



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA WEDNESDAY, AUGUST 4, 2021 ~ 5:30 P.M. LAW ENFORCEMENT CENTER – 1601 E. MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member
Polly Rickert, Member

Emily Kirchner, Member
Jill Tabor, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in a regular session on **Wednesday, August 4, 2021, 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. ROLL CALL

3. APPROVAL OF MEETING MINUTES

July 2021 regular meeting minutes

4. 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 City Council 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 remotely:

1. Must be received by 2 p.m. on August 4, 2021.
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 in order 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.

5. PUBLIC HEARINGS

- A. Request Z-2113 by Steve and Marsha Mengle to Consider a Conditional Use Permit Per Section 3.510 to Construct a First Floor Bed and Breakfast Unit in the Historic Shopping District Overlay on Property Located at 211 W. Austin.
- B. Request Z-2114 by Wes and Tammy Pack to Consider a Conditional Use Permit per Section 3.510 to Construct a First Floor Bed and Breakfast Unit in the Historic Shopping District Overlay on Property Located at 514 W. San Antonio.

6. ACTION ITEMS

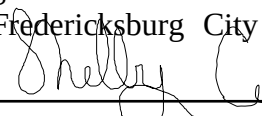
- A. Discussion, Consideration, and Recommendation Regarding Request Z-2113.
- B. Discussion, Consideration, and Recommendation Regarding Request Z-2114.
- C. Request P-2119 by Joshua Needham with Seco Ventures for a Preliminary Plat of the Proposed Seco Subdivision for property located at the Southwest Corner of Friendship Lane and South Eagle Street.
- D. Request P-2121 by Mark Sparrow on behalf of HK Fredericksburg, LLC for a Final Plat of The Friendship Oaks Subdivision Formerly Known as The Heather Glenn Subdivision Located on the South Side of Friendship Lane in the Vicinity of South Creek Street.
- E. Request SP-2110 by Tami King for Site Plan Approval of a new VFW Hall located at 710 S. Washington.
- F. Request SP-2111 by Kevin Spraggins for Site Plan Approval of the Vineyard Hills RV Resort located at located at 3255 S. SH-16.

7. DISCUSSION ITEMS

- A. Provide Update Regarding Potential Short Term Rental Ordinance Amendment.

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on July 30, 2021 on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelby Collier,
Associate Planner

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

**PLANNING & ZONING COMMISSION
JULY 7, 2021
5:30 P.M.**

On this the 7th day of JULY 2021 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
JEFF LAWRENCE
JIM JARREAU
JILL TABOR
DARYL WHITWORTH
TIM DOOLEY
STEVE THOMAS

ABSENT:

ALSO, PRESENT:

JASON LUTZ – 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.

MINUTES

Jim Jarreau moved to approve the minutes of the June 2021 meeting and Jill Tabor seconded the motion. All voted in favor and the motion carried.

ACTION ITEMS

REQUEST #Z-2110 REQUEST BY MARK SPARROW TO CONSIDER THE FOLLOWING:

A ZONING CHANGE FROM R2, MIXED RESIDENTIAL, TO R3, MULTI – FAMILY RESIDENTIAL ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 10.143 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A LAND USE CHANGE FROM, MEDIUM DENSITY RESIDENTIAL (MDR), TO HIGH DENSITY RESIDENTIAL (HDR) ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 10.143 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A ZONING CHANGE FROM R2, MIXED RESIDENTIAL, TO R1A, SINGLE-FAMILY RESIDENTIAL, SMALL LOT ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 0.3 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A LAND USE CHANGE FROM, MEDIUM DENSITY RESIDENTIAL (MDR), TO LOW DENSITY RESIDENTIAL (LDR) ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 0.3 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A ZONING CHANGE FROM R1A, SINGLE-FAMIL RESIDENTIAL – SMALL LOT, TO R3, MULTI –

FAMILY RESIDENTIAL ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 4.76 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A LAND USE CHANGE FROM, LOW DENSITY RESIDENTIAL (LDR), TO HIGH DENSITY RESIDENTIAL (HDR) ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 4.76 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A ZONING CHANGE FROM R1A, SINGLE-FAMIL RESIDENTIAL – SMALL LOT, TO R3, MULTI – FAMILY RESIDENTIAL ON PROPERTY LOCATED APPROXIMATELY 1,600 FEET EAST OF THE INTERSECTION AT FRIENDSHIP LANE AND US HIGHWAY 87LANE ON A 5.986 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

A LAND USE CHANGE FROM, LOW DENSITY RESIDENTIAL (LDR), TO HIGH DENSITY RESIDENTIAL (HDR) ON PROPERTY LOCATED APPROXIMATELY 1,600 FEET EAST OF THE INTERSECTION AT FRIENDSHIP LANE AND US HIGHWAY 87LANE ON A 5.986 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

Tim Dooley made a motion to open the Public Hearing. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Mark Sparrow, the applicant for the project spoke regarding the desire to change the zoning and land use as stated.

Tim Dooley made a motion to close the Public Hearing. Seconded by Jim Jarreau. All voted in favor and the motion carried.

Jason Lutz, Director of Development Services stated The applicant is requesting a zoning change from Mixed Residential (R2) to Single-family Residential – Small Lot (R1A) for approximately 0.3 acres, a zoning change from Mixed Residential (R2) to Multi-family Residential (R3) for approximately 10.143, a zoning change from Single-family Residential – Small Lot (R1A) to Multi-family Residential (R3) for approximately 4.46 acres, and a zoning change from Single-family Residential – Small Lot (R1A) to Multi-family Residential (R3) for approximately 5.986 acres. Prior to the Commission recommending a change to the zoning districts, multiple land use changes would also need to be made to the City's Future Land Use Plan map.

The applicant has requested corresponding land use changes in addition to the requested zoning changes. The requests are a land use change from Medium Density Residential (MDR) to Low Density Residential (LDR) for approximately 0.3 acres, a land use change from Medium Density Residential (MDR) to High Density Residential (HDR) for approximately 10.143, a land use change from Low Density Residential (LDR) to High Density Residential (HDR) for approximately 4.46 acres, and a land use change from Low Density Residential (LDR) to High Density Residential (HDR) for approximately 5.986 acres.

Recommendation:

Staff recommends approval of the requested Future Land Use and zoning changes for the 10.143 acre tract due to its location adjacent to commercial property. Staff also recommends approval of the requests regarding the 0.3 acre tract to keep consistency in the development.

Staff recommends approval for the 4.76 acre tract, as this tract abuts C1.5 Zoning not R1, single-family residential as stated in error in the packet. Staff will support the requested changes for only the portion of this tract that is adjacent to the commercial tract.

Staff recommend denial of the requested changes to the 5.986 acre tract as this portion of the property is also adjacent to single-family residential property and given

Tom Musselman, current City Council Member and Friendship Lane resident, spoke regarding high density along Friendship and the need for a Traffic Impact Analysis (TIA).

Jim Jarreau made a motion to approve a Zoning Change from R2, Mixed Residential, to R3, Multi-Family Residential on property located east of US Hwy 87 South and South of Friendship Lane on a 10.143 Acre tract of the proposed Friendship Oaks Subdivision and a Land Use Change from Medium Density Residential (MDR), to High Density Residential, (HDR) on property located east of US Hwy 87 South and South of Friendship Lane on a 10.143 Acre tract of the proposed Friendship Oaks Subdivision.

A Zoning Change from R2, Mixed Residential, to R1-A, Single-Family Residential, Small Lot on property located east of US Hwy 87 South and South of Friendship Lane on a 0.3 Acre tract of the proposed Friendship Oaks Subdivision. A Land Use Change from Medium Density Residential (MDR), to Low Density Residential (LDR) on property located east of US Hwy 87 South and South of Friendship Lane on a 0.3 Acre tract of the proposed Friendship Oaks Subdivision.

A Zoning Change from R1-A, Single-Family Residential, Small Lot, to R3, Multi-Family Residential on property located approximately 1,600 Feet East of the intersection at Friendship Lane and US Hwy 87 on a 5.986 Acre Tract of the proposed Friendship Oaks Subdivision. And a Land Use Change from Low Density Residential (LDR), to High Density Residential (HDR) on property located approximately 1,600 Feet East of the intersection at Friendship Lane and US Hwy 87 on a 5.986 Acre Tract of the proposed Friendship Oaks Subdivision. Seconded by Tim Dooley. All voted in favor and the motion carried.

Jim Jarreau made a motion to deny a Zoning Change from R1-A, Single Family Residential-Small Lot, to R3, Multi-Family Residential on property located Approximately 1,600 Feet East of the intersection at Friendship Lane and US Hwy 87 South on a 5.986 Acre Tract of the proposed Friendship Oaks Subdivision and a Land Use Change from, Low Density Residential (LDR), to High Density Residential (HDR) on property located Approximately 1,600 Feet East of the intersection at Friendship Lane and US Hwy 87 South on a 5.986 Acre Tract of the proposed Friendship Oaks Subdivision.

CONSIDER #SP-2106 BY JOHN PURR WITH ROOT ARCHITECTURE FOR SITE PLAN APPROVAL OF A MULTI-FAMILY PROJECT LOCATED AT 619 WEST LIVE OAK ST.

John Purr with Root Architecture presented the application. He stated it was his clients desire to redevelop this existing property into a 71 unit apartment complex. The units will be 1 bed/1 bath with the new construction being 2 story.

Jason Lutz, Director of Development Services stated the applicant is requesting approval of a Site Plan for a proposed 71 Unit Multi-Family project that consists of 99 parking spaces and will require platting and park land dedication fees.

Jim Jarreau made a motion to Approve Application SP-2106 per Staff Recommendation. Seconded by Jill Tabor. All voted in favor and the motion carried.

DISCUSSION ITEMS

PRESENTATION BY HISTORIC PRESERVATION OFFICER ON HISTORIC DISTRICT DESIGN GUIDELINES/STANDARDS.

Anna Hudson, Historic Preservation Officer, informed the commission that the Historic Review Board has been working on new Historic District Design Guidelines and Standards. She presented a Power Point that highlighted the proposed changes and the intent of the document.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Jill Tabor. All voted in favor and the meeting was adjourned at 6:28 p.m.

PASSED AND APPROVED this 4th day of August 2021.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



PLANNING & ZONING COMMISSION MEMO

DATE: August 4, 2021

TO: P&Z Commission

FROM: Jason Lutz

SUBJECT: Z-2113 – Public Hearing, Consideration, and Recommendation regarding a request by Steve and Marsha Mengle to consider a Conditional Use Permit (CUP) per section 3.510 to construct a first-floor bed and breakfast unit in the Historic Shopping Overlay District on property located at 211 W. Austin St.

Summary:

The applicant is requesting a conditional use permit for the property at 211 W. Austin St. to construct a first-floor bed and breakfast unit.

Background / Analysis:

The site is in the CBD zoning district and is currently a 2,900 s.f. single-family residential structure. The applicant is looking to construct an 8-unit Short-term rental facility (STR) to include an office, commercial kitchen, and a living quarters for an onsite manager.

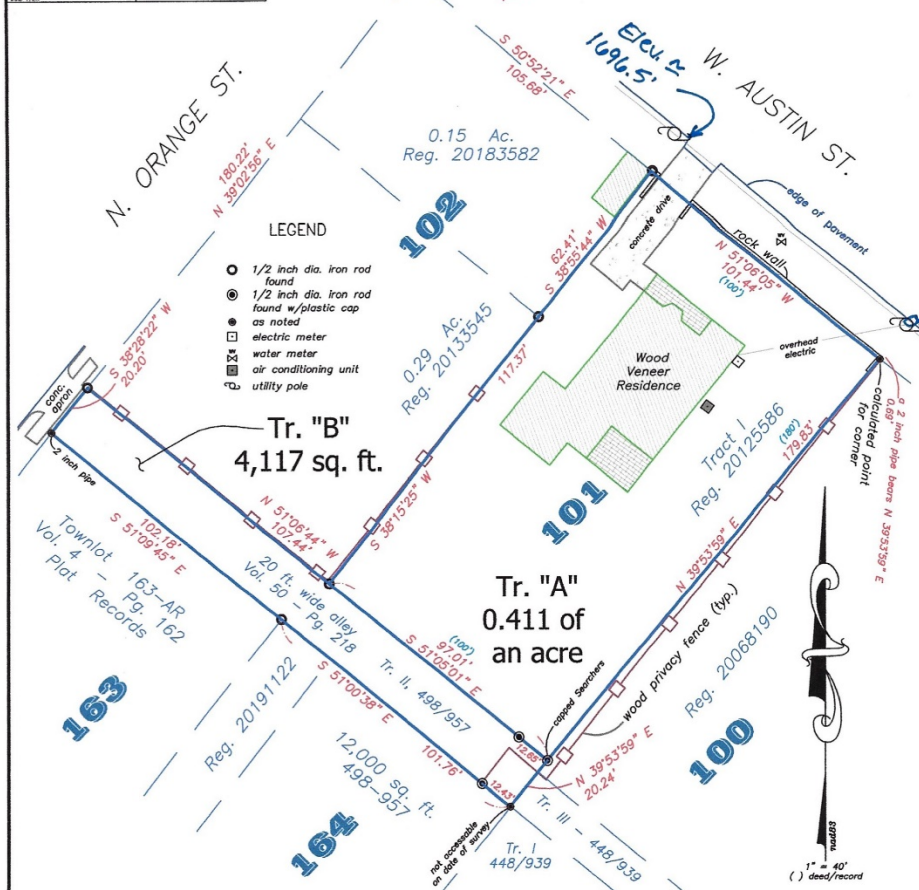
Zoned:	CBD
Lot Size:	17,903 s.f. (0.41 acres)
Setbacks:	0' front yard (5' provided), 0' side yard (3' provided), 0' rear yard (30' provided)
Density:	1,600 s.f. per efficiency unit required (2,238 s.f. provided per efficiency unit)
Impervious Cover:	90% allowed (55% proposed)
Building Height:	3 stories & 38' allowed (1.5 story & 21' proposed)
Parking:	1 space per STR unit (8) & 2 per managers quarter required (10 spaces provided)
Adjacent Land Uses:	Single-family residential to the west and east, commercial to the south, mix of STRs and single-family residential across the street and creek to the north.

Based on the CBD zoning district land use chart and allowed uses, staff recommends approval of the requested CUP.

Zoning/Location map, Survey, and Proposed Site Plan



DRAWN BY:	d.a.s.	DATE:	20
CHECKED BY:	d.a.s.	DRAWING NO.:	S-20-6834
JOB NO.:	S-20-6834	SHEET	1 OF 1



PREPARED FOR:
Whitetail Court, LLC
211 West Austin Street
Fredericksburg, TX 78624

TITLE COMPANY:
Hill Country Titles, Inc.
114 East Austin Street
Fredericksburg, TX 78624

This tract is subject to the following easements listed in Hill Country Titles, Inc. Commitment for Title Insurance, G. F. No. 220-1278, issued September 29th, 2020:
- Restrictive Covenants in Vol. 50, Pg. 218, Deed Records of Gillespie County, TX.
- Right of Way to Lone Star Gas Company recorded in Vol. 66, Pg. 285, Deed Records of Gillespie County, TX. GRANTS AN EASEMENT THRU THE SW 20 FT. OF TOWNLOTS 101 & 102 - AFFECTS TRACT.

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway.

Dale Allen Sultemeier
Dale Allen Sultemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas



09-29-2020

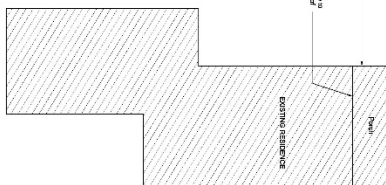
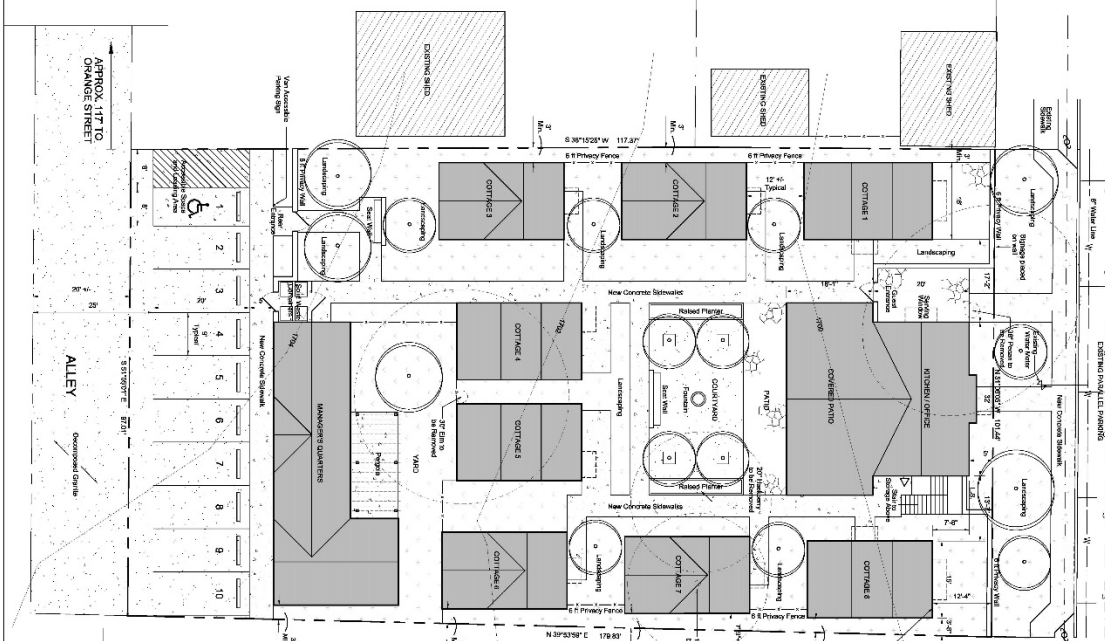


SULTEMEIER
SURVEYING & ENGINEERING

Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
501 West Main, Suite 109
Fredericksburg, Texas 78624
(830) 990-1221

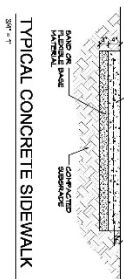
Copyright © 2020 All Rights Reserved
sultemeiersurveying.com
LICENSED SURVEYING FIRM: 100930-00

PLAT SHOWING TRACTS OF LAND
WHICH COMPRISE PART OF
TOWNLOTS 101 & 102 AS DESIGNATED
ON THE MAP OR PLAT OF
FREDERICKSBURG AND ENVIRONS BY
THE GERMAN EMIGRATION COMPANY;
GILLESPIE COUNTY, TEXAS.



