

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, August 8, 2018

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

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

PUBLIC HEARING

3. Consider (Z-1807) Request by Kevin Spraggins to change the zoning from R1, Single Family Residential, to C2, Commercial on 1.538 acres located at 1332 E. Main Street.
4. Consider (Z-1808) Request by Polo Padilla with RHA Architects on behalf of Wal-Mart for an amendment to their Planned Unit Development at 1435 E. Main Street to accommodate Grocery Pick-Up.
5. Consider (Z-1809) Request by Richard Whitley on behalf of Seven Hills Resort and Conference Center to establish Planned Unit Development (PUD) Zoning and a Conditional Use Permit General Development Plan for a proposed hotel and conference center on approximately 22.03 acres located at the intersection of US Highway 87 N and US Highway 290 W.
6. Consider (Z-1811) Request by Bob Johnson for a Zoning Change from R2, Mixed Residential, to C2 Commercial and a Land Use change from Medium Density Residential to Mixed Use Corridor on approximately 3 acres located behind 1332 E Main Street.
7. Consider (Z-1812) Request by Jennifer Schandua for a Zoning Change from R2, Mixed Residential, to C2, Commercial on approximately 2.44 acres on Friendship Ln, approximately 650' East of S Washington Street.

ACTION ITEMS

8. Receive Recommendation and Consider Z-1807
9. Receive Recommendation and Consider Z-1808
10. Receive Recommendation and Consider Z-1809
11. Receive Recommendation and Consider Z-1811
12. Receive Recommendation and consider Z-1812

MISCELLANEOUS

13. Discuss setting a date for a work session for establishing a Mixed Use Zoning District

ADJOURN

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

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

On this the 5th day of July, 2018 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
TIM DOOLEY
BRENDA SEGNER
DARYL WHITWORTH
STEVE THOMAS

ABSENT:

BILL PIPKIN
JIM WARREN
JIM JARREAU
CHRIS KAISER

ALSO PRESENT:

BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

PUBLIC HEARING

Consider (Z-1806) Request by Kevin Lincicome on behalf of Vacasa for a Conditional Use Permit to operate a Standardized Business in the Historic Shopping District Overlay at 417 E. Main Street.

Motion made to open Public Hearing by Daryl Whitworth seconded by Brenda Segner. All voted in favor and the motion carried.

Kevin Lincicome presented the application on behalf of Vacasa. He stated Vacasa purchased this business, formerly known as All Seasons, from Joe Cloud in 2016 and have occupied the space at 417 E. Main St since then. Vacasa applied for a Sign Permit, which was approved, and this is what triggered that Vacasa was a Standardized Business. Vacasa has 21 local employees and brought in 10,000 people last year with 1.2 million guests company wide. Vacasa also promotes local businesses and events.

Motion made to close Public Hearing by Tim Dooley seconded by Steve Thomas. All voted in favor and the motion carried.

The Commission received recommendation from Brian Jordan, Director of Development Services.

Brian stated City Staff was unaware that this business had changed hands. The Sign permit was legally issued, and due to some miscommunication, was not initially brought to the correct staff persons attention.

There are few Conditional Use Permits issued for the purpose of allowing a Standardized Business in the Historic Shopping District and it is Staff's recommendation that this business is an example of why the Ordinance was created. Staff does not recommend approval.

Daryl Whitworth asked Kevin Lincicome if they took in person registration at this location. Kevin said yes.

Daryl asked what differentiates Vacasa that there is local representation. Kevin stated they are not just a listing company like Air-bnb, they are also a management company that has international business.

Daryl asked how many nationwide locations had offices such as this one. Kevin said all of them.

Brenda Segner asked if John Muraglia was the owner and Vacasa was the tenant. Kevin stated that was correct. He would like to point out, that if the issue was the sign, he would be happy to have it removed and operate without it.

Daryl stated he was on the committee that created this ordinance. Fredericksburg is a destination retail location and if chains came in the community would lose the uniqueness. He is worried about setting a precedence with this request.

Tim Dooley stated he agreed. There is no doubt in his mind by definition, Vacasa is a standardized business. He thinks if the sign was removed, perhaps they could continue to operate.

Steve Thomas agreed.

Daryl asked a Citizen, Ernie Loeffler, what his feeling was. Ernie stated he supported the no chains on main ordinance.

Tim Dooley made a motion to deny Application Z-1806. Steve Thomas seconded the motion. Tim stated as long as they removed the sign, he was ok with the request. Daryl stated that is not what his motion says.

Tim Dooley amended his motion. Tim Dooley made a motion to approve Application Z-1806 based on section 5.461 and conditioned upon removal of any advertisement for Vacasa. Brenda seconded the motion. All voted in favor and the motion carried.

Consider (Z-1810) Request by Carly Hawthorn on behalf of Keller Williams for a Conditional Use Permit to operate a Standardized Business in the Historic Shopping District Overlay at 104 E. Austin Street.

Motion made to open Public Hearing by Daryl Whitworth seconded by Tim Dooley. All voted in favor and the motion carried.

Citizen to be heard, Delbert Jacobson spoke about his ownership of property located at 104 E. Austin Street Unit B. The applicant is for Unit A. He just wanted to make that clear.

Motion made to close Public Hearing by Daryl Whitworth seconded by Brenda Segner. All voted in favor and the motion carried.

The Commission received recommendation from Brian Jordan, Director of Development Services.

Brian stated he did not know why a representative was not here to present the application. Brian went on to say that Evan Stahl is an independent agent but the broker is Keller Williams. City Staff has no objection to the use but does not recommend approval due to being a Standardized Business by definition.

Daryl asked if there was a Keller Williams in the Historic District prior to this one. Brian stated he did not know.

Tim Dooley made a motion to deny Application Z-1810. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

(Z-1809) Request by Richard Whitley on behalf of Seven Hills Resort and Conference Center to establish Planned Unit Development (PUD) Zoning and a Conditional Use Permit General Development Plan for a proposed hotel and conference center on approximately 22.03 acres locate at the intersection of US Highway 87 N and US Highway 290 W.

Motion made to open Public Hearing by Daryl Whitworth seconded by Brenda Segner. All voted in favor and the motion carried.

Brian Jordan introduce the property and informed the commission that this project and property are very large. He wanted to provide them an introduction to the property. No action will be taken at this meeting.

Brian Miller with Beck Architecture LLC presented the project. He stated this is a Hotel Conference Center that will consist of 167 rooms on 22 acres. There are 10 additional bed and breakfasts on the property that include a Historical Landmark, the Klingelhoef property. The project will also have a retail element and an amphitheatre. Brian presented several diagrams showing several mock ups of the project.

Motion made to close Public Hearing by Tim Dooley seconded by Daryl Whitworth. All voted in favor and the motion carried.

Tim asked what the Klingelhoef house will be used for. Brian Miller stated it would be a Bed and Breakfast property.

There was a public comment stating a concern for the use of an entrance off of Bob Moritz. The citizen went on to say she was also concerned with the types of lighting that would be placed in the parking lot closest to Bob Moritz.

Brian Miller presented a Power Point presentation that depicted the current Site Plan. He discussed that there is currently an entrance located off of Bob Moritz and they will continue to work with the City. All lighting on this site will be Dark Sky compliant as it is a requirement by the City.

Citizen, Alton Klier, asked about the location of the amphitheater as he owns property to the south of this development.

Brian Miller pointed out the Amphitheatre on the Site Plan for Alton Klier. There was a public comment asking how utilities were coming into the project. Eddie Bogard, an engineer for the project, depicted a utility plan. He explained that this development would comply with the City Water Model and a sewer lift station would be located on site.

Brian Miller concluded the presentation.

MISCELLANEUS

Brian wanted to prepared the Commission for a busy August. There is also the possibility of a Mixed Use Zoning being developed soon.

MINUTES

Tim Dooley moved to approve the minutes of the June, 2018 meeting and Daryl Whitworth seconded The motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Steve Thomas seconded the motion. All voted in favor and the meeting was adjourned at 6:58 p.m.

PASSED AND APPROVED this 8th day August, 2018.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman

ZONING CHANGE BRIEF
Rezoning Request # Z-1807

APPLICANT: Kevin Spraggins, PE

OWNER: Sammy Segner

LOCATION: 1332 E. Main Street

SIZE: Approximately 1.5 acres

EXISTING ZONING: R-1 Single Family Residential.

LAND USE PLAN: Mixed Use Corridor

PROPOSED CHANGE: Change in zoning from R-1, Single Family Residential to C-2 Commercial.

FINDINGS:

- The property is currently occupied by a vacant single family residence and is otherwise undeveloped.
- The applicant intends to rezone the property for the purpose of developing some type of commercial use.
- Land uses surrounding this property include a motel and single family residences to the north, undeveloped land to the east, a regional shopping center (Baron's Creek) to the south and an office building and single family home to the west across Main Street.
- Surrounding zoning is C-2 and R-1 to the north, R-2 to the east, C-2 to the south and C-1 and R-1 to the west across Main Street (see attached Zoning Map).
- The Land Use Plan identifies the area to the north as Mixed Use Corridor and Low Density Residential, to the east as Medium Density Residential, to the south as Mixed Use Corridor and to the west across Main Street as Mixed Use Corridor (see attached Land Use Plan).

LAND USE PLAN: The subject property lies completely within the Mixed Use Corridor Land Use designation. This land use category represents an effort to change the typical pattern of strips of underperforming commercial development that often line highways and arterials. Rather than limiting the properties along major entry corridors to commercial uses, this category offers a variety of higher density residential and mixed use opportunities. The policy of allowing this mix of uses along major roadways supports a change in development from a pattern of older commercial structures to new projects with a variety of uses, including mixed use within an individual project or building. In the process, it reduces the excess commercial capacity along these corridors

and creates locations for more affordable housing. Combined with Fredericksburg's existing landscape and signage regulations, this development pattern may create entry corridors that clearly tell the driver that they are entering a special community. The size of this property along will limit the ability to provide a significant variety of different or mixed uses.

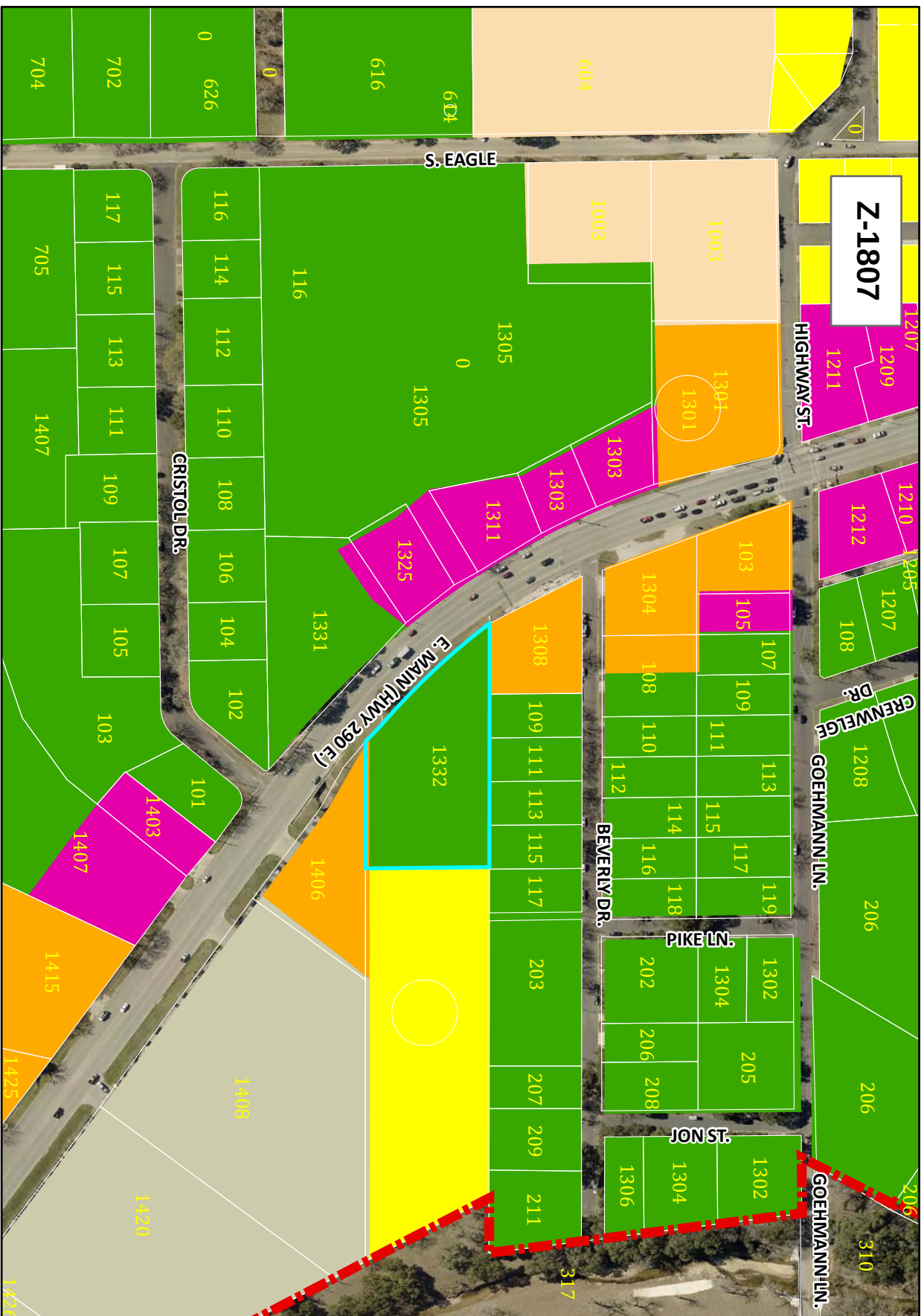
ZONING: The applicant is proposing to change the zoning to C-2, Commercial. In doing so, the applicant has stated they intend to develop the property for commercial purposes. The current application included a Conditional Use Permit for a Fast Food/Drive-In Restaurant. The staff did not support the layout of the proposed project and the neighboring residential properties objected as well. The applicant withdrew this proposed plan and is reconsidering their layout and proposal. The specific request at present is to change the zoning without an accompanying CUP.

