



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA

WEDNESDAY, NOVEMBER 7, 2018 ~ 5:30 P.M.

LAW ENFORCEMENT CENTER ~ 1601 EAST MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Brenda Segner, Member
Chris Kaiser, Member

Polly Rickert, Member
Jim Warren, Member
Tim Dooley, Member
Steve Thomas, Member

The Planning and Zoning Commission will meet in a regular session on November 7, 2018 at 5:30 p.m. in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on November 2, 2018 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

October 2018 regular meeting minutes

4. PRESENTATION

A. Impact Fee Advisory Committee Presentation.

5. PLAT

B. Consider (P-1803) Final Plat for phase 1 of the Frieden Subdivision located on Hwy 87 South.

C. Consider (P-1823) Final Plat for The Madrona Subdivision on approximately 13 acres located on Smokehouse Rd.

6. ACTION ITEMS

D. Consider – Change to building design for the proposed Starbucks in the Barons Creek Shopping Center Z-1714.

7. MISCELLANEOUS

E. Discuss Mixed Use Zoning District

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda at 11:00 a.m. on November 2, 2018 on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier,
Development Coordinator

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

**PLANNING & ZONING COMMISSION
OCTOBER 3, 2018
5:30 P.M.**

On this the 3rd day of October, 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
JIM JARREAU
DARYL WHITWORTH
POLLY RICKERT
JIM WARREN
TIM DOOLEY
BRENDA SEGNER
CHRIS KAISER

ABSENT:

STEVE THOMAS

ALSO PRESENT:

BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
KRIS KNEESE – Assistant Public Works Director
ANNA HUDSON – Historic Preservation Officer
SHELBY COLLIER – Development Coordinator

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

PUBLIC HEARING

Consider (Z-1813) Request by Sarah Wanek for a Land Use Change from Low Density Residential to Commercial and a Zoning Change from R1, Single Family Residential, to C1, Neighborhood Commercial on properties located at 604,608 and 610 N. Milam.

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

Sarah Wanek presented the application stating that it was her desire to use her property at 610 N. Milam as a B&B, which it currently is, and a Hair Salon. She needs the C1 Zoning to accommodate this use. Cindy Spaeth, who owns property at 608 N. Milam, would also like to use the home as a showcase room for her family's light business.

Sarah went on to explain that across the street from them is a church and several non-profit offices. She also stated that North Milam is a main thoroughfare on the Land use Plan and has grown to be Commercial not Residential.

Public Comment was received from Jamie Sparks in opposition to the request. She owns property at 406 W. College and when she purchased this property it was her understanding the properties around her were residential. She does not want to live next to a commercial property.

Public Comment was received from Judy Ledde who owns property at 703 N. Pecan. She spoke in opposition of the request due to parking and traffic concerns. She also stated that the subdivision has deed restrictions precluding Commercial use.

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

Janice Menking called the item to receive recommendation for Z-1813

Brian Jordan, Director of Development Services, presented the brief on behalf of City Staff. He stated that the 600 and 700 blocks of North Milam are the only blocks on North Milam not zoned C1. C1 is a restrictive Commercial use and is more compatible with neighborhoods. The application is for 3 of the 4 properties fronting on Milam St. The owner of 602 N. Milam is not part of the application, in fact, an opposition letter was received from this property owner. A petition to change the zoning was received and may be found in the packet. Notices were sent out to the properties within 200 feet of this request and 6 owners were in opposition and 5 owners were in support of the request. This information was communicated to City Staff by way of the petition to change the zoning, or in response to the letters that were sent.

The church that resides at 601-607 N. Milam is a grandfathered use and they also obtained a Conditional Use Permit to operate a school at this location.

Jim Jarreau asked Brian about the parking issue Judy Ledde spoke too on North Milam. Brian explained TX DOT controlled North Milam but any Commercial use would be required to provide on-site parking.

Tim Dooley asked if the properties on North Milam were curbed. Brian answered yes.

Janice Menking asked Brian if the Commission may consider all of North Milam, blocks 600 and 700. Brian stated that would not be City Staff's recommendation.

Tim Dooley asked Daniel Jones, City Attorney, what the City's position was regarding Deed Restrictions. Daniel explained Deed Restrictions are up to the property owners to enforce. City Staff does not consider Deed Restrictions in their recommendations.

Jim Warren asked Brian if there were any plans to widen North Milam. Brian stated this was a state roadway, and he is not aware of any plans.

Brian stated while the proposed zoning change and land use change of the three lots may be reasonable to consider; City Staff does not recommend changing three lots without considering all the lots fronting on North Milam Street. Therefore, if the Commission agrees that we should consider all lots, action should be taken to direct staff to initiate a public hearing on the remaining lot within the block. Otherwise, the Commission may recommend denying the request.

Polly Rickert made a motion to recommend denial for Application (Z-1813), Seconded by Tim Dooley. Chris Kaiser withdrew, all others voted in favor and the motion carried.

Brian informed the applicant this request would be heard at City Council on October 15th.

Consider (P-1821) Final Plat for The Beginning Subdivision located on approximately 11 acres located on Smokehouse Rd.

Kevin Spraggins presented the application. He stated this request is for Final Plat approval for the Beginning Subdivision. It consists of 55 R1-A zoned lots covering approximately 11 acres located on Smokehouse Rd.

Brian stated the Final Plat complies with the Preliminary Plat. Staff recommends approval conditioned upon approval of final construction plans.