SITE PLAN

- | KEY | |
|-----|------------------------------|
| | NEW CONSTRUCTION |
| | NEW CONSTRUCTION OF ADJACENT |
| | DISCONTINUED OR ALIEN |
| | OWNER ON LANDSCAPING |
| | STONY PLANTING |
| | PROPERTY LINE |
| | ADJACENT ON THE BANK |
| | DISCONTINUED LINE |
| | FALSE |
-
- | | |
|--|--------------------|
| | PROPOSED TREE |
| | TREE TO BE REMOVED |
| | UTILITY POLE |
| | GAS METER |



DEVELOPMENT NOTES	
DEVELOPER COMMENTS	DATE

WHITE TAIL COURT, LLC 21000 and Marlene Morgan 713-22-7250 jerry@wtdi.com	Office: Houston, Baytown STR units: 416 a/f, 1484 x 8 Marquett's Quarters Total Building Area: 5,905 S.F.
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[illegible]

17/2003

DENSITY.
At 1000°C, ρ 3.0267 g/cm³, ρ 1.0000 g/cm³ at 1000°C, ρ 1.0267 g/cm³ at 1000°C.

ADDITIONAL COVERAGE:

BUILDING COVERAGE
Provided \$500 a.f.

BUILDING HEIGHT:
Process
Major Axis

PARKING REQUIREMENTS:	
Manager's Office:	2 spaces
Shop-Inn Retail:	18 spaces
Office/Store:	12 spaces

Load Spreads Provided	%
* Offered/Shown to be operated by Manager.	

Method

Water / Gas
Water will route from existing water or Austin Street to mechanical room at north end of building. Electric will be routed under the curb, disconnected and reconnected. If necessary, disconnect will be installed near the mechanical room, starting along Austin Street.

cuttings will be evaluated for post-surgery. Browser services will be provided free in Austin, grease interceptors and sample well before

Gas
The existing gas meter or gas valve will be relocated to the east side of the Officer/Kitchen building.

DRAINAGE

Corbous' solution to the site plan was appreciated. "No site currently exists in Austin, St. portions of billions" prioritized to the south turn onto the privately. Proposed development will continue to drive off on the water to Austin, St.

care of animals, including a guinea pig, a

The Flood Insurance Rate Map for Georgia County indicates the NE corner of the property to be in Zone A (100 Year Flood, Moderate), whereas that by Atlanta-DeKalb County is not in the entire property is above the 100 Year Flood Elevation (3-1).

REFERENCES

Not required. At dwelling units, including manufactured homes, all to be sprinkled, allowing all structures to fall within the 210 ft acre-by-acre distance from Austin St.

For editing these tags to be removed the

to replace trees being removed. Areas to be landscaped (2,500 sq. ft.) are shown on the site plan. A landscape plan (to include elevations of new trees) will be submitted with sections and drawings for permitting.

EXTERIOR LIGHTING

last or first initials and last name will be submitted with identifying document. All entries require verification with my information 28-374.

CLUB CONSTRUCTION WITH

1. CONCEALED, 3,000 PSI (5 SAC)
2. DURANT JOINTS SHALL BE TOOK INTO CURS AT 10 FT INTERVALS USING A CHISEL AND TOOL AT A MINIMUM DEPTH OF 2" SLAW

2. CUTTING DILATRY JOINT EXPANSION JOINTS

APPROVED BY THE CITY AT ALL COLD JOINTS, PLACE 2-4" SMOOTH REBAR,
TOP 1 CM, 5" FROM TOP AND BOTTOM OF CURB

4. TOP OF CURB TO HAVE 1/4" DROP FROM BACK TO FRONT OF CURB.

6. FRONT FACE OF CURB TO BE BULLY FORMED FROM TOP OF CURB TO 5"

MINIMUM OF 6" DOWN
BELLOW STREET CUFF

7. CURBS RAO: AT STREET CORNERS 8" ALL BE 24" FT ON BACK OF CURBS OR AS SPECIFIED BY THE CITY ENGINEERING DEPARTMENT.

1000

BACKFILL

[illegible]

HAND FORMED STAND IIR CIPB

TRAINING FORM

5



PLANNING & ZONING COMMISSION MEMO

DATE: August 4, 2021

TO: P&Z Commission

FROM: Jason Lutz

SUBJECT: Z-2114 – Public Hearing, Consideration, and Recommendation regarding a request by Wes and Tammy Pack to consider a Conditional Use Permit (CUP) per section 3.510 to construct a first-floor bed and breakfast unit in the Historic Shopping Overlay District on property located at 514 W. San Antonio St.

Summary:

The applicant is requesting a conditional use permit for the property at 514 W. San Antonio St. to construct a first-floor bed and breakfast unit.

Background / Analysis:

The site is in the R2 zoning district and is currently a 2-unit short-term rental structure. The applicant is looking to construct 3 additional (STRs) to include private spa areas. The Historic Review Board had several concerns regarding the location of the spa areas and parking configuration but ultimately approved the Certificate of Appropriateness based on the renderings and HRB guidelines (not zoning guidelines). Staff also has concerns regarding the parking layout and location of spa areas. While these issues do meet the regulations of the zoning code, the CUP process allows P&Z and Council to place additional conditions or requirements on the project to mitigate potential negative impacts to adjacent properties. There appears that there are some areas that could be utilized to improve the parking for the facility, such as the fire pit location.

Zoned:	R2 – Mixed Residential
Lot Size:	17,424 s.f. (0.40 acres)
Setbacks:	15' front yard (7.5' existing), 5' side yard (5' on west, 13' on east provided), 10' rear yard (30' provided)
Density:	16,000 s.f. required (17,424 s.f. provided)

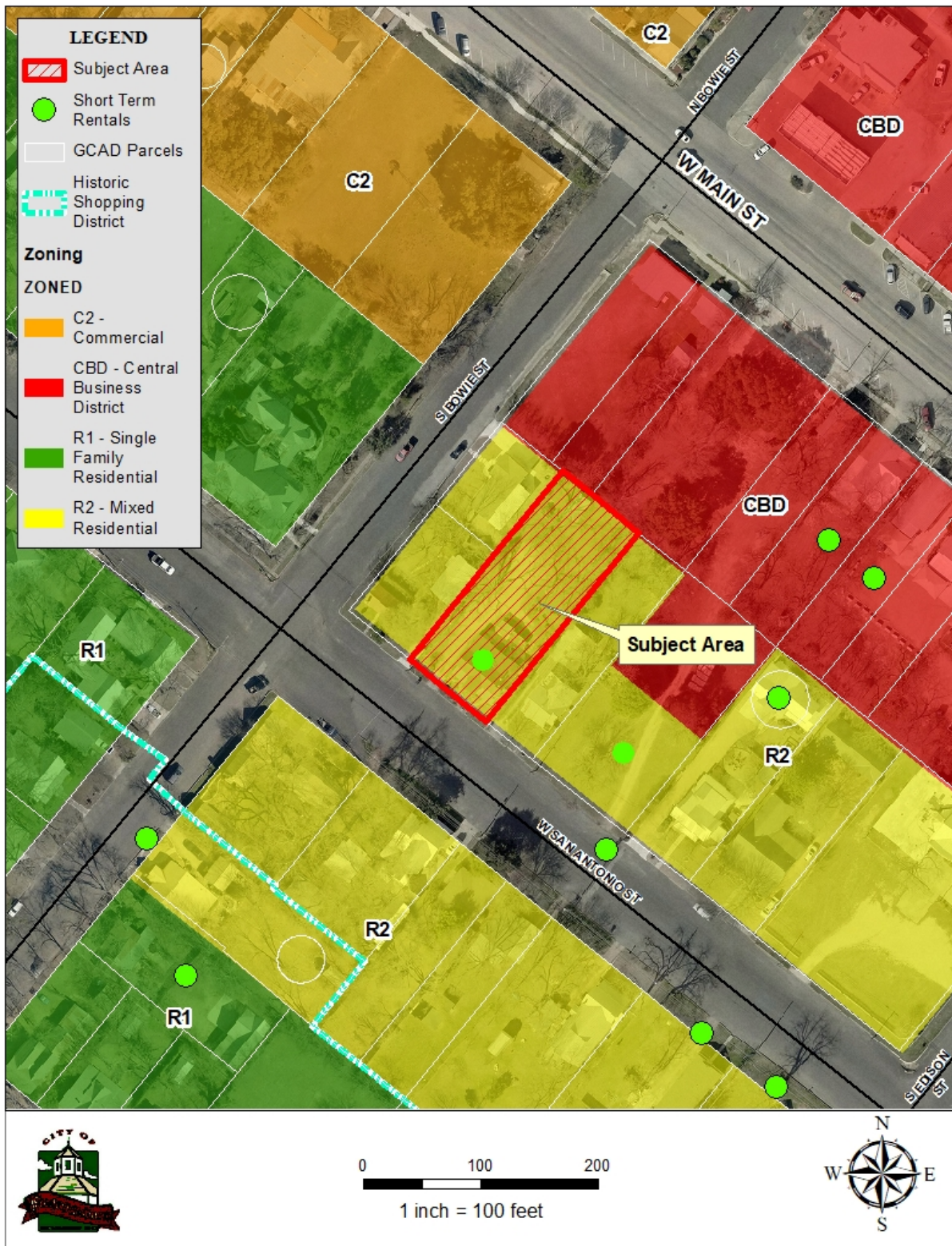
Impervious Cover: 65% allowed (53% proposed)
Building Height: 2 stories & 88' allowed (1 story proposed)
Parking: 1 space per STR unit (5) (5 spaces provided)
Adjacent Land Uses: Single-family residential to the west and east, commercial to the north, mix of STRs and single-family residential to the general area.

Recommendation:

Based on the property's location, between 3 single-family residential properties, staff can support approval of the requested CUP with additional conditions or reconfiguration of the parking and additional setbacks of the spa area. If the applicant does not agree with additional conditions or site modifications, staff recommends denial of the requested CUP.

Attachments:

Zoning/Location map & Proposed Site Plan



[illegible]

Randy R. Stehling, AIA - Project Architect
STEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St., Friderickburg, Texas 77624 | 830-997-0200

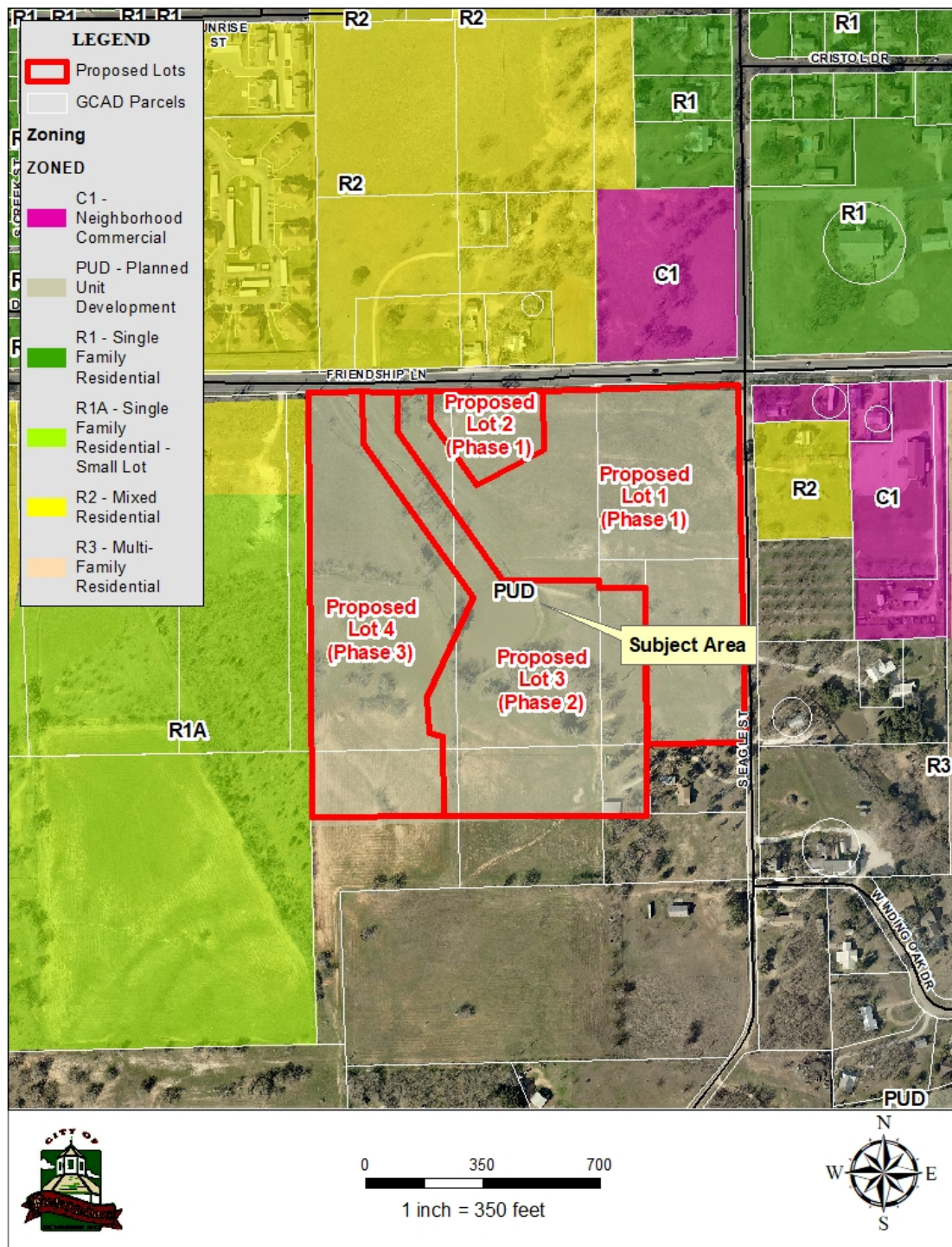
PRELIMINARY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
ARE NOT INTENDED FOR
CONSTRUCTION BIDDING
OR PERMIT PURPOSES
RANDY R. STELLING
PROJECT ARCHITECT

514 WEST SAN ANTONIO STREET FREDERICKSBURG, TEXAS

PROJECT #	21-06
DATE	8-30-21
DIVISION	
SITE PLAN	

**PRELIMINARY PLAT
BACKGROUND INFORMATION
August 4, 2021**

File Number:	P-2119
Subdivision Name:	Fredericksburg Mixed Use – Preliminary Plat.
Location:	SW corner of the Friendship Lane and S. Eagle St. intersection. (see attached map).
Zoning:	Planned Unit Development (PUD) Mixed Use
Tract Size:	Approximately 32.54 acres
Number/Size of Lots:	4 Mixed Use lots.
Roadways:	All lots will have access to Friendship Lane and S. Eagle Street via access easements and have the required frontage.
Right-of-way:	N/A
Utilities:	Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer's expense to serve the property.
Easements:	Standard easements. Cross access and slope easement will need to be finalized with the adjacent landowner to the west.
Easements Abandoned:	NA
Stormwater Detention:	Detention will be addressed as part of the Construction Plans.
Drainage:	See above.
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.
Construction Plans:	Construction Plans will be required as part of the Final Plat. All development will be subject to approval of the Construction Plans.
Screening Plan:	None required
P&Z Action:	Final approval
Staff Recommendation:	Staff recommends approval of the proposed preliminary plat.





