

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, September 7, 2016

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order

2. Approve minutes from the August 2016 Regular Meeting

Pp 1 - 6

SITE PLAN

3. Consider (SP-1614) Site Plan for a Memory Care Facility at 2230 N. Llano

Pp 7 - 14

PLATS

4. Consider (P-1618) Amending Plat of Lot 1, Block 1 and Lot 2, Block 2 of the Apelts Acreage Addition

Pp 15 - 17

5. Consider (P-1620) Final Plat for Keller Subdivision, a 18.47 acre tract of land located northwest of the intersection of Milam Street and Hwy 16 South

Pp 18 - 24

DISCUSSIONS

6. Meeting date for October

ADJOURN

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

**PLANNING & ZONING COMMISSION
August 3, 2016
5:30 P.M.**

On this the 3rd day of August, 2016 the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

JANICE MENKING
BRENDA SEGNER
DARYL WHITWORTH
STEVE THOMAS
CHRIS KAISER
BILL PIPKIN
JIM JARREAU
JIM WARREN

ABSENT: CARL MONEY

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
PAT MCGOWAN - City Attorney
KRIS KNEESE - Assistant Director of Public Works and Utilities
TAMMIE LOTH - Development Coordinator

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

PUBLIC HEARINGS

PUBLIC HEARING (Z-1608) BY KEVIN SPRAGGINS ON BEHALF OF TERRY HARTCRAFT FOR A CONDITIONAL USE PERMIT TO ALLOW CONVENIENCE STORAGE IN THE C-2, COMMERCIAL ZONING DISTRICT ON PROPERTY LOCATED AT 730 BREHMER LANE - It was moved by Daryl Whitworth and seconded by Chris Kaiser to open Public Hearing Z-1608 by Kevin Spraggins on behalf of Terry Hartcraft for a Conditional Use Permit to allow Convenience Storage in the C-2, Commercial Zoning District on property located at 730 Brehmer Lane. Terry & Sheryl Hartcraft were also in attendance. Mr. Spraggins noted the applicants are asking for a conditional use permit due to the storage unit portion of the plan and the remainder is simply a site plan review. Mr. Spraggins noted Sunrise Street is not constructed yet but the city plans to build the street. Mr. Spraggins added they have provided 15 parking spaces and the property is located in the area serviced by the regional detention pond. Mr. Spraggins noted there will be two driveways off Brehmer Lane and Mr. Hartcraft will have his taxidermy shop on site.

Jim Jarreau moved to close Public Hearing Z-1608 and Brenda Segner seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted City Staff has no objection to the use and believes it is compatible with the surrounding uses. Mr. Jordan clarified there is not a date set when Sunrise Street

will be completed, but it is on the Capital Improvement Plan. Mr. Jordan noted one letter was received in support of the application and noted Staff recommendation of approval with the condition a landscape plan be approved prior to issuance of a building permit.

Brenda Segner asked if there was a possibility an entrance or exit would be on Sunrise Street after it is developed and Mr. Jordan noted that would be likely.

Jim Jarreau moved to approve Public Hearing Z-1608 with the condition of a final approval of a landscape plan. Jim Warren seconded the motion. All voted in favor and the motion carried.

Steve Thomas stepped down from the Commission for the consideration of Z-1609

PUBLIC HEARING (Z-1609) BY JAMES GRIFFIN OF BROWN AND ORTIZ, P.C. ON BEHALF OF WILLIAM VARNEY FOR THE FOLLOWING ACTIONS ON PROPERTY LOCATED AT 407 WHITNEY STREET A) A CHANGE IN THE LAND USE PLAN FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL B) A CHANGE IN ZONING FROM R-1, SINGLE FAMILY RESIDENTIAL TO C-1, NEIGHBORHOOD COMMERCIAL C) A CONDITIONAL USE PERMIT TO ALLOW LIMITED RETAIL AND LIMITED RESTAURANT USES ON SAID PROPERTY - It was moved by Chris Kaiser and seconded by Brenda Segner to open public hearing Z-1609 by James Griffin of Brown and Ortiz, P.C. on behalf of William Varney for the following actions on property located at 407 Whitney Street A) A change in the Land Use Plan from Low Density Residential to Commercial B) A change in Zoning from R-1, Single Family Residential to C-1, Neighborhood Commercial C) A Conditional Use Permit to allow Limited Retail and Limited Restaurant Uses on said property. Mr. Griffin noted the property consists of .8 acres and involves mostly outdoor use. Mr. Griffin gave a timeline of the ownership and development of the property and stated the owner would like to change the zoning so that what has been operating on the property for some time is allowed. Mr. Griffin noted there are similar uses to what is being proposed throughout the entire block. Mr. Griffin stated spot zoning has been discussed as an effect of the request but noted the uses are consistent with what exists on the remainder of the block. Mr. Griffin stated they are aware the neighbor is opposed to the request but they have had a gigantic showing in support of the project and referenced approximately 230 letters they have received. Mr. Griffin acknowledged some of the support comes from people that do not live in town.

There was no public comment.

Jim Jarreau moved to close Public Hearing Z-1609 and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the Herb Farm, which is the remainder of this original tract, was changed to a Planned Unit Development in 2008. Mr. Jordan noted the applicant has been using his property for various uses at times, but the cooking school he has recently started operating is what brought this to light because the R-1 zoning district he is located in does not allow for expansion of a non-conforming use. Mr. Jordan noted the owner has argued the fact they should have been grandfathered when they were annexed into the city and have had many discussions with City Staff, who in turn has had conversations with the Planning & Zoning Commission. Mr. Jordan noted the owner decided to make application for the zoning change following the City's suggestions to do so. Mr. Jordan stated Staff is comfortable with the request because of the zoning that was established when the Herb Farm was rezoned and with the configuration of the block, this would be considered more of an extension of the PUD. Mr. Jordan added looking at it from an R-1 standpoint, the area is not set up

favorably for lots and since C-1 is relatively restrictive, if the request is approved, the owner will be limited to what uses are currently on site. Mr. Jordan commented City Staff does not believe the requested change would be considered spot zoning. Mr. Jordan stated from the notices the city sent out, four letters have been received in support and one in opposition.

Jim Jarreau asked if screening would be required and Mr. Jordan noted it is not. Bill Pipkin asked if this property and the adjacent tract, which used to be one total tract, was zoned R-1 when it was annexed and Mr. Jordan noted it was. Brenda Segner asked if the property in question was offered the chance to be part of the PUD when it was approved and Mr. Jordan stated the owner did not want to join in on that. Mr. Jarreau asked if the lack of continuity is not a consideration and Mr. Jordan noted if the application is not approved, it will be because it will have to be proven there was a gap in time of operation in order for him not to be allowed to continue his business. Daryl Whitworth asked if this will impact the parking requirements and Mr. Jordan noted City Staff has worked with the applicant through the Development Review process to designate the required parking spaces on site and there is adequate parking. Mr. Whitworth asked what size classes are being held and members of the audience noted they are limited to ten people. Mr. Whitworth asked if that class size can be changed if the application is approved and Mr. Jordan noted that is not likely because the building is small and the site plan provided is what will be approved with the Conditional Use Permit. Mr. Griffin commented the class size will be limited to ten individuals and there is space on the property for additional parking, but what is shown on the plan are the designated spaces with curb stops. Mr. Whitworth asked Mr. Griffin why he believes this is not spot zoning and Mr. Griffin noted spot zoning does not provide any benefit to anyone in the community and the zoning would stick out like a sore thumb. Mr. Griffin noted the property now sticks out like a sore thumb being next to the huge PUD. Mr. Griffin then quoted case law and criteria that has to be met to be considered spot zoning. Mr. Griffin stated the proposed zoning conforms to what is located around the property. Mr. Griffin added the use has operated in some form or fashion for more than a decade. Mr. Griffin continued the use does not negatively affect other properties or citizens. Jim Warren asked how many Planned Unit Developments are in existence and Mr. Jordan noted about four or five.

