



CITY OF FREDERICKSBURG

PLANNING AND ZONING MEETING AGENDA WEDNESDAY, JULY 6, 2022, ~ 5:30 P.M. LAW ENFORCEMENT CENTER – 1601 E. MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member
Cindy Scroggins, Member

Tom Musselman, Member
Polly Rickert, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in regular session on **Wednesday, July 6, 2022, at 5:30 p.m. The meeting will be in person at the Law Enforcement Center 1601 E. Main Street.** This meeting will be held in person and live stream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube
<https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. INTRODUCTION OF NEW COMMISSION MEMBER – TOM MUSSELMAN

3. ROLL CALL

4. APPROVAL OF THE MEETING MINUTES

A. JUNE 8TH REGULAR PLANNING AND ZONING MEETING

5. PUBLIC COMMENTS

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Planning and Zoning Commission is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

Written Comments: to be submitted:

1. Must be received by 2 p.m. on July 6, 2022.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to scollier@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center to comment.

You will be limited to 3 minutes to speak.

The Planning and Zoning Commission (P&Z) welcomes public comments concerning items on this agenda. Each member of the public who desires to address the P&Z regarding an item on this agenda is required to sign up to speak, prior to the start of the meeting. All public comments shall be limited to discussion of items on this agenda and shall be limited to 3-minutes in duration. At the discretion of the P&Z Chair, or upon an affirmative vote of the P&Z, the public comment time limit applicable to all speakers may be lengthened or shortened as required to allow the P&Z to complete its legislative agenda. Persons addressing the P&Z are prohibited from trading time with other speakers or reserving of time.

6. PUBLIC HEARING

- A REQUEST #Z-2209 REQUEST BY MARK CORNETT WITH CORNETT ENGINEERING, TO CONSIDER THE FOLLOWING:
 - 1) A FUTURE LAND USE CLASSIFICATION OF “LOW DENSITY RESIDENTIAL” (LDR) FOR APPROXIMATELY 6.1 ACRES OF LAND DESCRIBED AS ALTSTADT VILLAGE SUBDIVISION PHASE II, LOCATED AT 701 E. MORSE STREET.
 - 2) A ZONING CLASSIFICATION OF (R1) SINGLE FAMILY RESIDENTIAL FOR APPROXIMATELY 6.1 ACRES OF LAND DESCRIBED AS ALTSTADT VILLAGE SUBDIVISION PHASE II, LOCATED AT 701 E. MORSE STREET.
- B REQUEST #Z-2210 REQUEST BY BRENDA BURRIER, TO CONSIDER THE FOLLOWING:
 - 1) A LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (C) ON PROPERTY LOCATED AT 528 SOUTH MILAM.
 - 2) A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL TO (C1), NEIGHBORHOOD COMMERCIAL ON PROPERTY LOCATED AT 528 SOUTH MILAM.
- C REQUEST #Z-2211 REQUEST BY H.E. “SKIP” PREBLE, TO CONSIDER A AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD) TO ALLOW BUILDING HEIGHTS TO EXCEED THE MAXIMUM HEIGHT OF 38, FEET FOR APPROXIMATELY 24.805 ACRES OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF OTTO ECKHARDT ROAD AND MARIPOSA DRIVE.

7. ACTION ITEMS

- A DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST Z-2209 BY MARK CORNETT WITH CORNETT ENGINEERING, TO CONSIDER THE FOLLOWING:
 - 1) A FUTURE LAND USE CLASSIFICATION OF “LOW DENSITY RESIDENTIAL” (LDR) FOR APPROXIMATELY 6.1 ACRES OF LAND DESCRIBED AS ALTSTADT VILLAGE SUBDIVISION PHASE II, LOCATED AT 701 E. MORSE STREET.

- 2) A ZONING CLASSIFICATION OF (R1) SINGLE FAMILY RESIDENTIAL FOR APPROXIMATELY 6.1 ACRES OF LAND DESCRIBED AS ALTSTADT VILLAGE SUBDIVISION PHASE II, LOCATED AT 701 E. MORSE STREET.
- B DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2210 REQUEST BY BRENDA BURRIER, TO CONSIDER THE FOLLOWING:
- 1) LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (C) ON PROPERTY LOCATED AT 528 SOUTH MILAM.
- 2) ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL TO (C1), NEIGHBORHOOD COMMERCIAL ON PROPERTY LOCATED AT 528 SOUTH MILAM.
- C DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2211 REQUEST BY H.E. "SKIP" PREBLE, TO CONSIDER AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD) TO ALLOW BUILDING HEIGHTS TO EXCEED THE MAXIMUM HEIGHT OF 38, FEET FOR APPROXIMATELY 24.805 ACRES OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF OTTO ECKHARDT ROAD AND MARIPOSA DRIVE.
- D REQUEST P-2218 BY MARK CORNETT WITH CORNETT ENGINEERING TO CONSIDER A PRELIMINARY PLAT OF ALTSTADT VILLAGE SUBDIVISION PHASE II LOCATED AT 701 E. MORSE STREET.
- E REQUEST P-2220 BY MARK SPARROW WITH HK FREDERICKSBURG TO CONSIDER A FINAL PLAT OF FRIENDSHIP OAKS SUBDIVISION PHASE 4 LOCATED ON SOUTH CREEK STREET.
- F REQUEST P-2225 BY MARK SPARROW WITH HK FREDERICKSBURG TO CONSIDER A FINAL PLAT OF FRIENDSHIP OAKS SUBDIVISION PHASE 2 LOCATED ON SOUTH CREEK STREET.
- G REQUEST P-2226 BY JEFFERY MORIN TO CONSIDER A REPLAT OF GERMAN EMIGRATION LOT #10 LOCATED AT 626 SOUTH EAGLE STREET.
- H REQUEST P-2228 BY JOSH LEAMONS WITH SEARCHERS SURVEYING TO CONSIDER A FINAL PLAT OF POST OAK VILLAGE SUBDIVISION LOCATED AT 651 POST OAK ROAD.
- I REQUEST SP-2208 BY MARK SPARROW WITH HK FREDERICKSBURG TO CONSIDER A DUPLEX RESIDENTIAL DEVELOPMENT LOCATED ON LOT 2 OF THE FRIENDSHIP OAKS SUBDIVISION PHASE 4.

J REQUEST SP-2212 BY KRIS GANT WITH HILLTEX VENTURES TO
 CONSIDER A CONDOMINIUM DEVELOPMENT LOCATED ON LOT 1RR
 OF THE DECHERT ADDITION ON SUNRISE STREET.

8. DISCUSSION ITEMS

A UPDATE ON P&Z AGENDA ITEM REQUEST FORM

B UPDATE ON P&Z TRAINING SESSION, DEVELOPMENT UPDATE, AND
 ATTAINABLE HOUSING PRESENTATION

9. ADJOURN

This is to certify that I, Anna Hudson, posted this Agenda before 5:00 PM. on Thursday,
June, 30 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W.
Main St., Fredericksburg, Texas as well as the City of Fredericksburg's website fbgtx.org.



Anna Hudson
Development Services Dept

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

**PLANNING & ZONING COMMISSION
JUNE 8, 2022
5:30 P.M.**

On this the 8th day of JUNE 2022 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center located at 1601 E. Main Street with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
POLLY RICKERT
CINDY SCROGGINS
JEFF LAWRENCE
TIM DOOLEY
STEVE THOMAS

ABSENT:

JIM JARREAU
DARYL WHITWORTH

ALSO, PRESENT:

GARRET BONN – Interim Director of Development Services
DANIEL JONES – City Attorney
ANNA HUDSON – Historic Preservation Officer
SHELBY COLLIER – Associate Planner

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

PUBLIC COMMENTS

MINUTES

Polly Rickert made a Motion to Approve the May 2022 Meeting Minutes. Seconded by Jeff Lawrence. All voted in favor and the motion carried.

Polly Rickert made a Motion to Approve the May 2022 Meeting Minutes. Seconded by Jeff Lawrence. All voted in favor and the motion carried.

Polly Rickert made a Motion to Approve the March 2, 2022, Meeting Minutes with corrections to Pg 10 and Pg 13. Seconded by Tim Dooley. All voted in favor and the motion carried.

Polly Rickert made a Motion to Approve the February 10, 2022, Joint City Council and Planning & Zoning Meeting Minutes. Seconded by Jeff Lawrence. All voted in favor and the motion carried.

PUBLIC HEARING

Request-Z-2207 by Jeffery Morin & Mary Eckert to consider a Land Use Change from Industrial (I) to Commercial (C) and a Zoning Change from M2, Medium Manufacturing to C2, Commercial on property located at 1603 & 1605 East Main Street and Lot C-1RB of the Morin Park Subdivision, Two.

Tim Dooley made a Motion to open the public hearing. Polly Rickert seconded the motion. All voted in favor and the motion carried.

Jeffery Morin presented the application. He explained that it was their desire to change the Zoning from M2 to C2 as they believe it is the best use for the property and it has been used that way for a long time.

Tim Dooley made a Motion to close the public hearing. Polly Rickert seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Discussion, Consideration and Recommendation Regarding Request-Z-2207 by Jeffery Morin & Mary Eckert to consider a Land Use Change from Industrial (I) to Commercial (C) and a Zoning Change from M2, Medium Manufacturing to C2, Commercial on property located at 1603 & 1605 East Main Street and Lot C-1RB of the Morin Park Subdivision, Two.

Shelby Collier, Associate Planner, stated the applicants are seeking a Land Use change from Industrial (I) to Commercial (C) and a Zoning change from M2 - Medium Manufacturing to C2 - Commercial on property located at 1603 & 1605 East Main Street and Lot C-1RB of the Morin Park Subdivision for three (3) lots fronting Highway 290 East and one (1) lot fronting on Industrial Loop.

The properties are currently composed of multiple commercial uses including a mix of commercial office space and warehouse facilities.

Land uses surrounding this property includes public facilities to the north (across Highway 290 East) and west (across Industrial Loop), and Industrial to the south and east (across Industrial Loop). Additionally, there are more Industrial uses further down Industrial Loop. Surrounding zoning includes Public Facilities to the north and west, and Industrial to the south and east (across Industrial Loop)

It is worth noting the City of Fredericksburg has started the process of updating the Comprehensive (Comp) Plan. This is a good example of how the City has developed outside of the previously planned land uses.

Frontage on a major thoroughfare should be zoned C2 Commercial to aid in the development and outward growth of Fredericksburg. As the Commercial Use is consistent with similar properties, Staff recommends approval of the requested future land use changes and zoning changes given the location on Highway 290 East.

Tim Dooley made a Motion to recommend Approval of the requested Land use for Z-2207. Seconded by Polly Rickert. All voted in favor and the Motion carried.

Tim Dooley made a Motion to recommend Approval of the requested Zoning for Z-2207. Seconded by Polly Rickert. All voted in favor and the Motion carried.

Consider Request SP-2206 a Site Plan for a Short-Term Rental Facility located at 639 Post Oak Road.

No Applicant was present to provide presentation.

Shelby Collier, Associate Planner, stated that a Site Plan has been submitted to further develop property located at 639 Post Oak Road as a Short-Term Rental Facility. The proposed development would include seven

(7), efficiency units including one (1) ADA accessible unit, a 2,000 sq. ft. building to be used as an office and a pool. The proposed development has access off Post Oak Rd via a 20' wide driveway. The new units will be single story and will be equipped with a fire suppression system.

This Application was submitted on March 31, 2022, and was reviewed under the 2018 Short-Term Rental Ordinance (No. 28-001) as it was submitted prior to the adoption of Ordinance No. 2022-13 (April 1, 2022)

Based on Staffs review, staff can recommend approval conditioned upon the following:

1. Landscape plan, including screening per [Sec 7.940](#), be provided and approved prior review of Building Permit Applications per [Sec. 7.920](#)
2. Approval of Civil Construction Plans prior to review of Building Permit Applications.
3. Park Dedication of \$500.00 Per Unit (\$3,500.00) for the 7 new units payable prior to issuance of Building Permits per [Sec. 6.15](#)

Polly Rickert said she prefers an 8ft masonry fence along the northern property line.

Polly Rickert made a Motion to Approve SP-2206 per Staff recommendation and to include an 8ft Masonry Fence along the Northern Property Line. Seconded by Cindy Scroggins. All voted in favor and the Motion carried.

Consider Request P-2217 Final Plat of the Botanica Subdivision located at 802 Friendship Lane.

Mathew Hilbig with KFW presented the application. He stated that this project received Site Plan approval about 6 months prior and KFW has been contracted to submit the Final Plat for the development.

Shelby Collier, Associate Planner, stated that the Planning & Zoning Commission conditionally approved the proposed site plan for a multi-family development of this property on December 9, 2022, and to finalize the development of this property a Final Plat is required.

Staff recommends approval of the final plat application conditioned upon the following:

- Civil construction plan approval for any public improvements and site plans.
- Approved Traffic Impact Analysis as required by the Access Management Section (6.04) of the City's Subdivision Ordinance.

Payment of Parkland Dedication Fees in the amount of \$500/lot.

Tim Dooley asked about the location of a fence that was required as part of the Site Plan.

Shelby Collier stated that the fence is still required and will be installed as part of the development.

Tim Dooley made a Motion to Approve P-2217 per Staff recommendation. Seconded by Jeff Lawrence. All voted in favor and the Motion carried.

Consider Request P-2219 Preliminary Plat of the Harmony Hills Subdivision located at 668 Pyka Rd.

Mark Cornett with Cornett Engineering stated that GT Development intends to develop 668 Pyka Rd as a Single-Family Residential neighborhood and is proposing the creation of 69 lots.

Shelby Collier, Associate Planner, stated The property owner is submitting this preliminary plat to develop

single family residences on the proposed lot. The property consists of approximately twenty-one (21) acres of land zoned R1, Single Family Residential. The subject property is located on the north side of Pyka Road, east of the intersection of Kerr Road. The subdivision plat includes the following:

This subdivision will result in the creation of 3 new roadways Treaty, Grace and Unity Lane. Treaty and Grace Lane will take access from Pyka Road. It is worth noting that the current block length as proposed does not meet City Standards, max of 1200 ft. Staff will work with developer to address this issue as part of the Final Plat and Civil Construction Plans.

Aside from the block lengths in excess of 1,200 ft, all lots are in compliance with the City's subdivision and zoning requirements regarding lot size and frontage.

Staff recommends approval of the proposed preliminary plat application conditioned upon the following:

- Civil construction plan approval for any public improvements and site plans, including a traffic impact analysis, as required by the Access Management Section (6.04) of the City's Subdivision Ordinance.
- Approved Addressing Plan
- Approval of the Final Plat.
- Payment of Parkland Dedication Fees in the amount of \$500/lot payable prior to recordation of the Final Plat per [Sec. 6.15](#)

Polly Rickert expressed concern regarding the long blocks. She stated that the long roads add to increased speed and creates a potential hazard for the neighborhood. She suggested a cross street mid-way through the development and not at the back of the subdivision.

Polly Rickert suggested that the developer and engineer work with Staff to address the length of the streets.

Tim Dooley made a Motion to Approve P-2219 per Staff recommendation and to work with Staff to address the length of the streets. Seconded by Steve Thomas. All voted in favor and the Motion carried.

DISCUSSION ITEM

Applications to make requests to place items on the Planning & Zoning Agenda.

Staff has created a form that the commission may use to request an item by added to the Planning & Zoning Agenda. To add an item to the agenda, Staff recommends 3 Commission members support the item to be discussed for consideration.

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Jeff Lawrence. All voted in favor and the meeting was adjourned at 6:17 p.m.

PASSED AND APPROVED this 6th day of July 2022.



PLANNING & ZONING COMMISSION MEMO

DATE: July 6, 2022

TO: Planning & Zoning Commission

FROM: Garret Bonn – Interim Director of Development Services/City Engineer

SUBJECT: Z-2209 – Request by Mark Cornett (Cornett Engineering) to consider a future land use classification of “Low Density Residential” (LDR) and a zoning classification of “Single Family Residential” (R1) for approximately 6.1 acres of land described as Altstadt Village Subdivision Phase II located at 701 E. Morse Street.

Summary:

On behalf of the property owner, Mark Cornett with Cornett Engineering, has requested consideration of a future land use classification of “Low Density Residential” (LDR) and a zoning classification of “Single Family Residential” (R1) for approximately 6.1 acres of land described as Altstadt Village Subdivision Phase II located at 701 E. Morse Street.

Analysis:

The subject tract is located immediately adjacent to the east side of Altstadt Subdivision, Phase I, a 23 lot R1 zoned subdivision currently under construction. Journey Church formerly operated on the subject tract but the property is currently believed to be vacant. The subject tract lies within the City’s ETJ and voluntary annexation has been requested to allow for construction of a +/-19 lot single-family subdivision to be known as Altstadt Village Phase II.

Land uses surrounding this property includes R1 to the west (Altstadt Subdivision Phase I) and the remainder being low density residential.

Recommendation:

As the proposed low density residential use is consistent with surrounding properties and the land use plan, staff recommends approval of the requested land use and zoning classifications.

Attachments:

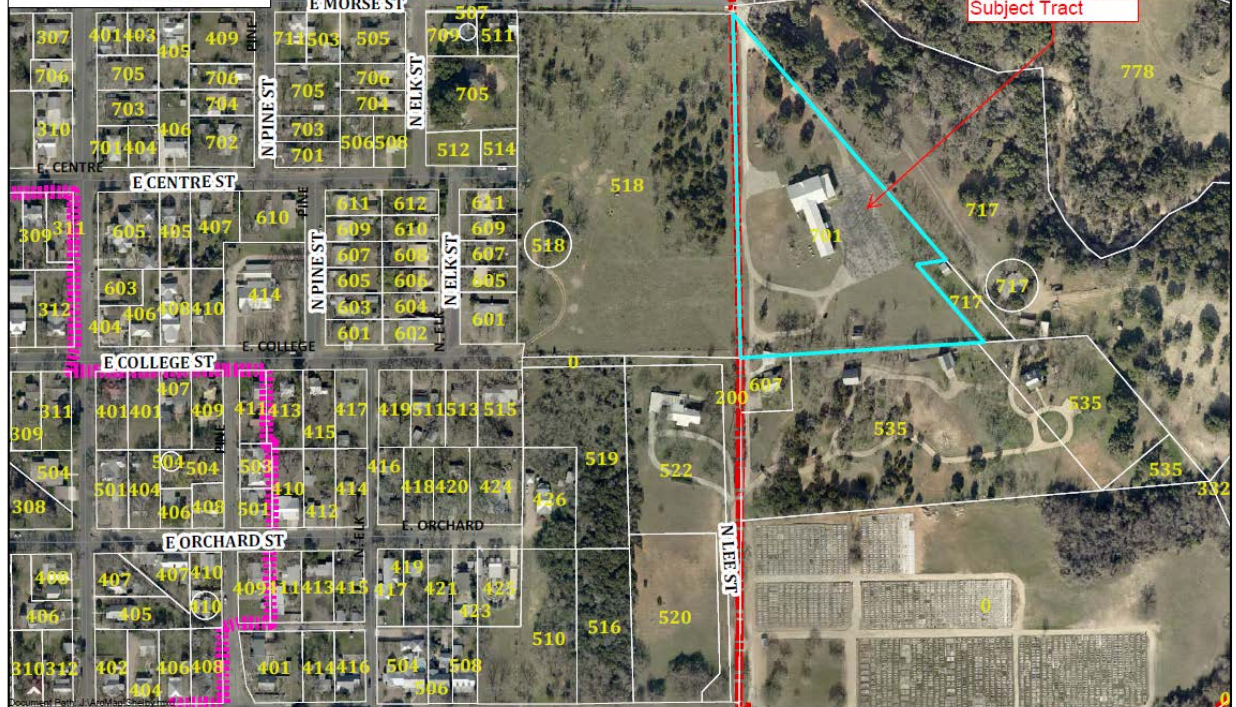
- 1 Location Map
- 2 Future Land Use Map
- 3 Zoning Map
- 4 Project Application

LOCATION MAP

5112
711F



City Limit
Boundary





1 inch = 400 feet

FIGURE 1
Land Use Map



Document Path: C:\Users\Garret\Desktop\00_FBG_ANSI_A_Portrait_Template.mxd



1 inch = 400 feet

FIGURE 1
Zoning Map

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space

LEGEND

- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential
- City Limit Boundary
- 1-Mile ETJ Boundary

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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: Altsdadt Village Phase II

Project Address: 701 E. Morse Street

Tax ID Number (s): 19475

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|---|---|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☒ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☒ Preliminary Plat* | |

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

Jurisdiction: ☐ City Limits ☒ ETJ Total Acres: 6.1 No. of Lots:

Original Survey & Abstract No:

Legal Description: See attached legal description and survey

Current Land Use Plan: residential

Proposed Land Use Plan:

Current Zoning: R1

Proposed Zoning: R1

Location:

Proposed Use(s): Single Family Residential

Applicant's Signature

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

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: Mark D. Cornett, P.E. Date: 4/18/2022

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): Shepherds Glen Partners, LLC

Owner Name:

Address: 130 S. Seguin, Suite 100, New Braunfels, Texas 78160

Phone: 210-913-8720

Fax:

Email: fred.heimer@sv-re.cor

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

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

Firm Name (if applicable): CORNETT ENGINEERING

Address: 1174 Funf Kinder Rd, Fredericksburg, Texas 78624

Primary Contact Name: Mark Cornett - mark@cornettengineering.com

Phone: 210-213-1195

Fax:

Email:

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:



PLANNING & ZONING COMMISSION MEMO

DATE: July 6, 2022

TO: Planning & Zoning Commission

FROM: Anna Hudson

SUBJECT: #Z-2210 A LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (C) ON PROPERTY LOCATED AT 528 SOUTH MILAM.

A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL TO (C1), NEIGHBORHOOD COMMERCIAL ON PROPERTY LOCATED AT 528 SOUTH MILAM.

Summary:

The applicant is seeking a future land use classification change from “Low Density Residential” (LDR) to “Commercial” (C) and zoning change from “Single Family Residential” (R1) to “Commercial” C1.

528 S. Milam has 2 lots with legal descriptions of: AG E CO #95 2., -M/H HOMESITE- HUD# TEX0490402;HUD#2 TEX0490403;TITLE # REAL and G E CO #96 0.49

Analysis:

The property currently has one primary house and outbuilding. The entire property in question is the average size of a typical city block and could be divided into multiple lots with the current zoning, requested zoning, or staff recommended zoning.

Land uses surrounding this property include Low Density Residential (LDR) to the north across West Walch west and east across South Milam, and Neighborhood Commercial (NC) to the south across West Live Oak. Additionally, there are neighborhood commercial land uses 2 lots to the west and beyond the intersection of West Live Oak and Post Oak Road.

Zoning to the west, north, and east is R1 – Single Family Residential. Zoning to the south across W. Live Oak is Neighborhood Commercial – C1.

While W. Live Oak has multiple C1 zoned lots, the area north of this block was developed as Single Family and has remained residential.

Recommendation:

Staff recommends the half of the block facing W. Live oak change to C1 as requested. The half of the block facing Walch should stay residential, either R1-Single Family Residential as existing or R2 – Mixed Residential to act as a buffer between single family uses and commercial uses.

For Reference: The 400 and 500 block of North Milam have been zoned so the portions facing Milam have C1 zoning and the portions of the deep lots facing Pecan are R1. As these lots have sold and been redeveloped the parcels have been divided along the zoning line.

Attachments:

1. Project Application
2. Future Land Use Map & Location/Zoning Map
3. Zoning Matrix
4. Map with Legal Descriptions
5. Map with Staff Recommendation
6. Map of N. Milam for reference



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: 528 S Milam (Burrier Tract)

Project Address: 528 S Milam, Fredericksburg, TX 78624

Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|--|--|--|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☒ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☒ Land Use Plan Change | ☐ Preliminary Plat* | |

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 2.49 No. of Lots:

Original Survey & Abstract No:

Legal Description: See Attached Exhibit A

Current Land Use Plan: Low Density Residential Proposed Land Use Plan: Commercial

Current Zoning: R1 Single Family Residential Proposed Zoning: C1 Neighborhood Commercial

Location: 528 S Milam. Corner of S Milam and W Live Oak

Proposed Use(s): Medical offices/Small business

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: Adam Hahn
Printed Name: Adam Thomas Hahn Date: 25 May 2022

Staff Use Only

Application No.: 22210 Date: 05/26/22

*Copy of current Title Search required with application.

\$1700.00 - clh #2265



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: Brenda Burrier

Address: 417 E College St. Fredericksburg, TX 78624

Phone: 830-992-1697

Fax:

Email:

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

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

Firm Name (if applicable):

Address: 617 Country Creek Lane. Fredericksburg, TX 78624

Primary Contact Name: Adam Hahn

Phone: 830-456-3277

Fax:

Email: ahahn@kw.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): Adam Hahn

Address: 617 Country Creek Lane. Fredericksburg, TX 78624

Phone: 830-456-3277

Fax:

Email: ahahn@kw.com

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone: Fax: Email:



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 - \$400
- ☐ Site Plan Application Admin - \$300
- ☐ Site Plan Application P&Z - \$400
- ☐ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Amending Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Preliminary Plat - \$400 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.

Exhibit A

Legal Description:

G E CO #96 0.49 & G E CO #95 2., -M/H HOMESITE- HUD#
TEX0490402;HUD#2 TEX0490403;TITLE # REAL

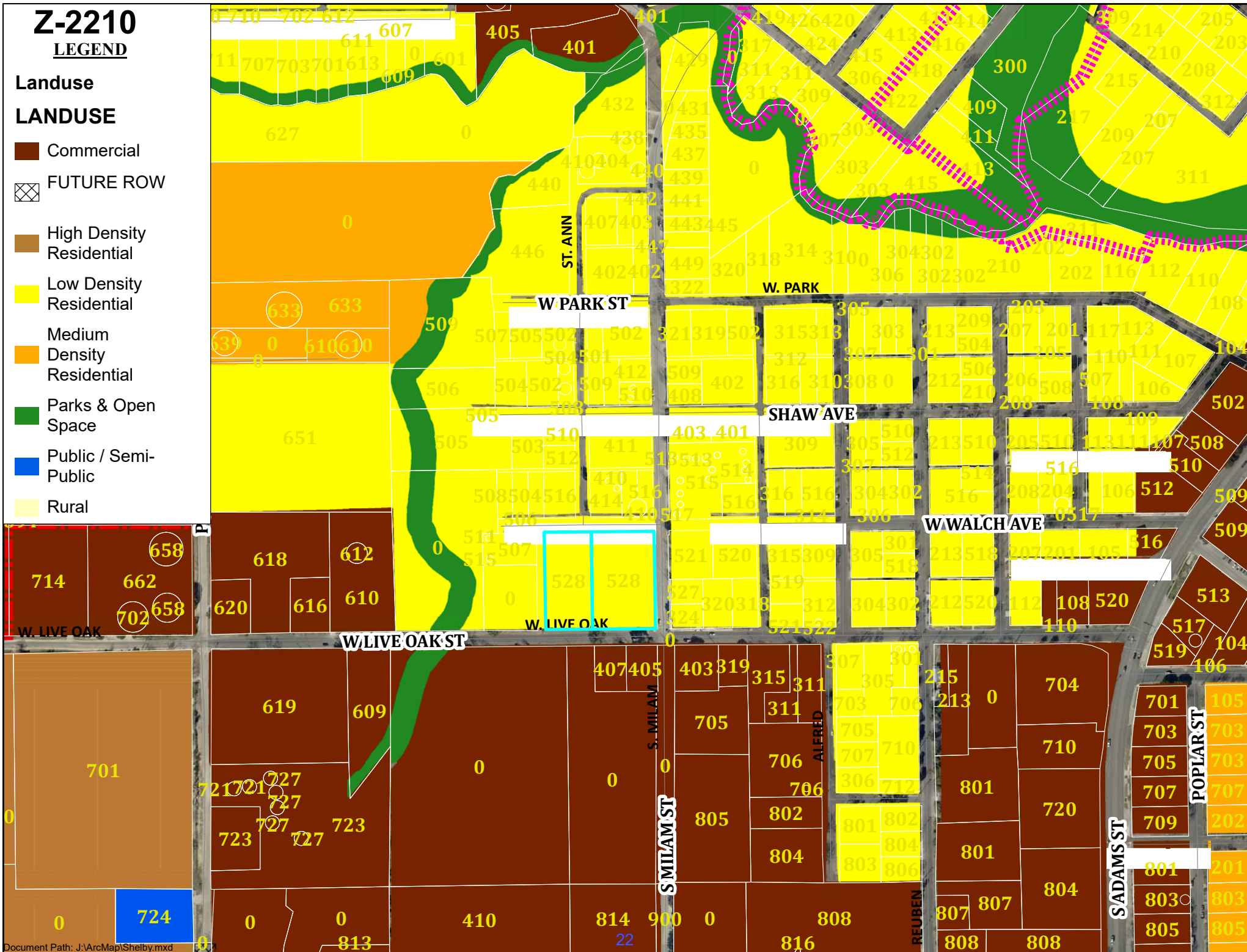
Z-2210

LEGEND

Landuse

LANDUSE

- Commercial
- FUTURE ROW
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Parks & Open Space
- Public / Semi-Public
- Rural

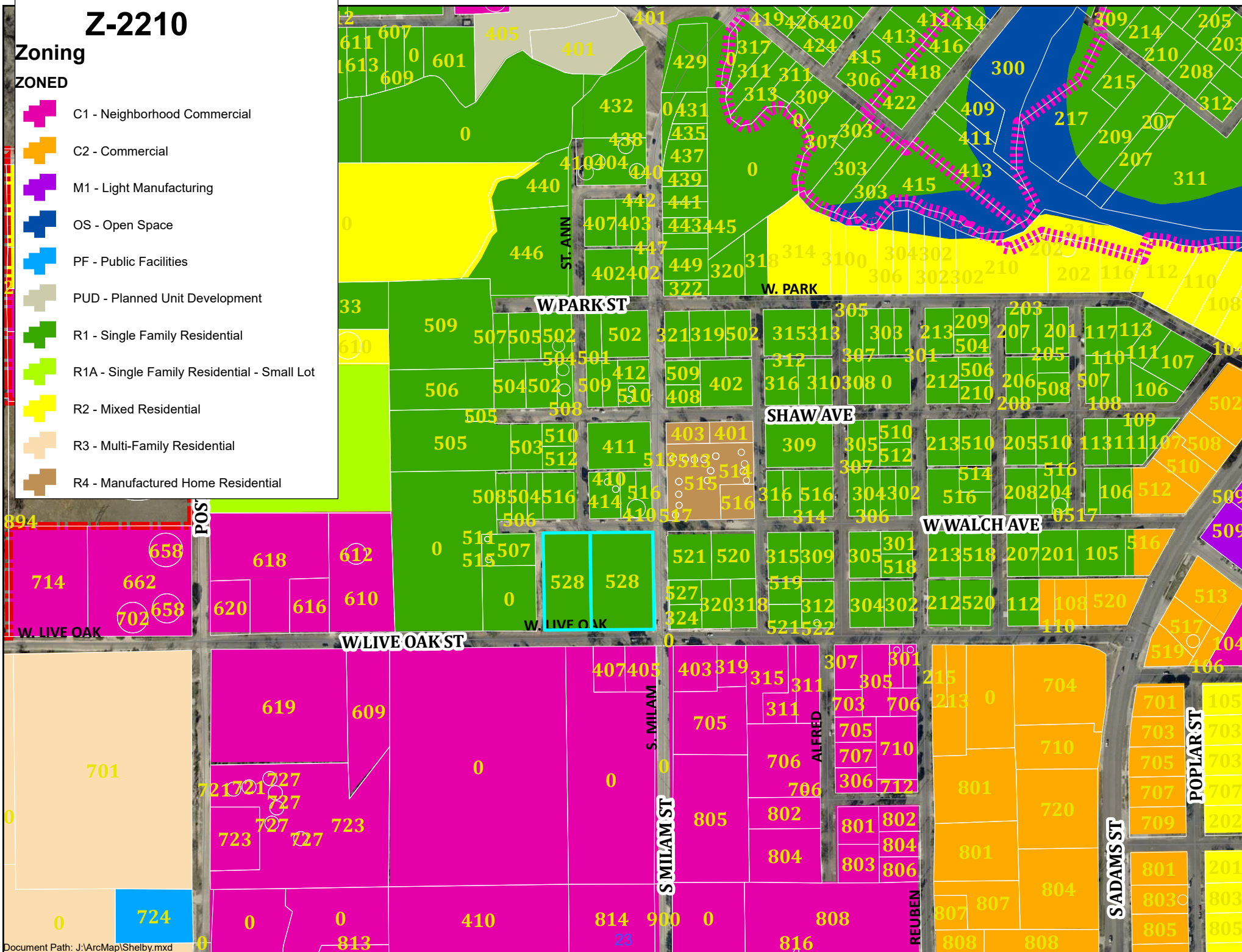


Z-2210

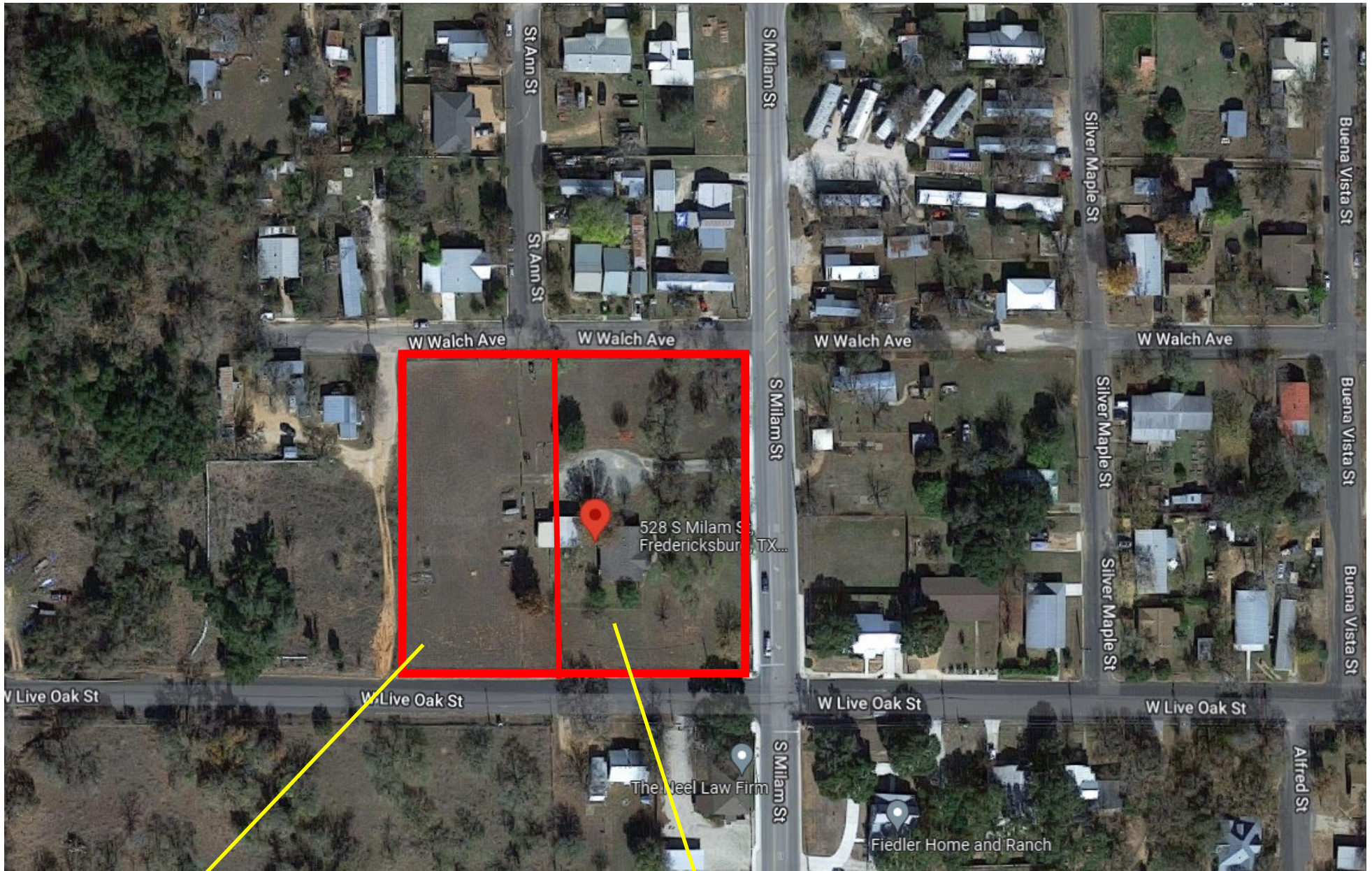
Zoning

ZONED

-  C1 - Neighborhood Commercial
-  C2 - Commercial
-  M1 - Light Manufacturing
-  OS - Open Space
-  PF - Public Facilities
-  PUD - Planned Unit Development
-  R1 - Single Family Residential
-  R1A - Single Family Residential - Small Lot
-  R2 - Mixed Residential
-  R3 - Multi-Family Residential
-  R4 - Manufactured Home Residential