Motion to approve Application P-1821 conditioned upon approval of construction plans and payment of park dedication fees by Daryl Whitworth. Seconded by Tim Dooley. All voted in favor and the motion carried.

MISCELLANEOUS

The Commission discussed the Mixed Use Zoning draft presented by City Staff. The Commission went through the scheduled of uses and provided feedback to City Staff. Brian Jordan and Anna Hudson will continue to work on the Mixed Use Zoning and return to the Commission for further review.

MINUTES

Jim Jarreau moved to approve the minutes of the September, 2018 meeting and Jim Warren 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. Brenda Segner Seconded the motion. All voted in favor and the meeting was adjourned at 6:43 p.m.

PASSED AND APPROVED this 7TH day of NOVEMBER, 2018.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman



Water & Wastewater Impact Fee Advisory Committee Memo

Date: November 7, 2018

To: Water & Wastewater Impact Fee Advisory Committee

From: Kris Kneese, P.E. – Assistant Director of Public Works and Utilities

Subject: Water & Wastewater Impact Fee Advisory Committee Meeting

As required by state statute, the City is in the process of updating the City's Water and Wastewater Impact Fee Ordinance, which was last updated in 2007. As part of this process, the City Council must appoint an Impact Fee Advisory Committee. In most cases, City's select the Planning and Zoning Commission with the addition of a person that resides within the City's ETJ.

At the October 15, 2018 Regular City Council Meeting, the City Council appointed the Planning and Zoning Commission, as well as Mr. Ken Carr to the Impact Fee Advisory Committee.

The Impact Fee Advisory Committee will work with HDR, the City's consultant updating the water and wastewater impact fees, and make recommendations to City Council for the adoption of the updated Water and Wastewater Impact Fee.

Grady Reed, Project Manager at HDR Engineering, will give an information presentation to the Committee explaining impact fees, what the purpose of impact fees, and how to calculate impact fees.

The City of Fredericksburg

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

Impact Fees under Chapter 395 of the Texas Local Government Code

City of Fredericksburg
November 7, 2018



Current Impact Fees

- Fredericksburg last updated their impact fees in **September 2013**.
- By statute, the fees must be updated at least every five years, but can be updated sooner if conditions change.
- Current Impact Fees (per LUE):
 - Water \$1,840
 - Wastewater \$2,160
 - Total \$4,000



Maximum Fee Determination

1. Define Impact Fee Service Area & Land Uses.
2. Project Water & Wastewater Service Demands.
3. Compare to existing capacity.
4. Identify amount and cost of existing available capacity and new facility needs (10-Yr CIP).
5. Allocate current and future service demands to the facilities.



Assessment, Collections and Effect

- Assessment and Collections
 - Impact fees are typically assessed at the final plat and cannot be increased unless there is a change in demand.
 - Impact fees are typically collected at the Building Permit.
 - The *actual collection* of an impact fee typically occurs from 9 to 18 months after *passage of the ordinance*.
- Effect
 - The City must commit \$\$ and capacity (at time of plat) well before it is even partially reimbursed (at time of building permit).
 - Builder, not developers, are normally the ones who pay the fee.
 - In the near-term, costs are passed along to home-buyers.
 - There are valid reasons for existing customer and new development helping to share the costs of growth.



Council Actions

- Advisory Committee makes recommendations to City Council.
- City Council sets Public Hearing date.
- Provide Public Notice of Hearing.
- Conduct Public Hearing
- Council Action on Ordinance

Questions/Discussion

**FINAL PLAT
BACKGROUND INFORMATION
November, 2018**

File Number:	P-1803
Subdivision Name:	Frieden, Phase 1
Location:	Southeast quadrant of town, extending from the west side of Heritage Hill Country to US Highway 87 (see attached map).
Tract Size:	Phase 1 – 43.6 acres, total project - Approximately 219 acres
Annexation:	The entire 219 acres for the Frieden project was annexed in August, 2017. An annexation agreement was negotiated for the project including the type of zoning, the gated or private residential component, extension of utility and street infrastructure, phasing of the project, park dedication requirements, maintenance responsibilities and off-site improvements.
Number/Size of Lots:	Phase 1 – 84 lots, with minimum sizes ranging from 7,500 square feet to 15,000 square feet. The project will include three housing types, including a Sunday Haus, Mittel Haus and Farm Haus.
Roadways:	The main entrance into the project will be from US Highway 87, just to the south of Equestrian Drive. This street will serve as a collector and will be designed and built as a public street. The single family residential portion of the property will be gated and be served by private streets (see overall plan). Mariposa Drive, which is located to the southeast of the development, is intended to serve the property for emergency purposes only. The existing section of right-of-way for Mariposa dedicated previously by the Danz Orchard property is proposed to be abandoned and will be reconfigured onto the adjacent property. We have an agreement with the adjoining property owner to dedicate the necessary right-of-way. A condition of the Frieden annexation agreement was that the adjoining property owner provide an acknowledgement letter to this affect. With regard to US Highway 87 South, TXDOT has completed the improvements to include a center turn lane just beyond the proposed entrance to this project. The applicant provided a Traffic Impact Analysis (TIA)

for the development. Roadway improvement timing and construction were outlined in the TIA, and have been approved by Engineering staff..

