

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Thursday, July 6, 2017

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order

2. Approve minutes from the June 2017 Regular Meeting

Pp 1-7

PUBLIC HEARING

3. Consider (P-1715) Replat of Lot 10 of the Dechert Addition, into Lot 10-AR and 10-BR at 807 – 809 E. Highway St.

Pp 8-13

MISCELLANEUS

4. Ordinance to require Conditional Use Permit for Outdoor Music Venue

ADJOURN

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

**PLANNING & ZONING COMMISSION
June 7, 2017
5:30 P.M.**

On this the 7th day of June, 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
BRENDA SEGNER
BILL PIPKIN

ABSENT: DARYL WHITWORTH

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

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

SITE PLANS

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

Peter Lewis presented the application and began by explaining this project is modeled after the Sunrise Cottages which are currently at 100% occupancy. The Rolling Hills Townhomes project sits on 5.28 Acres that is zoned R3 and is proposing 48 units that have frontage on N. Adams St. There will be a total of 17 buildings, including the clubhouse and leasing office and the 48 units will consist of 27, 2 bedroom units and 21, 3 bedroom units. There will be 105 parking spaces provided, including 4 handicap spaces. A detention Pond is proposed near N. Llano as well as a 26 ft. Fire Lane. A Landscape Plan is required.

STAFF COMMENTS

Janice asked Brian Jordan, Director of Development Services, if he had any comments. Brian stated he did not have much to add other than this project will not have to comply with the entry corridor guidelines due to the commercial tract separating it from N. Llano. This project has gone through the DRC process and Civils have been submitted. Brian also wanted to note that there is a Park Dedication requirement at \$500 per unit.

Tim Dooley asked Peter Lewis how is this project going to dove tail into the current project, when will the Sunrise Cottage project be complete and when does he anticipate breaking ground. Peter explained that this project will be triplex units so a little different than the Orchard Grove project, which is about 8

months out on completion. Peter believes the construction for Rolling Hills will be about 12 months, so the projects will overlap.

Steve Thomas asked what security measures will be in place for the proposed pool. Peter said the pool will have the 4 ft. high wrought iron fence, with a self-closing, self-latching gate.

Brenda Segner asked how many units were in the Orchard Grove project if Rolling Hills has 48. Peter said he believe Orchard Grove has 96 units.

Jim Jarreau made a motion to approve Application SP-1709. Tim Dooley seconded the motion. All voted in favor and the motion carried.

Janice Menking asked Brian Jordan to explain to the Citizens the process of a Public Hearing. Brian addressed the Citizens and explained what would trigger a Public Hearing specifically the 4 on the agenda for June 7th. The 2 replats are going from 1 lot into multiple lots, thus triggering the Public Hearing. Turner Hall is also requesting a Conditional Use Permit, which requires P&Z approval as well as a Public Hearing. The Frieden project is requesting a change of Land Use and establishment of new Zoning. This change also triggers a Public Hearing as well as P&Z approval.

Janice explained that a motion is required to open the Public Hearing after the applicants presentation the floor will be opened for public comment. Once all comments are received the public hearing will be closed and Brian will make a recommendation. Then the commission will make a motion.

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

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

Joe Cross, the property owner, presented the Application. He began by explaining his desire to split the lot in half and build a small house on the newly created lot. It will be built in a style keeping with what is found in the neighborhood.

Jim Jarreau made a motion to close the Public Hearing and move into regular session. Brenda Segner seconded the motion. All voted in favor and the motion carried.

Brian wanted to comment that by dividing the lot the way it is proposed there was no sewer available, therefore an easement will be granted for 5 ft. for utilities and electric. He stated that based on the size and the lot complying with all zoning requirements City Staff recommends approval.

Jim Jarreau made a motion to approve Application P-1712. Jim Warren seconded the motion. All voted in favor and the motion carried.

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

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

Donna McMahon, the owner, presented the Application. She explained that they have demolished the nursery that used to reside on the lot and intend to develop the property into 7 separate lots. Mathew Mabery spoke that he attended the meeting due to him owning property within 200 ft. of the proposed Application, he just wanted to see what was happening to the lot.

Diana Blunt, who lives at 517 E. San Antonio St, stated she is concerned about the impact this will have on the traffic, also, the lighting is very dim on that street which adds to her concern. She does not believe the addition of 7 lots is appropriate for the area.