	R1	C1	R2
Lot Size	Minimum Lot Area 7,500	Minimum Lot Area 7,500	Minimum Lot Area 5,000
Lot Width	Minimum 70 Feet	Minimum 70 Feet	Minimum 50 Feet
Height	Max 28 Feet	Max 38 Feet	2 ½ stories, 28 ft
Front Yard	Minimum 25 Feet	Minimum 25 Feet	15 feet (20 ft for garage)
Street Side Yard	Minimum 15 Feet	Minimum 25 Feet	15 feet
Interior Side Yard	Minimum 5 Feet	Minimum 5 Feet Minimum 10 Feet when abutting residential zoning districts Minimum 15 feet for 2 story structures when abutting residential zones	Minimum 5 Feet for single family detached structures: or 10 Feet for multi-family, when abutting residential zoning districts; or Minimum 15 feet for 2 story multi-family developments when abutting residential zones
Rear Yard	Minimum 10 Feet	Minimum 10 Feet Minimum 15 Feet when abutting residential zoning districts Minimum 25 Feet for 2 story structures when abutting residential zones	Minimum 10 Feet; or Minimum 15 Feet for multi-family when abutting residential zoning districts Minimum 25 Feet for 2 story structures when abutting residential zones
Max Building Coverage	40% of Lot Area	50% of Lot Area	55% of lot area
Impervious Coverage	55% of Lot Area	70% of Lot Area	65% of lot area



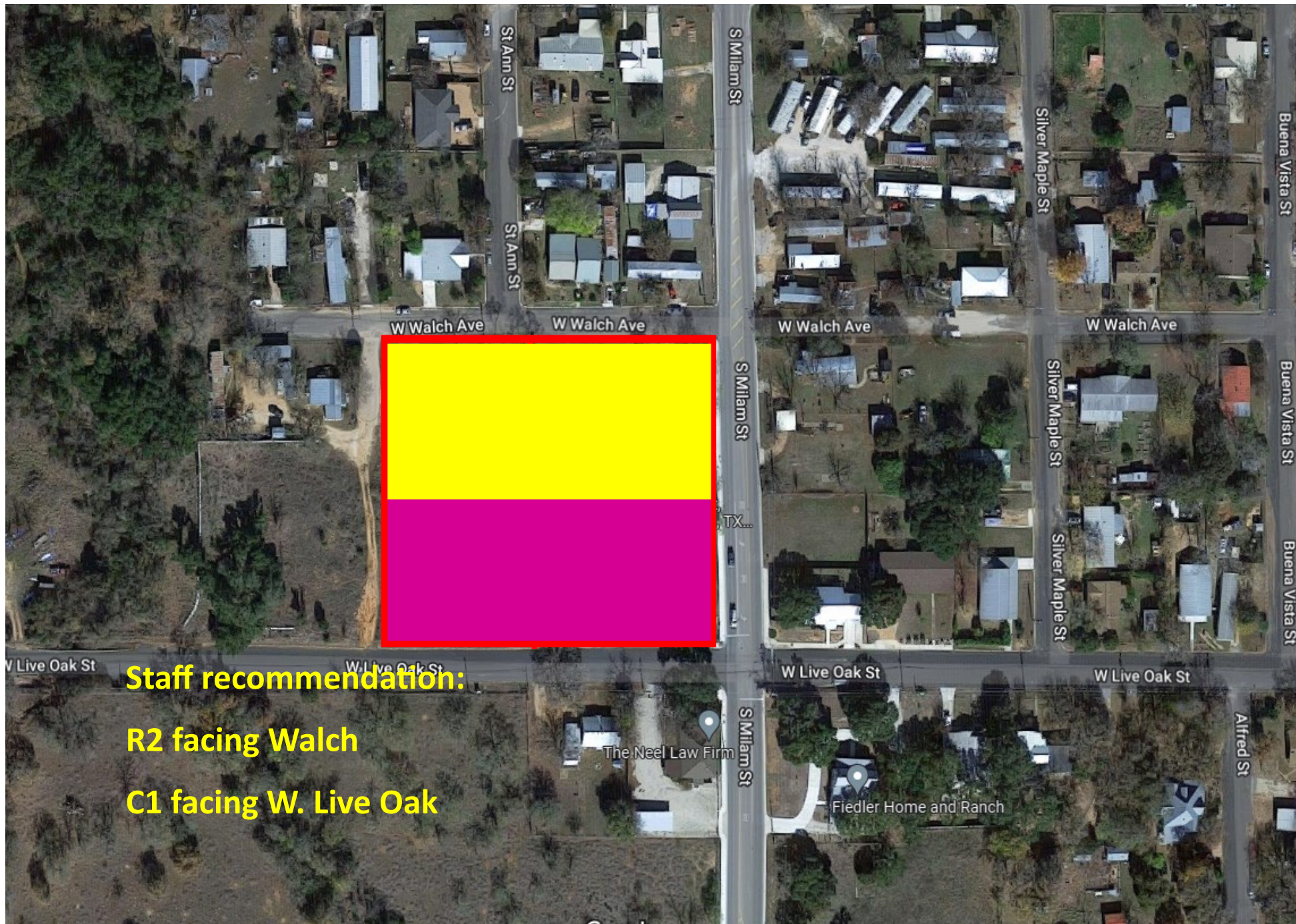
GCAD Prop # 21652

Legal Des: G E CO #96 0.49

0.49 ac 21,344.00 sf

GCAD Prop # 216521

Legal Description: AG E CO #95 2., -M/H HOMESITE
- HUD# TEX0490402;HUD#2 TEX0490403;TITLE #
REAL



Staff recommendation:

R2 facing Walch

C1 facing W. Live Oak



PLANNING & ZONING COMMISSION MEMO

DATE: July 6, 2022

TO: Planning & Zoning Commission

FROM: Anna Hudson

SUBJECT: #Z-2211 REQUEST BY H.E. "SKIP" PREBLE, TO CONSIDER A AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD) TO ALLOW BUILDING HEIGHTS TO EXCEED THE MAXIMUM HEIGHT OF 38, FEET FOR APPROXIMATLY 24.805 ACRES OF LAND LOCATED AT THE SOUTHEAST INTERSECTION OF OTTO-ECKHARDT ROAD AND MARIPOSA DRIVE.

Summary:

The applicant is seeking to amend an existing Planned Unit Development (PUD) to increase the maximum building height from 38' to 60' or 4 stories.

Background: The subject tract is currently zoned Planned Unit Development (PUD). This zoning was established in 2019 to allow construction of a mix of neighborhood commercial and mulit-family. The PUD had distinct areas of development. On the approved plat this is Phase 5. Of the 3 streets on the plat only Friden Parkway has been built.

Analysis:

The subject tract in question is currently undeveloped. The applicant is seeking to amend the PUD to allow construction of 4 - story multi-family housing development.

Land uses surrounding this property include ETJ property to the southwest currently used a medical offices, while areas to the south and east are in the ETJ and used as single family housing (rural residential). The tract to the north is a Phase 4 of the PUD designated commercial/office uses. The property to the west is in the ETJ and undeveloped rural residential and agriculture.

Recommendation:

Fredericksburg has retained its small town feel even as it grows, in part because of the height restrictions in all zoning districts. Height restrictions help create a pedestrian friendly sense of place and protect the Hill County viewsheds. Height restrictions have protected the views of downtown from many vantage points, both inside and outside the City Limits.

Changing the PUD to allow 4 stories by right would allow any number of structures to be built to 4 stories or 60 ft.

Staff is unable to recommend approval of the requested PUD amendment without more information to understand the impact on surrounding properties and potential obstruction of views from off site.

Attachments:

Project Application

Proposed PUD language

Proposed Site Plan Options

Approved Plat

Photos from Hwy 87

Birds-eye view of proposed buildings



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: 101 Frieden Parkway, Fredericksburg, TX
Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|--|--|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☒ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

Revision of Approved Plan / Plat? ☐ Yes ☒ No Name:
Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: No. of Lots:

Original Survey & Abstract No: Frieden Subdivision

Legal Description:

Current Land Use Plan: Proposed Land Use Plan:

Current Zoning: PUD Proposed Zoning: PUD

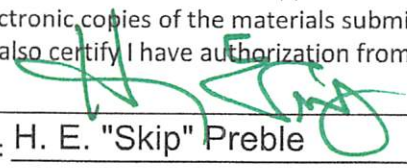
Location: Frieden PUD

Proposed Use(s): PUD - change NC/MF height restriction

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: H. E. "Skip" Preble Date: 05/27/2022

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): Fredericksburg Development, Inc.

Owner Name: Chris Wilde

Address: 1250 NE Loop 410, Suite 410

Phone: (210)930-5141

Fax: (210)930-5142

Email: cwilde@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: 133 Otto Eckhardt Rd, Fredericksburg, TX 78624

Primary Contact Name: Randy Jenniges

Phone: (320) 333-5951

Fax:

Email: rjenniges@sehinc.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:



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 - \$400
- ☐ Site Plan Application Admin - \$300
- ☐ Site Plan Application P&Z - \$400
- ☒ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Amending Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Preliminary Plat - \$400 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.

Friedën 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 the 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 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 Friedën 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 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 a safer transportation system without undue roadblocks or restrictions to vehicular flow.

- (6) Create a more flexible land use that allows the Friedën Master Plan to evolve to changing market conditions, innovations in design, technique, and materials, as well as changes in lifestyle or living standards.
- (7) Encourage design of housing, floor plans, views, and landscaping in a coordinated effort to maximize value, livability, and efficiency.
- (8) Minimize monotony, encourage variation, and reward innovative design practices within Fredericksburg heritage.
- (9) 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.



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 Lot Line:

The 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 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.

Meandering Walkway:

Meandering Walkway is a sidewalk that is a minimum of 5 feet wide that is placed in an access/utility easement when meandering outside the right-of-way. The radii used shall 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 the 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 the front setback line to the 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 neighborhood's 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 a sense of pride that is enhanced because of the neighborhood that individual lives within, no matter what price point or social status. *The environment* is defined as viable non-trendy solutions that reduce environmental impact without undue economic or existing 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 provides a safer main intersection point, identifies an area or intersection, and can provide safer crossings at main pedestrian trails.



Friedën 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.
- (2) To minimize pollution, environmental hazards, and other objectionable influences.
- (3) To protect residential areas, as much as possible, from the adverse impacts of 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 for a more desirable environment for suburban living.
- (5) 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 with lower maintenance costs.
- (7) To create living standards that enhance residents' experience.

As of the effective date of this application, SFR neighborhoods containing a total land area of 130.8 acres and calling for a maximum of 242 single-family home sites of varying sizes and types are planned., these single-family home sites are grouped into three distinct product types. These three residential lot types are detailed in the following table:

Product Type	Minimum Lot Size	Minimum Width	Minimum Depth
Sunday Haus	7,500 sq ft	60 feet	100 feet
Mittel Haus	10,000 sq ft	70 feet	110 feet
Farm Haus	15,000 sq ft	80 feet	120 feet

The Preliminary Plat of Phase 1 contains the following number of each of the three lot varieties reflecting our preliminary design efforts and our best estimate of current market demand for each product type.

Phase 1 Residential Unit Mix			
Product Type	Number of Lots	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	15,543

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 242 as specified in our agreement.

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

ll references to “Sections” point to those sections of the City of Fredericksburg Zoning Ordinance, adopted in 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 Friedën

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
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/Multi-Family)

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 minimize pollution, environmental hazards, and other objectionable influences.
- (3) To protect residential areas, as much as possible, against traffic generated by non-residential uses.
- (4) To protect against congestion, as much as possible, by maintaining flow and convenience; providing adequate parking spaces; and 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, with lower maintenance costs.
- (7) To allow for the integration of low-intensity commercial uses and higher density residential uses.

All references to “Sections” point to those sections of the City of Fredericksburg Zoning Ordinance, adopted in March 2014.

Principal Neighborhood Commercial/Multi-Family (NC/MF) 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 Office
Community Recreation
Condominiums (Section 7.610)
Convalescent Services
Cultural Services
Day Care Services
Duplex Residential
Group Residential
Local Utility Services
Medical Services
Multiple Family Residential
Personal Services
Private Primary Educational Services
Private Secondary Educational Facilities
Professional Office
Religious Assembly

Single Family Residential
Townhouses (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:

Arts and Crafts
Automotive Washing
Building Maintenance Services
Business School
Business Support Services
Club or Lodge
Communication Services
Consumer Repair Services
Convenience Storage
Convenience Store/Self-Serve Gasoline
Food Sales
Guidance Services
Laundry Services
Limited Retail Sales
Liquor Sales

Personal Improvement Services
Pet Services
Restaurant - Limited
Townhouse Residential Drive-through Facilities Associated with any use

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 C-1 uses in the City of Fredericksburg Zoning Ordinance.

Site Development Regulations

Each site in the NC/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):

Feature	Regulations
Lot Size	Minimum Lot Area, 5,000 Square Feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 4 Stories above grade (mean building height no more than 60 feet)

Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet*
Rear Yard	Minimum Required Setback, 10 feet
Maximum Impervious Coverage	Percent of Lot Area, 70%
Maximum Building Coverage	Percent of Lot Area, 50%
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
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance
*10 feet when adjacent to a residential use	

General Dimensional Standards

Minimum neighborhood requirements.

Open space areas:

1. A total of 10% of the land area shall be provided in common open space.
2. The open space shall be coordinated with the pedestrian connectivity through the neighborhood 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 most units within a neighborhood.
4. If detention ponding is required, or there is an existing pond, 75% of the pond area (taken at the maximum top of water level) can be used towards the open space requirement.

Residential Parking Minimums:

1. Driveway areas from the 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 shall be no less than 1 space per 4 residential units.

Public Street Minimums:

1. All public streets will be built in accordance with Section 6.12 of the City of Fredericksburg Subdivision Ordinance.

Walk & Pedestrian Ways:

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

Type of Walkway	Minimum Width of Walkway
Sidewalks	5 feet
Pedestrian Way	6 feet
Pedestrian Way with Emergency Access	10 feet

Private Drive (NC/MF, CD) Minimums:

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

Number of homes served	Minimum Width
Alley Drive	15 feet
Private Drive	28 feet

Utility Design Standards:

To create more efficient utility infrastructure, the Friedën 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 the City of Fredericksburg Public Works Department.

However, the following utility infrastructure options are acceptable:

1. Manholes can be placed behind the curb line instead of at the centerline but shall be within the right-of-way or easement.
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.

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.
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 Friedën Master Plan Main Trail shall 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) shall have a Pedestrian Way near the center of the block.

CD: Commercial District

Commercial design standards

Commercial development within Friedën Master Planned Community includes retail and office intended to provide both neighborhood and regional services. A quasi-blend of the commercial is offered in the form of the residential home business as a transitional use.

Although the project possesses frontage along US 87, it is the intent of the developer to focus on 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 Friedën Master Planned Community shall coincide with adjacent and nearby residential uses. This document will serve as a guide to minimizing these situations from occurring. For the most part, commercial uses 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 Friedën Master Planned Community. This system provides an alternate and additional conduit for residents and businesses beyond that of the vehicular system.

Each commercial entity shall 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 Friedën Master Planned community should combine planning methods and architectural techniques to maximize exposure and awareness of the businesses.

Landscaping and landscape elements shall 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)
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
Townhouse Residential (Section 7.610)

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
- 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. Unless a specific standard is addressed herein, the property development standards used are those established for the C-2 District in the City of Fredericksburg Zoning Ordinance.

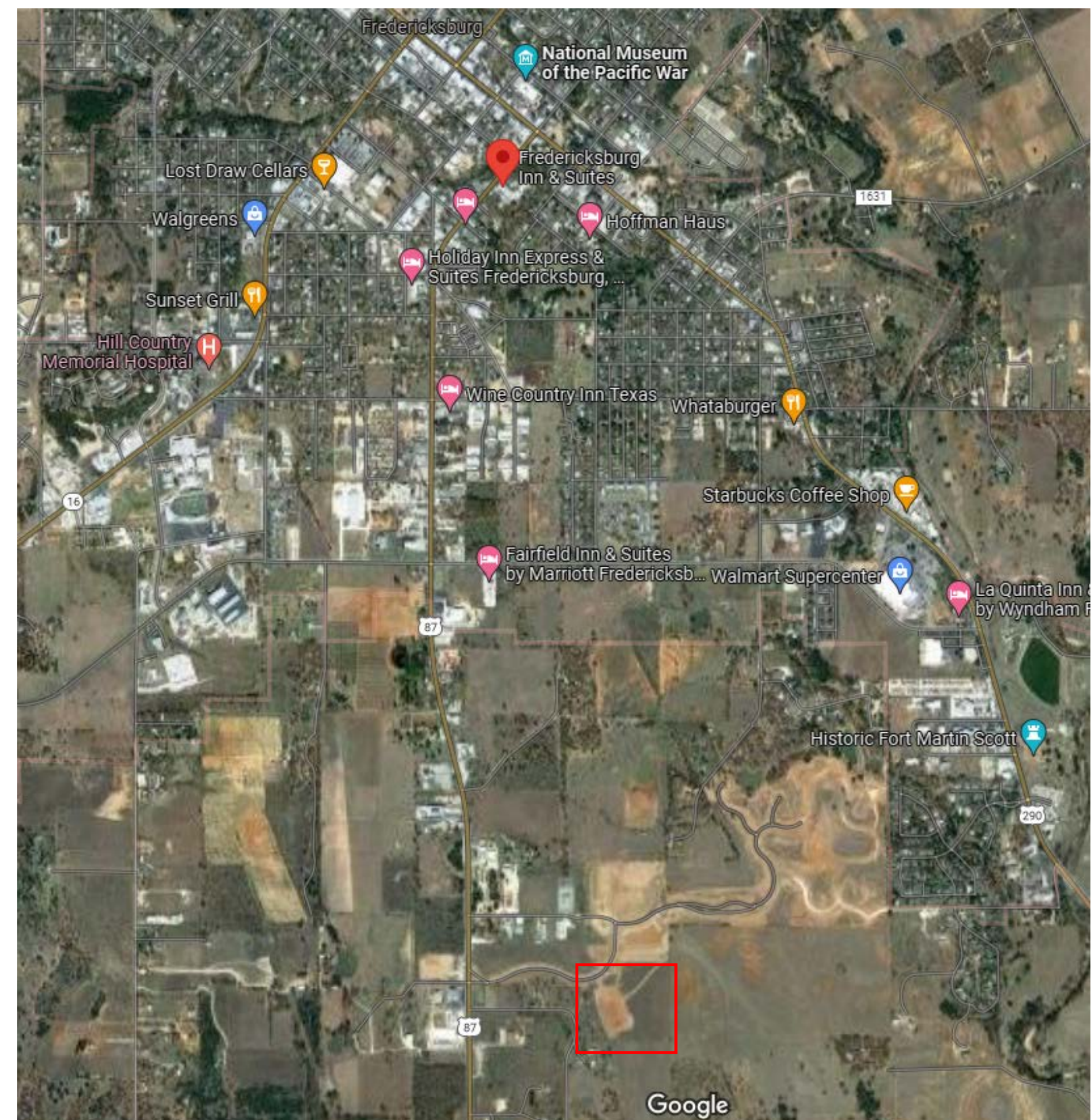
Site Development Regulations

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 7.80 will 0
Landscaping and Screening Regulations	Section 7.900
Accessory Building Regulations	Section 8.200
Signs	Sign Ordinance

FINAL PLAT ESTABLISHING LOT 1



www.im-studios.com

CONSULTANT LOGO

CLIENT LOGO

**The Verandas @ Frieden
Multi-Family Complex
Frieden Pkwy. & Mariposa Drive
Fredericksburg, Texas
Schematic Draft**

SEAL INSERTION

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UNDER THE AUTHORIZATION OF

THOMAS A. BAKER
#15342

[illegible]

"A/E" PROJ. NO. - **21.046**
DATE

PRIMARY 15

QUEUED BY: 1

01200000

3D MODEL

SHEET

OWNERS PROJECT NUMBER:

21 046

DESIGN SCHEME WITH 3-STORY BLDGS, & 2-STORY BLDGS



CONCEPTUAL SITE PLAN FOR REFERENCE ONLY; REFER TO CIVIL

Building Areas

Leasing Office / 2 Story ClubHouse
Total Area = 8,250 s.f.

Building No. 1
3 Story - 48 Units
Total Area = 48,168 s.f.

Building No. 2, 3 and 4
3 Story - 42 Units Each
Total Area = 51,438 s.f. each

Building No. 5 and 6
3 Story - 37 Units Each
Total Area = 46,161 s.f. each

Building No. 7 and 8
2 Story - 26 Units Each
Total Area = 34,292 s.f. each

Total Building Area = 409,549 s.f.

Parking Prov'd.

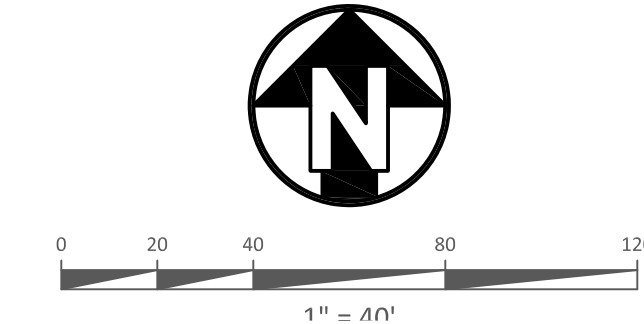
Parking Spaces = 293
Car Garages = 122
Charging Stat. = 30
Oversized Sp. = 12

Total Parking Sp. = 457

Impervious Cover Calculations

Site Area: 24.805 Acres -or- 1,080,506 SF
Impervious Cover 495,810 SF -or- 45.88%

Paved Parking & Driveways 272,346 SF
Building & Veranda Footprint 158,493 SF
Pool Plaza & Amenities Deck 54,729 SF
Miscellaneous Hard Cover 10,242 SF



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F: (866) 518-7502

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CONSULTANT LOGO

CLIENT LOGO

Jerry Turner
P.O. Box 550080
Houston, Tx 77255-0080

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Frieden Pkwy. & Mariposa Drive
Fredericksburg, Texas
Schematic Draft

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#15342

REVISIONS

No.	Description	Date

"A/E" PROJ. NO. - 21.046

DATE

DRAWN BY: JR

CHECKED BY: MM

BLDG. NO. :

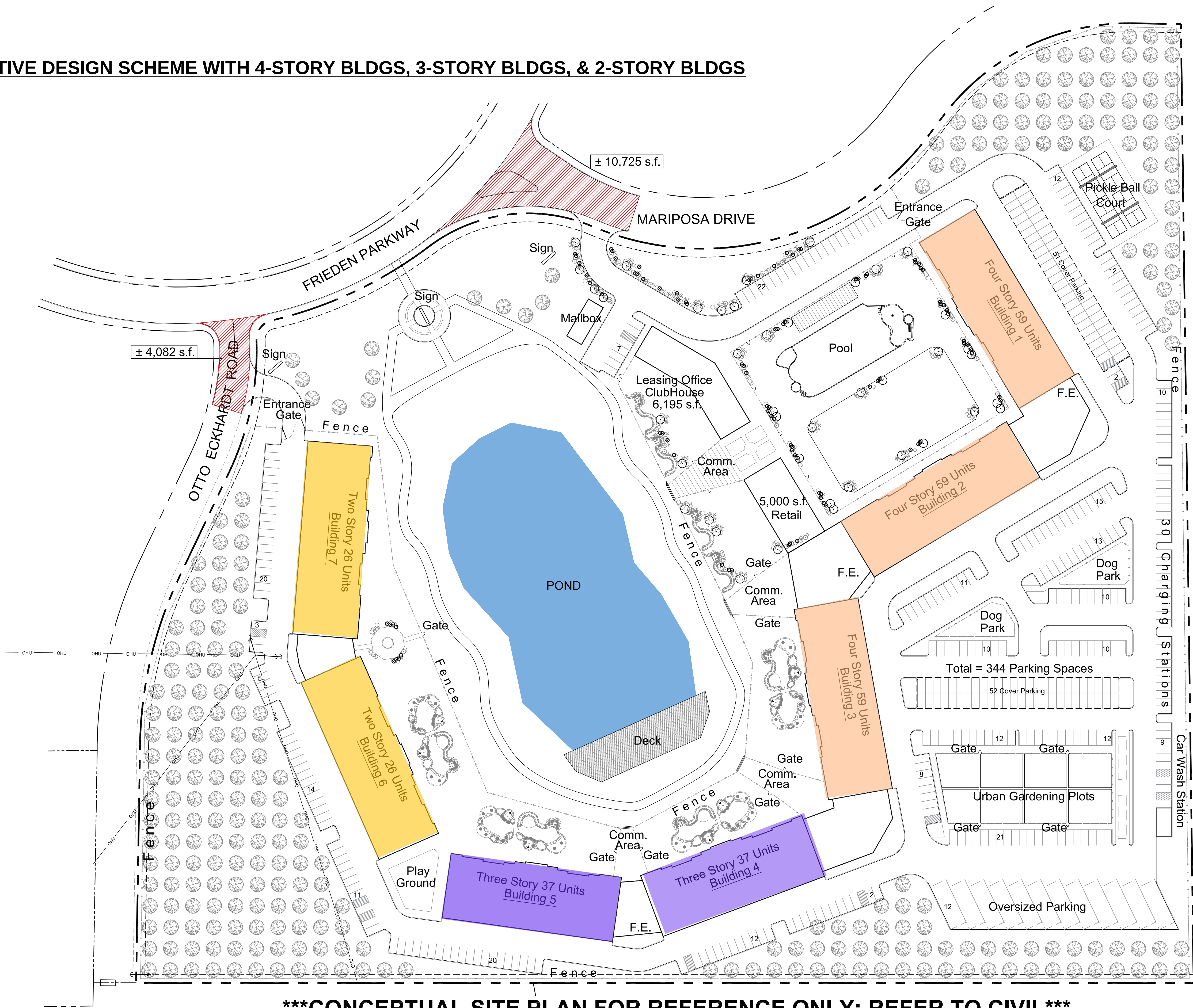
3D MODEL

SHEET

OWNERS PROJECT NUMBER:

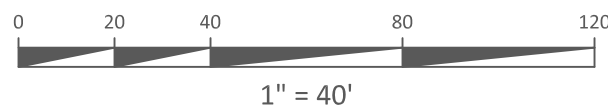
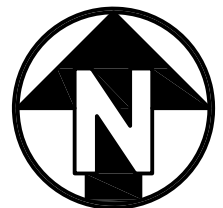
21.046

ALTERNATIVE DESIGN SCHEME WITH 4-STORY BLDGS, 3-STORY BLDGS, & 2-STORY BLDGS



Building Areas
Leasing Office / ClubHouse Total Area = 6,195 s.f.
Retail Building Total Area = 5,000 s.f.
Building No. 1, 2 and 3 4 Story - 59 Units Each Total Area = 67,572 s.f. each
Building No. 4 and 5 3 Story - 37 Units Each Total Area = 45,000 s.f. each
Building No. 6 and 7 2 Story - 26 Units Each Total Area = 33,784 s.f. each
Total Building Area = 371,479 s.f.

Parking Prov'd.
Parking Spaces = 386
Car Garages = 122
Charging Stat. = 30
Oversized Sp. = 12
Total Parking Sp. = 550



SITE PLAN

project #: 21-046

22.05.04

SP1.0

The Verandas @ Frieden
Multi-Family Complex

Frieden Pwky. & Mariposa Drive
Fredericksburg, Texas

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LEGEND

XY/XX	VOLUME/PAGE
EAO	ELECTRIC AND GAS EASEMENT
REG	RIGHT OF WAY
VBSL	VARIABLE BUILDING SETBACK LINE
VARSL	VARIABLE (W/ID) SIDEWALK EASEMENT
USE	PUBLIC UTILITY EASEMENT (SEE SH 5)
PUE	PUBLIC UTILITY EASEMENT
TSVE	30 x 30 TRIANGULAR RIGHT VISIBILITY EASEMENT
OPRGCT	OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX
PRGCT	DEED RECORDS, GILLESPIE COUNTY, TX
PRGCT	PLAT RECORDS, GILLESPIE COUNTY, TX
---	---
---	6' GRAVEL TRAIL EASEMENT
---	BOUNDARY LINE
---	STREET ADDRESS
---	ROAD CENTERLINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE

③ FOUND 1/2" REBAR W/ NO ID. (UNLESS NOTED)

④ FOUND 1/2" REBAR W/ PLASTIC CAP "BONN 4447"

⑤ FOUND 1/2" REBAR W/ PLASTIC CAP "SCHWARTZ 4780"

⑥ FOUND 1/2" REBAR W/ CAP "TXLMS.COM RPLS60042"

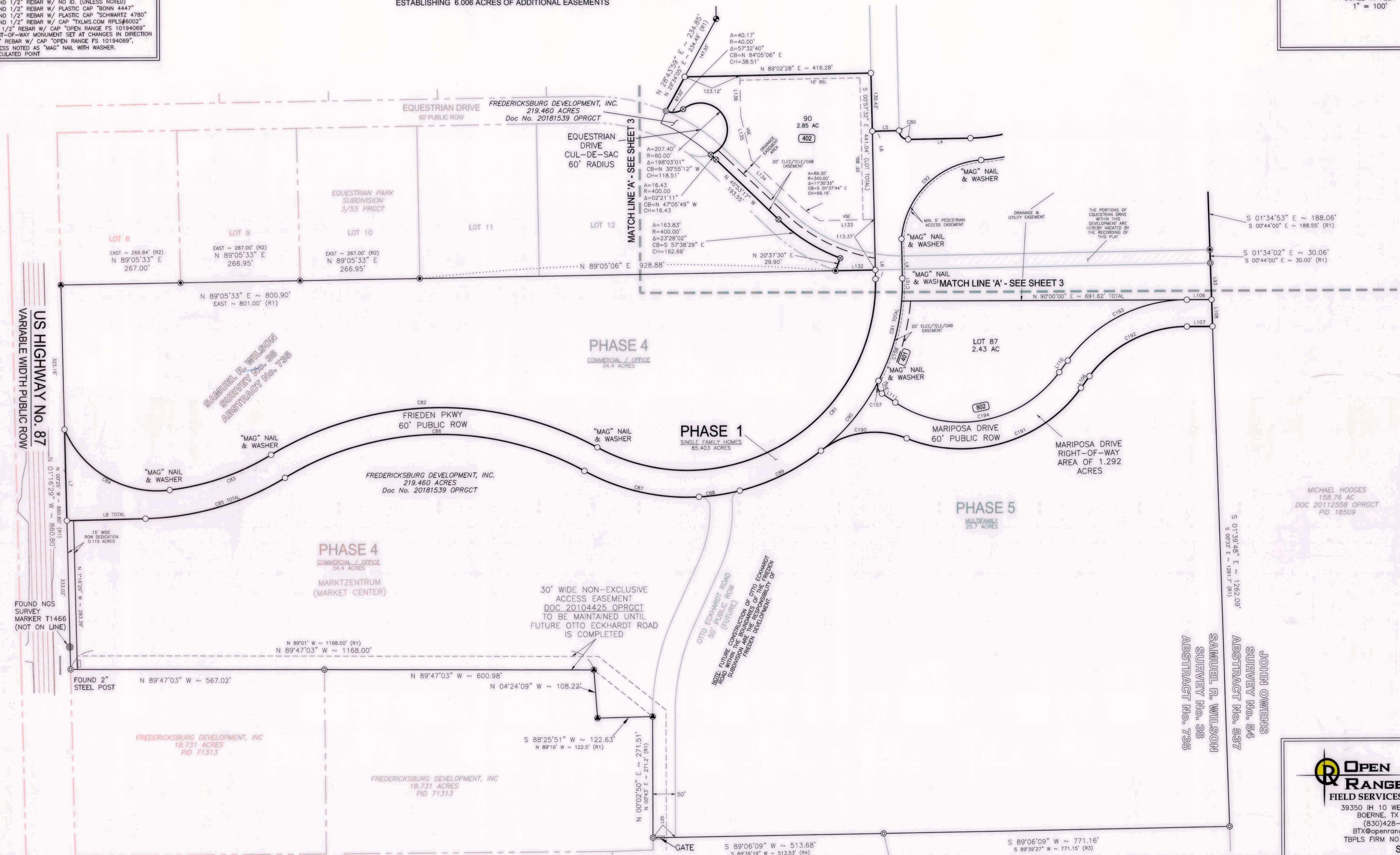
⑦ SET 1/2" REBAR W/ CAP "OPEN RANGE FS 10194069"

⑧ RIGHT-OF-WAY MONUMENT SET AT CHANGES IN DIRECTION 1/2" REBAR W/ CAP "OPEN RANGE FS 10194069"

● UNLESS NOTED AS "MAC" NAIL WITH WASHER.

● CALCULATED POINT

PHASE 1 BEING A TOTAL OF 85.403 ACRES
ESTABLISHING 91 LOTS BEING 64.407 ACRES
ESTABLISHING 10,350± OF ROAD RIGHT OF WAY (ROW) BEING 14.990 ACRES
ESTABLISHING 6.006 ACRES OF ADDITIONAL EASEMENTS



 **OPEN
RANGE.**
FIELD SERVICES, LLC.

39350 IH 10 WEST, SUITE 1
BOERNE, TX 78006
(830) 428-0290
BTX@openrangefs.com
TBPLS FIRM NO. 10194069

SHEET 2 OF 5



SITE PLAN

project #: 21-046
22.05.04
SP1.0

**The Verandas @ Frieden
Multi-Family Complex**

Frieden Pwky. & Mariposa Drive
Fredericksburg, Texas

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SITE PLAN

project #: 21-046

22.05.04

SP1.0

The Verandas @ Frieden Multi-Family Complex

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Moments that last you need the world.



DATE: 05/26/2022 4:46:37 PM
USER ID: C:\Users\jturner\AppData\Local\Temp\Temp1\New Friedman MP033 3-panels\DWG017 Rev1 - CDP 16022\Friedman - public and private.dwg
FILE: 160222_046_37.dwg
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CONSULTANT LOGO

CLIENT LOGO

Jerry Turner
P.O. Box 550393
Houston, TX 77255-0393

**The Verandas @ Frieden
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Frieden Pkwy. & Mariposa Drive
Fredericksburg, Texas
Schematic Draft

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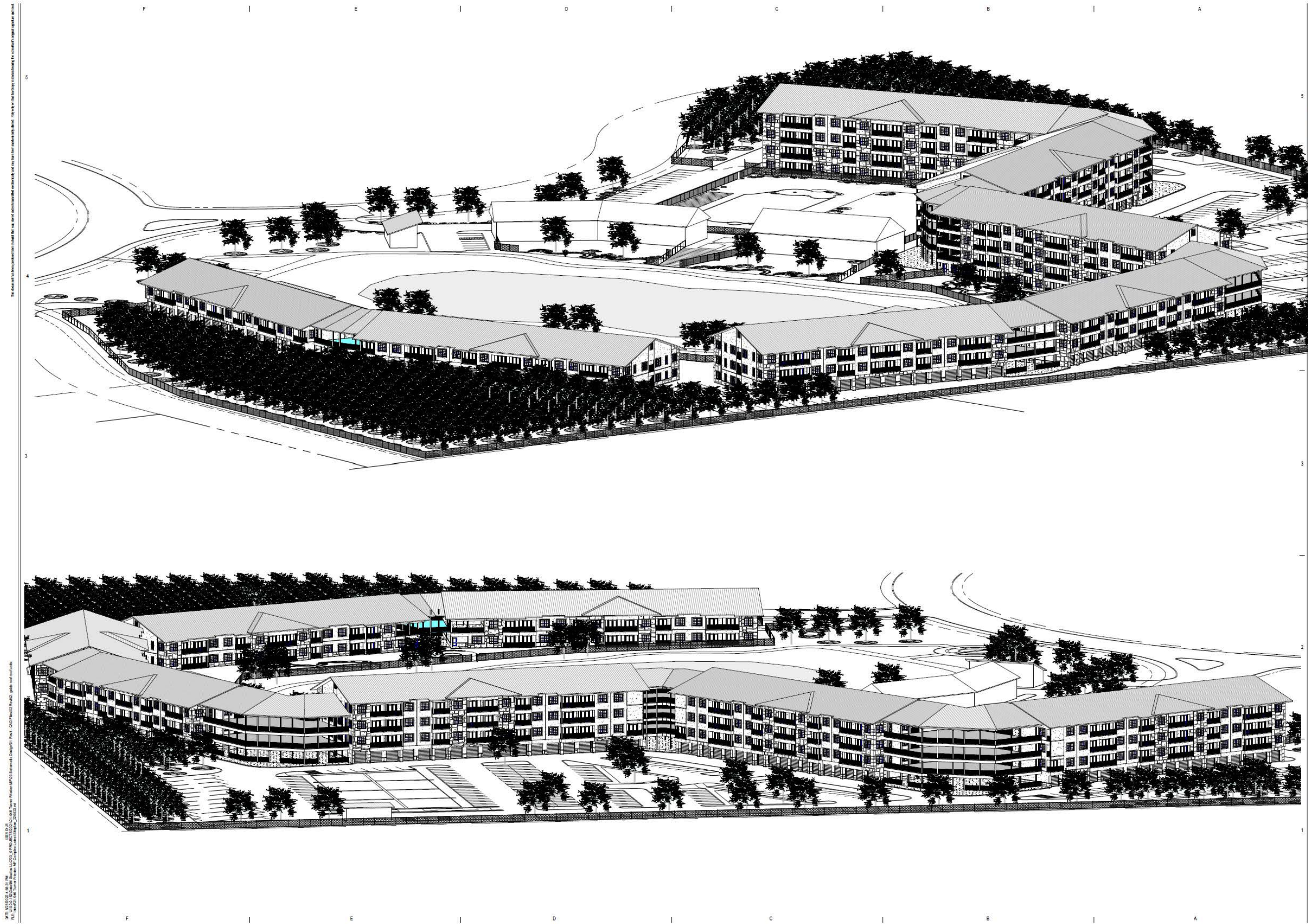
REVISIONS		
No.	Description	Date

A/E PROJ. NO. - **21.046**
DATE: 05/26/22
DRAWN BY: ..
CHECKED BY: ..
BLDG. NO.: ..