Jim Warren moved to approve application Z-1609 and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

Steve Thomas returned to the Commission.

Chris Kaiser stepped down from the Commission for the consideration of Z-1610

PUBLIC HEARING (Z-1610) BY SEAN HEEP FOR A ZONING CHANGE ON PROPERTY LOCATED AT 328 MORNING GLORY DRIVE FROM R-1, SINGLE FAMILY RESIDENTIAL TO R-1A, SINGLE FAMILY RESIDENTIAL SMALL LOT ZONING

- It was moved by Brenda Segner and seconded by Jim Jarreau to open Public Hearing Z-1610 by Sean Heep for a zoning change on property located at 328 Morning Glory Drive from R-1, Single Family Residential to R-1A, Single Family Residential Small Lot zoning. Jeff Jeffers, Realtor for the applicant, presented the application. Mr. Jeffers noted the owners would like to change the property from one type of residential to another type of residential. Mr. Jeffers acknowledged City Staff has not recommended approval of the application because it appears to be spot zoning. Mr. Jeffers read a definition of spot zoning which he argued did not fit the property in question. Mr. Jeffers then distributed clauses from the comprehensive plan and read and answered the statements presented. Mr. Jeffers stated the requested zoning change would not change the intended density of the current zoning because when the property is developed and a street is put in, only about five homes will be able to be constructed.

Jim Warren asked if the applicant spoke to the neighbors and Mr. Jeffers stated they tried to and most of the ones they got in contact with did not care if they changed the zoning, but didn't necessarily care to be included in the zoning change.

PUBLIC COMMENT

Thomas and Barbara Segner from 324 Morning Glory noted they were in opposition of the zoning change because they believe it is a perfect example of spot zoning and noted the surrounding lots are much larger than even a normal R-1 sized lot, and definitely a R-1A lot. Mr. Segner commented the density will be changed because a smaller lot size will mean more people living in the area. Mr. Segner stated without knowing the layout of the area, it is premature to change the zoning.

Mr. Jeffers noted the property could be developed as it is now with a street and new lots, and although they do not know who will eventually develop the area, they are requesting the rezoning to make the property more marketable and give a future developer as many options as possible.

Daryl Whitworth moved to close Public Hearing Z-1610 and Brenda Segner seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the land use is the same in R-1 or R-1A but there is a difference in density because of the allowable size of a lot. Mr. Jordan explained the configuration of the property is not an ideal layout of a zoning district. Mr. Jordan acknowledged the property could be developed as is, but Staff suggests a better configuration for a re-zoning. Mr. Jordan noted there has not been anyone develop property as R-1A since the zoning district was established. Mr. Jordan noted seven letters were received in opposition and none in support. Mr. Jordan clarified several of the letters are from the same owner that owns multiple properties in the notification area.

Jim Jarreau noted he would feel better if there was a plan attached to the request for a zoning change. Ms. Segner asked what configuration Staff would suggest for a zoning change and Mr. Jordan noted from the intersection of Morning Glory and N. Milam down to the house at 320 Morning Glory.

Jim Jarreau moved to deny Application Z-1610 and Steve Thomas seconded the motion. All voted in favor with the exception of Jim Warren who voted in opposition. The motion carried.

Steve Thomas returned to the Commission.

SITE PLANS

CONSIDER (SP-1612) SITE PLAN FOR SUNRISE COTTAGES LOCATED ON SUNRISE STREET - Kevin Spraggins of VEI Engineering presented the application and noted the owner would like to put in 22 apartment units on the three acre tract. Mr. Spraggins noted ten of the units will be 720 square feet and twelve will be 1200 square feet. Mr. Spraggins noted all units will be one-story with cottage style architecture and they are well under the allowable coverages. Mr. Spraggins stated access will be off Sunrise Street and they are required to provide 44 parking spaces but have provided 55.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted a unique part of the project is that these will all be modular buildings, but they are permitted as long as they meet the building codes. Mr. Jordan noted this is a transitional zoning area and they see this development as positive. Mr. Jordan added there will be screening required on the west side of the property.

Mr. Jordan noted Staff recommendation of approval.

Janice Menking clarified that another development has been approved adjacent to this property and Mr. Jordan noted that was true, but construction plans have not been submitted. Mr. Jordan commented he believes the developer is waiting for the city to develop Sunrise Street.

Jim Jarreau asked if these would be rental properties and Mr. Spraggins stated they would be. Kenneth Neatherlin, owner and developer, explained the building and moving process of the modular buildings and noted they would use 8x12 and 12x12 pitches on the roof, nine foot ceilings and metal roofs. Mr. Neatherlin noted they will also have an elevated slab with a rock base.

Jim Jarreau moved to approve Application SP-1612 and Jim Warren seconded the motion. All voted in favor and the motion carried.

PLATS

CONSIDER (P-1615) PRELIMINARY PLAT FOR THE PRESERVE ON BARONS CREEK LOCATED AT 309 S. EDISON - Kevin Spraggins of VEI Engineering and Tim Sawtelle, owner of the property presented the application. Mr. Spraggins noted the tract is 4.09 acres and will consist of eight lots with a standard city street and cul-de-sac. Mr. Spraggins noted the FEMA flood plain is shown incorrectly on the plat submitted but that will be corrected.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the neighborhood was very involved in the first application because they were very opposed to the originally proposed B&B project. Mr. Jordan noted this plan is in compliance with the R-1 zoning requirements and noted Staff recommendation of approval with the condition the final plat be provided with the final construction plans.

Jim Warren moved to approve Application P-1615 and Jim Jarreau seconded the motion. All voted in favor and the motion carried.

MINUTES

Jim Jarreau noted moved to approve the minutes of the July, 2016 meeting and Bill Pipkin seconded the motion. All voted in favor and the motion carried. .