Jim Jarreau made a motion to close the Public Hearing and move into regular session. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

Brian commented that the zoning of the property is R2, which allows for single family as well as multi-family dwellings. He stated that the owners have chosen to divide the lots with single family dwellings in mind. There are 4 lots that front on Creek St. with the smallest proposed lot being 6,000 sq. ft. and the largest being over 10,000 sq. ft. There are 3 lots that front on Elk St. and all 3 are around 5,800 sq. ft. The size of the lots as proposed meet the minimum requirements.

As far as traffic, the streets have adequate right of way and based on land use, and what the zoning would permit the current design, with the intent for single family, would have less of an impact than what the zoning would allow for. The developer will be placing the taps for each of the newly created lots and have met all requirements per City Staff, who recommends approval.

Tim Dooley asked Brian if the Neighborhood could get additional lighting as aforementioned by Diana Blunt. Brian stated that the standard street lighting requires lights placed at corners or intersections. He stated the City Staff could review the light placement in that area and follow up with Diana Blunt.

Jim Warren made a motion to approve Application P-1708. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

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

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

Nichole Ransleben, representative of the Fredericksburg Social Turn Verein, presented the Application. She explained that Turner Hall is the Social Clubs meeting place and that June 19, 2016 Turner Hall was lost due to an arsonist. She is requesting that the hall be rebuilt in the same location and the same size. She explained that the proposed building will have a few changes. The bowling alley will not be reconstructed instead a meeting room, larger kitchen, and additional restrooms have been proposed. An outdoor bar-b-que pit is also proposed. Handicap parking will be available at the front of the building.

Jim Jarreau made a motion to close the Public Hearing and move into regular session. Jim Warren seconded the motion. All voted in favor and the motion carried.

Brian wanted to mention that the property is zoned C1 and as such, a Conditional Use Permit is required for this type of use. There was not enough parking on the site so off-site parking has been secured from the Middle School. City Staff recommends approval for the Application.

Jim Warren made a motion to approve Application Z-1704. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

CONSIDER (Z-1703) a request by, BRT Resources to Change the Land Use Plan from Rural Residential to Mixed Use Corridor along the U.S. Hwy 87 Frontage and Establish PUD, Planned Unit Development zoning on said Property.

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

Skip Prebble presented the Application on behalf of BRT Resources LLC. The project is unique in regards to its curvilinear street layout which preserves view corridors and allows for open space. He said the local architecture and historical feel of Fredericksburg lends itself well to the proposed modern farmhouse styled homes this project is proposing. Several images were shown that depicted the layout, including 4 lakes, 5 miles of walking trails, and heavy landscaping. The abundant use of open space and the natural feel lends to a walkable and evolved neighborhood.

The request for a mixed zoning use of both Commercial and Residential is necessary to create the quaint village feeling the developer is looking for and allows for a buffer zone between the heavier Commercial and traffic elements coming from Hwy 87. There will be no strip center development on Hwy 87. The proposed layout requires turning off of Hwy 87 down a driveway leading to central facing Commercial properties with the Residential portion located in a gated community behind that.

Brian wanted the Commission to know their packet did not include the updated PUD. He apologized and the Commission was provided with copies.

Pat Sadd thanked the City Staff for providing the available documents of the proposed project on the City Website. She expressed her concern of water usage, and does not believe the City is prepared to supply 240 properties with water including landscape. She would like non-potable water to be used for landscaping, she asked if a non-potable line could be provided for that use.

John Barry who lives at 404 Redbird Ln and is the President of the Heritage Hill Country HOA, thanked Skip for meeting with the HOA and explaining the project. He approves of the use of open spaces and nature areas and believes it will be a positive addition to his community. Spoke in Support.

Jim Overman requested clarification; that if the PUD Zoning is approved, the developer has to develop and make use of the property in accordance with the PUD Zoning. Brian confirmed that was correct. Jim Overman spoke in Support.

Mark Johnson, resident of Heritage Hill Country, is happy to report that Skip had addressed most of his concerns. However, he is still concerned about the Developers plans for Mariposa and what the increase in traffic would mean for the residents of Heritage Hill Country. He would like to see the use of Mariposa limited during construction.

Max Beckman would like further explanation about how access from Hwy 87 to the subdivision will be achieved. Garret said that TX DOT is working on a project that will extend a turn lane to the area and the Developer has been working closely with TX DOT to achieve that. The Developer also submitted a Traffic Impact Analysis to City Staff for review. Max and Garret discussed the Driveway Spacing criteria and Garret spoke about the proposed driveway lining up with an existing driveway across Hwy 87.