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: FREDERICKSBURG MIXED USE PRELIMINARY PLAT

Project Address: TBD (CORNER OF FRIENDSHIP LANE & S. EAGLE STREET)

Tax ID Number (s): 15728, 15729, 15730, 87188, 15727 (PARTIAL), 15726 (PARTIAL), 15732 (PARTIAL)

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:

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 32.54 No. of Lots: 4

Original Survey & Abstract No: PORTION OF J. BARGAS SURVEY NO. 115, ABSTRACT NO. 53, GILLESPIE COUNTY, TEXAS
Being a 32.54 acre tract of land, more or less situated in the city of Fredericksburg, Gillespie County, Texas, being part of the following Outlots: Outlot No. 9, Outlot No. 8, Outlot No. 7, Outlot No. 2, Outlot No. 1, and an unnumbered Outlot lying east of Outlot No. 1, said Outlots are shown on the map of Fredericksburg, Texas, and Environs, by the German Emigration Company, and being a portion of a 5.001 acre tract of land described in a conveyance to Robert L. Eckhardt by Lee Harry Eckhardt, et ux, dated June 3, 2004, found of record in Volume 555, pages 206-211 of the Official Public Records of Gillespie County, Texas (O.P.R.G.C.TX), also being a portion of a 44.435 acre tract of land described in a gift deed to Keven W. Eckhardt, dated June 3, 2004, found of record in Volume 555, pages 187 (O.P.R.G.C.TX)

Legal Description: MIXED USE
(NO CHANGE IN LAND USE)

Current Land Use Plan: MIXED USE Proposed Land Use Plan: None

Current Zoning: PUD, MU-2 Proposed Zoning: None

Location: (NO CHANGE IN ZONING)

Proposed Use(s): CORNER OF FRIENDSHIP LANE & S. EAGLE STREET
RETAIL, LIVE-WORK, SINGLE FAMILY, MULTI-FAMILY, & PARKLAND

Applicant's Signature

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

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

Signature: [Signature]

Printed Name: JOSHUA NEEDHAM, MANAGER Date: 6/8/2021

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): SV FRIENDSHIP LANE MU, LP, A TEXAS LIMITED PARTNERSHIP
Owner Name: BY: SV FRIENDSHIP LANE MU GP, LLC, A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
Address: 2204 LAKE AUSTIN BLVD, AUSTIN, TEXAS 78703
Phone: 512-200-3480 Fax: Email: INFO@SECOVENTURES.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:

Phone: 303-564-2715 Fax: Email: CHAGER@LJA.COM

Secondary Contact Name:

Phone: 512-439-4700 Fax: Email: VGERACCI@LJA.COM

III. Applicant

Firm Name (if applicable): SV FRIENDSHIP LANE MU, LP, A TEXAS LIMITED PARTNERSHIP
BY: SV FRIENDSHIP LANE MU GP, LLC, A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

Applicant Name (s): JOSHUA NEEDHAM

Address: 2204 LAKE AUSTIN BLVD, AUSTIN, TEXAS 78703

Phone: 512-200-3480 Fax: Email: INFO@SECOVENTURES.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:

Phone: 303-564-2715 Fax: Email: CHAGER@LJA.COM



June 28, 2021

Charles Hager
LJA Engineering
7500 Rialto Boulevard, Building II, Suite 100
Austin, TX 78735

RE: P-2119 Review Comments – SECO Mixed Use Preliminary Plat

Dear Mr. Hager,

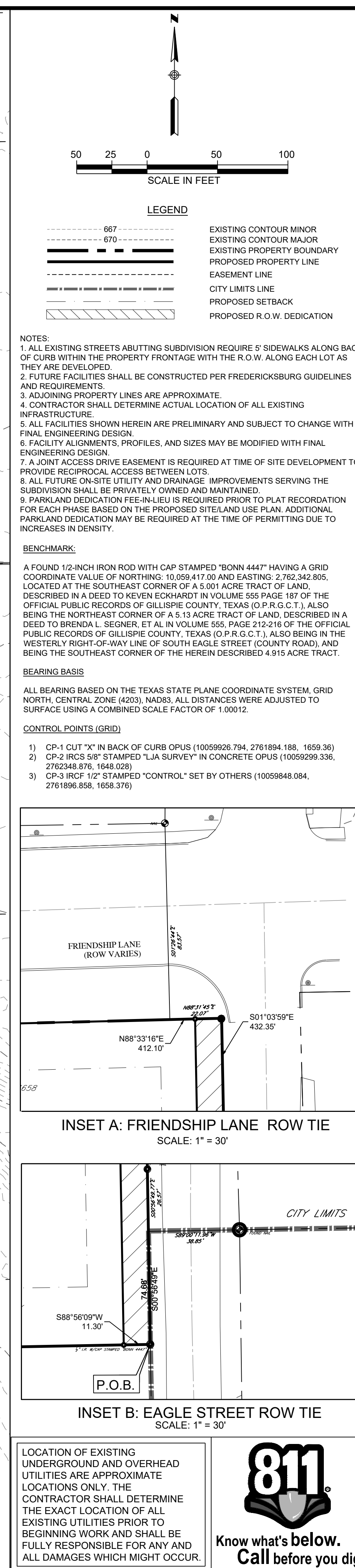
Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat. Plans will not be reviewed or considered without a response sheet.

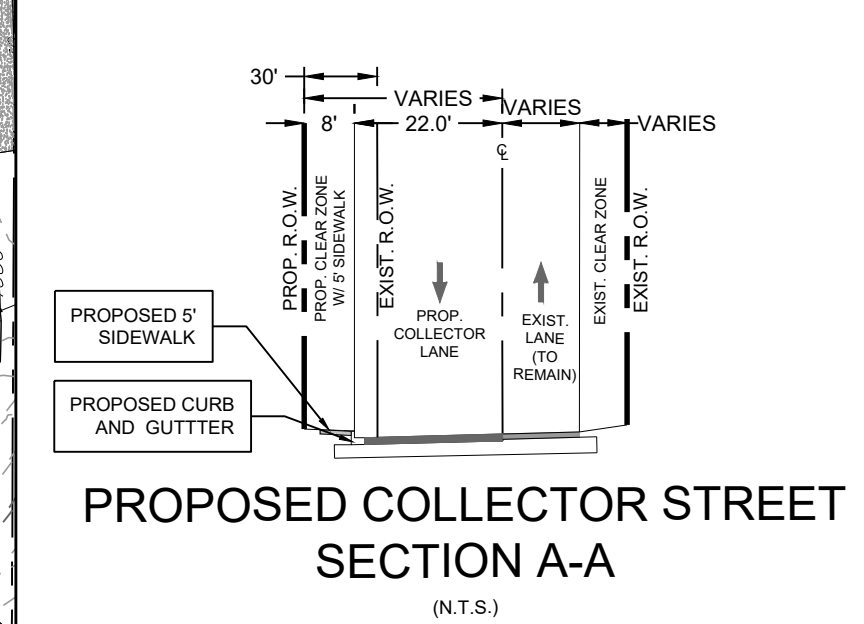
1. A full review will be conducted as part of the final plat and civil construction plan review process. Additional comments may be generated at that time.
2. Remove note #'s 11, 14, and 15 since this information is included in the annexation agreement referenced in note #8.
3. Correct note numbering.
4. As referenced in note #13, TIA is still in the review phase.
5. Preliminary Plat Note #24 on Sheet 1 shall be revised to include driveway spacing shall meet City of Fredericksburg "collector" street standards listed in Section 6.04 Access Management requirements of the Subdivision Ordinance.
6. Show right-of-way ties for Friendship Lane and Eagle Street.
7. Preliminary utility layout looks good.
8. Parkland dedication note (#9 on second page) are required prior to plat recordation for each phase based on the proposed site / land use plan. Additional parkland dedication may be required at the time of permitting due to increases in density.
9. Change Lot "Letters" to "Numbers".
10. Additional comments may be issued at the time of final plat review and approval.

Please feel free to contact me with any comments or questions, and I will be happy to assist you.

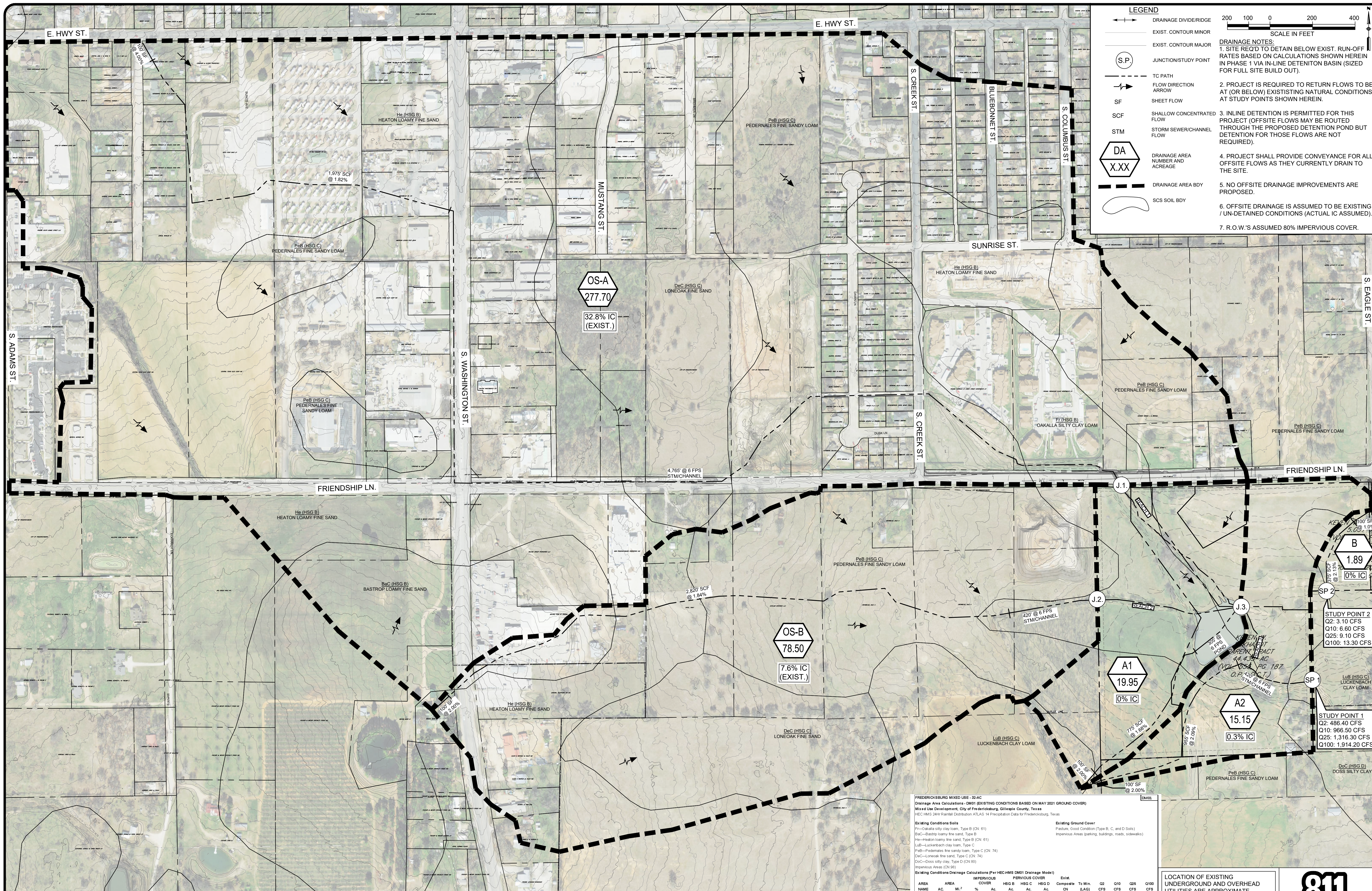
Shelby Collier
Development Review Committee (DRC)

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

[illegible]



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Last Modified: Jul 19, 2021 - 11:29
Plot Date/Time: Jul 19, 2021 - 16:58:47



Reach Summary									
Reach	Upstream Point	Downstream Point	Length (FT)	Slope (FT/FT)	Manning's N	Invert (FT)	Shape	Bottom Width	Side Slope
1	Junc. 1	Junc. 3	825	0.0062	0.04	1650.85	Trapezoid	10	50:1
2	Junc. 2	Junc. 3	685	0.0075	0.04	1650.85	Trapezoid	15	20:1
3	Junc. 3	Study Pt 1	635	0.0171	0.04	989.9	Trapezoid	40	15:1

Time of Concentration Calculations - Existing Conditions									
Drainage Area		SHEET		Tc		SCF		Tc	
Area	Ac	Lt	Slope	2-Year P	n	Lt	Paved?	Slope	Lt
OS-A	100	4.00%	3.40	0.24	10.5	1.975	NO	1.82%	15.1
OS-B	100	2.00%	3.40	0.24	13.8	2.820	NO	1.84%	21.5
A1	100	2.00%	3.40	0.24	13.8	775	NO	1.68%	6.2
A2	100	2.00%	3.40	0.24	13.8	955	NO	2.09%	6.8
B	100	1.00%	3.40	0.24	18.3	375	NO	2.13%	2.7

Existing Conditions Drainage Calculations (Per HEC-HMS DMO1 Drainage Model)									
AREA		AREA		IMPERVIOUS COVER		PERVIOUS COVER		EXIST. COVER	
NAME	Ac	Ac	Mi.²	%	Ac	Ac	Ac	CN	Tc (Min)
OS-A	277.700	0.4339	32.82%	91.337	70.667	115.879	0.037	67	23.30
OS-B	78.500	0.1227	7.60%	5.966	18.762	53.772	0.000	70	21.88
A1	19.950	0.0332	0.00%	0.000	7.907	12.043	0.000	69	12.52
A2	15.149	0.0237	0.38%	0.057	0.848	13.583	0.661	74	13.02
B	1.891	0.0030	0.00%	0.000	0.000	1.891	0.000	74	12.55

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 MIXED USE
PRELIMINARY PLAT
EXISTING CONDITIONS DRAINAGE MAP

DATE: 07/19/2021
DESIGNED BY: CRH
DRAWN BY: CRH
CHECKED BY: CRH
DRAWING NAME: A443-040-P-301.dwg

REVISIONS
NO. DESCRIPTION

DATE: 07/19/2021
DESIGNED BY: CRH
DRAWN BY: CRH
CHECKED BY: CRH
DRAWING NAME: A443-040-P-301.dwg

STATE OF TEXAS
CHARLES R. HAGER
127034
PROFESSIONAL ENGINEER

SECO VENTURES

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

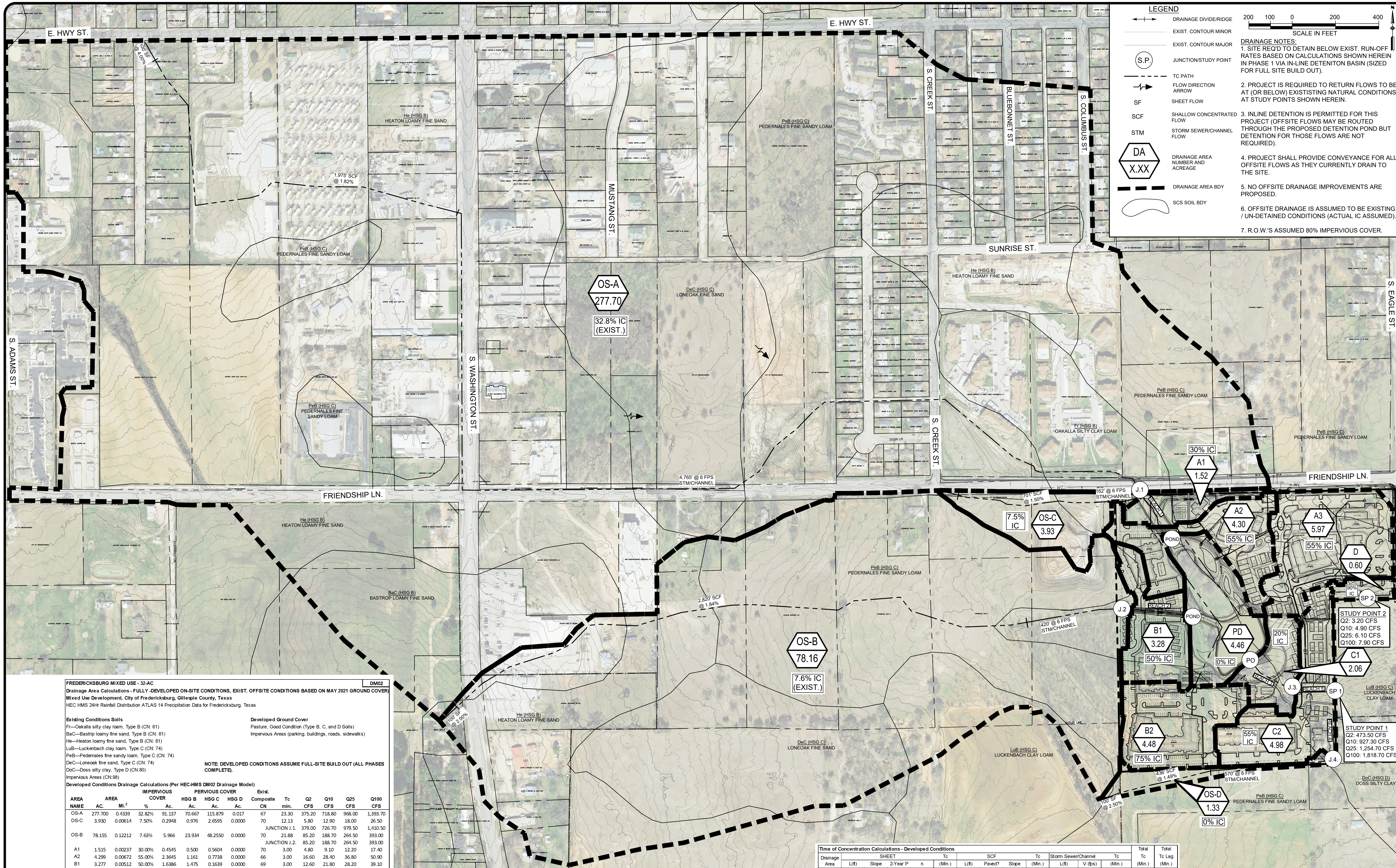
JOB NUMBER:
A443-0401

DM01

SHEET NO.
4

OF 6 SHEETS

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Last Modified: Jul 19, 2021 - 11:30
Plot Date/Time: Jul 19, 2021 - 16:50:04



LEGEND
— DRAINAGE DIVIDER/RIDGE
--- EXIST. CONTOUR MINOR
--- EXIST. CONTOUR MAJOR
● (S.P.) JUNCTION/STUDY POINT
--- TC PATH
→ FLOW DIRECTION ARROW
SF SHEET FLOW
SCF SHALLOW CONCENTRATED FLOW
STM STORM SEWER/CHANNEL FLOW
DA X.XX DRAINAGE AREA NUMBER AND ACREAGE
--- DRAINAGE AREA BDY
--- SCS SOIL BDY

200 100 0 200 400
SCALE IN FEET

DRAINAGE NOTES:
1. SITE REQ'D TO DETAIN BELOW EXIST. RUN-OFF RATES BASED ON CALCULATIONS SHOWN HEREIN IN PHASE 1 VIA IN-LINE DETENTION BASIN (SIZED FOR FULL SITE BUILD OUT).
2. PROJECT IS REQUIRED TO RETURN FLOWS TO BE AT (OR BELOW) EXISTING NATURAL CONDITIONS AT STUDY POINTS SHOWN HEREIN.
3. INLINE DETENTION IS PERMITTED FOR THIS PROJECT (OFFSITE FLOWS MAY BE ROUTED THROUGH THE PROPOSED DETENTION POND BUT DETENTION FOR THOSE FLOWS ARE NOT REQUIRED).
4. PROJECT SHALL PROVIDE CONVEYANCE FOR ALL OFFSITE FLOWS AS THEY CURRENTLY DRAIN TO THE SITE.
5. NO OFFSITE DRAINAGE IMPROVEMENTS ARE PROPOSED.
6. OFFSITE DRAINAGE IS ASSUMED TO BE EXISTING / UN-DETAINED CONDITIONS (ACTUAL IC ASSUMED).
7. R.O.W.'S ASSUMED 80% IMPERVIOUS COVER.