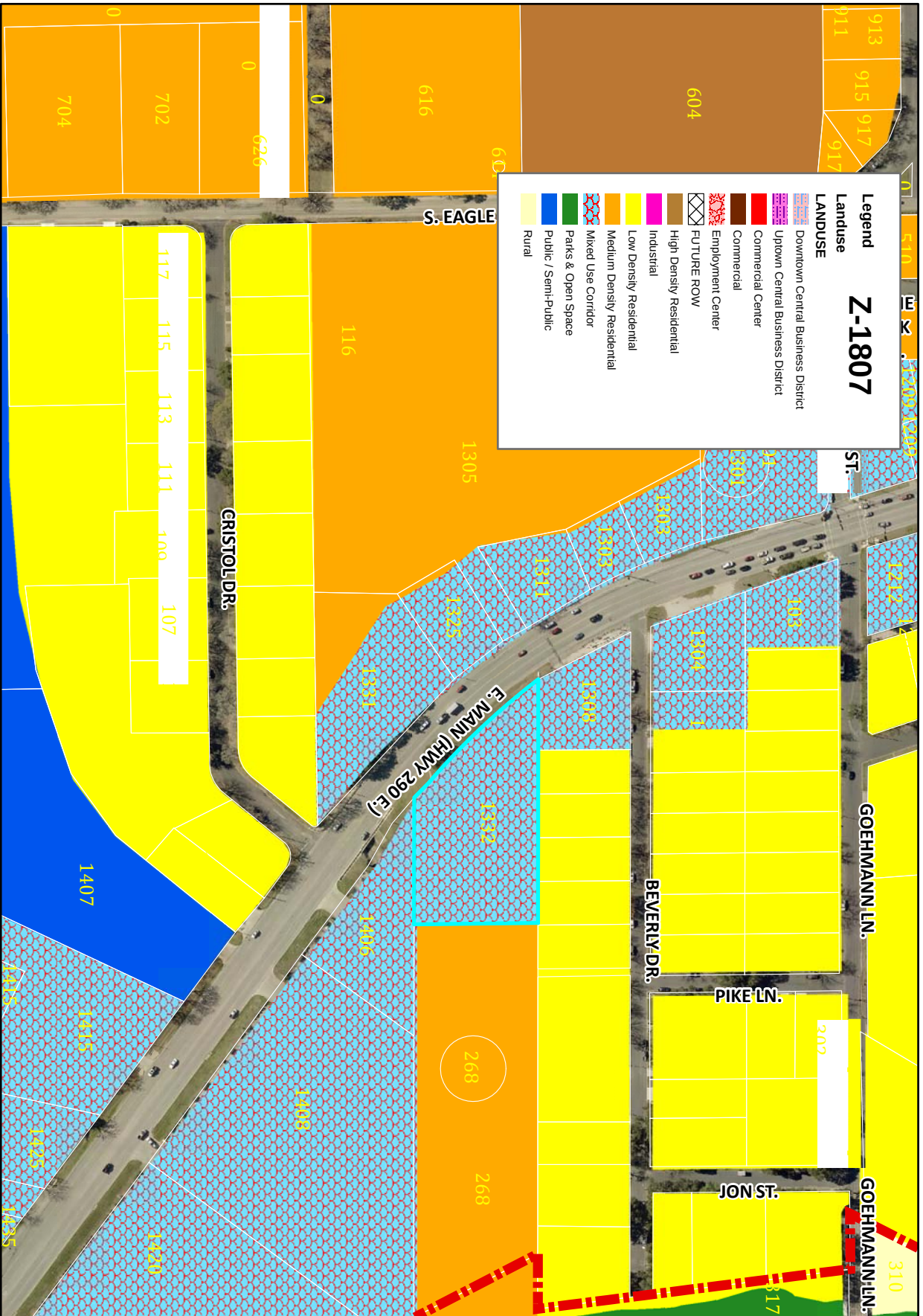
The adjoining properties facing Main Street (Frederick Motel and the UPS Store) are currently zoned C-2. It is our opinion that the intent of the Mixed Use Land Use designation was to provide for a similar zoning for the subject property. Since we do not have a Mixed Use Zoning District, a Commercial District would be seem appropriate and is consistent with actions taken by the City in the past. The difference in this situation is the unique configuration of the property makes it contiguous to both C-2 zoning and R-1 Residential zoning (see accompanying zoning map). Another option would be a C-1, Neighborhood Commercial District, but this would be an isolated district on this side of Main Street and is not recommended.

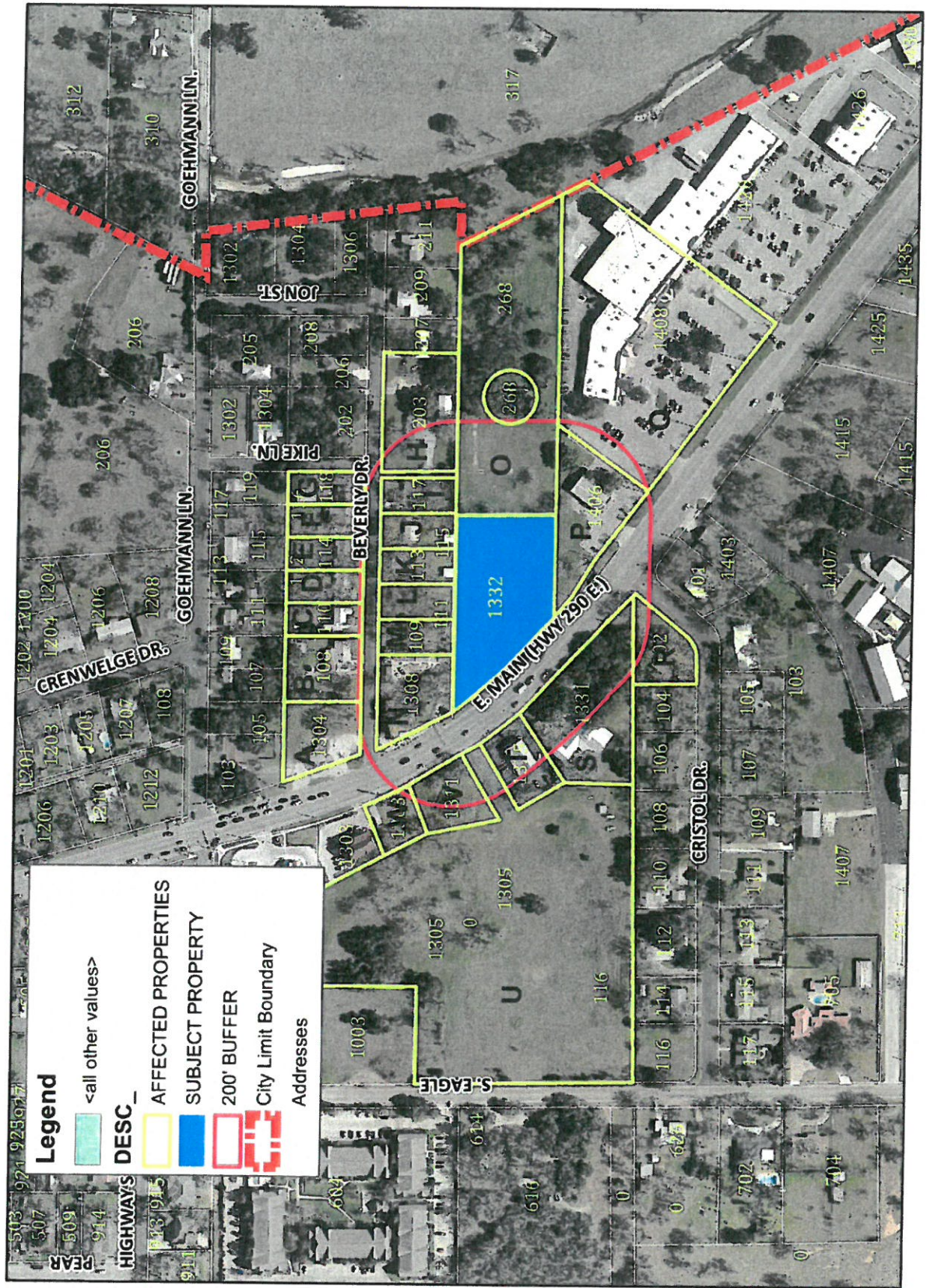
Staff has suggested to the owner/applicant of this property, along with the applicant of the property representing the adjoining 3 acres (Z-1811) that they consider joining together to create a PUD Planned Unit Development District, in which they could establish a list of compatible uses with surrounding properties, along with a development plan that would secure access and circulation along with development standards that would take into consideration the nearby neighborhood. While the applicant's seemed receptive to this concept, no official response or action has been taken.

OPPOSITION/SUPPORT OF REQUEST: Protest letters representing 7 properties within 200' of the subject property have been received. One letter received in support.

STAFF RECOMMENDATION: While we understand the objections being made by the neighboring properties, without a Mixed Use District, the C-2 zoning would be consistent with actions taken previously. Also, in our opinion, it is not reasonable to assume that the property remain Single Family Residential. Should the zoning request be approved, we would utilize all development regulations and design guidelines and standards to evaluate each development proposal, taking into consideration the adjoining properties. Approval of the zoning request is recommended.







Letter	Owner	Address
A	JOHN METZGER	116 RIDGEWOOD DR FREDERICKSBURG, TX 78624
B	DEANNA & DAWN DIAL	523 ASHEBORO DR KATY, TX
C	JOHN CRAWFORD	110 BEVERLY DR FREDERICKSBURG, TX 78624
D	ROBERT & CAROL BINDSEIL	611 W. BURBANK FREDERICKSBURG, TX 78624
E	NEVINS PROPERTIES LLC	206 W. MAIN ST FREDERICKSBURG, TX 78624
F	HAROLD & SANDE KNAPP	116 BEVERLY DR FREDERICKSBURG, TX 78624
G	MIRIAM KLEEMAN	118 BEVERLY DR FREDERICKSBURG, TX 78624
H	TERRY & JERLENE MCWILLIAMS	203 BEVERLY DR FREDERICKSBURG, TX 78624
I	TRUDITH FRANTZEN	309 BRUNS RANCH RD FREDERICKSBURG, TX 78624
J	PAUL & CAROL HARRISON	115 BEVERLY DR FREDERICKSBURG, TX 78624
K	ANDREW & CAROL REYES	113 BEVERLY DR FREDERICKSBURG, TX 78624
L	DOLORES STAUDT	5028 CENTER POINT DR FREDERICKSBURG, TX 78624
M	ANDREW & CAROL REYES	113 BEVERLY DR FREDERICKSBURG, TX 78624
N	ED & SHARON LAUGHLIN	3114 SLEEPY HOLLOW LN TEMPLE, TX
O	RPS GP LLC	3508 FAR WEST BLVD STE 100 AUSTIN, TX
P	ZARADIETER PARTNERS LP	6500 MONTANA AVE EL PASO, TX
Q	ZARADIETER PARTNERS LP	6500 MONTANA AVE EL PASO, TX
R	MARY SCHILLER	7000 FIREWHEEL HOLLOW AUSTIN, TX
S	CHRISTOPHER & GAYLE SCHOESSOW	105 W. SAN ANTONIO FREDERICKSBURG, TX 78624
T	VICTOR NIXON	1325 E. MAIN ST FREDERICKSBURG, TX 78624
U	CRISTOL SCHOESSOW	105 W. SAN ANTONIO FREDERICKSBURG, TX 78624
V	AMY TRAN	803 N. BOWIE FREDERICKSBURG, TX 78624
W	JERRY & DOROTHY HOMINICK	1303 E. MAIN ST SUITE B FREDERICKSBURG, TX 78624
Z-1807		

Sec. 3.210. - C-2: COMMERCIAL.



Intent

This zone is intended to provide for businesses and services that serve persons throughout the city and the area. These uses generally require frontages on major cross street intersections of highways or other major arterial, given their high visibility and traffic generation ability.

Principal Permitted Uses

Administrative and Business Office
Agricultural Sales and Services
Arts and Crafts
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing
Building Maintenance Services
Business or Trade School
Business Support Services
Club or Lodge
Cocktail Lounge

Commercial Off-Street Parking
Communication Services
Construction Sales and Services
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Convenience Store/Self Serve Gas.
Cultural Services
Custom Manufacturing
Day Care Services
Equipment Repair Services
Equipment Sales
Exterminating Services
Financial Services
Food Sales
Funeral Services
Group Residential
Single Family Residential (detached) if structure was not used as other than residential in its most recent use

General Retail Sales
Guidance Services
Hotel/Motel
Horticulture
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Maintenance and Service Facilities
Medical Offices
Mobile Food Establishments, but not in any right-of-way or public easement
Multiple Family Residential
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services

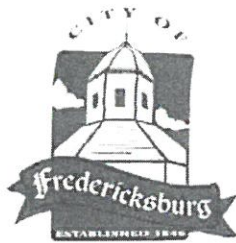
Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Research Services
Restaurant - Drive-In/Fast Food
Restaurant
Service Station
Veterinary Services

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 similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare.

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.

Camp Grounds
Convenience Storage
Drive through facilities associated with any use
Single Family Residential (detached)- new construction or after cessation of use other than residential
Duplex Residential Condominium Residential(section <u>7.610</u>)
Single Family Residential (Detached)
Townhouse Residential (section <u>7.610</u>)
Transportation Terminals



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: Chicken Express and Future Restaurant

Project Address: 1332 E. Main Street

Tax ID Number (s): 26393

PAID
\$200 - CH#3927
\$200 - CH#3930

Application Type (Check all items that apply.)

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 1.538

No. of Lots: 1

Original Survey & Abstract No: W H Anderson #197, ABS A0002

Legal Description: W H Anderson #197, 1.538 Acres, Homesite

Current Land Use Plan: Mixed Use Corridor
Mixed Use Corridor

Proposed Land Use Plan:

Current Zoning: R1-Single Family Residential
Commercial

Proposed Zoning: C-2

Location: 1332 E. Main Street

Proposed Use(s): Restaurant

Applicant's Signature

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

Date: _____

6-4-18

Staff Use Only

Application No.: Z-1807

Date: 05/21/18

*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: Sammy Segner

Address: 155 Moellering Rd.

Phone: 830-456-6897

Fax:

Email: samsegner@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): V.E.I.

Address: 507-D E. Highway St. Fredericksburg, TX 78624

Primary Contact Name: Kevin Spraggins

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): VEI Consulting Engineers

Applicant Name (s): Kevin Spraggins, P.E.

Address: 507-D East Highway St., Fredericksburg, TX 78624

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

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

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

Firm Name (if applicable): V.E.I.

Address: 507-D E. Highway St. Fredericksburg, TX 78624

Primary Contact Name: Kevin Spraggins

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

ZONING AMENDMENT BRIEF

Request # Z-1808

OWNER/APPLICANT: RHA Architects on behalf of Wal-Mart

LOCATION: 1435 E. Main St.

EXISTING ZONING: PUD, Planned Unit Development

PROPOSED CHANGE: Amend the PUD Plan to accommodate Curbside pick-up facilities

FINDINGS:

- Wal-Mart is implementing a Grocery Online Pick-up concept which will include converting existing parking spaces into 6 designated parking spaces for customer pick-up. Scope also includes painting a portion of the corner of the building (see attached elevation) and an exterior door, repaving, adding directional signage and adding a Pick-up wall sign.
- Improvements are proposed on the west side of the building only.
- The Wal-Mart Super Center is approximately 155,000 square feet in size.
- The original Wal-mart PUD was approved in 2004, and was amended in 2012 to accommodate a new branding and color scheme.
- All other PUD conditions will remain in place.
- Water and Sanitary sewer are available to serve this tract.

OPPOSITION/SUPPORT OF REQUEST: Staff has not received any comments in support or opposition to this request.

STAFF RECOMMENDATION: The Entry Corridor Design Guidelines and Standards allow for accent colors as long as they do not exceed 15% of the building façade. The bright orange color proposed is less than 15% of the building. Approval is recommended.



PRINCIPALS

RAYMOND H. HARRIS, AIA
LARRY D. CRAIGHEAD, CSI, AIA
SHADE L. O'QUINN, AIA
T. TYSON HOLCOMB, AIA
PATRICK D. BURKE, AIA

ASSOCIATES

CHARLES H. JORDAN, AIA
SCOTT A. PEARCE, AIA
JAMES F. SIMS, RA
GREGG K. OLTMAN, LEED® AP
WILLIAM L. ALLEN, AIA
GILBERT L. JORDAN, AIA
MAURICE M. MUSY, AIA
R. JEFF CAIN, RA
MICHAEL ZIZIK, AIA
GARY R. TURK, RA
JUSTIN R. SMITH, CPA
DONG Y. LEE, AIA

June 6, 2018

Attn: Shelby Collier - Development Services Coordinator
City of Fredericksburg Building Department
126 West Main Street
Phone: (830) 990-2013
Email: scollier@fbgtx.org

RE: Wal-Mart #1154 – OGP
1435 E. Main Street
Fredericksburg, TX 78624
Project #1809009

Dear City of Fredericksburg:

We are proposing exterior scope of changes for the above reference Wal-Mart. Wal-Mart is implementing the Grocery Online Pick-up concept for this location and scope of work would include converting existing parking spaces into six (6) designated parking spaces for customer pick-up. Also scope includes painting portion of corner wall and an exterior door "Knockout Orange", repaving, adding directional signage and adding Pick-up wall sign.

If you have any questions, or if we can be of any assistance during the review process, please do not hesitate to call our office. Thank you for your assistance and we look forward to receiving your approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Polo Padilla", is written over a horizontal line.

