

**AGENDA**  
**CITY OF FREDERICKSBURG**  
**PLANNING & ZONING COMMISSION**

Wednesday, June 7, 2017

**5:30 P.M.**

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

**PAGE REF.**

1. Call to Order

2. Approve minutes from the May 2017 Regular Meeting

Pp 1-7

**SITE PLAN**

3. Consider (SP-1709) Site Plan for Rolling Hills Townhomes on N. Adams St.

Pp 8-16

**PUBLIC HEARING**

4. Consider (P-1712) Replat of lot 13 and part of lot 14, Block A, Schaeffer Addition at 708 Whitney

Pp 17-22

5. Consider (P-1708) Replat of lot 1-RR, F.W. Langerhans Addition at 205 S. Elk

Pp 23-28

7. Consider (Z-1704) Conditional Use Permit for Turner Hall, a Social Club, Meeting Venue and Reception/Dane Hall at 103 W. Travis

Pp 29-40

8. Consider making a recommendation on Z-1704

9. Consider (Z-1703) a request by, BRT Resources to:

Pp 41-83

A) Change the Land Use Plan from Rural Residential to Mixed Use Corridor along the U.S. Hwy 87 Frontage, and

B) Establish PUD, Planned Unit Development zoning on said property (known as Frieden Lakes)

10. Consider making a recommendation on Z-1703

**PLATS**

Consider (P-1713) Preliminary Plat of Frieden Lakes located in the southeast quadrant of town

Pp 84-94

**MISCELLANEOUS**

11. Discuss July Meeting Date

**ADJOURN**

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

**PLANNING & ZONING COMMISSION  
May 3, 2017  
5:30 P.M.**

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

ABSENT: DARYL WHITWORTH  
BILL PIPKIN  
BRENDA SEGNER

ALSO PRESENT: BRIAN JORDAN – Director of Development Services  
KRIS KNEESE – Assistant Director of Public Works & Utilities  
SHELBY COLLIER – Development Coordinator  
PAT MCGOWAN – City Attorney

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

**SITE PLANS**

**CONSIDER (SP-1707) Site Plan for Medical office and Multi-Family Residential at the Corner of W Windcrest Dr. and Wellness Crt.**

Andy Bray began his presentation by stating the Site Plan had previously been approved in 2013 but due to time limitations, the approval had expired. The project is a medical office building as well as multi-family residential dwelling. The pad is already developed and a side walk is not required. The intended medical office building is on a C1 zoned lot and the plan is to put the building in the center of the lot the parking will be adjacent to the office building. A Fire Lane has been incorporated and the proposed building is fully sprinkled. Landscape will include native plants and will be designed based on a xeriscape method.

**STAFF COMMENTS**

Janice asked Brian Jordan, Director of Development Services, if he had any comments. Brian wanted to note, as Andy pointed out, the Site Plan in question had previously been approved and none of the City Standards had changed that would be relevant to this site. Construction plans have already been approved, therefore, Staff recommends approval based on conditions listed, this includes lighting and signage.

Tim asked if the owner anticipated breaking ground soon. Andy responded that yes, several bids have already been received, a contractor has been selected, and they are hoping to break ground by the end of May.

Jim Warren moved to approve Application SP-1707. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

**CONSIDER (Z-1702) a request by Parker Atkins to change the land use from low density residential to medium density residential on approximately 24.8 acres located on the west side of Smokehouse Rd, north of the extension of Windcrest Dr and establish R2 mixed residential zoning on said property.**

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

Parker Atkins began his presentation by explaining the layout of this project. It is a 25 acre tract that falls in the middle of an undeveloped collector, the collector being Windcrest Drive. He desires to create a development that was inspired by the German Hamlets. This design includes open air and green space with plenty of room for movement and communal areas. One design feature is the garages will reside in the back, allowing landscape and greenery to be the focal point of the front of the lots. He is proposing to maintain the view corridors. The project includes a dog run area, walkable greenbelts, a communal plaza. The roof lines vary to add to an appealing street scene.

The proposed density coverage will be 35% which he feels is fair to the proposed project. Parker spent time going over the multiple land use classifications in the area including Medium Density, which he is proposing. He showed on the screen several properties surrounding his project that are zoned in such a way that allow for the Medium Density. He then showed a copy of the Zoning map in regards to the Smokehouse Rd location, there are several properties that are zoned R4 which is low end Medium Density. Parker is requesting R2 which is allowed within all land use categories and is typically associated with medium density. He did take time to state that City Staff advised him that it would be prudent to reclassify a "district" as opposed to his single project. Parker stated he feels as if that is not necessary. He desires to provide housing in the range of \$250,000 to \$310,000 and believes this will aid in the housing crisis in Fredericksburg.

He then presented the thoroughfare plan, he explained that Windcrest is designated as a collector at 44 ft. wide and also contains a 12 inch water main Parker believes all of this was done because the City Staff was planning for this side of Fredericksburg to be developed. Parker also pointed out that his proposed development is ideally placed between two collectors, Windcrest and Live oak. Therefore Parker proposes to extend the road west of Smokehouse to Post Oak. Parker presented statistics that show a local collector can handle upwards of 4800 trips a day. He then explained that his proposed development under the R2 Zoning, in 10 years at build out, would only add 930 trips a day based on statistics. He also showed that if his project was developed under the R1 Zoning, based on those same statistics, the number of trips would increase from 930 to 1200. ITE is the source he provided for his statistics.

Parker discussed that there has been a 35.8 percent increases in the housing market in the last 5 years. Slides were presented that show several FHA loans, including one for \$250,000 that would place a monthly mortgage at \$1,000.00. Parker went on to explain that the economic benefit of this project in

10 years would be 40 million and he presented several slides and statistics that were based on an adult who earns \$33,000 a year. He went on to say that due to the housing crisis people who fall within this category are spending their money in other communities, therefore Fredericksburg is missing out on the economic growth it could capture.

Parker concluded his presentation.

Hugh Johns was first to speak, he explained they have property west on Live Oak and are currently building a home there. His kids also go to Heritage. He believes the project is beautifully designed, however, it's not a good fit for the location. He states that residents depend on City documents when selecting property to buy and that this area was designated for low density housing and his family looked for that when purchasing. He spoke in protest.

Luke Lozono also spoke in protest of the project and spoke to the issue being a lack of funds to purchase homes, not the price point in regards to the housing crisis.

Elizabeth Loggie works for Hill Country SPCA as Non-Profit leader and has 2 children that go to Heritage School. She explained she has experience with this type of housing issue and relayed a story of a development on the outskirts of Waco that she dealt with when she worked for Habitat for Humanity. She said the developer of this project got discouraged when he could not sell the units and sold them to Habitat for penny's on the dollar. She said his error in his project is the same as the proposed project. He did not take into consideration the median income in this community. She said she currently has an employee who falls in the range of statistics that Parker quoted however, this employee and her husband can't qualify for a FHA loan because they make too much money. Therefore, Parker's claims about affordable are not true and don't figure in the cost of maintenance, taxes, or unplanned expenses. She spoke in protest.

Stephen Harris and his family have property on Smokehouse Rd. He listed his credentials explaining that he has been on the chamber board for 6 years and is currently on the EDC board and was appointed by the City this past year. He stated he has been asked to run for City Council as well as consider serving on P&Z. He states that his family chose to move to the county because they like the peace and quiet that it affords them. He says this area is an eclectic mix of inherited properties, single family homes, and mobile homes. If you place 125 units in the mix of this it doesn't fit, this development would be better suited somewhere else. Stephen stated he used to be a mortgage broker and took it upon himself to run a few numbers a \$225,000 loan going FHA with 3.5 % down would cost \$1600 a month. He spoke in protest.

Troy Sifford lives next door to the proposed development. He says his family enjoys the rural feel as well as the ratio of houses to acreage. Currently in this area, houses run 1 house per every 3-4 acres. The proposed development changes that to 1 house per every 1/6<sup>th</sup> of an acre. That's a 2300% increase. He spoke in protest

Jim Mikula stated that as a local resident and business person he supports the project.

Brandon Vineyard is the Marketing Director for the Pacific War Museum. He states that as a young professional, he feels there is a need for housing. There are currently 5 young professionals working at the museum and of the 5, he is the only one who owns a home, and he recently purchased it. He believes this project focuses on his demographic, the young professionals, people you need to be



involved in the community and live where they work. He stated he understands that he does not live on Smokehouse Rd and he can sympathize with those that might be in protest of the project, however, he believes we can't continue to hold onto the "not in my backyard" argument. If we don't start supporting solutions such as this one, there will be no young professionals moving into town and that will alter the makeup of Fredericksburg. He spoke in support.

Mark McKlusky spoke on his involvement with the project. He stated that it was there intent in developing this project that the average person, who was a professional, would be able to afford these homes. He spoke in support.

Tim Squires spoke as a resident who's child attends Heritage School. He states that one of his issues with the project is that a Transportation study has not been done. The statistics provided were nice, but a study done specific to this site should be required. Tim stated that until the community comes together to provide the necessary concessions, such as tax abatements, affordable housing will stay out of reach.

Jerry Don Smith said he was really undecided on the project as a whole. He stated he moved to Fredericksburg 10 years ago, and it has changed significantly since then. He went on to explain that Windcrest Subdivision plus 2 other subdivisions, a memory care facility, and a medical office and apartment project are all future developments off of Windcrest. He wants a Traffic Study done until then, he speaks in protest.

Danny Elliot and his family own property on Smokehouse Rd. He has major concerns for this development mainly that this area is made up of single family homes on acreage and the proposed project changes that demographic. He is also concerned about a developers ability to chase cheaper land based on a possible land use and zoning change would only benefit them and maximize their profits. The proposed project is a multi-level townhome project, that has nothing comparable in the area. He spoke in protest.

Jill Tabor spoke of her concerns that the proposed project is not limited to median range income purchasers. She fears that these "affordable homes" would be snatched up by investors as vacation rentals. She spoke neither in protest or support.

Dale Cook in the spirit of full disclosure told those gathered that he is representing Parker Atkins in the acquisition. With that being said, he stated that when Parker approached him he asked what the community needed. Dale went on to say that the proposed project is one he finds very appealing and is proud of. He spoke in support.

Laura Cook stated that the proposed project has pros and cons; however, she recommends that the focus be placed on the community and its needs. She also stated that the Zoning and Land use documents are not static, that's why the Commission is needed. She spoke neither in protest or support.

David Pedregon spoke as the representative for Heritage School. He stated that he served on the P&Z Commission from 2002 to 2004 and does not envy there decision. He stated the school voted to oppose the project due to a lack of information, they did not receive their notice in a timely manner. He went on to say that the presentation tonight was not the same presented 2 months prior to the school and while he understands that it is a process of intention, the school has to have something concrete before they voice approval. He discussed his involvement in 2010 with an affordable housing document and his

experience in developing that with Aspen Colorado and the lack of City action on this issue back in 2010. He stated he believes more, now than ever, that a community solution must be found, it will not be solved on such a one dimensional plane. He spoke in protest.

Jenny Lipe stated that she is a resident of Boerne but attended the meeting in support of her friends the Atkins in their endeavor. She wanted to point out that her kids go to the Geneva School in Boerne, which is similar to the Heritage school. The layout is similar with the school situated in a rural environment serviced by one road and a subdivision was developed off of that road a few years ago. She stated that the traffic has not stopped the growth of the school. She also stated that her family owns several rental homes in Boerne and Fredericksburg and that the rates are 800 to 1000, therefore, people needing homes can obviously afford the cost. She spoke in support.

Janice stated she appreciated the time the citizens took to address their concerns.

Tim Dooley made a motion to move into regular session. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

### **STAFF COMMENTS**

Jim Jarreau asked if the proposed project would be an HOA and if fees would be assessed, if so what was the cost. Parker stated that the fees are \$50 per month. Tim asked if there would be maintenance on the units universal to the development. Parker stated they would all be individually owned and maintained. Jim Jarreau asked if the proposed units could be investor purchased and rented, or if there would be restrictions placed. Parker stated that the owner occupation would be placed in the CC&Rs but that's all the developer could do.

Brian Jordan, Director of Development services, wanted to clarify a few items that were stated by Mr. Atkins. First, reference was made to the fact that property surrounding the area was really medium density, Parker was referencing the Zoning NOT the land use. The Land use plan is what the City Staff developed as part of the comprehensive plan in 2006. The way the plan is enforced is through the Zoning, Sign, and Subdivision regulations; therefore, when Parker made reference to the property to the south of the development being of a medium density, which is not accurate, that was incorrect, the property is low density per the land use plan. Brian wanted to make clear the distinction between Zoning and Land use, they are two different items.

Brian stated that this particular issue is not about affordability, the duty of City Staff and the Commission is to determine if the proposed project is a reasonable use of the Land use category and establishing a Zone. He also pointed out that items like price points, home occupation and use can all be handled as part of the annexation agreement. There is really no mechanism to ensure that the proposed project is utilized as presented.

Brian also addressed Parker's comments about Windcrest being developed as a collector with a 12' main because the City knew it would be developed is inaccurate. Capital Improvement Projects are not designed with the intent to create zoning categories but to react to the possible needs. He also disagreed with Parkers belief that he should not have to entertain the thought of incorporating more property into the proposed land use category. Brian stated he thought it would be wise to establish medium density land use, not zoning, from Smokehouse to Post Oak and from Windcrest to Live oak, due to no other medium density land use properties in the area.

Janice wanted to address the receipt of notices. 12 were sent to property owners in a 200 ft. radius and 10 were received by City Staff, all in protest.

Jim Jarreau asked Brian, based on his recommendation that the surrounding land use be changed, how is that done. Brian stated that there is one of two ways, the commission can direct Staff to call a Public Hearing to address that request, or all of the property owners in that area could request that action as well.

Tim asked if Heritage School was in the City Limits. Brian responded that yes, the school was annexed.

Jim Warren asked if those in attendance would be in support of 70 single family homes as opposed to the proposed project. He stated that if that was the case, that project would be outside of the Planning Commissions prevue and based on the aforementioned statistics the traffic would be just as heavy.

Chris asked how many 7500 sq. ft. lots could be developed on a 25 acre tract. Parker responded 120 lots. Chris again asked those who protested, if 120 single family lots would be more pleasing than the proposed project. Danny Elliot stated that he could not speak for everyone; however, a 28 ft. wall in his view corridor is not pleasing, a single family home would be more in keeping with what's in the area.

Jim Warren asked Brian about page 11 of the accommodate appropriate land use section and why Brian is suggesting expanding that area. Brian stated that establishing land use on this tract, that has nothing compatible in the area, is not appealing, he would desire to create a district if you will.

Tim commented that he looks around this room and he knows that there are several people who own interest in a B&B and that is where our affordable housing is. He stated that they, as investors have made the decision to take a possible home and use it as a B&B because it will make them more money. Tim commented on Troy Sifford's statement regarding a 28ft wall in his backyard he said he sympathizes but all of this assumes 100 buildout in a short time frame. More than likely there is 18 months to 2 years before they break ground. Tim also pointed out that half of the people at the public hearing are county residents, but not city residents, therefore not tax payers and he feels it is his duty to support the tax payer.

Jim Warren stated this is not an affordable housing issue and that these proposed units that are now projected as \$310,000 homes in 3 years will be \$360,000 because that is where the market is headed.

Jim Warren made a motion to deny the request. Jim Jarreau seconded the motion. Tim Dooley opposed the motion, all other voted in favor and the motion carried.

## **MINUTES**

Tim Dooley moved to approve the minutes of the March, 2017 meeting and Jim Warren 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. Jim Jarreau seconded the motion. All voted in favor and the meeting was adjourned at 8:17 p.m.

PASSED AND APPROVED this 7th day of June, 2017.

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SHELLEY BRITTON, Secretary

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JANICE MENKING, Chairman

**SITE PLAN**  
**BACKGROUND INFORMATION**  
**June, 2017**

**File Number:** SP 1709

**Address/Location:** S. side of N. Adams Street, east of Lower Crabapple Road (adjacent to the Orchard Grove Apartments)

**Owner/Applicant:** T. Justin MacDonald, MacDonald and Associates, Inc.

**Project Description:** 48 Apartments, called Rolling Hills Townhomes

**Site Area:** Approximately 5.28 acres

**Zoning:** R-3, Multi-family Residential and C-2 – Commercial

**Adjacent Land Uses/Zoning:**

|        |                                                         |
|--------|---------------------------------------------------------|
| North: | Fredericksburg Elementary School, zoned PF              |
| West:  | Orchard Grove Apartments, zoned R-3.                    |
| East:  | Church, zoned R-3 and C-2                               |
| South: | Vacant land, zoned C-2 and cemetery across N. Llano St. |

**Building Breakdown:** Total of 17 buildings, including the Clubhouse and Leasing office.  
2 bedroom units – 27  
3 bedroom units – 21

**Building Height:** Maximum Building Height allowed – 3 stories, 38’  
All buildings except the Clubhouse will be 2-story.

**Building Coverage:** 25% (75% maximum)

**Impervious Coverage:** 67.5% (80% maximum permitted)

**Site Access:** A single ingress/egress will be provided on N. Adams Street. A circular internal drive will serve the apartments. Fire access will be provided within the interior drive serving the property.

**Parking Required:** 2 spaces per unit for 2/3 bedroom units – 96 spaces  
Clubhouse – 1 space per 400 square feet – 9 spaces  
Total spaces required – 105 spaces

**Parking Provided:** 105 spaces provided, including 4 handicap spaces.

|                         |                                                                                                                                                                                                                                                              |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Landscaping:</b>     | There are no trees located on the property. A Landscape Plan will be required prior to issuance of a building permit.                                                                                                                                        |
| <b>Screening:</b>       | No perimeter screening is required. Interior screening will be provided around trash dumpsters.                                                                                                                                                              |
| <b>Lighting:</b>        | Exterior lighting to be ordinance compliant.                                                                                                                                                                                                                 |
| <b>Utilities:</b>       | Water and Sanitary Sewer will be extended from the existing utilities located in N. Llano Street. TXDOT approval will be required for any work in the right-of-way. Interior utility extensions will be subject to approval of the civil construction plans. |
| <b>Detention:</b>       | A detention pond is proposed near N. Llano Street. Final design will be subject to approval of the Civil Construction Plans.                                                                                                                                 |
| <b>Park Dedication:</b> | Park dedication fees will be due in the amount of \$500 per unit, or \$24,000, due at the time of issuance of a building permit.                                                                                                                             |
| <b>P&amp;Z Action:</b>  | Final approval                                                                                                                                                                                                                                               |
| <b>Recommendation:</b>  | Approval, conditioned upon: <ol style="list-style-type: none"> <li>1) Approval of construction plans prior to issuance of a building permit, and</li> <li>2) Approval of a Landscape Plan prior to issuance of a building permit.</li> </ol>                 |



# 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: **Rolling Hills Townhomes**

Project Address: **Not yet assigned – Nagel Subdivision, Tract 4AR-R, Fredericksburg, TX 78624**

Tax ID Number (s): **61601; 61602**

### Application Type (Check all items that apply.)

- ☐ Conditional Use Permit
- ☒ Site Plan\*
- ☐ Zoning Change
- ☐ Land Use Plan Change
- ☐ Variance Request

- ☐ Minor Plat\*
- ☐ Replat\*
- ☐ Amending Plat\*
- ☐ Preliminary Plat\*
- ☐ Final Plat\*
- ☐ Development Plat

- ☐ Plat Vacation
- ☐ Annexation\*
- ☐ Other
- ☐ Waiver of Right to 30-day action



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

Jurisdiction: ☒ City Limits ☐ ETJ

Total Acres: **5.90 acres LOC**

No. of Lots: **1**

Original Survey & Abstract No: **Nagel Subdivision**

Legal Description: **An 11.58 acre tract being Tract 2 of the Nagel Subdivision as recorded in Vol 3, Pg 70 of the Gillespie County Plat Records, Gillespie County, Texas**

Current Land Use Plan: **Medium Density Residential / Mixed Use Corridor**

Proposed Land Use Plan: **Medium Density Residential**

Current Zoning: **R-3 Multi-Family Residential / C2 - Commercial**

Proposed

Zoning: **R-3 Multi-Family Residential**

Location: **(address not yet assigned – Nagel Subdivision, Tract 4AR-R – to be replatted by surveyor via a separate administrative minor plat application)**

Proposed Use(s): **Multi-Family**

**Applicant's Signature**                      (SEE ENCLOSED OWNER'S AUTHORIZATION LETTER)

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

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

Signature:                     

Printed Name:                     

Date:



# Project Application

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

## Staff Use Only

Application No.: \_\_\_\_\_ Date: \_\_\_\_\_

\*Copy of current Title Search required with application.

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

### I. Property Owner(s)

Firm Name (if applicable): **MacDonald and Associates, Inc.**

Owner Name: **T. Justin MacDonald, President**

Address: **2951 Fall Creek Road, Kerrville, TX 78028**

Phone: **830.257.5323**

Fax: **830.257.3168**

Email: **tjmacdonald@macdonald-companies.com**

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

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

Firm Name (if applicable): **DAVCAR Engineering**

Address: **1010 Land Creek Cove, Suite 200, Austin, TX 78746**

Primary Contact Name: **Thomas Duvall, PE, LEED AP**

Phone: **512.328.4428**

Fax: **512.306.8330**

Email: **thomas@davcar.com**

Secondary Contact Name:

Phone: **512.328.4428**

Fax: **512.306.8330**

Email: **david@davcar.com**

### III. Applicant

Firm Name (if applicable): **MacDonald and Associates, Inc.**

Applicant Name (s): **T. Justin MacDonald, President**

Address: **2951 Fall Creek Road, Kerrville, TX 78028**

Phone: **830.257.5323**

Fax: **830.257.3168**

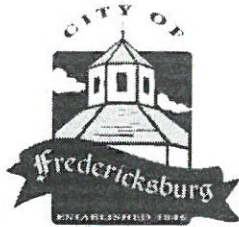
Email: **tjmacdonald@macdonald-companies.com**

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

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

Firm Name (if applicable): **DAVCAR Engineering**





## Project Application

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

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Address: **1010 Land Creek Cove, Suite 200, Austin, TX 78746**

Primary Contact Name: **Thomas Duvall, PE, LEED AP**

Phone: **512.328.4428**

Fax: **512.306.8330**

Email: **thomas@davcar.com**

### C. Fee Schedule (Please attach appropriate fee to application.)

- ☐ Conditional Use Permit Application - \$200
- ☒ Site Plan Application - \$200 *(SEE ENCLOSED CHECK)*
- ☐ 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.

| OVERALL SITE SUMMARY                |            |            |       |
|-------------------------------------|------------|------------|-------|
| ENTIRE SITE AREA (OVERALL PARCEL) = | 229,916 SF | (5.28 AC.) |       |
| TOTAL PROP. IMPERVIOUS COVER =      | 155,100 SF | (3.56 AC.) | 67.5% |
| PROP. BUILDINGS =                   | 57,572 SF  | (1.32 AC.) | 25.0% |
| PROP. SIDEWALKS =                   | 21,109 SF  | (0.49 AC.) | 9.2%  |
| PROP. PAVEMENT =                    | 76,419 SF  | (1.75 AC.) | 33.2% |
| TOTAL OVERALL IMPERVIOUS COVER =    | 155,100 SF | (3.56 AC.) | 67.5% |
| TOTAL EXIST. BUILDING COVERAGE =    | 0 SF       | (0.00 AC.) | 0.0%  |
| TOTAL PROP. BUILDING COVERAGE =     | 57,572 SF  | (1.32 AC.) | 25.0% |
| TOTAL OVERALL BUILDING COVERAGE =   | 57,572 SF  | (1.32 AC.) | 25.0% |

| BUILDING SUMMARY TABLE                    |    |
|-------------------------------------------|----|
| UNIT DATA                                 |    |
| TOTAL NUMBER OF 2 BEDROOM / 2 BATH UNITS= | 27 |
| TOTAL NUMBER OF 3 BEDROOM / 2 BATH UNITS= | 21 |
| TOTAL NUMBER OF UNITS=                    | 48 |

| BUILDING SQUARE FOOTAGE TABLE        |           |
|--------------------------------------|-----------|
| BLDG 1 (TYPE II)                     | 3,596 SF  |
| BLDG 2 (TYPE I)                      | 3,887 SF  |
| BLDG 3 (TYPE II)                     | 3,596 SF  |
| BLDG 4 (TYPE I)                      | 3,887 SF  |
| BLDG 5 (TYPE II)                     | 3,596 SF  |
| BLDG 6 (TYPE II)                     | 3,773 SF  |
| BLDG 7 (TYPE II)                     | 3,596 SF  |
| BLDG 8 (TYPE II)                     | 3,596 SF  |
| BLDG 9 (TYPE II)                     | 3,596 SF  |
| BLDG 10 (TYPE II)                    | 3,596 SF  |
| BLDG 11 (TYPE II)                    | 3,596 SF  |
| BLDG 12 (TYPE II)                    | 3,596 SF  |
| BLDG 13 (TYPE I)                     | 3,887 SF  |
| BLDG 14 (TYPE II)                    | 3,596 SF  |
| BLDG 15 (TYPE I)                     | 3,887 SF  |
| BLDG 16 (TYPE II)                    | 3,596 SF  |
| BLDG 17 (CLUBHOUSE / LEASING OFFICE) | 2,559 SF  |
| TOTAL BUILDING AREA =                | 60,636 SF |

| BUILDING HEIGHT TABLE                |                    |
|--------------------------------------|--------------------|
| BLDG 1 (TYPE II)                     | 2 STORIES 26'-7.5" |
| BLDG 2 (TYPE I)                      | 2 STORIES 26'-7.5" |
| BLDG 3 (TYPE II)                     | 2 STORIES 26'-7.5" |
| BLDG 4 (TYPE I)                      | 2 STORIES 26'-7.5" |
| BLDG 5 (TYPE II)                     | 2 STORIES 26'-7.5" |
| BLDG 6 (TYPE II)                     | 2 STORIES 26'-7.5" |
| BLDG 7 (TYPE II)                     | 2 STORIES 26'-7.5" |
| BLDG 8 (TYPE II)                     | 2 STORIES 26'-7.5" |
| BLDG 9 (TYPE II)                     | 2 STORIES 26'-7.5" |
| BLDG 10 (TYPE II)                    | 2 STORIES 26'-7.5" |
| BLDG 11 (TYPE II)                    | 2 STORIES 26'-7.5" |
| BLDG 12 (TYPE II)                    | 2 STORIES 26'-7.5" |
| BLDG 13 (TYPE I)                     | 2 STORIES 26'-7.5" |
| BLDG 14 (TYPE II)                    | 2 STORIES 26'-7.5" |
| BLDG 15 (TYPE I)                     | 2 STORIES 26'-7.5" |
| BLDG 16 (TYPE II)                    | 2 STORIES 26'-7.5" |
| BLDG 17 (CLUBHOUSE / LEASING OFFICE) | 1 STORY 27'-7"     |

| SITE PARKING SUMMARY TABLE               |     |
|------------------------------------------|-----|
| PARKING REQUIREMENTS                     |     |
| 2.0 SPACES REQUIRED PER 2 BEDROOM UNIT = | 54  |
| 2.0 SPACES REQUIRED PER 3 BEDROOM UNIT = | 42  |
| SPACES REQUIRED FOR CLUBHOUSE =          | 9   |
| TOTAL PARKING REQUIRED                   | 105 |

| PROPOSED PARKING                          |     |
|-------------------------------------------|-----|
| TOTAL PROPOSED STANDARD PARKING PROVIDED= | 101 |
| TOTAL PROPOSED ADA PARKING PROVIDED=      | 4   |
| TOTAL PROPOSED PARKING PROVIDED =         | 105 |