FREDRICKSBURG MIXED USE - 32-AC
Drainage Area Calculations - FULLY-DEVELOPED ON-SITE CONDITIONS, EXIST. OFFSITE CONDITIONS BASED ON MAY 2021 GROUND COVER
Mixed Use Development, City of Fredericksburg, Gillespie County, Texas
HEC HMS 24Hr Rainfall Distribution ATLAS 14 Precipitation Data for Fredericksburg, Texas

Existing Conditions Soils
Fr—Ocala silty clay loam, Type B (CN: 61)
BaC—Bastrop loamy fine sand, Type B (CN: 61)
He—Heaton loamy fine sand, Type B (CN: 61)
LuB—Luckenbach clay loam, Type C (CN: 74)
PeB—Pedernales fine sandy loam, Type C (CN: 74)
DeC—Loneoak fine sand, Type C (CN: 74)
DoC—Doss silty clay, Type D (CN: 80)
Impervious Areas (CN: 98)

Developed Ground Cover
Pasture, Good Condition (Type B, C, and D Soils)
Impervious Areas (parking, buildings, roads, sidewalks)

NOTE: DEVELOPED CONDITIONS ASSUME FULL-SITE BUILD OUT (ALL PHASES COMPLETE).

Developed Conditions Drainage Calculations (Per HEC-HMS DM02 Drainage Model)

AREA NAME	AREA AC.	IMPERVIOUS COVER		PERVIOUS COVER		Composite CN	Tc min.	Q2 CFS	Q10 CFS	Q25 CFS	Q100 CFS
		%	Ac.	HSG B Ac.	HSG C Ac.						
OS-A	277.700	0.4339	32.82%	91.137	70.667	115.879	0.017	67	23.30	375.20	718.80
OS-C	3.930	0.00614	7.50%	0.2948	0.976	2.6595	0.0000	70	12.13	5.80	12.90
OS-B	78.155	0.12212	7.63%	5.966	23.934	48.2550	0.0000	70	21.88	85.20	188.70
A1	1.515	0.00237	30.00%	0.4515	0.500	0.5604	0.0000	70	3.00	4.80	9.10
A2	4.299	0.00672	55.00%	2.3616	1.161	0.7738	0.0000	66	3.00	16.60	28.40
B1	3.277	0.00512	50.00%	1.6386	1.475	0.1639	0.0000	69	3.00	12.60	21.80
PD	4.455	0.00696	5.00%	0.2227	3.032	1.2000	0.0000	65	3.00	7.90	19.60
								JUNCTION J.1.	379.00	726.70	979.50
								JUNCTION J.2.	85.20	188.70	264.50
								JUNCTION J.3.	469.40	918.80	1,245.40
								JUNCTION J.4.	2.30	4.90	6.80
OS-D	1.325	0.00207	0.00%	0.0000	0.000	1.2762	0.0487	74	3.00	22.10	36.50
								JUNCTION J.5.	4.90	6.10	7.90
								STUDY POINT #1	473.50	927.30	1,254.70
								STUDY POINT #2	3.20	4.90	6.10
D	0.600	0.00094	90.00%	0.540	0.000	0.060	0.000	74	3.00	3.20	4.90
								STUDY POINT #1	473.50	927.30	1,254.70
								STUDY POINT #2	3.20	4.90	6.10

OVERALL DRAINAGE SUMMARY

Storm Event	Existing Study Point #1 (cfs)		Developed Study Point #1 (cfs)	
	2yr	10yr	2yr	10yr
Storm Event	486.40	966.50	473.50	927.30
2yr	1316.30	1316.30	1254.70	1254.70
10yr	1914.20	1914.20	1818.70	1818.70
Storm Event	3.10	3.10	3.20	3.20
2yr	6.80	6.80	4.90	4.90
10yr	9.10	9.10	6.10	6.10
100yr	13.30	13.30	7.90	7.90

Reach Summary

Reach	Upstream Point	Downstream Point	Length (FT)	Slope (FT/FT)	Manning's N	Shape	Bottom Width	Side Slope
1	J.1	J.2	195	0.0200	0.04	Trapezoid	50	3:1
2	J.2	J.3	360	0.0200	0.04	Trapezoid	25	3:1
3	PO	J.3	262	0.0344	0.04	Trapezoid	10	10:1
4	J.4	Study Pt.1	321	0.0389	0.04	Trapezoid	5	3:1
5	J.3	Study Pt.1	177	0.0226	0.04	Trapezoid	50	3:1

Time of Concentration Calculations - Developed Conditions

Drainage Area	L (ft)	Slope	2-Year P		n	Tc (Min.)	SCF	Paved?	Slope (Min.)	Tc (Min.)	Storm Sewer/Channel	Tc (Min.)	Total Tc (Min.)	Total To Lag (Min.)
			3.40	0.24										
OS-A	100	4.00%	3.40	0.24	10.5	1.975	NO	1.82%	15.1	4.765	6.0	13.2	38.84	23.30
OS-B	100	2.00%	3.40	0.24	13.8	2820	NO	1.84%	21.5	420	6.0	1.2	36.46	21.88
OS-C	100	2.00%	3.40	0.24	13.8	701	NO	1.50%	5.9	162	6.0	0.5	20.21	12.13
OS-D	100	2.50%	3.40	0.24	12.7	436	NO	1.49%	3.7	570	6.0	1.6	17.93	10.76
A1							5 Minutes Assumed						5.00	3.00
A2							5 Minutes Assumed						5.00	3.00
A3							5 Minutes Assumed						5.00	3.00
B1							5 Minutes Assumed						5.00	3.00
B2							5 Minutes Assumed						5.00	3.00
PD							5 Minutes Assumed						5.00	3.00
C1							5 Minutes Assumed						5.00	3.00
C2							5 Minutes Assumed						5.00	3.00
D							5 Minutes Assumed						5.00	3.00

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.

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Know what's below.
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FREDRICKSBURG MIXED USE
PRELIMINARY PLAT
DEVELOPED CONDITIONS DRAINAGE MAP
FRIENDSHIP LANE, FREDRICKSBURG TX 78624

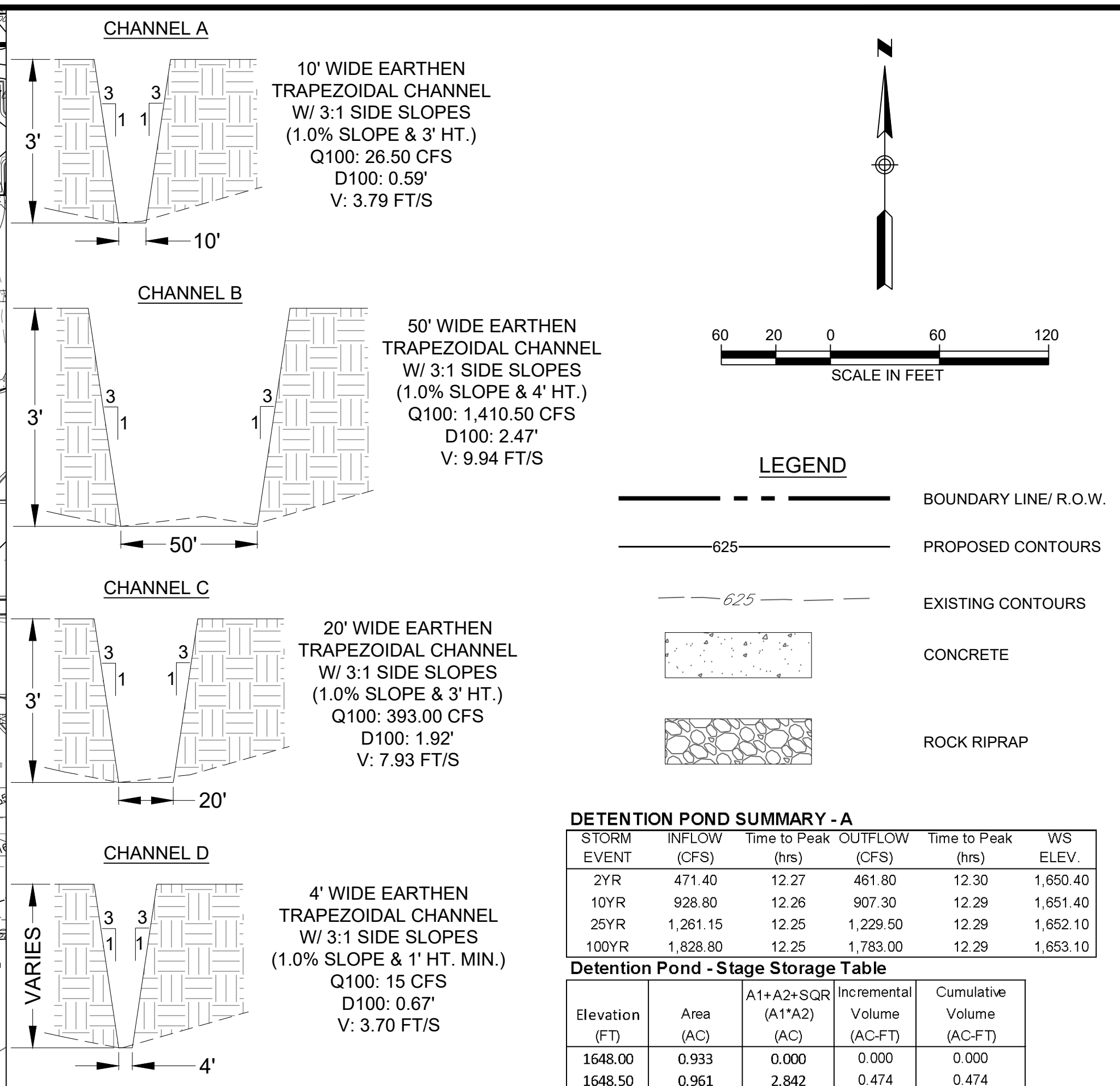
DATE: 07/19/2021
DESIGNED BY: CRH
DRAWN BY: CRH
CHECKED BY: CRH
DRAWING NAME: A443-0401-P-DM02.dwg

STATE OF TEXAS
CHARLES R. HAGER
127034
LICENSED PROFESSIONAL ENGINEER

SECO VENTURES

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

JOB NUMBER: A443-0401
DM02
SHEET NO. 5
OF 6 SHEETS



DETENTION POND SUMMARY - A

STORM EVENT	INFLOW (CFS)	Time to Peak (hrs)	OUTFLOW (CFS)	Time to Peak (hrs)	WS ELEV.
2YR	471.40	12.27	481.80	12.30	1,650.40
10YR	928.80	12.26	907.30	12.29	1,651.40
25YR	1,261.15	12.25	1,229.50	12.29	1,652.10
100YR	1,828.80	12.25	1,783.00	12.29	1,653.10

Detention Pond - Stage Storage Table

Elevation (FT)	Area (AC)	A1+A2+SQR (A1^2A2)	Incremental Volume (AC-FT)	Cumulative Volume (AC-FT)
1648.00	0.933	0.000	0.000	0.000
1648.50	0.961	2.842	0.474	0.474
1649.00	1.057	3.026	0.504	0.978
1650.00	1.400	3.673	1.224	2.203
1651.00	1.985	5.052	1.684	3.886
1652.00	2.598	6.853	2.284	6.171
1653.00	3.557	9.194	3.065	9.235
1654.00	4.763	12.435	4.145	13.381
1655.00	5.470	15.336	5.112	18.493

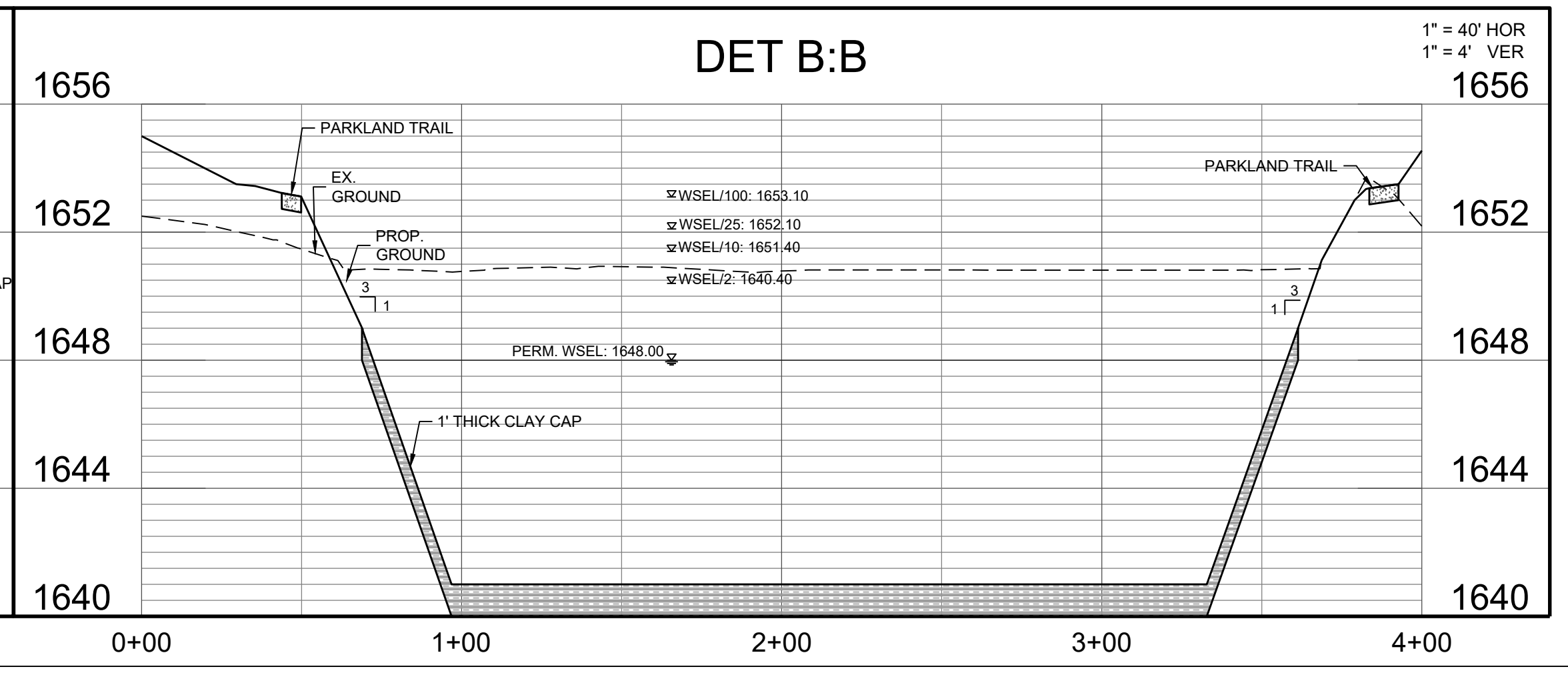
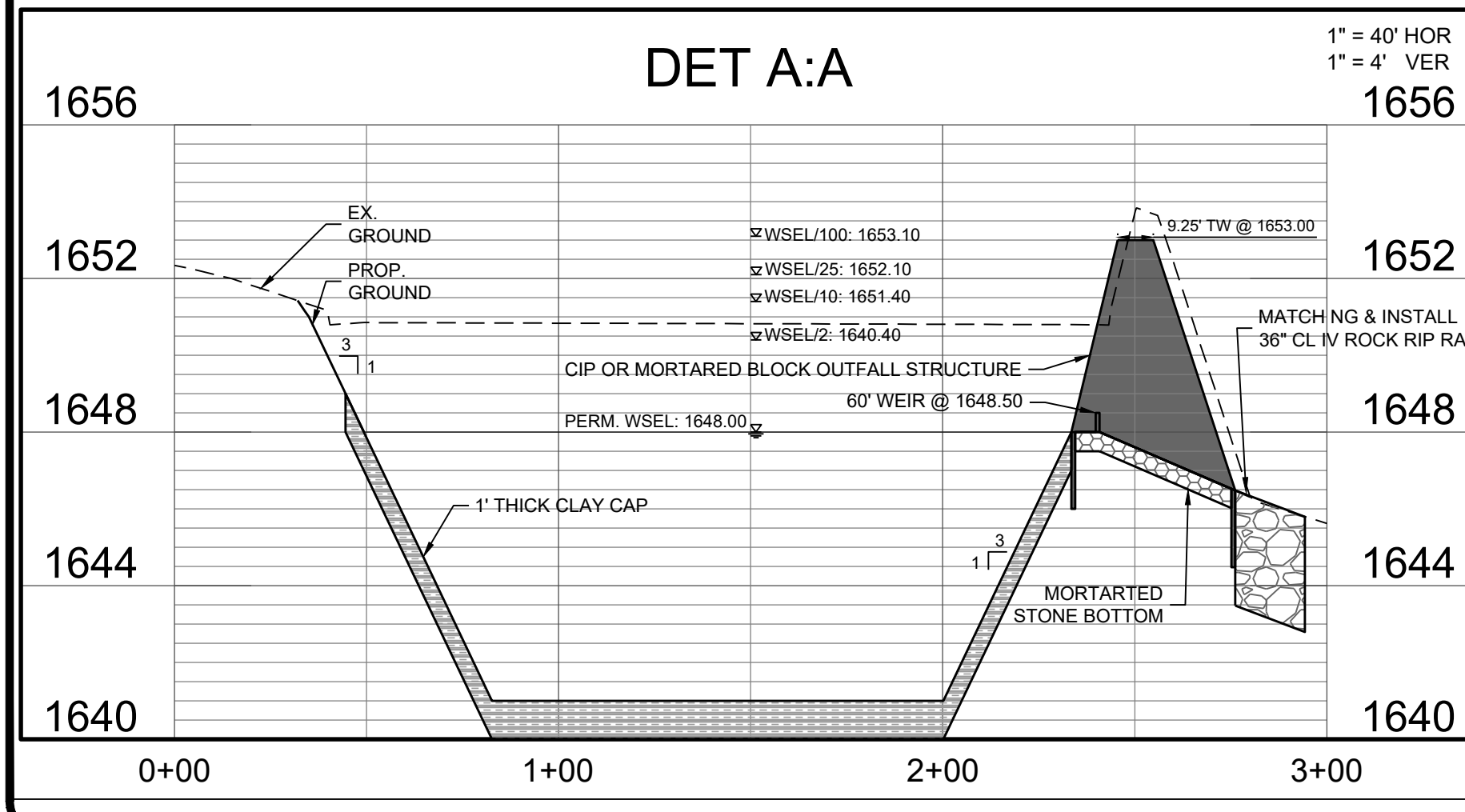
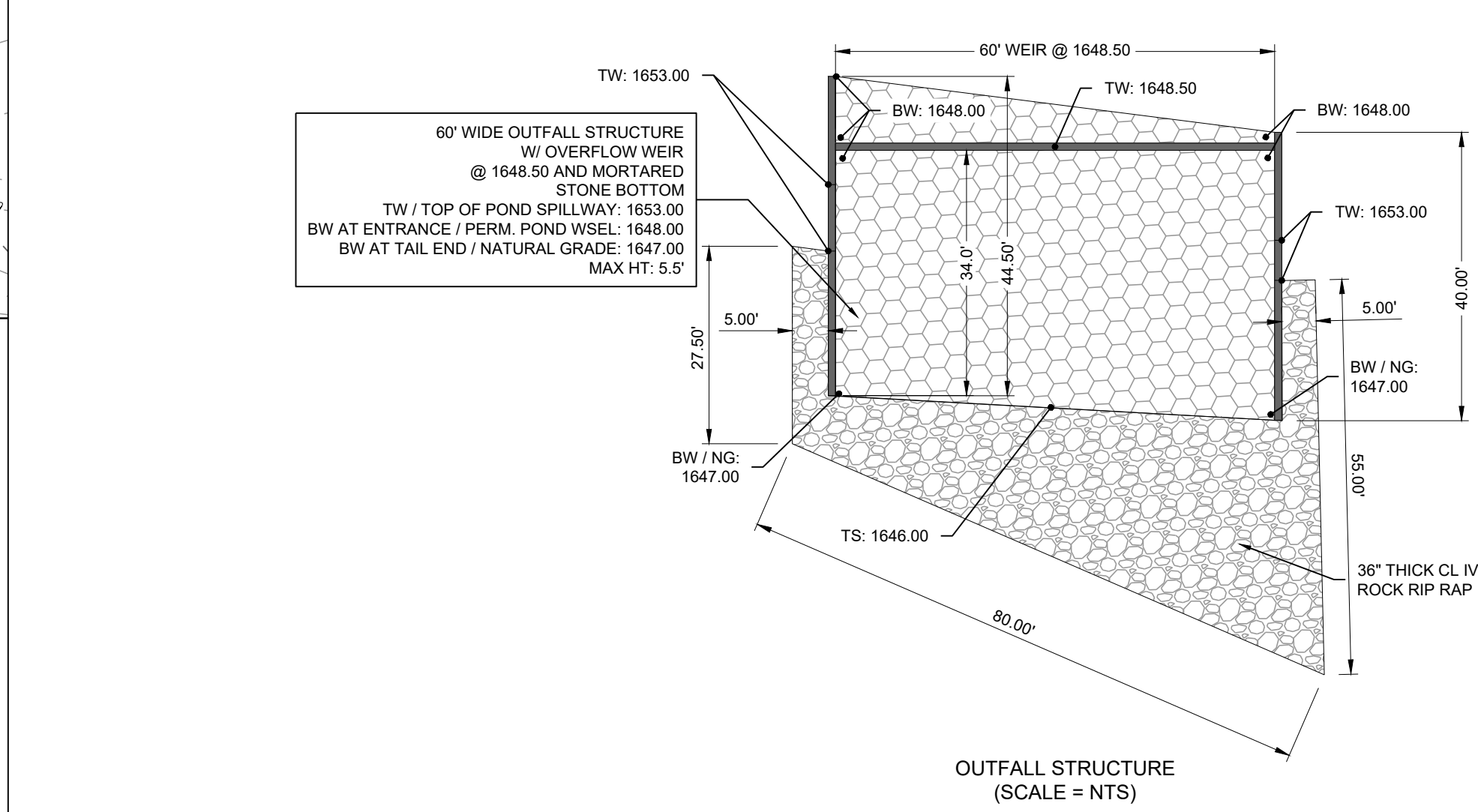
Outlet Structure - Stage Discharge Table