Right-of-way Dedications:

For Phase 1, the main entrance street will be dedicated as a 60' collector street. Other internal streets will vary in width. All public streets will meet the City requirements and private streets to be maintained by an association will vary and be reduced in size.

Utilities:

Both water and sanitary sewer are proposed to tie into the existing lines in Mariposa Drive, to the southeast of the project. Details of the line extensions to serve Phase 1, as well as the overall plans for the entire project have been reviewed and approved as part of the construction plan review by engineering and public works.

Easements:

There will be a significant number of easements within the development, including for utilities, drainage, streets and other items. Final details on the size and designation of easements were approved by the City prior to approval of the Construction Plans.

Easements Abandoned:

No easements are being abandoned, but a portion of the right-of-way for Mariposa that was originally part of the Danz Orchards property is proposed to be abandoned. In doing so, the applicant is proposing to reconfigure the roadway in a southerly direction and onto the adjoining property. As noted previously, a condition of the annexation agreement, was an acknowledgment from the Hodges property to the south to provide right-of-way for this future street.

Stormwater Detention:

There will be a number of detention ponds located throughout the property. The final storm water detention system was reviewed as part of the construction plans.

Drainage:

As part of the annexation and construction plan review, a registered professional engineer was required to certify that all local, state, and federal permitting requirements have been complied with, including any dam safety certifications that TCEQ may require. Additionally, the project needed to comply with the City's Stormwater Control Ordinance which limits peak runoff flows from the proposed development to the pre-developed peak flows. All drainage was approved as part of Construction Plans.

Staff Comments:

The Preliminary Plat and annexation were being considered concurrently last year. We are not sure why, but the Construction Plans for Phase 1 were approved without the

approval of the Final Plat. So, the project has started and construction is underway for Phase 1.

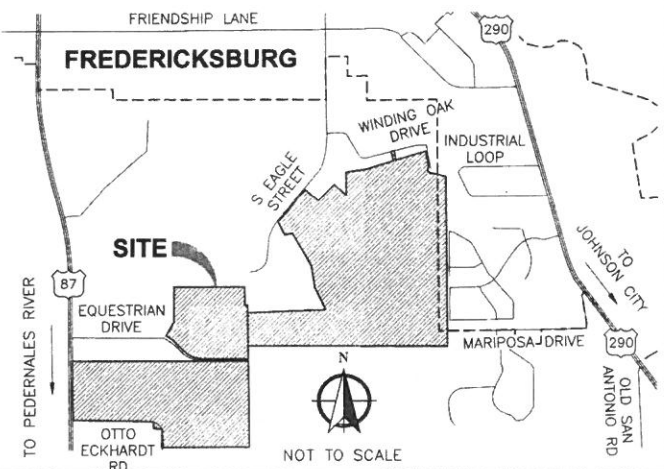
P&Z Action:

Final approval

Staff Recommendation:

Approval.

LOCATION MAP



SURVEY NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS ZONE 4203.
2. DATE OF GROUND SURVEY: JUNE 28, 2018.
3. DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES. COORDINATES SHOWN HEREON ARE THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS ZONE 4203, SURVEY FEET.
4. SURVEY MONUMENTS FOR BOUNDARY AND LOTS ARE AS NOTED ACCORDING TO THE LEGEND OF SHEETS 2 - 7.
5. OPRGCT = OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.
6. PRGCT = PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

GENERAL NOTES:

1. LOT DRAINAGE SHALL BE DESIGNED TO DIRECT RUNOFF TO ADJACENT STREETS OR DRAINAGE CHANNELS.
2. 89 NEW LOTS CREATED WITH A TOTAL ACREAGE OF 35.885 ACRES.
3. 10,350 LINEAR FEET OF NEW ROADWAYS CREATED WITH A TOTAL ACREAGE OF 14.737 ACRES.
4. ADDITIONAL EASEMENTS CREATED WITH A TOTAL ACREAGE OF 41.148 ACRES.

CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED:

CHAIRMAN, PLANNING & 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, TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____

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

WITNESS BY HAND THIS _____ DAY OF _____

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

39350 Interstate 10 West, Suite 1, Boerne, TX 78006
TXLMS@openrangefs.com (830)428-0290
TBPLS Firm #10164600

CERTIFICATE OF SURVEY

STATE OF TEXAS
COUNTY OF GILLESPIE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FOR REVIEW ONLY 2-19-2018

ROBERT S. RUGLOSKI
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6002
JOB #11807051 (RSP)