#### KEY NOTES

- DUMPSTER AREA (SCREENED), SEE ARCHITECTURAL PLAN SET
- DETENTION POND, SEE SHEET 13
- POOL AREA (BY CONTRACTOR)
- TRANSFORMER PAD (TYP), SEE MEP PLAN SET
- A/C CONDENSER PAD (TYP), SEE MEP PLAN SET
- LIGHT POLE (TYP), SEE MEP PLAN SET
- PROPOSED ENTRY SIGN, SEE ARCHITECTURAL PLAN SET
- PROPOSED BIKE RACK (5 BIKES), SEE DETAIL ON SHEET 28
- PROPOSED MORTARED LIMESTONE WALL, SEE SHEETS 9 & 10

#### LEGEND

| EXISTING | PROPOSED | DESCRIPTION            |
|----------|----------|------------------------|
| ---      | ---      | PROPERTY LINE          |
| ---      | ---      | SETBACK LINE           |
| ---      | ---      | EASEMENT LINE          |
| X        | ---      | FENCE LINE             |
| ---      | LOC      | LIMITS OF CONSTRUCTION |
| ---      | ---      | FIRE LANE STRIPING     |
| W        | W        | WATER LINE             |
| ---      | ---      | WASTEWATER LINE        |
| ---      | ---      | STORM DRAIN LINE       |
| ○        | ---      | TREE (TO REMAIN)       |

#### GENERAL NOTES:

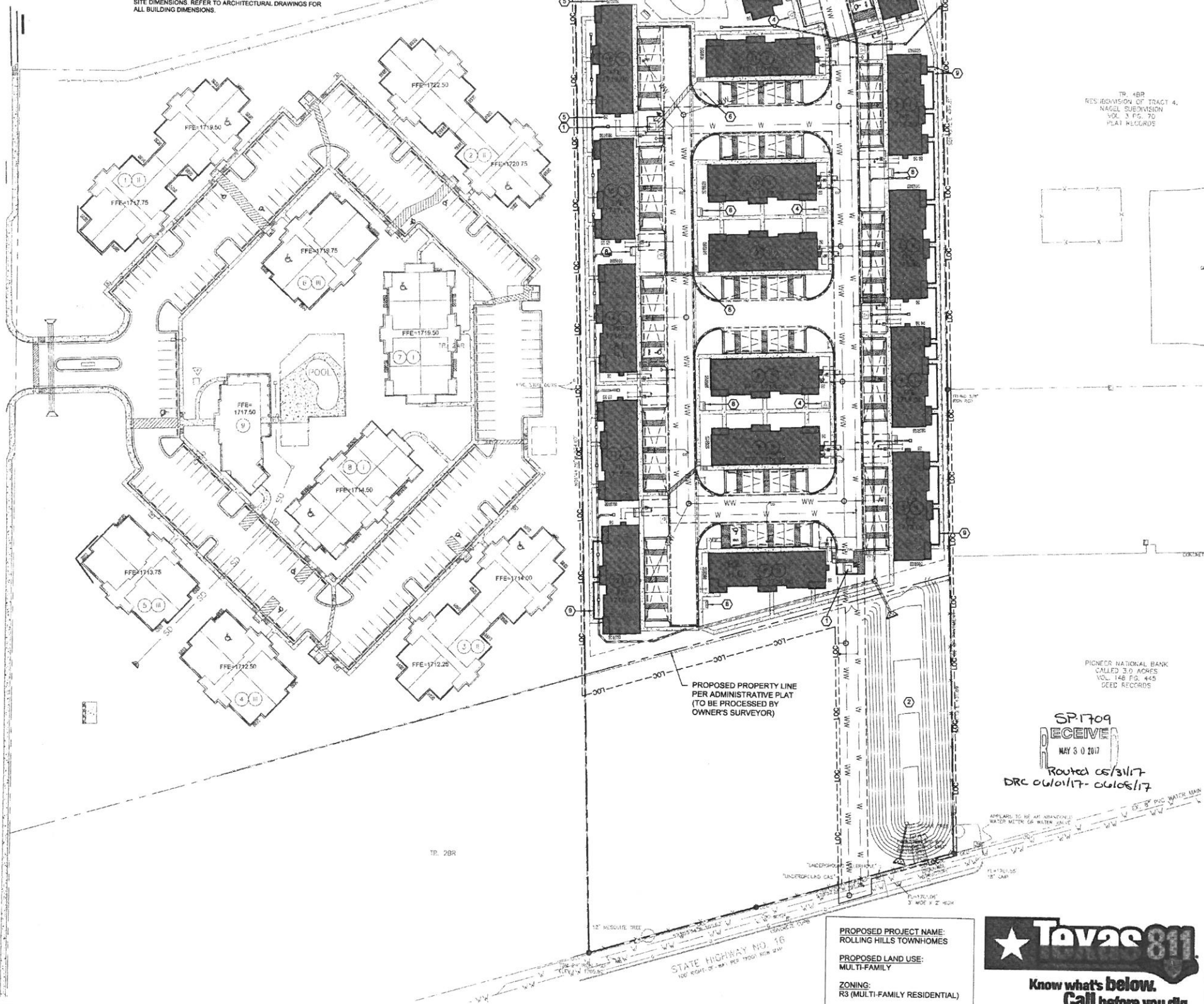
- THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE, AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT TEXAS 811 AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, IN THE R.O.W. AND ON PRIVATE PROPERTY, AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR SHALL CONTACT DAVCAR ENGINEERING WITH ANY ITEMS ON THESE PLANS THAT NEED CLARIFICATION OR ANY ITEMS FOUND IN THE FIELD THAT ARE NOT CONSISTENT WITH THESE PLANS.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL POINTS OF CONNECTION TO THE EXISTING WATER AND WASTEWATER SYSTEM IN ADVANCE OF THE CONSTRUCTION.
- EXISTING WATER, WASTEWATER, ELECTRICAL, AND TELECOMMUNICATION SERVICES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

#### SURVEY NOTES:

- THIS PLAN IS BASED ON A SIGNED & SEALED SURVEY BY WCR LAND SURVEYING (SEE SHEET 3).
- FOR BENCHMARK AND SURVEY INFORMATION CONTACT WCR LAND SURVEYING AT (812) 618-7672.
- FLOODPLAIN: THIS SITE APPEARS TO BE WITHIN ZONE X OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEMA FIRM PANEL No. 48171C0286C, EFFECTIVE DATE OCTOBER 19, 2011, FOR GILLESPIE COUNTY, TEXAS.

#### SITE PLAN NOTES:

- THE SITE PERIMETER FENCING SHOWN ON THIS PLAN IS APPROXIMATE. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC FENCING LAYOUT AND DESIGN.
- PRIMARY DRIVEWAY WILL NOT HAVE A VEHICULAR ACCESS GATE.
- PROPOSED TRANSFORMER PAD LOCATIONS, SITE LIGHTING LOCATIONS, AND A/C CONDENSER PAD LOCATIONS ARE SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO MEP FOR SPECIFIC LOCATIONS.
- REFER TO DIMENSIONAL CONTROL PLAN (SHEET 6) FOR ALL SITE DIMENSIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.



ROLLING HILLS TOWNHOMES  
FREDERICKSBURG, TX 78624

OVERALL SITE PLAN

DESIGNED BY: T. DUVALL  
DRAWN BY: M. SILVA  
CHECKED BY: T. DUVALL  
REVISED BY:



SHEET 4 OF 29

**DAVCAR ENGINEERING**  
1010 Land Creek Circle, Ste 200  
Austin, Texas 78704  
P: (512) 324-4238  
F: (512) 324-6330

**Texas 811**  
Know what's below.  
Call before you dig.

PROPOSED PROJECT NAME:  
ROLLING HILLS TOWNHOMES  
PROPOSED LAND USE:  
MULTI-FAMILY  
ZONING:  
R3 (MULTI-FAMILY RESIDENTIAL)



TBM 2- CONCRETE  
NAIL IN ASPHALT  
ELEV.: = 1717.47'

TBM 1- 1/2" IRON  
ROD IN CONCRETE  
ELEV.: = 1718.79'

FOUND 1/2" IRON  
ROD IN CONCRETE

SEE SITE PLAN NOTE #5 ON  
THIS SHEET REGARDING  
NEW SIDEWALK ALONG  
NORTH ADAMS STREET

SEE SITE PLAN NOTE #5 ON  
THIS SHEET REGARDING  
NEW DRIVEWAY ONTO  
NORTH ADAMS STREET

FOUND 3/4" IRON ROD

POOL DESIGN BY  
CONTRACTOR

FOUND IRON ROD WITH  
A YELLOW "BONN 4447"  
PLASTIC CAP

# LEGEND

| EXISTING | PROPOSED | DESCRIPTION            |
|----------|----------|------------------------|
| ---      | ---      | PROPERTY LINE          |
| ---      | ---      | SETBACK LINE           |
| ---      | ---      | FENCE LINE             |
| ---      | ---      | LIMITS OF CONSTRUCTION |
| ---      | ---      | FIRE LANE STRIPING     |
| ---      | ---      | WATER LINE             |
| ---      | ---      | WASTEWATER LINE        |
| ---      | ---      | STORM DRAIN LINE       |

## GENERAL NOTES:

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE, AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "TEXAS 811" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, IN THE R.O.W. AND ON PRIVATE PROPERTY, AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES. AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.
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3. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL POINTS OF CONNECTION TO THE EXISTING WATER AND WASTEWATER SYSTEM IN ADVANCE OF THE CONSTRUCTION.
4. EXISTING WATER, WASTEWATER, ELECTRICAL AND TELECOMMUNICATION SERVICES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

## SURVEY NOTES:

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2. FOR BENCHMARK AND SURVEY INFORMATION CONTACT WCR LAND SURVEYING AT (512) 618-7672.
3. FLOODPLAIN: THIS SITE APPEARS TO BE WITHIN ZONE X OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEMA FIRM PANEL No. 48171C0286C, EFFECTIVE DATE OCTOBER 19, 2001, FOR GILLESPIE COUNTY, TEXAS.

## SITE PLAN NOTES:

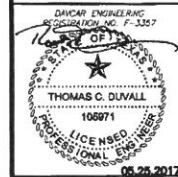
1. THE SITE PERIMETER FENCING SHOWN ON THIS PLAN IS APPROXIMATE. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC FENCING LAYOUT AND DESIGN.
2. PRIMARY DRIVEWAY WILL NOT HAVE A VEHICULAR ACCESS GATE.
3. PROPOSED TRANSFORMER PAD LOCATIONS, SITE LIGHTING LOCATIONS, AND A/C CONDENSER PAD LOCATIONS ARE SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO MEP FOR SPECIFIC LOCATIONS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
5. NEW SIDEWALK AND DRIVEWAY ON NORTH ADAMS STREET SHALL MEET CITY OF FREDERICKSBURG STANDARDS.

ROLLING HILLS TOWNHOMES  
FREDERICKSBURG, TX 78624

DETAILED SITE PLAN - NORTH

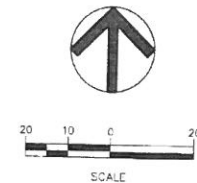
ALL RESPONSIBILITY FOR THE  
ADEQUACY OF THESE PLANS  
REMAINS WITH THE ENGINEER  
WHO PREPARED THEM. IN THE  
CITY OF FREDERICKSBURG, TEXAS  
THEY MUST RELY UPON THE  
ADEQUACY OF THE WORK OF  
THE DESIGN ENGINEER.

DESIGNED BY: T. DUVALL  
DRAWN BY: M. SILVA  
CHECKED BY: T. DUVALL  
REVISED BY:



MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 5



LEGEND

| EXISTING | PROPOSED | DESCRIPTION            |
|----------|----------|------------------------|
| ---      | ---      | PROPERTY LINE          |
| ---      | ---      | SETBACK LINE           |
| ---      | ---      | FENCE LINE             |
| ---      | ---      | LIMITS OF CONSTRUCTION |
| ---      | ---      | FIRE LANE STRIPING     |
| ---      | ---      | WATER LINE             |
| ---      | ---      | WASTEWATER LINE        |
| ---      | ---      | STORM DRAIN LINE       |

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SURVEY NOTES:

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2. FOR BENCHMARK AND SURVEY INFORMATION CONTACT WCR LAND SURVEYING AT (512) 818-7872.

3. FLOODPLAIN: THIS SITE APPEARS TO BE WITHIN ZONE X OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEMA FIRM PANEL No. 48171G0286G, EFFECTIVE DATE OCTOBER 19, 2001, FOR GILLESPIE COUNTY, TEXAS.

SITE PLAN NOTES:

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2. PRIMARY DRIVEWAY WILL NOT HAVE A VEHICULAR ACCESS GATE.

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4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.

PROPOSED MORTARED LIMESTONE WALL (SEE SHEETS 9 & 10)

PROPOSED MORTARED LIMESTONE WALL (SEE SHEETS 9 & 10)

PROPOSED MORTARED LIMESTONE WALL (SEE SHEETS 9 & 10)

FOUND 3/8" IRON ROD

PROPOSED MORTARED LIMESTONE WALL (SEE SHEETS 9 & 10)

PROPOSED MORTARED LIMESTONE WALL (SEE SHEETS 9 & 10)

PROPOSED DETENTION POND (SEE SHEET 13)

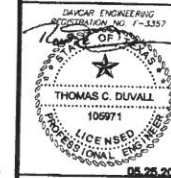
PROPOSED PROPERTY LINE PER ADMINISTRATIVE PLAT (TO BE SUBMITTED BY OWNER)

ROLLING HILLS TOWNHOMES  
FREDERICKSBURG, TX 78624

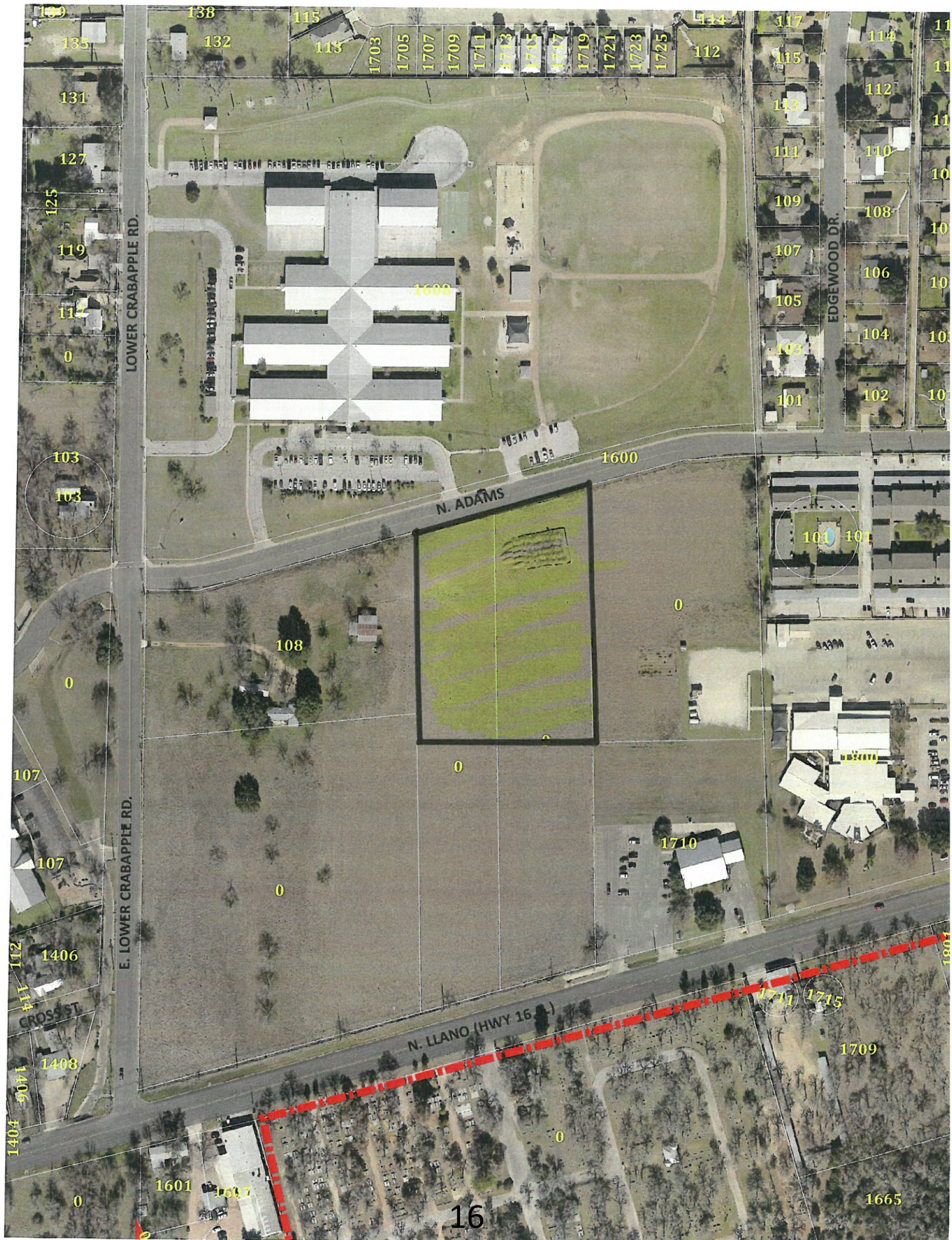
DETAILED SITE PLAN - SOUTH

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN PROVIDING THESE PLANS, THE ENGINEER DOES NOT GUARANTEE THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

DESIGNED BY: T. DUVALL  
DRAWN BY: M. SILVA  
CHECKED BY: T. DUVALL  
REVISED BY:









**REPLAT  
BACKGROUND INFORMATION  
June, 2017**

|                                  |                                                                                                                                                                                                                                                                                           |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>File Number:</b>              | P-1712                                                                                                                                                                                                                                                                                    |
| <b>Subdivision Name:</b>         | Replat of Lot 13 and Part of Lot 14, Block A Schaeffer Addition, into two legal lots.                                                                                                                                                                                                     |
| <b>Location:</b>                 | Corner of Whitney Street and Post Oak Road (see attached map).                                                                                                                                                                                                                            |
| <b>Tract Size:</b>               | Approximately 0.45 acres (19,775 square feet)                                                                                                                                                                                                                                             |
| <b>Number/Size of Lots:</b>      | 2 lots, with one being 10,690 square feet and the other being 9,085 square feet.                                                                                                                                                                                                          |
| <b>Roadways:</b>                 | No street improvements will be required.                                                                                                                                                                                                                                                  |
| <b>Right-of-way Dedications:</b> | No right-of-way dedications necessary.                                                                                                                                                                                                                                                    |
| <b>Utilities:</b>                | Water is available in Post Oak Road to serve proposed lot 14 BR. Sanitary sewer, on the other hand, is located in Whitney Street and will need to be extended across proposed Lot 13AR. A water and sewer tap fee will be required for Lot 14 BR, to be paid prior to recording the plat. |
| <b>Easements:</b>                | A 5' public electric line easement and a 5' private wastewater easement will be required along the east lot line of Lot 13 AR, to serve Lot 14 BR.                                                                                                                                        |
| <b>Easements Abandoned:</b>      | NA                                                                                                                                                                                                                                                                                        |
| <b>Stormwater Detention:</b>     | NA                                                                                                                                                                                                                                                                                        |
| <b>Drainage:</b>                 | NA                                                                                                                                                                                                                                                                                        |
| <b>Park Dedication:</b>          | A Park Dedication fee in the amount of \$500 will be required for proposed Lot 14 BR, prior to recording the plat.                                                                                                                                                                        |
| <b>Staff Comments:</b>           | None                                                                                                                                                                                                                                                                                      |
| <b>P&amp;Z Action:</b>           | Final approval                                                                                                                                                                                                                                                                            |
| <b>Staff Recommendation:</b>     | Approval                                                                                                                                                                                                                                                                                  |



# Project Application

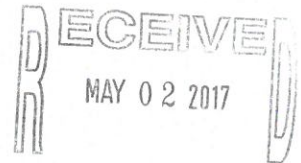
City of Fredericksburg - Development Services Department  
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

## A. Project Information (Please complete all items.)

Project Name: Cross Residence

Project Address: 708 Whitney St., Fredericksburg, Tx

Tax ID Number (s):



## Application Type (Check all items that apply.)

- |                                                 |                                             |                                                           |
|-------------------------------------------------|---------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat*        | <input type="checkbox"/> Plat Vacation                    |
| <input type="checkbox"/> Site Plan*             | <input checked="" type="checkbox"/> Replat* | <input type="checkbox"/> Annexation*                      |
| <input type="checkbox"/> Zoning Change          | <input type="checkbox"/> Amending Plat*     | <input type="checkbox"/> Other                            |
| <input type="checkbox"/> Land Use Plan Change   | <input type="checkbox"/> Preliminary Plat*  | <input type="checkbox"/> Waiver of Right to 30-day action |
| <input type="checkbox"/> Variance Request       | <input type="checkbox"/> Final Plat*        |                                                           |
|                                                 | <input type="checkbox"/> Development Plat   |                                                           |

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

Jurisdiction: ☒ City Limits ☐ ETJ

Total Acres: .45 No. of Lots: 2

Original Survey & Abstract No:

Legal Description: Lot # 13 and part of Lot # 11, Block A Schaefer's Addition

Current Land Use Plan: Residential

Proposed Land Use Plan: Residential

Current Zoning: R1

Proposed Zoning: R1

Location: 708 Whitney

Proposed Use(s):

## Applicant's Signature

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

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

Signature: [Signature]

Printed Name: Joe Cross

Date: 2/10/17

## 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

---

### 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.



BEING THAT 0.454 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE TO ROBERT JOE CROSS JR., ET UX, BY CHRISTIAN B. WELCH, ET UX, DATED JULY 6, 2001, FOUND OF RECORD IN VOLUME 426, PAGES 607-611 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

NOTES:

1. BUILDING SETBACK LINES SHOWN HEREON REFLECT CURRENT R1-SINGLE FAMILY RESIDENTIAL ZONING FOR THIS PROPERTY AS OF THE DATE OF THE BUILDING SETBACK LINES ARE SUBJECT TO CHANGES IN PROPERTY ZONING.
2. THE EXISTING STRUCTURE ON LOT NO. 13AR ENCLOSED INTO THE FRONT BUILDING SETBACK AS CURRENTLY REQUIRED BY R1-SINGLE FAMILY RESIDENTIAL ZONING. THIS ENCROACHMENT HAS BEEN RECOGNIZED AND ACCEPTED BY THE CITY OF FREDERICKSBURG AS SHOWN ON THIS FILED PLAT.
3. ALL FUTURE CONSTRUCTIONS MUST ADHERE TO SETBACKS SHOWN OR THE CURRENT ZONING AT THE TIME OF PERMIT APPLICATION.
4. THE PRIVATE WATER WELL LOCATED ON LOT NO. 13BR CANNOT BE INTERFERED TO THE CITY OF FREDERICKSBURG PUBLIC WATER UTILITY.

VACATION LODGING LLC.  
0.431 AC. TRACT  
INSTRUMENT NO. 20120130 O.P.R.

MAXIE JAMES AHRENS  
0.42 AC. TRACT  
VOL. 276, PG. 722-724 R.P.R.

PRELIMINARY

THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW  
ONLY AND SHALL NOT BE RECORDED FOR ANY PURPOSE  
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON  
AS A FINAL SURVEY DOCUMENT.

DATE: 5-31-17

THE STATE OF TEXAS:  
COUNTY OF GILLESPIE:

I (We) hereby certify, that I am (We are) the owner(s) of the property shown and described hereon, that no other person or entity has any interest in the property by, lien, lease, or other equitable interest, unless otherwise noted hereon. I (We) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines and dedicate all ways, walks, parks, watercourses, easements and other open space to public use forever and hereby, by this simple title, all public road right-of-way, as shown hereon, to the City of Fredericksburg for public road right-of-way purposes forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines, dedications, conveyances for public road right-of-way purposes, and other restrictions shown hereon.

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

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

THE STATE OF TEXAS\*  
COUNTY OF GILLESPIE\*

BEFORE ME, the undersigned authority in and for \_\_\_\_\_ County, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_

day personally appeared \_\_\_\_\_  
known to me to be the person(s) and officer whose name is subscribed to the foregoing instrument.

and acknowledged to me that he/she is \_\_\_\_\_  
and that he/she is authorized to execute the foregoing instrument for the purposes and consideration  
therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for The State of Texas

My commission expires: \_\_\_\_\_

THE STATE OF TEXAS,  
COUNTY OF GILLESPIE.

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

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

THE STATE OF TEXAS\*  
COUNTY OF GILLESPIE\*

BEFORE ME, the undersigned authority in and for \_\_\_\_\_ County, Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_

day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that

he/she is \_\_\_\_\_ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for The State of Texas

My commission expires: \_\_\_\_\_

Approved

Chairman, Planning and Zoning Commission  
City of Fredericksburg, Texas

The undersigned, the City Secretary and the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the \_\_\_\_\_ Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, and the Commission, by formal action, then and there accepted the dedications, conveyances of land, improvements, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been accepted and have been accepted by the City, that the Final Plat is now acceptable for filing with Gillespie County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance on behalf of the City thereof by signing his/her name as hereinabove subscribed.