Stage / Elevation	60' Overflow Weir @ 1648.50 Q (cfs)	300' Overflow Weir @ 1653.00 Q (cfs)	TOTAL Q (cfs)
1648.00	0.00	0.00	0.00
1648.50	0.00	0.00	0.00
1649.00	75.03	0.00	75.03
1650.00	225.08	0.00	225.08
1651.00	375.14	0.00	375.14
1652.00	486.24	0.00	486.24
1653.00	551.34	299.40	850.74
1654.00	609.83	845.13	1454.96
1655.00	882.83	1549.49	2432.32

OVERALL DRAINAGE SUMMARY

Storm Event	Existing Study Point #1 (cfs)	Developed Study Point #1 (cfs)
2yr	488.40	473.50
10yr	988.50	927.30
25yr	1318.30	1254.70
100yr	1914.20	1818.70

Storm Event	Existing Study Point #2 (cfs)	Developed Study Point #2 (cfs)
2yr	3.10	3.20
10yr	6.80	4.90
25yr	9.10	6.10
100yr	13.30	7.90



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.

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Know what's below.
Call before you dig.

FREDRICKSBURG MIXED USE PRELIMINARY PLAT
OVERALL DRAINAGE IMPROVEMENTS PLAN
FRIENDSHIP LANE, FREDRICKSBURG TX 78624

REVISIONS
DATE
BY
DESCRIPTION
NO.

DATE: 07/19/2021
DESIGNED BY: CRH
DRAWN BY: CRH
CHECKED BY: CRH
DRAWING NAME: A443-0401-DET01.dwg

SECO VENTURES

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

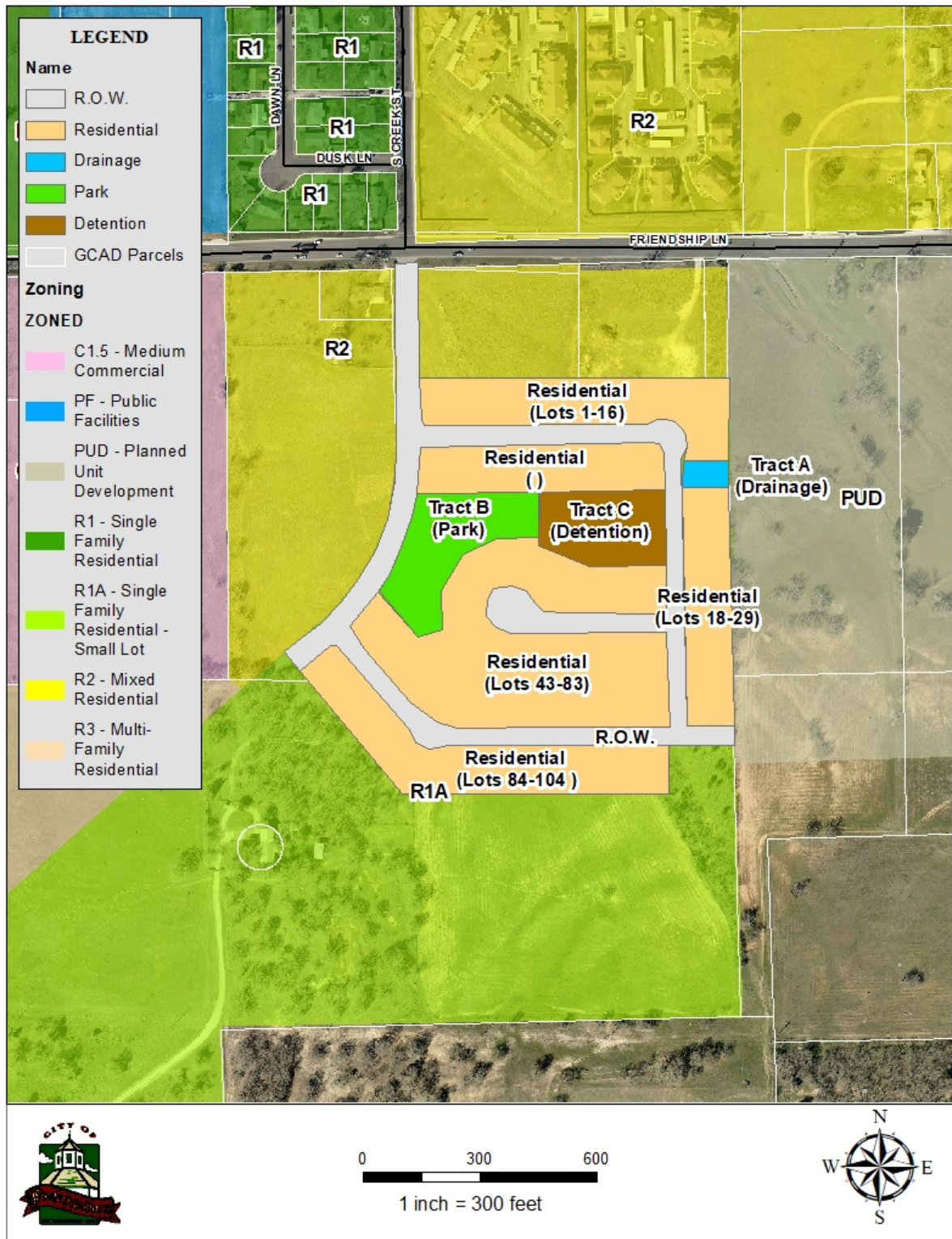
JOB NUMBER: A443-0401
DET01
SHEET NO. 6 OF 6 SHEETS

**PRELIMINARY PLAT
BACKGROUND INFORMATION
August 4, 2021**

File Number:	P-2121
Subdivision Name:	Phase I of the Friendship Oaks Subdivision – Preliminary Plat.
Location:	South of the Friendship Lane and S. Creek St. intersection. (see attached map).
Zoning:	R1A – Single-Family Residential – Small Lot
Tract Size:	Approximately 23.07 acres
Number/Size of Lots:	104 residential Lots, 1 parkland lot, and 1 detention lot.
Roadways:	A 60’ wide R.O.W. extension of S. Creek St. shall be constructed in addition to the construction of new streets with 50’ wide R.O.W. to access all lots (Aidan Trail, Bens Bluff, Ciarans Crossing).
Right-of-way:	60’ & 50’
Utilities:	Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer’s expense to serve the property.
Easements:	Standard easements.
Easements Abandoned:	CTEC Easement has been abandoned.
Stormwater Detention:	Detention will be addressed as part of the Construction Plans.
Drainage:	See above.
Park Dedication:	The applicant is providing land for a park and shall pay parkland dedication fees (@ 50%) per the annexation agreement.
Construction Plans:	Construction Plans shall be reviewed, approved, and constructed prior to recordation of the plat. The plat may be recorded prior to construction of public infrastructure if a financial guarantee is presented and accepted by the City Council.
Screening Plan:	None required
P&Z Action:	Final approval

Staff Recommendation:

Staff recommends approval of the proposed final plat with the conditions that the plat be recorded after Construction Plans are reviewed, approved, and constructed or if prior to construction of public infrastructure, a financial guarantee is presented and accepted by the City Council and all parkland fees are paid.





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

Project Address: See location below

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: 23.07 AC No. of Lots: 104

Original Survey & Abstract No:

Legal Description: Friendship Oaks Lot 1 & 2-PT, GE5, GE24, & A299, A735, 110.69

Current Land Use Plan: MDR

Proposed Land Use Plan: MDR

Current Zoning: R1A & R-2

Proposed Zoning: R1A & R2

Location: Near SE corner of US.87 & Friendship Lane

Proposed Use(s): Residential

Applicant's Signature

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

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

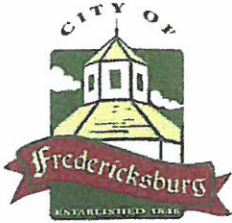
Signature: _____

Printed Name: PAUL KUO Date: 7.2.2021
MANAGER, HK FREDERICKSBURG, LLC

Staff Use Only Application No.: P-2121 Date: 07/06/21

*Copy of current Title Search required with application.

\$1540.00 CH#9327



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): HK Fredericksburg, LLC

Owner Name: 24607 Fairway Springs, San Antonio, TX, 78260

Address:

Phone: 210.363.4672

Fax:

Email: pkvo@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): HMT Engineering & Surveying

Address: 290 S. Castel Ave. New Braunfels, TX 78130

Primary Contact Name: Bill Ball, PE

Phone: 830.625.8555

Fax:

Email: billb@hmtnb.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): HK Fredericksburg, LLC

Applicant Name (s): Mark Sparrow

Address:

Phone: 210.722.9211

Fax:

Email: marksparrow@ctesc.net

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. Castel Ave. New Braunfels, TX 78130

Primary Contact Name: Bill Ball, PE

Phone: Fax: Email: 830.625.8555

billb@hmtnb.com

July 21, 2021

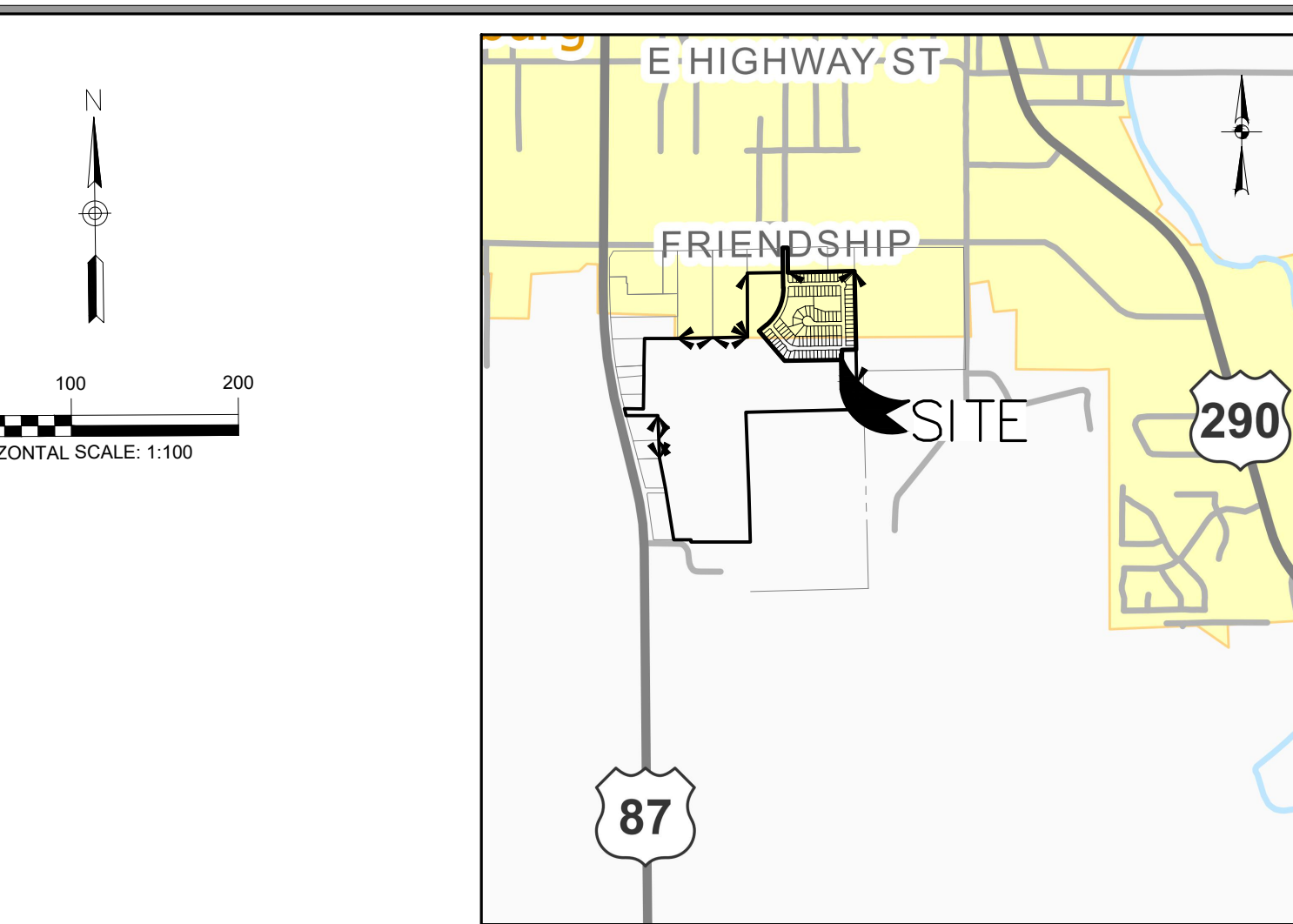
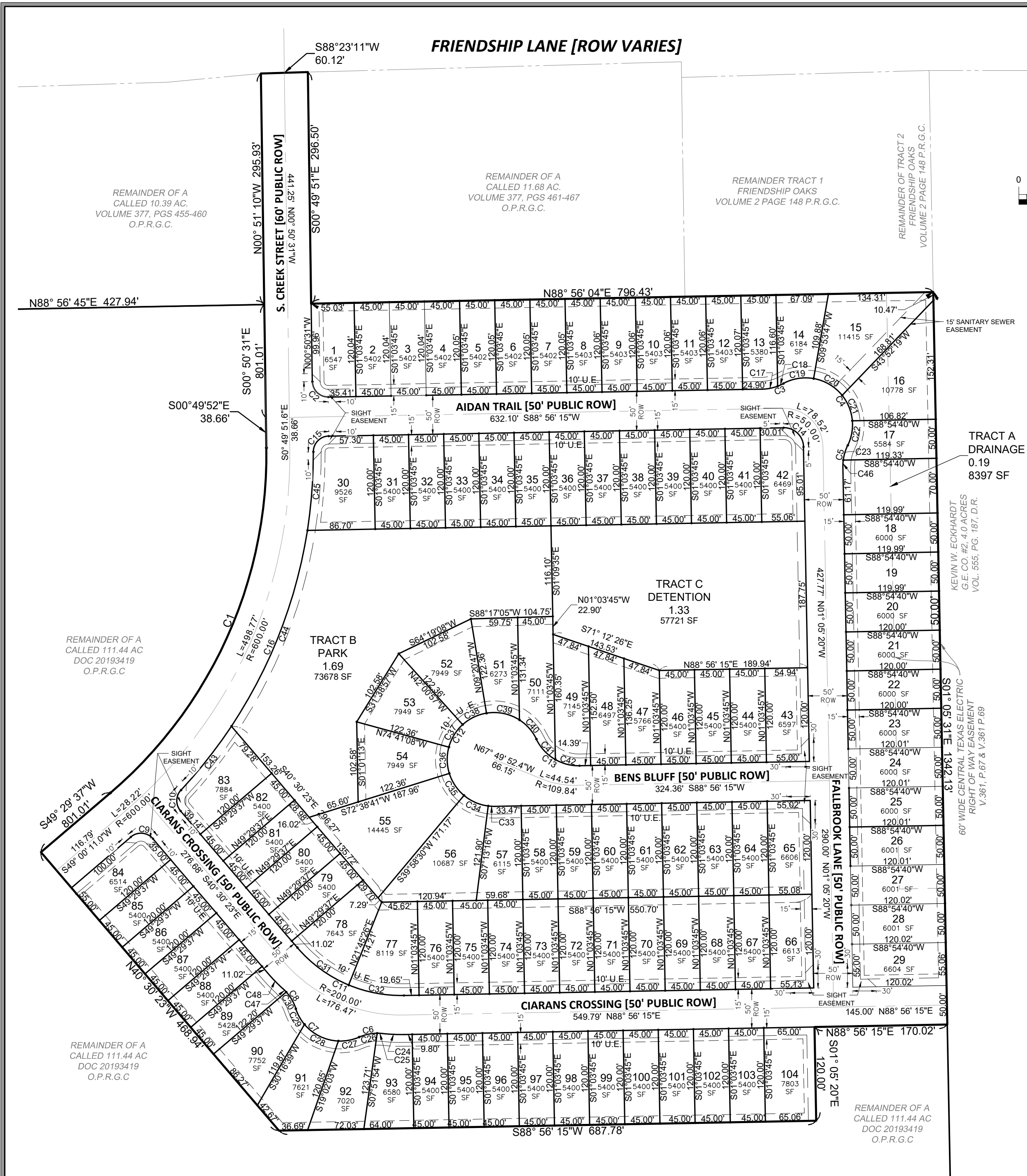
RE: P-2121 Review Comments
Friendship Oaks – Final Plat