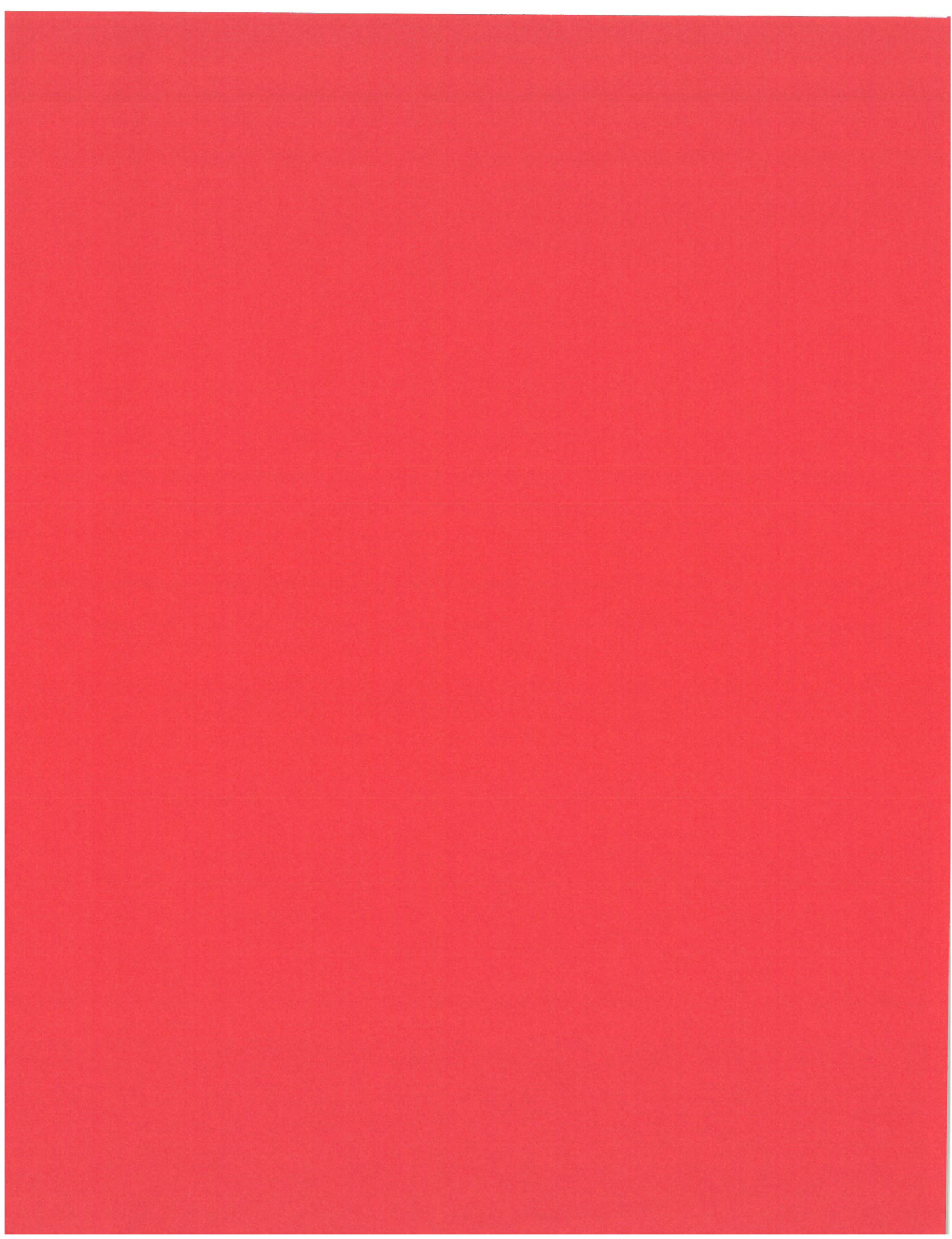
ADJOURN

With nothing further to come before the Commission, Jim Warren moved to adjourn. Bill Pipkin seconded the motion. All voted in favor and the meeting was adjourned at 7:31 p.m.

PASSED AND APPROVED this 7th day of September, 2016.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman



**SITE PLAN
BACKGROUND INFORMATION
September, 2016**

File Number: SP-1614

Address/Location: 2230 N. Llano Street, adjacent to the Paige House Assisted Living Facility

Owner/Applicant: Gerald Faldyn

Project Description: The addition of a 16 unit memory care facility.

Site Area: Approximately 3 acres

Zoning: C-1 – Neighborhood Commercial

Adjacent Land Uses/Zoning:

North:	Detention Pond and Single Family Homes, zoned R-1
West:	Vacant land, zoned C-1
East:	Paige House assisted living facility, zoned C-1
South:	N. Llano Street, outside the city limits.

Building Breakdown:

PROPOSED: 16 bedroom resident units, 8,512 square feet, single story facility. The facility is planned to be operated as an assisted living "Type B", Alzheimer facility as licensed by the Department of Aging and Disability Services.

EXISTING: The existing Paige House is 9,839 square feet designed to accommodate 16 residents in 12 one bedroom and two –two bedroom units.

Building Height: One story.

Building Coverage: 15% (50% maximum)

Impervious Coverage: 34% (70% maximum)

Site Access: Access will be provided by the existing single drive from N. Llano Street. A circular drive will be provided for the new building.

Parking Required: 15 spaces.

Parking Provided: 29 spaces provided, including appropriate handicap spaces.

Landscaping: A landscape Plan will be required prior to issuance of a building permit.

Lighting: Exterior lighting to be ordinance compliant.

Detention: NA

P&Z Action:

Final approval

Recommendation:

Approval, conditioned upon approval of civil construction plans and a Landscape Plan, prior to issuance of a permit.



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: Celeste Care of Fredericksburg
Project Address: 2230 N. Lland St, Fredericksburg, TX 78624
Tax ID Number (s): 82106

Application Type (Check all items that apply.)

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

Revision of Approved Plan / Plat? ☐ Yes ☒ No Name: STONE RIDGE BUSINESS PARK, UNIT 1
Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 3 No. of Lots: 1
Original Survey & Abstract No: William H. ANDERSON Survey # 197, abstract No. 2.
Legal Description: Stone Ridge Business Park #1 LOT 1-PT, 3.0
Current Land Use Plan: Assisted Living Proposed Land Use Plan: Assisted LIVING
Current Zoning: C1 Proposed Zoning: C1
Location: 2230 N. Lland St., Fredericksburg, TX 78624
Proposed Use(s): Assisted Living 16 bed Facility

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: Gerald Faldyn Date: 8-4-16

Staff Use Only

Application No.: SP-1614 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): LLV1, LP

Owner Name: GERALD FALDYN

Address: 18025 Glenville CV, Austin, TX 78738

Phone: 512-422-8787 Fax:

Email: g.faldyn@celestecare.com

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

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

Firm Name (if applicable): Keith PARKAN, PE (KEP)

Address:

Primary Contact Name: Keith PARKAN

Phone: 512-567-8766 Fax:

Email: KPARKAN@hotmail.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): SAME AS PROPERTY OWNER

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): General Contractor

Firm Name (if applicable): CARE WAY SENIOR LIVING, INC

Address: 11701 BEE CAVES Rd, Ste 221 AUSTIN, TX 78738

Primary Contact Name:

Phone: 512-413-3994 Fax:

Email: JASON@carewaysl.com

August 5, 2016

Mr. Brian Jordan
126 West Main Street
Fredericksburg, TX 78624

Re: The Paige House Memory Care Addition
2230 Llano Street
Fredericksburg, Texas 78624

Dear Mr. Jordan –

The following is the synopsis of the proposed addition to the existing Paige House Development:

OWNER:

LLV1, LP
GERALD FALDYN
18025 GLENVILLE COVE
AUSTIN, TEXAS 78738

LOCAL ADDRESS:

2230 NORTH LLANO STREET, FREDERICKSBURG, TEXAS.

LEGAL DESCRIPTION:

LOT 1, STONE RIDGE BUSINESS PARK UNIT 1, A SUBDIVISION SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 3, PAGE 49 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

PROPOSED USE:

THE PROPOSED FACILITY ADDITION WILL BE AN 8,512 SQUARE FOOT SINGLE STORY WOOD FRAME BUILDING WITH CEMENTOUS SIDING AND STONE VENEER AND A METAL ROOF. THE FACILITY WILL HAVE 16 BEDROOM RESIDENT UNITS. THE FACILITY IS PLANNED TO BE OPERATED AS A NURSING FACILITY AS LICENSED BY THE TEXAS DEPARTMENT OF AGING AND DISABILITY SERVICES.