Witness by hand on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

City Secretary  
City of Fredericksburg, Texas

THE STATE OF TEXAS\*  
COUNTY OF GILLESPIE\*

I, the undersigned, a Registered Professional Land Surveyor No. 4447 in the State of Texas, hereby certify that to the best of my knowledge & abilities this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground on

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

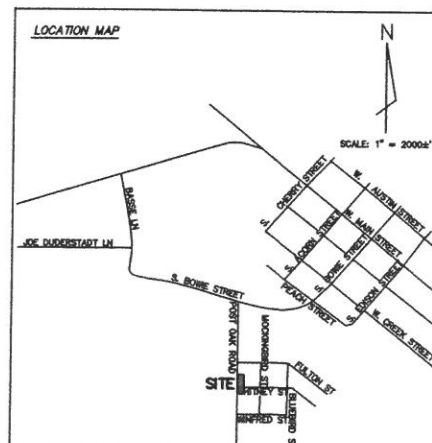
Carey Bonn  
Registered Professional Land Surveyor No. 4447  
BONN SURVEYING 830-897-3884

Filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_ 20 \_\_\_\_\_ A.D., on Page \_\_\_\_\_ Volume \_\_\_\_\_ of the Bios

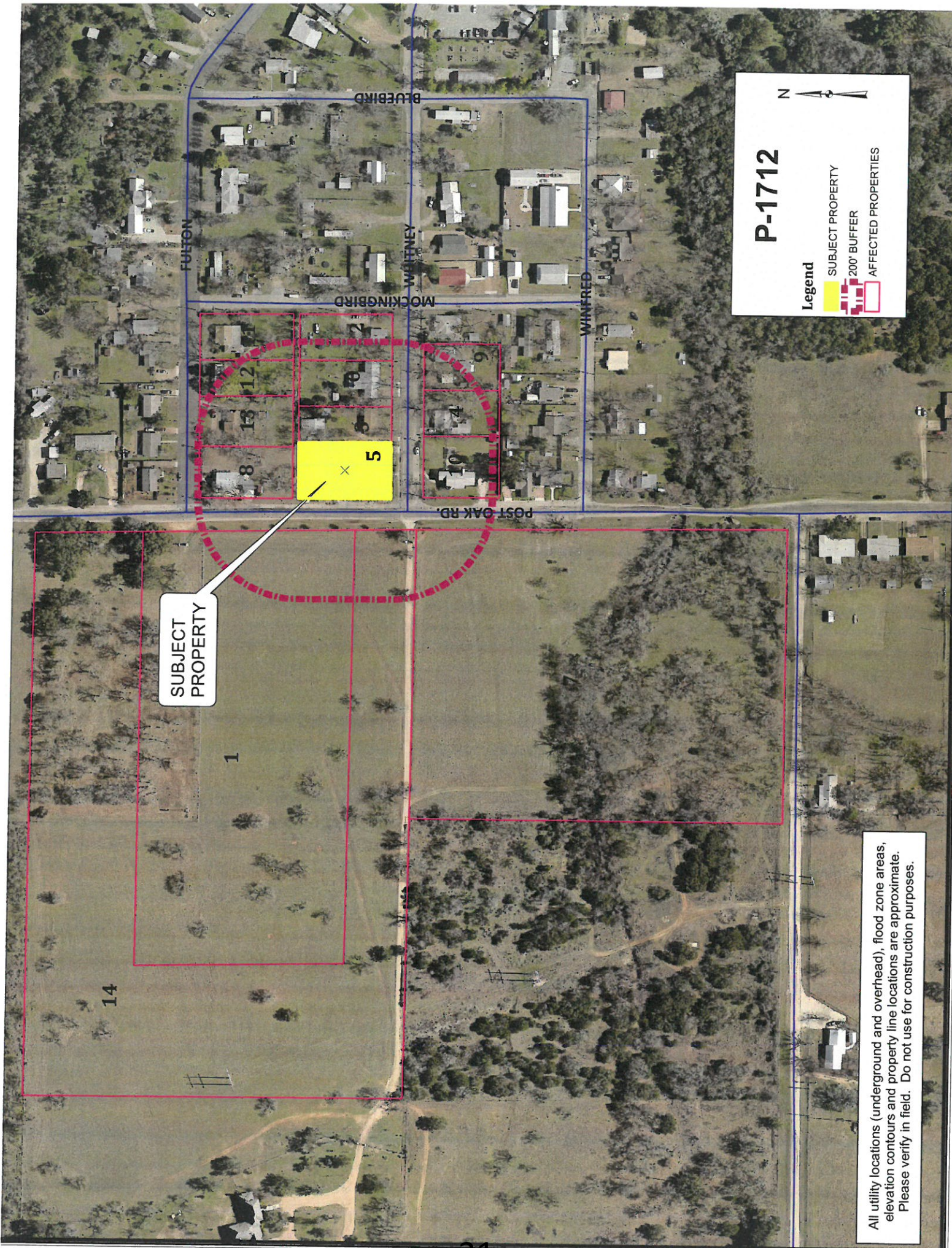
Records of Gillespie County, Texas

County Clerk  
Harris County, Texas



**BONN SURVEYING**  
503 LONGHORN ST.  
FREDERICKSBURG, TX 78624  
PHONE: 830-997-3884  
FAX: 830-997-0972  
EMAIL: [bonnsurveying@verizon.net](mailto:bonnsurveying@verizon.net)  
FIRM REG. NO. 10055800





**P-1712**

**Legend**

- SUBJECT PROPERTY
- 200' BUFFER
- AFFECTED PROPERTIES

SUBJECT  
PROPERTY

All utility locations (underground and overhead), flood zone areas, elevation contours and property line locations are approximate. Please verify in field. Do not use for construction purposes.



| Letter | Owner                              | Address                                       |
|--------|------------------------------------|-----------------------------------------------|
| 1      | Kevin Avery                        | 448 Post Oak Fredericksburg, TX 78624         |
| 2      | Josephine Lang                     | 704 Whitney Fredericksburg, TX 78624          |
| 3      | Josephine Lang                     | 704 Whitney Fredericksburg, TX 78624          |
| 4      | William Elliott                    | 516 St. Marys Fredericksburg, TX 78624        |
| 5      | Joe & Angela Cross                 | 708 Whitney Fredericksburg, TX 78624          |
| 6      | Josephine Lang                     | 704 Whitney Fredericksburg, TX 78624          |
| 7      | Christophery & Winifred Avery      | 510 Post Oak Fredericksburg, TX 78624         |
| 8      | Vacation Lodging LLC               | 214 Rustic Oaks Dr Bryan, TX 77808            |
| 9      | Harriet Wilson                     | 3128 Ranch Road 2323 Fredericksburg, TX 78624 |
| 10     | Raphael & Claire Duesing           | 6039 Lupton Dr Dallas, TX 75225               |
| 11     | Stephanie Coates & Kimberley Jones | P.O. Box 1056 Comfort, TX 78013               |
| 12     | Jerod Ahrens                       | 703 Fulton Fredericksburg, TX 78624           |
| 13     | Maxie Ahrens                       | 705 Fulton Fredericksburg, TX 78624           |
| 14     | Christophery & Winifred Avery      | 510 Post Oak Fredericksburg, TX 78624         |
| P-1712 |                                    |                                               |

**REPLAT  
BACKGROUND INFORMATION  
June, 2017**

|                                  |                                                                                                                                         |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>File Number:</b>              | P-1708                                                                                                                                  |
| <b>Subdivision Name:</b>         | Replat of Lot No. 1-RR, F.W. Langerhans Addition into 7 individual lots                                                                 |
| <b>Location:</b>                 | Northeast corner of S. Elk Street and E. Creek Street (see attached map)                                                                |
| <b>Tract Size:</b>               | Approximately 1.3 acres                                                                                                                 |
| <b>Zoning:</b>                   | R-2, Mixed Residential                                                                                                                  |
| <b>Number/Size of Lots:</b>      | 7 lots, (lot sizes ranging from 5810 square feet to 11,565 square feet)                                                                 |
| <b>Roadways:</b>                 | No additional improvements are necessary to either Elk Street or Creek Street.                                                          |
| <b>Right-of-way Dedications:</b> | No right-of-way dedication necessary for Elk Street or Creek Street. A previous plat dedicated right-of-way on Creek Street.            |
| <b>Utilities:</b>                | Water and Sewer lines are available to serve all lots. Given the number of lots proposed, taps will be the responsibility of the owner. |
| <b>Easements:</b>                | NA                                                                                                                                      |
| <b>Easements Abandoned:</b>      | 10' sanitary sewer easement on Lots 1RRDR and 1RRER.                                                                                    |
| <b>Stormwater Detention:</b>     | Based on the drainage report provided by Hewitt Engineering, stormwater detention is not required.                                      |
| <b>Park Dedication Fees:</b>     | Park Dedication fees in the amount of \$500 per lot, for 6 lots, will be required prior to the recording of the plat.                   |
| <b>Staff Comments:</b>           | None                                                                                                                                    |
| <b>P&amp;Z Action:</b>           | Final approval                                                                                                                          |
| <b>Staff Recommendation:</b>     | Approval                                                                                                                                |





P-1708

## 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: McMahon Re-Plat

Project Address: 205 S. Elk

Tax ID Number (s): \_\_\_\_\_

### Application Type (Check all items that apply.)

- |                                                 |                                                 |                                             |
|-------------------------------------------------|-------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat*            | <input type="checkbox"/> Plat Vacation      |
| <input type="checkbox"/> Site Plan*             | <input type="checkbox"/> Replat*                | <input type="checkbox"/> Annexation*        |
| <input type="checkbox"/> Zoning Change          | <input type="checkbox"/> Amending Plat*         | <input type="checkbox"/> Other              |
| <input type="checkbox"/> Land Use Plan Change   | <input type="checkbox"/> Preliminary Plat*      | <input type="checkbox"/> Waiver of Right to |
| <input type="checkbox"/> Variance Request       | <input checked="" type="checkbox"/> Final Plat* | 30-day action                               |
|                                                 | <input type="checkbox"/> Development Plat       |                                             |

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

Jurisdiction: ☒ City Limits \_\_\_\_ ETJ

Total Acres: 1.2

No. of Lots 7

Original Survey & Abstract No.: \_\_\_\_\_

Legal Description: Lot # 7 RR 215 shown on 21 resub plat

Current Land Use Plan: Residential

Proposed Land Use Plan: Residential

Current Zoning: R-2

Proposed Zoning: R-2

Location: 205 S. Elk

Proposed Use(s): \_\_\_\_\_

### Applicant's Signature

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

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

Signature: Donna McMahon

Printed Name: Donna McMahon

Date: 3/13/17

**Staff Use Only**

Application No.: \_\_\_\_\_

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

\*Copy of current Title Search required with application



## 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.

RESUBDIVISION  
OF LOT NO. 1RR, AS SHOWN ON A RESUBDIVISION PLAT FOUND OF RECORD  
IN VOLUME 4, PAGE 148 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS,  
INTO  
LOTS NO. 1RRAR, 1RRBR, 1RRCR, 1RRDR, 1RRER, 1RRFR, & 1RRGR,  
F.W. LANGERHANS ADDITION

SAID LOTS BEING SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, AND  
BEING PARTS OF ORIGINAL TOWNLOTS NO. 592, 593, 594, 595, & 596 AS SHOWN ON THE MAP OF  
FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY AND BEING  
ALL OF ORIGINAL LOT NO. 1, F.W. LANGERHANS ADDITION, PLAT FOUND RECORD IN  
VOLUME 16, PAGE 264 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

NOTES:  
1. BUILDING SETBACK LINES SHOWN HEREON REFLECT CURRENT  
R-2 MIXED RESIDENTIAL ZONING FOR THIS PROPERTY AS OF THE  
DATE OF THIS PLAT. BUILDING SETBACKS ARE SUBJECT TO  
CHANGES IN PROPERTY ZONING.  
2. EXISTING PRIVATE WATER WELLS CANNOT BE INTERCONNECTED  
TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.  
3. STORMWATER CONTROLS (DETENTION) FOR THE SUBDIVISION ARE  
NOT REQUIRED BASED ON A DRAINAGE REPORT PREPARED BY HEWITT  
ENGINEERING, INC., TITLED "205 S. ELK STREET PROPOSED  
DEVELOPMENT DRAINAGE IMPACT", DATED DECEMBER 15, 2016.

PRELIMINARY  
THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW  
ONLY AND SHALL NOT BE USED OR VIEWED OR RELIED UPON  
AS A FINAL SURVEY DOCUMENT.  
DATE: 12-2-16  
DATE: 3-6-2017  
DATE: 5-15-17

THE STATE OF TEXAS  
COUNTY OF GILLESPIE  
I, (We) hereby certify, that I am (We are) the owner(s) of the property shown and described hereon, that  
no other person or entity has any interest in the property by lien, lease, or other equitable interest, unless  
otherwise noted hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent,  
establish the minimum building set-back lines, and dedicate all alleys, walks, parks, watercourses,  
easements and other open space to public use forever and hereby convey, by fee simple title, all public  
road right-of-way, as shown hereon, to the City of Fredericksburg for public road right-of-way purposes  
forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines,  
dedications, conveyances for public road right-of-way purposes, and other restrictions shown hereon.

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

THE STATE OF TEXAS  
COUNTY OF GILLESPIE  
BEFORE ME, the undersigned authority in and for \_\_\_\_\_ County, Texas, on this  
\_\_\_\_\_ day personally appeared \_\_\_\_\_ and officer whose name is subscribed to the foregoing instrument  
and acknowledged to me that he/she is \_\_\_\_\_  
and that he/she is authorized to execute the foregoing instrument for the purposes and consideration  
therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for The State of Texas \_\_\_\_\_ Printed Name of Notary

My commission expires: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF GILLESPIE  
BEFORE ME, the undersigned authority in and for \_\_\_\_\_ County, Texas, on this  
\_\_\_\_\_ day personally appeared \_\_\_\_\_ and officer whose name is subscribed to the foregoing instrument  
and acknowledged to me that he/she is \_\_\_\_\_  
and that he/she is authorized to execute the foregoing instrument for the purposes and consideration  
therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for The State of Texas \_\_\_\_\_ Printed Name of Notary

My commission expires: \_\_\_\_\_

Approved \_\_\_\_\_

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

The undersigned, the City Secretary and the City of Fredericksburg, Texas, hereby certifies that  
the foregoing Final Plat of the \_\_\_\_\_ Subdivision or Addition to the City  
of Fredericksburg was submitted to the Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_\_  
and the Commission, by formal action, then and  
there accepted the dedications, conveyances of land, improvements, and any other property necessary  
to serve the plat and to implement the requirements of the platting ordinances, rules, and  
regulations as shown and set forth in and upon said plat, that the public works and infrastructure  
improvements have been completed in accordance with the construction plans, have been  
tested and have been accepted by the City, that the Final Plat is now acceptable for filing with  
Gillespie County and said Commission further authorized the Chairman of the Planning and  
Zoning Commission to note the acceptance on behalf of the City thereof by signing his/her name  
as hereinabove subscribed.

Witness by hand on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Secretary \_\_\_\_\_  
City of Fredericksburg, Texas

THE STATE OF TEXAS  
COUNTY OF GILLESPIE  
I, the undersigned, a Registered Professional Land Surveyor No. 4447 in the State of Texas,  
hereby certify that to the best of my knowledge & abilities this plat is true and correct and was  
prepared from an actual survey of the property made under my supervision on the ground on \_\_\_\_\_

Date: \_\_\_\_\_  
Corey Bonn  
Registered Professional Land Surveyor No. 4447  
BONN SURVEYING 830-997-3884

Filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this the \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_ A.D., on Page \_\_\_\_\_ Volume \_\_\_\_\_ of the Plat  
Records of Gillespie County, Texas

County Clerk \_\_\_\_\_ Deputy Clerk \_\_\_\_\_  
Gillespie County, Texas

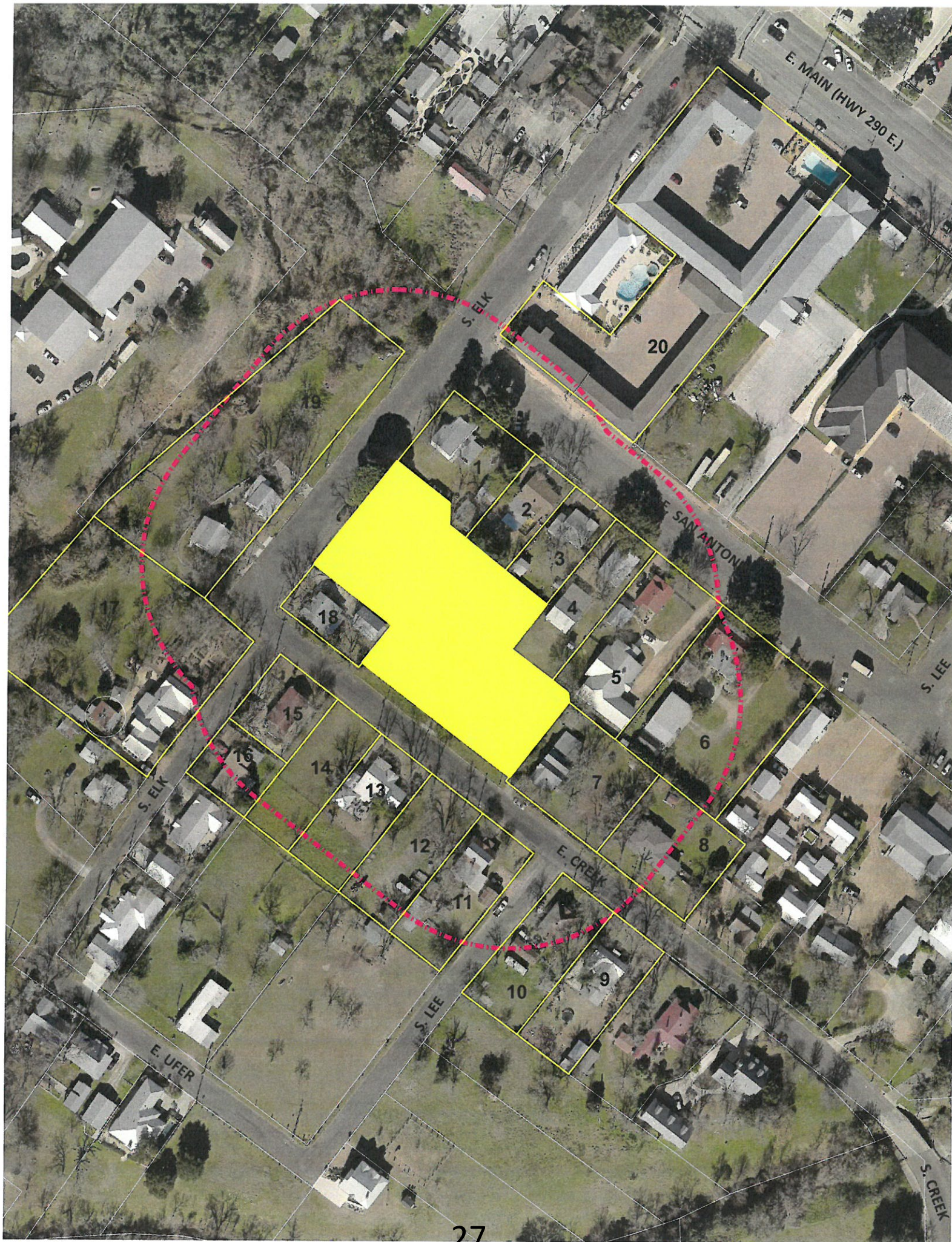
LEGEND:  
● 1/2" DIA. REBAR FOUND (AS NOTED)  
● 1/2" DIA. REBAR SET (CAPPED: BONN 4447)  
○ PK NAIL FOUND SET IN CONCRETE CURB  
(EXCEPT AS NOTED)  
--- ORIGINAL TOWNLOT LINES

BONN SURVEYING  
503 LONGHORN ST.  
FREDERICKSBURG, TX 78624  
PHONE: 830-997-3884  
FAX: 830-997-0972  
EMAIL: bonnsurveying@verizon.net  
FIRM REG. NO. 10055800

P-1708  
RECEIVED  
MAY 15 2017  
Routed 05/15/17  
DRC 05/16/17-05/25/17  
Comments 05/30/17









| <b>Letter</b> | <b>Owner</b>                           | <b>Address</b>                                    |
|---------------|----------------------------------------|---------------------------------------------------|
| <b>1</b>      | Clifton, Johnny, Troy, Jennifer Adatao | 501 E. San Antonio Apt 1 Fredericksburg, TX 78624 |
| <b>2</b>      | Jim & Tisha Shuffled                   | 507 E. San Antonio Fredericksburg, TX 78624       |
| <b>3</b>      | Samuel Avila                           | 509 E. San Antonio Fredericksburg, TX 78624       |
| <b>4</b>      | Greg Langehennig                       | 511 E. San Antonio Fredericksburg, TX 78624       |
| <b>5</b>      | Jimmy Richardson                       | 513 E. San Antonio Fredericksburg, TX 78624       |
| <b>6</b>      | Jerald & Dianna Blount                 | 517 E. San Antonio Fredericksburg, TX 78624       |
| <b>7</b>      | Billy Teague                           | 510 E. Creek Fredericksburg, TX 78624             |
| <b>8</b>      | Candace Noriega                        | 602 E. Creek Fredericksburg, TX 78624             |
| <b>9</b>      | Karen Lochte-Watson                    | 603 E. Creek Fredericksburg, TX 78624             |
| <b>10</b>     | Mark Roeder                            | 601 E. Creek Fredericksburg, TX 78624             |
| <b>11</b>     | Mark Langerhans                        | 509 E. Creek Fredericksburg, TX 78624             |
| <b>12</b>     |                                        |                                                   |
| <b>13</b>     | Mathew & Melissa Mabery                | 505 E. Creek Fredericksburg, TX 78624             |
| <b>14</b>     | Mathew & Melissa Mabery                | 503 E. Creek Fredericksburg, TX 78624             |
| <b>15</b>     | Mathew & Melissa Mabery                | 501 E. Creek Fredericksburg, TX 78624             |
| <b>16</b>     | Ethel Helmers                          | 303 S. Elk Fredericksburg, TX 78624               |
| <b>17</b>     | William & Antoinette Joseph            | 411 E. Creek Fredericksburg, TX 78624             |
| <b>18</b>     | Back Porch Group LLC                   | 209 S. Elk Fredericksburg, TX 78624               |
| <b>19</b>     | Carletta Smith                         | 206 S. Elk Fredericksburg, TX 78624               |
| <b>20</b>     | Kenneth & Joann Kothe                  | 501 E. Main Fredericksburg, TX 78624              |
|               |                                        |                                                   |
| <b>P-1708</b> |                                        |                                                   |

## CONDITIONAL USE PERMIT BRIEF

*Request Z-1704*

**Applicant/Owner:** Nichole Ransleben representing the Fredericksburg Social Turn Verein

**Location:** 103 W. Travis

**Existing Zoning:** C-1 Neighborhood Commercial District

**Request:** Site Plan for a Social Club, meeting venue and Conditional Use Permit for the reconstruction of the Turner Hall Dance Hall (continuation of a non-conforming use).

### Site Plan Overview:

- The building was destroyed by fire in 2016, and the applicants intend to rebuild the previously existing facility. The meeting space and social club use are permitted in the C-1 zoning. However, the dance hall is considered a legal non-conforming use, and requires a Conditional Use Permit re-establish the use.
- The property has approximately 31,500 square feet (0.72 acres) in size, with approximately 157' of frontage on Travis and Schubert Streets.
- The property was cleared after the fire, with the intent of rebuilding the venue.
- The proposed building is approximately 9,500 square feet in size (similar to the previous building) and includes a meeting room, bar area, kitchen, bathrooms and dance floor (see the attached Site Plan). The bowling alley will not be part of the rebuilding.
- The property is bordered by the FISD Middle School to the north, an office to the east, Town Creek to the south and the Town Pool to the west.
- Surrounding zoning is PF, Public Facilities to the west and north, C-1 to the east, and CBD to the south.
- While parking will be discussed further herein, the applicant has secured off-site parking from the Middle School property.

### Review and Evaluation Criteria:

#### A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- The applicant has prepared a Site Plan that complies with all development regulations, including impervious coverage and building coverage. In doing so, a significant amount of the parking has been removed. So, it has been recommended that they amend the plan to provide as much parking as possible. The updated plan provides for an impervious coverage of approximately 22%.

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

- The fact that the use has existed for so many years, we do not anticipate the rebuilding to be incompatible with the surrounding uses.

- C. POTENTIALLY UNFAVORABLE EFFECTS OR IMPACTS ON OTHER EXISTING OR PERMITTED USES ON ABUTTING PROPERTY:**
- The applicants are proposing to rebuild the facility very similar to the previous use. 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:**
- The proposed site plan will provide a significant increase in parking, better fire access and an improved interior layout.
- E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:**
- A one-way access drive has been provided around the perimeter of the proposed building, with angled parking on the sides of the building.
- F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:**
- A fire sprinkler system will be provided for the building.
- 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:**
- Before the fire, the previous Turner Hall was significantly under parked, and patrons used the streets, middle school and in front of the town pool. We anticipate that will still happen, but there is additional on-site parking provided, and they have an official agreement to utilize parking at the middle school after school hours.
- 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 proposed use will support the needs of the community as was the case before the fire destroyed the building.



**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:**

- A similar, but updated venue of the Turner Hall is proposed. And, the applicants intend to operate the new facility under a similar style and utilize in a similar manner. In other words, they will not have an event every weekend, and they anticipate having events scattered throughout the year.

**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

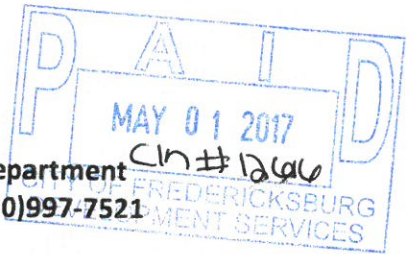
**OPPOSITION/SUPPORT OF REQUEST:** None to date.

**STAFF RECOMMENDATION:** Approval, conditioned upon a Landscape Plan being approved prior to issuance of a building permit.