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

PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

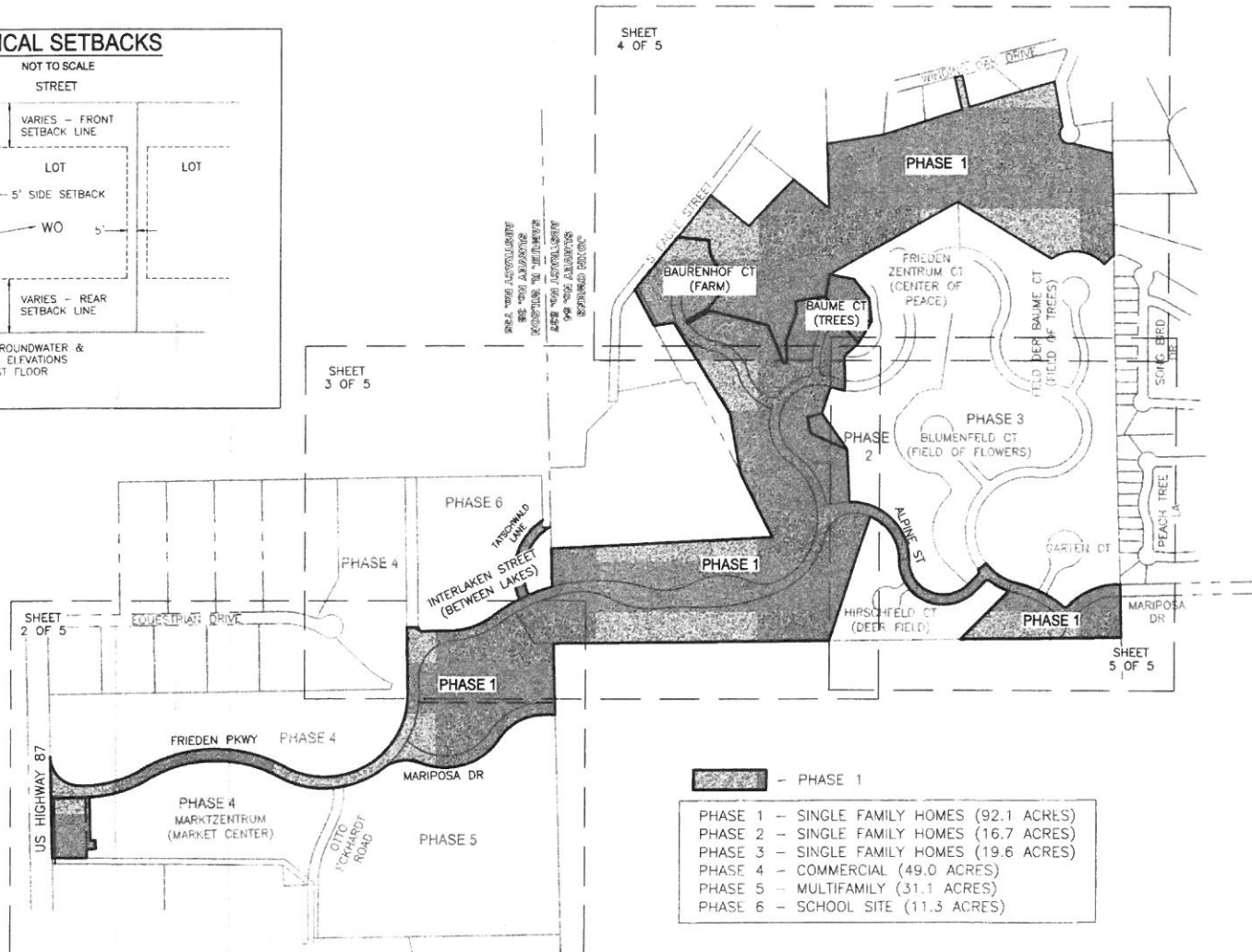
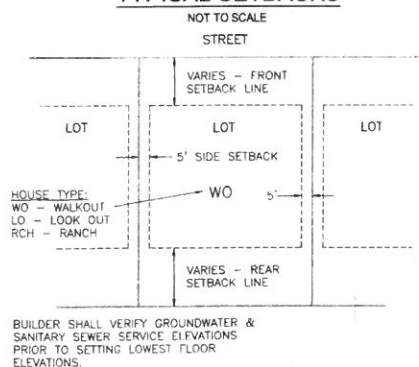
FINAL PLAT ESTABLISHING
FRIEDEN SUBDIVISION - PHASE 1

FRIEDEN SUBDIVISION BEING 219.460 ACRES OF LAND COMPRISED OF 89.500 ACRES OUT OF THE SAMUEL WILSON SURVEY NO. 38, ABSTRACT NO. 735, AND 129.960 ACRES OUT OF THE JOHN OWENS SURVEY NO. 54, ABSTRACT NO. 537, LOCATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, SAID 219.460 ACRES BEING COMPRISED OF THE FOLLOWING TRACTS AND LOTS:

63.231 ACRES, ALL THE BRT RESOURCES, LLC 63.231 ACRE TRACT RECORDED IN DOC 20154947, OPRGCT
25.32 ACRES, ALL LOT 13R, EQUESTRIAN PARK (REPLAT) RECORDED IN VOLUME 5, PAGE 18, PRGCT
0.949 ACRES, ABANDONED EQUESTRIAN DRIVE ROW ADJACENT TO LOT 13R, EQUESTRIAN PARK (REPLAT) RECORDED IN VOLUME 5, PAGE 18, PRGCT
14.609 ACRES, ALL THE BRT RESOURCES, LLC 14.609 ACRE TRACT RECORDED IN DOC 20161322, OPRGCT
81.910 ACRES, REMAINDER OF THE DANZ ORCHARDS (REPLAT) RECORDED IN VOLUME 4, PAGE 29, PRGCT
20.648 ACRES, LOT 1 & 2 OF THE DANZ ORCHARDS RECORDED IN VOLUME 2, PAGE 14, PRGCT
12.793 ACRES, ALL THE BRT RESOURCES, LLC 12.8 ACRE TRACT RECORDED IN DOC 20151405, OPRGCT

PHASE 1 BEING A TOTAL OF 92.114 ACRES
ESTABLISHING 90 LOTS BEING 62.025 ACRES
ESTABLISHING 10,350' OF ROAD RIGHT OF WAY (ROW) BEING 14.737 ACRES
ESTABLISHING 15.352 ACRES OF ADDITIONAL EASEMENTS