Don Dodd lives on Winding Oak and is concerned about an easement he has that allows access from the proposed development to Winding Oak and it passes through his property. He wanted to know, what the developer plans for that access point. Skip offered to speak with Don after the meeting about the easement.

Jim Warren made a motion to close the Public Hearing and move into regular session. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

Brian wanted to clarify that the copy of the proposed Commercial Zoning that the Commission has is not the final copy of what the Developer submitted and it contains several other possible Commercial uses that the Developer has agreed not to pursue. He provided the Commission with the final copy of the Developers proposed Commercial Zoning. He pointed out this version is substantially different than the original. He briefly went over the list and explained that it also restricts the type, for example they cannot be strip mall style businesses. He commented on the proposed land use and how it would coincide with the possible relief route. Brian recommended the change from Rural Residential to the Mixed Use along the frontage of Hwy 87. He provided the 200 ft. notice responses to the Commission for review.

Jim Jarreau asked about the easement issue Don Dodd brought up. Brian explained that the easement might still exist but the actual road does not. He suggested that Steve, the Development's Engineer, comment on the easement. Steve showed images of the Development and the location of the easement. He explained that it would only be used for maintenance access to the north side of property for the trails and lakes. Also, during the construction period, it will be used to connect to the 6 inch water main that exists on Winding Oak. Steve also commented that the reason for the easement was because it was the original entrance to Danz Orchard and the house which no longer exists and this will NOT be a paved road just a maintenance access that will be gated.

Steve also wanted to comment on the traffic and Hwy 87 entrance issue that were brought up. The planned entrance will be directly next to the existing peach stand because there is a driveway already existing across Hwy 87. The Developer will be eliminating the existing Otto Eckhart entrance to create this new entrance, so the development will only have one access point not two.

Brenda Segner asked if the construction entrance for phase one will be off Hwy 87. Skip said yes it's the same one, they will be building Frieden Parkway off of Hwy 87. He showed images of where that is.

Tim asked what the Developer was intending for the proposed roadway considering it connects to Mariposa which is a concern to several citizens present. He commented that he hopes that would be fully built in phase one. Skip said the base would be laid and it would be fully constructed by phase two.

Jim Jarreau asked if the Developer was bringing City Water and Sewer all the way down Hwy 87 to the Development. Skip said they are discussing that location with City Staff.

Brenda asked what the timeline for the project was. Skip said once approval is granted they are hoping to start the Residential construction by the end of Summer.

Jim Jarreau made a motion to recommend approval of Application Z-1703. Bill Pipkin seconded the motion. All voted in favor and the motion carried.

CONSIDER (P-1713) Preliminary Plat of Freiden Lakes located in the southeast quadrant of town.

Steve and Skip did a presentation of the difference between a traditional subdivision layout and the proposed curvilinear layout. They will be grading all of the Single Family area during the first phase. By balancing the site they eliminate truck traffic on the roads. Every lot will be graded and pad ready that way the drainage patterns will continue as planned. They believe you should design the house pads and plan the streets around it, the curvilinear street plan lends itself well to this design. Steve commented on the developments creation of open spaces and pie shaped lots that add unique views and character to the neighborhood. The Developer has also require wrought iron fencing as opposed to privacy fences to preserve the view corridors. They went on to comment about the presence of a POA, which is an on-site Professional that will monitor and enforce the requirements of the HOA.

STAFF COMMENTS

Jim Jarreau asked for clarification that after build out, there would still be this POA present on site to enforce the HOA regulations. Skip responded that there will be a management fee that will be collected to ensure the presence of a POA. The proposed development is heavily amenitized, which also requires a need for on-site personnel overseeing the maintenance and privacy of the development.

Jim Jarreau asked how they were going to handle drainage. Steve explained that they will not fight grade and showed images that depicted the release points. A grading plan has been done and Drainage report has been submitted to City Staff.

Jim Jarreau asked if the existing lakes are spring feed. Steve said yes they are spring fed, as well as a catch for an on-site swale. Steve also talked about balancing the site, regarding grading, they are trying to use existing topography on site. For example, there are only 3 different house types that correlate with a specific lot. It will create a better look long term, as well as preserve trees.

Brenda asked if the Developer obtained a Silt Plan from TCEQ for the work done on the lakes. Skip responded yes.