## 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: Fredericksburg Social Turn Verein  
Project Address: 103 W. Travis Street Fbg  
Tax ID Number (s): 74-06332787

#### Application Type (Check all items that apply.)

- |                                                            |                                            |                                             |
|------------------------------------------------------------|--------------------------------------------|---------------------------------------------|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat*       | <input type="checkbox"/> Plat Vacation      |
| <input type="checkbox"/> Site Plan*                        | <input type="checkbox"/> Replat*           | <input type="checkbox"/> Annexation*        |
| <input type="checkbox"/> Zoning Change                     | <input type="checkbox"/> Amending Plat*    | <input type="checkbox"/> Other              |
| <input type="checkbox"/> Land Use Plan Change              | <input type="checkbox"/> Preliminary Plat* | <input type="checkbox"/> Waiver of Right to |
| <input type="checkbox"/> Variance Request                  | <input type="checkbox"/> Final Plat*       | 30-day action                               |
|                                                            | <input type="checkbox"/> Development Plat  |                                             |

Revision of Approved Plan/Plat? \_\_\_\_ Yes \_\_\_\_ No Name: \_\_\_\_\_

Jurisdiction: ☒ City Limits \_\_\_\_ ETJ Total Acres: \_\_\_\_\_ No. of Lots 1.5

Original Survey & Abstract No.: \_\_\_\_\_

Legal Description: Fbg Addition BLK 39 Lot 532 + 533 PT

Current Land Use Plan: Social Club/Dance Hall Proposed Land Use Plan: Social Club Meeting Hall

Current Zoning: C-1 Proposed Zoning: C-1 Dance Hall

Location: 103 W Travis Street Fbg

Proposed Use(s): Social Club for the Turn Verein Members; a Meeting venue for Nimitz Rotary; & a Dance Hall (reception hall)

#### Applicant's Signature

Applicant's Role: \_\_\_\_ Owner \_\_\_\_ Developer ☒ Other: Director - V.P. (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: Nichole Ransleben

Printed Name: Nichole Ransleben Date: May 1, 2017

#### 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): \_\_\_\_\_

Owner Name: Fredericksburg Social Turn Verein

Address: P.O. Box 1542 Fredericksburg, TX 78624

Phone: 830-998-9019 Fax: N/A Email: nicholer@arrowheadbank  
(Nichole) texas.com

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

Role: \_\_\_\_\_ Agent \_\_\_\_\_ Engineer \_\_\_\_\_ Surveyor Director Other (note role)

Firm Name (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Primary Contact Name: Nichole Ransleben

Phone: 830-998-9019 Fax: N/A Email: nicholer@arrowheadbank  
texas.com

Secondary Contact Name: Dennis Durst

Phone: 830-998-9019 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

#### III. Applicant

Firm Name (if applicable): \_\_\_\_\_

Applicant Name (s): Fredericksburg Social Turn Verein

Address: P.O. Box 1542 Fbg TX 78624

Phone: 830-998-9019 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

Role: \_\_\_\_\_ Agent \_\_\_\_\_ Engineer \_\_\_\_\_ Surveyor Director (note role)

Firm Name (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Primary Contact Name: Nichole Ransleben

Phone: 830-998-9019 Fax: \_\_\_\_\_ Email: same as above





## Project Application (Page 3 of 3)

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

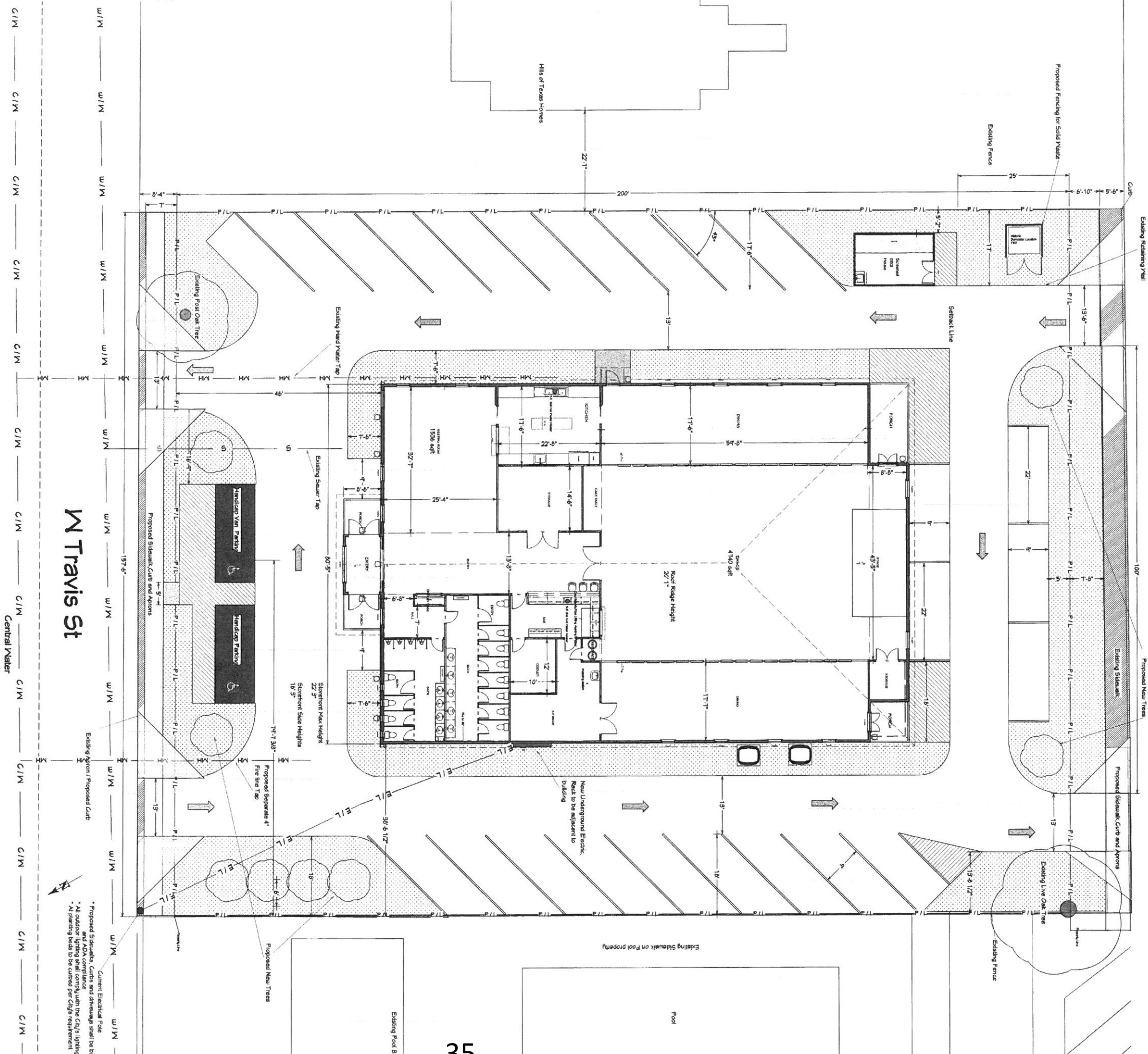
### C. Fee Schedule (please attach appropriate fee to application)

- ☒ 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.

# W Schubert St



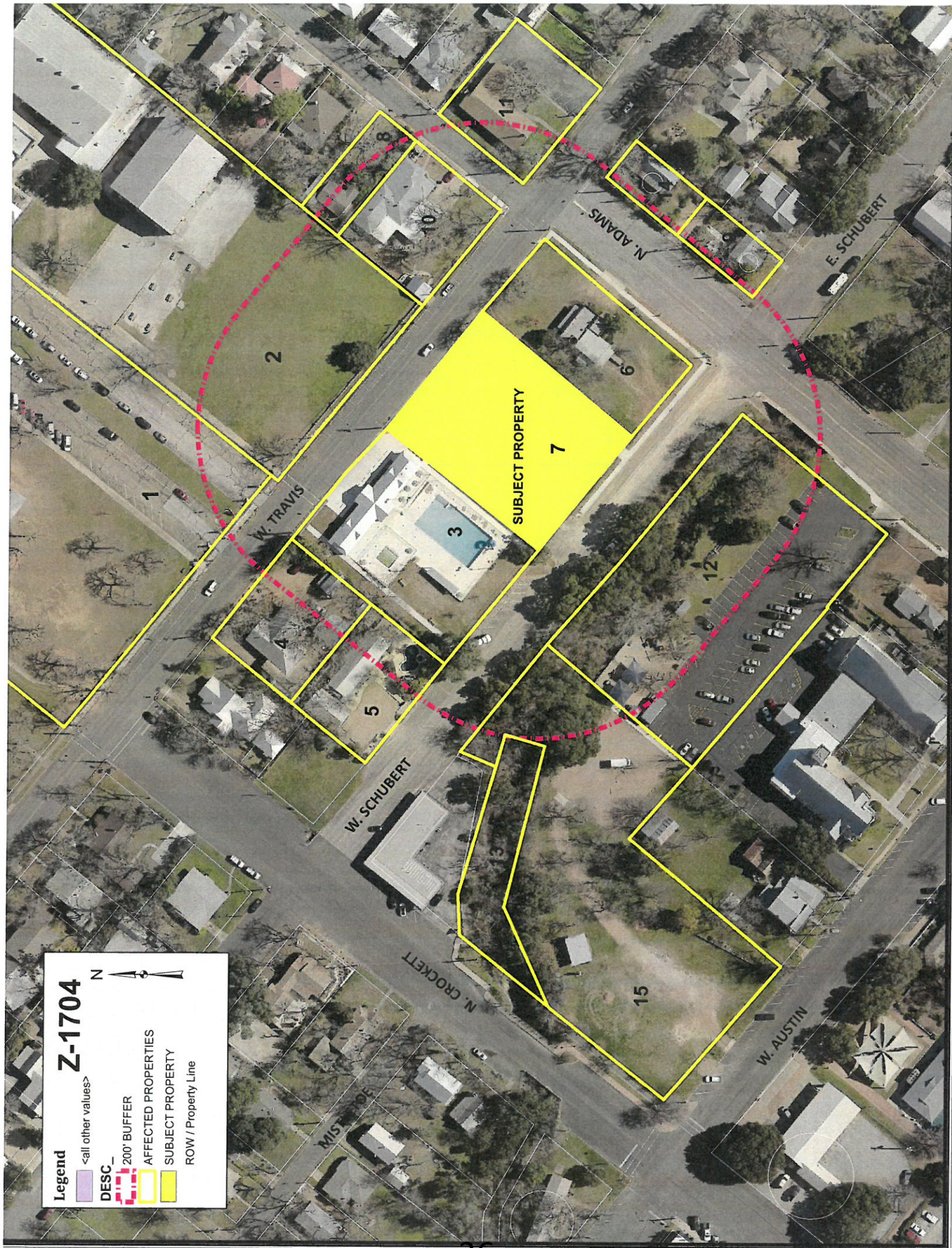
## W Travis St

### Site Plan Summary

- C-1 Zoning
- 20' setbacks from street
- 5' side setback
- Max Allowable Impervious Coverage = 10%
- Lot Area 200' x 157' 6"
- Lot Area 31,520
- Impervious - approx 10 % ±
- Main Building 9,451 sq ft - approx 30% ±
- BDO 2002 met
- Setback 15' ±
- Previous Green Space on lot 6, 92 sq ft ± - approx 22% ±
- Capacity of Dance Hall - 316 persons
- Seating Capacity - 24 on Capacity - 74
- Proposed Spaces on site - 24
- Handicap Accessible - 2
- Spaces at Middle School - 146
- Travis Street Parking - 14
- Additional Spaces Available at City Pool

103 W Travis St # 7, Fredericksburg, TX 78624  
 Fredericksburg Addition Block 39  
 Lot 532 533 PT  
 Turner Hall  
 Fredericksburg Social Turnverein  
 Conceptual Design - Not for Construction  
 5/31/17 1" = 10'





**Legend**

**Z-1704**

N

DESC\_

200' BUFFER

AFFECTED PROPERTIES

SUBJECT PROPERTY

ROW / Property Line



| <b>Letter</b> | <b>Owner</b>                      | <b>Address</b>                            |
|---------------|-----------------------------------|-------------------------------------------|
| <b>1</b>      | FISD                              | 234 Friendship Ln Fredericksburg TX 78624 |
| <b>2</b>      | FISD                              | 234 Friendship Ln Fredericksburg TX 78624 |
| <b>3</b>      | City of Fredericksburg            | 126 W. Main St Fredericksburg TX 78624    |
| <b>4</b>      | Kurt Ditges                       | 217 W. Ufer St Fredericksburg, TX 78624   |
| <b>5</b>      | This is Life, LLC                 | 10 E Lake Dr Rockport, TX 78382           |
| <b>6</b>      | Robert Connelly                   | 2214 Glick Court Redondo Beach, CA 90278  |
| <b>7</b>      | Fredericksburg Social Turn Verein | P.O. Box 1542 Fredericksburg, TX 78624    |
| <b>8</b>      | Enebharper LLC                    | 306 Westmoor Fredericksburg, TX 78624     |
| <b>9</b>      | Schubert-Adams Inc.               | 611 W. Peach Fredericksburg, TX 78624     |
| <b>10</b>     | Mark & Laura Boerner              | 404 N. Adams Fredericksburg, TX 78624     |
| <b>11</b>     | First Assembly of God             | P.O. Box 415 Fredericksburg, TX 78624     |
| <b>12</b>     | Bethany Lutheran Church, Inc.     | 110 W. Austin Fredericksburg, TX 78624    |
| <b>13</b>     | City of Fredericksburg            | 126 W. Main St Fredericksburg TX 78624    |
| <b>14</b>     | Schubert-Adams Inc.               | P.O. Box 471 Stonewall, TX 78671          |
| <b>15</b>     | Bethany Lutheran Church, Inc.     | 110 W. Austin Fredericksburg, TX 78624    |
| <b>Z-1704</b> |                                   |                                           |

## General Agreement

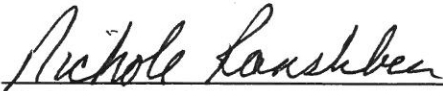
This AGREEMENT, made this 10 day of May, 2017, by and between the Fredericksburg Social Turn Verein (FSTV) and the Fredericksburg Independent School District FISD).

WITNESSETH: That in consideration of the mutual covenants and agreements to be kept and performed on the part of said parties hereto, respectively as herein stated, the said party of the first part does hereby covenant and agree that it shall:

- I. Allow FISD to use all of the parking lot of the FSTV for overflow parking during school events.
- II. And said party of the second part covenants and agrees that it shall: Allow FSTV to use all of the parking in the horseshoe for overflow parking during events held at the Turner Hall.

This perpetual agreement shall be binding upon the parties, their successors, assigns and personal representatives. Time is of the essence on all undertakings. This agreement shall be enforced under the laws of the State of Texas. This is the entire agreement.

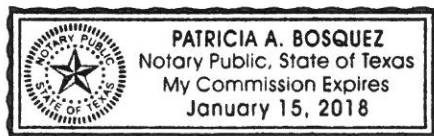
Signed the day and year first above written.

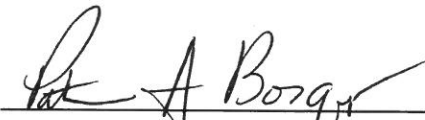
  
Nichole Ransleben VP – FSTV

  
Dr. Eric Wright Superintendent – FISD

The State of Texas                      County of Gillespie

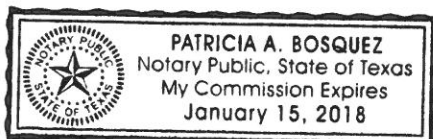
This instrument was acknowledged before me on this the 10 day of May, 2017, by Nichole Ransleben, Vice President of Fredericksburg Social Turn Verein, a Texas corporation on behalf of said corporation.

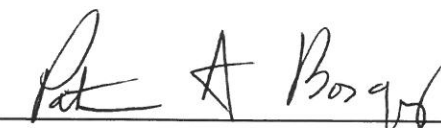


  
Notary Public, State of Texas

The State of Texas                      County of Gillespie

This instrument was acknowledged before me on this the 10 day of May, 2017, by Dr. Eric Wright, Superintendent of Fredericksburg Independent School District, a Texas Public School on behalf of said District.



  
Notary Public, State of Texas



FISD Middle School Horseshoe Parking  
22 parallel parking spaces and 24 angled parking spaces







## **LAND USE PLAN AND ZONING CHANGE BRIEF**

Rezoning Request # Z-1703

**OWNER/APPLICANT:** Skip Prebble of Land Analytics, LLC on behalf of BRT Resources LLC

**LOCATION:** Southeast Quadrant of town, extending from the west side of Heritage Hill Country to US Highway 87 South

**SIZE:** Approximately 219 acres

**EXISTING ZONING:** Unincorporated, annexation in process.

**PROPOSED CHANGE:**

1. Change in the Land Use Plan from Rural Residential to Mixed Use Corridor along the frontage of US Highway 87 South, and
2. Establishing a PUD, Planned Unit Development on the property.

### **FINDINGS:**

- The applicant is proposing to annex the property into the City Limits, and develop a unique planned development known as Frieden Lakes. An annexation agreement is currently being negotiated between staff and the applicant. This agreement will include type of zoning, the gated or private residential component, extension of utility and street infrastructure, phasing of the project, park dedication requirements, maintenance responsibilities and off-site improvements. A work session was held with the City Council in April to discuss the major issues and provide staff with direction.
- The property is undeveloped, and the applicant is proposing a mix of uses, including a non-traditional single family residential gated/private neighborhood to include approximately 240 homes, a commercial district along Highway 87 and a transitional neighborhood commercial/multi-family zone in between.
- The proposed zoning includes 130.8 acres of Single family zoning, 56.2 acres of neighborhood commercial/multi-family residential zoning and 32.4 acres of commercial development.
- Surrounding property to the south, north and west is not currently in the city limits and consists of scattered homes, businesses and undeveloped land. Property to east is the Heritage Hill Country neighborhood.

**LAND USE PLAN:** The Land Use Plan shows the entire property to be within the Rural Residential land use category. This category is intended to support the continuing operation of an important part of the area's history and economy – its farms, ranches and agricultural businesses. The land use plan also provides for a mixed use corridor on both

sides of the US highway 87 and a commercial center where a projected alignment of the relief route may cross. Not knowing the future of this projected roadway makes land use decisions a bit problematic. We would suggest extending the mixed use corridor along Highway 87 south to the limits of the ETJ, to correspond with the land use back to the city limits.

In considering a Land Use Plan or Zoning change, the Planning and Zoning Commission shall make the following determinations prior to forwarding a recommendation to the Council.

- A. **Will the proposed change enhance the site and the surrounding area?** A change to mixed use along the highway could certainly enhance the surrounding areas.
- B. **Is the proposed change a better use than that recommended by the Future Land Use Map?** Given the uncertainty of where the relief route may cross US Highway 87, we recommend the change to accommodate a more realistic use of the property fronting on the highway.
- C. **Will the proposed use impact adjacent residential areas in a negative manner? Or, will the proposed use be compatible with, and/or enhance, adjacent residential areas.** The only part of the subject property that adjoins a residential neighborhood is the east side which will not be changed.
- D. **Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?** We do not anticipate the proposed project to be incompatible with the surrounding area.
- E. **Can the proposed use be served by the available public facilities and services?** The applicant will be responsible for extending the lines necessary to serve the project.
- F. **Does the proposed use present a significant benefit to the public health, safety and welfare of the community? Would it contribute to the City's long-term economic well-being?** We believe the project and the standards established will result in a positive impact to the community.

**ZONING:** As mentioned previously, the only property adjoining this development that is located within the city limits is the Heritage Hill Country neighborhood which is zoned PUD, and is developed as single-family residential. The applicant is proposing three separate zoning categories within the project. Starting from the frontage on US Highway 87, the proposed zoning is commercial, transitioning into neighborhood commercial/multi-family and then single family residential (see the attached zoning exhibit).



As noted in the purpose and intent of the PUD (attached), the project is intended to protect against incompatible uses, provide a safe and efficient pedestrian system, utilize creative design standards, separate pedestrian and vehicular traffic, establish architectural standards and guides to create a community look, provide a flexible land use pattern to allow for future changes, minimize monotony, and encourage variation and reward innovative design.

As stated previously, the PUD established three basic zoning categories (see attached zoning exhibit). This includes a CD – Commercial District in proximity to US Highway 87 South, a NC/MF – Neighborhood Commercial/Multi-family district as a transitional zone and an SFR – Single Family Residential District adjoining the existing neighborhoods to the north and east. Standards have been established for each district, including an intent description, a list of permitted and conditional uses, a list of development standards and a general set of guidelines for the entire community. Rather than list all the relevant standards, we have attached the draft PUD document.

**OPPOSITION/SUPPORT OF REQUEST:** We have had several inquiries, but no official comments in support or opposition.

**STAFF RECOMMENDATION:** Because the PUD is relatively complex, we have been working with the applicant on a number of revisions and changes to ensure the city can support the details and so the developer can accomplish the vision intended. As such, the attached PUD document is still in draft form, and we will note any significant changes at the meeting next week. In addition, we will make our recommendation at that time.



## 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: Friedën

Project Address: TBD / Former Danz Orchard/ Hoyer Tract/ Former Hill Country Horse Club

Tax ID Number (s): 83786, 109684, 90545, 90546, 90547, 31023, 12072, 4568, 12687, 33159, 59377, 61668, 90549

#### Application Type (Check all items that apply.)

- ☐ Conditional Use Permit
- ☐ Site Plan\*
- ☒ Zoning Change
- ☐ Land Use Plan Change
- ☐ Variance Request

- ☐ Minor Plat\*
- ☐ Replat\*
- ☐ Amending Plat\*
- ☒ Preliminary Plat\*
- ☐ Final Plat\*
- ☐ Development Plat

- ☐ Plat Vacation
- ☒ Annexation\*
- ☐ Other
- ☐ Waiver of Right to 30-day action



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

Jurisdiction: ☐ City Limits ☒ ETJ Total Acres: 219

No. of Lots: 84 in Phase 1

Original Survey & Abstract No: See Attached Title Policies

Legal Description: See Attached

Current Land Use Plan: N/A

Proposed Land Use Plan: See Attached

Current Zoning: N/A

Proposed Zoning: PUD

Location: Southeast Fredericksburg, south of Friendship Ln, west of US 290, and east of SH 87 South

Proposed Use(s): +/- 240 single family home sites, as well as a mix of commercial and multifamily

### 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: *Christopher Wilde*

Printed Name: Christopher Wilde Date: \_\_\_\_\_

VP SIBW Mgt., Inc. GP of 3BRT Investments, Inc. Sole member of BRT Resources Property Co

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): BRT Resources, LLC

Owner Name: Steve Wilde

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

Phone: (210) 930-5396

Fax: (210) 930-5142

Email: swilde@gwm-sa.com

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

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

Firm Name (if applicable): SEH Engineering

Address: 10901 Red Circle Drive, Suite 300, Minnetonka MN 55343

Primary Contact Name: Steve Sletner

Phone: (715) 579-4845

Fax:

Email: ssletner@sehinc.com

Secondary Contact Name:

Phone: (320) 333-5951

Fax:

Email: RJenniges@sehinc.com

### III. Applicant

Firm Name (if applicable): BRT Resources, LLC

Applicant Name (s): Steve Wilde

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

Phone: (210) 930-5396

Fax: (210) 930-5142

Email: swilde@gwm-sa.com

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

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

Firm Name (if applicable): Land Analytics, LLC

Address: 133 Otto Eckhardt, Fredericksburg, TX

Primary Contact Name: H. E. "Skip" Preble

Phone: (832) 771-1181

Fax: (832) 476-9655

Email: Skip@LandAnalytics.com





## Project Application

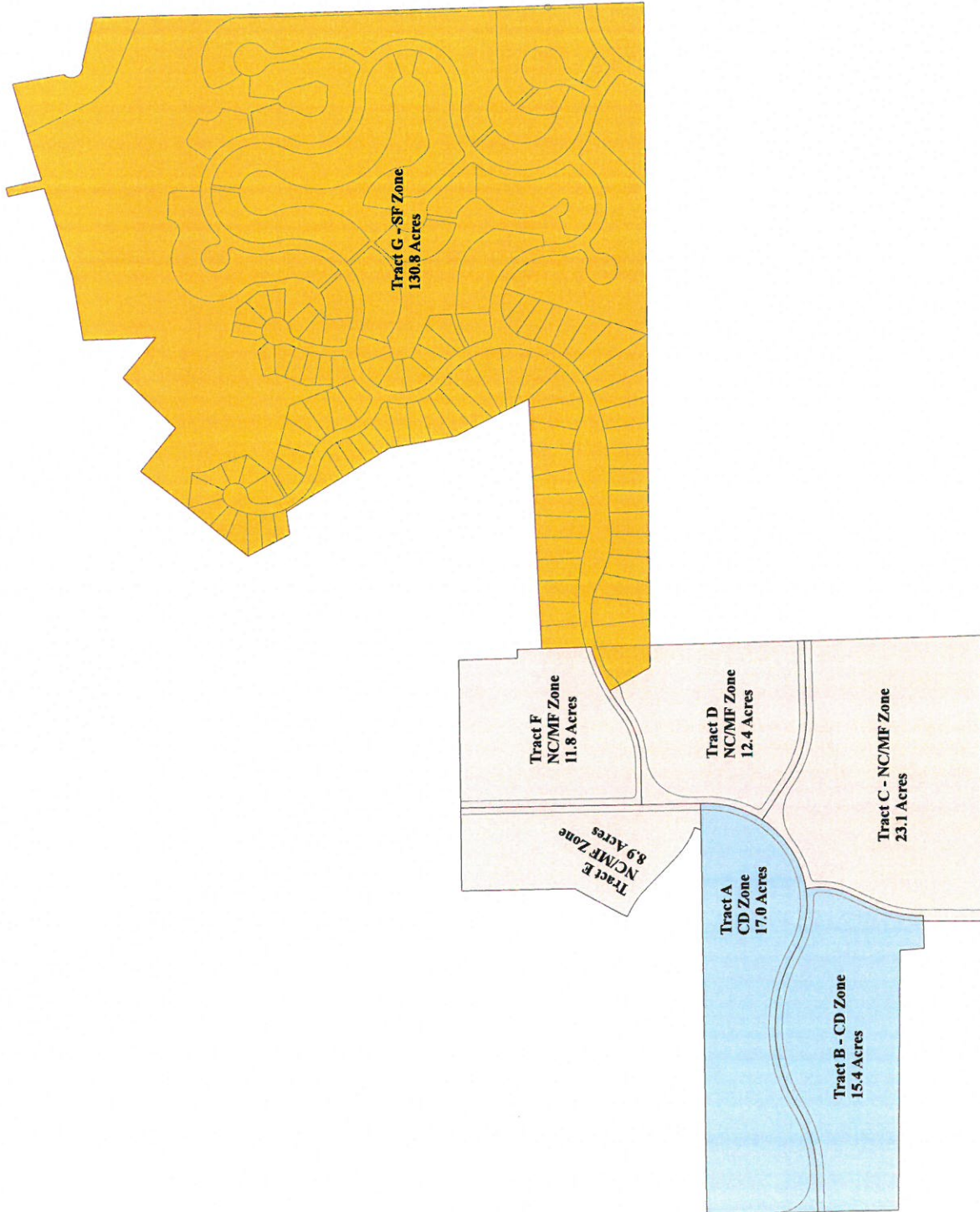
City of Fredericksburg - Development Services Department  
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

### C. Fee Schedule (Please attach appropriate fee to application.)

- ☐ Conditional Use Permit Application - \$200
- ☐ Site Plan Application - \$200
- ☒ Application for Zoning Change - \$200 - paid 4-18-17 (\$200.00)
- ☐ Application for Land Use Change - \$200
- ☐ Variance Request - \$100
- ☐ Minor Plat - \$200
- ☐ Replat - \$200
- ☐ Amending Plat - \$200
- ☒ Preliminary Plat - \$200 plus \$20 per lot - paid 10-17-16 (\$1,910.00)
- ☐ 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.