THE EXISTING FACILITY IS 9,839 SQUARE FEET AND BUILT AS A WOOD FRAME BUILDING WITH CEMENTOUS SIDING AND VENEER AND A METAL ROOF AND IS DESIGNED TO ACCOMMODATE UP TO 16 RESIDENTS. THE FACILITY HAS A TOTAL OF 12 ONE BEDROOM RESIDENT UNITS AND 2 TWO BEDROOM DOUBLE OCCUPANCY RESIDENT UNITS. THE FACILITY OPERATES AS A "TYPE A" ASSISTED LIVING FACILITY AS LICENSED BY THE TEXAS DEPARTMENT OF HUMAN SERVICES.

THE SITE WILL CONTINUE TO HAVE ONE DRIVEWAY ONTO LLANO STREET AND THE IMPROVEMENTS WILL ENHANCE THE ACCESSIBILITY FOR THE FIRE DEPARTMENT.

PROPOSED PARKING

THERE ARE CURRENTLY 13 PARKING SPACES WHICH INCLUDE 2 HANDICAP SPACES (VAN ACCESSIBLE). PROPOSED IS REMOVING 3 OF THOSE SPACES AND ADDING 19 NEW PARKING

SPACES WITH 2 OF THOSE BEING VAN ACCESSIBLE HANDICAP PARKING. THE IMPROVEMENTS WILL INCLUDE PROPER FIRE DEPARTMENT ACCESS THROUGH SITE. THE TOTAL PARKING PROVIDED AFTER IMPROVEMENTS WILL BE 29 SPACES OR 0.967 SPACES PER BED. PARKING PROVIDED EXCEEDS THE CITY OF FREDERICKSBURG REQUIREMENTS OF 15 PARKING SPACES. IMPERVIOUS COVER

BUILDING COVERAGE AREA:

EXISTING BUILDING:	9,839 SQUARE FEET
PROPOSED BUILDING	8,512 SQUARE FEET
PROPOSED GAZEBO	225 SQUARE FEET

PARKING AND DRIVE AREA:

EXISTING:	10,437 SQUARE FEET
PROPOSED ADDITION:	11,549 SQUARE FEET

SIDEWALK AREA:

EXISTING:	2,894 SQUARE FEET
PROPOSED:	1,210 SQUARE FEET

TOTAL IMPERVIOUS COVER PROPOSED: 44,667 SQUARE FEET

DRAINAGE / DETENTION:

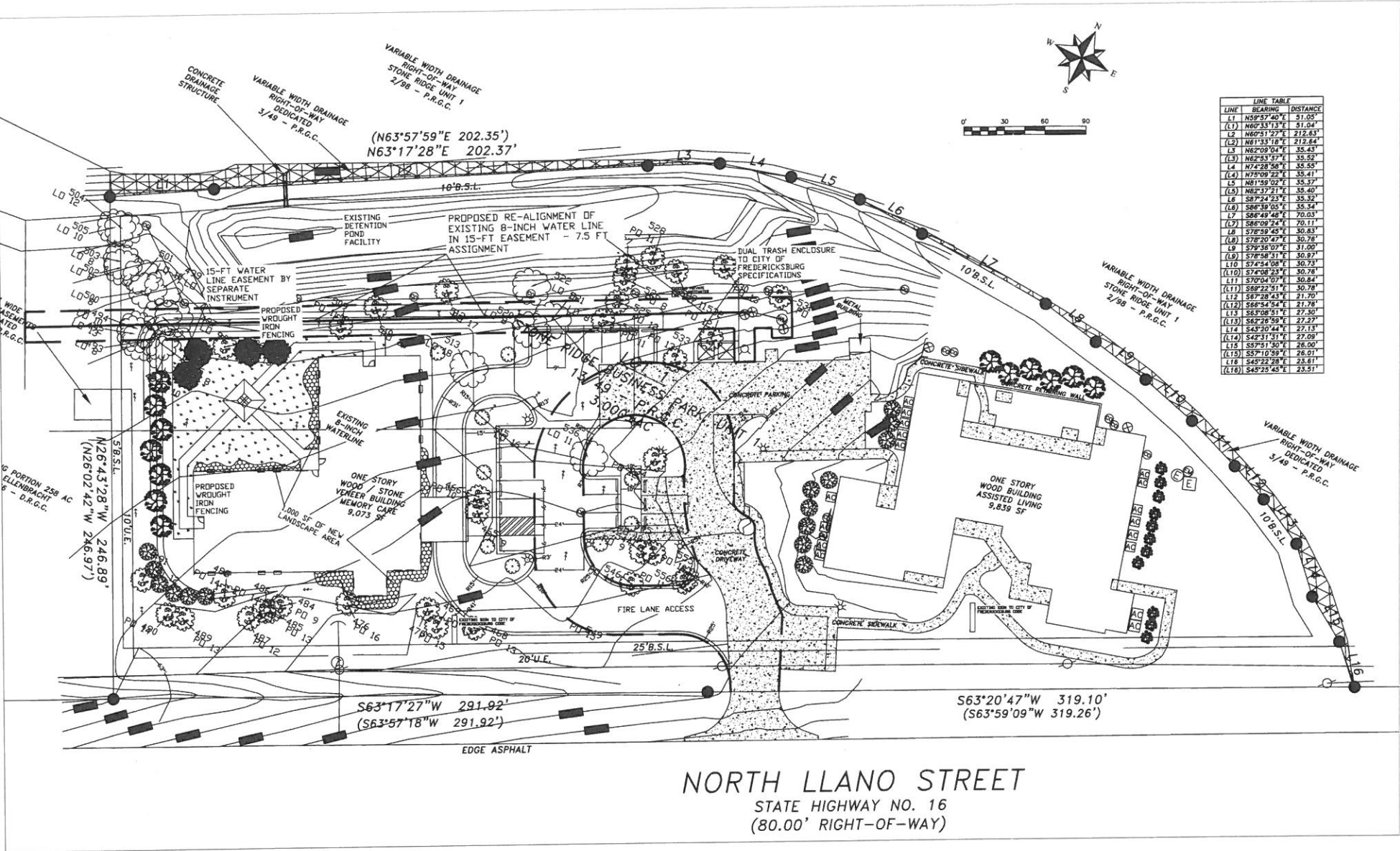
AN EXISTING DETENTION POND IS ON THE NORTH / NORTHWEST PORTION OF THE SITE AND HAS BEEN DESIGNED TO ACCOMMODATE THE EXISTING DEVELOPMENT AND ALSO ADEQUATELY FOR THE PROPOSED IMPROVEMENTS OF THE SITE.

If you have any questions in regards to the PZ Site Plan, please contact Gerald Faldyn or myself.