Brian showed images that depicted the location of the proposed public street and how it tied into the developments private streets. He explained the streets will all be required to be approved by City Staff. He talked about Mariposa Dr. and the fact that it has been on the Thoroughfare Plan since 1996. The Developer has agreed, and a separate land owner has also commented, on the fact that they would be willing to supply right of way to connect Mariposa Dr. to Hwy 87 in the future. Brian commented that there are several moving pieces but this project, as a whole, is designed in accordance with the proposed land use and zoning, thus City Staff recommends approval with the condition that everything is subject to approval of the Construction Plans and Annexation Agreement.

Jim Jarreau made a motion to approve Application P-1713. Jim Warren seconded the motion. All voted in favor and the motion carried.

MINUTES

Jim Warren moved to approve the minutes of the May, 2017 meeting and Bill Pipkin seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

Brian discussed moving the proposed Wednesday, July 5, 2017 meeting to Thursday, July 6, 2017 to accommodate the movement of the City Council meeting.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Chris Kaiser seconded the motion. All voted in favor and the meeting was adjourned at 7:56 p.m.

PASSED AND APPROVED this 6th day of July, 2017.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

**REPLAT
BACKGROUND INFORMATION
June, 2017**

File Number:	P-1715
Subdivision Name:	Replat of Lot 10 of the Dechert Addition, into Lot 10-AR and 10-BR.
Location:	807-809 E. Highway Street (see attached map).
Owner:	Mark Radle
Tract Size:	Approximately 1.37 acres
Number/Size of Lots:	2 lots, with proposed Lot 10-BR being 0.28 acres (12,252 square feet) and proposed Lot 10-AR being 1.09 acres (47,425 square feet).
Roadways:	Highway Street will serve as the access for this tract, with both lots having frontage thereon.
Right-of-way Dedications:	While the street has not been constructed, there is right-of-way dedicated along the east side of this tract. No additional right-of-way is required from the subject property. Should the property develop with access on the subject right-of-way, street improvements would be required.
Utilities:	Water and sanitary sewer are available to serve the proposed lot, and are currently serving the existing home on Lot 10-BR. A water and sewer tap fee is required for proposed Lot 10-AR.
Easements:	A storm water discharge easement is located on the southern end of the property for discharge of storm water from the adjoining tract.
Easements Abandoned:	NA
Stormwater Detention:	Given the size of the property, storm water detention will be required. Storm water detention will be evaluated when development occurs on the property.
Drainage:	Will be evaluated when the property develops.
Park Dedication:	A Park Dedication fee will be required for proposed Lot 10-AR. The fee will be based on the number of units developed.
Staff Recommendation:	Approval
P&Z Action:	Final approval

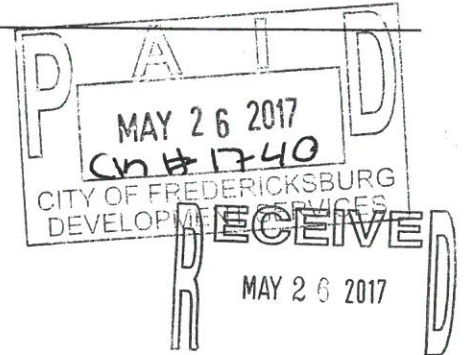


Project Application

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

A. Project Information (Please complete all items.)

Project Name: Highway Replat
Project Address: 807 E Highway St.
Tax ID Number (s): 15757



Application Type (Check all items that apply.)

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: No. of Lots: 2

Original Survey & Abstract No: 4-29-99 Vol. 194 Page 837

Legal Description: Lot 10 Dechant Addition 29/506 GCDR

Current Land Use Plan: Residential

Proposed Land Use Plan: Residential

Current Zoning: R2

Proposed Zoning: R2

Location: 807 E Highway St.

Proposed Use(s): Residential

Applicant's Signature

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

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

Signature: Mark Rack

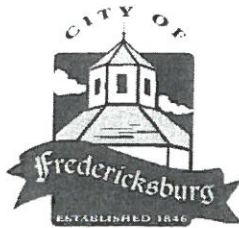
Printed Name: Mark Rack

Date: 5-26-17

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: Mark Radle & Constance Radle

Address: 327 Weinbauer Rd FBG

Phone: 830 992-1745 Fax:

Email: MarkRadle@gmail.com

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

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

Firm Name (if applicable): Searchers Land Surveying

Address: P.O. Box 1504 FBG 78624

Primary Contact Name: Josh Leamon

Phone: 806 252-9810 Fax:

Email: Josh@searchersls.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable):

