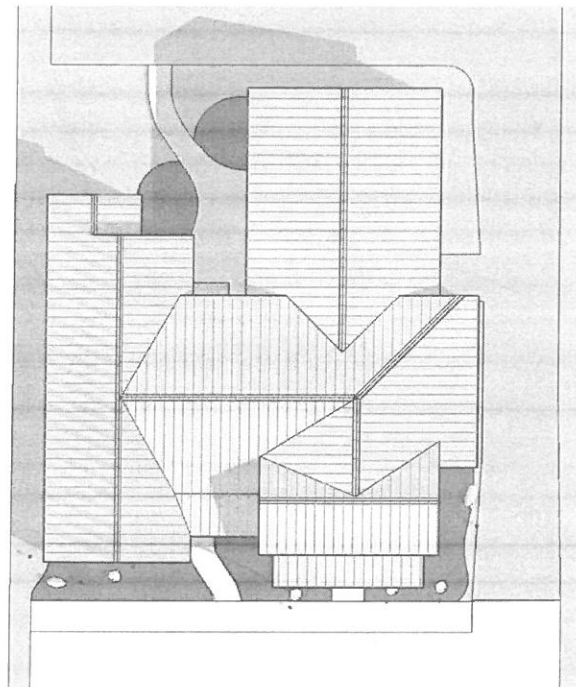
West Elevation (Front) 1/4" = 1'-0"



South Elevation 1/4" = 1'-0"



East Elevation 1/4" = 1'-0"



North Elevation 1/4" = 1'-0"

FOR ENTRY CORRIDOR REVIEW PURPOSES ONLY

Century 21 Sunset Realtors Office
605 N. Llano St.

Fredericksburg, Texas 78624

Shayna Thompson
DESIGNER / OWNER
1603 D East Main St.
Fredericksburg, Texas
830.998.1673
tbgdesign@hotmail.com



ELEVATIONS

Scale:
1/4" = 1'-0"

Date:
2-9-18

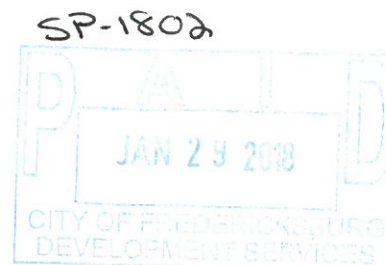
Revisions:

A-2



Project Application (Page 1 of 3)

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: CENTURY 21 Sunset, REALTORS® OFFICE

Project Address: 605 N. Llano St

Tax ID Number (s): 2569

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: 0.451 No. of Lots 1

Original Survey & Abstract No.: Vol 15, Page 627 Deed Records Gillespie Co

1/22/2008

Legal Description: Hahne Blk B Lot 2

Current Land Use Plan: Mixed Use Corridor Proposed Land Use Plan: same

Current Zoning: C-1 Proposed Zoning: same

Location: _____

Proposed Use(s): real estate office

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: Mimi Bartel

Printed Name: Mimi Bartel

Date: Jan 28, 2018

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application



Project Application (Page 2 of 3)

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): 3 MNB, LLC
Owner Name: Ralph Bartel, Mildred Bartel, Megan N. Bartel
Address: 609 W. Schubert, Fredericksburg TX 78624
Phone: 830.889.2329 Fax: _____ Email: mimibartel@hotmail.com

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

Role: ☒ Agent ☐ Engineer ☐ Surveyor designer Other (note role) _____
Firm Name (if applicable): Willow Creek Designs
Address: 1603 D East Main Fredericksburg TX 78624
Primary Contact Name: Shayna Thompson
Phone: 830.998.1673 Fax: _____ Email: fbgdesign@hotmail.com
Secondary Contact Name: _____
Phone: _____ Fax: _____ Email: _____

III. Applicant

Firm Name (if applicable): 3 MNB, LLC
Applicant Name (s): same
Address: _____
Phone: _____ Fax: _____ Email: _____

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

Role: ☐ Agent ☐ Engineer ☐ Surveyor _____ (note role) _____
Firm Name (if applicable): _____
Address: _____
Primary Contact Name: _____
Phone: _____ Fax: _____ Email: _____