Sincerely,



Keith Parkan



LOCAL ADDRESS:

2230 NORTH LLANO STREET, FREDERICKSBURG, TEXAS.

LEGAL DESCRIPTION:

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THE EXISTING FACILITY IS 9,839 SQUARE FEET AND BUILT AS A WOOD FRAME BUILDING WITH CEMENTOUS SIDING AND VENEER AND A METAL ROOF AND IS DESIGNED TO ACCOMMODATE UP TO 16 RESIDENTS. THE FACILITY HAS A TOTAL OF 12 ONE BEDROOM RESIDENT UNITS AND 2 TWO BEDROOM DOUBLE OCCUPANCY RESIDENT UNITS. THE FACILITY OPERATES AS A "TYPE A" ASSISTED LIVING FACILITY AS LICENSED BY THE TEXAS DEPARTMENT OF HUMAN SERVICES.

PROPOSED PARKING

THERE ARE CURRENTLY 13 PARKING SPACES WHICH INCLUDE 2 HANDICAP SPACES (VAN ACCESSIBLE). PROPOSED IS REMOVING 3 OF THOSE SPACES AND ADDING 19 NEW PARKING SPACES WITH 2 OF THOSE BEING VAN ACCESSIBLE HANDICAP PARKING. THE IMPROVEMENTS WILL INCLUDE PROPER FIRE DEPARTMENT ACCESS THROUGH SITE. THE TOTAL PARKING PROVIDED AFTER IMPROVEMENTS WILL BE 29 SPACES OR 0.967 SPACES PER BED. PARKING PROVIDED EXCEEDS THE CITY OF FREDERICKSBURG REQUIREMENTS OF 15 PARKING SPACES.

IMPERVIOUS COVER

BUILDING COVERAGE AREA:	
EXISTING BUILDING:	9,839 SQUARE FEET
PROPOSED BUILDING:	9,073 SQUARE FEET
PROPOSED GAZEBO:	225 SQUARE FEET
PARKING AND DRIVE AREA:	
EXISTING:	10,437 SQUARE FEET
PROPOSED ADDITION:	11,549 SQUARE FEET
SIDEWALK AREA:	
EXISTING:	2,894 SQUARE FEET
PROPOSED:	1,210 SQUARE FEET
TOTAL IMPERVIOUS COVER PROPOSED:	45,228 SQUARE FEET

LANDSCAPING

THE PROPOSED IMPROVEMENTS WILL REMOVE 37 OAK (LIVE AND POST) TREES TOTALING 485 CALIPER INCHES. TWENTY SIX 3-INCH TREES AND 15 SHRUB STYLE TREES ARE PROPOSED TO BE PLANTED (13-RED/SILVER MAPLES, 15-WAXMYRTLE, 4-SOUTHERN MAGNOLIA, 9-LACEBARK ELM) IN ADDITION TO OTHER LANDSCAPING AROUND THE STRUCTURE.

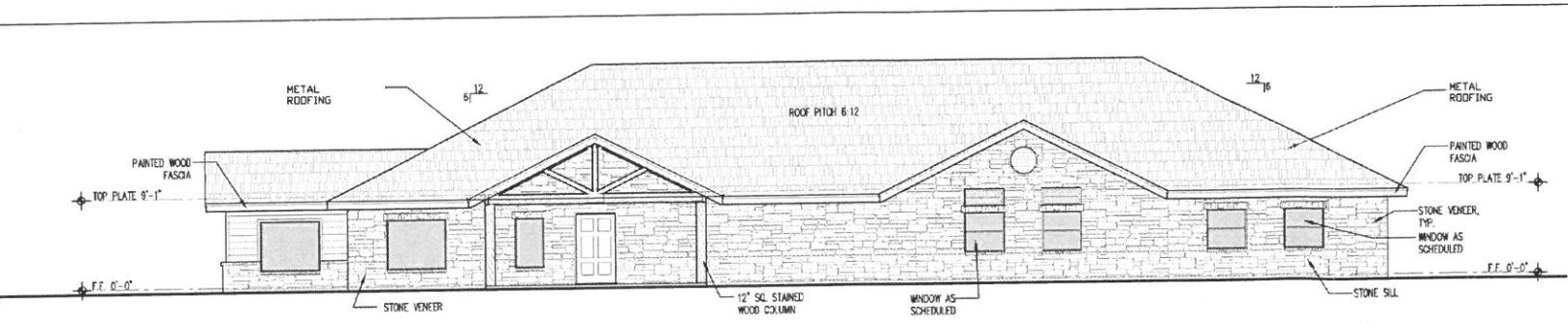
ZONING

C-1 - NEIGHBORHOOD COMMERCIAL
Lot Size MINIMUM LOT AREA: 7,500 SQUARE FEET
ACTUAL LOT AREA: 3 ACRES OR 130,680 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 3 STORIES, 38 FEET
PROPOSED BUILDING HEIGHT: 1 STORY, 22 FEET
MAXIMUM IMPERVIOUS COVER: 70%
PROPOSED IMPERVIOUS COVER: 34.18%
FRONT YARD SETBACK: 25-FEET
INTERIOR SIDE YARD SETBACK: 5-FEET
REAR YARD SETBACK: 10-FEET

LEGEND

- 1/2" IRON PIN FOUND (WITH CAP "CEC")
- .../... VOLUME/PAGE
- P.R.G.C. PLAT RECORDS GILLESPIE CO.
- D.R.G.C. DEED RECORDS GILLESPIE CO.
- O.P.R.G.C. OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY
- () RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- AC AIR CONDITIONER
- UTILITY POLE
- GUY WIRE
- O-U- OVERHEAD UTILITY
- WATER METER
- ELECTRIC METER
- CLEAN OUT
- ELECTRIC PEDESTAL
- ELECTRIC PAD WITH TRANS.
- GAS METER
- /// OVERHANG/COVERED AREA
- 813- MINOR CONTOUR
- 820- MAJOR CONTOUR
- FLOW DIRECTION

- RED / SILVER MAPLE
- SOUTHERN MAGNOLIA
- WAX MYRTLE
- LACEBARK ELM
- CITY OF FREDERICKSBURG APPROVED SCREENING MATERIAL



4 FRONT ELEVATION

1/8" = 1'-0"

SITE PLAN PREPARED BY:
KEITH PARKAN
5931 SHANGHAI PIERCE ROAD
AUSTIN, TEXAS 78749

THE PAIGE HOUSE - MEMORY CARE ADDITION

PLANNING AND ZONING SITE PLAN

2230 NORTH LLANO STREET
FREDERICKSBURG, TEXAS 78624

OWNER: LLV1, LP

GERALD FALDYN
18025 GLENVILLE COVE, AUSTIN, TEXAS 78738
Off: 512.422.8787

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OF

1

SP-1614

ELLEBRACHT DR

STONE
FOREST

STONE HOLLOW

HEDGESTONE

N. LANE (HWY 16 N.)

The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the subject matter and the role of the researcher in this process. The second part of the paper presents the methodology used in the study, including the data collection methods and the analysis techniques. The third part of the paper discusses the results of the study and the conclusions drawn from the findings. The final part of the paper provides a summary of the key points and offers suggestions for future research.

The research was conducted in a systematic and rigorous manner, following the principles of scientific inquiry. The data was collected from a representative sample of the population, and the analysis was performed using advanced statistical techniques. The results of the study are presented in a clear and concise manner, allowing for a thorough understanding of the findings. The conclusions drawn from the study are based on the evidence presented and are supported by the data.