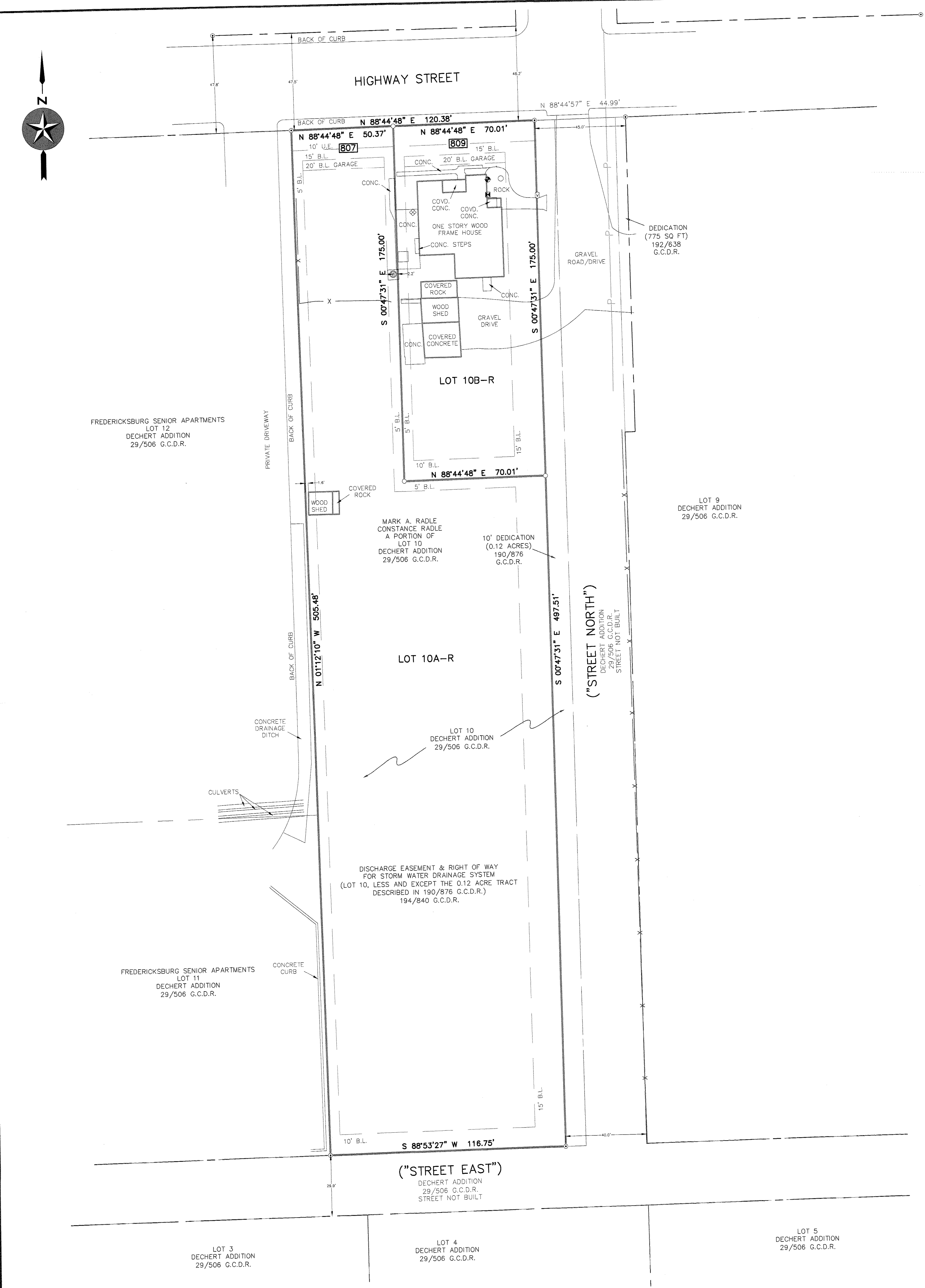
Address:

Primary Contact Name:

Phone:

Fax:

Email:



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

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 either 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 setback lines, and dedicate all alleys, walks, parks, water courses, 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 road right of way purposes, and other restrictions shown hereon.

_____, 2017
Mark A. Radle

_____, 2017
Constance Radle

STATE OF TEXAS §
COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared Mark A. Radle and Constance Radle, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed 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 _____, 2017.