PERSPECTIVE VIEWS

SHEET
SD-203
OWNERS PROJECT NUMBER:
21.046

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Houston, TX 77250-0089

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Frieden Pkwy. & Mariposa Drive
Fredericksburg, Texas
Schematic Draft

REVISIONS

No.	Description	Date

1/4" = 1' PROJ. NO. - 21.046
DATE: 05/29/22
DRAWN BY: JR
CHECKED BY: MM
BLDG. NO.:

PERSPECTIVE VIEW

SHEET
SD-204
OWNERS PROJECT NUMBER:
21.046



PLANNING & ZONING COMMISSION MEMO

DATE: July 6, 2022
TO: Planning and Zoning Commission
FROM: Garret Bonn, Interim Director of Development Services/City Engineer
SUBJECT: P-2218 Preliminary Plat of Altstadt Subdivision Phase II Located at 701 E. Morse Street

Summary:

On behalf of the property owner, Mark Cornett with Cornett Engineering, has submitted a preliminary plat to develop single family residences on approximately 6.1 acres of land located at the dead end of the roadway in the 700 block of E. Morse St. The proposed development consists of 19 single family lots zoned R1, Single Family Residential. The subject tract is located immediately adjacent to the east side of Altstadt Subdivision, Phase I, a 23 lot R1 zoned subdivision currently under construction. The tract currently lies within the City's ETJ but voluntary annexation is being requested.

The subdivision plat includes the following:

Background / Analysis:

Zoning:	R1, Single Family Residential Sec. 3.100
Tract Size:	Approximately 6.1 Acres
Number/Size of Lots:	Creation of 19 single-family lots
Roadways:	Extension of E. Centre Street and construction of a portion of N. Lee Street.
Utilities:	As part of the annexation process, the developer is required to extend utilities to serve the development and adjacent landowners.

Easements:	Standard City easements such as sight visibility triangles will be provided.
Stormwater Detention/Drainage:	Stormwater detention will be addressed as part of the Civil Construction Plans. A privately maintained detention facility is proposed within the subdivision.
Park Dedication:	The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development. Parkland fees shall be paid prior to recordation of each phase of the project. Sec. 6.15
Construction Plans:	Construction Plans will be required as part of the Final Plat. All development will be subject to approval of the Civil Construction Plans.
P&Z Action:	Final approval of Preliminary Plat.

All lots are in compliance with the City's subdivision and zoning requirements regarding lot size and frontage.

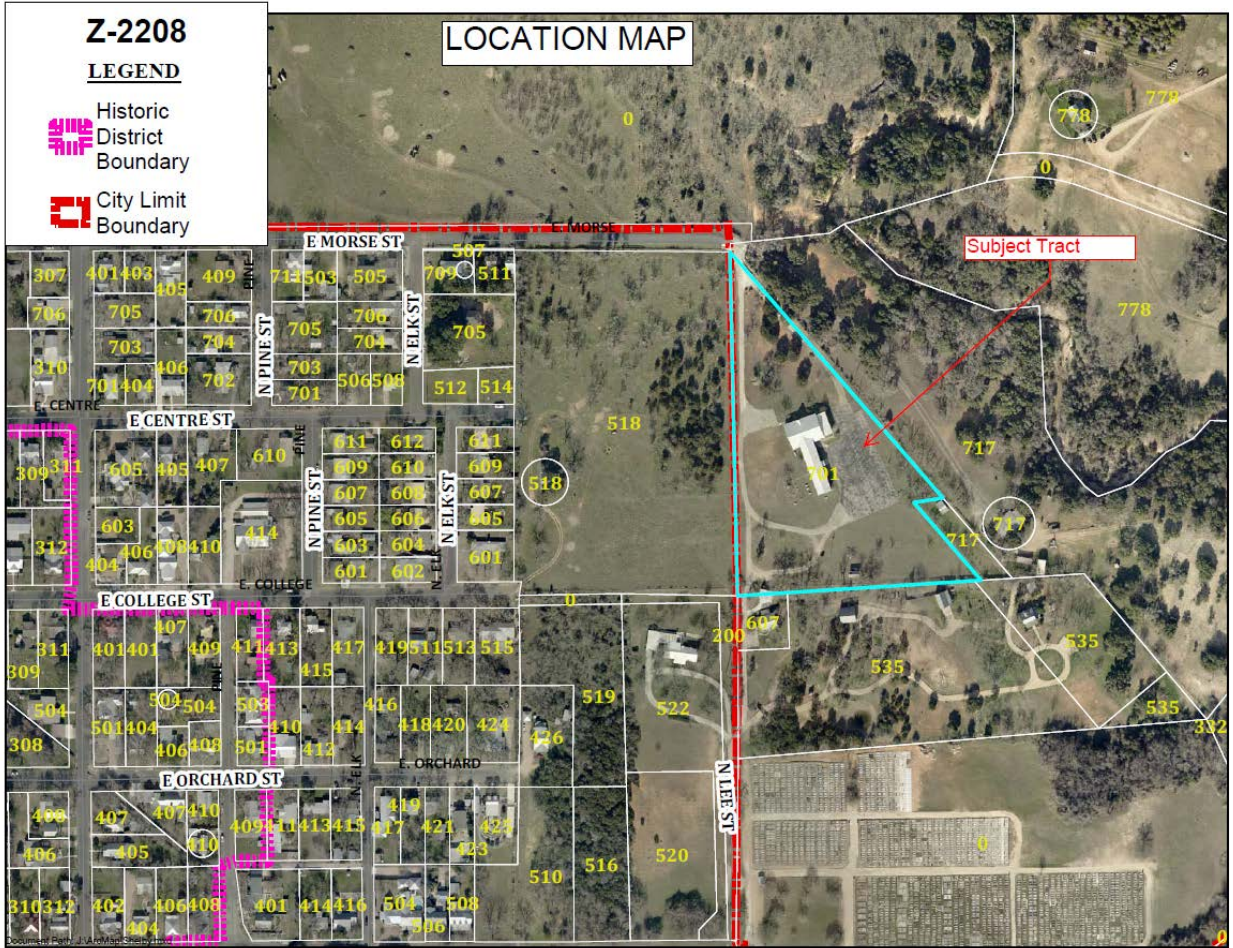
Staff Recommendation & Findings:

Staff recommends approval of the proposed preliminary plat application conditioned upon the following:

- Civil construction plan approval for any public improvements.
- Approved addressing plan and lot numbering.
- Approval of the Final Plat.
- Payment of Parkland Dedication Fees in the amount of \$500/lot payable prior to recordation of the Final Plat per [Sec. 6.15](#)

Attachments:

- 1 Location Map
- 2 Alstadt Phase II Subdivision Plat
- 3 Project Application
- 4 Review Comments/Responses
- 5 Alstadt Phase I Subdivision Plat (previously approved – for reference purposes only)





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: Altsdadt Village Phase II

Project Address: 701 E. Morse Street

Tax ID Number (s): 19475

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|---|---|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☒ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☒ Preliminary Plat* | |

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

Jurisdiction: ☐ City Limits ☒ ETJ Total Acres: 6.1 No. of Lots:

Original Survey & Abstract No:

Legal Description: See attached legal description and survey

Current Land Use Plan: residential

Proposed Land Use Plan:

Current Zoning: R1

Proposed Zoning: R1

Location:

Proposed Use(s): Single Family Residential

Applicant's Signature

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

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: Mark D. Cornett, P.E. Date: 4/18/2022

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): Shepherds Glen Partners, LLC

Owner Name:

Address: 130 S. Seguin, Suite 100, New Braunfels, Texas 78160

Phone: 210-913-8720

Fax:

Email: fred.heimer@sv-re.cor

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

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

Firm Name (if applicable): CORNETT ENGINEERING

Address: 1174 Funf Kinder Rd, Fredericksburg, Texas 78624

Primary Contact Name: Mark Cornett - mark@cornettengineering.com

Phone: 210-213-1195

Fax:

Email:

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:



May 2, 2022

Mark Cornett
Cornett Engineering
mark@cornettengineering.com

RE: P-2218 – Preliminary Plat for Altstadt Phase II Subdivision located at 701 E. Morse Street.

Dear Mark,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat. Plans will not be reviewed or considered without a response sheet.

Engineering

- Note the 20 foot drainage easement and the detention pond and drainage easement as private.
- Where applicable the building set backs should be measured from the edge of the roadway easement being dedicated and not from the edge of the lot.

For questions concerning Engineering department comments please contact Evan Williamson, P.E., CFM at (830) 990-2009; ewilliamson@fbgtx.org

Development:

- Requires Planning and Zoning Commission Approval, scheduled for Wednesday, June 8, 2022
- Provide Addressing Plan for review
- Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat.
- Add Project Number, P-2218, to Plat.
- Modify the signature block for the Plat Approval (see below)
 - [4.05. - Final Plat | Code of Ordinances | Fredericksburg, TX | Municode Library](#)

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

- Remove all references and depictions of structures, fences, street pavement sections and other information not needed for recording of the plat.

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plat along with your written response as to how the comments have been addressed.



Shelby Collier
Development Review Committee (DRC)

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

May 23, 2022

Mrs. Shelby Collier, Development Review Committee
City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624

Re: P-2218 – Preliminary Plat for Alstadt Village Unit 2 Subdivision located at 701 W. Morse Street.

Thank you for your review of the submitted preliminary plat documents and your comments dated May 2, 2022. A response to your comments as follows:

Engineering:

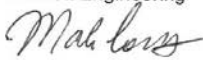
1. *Note the 20-foot drainage easement and the detention pond and drainage easement as private.* Acknowledged. The plat has been updated to reflect this.
2. *Where applicable the building setbacks should be measured from the edge of the roadway easement being dedicated and not from the edge of the lot.* Acknowledged. The plat has been updated to reflect this.

Development:

1. *Requires Planning and Zoning Commission Approval, scheduled for Wednesday, June 8, 2022.* Acknowledged.
2. *Provide Addressing Plan for review.* Acknowledged and shown on the plat.
3. *Parkland dedication fee of \$500 must be paid prior to recordation of the plat.* Acknowledged.
4. *Add Project Number, P-2218, to Plat.* Acknowledged.
5. *Modify signature block.....* Acknowledged
6. *Remove all references and depictions of structures, fences, street pavement sections, and other information not needed for recording of the plat.* Acknowledged for the final plat document.

Please feel free to contact me if you have any questions or need added clarification.

Sincerely,
Cornett Engineering


Mark D. Cornett, P.E.

Copy: Fred Heimer – Einsatz Capital, Inc.
Josh Leamons, RPSL – Searchers
John Hewitt, P.E. – Hewitt Engineering

Attachments: Revised Preliminary Plat document

Cornett Engineering - Mark D. Cornett, P.E.
1174 Funf Kinder Rd., Fredericksburg, Texas 78624 210-213-1195
Mark@cornettengineering.com Firm No. F-13850

VOLUME _____, PAGE _____

City of Frederickburg, Texas

Witnessed by my hand on this _____ day of _____, 2022.

STATE OF TEXAS
COUNTY OF DALLAS

CERTIFICATE OF SURVIVOR

§

§

February 27, 2021

JAMES W. LAWRENCE **MAY 26, 2022**

Department of Environmental and Natural Resources

COUNTY OF CALLESON **STATE OF TEXAS**

↓

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Deputy Public, State of Texas

[illegible]



PLANNING & ZONING COMMISSION MEMO

DATE: July 6, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: P-2220 Final Plat of Phase 4 of the Friendship Oaks Subdivision located on South Creek Street.

Summary:

The subject property is located on the south side of Friendship Lane, east of the intersection of Friendship Lane and Highway 87 South.

The lot is in compliance with the City's subdivision and zoning requirements regarding lot size and frontage.

Background / Analysis:

This subdivision was annexed in 2018 (Z-1819) and Planning & Zoning Commission approved the preliminary plat for the entire Friendship Oaks development on January 6, 2021 (P-2029)

Zoning: R2, Mixed Residential [Sec. 3.110](#)
Tract Size: Approximately 5.986 Acres
Number/Size of Lots: 2 Lots
Roadways: Lots have access on South Creek Street.
Utilities: Utility connections are shown to utilities that are currently under construction. Public service will not be available until those utilities have been fully constructed, tested, and accepted by City staff.

Easements:	Standard easements such as sight visibility must be in accordance with City Subdivision Ordinance.
Stormwater Detention:	Detention will be addressed as part of the Construction Plans.
Drainage:	See above.
Park Dedication:	The Annexation agreement (Z-1819) calls for a minimum 1.64 acre private park/recreational facility. The previously approved Preliminary Plat (P-2029) provides for a 1.69 acre park in Phase 1. In addition to the small private park, a fee in the amount of \$250 (one-half the regular rate) per lot shall be required prior to recordation of the Final Plat for each phase. Sec. 6.15
Construction Plans:	Project will require civil construction plan review and approval and must be constructed in accordance with approved traffic impact analysis.

Recommendation & Findings: Based on Staffs review, staff can recommend approval conditioned upon the following:

- Approval of Civil Construction Plans.
- Parkland Dedication of \$250.00 Per Lot (\$500.00) for the two lots payable prior to recordation of the Plat.

Attachments:

- 1 Final Plat
 - 2 Location Map
 - 3 Review Comments
 - 4 Project Application
 - 5 Approved Preliminary Plat P-2029
 - 6 Z-1819 Annexation Agreement
-

FRIENDSHIP OAKS SUBDIVISION PHASE 4, LOT 1 FINAL PLAT

CITY OF FREDERICKSBURG PROJECT No. P-2220

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 5.986 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF A CALLED 36.87 ACRE TRACT (TRACT 2) OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LEIN TO HK FREDERICKSBURG, LLC., DATED JULY 11, 2019, FOUND FOR RECORD IN INSTRUMENT 20193419 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS (O.P.R.G.C.T.X.), BEING LOCATED IN THE JOSE ESTEBAN SURVEY, ABSTRACT NO. 53, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEYING" SET (GRID NORTHING: = 10,058,825.89 U.S. SURVEY FEET, GRID EASTING: = 2,759,764.78 U.S. SURVEY FEET) LOCATED AT AN INTERIOR ELL CORNER OF SAID 36.87 ACRE TRACT AND THE SOUTHEAST CORNER OF A 10.00 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CATCLAW VENTURES, LLC. DATED FEBRUARY 22, 2019, FOUND OF RECORD IN INSTRUMENT 20190875 (O.P.R.G.C.T.X.),

1.) THENCE: NORTH 00 DEGREES 22 MINUTES 30 SECONDS WEST, 765.05 FEET WITH THE EAST LINE OF SAID 10.00 ACRE TRACT AND THE WEST LINE OF SAID 36.87 ACRE TRACT TO A 5/8-INCH ROD WITH CAP STAMPED "LIA SURVEYING" SET FOR THE SOUTHWEST CORNER OF A 10.39 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LEAN TO DALE A. CRENWELGE, DATED SEPTEMBER 21, 1999, FOUND OF RECORD IN VOLUME 377, PAGE 461 (O.P.R.G.C.T.X.), AND THE NORTHWEST CORNER OF SAID 36.87 ACRE TRACT;

2.1.) THENCE: NORTH 88 DEGREES 56 MINUTES 15 SECONDS EAST, 427.81 FEET WITH THE SOUTH LINE OF SAID 10.39 ACRE TRACT AND AN NORTHERLY LINE OF SAID 36.87 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 10.39 ACRE TRACT AND AN NORTHERLY CORNER OF SAID 36.87 ACRE TRACT;

3.) THENCE: OVER AND ACROSS SAID 36.87 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:
4.) SOUTH 00 DEGREES 49 MINUTES 52 SECONDS EAST, 183.54 FEET OVER AND ACROSS SAID 36.87 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEYING" SET, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

5.) WITH SAID TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 500.65 FEET, A RADIUS OF 570.00 FEET, A DELTA ANGLE OF 50 DEGREES 19 MINUTES 29 SECONDS, AND A CHORD THAT BEARS SOUTH 24 DEGREES 19 MINUTES 53 SECONDS WEST, 484.71 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEYING" SET;

6.) SOUTH 49 DEGREES 29 MINUTES 37 SECONDS WEST, 267.59 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEYING" SET;

7.) NORTH 40 DEGREES 30 MINUTES 23 SECONDS WEST, A DISTANCE OF 34.22 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.986 ACRES, MORE OR LESS.

OWNER: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL 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.



GORDON N. ANDERSON -- R.P.L.S. NO. 6617 DATE: 03/29/2022
LIA SURVEYING, INC.,
1100 NORTHEAST LOOP 410, SUITE 850
SAN ANTONIO, TEXAS 78209
T.B.P.L.S. FIRM NO. 10194382

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 _____, ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

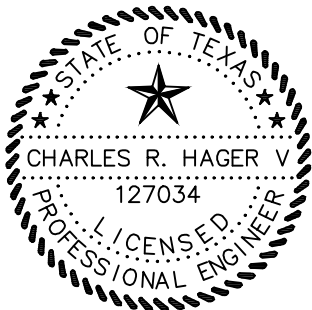
MY COMMISSION EXPIRES: _____

ENGINEERS CERTIFICATE

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT; AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG'S SUBDIVISION ORDINANCES, EXCEPT FOR ANY VARIANCES GRANTED BY THE CITY COUNCIL.

CHARLES R. HAGER V
LICENSED PROFESSIONAL ENGINEER

DATE: 5/20/2022



CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF FREDERICKSBURG, TEXAS

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF 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 FINAL PLAT AND PUBLIC WORKS IMPROVEMENTS AND INFRASTRUCTURE, AND SAID COMMISSION FURTHER AUTHORIZES THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINAFOVE SUBSCRIBED.

WITNESS BY HAND THIS ____ DAY OF _____, 20____.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF FREDERICKSBURG, TEXAS

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF 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 THEROF BY SIGNING HIS/HER NAME AS HEREINAFOVE SUBSCRIBED.

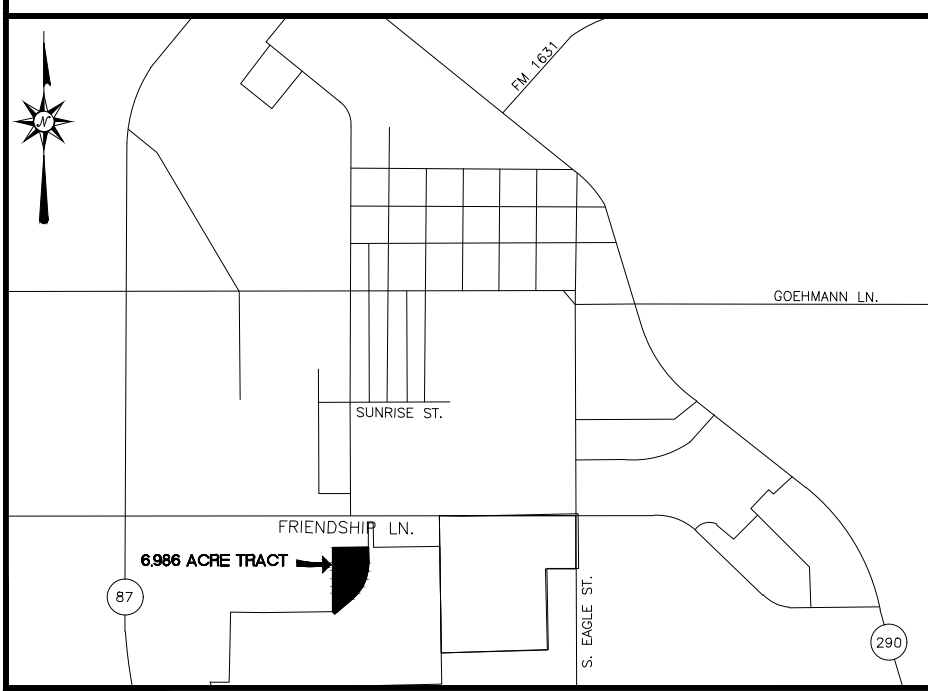
WITNESS BY HAND THIS ____ DAY OF _____, 20____.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

THIS PLAT FILED IN _____

CITY OF FREDERICKSBURG PROJECT No. P-2220

VICINITY MAP (NOT TO SCALE)



GRAPHIC SCALE IN FEET
0 50 100 150 200

SCALE: 1" = 100'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	500.65'	570.00'	50°19'29"	S24°19'53"W	484.71'
C2	35.56'	570.00'	03°34'29"	S16°41'16"W	35.56'

Line Table		
Line #	Direction	Length
L1	N40°30'23"W	34.22'
L2	N00°49'52"W	64.56'
L3	N03°22'04"E	81.70'
L4	N02°55'02"E	14.06'
L5	N03°48'35"E	178.59'
L6	N33°44'38"E	275.38'
L7	N40°59'20"E	45.72'
L8	S49°29'37"W	251.07'

PLAT NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. GRID DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00012.

2. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8-INCH IRON RODS WITH PLASTIC CAP STAMPED "LIA SURVEYING" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

3. AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48171C288C EFFECTIVE OCTOBER 19, 2001; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

4. NO VERTICAL IMPROVEMENTS ARE PERMITTING WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN HEREON.

5. PARKLAND DEDICATION FEE OF \$500.00 PER RESIDENTIAL UNIT IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

PRIVATE FACILITY NOTE:

ALL ON-SITE UTILITIES AND DRAINAGE IMPROVEMENTS PROPOSED WITHIN THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND MAINTAINED BY SUBDIVISION OWNER AND HIS/HER ASSIGNS UNLESS OTHERWISE NOTED OR CONTAINED WITHIN A PUBLIC UTILITY AND/OR DRAINAGE EASEMENT, MAINTENANCE, REPAIR, AND REPLACEMENT OF PRIVATE WATER MAINS, STORM DRAINS, SEWERS, LIFT-STATIONS, WATER SPRINKLER SYSTEMS, CABLE, GAS MAINS, ELECTRIC IMPROVEMENTS, AND OTHER SHARED FACILITIES NECESSARY FOR THE ORDERLY DEVELOPMENT AND OPERATION OF ALL LOTS WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF OWNERS AND HIS/HER ASSIGNS.

LEGEND

- 5/8" IRON ROD SET W/ "LIA SURVEYING" CAP (UNLESS NOTED)
- DOC. DOCUMENT
- ROW RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- PROP. PROPOSED
- AC ACRES
- ESMT. EASEMENT
- PVT. PRIVATE
- U.E. UTILITY EASEMENT
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS
- YARD SETBACK LINE (DISTANCE AS NOTED)
- EASEMENT (AS NOTED)
- SIGHT DISTANCE TRIANGLES

A FINAL PLAT OF FRIENDSHIP OAKS SUBDIVISION PHASE 4, LOT 1

5.986 ACRES
OUT OF THE
JOSE ESTEBAN BARGAS SURVEY, ABSTRACT NO. 53
IN THE
CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

OWNER/DEVELOPER:

HK FREDERICKSBURG, LLC.
PHONE 210-722-9211

ENGINEER/SURVEYOR:

LJA Surveying, Inc.

1100 NORTHEAST LOOP 410

Suite 850

San Antonio, Texas 78209

Phone 210.503.2700

T.B.P.L.S. Firm No. 10194382

MARCH 2022

1 OF 1

Zoning SP-2208

ZONED



C1 - Neighborhood Commercial



C1.5 - Medium Commercial



C2 - Commercial



PF - Public Facilities



PUD - Planned Unit Development



R1 - Single Family Residential



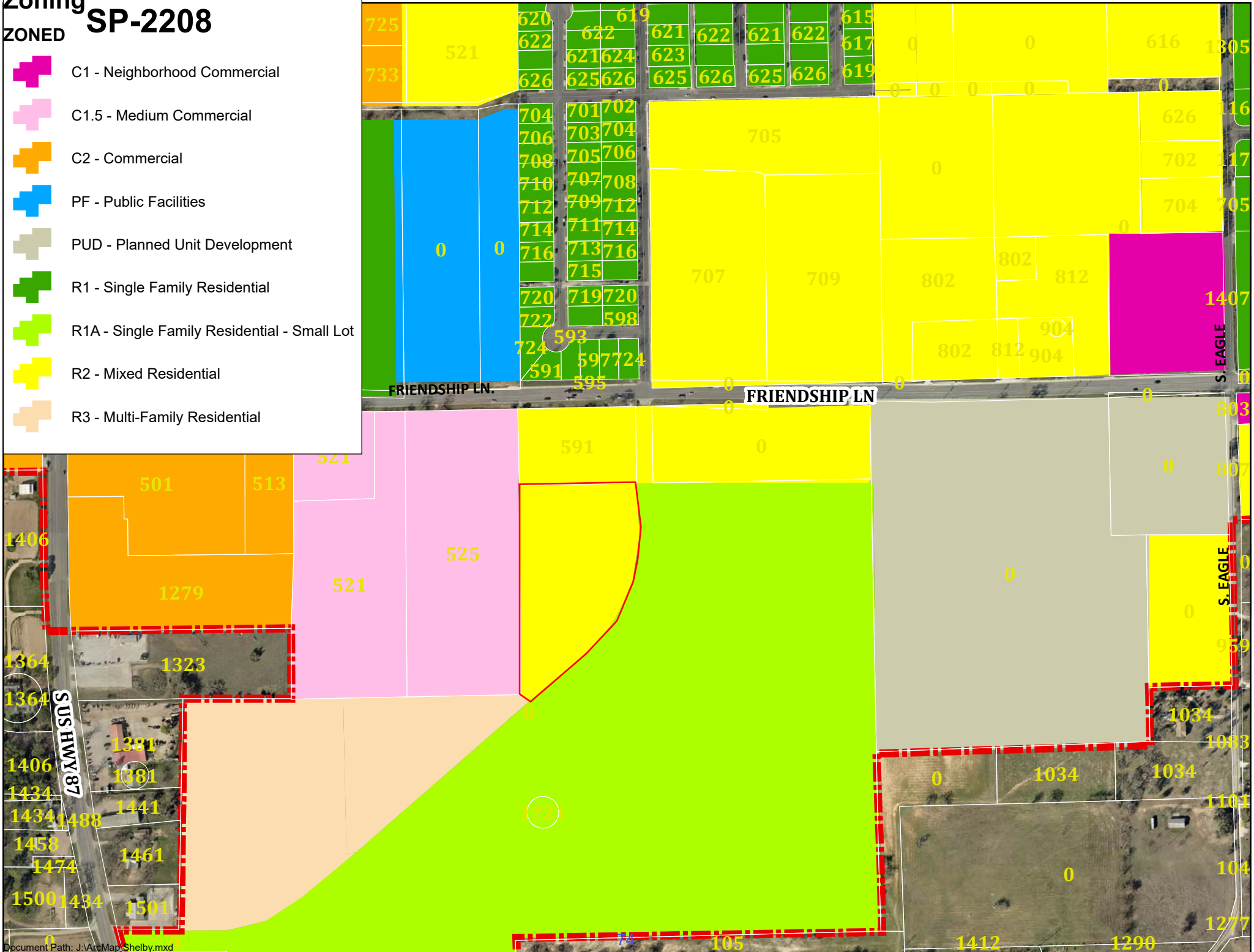
R1A - Single Family Residential - Small Lot



R2 - Mixed Residential



R3 - Multi-Family Residential



May 24, 2022

Shelby Collier
Development Services Department
City of Fredericksburg
126 West Main Street
Fredericksburg, Texas 78624-3708

Re. Final Plat Friendship Oaks Phase 4
City Project No.: P-2220
LJA Project Number A462-0402
Update No. 1

Dear Shelby,

LJA Engineering, Inc. (LJA) received comments for this project on May 16, 2022. The Final Plat, revised accordingly, for the above referenced project and other requested items are included herein. Our responses to the formal submittal comments issued by the City of Fredericksburg are as follows:

Engineering

1. Comment noted.
2. The current Lennar Plat is for 104 lots and that is the number of lots they are developing as part of U1A. According to the approved TIS, connection of S. Creek Street to US 87 will need to occur following construction of 245 units. Since this project is only proposing 60 units, the total unit count is under the triggering 245 unit amount, and therefore the connection to US 87 should be required for future phases of development.
3. The sight visibility triangles are now shown on the Final Plat. An exhibit showing how these were developed is included herein.

Development

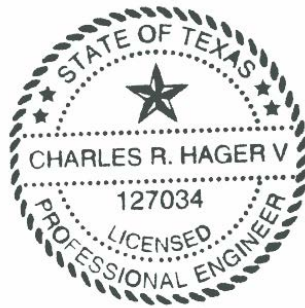
1. The Parkland Dedication Fee note is included on the Final Plat.
2. Comment noted.
3. A title survey and search are included herein.
4. The City Project Number P-2220 is included on the Final Plat as requested.
5. The signature blocks on the Final Plat are updated to meet City Code of Ordinances.

We appreciate your review of this project. If you have any questions, or need any additional information, please do not hesitate to call at 303-564-2715 or email at chager@lja.com.

Sincerely,



Charles R. Hager, P.E.
LJA Engineering, Inc.





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: Friendship Oaks Phase 4

Project Address: TBD SOUTH CREEK ST, FREDERICKSBURG, GILLESPIE COUNTY, TEXAS 78624

Tax ID Number (s): 183908

Application Type (Check all items that apply.)

- | | | |
|---|--|---|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☒ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

Revision of Approved Plan / Plat? ☐ Yes ☒ No Name: Friendship Oaks Phase 4

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 5.986 No. of Lots: 1

Original Survey & Abstract No: BEING A 5.986 ACRES OF LAND SITUATED IN THE J. BARGAS SURVEY NO. 115, ABSTRACT NO. 53, GILLESPIE COUNTY, TEXAS,

Legal Description: BEING A 5.986 ACRES OF LAND SITUATED IN THE J. BARGAS SURVEY NO. 115, ABSTRACT NO. 53, GILLESPIE COUNTY, TEXAS, AND BEING LOCATED ON A 111.440-ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 20193419, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

Current Land Use Plan: ☒ MDR

Proposed Land Use Plan: MDR

Current Zoning: ☒ R2

Proposed Zoning: R2 (NO CHANGE IN ZONING)

Location: ☒ CORNER OF FRIENDSHIP LANE & S. CREEK STREET IN FRIENDSHIP OAKS SUBDIVISION (PHASE 4)

Proposed Use(s): ☒ DUPLEX WITH AMINITY AREA

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 Sparrow

Printed Name: Mark Sparrow Date: 04.04.2022

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):

Owner Name: HK Fredericksburg, LLC

Address: 24607 Fairway Springs San Antonio, Texas 78260

Phone: 210-363-4672

Fax:

Email: pkuo@hkdevelopment.com

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

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

Firm Name (if applicable): LJA ENGINEERING, INC.

Address: 7500 RIALTO BLVD, BLDG 2, SUITE 100 AUSTIN,
TEXAS 78735

Primary Contact Name: CHARLES HAGER V, P.E.

Phone: 303-564-2715

Fax:

Email: CHAGER@LJA.COM

Secondary Contact Name: EVA WONG

Phone: 512-439-4700

Fax:

Email: EWONG@LJA.COM

III. Applicant

Firm Name (if applicable): HK Fredericksburg, LLC

Applicant Name (s): Mark Sparrow

Address: P.O. Box 2296 Fredericksburg, TX 78624

Phone: 210-722-9211

Fax:

Email: msparrow@hkdevelopment.com

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

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

Firm Name (if applicable): LJA ENGINEERING, INC.

Address: 7500 RIALTO BLVD, BLDG 2, SUITE 100 AUSTIN,
TEXAS 78735

Primary Contact Name: CHARLES R HAGER V, P.E.

Phone: 303-564-2715

Fax:

Email: CHAGER@LJA.COM

PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GI 15677
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE-PLAT
SHEETSET DESCRIPTION: RES. DEVELOPMENT
AUTHOR: ---
FILE NAME: COVER and LEGEND.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A

**PRELIMINARY PLAT REVISION OF FRIENDSHIP OAKS
PHASES 1 - 5
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TX**

Approved
Preliminary Plat
P-2029

DEVELOPER: HK FREDERICKSBURG, LLC
CONTACT: MARK SPARROW
M: 210-722-9211

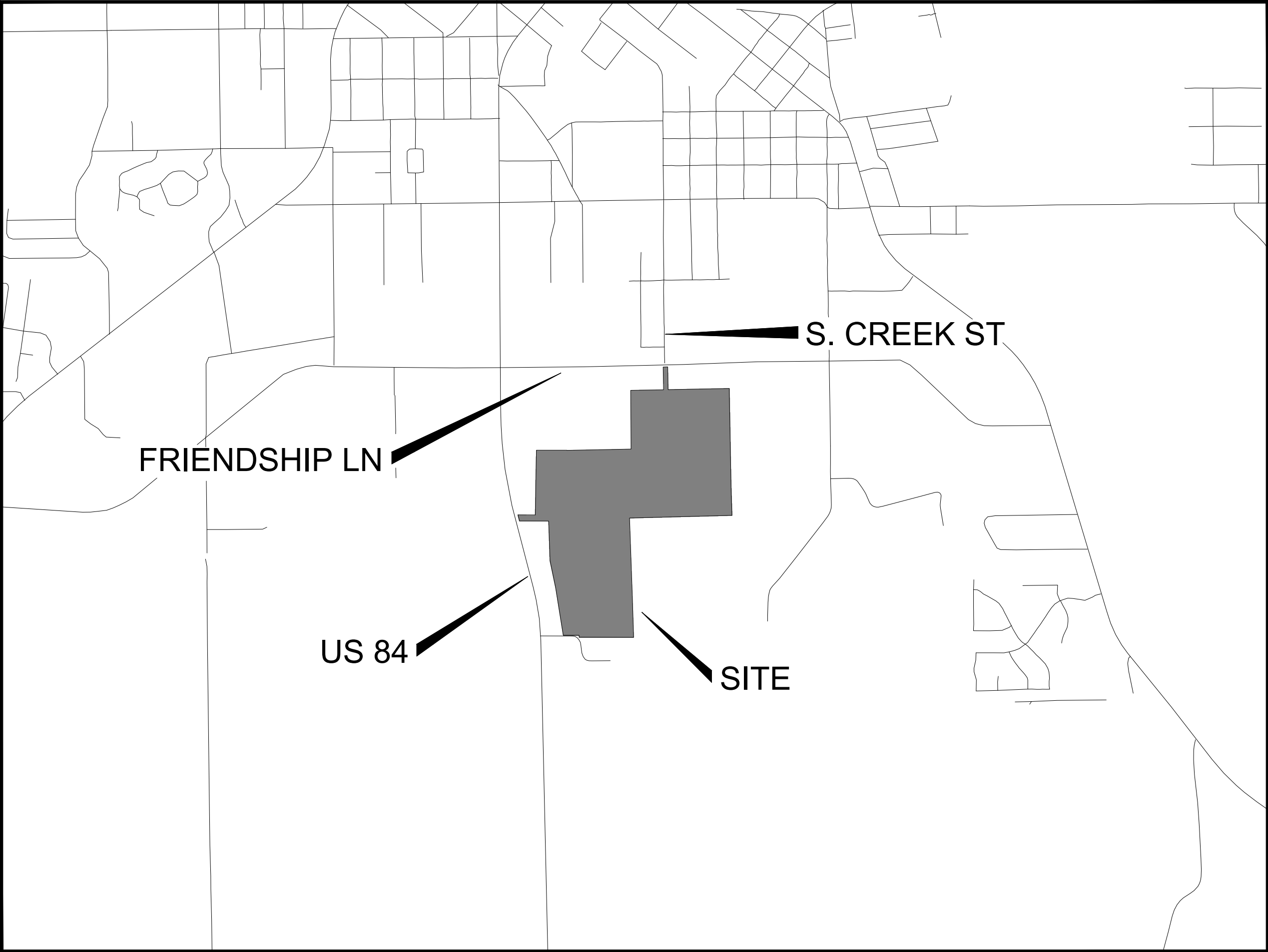
ENGINEER: TCG ENGINEERING, INC
CONTACT: GARRETT NORDYKE
M: 254-228-9767

CITY OF FREDERICKSBURG:
CONTACT: TBD
P: TBD

CENTRAL TEXAS ELECTRIC COOP
CONTACT: TBD
M: TBD

PHONE
CONTACT: TBD
M: TBD

GENERAL CONTRACTOR: TBD
CONTACT: TBD
M: TBD



SHEET
C000
C001
C002 - C004
C005
C006
C007
C008

DESCRIPTION:
COVER SHEET
LEGEND
PRELIMINARY PLAT
PHASING PLAN
MASTERPLAN (1 OF 2)
MASTERPLAN (2 OF 2)
HYDROLOGY- EXISTING

OWNER: HK FREDERICKSBURG, LLC
DEVELOPER: HK FREDERICKSBURG, LLC
PROP ID: 183908
SCHOOL: FREDERICKSBURG ISD
FIRM PANEL: 48171C0288C & 48171C0451C
WATER: PROVIDED BY CITY OF FREDERICKSBURG
SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
PHONE: TBD

KEY NOTES:

SHEET NOTES:

GENERAL NOTES:

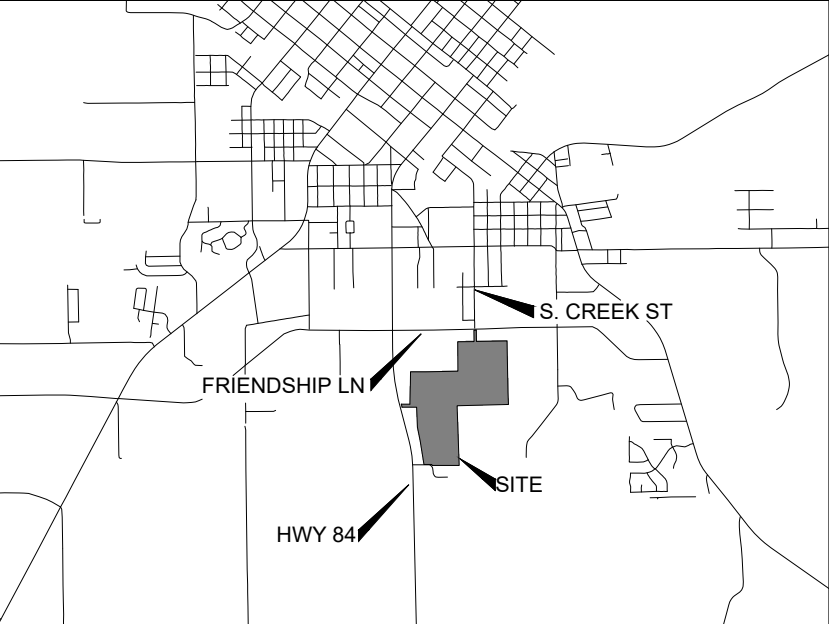
- 1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
- 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
- 3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
- 4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN
- 5) FACILITY ALIGNMENTS, PROFILES, AND SIZES MAY BE MODIFIED WITH FINAL ENGINEERING DESIGN

MAP NOTES:

EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87

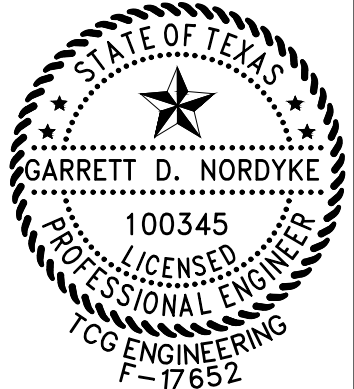
N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
DISTANCES ARE GRID UNLESS OTHERWISE NOTED
GRID DISTANCE = GROUND DISTANCE X CAF
CAF = 0.9998536

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOTAL SF LOTS	421
FUTURE RES.	21.23	55' LOTS	0
PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	PARK TRACTS	2
ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0



TCG
ENGINEERING

GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767



Garrett D. Nordyke, P.E.
12/26/2020

**CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
COVER SHEET**

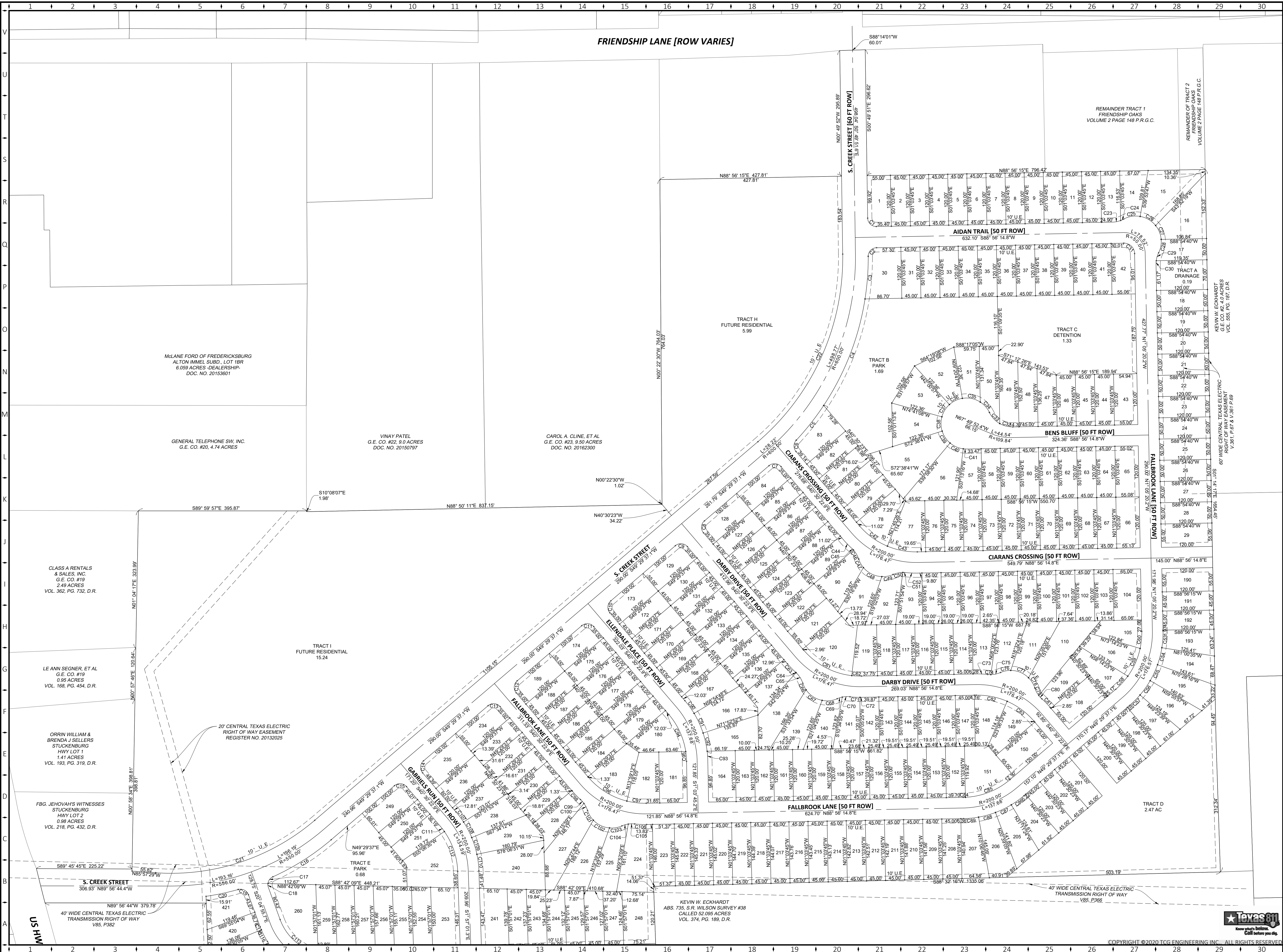
SHEET SIZE:
24" x 36"

PRINT DATE:
12/26/20



COPYRIGHT ©2020 TCG ENGINEERING INC. ALL RIGHTS RESERVED

PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL15677
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%
SHEET SET: FRIENDSHIP OAKS PRE PLAT
SHEETSET DESCRIPTION: RES DEVELOPMENT
AUTHOR: —
FILE NAME: PLAT.dwg
ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A
ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
DEVELOPER: HK FREDERICKSBURG, LLC
PROP ID: 183908
SCHOOL: FREDERICKSBURG ISD
FIRM PANEL: 48171C0288C & 48171C0451C
WATER: PROVIDED BY CITY OF FREDERICKSBURG
SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
PHONE: TBD

KEY NOTES:

LEGEND:
B BLOCK NUMBER
C CURVE NUMBER
L LENGTH, LINE NUMBER OR LOT NUMBER
PUE OR P.U.E. PUBLIC UTILITY EASEMENT
RADIUS
ROW RIGHT OF WAY
UE OR U.E. UTILITY EASEMENT

GENERAL NOTES:
1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
2) ADJOINING PROPERTY LINES ARE APPROXIMATE
3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
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N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
DISTANCES ARE GRID UNLESS OTHERWISE NOTED
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DETENTION	7.13	PARK TRACTS	2
ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0

TCG ENGINEERING
GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
PLAT (1 OF 3)

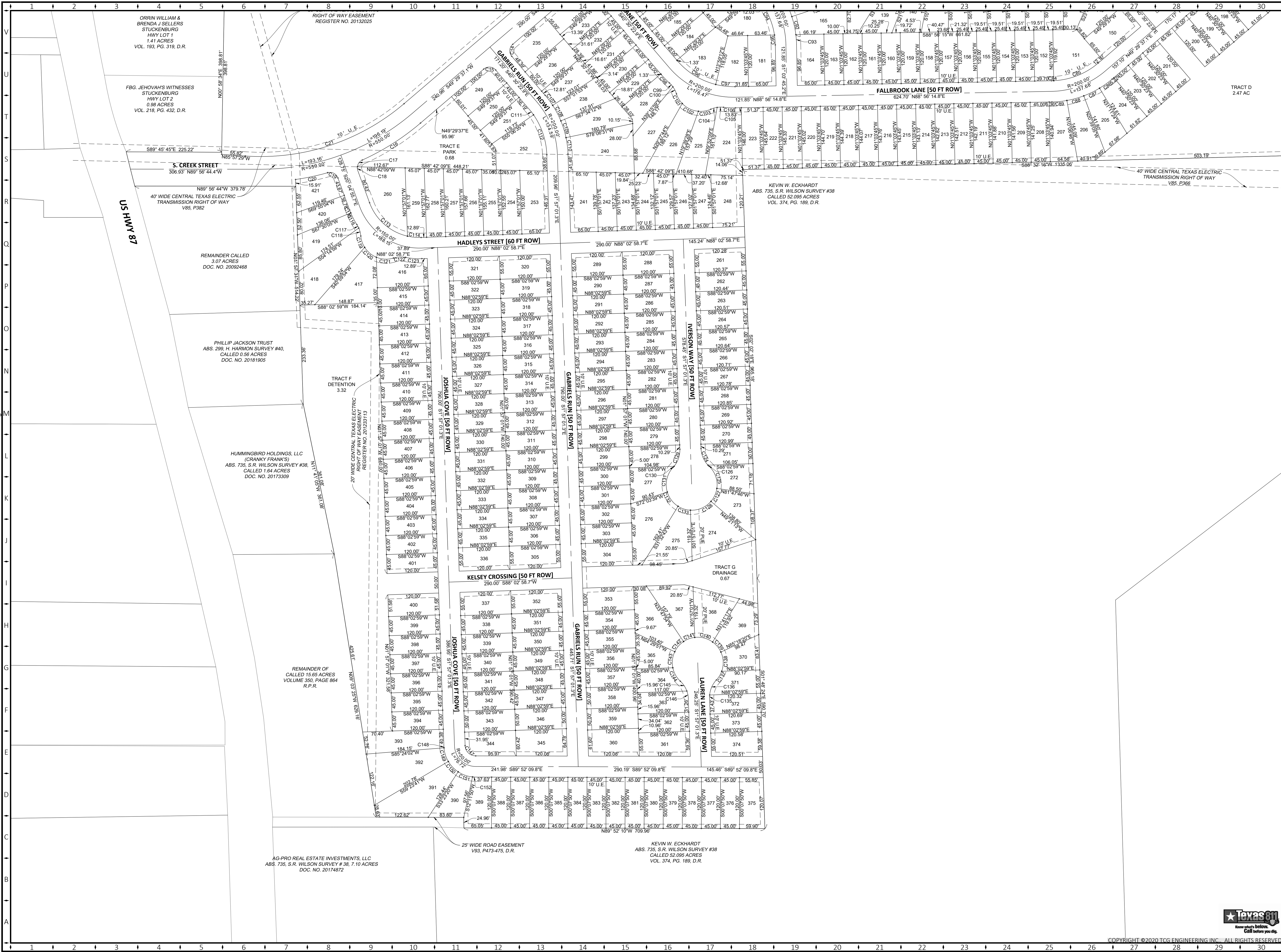
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PRINT DATE: 12/26/20
C002

PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL15677
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
SHEETSET DESCRIPTION: RES DEVELOPMENT
AUTHOR: ---
FILE NAME: PLAT.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
DEVELOPER: HK FREDERICKSBURG, LLC
PROP ID: 183908
SCHOOL: FREDERICKSBURG ISD
FIRM PANEL: 48171C0288C & 48171C0451C
WATER: PROVIDED BY CITY OF FREDERICKSBURG
SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
PHONE: TBD

KEY NOTES:

LEGEND:

B	BLOCK NUMBER
C	CURVE NUMBER
L	LENGTH, LINE NUMBER OR LOT NUMBER
PUE OR P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
ROW	RIGHT OF WAY
UE OR U.E.	UTILITY EASEMENT

GENERAL NOTES:

- 1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
- 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
- 3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
- 4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN
- 5) FACILITY ALIGNMENTS, PROFILES, AND SIZES MAY BE MODIFIED WITH FINAL ENGINEERING DESIGN

MAP NOTES:

EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87

N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
DISTANCES ARE GRID UNLESS OTHERWISE NOTED
GRID DISTANCE = GROUND DISTANCE X CAF
CAF = 0.9998536

0 100' 200'

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOTAL SF LOTS	421
FUTURE RES.	21.23	55' LOTS	0
PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	PARK TRACTS	2
ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0

GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767

Garrett D. Nordyke, PE
12/26/2020

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
PLAT (2 OF 3)

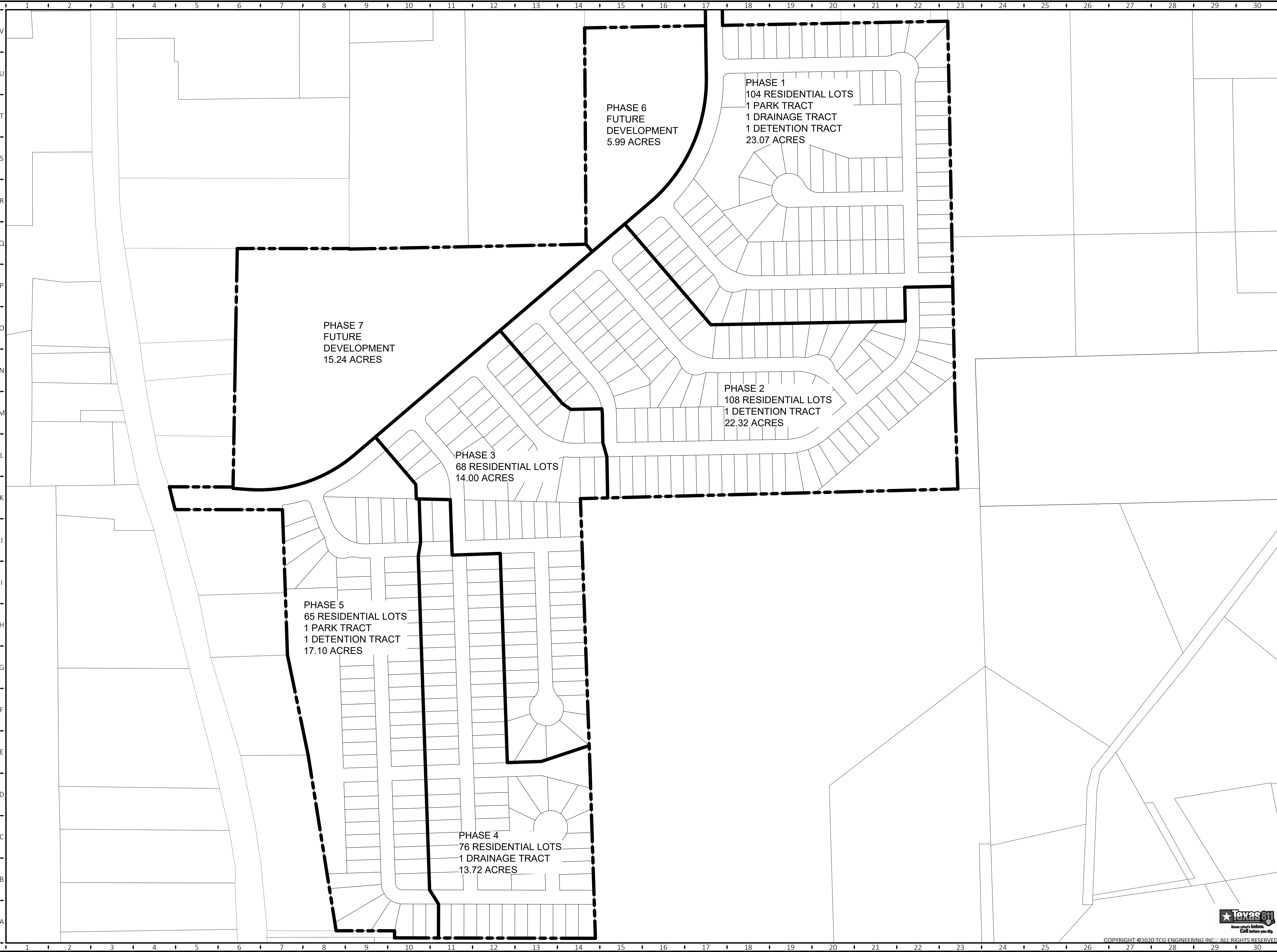
SHEET SIZE: 24" x 36"	PRINT DATE: 12/26/20	C003
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PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL 15677
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
SHEET/SET DESCRIPTION: RES DEVELOPMENT
AUTHOR: ---
FILE NAME: PHASING.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
DEVELOPER: HK FREDERICKSBURG, LLC
PROP ID: 183908
SCHOOL: FREDERICKSBURG ISD
FIRM PANEL: 48171C0288C & 48171C0451C
WATER: PROVIDED BY CITY OF FREDERICKSBURG
SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
PHONE: TBD

KEY NOTES:

SHEET NOTES:

GENERAL NOTES:

- 1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
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MAP NOTES:

EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87

N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
DISTANCES ARE GRID UNLESS OTHERWISE NOTED
GRID DISTANCE = GROUND DISTANCE X CAF
CAF = 0.9998536

0 150' 300'

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOAL SF LOTS	421
FUTURE RES.	21.23	55' LOTS	0
PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	PARK TRACTS	2
ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0

FRIENDSHIP LN
HWY 84
S. CREEK ST
SITE

TCG ENGINEERING

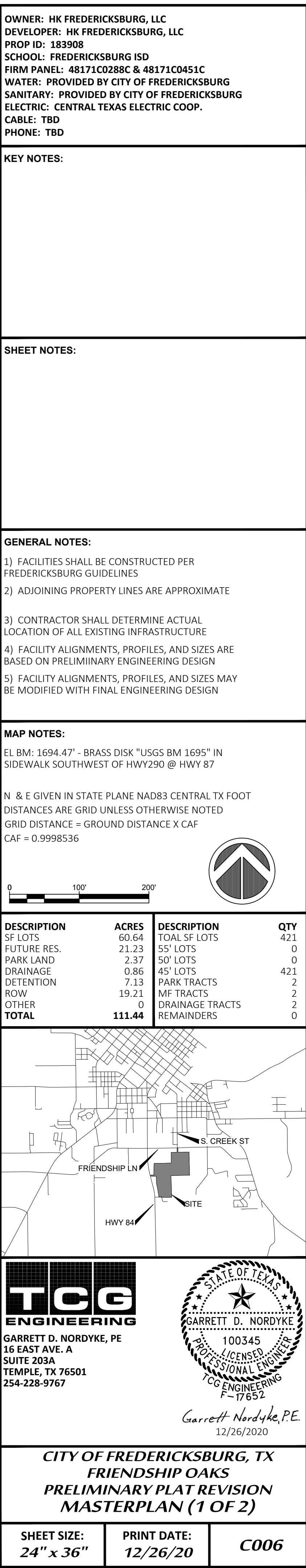
GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767

Garrett D. Nordyke, P.E.
12/26/2020

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
PHASING PLAN

SHEET SIZE: 24" x 36"	PRINT DATE: 12/26/20	C005
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ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL15677
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
SHEETSET DESCRIPTION: RES DEVELOPMENT
AUTHOR: —
FILE NAME: UTIL-MASTERPLAN.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
DEVELOPER: HK FREDERICKSBURG, LLC
PROP ID: 183908
SCHOOL: FREDERICKSBURG ISD
FIRM PANEL: 48171C0288C & 48171C0451C
WATER: PROVIDED BY CITY OF FREDERICKSBURG
SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
PHONE: TBD

KEY NOTES:

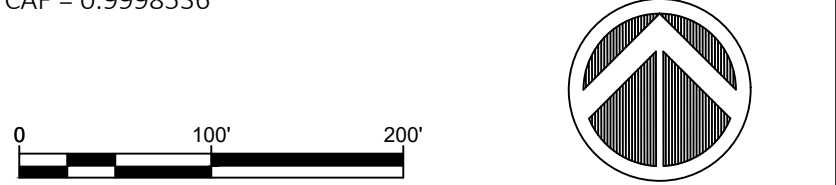
SHEET NOTES:

- GENERAL NOTES:
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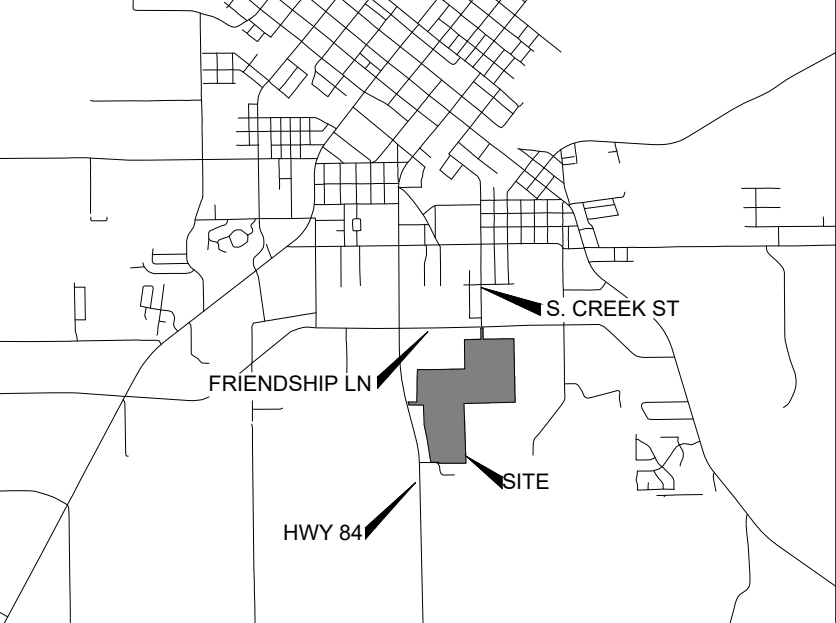
MAP NOTES:

EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87

N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
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ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0



TCG
ENGINEERING

GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767

STATE OF TEXAS
GARRETT D. NORDYKE
100345
LICENSED
PROFESSIONAL ENGINEER
TCG ENGINEERING
P-17652

Garrett D. Nordyke, P.E.
12/26/2020

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
MASTERPLAN (2 OF 2)

SHEET SIZE:
24" x 36"

PRINT DATE:
12/26/20

C007

PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL 15677
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
SHEETSET DESCRIPTION: RES DEVELOPMENT
AUTHOR: —
FILE NAME: HYDR CTCH PRE.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
DEVELOPER: HK FREDERICKSBURG, LLC
PROP ID: 183908
SCHOOL: FREDERICKSBURG ISD
FIRM PANEL: 48171C0288C & 48171C0451C
WATER: PROVIDED BY CITY OF FREDERICKSBURG
SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
PHONE: TBD

KEY NOTES:

SHEET NOTES:

GENERAL NOTES:
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2) ADJOINING PROPERTY LINES ARE APPROXIMATE

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MAP NOTES:
EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87

N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
DISTANCES ARE GRID UNLESS OTHERWISE NOTED
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CAF = 0.9998536

0 400' 800'

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FUTURE RES.	21.23	55' LOTS	0
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DETENTION	7.13	PARK TRACTS	2
ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0

TCG
ENGINEERING

GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
HYDROLOGY - EXISTING

SHEET SIZE:
24" x 36"

PRINT DATE:
12/26/20

C008

ANNEXATION AGREEMENT
FOR THE HEATHER GLEN SUBDIVISION

This Annexation Agreement ("Agreement"), made and entered into this 3rd day of June, 2019, by and between the City of Fredericksburg ("City"), with an address of 126 W. Main Street, Fredericksburg, Texas, 78624, and, Dale A. Crenwelge ("Developer"), with an address of P.O. Box 717, Comfort, Texas, 78013.

RECITALS

WHEREAS, the Developer is the owner of record of certain real estate ("Subdivision Tract") legally described as follows:

BEING all of that certain 125.11 acre tract of land, being all of Friendship Oaks Subdivision, a subdivision of record in Volume 2, Page 148, of the Plat Records of Gillespie County, Texas, all of a tract of land called to be 11.68 acres, being part of Outlot No. 5 and Outlot Street as shown on Map of Fredericksburg, Texas, and Environs by the German Emigration Company (G.E. Co.) described in a deed to Dale A. Crenwelge, of record in Volume 377, Page 461, of the Official Public Records of Gillespie County, Texas, less and except a 4790 square foot tract of land being part of said 11.68 acre tract and part of said Outlot 5, described in a deed to the City of Fredericksburg, of record in Document No. 20071208, of the Official Public Records of Gillespie County, Texas, all of a tract of land called to be 10.39 acres, being part of Outlot No. 24 on the Map of Fredericksburg by the G.E. Co., described in a deed to Dale A. Crenwelge, of record in Volume 377, Page 455, of the Official Public Records of Gillespie County, Texas, all of a tract of land called to be 3.07 acres out of the Henry Harmon Survey No. 40, A-299, and the Samuel R. Wilson Survey No. 38, A-735, Gillespie County, Texas, described in a deed to Dale A. Crenwelge, of record in Document No. 20092468, of the Official Public Records of Gillespie County, Texas, and all of a tract of land called to be 15.65 acres out of the Samuel R. Wilson Survey No. 38, A-735, described in a deed to Dale Crenwelge, of record in Volume 350, Page 864, of the Official Public Records of Gillespie County, Texas, as said 125.11 acres is more particularly described in the Land Plan map in Exhibit "A", and by metes and bounds description in Exhibit "B", copies of which are attached hereto and made a part hereof; and

WHEREAS, the Developer desires to have 94.07 acres of said Subdivision Tract annexed into the City, and the agreements contained herein are made in anticipation of the annexation of said 94.07 acres; and

WHEREAS, the City Council, after due and careful consideration, finds that the annexation of said 94.07 acres into the City will promote economic development and further the growth of the City, promote affordable and attainable housing in the City, enable the City to control the development of the area, and serves the best interests of the City.

AGREEMENT

NOW THEREFORE, for and in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. The Parties acknowledge and agree that 94.07 acres of the Subdivision Tract is presently located outside the city limits of the City (the "Annexation Tract"), but is located within the extra territorial jurisdiction of the City. The Annexation Tract is more particularly described by metes and bounds description in Exhibit "C", a copy of which is attached hereto and made a part hereof. At a public City Council meeting, the City Council shall duly consider enacting an ordinance annexing the Annexation Tract, pursuant to a Petition for Annexation filed by Developer.
2. Contemporaneously with the annexation of the Annexation Tract under Paragraph 1 of this Agreement, the City Council shall also duly consider enacting an ordinance amending the Zoning Ordinance of the City, to designate the zoning districts of the Subdivision Tract as set forth on the Zoning Map in Exhibit "D", a copy of which is attached hereto and made a part hereof. The designation of the Subdivision Tract shall be carried out in accordance with the provisions and proceedings of the City of Fredericksburg Zoning Ordinance and City of Fredericksburg Comprehensive Plan. Any subsequent zoning amendments related to the Subdivision Tract and requested by the Developer shall be subject to the rules, regulations, and procedures set forth in the City of Fredericksburg Zoning Ordinance, and the same must be in conformity with the Comprehensive Plan for the City in effect at the time of the request.
3. Subsequent to the execution of this Agreement, the Developer may submit to the City a preliminary plat for the Subdivision Tract. Any preliminary plat submitted by Developer under this Agreement shall be processed by the City under the applicable City procedures and Ordinances existing at the time of submission of the plat to the City. The Parties acknowledge and agree that the Subdivision Tract shall be developed in accordance with said preliminary plat, and the dedications and easements shown thereon. The Developer shall be permitted a reasonable degree of flexibility with respect to changes or modifications of said preliminary plat due to engineering considerations, as is permitted by the Ordinances of the City. The Parties acknowledge and agree that all Exhibits attached to this Agreement are attached hereto solely for the purposes of clarification of the provisions of this Agreement, and the attachment of said Exhibits shall not be considered as an approval by the City of the plat or design of the Subdivision Tract. The Annexation Tract will be annexed as a whole and the Subdivision Tract will be constructed in Phases as designated by Developer, and this Agreement is made to set forth the terms and conditions of annexation and agreements and obligations of the Developer and the City with regarding each Phase of development. The phases of the Subdivision Tract ("Phase" or collectively as "Phases") are depicted on the Phasing Plan map in Exhibit "E", a copy of which is attached hereto and made a part hereof.
4. In consideration of the open space and internal parkland to be provided to the residents of

the Subdivision Tract, the Developer shall pay to the City a fee in lieu of park land dedication and a park development fee, at the rate of fifty (50%) percent of the fees set forth in Section 6.15 (*Park Land Dedication*) of Chapter 38 (*Subdivisions*) of the City Code of Ordinances. The open space and parks to be constructed to qualify for the fifty (50%) percent credit shall include, at a minimum, a 1.64 acre private park/recreational facility, to include a pool, cabana (associated with the pool) with restrooms, and a playground area, to be located in Phase 1 toward the front portion of the Subdivision Tract as shown on the Land Plan map in Exhibit "A".

5. Utility Improvements.

(a). Utility plan. Developer shall, at Developer's expense, have a utility infrastructure master plan for streets, electric, gas, water, sewer and drainage prepared by a Texas registered professional engineer and approved by the City, Atmos Energy, Central Texas Electric Cooperative, or other utility service provider as applicable for the entire Subdivision Tract. A preliminary Utility Plan for the Subdivision Tract is set forth in Exhibit "F", a copy of which is attached hereto and made a part hereof. Such study will be based on fully developed conditions, shall incorporate the City's available engineering data and comply with the City of Fredericksburg Construction Standards and Specifications. Developer will incorporate such plan and improvements in each Phase as it is approved. All utilities will be required to be provided to the boundary of the Subdivision Tract to permit future extensions at locations shown on the approved utility infrastructure master plan. Primary facilities, necessary for the development of Phase I, will be required to be built and dedicated prior to the recording of the plat for Phase I. The size and specifications of the same shall be based on fully developed conditions of the entire Subdivision Tract. If Developer changes the layout of subsequent Phases which necessitate relocation of such mains or other utilities, the same, including the cost of replacing any City upsizing paid for by the City, shall be at Developer's expense, and will require subsequent City approval in accordance with the City's usual development regulations notwithstanding any agreements herein.

(b). Drainage. It is anticipated that the development plan for the Subdivision Tract provides for privately maintained on-site lakes and ponds and other drainage systems as amenities which will also partially serve as the drainage system to comply with applicable drainage requirements. It is anticipated that the commercial Phases shall have conventional drainage systems with the requisite easements and/or structures. Any lakes, ponds and other drainage system facilities serving residential phases shall not be dedicated to the City, and shall be privately maintained by the Property Owners Association or Developer or its assigns, and any drainage structures for the commercial Phases will be privately maintained by Developer or its assigns. Prior to the Annexation, Developer will perform a drainage study and master plan for the entire Subdivision Tract. A preliminary Drainage Plan for the Subdivision Tract is set forth in Exhibit "G", a copy of which is attached hereto and made a part hereof. All lakes, ponds and drainage system improvements shall be designed, approved and constructed to comply with all applicable local, state and federal regulations, including but not limited to, City, State of Texas Commission on Environmental Quality

(TCEQ), including its stormwater permitting, dam safety, and water rights permitting regulations, Federal Emergency Management Association (FEMA), Corps of Engineers, US Fish and Wildlife and Texas Parks and Wildlife. The City will require that the said structures within all Phases be designed and maintained to accept and convey public waters from off the streets and off the Subdivision Tract. If Developer significantly changes its development plan, the City may require subsequent studies and the attendant approvals, improvements and alterations. Subsequent Phases of the Subdivision Tract will not be processed by the City until a subsequent study, required improvements or alterations are complete or are provided for by deposit of funds or other security acceptable to the City approved according to its ordinances.

(c). Sewer. In order to minimize ongoing maintenance costs to the City, whenever possible the Subdivision Tract will be served through a sanitary sewer gravity flow collection system as described in the development plans submitted to the City by the Developer's engineering consultants. Installation and maintenance of individual household sanitary sewer grinder lift stations serving single lots will be the responsibility of the individual lot owner, not the City, and shall be shown in the City-approved construction plans.

(d). Oversizing. Subject to the terms hereof, the City may elect to oversize any or all of the public infrastructure to be constructed. For purposes hereof, oversize means that the City may require an increase in the size of any utility infrastructure beyond what is required to serve the Subdivision Tract pursuant to the applicable codes. The City, if it desires, may require oversizing in connection with the various phases. In order to make an election to oversize any or all of the utility infrastructure, the City must send written notice to Developer on or before the date that is thirty (30) days after the date the relevant utility construction plans are submitted to the City for review prior to approval of the preliminary plat for the applicable Phase or section being platted. If the City makes an oversizing request, then Developer shall obtain bids for the construction of the applicable oversizing as an alternate bid based on construction plans approved by the City. It is understood that the Developer's responsibility for obtaining bids at its expense is for add alternates for upsizing, and not for major re-engineering expense. Developer will send written notice to City setting forth both the base bid Developer has received for its infrastructure and for the alternate bid. No more than thirty (30) days after receipt of this notice, the City shall provide written notice to Developer of its intention to pursue and pay all costs associated with the oversizing. Upon making such election, the Developer shall construct the improvements set out in the alternate bid, and City shall be obligated to reimburse Developer for 100% of the difference between the base bid and the alternate bid.

(e). The Developer agrees to design and construct, at Developer's sole expense, all remaining external and internal lines and taps to connect the Subdivision Tract to City's water and sewer system, constructed in conformance with the utility infrastructure master plan, all City ordinances, and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. The Parties acknowledge and agree that the City will not construct or assume maintenance for any lift pumps, sewer

pumps, pressure boosters, or any other item needed for adequate water or sewer service to the Subdivision Tract, excepting any costs the City is specifically obligated to provide under this Agreement. It is further understood and agreed by the Parties that each lot in the Subdivision Tract shall be subject to the impact fees of the City in effect at the time of required payment with regard to water and sewer, unless said lot is exempt from payment of impact fees pursuant to a City ordinance in effect at the time of required payment, related to affordable or attainable housing. Impact fees shall become due and payable to the City for each lot in the Subdivision Tract at the time of issuance of a building permit for said lot.

6. Roadways and easements.

(a). It is agreed and understood that all roadway easements, utility easements, drainage easements, and any other public or private dedications or easements shown on the Subdivision Tract plat shall be acquired and constructed by Developer at Developer's sole cost, and in conformance with all City ordinances and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. Following construction, dedication, completion of the maintenance assurance period, and acceptance by the City, the public roadways shall be conveyed to the City and shall be maintained by the City as public roadways. All easements other than public roadways shall be maintained by the Parties in accordance with the City Subdivision Ordinance and City Storm Water Control and Detention Ordinance, and as set forth in Paragraph 9 of this Agreement.

(b). All roadways will be designed and constructed as set out in a geotechnical report/study, to be conducted by a Texas Registered Professional Engineer, provided by Developer approved by the City, but shall be constructed at least to minimum City standards for street and utility design and the materials and specifications on file with the City Engineering Department for the type of street being constructed.

(c). Developer has provided a Traffic Impact Study ("TIS") which includes the impact of the Subdivision Tract on US Highway 87 South and Friendship Lane, which is based on fully developed conditions. Developer, at Developer's expense, will make such improvements or alterations to US 87 South, Friendship Lane, and any other improvements as described in said TIS, as is finally approved by TxDOT and the City, including any required traffic control signals. Such improvements or alterations shall be constructed with each Phase at such time as outlined in the approved TIS. If Developer significantly changes the development plan, including the phasing for the various Phases, at any time during the development process for the entire Subdivision Tract, the City may require subsequent studies and the attendant improvements or alterations. Subsequent Phases of the Subdivision Tract will not be processed by the City until a subsequent study and recommended improvements or alterations are complete or are provided for by deposit of funds or other security acceptable to the City and TxDOT.

(d). Roadway phasing. The roadways within the Subdivision Tract shall be constructed by

Developer contemporaneously with the construction of each Phase, as needed to serve the particular Phase as shown on the Phasing Plan map in Exhibit "E", and in accordance with the approved TIS. Notwithstanding the foregoing sentence, the City may, at any time, require the complete construction of South Creek Street prior to the phased construction as shown on the Phasing Plan map in Exhibit "E", when determined by the City or TxDOT to be necessary in the interest of safety.

(e). Developer shall be solely responsible for coordinating with the United States Postal Service concerning the establishment and provision of U.S. Mail delivery to the Subdivision Tract.

7. Private drives and sidewalks.

(a). Any private drives, sidewalks, or other private utilities incorporated in developing the Subdivision Tract shall be constructed in conformance with all City ordinances and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. Developer shall not permit occupancy and the City shall not issue occupancy permits for any buildings or portions thereof located on the Subdivision Tract until such improvements are fully completed to serve the developed area, and unless provision is made by Developer to assure the maintenance of the same.

(b). Developer shall construct, at Developer's sole cost, sidewalks along at least one side South Creek Street through the entirety of the Subdivision Tract. Developer shall construct, at Developer's sole cost, sidewalks along the south side Friendship Lane adjacent to the entirety of the Subdivision Tract. Developer shall not allow or construct direct access to South Creek Street, by way of private drives or sidewalks, from any single family residential lot in the Subdivision Tract.