The study has several limitations, which are discussed in the paper. These limitations include the sample size, the duration of the study, and the potential for bias. Despite these limitations, the study provides valuable insights into the subject matter and contributes to the existing body of knowledge. The findings of the study have important implications for practice and policy, and they provide a basis for further research in this area.

In conclusion, the study has shown that the research is a complex and multifaceted process that requires a deep understanding of the subject matter and a commitment to scientific rigor. The findings of the study are significant and have important implications for the field. The study also highlights the need for further research in this area and provides a basis for future studies.



Date: September 2, 2016

To: Planning and Zoning Commission

From: Brian Jordan, AICP, Director of Development Services

Subject: Amended Plat of Lot 1, Block 1 and Lot 2, Block 2 and the abandonment of an unimproved right-of-way within the Apelts Acreage Addition (P-1618).

The Plat for the Apelts Acreage Addition is recorded in Volume 24, Page 188 of the Gillespie County Deed Records. This plat was recorded and no utilities or streets were ever constructed to serve the subdivision. The following businesses are currently located within the original subdivision: Star Laundry, Bierschwale/Rees Insurance Office, Friendly Natives, St. Thomas Orthodox Church and Fredericksburg Veterinarian Clinic. Other property within the platted area is vacant and undeveloped, and the rear half of the property is outside the City Limits. When Neal and Melissa Eckert purchased the Veterinarian Clinic from Dr. Curtis Eckhardt, they also purchased the lot to the north of the clinic. According to the recorded plat, there is a 50' public right-of-way between the veterinarian clinic and the additional lot they purchased. Their request is to abandon the right-of-way and incorporate the right-of-way into their two lots.

Since there were no utilities or streets constructed when this subdivision was recorded, we do not expect the property to be developed according the recorded plat. It would be our opinion that when the property does develop in the future that a new plat will be developed. As such, we do not object to the abandonment of the right-of-way and the amended plat as proposed.

Recommendation: Approval of the abandonment of the right-of-way and the amended plat.

The City of Fredericksburg

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

REPLAT
OF PART OF LOT NO. 4, BLOCK 1, AND ALL OF LOT NO. 1, BLOCK 2, APELT'S
ACREAGE AND THE PART OF A 50 FOOT WIDE STREET (NOT BUILT) LYING
BETWEEN SAID LOTS, AS SHOWN ON THE PLAT OF APELT'S ACREAGE,
INTO
LOT NO. 4R, BLOCK 1, AND LOT NO. 1R, BLOCK 2, APELT'S ACREAGE

BEING SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, THE ORIGINAL PLAT OF APELT'S
ACREAGE FOUND OF RECORD IN VOLUME 24, PAGES 188-189 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS,
AND BEING THOSE TRACTS OF LAND DESCRIBED IN A CONVEYANCE TO NEAL H. ECKERT, ET UX, FOUNDED OF RECORD
IN INSTRUMENT NO. 20151056 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

NOTES:
1. BUILDING SETBACK LINES SHOWN HEREON REFLECT CURRENT
C-1 (NEIGHBORHOOD COMMERCIAL) ZONING FOR THIS PROPERTY
AS OF THE DATE OF THIS PLAT. BUILDING SETBACK LINES ARE
SUBJECT TO CHANGES IN PROPERTY ZONING.
2. ANY PRIVATELY OWNED WATER WELLS MAY NOT BE INTERCONNECTED
TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.



- LEGEND
- 1/2" DIA. REBAR FOUND
 - 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
 - AS NOTED
 - CONCRETE ROW MONUMENT
 - UTILITY POLE
 - x FENCE

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

PRELIMINARY
THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW
ONLY AND SHALL NOT BE USED OR VIEWED OR RELIED UPON
AS A FINAL SURVEY DOCUMENT.
DATE: 4-20-2016

P-1618
RECEIVED
AUG 08 2016

Routed 8/9/16
DRC 8/11/16 + 8/18/16
Comments Due 8/22/16
PrZ 9/7/16



THE STATE OF TEXAS
COUNTY OF GILLESPIE

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

Owner: _____ Date: _____

Owner: _____ Date: _____

THE STATE OF TEXAS
COUNTY OF GILLESPIE

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this
day personally appeared _____ known to me to be the person(s) and officer whose name is subscribed to the foregoing instrument
and acknowledged to me that he/she is _____
and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public in and for The State of Texas _____ Printed Name of Notary

My commission expires: _____

THE STATE OF TEXAS
COUNTY OF GILLESPIE

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

Lienholder: _____ Date: _____

THE STATE OF TEXAS
COUNTY OF GILLESPIE

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this
day 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 _____ Printed Name of Notary

My commission expires: _____

Approved

Chairman, Planning and Zoning Commission _____ Date
City of Fredericksburg, Texas

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

Witness by hand on this _____ day of _____, 20____

City Secretary
City of Fredericksburg, Texas

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

Date: _____

Corey Bonn
Registered Professional Land Surveyor No. 4447
BONN SURVEYING 830-997-3884

THE STATE OF TEXAS
COUNTY OF GILLESPIE

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

Given under my hand and seal of office this _____ day of _____, 20____

Notary Public in and for The State of Texas _____ Printed Name of Notary

My commission expires: _____

Filed for record at _____ o'clock _____ M., this the _____ day of _____
20____ A.D., on Page _____ Volume _____ of the Plat.

Records of Gillespie County, Texas

County Clerk _____ Deputy Clerk _____
Gillespie County, Texas

P-1618

E. GROTHE

E. TRAILMOOR DR.

N. LLANO (HWY 16 N.)

E. NIMITZ

E. MULBERRY



**FINAL PLAT
BACKGROUND INFORMATION
September, 2016**

File Number:	P-1620
Subdivision Name:	Keller Subdivision
Location:	Northwest of the intersection of Milam Street and Highway 16 South. (see attached map)
Tract Size:	18.47 acres
Number:	4 lots.
Size of Lots:	Lot 1R – 14.22 acres Lot 2R– 0.62 acres Lot 3R – 1.02 acres Lot 4R – 0.86 acres
Roadways:	The property has frontage on Milam Street and Highway 16 South. The right-of-way width for each of these roadways is established. Access to the site is proposed from both Milam Street and Highway 16 South. On Milam Street, a new interior street is proposed to serve the subject property. On Highway 16 South, an existing drive located east of the electric substation will be utilized as well as the proposed interior street. On Milam Street, the proposed drive will be designed as a right-in and right-out configuration. Both drives on Highway 16 South are subject to TXDOT approval.
Right-of-way Dedications:	The proposed interior street will contain 60' of right-of-way. Plans for the construction of this street have been submitted and are being reviewed by the Public Works Department, including the final configuration of the right-in and right-out design of the intersection with Milam Street. A copy of the design of this intersection is attached for your information.
Utilities:	Water and sanitary sewer lines will be extended to serve each of the proposed lots within the subdivision. The applicant has provided construction plans that are being reviewed by the Public Works Department.
Easements:	Electric Transmission Line Easement, and various water and waste water easements. Cross access and fire lane easements shall also be provided on the Final Plat prior to recordation.

Easements Abandoned:

NA

Stormwater Detention:

The site is divided into two different watersheds. The west side of Lot 1 and all of Lot 2 flow one direction, and the remainder of the property flows into the regional detention pond at the Consolidated Warehouse. The applicant has provided drainage plans which will be subject to final approval by the Public Works Department prior to release for construction.