Polo Padilla
Project Administrator

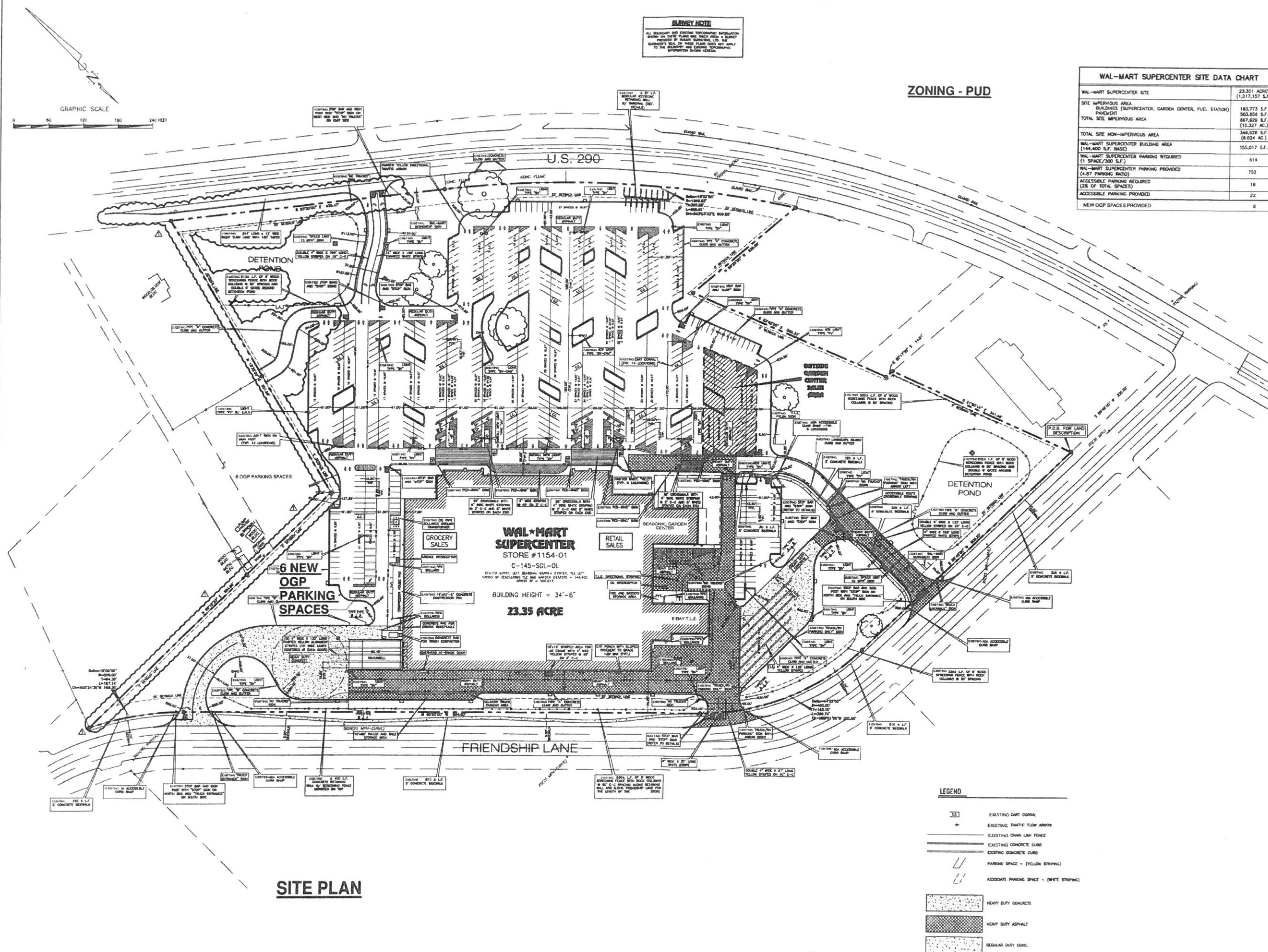
Contact: Polo Padilla 214/749-0626 ext.162 or email peusebio@rhaaia.com

Existing Condition



Proposed





Letter	Owner	Address
A	ZARADIETER PARTNERS LP	6500 MONTANA AVE EL PASO, TX
B	PLEASANTON PARTNERS LP	6500 MONTANA AVE EL PASO, TX
C	AUTOZONE TEXAS LP	P.O. BOX 21983RD FLOOR MEMPHIS, TN
D	TEXAS ROCK ART CO	1436 E. MAIN ST FREDERICKSBURG, TX 78624
E	JUDY FELLER	4400 GREYSTONE DR AUSTIN, TX
F	CITY OF FREDERICKSBURG	126 W. MAIN ST FREDERICKSBURG, TX 78624
G	BILL HAM ESTATE	P.O. BOX 163807 AUSTIN, TX
H	JMMC, INC	1465 E. MAIN ST FREDERICKSBURG, TX 78624
I	MAJAHUAL LP	7106 HOLLY SQUAR CT TYLER, TX
J	INDIAN CREEK LAND & INVESTMENT CO LP	4000 MAIN ST KANSAS CITY, MO
K	JUDY FELLER	4400 GREYSTONE DR AUSTIN, TX
L	JUDY FELLER	4400 GREYSTONE DR AUSTIN, TX
M	WCMF, INC	5130 S. FORT APACHE RD STE 215-423 LAS VEGAS, NV
N	RCC COMMERCIAL LLC	1100 NE LOOP 410 STE 400 SAN ANTONIO, TX
O	HUTTON EXCHANGE FBG TX LLC	736 CHERRY ST CHATTANOOGA, TN
P	DARDANELLE TIMBER CO INC	4000 MAIN ST KANSAS CITY, MO
Q	FIRST BAPTIST CHURCH OF FBG	1407 E. MAIN ST FREDERICKSBURG, TX 78624
		Z-1808

ZONING BRIEF

Rezoning Request # Z-1809

- OWNER/APPLICANT:** Baron's Creek II, LLC.
- LOCATION:** Intersection of US Highway 87 North and US Highway 290 West
- SIZE:** Approximately 22 acres
- EXISTING ZONING:** C-2 Commercial and unincorporated property.
- PROPOSED CHANGE:**
- A) Establish Planned Unit Development (PUD) Zoning on entire 22 Acre property, and
 - B) Conditional Use Permit and General Development Plan for Seven Hills Resort and Conference Center

The property consists of approximately 22 acres, of which approximately 11 acres are in the City Limits and the other half lies outside the City Limits. A request for annexation has been submitted and the requisite public hearings have been held. The project is called The Seven Hills Resort and Conference Center and will include a 35,000 square foot conference center, a 150 room full-service hotel, an outdoor amphitheater, the restoration of the historic Klingelhoefer House, new Sunday Houses and a 40,000 square foot retail and restaurant village.

The design of the project will encompass a Hill Country sensibility with limestone structures, numerous front porches, ivy covered trellised walkways and standing seam metal roofing. The landscaping will include several conservation and water recycling elements and will be done almost exclusively in native plants, flowers and trees. The goal is to completely blend with the charm and history of Fredericksburg and make this project to appear as part of the historic fabric of the community in every way possible. The interiors of all buildings will also be designed to fit in with the Fredericksburg feel and history as well. The interiors will feel like they've been part of the community forever while the facilities and technology systems of the project will be as up to date as today's travelers require and demand. The conference center has also been certified by the International Association of Conference Centers and that will be a particular draw for many conferences and conventions who will only book IACC-certified venues.

Future Land Use Plan: The Future Land Use Plan for this area calls for a Commercial Center and Mixed Use Corridor. The proposed Resort and Conference Center, along with the proposed Sunday Houses and retail village, would seem to represent an excellent example of the purpose of these land uses.

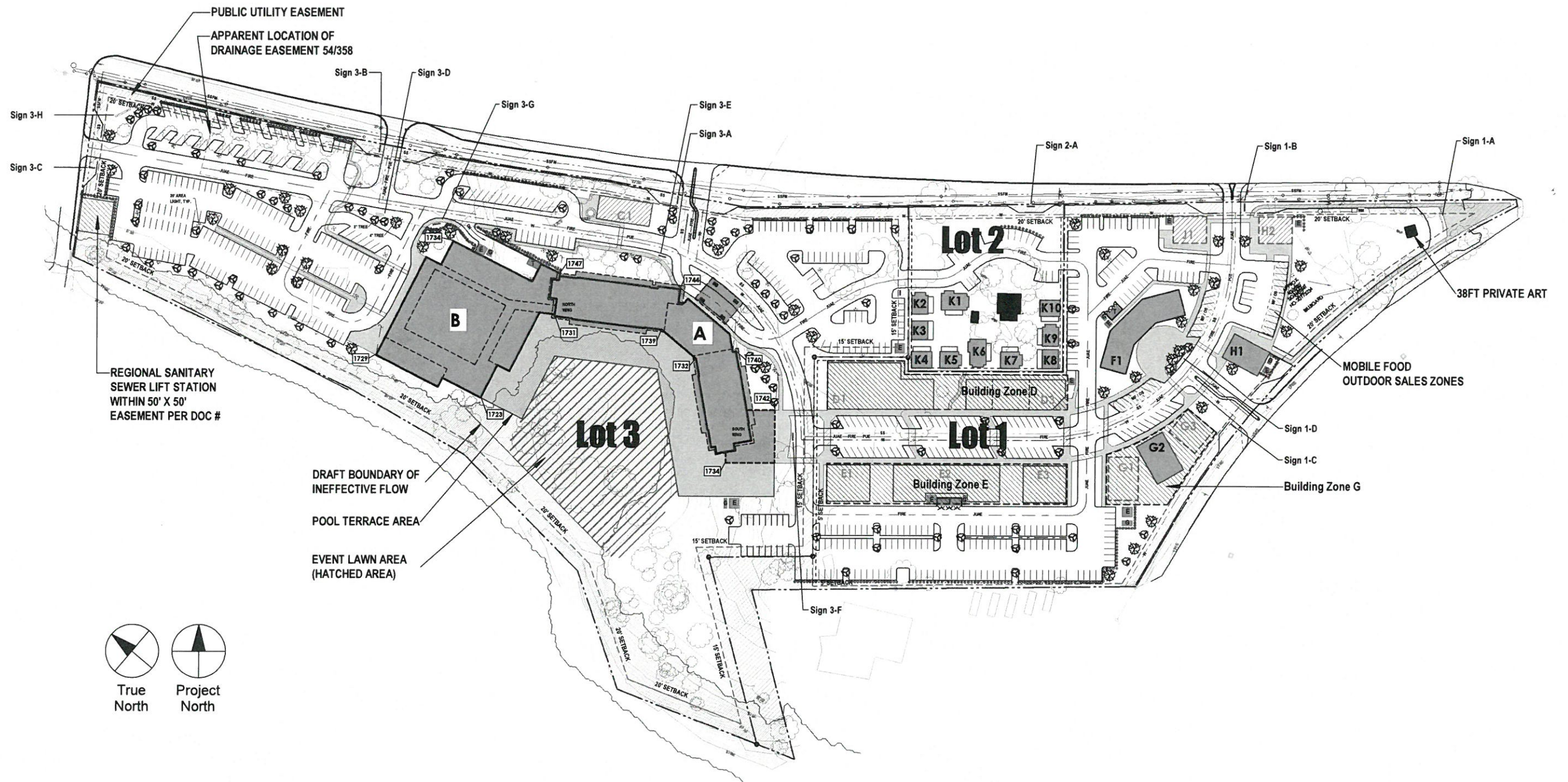
PROPOSED ZONING: The applicant is proposing a PUD, Planned Unit Development Zoning on the entire 22 acre site. The Site is broken into 3 lots, with Lot 1 being the Retail and Restaurant Village, Lot 2 being the Klingelhofer House and Sunday Houses, and Lot 3 being the Resort and Conference Center. Development standards, such as building height, building coverage, impervious coverage, parking and landscaping for each lot are outlined in Exhibit B attached hereto. An extensive list of PUD notes are outlined in Exhibit B as well. Permitted uses within each Lot are outlined in Exhibit D, and Sign regulations are outlined in Exhibit C.

Traffic, Parking and Circulation: The applicant has provided a Traffic Impact Analysis. It is our understanding that TXDoT is still in the process of reviewing the location and configuration of the easternmost drive on Highway 87 North. Major components of the analysis include the restriping of Highway 87 North and Highway 290 West to include a continuous center turn lane and a deceleration (right-turn) lane into the main drives on both highways. There are three drives proposed on Highway 87 North, one drive on Highway 290 West and one drive on Bob Moritz Drive. Circulation within the site allows for access within each of the tracts.

With regard to parking, the plan provides for parking for each of the intended uses. The retail village and the Sunday house tracts actually exceed the standard parking requirements. The hotel and conference center is parked at a reduced rate of 75% of the standard requirement, based on the assumption that there will be shared uses and activities occurring on the site. In other words, the site is not parked on the maximum capacity for day to day activities. In the event that parking demand exceeds the number of spaces provided during a special event, shuttle or other arrangements will be necessary.

Building Height: The maximum building height in a standard C-2 Commercial Zoning District is 3-stories and 38'. This distance is measured to the mid-point of a gable roofed structure. The proposed hotel will be split level, with three levels facing US Highway 87 and a fourth level (essentially below grade) on the south side adjoining the creek. By applying the standard definition of height, the proposed hotel would exceed the maximum of 38'. This is due to the lay of the land in the location of the hotel. Therefore, they are proposing a 48' height limitation. Given the orientation of the building, the distance from the highway, and the slope of the ground, we have no objection to the proposed height limitation. An exhibit has been provided to show the proposed height of the buildings on site.

STAFF RECOMMENDATION: In staff's opinion, the proposed PUD will represent the vision of the developer, while being sensitive to objectives and goals established in the City's Comprehensive Plan, zoning regulations and entry corridor design guidelines. Approval is recommended.



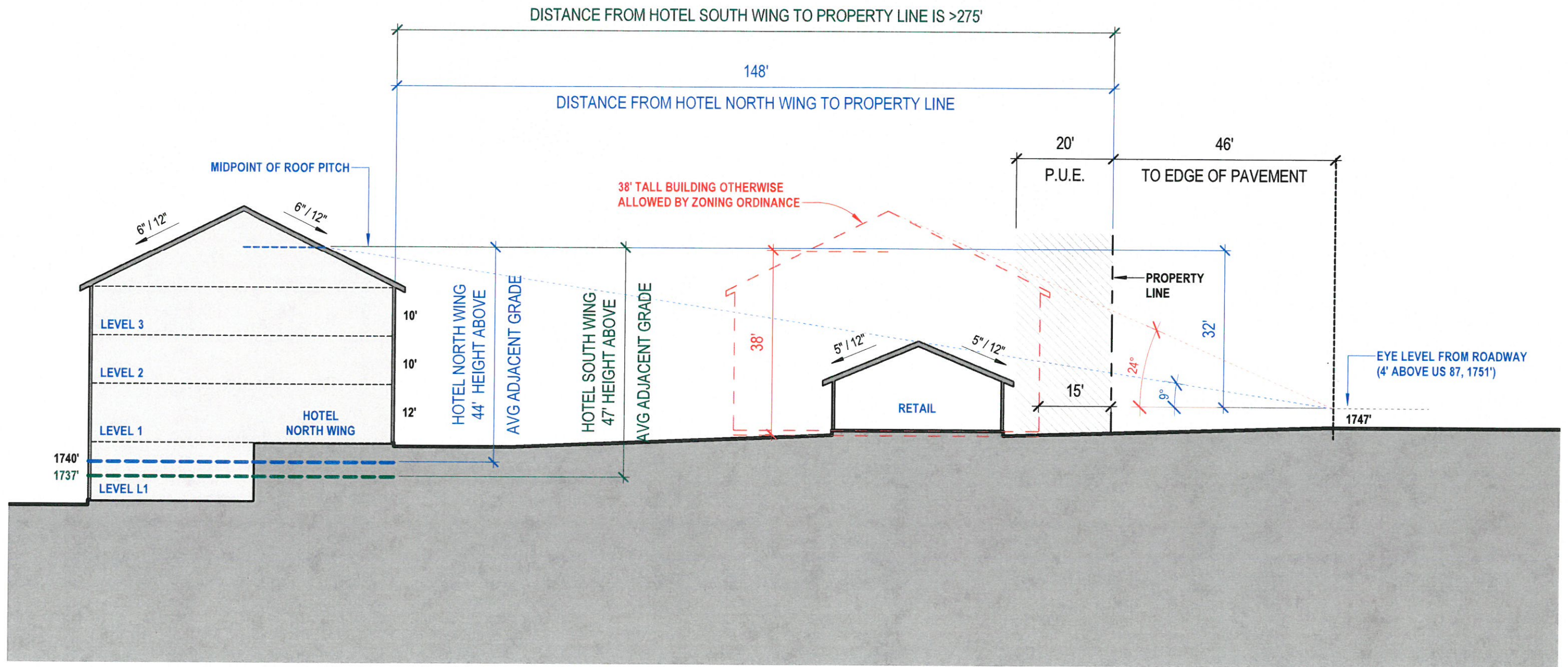


EXHIBIT "B"