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

1. Label and dimension sanitary sewer easement between Lots 15 & 16.
2. Provide civil construction plans for review and approval.
3. Provide proof the CTEC easement along the east property line has been released.
4. Parkland dedication fees shall be 50% of the required \$500.00 per residential lot, as required in the approved annexation agreement.
5. Include utility easement note as shown in Section 6.07 of the City's Subdivision Ordinance.
6. Correct typos in notes 1., 2, and 4.
7. Remove note 6.
8. Traffic Impact Analysis is still under review (approval pending).
9. Not who is responsible for maintenance of Tract A – Drainage.
10. Title to Read "A FINAL PLAT ESTABLISHING PHASE I OF THE FRIENDSHIP OAKS SUBDIVISION".
11. Label streets as "Public Rights-of-Way" and show/label r.o.w. width.
12. Add a plat note stating "Setbacks shall conform to the City's adopted zoning code at the time of permitting".

Sincerely,

Jason Lutz
Director of Development Services
City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624
Direct 830.990.2028
Office 830.997.7521
Fax: 830-997-1861



LEGEND:
● = FND 1/2" IRON PIN
○ = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
SF = SQUARE FEET
ESMT. = EASEMENT
D.E. = DRAINAGE EASEMENT
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE
& CABLE TELEVISION
ROW = RIGHT-OF-WAY
D.P.R. = DEED AND PLAT RECORDS,
GILLESPIE COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS,
GILLESPIE COUNTY, TEXAS

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
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

PLAT NOTES:

1. BENCHMARK: BRASS DISK "USGS BM 1695" IN SIDEWALK
@ SOUTHWEST CORNER HWY 290 & HWY 87.
ELEV = 1694.47
2. 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.
3. 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.
4. AT DATE OF PLAT APPROVAL, NO PORTION OF THE
100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS
VERIFIED BY FEMA MAP PANEL: 48171C0288C &
48171C0451C, EFFECTIVE OCTOBER 19, 2001; THIS
INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF
FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
5. SETBACKS SHALL CONFORM TO THE CITY'S ADOPTED
ZONING CODE AT THE TIME OF PERMITTING.

LOCATION MAP
NOT-TO-SCALE

SITE VISIBILITY RESTRICTION:

NO STRUCTURE, OBJECT OF PLANT OF ANY TYPE ANY 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 REPLATTED.

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 OF
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 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.

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	500.65'	570.00'	05019°29'	484.71'	S24°19'53"W
C2	31.49'	20.00'	09013°54'	28.34'	N45°57'08"W
C3	8.01'	60.00'	007°38'55"	8.00'	N65°32'24"E
C4	35.67'	60.00'	034°03'34"	35.14'	N21°52'50"W
C5	19.65'	60.00'	018°45'36"	19.56'	S16°45'10"W
C6	23.90'	60.00'	022°49'16"	23.74'	S77°59'12"W
C7	49.63'	60.00'	047°23'51"	48.23'	S63°37'02"E
C8	24.91'	60.00'	023°47'27"	24.74'	N30°02'26"W
C9	31.42'	20.00'	090°00'00"	28.28'	S85°30'23"E
C10	29.16'	20.00'	083°31'58"	26.64'	S01°15'36"W
C11	82.11'	175.00'	026°52'56"	81.36'	S53°56'51"E
C12	34.21'	60.00'	032°40'11"	33.75'	S31°38'57"W
C13	36.33'	60.00'	034°41'50"	35.78'	S43°02'08"E
C14	39.26'	25.00'	089°58'25"	35.35'	S46°04'33"E
C15	31.10'	20.00'	089°13'39"	28.09'	S44°19'25"W
C16	271.11'	630.00'	024°39'23"	269.02'	S21°12'25"W
C17	20.50'	60.00'	019°34'23"	20.40'	S79°09'03"W
C18	8.01'	60.00'	007°38'55"	8.00'	S65°32'24"W
C19	39.98'	60.00'	038°10'50"	39.25'	S80°48'22"W
C20	43.14'	60.00'	041°11'36"	42.21'	S59°30'25"W
C21	35.67'	60.00'	034°03'34"	35.14'	N21°52'50"W
C22	32.45'	60.00'	030°59'02"	32.05'	N10°38'27"E
C23	19.65'	60.00'	018°45'36"	19.56'	N16°45'10"E
C24	28.08'	225.00'	007°09'04"	28.06'	S87°29'13"E
C25	7.01'	60.00'	096°41'29"	7.00'	S87°15'26"E
C26	23.90'	60.00'	022°49'16"	23.74'	N77°59'12"E
C27	27.06'	60.00'	025°50'28"	26.83'	N79°29'48"E
C28	49.63'	60.00'	047°23'51"	48.23'	S63°37'02"E
C29	23.08'	60.00'	020°22'25"	22.94'	S39°09'55"E
C30	24.91'	60.00'	023°47'27"	24.74'	S30°02'26"E
C31	82.11'	175.00'	026°52'56"	81.36'	N53°56'51"W
C32	72.31'	175.00'	023°40'26"	71.79'	N79°13'32"W
C33	8.68'	60.00'	008°17'04"	8.67'	S98°55'16"E
C34	34.30'	60.00'	032°45'14"	33.83'	S86°24'07"E
C35	34.21'	60.00'	032°40'11"	33.75'	S33°41'24"E
C36	34.21'	60.00'	032°40'11"	33.75'	S01°01'15"E
C37	34.21'	60.00'	032°40'11"	33.75'	S31°38'57"W
C38	34.21'	60.00'	032°40'11"	33.75'	S64°19'08"W
C39	44.19'	60.00'	042°11'40"	43.19'	N78°14'57"W
C40	32.95'	60.00'	031°21'54"	32.54'	N41°25'10"W
C41	36.33'	60.00'	034°41'50"	35.78'	N43°02'08"W
C42	32.13'	60.00'	030°40'42"	31.74'	N75°43'24"W
C43	104.36'	630.00'	009°29'29"	104.24'	N38°16'51"E
C44	271.11'	630.00'	024°39'23"	269.02'	N21°12'25"E
C45	100.82'	630.00'	009°10'08"	100.71'	N04°17'40"E
C46	8.66'	60.00'	008°27'42"	8.65'	N03°08'31"E
C47	5.99'	60.00'	005°43'18"	5.99'	S44°47'48"E
C48	28.08'	225.00'	007°09'04"	28.06'	S44°04'55"E

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 1 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 _____,

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.

LICENSED PROFESSIONAL ENGINEER

Date



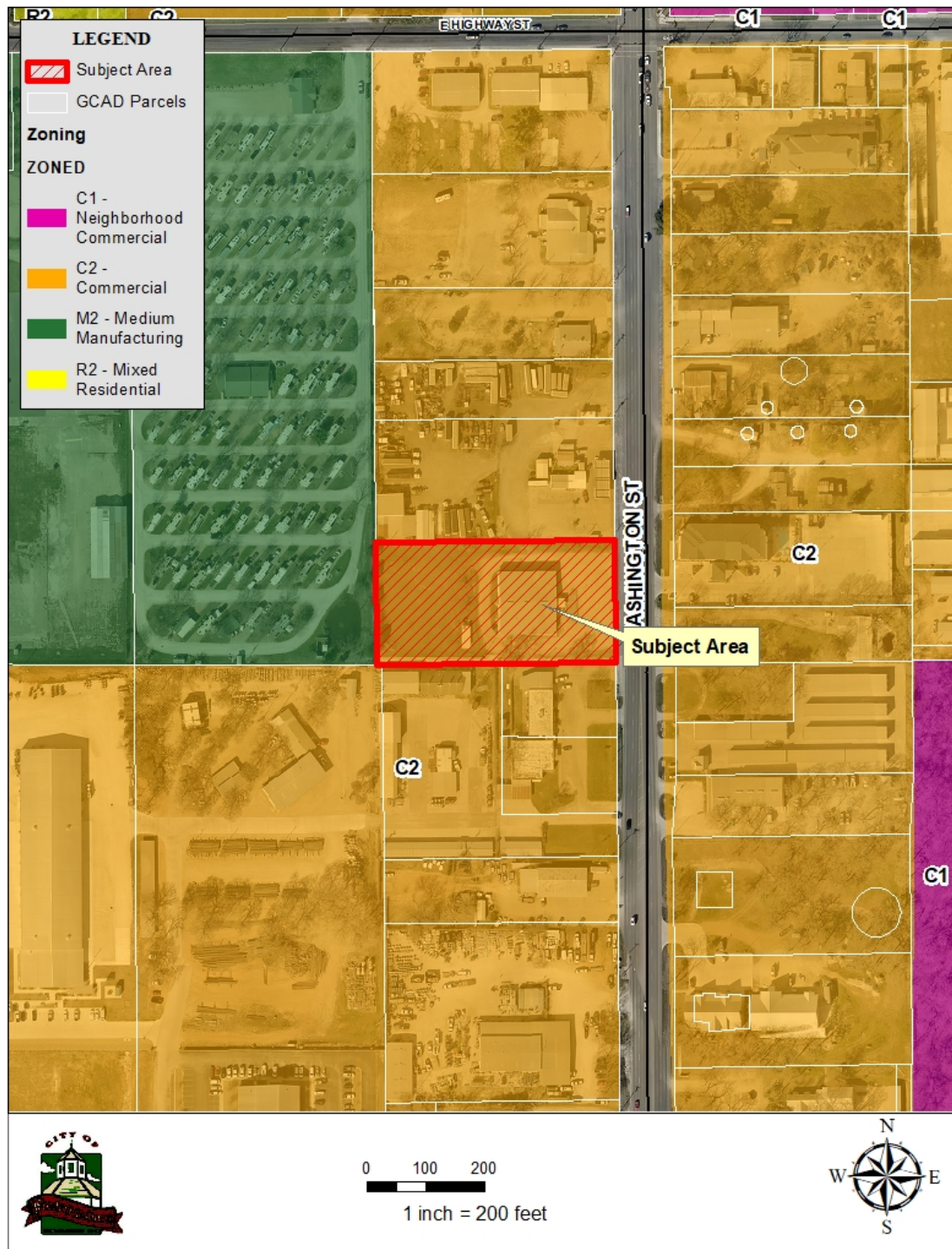
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 7/1/2021

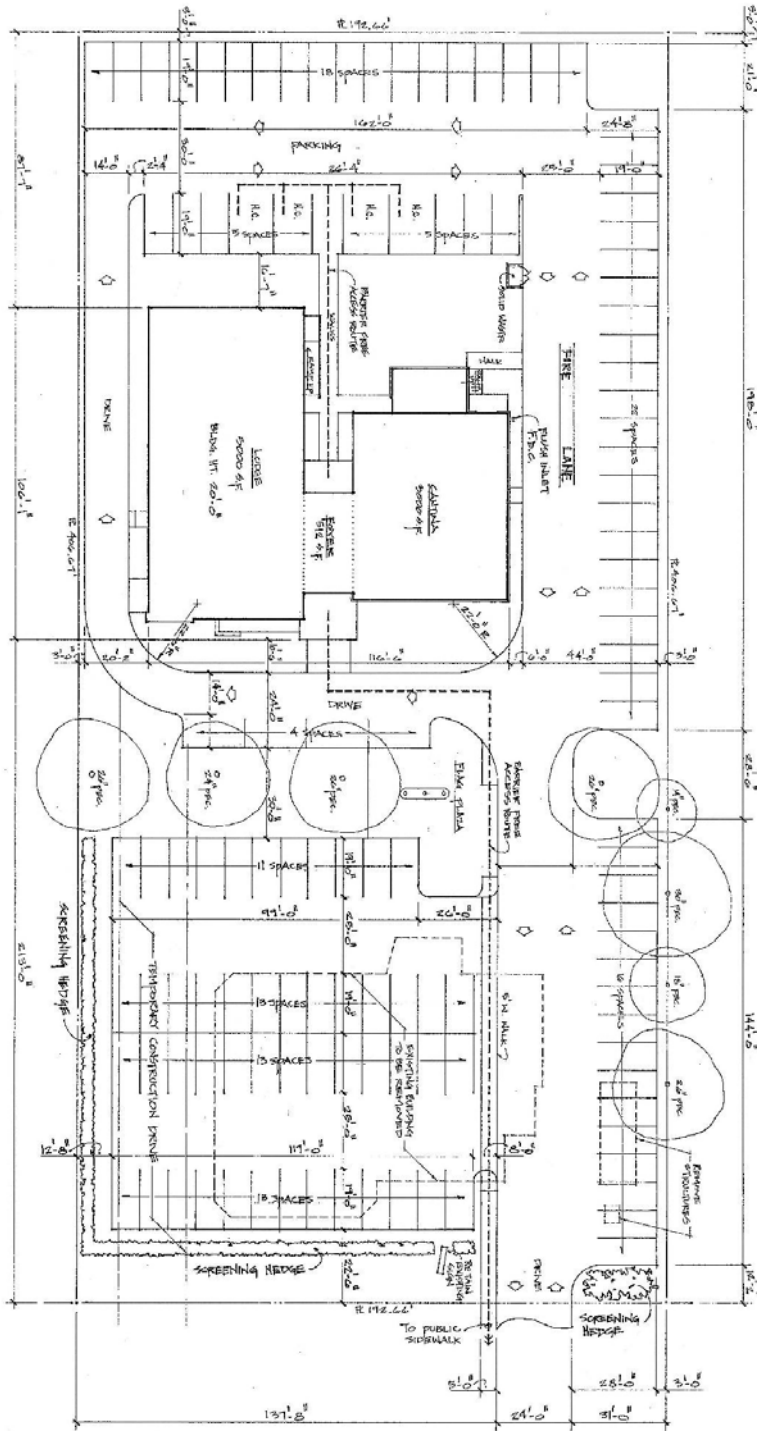
SITE PLAN
BACKGROUND INFORMATION
August 4, 2021

File Number:	SP-2110
Applicant:	Tammie King
Project Description:	Commercial project – New VFW Facility.
Site Area:	Approximately 1.8 acres
Zoning:	C-2, Commercial
Building:	Office/Assembly – 8,512 square feet
Building Height:	N/A – To be determined at later date
Building Coverage:	11% (50% maximum)
Impervious Coverage:	77% (80% maximum)
Parking Required:	120 spaces required (120 spaces provided)
Landscaping:	Landscaping will be reviewed and approved as part of the permitting documents and will need to meet Entry Corridor Guidelines for parking areas.
Sidewalk:	Required.
Screening:	All trash containers and service areas are proposed to be screened.
Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Stormwater detention plans & studies shall be reviewed as part of the building permit application.
Park Dedication Ordinance:	N/A.
Recommendation:	Staff recommends approval of the proposed site plan with the following conditions: 1. That the building elevations and proposed landscaping be reviewed and approved for Entry Corridor compliance prior to the issuance of a building permit.

2. A full review of the plan will be conducted as part of the Civil Construction Plan Review Phase.
3. As noted on the site plan, the City will review the drainage plans for the proposed development. TxDOT will also need to review and approve the plans since the site drains onto State ROW.
4. Sidewalks will be required along the S. Washington frontage of the property, in accordance with the City's adopted Sidewalk Plan. If the sidewalk lies within State ROW, TxDOT approval will be required in addition to the driveway approval that is noted on the site plan.