TYPICAL SETBACKS



- PHASE 1 - SINGLE FAMILY HOMES (92.114 ACRES)
PHASE 2 - SINGLE FAMILY HOMES (16.7 ACRES)
PHASE 3 - SINGLE FAMILY HOMES (19.6 ACRES)
PHASE 4 - COMMERCIAL (49.0 ACRES)
PHASE 5 - MULTIFAMILY (31.1 ACRES)
PHASE 6 - SCHOOL SITE (11.3 ACRES)

UTILITY EASEMENTS

CONSTRUCTION WITHIN THE FLOODPLAIN MAY NOT OCCUR. (A REQUEST FOR CONSTRUCTION WITHIN THE FLOODPLAIN EASEMENT MUST BE ACCOMPANIED WITH DETAILED ENGINEERING PLANS AND STUDIES INDICATING THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OR THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST.) WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS DETERMINED BY ANALYZING THE ULTIMATE BUILD-OUT CONDITIONS OF THE ENTIRE DRAINAGE BASIN.

RESIDENTIAL GRADING & DRAINAGE

A. SURFACE RUNOFF FROM RESIDENTIAL LOTS SHALL CROSS NO MORE THAN ONE ADDITIONAL LOT BEFORE BEING DIRECTED TOWARD THE STREET OR A DEDICATED DRAINAGE EASEMENT OR PUBLIC RIGHT-OF-WAY.
B. WHEN THE FLOW REACHES THE SECOND LOT, SIDE LOT SIDEWALKS SHALL BE IN PLACE TO DIRECT THE FLOWS TO THE STREET OR TO A PUBLIC RIGHT-OF-WAY OR DEDICATED DRAINAGE EASEMENT WITHIN THE REAR YARD.
C. FURTHERMORE, NO MORE THAN ONE LOT MAY DRAIN TO A SECOND LOT BEFORE THE FLOW IS DIRECTED TO THE PUBLIC RIGHT-OF-WAY OR DEDICATED DRAINAGE EASEMENT.
D. WHERE LOT TO LOT DRAINAGE OCCURS, THE LOT LINES SHALL BE ALIGNED AND A MINIMUM OF A 10' DRAINAGE EASEMENT SHALL BE PROVIDED.
E. ALL STREET RIGHT-OF-WAYS AND DETENTION POND AREAS DEPICTED HEREON ARE DEDICATED AS STORM SEWER EASEMENTS TO CONVEY STREET RUNOFF TO THE DETENTION PONDS.

MAINTENANCE OF EASEMENTS

AN AREA ESTABLISHED FOR PUBLIC PURPOSES ON PRIVATE PROPERTY UPON WHICH THE CITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF CITY SYSTEMS. THE CITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT.

SIGHT VISIBILITY RESTRICTION

NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., IN THE 30' VISIBILITY EASEMENT AS SHOWN ON THE PLAT. THESE VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLATED.

FLOODPLAIN EASEMENTS

CONSTRUCTION WITHIN THE FLOODPLAIN MAY NOT OCCUR. (A REQUEST FOR CONSTRUCTION WITHIN THE FLOODPLAIN EASEMENT MUST BE ACCOMPANIED WITH DETAILED ENGINEERING PLANS AND STUDIES INDICATING THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OR THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST.) WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS DETERMINED BY ANALYZING THE ULTIMATE BUILD-OUT CONDITIONS OF THE ENTIRE DRAINAGE BASIN.

DRAINAGE & TRAIL EASEMENT

LOT 50 IS DESIGNATED AS A NON-BUILDABLE LOT TO BE USED AS A PUBLIC DRAINAGE AND TRAIL EASEMENT AREA FOR THE DUAL PURPOSE OF MANAGING STORM WATER EVENTS AND PROVIDING PUBLIC TRAILS FOR THE ENJOYMENT OF ALL WHO ARE MEMBERS OF THE PROPERTY OWNERS ASSOCIATION. THE AREA IS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

STREET CONSTRUCTION

THE CONSTRUCTION OF MARIPOSA DRIVE AND TASCHWAL LANE WILL BE COMPLETED BY FRIEDEN DEVELOPMENT AT A FUTURE PHASE AND BE CONSTRUCTED TO CITY STANDARDS AT THE TIME OF CONSTRUCTION.

20' EMERGENCY ACCESS EASEMENT

THE 20' EMERGENCY ACCESS EASEMENT IS INTENDED FOR A SECONDARY EMERGENCY ACCESS FOR THE POTENTIAL FUTURE DEVELOPMENT OF THE TASCH PROPERTY. THE CONSTRUCTION AND MAINTENANCE OF THE EMERGENCY ACCESS IN THE FUTURE WILL BE BY THE DEVELOPER OF THE TASCH PROPERTY. THE ACCESS IS ONLY INTENDED FOR LIFE AND SAFETY ACCESS.