THE SEVEN HILLS RESORT AND CONFERENCE CENTER PUD ZONING NOTES

_____, 2018
Planned Unit Development (PUD)

1. Lot Development Summary:

Lot 1 Retail and Restaurant Village

Maximum Height Allowed: 38 feet
Front Yard Setback: 20 feet
Street Yard: 20 feet
Interior Yard: 5 feet
Rear Yard: 5 feet

Lot Area: 341,300
Draft 100yr Floodplain Area: 2,900
Net Lot Area: 338,400

Building Cover Allowed: 256,000 (75%)
Building Cover Actual (fully developed): 70,800 (20.9%)

Impervious Cover Allowed: 270,700 (80%)
Paved Drive / Parking: 124,000 (36.6%)
Plaza / Sidewalk / Terrace: 68,700 (20%)
Impervious Cover Actual: 263,500 (77.8%)

Off-street Parking Required (100%): 247
Off-street Parking Required (75%): 186
Off-street Parking Provided on Lot 1: 205
Off-street Parking Provided to Lot 3: 67
Net Parking Surplus: 19 (205 – 186)
Reference Parking Table

Parking Area Interior Landscaping Required: 272 stalls x 10 = 2,720
Parking Area Interior Landscaping Provided: 4,900
Landscaping Required at Other Vehicular Use Area:
124,000 (paved area) - 108,800 (272 x 400) = 15,200
15,200 - 5,000 (exclusion) = 10,200
10,200 / 100 = 102
102 + 2,720 = 2,822

Minimum Number of Trees at Landscaped Areas (1 per 100): 2,820 / 100 = 28 Trees
Minimum Number of Trees along Business Frontage: 1,479' / 50' = 30 Trees
Minimum Number of Trees along Abutting non-PUD Property: 579' / 75' = 8 Trees

40 of the 66 Required Trees are existing
New Trees provided: 26

Lot 2 Klingelhoef and Sunday Houses

Maximum Height Allowed: 28 feet

Residential Density Allowed:

Efficiency: 2,500

1 Bedroom: 3,000

2 Bedroom: 3,500

Front Yard Setback: 15 feet

Street Yard: 15 feet

Interior Yard: 5 feet

Rear Yard: 5 feet

Unit Mix

Unit 0 = Klingelhoef = 2 Bedroom

Unit 1 = Type E = 2 Bedroom

Unit 2 = Type A = 1 Bedroom

Unit 3 = Type B = Studio

Unit 4 = Type C = 1 Bedroom

Unit 5 = Type A = 1 Bedroom

Unit 6 = Type D = 2 Bedroom

Unit 7 = Type A = 1 Bedroom

Unit 8 = Type B = Studio

Unit 9 = Type A = 1 Bedroom

Unit 10 = Type C = 1 Bedroom

Lot Area: 58,600

Draft 100yr Floodplain Area: 0

Net Lot Area: 58,600

Building Cover Allowed: 32,200 (55%)

Building Cover Actual: 12,300 (21%)

Impervious Cover Allowed: 38,100 (65%)

Paved Drive / Parking: 9,800 (16.7%)

Plaza / Sidewalk / Terrace: 11,700 (20%)

Impervious Cover Actual: 33,800 (57.7%)

Off-street Parking Required (100%): 17

Off-street Parking Required (75%): 13

Off-street Parking Provided: 17

Net Parking Surplus: 4

Reference Parking Table

Parking Area Interior Landscaping Required: 17 stalls x 10 = 170

Parking Area Interior Landscaping Provided: 170

Landscaping Required at Other Vehicular Use Area:

9,800 (paved area) - 6,800 (17 x 400) = 3,000

3,000 - 5,000 (exclusion) = 0

0 / 100 = 0

0 + 170 = 170

Minimum Number of Trees at Landscaped Areas (1 per 100): 170 / 100 = 1 Trees

Minimum Number of Trees along Street Frontage: 235' / 50 = 5 Trees

Minimum Number of Trees along Abutting non-PUD Property: 0' / 75 = 0 Trees

12 of the 6 Required Trees are Existing

New Trees Provided: 0

6 Trees shall be credited to Lot 3 of the PUD

Lot 3 Resort and Conference Center

Maximum Height Allowed: 50 feet

Front Yard Setback: 20 feet

Street Yard Setback: 20 feet

Interior Yard Setback: 5 feet

Rear Yard Setback: 5 feet

Lot Area: 559,900

Draft 100yr Floodplain Area: 121,100

Net Lot Area: 438,800

Building Cover Allowed: 329,100 (75%)

Building Cover Actual: 85,100 (16.4%)

Impervious Cover Allowed: 351,000 (80%)

Paved Drive/Parking: 170,600 (38.9%)

Plaza / Sidewalk / Terrace: 65,800 (15%)

Impervious Cover Actual: 321,500 (73.3%)

Off-street Parking Required (100%): 466

Off-street Parking Required (75%): 358

Off-street Parking Provided on Lot 3: 285

Off-street Parking Provided from Lot 1: 67

Net Parking Surplus: 0

Reference Parking Table

Parking Area Interior Landscaping Required: 285 stalls x 10 = 2,850

Parking Area Interior Landscaping Provided: 24,900

Other Vehicular Use Area:

170,600 (paved area) - 114,000 (285 x 400) = 56,600

56,600 - 5,000 (exclusion) = 51,600

$$51,600 / 100 = 516$$

$$516 + 2,850 = 3,366$$

Minimum Number of Trees at Landscaped Areas (1 per 100): $2,850 / 100 = 29$ Trees

Minimum Number of Trees along Business Frontage: $1,505' / 50' = 30$ Trees

Minimum Number of Trees along Abutting non-PUD Property: $1,300' / 75' = 18$ Trees

104 of the 173 Required Trees are Existing

6 of the 173 Required Trees are credited from Lot 2 of the PUD

New Trees provided: 63

- 2) No building shall be erected at any location in the PUD other than the building locations shown on the PUD Plan. On Lot 1, buildings may be located anywhere within the Building Zones indicated on the PUD Plan, but such buildings must not exceed the Building Cover allowed for Lot 1.
- 3) Access to and from the PUD onto US Hwy 87 and US Hwy 290 shall be at the locations and widths as shown on the PUD Plan per the Traffic Impact Analysis, and as approved by TxDOT and the City of Fredericksburg.
- 4) Trees shown to be saved on the PUD Plan shall not be removed without the prior written approval of the City of Fredericksburg or unless diseased or dead.
- 5) Fire hydrants shall meet N.F.P.A. and City of Fredericksburg requirements.
- 6) No use shall be allowed within the PUD other than those uses listed on the PUD Plan or on the attachment hereto entitled Permitted Uses, Exhibit "D".
- 7) Drive through facilities (other than those shown on the PUD Plan) associated with any permitted use shall require a Conditional Use Permit or site plan review and approval.
- 8) Building height shall not exceed 4 stories and 48 feet above the average of the highest and lowest grade adjacent to the building corners of each building segment as reflected on the PUD Plan and Building Elevations.
- 9) All utility lines within the PUD site shall be installed underground, except utility lines designated to be installed above ground by the appropriate utility companies. Except as otherwise expressly set forth herein, all utilities shall comply with the City of Fredericksburg standards and specifications.
- 10) Parking spaces shall be provided as shown on the PUD Plan. Adjustments to the configuration and arrangement of parking spaces may be approved administratively.
- 11) All City codes, ordinances and regulations shall apply to the PUD except as expressly provided to the contrary as shown on the PUD Plan or in these and other notes to the plat.

12) All grounds within the PUD shall be maintained as to collection of trash, debris, litter and weeds.

13) All landscaped areas shall provide curbing or other protection from vehicular encroachment.

14) The owners, tenants, and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this PUD. All landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse, debris and weeds. All landscaped areas shall be provided with underground or drip irrigation systems.

15) All businesses shall provide suitable trash and refuse storage areas which are designed and constructed to prevent direct view from the street or parking lot and to prevent refuse from being displaced or stored about the site or onto public right-of-way and to permit safe, easy removal of refuse by truck or hand.

16) Entry ramps and curbing is provided for by the PUD Plan and Texas Accessibility Standard specifications.

17) A landscape plan prepared by a Texas Registered Landscape Architect will be submitted for approval at time of Site Plan review. The PUD Plan shall identify locations of landscape buffers and define the tree planting requirements as follows:

- a. One (1) tree for each fifty (50) linear feet of street frontage will be provided. A two and one-half (2 ½) foot wide landscape buffer will be provided between parking areas and public streets.
- b. One (1) tree for each seventy five (75) linear feet of abutting property zoned for residential uses will be provided. One (1) tree for each one hundred twenty five (125) linear feet of abutting property zoned for commercial uses will be provided. Property lines shared between lots within this PUD shall have no tree planting or buffer requirement.
- c. One (1) tree for each one hundred (100) square feet of Parking Area Interior Landscaping Required will be provided. Parking Area Interior Landscaping provided in excess of the requirement shall not require additional trees.
- d. The Parking Area Interior Landscaping Requirement shall be ten (10) square feet for each off-street parking stall provided.
- e. Dead, diseased or declining trees removed shall have no replacement requirement. Existing trees to remain may be applied to the New Tree requirement.
- f. The Interior Landscaping at Other Vehicular Use Area requirement shall be as calculated in Section 7.920.g, except as expressly contained herein.
- g. A minimum of 50% of the tree requirement will be provided from Fredericksburg's approved species list.

18) Signs shall be allowed in the PUD as specified in the attachment hereto entitled "Permitted Signs", Exhibit "C".

19) The Contractor shall be responsible for protecting all trees which are to remain during construction per City guidelines.

20) Paving under existing tree driplines shall be aerated.

21) No exterior lighting (pole or wall mounted) shall produce intense glare, or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source/reflector so selected that acting together the light beam is controlled and not directed across any bounding property line, except as provided in paragraph 22.

22) Unshielded Exterior string lights shall be permitted with a maximum of 100 lumens per bulb (lamp) with no fixture maximum.

23) Internally and externally illuminated signs shall be permitted.

24) The Calculated Sign Area, Ground Sign Area, Public Wall Sign Area shall be calculated in accordance with the attached exhibit "Sign Notes, Exhibit C." Internal Streetscape Sign Area and PUD Monument Sign Area are allowed as described herein and on the attached PUD Plan.

25) Continuous landscape barrier between off-street parking areas and abutting properties shall be provided in accordance with Appendix B Section 7.900, except that interior lot lines within the PUD, that is between Lots 1, 2, and 3 shall not require such barrier or tree planting.

26) Outdoor Sales and Mobile Food Establishments shall be permitted within the zones indicated on the PUD Plan.

27) Roof top equipment shall be shielded per the Entry Corridor Standards.

28) A 4ft Split-rail fence will be installed along public streets (US Hwy 87, US Hwy 290, Bob Moritz Dr). A 6ft Privacy fence with pedestrian and vehicular gates will be installed along Lot 2 interior lot lines. Fencing shall comply with the sight triangle requirements of Section 7.920.h.

29) Stabilized decomposed granite shall be a suitable paving material for off-street parking areas but shall not be used within fire lanes. Stabilized granite areas shall count 50% towards impervious cover calculations. Stabilized decomposed granite shall be have permanent concrete or steel edging.

30) Public water and sanitary sewer utility lines shall be installed per attached PUD Plan where certain sections of lines along property frontage may be accomplished interior to the site within a public utility easement. Water and sanitary sewer utility line

extensions shall only be provided as conceptually depicted on the attached PUD Plan. A Utility Master Plan will be provided at time of Site Plan review. The final utility alignments may be approved administratively and shall not require a PUD amendment.

31) Provided that applicant furnishes adequate signed and sealed engineering analysis to the Director of Public Works and Utilities at the time of Site Plan review process an exemption to Chapter 5 Article XIII Section 5-456(c)(1-3) will be granted.

32) Sidewalks within the ROW or lot lines adjoining dedicated or major Arterial Streets shall only be provided as depicted on the PUD Plan.

33) A covered arcade or structural canopy shall only be provided along 50 percent of the Primary Façade of multi-tenant commercial buildings on Lot 1.

34) With the exception of historic landmarks, at least 40 percent of the ground floor up to 12 feet above finish floor on the Primary Façade of commercial retail buildings that is facing a park, plaza, entry corridor or side street shall be constructed of clear windows. With the exception of historic landmarks, at least 20 percent of the ground floor up to 12 feet above finish floor on the Secondary Façade of commercial retail buildings that is facing a park, plaza, entry corridor or side street shall be constructed of clear windows.

EXHIBIT "C"

THE SEVEN HILLS RESORT AND CONFERENCE CENTER PUD PERMITTED SIGNS

_____, 2018

Signs shall be in accordance with the regulations applicable to C-2 of Chapter 29 of the City of Fredericksburg Code of Ordinances (COF COO), and as modified and amended as follows:

Lot 1 Retail and Restaurant Village

Business Frontage: 681'

Non-PUD Abutting Property Frontage: 579'

Ground Signs allowed: 5

Calculated Sign Area: 400 sq. ft.

$$681' / 125' = 5 \text{ signs}$$

$$5 \times 80 = 400 \text{ sq. ft.}$$

Building Frontage: 275'

Ground Sign Area Allowed: 200 sq. ft.

Public Wall Sign Area Allowed: 200 sq. ft.

Internal Streetscape Sign Area Allowed: 1,100 sq. ft.

PUD Monument Sign Area Allowed: 150 sq. ft.

Lot 2 Klingelhofer and Sunday Houses

Business Frontage: 235'

Non-PUD Abutting Property Frontage: 0'

Ground Signs allowed: 1

Calculated Sign Area: 80 sq. ft.

$$235' / 125' = 1 \text{ sign}$$

$$1 \times 80 = 80 \text{ sq. ft.}$$

Building Frontage: 134'

Ground Sign Area Allowed: 50 sq. ft.

Public Wall Sign Area Allowed: 30 sq. ft.

Internal Streetscape Sign Area Allowed: 0

PUD Monument Sign Area Allowed: 0

Lot 3 Resort and Conference Center

Business Frontage: 1,239'

Non-PUD Abutting Property Frontage: 1,300'

Ground Signs allowed: 9

Calculated Sign Area: 720 sq. ft.

$$1,239' / 125' = 9 \text{ signs}$$

9 x 80 sf = 720 sq. ft.
Building Frontage: 514'
Ground Sign Area Allowed: 400 sq. ft.
Public Wall Sign Area Allowed: 320 sq. ft.
Internal Streetscape Sign Area Allowed: 80 sq. ft.
PUD Monument Sign Area Allowed: 150 sq. ft.

General

1. Off premises signs shall not be prohibited within the PUD. For example, a sign for a business on Lot 3 may physically exist on Lot 1 or Lot 2.
2. The provisions of COF COO Chapter 29 Section 29-7 (6) for integrated businesses shall apply to the PUD.
3. The Calculated Sign Area shall be eighty (80) square feet for each one hundred twenty five (125) linear feet of Business Frontage.
4. PUD Monument Signs serving the unified development shall be expressly allowed as described above.
5. Internal Streetscape Signs for individual businesses shall be expressly allowed as described above.
6. Changeable lighted message signs adjacent to public streets are prohibited. However, a changeable lighted message sign is allowed on Directional Signs on Lot 3. Changeable lighted message signs includes monochrome and full-color with text, graphics, and/or animation capability.
7. *Banners/Temporary* signs shall be in accordance with the regulations of the COF COO Chapter 29-7 Section (3)b for C-2 zoning district. Provided, however, Street Banners are allowed above the private driveways on Lot 1, but not adjacent to public streets or highways.