8. The Developer shall install and dedicate to the City all street lights as required by City ordinances in effect at the time of development.

9. The City agrees to provide for the maintenance of all public streets, storm water and drainage system (excluding retention ponds and detention areas), sanitary sewer and water main, and public rights-of-way in the development, following conveyance to the City and acceptance by City, as shown on the approved final plat of the Subdivision Tract and in accordance with the City Subdivision Ordinance and City Storm Water Control and Detention Ordinance.

10. The Parties acknowledge and agree that this Agreement shall not bind either party hereto until an annexation ordinance has been duly enacted and adopted by the City, as set forth in Paragraph 1 of this Agreement. The Parties acknowledge and agree that this Agreement shall not bind or hinder the independent or legislative powers of any City boards or commissions, and this Agreement shall be effective only if and upon adoption of the ordinance contemplated and as set forth in Paragraph 1 of this Agreement, the same to be completed on or before 90

days from the date of institution of Annexation proceedings by the City.

11. It is hereby agreed that if the Annexation Tract is annexed into the City under Paragraph 1 of this Agreement, and if any of the terms of this Agreement are not met by the Developer within five years from the date of said annexation, then any commitments on the part of the City for construction of infrastructure or for development approvals shall be automatically terminated, and the Subdivision Tract shall then be subject to the development ordinances then in effect.

12. The effective date of this Agreement shall be the date of annexation of the Subdivision Tract to the City, as set forth in Paragraph 1 of this Agreement. This Agreement shall be binding upon the parties to it, their respective grantees, successors, assigns or lessees for a full term of thirty (30) years, commencing as of the effective date of this Agreement, subject to limitations provided by law and to the extent permitted thereby, and for such further term as may subsequently be agreed to by the parties. It is hereby agreed that if the Subdivision Tract (or any portion of the Subdivision Tract) is annexed to the City of Fredericksburg, and if any the City does not grant the requested zoning set forth in this Agreement, or if the City does not perform its obligations hereunder, then Developer may petition for disannexation and/or the City may disannex.

13. It is understood and agreed by the Parties hereto that time is of the essence of this Agreement, and that all of the parties will make every reasonable effort to expedite the subject matters hereof.

14. The Parties mutually represent that they have taken and will take action as may be required to bring about the annexation of Annexation Tract and the amendments, exceptions, and variances, as may be necessary or proper in order to zone and classify the Subdivision Tract so as to enable the same to be developed and used in the manner anticipated in this Agreement, and such other action as to enable the parties to execute this Agreement and to fully carry out all other covenants, agreements, duties and other obligations created and imposed by the terms and conditions of this Agreement.

15. This Agreement shall be binding upon the parties to it, their respective grantees, successors, assigns or lessees, subject to limitations provided by law.

16. The Parties agree that this Agreement and any exhibits attached to it may be amended only by the mutual written consent of all parties.

17. The Developer covenants and agrees to fully indemnify, hold harmless and defend the City, its officers, agents, servants, and employees, from all claims, suits or causes of action of any nature whatsoever, whether real or asserted, brought for or on account of any injuries or damages to persons or property including death, resulting from or in any way connected with this Agreement or the construction of the improvements or facilities described herein; and in addition, the Developer covenants to indemnify, hold harmless and defend the City, its

officers, agents, servants and employees, from and against any and all claims, suits or cause of action of any nature whatsoever, brought for or on account of any injuries or damages to persons or property, including death, resulting from any failure to properly safeguard the work, or on account of any act, intentional or otherwise, neglect or misconduct of the Developer, its contractors, agents, servants or employees.

18. Approval by the City of any plans, designs, or specifications submitted by the Developer pursuant to this Agreement shall not constitute or be deemed to be release of the responsibility and liability of the Developer or its engineers, employees, officers or agents for the accuracy and competency of their design and specifications. The Parties acknowledge and agree that the approval of any plans, designs, or specifications by the City signifies the City's approval on only the general design concept of the improvements to be constructed as the same relates to conformance with City ordinances.

IN WITNESS WHEREOF, each of the parties hereto has executed this Agreement, or caused the same to be executed by its duly authorized representative.

Dale A. Crenwelge ("DEVELOPER")

By: Dale A. Crenwelge Date: 6/24/19

Printed Name: Dale A. Crenwelge Title: owner

CITY OF FREDERICKSBURG, TEXAS ("CITY")

By: Kent Myers Date: 7-1-19
Kent Myers, City Manager

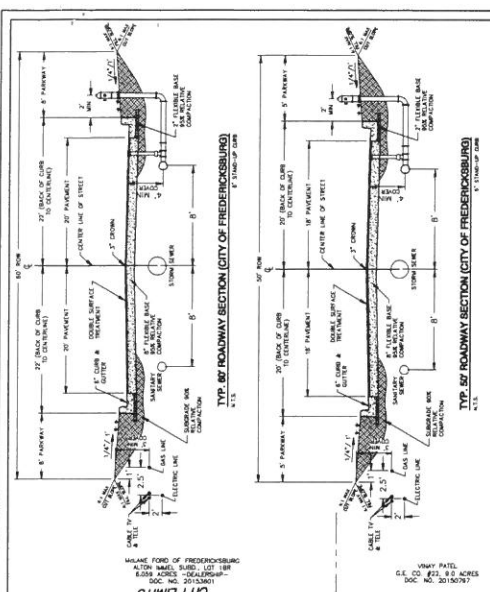
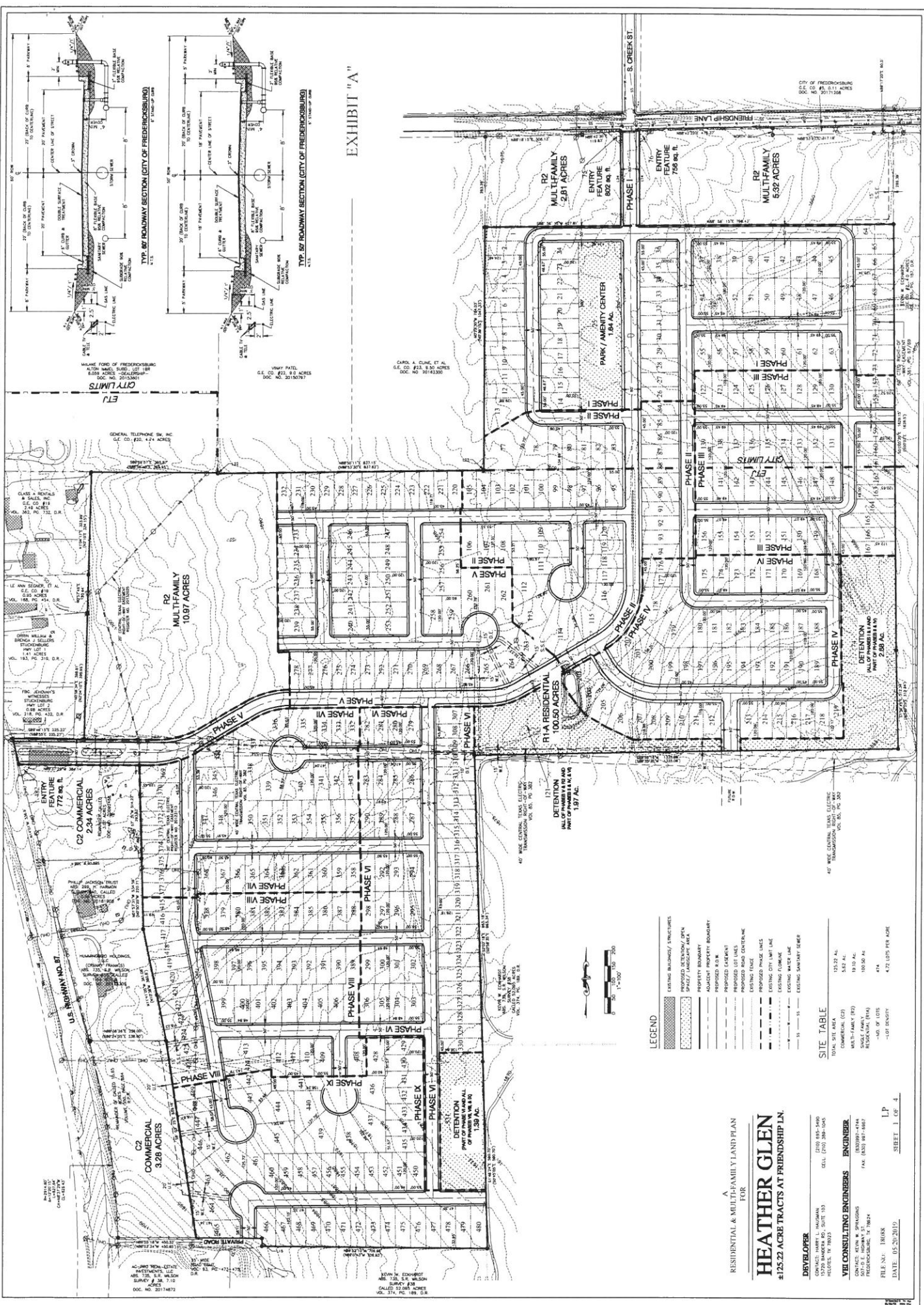


EXHIBIT "A"

- LEGEND**
- EXISTING BUILDINGS / STRUCTURES
 - PROPOSED DETENTION / OPEN SPACE / LANDSCAPE AREA
 - PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - PROPOSED DRIVEWAY
 - PROPOSED ROAD CENTERLINE
 - EXISTING FENCE
 - PROPOSED PHASE LINES
 - EXISTING CITY LIMIT LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER

SITE TABLE

TOTAL SITE AREA	132.22 AC.
CONCRETE (C2)	3.82 AC.
CONCRETE (C3)	10.00 AC.
SMALL FARM (RFA)	100.00 AC.
RESIDENTIAL (R1A)	100.00 AC.
DETENTION	1.97 AC.
ADJ. OF LOTS	4.74
LOT DENSITY	4.72 LOTS PER ACRE

RESIDENTIAL & MULTI-FAMILY LAND PLAN
FOR
HEATHER GLEN
425.22 ACRE TRACTS AT FRIENDSHIP LN.

DEVELOPER
CONTACT: HARRY L. HADJIAN
(202) 495-5490
CELL: (703) 288-1040
HOLLOWS, VA 22061

VTE CONSULTING ENGINEERS ENGINEER
CONTACT: KYLE W. SPILLIGOS
(800) 993-7444
FAX: (803) 997-1667
FREDERICKSBURG, VA 22404

FILE NO.: 18088
DATE: 05/20/19
SHEET 1 OF 4

125.11-ac TRACT

DESCRIPTION of a 125.11 acre tract of land being all of Friendship Oaks Subdivision, a subdivision of record in Volume 2, Page 148, of the Plat Records of Gillespie County, Texas, all of a tract of land called to be 11.68 acres, being part of Outlot No. 5 and Outlot Street as shown on *Map of Fredericksburg, Texas, and Environs* by the German Emigration Company (G.E. Co.) described in a deed to Dale A Crenwelge, of record in Volume 377, Page 461, of the Official Public Records of Gillespie County, Texas, less and except a 4790 square foot tract of land being part of said 11.68 acre tract and part of said Outlot 5, described in a deed to the City of Fredericksburg, of record in Document No. 20071208, of the Official Public Records of Gillespie County, Texas, all of a tract of land called to be 10.39 acres, being part of Outlot No. 24 on the Map of Fredericksburg by the G.E. Co., described in a deed to Dale A. Crenwelge, of record in Volume 377, Page 455, of the Official Public Records of Gillespie County, Texas, all of a tract of land called to be 3.07 acres out of the Henry Harmon Survey No. 40, A-299, and the Samuel R. Wilson Survey No. 38, A-735, Gillespie County, Texas, described in a deed to Dale A. Crenwelge, of record in Document No. 20092468, of the Official Public Records of Gillespie County, Texas, and all of a tract of land called to be 15.65 acres out of the Samuel R. Wilson Survey No. 38, A-735, described in a deed to Dale Crenwelge, of record in Volume 350, Page 864, of the Official Public Records of Gillespie County, Texas, said 125.11 acres being more particularly described by metes and bounds as follows:

BEGINNING in the south line of Friendship Lane at the northeast corner of a tract of land called to be 9.50-acres, described in a deed to Carol A. Cline, et al, of record in Document No. 20162300, of the Official Public Records of Gillespie County, Texas, same being the northwest corner of said 10.39 acre tract, and the most northerly northwest corner of the herein described tract;

THENCE, with the south line of said Friendship Lane, the following five (5) courses:

- 1) N 88° 54' 48" E, with the north line of said 10.39-acre tract, 306.10 feet;
- 2) N 85° 19' 02" E, continuing with the north line of said 10.39-acre tract, 119.75 feet to the northeast corner of said 10.39-acre tract at the northwest corner of said 11.68-acre tract, same being the northwest corner of said 4,790 square foot tract;
- 3) THENCE, S 88° 42' 22" E, 478.37 feet to the northwest corner of Lot 1, of said Friendship Oaks Subdivision and the southeast corner of said 4,790 square foot tract;
- 4) N 88° 53' 53" E, with the north line of said Lot 1, at 316.95 feet passing the northeast corner of said Lot 1, same being the most northerly northwest corner of Lot 2, of said Friendship Oaks Subdivision;
- 5) Continuing for a total distance of 376.94-feet to a point in the west line of a tract of land called to be 44.4356 acres being a part of Outlot No. 2, and Outlot No. 7, et al of the G.E. Co., described in a deed to Kevin W. Eckhardt, of record in Volume 555, Page 187, of the Official Public Records of Gillespie County, Texas, same being the most northerly northeast corner of said Lot 2, and the northeast corner of the herein described tract;

THENCE, with the west line of said 44.435-acre tract and the east line of said Lot 2, the following two (2) courses:

- 1) S 00° 25' 27" E, 1628.50 feet;

- 2) S 01° 12' 52" E, 312.34 feet a point in the north line of a tract conveyed to Kevin W. Eckhardt, at the most easterly southeast corner of said Lot 2, and the most easterly southeast corner of the herein described tract;

THENCE, S 89° 12' 08" W, with a south line of said Lot 2, and a north line of said Eckhardt tract, 1334.92 feet to the most northerly northwest corner of said Eckhardt tract, for an interior corner of said Lot 2, and an interior corner of the herein described tract;

THENCE, with a west line of said Eckhardt tract the following two (2) courses:

- 1) S 01° 22' 02" E, with an east line of said Lot 2, 965.34 feet to the most southerly southeast corner of said Lot 2, and the northeast corner of said 15.65-acre tract;
- 2) S 01° 08' 32" E, with the east line of said 15.65-acre tract, 590.70 feet to an interior corner of said Eckhardt tract at the southeast corner of said 15.65-acre tract, and the most southerly southeast corner of the herein described tract;

THENCE, with a north line of said Eckhardt tract and the south line of said 15.65-acre tract, the following three (3) courses:

- 1) N 89° 12' 14" W, 709.85 feet to the southwest corner of a road easement of record in Volume 93, Page 473, of the Deed Records of Gillespie County, Texas;
- 2) N 00° 11' 32" W, with the west line of said easement, 25.00 feet to the northeast corner of said easement;
- 3) N 89° 15' 05" W, with the north line of said easement 450.60 feet to a point in the east right-of-way line of U.S Highway 87, at the southwest corner of said 15.65-acre tract, same being the most southerly southwest corner of the herein described tract;

THENCE, with the east right-of-way line of said U.S. Highway 87, the following two (2) courses:

- 1) A curve to the left having a radius of 2915.10 feet, a central angle of 10° 53' 10", and arc distance of 553.87 feet, and a chord which bears N 07° 07' 39" W, 553.03 feet to the northwest corner of said 15.65-acre tract and the most westerly southwest corner of said Lot 2, Friendship Oaks Subdivision;
- 2) A curve to the left having a radius of 7257.43 feet, a central angle of 00° 35' 47", an arc distance of 75.53 feet, and a chord which bears N 18° 17' 44" W, 75.53 feet to the southwest corner of a tract of land called to be 1.64 acres out of the S.R. Wilson Survey No. 38, A-735, Gillespie County, Texas, same being a northwest corner of said Lot 2 and the most westerly northwest corner of the herein described tract;

THENCE, S 89° 47' 31" E, with a north line of said Lot 2, and the south line of said 1.64-acre tract, 244.10 feet to the southeast corner of said 1.64-acre tract, for an interior corner of said Lot 2, and an interior corner of the herein described tract;

THENCE, with a west line of said Lot 2, the following three (3) courses:

- 1) N 11° 01' 23" W, with the east line of said 1.64 acre tract, 360.80 feet to the southeast corner of a tract of land called to be 1.435 acres out of the H. Harmon Survey No. 40, A-299, described in a deed to the Phillip Jackson Trust, of record in Document No. 20181905, of the Official Public Records of Gillespie County, Texas, same being the northeast corner of said 1.64 acre tract;

- 2) N 01° 13' 47" W, with the east line of said 1.435-acre tract, 220.79 feet to a point in the south line of said 3.07-acre tract, at the northeast corner of said 1.435-acre tract, for an interior corner of the herein described tract;
- 3) THENCE, S 88° 43' 29" W, with the north line of said 1.435-acre tract, and the south line of said 3.07-acre tract, 307.00 feet to the east right-of-way line of U.S. Highway 87 at the northwest corner of said 1.435-acre tract;

THENCE, with the east right-of-way line of said U.S. Highway 290, and the west line of said 3.07-acre tract, the following two (2) courses:

- 1) N 14° 24' 22" W, 336.90 feet;
- 2) A curve to the right having a radius of 5680.11 feet, a central angle of 00° 36' 27", an arc distance of 60.22, and a chord which bears N 14° 28' 25" W, 60.22 feet to the southwest corner of a tract of land called to be 0.98 acres described in a deed to the Jehovah's Witnesses being Stuckenburg, Highway Lot 2, of record in Volume 218, Page 432, of the Deed Records of Gillespie County, Texas, same being the northwest corner of said 3.07 acre tract, and the most westerly northwest corner of the herein described tract;

THENCE, S 89° 18' 26" E, with the south line of said 0.98-acre tract, and the north line of said 3.07-acre tract, 225.27 feet to the southeast corner of said 0.98-acre tract for a southwest corner of said Lot 2, and an interior corner of the herein described tract;

THENCE, with a west line of said Lot 2, the following three (3) courses:

- 1) N 01° 40' 42" E, along the east line of said 0.98 acre tract, passing the northeast corner of said 0.98 acre tract, and the southeast corner of a tract of land called to be 1.41 acres being Stuckenburg, Highway Lot 1, described in a deed to Orrin William and Brenda J. Sellers, of record in Volume 193, Page 319, of the Deed Records of Gillespie County, Texas, and continuing with the east line of said 1.41 acre tract 399.53 feet to the southeast corner of a tract of land called to be 0.95 acres, out of Outlot No. 19, G.E. Co., described in a deed to Le Ann Segner, et al, of record in Volume 168, Page 454, of the Deed Records of Gillespie County, Texas, same being the northeast corner of said 1.41 acre tract;
- 2) N 01° 30' 02" E, with the east line of said 0.95 acre tract, 120.53 feet to the southeast corner of a tract of land called to be 2.49 acres out of Outlot No. 19, G.E. Co., described in a deed to Class A. Rentals, & Sales, of record in Volume 362, Page 732, of the Official Public Records of Gillespie County, Texas, same being the northeast corner of said 0.95 acre tract;
- 3) N 01° 46' 32" E, with the east line of said 2.49 acre tract, 324.15 feet to a point in the south line of a tract of land called to be 4.74 acres out of Outlot No. 20 of G.E. Co, described in a deed to General Telephone SW, said point being the most northerly northwest corner of said Lot 2, Friendship Oaks, and a northwest corner of the herein described tract;

THENCE, with the north line of said Lot 2, the following four (4) courses:

- 1) S 89° 20' 06" E, with the south line of said 4.74 acre tract, 395.91 feet to a point in the west line of a tract of land called to be 9.0 acres out of Outlot No. 22, G.E. Co., described in a deed to Vinay Patel, of record in Document No. 20150797, of the Official Public Records of Gillespie County, Texas, at the southeast corner of said 4.74 acre tract;

- 2) S 00° 23' 27" E, with the west line of said 9.0-acre tract, 2.12 feet to the southwest corner of said 9.0-acre tract;
- 3) N 89° 31' 05" E, with the south line of said 9.0-acre tract, 185.13 feet;
- 4) N 89° 30' 03" E, continuing with the south line of said 9.0-acre tract, and the south line of said 9.50 acres 653.01 feet to the southwest corner of said 10.39-acre tract, same being the southeast corner of said 9.50-acre tract and an interior corner of the herein described tract;

THENCE, N 00° 15' 48" E, with the east line of said 9.50-acre tract, and the west line of said 10.39-acre tract, 1,048.32 feet to the POINT OF BEGINNING.

94.07-ac TRACT

DESCRIPTION of a 94.07 acre tract of land being a portion of Friendship Oaks Subdivision, a subdivision of record in Volume 2, Page 148, of the Plat Records of Gillespie County, Texas, all of a tract of land called to be 3.07 acres out of the Henry Harmon Survey No. 40, A-299, and the Samuel R. Wilson Survey No. 38, A-735, Gillespie County, Texas, described in a deed to Dale A. Crenwelge, of record in Document No. 20092468, of the Official Public Records of Gillespie County, Texas, and all of a tract of land called to be 15.65 acres out of the Samuel R. Wilson Survey No. 38, A-735, described in a deed to Dale Crenwelge, of record in Volume 350, Page 864, of the Official Public Records of Gillespie County, Texas, said 94.07 acres being more particularly described by metes and bounds as follows:

BEGINNING in the south line of Friendship Lane at a point in the west line of a tract of land called to be 44.4356 acres being a part of Outlot No. 2, and Outlot No. 7, et al of the G.E. Co., described in a deed to Kevin W. Eckhardt, of record in Volume 555, Page 187, of the Official Public Records of Gillespie County, Texas, same being the most northerly northeast corner of said Lot 2, Friendship Oaks Subdivision;

THENCE, S 00° 25' 27" E, with the west line of said 44.435-acre tract and the east line of said Lot 2, 1049.69 feet to the POINT OF BEGINNING;

THENCE, continuing with the west line of said 44.435-acre tract and the east line of said Lot 2, the following two (2) courses:

- 1) S 00° 25' 27" E, 578.81 feet;
- 2) S 01° 12' 52" E, 312.34 feet a point in the north line of a tract conveyed to Kevin W. Eckhardt, at the most easterly southeast corner of said Lot 2, and the most easterly southeast corner of the herein described tract;

THENCE, S 89° 12' 08" W, with a south line of said Lot 2, and a north line of said Eckhardt tract, 1334.92 feet to the most northerly northwest corner of said Eckhardt tract, for an interior corner of said Lot 2, and an interior corner of the herein described tract;

THENCE, with a west line of said Eckhardt tract the following two (2) courses:

- 1) S 01° 22' 02" E, with an east line of said Lot 2, 965.34 feet to the most southerly southeast corner of said Lot 2, and the northeast corner of said 15.65-acre tract;
- 2) S 01° 08' 32" E, with the east line of said 15.65-acre tract, 590.70 feet to an interior corner of said Eckhardt tract at the southeast corner of said 15.65-acre tract, and the most southerly southeast corner of the herein described tract;

THENCE, with a north line of said Eckhardt tract and the south line of said 15.65-acre tract, the following three (3) courses:

- 1) N 89° 12' 14" W, 709.85 feet to the southwest corner of a road easement of record in Volume 93, Page 473, of the Deed Records of Gillespie County, Texas;
- 2) N 00° 11' 32" W, with the west line of said easement, 25.00 feet to the northeast corner of said easement;
- 3) N 89° 15' 05" W, with the north line of said easement 450.60 feet to a point in the east right-of-way line of U.S Highway 87, at the southwest corner of said 15.65-acre tract, same being the most southerly southwest corner of the herein described tract;

THENCE, with the east right-of-way line of said U.S. Highway 87, the following two (2) courses:

- 1) A curve to the left having a radius of 2915.10 feet, a central angle of $10^{\circ} 53' 10''$, and arc distance of 553.87 feet, and a chord which bears $N 07^{\circ} 07' 39'' W$, 553.03 feet to the northwest corner of said 15.65-acre tract and the most westerly southwest corner of said Lot 2, Friendship Oaks Subdivision;
- 2) A curve to the left having a radius of 7257.43 feet, a central angle of $00^{\circ} 35' 47''$, an arc distance of 75.53 feet, and a chord which bears $N 18^{\circ} 17' 44'' W$, 75.53 feet to the southwest corner of a tract of land called to be 1.64 acres out of the S.R. Wilson Survey No. 38, A-735, Gillespie County, Texas, same being a northwest corner of said Lot 2 and the most westerly northwest corner of the herein described tract;

THENCE, $S 89^{\circ} 47' 31'' E$, with a north line of said Lot 2, and the south line of said 1.64-acre tract, 244.10 feet to the southeast corner of said 1.64-acre tract, for an interior corner of said Lot 2, and an interior corner of the herein described tract;

THENCE, with a west line of said Lot 2, the following three (3) courses:

- 1) $N 11^{\circ} 01' 23'' W$, with the east line of said 1.64 acre tract, 360.80 feet to the southeast corner of a tract of land called to be 1.435 acres out of the H. Harmon Survey No. 40, A-299, described in a deed to the Phillip Jackson Trust, of record in Document No. 20181905, of the Official Public Records of Gillespie County, Texas, same being the northeast corner of said 1.64 acre tract;
- 2) $N 01^{\circ} 13' 47'' W$, with the east line of said 1.435-acre tract, 220.79 feet to a point in the south line of said 3.07-acre tract, at the northeast corner of said 1.435-acre tract, for an interior corner of the herein described tract;
- 3) THENCE, $S 88^{\circ} 43' 29'' W$, with the north line of said 1.435-acre tract, and the south line of said 3.07-acre tract, 307.00 feet to the east right-of-way line of U.S. Highway 87 at the northwest corner of said 1.435-acre tract;

THENCE, with the east right-of-way line of said U.S. Highway 290, and the west line of said 3.07-acre tract, the following two (2) courses:

- 1) $N 14^{\circ} 24' 22'' W$, 336.90 feet;
- 2) A curve to the right having a radius of 5680.11 feet, a central angle of $00^{\circ} 36' 27''$, an arc distance of 60.22, and a chord which bears $N 14^{\circ} 28' 25'' W$, 60.22 feet to the southwest corner of a tract of land called to be 0.98 acres described in a deed to the Jehovah's Witnesses being Stuckenburg, Highway Lot 2, of record in Volume 218, Page 432, of the Deed Records of Gillespie County, Texas, same being the northwest corner of said 3.07 acre tract, and the most westerly northwest corner of the herein described tract;

THENCE, $S 89^{\circ} 18' 26'' E$, with the south line of said 0.98-acre tract, and the north line of said 3.07-acre tract, 225.27 feet to the southeast corner of said 0.98-acre tract for a southwest corner of said Lot 2, and an interior corner of the herein described tract;

THENCE, with a west line of said Lot 2, the following three (3) courses:

- 1) $N 01^{\circ} 40' 42'' E$, along the east line of said 0.98 acre tract, passing the northeast corner of said 0.98 acre tract, and the southeast corner of a tract of land called to be 1.41 acres being

Stuckenburg, Highway Lot 1, described in a deed to Orrin William and Brenda J. Sellers, of record in Volume 193, Page 319, of the Deed Records of Gillespie County, Texas, and continuing with the east line of said 1.41 acre tract 399.53 feet to the southeast corner of a tract of land called to be 0.95 acres, out of Outlot No. 19, G.E. Co., described in a deed to Le Ann Segner, et al, of record in Volume 168, Page 454, of the Deed Records of Gillespie County, Texas, same being the northeast corner of said 1.41 acre tract;

- 2) N 01° 30' 02" E, with the east line of said 0.95 acre tract, 120.53 feet to the southeast corner of a tract of land called to be 2.49 acres out of Outlot No. 19, G.E. Co., described in a deed to Class A. Rentals, & Sales, of record in Volume 362, Page 732, of the Official Public Records of Gillespie County, Texas, same being the northeast corner of said 0.95 acre tract;
- 3) N 01° 46' 32" E, with the east line of said 2.49 acre tract, 324.15 feet to a point in the south line of a tract of land called to be 4.74 acres out of Outlot No. 20 of G.E. Co., described in a deed to General Telephone SW, said point being the most northerly northwest corner of said Lot 2, Friendship Oaks, and a northwest corner of the herein described tract;

THENCE, with the north line of said Lot 2, the following four (4) courses:

- 1) S 89° 20' 06" E, with the south line of said 4.74 acre tract, 395.91 feet to a point in the west line of a tract of land called to be 9.0 acres out of Outlot No. 22, G.E. Co., described in a deed to Vinay Patel, of record in Document No. 20150797, of the Official Public Records of Gillespie County, Texas, at the southeast corner of said 4.74 acre tract;
- 2) S 00° 23' 27" E, with the west line of said 9.0-acre tract, 2.12 feet to the southwest corner of said 9.0-acre tract;
- 3) N 89° 31' 05" E, with the south line of said 9.0-acre tract, 185.13 feet;
- 4) N 89° 30' 03" E, continuing with the south line of said 9.0-acre tract, and the south line of said 9.50 acres 653.01 feet to the southwest corner of said 10.39-acre tract, same being the southeast corner of said 9.50-acre tract and an interior corner of the herein described tract;

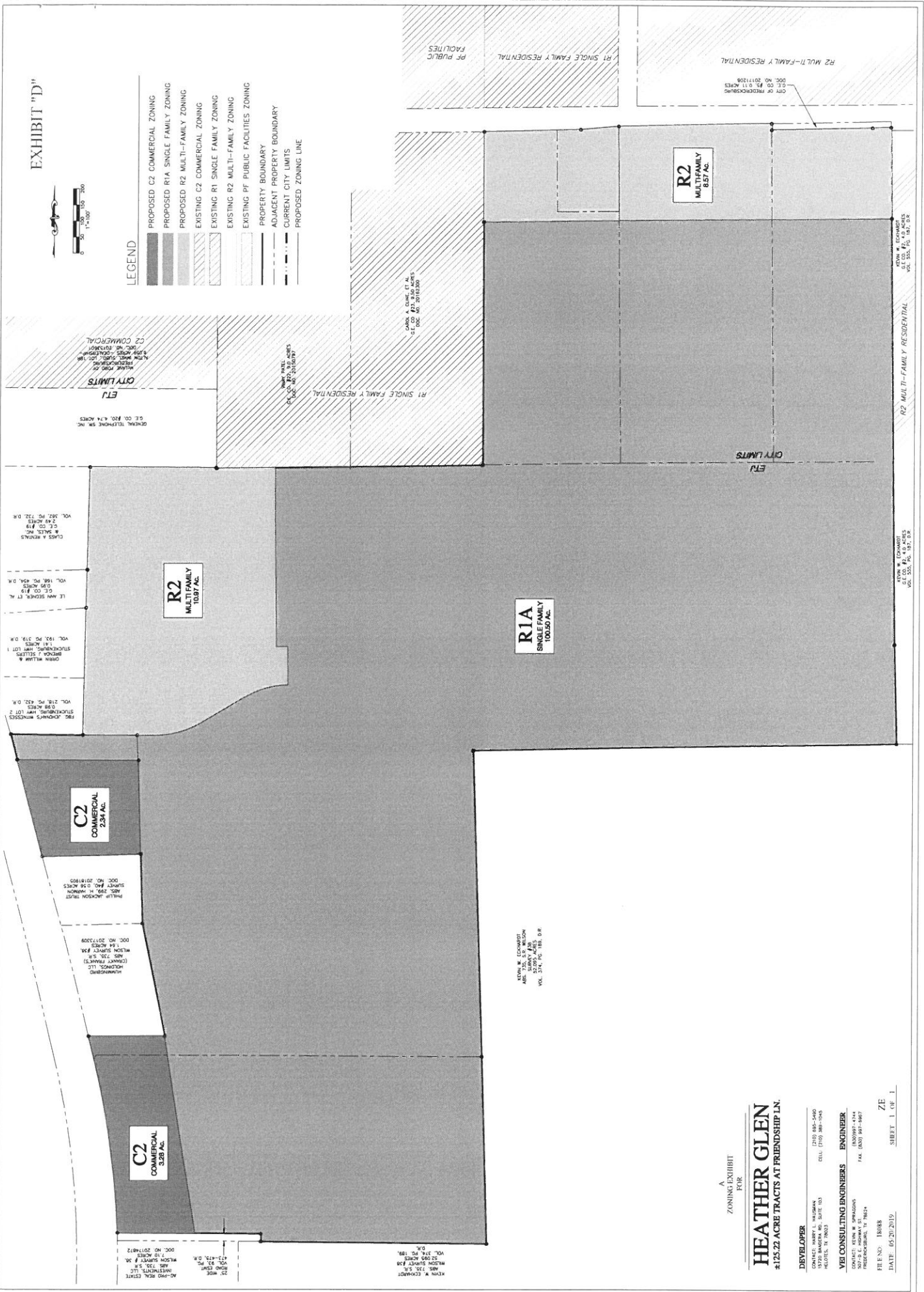
THENCE, N 89° 31' 37" E, with south line of said 10.39-acre tract, the south line of said 11.68-acre tract, and over and across said Lot 2, and said Lot 1, Friendship Oaks Subdivision, 1,293.32 feet to the POINT OF BEGINNING.

EXHIBIT "D"



LEGEND

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



A
ZONING EXHIBIT
FOR

HEATHER GLEN

#125.22 ACRE TRACTS AT FRIENDSHIP LN.

DEVELOPER

CONTACT: HARRY L. HAUGMAN
15370 BANGOR RD., SUITE 103
FREDERICK, MD 21703

VEI CONSULTING ENGINEERS ENGINEER

CONTACT: KEN W. SPRAGGINS
1630997-4144
FAX: (800) 987-9887

FILE NO. 18088

DATE 05/20/2019

SHEET 1 OF 1

EXHIBIT "E"



LEGEND



SITE TABLE

TOTAL SITE AREA	125.22 AC.
COMMERCIAL (C2)	5.83 AC.
MULTI-FAMILY (R2)	19.10 AC.
RESIDENTIAL (R1A)	100.29 AC.
-NO. OF LOTS	474
-LOT DENSITY	4.72 LOTS PER ACRE

MILANE FORD OF FREDERICKSBURG
15700 N. HALL, SUITE 100, LEE, VA 22041
C.E. CO. #20, 4.74 ACRES
DOC. NO. 20112300

GENERAL TELEPHONE DR. INC.
C.E. CO. #20, 4.74 ACRES

CLARE A. RENTALS
#101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 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1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 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LEGEND

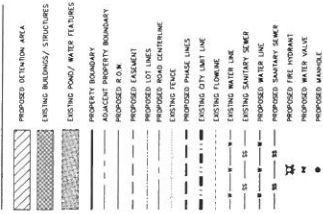
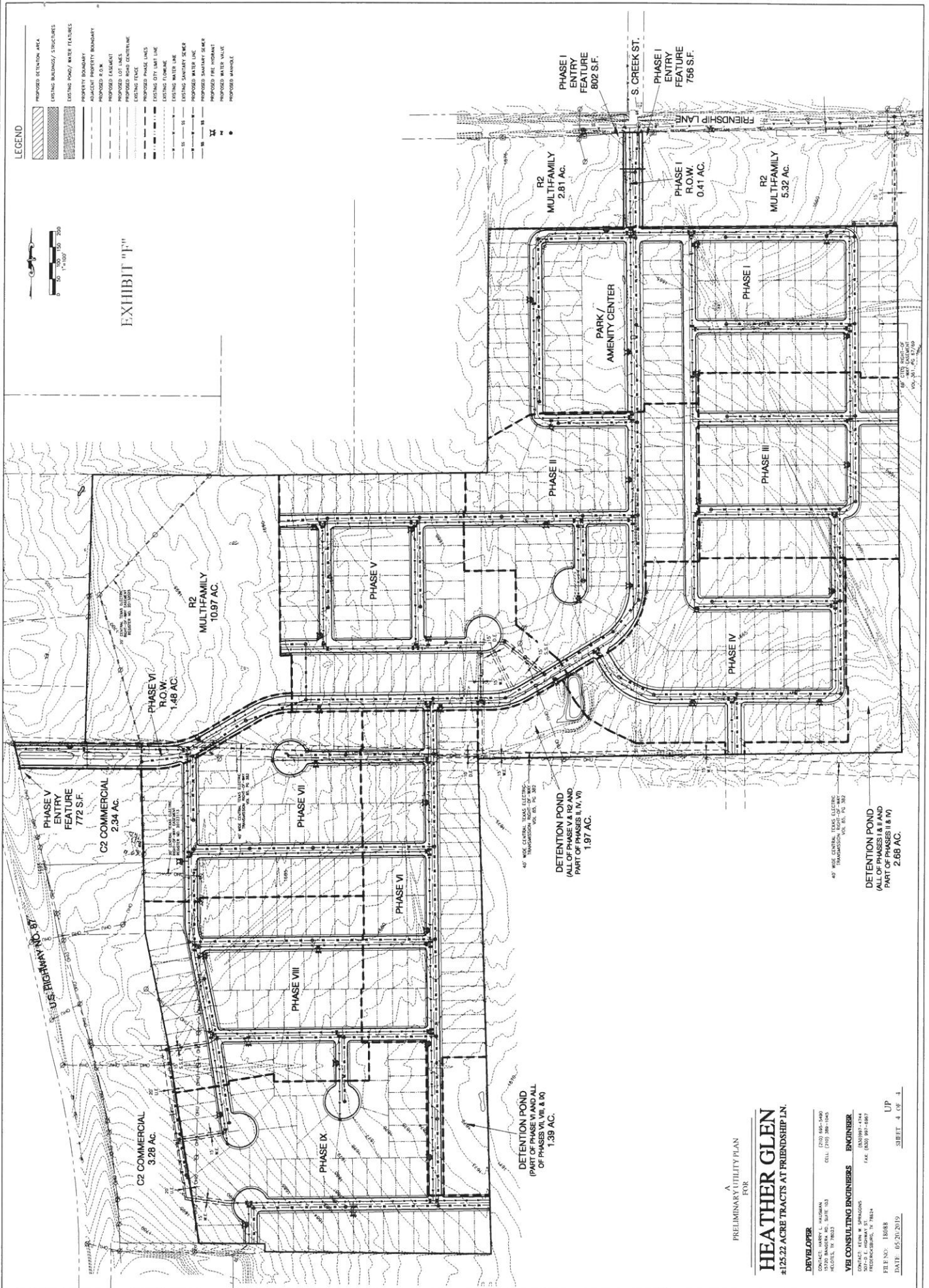


EXHIBIT "A"



A
PRELIMINARY UTILITY PLAN
FOR

HEATHER GLEN
#125.22 ACRE TRACTS AT FRIENDSHIP LN.