Notary Public

Type or Print Notary's Name

My Commission Expires:

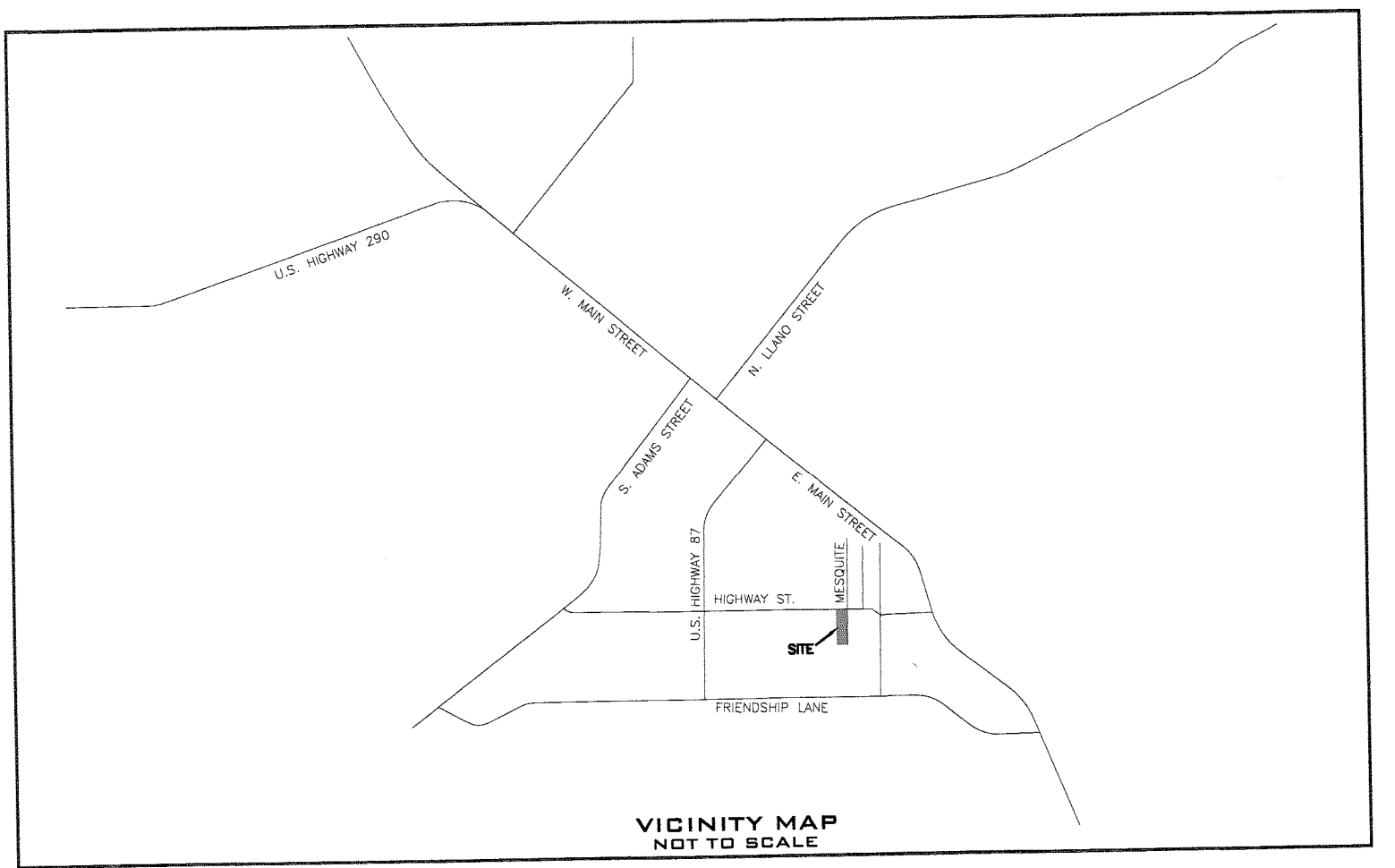
CERTIFICATE OF PLAT APPROVAL
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)

Approved _____, 2017
Chairperson, City Planning and Zoning Commission
City of Fredericksburg, Texas

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of Lot 10A-R and Lot 10B-R of the Dechert Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, 2017, 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, and have been tested and 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 thereof by signing his/her name as hereinabove subscribed.