P&Z Action:

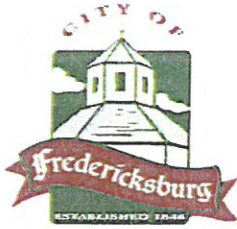
Final approval

Staff Recommendation:

Approval

Conditions:

Approval construction plans prior to release for construction.



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: Keller Subdivision

Project Address: State Highway 16 and South Milam St.

Tax ID Number (s):

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: 18.47 Ac. No. of Lots: 4 Lots

Original Survey & Abstract No:

Legal Description: Keller Subdivision Lot 2R-PT

Current Land Use Plan: Mixed Use Corridor

Proposed Land Use Plan:

Current Zoning: C1-Neighborhood Commercial & C2 - Commercial

Proposed Zoning:

Location: State Highway 16 and South Milam St.

Proposed Use(s): Commercial

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: [Handwritten Signature]

Printed Name: Kevin Spraggins Date: 8/8/2016

Staff Use Only Application No.: P-11620 Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: Ida Mae Keller

Address: P.O. Box 546, Fredericksburg, TX 78624

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): ReMax

Address: 116 E. Austin St., Fredericksburg, TX 78624

Primary Contact Name: Dennis Kusenberger

Phone: 830-990-8708

Fax: 830-990-8906

Email: dennisk@kusey.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):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

CERTIFICATE OF SURVEYOR

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.

JEFF BOERNER, TX REGISTRATION # 49339
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated. Given under my hand and seal of office this _____ day of _____

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows: (Metes and Bounds Description of Boundary)

and designated herein as the _____ 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 plotting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: KELLER FAMILY

By: _____

Date: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated. Given under my hand and seal of office this _____ day of _____

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

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, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated. Given under my hand and seal of office this _____ day of _____

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF FINAL PLAT APPROVAL

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

Approved _____

Chairman, Planning and Zoning Commission
City of Fredericksburg, Texas

Date _____

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the _____

Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, and the Commission, by formal action, then and there accepted the dedications, conveyances of land, improvements, and any other property necessary to serve the plat and to implement the requirements of the plotting 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 thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____, 20____.

City Secretary
City of Fredericksburg, Texas

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

Approved _____

Chairman, Planning and Zoning Commission
City of Fredericksburg, Texas

Date _____

The undersigned, the City Secretary and the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the _____

Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, and the Commission, by formal action, then and there accepted the dedications, conveyances of land, improvements, and any other property necessary to serve the plat and to implement the requirements of the plotting 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 thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____, 20____.

City Secretary
City of Fredericksburg, Texas

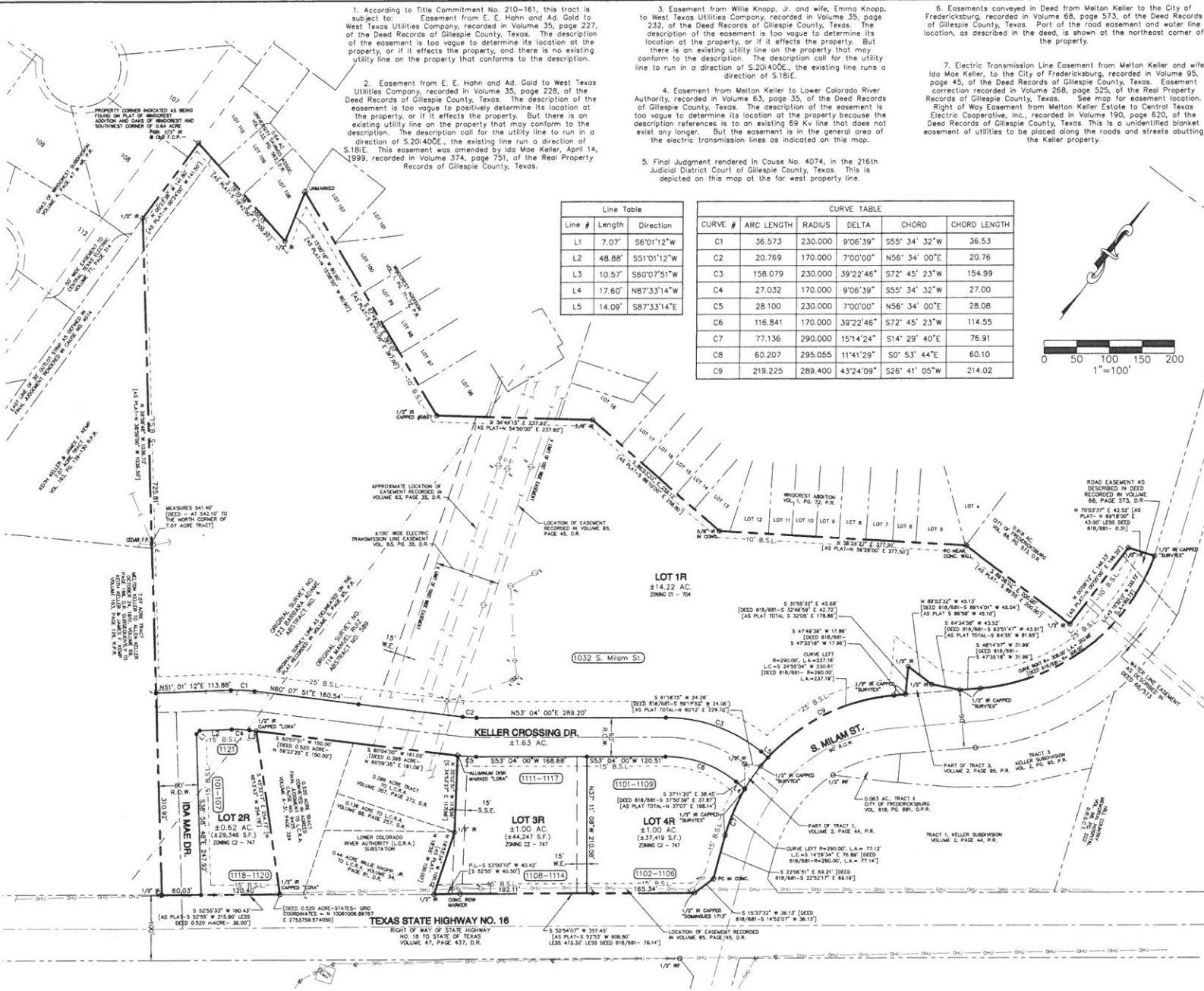
NOTES

1.) THE DEVELOPER DEDICATES ALL INFRASTRUCTURE (STREETS, STORM SEWER, SANITARY SEWER & WATER MAINS) UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG WILL OWN AND MAINTAIN WITHIN TWO (2) YEARS OF ACCEPTANCE OF SAID SEWER & WATER MAINS LOCATED WITHIN THIS SUBDIVISION PLAT.

2.) DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS, OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTIONS 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.

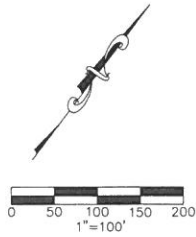
3.) DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSONS FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.