100
SITE PLAN



S. WASHINGTON STREET US HWY. 87 S.

N. Post No. 7105

URG. TEXAS

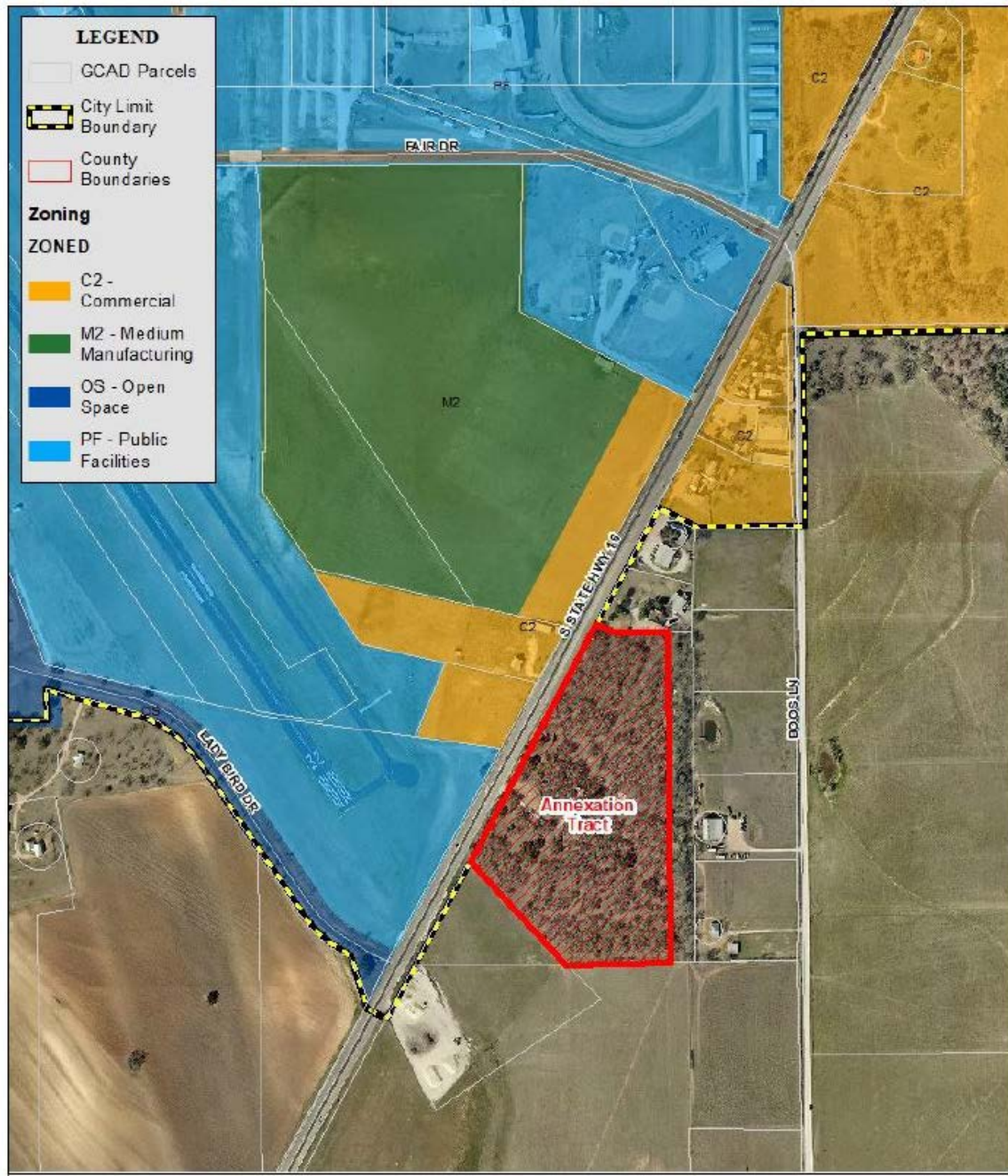
7.6.2021

W. CASS PHILLIPS
PLANNING & DESIGN
1001 HILL ST. FORT WORTH, TX 76102
cphillips@wcpd.com
© 200 987 0168 H 950 987 9751

SITE PLAN
BACKGROUND INFORMATION
August 4, 2021

File Number:	SP-2111
Applicant:	Kevin Spraggins
Project Description:	Commercial project – Recreational Vehicle Facility.
Site Area:	Approximately 17.46 acres
Zoning:	C-2, Commercial
Building:	Clubhouse – 6,000 square feet Pavilion – 3,500 square feet Laundry Bath House – 8,512 square feet Shop/Maintenance Facility – 2,000 square feet
Building Height:	N/A – To be determined at later date
Building Coverage:	17% (75% maximum)
Impervious Coverage:	43% (80% maximum)
Parking Required:	143 spaces required (89 spaces provided + 1 space at each RV Site)
Landscaping:	Landscaping will be reviewed and approved as part of the permitting documents and will need to meet Entry Corridor Guidelines for parking areas.
Sidewalk:	Not Required.
Screening:	All trash containers and service areas are proposed to be screened.
Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Stormwater detention plans & studies shall be reviewed as part of the building permit application.
Park Dedication Ordinance:	N/A.
Recommendation:	Staff recommends approval of the proposed site plan with the following conditions:

1. That the building elevations and proposed landscaping be reviewed and approved for Entry Corridor compliance prior to the issuance of a building permit.
2. A full review of the plan will be conducted as part of the Civil Construction Plan Review Phase.
3. TxDOT approval will be required for the drive approaches on HWY 16 South.
4. TxDOT approval will be required for utilities installed in HWY 16 South.
5. The location of the utilities (water and sewer) will need to be determined as part of the Civil Construction Plan review. They are currently shown to be installed in TXDOT right-of-way, but water will need to be installed on private property within public water line easements
6. As noted on the site plan, the City will review the drainage plans for the proposed development. TxDOT will also need to review and approve the plans since the site drains onto State ROW.



A. Project Information (Please complete all items.)

Project Name: Vineyard Hills RV Resort

Project Address: 3255 S. SH-16, Fredericksburg, Gillespie County, Texas

Tax ID Number (s): 18232

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:

Jurisdiction: ☐ City Limits ☒ ETJ Total Acres: ± 17.461 No. of Lots: One (1)

Original Survey & Abstract No: Thomas J. Stell Survey No. 44, Abstract No. 646

Legal Description: ABS A0646 T J STELL #44, 17.461 ACRES

Current Land Use Plan: Employment Center Proposed Land Use Plan: no change

Current Zoning: ETJ - None Proposed Zoning: M1-Light Industrial

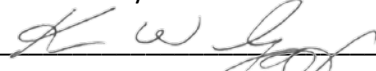
Location: South of City, across from airport

Proposed Use(s): RV park & resort w/ event facilities, swimming pool, activities

Applicant's Signature

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

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

Signature: 

Printed Name: Kevin Spraggins, PE Date: 03/08/2021

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): HNS Motorcoach Park LLC

Owner Name: Mr. Lee Harbin & Ms Bethany Ross

Address: P.O. Box 928, Fredericksburg, TX 78624

Phone: 830-998-5485

Fax:

Email: lcharbin3@gmail.com

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

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

Firm Name (if applicable): VEI Consulting Engineers

Address: 507 E. Highway Street, Suite D, Fredericksburg, TX 78624

Primary Contact Name: Kevin Spraggins, PE

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name: Gwen Wells or Kate Smith

Phone: 830-997-4744

Fax: 830-997-6967

Email: gwells@vei-tx.com or
ksmith@vei-tx.com

III. Applicant

Firm Name (if applicable): same as Owner's Agent

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): same as Owner's Agent

Address:

Primary Contact Name:

Phone:

Fax:

Email:



March 24, 2021

Kevin Spraggins
VEI Consulting Engineers
507 E. Highway Street, Suite D
Fredericksburg, TX 78624

RE: Z-2104 Review Comments for a Project Located at 3255 S. State Hwy 16 Referred to as the Vineyard Hills RV Resort.

Dear Mr. Spraggins,

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.

1. An annexation agreement would need to be approved as part of this process.
 - i. The agreement will require the applicant to extend all utilities at their cost.
2. Staff will not recommend annexation & zoning for Manufacturing at this location.
 - ii. Staff can support a Commercial zoning that allows RV sites.
3. Provide TXDOT approval for utilities proposed in Hwy 16 S right-of-way. A full review will be conducted as part of the Civil Construction Plan review phase of the project. Additional comments may be generated at that time.
4. Refer to attached document provided by the Fire Marshall, Reagan Rabke.

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, April 5, 2021.

Sincerely,

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



***Entry Corridor Narrative
for Vineyard Hills RV Resort***

a Luxury RV Resort Development

prepared for the
City of Fredericksburg
Development Services Department

March 9, 2021

Vineyard Hills RV Resort

3255 State Hwy 16 South
Fredericksburg, TX 78628
(877) 501-1977

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Overview of Vineyard Hills RV Resort

The Resort brings together the soul of Texas Hill Country and the luxurious elegance of wine country to create an experience like no other. Located in Fredericksburg, it features five-star amenities for those who truly want to taste the good life.

Whether guests are enjoying a meal in the handsome dining room, touring the 50+ local wineries, playing some good old-fashioned bocce ball or even pickleball, or exploring the shops and restaurants in nearby Fredericksburg, Vineyard Hills RV Resort is the place to be.

Introduction

The Texas Hill Country calls out to the explorer in us all. For those who answer the call, life is never the same.

Nestled in the heart of the Hill Country, this exclusive resort offers five-star amenities and activities unlike any other. Featuring spacious lots that can accommodate even the largest RVs, this is the perfect location for those who want to settle in among the Texas canyons and natural springs.

Vineyard Hills RV Resort brings together the soul of the Texas Hill Country and the luxurious elegance of wine country to create an experience like no other.

Located in Fredericksburg, the resort features five-star amenities for those who want to truly taste the good life.

Location

This luxury RV resort is located on SH-16 South, just 3.5-miles south of Historic Downtown Fredericksburg. It is about 70-miles north of San Antonio and 70-miles west of Austin. The resort is located across SH-16 from Gillespie County Airport, Lady Bird Johnson Golf Course, and large sports park facilities. It is down the street from the Gillespie County Fair Grounds and over 50+ of Texas' local wineries and tasting rooms.



1. Existing Site Conditions

- 1.1. Development will be nestled within a ±17.46-acre tract of densely wooded, largely undeveloped land.
- 1.2. An abandoned residence is on the site today that is serviced with an existing water well and septic facilities. These services will be removed as part of the project's construction.
- 1.3. Currently there is one vehicle entrance off State Highway 16.
- 1.4. Existing Zoning is M-1, Light Manufacturing.
- 1.5. M-1 Zone required setbacks are all a minimum of 10 ft-0 in.
- 1.6. Zoned Maximum Building Coverage of 75% with proposed project coverage of 17%.
- 1.7. Zoned Maximum Impervious Coverage of 85% with proposed project coverage of 43%.

2. Scope of New Work

- 2.1. Provide a project design to ensure the development protects and enhances the experience of entering Fredericksburg and keeps its consistent, attractive, and responsive to the unique Hill County character.
- 2.2. Provide a design character that relates to the design guidelines of historic Fredericksburg.
- 2.3. Provide a development that also ensures its contribution to or enhances the existing character of its surrounding area.
- 2.4. Design has been taken to conform to current design standard criteria for Building and Site Design aspects.
- 2.5. Building Design elements portray Tuscan Hill Country materials of stone, masonry, standing seam metal roof, and heavy timber construction.
- 2.6. Project will provide a TxDOT Main State Highway 16 Vehicle Entry and a one-way Vehicle Exit to the North.
- 2.7. Project will provide 145 maximum luxury RV campsites with multiple site amenities.
- 2.8. Project will be enhanced by Ancillary Buildings and Facilities to augment each guest's overnight stay.

- 2.9. Anticipating per night fee which would grant guests unrestricted access to a private veranda, landscaped lots, and state-of-the-art clubhouse to call home.
- 2.10. Reservation to one of the RV sites allows one entrance into the most exclusive and upscale RV resort in the area.
- 2.11. Project will provide a relaxed atmosphere where one can soak in the Texas landscape with neighbors like native white-tailed deer or other local wildlife. Rent a site at Vineyard Hills and enjoy the classic splendor of the untouched Texas Hill Country and without sacrificing the comforts of modern living.
- 2.12. Project will also provide required stormwater management for the entire site development.

3. Architecture

- 3.1. Building. Architecture style intent will be to keep with Historic Hill Country Tuscan-style venue. It will also create a uniform and cohesive appearance throughout the development.
- 3.2. Roof. 24-Gauge Galvanized Standing Seam Metal Roof will be used throughout all Structures and Facilities with the use, where appropriate, of a heavy timber exposed open roof structure.
- 3.3. Wall Materials. 6-in minimum wood framing with masonry stucco exterior walls with the use of local stone wainscot. To ensure that the materials are fitting with the Texas Hill Country style prevalent to Fredericksburg.
- 3.4. Doors & Windows. Clear, double insulated glass will help reduce environmental impact of the structures.
- 3.5. HVAC. Rooftop heat pump DX tonnage units will be provided for efficient and cost-effective heating and cooling.

4. Setbacks & Heights

- 4.1. Where necessary, structure heights will take into consideration the tract's Avigation Easement.
- 4.2. Clubhouse Structure is setback 158-ft from highway property line, with a maximum structure height of 27-ft.
- 4.3. Pavilion Structure is setback 92-ft from highway property line with a maximum structure height of 20-ft.

- 4.4. Maintenance Shop and Back of House Structure is setback 263-ft from highway property line.
- 4.5. Guest Laundry and Restroom Facility is setback 482-ft from highway property line.

5. Colors

- 5.1. Project colors will provide a pleasing color scheme that preserves and highlights the heritage of Fredericksburg and creates a robust color palette, which allows enough variation to not be outlandish.
- 5.2. Colors will be within those traditionally used in Fredericksburg's Historic Design Guidelines.

6. Architectural Features

- 6.1. Architectural Features. Use of veranda, covered patios, and pavilions that will have exposed wood material components typically used within all structures.
- 6.2. Massing & Scale. All building structures will be properly massed and scaled to appropriate building and usage scale and with surrounding landscape.

7. Guest RV Lots

- 7.1. Guests will stretch out and unwind after a long day on the road on a lot of their choosing. With both pull-through and back-in sites, Vineyard Hills RV can accommodate even the largest coaches.
- 7.2. All sites with water and sewer hookups ensure that guests will be comfortable as they enjoy the great outdoors from their verandas. A veranda is featured in all sites.
- 7.3. 145 total RV slips, these spacious sites average over 3,100 sq. ft.
- 7.4. 33 Pull-Thru Buddy Sites, 16 RV Back-In Buddy Sites, 79 RV Back-In Sites.
- 7.5. Four (4) Cabin Buddy Sites, and eight (8) Cabin Sites.

8. Building Amenities

- 8.1. Luxury Clubhouse with Welcome Center, Lounge Bar, Club Dining Room, Card/Snack Room, Kitchen, Exercise Room, Restrooms, Shower Facilities, Covered Patio & Walkways, and Fireplaces.
- 8.2. Elegant Dining Room, complete with a full fireplace.

- 8.3. Maintenance Shop and Back of House Laundry Facility.
- 8.4. Guest Laundry/Bath House Facility.
- 8.5. Private Party Open Covered Pavilion.
- 8.6. Stage with Amphitheater.

9. Site Amenities

- 9.1. Highway RV and vehicle entry with a gated exit.
- 9.2. Outdoor fire pit gathering areas.
- 9.3. Multiple gas grilling outdoor kitchen areas.
- 9.4. Adult lap pool.
- 9.5. Jacuzzi spa.
- 9.6. Kiddy pool.
- 9.7. Playground area.
- 9.8. Family activities areas which feature bocce ball, basketball court, and pickle courts, horseshoe, washers/cornhole throw areas and manicured putting greens.
- 9.9. Multiple vehicle and golf cart parking spaces.
- 9.10. Entry water feature.
- 9.11. Lush landscaping that provides both ambiance and privacy.
- 9.12. Clubhouse exercise/ fitness center.
- 9.13. Stormwater management detention basin areas.
- 9.14. Propane supply gas station.

10. Near-by Project Site Amenities

- 10.1. Downtown Fredericksburg Shopping
- 10.2. Lady Bird Johnson Golf Course
- 10.3. Gillespie County Fair Grounds
- 10.4. Gillespie County Airport

- 10.5. City of Fredericksburg Sports Parks
- 10.6. 50+ Wineries and Vineyards

11. Summary

- 11.1. Development will provide a consistent, attractive resort that is responsive to the unique Hill Country character, and that protects and enhances the overall appearance and “brand” of the community of Fredericksburg.
- 11.2. Project will strive to provide a design standard that will be in line with existing conditions and the Building and Site Design Criteria of the City’s Design Guidelines, including the Entry Corridor Guidelines.