Witness by my hand on this _____ day of _____, 2017

City Secretary
City of Fredericksburg, Texas



CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

Approved _____ Date _____
Chairperson, Planning and Zoning Commission
City of Fredericksburg, Texas

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of Lot 10A-R and Lot 10B-R of the Dechert Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, 2017, 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, and have been tested and 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 my hand on this _____ day of _____, 2017

City Secretary
City of Fredericksburg, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

PRELIMINARY BOUNDARY SURVEY RELEASED FOR REVIEW.

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Josh W. Leamons
Registered Professional Land Surveyor, 6276
Date: June 20, 2017

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

Given under my hand and seal of office this _____ day of _____, 2017.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

- NOTES:
- The property shown hereon is located in Zone X and IS NOT within a 100-year flood hazard area as identified by the Federal Insurance Administration Flood Boundary Map, Panel No. 48171C0288C Effective October 19, 2001.
 - Property owners are advised that they are responsible for the maintenance of dedicated easements on their property and may not utilize these easements for any purpose detrimental to their intended use (i.e. no structures, septic tank fields, etc.). Grantees of said dedicated easements reserve the right of access to such easements.
 - Building setback lines shown hereon reflect current R2 Mixed Residential Zoning for this property as of the date of this plat. Building setbacks are subject to changes in property zoning.
 - Existing water well cannot be connected to the City of Fredericksburg water supply system.
 - Bearings, distances, and acreage are Grid, NAD 83 US TX Central Zone 4203.
 - Underground utilities, pipelines, sprinkler systems, valves, boxes, and/or sprinkler heads that may exist, are not shown hereon.

P-1715
RECEIVED
JUN 19 2017
Routed 6/22/17
DRC 6/22/17
Comments 07/03/17

FILED FOR RECORD AT _____ O'CLOCK ____ M, THIS THE _____ DAY OF _____, 2017 ON
PAGE _____, VOLUME _____ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

DEPUTY COUNTY CLERK, GILLESPIE COUNTY, TEXAS

**DECHERT ADDITION
LOT 10A-R AND 10B-R
A REPLAT OF LOT 10 OF
DECHERT ADDITION
AS SHOWN ON PLAT RECORDED IN
VOLUME 29, PAGE 506 OF THE DEED
RECORDS OF GILLESPIE COUNTY, TEXAS.**

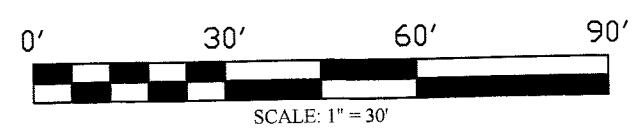
SEARCHERS LAND SURVEYING, LLC
MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 78650 (325-347-7489) T8PLS Form #101059966
P.O. Box 1504 Fredericksburg, TX 78624 (806-355-2811) T8PLS Form #10104211
www.searchersllc.com

LEGEND:

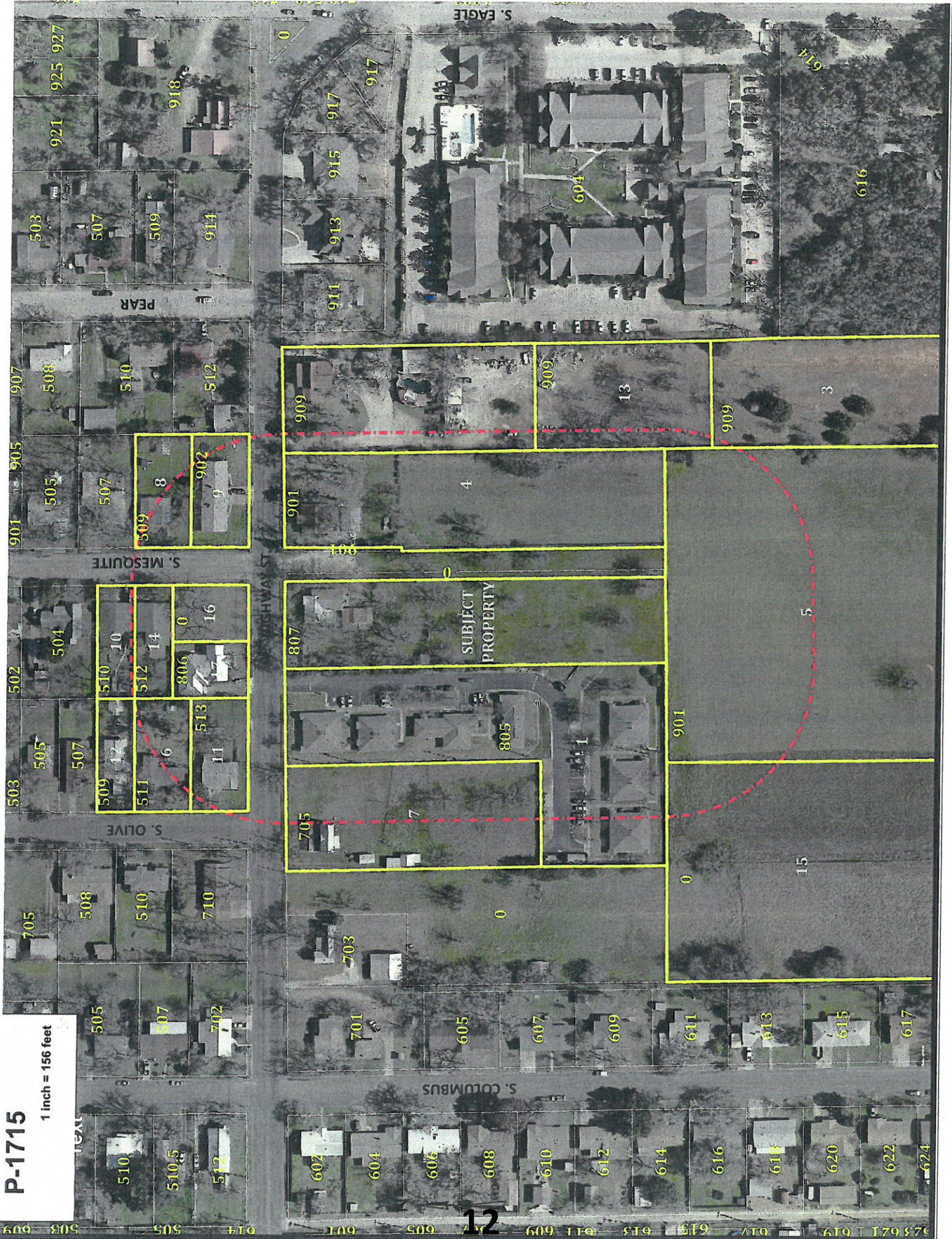
— BOUNDARY LINE	⊗ OLD WATER WELL	⊕ PEDESTAL
— ADJUSTER LINE	⊗ ELECTRIC METER	⊕ WATER METER
— DECHERT ADDITION LOT LINES	⊗ AIR CONDITIONER	⊕ UTILITY POLE
— OVERHEAD UTILITY LINE	⊗ REFRIG. UNIT	⊕ GAS METER
— FENCE	⊗ U.E. - UTILITY EASEMENT	⊕
⊙ 1/2" IRON ROD FOUND	⊗ BUILDING SETBACK LINE	
⊙ 1/2" IRON ROD SET	⊗ G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS	
	⊗ G.C.P.R. - GILLESPIE COUNTY DEED RECORDS	

408 NO. 17-1825 DRAWN BY: JMC



P-1715

1 inch = 156 feet



Letter	Owner	Address
1	Fredericksburg VOA Elderly Housing	3813 N. Causway Blvd Metairie LA 70002
2	Cosme Aguilar	909 E. Highway St Fredericksburg, TX 78624
3	Sunrise Fields Inc	150 E. Main Ste 305 Fredericksburg, TX 78624
4	Ronald & Connie Stephens	908 W. Schubert Fredericksburg, TX 78624
5	Sunrise Fields Inc	150 E. Main Ste 305 Fredericksburg, TX 78624
6	Jasiel & Margarita Martinez	511 S. Olive St Fredericksburg, TX 78624
7	Clifford Kuhlmann	202 Skylard Dr Fredericksburg, TX 78624
8	James & Emma Polard	509 S. Mesquite Fredericksburg, TX 78624
9	Laurie Tomlinson	211 Skylark Fredericksburg, TX 78624
10	Carlos & Maria Ramirez	510 S. Mesquite Fredericksburg, TX 78624
11	Leroy & Ruth Usener	513 S. Olive Fredericksburg, TX 78624
12	Frederic Kale	802 Alfred St Fredericksburg, TX 78624
13	Cosme Aguilar	909 E. Highway St Fredericksburg, TX 78624
14	Allen Keller Company LLC	P.O. Box 393 Fredericksburg, TX 78624
15	CP 33 (TX) LLC	3131 McKinney Ave Ste 475 Dallas, TX 75204
16		
17	Bruce & Nancy Stevens	806 E. Highway Fredericksburg, TX 78624
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