Exclusive Signs:

1. *PUD Monument* signs shall be permanent single-face, illuminated ground sign consisting of individual lettering on stone or masonry background. PUD Monument sign(s) shall not exceed one hundred fifty (150) square feet in area each and not exceed five (5) feet in height above adjacent grade. The PUD Monument Sign Area Allowed is in addition to, and shall not be calculated within, the Ground Sign Area Allowed for each Lot.
2. *Internal Streetscape Signs* shall be any permanent Building Sign, as defined herein, existing on the Primary Façade of buildings on Lot 1 Retail and Restaurant Village only. Internal Streetscape Signs shall not exceed one (1) square foot for each one (1) linear foot of building frontage along the Primary Façade for each individual business or lease space. Internal Streetscape Signs may not be illuminated except during the Retail and Restaurant Village posted hours of operation. The Internal Streetscape Sign Area Allowed is in addition to, and shall not be calculated within, the Public Wall Sign Area Allowed for each Lot.

Ground Signs:

1. *Monument* signs shall be permanent single or double-face, illuminated ground sign consisting individual lettering on stone or masonry background not exceed fifty (50) square feet in area and not exceed five (5) feet in height above adjacent grade. Sign area calculated in accordance with a single-face sign.
2. *Directional* signs shall be permanent single or double-face, illuminated ground sign with stone or masonry background providing wayfinding for general site amenities and proprietary businesses not exceeding one hundred fifty (150) square feet in total and five (5) feet in height above adjacent grade. Directional signs may be comprised of stylistically consistent individual plaques on stone or masonry background, individual channel lettering, and changeable message sign, or some combination thereof.
3. *Unattached* signs (also *Portable* or *Sandwich* or *Chalkboard* or *A-frame* signs) shall be allowed on Lot 1 only and limited to six (6) square feet per individual lease space.
4. Flags and flagpoles (freestanding and building) shall not be limited. Flags or flagpoles may be externally illuminated provided that the light source is shielded from view from adjacent properties.
5. *Snipe* Signs are prohibited.
6. *Feather Flags* are prohibited.

Building Signs:

1. *Wall* signs shall be permanent single-face, illuminated or non-illuminated individual lettering, cabinet, plaque, or medallion not exceeding eighty (80) square feet each. Wall signs shall be limited to one and one-half (1 ½) feet in height, and may not extend greater than one and one-half (1 ½) feet from the face of the building with no maximum elevation above grade.
2. *Canopy* signs shall be permanent illuminated or non-illuminated individual lettering, plaque, medallion or other insignia mounted above, below, or to the face of the fascia of the canopy.
3. *Projecting* signs shall be permanent double-face, illuminated or non-illuminated cabinet, plaque, medallion or other insignia mounted below the canopy or to the building façade. The face of a Projecting sign shall oriented to be perpendicular to the building façade. No portion of a Projecting Sign may exist below seven (7) feet above finish floor.
4. Medallion signs shall be in accordance with the regulations of COF COO Chapter 29-7 Section (3) for C-2 zoning district.
5. Roof signs are prohibited.

EXHIBIT "D"

PERMITTED USES

The following uses are permitted and shall have the definitions provided in the Fredericksburg Code of Ordinances existing at the time of the adoption of this Ordinance, as supplemented by the additional uses provided in this Exhibit "D".

Commercial Use:

Administrative and Business Offices

Arts and Crafts

Business Support Services

Cocktail Lounge

Commercial Off-Street Parking

Commercial Recreation, including (1) Indoor Sports and Recreation, (2) Outdoor Sports and Recreation, (3) Indoor Entertainment, and (4) Outdoor Entertainment. In addition, Permitted Uses shall include (i) conventions, (ii) conferences, (iii) trade shows, car shows and the like, (iv) public or private events including weddings, (v) food and wine festivals, (vi) music festivals, (vii) movie festivals, (viii) art festivals, and (ix) personal transportation rentals, both electric and non-electric.

Consumer Convenience Services

Drive Through Facilities limited to Coffee Shops and Financial Services

Financial Services

Food Sales

In addition, Permitted Uses shall include farmer's markets or other temporary or recurring markets primarily engaged in the sale of food for home consumption or household products.

General Retail Sales

Hotel-Motel

Laundry Services

Liquor Sales

Medical Offices

Personal Improvement Services

Personal Services, including spas and other similar services.

Pet Services

Professional Office

Restaurant

In addition, Permitted Uses shall include Mobile Food Establishments, food carts, and other similar mobile businesses primarily engaged in the retail sale of food and beverages.

Shopping Center or Mall

Veterinary Services

Civic Use:

Administrative Services
Club or Lodge
Community Recreation
Cultural Services
Day Care Services
Hospital Services (limited)
Local Utility Services
Major Utility Facilities
Postal Facilities
Religious Assembly

Residential Use:

Condominium Residential

In addition, Permitted Uses shall include live/work spaces.

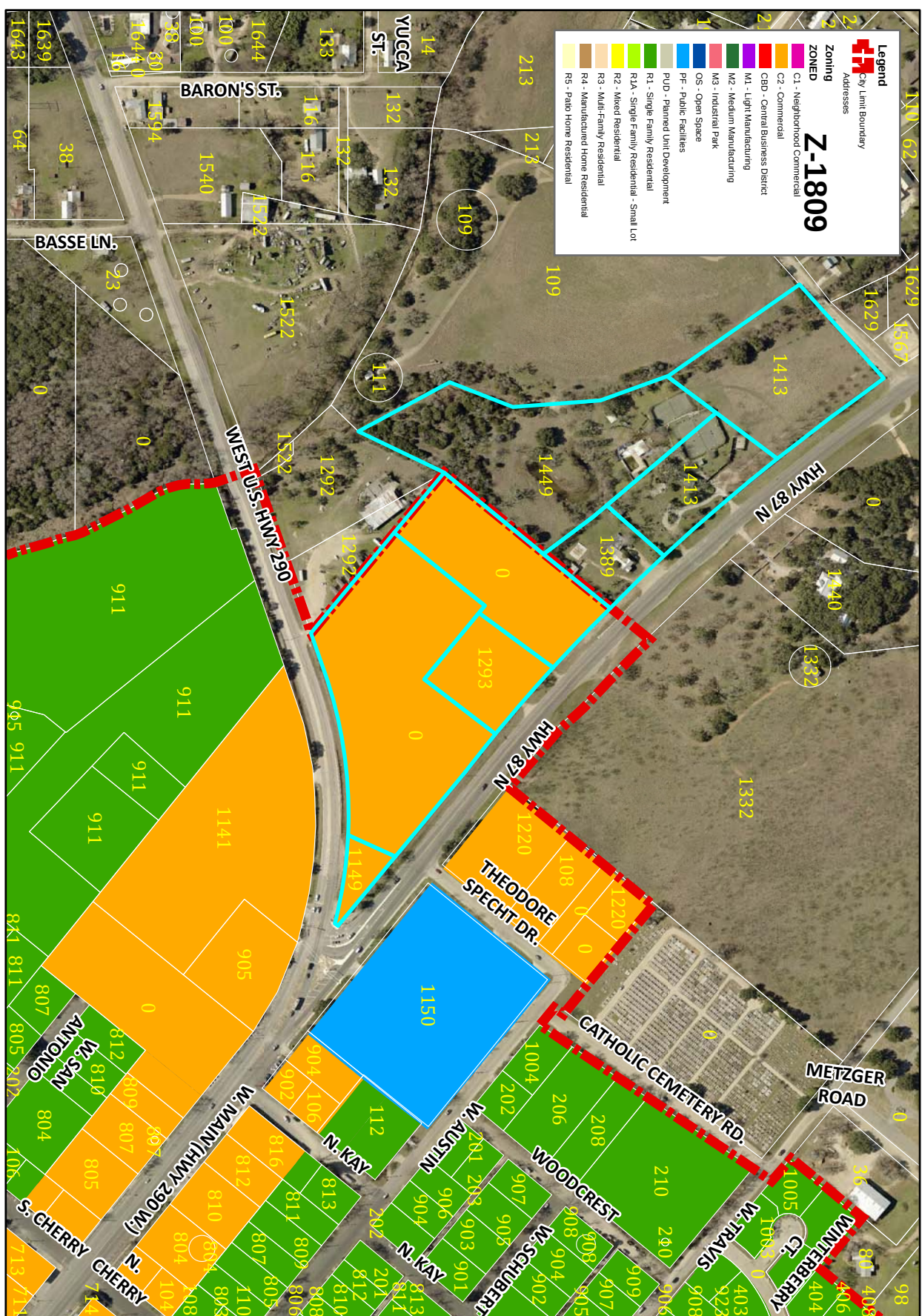
Short-term Rentals
Bed and Breakfast

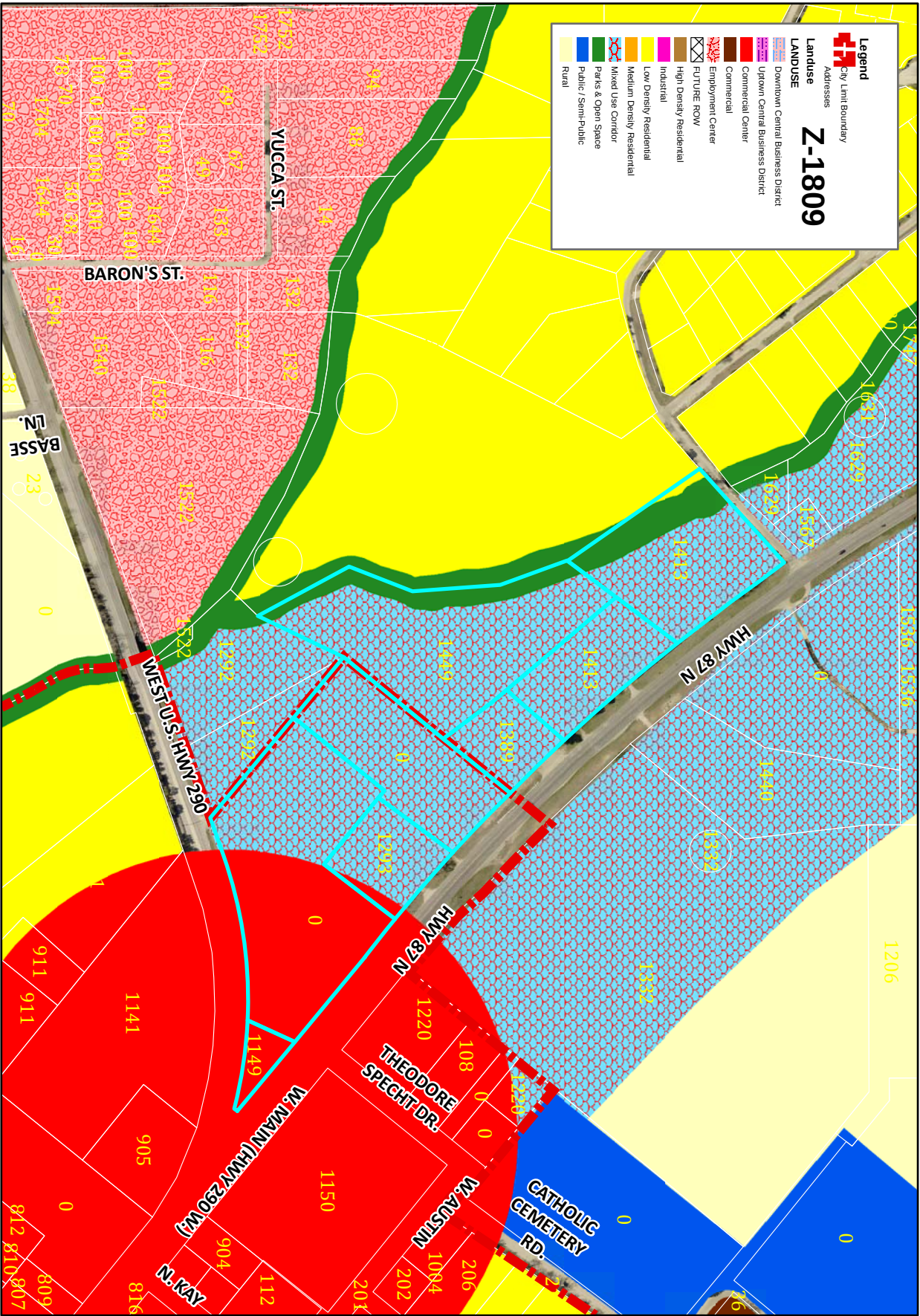
Industrial Use:

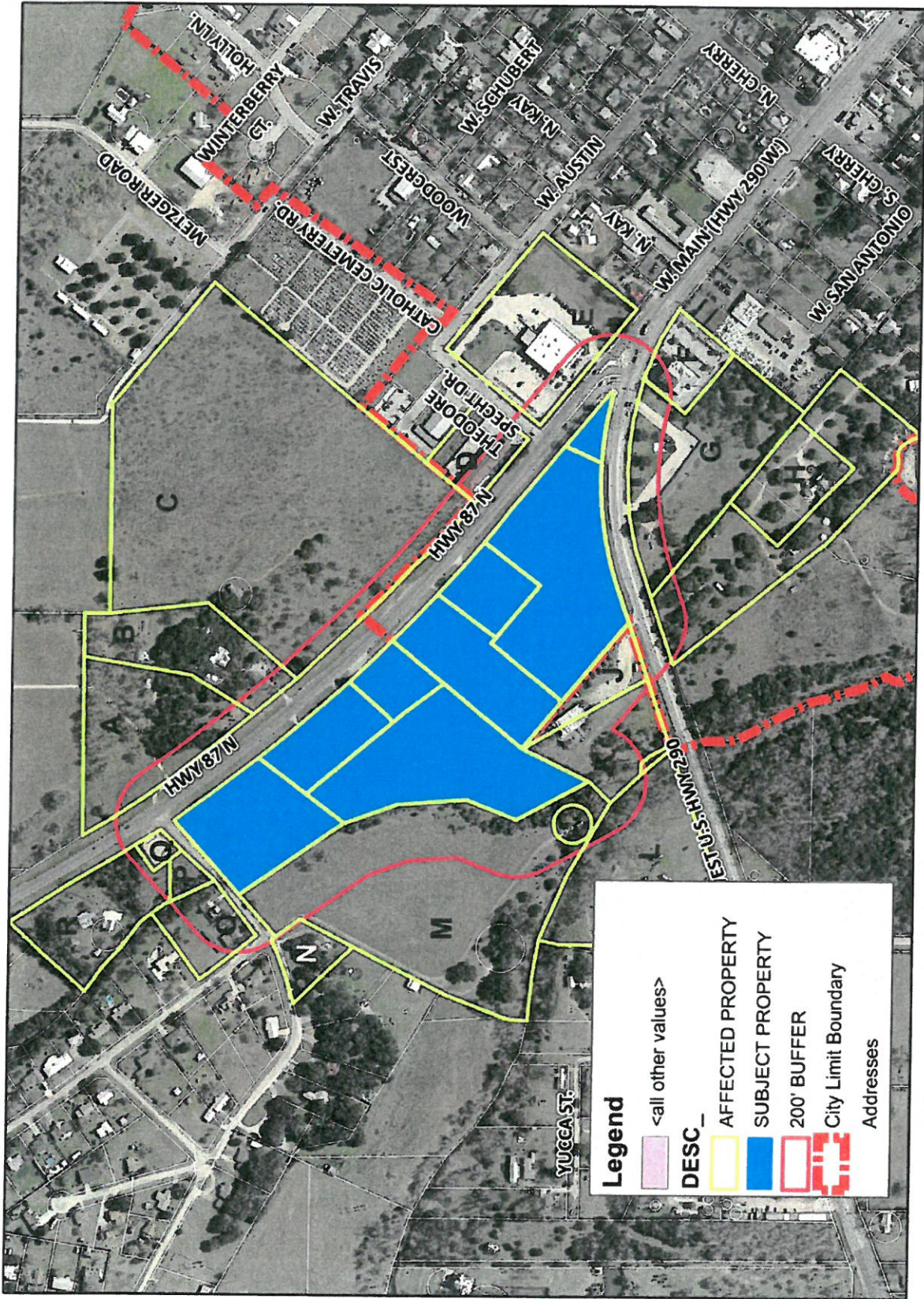
Light Manufacturing, but expressly prohibiting sheet metal shop, welding shop and machine shop.