12. Project Contact Information

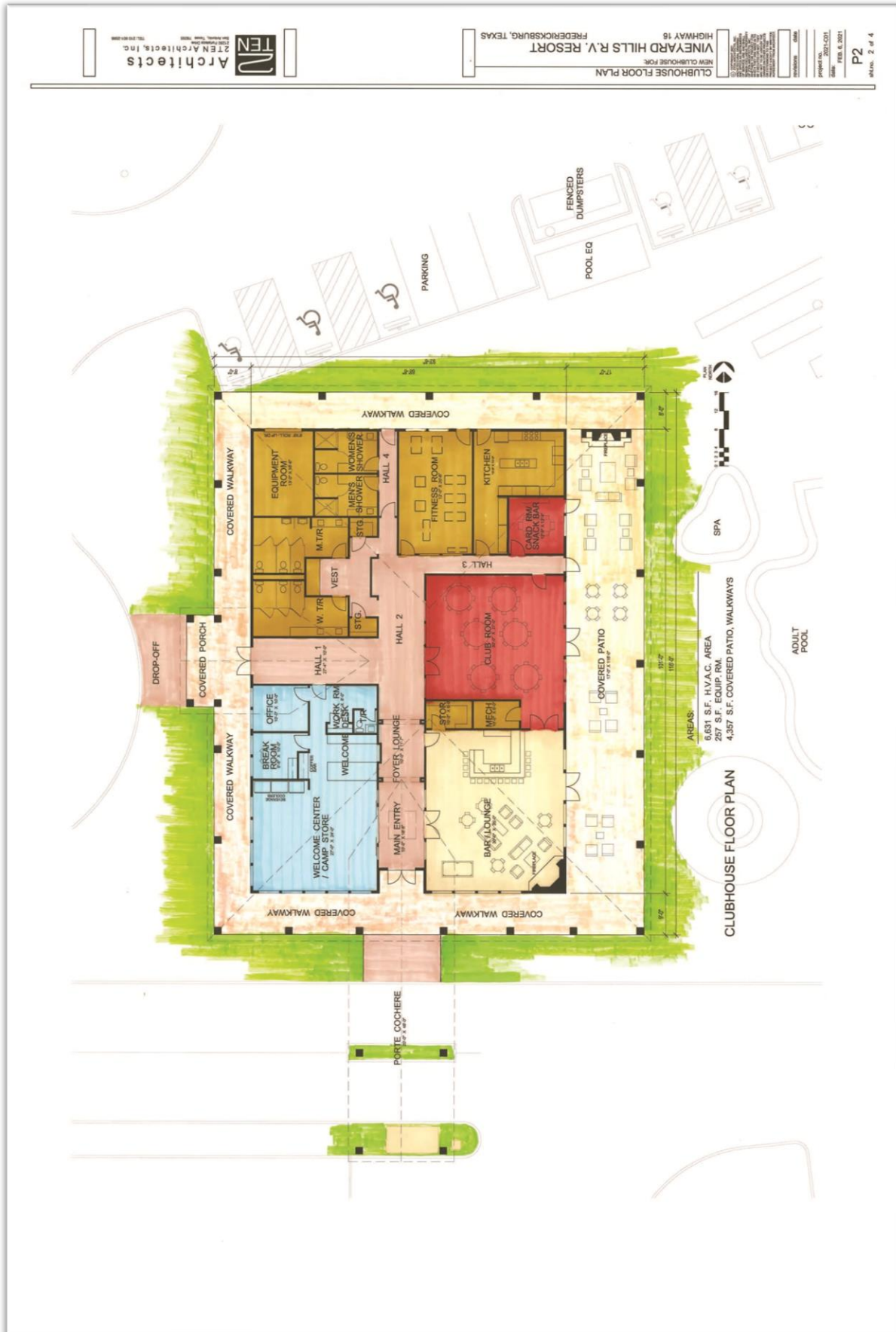
OWNER:

Vineyard Hills RV
Leon Hardin
Office: 210-306-2939
Mobile: 210-468-9580
E-Mail: lchardin3@gmail.com

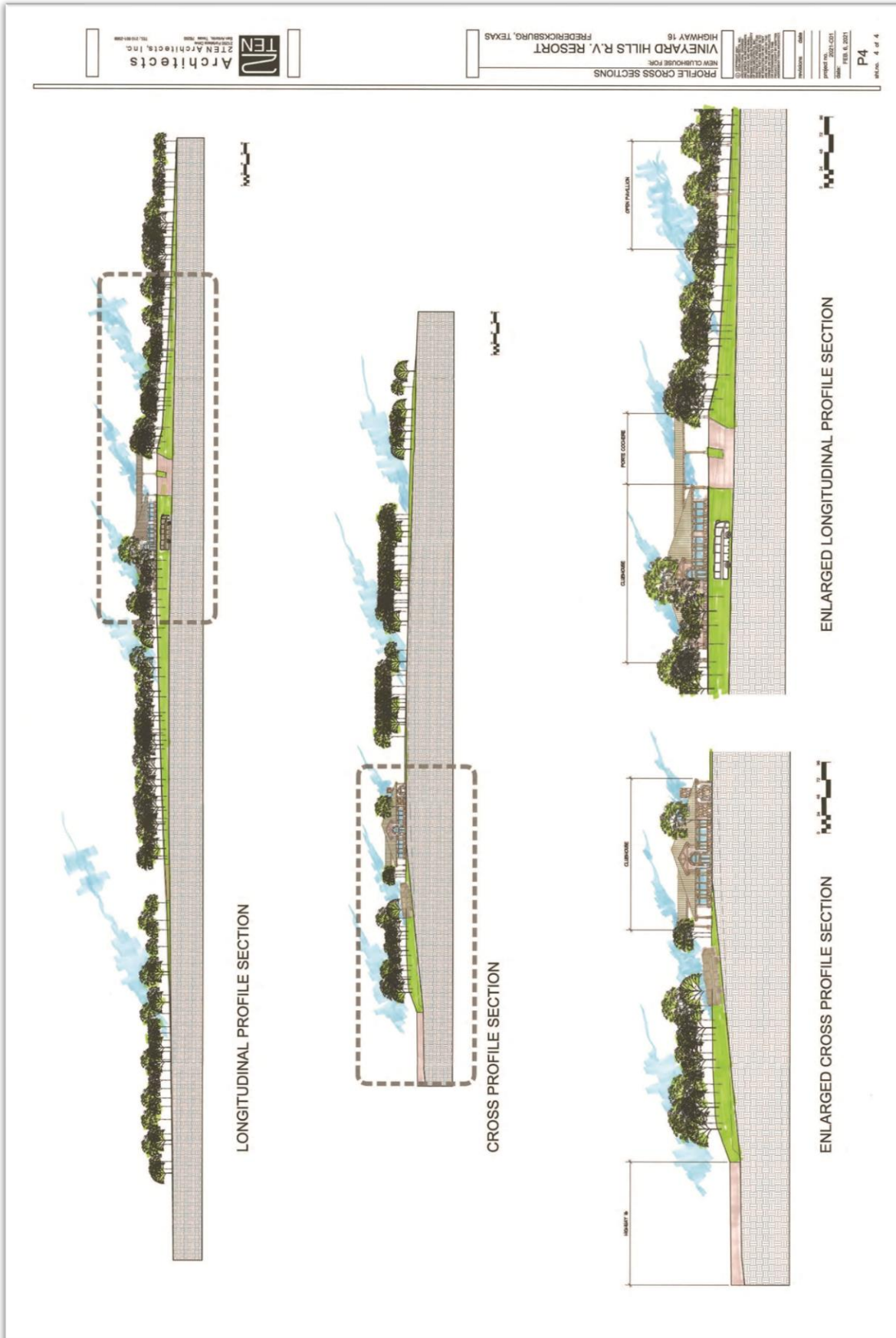
CIVIL ENGINEER:

VEI Consulting Engineers
Kevin Spraggins, P.E.
Office: 830-997-4744
Mobile: 830-456-2386
E-Mail: kspraggins@vei-tx.com

Vineyard Hills RV – Luxury RV Resort
Entry Corridor Design Narrative



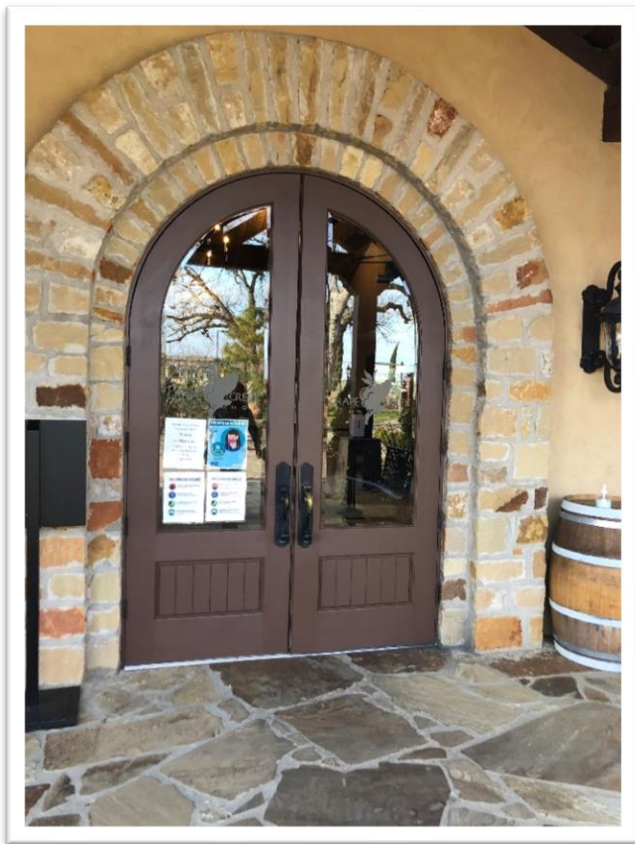




*Vineyard Hills RV – Luxury RV Resort
Entry Corridor Design Narrative*

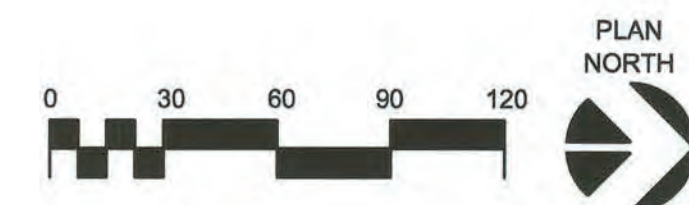


*Vineyard Hills RV – Luxury RV Resort
Entry Corridor Design Narrative*





SITE DEVELOPMENT PLAN



SITE DEVELOPMENT PLAN
NEW CLUBHOUSE FOR:

VINEYARD HILLS R.V. RESORT
FREDERICKSBURG, TEXAS
HIGHWAY 16

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revisions date

project no.
2021-C01
date:
FEB. 6, 2021

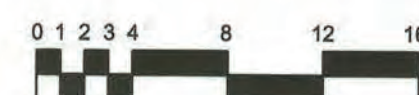
P1
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Architects
STEN
STEN Architects, Inc.
2200 E. Highway 16
Fredericksburg, Texas 78625
TEL: 210.601.2568

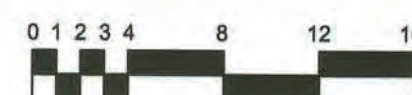




CLUBHOUSE SOUTH ELEVATION



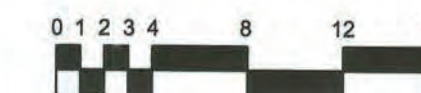
CLUBHOUSE NORTH ELEVATION



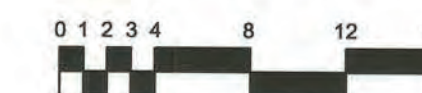
- STANDING SEAM METAL ROOF
- STUCCO FINISH
- EXPOSED RAFTER TAILS
- STONE MAINSCOT
- ROUGH SAWN WOOD COLUMNS
- STONE COLUMN PEDESTALS
- COVERED PATIO



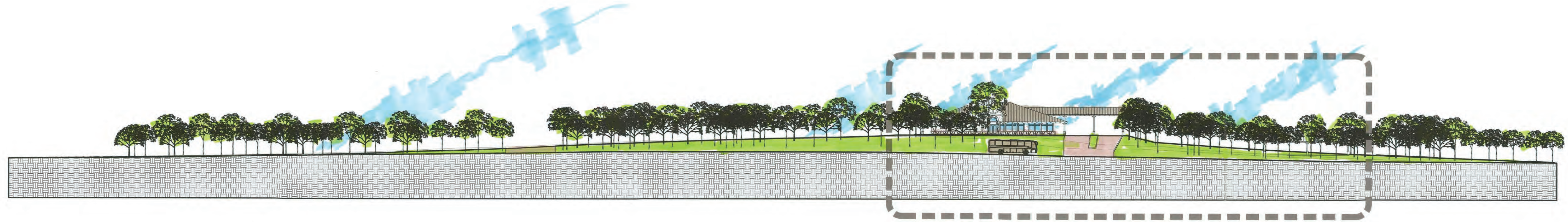
CLUBHOUSE EAST ELEVATION



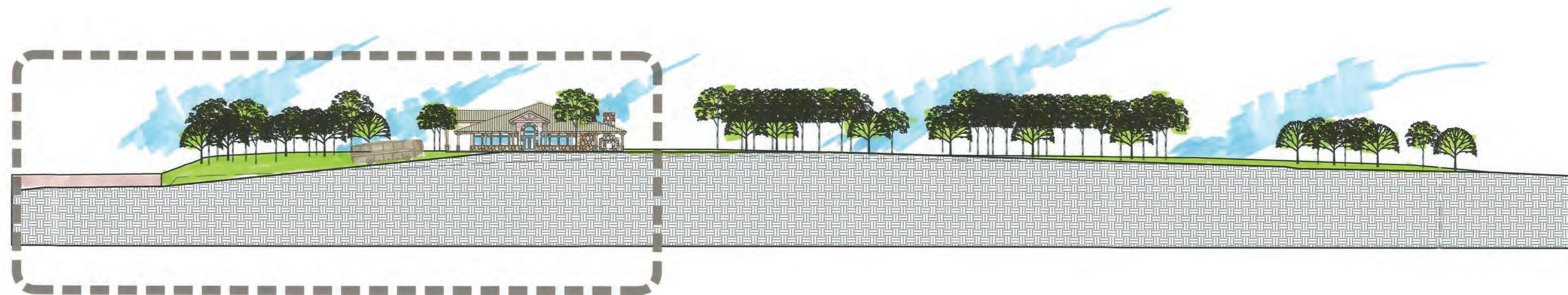
CLUBHOUSE WEST ELEVATION



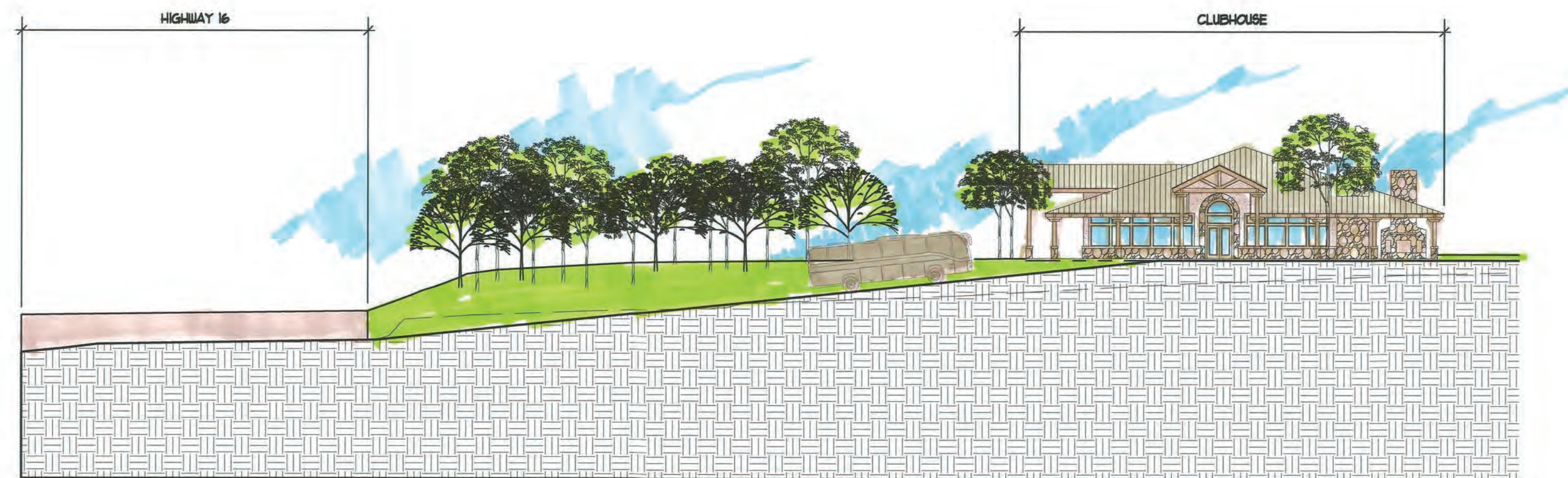
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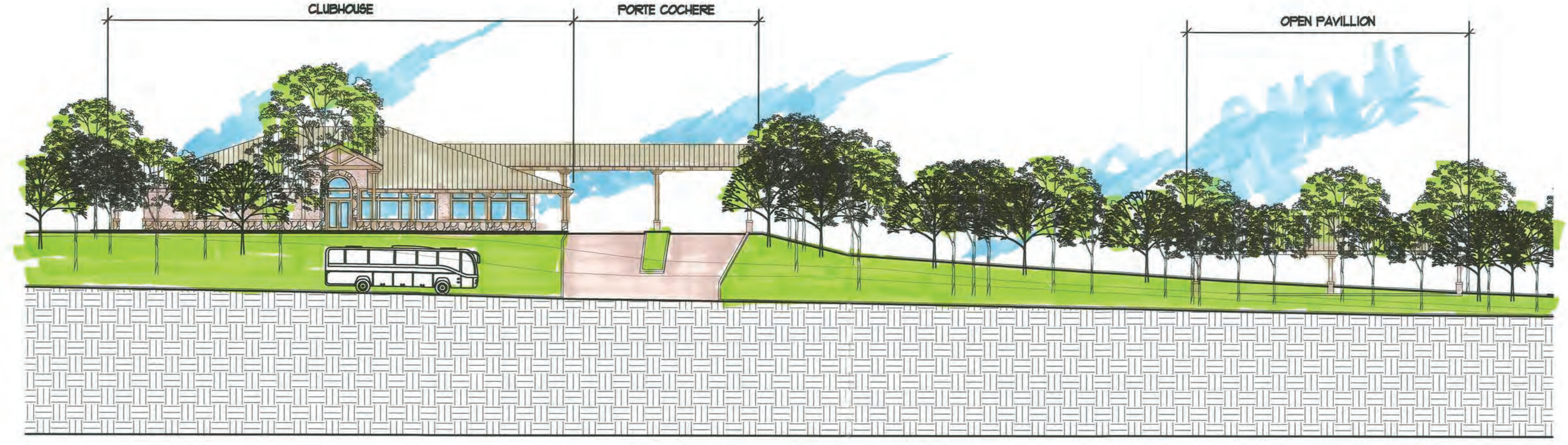
LONGITUDINAL PROFILE SECTION



CROSS PROFILE SECTION



ENLARGED CROSS PROFILE SECTION



ENLARGED LONGITUDINAL PROFILE SECTION