DEVELOPER

CONTACT: HARRY L. HAJOSIAN
15320 BANGOR RD., SUITE 103
FREDERICK, MD 21703

VEI CONSULTING ENGINEERS ENGINEER
CONTACT: KYLE W. SPRAGGINS
15320 BANGOR RD., SUITE 103
FREDERICK, MD 21703

FILE NO. 18088
DATE 05-20-2019

UP
SHEET 4 OF 1



PLANNING & ZONING COMMISSION MEMO

DATE: July 6, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: P-2225 Final Plat of Phase 2 of the Friendship Oaks Subdivision located on South Creek Street.

Summary:

A Final Plat application was received for Phase 2 of the Friendship Oaks Subdivision which consists of approximately 26.89 acres of land zoned R1-A, Single Family Small-lot. The subject property is located on the south side of Friendship Lane, east of the intersection of Friendship Lane and Highway 87 South.

The lots are in compliance with the City's subdivision and zoning requirements regarding lot size and frontage.

Background / Analysis:

This subdivision was annexed in 2018 (Z-1819) and the Planning & Zoning Commission approved the preliminary plat for the entire Friendship Oaks development on January 6, 2021 (P-2029)

Zoning: R1-A, Single Family Small Lot [Sec. 3.101](#)

Tract Size: Approximately 26.89 Acres

Number/Size of Lots: 234 Lots

Roadways: Phase 2 has access on South Creek Street and will include the creation of three (3) new Roadways. Darby Drive, Ellendale Place, and Gallbrook Lane. All are accessible from South Creek Street.

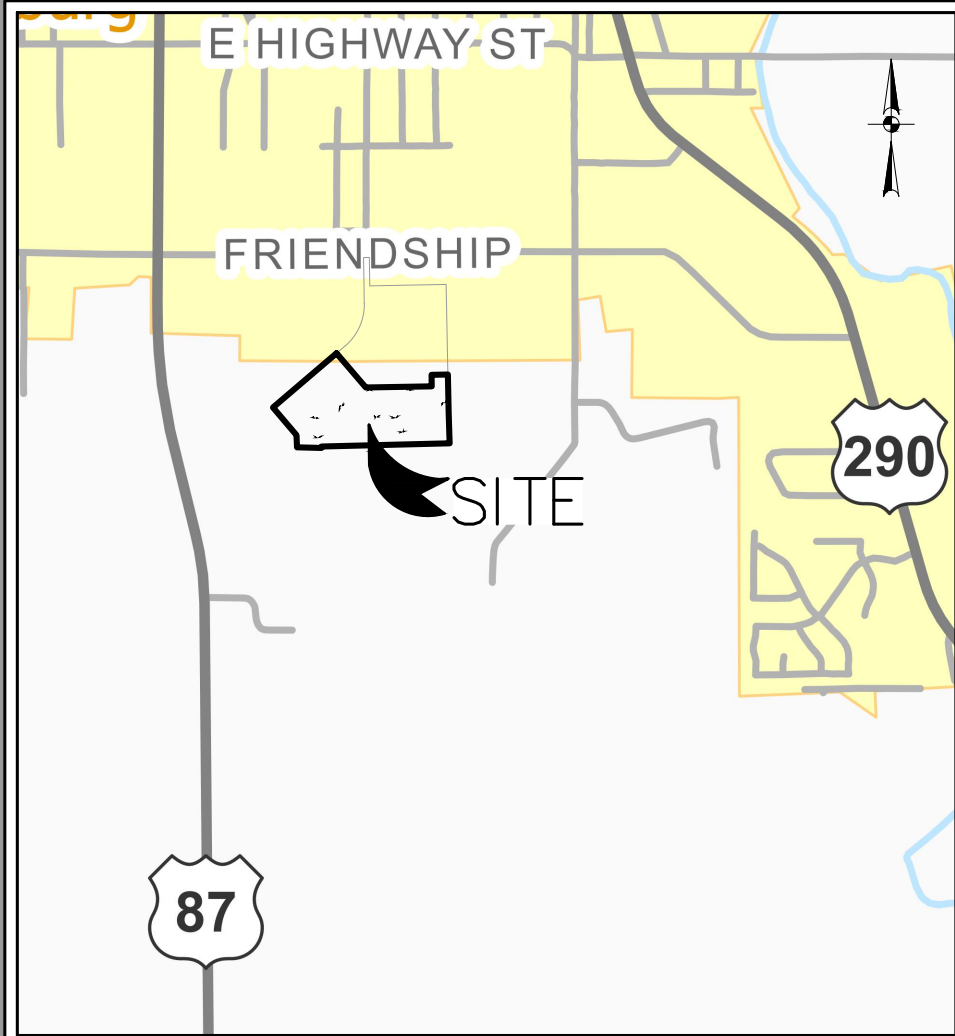
Utilities:	Utility connections are shown to utilities that are currently under construction. Public service will not be available until utilities have been fully constructed, tested, and accepted by City staff.
Easements:	Standard easements such as sight visibility, utility and drainage must be in accordance with City Subdivision Ordinance.
Stormwater Detention:	Detention will be addressed as part of the Construction Plans.
Drainage:	See above.
Park Dedication:	The Annexation agreement (Z-1819) calls for a minimum 1.64 acre private park/recreational facility. The previously approved Preliminary Plat (P-2029) provides for a 1.69 acre park in Phase 1. In addition to the small private park, a fee in the amount of \$250 (one-half the regular rate) per lot shall be required prior to recordation of the Final Plat for each phase. Sec. 6.15
Construction Plans:	Project will require civil construction plan review and approval and must be constructed in accordance with approved traffic impact analysis.
P&Z Action:	Final approval

Recommendation & Findings: Based on Staffs review, staff can recommend approval conditioned upon the following:

- Approval of Civil Construction Plans.
- Approved Addressing added to Final Plat prior to recordation of Plat.
- Parkland Dedication of \$250.00 Per Lot (\$58,500.00) for the 234 lots payable prior to recordation of the Plat.

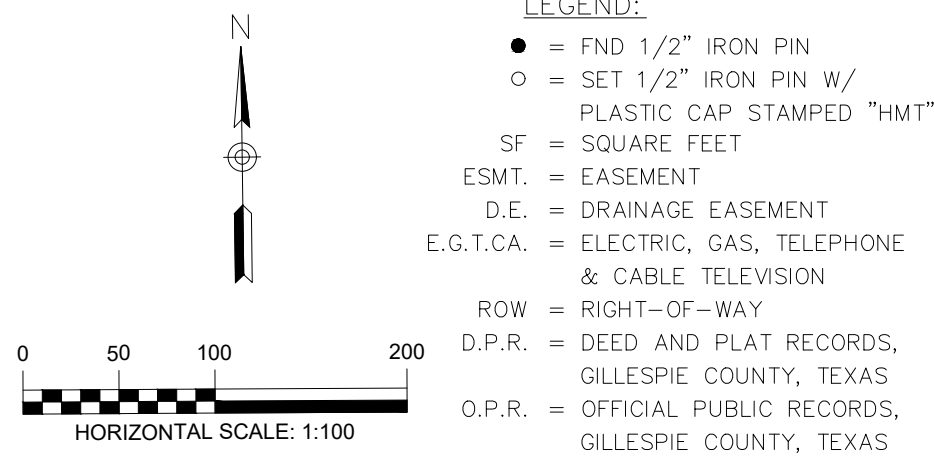
Attachments:

- 1 Final Plat
 - 2 Review Comments
 - 3 Project Application
-



LOCATION MAP
NOT-TO-SCALE

NOTE:
SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES



EASEMENT NOTES:
10' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY LINE AS SHOWN
10' UTILITY EASEMENT ALONG PROPERTY LINES AS NOTED
5' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES OF EACH LOT AS SHOWN
15' BUILDING SETBACK LINE (20' FOR GARAGE)
15' SIDED ROW FRONTAGE BUILDING SETBACK LINE AS SHOWN
10' REAR BUILDING SETBACK LINE AS SHOWN
5' SIDE BUILDING SETBACK LINE
30'X30' SIGHT EASEMENT AT ALL RIGHT-OF-WAY INTERSECTIONS AS SHOWN

SITE VISIBILITY RESTRICTION:
NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE SHALL OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS ETC., IN THE SIGHT VISIBILITY EASEMENT AS SHOWN ON THE PLAT. THESE SIGHT VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLANTED.

NOTES:
1. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF FREDERICKSBURG. THE CITY FREDERICKSBURG WILL OWN AND MAINTAIN WITHIN TWO (2) YEARS OF THE ACCEPTANCE OF SAID SEWER AND WATER MAINS LOCATED WITHIN THE SUBDIVISION PLAT.

2. DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTION OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.

3. DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNER AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSON FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.

4. NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY SLOPES, CONTOUR OF ANY CHANNEL, SWALE OR EMBANKMENT OR TAKING OF ANY OTHER ACTION WHICH WILL OR LIKELY TO RETARD, CHANGE OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.

5. ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE DESIGNS WERE COMPUTED AND STAKED ON THE GROUND BY AUSTIN SPATIAL TECHNOLOGIES, LLC.

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE
CITY OF FREDERICKSBURG, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF 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

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

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE
CITY OF FREDERICKSBURG, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF 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 FINAL PLAT AND HEREBY AUTHORIZES THE DEVELOPER TO PROCEED WITH THE CONSTRUCTION OF PUBLIC WORKS IMPROVEMENTS AND INFRASTRUCTURE AS INDICATED ON THE ACCOMPANYING CONSTRUCTION PLANS, AND SAID COMMISSION FURTHER AUTHORIZES THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINAbove SUBSCRIBED.

WITNESS BY HAND THIS ____ DAY OF ____, 20__.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY DOC #20193419 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY.

AND DESIGNATED HEREIN AS THE FRIENDSHIP OAKS, PHASE 2 SUBDIVISION TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS AND OTHER UTILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: _____
DATE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR ____ COUNTY, TEXAS, ON THIS 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

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

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: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR ____ COUNTY, TEXAS, ON THIS 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

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, THE UNDERSIGNED, A (LICENSED PROFESSIONAL ENGINEER/REGISTERED PROFESSIONAL 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.

LICENSED PROFESSIONAL ENGINEER OR
REGISTERED PROFESSIONAL SURVEYOR

Date

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

EASEMENT NOTE:

ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.

ENGINEERS CERTIFICATE

I, THE UNDERSIGNED, A (LICENSED PROFESSIONAL ENGINEER/REGISTERED PROFESSIONAL SURVEYOR) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT; AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG'S SUBDIVISION ORDINANCES. EXCEPT FOR ANY VARIANCES GRANTED BY THE CITY COUNCIL.

PLAT NOTES:

- BENCHMARK: BRASS DISK "USGS BM 1695" IN SIDEWALK @ SOUTHWEST CORNER HWY 290 & HWY 87. ELEV = 1694.47
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48171C288C & 48171C0451C, EFFECTIVE OCTOBER 19, 2001; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- SETBACKS SHALL CONFORM TO THE CITY'S ADOPTED ZONING CODE AT THE TIME OF PERMITTING.



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 3/28/2022



June 14, 2022

HMT Engineering & Surveying

Via email

plats@hmtnb.com: Billb@hmtnb.com

RE: P-2225 – Final Plat for Friendship Oaks Phase II.

Dear HMT,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat. Plans will not be reviewed or considered without a response sheet.

Engineering

Development:

- Requires Planning and Zoning Commission Approval, scheduled for Wednesday, July 6, 2022
- Provide Addressing for review.
- Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat.
- Add Project Number, P-2225, to Plat.
- Modify the signature block for the Plat Approval requiring Public Improvements (see below)
 - o [4.05. - Final Plat | Code of Ordinances | Fredericksburg, TX | Municode Library](#)

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plat along with your written response as to how the comments have been addressed.



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: Phase 2 of the Friendship Oaks Subdivision
Project Address: Near SE corner of US 87 & Friendship Lane
Tax ID Number (s): 183908

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|--|---|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☒ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

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

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

Original Survey & Abstract No: Jose Esteban Bargas, Survey A-53

Legal Description:

Current Land Use Plan: MDR

Proposed Land Use Plan: MDR

Current Zoning: R1A & R-2

Proposed Zoning: R1A & R-2

Location: Near SE corner of US 87 & Friendship Lane

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 that I have authorization from the owner to act on his / her behalf.

Signature: Richard Mott

Printed Name: Richard Mott VP of Land Date: 5/17/2022

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): Lennar Homes of Texas Land and Construction, LTD.

Owner Name:

Address: 100 NE Loop 410, Suite 1155 San Antonio, TX 78216

Phone: 210.403.6200

Fax:

Email: josh.scates@lennar.com

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

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

Firm Name (if applicable): HMT Engineering & Surveying

Address: 290 S Castell Ave New Braunfels, TX 78130

Primary Contact Name:

Phone: 830.625.8555

Fax:

Email: billb@hmtnb.com

Secondary Contact Name:

Phone:

Fax:

Email: plats@hmtnb.com

III. Applicant

Firm Name (if applicable): HMT Engineering & Surveying

Applicant Name (s):

Address: 290 S Castell Ave New Braunfels, TX 78130

Phone: 830.625.8555

Fax:

Email: plats@hmtnb.com

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

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

Firm Name (if applicable): HMT Engineering & Surveying

Address: 290 S Castell Ave New Braunfels, TX 78130

Primary Contact Name:

Phone: Fax:

Email: 830.625.8555

billb@hmtnb.com

May 5, 2022

City of Fredericksburg

Development Services Department

126 W. Main St.,

Fredericksburg, TX 78624

RE: Friendship Oaks Phase 2 Final Plat - Certification of no change from preliminary plat

To Whom It May Concern:

Please accept this letter as a certification that no change will occur from the Friendship Oaks Phase 2 Final plat and the approved preliminary plat for Friendship Oaks. Attached is the approved preliminary plat as a reference for the Friendship Oaks Phase 2 Final plat submittal

Please contact me if you have any questions or comments.

Thank you,

A handwritten signature in black ink that reads "Josh Scates". The signature is written in a cursive, flowing style.

Josh Scates

Lennar Homes of Texas Land and Construction LTD

100 NE Loop 410, Suite 1155

San Antonio, TX 78216



PLANNING & ZONING COMMISSION MEMO

DATE: July 6, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: P-2226 – Replat of German Emigration Lot #10 Located at 626 S. Eagle Street.

Summary:

Staff received a Replat application for property located at 626 S. Eagle Street. Currently this property consists of one (1) lot and the applicant requests to subdivide the property into two (2) lots.

The lots are in compliance with the City's subdivision and zoning requirements regarding lot size and frontage.

Background / Analysis:

A Land use Change (Low Density Residential to Medium Density Residential) and a Zoning Change (R1, Single Family Residential to R2, Mixed Residential) was approved on January 18, 2022. (Z-2127)

Zoning:	R2, Mixed Residential Sec. 3.110
Tract Size:	Approximately 1.26 Acres
Number/Size of Lots:	2 Lots
Roadways:	Prior to recordation of the plat, South Eagle Street should be improved to City Standards. This includes Curbing and Sidewalk construction. Escrow should be submitted for curb and sidewalk construction along Sunrise Street.
Access:	All Lots currently have access on South Eagle Street as well as frontage on Sunset Street.

Utilities: Utilities are available to serve this property and if extension of existing infrastructure is needed it will be extended at the developer's expense.

Water and Sewer Tap fees are required for the creation of the new lot (\$2,525.00)

Easements: Standard easements such as sight visibility must be in accordance with City Subdivision Ordinance.

Park Dedication: The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development. Parkland fees shall be paid prior to recordation of each phase of the project. [Sec. 6.15](#)

Construction Plans: Not required

Recommendation & Findings: Based on staff's review, staff can recommend approval conditioned upon the following:

- Parkland Dedication of \$500.00 per lot payable prior to recordation of the Plat.
- Water and Sewer Tap fees are required for the creation of the new lot (\$2,525.00)
- S. Eagle Street improve to City Standards. These improvements will be constructed for recordation of the plat.
- Sunrise Street improvements may be submitted as escrow to be used at the time the street is constructed by the City.
 - o Curbing: \$4,125 (300 feet at \$13.75 per linear foot)
 - o Sidewalk: \$11,625 (300 feet at \$38.75 per linear foot)
 - o Since there is no access proposed on Sunrise street by the subdivision construction, contributions to paving will not be required at this time.

Attachments:

- 1 Plat
 - 2 Location Map
 - 3 Review Comments
 - 4 Project Application
-

The MORIN Subdivision

A 1.26 ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS; BEING PART OF OUTLOT NO. 10 AS SAID OUTLOT IS DESIGNATED OR SHOWN ON THE MAP OR PLAT OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, AND BEING THAT CERTAIN 1.26 ACRE TRACT DESCRIBED IN A CONVEYANCE TO JEFFERY P. AND VICKI MERKEL MORIN, FOUND OF RECORD IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER REGISTER NO. 20154452 OF THE OFFICIAL PUBLIC RECORDS OF SAID GILLESPIE COUNTY, TEXAS.

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.

Deputy Clerk, County Court
Gillespie County, Texas

We, Jeffery P. & Vicki Merkel Morin, owners of the 1.26 acre tract shown hereon, certify that no other person or entity has any interest in the property by lien, lease, or other equitable interest, unless otherwise noted, and that I hereby adopt this plat of resubdivision with my free consent, establish the minimum building setback lines, and dedicate all alleys, walks, parks, water courses, easements, open spaces and convey public right of way as shown to public use forever and agree for ourselves and our heirs and assigns to abide forever by all lines, dedications and other restrictions shown hereon.

Date: _____, 20____
Jeffery P. Morin
Vicki Merkel Morin

THE STATE OF TEXAS:
COUNTY OF GILLESPIE:
This instrument was acknowledged before me on this the _____ day of _____, 20____,
by _____

Notary Public in and for the State of Texas
My commission expires: _____
Printed Name of Notary

I, Dale Allen Sultemeier, the undersigned, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is prepared from an actual survey of the property made under my direction and supervision on the ground on _____, and that the corner monuments were properly placed under my supervision, and that all aspects of this plat are in accordance with the City of Fredericksburg's Subdivision Ordinance.

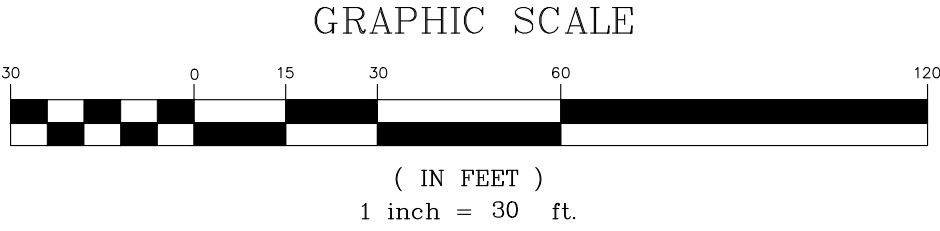
Date: _____
Registered Professional Land Surveyor No. 4542
SULTEMEIER SURVEYING AND ENGINEERING
(830) 990-1221

THE STATE OF TEXAS:
COUNTY OF GILLESPIE:
This instrument was acknowledged before me on this the _____ day of _____, 20____,
by _____

Notary Public in and for the State of Texas
My commission expires: _____
Printed Name of Notary

S
SULTEMEIER
SURVEYING & ENGINEERING
Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
501 West Main, Suite 102
Fredericksburg, Texas 78624
(830) 990-1221
Copyright © 2022 All Rights Reserved
dale@sultemeiersurveying.com

- LEGEND
- 1/2 inch dia. iron rod found
 - 2.875 inch dia. iron pipe found
 - electric meter pad
 - Verizon riser box
 - Time Warner riser box
 - gas meter
 - water meter
 - air conditioning unit
 - utility pole
 - well
 - storm drain inlet
 - sanitary sewer manhole

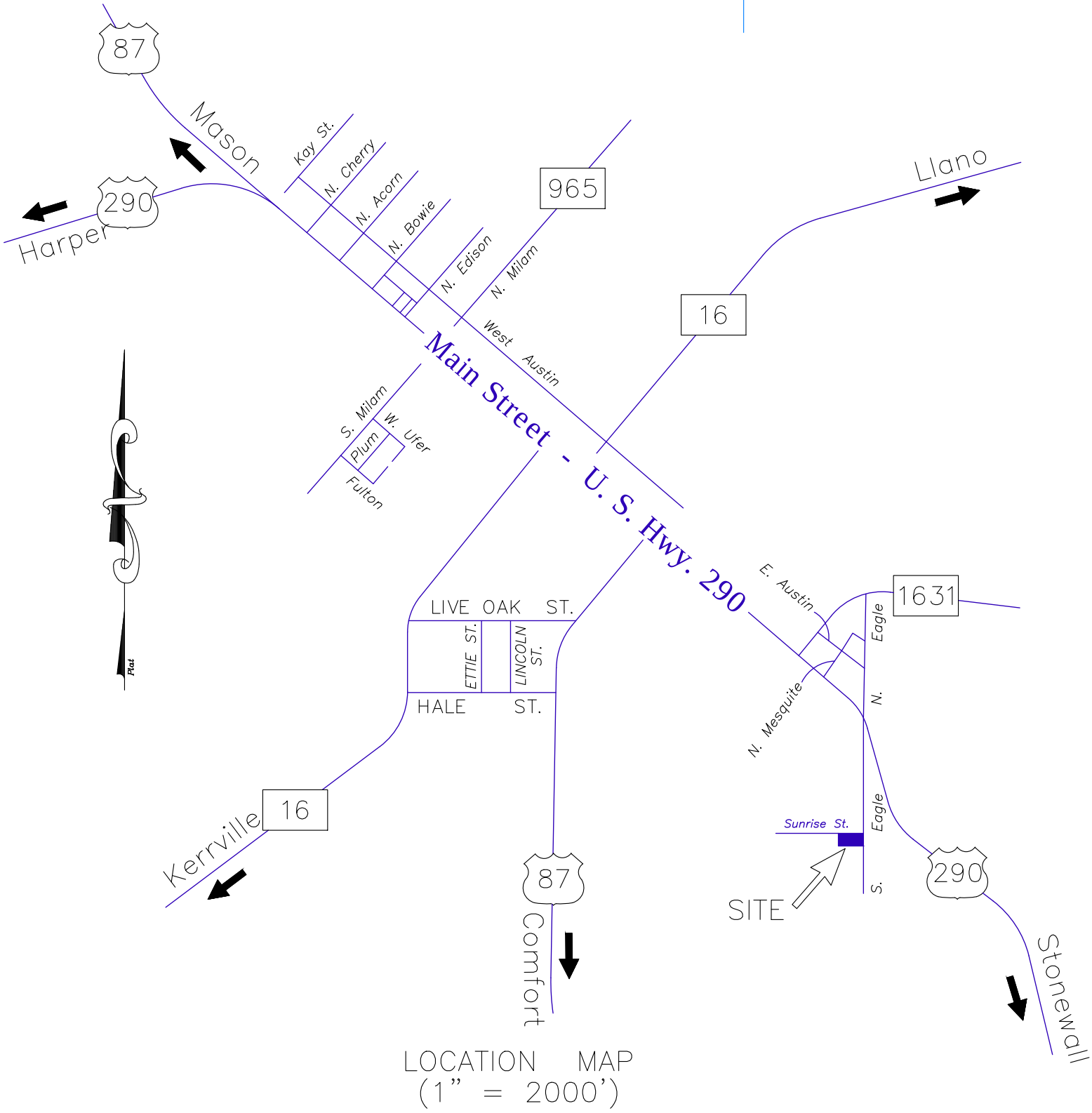
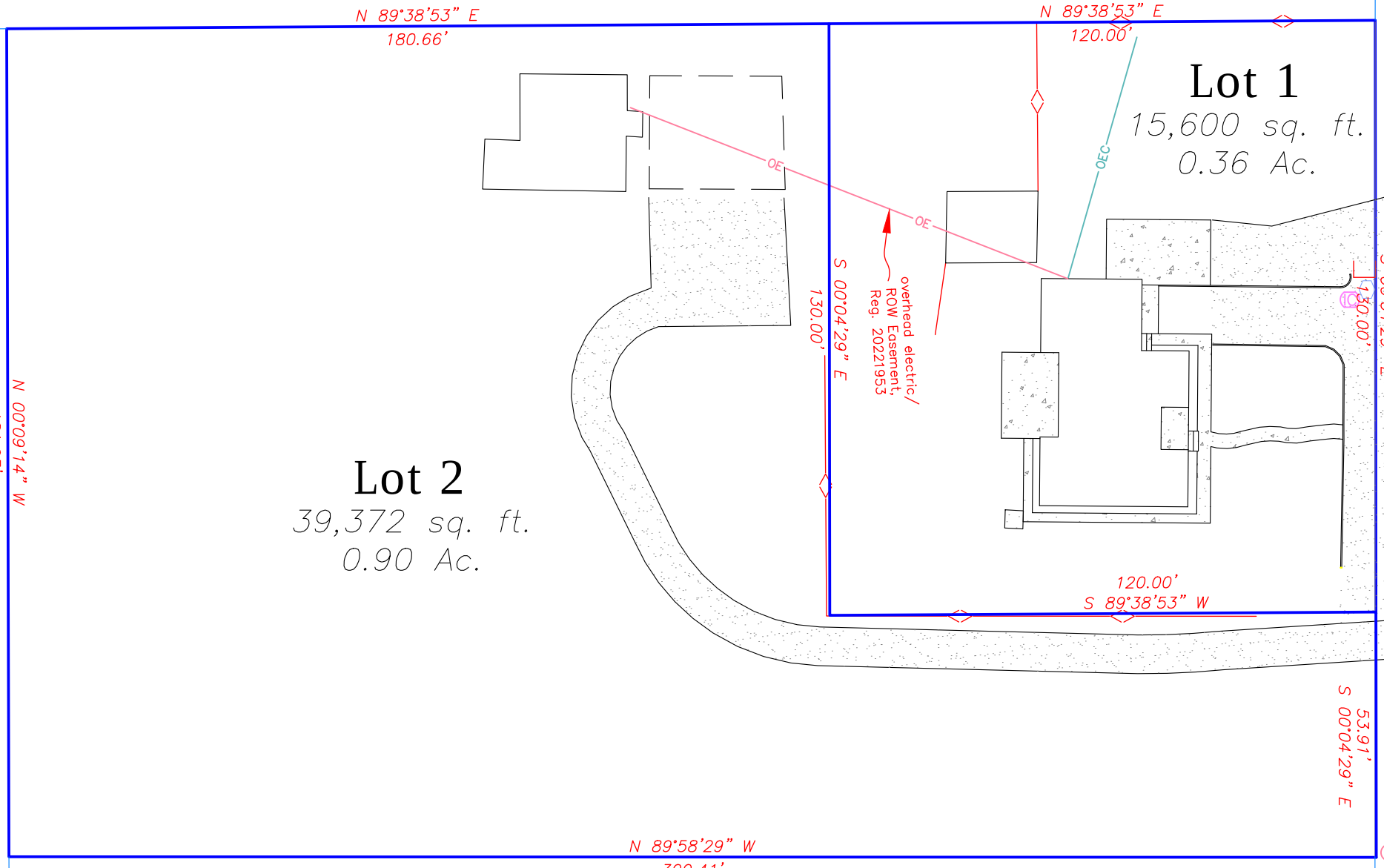


PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
DALE ALLEN SULTEMEIER, P.E., R.P.L.S.
12-29-2021

TBPELS Surveying Firm 100930-00	TBPELS Engineering Firm F-10608
---------------------------------------	---------------------------------------

Lot 1
BRENTWOOD OAKS
Vol. 1 - Pg. 189
Plat Records

SUNSET STREET
(50' ROW - 1/189)



DRAWN BY	d.a.s.	DATE	21
CHECKED BY	d.a.s.	DRAWING NO.	s-21-7092
JOB NO.	s-21-7092	SHEET	1 OF 1

P-2226

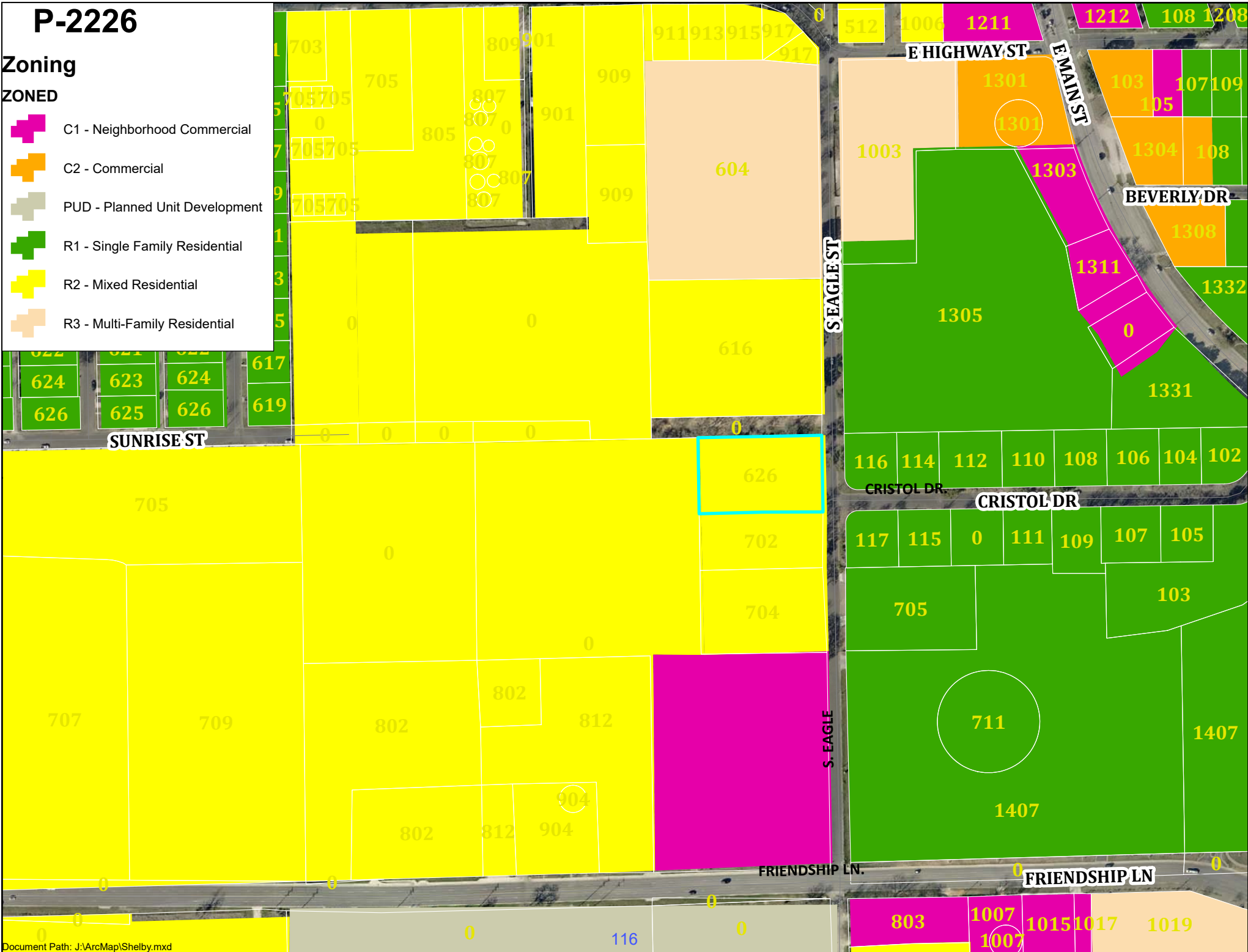
Zoning

ZONED

-  C1 - Neighborhood Commercial
-  C2 - Commercial
-  PUD - Planned Unit Development
-  R1 - Single Family Residential
-  R2 - Mixed Residential
-  R3 - Multi-Family Residential

ZONED

-  C1 - Neighborhood Commercial
-  C2 - Commercial
-  PUD - Planned Unit Development
-  R1 - Single Family Residential
-  R2 - Mixed Residential
-  R3 - Multi-Family Residential





June 13, 2022

Jeffery P. Morin

Via email

jpmorin@austin.rr.com

RE: P-2226 – Replat for property located at 626 South Eagle Street.

Dear Mr. Morin,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat. Plans will not be reviewed or considered without a response sheet.

Engineering

- Show Sight visibility triangle to the corner of South Eagle Street and the sunrise street right
Of way. Add sight visibility easement note to the plat.
- Show right-of-way ties across South Eagle Street and Sunrise Street.
- Prior to recordation of the plat, South Eagle Street should be improved to City standards. This includes curbing and sidewalk construction. Escrow should be submitted for curb and sidewalk construction along the Sunrise Street.

Evan Williamson, P.E., CFM

(830) 990-2009; ewilliamson@fbgtx.org

Development:

- Requires Planning and Zoning Commission Approval, scheduled for Wednesday, July 6, 2022
- Provide addresses to Lot 1 & 2.

- Show Setbacks
- Water and Sewer Tap fees are required for the creation of the new lot (\$2525.00).
- Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat.
- Add Project Number, P-2226, to Plat.
- Provide the signature block for the Certificate of Completion, Acceptance and Authorization to File (see below)

7. Certificate of Completion, Acceptance, and Authorization to File

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE	
Approved _____ Chairman, Planning and Zoning Commission City of Fredericksburg, Texas _____ Date 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	

Figure 8: Certificate of Completion, Acceptance, and Authorization to File

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plat along with your written response as to how the comments have been addressed.

Shelby Collier
Development Review Committee (DRC)



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: Morin 626 S. Eagle
Project Address: 626 South Eagle, Fredericksburg, Tx. 78624
Tax ID Number (s): 33209

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|--|--|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: .358 No. of Lots: 1

Original Survey & Abstract No: GE0010-0-0

Legal Description: GE CO #10 1.26

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: R1

Proposed Zoning: R2

Location: 626 South Eagle, Fredericksburg, Tx. 78624

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: Jeffery P. Morin

Printed Name: Jeffery P. Morin

Date: 19 Nov. 2021

May 26, 2022

Staff Use Only

Application No.: P-2226

Date: May 26, 2022

*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: Jeffery P. Morin

Address: 1605 East Main St. (Mailing), 702 S. Eagle (Residence)

Phone: 830-456-1946

Fax:

Email: jpmorin@austin.rr.com

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

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:



PLANNING & ZONING COMMISSION MEMO

DATE: July 6, 2022
TO: Planning and Zoning Commission
FROM: Garret Bonn, Interim Development Services Director/Asst. City Engineer
SUBJECT: P-2228 Final Plat of Post Oak Village Subdivision located at 651 Post Oak Rd.

Summary:

The subject property is located on the east side of Post Oak Rd., just north of the intersection with W. Live Oak Street. The subdivision plat includes 39 R1A-Zoned Single-Family Lots on a 6.32 acre tract of land.

Background / Analysis:

City Council approved a voluntary annexation request and associated land use and zoning classifications in August of 2021. The preliminary plat for the property was approved by P&Z in August of 2021 and construction began soon thereafter. In May of 2022, Council approved a performance agreement relating to the remaining construction items for the project to allow for recordation of the final plat.

All lots are in compliance with the City's subdivision and zoning requirements regarding lot size and frontage.

Recommendation:

Staff recommends approval of the final plat application, as presented.

Attachments:

Final Plat

Location Map

Project Application

Review Comments

SEARCHERS

1. ☐ **SEARCHER**
 2. ☐ **RECORDS**
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LOCATION MAP POST OAK VILLAGE

LEGEND

- City Limit Boundary
- 1-Mile ETJ Boundary

Document Path: K:\ArcMap\00_Map_Templates\00_FBG_ANSI_A_Portrait_Template.mxd



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): 10-8 Properties

Owner Name:

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): **SEARCHERS SURVEYING & ENGINEERING LLC**

Address: 738 Mustang Street Unit D

Primary Contact Name: Josh W. Leamons

Phone: 830-733-8440

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:



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: Post Oak Village

Project Address: 651 Post Oak Road

Tax ID Number (s): 19695

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|--|---|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☒ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

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

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

Original Survey & Abstract No:

Legal Description:

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: R1A

Proposed Zoning: R1A

Location:

Proposed Use(s): Single Family Residential

Applicant's Signature

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

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

Signature: _____

Printed Name: Josh W. Leamons Date: 6/10/2022

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



June 20, 2022

Josh Leamons
Searchers Surveying
josh@searchersls.com

RE: P-2228 – Final Plat for the Post Oak Subdivision located at 651 Post Oak Road.