In addition, Permitted Uses shall include winery, brewery, distilleries and other alcohol manufacturing. A business engaged primarily in Light Manufacturing shall also be permitted to have a tasting room and engage in the retail sale of alcoholic beverages manufactured by the business, for consumption on the premises. To the extent not covered by Food Sales or General Retail Sales, the preparation and on-site sale of agricultural products including, but not limited to olive oil and olive related products; cheeses and soaps.

Custom Manufacturing







Letter	Owner	Address
A	GARY BIERSchWALE	601 BOWIE FREDERICKSBURG, TX 78624
B	SHEILA MISTICH	1440 N. US HWY 87 FREDERICKSBURG, TX 78624
C	HELEN KELLER RUTHERFORD	P.O. BOX 301 SONORA, TX
D	KISHORE & MANISHA MANWANI	2411 BERMUNA DR LAREDO TX
E	UNITED STATES POSTAL SERVICE	475 L'ENFANT PLAZA WEST S W WASHINGTON DC
F	FRIEDHELM BOPP	905 W. MAIN ST FREDERICKSBURG TX 78624
G	FREDERICKSBURG ENTERPRISES INC	501 E. MAIN ST FREDERICKSBURG TX 78624
H	PERRY DISTRIBUTION TRUST	P.O. BOX 669 FREDERICKSBURG TX 78624
I	PERRY DISTRIBUTION TRUST	P.O. BOX 669 FREDERICKSBURG TX 78624
J	JMCM PROPERTIES LP	1644 W. US HWY 290 FREDERICKSBURG, TX 78624
K	JMCM PROPERTIES LP	1644 W. US HWY 290 FREDERICKSBURG, TX 78624
L	VIRGINIA JOHNSON	1522 W. US HWY 290 FREDERICKSBURG, TX 78624
M	ALTON KLIER	421 SUMMIT CIRCLE FREDERICKSBURG, TX 78624
N	BETTY MOSES	113 BOB MORITZ DR FREDERICKSBURG, TX 78624
O	MICHAEL KUNZ	651 HOMESTEAD DR FREDERICKSBURG, TX 78624
P	OWEN & LATWANDA TULLY	1629 N. US HWY 87 FREDERICKSBURG, TX 78624
Q	TXU GAS DISTRIBUTION	P.O. BOX 650205 DALLAS, TX
R	OWEN & LATWANDA TULLY	1629 N. US HWY 87 FREDERICKSBURG, TX 78624
Z-1809		

ZONING CHANGE BRIEF
Rezoning Request # Z-1811

APPLICANT: Bob Johnson, Alamo Advisors LP

OWNER: RPS GP LLC

LOCATION: Property behind 1332 E. Main Street

SIZE: Approximately 3 acres

EXISTING ZONING: R-2 Mixed Residential District

LAND USE PLAN: Medium Density Residential

PROPOSED CHANGE:

1. Change in Land Use Plan from Medium Density Residential to Mixed Use Corridor, and
2. Change in zoning from R-2, Mixed Residential to C-2 Commercial.

FINDINGS:

- The property is currently undeveloped except for an abandoned single family home.
- Access to the property is severely restricted to a narrow drive connecting to Beverly Drive. Said access is insufficient for future development of this tract.
- Land uses surrounding this property include single family residences to the north, undeveloped land to the east outside the city limits, a regional shopping center (Baron's Creek) to the south and undeveloped land to the west.
- Surrounding zoning is R-1 to the north, unincorporated property to the east, C-2 and PUD to the south and R-1 to the west. Property to the west is being requested for a zoning change to C-2 in Request Z-1807.
- The Land Use Plan identifies the area to the north Low Density Residential, to the south and west as Mixed Use Corridor and to the east as Rural Residential (see the attached Land Use Plan).

LAND USE PLAN: The subject property lies completely within the Medium Density Residential Land Use designation. This category includes single family detached dwellings on smaller lots and attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide housing for "empty nesters" who may not want the maintenance of a large-lot single-family home, and for young families who may find a townhome or duplex more affordable than a single-family home. They play an important role in providing workforce housing as well. These residential uses

can provide a buffer between lower density residential areas and more intensive residential or mixed use areas.

The proposed Land Use of Mixed Use Corridor represents an effort to change the typical pattern of strips of underperforming commercial development that often line highways and arterials. Rather than limiting the properties along major entry corridors to commercial uses, this category offers a variety of higher density residential and mixed use opportunities. The policy of allowing this mix of uses along major roadways supports a change in development from a pattern of older commercial structures to new projects with a variety of uses, including mixed use within an individual project or building. In the process, it reduces the excess commercial capacity along these corridors and creates locations for more affordable housing. Combined with Fredericksburg's existing landscape and signage regulations, this development pattern may create entry corridors that clearly tell the driver that they are entering a special community. It should be noted that this property does not front on Main Street.

In making a recommendation to change the Land Use Plan designation, the Planning and Zoning Commission shall make the following determinations:

1. **The property affected by the request is adequate in size and shape to facilitate those uses normally associated with the requested designation.** There is no stated minimum size in the Comprehensive Plan for the proposed Mixed Use District. In staff's opinion, this property would need to be combined with an adjoining property to be sufficient in size and shape.
2. **The property affected by the request does not exceed the capabilities of the infrastructure.** Utility infrastructure in the vicinity is sufficient in size to accommodate the proposed land use. Access, however, will need to be coordinated with one or both of the adjoining properties to make the site work for any future development.
3. **The request will have no adverse effect on any property within six hundred (600) feet of the affected property.** The Mixed Use Category is intended to be compatible with a variety of adjoining land uses including residential.
4. **The requested change is to accommodate an appropriate land use and is consistent with other elements of the Comprehensive Plan.** While the Mixed Use designation is appropriate, without a Mixed use Zoning District, an alternative commercial district could affect neighboring properties.
5. **The request, together with the applicable conditions, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.** Given the fact that and project would be required to be built in accordance with City standards, we would not expect the change in land use to be detrimental to area properties.

ZONING: The applicant is proposing to change the zoning to C-2, Commercial. In doing so, the applicant has stated they intend utilize the property for an extended stay hotel or an office type use. Obviously, the Commission will need to consider all uses applicable in the C-2 Zoning District (list attached). This property differs from the application on the adjoining property in that the entire property abuts a residential neighborhood on the north side, is located to the rear of the Baron's Creek Shopping Center and has insufficient access for commercial development of any type. The property owner on the adjoining property (Mr. Segner) has agreed to provide access through his property to serve the subject property, as long as the uses proposed are acceptable. For any development to occur, or for any change in zoning to be considered, the staff's position is that this access will need to be non-exclusive.

Staff has suggested to the owner/applicant of this property, along with the applicant of the property representing the adjoining 1.5 acres (Z-1807) that they consider joining together to create a PUD Planned Unit Development District, in which they could establish a list of compatible uses with surrounding properties, along with a development plan that would secure access and circulation along with development standards that would take into consideration the nearby neighborhood. While the applicant's seemed receptive to this concept, no official response or action has been taken.

The other option would be a C-1, Neighborhood Commercial District, but this would be an isolated district and is not recommended.

OPPOSITION/SUPPORT OF REQUEST: While we have heard from several of the adjoining property owners, we have not received any official responses.

STAFF RECOMMENDATION: As noted previously, this property differs from the application on the adjoining property in that the entire property abuts a residential neighborhood on the north side, has no frontage on Main Street, is located to the rear of the Baron's Creek Shopping Center and has insufficient access for commercial development of any type. Denial is recommended.



Project Application

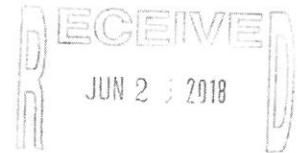
City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

A. Project Information (Please complete all items.)

Project Name: Commercial Development at 1332 E. Main

Project Address: 1332 E. Main, Fredericksburg, TX 78624

Tax ID Number (s): Property ID 56790 & Property ID 24777



Application Type (Check all items that apply.)

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: ± 2.753 ac. & ± 0.2477 ac. No. of
Lots: 1 (one) plus pasture

Original Survey & Abstract No: Wm. Anderson Survey No. 197, Abstract No. 2

Legal Description: ± 3.003 ac, tract of land described in a Contribution Deed to RPS GP LLC by Rick DuPont dated November 7, 2012, found of record in instrument no. 20124634 of the Official Public Records of Gillespie County, Texas.

Current Land Use Plan: Medium Density Residential Proposed Land Use
Plan: Mixed Use Corridor

Current Zoning: R-2 Mixed Residential Proposed Zoning: Commercial C-2

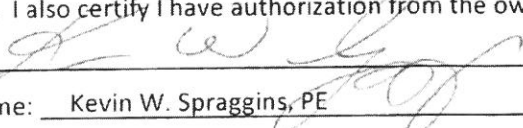
Location: 268 Beverly Drive, #12 & Pike Lane

Proposed Use(s): Commercial

Applicant's Signature

Applicant's Role: ☐ Owner ☐ Developer ☒ Other (note role): Consulting 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 W. Spraggins, PE Date: 06/04/2018



Project Application

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

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.

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

I. Property Owner(s)

Firm Name (if applicable): RPS GP LLC

Owner Name: Mr. Parker Estest

Address: 3508 Far West Blvd., Suite 100, Austin, TX 78731

Phone: 512-482-6112

Fax:

Email: pestes@weitzmangroup.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:

Phone: same

Fax: same

Email: gwells@vei-tx.com

III. Applicant

Firm Name (if applicable): Alamo Advisors LP

Applicant Name (s): Mr. Bob Johnson

Address: 4114 Pond Hill, Suite 201, San Antonio, TX 78231

Phone: 210-404-2211

Fax:

Email: bobj@alamoadvisors.com

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

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

Firm Name (if applicable): VEI Consulting Engineers (See above)

Address:

Primary Contact Name:

Sec. 3.210. - C-2: COMMERCIAL. :

Intent

This zone is intended to provide for businesses and services that serve persons throughout the city and the area. These uses generally require frontages on major cross street intersections of highways or other major arterial, given their high visibility and traffic generation ability.

Principal Permitted Uses

Administrative and Business Office
Agricultural Sales and Services
Arts and Crafts
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing
Building Maintenance Services
Business or Trade School
Business Support Services
Club or Lodge
Cocktail Lounge

Commercial Off-Street Parking
Communication Services
Construction Sales and Services
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Convenience Store/Self Serve Gas.
Cultural Services
Custom Manufacturing
Day Care Services
Equipment Repair Services
Equipment Sales
Exterminating Services
Financial Services
Food Sales
Funeral Services
Group Residential
Single Family Residential (detached) if structure was not used as other than residential in its most recent use

General Retail Sales
Guidance Services
Hotel/Motel
Horticulture
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Maintenance and Service Facilities
Medical Offices
Mobile Food Establishments, but not in any right-of-way or public easement
Multiple Family Residential
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services

Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Research Services
Restaurant - Drive-In/Fast Food
Restaurant
Service Station
Veterinary Services

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 similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare.

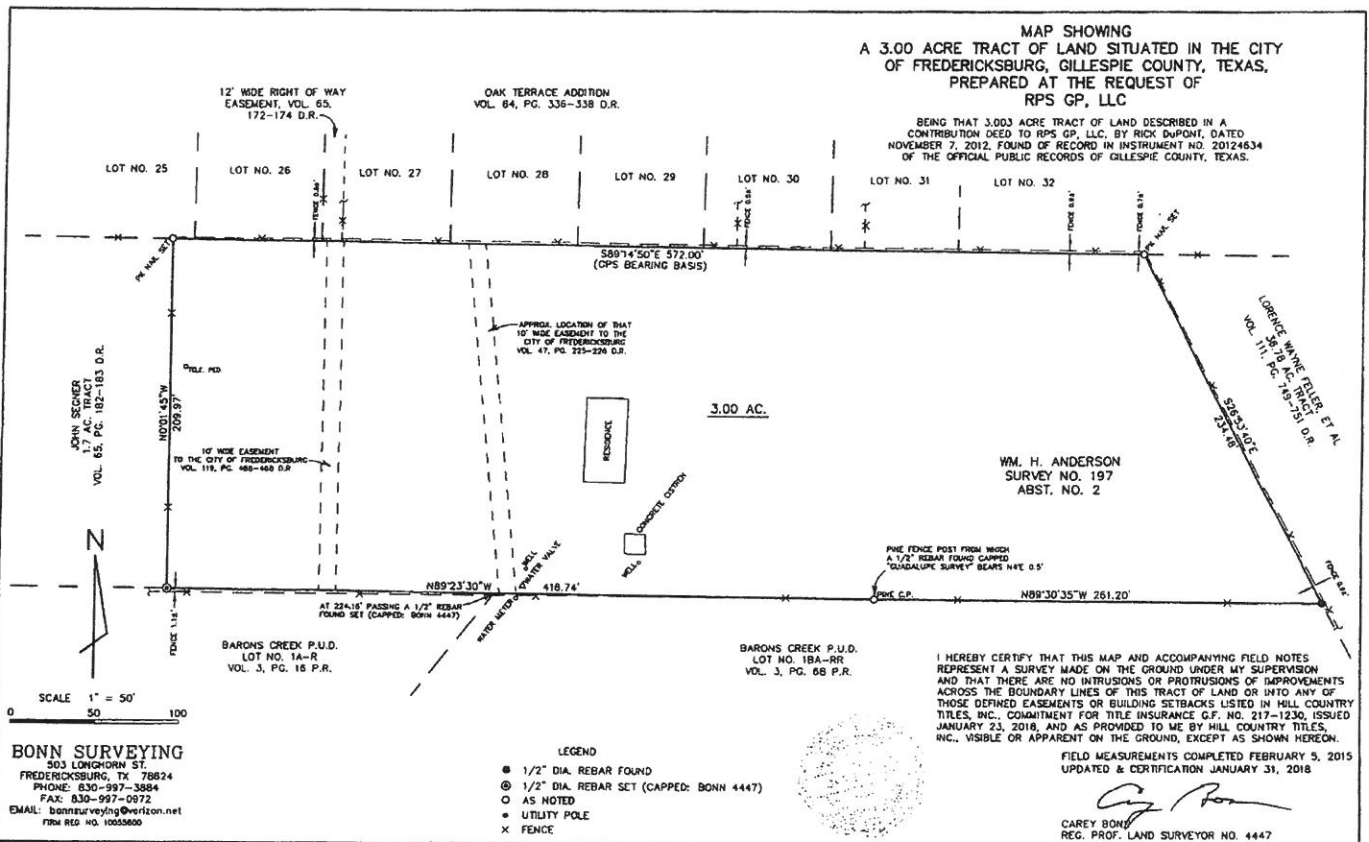
Uses Permitted Subject to Conditional Use Permit