" DRAFT "



## **Frieden Master Planned Community**

There are many *master planned developments* in Texas, but most are simply large tracts of land subdivided into blocks for sale to a group of builders without a foundation that identifies the area beyond an elaborate entrance and a major collector street or two. There may be a parkway or a golf course, but little that enhances the livability, improves the economics, reduces the maintenance and energy use, or lessens the environmental impact on the community.

To create a community that is both financially viable and 'livable' for the long term, we needed to develop a better plan to create a common vision that encourages better design over the life of this community

This document will serve as a tool to achieve these goals.

### **Optimum Standards**

Municipalities strive for sustainable growth whereby a city ages gracefully, however the typical regulatory system reduces land development code to a set of minimums. To set a higher standard for this project, this document was developed to supplement the existing code of Fredericksburg, Texas which suggests only minimums lacking design controls to strive for more efficient and attractive design and construction.

For the most part, within this document there is little in this document that reduces existing minimums in the Fredericksburg code. In most cases, the specifications provided herein are more restrictive and demanding than the minimums required by the city ordinance. If there are any instances where exceptions are required, this document attempts to explain the logic and justification behind reducing an existing control. For the most part, following these guidelines should produce more livable neighborhoods that age well and retain their value.

The methods, techniques, and technology behind the Frieden Community introduces new terminology and may differ from some of the existing Fredericksburg definitions. For the sake of clarity, some of the terms that may be different or require explanation are listed in the definitions section of this document.





### The Purpose & Intent of this document

- (1) Expand on the Fredericksburg Subdivision Ordinance (Adopted March 2014)
- (2) Protect against incompatible uses that may devalue property over time.
- (3) Provide for safe and efficient pedestrian connectivity.
- (4) Encourage patterns that create more attractive development than possible using a 'minimums based' regulatory system, thus improving future resale values while adding to the Fredericksburg property tax base.
- (5) Separate pedestrian and vehicular traffic as much as practical and provide for safer transportation system without undue roadblocks or restrictions to vehicular flow.
- (6) Provide architectural recommendations and guidance to create a community "look" that is modern, yet consistent with the architectural styles Fredericksburg is so well known for.
- (7) Create a more flexible land use that allows the Frieden Master Plan to evolve to changing market conditions, innovations in design, technique, and materials, as well as changes in lifestyle or living standards.
- (8) Encourage design of housing, floor plans, views, and landscaping in a coordinated effort to maximize value, livability, and efficiency.
- (9) Minimize monotony, encourage variation, and reward innovative design practices within Fredericksburg heritage.
- (10) Maximize exposure and connectivity for commercial entities to aid in the success of the individual businesses.

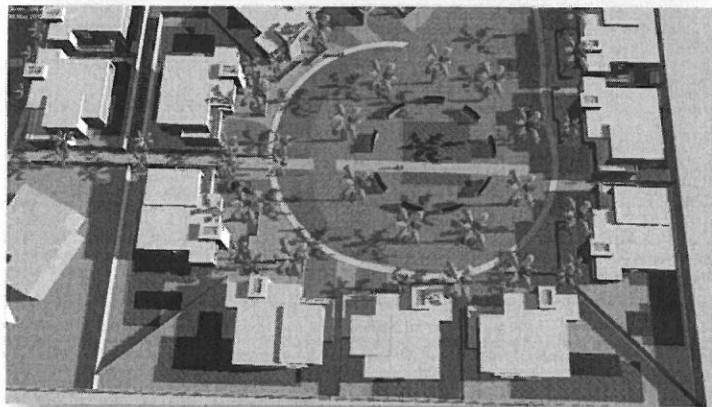
## DEFINITIONS

The following words, terms and phrases, differ in definition to the Fredericksburg regulations, either by addition or revision:

### *Coving:*

*Coving* defines a pattern whereas the front setback meanders in a manner where each home front is part of a curved pattern that forms a shape separate of the street right-of-way line. Unique to coved design, all minimum setbacks are to be held per this regulatory body and efficiency is gained by exceeding the minimums.

The front setback line of a coved lot is dimensioned along the side lot lines where the front line exceeds the minimum setback. This front setback is the build-to line requiring the homes to be at the same angle as the front setback or close to it as possible.



### *Depth of Lot:*

*Depth of Lot* refers to the minimum horizontal distance between the front and rear lot lines.

### *Dwelling Unit:*

*Dwelling Unit* means a permanent structure used for residential use.

### *Front Line:*

*Front lot Line* means the property line between the front yard and the contiguous street right-of-way boundary as defined by dimensions on the plat.

*Front Porch:*

*Front Porch* means a well-defined prominent feature in the front of the home as a transition between the streetscape and the living areas within the home. A front porch must be defined by railing and roof overhang with a minimum depth of 5 feet and width of 10 feet.

*Font Yard:*

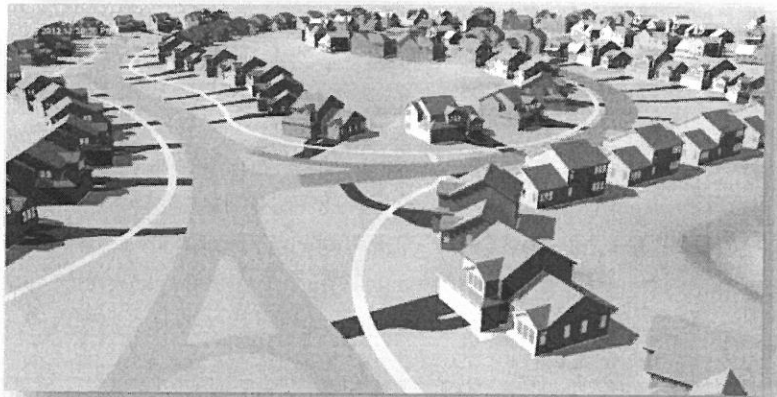
*Front Yard* means a yard extending across the front of a lot between the side lot lines, and being the minimum horizontal distance between the right-of-way line and wall of the main building or any projections thereof other than projections of the usual uncovered steps, uncovered balconies or uncovered porches. Front yards are encouraged to exceed minimums to create more of a meandering, open, and exciting streetscape.

*Increased Garage Setback:*

*Increased Garage Setback* means an extra distance of front yard setback to the face of the garage to avoid the 'garage grove' effect of subdivision development.

*Meandering Walkway:*

*Meandering Walkway* is a sidewalk minimum 5 feet wide that is placed in an access/utility easement when meandering outside the right-of-way. The radii used must form sweeping graceful arcs that avoid jagged patterns or make it difficult to negotiate. When a meandering walkway extends beyond the street right-of-way, an easement is defined at the same setback (right-of-way to outer edge of the walk) for access and utility purposes. In no instance shall the walk meander in such a way as to be less distance from front setback line to closest edge of the walks as if it were built in a standard Fredericksburg subdivision.







*Neighborhood:*

*Neighborhood* defines a pod or section of housing defined on the Frieden Master Plan as an independent section for housing that can be developed by a single developer or entity.

*Open Space:*

*Open Space*, is defined as a minimum allowed area within a neighborhood reserved for the neighborhoods community facilities, parks, landscaped buffers, decorative ponding, traffic islands, and pedestrian ways. Credit for ½ of a coved front yard that extends beyond the minimum can apply towards the open space minimums.

*Pedestrian Way:*

*Pedestrian Way*, meaning a walk within a defined easement or right-of-way that serves as an interlink through a block or neighborhood that can be constructed to handle emergency vehicle access if desired.

*Sustainability:*

*Sustainability*, for purposes of this document, is defined as a neighborhood designed and constructed with a balance of economic, existence, and environmental benefits. *Economic* is defined as a benefit for the resident, business owner, Frieden Property Owners Association, and/or the City of Fredericksburg due to design and construction that is above the norm. *Existence* is defined as self-worth, or sense of pride that is enhanced because of the neighborhood that individual lives within, no matter what price point or social status. *Environment* is defined as viable non-trendy solutions that reduce environmental impact without undue economic or existence impacts.

Consideration of these three factors (*Economics, Existence, and Environment*) will result in more sustainable development.

*Townhouse:*

*Townhouse* means a single-family dwelling unit constructed in a series or a group of units having common walls.

*Traffic Diffuser:*

*Traffic Diffuser* is a meandering traffic island that serves to preserve vehicular flow on the main street yet provide a safer main intersection point, identify an area or intersection, and can provide safer crossings at main pedestrian trails.





## Frieden Land Uses

### SFR (Single Family Residential) Use

#### Intent

SFR residential use is established for the following purposes:

- (1) To provide single family residential home sites to meet the present and future housing needs of the Fredericksburg market with a variety of lot sizes serving multiple price points.
- (2) To protect against pollution, environmental hazards and other objectionable influences.
- (3) To protect residential areas, as much as possible, from the adverse impacts of through traffic in single family residential neighborhoods.
- (4) To protect residential areas against congestion, (as much as possible) by:
  - managing the density of population in and around them;
  - providing adequate off-street parking spaces; and
  - providing open areas for rest and recreation and to break the monotony of continuous building bulk, thus providing a more desirable environment for suburban living.
- (5) To provide for privacy and access of light and views from windows, as far as possible, through controls over the spacing and height of buildings and other structures as well as landscaping.
- (6) To encourage design and materials that are energy efficient and lower maintenance costs, without incurring excessive initial construction costs.
- (7) To create the highest possible living standards within the given price range targeted.

As of the effective date of this application, SFR neighborhoods containing a total land area of 130.8 acres and calling for a maximum 242 single family homes with varying size and types are planned., these single-family homes are grouped into three distinct product types to be built on residential lots sized specifically for these uses. These three residential lot types are detailed in the following table:

| Product Type | Lot Size |         | Width | Depth |
|--------------|----------|---------|-------|-------|
|              | Minimum  | Maximum |       |       |
| Sunday Haus  | 7,500    | 15,000  | 60    | 100   |
| Mittel Haus  | 11,000   | 30,000  | 70    | 110   |
| Farm Haus    | 17,000   | 43,560  | 95    | 130   |





Phase 1 contains a set number of each of the three lot varieties reflecting our best estimate of current market demand for each product type.

| Phase 1 Residential |        |         |              |
|---------------------|--------|---------|--------------|
| Product Type        | Number | Acreage | Average Size |
| Sunday Haus         | 29     | 6.54    | 9,824        |
| Mittel Haus         | 29     | 10.439  | 15,680       |
| Farm Haus           | 26     | 12.82   | 21,478       |
| Totals              | 84     | 29.799  | 15,453       |

The lot mix for Phases 2 and 3 will be adjusted to reflect the data gathered from Phase 1, and to reflect any changes in the market conditions. However, the total number of lots in Phases 1 through 3 will not exceed the maximum of 240 as specified in our agreement.

However, the Frieden Master Plan maintains flexibility to allow for market changes as well as future innovation in design, engineering and materials, as well as flexibility to locate and change uses within neighborhoods, within reason.

Note: All references to "Sections" point to those sections of the City of Fredericksburg Zoning Ordinance, adopted March 2014.

### Principal Permitted Uses -SFR

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such uses as the City Council, by resolution, may deem to be like those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

|                                      |                          |
|--------------------------------------|--------------------------|
| Single Family Residential (detached) | Local Utility Service    |
| Model Home                           | Sales Office for Frieden |

### Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided by Section 5.400:

|                              |                             |
|------------------------------|-----------------------------|
| Community Recreation         | Private Primary Education   |
| Day Care Services            | Private Secondary Education |
| Counseling/Guidance Services | Religious Assembly          |

Bed and Breakfast use is specifically prohibited in SFR.



## Property Development Standards

Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. Unless a specific standard is addressed herein, the property development standards used are those established for R-1 uses in the City of Fredericksburg Zoning Ordinance.

## Site Development Regulations

Each site in the SF district shall be subject to the following site development regulations (all references to Sections in the following table refer to the City of Fredericksburg Zoning Ordinance):

| Feature                                 | Regulations                                       |
|-----------------------------------------|---------------------------------------------------|
| Lot Size                                | Minimum Lot Area, 7,500 Square Feet               |
| Lot Width                               | Minimum Lot Width, 60 feet                        |
| Height                                  | Maximum Building Height, 2 Stories, 32 feet       |
| Front Yard                              | Minimum Required Setback, 15 feet (25 for garage) |
| Street Side Yard                        | Minimum Required Setback, 15 feet                 |
| Interior Side Yard                      | Minimum Required Setback, 5 feet                  |
| Rear Yard                               | Minimum Required Setback, 10 feet                 |
| Residential Density                     | Maximum Dwelling Units per Lot, 1 per Lot         |
| Minim Dwelling Areas (Living Area Only) | 1,200 Square Feet                                 |
| Maximum Building Coverage               | Percent of Lot Area, 40%                          |
| Nonconforming Uses                      | Section 6.100                                     |
| Special Yard Regulations                | Section 7.300                                     |
| Fences, Walls and Visibility            | Section 7.530                                     |
| Parking                                 | Section 7.800                                     |
| Temporary/Accessory Building            | Section 8.000                                     |
| Home Occupations                        | Section 8.300                                     |



### NC/MF (Neighborhood Commercial/Multifamily)

NC/MF is established for the following purposes:

- (1) To provide sufficient space in appropriate locations for commercial development supporting nearby neighborhoods as well as multifamily.
- (2) To protect against pollution, environmental hazards and other objectionable influences.
- (3) To protect residential areas, as much as possible, against through traffic generated by non-residential uses.
- (4) To protect against congestion, as much as possible, by maintain flow and convenience; by providing adequate parking spaces; and by encouraging multi-use sharing of facilities.
- (5) To provide for adequate exposure to the public for businesses, through controls over the spacing and height of buildings and other structures as well as landscaping.
- (6) To encourage design and materials that are energy efficient, lower maintenance costs, without excessive initial construction costs.
- (7) To allow for the integration of low-intensity commercial uses and higher density residential uses.

Note: All references to "Sections" point to those sections of the City of Fredericksburg Zoning Ordinance, adopted March 2014.

### Principal Neighborhood Commercial (NC) Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such uses as the City Council, by resolution, may deem to be like those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

|                                       |                                 |
|---------------------------------------|---------------------------------|
| Administrative and Business Offices   | Agricultural Sales and Services |
| Arts and Crafts                       | Automotive Rentals              |
| Building Maintenance Services         | Business or Trade School        |
| Business Support Services             | Club or Lodge                   |
| Cocktail Lounge                       | Commercial-Off-Street Parking   |
| Communication Services                | Consumer Convenience Services   |
| Consumer Repair Services              | Convalescent Services           |
| Convenience Store/Self-Serve Gasoline | Cultural Services               |
| Custom Manufacturing                  | Day Care Services               |
| Equipment Repair Services             | Equipment Sales                 |
| Exterminating Services                | Financial Services              |
| Food Sales                            | Funeral Services                |
| Group Residential                     |                                 |
| General Retail Sales                  | Guidance Services               |
| Hotel/Motel                           | Horticulture                    |
| Hospital Services (Limited)           | Indoor Entertainment            |
| Indoor Sports and Recreation          | Kennels                         |
| Laundry Services                      | Liquor Sales                    |





|                                           |                                        |
|-------------------------------------------|----------------------------------------|
| Local Utility Services                    | Maintenance and Service Facilities     |
| Medical Offices                           | Multiple Family Residential            |
| Outdoor Entertainment                     | Outdoor Sports and Recreation          |
| Pawn Shop Services                        | Personal Improvement Services          |
| Pet Services                              | Private Primary Educational Facilities |
| Private. Secondary Educational Facilities | Professional Offices                   |
| Religious Assembly                        | Research Services                      |
| Restaurant- Drive In/Fast Food            | Restaurant                             |
| Service Station                           | Veterinary Services                    |

### Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided by Section 5.400:

|                                                               |                                                  |
|---------------------------------------------------------------|--------------------------------------------------|
| Convenience Storage                                           | Drive through facilities associated with any use |
| Duplex Residential Condominium Residential<br>(Section 7.610) | Single Family Residential (detached)             |
| Townhouse Residential Section 7.610                           | Transportation Terminals                         |

### Uses Permitted with a Bed and Breakfast Compliance Use Permit:

#### Bed and Breakfast

Conditions in which a permit will be issued:

- Compliance with provisions of Section 5.401 of the City of Fredericksburg Zoning Ordinance
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Compliance with other NC regulations

#### Property Development Standards

Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. Unless a specific standard is addressed herein, the property development standards used are those established for R-1 uses in the City of Fredericksburg Zoning Ordinance.



## Site Development Regulations

Each site in the NC district shall be subject to the following site development regulations (all references to Sections in the following table refer to the City of Fredericksburg Zoning Ordinance):

| Feature                      | Regulations                                 |
|------------------------------|---------------------------------------------|
| Lot Size                     | Minimum Lot Area, 5,000 Square Feet         |
| Lot Width                    | Minimum Lot Width, 50 feet                  |
| Height                       | Maximum Building Height, 3 Stories, 38 feet |
| Front Yard                   | Minimum Required Setback, 15 feet           |
| Street Side Yard             | Minimum Required Setback, 15 feet           |
| Interior Side Yard           | Minimum Required Setback, 0 feet            |
| Rear Yard                    | Minimum Required Setback, 0 feet            |
| Maximum Impervious Coverage  | Percent of Lot Area, 80%                    |
| Maximum Building Coverage    | Percent of Lot Area, 75%                    |
| Residential Density          | Section 3.120                               |
| Nonconforming Uses           | Section 6.100                               |
| Site Development Regulations | Section 7.000                               |
| Special Yard Regulations     | Section 7.300                               |
| Fences, Walls and Visibility | Section 7.530                               |
| Parking                      | Section 7.800                               |
| Temporary/Accessory Building | Section 8.100                               |
| Signs                        | Sign Ordinance                              |



### Principal Multifamily (MF) Permitted Uses

This zone is intended to provide for higher density residential housing complementary to the surrounding commercial uses and the single-family housing in the neighborhood. It typically will be used as a buffer between these uses, although this will not necessarily be true in every case.

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such uses as the City Council, by resolution, may deem to be like those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

|                              |                             |
|------------------------------|-----------------------------|
| Community Recreation         | Multiple Family Residential |
| Duplex Residential           | Religious Assembly          |
| Group Residential            | Single Family Residential   |
| Local Utility Services       | Townhouses (Section 7.610)  |
| Condominiums (Section 7.610) |                             |

### Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided by Section 5.400:

|                       |                                       |
|-----------------------|---------------------------------------|
| Club or Lodge         | Guidance Services                     |
| Convalescent Services | Pvt. Primary Educational Facilities   |
| Cultural Services     | Pvt. Secondary Educational Facilities |
| Day Care Services     |                                       |

### Uses Permitted with a Bed and Breakfast Compliance Use Permit:

#### Bed and Breakfast

Conditions in which a permit will be issued:

- Compliance with provisions of Section 5.401 of the City of Fredericksburg Zoning Ordinance
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Compliance with other MF and NC regulations





## Property Development Standards

Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. Unless a specific standard is addressed herein, the property development standards used are those established for R-3 uses in the City of Fredericksburg Zoning Ordinance.

## Site Development Regulations

Each site in the MF district shall be subject to the following site development regulations (all references to Sections in the following table refer to the City of Fredericksburg Zoning Ordinance), as well as those included in the General Standards following this table:

| Feature                               | Regulations                                 |
|---------------------------------------|---------------------------------------------|
| Lot Size                              | Minimum Lot Area, 7,500 Square Feet         |
| Lot Width                             | Minimum Lot Width, 50 feet                  |
| Height                                | Maximum Building Height, 3 Stories, 38 feet |
| Front Yard                            | Minimum Required Setback, 15 feet           |
| Street Side Yard                      | Minimum Required Setback, 15 feet           |
| Interior Side Yard                    | Minimum Required Setback, 5 feet            |
| Rear Yard                             | Minimum Required Setback, 10 feet           |
| Residential Density                   | Minimum Site Area per Dwelling Unit         |
|                                       | Efficiency: 1600 ft. <sup>2</sup>           |
|                                       | One Bedroom: 2000 ft. <sup>2</sup>          |
|                                       | Two Bedrooms: 2400 ft. <sup>2</sup>         |
| Maximum Impervious Coverage           | Percent of Lot Area, 65%                    |
| Maximum Building Coverage             | Percent of Lot Area, 55%                    |
| Nonconforming Uses                    | Section 6.100                               |
| Site Development Regulations          | Section 7.000                               |
| Special Yard Regulations              | Section 7.300                               |
| Fences, Walls and Visibility          | Section 7.530                               |
| Parking                               | Section 7.800                               |
| Landscaping and Screening Regulations | Section 7.900                               |
| Temporary/Accessory Building          | Section 8.000                               |
| Home Occupations                      | Section 8.300                               |



## General Dimensional Standards

### All Setbacks.

1. The ordinary projections of sills, eaves, cornices and ornamental features may extend to a distance not to exceed 24 inches into a required yard.
2. Open or lattice-enclosed fire escapes, outside stairways and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into a required yard, may be permitted by the building official for a distance not to exceed five feet when these are so placed as not to obstruct light and ventilation.

### Front yards.

1. On lots having frontage on two streets, the required front yard shall be provided on both streets.
2. In a residential district, no fence, structure or planting shall be permitted in the front yard to define the side lot lines. Small trunk trees or vegetation may occupy this area provided that the foliage is continuously trimmed a minimum of eight feet above street grade. No plantings shall be permitted to obscure space or views along the streetscape (see landscape design standards).
3. A Front Porch may encroach within the front yard setback a maximum of 6 feet.
4. For single family lots with a 7,000 sq.ft. minimum area, or an average area in a neighborhood of less than 9,000 sq.ft. the minimum front yard shall be 20 feet from the street right-of-way.
5. For single family lots greater than a 7,000 sq.ft. minimum area, or an average area in a neighborhood greater than 9,000 sq.ft. the minimum front yard shall be 25 feet from the street right-of-way.
6. For attached housing less than 8 units per acre in a neighborhood, the minimum front yard setback to a right-of-way shall be 20 feet.
7. For attached housing greater than or equal to 8 units per acre and less than 15 units per acre in a neighborhood, the minimum front yard setback to a right-of-way shall be 25 feet.
8. For attached housing greater than or equal to 15 per acre in a neighborhood, the minimum front yard setback to a right-of-way shall be 30 feet.

### Side yards.

1. On corner lots, the width of the side yard along the street shall not be less than ten feet provided that the buildable width of such a lot of record shall not be reduced to less than 38 feet.
2. No accessory building shall project into the required yard along any street.
3. A porte-cochere or canopy may project into a required side yard provided every part of such porte-cochere or canopy is unenclosed and not less than four feet from any side lot line or eight feet from a corner property line.
4. For side yard regulations, a multiple dwelling shall be considered as one building occupying one lot.



5. Public Community buildings, museums, libraries, schools, and other public buildings shall be located not less than 40 feet from any side lot line when located adjacent to a residential use.
6. For attached housing less than 8 units per acre in a neighborhood, the minimum side yard setback to a right-of-way or neighborhood boundary shall be 20 feet, and minimum side yard distances between structures shall be 15 feet when parallel, and when greater than 5 degrees angle to each other 10' is allowed.
7. For attached housing greater than or equal to 8 units per acre and less than 15 units per acre in a neighborhood, the minimum side yard setback to a right-of-way or neighborhood boundary shall be 25 feet, and minimum side yard distances between structures shall be 20 feet when parallel, and when greater than 5 degrees angle to each other 15' is allowed.
8. For attached housing greater than or equal to 15 per acre in a neighborhood, the minimum side yard setback to a right-of-way or neighborhood boundary shall be 30 feet, and minimum side yard distances between structures shall be 25 feet when parallel, and when greater than 5 degrees angle to each other 20' is allowed.

#### **Rear yards.**

1. An accessory building not exceeding 20 feet in height may occupy not more than 30 percent of the rear yard and unenclosed parking spaces may occupy not more than 30 percent of the area of a required rear yard.
2. An accessory building shall be no closer than 10 feet to the main building and must maintain the required rear setback of the district in which it is located.
3. Public Community buildings, museums, libraries, schools, and other public buildings shall be located not less than 40 feet from any rear lot line when located adjacent to a residential use.
4. For attached housing less than 8 units per acre in a neighborhood, the minimum rear yard setback to a right-of-way or neighborhood boundary shall be 20 feet.
5. For attached housing greater than or equal to 8 units per acre and less than 15 units per acre in a neighborhood, the minimum rear yard setback to a right-of-way or neighborhood boundary shall be 25 feet.
6. For attached housing greater than or equal to 15 per acre in a neighborhood, the minimum rear yard setback to a right-of-way or neighborhood boundary shall be 30 feet.





## Minimum neighborhood requirements.

### Open space areas:

1. A total of 10% of the land area must be provided in common open space. The open space must have a use and not simply a mathematical leftover from a geometrical problem of the platting process.
2. The open space must be coordinated with the pedestrian connectivity through the neighborhood providing a cohesive pattern that allows for easy pedestrian connection through the neighborhood while interconnecting with the main trail systems within the Frieden Master plan.
3. Open space areas should be connected by a main trail and/or internal walks and distributed to be reasonably convenient and accessible to the majority of units within a neighborhood, and not simply in one area unless the neighborhood is small enough to accomplish these goals with a singular central open space.
4. If detention ponding is required, or there is an existing pond, 75% of the pond area (taken at maximum top of water level) can be used towards the open space requirement.
5. If a coved design is utilized, 50% of the excess area between the normal setback and the meandering coved setback can apply towards the minimum open space requirement.

#### Open Space Sustainability:

Open spaces within each neighborhood area designed as an integral component to enhance the livability will provide a significant market advantage over conventional subdivision or master plans with centralized community facilities too far to be of value to most residents.

#### Economics:

A development with a coordinated and functional 10% open space system will have a better marketing edge than a subdivision offering no amenities. This value will continue over time as homes resell.