Dear Mr. Leamons,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat. Plans will not be reviewed or considered without a response sheet.

Engineering

Development:

- Requires Planning and Zoning Commission Approval, scheduled for Wednesday, July 6, 2022
- Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat.
- Add Project Number, P-2228, to Plat.

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plat along with your written response as to how the comments have been addressed.

Shelby
Collier

Shelby Collier is a member of the Texas Society of Professional Surveyors and is a member of the Texas Surveyors Association.

Shelby Collier
Development Review Committee (DRC)

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861



PLANNING & ZONING COMMISSION MEMO

DATE: July 6, 2022

TO: Planning and Zoning Commission

FROM: Shelby Collier

SUBJECT: SP-2208 Consider a Site Plan for a duplex-residential development located on Lot 2 of the Friendship Oaks Subdivision Phase 4 on South Creek Street.

Summary: A Site Plan has been submitted to develop property located on lot 2 of the Friendship Oaks Subdivision Phase 4 on South Creek Street. The proposed development would include thirty-one (31) buildings, twenty-nine (29) two-story and two (2) one-story, and consist of Sixty (60), two (2) bedroom units and an amenities center.

The proposed development has access off South Creek Street via a 44' wide driveway. Fifty-eight (58) of the new units will be two-story, the other two (2) are single-story and all units will be equipped with a fire suppression system.

Planning & Zoning Commission approved the preliminary plat for the entire Friendship Oaks development on January 6, 2021 (P-2029) and a Zoning (R1-A to R2) and Land use Change (Low Density Residential to Medium Density Residential) was approved for this phase on July 19, 2021 (Z-2110).

This application was reviewed for its conformity with relevant City Ordinances including [Sec. 7.131](#), review and evaluation criteria for Site Plans.

Site Area:	Approximately 5.986 acres or 260,768 sq ft
Zoning:	R2, Mixed Residential Sec. 3.110
Building Coverage:	23.8% (1.426 Acres) (55% maximum) Sec. 3.110
Impervious Coverage:	56.4% (3.376 Acres) (65% maximum) Sec. 3.110
Heights:	Max Building Height 28 Feet Sec. 3.110

Parking:	2 parking spaces per unit, 60 units total and Amenity Center requires 1 space per 400 sq ft = 123 required spaces with 128 provided including 4 ADA spaces. Sec. 7.863
Utilities:	Utility connections are shown to utilities that are currently under construction. Public Service will not be available until utilities have been fully constructed, tested and accepted by City Staff.
Detention:	Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.
Park Dedication:	The Annexation agreement (Z-1819) calls for a minimum 1.64 acre private park/recreational facility. The previously approved Preliminary Plat (P-2029) provides for a 1.69 acre park in Phase 1. In addition to the small private park, a fee in the amount of \$250 (one-half the regular rate) per lot shall be required prior to recordation of the Final Plat for each phase. Sec. 6.15
Screening:	Required along western property line and is provided along western and northern property lines. Minimum of 6 ft wood and or masonry fence OR a hedge-like screen of evergreen plant material capable of attaining a minimum height of eight (8) feet at maturity. Sec. 7.940
Landscape:	A hedge or fence per specifications is required when abutting property is zoned for non-commercial use (northern property line) and is provided. One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. Sec. 7.920

Recommendation & Findings: Based on review by the Development Review Committee (DRC), staff can recommend approval conditioned upon the following:

1. Landscape plan per [Sec. 7.920](#), including screening per [Sec 7.940](#), be provided and approved prior review of Building Permit Applications.
 2. Approval of Civil Construction Plans prior to review of Building Permit Applications.
 3. Park Dedication of \$250.00 Per Unit (\$15,000.00) for the 60 new units payable prior to issuance of Building Permits per [Sec. 6.15](#)
 4. Final Plat Approval
 5. Approval of Addressing Plan
-

Attachments:

1. General Site Plan
 2. Location Map
 3. Response to comments
 4. Project Application
-

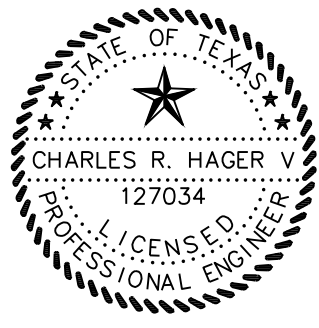
SPARROW'S NEST

SITE DEVELOPMENT PLANS

CITY OF FREDERICKSBURG
PROJECT No. SP-XXXX

SUBMITTED FOR APPROVAL BY:
LJA ENGINEERING, INC.

CR Hager



5/24/2022

CHARLES R. HAGER V, P.E. #127034
LICENSED PROFESSIONAL ENGINEER

DATE

PLANNING & DEVELOPMENT SERVICES DIRECTOR

DATE

DEVELOPMENT SERVICES ENGINEERING

DATE

NOTES

- A SITE DEVELOPMENT PERMIT MUST BE ISSUED BY THE CITY OF FREDERICKSBURG PRIOR TO ANY CONSTRUCTION ASSOCIATED WITH THIS PROPOSED SUBDIVISION. FACILITIES SHALL BE CONSTRUCTED PER THE CITY OF FREDERICKSBURG GUIDELINES.
- THIS SITE DEVELOPMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT.
- ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE. DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS, OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTIONS OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF FREDERICKSBURG RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- NO PORTION OF THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE, CONTRIBUTING OR TRANSITION ZONES.
- THIS PROJECT IS LOCATED ENTIRELY WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF FREDERICKSBURG.
- THIS PROJECT IS LOCATED WITHIN THE CITY OF FREDERICKSBURG EMERGENCY SERVICES / FIRE DEPARTMENT JURISDICTION.
- THIS PROJECT IS SUBJECT TO THE ANNEXATION AGREEMENT FOR THE FRIENDSHIP OAKS SUBDIVISION BETWEEN DALE A. CRENWELGE AND THE CITY OF FREDERICKSBURG, DATED JUNE 3, 2019.
- THIS SITE DEVELOPMENT PLAN SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE CITY OF FREDERICKSBURG FIRE DEPARTMENT, OR ITS SUCCESSORS.
- THE OWNER, OR HIS/HER SUCCESSORS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SUBDIVISION IMPROVEMENTS SHOWN HEREIN OUTSIDE OF RIGHT-OF-WAYS AND/OR PUBLIC EASEMENTS. THE CITY OF FREDERICKSBURG SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PUBLIC IMPROVEMENTS.
- THERE ARE NO NATURAL SLOPES GREATER THAN 15% WITHIN THE PROJECT BOUNDARY.
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT CITY OF FREDERICKSBURG STANDARDS.
- WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF FREDERICKSBURG.
- ELECTRIC SERVICE SHALL BE SUPPLIED BY CENTRAL TEXAS ELECTRIC COOP.
- TELECOMMUNICATION SERVICE SHALL BE PROVIDED BY FRONTIER TELEPHONE AND/OR SPECTRUM (OR OTHERS).
- GAS SERVICE SHALL BE SUPPLIED BY ATMOST ENERGY IF NEEDED.
- SITE IS SUBJECT TO THE FRIENDSHIP OAKS SUBDIVISION TIS PREPARED BY AC GROUP, LLC DATED OCTOBER 12, 2020.
- PARKLAND REQUIREMENTS: PARK DEDICATION FEE OF \$500.00 PER UNIT IS REQUIRED TO BE PAID TO CITY OF FREDERICKSBURG PRIOR TO ISSUANCE OF A BUILDING PERMIT, AS APPROVED IN THE ANNEXATION AGREEMENT DATED 7/1/2019.
- ALL PUBLIC/OVERALL SUBDIVISION IMPROVEMENTS FOR THE FRIENDSHIP OAKS SUBDIVISION ARE BY OTHERS UNDER FRIENDSHIP OAKS PHASE 1A-1B CONSTRUCTION PLANS (INCLUDES S. CREEK STREET, WATER, WASTEWATER, STORM SEWER, DETENTION, PARKLAND IMPROVEMENTS, AND SURROUNDING ROW IMPROVEMENTS). THESE IMPROVEMENTS ARE REQUIRED TO BE COMPLETED AND ACCEPTED PRIOR TO CONNECTION OF THE PROPOSED UTILITY, STORM, AND DRIVEWAY IMPROVEMENTS.
- ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT.

FLOODPLAIN INFORMATION

THE ENTIRE SUBJECT TRACT LIES WITHIN ZONE "X" (OUTSIDE LIMITS OF 100-YEAR FLOODPLAIN) BASED ON FIRM NO. 48171C0288C OF GILLESPIE COUNTY, TEXAS, EFFECTIVE DATE OCTOBER 19, 2001.

LEGAL DESCRIPTION:

BEING A 5.986 ACRES OF LAND SITUATED IN THE J. BARGAS SURVEY NO. 115, ABSTRACT NO. 53, GILLESPIE COUNTY, TEXAS, AND BEING LOCATED ON A 111.440 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 20193419, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

R2 ZONING SUMMARY

LOT SIZE	5,000 SQ. FT. MINIMUM
LOT WIDTH	50' MINIMUM
HEIGHT	2-1/2 STORIES, 28' MAXIMUM
FRONT YARD SETBACK	15' MINIMUM (20' FOR GARAGE)
STREET SIDE YARD SETBACK	15' MINIMUM
INTERIOR SIDE YARD SETBACK	5' MINIMUM
REAR YARD SETBACK	10' MINIMUM
RESIDENTIAL DENSITY	MINIMUM SITE AREA PER DWELLING UNIT EFFICIENCY: 2,500 SQ. FT. 1 BEDROOM: 3,000 SQ. FT. 2 BEDROOM: 3,500 SQ. FT. 65% MAXIMUM
IMPERVIOUS COVER	55% OF LOT AREA MAXIMUM
BUILDING COVERAGE	EFFICIENCY: 1 SPACE PER DWELLING UNIT
PARKING REQUIREMENTS	1 BEDROOM: 1.5 SPACES PER DWELLING UNIT 2 BEDROOM: 2 SPACES PER DWELLING UNIT

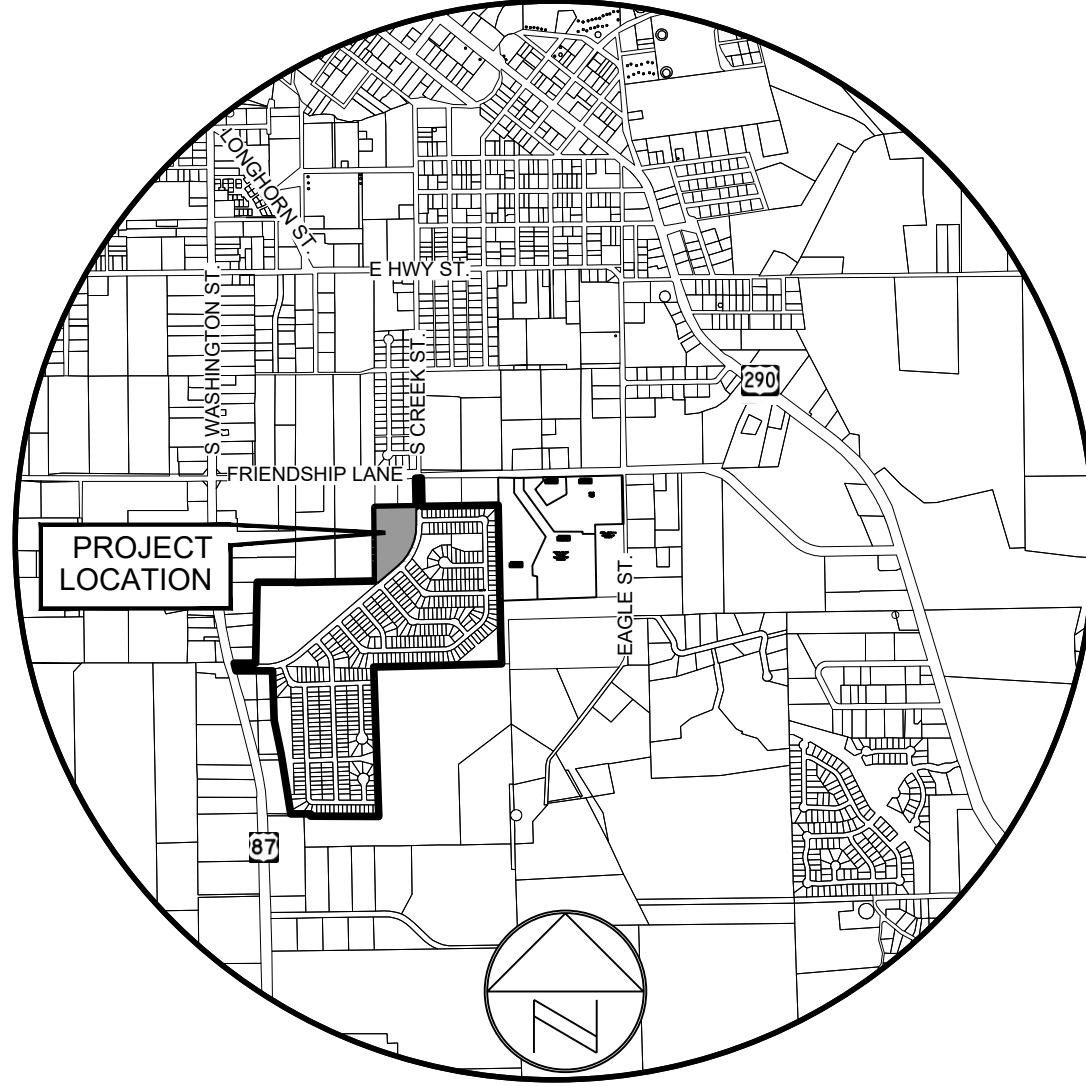
SUBDIVISION IMPROVEMENTS SUMMARY (PUBLIC)

WATER AND WASTEWATER CONNECTIONS TO CITY MAINS
PUBLIC STORM CULVERT FOR CONVEYANCE OF OFFSITE DRAINAGE
2 - DRIVEWAY CONNECTIONS TO SOUTH CREEK STREET (SOUTH CREEK STREET BY OTHERS (PLAN NO. _____)).

PARKLAND DEDICATION FEE SUMMARY

NUMBER OF UNITS PROPOSED: 60 UNITS
FEE REQUIRED PER UNIT: \$ 500.00
PARKLAND DEDICATION FEE TOTAL: \$30,000.00*

*FEE SHALL BE PAID TO CITY OF FREDERICKSBURG
PRIOR TO ISSUANCE OF BUILDING PERMIT(S).



LOCATION MAP
(1" = 2,000')

ADDRESS
SOUTH CREEK STREET
FREDERICKSBURG, TEXAS 78624
ZONING : R2: MIXED RESIDENTIAL, PUD
EXISTING SITE AREA : 5.986 ACRES

SUBMITTAL DATE: APRIL 29, 2022

OWNER / DEVELOPER:	HK FREDERICKSBURG, LLC 24607 FAIRWAY SPRINGS SAN ANTONIO, TEXAS 78260 CONTACT PERSON: MARK SPARROW PHONE: (210) 722-9211
ENGINEER :	LJA ENGINEERING, INC. 7500 RIALTO BOULEVARD, BUILDING II, SUITE 100 AUSTIN TEXAS 78735 CONTACT PERSON : CHARLES HAGER, P. E. PHONE: (512) 439-4700 FAX: (512) 439-4716
SURVEYOR :	MDS LAND SURVEYING CO., INC. 729 SIDNEY BAKER STREET, SUITE B KERRVILLE, TX 78028 CONTACT PERSON: JEFF BOERNER, R.P.L.S. PHONE: (830) 816-1818
CONTOUR DATA :	ON-SITE & ROW CONTOURS: GROUND SURVEY BY HMT ENGINEERING & SURVEYING (1 FT INTERVAL) OFFSITE CONTOURS: CITY OF FREDERICKSBURG GIS (2-FT INTERVAL) BASIS OF BEARING WAS ESTABLISHED FROM THE TEXAS STATE PLANE COORDINATE BASIS OF BEARING WAS ESTABLISHED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83)

PROPOSED UNIT, PARKING, BUILDING, AND DENSITY SUMMARY

Floor Area Ratio (Lot 1)	=	62.734	SF	0.24 :1
Max Building Coverage	=	62.110	SF	23.82% % of Site (55% Max)
Bldg. Height / Gross Floor Area		Height	GSA	No. of EA
B Unit	=	28' 0"	(2-story)	1,016 SF 58
B-h Unit	=	29' 3 15/16"	(1-story)	1,308 SF 2
Cabana	=	16' 9 11/16"	(1-story)	1,165 SF 1
TOTAL	=	62,734	GSA (SF)	
Residential Density Calculations		Min. Site Area / Unit (sf)	No. Units	Min. Site Area (sf) Provided Site Area
B Units (2 bedroom)	=	3,500	58	203,000 260,768
B-h Units (2 Bedroom)	=	3,500	2	7,000
TOTAL	=	3,500	60	210,000 260,768 124%
Parking Calculations				
Required Parking (Multi-Family)		Type of Bedroom Units	Units/SF	SP / Unit, SF Spaces
B Units (2 bedroom)	=	58	Units	2.0 116
Bh Units (2 bedroom)	=	2	Units	2.0 4
Amenity	=	1164	SF	400 3
Total				123
Provided Parking		Standard	Accessible	Van Accessible Total Percent of Req'd
Surface Spaces	=	66	2	2 70 56.95%
Carport Spaces	=	58	0	0 58 47.19%
TOTAL	=	124	2	2 128 104.14%

PROPOSED SETBACK SUMMARY

Setback Summary (per R2-Zoning)			
Front Street	=	15	FT
Street Side	=	15	FT
Interior Side	=	5	FT
Rear	=	10	FT

Sheet List Table

Sheet Number	Sheet Description	Sheet Title
01	CV01	COVER SHEET
02	FP01	FINAL PLAT
03	GN01	GENERAL NOTES
04	EX01	EXISTING CONDITIONS & DEMOLITION PLAN
05	OP01	OVERALL SITE PLAN
06	EC01	EROSION AND SEDIMENTATION CONTROL PLAN
07	EC02	EROSION & SEDIMENTATION CONTROL NOTES
08	AD01	ADDRESS PLAN
09	SP01	DETAILED SITE PLAN
10	SP02	SITE PLAN NOTES & DETAILS
11	UT01	OVERALL UTILITY LAYOUT
12	DT01	STANDARD DETAILS SHEET 1
13	DT02	STANDARD DETAILS SHEET 2
14	DT03	STANDARD DETAILS SHEET 3
15	DT04	STANDARD DETAILS SHEET 4
16	DT05	STANDARD DETAILS SHEET 5
17	LS01	LANDSCAPE PLAN SHEET
18	LS02	LANDSCAPE NOTES AND DETAILS
19	EL01	BUILDING ELEVATION SHEET 1
20	EL02	BUILDING ELEVATION SHEET 2
21	EL03	BUILDING ELEVATION SHEET 3
22	EL04	BUILDING ELEVATION SHEET 4

LOCATION OF EXISTING
UNDERGROUND AND OVERHEAD
UTILITIES ARE APPROXIMATE
LOCATIONS ONLY. THE
CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES PRIOR TO
BEGINNING WORK AND SHALL BE
FULLY RESPONSIBLE FOR ANY AND
ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.
Call before you dig.



LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

FRIENDSHIP OAKS SUBDIVISION PHASE 4, LOT 1 FINAL PLAT

CITY OF FREDERICKSBURG PROJECT No. P-2220

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 5.986 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF A CALLED 36.87 ACRE TRACT (TRACT 2) OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LEAN TO HK FREDERICKSBURG, LLC, DATED JULY 11, 2019, FOUND FOR RECORD IN INSTRUMENT 20190875 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS (O.P.R.G.C.T.), BEING LOCATED IN THE JOSE ESTEBAN SURVEY, ABSTRACT NO. 53, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "JA SURVEYING" SET (GRID NORTHINGS = 10,058,825.89 U.S. SURVEY FEET, GRID EASTING = 2,759,764.78 U.S. SURVEY FEET) LOCATED AT AN INTERIOR ELL CORNER OF SAID 36.87 ACRE TRACT AND THE SOUTHEAST CORNER OF A 10.00 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CATCLAW VENTURES, LLC, DATED FEBRUARY 22, 2019, FOUND OF RECORD IN INSTRUMENT 20190875 (O.P.R.G.C.T.),

1.) THENCE: NORTH 00 DEGREES 22 MINUTES 30 SECONDS WEST, 765.05 FEET WITH THE EAST LINE OF SAID 10.00 ACRE TRACT AND THE WEST LINE OF SAID 36.87 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JA SURVEYING" SET FOR THE SOUTHWEST CORNER OF A 10.39 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LEAN TO DALE A. CRAWFORD, DATED SEPTEMBER 21, 1999, FOUND OF RECORD IN VOLUME 377, PAGE 461 (O.P.R.G.C.T.), AND THE NORTHWEST CORNER OF SAID 36.87 ACRE TRACT;

2.) THENCE: NORTH 88 DEGREES 56 MINUTES 15 SECONDS EAST, 427.81 FEET WITH THE SOUTH LINE OF SAID 10.39 ACRE TRACT AND AN INTERIOR LINE OF SAID 36.87 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 10.39 ACRE TRACT AND AN NORTHERLY CORNER OF SAID 36.87 ACRE TRACT;

3.) THENCE: OVER AND ACROSS SAID 36.87 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:
4.) SOUTH 00 DEGREES 49 MINUTES 52 SECONDS EAST, 183.54 FEET OVER AND ACROSS SAID 36.87 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JA SURVEYING" SET, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

5.) WITH SAID TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 500.65 FEET, A RADIUS OF 570.00 FEET, A DELTA ANGLE OF 50 DEGREES 19 MINUTES 29 SECONDS, AND A CHORD THAT BEARS SOUTH 24 DEGREES 19 MINUTES 53 SECONDS WEST, 484.71 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JA SURVEYING" SET;

6.) SOUTH 49 DEGREES 29 MINUTES 37 SECONDS WEST, 267.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "JA SURVEYING" SET;

7.) NORTH 40 DEGREES 30 MINUTES 23 SECONDS WEST, A DISTANCE OF 34.22 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.986 ACRES, MORE OR LESS.

OWNER: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL 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.



GORDON N. ANDERSON ~ R.P.L.S. NO. 6617 DATE: 03/29/2022
LJA SURVEYING, INC.,
1100 NORTHEAST LOOP 410, SUITE 850
SAN ANTONIO, TEXAS 78209
T.B.P.L.S. FIRM NO. 10194382

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 _____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

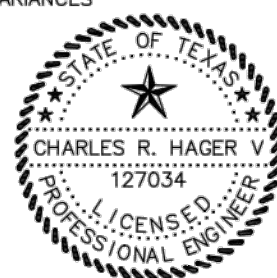
TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

ENGINEERS CERTIFICATE

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT; AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG'S SUBDIVISION ORDINANCES, EXCEPT FOR ANY VARIANCES GRANTED BY THE CITY COUNCIL.

CHARLES R. HAGER V
LICENSED PROFESSIONAL ENGINEER
DATE: 5/20/2022



CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF FREDERICKSBURG, TEXAS

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF 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 HEREINAFOVE SUBSCRIBED.

WITNESS BY HAND THIS ____ DAY OF _____, 20__.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE APPROVED

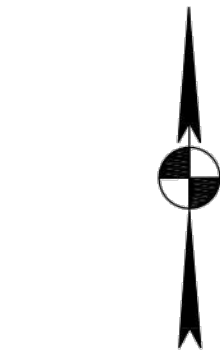
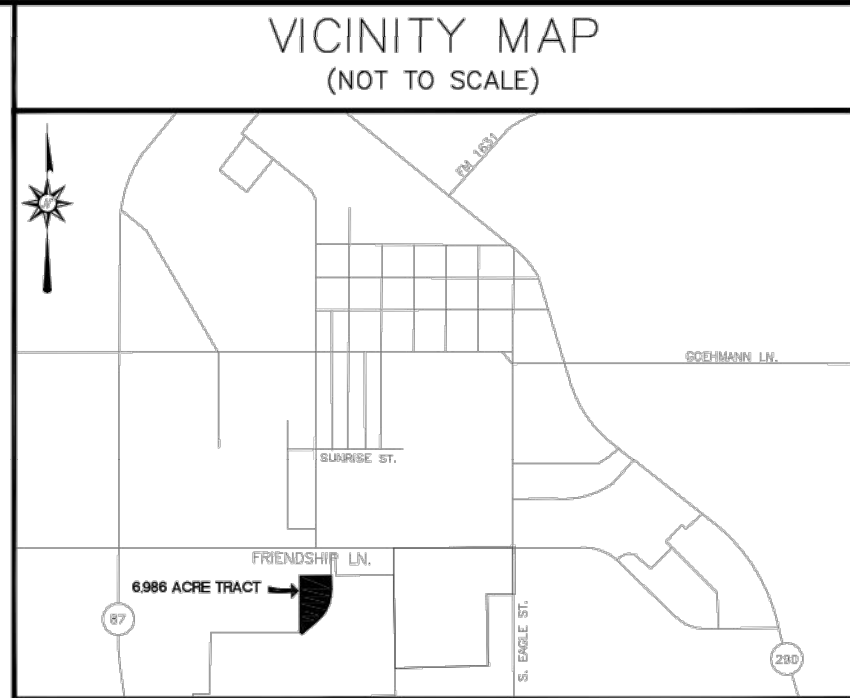
CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF FREDERICKSBURG, TEXAS

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF 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 HEREINAFOVE SUBSCRIBED.

WITNESS BY HAND THIS ____ DAY OF _____, 20__.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS



GRAPHIC SCALE IN FEET
0 50 100 150 200
SCALE: 1" = 100'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	500.65'	570.00'	59°19'20"	S24°19'53"W	484.71'
C2	35.56'	570.00'	03°34'29"	S16°41'16"W	35.56'

Line Table		
Line #	Direction	Length
L1	N40°30'23"W	34.22'
L2	N00°49'52"W	64.56'
L3	N03°22'04"E	81.70'
L4	N02°55'02"E	14.06'
L5	N03°48'35"E	178.59'
L6	N33°44'38"E	275.38'
L7	N40°59'20"E	45.72'
L8	S49°29'37"W	251.07'

PLAT NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00012.

2. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8-INCH IRON RODS WITH PLASTIC CAP STAMPED "JA SURVEYING" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

3. AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 481712280C EFFECTIVE OCTOBER 19, 2001; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

4. NO VERTICAL IMPROVEMENTS ARE PERMITTING WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN HEREON.

5. PARKLAND DEDICATION FEE OF \$500.00 PER RESIDENTIAL UNIT IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

PRIVATE FACILITY NOTE:

ALL ON-SITE UTILITIES AND DRAINAGE IMPROVEMENTS PROPOSED WITHIN THIS SUBDIVISION SHALL BE PRIVATELY OWNED AND MAINTAINED BY SUBDIVISION OWNER AND HIS/HER ASSIGNS UNLESS OTHERWISE NOTED OR CONTAINED WITHIN A PUBLIC UTILITY AND/OR DRAINAGE EASEMENT, MAINTENANCE, REPAIR, AND REPLACEMENT OF PRIVATE WATER MAINS, STORM DRAINS, SEWERS, LIFT-STATIONS, WATER SPRINKLER SYSTEMS, CABLE, GAS MAINS, ELECTRIC IMPROVEMENTS, AND OTHER SHARED FACILITIES NECESSARY FOR THE ORDERLY DEVELOPMENT AND OPERATION OF ALL LOTS WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF OWNERS AND HIS/HER ASSIGNS.

- ## LEGEND
- 5/8" IRON ROD SET W/ "JA SURVEYING" CAP (UNLESS NOTED)
 - DOC. DOCUMENT
 - ROW. RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING
 - PROP. PROPOSED
 - AC. ACRES
 - ESMT. EASEMENT
 - PVT. PRIVATE
 - U.E. UTILITY EASEMENT
 - O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS
 - YARD SETBACK LINE (DISTANCE AS NOTED)
 - - - EASEMENT (AS NOTED)
 - SIGHT DISTANCE TRIANGLES

A
FINAL PLAT
OF
FRIENDSHIP OAKS SUBDIVISION
PHASE 4, LOT 1
5.986 ACRES
OUT OF THE
JOSE ESTEBAN BARGAS SURVEY, ABSTRACT NO. 53
IN THE
CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

OWNER/DEVELOPER:
HK FREDERICKSBURG, LLC.
PHONE 210-722-9211

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
1100 NORTHEAST LOOP 410 Phone 210.503.2700
Suite 850
San Antonio, Texas 78209 T.B.P.L.S. Firm No. 10194382

THIS PLAT FILED IN _____ MARCH 2022
CITY OF FREDERICKSBURG PROJECT No. P-2220 1 OF 1

SPARROW'S NEST
SITE DEVELOPMENT PLANS
FINAL PLAT

REVISIONS	DESCRIPTION	BY	DATE
NO.			
DATE:	5/24/2022		
DESIGNED BY:	CRH		
DRAWN BY:	RMB		
CHECKED BY:	CRH		
DRAWING NAME:	JAGS06052019.DWG		



LJA Engineering, Inc.
Phone 512.339.4700
Fax 512.339.4716
FRN-LF-1386

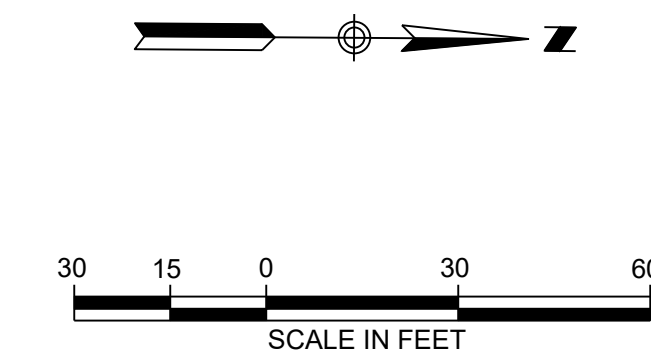
LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735

JOB NUMBER:
A462-0402

FP01

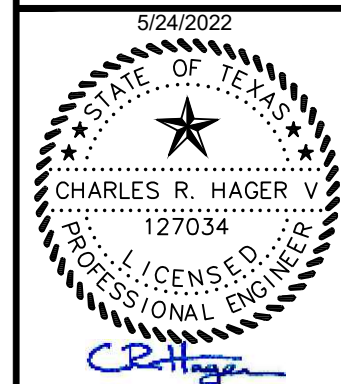
SHEET NO.

02
OF 22 SHEETS



LEGEND	
PROPOSED	EXISTING
	CITY LIMIT LINE
	SUBDIVISION BOUNDARY/LOT LINES
	SURROUNDING LOT LINES
	LIMITS OF CONSTRUCTION
	EX. LJA 100-YR FP LINE
	SOIL BOUNDARY
	CONTOUR LINE
	CONCRETE SIDEWALK
—ST—	STORM SEWER LINE
—WW—	WASTEWATER LINE
—WL—	WATER LINE
	TREE - SAVED (& TREE PROTECTION)
	TREE - REMOVED
	WATER VALVE
	FIRE HYDRANT
	WASTEWATER MANHOLE
	STORMSEWER MANHOLE
	1/2" REBAR WITH CHAPARRAL CAP SET
	WATER METER
	UTILITY POLE
—OU—	OVERHEAD UTILITIES
	ELEC. UTILITY
	ELEC. MANHOLE
	LIGHT POLE
	TELEPHONE UTILITY
	UNDERGROUND FIBER OPTIC MARKER
	TELEPHONE MANHOLE
	UNDERGROUND GAS MARKER
	FENCE

1. NOTES
2. 1. THIS PROJECT IS NOT LOCATED IN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
3. 2. THE ENTIRE SUBJECT TRACT LIES WITHIN ZONE "X" (OUTSIDE LIMITS OF 100-YEAR FLOODPLAIN), BASED ON 48171017020826 OF GILLESPIE COUNTY, TEXAS, EFFECTIVE DATE OCTOBER 19, 2001.
4. 3. EXISTING SOILS SHOWN HEREIN ARE TAKEN FROM USGS SOIL SURVEY DATA.
5. 4. ONE FOOT CONTOURS PROVIDED PER TOPOGRAPHIC SURVEY COMPLETED BY MDS LAND SURVEYING CO., INC., ON 07/20/2022.
6. 5. TWO FOOT CONTOUR DATA PROVIDED FOR OFFSITE AREAS BY CITY OF FREDERICKSBURG GIS SOURCES.
7. 6. THERE ARE NO EXISTING NATURAL SLOPES GREATER THAN 15% ON-SITE.



LA
512.439.4700
512.439.4716
FRN-F-1386

Phone 530-833-7300
Fax 530-833-7301

1

■

Inc.

ring

ineed
levard
100
8735

Eng

LJA
7500 Riva
Building
Austin,

DB NUMBER:
A462-0402

EX01

SHEET NO. 04

04

F 22 SHEETS

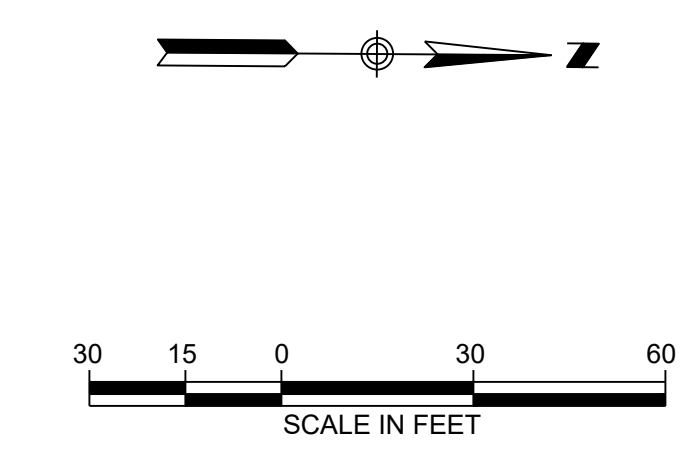
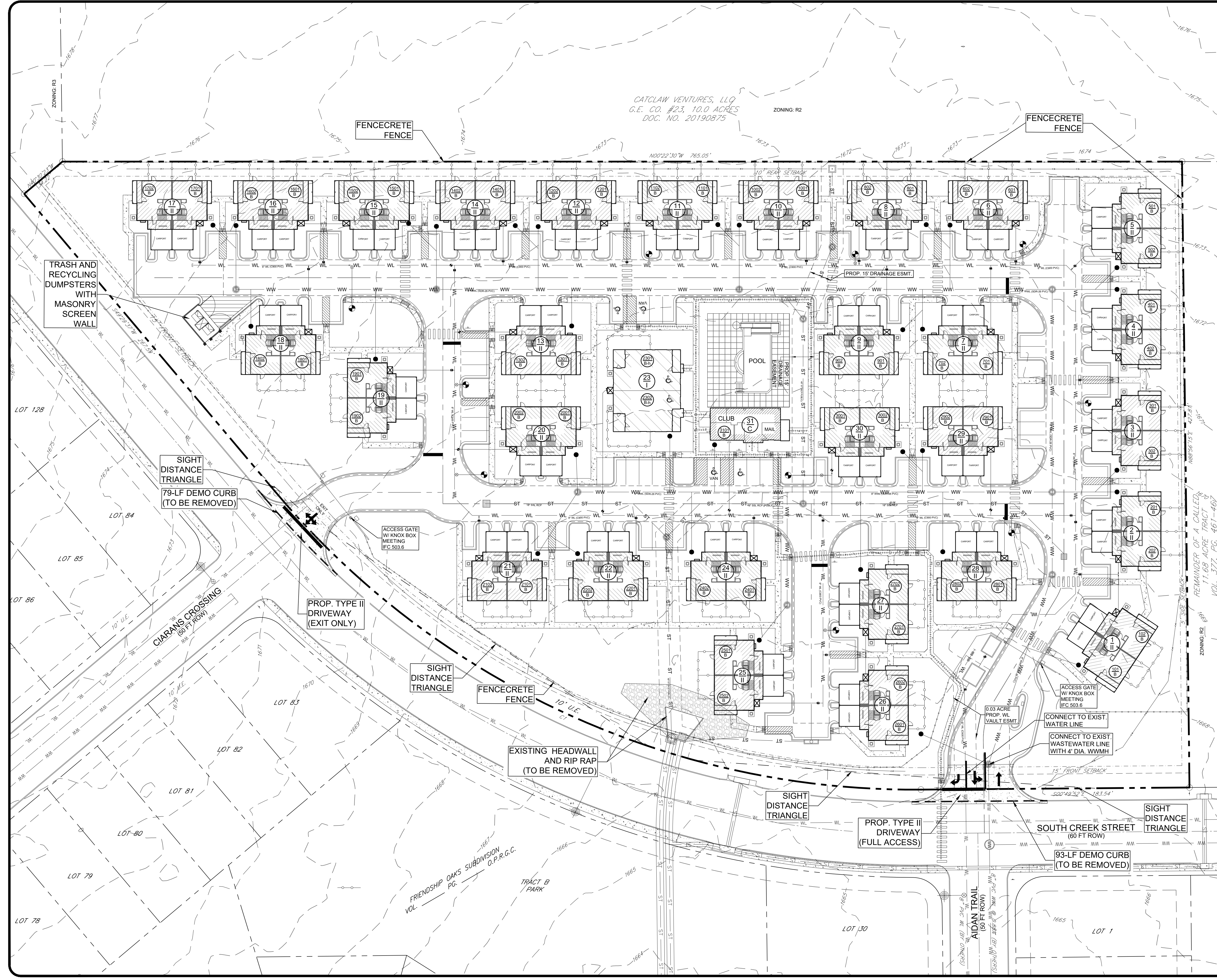
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.