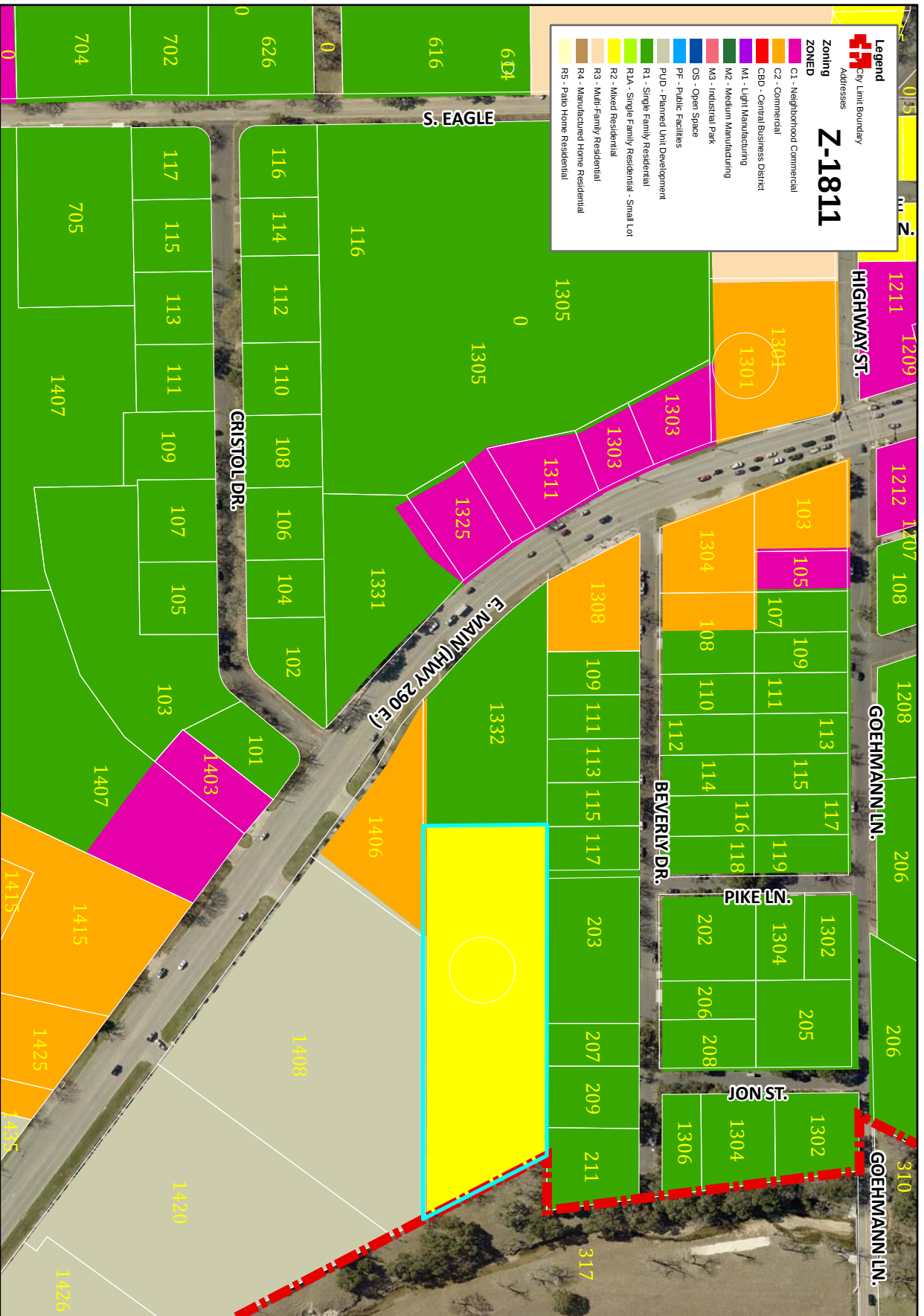
The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

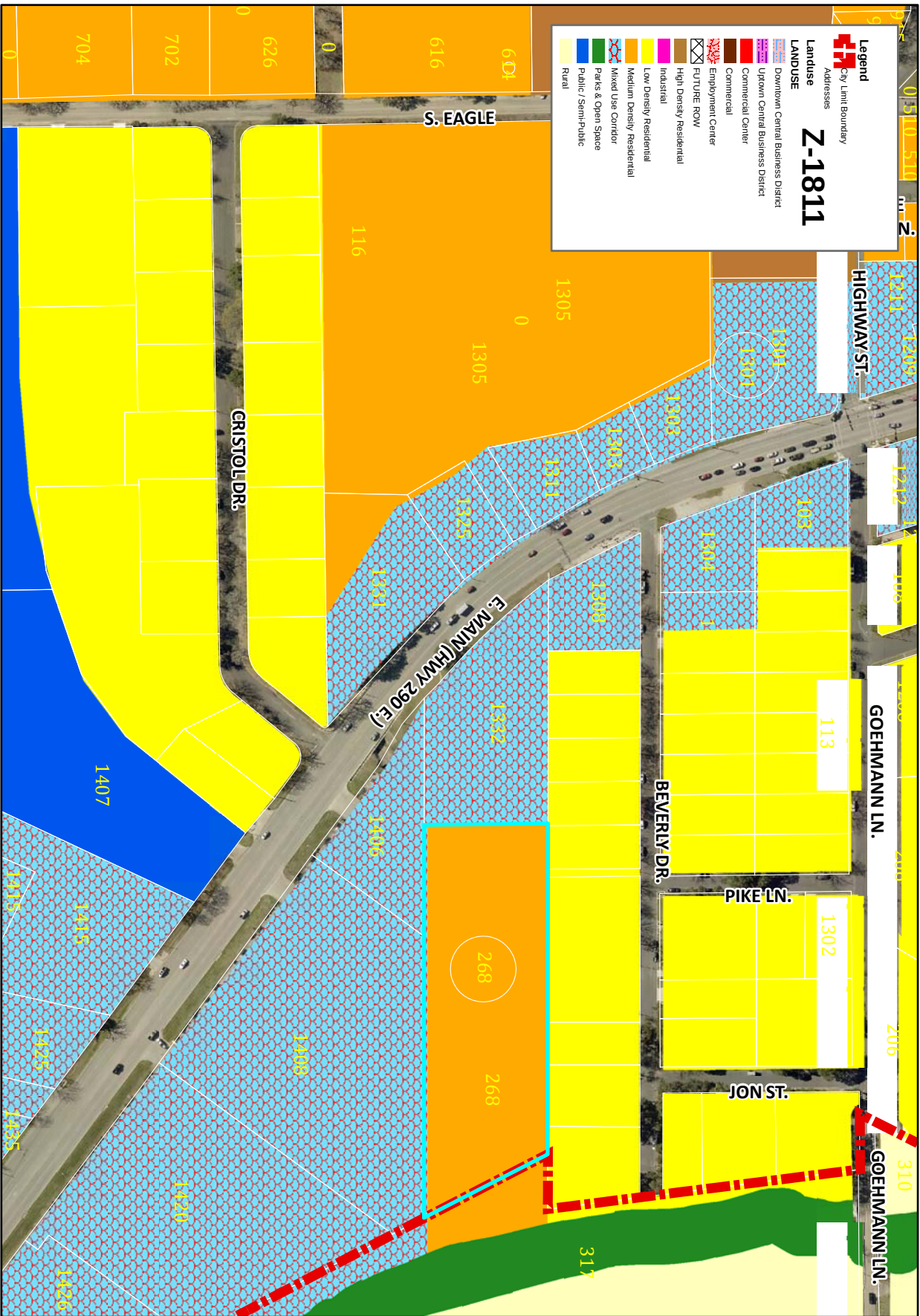
Camp Grounds
Convenience Storage
Drive through facilities associated with any use
Single Family Residential (detached)- new construction or after cessation of use other than residential
Duplex Residential Condominium Residential(section <u>7.610</u>)
Single Family Residential (Detached)
Townhouse Residential (section <u>7.610</u>)
Transportation Terminals

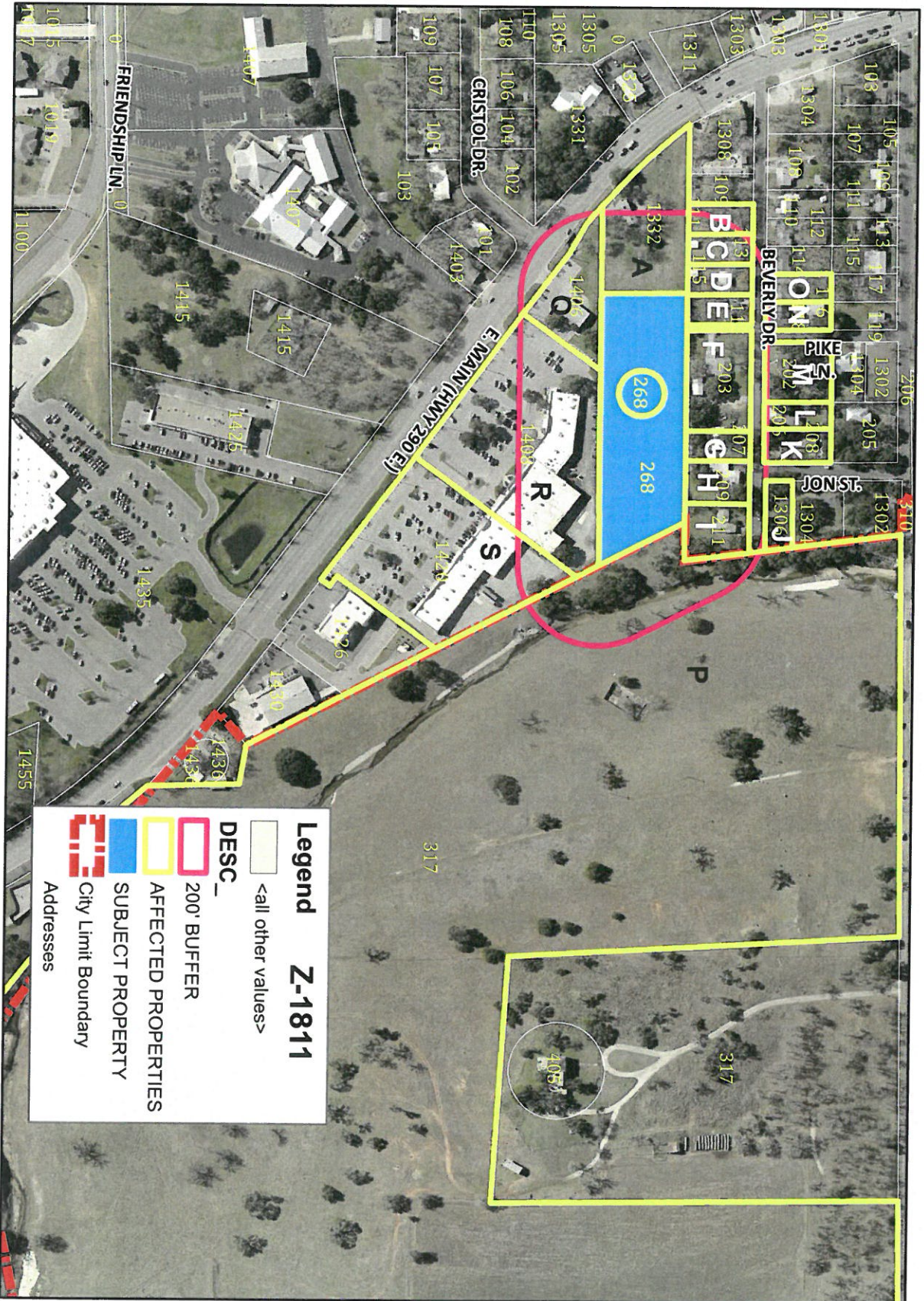
MAP SHOWING
A 3.00 ACRE TRACT OF LAND SITUATED IN THE CITY
OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS,
PREPARED AT THE REQUEST OF
RPS GP, LLC

BING THAT 3.003 ACRE TRACT OF LAND DESCRIBED IN A
CONTRIBUTION DEED TO RPS GP, LLC, BY RICK DUPONT, DATED
NOVEMBER 7, 2012, FOUND OF RECORD IN INSTRUMENT NO. 20124834
OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.









Letter	Owner	Address
A	SAMMY SEGNER	155 MOELLERING RD FREDERICKSBURG, TX 78624
B	DOLORES STAUDT	5028 CENTER POINT DR FREDERICKSBURG, TX 78624
C	ANDREW & CAROL REYES	113 BEVERLY DR FREDERICKSBURG, TX 78624
D	PAUL & CAROL HARRISON	115 BEVERLY DR FREDERICKSBURG, TX 78624
E	TRUDITH FRANTZEN	309 BRUNS RANCH RD FREDERICKSBURG, TX 78624
F	TERRY & JERLENE MCWILLIAMS	203 BEVERLY DR FREDERICKSBURG, TX 78624
G	PEGGY FLOYD LIFE-ESTATE	207 BEVERLY DR FREDERICKSBURG, TX 78624
H	DON & LINDA ADAMS	9494 N. ST HWY 16 FREDERICKSBURG, TX 78624
I	CASSANDRA SCHOESSOW	4034 STONEHURST DR PEARLAND, TX
J	JONATHAN CRENWELGE	1302 JON ST FREDERICKSBURG, TX 78624
K	THOMAS & MARY MARSCHALL	208 BEVERLY DR FREDERICKSBURG, TX 78624
L	RICHARD LAUGHLIN	616 W. MAIN ST FREDERICKSBURG, TX 78624
M	AIDE AGUILAR	202 BEVERLY DR FREDERICKSBURG, TX 78624
N	MIRIAM KLEEMAN	118 BEVERLY DR FREDERICKSBURG, TX 78624
O	HAROLD & SANDE KNAPP	116 BEVERLY DR FREDERICKSBURG, TX 78624
P	JUDY FELLER	4400 GREYSTONE DRIVE AUSTIN, TX
Q	ZARADIETER PARTNERS LP	6500 MONTANA AVE EL PASO, TX
R	ZARADIETER PARTNERS LP	6500 MONTANA AVE EL PASO, TX
S	MARY SCHILLER	7000 FIREWHEEL HOLLOW AUSTIN, TX
Z-1811		

LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1812

<u>APPLICANT:</u>	Stuart Barron and Jennifer Schandua
<u>LOCATION:</u>	North side of Friendship Lane, approximately 650' east of S. Washington Street.
<u>SIZE:</u>	Approximately 2.44 acres
<u>EXISTING ZONING:</u>	R-2 Mixed Residential.
<u>LAND USE PLAN:</u>	Commercial Center/Medium Density Residential
<u>PROPOSED CHANGE:</u>	Change in zoning from R-2, Mixed Residential to C-2 Commercial.

FINDINGS:

- The property is currently vacant undeveloped land located on the north side of Friendship Lane approximately 650' east of S. Washington Street.
- The applicant intends to rezone the property for the purpose of developing a commercial center.
- Land uses surrounding this property include undeveloped land and a car wash to the west, undeveloped land to the north and east, and a hotel to the south.
- Surrounding zoning is R-2 to the west and north, R-1 to the east and C-2 to the south across Friendship Lane.
- The Land Use Plan identifies the area at the intersection of S. Washington Street and Friendship Lane as a Commercial Center. This designation does include a portion of the subject property. The remaining portion of the property is designated as Medium Density Residential (see the attached Land Use Plan).

LAND USE PLAN: The Commercial Centers are located at the intersection of two-existing or planned major arterials. They are intended to include community and regional serving shopping centers and malls. Some office or service uses may also locate here. Residential or hospitality uses may also be considered if they can be included in a compatible way. For new centers, the design should reduce the need for multiple automobile trips between stores.

The Medium Density Residential category includes single family detached dwellings on smaller lots and attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide housing for "empty nesters" who may not want the maintenance of a large lot single family home, and for young families who may find a townhome or duplex more affordable than a single family home. They play an important

role in providing workforce housing as well. These residential uses can provide a buffer between lower density residential areas and more intensive residential, non-residential or mixed use areas. An average of 8 dwelling units per gross acre is assumed for these areas.

ZONING: The applicant is proposing to change the zoning to C-2, Commercial. In doing so, the applicant has stated they intend to develop the property as commercial. No definitive uses have been determined at this time. As is the case in all zoning requests, the Commission should consider all potential uses permissible within the proposed C-2 District (listing attached). Since this property is not contiguous to another C-2 zoned property, staff would not recommend changing only this property. If the Commission inclined to consider a change to commercial, we would suggest including the adjoining property to the west.

OPPOSITION/SUPPORT OF REQUEST: None to date.

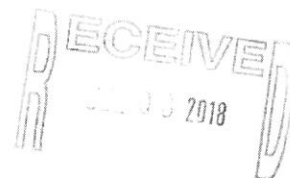
STAFF RECOMMENDATION: In staff's opinion, changing just the subject property alone would be inappropriate and represent an undesirable spot zoning. On the other hand, if the Commission wishes to consider the change, we would suggest that the adjoining property to the west and north be included in the application.