#### Existence:

By creating a standard open space requirement for all neighborhoods, the benefits are similar at all price points, enhancing the livability for all within the borders of Frieden Master Plan.

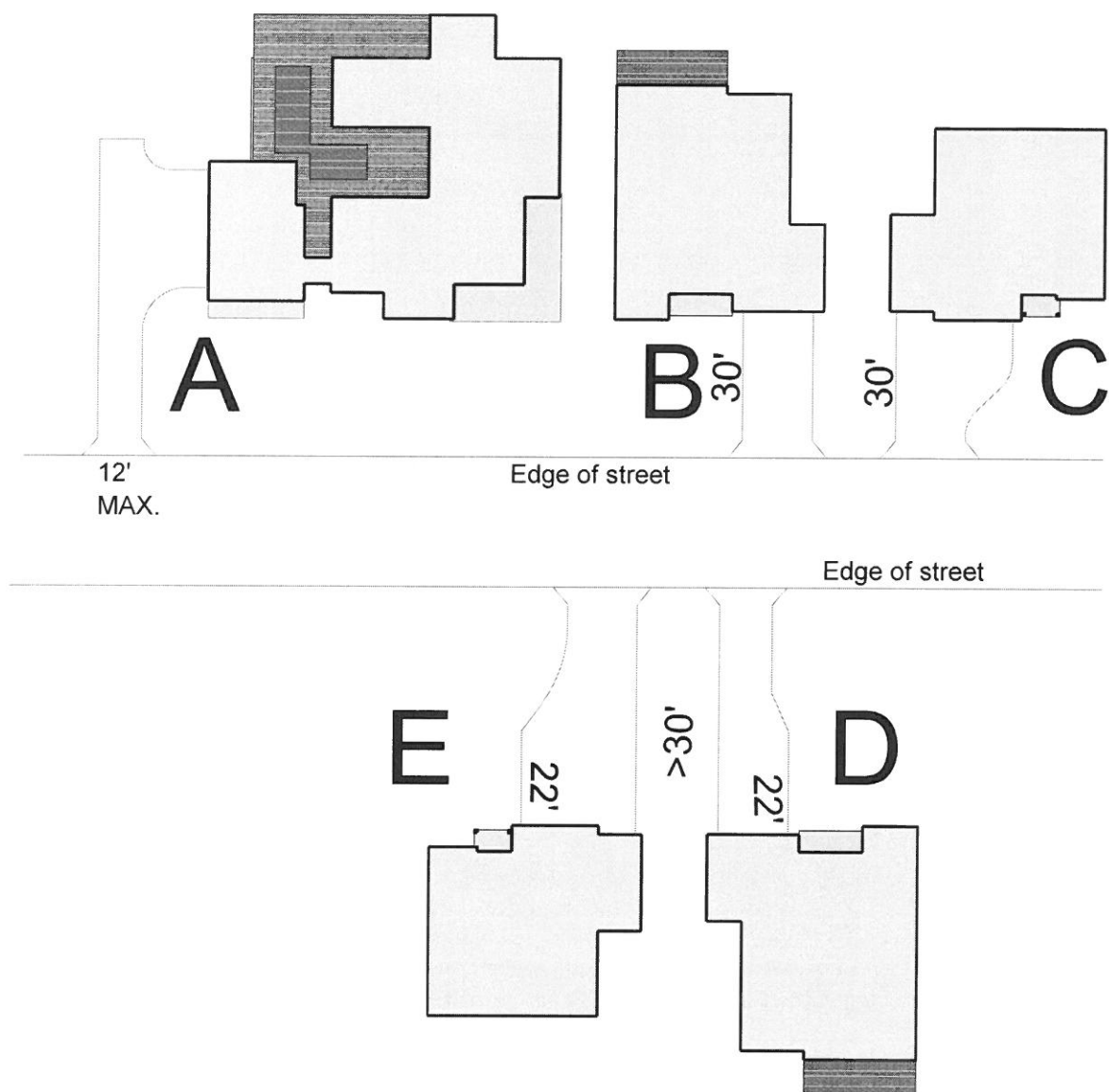
#### Environment:

A coordinated and convenient open space system will encourage residents to socialize and exercise vs. a subdivision with no particular walk 'system' of destination.



#### **Residential Parking Minimums:**

1. Driveway areas from garage door to curb (or walk) greater than 22' in length can be used to meet a portion of the minimum parking requirement or guest parking.
2. Guest parking for residential uses must be 1 no less than space per 4 residential units.
3. Driveways longer than 30 feet in length must taper at the street to a maximum of 12' wide for two car garages, and 16' wide for three car garages. (See Exhibit on the following page)



Driveway Notes: (widths taken before widening for turn)

- A: Side loaded garage driveway width maximum of 12' approaching street.
- B: Front loaded 2 car garages less than 30', any taper is optional.
- C: Front loaded 3 car garages less than 30', any taper is optional (as shown).
- D: Front loaded 2 car garages greater than 30', driveways should taper after the first 22' from garage to a maximum of 12' approaching street.
- E: Front loaded 3 car garages greater than 30', driveways should taper after the first 22' from garage to a maximum of 16' approaching street.



### Public Street Minimums:

1. Tangents between reverse curves and compound curves are not required.
2. Internal street right-of-way widths within a neighborhood shall be 50 feet wide.
3. Cul-de-sac minimum diameter shall be 100 feet, however larger diameters are encouraged.
4. Cul-de-Sac length shall be a maximum 500 feet from the intersecting Right-of-Way or center of a Pedestrian Way used for alternate emergency vehicle access, measured to the center of the cul-de-sac radii.
5. One way paving width minimums along traffic diffusers and cul-de-sacs shall be 22 feet in width.
6. Minimum residential centerline radii along a curved street shall be 150 feet.
7. The public street system must avoid short runs with many stop-turn intersections and instead be designed to maintain vehicular flow.
8. Street pavement widths shall use the following minimums:

| Number of homes served         | Width of paving |
|--------------------------------|-----------------|
| 1 to 20 (typically cul-de-sac) | 26 feet.        |
| 21 to 100                      | 28 feet.        |
| More than 100                  | 32 feet.        |

### Public Street Sustainability:

Typical regulations assume one size fits all resulting in an oversizing of infrastructure and waste that forever burdens the residents and cities with excessive taxes and association fees to maintain this waste.

#### Economics:

By sizing the streets to the traffic loads the initial development cost is lower which will have a direct impact on housing affordability at initial sales, and continue its benefit as the infrastructure ages and must be maintained. A flowing street system will have significantly less energy used, thus overall be less costly for residents.

#### Existence:

Looking out a window to a sea of paving does not enhance ones living standard or sense of self-worth as much as a view of more green spaces. By sizing the paving for traffic load, more landscaped area is created. A street system that maintains flow will discourage speeding this make it safer for residents.

#### Environment:

A coordinated effort to reduce paved surfaces will also reduce storm water run-off within the area of Frieden Master Plan as well as the regions downstream of the development. Additional benefits come from less 'heat island' effect as well as less energy consumed in the continual maintenance of the infrastructure.



### Walk & Pedestrian Ways:

1. Walks within a neighborhood shall be required on one side of a street right-of-way.
2. Walks must be designed to interconnect the neighbors with as few conflicts to vehicular traffic as possible, and must have at least one connection to an adjacent Frieden main trail system.
3. Pedestrian Ways shall be in a 20 feet wide minimum open space area.
4. Walk widths shall use the following minimums:

| Number of homes served               | Width of Walk |
|--------------------------------------|---------------|
| 1 to 20 (typically cul-de-sac)       | 5 feet.       |
| 22 to 100                            | 5 feet.       |
| More than 100                        | 6 feet        |
| Pedestrian Way                       | 6 feet.       |
| Pedestrian Way with Emergency Access | 10 feet.      |



#### Pedestrian System Sustainability:

Existing Fredericksburg regulations require a narrow walk to be built within the right-of-way of the street. This results in a walk system that is too narrow for a couple to walk comfortably side by side, so families often walk in the streets.

#### Economics:

By sizing the walks to pedestrian loads and placing walks on one side of a neighborhood street the initial development cost is lower impacting housing affordability, with continued benefit as the infrastructure ages.

#### Existence:

Wider walks are more functional. Walks on both sides of the street do not reduce significantly people crossing the street, and a singular walk on one side encourages neighbor interaction.

#### Environment:

A useable walk system will encourage walking as opposed to driving within the neighborhood- in theory reducing energy use.



### Private Drive (lanes) Minimums:

1. Private drives for MF attached housing are allowed.
2. The private drive system must avoid short runs with many stop-turn intersections and instead be designed to maintain vehicular flow.
3. Private drives shall use the following minimums:

| Number of homes served | Width of private drive. |
|------------------------|-------------------------|
| 1 to 20                | 20 feet.                |
| 21 to 40               | 22 feet.                |
| More than 40           | 24 feet.                |

#### Private Drive Sustainability:

Private drives associated mostly with multi-family and commercial design are often quickly drafted with little thought or attention to efficiency, waste, or function beyond minimal design standards. By introducing more thoughtful design standards Frieden Master Plan neighborhoods can offer substantial advantages.

#### Economics:

By sizing private drives to the traffic loads within intensive multi-family development the initial development cost is lower which will have a direct impact on housing affordability at initial sales, and continue its benefit as the infrastructure ages and must be maintained. A flowing private system will have significantly less energy used, thus overall be less costly for residents.

#### Existence:

Looking out a window to a sea of paving and a parking lot of vehicles does not enhance ones living standard or sense of self-worth as much as a view of more green spaces. By sizing the paving for traffic load, more landscaped area is created. A private system that maintains flow will discourage speeding this make it safer for residents, but more important it replaces driving time with living quality time.

#### Environment:

A coordinated effort to reduce paved surfaces will also reduce storm water run-off within the area of Frieden Master Plan as well as the regions downstream of the development. Additional benefits come from less 'heat island' effect as well as lower long-term maintenance costs for the infrastructure.



### Utility Design Standards:

To create more efficient utility infrastructure, the Frieden Master Plan is designed to encourage options to reduce construction costs and promote innovative solutions when an alternate is demonstrated to perform as well or above that of a conventional method. **However, all alternatives are subject to approval by City of Fredericksburg Public Works Department.**

Any proposed alternative infrastructure must be proven to be cost effective, with the justifying analysis considering the ongoing maintenance costs to maintain the option in 'as new' condition annually. If an option is unproven for durability, the contractor must guarantee the alternative in materials and labor for a minimum of 10 years, which will include replacement of the entire system with a more standard solution if that system simply cannot perform for the minimum 10-year life cycle.

However, the following utility infrastructure options are acceptable:

1. Manholes can be placed behind the curb line instead of at centerline.
2. Utilities can cut through blocks or outside right-of-way when practical and placed within an easement defined on the record plat.
3. Sanitary services can be gravity flow or pressurized.

#### Utility Infrastructure Sustainability:

It is much easier to design an infrastructure system that simply uses an offset function in a CAD system, or to use an automated software program to compute storm water flow, than to take an effort to create a more sustainable alternate solution that takes more initial effort to design but a better solution.

#### Economics:

Excessive infrastructure design oversized and under designed has a tremendous economic impact on initial housing costs. It also is a primary factor of ongoing maintenance burdens. Conversely 'green' options that are trendy without a proven track record may fail, causing even greater economic hardship, thus the demand for warranted systems when alternates are incorporated, encouraging innovation without the high risk.

#### Existence:

For the most part, an average resident or business owner is not aware of the infrastructure in their development, however, a lower risk environment to use innovations will encourage their use, and a sense of pride to live within a lower impact development will have a positive impact for families and business owners within Frieden.

#### Environment:

By encouraging innovation in infrastructure and providing a 10% open space requirement, at a minimum storm water can utilize surface flow options more practically than other Fredericksburg subdivisions. More freedom in manhole placements and utility easements will encourage more attractive curvilinear planning that potentially can be far less impactful on the environment.



### Connectivity Minimums:

1. Street patterns that create a maze-like pattern are to be avoided.
2. Each neighborhood should have a main street(s) that defines the major vehicular pathway through the development and provide few (if any) Flow-Cycles.
3. There will be a main pedestrian system within the neighborhood that provides a convenient, safe and direct (as practical) means to walk through the area.
4. Every neighborhood bounded by a Frieden Master Plan Main Trail must have a minimum of one tie along the border of the neighborhood to the Main Trail.
5. Long blocks greater than 1,000 feet in length (from Street centerline to street centerline) within a neighborhood (not including lots along the borders of a neighborhood) must have a Pedestrian Way near the center of the block.





## CD: Commercial District

### Commercial design standards

Commercial development within Frieden Master Planned Community include retail and office intended to provide both neighborhood and regional services. A quasi-blend of commercial is offered in the form of the residential home business which can be an excellent transition use as well as serve a need that many business owners will desire.

Although the project possesses frontage along US 87, it is the intent of the developer to focus commercial development along both sides of the main parkway running east and west perpendicular to the US 87. The type of development envisioned for this area includes retail, restaurant, tasting rooms and other community and regionally -related activities in support of the recreational and tourist industry found in Fredericksburg, Texas.

The retail development in Frieden Master Planned Community must coincide with adjacent and nearby residential uses. Without a coordinated effort, retail can be designed in a way that devalues residential construction, and diminishes the business owners chance of success. This document will serve as a guide to prevent these situations from occurring. For the most part, commercial will follow the existing Fredericksburg regulations with the following exceptions:

#### **Connection to the main trail**

Each retail location is convenient to the main trail system within the Frieden Master Planned Community. This system provides an alternate and additional conduit for residents and businesses beyond that of the vehicular system. It is one of the reasons to use the main trails for commerce or just as a healthy alternative to get to places of employment when weather allows. If the individual commercial properties are designed ignoring the importance of connecting to this system, both living standards and profitability for the businesses suffer.

Each commercial entity must be designed to have a convenient connection to the main trail system designed in a way to encourage its use.

#### **Connection to the customer**

Each commercial area within the Frieden Master Planned community must combine planning methods and architectural techniques to maximize exposure and awareness of the businesses.

Landscaping and landscape elements must not create a visual barrier to a business.



### Principal Permitted Uses -CD District

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be like those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

|                                                                                        |
|----------------------------------------------------------------------------------------|
| Administrative and Business Office                                                     |
| Arts and Crafts                                                                        |
| Club or Lodge                                                                          |
| Cocktail Lounge                                                                        |
| Condominium Residential (Section 7.610 of the City of Fredericksburg Zoning Ordinance) |
| Consumer Convenience Services                                                          |
| Consumer Repair Services                                                               |
| Cultural Services                                                                      |
| Day Care Services                                                                      |
| Duplex Residential                                                                     |
| Financial Services                                                                     |
| General Retail Sales                                                                   |
| Guidance Services                                                                      |
| Liquor Sales                                                                           |
| Local Utility Services                                                                 |
| Medical Offices                                                                        |
| Mobile Food Establishments, but not in any right-of-way or public easement.            |
| Multiple Family Residential                                                            |



|                                                                                      |
|--------------------------------------------------------------------------------------|
| Personal Improvement Services                                                        |
| Personal Services                                                                    |
| Pet Services                                                                         |
| Private Primary Educational Facilities                                               |
| Private Secondary Educational Facilities                                             |
| Professional Offices                                                                 |
| Religious Assembly                                                                   |
| Restaurant                                                                           |
| Single Family Residential (Detached)                                                 |
| Townhouse Residential (Section 7.610 of the City of Fredericksburg Zoning Ordinance) |



### **Uses Permitted Subject to Conditional Use Permit**

The following uses may be permitted subject to a Conditional Use Permit as provided for in Section 5.400 of the City of Fredericksburg Zoning Ordinance.

|                                                  |
|--------------------------------------------------|
| Business or Trade School                         |
| Business Support Services                        |
| Commercial Off-Street Parking                    |
| Communications Services                          |
| Custom Manufacturing                             |
| Drive through Facilities associated with any use |
| Food Sales                                       |
| Funeral Services                                 |
| Horticulture                                     |
| Hospital Services (Limited)                      |
| Indoor Entertainment                             |
| Indoor Sports and Recreation                     |
| Outdoor Entertainment                            |
| Outdoor Sports and Recreation                    |
| Single Family Residential (Detached)             |





### **Uses permitted with a Bed and Breakfast Compliance Use Permit:**

Bed and Breakfast

Conditions under which a permit will be issued:

- Compliance with provisions of section 5.401, and
- Any structure which exists as of September 1, 2013 may be used as a Bed and Breakfast whether or not owner-occupied, and
- Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of CD, and
- Density shall comply with the provisions of the Multi-Family Residential District (R-3)
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Lots may be combined to permit more than eight separate lodging units on contiguous property with a Conditional Use Permit
- Compliance with other City of Fredericksburg R-3 regulations

### **Property Development Standards**

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered, or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height.

### **Site Development Regulations**

Each site in the CD District shall be subject to the following site development regulations (all references to Sections in the following table refer to the City of Fredericksburg Zoning Ordinance):

| Feature    | Regulation                                  |
|------------|---------------------------------------------|
| Lot Size   | Minimum Lot Area, 5000 Square feet          |
| Lot Width  | Minimum Lot Width, 50 feet                  |
| Height     | Maximum Building Height, 3 stories, 38 feet |
| Front Yard | Minimum Required Setback, 0 feet            |



|                                       |                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Side Yard                      | Minimum Required Setback, 0 feet                                                                                                                                                                                                                                                                                                                                                      |
| Interior Side Yard                    | Minimum Required Setback, 0 feet*                                                                                                                                                                                                                                                                                                                                                     |
| Rear Yard                             | Minimum Required Setback, 0 feet*                                                                                                                                                                                                                                                                                                                                                     |
| Maximum Impervious Coverage           | Given that it is the Owner's intent to develop at least a portion of this property in a high density "Village"-type fashion, yet still maintain an appropriate overall coverage ratio, the CD portion of the project will be developed in such a way that the average of the overall Impervious Coverage and Building Coverage will be less than or equal to the current C-2 Maximums |
| Maximum Building Coverage             |                                                                                                                                                                                                                                                                                                                                                                                       |
| Residential Density                   | Section 3.120                                                                                                                                                                                                                                                                                                                                                                         |
| Nonconforming Uses                    | Section 6.100                                                                                                                                                                                                                                                                                                                                                                         |
| Site Development Regulations          | Section 7.000                                                                                                                                                                                                                                                                                                                                                                         |
| Special Yard Regulation               | Section 7.300                                                                                                                                                                                                                                                                                                                                                                         |
| Fences, Walls and Visibility          | Section 7.530                                                                                                                                                                                                                                                                                                                                                                         |
| Parking                               | Section 7.800                                                                                                                                                                                                                                                                                                                                                                         |
| Landscaping and Screening Regulations | Section 7.900                                                                                                                                                                                                                                                                                                                                                                         |
| Accessory Building Regulations        | Section 8.200                                                                                                                                                                                                                                                                                                                                                                         |
| Signs                                 | Sign Ordinance                                                                                                                                                                                                                                                                                                                                                                        |



**Legend**

**Z-1703**

City Limit Boundary



**Z-1703\_FriedenLakes**

200' Buffer



Affected Property



Subject Property



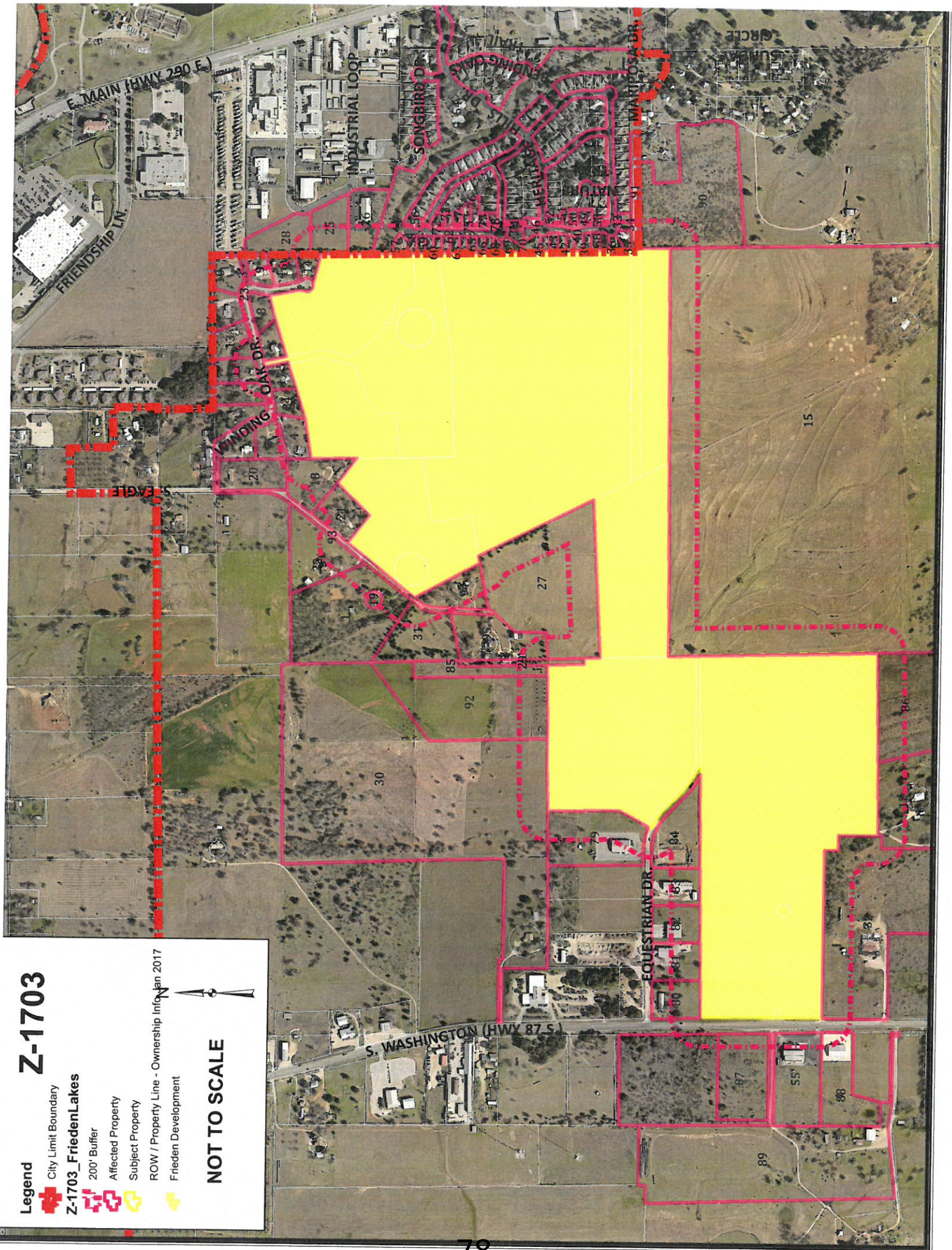
ROW / Property Line - Ownership Info Jan 2017