FREDRICKSBURG PROJECT NO. SP-2208

I:\A462 HVADES\Drawings\A462-0462-0101.dwg
User: chager
Plot Date: May 24, 2022 - 10:55:52
Plot Size: 11x17 - 10/25/22



LEGEND		
PROPOSED	EXISTING	
		CONCRETE SIDEWALK
		DECOMPOSED GRANITE WALKWAY
		PROPERTY BOUNDARY
		FIRE LANE
		ACCESSIBLE ROUTE
		SIDEWALK RAMP
		HANDICAPPED PARKING SPACE & SIDEWALK RAMP
		CROSSWALK
		STORM SEWER LINE
		WASTEWATER LINE
		WATER LINE
		WATER VALVE
		FIRE HYDRANT
		WASTEWATER MANHOLE
		STORMSEWER MANHOLE
		1/2" REBAR FOUND (OR AS NOTED)
		1/2" REBAR WITH CAP FOUND
		1/2" REBAR WITH CHAPARRAL CAP SET
		WATER METER
		UTILITY POLE
		OVERHEAD UTILITIES
		ELEC. UTILITY
		ELEC. MANHOLE
		LIGHT POLE
		LIGHTING - STREET POLE
		LIGHTING - AREA LIGHT
		LIGHTING - BOLLARD
		LIGHTING - UP LIGHT
		TELEPHONE UTILITY
		UNDERGROUND FIBER OPTIC MARKER
		TELEPHONE MANHOLE
		UNDERGROUND GAS MARKER
		CHAIN LINK FENCE
		TRANSFORMER LOCATION

- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
 3. ALL SIDEWALKS SHALL BE 4' WIDE UNLESS OTHERWISE NOTED.
 4. ALL PAVEMENT OR CURB & GUTTER SHALL BE INSTALLED PER GEOTECH REPORT, DATED 4/16/2021 AND PREPARED BY TTL, INC.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



SPARROW'S NEST
SITE DEVELOPMENT PLANS
OVERALL SITE PLAN

NO.	DATE	BY	DESCRIPTION
1	5/24/2022	CRH	DESIGNED BY
2	5/24/2022	RMB	DRAWN BY
3	5/24/2022	CRH	CHECKED BY
4	5/24/2022	CRH	DRAWING NAME

LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.339.4700
Fax 512.339.4716
FRN-L-1386

JJA
Phone 512.339.4700
Fax 512.339.4716
FRN-L-1386

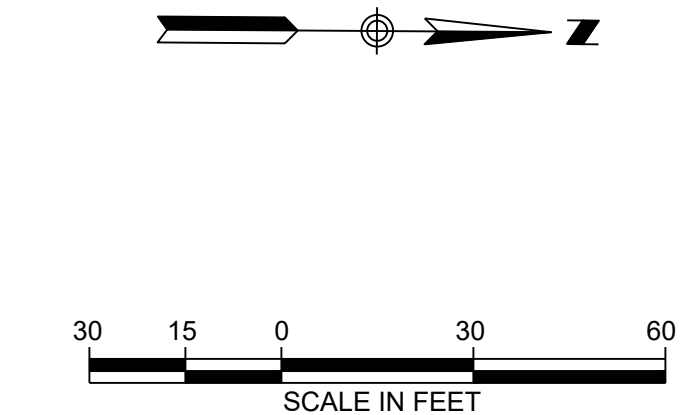
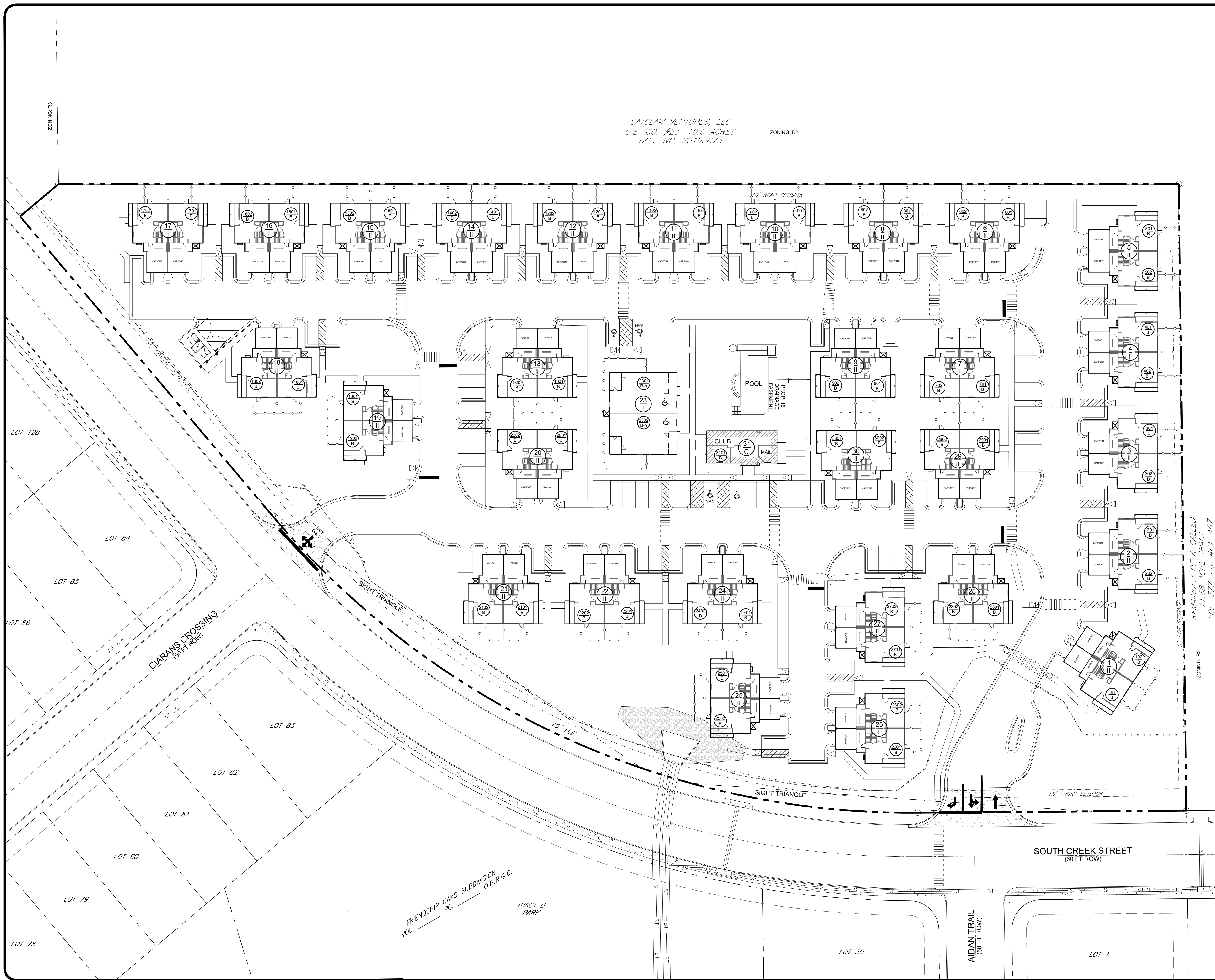
JOB NUMBER:
A462-0402

OP01

SHEET NO.
05
OF 22 SHEETS

FREDRICKSBURG PROJECT NO. SP-2208

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User: chager
Mod: 02 - 03:51
Plot Date: 02 - 10:25:51
Plot: 02 - 02 - 10:25:51



- NOTES:
1. SITE ADDRESS IS: SOUTH CREEK STREET, FREDRICKSBURG, TX 78624.
 2. UNIT ADDRESSES ARE AS SHOWN HEREON. EXAMPLE: SOUTH CREEK STREET UNIT 401B.

SPARROW'S NEST
SITE DEVELOPMENT PLANS
ADDRESS PLAN

DATE: 5/24/2022
DESIGNED BY: CRH
DRAWN BY: RMB
CHECKED BY: CRH
DRAWING NAME: A462-0402.DWG

STATE OF TEXAS
CHARLES R. HAGER V.
127034
LICENSED PROFESSIONAL ENGINEER

JK
REAL ESTATE
DEVELOPMENT

LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-L-1386

JOB NUMBER:
A462-0402

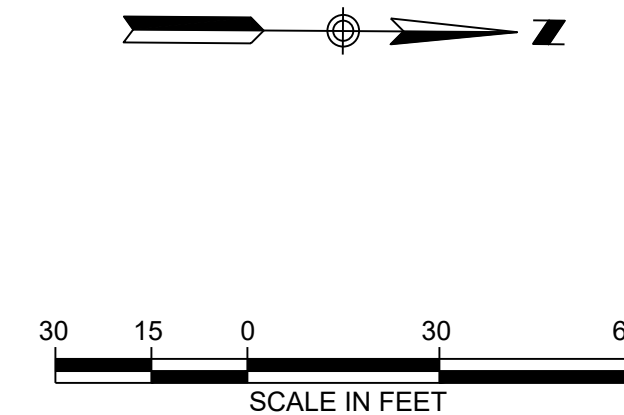
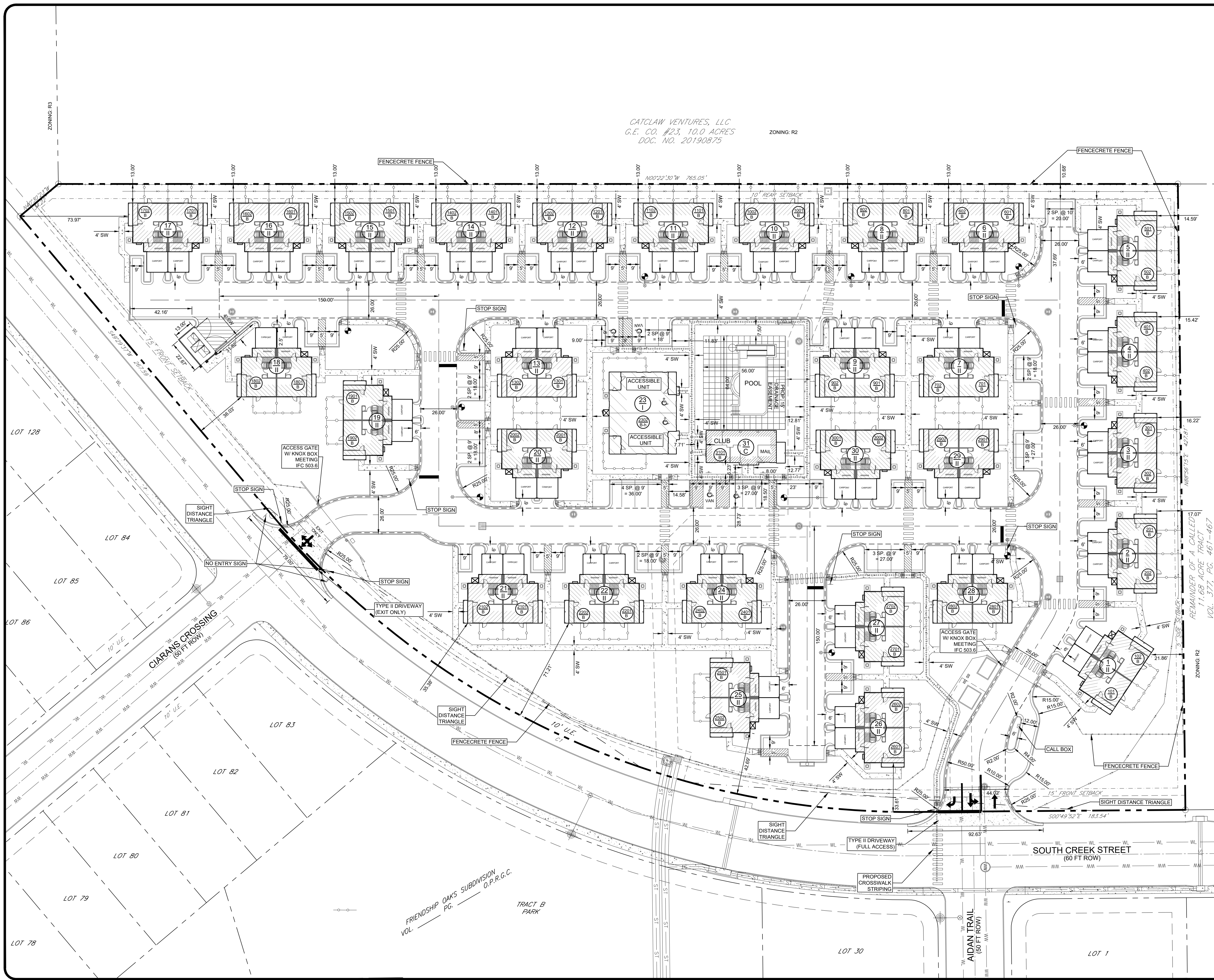
AD01
SHEET NO.
08
OF 22 SHEETS

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

FREDRICKSBURG PROJECT NO. SP-2208

I:\462 HVADES\Drawings\462-0402-SP01.dwg
User: cagier
Date: May 24, 2022 - 10:25
Plot Date: May 24, 2022 - 10:25
Plot By: cagier



LEGEND		
PROPOSED	EXISTING	
		CONCRETE SIDEWALK
		PROPERTY BOUNDARY
		FIRE LANE
		ACCESSIBLE ROUTE
		SIDEWALK RAMP
		HANDICAPPED PARKING SPACE & SIDEWALK RAMP
		CROSSWALK
		STORM SEWER LINE
		WASTEWATER LINE
		WATER LINE
		WATER VALVE
		FIRE HYDRANT
		WASTEWATER MANHOLE
		STORMSEWER MANHOLE

- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
 3. ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTED.
 4. ALL PAVEMENT OR CURB & GUTTER SHALL BE INSTALLED PER GEOTECH REPORT, DATED 4/16/2021 AND PREPARED BY TTL, INC.
 5. ALL PARKING SPACES SHALL BE 18.5' DEEP.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



SPARROW'S NEST
SITE DEVELOPMENT PLANS
DETAILED SITE PLAN

REVISIONS	DATE	BY	DESCRIPTION
NO.			

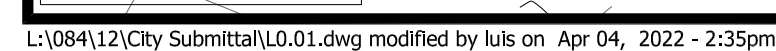
DATE: 5/24/2022	DESIGNED BY: CRH
5/24/2022	DRAWN BY: RMB
	CHECKED BY: CRH
	DRAWING NAME: HVADES.DWG

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.339.4700
Fax 512.339.4716
FRL-F-1386

JOB NUMBER:
A462-0402

SP01
SHEET NO.
09
OF 22 SHEETS

FREDRICKSBURG PROJECT NO. SP-2208

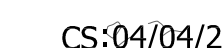


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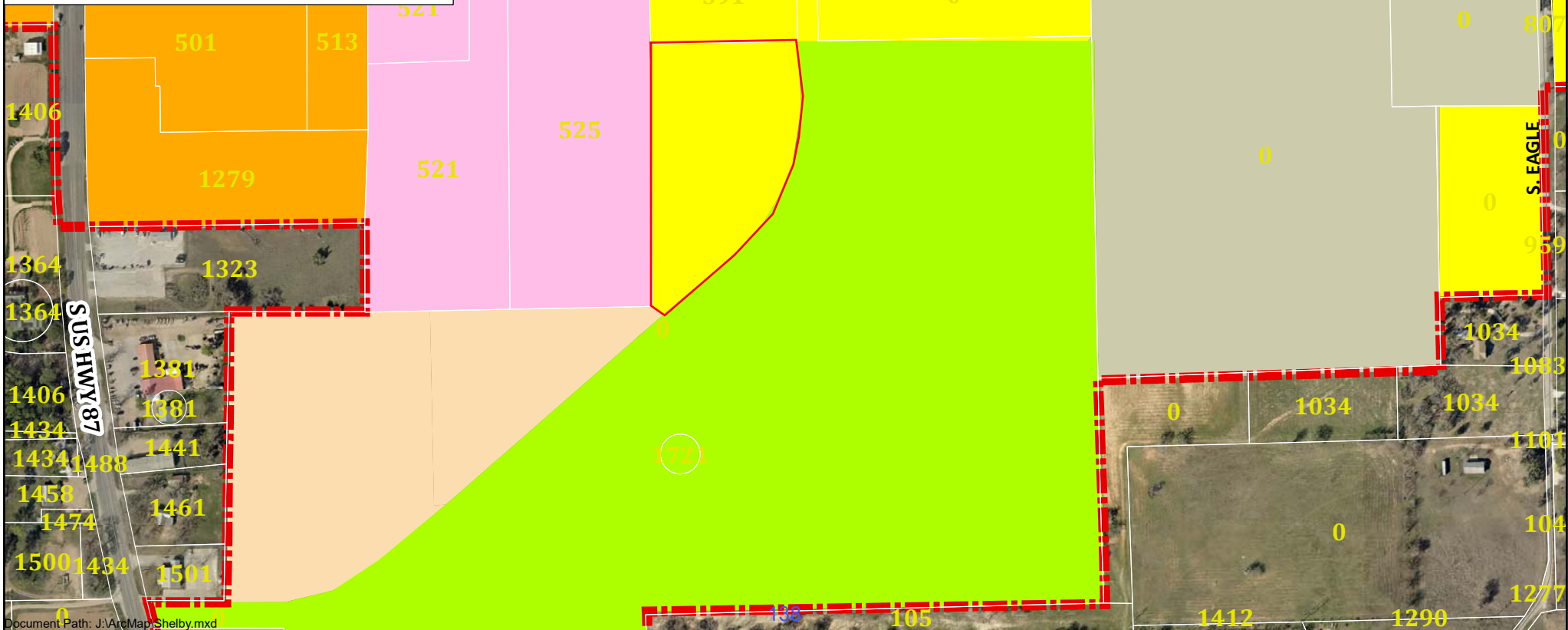
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DATE:

04/04/22



Zoning	
ZONED	
	C1 - Neighborhood Commercial
	C1.5 - Medium Commercial
	C2 - Commercial
	PF - Public Facilities
	PUD - Planned Unit Development
	R1 - Single Family Residential
	R1A - Single Family Residential - Small Lot
	R2 - Mixed Residential
	R3 - Multi-Family Residential



May 24, 2022

Shelby Collier
Development Services Department
City of Fredericksburg
126 West Main Street
Fredericksburg, Texas 78624-3708

Re. Sparrows Nest Site Plan (Friendship Oaks Phase 4)
City Project No.: SP-2208
LJA Project Number A462-0402
Update No. 1

Dear Shelby,

LJA Engineering, Inc. (LJA) received comments for this project on May 16, 2022. The Site Plan, revised accordingly, for the above referenced project and other requested items are included herein. Our responses to the formal submittal comments issued by the City of Fredericksburg are as follows:

Engineering

1. Comment noted. Civil Construction Plans will be submitted once Site Plan approval is obtained.
2. Note No. 19 on the Cover Sheet (CV01) is included to state that the S. Creek Street improvements are required to be completed and accepted prior to connection of the proposed utility, storm, and driveway improvements.
3. The current Lennar Plat is for 104 lots and that is the number of lots they are developing as part of U1A. According to the approved TIS, connection of S. Creek Street to US 87 will need to occur following construction of 245 units. Since this project is only proposing 60 units, the total unit count is under the triggering 245 unit amount, and therefore the connection to US 87 should be required for future phases of development.

Development

1. The proposed unit summary is included on the Cover Sheet (CV01) and Site Plan Notes Sheet (SP02). There are 60 2-bedroom units proposed.
2. The proposed zoning and density summary is included on the Cover Sheet (CV01) and Site Plan Notes Sheet (SP02). The proposed density indicates the provided subdivision area is 124% larger than the minimum required lot area for R2 zoning.
3. The parking requirement summary is included on the Cover Sheet (CV01) for multi-family uses as requested.
4. The proposed parking summary is included on the Cover Sheet (CV01) and Site Plan Notes Sheet (SP02). The proposed parking exceeds the required parking for multi-family.

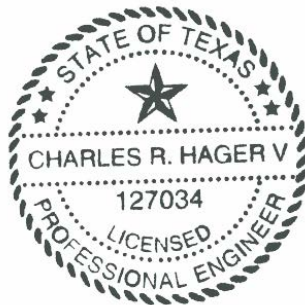
5. This project is providing 2 accessible units (see unit type B-h, or Building No. 23). Since this is a private development for rent, it is our understanding that this is acceptable.
6. The project Addressing Plan is included as Sheet AD01. All units include addressing.
7. Note No. 20 on the Cover Sheet (CV01) indicates all exterior lighting shall be night sky compliant.
8. Note No. 18 on the Cover Sheet (CV01) indicates the required Parkland Dedication fee. Additionally, a Parkland Dedication summary table is included below the notes on the Cover Sheet (CV01).
9. Ordinance Landscape Plans are included herein as Sheets LS01 and LS02.
10. The Final Plat is being reviewed concurrently (City Project Number P-2220) and approval will be provided when available.
11. Comment noted.

We appreciate your review of this project. If you have any questions, or need any additional information, please do not hesitate to call at 303-564-2715 or email at chager@lja.com.

Sincerely,



Charles R. Hager, P.E.
Sr. Project Manager
LJA Engineering, Inc.
FRN F-1386





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: Friendship Oaks Phase 4

Project Address: TBD SOUTH CREEK ST, FREDERICKSBURG, GILLESPIE COUNTY, TEXAS 78624

Tax ID Number (s): 183908

Application Type (Check all items that apply.)

- | | | |
|---|--|--|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☒ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

Revision of Approved Plan / Plat? ☐ Yes ☒ No Name: Friendship Oaks Phase 4

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 5.986 No. of Lots: 1

Original Survey & Abstract No: BEING A 5.986 ACRES OF LAND SITUATED IN THE J. BARGAS SURVEY NO. 115, ABSTRACT NO. 53, GILLESPIE COUNTY, TEXAS.

Legal Description: BEING A 5.986 ACRES OF LAND SITUATED IN THE J. BARGAS SURVEY NO. 115, ABSTRACT NO. 53, GILLESPIE COUNTY, TEXAS, AND BEING LOCATED ON A 111.440-ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 20193419, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

Current Land Use Plan: MDR

Proposed Land Use Plan: MDR

Current Zoning: R2

Proposed Zoning: R2 (NO CHANGE IN ZONING)

Location: CORNER OF FRIENDSHIP LANE & S. CREEK STREET IN FRIENDSHIP OAKS SUBDIVISION (PHASE 4)

Proposed Use(s): DUPLEX WITH AMINITY AREA

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 Sparrow

Printed Name: Mark Sparrow Date: 04.07.2022

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):

Owner Name: HK Fredericksburg, LLC

Address: 24607 Fairway Springs San Antonio, Texas 78260

Phone: 210-363-4672

Fax:

Email: pkuo@hkdevelopment.com

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

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

Firm Name (if applicable): LJA ENGINEERING, INC.

Address: 7500 RIALTO BLVD, BLDG 2, SUITE 100 AUSTIN,
TEXAS 78735

Primary Contact Name: CHARLES HAGER V, P.E.

Phone: 303-564-2715

Fax:

Email: CHAGER@LJA.COM

Secondary Contact Name: EVA WONG

Phone: 512-439-4700

Fax:

Email: EWONG@LJA.COM

III. Applicant

Firm Name (if applicable): HK Fredericksburg, LLC

Applicant Name (s): Mark Sparrow

Address: P.O. Box 2296 Fredericksburg, TX 78624

Phone: 210-722-9211

Fax:

Email: msparrow@hkdevelopment.com

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

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

Firm Name (if applicable): LJA ENGINEERING, INC.

Address: 7500 RIALTO BLVD, BLDG 2, SUITE 100 AUSTIN,
TEXAS 78735

Primary Contact Name: CHARLES R HAGER V, P.E.

Phone: 303-564-2715

Fax:

Email: CHAGER@LJA.COM



PLANNING & ZONING COMMISSION MEMO

DATE: July 6, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier
SUBJECT: SP-2212 Consider a Site Plan for a Condominium Facility located on Sunrise Street.

Summary: A Site Plan has been submitted to develop property located on Sunrise Street as a Condominium Facility. The proposed development would include thirty-eight (38), two (2) bedroom units that will be two (2) story and will be equipped with a fire suppression system. The developer has previously expressed an interest for eight (8) units to be utilized as STR-Condominiums.

This site plan was first reviewed on July 22, 2021, and has been reviewed under the 2018 Short-Term Rental Ordinance (No. 28-001) as it was submitted prior to the adoption of Ordinance No. 2022-13 (April 1, 2022)

This application was reviewed for its conformity with relevant City Ordinances including [Sec. 7.131](#), review and evaluation criteria for Site Plans

Site Area:	Approximately 3.369 acres or 146,753 sq ft
Zoning:	R2, Mixed Residential Sec. 3.110
Building Coverage:	33.7% (55% maximum) Sec. 3.110
Impervious Coverage:	63.58% (65% maximum) Sec. 3.110
Heights:	Height shown is 37.10 feet, this is an error. Max Building height is 28 Feet Sec. 3.110
Access:	Access provided via a 25' wide driveway off Sunrise Street.
Parking:	2 parking space per = 76 required spaces with 77 provided including 4 ADA spaces. Sec. 7.863

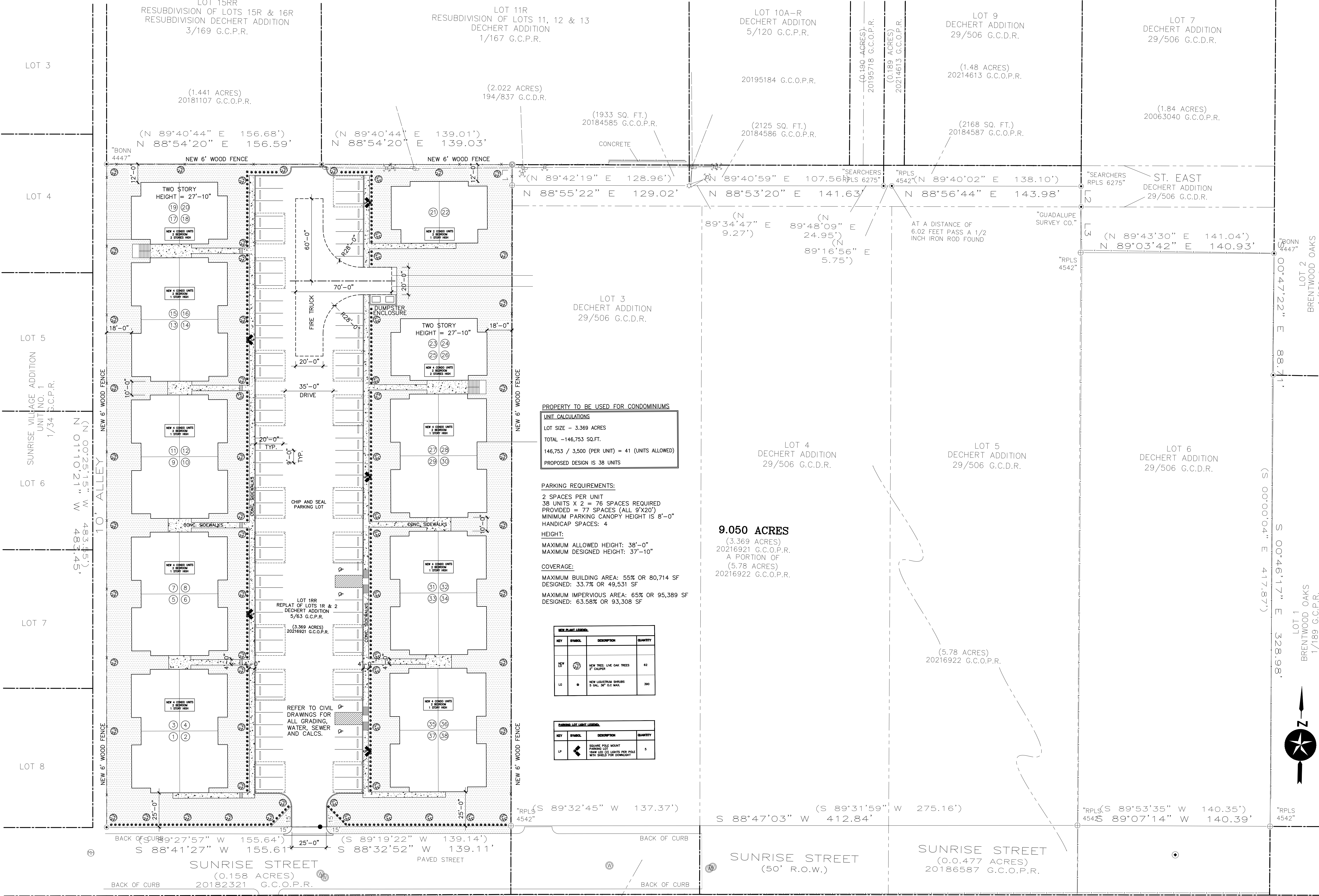
Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.
Screening:	Required along northern, eastern and western property line. Minimum of 6 ft wood and or masonry fence OR a hedge-like screen of evergreen plant material capable of attaining a minimum height of eight (8) feet at maturity. Sec. 7.940
Landscape:	A hedge or fence per specifications is required when abutting property is zoned for non-commercial use, and one (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. Sec. 7.920

Recommendation & Findings: Based on Staff's review, staff can recommend approval conditioned upon the following:

1. Landscape plan, including screening per [Sec 7.940](#), be provided and approved prior review of Building Permit Applications per [Sec. 7.920](#)
2. Approval of Civil Construction Plans prior to review of Building Permit Applications.
3. Park Dedication Fees of \$500.00 Per Unit (\$19,000.00) for the 38 new units payable prior to issuance of Building Permits per [Sec. 6.15](#)
4. Condominium Plat Approval

Attachments:

1. General Site Plan
 2. Location Map
 3. Review comments
 4. Project Application
-



PROPERTY TO BE USED FOR CONDOMINIUMS

UNIT CALCULATIONS

LOT SIZE - 3.369 ACRES

TOTAL -146,753 SQ.FT.

146,753 / 3,500 (PER UNIT) = 41 (UNITS ALLOWED)

PROPOSED DESIGN IS 38 UNITS

PARKING REQUIREMENTS:

2 SPACES PER UNIT

38 UNITS X 2 = 76 SPACES REQUIRED

PROVIDED = 77 SPACES (ALL 9'X20')

MINIMUM PARKING CANOPY HEIGHT IS 8'-0"

HANDICAP SPACES: 4

HEIGHT:

MAXIMUM ALLOWED HEIGHT: 38'-0"

MAXIMUM DESIGNED HEIGHT: 37'-10"

COVERAGE:

MAXIMUM BUILDING AREA: 55% OR 80,714 SF

DESIGNED: 33.7% OR 49,531 SF

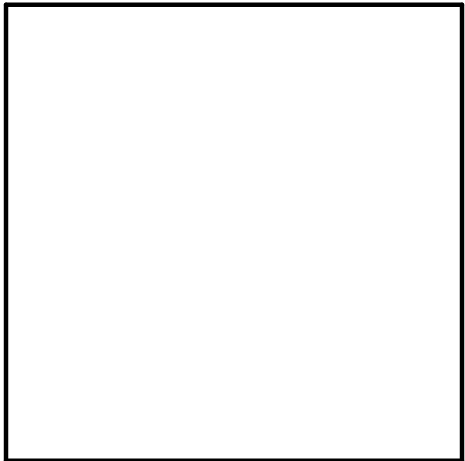
MAXIMUM IMPERVIOUS AREA: 65% OR 95,389 SF

DESIGNED: 63.58% OR 93,308 SF

NEW PLANT LISTING			
KEY	SYMBOL	DESCRIPTION	QUANTITY
15'		NEW TREE: LIVE OAK TREES 2" CALIBER	62
L2		NEW LIQUIDUM SHRUBS 5 GAL. 36" O.C. B&G	300

EXISTING LOT LIGHT LISTING			
KEY	SYMBOL	DESCRIPTION	QUANTITY
LP		SQUARE POLE MOUNT PARKING LOT NEW LED 150 LUMENS PER POLE WITH SHIELD FOR DOWNLIGHT	5

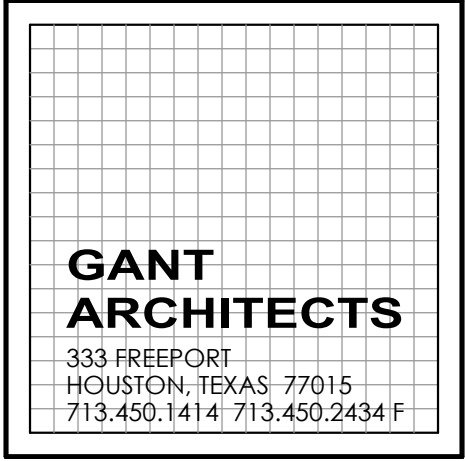
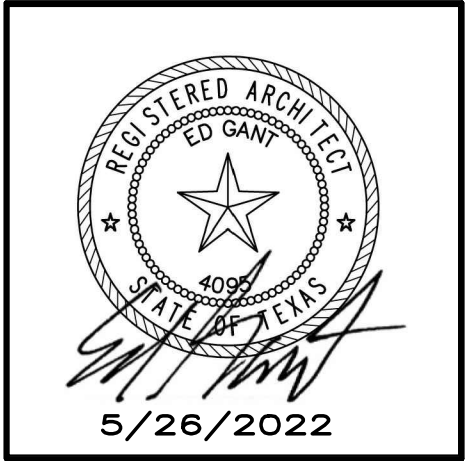
DRAWN BY		CHECKED BY
REVISIONS		
NO	DATE	DESCRIPTION



VINEYARD GATE CONDOMINIUMS

SUNRISE STREET

FREDERICKSBURG, TEXAS 78624



A-1

OF

01

DATE: 26 MAY 2022

SP-2212

Zoning

ZONED



C1 - Neighborhood Commercial



R1 - Single Family Residential



R2 - Mixed Residential



R3 - Multi-Family Residential





June 13, 2022

Kris Gant

RE: SP-2212 Review Comments for a Multi-Family Development located on Sunrise Street described as Vineyard Gate Condominiums.

Dear Kris,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Site Plan. Plans will not be reviewed or considered without a response sheet.

Engineering

- Update sight visibility triangles to 30 x 30 feet.
- Please dimension parking spaces and isle width.

Evan Williamson, P.E., CFM
(830) 990-2009; ewilliamson@fbgtx.org

Fire Marshall

- Each building will have to have a fire sprinkler system along with notification (alarms)

Development

- Screening is required for solid waste containers.
- Please provide interior floor plans to determine density. **Sec. 3.200**
- Please update Zoning Summary to include Density Calculations. **Sec. 3.200**
- Please update Zoning Summary to include Parking Calculations (Multi-Family) **Sec. 7.863**
- Please provide proper number of ADA accessible units.

- Please provide addressing plan for all units
- Provide a note regarding all exterior lighting shall be night sky compliant.
- Park Dedication of \$500.00 Per unit due prior to issuance of a Building Permit
- Landscape plan required prior to issuance of building permits **Sec. 7.970**
- Condominium Plat Approval required prior to issuance of building permits.
- Site Plan requires Planning and Zoning Approval, scheduled for July 6, 2022.

For information regarding these comments please contact Shelby Collier with Development Services at 830-990-2013 or scollier@fbgtx.org

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plans along with your written response as to how the comments have been addressed by Monday, June 20th.

Shelby Collier
Development Review Committee (DRC)

A. Project Information (Please complete all items)

Project Name: Vineyard Gate Condominiums

Project Address: TBD Sunrise Street

Tax ID Number (s): 108691

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|--|--|--|
| ☒ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☒ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 3.369 No. of Lots:

Original Survey & Abstract No: DECHERT ADDITION 5/63 G.C.P.R.

Legal Description: DECHERT LOT 1RR, 3.369, -REPLAT-

Current Land Use Plan: Vacant

Proposed Land Use Plan: Condominiums

Current Zoning: R2

Proposed Zoning: R2

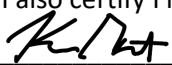
Location: Sunrise Street

Proposed Use(s): Condominiums

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: Kris Gant Date: 25 May 2022

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): HillTex Ventures, LLC

Owner Name: Kris Gant

Address: 333 Freeport Street, Houston, Texas 77015

Phone: 713-823-7925

Fax:

Email: kgant11@yahoo.com

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

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

Firm Name (if applicable): WD Engineering

Address: 410 Ashbury Street, Houston, Texas 77007

Primary Contact Name: Will Wilkinson

Phone: 713-301-4922

Fax:

Email: will@wdengineering.com

Secondary Contact Name: Kris Gant

Phone: 713-823-7925

Fax:

Email:

III. Applicant

Firm Name (if applicable): HillTex Ventures, LLC

Applicant Name (s): Kris Gant

Address: 333 Freeport Street, Houston, Texas 77015

Phone: 713-823-7925

Fax:

Email: kgant11@yahoo.com

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

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

Firm Name (if applicable):

Address: 333 Freeport Street, Houston, Texas 77015

Primary Contact Name: Kris Gant

Phone: Fax:

Email: kgant11@yahoo.com