Jennifer Schandua
830-456-6992



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: B & S DEVELOPMENT

Project Address: FRIENDSHIP LANE

Tax ID Number (s): 29575

Application Type (Check all items that apply.)

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres:

2.434 No. of Lots: ONE

Original Survey & Abstract No:

Legal Description: G E CO #28 2.44

Current Land Use Plan: COMMERCIAL CENTER

Proposed Land Use Plan:

COMMERCIAL CENTER

Current Zoning: R2

Proposed Zoning:

C2

Location: ON FRIENDSHIP LANE NEAR INTERSECTION OF
SOUTH WASHINGTON (HWY 87 S.)

Proposed Use(s): COMMERCIAL

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:

Jennifer Schandua

Printed Name: Jennifer Schandua

Date: 7-2-18

Staff Use Only Application No.: 2-1812

Date: 07/03/18 -SC

*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: STUART BARRON AND JENNIFER SCHANDUA

Address: 232 KEIDEL LANE, FREDERICKSBURG, TEXAS 78624

Phone: 830-456-4881 Fax: Email: wtranch@hotmail.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): STUART BARRON & JENNIFER SCHANDUA

Address: 232 KEIDEL LANE, FREDERICKSBURG, TEXAS 78624

Phone: 830-456-4881 Fax: Email: wtranch@hotmail.com

NOTES

1. BASIS OF BEARING WAS ESTABLISHED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.
2. FIELD SURVEY COMPLETED 08-21-2016.

BARBARA HEINEN
CALLED 2.556 ACRE TRACT
VOLUME 138, PAGE 393
DEED RECORDS

(EAST 2'3.1)

N89° 45' 18"E 213.53'

NORTH

SCALE: 1" = 50'

LEGEND

- ☐ WATER METER
- ☐ GAS METER
- ☐ TELEPHONE PEDESTAL
- ☐ CABLE TV PEDESTAL
- ☐ SEWER MANHOLE
- X- WIRE FENCE
- OHex- OVERHEAD ELECTRIC
- POB POINT OF BEGINNING
- UTILITY POLE
- ↖ GUY WIRE
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- NAIL FOUND
- ⊙ FENCE POST FOUND
- () RECORD INFORMATION

PENJAY PROPERTIES, INC.
REMAINDER OF A CALLED
4.872 ACRE TRACT
VOLUME 138, PAGE 393
DEED RECORDS

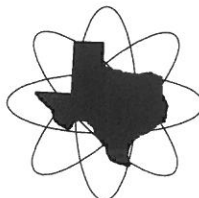
2.434 ACRES

REMAINING PORTION OF 9.4 ACRES
CITY OF FREDERICKSBURG
DOCUMENT NO. 20145314
OFFICIAL PUBLIC RECORDS

FRIENDSHIP LANE

PLAT SHOWING: A 2.434 ACRE TRACT OF LAND
OUT OF OUTLOT NO. 28, ENVIRONS BY THE
GERMAN EMIGRATION COMPANY, GILLESPIE COUNTY,
TEXAS, AND BEING THE REMAINING PORTION OF
THAT CERTAIN CALLED 2.556 ACRE TRACT
RECORDED IN VOLUME 163, PAGE 185, DEED
RECORDS OF GILLESPIE COUNTY, TEXAS.

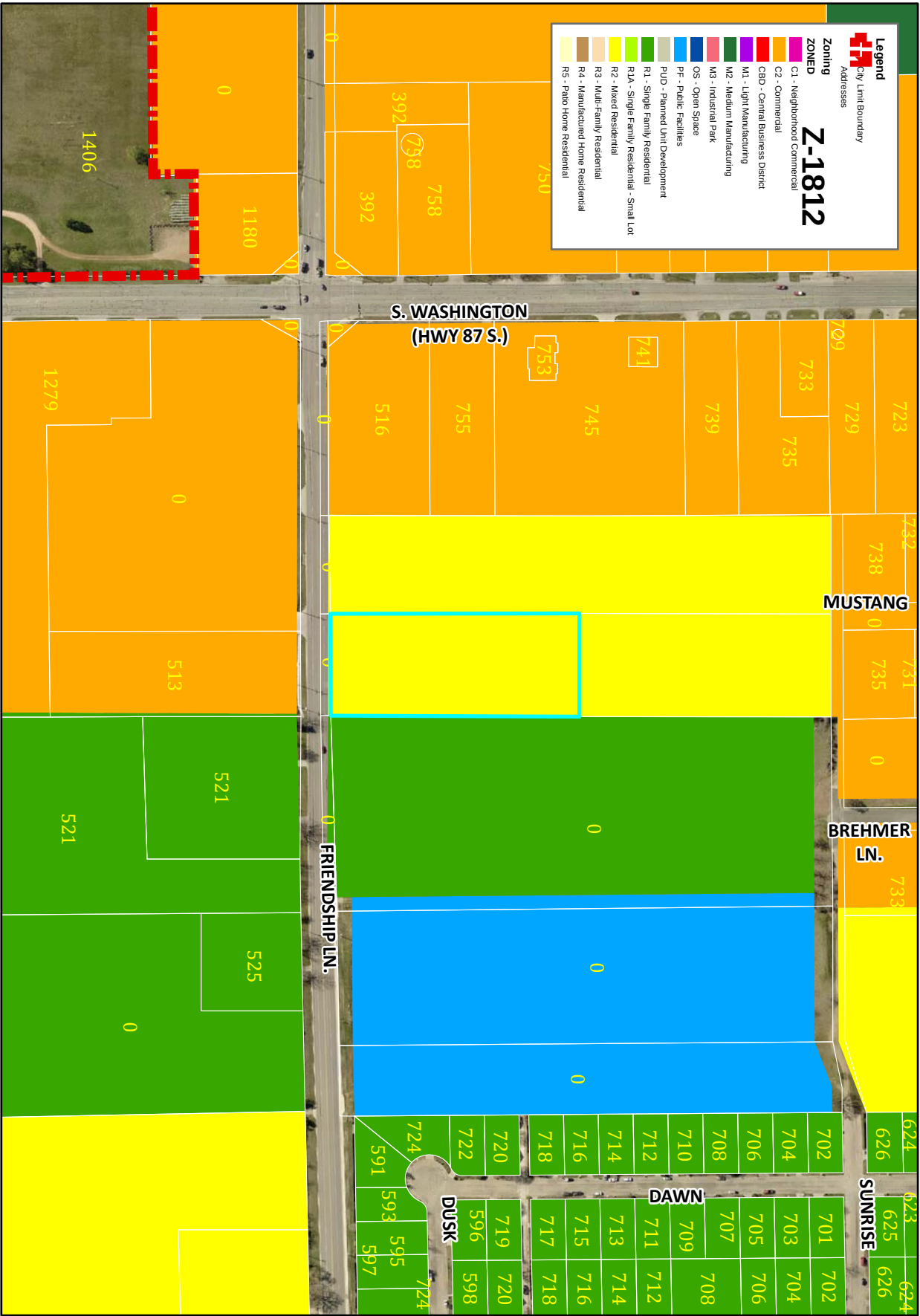
M.D.S. LAND SURVEYING CO., INC.
8 SPENCER ROAD
BOERNE, TEXAS 78006
PHONE: (830) 816-1818
EMAIL: mdsinc@gvtc.com

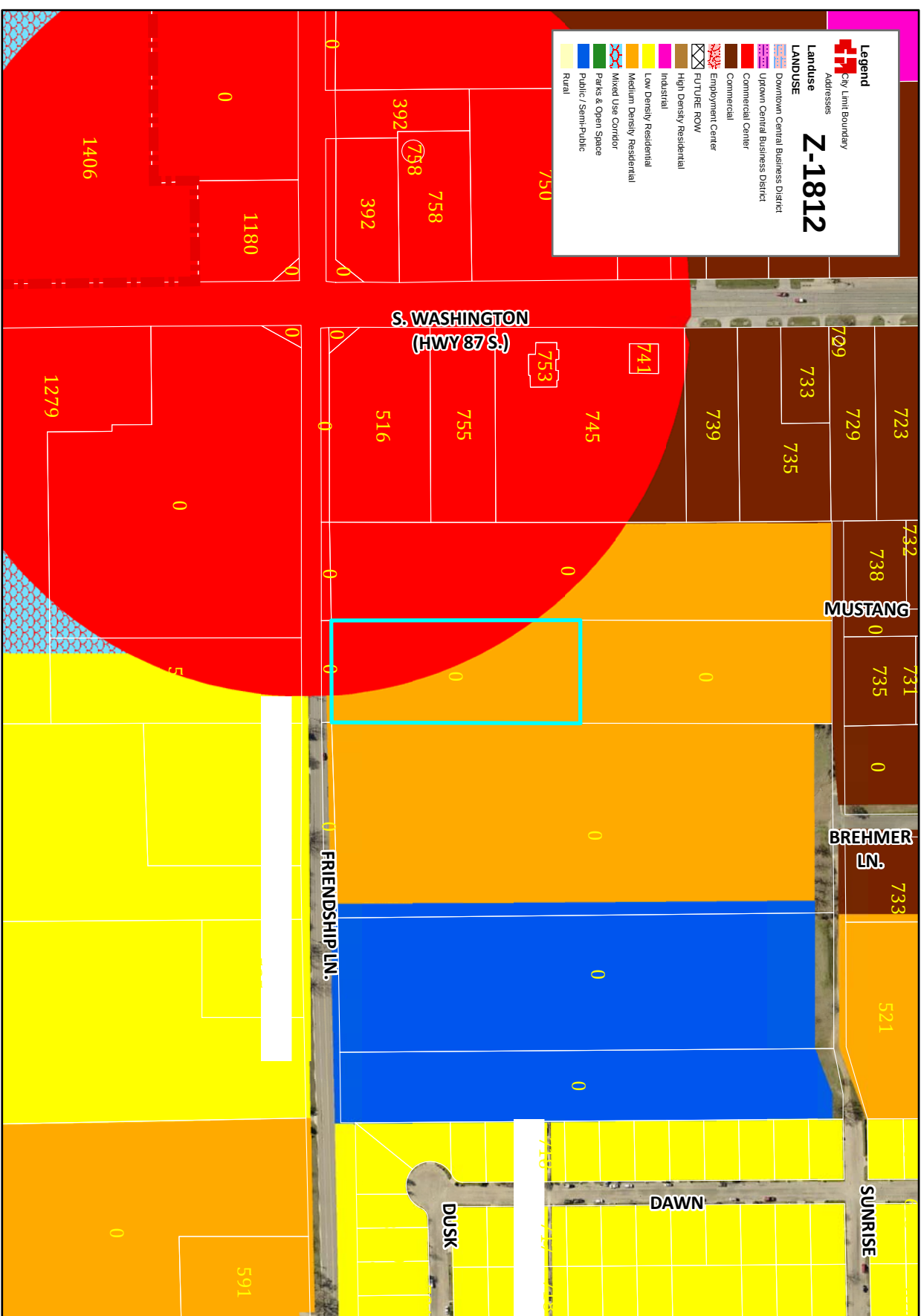


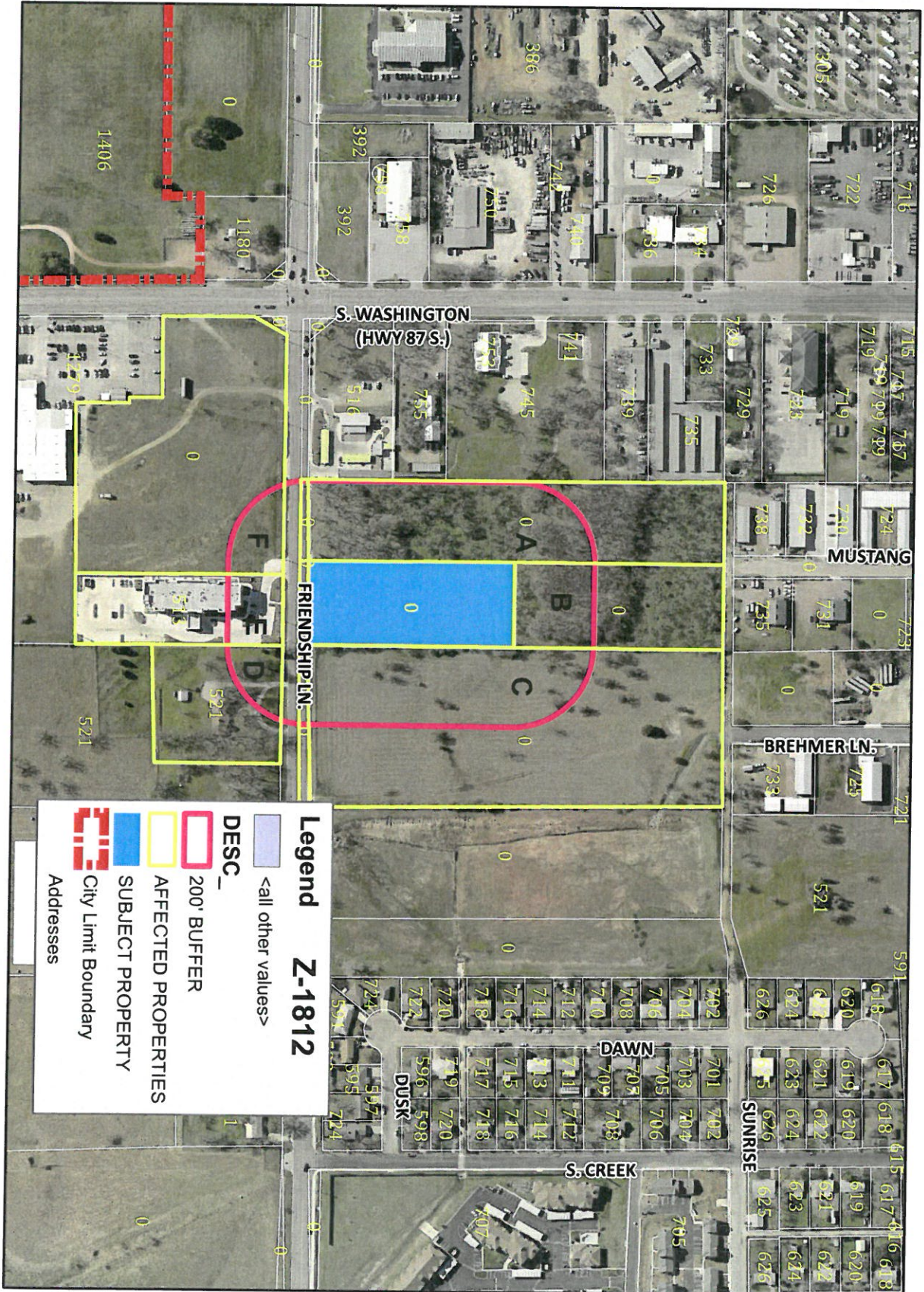
STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
GROUND, UNDER MY SUPERVISION, THIS 21st DAY OF
AUGUST, 2016, THAT THIS PLAT CORRECTLY REPRESENTS
THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT
THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF
BUILDINGS ON ADJOINING PROPERTY AND THAT ALL
BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY
EXCEPT AS SHOWN ABOVE.

Jeff Boerner
JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR
4939
TEXAS REGISTRATION NO. JOB #: 16-000-00







Letter	Owner	Address
A	PENJAY PROPERTIES INC	P.O. BOX 669 FREDERICKSBURG, TX 78624
B	BARBARA HEINEN	705 S. EAGLE FREDERICKSBURG, TX 78624
C	CITY OF FREDERICKSBURG	126 W. MAIN FREDERICKSBURG, TX 78624
D	VINAY PATEL	109 EAST 15TH ST SHAMROCK, TX
E	NEW FREDERICKSBURG PROPERTIES	P.O. BOX 279 SHAMROCK, TX
F	MCLANE GROUP PROPERTIES LLC	P.O. BOX 549 TEMPLE, TX
Z-1812		