Frieden Development



**NOT TO SCALE**

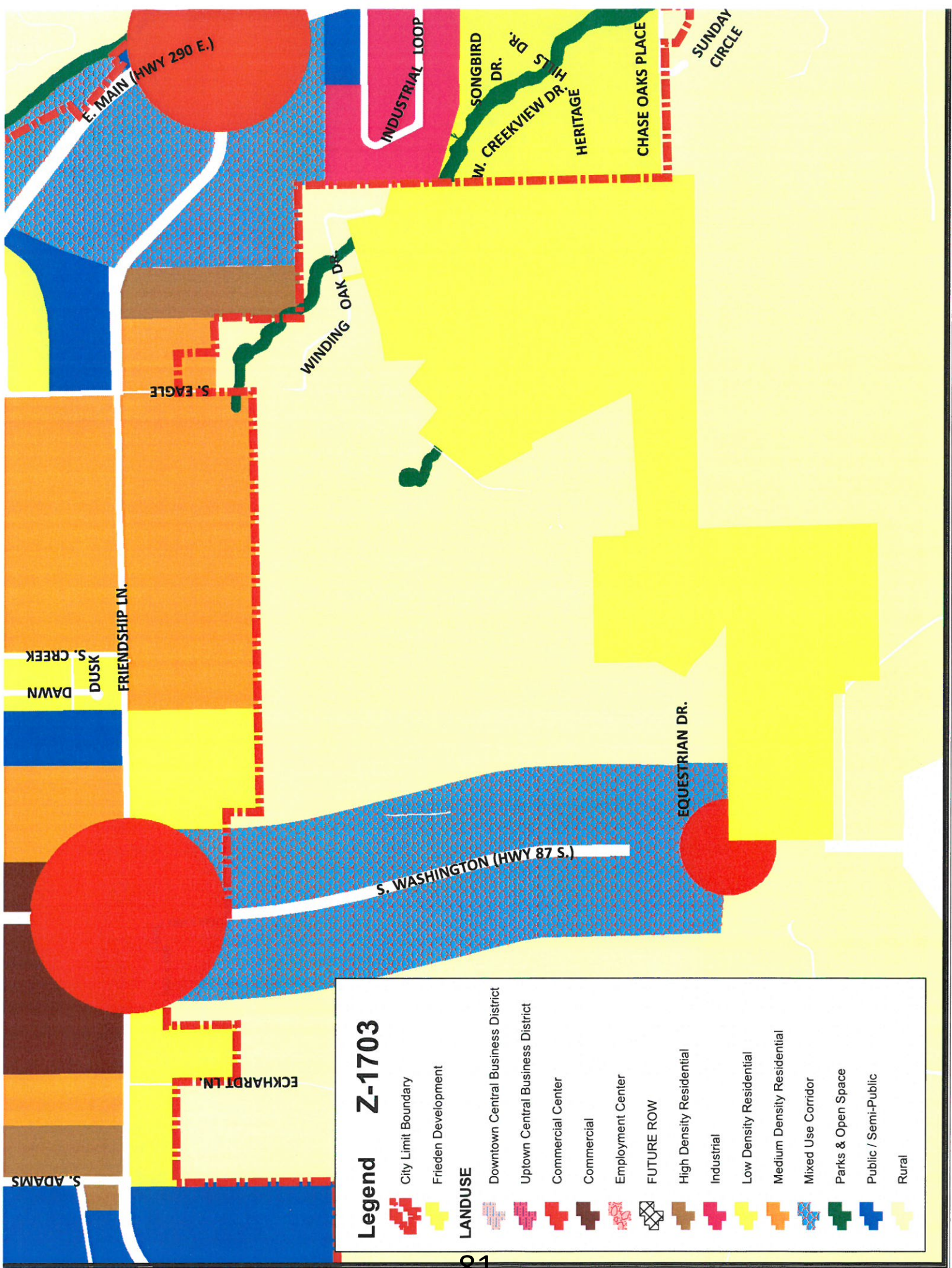




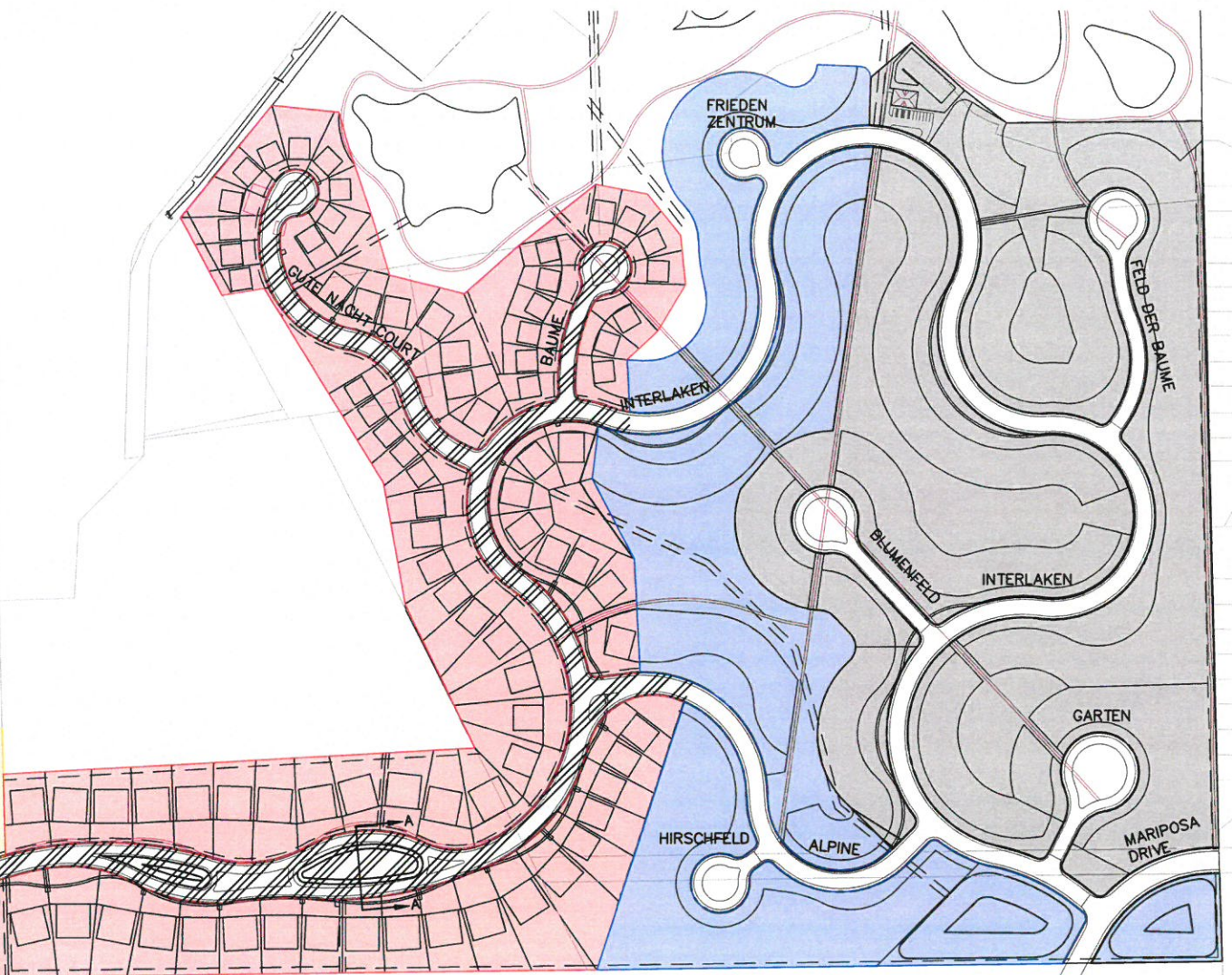
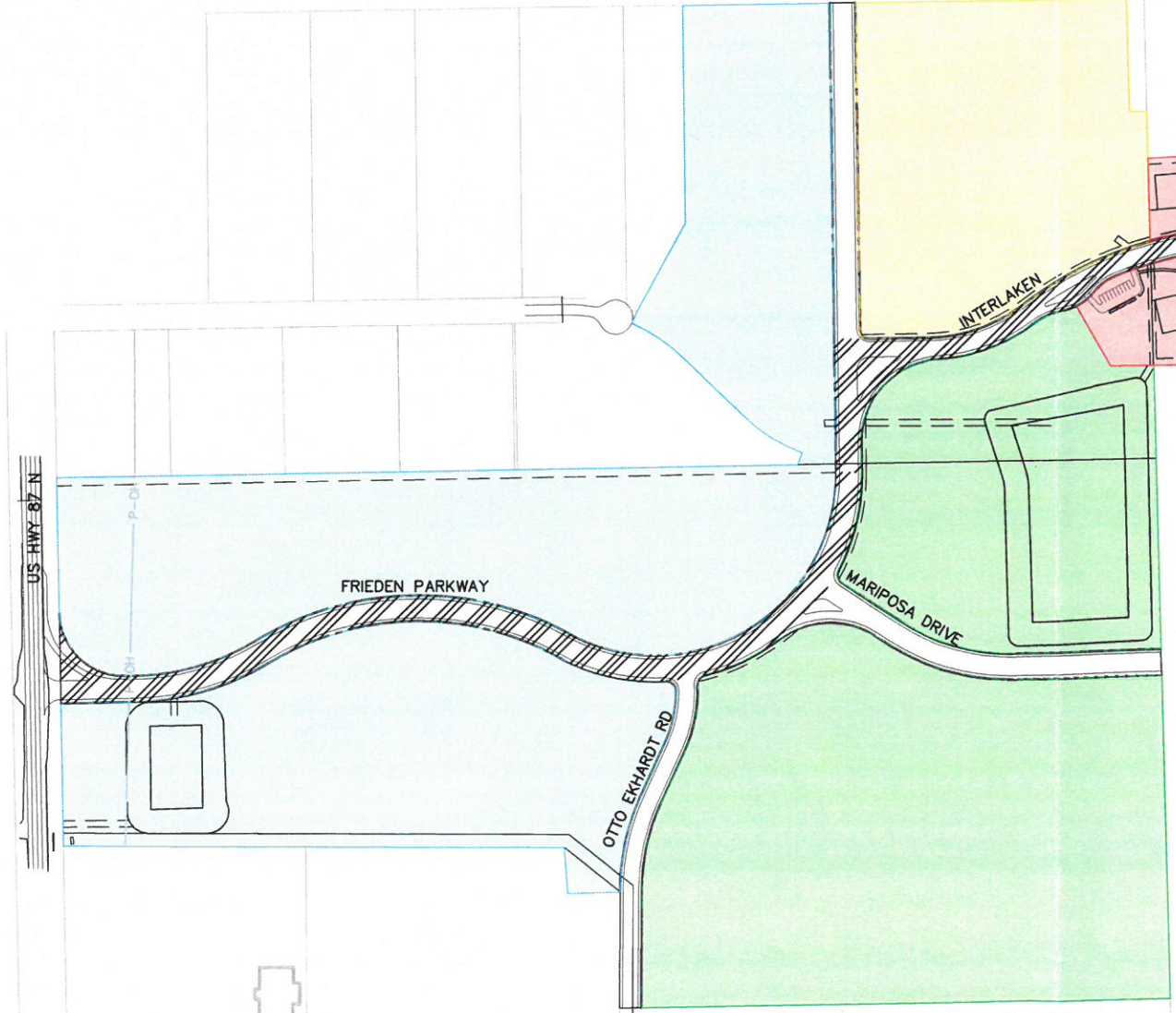
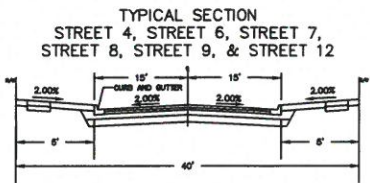
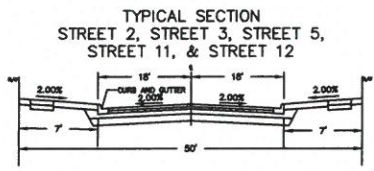
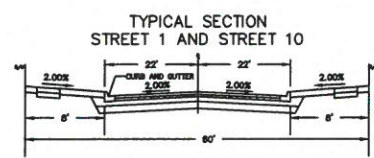
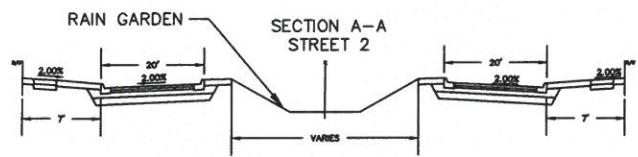
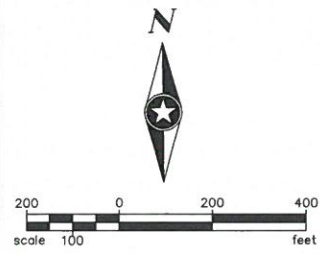
| <b>Letter</b> | <b>Owner</b>                     | <b>Address</b>                                       |
|---------------|----------------------------------|------------------------------------------------------|
| 1             | Barbara Bell                     | 1412 S. Eagle St Fredericksburg, TX 78624            |
| 2             | Kristin Warren                   | 672 Bob Moritz Dr Fredericksburg, TX 78624           |
| 3             | Jeffrey Deforge & Michael Barnes | 489 Goehmann Oaks Rd Fredericksburg, TX 78624        |
| 4             | Leslie Landreth                  | 114 Winding Oak Dr Fredericksburg, TX 78624          |
| 5             | Donn & Robbyn Dodd               | 126 Winding Oak Dr Fredericksburg, TX 78624          |
| 6             | Gary & Lucia Faulkner            | 771 Janacha Rd #307 El Cajon, CA 92019               |
| 7             | Kenneth & Barbara Sagebiel       | P.O. Box 2511 Fredericksburg, TX 78624               |
| 8             | Stuart & Kay Stech               | 130 Winding Oak Dr Fredericksburg, TX 78624          |
| 9             | Jeffrey Deforge & Michael Barnes | 489 Goehmann Oaks Rd Fredericksburg, TX 78624        |
| 10            | Patrick Clayton & Evelyn Klump   | 133 Winding Oak Dr Fredericksburg, TX 78624          |
| 11            | Karen Rider                      | 121 Winding Oak Dr Fredericksburg, TX 78624          |
| 12            | James & Karen Earhart            | 327 Otto Eckhardt Rd Fredericksburg, TX 78624        |
| 13            | Douglas Kitchens                 | 125 Winding Oak Dr Fredericksburg, TX 78624          |
| 14            | Melvin & Janita Martin           | 145 Winding Oak Dr Fredericksburg, TX 78624          |
| 15            | Michael & Janie Hodges           | 442 Old San Antonio Rd Fredericksburg, TX 78624      |
| 16            | Dennis Segner                    | 141 Winding Oak Dr Fredericksburg, TX 78624          |
| 17            | Judity Cullen                    | 7120 Michael Dr North Richland Hills, TX 76182       |
| 18            | Alice Hilton                     | 1219 S. Eagle St Fredericksburg, TX 78624            |
| 19            | Barbara Bell                     | 1412 S. Eagle St Fredericksburg, TX 78624            |
| 20            | Milton & Regina Grobe            | 104 Winding Oak Dr Fredericksburg, TX 78624          |
| 21            | Robert Brown                     | 1277 S. Eagle St Fredericksburg, TX 78624            |
| 22            | Bradford & Lynnda Findley        | 1290 S. Eagle St Fredericksburg, TX 78624            |
| 23            | Jerald & Diane Gold              | 111 Winding Oak Dr Fredericksburg, TX 78624          |
| 24            | Alvin & Dorcella Sunday          | 118 Winding Oak Dr Fredericksburg, TX 78624          |
| 25            | Paul Payne                       | 117 Edgewood Fredericksburg, TX 78624                |
| 26            | Fbg Community Health Center Inc  | 140 Industrial Loop Ste 100 Fredericksburg, TX 78624 |
| 27            | Gregory Tatsch                   | 1516 S. Eagle St. Fredericksburg, TX 78624           |
| 28            | James Avery                      | P.O. Box 291367 Kerrville, TX 78029                  |
| 29            | Gregory Tatsch                   | 1516 S. Eagle St. Fredericksburg, TX 78624           |
| 30            | Keven Eckhardt                   | 1831 S. US Hwy 87 Fredericksburg, TX 78624           |
| 31            | Ellen Fowler                     | 1405 Eagle St Fredericksburg, TX 78624               |
| 32            | Pedernales Brewing Company       | 97 Hitchin Post Trl Fredericksburg, TX 78624         |
| 33            | Helen Williams                   | 329 Chase Oaks Fredericksburg, TX 78624              |
| 34            | Mark & Nancy Johnson             | 333 Chase Oaks Fredericksburg, TX 78624              |
| 35            | Mark & Nancy Johnson             | 333 Chase Oaks Fredericksburg, TX 78624              |
| 36            | William & Patricia Sadd          | 217 Peach Tree Ln Fredericksburg, TX 78624           |
| 37            | Carol Burger                     | 215 Peach Tree Ln Fredericksburg, TX 78624           |
| 38            | Rene & Douglas Pennington        | 211 S. Buckhorn Trl Fredericksburg, TX 78624         |
| 39            | Linda Davis                      | 211 Peach Tree Ln Fredericksburg, TX 78624           |
| 40            | Gene Berry                       | 209 Peach Tree Ln Fredericksburg, TX 78624           |
| 41            | Melburn & Rose Suenram           | 207 Peach Tree Ln Fredericksburg, TX 78624           |
| 42            | Einar Horne                      | 205 Peach Tree Ln Fredericksburg, TX 78624           |
| 43            | Jerry Durr                       | 203 Peach Tree Ln Fredericksburg, TX 78624           |
| 44            | Avantigl Corporation             | 116 N Creekview Dr Fredericksburg, TX 78624          |
| 45            | Ruth Winkler                     | 322 Heritage Hills Dr Fredericksburg, TX 78624       |



|           |                          |                                                |
|-----------|--------------------------|------------------------------------------------|
| <b>93</b> | BRT Resources LLC        | 1250 NE Loop 410 Ste 333 San Antonio, TX 78209 |
| <b>94</b> | George & Jean Sultemeier | 127358 Treadwell Ln Ft Mckavett, TX 76841      |
| <b>95</b> | Gregory & Holly Tatsch   | 1516 S. Eagle St. Fredericksburg, TX 78624     |
|           |                          |                                                |
|           |                          | <b>Z-1703</b>                                  |







- PHASE 1: SINGLE FAMILY HOMES (39.0 ACRES)
- PHASE 2: SINGLE FAMILY HOMES (25.2 ACRES)  
NORTH PONDS OUTLET GRADING
- PHASE 3: SINGLE FAMILY HOMES (37.6 ACRES)
- PHASE 4: COMMERCIAL (41.0 ACRES)
- PHASE 5: MULTIFAMILY (35.5 ACRES)
- PHASE 6: SCHOOL SITE (11.8 ACRES)
- PHASE 1 STREET CONSTRUCTION



|             |         |    |      |           |  |
|-------------|---------|----|------|-----------|--|
| DRAWN BY:   | KLF, DL |    |      |           |  |
| DESIGNER:   | KLF, DL |    |      |           |  |
| CHECKED BY: | RB      |    |      |           |  |
| DESIGN TEAM | NO.     | BY | DATE | REVISIONS |  |

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS.

Date: 05/26/17 Randy B. JENNIGES, PE Lic. No. 121391

SEH PHONE: 320.229.4300  
1200 25TH AVENUE SOUTH  
P.O. BOX 1717  
ST. CLOUD, MN 56302-1717  
www.sehinc.com

|                     |                                            |                          |         |
|---------------------|--------------------------------------------|--------------------------|---------|
| FRIEDEN DEVELOPMENT | TYPICAL SECTIONS, PHASING, AND SITE LAYOUT | FILE NO.<br>FRDEL 137621 | 7<br>50 |
|---------------------|--------------------------------------------|--------------------------|---------|





|             |     |    |      |
|-------------|-----|----|------|
| DESIGN TEAM | NO. | BY | DATE |
|-------------|-----|----|------|

ENGINEER UNDER THE LAWS OF  
*[Signature]*  
 Date: 05/26/17


$$\frac{8}{50}$$



**PRELIMINARY PLAT  
BACKGROUND INFORMATION  
June, 2017**

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>File Number:</b>         | P-1713                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Subdivision Name:</b>    | Frieden Lakes, Phase 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Location:</b>            | Southeast quadrant of town, extending from the west side of Heritage Hill Country to US Highway 87 (see attached map).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Tract Size:</b>          | Phase 1 – 43.6 acres, total project - Approximately 219 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Annexation:</b>          | This property is being considered for annexation concurrent with the zoning and preliminary plat. Staff has been negotiating an annexation agreement for the project including the type of zoning, the gated or private residential component, extension of utility and street infrastructure, phasing of the project, park dedication requirements, maintenance responsibilities and off-site improvements. A work session was held with the City Council in April to discuss the major issues included in the agreement.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Number/Size of Lots:</b> | Phase 1 – 84 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Roadways:</b>            | <p>The main entrance 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).</p> <p>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 is proposed to be abandoned and will be reconfigured onto the adjacent property. We have been in contact with the adjoining property owner and they have indicated a willingness to dedicate the necessary right-of-way. A condition of the Frieden Lakes annexation agreement is that the adjoining property owner provide an acknowledgement letter to this affect.</p> |

With regard to US Highway 87 South, TXDOT has plans to improve this roadway to include a center turn lane just beyond the proposed entrance to this project. The timing of this construction is planned to start this summer. The applicant has provided a Traffic Impact Analysis (TIA) for the development. Roadway improvement timing and construction are outlined in the TIA, and are being reviewed by Engineering staff..

**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 to be maintained by an association will vary and be reduced in size.

**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.

**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 prior to 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 proposed to be abandoned. In doing so, the applicant is proposing to reconfigure the roadway in a southerly direction and onto the adjoining property. As noted previously, a condition of the annexation agreement, is an acknowledgment from the Hodges property to the south to provide right-of-way for this future street.

**Stormwater Detention:**

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

**Drainage:**

As part of the annexation and construction plan review phases of the project, a registered professional engineer will be required to certify that all local, state, and federal permitting requirements have been complied with, including any dam safety certifications that TCEQ may require. Additionally, the project will need to comply with the City's Stormwater Control Ordinance which limits peak runoff flows from the proposed development to the pre-developed peak flows. The project will also

need to comply with the City's Subdivision Ordinance. All drainage will be subject to approval of Construction Plans.

**Staff Comments:**

While the development agreement and the platting are being considered, there will likely be some changes that may occur prior to submittal of the final plans. We understand this and will work to insure that all intended development requirements are met.

**P&Z Action:**

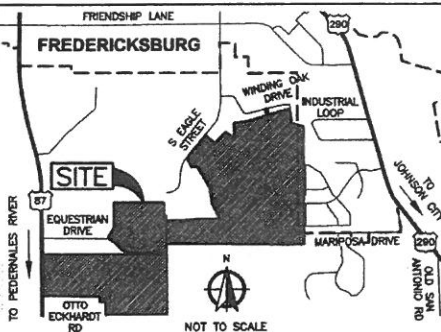
Final approval

**Staff Recommendation:**

Approval, conditioned upon engineering approval of all construction plans prior to release for construction and approval of the development agreement by the City Council.



# LOCATION MAP



## SURVEY NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203.
2. DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
3. COORDINATES SHOWN HEREON ARE THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 - TEXAS CENTRAL ZONE 4203, SURVEY FEET.
4. SURVEY MONUMENTS FOR BOUNDARY AND LOTS ARE AS NOTED ACCORDING TO THE LEGEND OF SHEETS 2, 3 AND 4.

## GENERAL NOTES:

1. LOT DRAINAGE SHALL BE DESIGNED TO DIRECT RUNOFF TO ADJACENT STREETS OR DRAINAGE CHANNELS.

STATE OF TEXAS  
COUNTY OF GILLESPIE

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 THE PROPERTY ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

**FOR REVIEW ONLY 5-30-2017**

NAME: (SIGNER'S NAME), P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. \_\_\_\_\_ DATE \_\_\_\_\_

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 WERE PROPERLY PLACED UNDER MY SUPERVISION, AND THAT ALL ASPECTS ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

**FOR REVIEW ONLY 5-30-2017**

NAME: ROBERT S. RUGLOSKI, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6002  
JOB #11807051 (RSP) DATE \_\_\_\_\_

# PLAT ESTABLISHING

# FRIEDEN LAKES SUBDIVISION - PHASE 1

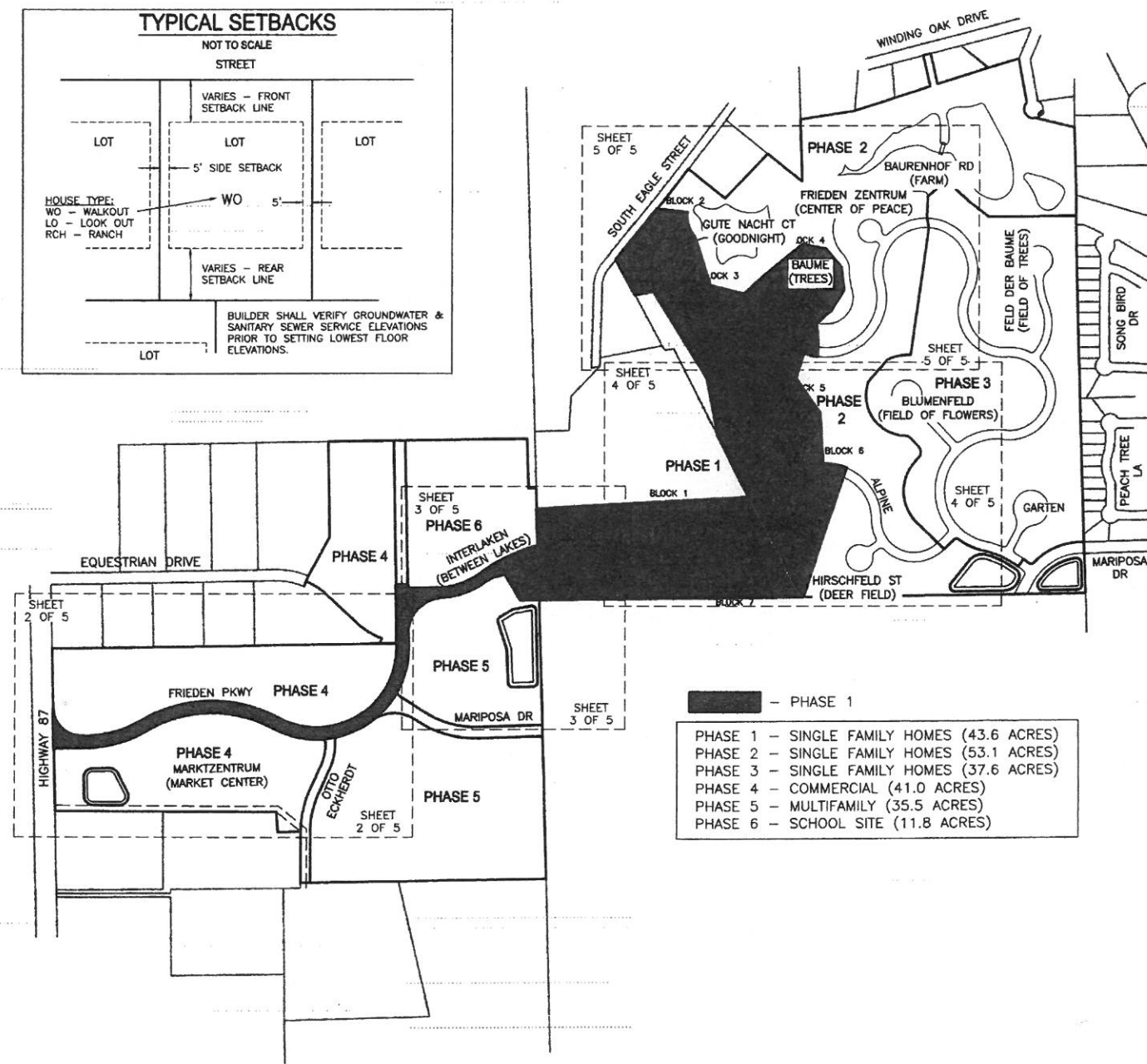
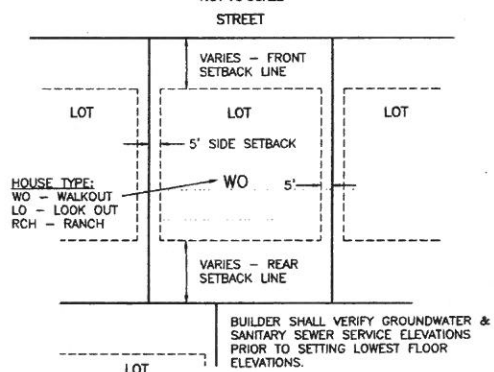
43.6 ACRES

## UTILITY EASEMENTS

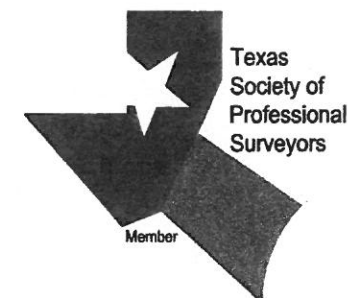
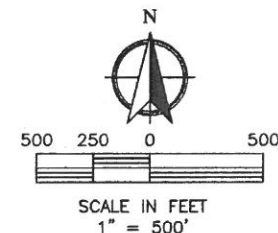
GRANTORS HEREBY RETAIN PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHERE INSTALLED IN THE AIR, UPON THE SURFACE, OR UNDERGROUND, IN OTHER EASEMENTS DEDICATED TO UTILITIES, AND IN STREETS, ALLEYS, BOULEVARDS, AND ROADS OF THE SUBDIVISION 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 IMPROVEMENT WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. 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 INGRESS TO, AND TO EGRESS 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 INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, DEBRIS, BRANCHES OR 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.

## TYPICAL SETBACKS

NOT TO SCALE



## PLAT NUMBER:



STATE OF TEXAS  
COUNTY OF GILLESPIE

I (WE) HEREBY CERTIFY, I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN THE PROPERTY BY LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED THE MINIMUM BUILDING SETBACK LINES, AND DEDICATED ALL ALLEYS, WALKS, PARKS, WATERCOURSES AND EASEMENTS, AND OTHER OPEN SPACE TO PUBLIC USE, FOREVER AND CONVEY PUBLIC ROAD RIGHT-OF-WAY PURPOSES, AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSIGNS TO ABIDE FOREVER BY ALL LINES, DEDICATIONS, CONVEYANCES FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES, AND OTHER RESTRICTIONS SHOWN HEREON, UNLESS OTHERWISE NOTED HEREON.