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



Line #	Length	Direction
L1	7.07'	S6°01'12"W
L2	48.88'	S51°01'12"W
L3	10.57'	S60°07'51"W
L4	17.60'	N87°33'14"W
L5	14.09'	S87°33'14"E

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	36.573	230.000	9°06'39"	S55° 34' 32"W	36.53
C2	20.769	170.000	7°00'00"	N56° 34' 00"E	20.76
C3	158.079	230.000	39°22'46"	S72° 45' 23"W	154.99
C4	27.032	170.000	9°06'39"	S55° 34' 32"W	27.00
C5	28.100	230.000	7°00'00"	N56° 34' 00"E	28.08
C6	116.841	170.000	39°22'46"	S72° 45' 23"W	114.55
C7	77.136	290.000	15°14'24"	S14° 29' 40"E	76.91
C8	60.207	295.055	11°41'29"	S0° 53' 44"E	60.10
C9	219.225	289.400	43°24'09"	S26° 41' 05"W	214.02



LOCATION MAP

SCALE: 1" = 2,000'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- EXISTING EASEMENTS
- EXISTING ROAD CENTERLINE
- PROPOSED ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED EASEMENT
- W.E.
- S.S.E.
- (121)
- WATER EASEMENT
- SANITARY SEWER EASEMENT
- PROPOSED ADDRESS NUMBERS
- PROPOSED CORNER (AS NOTED)
- IRON ROD FOUND (AS NOTED)
- 1/2" IRON ROD SET
- EXISTING UTILITY POLE

A FINAL PLAT FOR

KELLER SUBDIVISION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE COUNTY OF GILLESPIE, STATE OF TEXAS, COMPRISING 18.47 ACRES, MORE OR LESS, BEING PART OF TRACT 2R, OF THE KELLER SUBDIVISION, ACCORDING TO RESUBDIVISION PLAT RECORDED IN VOLUME 2, PAGE 95, OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS; WHICH IS A RESUBDIVISION OF TRACT 2, RECORDED IN VOLUME 2, PAGE 44, OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS; BEING A PORTION OF A 101-ACRE TRACT CONVEYED TO MELTON KELLER, RECORDED IN VOLUME 55, PAGE 449, OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS; WHICH TRACT IS OUT OF ORIGINAL SURVEY NO. 114, MANUEL RUIZ, ABSTRACT NO. 389; AND ORIGINAL SURVEY NO. 123, BARBARA ADAMS, ABSTRACT NO. 4; AND WHICH TRACT IS PART OF THE PROPERTY SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, COMPRISING: PART OF BLOCK VII, PART OF AN UNNUMBERED OUTLOT ADJOINING SOUTH OF BLOCK VII, PART OF OUTLOT NO. 80, PART OF OUTLOT NO. 74, PART OF OUTLOT NO. 73, AND PART OF OUTLOT STREETS OR ROADS ADJOINING SAID UNNUMBERED BLOCK

KELLER FAMILY

CONTACT: DENNIS KUSENBERGER
116 E. AUSTIN ST.
FREDERICKSBURG, TX 78624

DEVELOPER

(830) 990-8708

M.D.S. LAND SURVEYING CO.

CONTACT: JEFF BOERNER
8 SPENCER ROAD
BOERNE, TX 78006

SURVEYOR

(830) 816-1818
EMAIL: mdsinc@qyc.com
Texas License # 4939

VEI CONSULTING ENGINEERS

CONTACT: KEVIN W. SPRAGGINS
507-D E. HIGHWAY ST.
FREDERICKSBURG, TX 78624

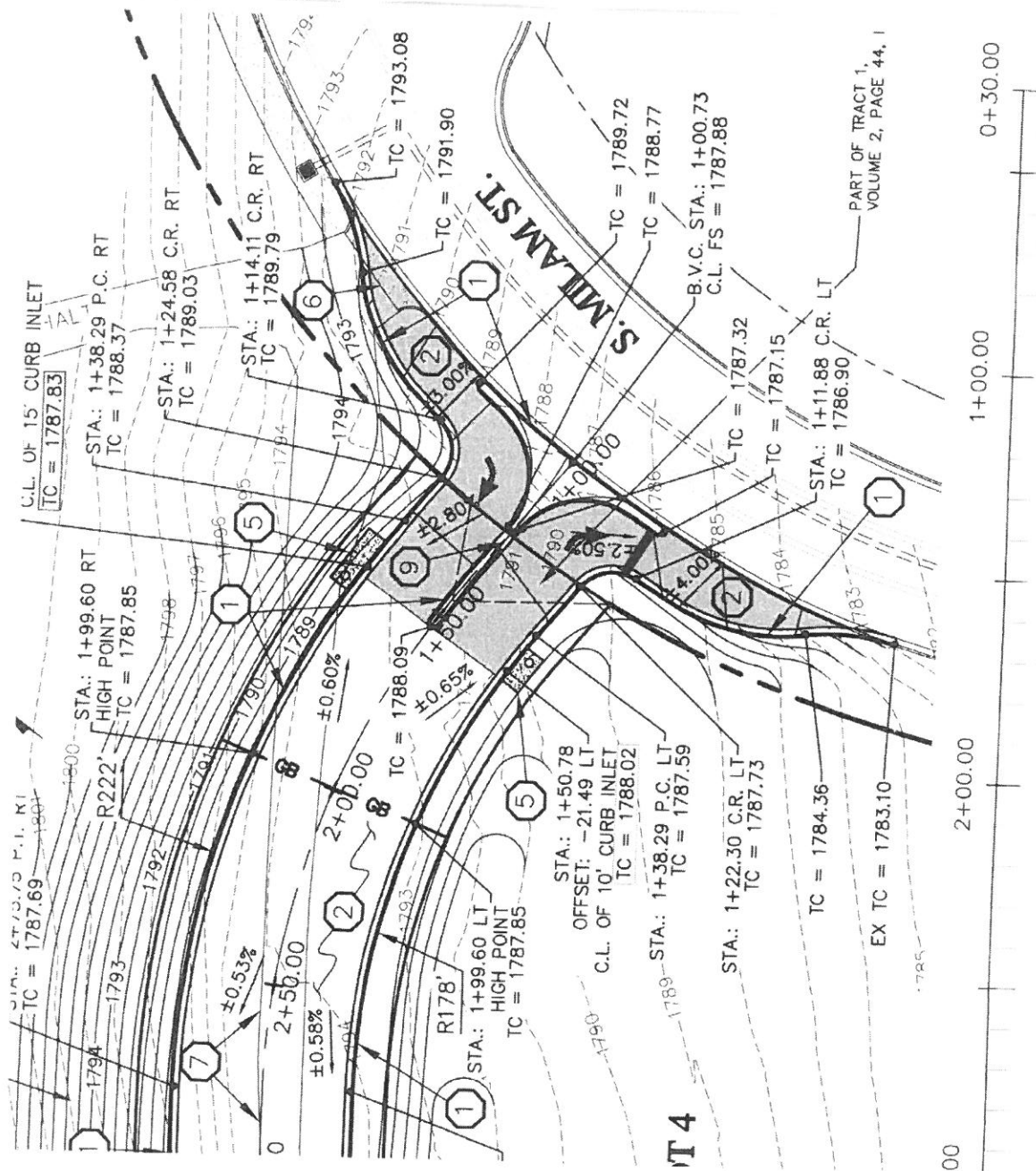
ENGINEER

(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

FILE NO: 16040

DATE: 08/23/2016

SHEET: F1 (2 OF 30)



P-1620