(SIGNER'S NAME)  
OWNER / DEVELOPER OF BRT RESOURCES, LLC DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF GILLESPIE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 2017.

BY: \_\_\_\_\_  
IN HIS/HER CAPACITY AS \_\_\_\_\_  
OF BRT RESOURCES, LLC

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

PRINTED NAME OF NOTARY \_\_\_\_\_

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF FREDERICKSBURG, TEXAS, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATE \_\_\_\_\_ A.D. 2017.

BY: \_\_\_\_\_  
CHAIRPERSON, CITY PLANNING AND ZONING COMMISSION

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_ A.D. 2017, ON

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

BY: \_\_\_\_\_  
COUNTY CLERK, COUNTY COURT GILLESPIE TEXAS

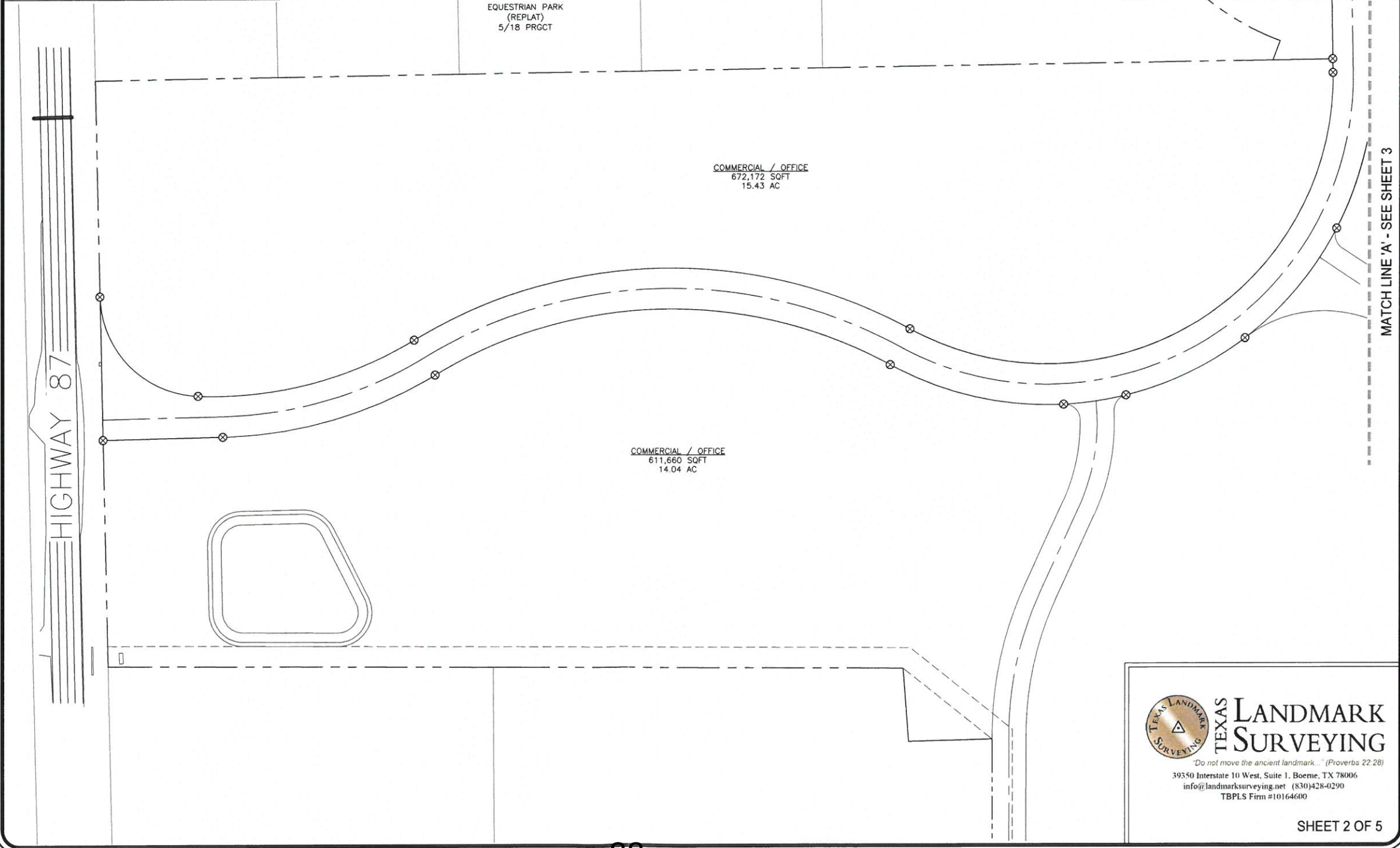
SHEET 1 OF 5

- XXXX/XX VOLUME/PAGE  
E&G ELECTRIC AND GAS EASEMENT  
ROW RIGHT OF WAY  
VBSL VARIABLE BUILDING SETBACK LINE  
RSL REAR SETBACK LINE  
PID PROPERTY IDENTIFICATION  
OPRBCT OFFICIAL PUBLIC RECORDS  
BEXAR COUNTY, TEXAS  
DPRBCT DEED AND PLAT RECORDS  
BEXAR COUNTY, TEXAS  
(R) RECORD  
PROPERTY LINE  
CONTOUR LINE AT 1' INTERVAL  
CENTERLINE  
EASEMENT LINE  
BUILDING SETBACK LINE
- Found 1/2" rebar w/ no identification (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

PLAT ESTABLISHING  
**FRIEDEN LAKES SUBDIVISION - PHASE 1**  
43.6 ACRES

PLAT NUMBER:

SCALE IN FEET  
1" = 100'



**TEXAS LANDMARK SURVEYING**

*"Do not move the ancient landmark..." (Proverbs 22:28)*

39350 Interstate 10 West, Suite 1, Boerne, TX 78006  
info@landmarksurveying.net (830)428-0290  
TBPLS Firm #10164600

SHEET 2 OF 5



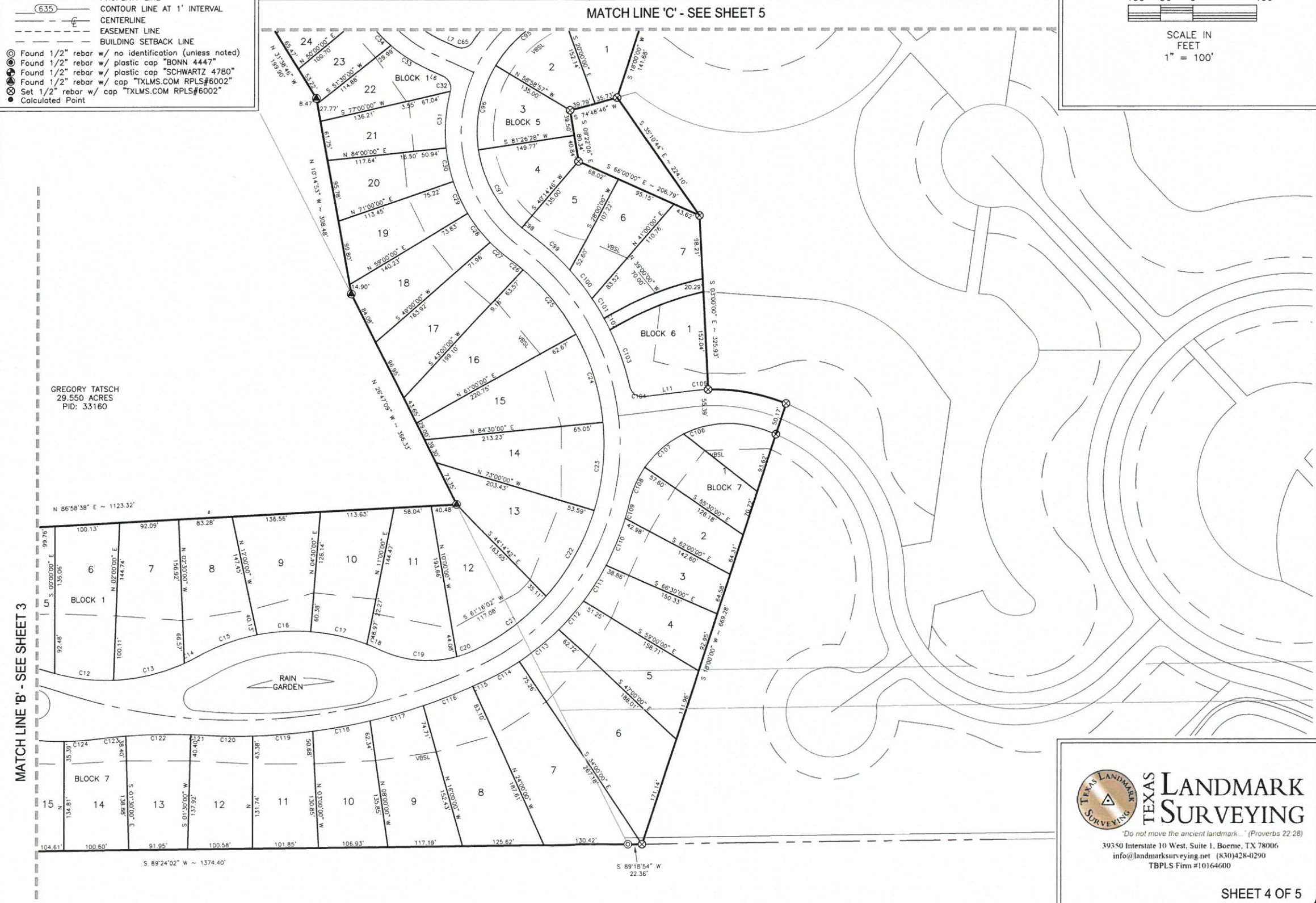


- XXXX/XX VOLUME/PAGE  
E&G ELECTRIC AND GAS EASEMENT  
ROW RIGHT OF WAY  
VBSL VARIABLE BUILDING SETBACK LINE  
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BEXAR COUNTY, TEXAS  
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Calculated Point

PLAT ESTABLISHING  
**FRIEDEN LAKES SUBDIVISION - PHASE 1**  
43.6 ACRES

PLAT NUMBER:

SCALE IN FEET  
1" = 100'

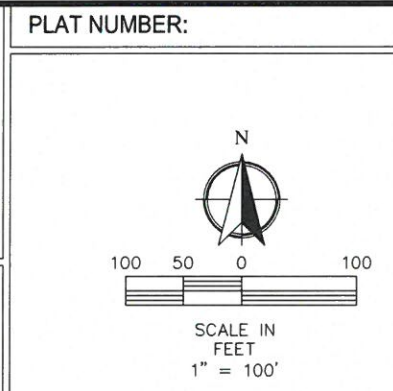


**TEXAS LANDMARK SURVEYING**  
"Do not move the ancient landmark..." (Proverbs 22:28)  
39350 Interstate 10 West, Suite 1, Boerne, TX 78006  
info@landmarksurveying.net (830)428-0290  
TBPLS Firm #10164600



XXXX/XX VOLUME/PAGE  
E&G ELECTRIC AND GAS EASEMENT  
ROW RIGHT OF WAY  
VBSL VARIABLE BUILDING SETBACK LINE  
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● Found 1/2" rebar w/ no identification (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

PLAT ESTABLISHING  
**FRIEDEN LAKES SUBDIVISION - PHASE 1**  
43.6 ACRES



| CURVE TABLE |         |         |               |         | CURVE TABLE |         |         |               |         | CURVE TABLE |         |         |               |         | CURVE TABLE |         |         |               |         |
|-------------|---------|---------|---------------|---------|-------------|---------|---------|---------------|---------|-------------|---------|---------|---------------|---------|-------------|---------|---------|---------------|---------|
| CURVE       | LENGTH  | RADIUS  | CHORD BRG     | CHORD   | CURVE       | LENGTH  | RADIUS  | CHORD BRG     | CHORD   | CURVE       | LENGTH  | RADIUS  | CHORD BRG     | CHORD   | CURVE       | LENGTH  | RADIUS  | CHORD BRG     | CHORD   |
| C1          | 178.55' | 430.00' | N 79°2'17" W  | 177.27' | C31         | 88.65'  | 247.00' | S 4°11'34" W  | 88.18'  | C61         | 38.28'  | 215.00' | N 31°8'15" W  | 38.23'  | C103        | 93.79'  | 405.00' | N 19°26'34" W | 93.58'  |
| C2          | 159.16' | 430.00' | N 56°29'53" W | 158.25' | C32         | 28.03'  | 20.00'  | N 25°40'25" W | 25.79'  | C62         | 40.75'  | 215.00' | N 20°36'24" W | 40.69'  | C104        | 29.29'  | 20.00'  | S 54°46'9" E  | 26.74'  |
| C3          | 381.29' | 271.15' | N 89°27'59" E | 350.65' | C33         | 68.86'  | 235.00' | S 57°25'41" E | 68.61'  | C63         | 76.80'  | 185.00' | S 27°4'10" E  | 76.25'  | C105        | 25.15'  | 295.00' | S 85°42'45" W | 25.15'  |
| C4          | 33.64'  | 20.00'  | N 0°54'7" E   | 29.81'  | C34         | 64.02'  | 235.00' | S 41°13'48" E | 63.82'  | C64         | 86.73'  | 185.00' | S 52°23'31" E | 85.94'  | C106        | 43.27'  | 158.00' | S 71°42'11" W | 43.14'  |
| C5          | 29.78'  | 20.00'  | S 88°15'18" E | 27.10'  | C35         | 59.52'  | 235.00' | S 26°10'11" E | 59.36'  | C65         | 28.03'  | 20.00'  | N 74°1'45" E  | 25.79'  | C107        | 80.20'  | 158.00' | S 49°18'56" W | 79.34'  |
| C6          | 394.62' | 885.00' | S 61°51'56" W | 391.36' | C36         | 15.32'  | 235.00' | S 17°2'44" E  | 15.32'  | C66         | 97.38'  | 247.00' | S 45°10'32" W | 96.75'  | C108        | 60.36'  | 158.00' | S 23°49'49" W | 59.99'  |
| C7          | 112.12' | 885.00' | S 78°16'8" W  | 112.04' | C37         | 42.43'  | 165.00' | N 22°32'39" W | 42.31'  | C67         | 97.38'  | 247.00' | S 67°45'55" W | 96.75'  | C109        | 25.21'  | 405.00' | N 14°40'9" E  | 25.21'  |
| C8          | 90.95'  | 885.00' | S 84°50'32" W | 90.91'  | C38         | 59.58'  | 165.00' | N 40°15'19" W | 59.26'  | C68         | 42.10'  | 30.00'  | N 37°52'45" E | 38.73'  | C110        | 79.00'  | 405.00' | N 22°2'26" E  | 78.87'  |
| C9          | 101.74' | 885.00' | N 88°55'14" W | 101.68' | C39         | 81.28'  | 165.00' | N 64°42'42" W | 80.46'  | C69         | 38.94'  | 460.00' | S 0°6'4" W    | 38.93'  | C111        | 65.97'  | 405.00' | N 32°17'41" E | 65.89'  |
| C10         | 98.93'  | 885.00' | N 82°25'29" W | 98.88'  | C40         | 248.21' | 265.00' | S 51°59'27" E | 239.23' | C70         | 49.76'  | 460.00' | S 5°37'31" W  | 49.74'  | C112        | 57.90'  | 405.00' | N 41°3'23" E  | 57.85'  |
| C11         | 91.11'  | 885.00' | N 76°16'23" W | 91.07'  | C41         | 60.47'  | 265.00' | S 18°37'14" E | 60.34'  | C71         | 54.09'  | 460.00' | S 12°5'36" W  | 54.06'  | C113        | 78.91'  | 405.00' | N 50°44'1" E  | 78.79'  |
| C12         | 92.48'  | 293.00' | S 83°12'40" E | 92.09'  | C42         | 57.07'  | 265.00' | S 5°54'47" E  | 56.96'  | C72         | 62.15'  | 460.00' | S 19°19'57" W | 62.10'  | C114        | 60.21'  | 405.00' | N 60°34'29" E | 60.16'  |
| C13         | 114.07' | 293.00' | N 76°35'39" E | 113.35' | C43         | 58.61'  | 265.00' | S 6°35'35" W  | 58.49'  | C73         | 30.95'  | 460.00' | S 25°7'50" W  | 30.95'  | C115        | 20.87'  | 905.00' | N 65°29'41" E | 20.87'  |
| C14         | 23.86'  | 293.00' | N 63°6'30" E  | 23.86'  | C44         | 43.19'  | 265.00' | S 17°35'55" W | 43.14'  | C74         | 37.38'  | 45.00'  | N 31°5'32" E  | 36.32'  | C116        | 83.81'  | 905.00' | N 68°48'31" E | 83.78'  |
| C15         | 97.48'  | 307.00' | S 69°52'16" W | 97.07'  | C45         | 44.88'  | 265.00' | S 27°7'9" W   | 44.82'  | C75         | 29.62'  | 62.00'  | S 6°51'7" E   | 29.34'  | C117        | 85.43'  | 905.00' | N 74°9'57" E  | 85.40'  |
| C16         | 83.12'  | 307.00' | S 86°43'25" W | 82.87'  | C46         | 1.64'   | 265.00' | S 32°8'54" W  | 1.64'   | C76         | 33.42'  | 62.00'  | S 22°16'38" W | 33.01'  | C118        | 90.33'  | 905.00' | N 79°43'47" E | 90.29'  |
| C17         | 89.49'  | 307.00' | N 77°10'10" W | 89.17'  | C47         | 40.70'  | 55.00'  | S 53°31'28" W | 39.78'  | C77         | 29.52'  | 62.00'  | S 51°21'33" W | 29.24'  | C119        | 92.67'  | 905.00' | N 85°31'21" E | 92.63'  |
| C18         | 22.36'  | 307.00' | N 66°43'56" W | 22.35'  | C48         | 39.24'  | 55.00'  | N 84°50'17" W | 38.41'  | C78         | 40.39'  | 62.00'  | S 83°39'54" W | 39.68'  | C120        | 76.74'  | 905.00' | S 89°6'53" E  | 76.72'  |
| C19         | 122.89' | 173.00' | S 84°59'43" E | 120.32' | C49         | 38.15'  | 55.00'  | N 44°31'49" W | 37.39'  | C79         | 35.06'  | 62.00'  | N 61°28'6" W  | 34.60'  | C121        | 19.22'  | 900.00' | N 87°17'50" W | 19.22'  |
| C20         | 34.72'  | 173.00' | N 68°54'20" E | 34.66'  | C50         | 38.63'  | 55.00'  | N 4°32'18" W  | 37.84'  | C80         | 35.03'  | 62.00'  | N 29°4'49" E  | 34.57'  | C122        | 101.33' | 900.00' | S 88°51'56" W | 101.27' |
| C21         | 134.03' | 355.00' | N 52°20'22" E | 133.24' | C51         | 38.70'  | 55.00'  | N 35°44'26" E | 37.90'  | C81         | 51.10'  | 62.00'  | N 10°43'10" E | 49.67'  | C123        | 45.76'  | 900.00' | S 84°11'1" W  | 45.76'  |
| C22         | 153.16' | 355.00' | N 29°9'47" E  | 151.98' | C52         | 30.82'  | 55.00'  | N 71°56'52" E | 30.41'  | C82         | 23.75'  | 62.00'  | N 45°18'27" E | 23.61'  | C124        | 50.58'  | 430.00' | N 86°5'49" E  | 50.55'  |
| C23         | 138.44' | 355.00' | N 5°37'52" E  | 137.57' | C53         | 30.24'  | 55.00'  | N 70°15'22" E | 29.94'  | C83         | 30.24'  | 62.00'  | N 70°15'22" E | 29.94'  | C125        | 92.62'  | 430.00' | S 84°21'46" E | 92.44'  |
| C24         | 143.97' | 355.00' | N 17°9'32" W  | 142.98' | C54         | 131.40' | 40.00'  | S 46°50'41" W | 52.65'  | C84         | 46.21'  | 45.00'  | S 54°48'41" W | 44.21'  | C126        | 90.34'  | 430.00' | S 72°10'24" E | 90.18'  |
| C25         | 130.45' | 355.00' | N 39°18'13" W | 129.72' | C55         | 15.01'  | 215.00' | S 31°19'31" E | 15.00'  | C85         | 11.76'  | 420.00' | S 24°35'25" W | 11.76'  | C127        | 34.72'  | 430.00' | S 63°50'28" E | 34.71'  |
| C26         | 25.54'  | 355.00' | N 51°53'30" W | 25.54'  | C56         | 116.89' | 215.00' | S 48°54'11" E | 115.45' | C86         | 110.05' | 420.00' | S 16°12'49" W | 110.73' | C128        | 78.56'  | 300.00' | N 69°1'47" W  | 78.33'  |
| C27         | 40.96'  | 247.00' | S 49°12'9" E  | 40.91'  | C57         | 53.84'  | 215.00' | S 71°33'59" E | 53.70'  | C87         | 80.36'  | 420.00' | S 3°9'27" W   | 80.24'  | C129        | 114.99' | 300.00' | N 87°30'45" W | 114.29' |
| C28         | 57.36'  | 247.00' | S 37°47'59" E | 57.23'  | C58         | 51.23'  | 215.00' | N 71°59'51" W | 51.11'  | C88         | 28.41'  | 20.00'  | S 43°0'57" E  | 26.08'  | C130        | 15.48'  | 835.00' | S 80°58'32" W | 15.48'  |
| C29         | 54.52'  | 247.00' | S 24°49'27" E | 54.41'  | C59         | 71.35'  | 215.00' | N 55°39'50" W | 71.03'  | C89         | 61.11'  | 247.00' | N 76°37'13" W | 60.95'  | C131        | 96.76'  | 835.00' | S 77°7'30" W  | 96.70'  |
| C30         | 53.50'  | 247.00' | S 12°17'42" E | 53.40'  | C60         | 37.21'  | 215.00' | N 4°11'51" W  | 37.17'  | C90         | 52.97'  | 265.00' | S 75°15'34" E | 52.88'  | C132        | 88.72'  | 835.00' | S 70°45'41" W | 88.68'  |

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE       | BEARING       | LENGTH  |
| L1         | N 0°54'47" W  | 60.00'  |
| L2         | S 45°55'12" E | 193.67' |
| L3         | N 49°5'30" E  | 19.51'  |
| L4         | N 57°20'12" E | 61.77'  |
| L5         | N 49°5'30" E  | 182.64' |
| L6         | N 65°49'20" W | 26.39'  |
| L7         | N 65°49'20" W | 26.39'  |
| L8         | N 2°19'26" W  | 10.66'  |
| L9         | N 2°19'26" W  | 10.66'  |
| L10        | S 20°28'1" W  | 50.00'  |
| L11        | N 83°16'11" E | 75.94'  |
| L12        | N 49°5'30" E  | 42.18'  |
| L13        | N 48°44'14" E | 63.46'  |
| L14        | S 49°5'30" W  | 19.51'  |
| L15        | N 45°53'59" W | 193.44' |



**TEXAS LANDMARK SURVEYING**  
"Do not move the ancient landmark." (Proverbs 22:28)  
39350 Interstate 10 West, Suite 1, Boerne, TX 78006  
info@landmarksurveying.net (830)428-0290  
TBPLS Firm #10164600

MATCH LINE 'C' - SEE SHEET 4





## 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: Frieden

Project Address: TBD / Former Danz Orchard/ Hoyer Tract/ Former Hill Country Horse Club

Tax ID Number (s): 83786, 109684, 90545, 90546, 90547, 31023, 12072, 4568, 12687, 33159, 59377, 61668, 90549

### Application Type (Check all items that apply.)

- |                                                 |                                                       |                                                           |
|-------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat*                  | <input type="checkbox"/> Plat Vacation                    |
| <input type="checkbox"/> Site Plan*             | <input type="checkbox"/> Replat*                      | <input checked="" type="checkbox"/> Annexation*           |
| <input type="checkbox"/> Zoning Change          | <input type="checkbox"/> Amending Plat*               | <input type="checkbox"/> Other                            |
| <input type="checkbox"/> Land Use Plan Change   | <input checked="" type="checkbox"/> Preliminary Plat* | <input type="checkbox"/> Waiver of Right to 30-day action |
| <input type="checkbox"/> Variance Request       | <input type="checkbox"/> Final Plat*                  |                                                           |
|                                                 | <input type="checkbox"/> Development Plat             |                                                           |

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

Jurisdiction: ☐ City Limits ☒ ETJ Total Acres: 219 No. of Lots: 84 in Phase 1

Original Survey & Abstract No: See Attached Title Policies

Legal Description: See Attached

Current Land Use Plan: N/A

Proposed Land Use Plan: See Attached

Current Zoning: N/A

Proposed Zoning: PUD

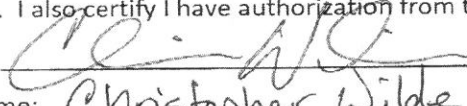
Location: Southeast Fredericksburg, south of Friendship Ln, west of US 290, and east of SH 87 South

Proposed Use(s): +/- 240 single family home sites, as well as a mix of commercial and multifamily

### 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: 

Printed Name: Christopher Wilde

Date: 4/10/17

VP SBW Mgt, Inc., GP of SBRT Investments, Inc., Sole member of BRT Resources, LLC, Property owner

### 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): BRT Resources, LLC

Owner Name: Steve Wilde

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

Phone: (210) 930-5396

Fax: (210) 930-5142

Email: swilde@gwm-sa.com

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

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

Firm Name (if applicable): SEH Engineering

Address: 10901 Red Circle Drive, Suite 300, Minnetonka MN 55343

Primary Contact Name: Steve Sletner

Phone: (715) 579-4845

Fax:

Email: ssletner@sehinc.com

Secondary Contact Name:

Phone: (320) 333-5951

Fax:

Email: RJenniges@sehinc.com

### III. Applicant

Firm Name (if applicable): BRT Resources, LLC

Applicant Name (s): Steve Wilde

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

Phone: (210) 930-5396

Fax: (210) 930-5142

Email: swilde@gwm-sa.com

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

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

Firm Name (if applicable): Land Analytics, LLC

Address: 133 Otto Eckhardt, Fredericksburg, TX

Primary Contact Name: Skip Preble

Phone: (832) 771-1181

Fax: (832) 476-9655

Email: Skip@LandAnalytics.com





## Project Application

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

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### 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.