PLAT NUMBER:

OWNER'S ACKNOWLEDGEMENT & DEDICATION

STATE OF TEXAS
COUNTY OF GILLESPIE

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT DESIGNATED HEREIN AS THE _____ FRIEDEN SUBDIVISION, TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FREE 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 PLATING ORDINANCES, RULES, AND REGULATIONS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____

DATE: _____

STATE OF TEXAS
COUNTY OF GILLESPIE

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND

ACKNOWLEDGED TO ME THAT HE/SHE IS _____ AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, THE STATE OF TEXAS

PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A FIRE LANE IN ACCORDANCE WITH THE FIRE CODE AND CITY STANDARDS AND THAT HE/SHE (THEY) SHALL MAINTAIN THE FIRE LANE IN A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH CITY ORDINANCE. THE FIRE LANE EASEMENT SHALL BE KEPT FREE OF OBSTRUCTIONS IN ACCORDANCE WITH THE CITY ORDINANCE. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE WITH CITY ORDINANCE OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL IDENTIFY THE FIRE LANE ON THE GROUND IN ACCORDANCE WITH CITY ORDINANCE. THE CHIEF OF POLICE OR HIS/HER DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

OWNER NAME: _____

SIGNATURE: _____

DATE: _____

LENDHOLDER'S RATIFICATION

STATE OF TEXAS
COUNTY OF GILLESPIE

WHEREAS, THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY RATIFY ALL DEDICATIONS AND PROVISIONS OF THIS PLAT AS SHOWN;

LENDHOLDER NAME: _____

SIGNATURE: _____

DATE: _____

STATE OF TEXAS
COUNTY OF GILLESPIE

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND

ACKNOWLEDGED TO ME THAT HE/SHE IS _____ AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS THE _____ DAY OF _____

A.D. 2017, ON

VOLUME _____ PAGE _____

OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

BY: _____

COUNTY CLERK, GILLESPIE COUNTY COURT TEXAS

SHEET 1 OF 5

LEGEND

XX/XX VOLUME/PAGE
E&G ELECTRIC AND GAS EASEMENT
ROW RIGHT OF WAY
VBSL VARIABLE BUILDING SETBACK LINE
PUE PUBLIC UTILITY EASEMENT
TSVE 30 x 30 TRIANGULAR SIGHT VISIBILITY EASEMENT
OPRGCT OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX
PRGCT DEED RECORDS, GILLESPIE COUNTY, TX

6" CONCRETE PUBLIC SIDEWALK ESMT
6" GRAVEL PUBLIC TRAIL EASEMENT
BOUNDARY LINE
CONTOUR LINE
ROAD CENTERLINE
EASEMENT LINE
BUILDING SETBACK LINE

⊙ FOUND 1/2" REBAR W/ NO ID. (UNLESS NOTED)
⊙ FOUND 1/2" REBAR W/ PLASTIC CAP "BONN 4447"
⊙ FOUND 1/2" REBAR W/ PLASTIC CAP "SCHWARTZ 4780"
⊙ FOUND 1/2" REBAR W/ CAP "TXLMS.COM RPLS#6002"
⊙ SET 1/2" REBAR W/ CAP "TXLMS.COM RPLS#6002"
● CALCULATED POINT

FINAL PLAT ESTABLISHING FRIEDEN SUBDIVISION - PHASE 1

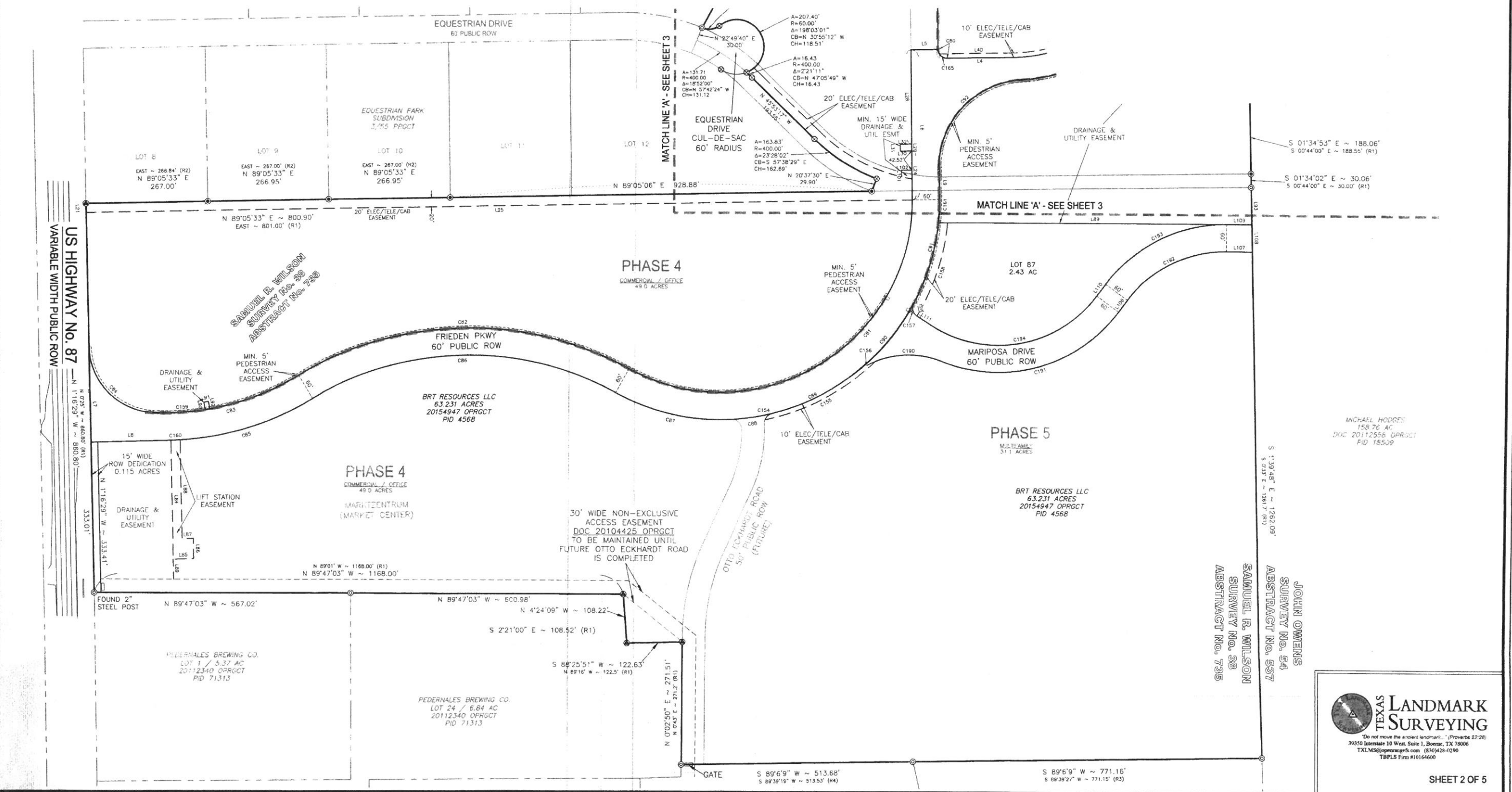
FRIEDEN SUBDIVISION BEING 219.460 ACRES OF LAND COMPRISED OF 89.500 ACRES OUT OF THE SAMUEL WILSON SURVEY NO. 38, ABSTRACT NO. 735, AND 129.960 ACRES OUT OF THE JOHN OWENS SURVEY NO. 54, ABSTRACT NO. 537, LOCATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, SAID 219.460 ACRES BEING COMPRISED OF THE FOLLOWING TRACTS AND LOTS:

63.231 ACRES, ALL THE BRT RESOURCES, LLC 63.231 ACRE TRACT RECORDED IN DOC 20154947, OPRGCT
25.32 ACRES, ALL LOT 13R, EQUESTRIAN PARK (REPLAT) RECORDED IN VOLUME 5, PAGE 18, PRGCT
0.949 ACRES, ABANDONED EQUESTRIAN DRIVE ROW ADJACENT TO LOT 13R, EQUESTRIAN PARK (REPLAT) RECORDED IN VOLUME 5, PAGE 18, PRGCT
14.609 ACRES, ALL THE BRT RESOURCES, LLC 14.609 ACRE TRACT RECORDED IN DOC 20161322, OPRGCT
81.910 ACRES, REMAINDER OF THE DANZ ORCHARDS (REPLAT) RECORDED IN VOLUME 4, PAGE 29, PRGCT
20.648 ACRES, LOT 1 & 2 OF THE DANZ ORCHARDS RECORDED IN VOLUME 2, PAGE 14, PRGCT
12.793 ACRES, ALL THE BRT RESOURCES, LLC 12.8 ACRE TRACT RECORDED IN DOC 20151405, OPRGCT

PLAT NUMBER:

SCALE IN FEET
1" = 100'

PHASE 1 BEING A TOTAL OF 82.114 ACRES
ESTABLISHING 90 LOTS BEING 82.025 ACRES
ESTABLISHING 10,350' OF ROAD RIGHT OF WAY (ROW) BEING 14,737 ACRES
ESTABLISHING 15,352 ACRES OF ADDITIONAL EASEMENTS



MICHAEL HODGES
158.76 AC
DOC 20112556, OPRGCT
PID 15509

JOHN OWENS
SURVEY NO. 54
ABSTRACT NO. 537

SAMUEL R. WILSON
SURVEY NO. 38
ABSTRACT NO. 735

LANDMARK TEXAS SURVEYING

Do not move the monument. (Provision 22-28)
39350 Interstate 10 West, Suite 1, Bonar, TX 78006
TXLMS@opencagea.com (830)428-0290
TBPLS Firm #10164600

FRIEDEN SUBDIVISION BEING 219.460 ACRES OF LAND COMPRISED OF 89.500 ACRES OUT OF THE SAMUEL WILSON SURVEY NO. 38, ABSTRACT NO. 735, AND 129.960 ACRES OUT OF THE JOHN OWENS SURVEY NO. 54, ABSTRACT NO. 537, LOCATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, SAID 219.460 ACRES BEING COMPRISED OF THE FOLLOWING TRACTS AND LOTS:

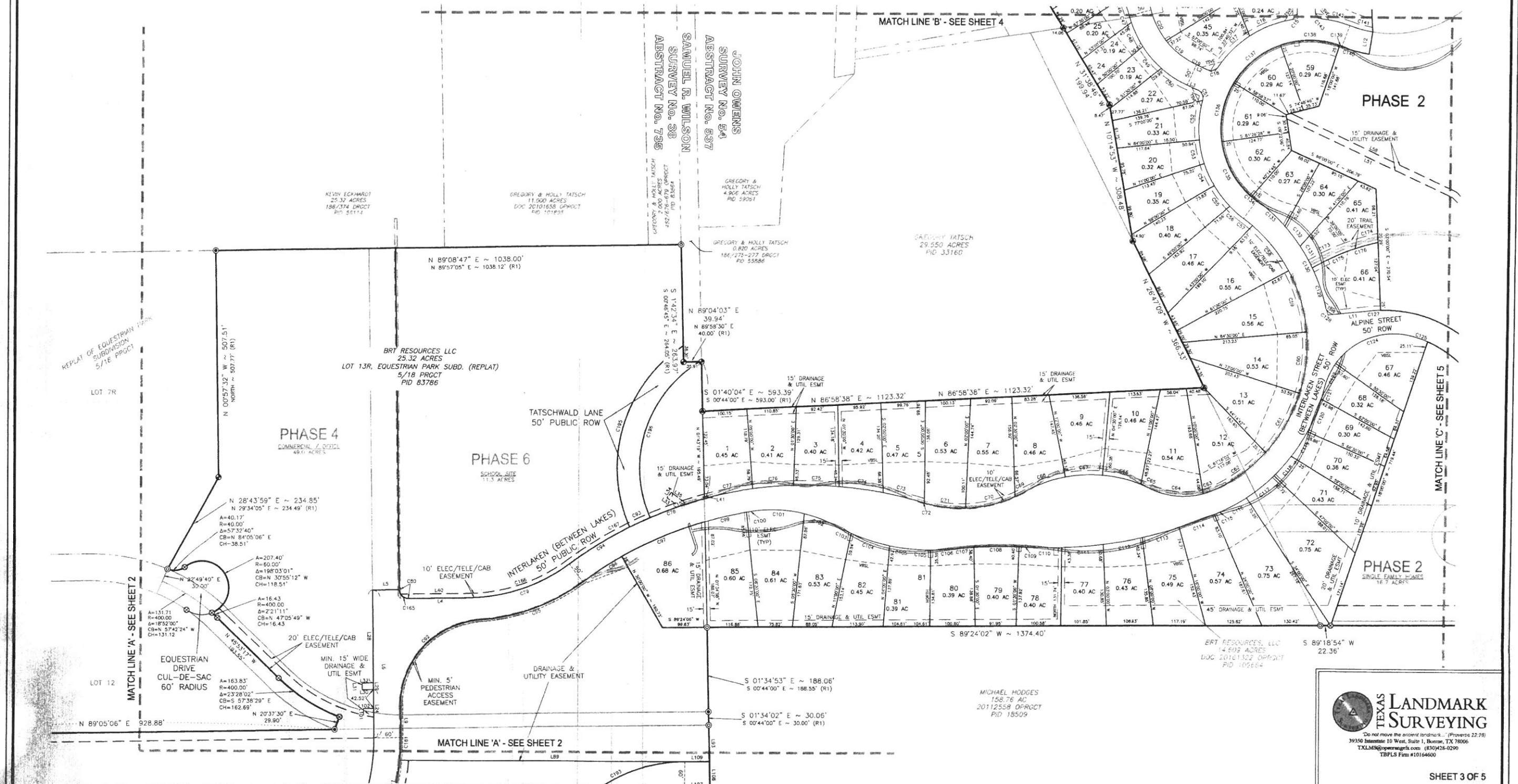
63.231 ACRES, ALL THE BRT RESOURCES, LLC 63.231 ACRE TRACT RECORDED IN DOC 20154847, OPRGCT
25.32 ACRES, ALL LOT 13R, EQUESTRIAN PARK (REPLAT) RECORDED IN VOLUME 5, PAGE 18, PRGCT
0.948 ACRES, ABANDONED EQUESTRIAN DRIVE ROW ADJACENT TO LOT 13R, EQUESTRIAN PARK (REPLAT) RECORDED IN VOLUME 5, PAGE 18, PRGCT
14.609 ACRES, ALL THE BRT RESOURCES, LLC 14.609 ACRE TRACT RECORDED IN DOC 20161322, OPRGCT
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ESTABLISHING 90 LOTS BEING 62.025 ACRES
ESTABLISHING 10,350' OF ROAD RIGHT OF WAY (ROW) BEING 14.737 ACRES
ESTABLISHING 15.352 ACRES OF ADDITIONAL EASEMENTS

LEGEND

XX/XX	VOLUME/PAGE
E&G	ELECTRIC AND GAS EASEMENT
ROW	RIGHT OF WAY
VBSL	VARIABLE BUILDING SETBACK LINE
PUE	PUBLIC UTILITY EASEMENT
TSVE	30 * 30 TRIANGULAR SIGHT VISIBILITY EASEMENT
OPRGCT	OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX
DRGCT	DEED RECORDS, GILLESPIE COUNTY, TX
PRGCT	PLAT RECORDS, GILLESPIE COUNTY, TX
_____	6" CONCRETE SIDEWALK EASEMENT
_____	6" GRAVEL TRAIL EASEMENT
_____	BOUNDARY LINE
_____	CONTOUR LINE
_____	ROAD CENTERLINE
_____	EASEMENT LINE
_____	BUILDING SETBACK LINE

(C) FOUND 1/2" REBAR W/ NO ID. (UNLESS NOTED)
 (C) FOUND 1/2" REBAR W/ PLASTIC CAP "BONN 4447"
 (C) FOUND 1/2" REBAR W/ PLASTIC CAP "SCHWARTZ 4780"
 (C) FOUND 1/2" REBAR W/ PLASTIC CAP "TXLMS.COM RPL#86002"
 (C) SET 1/2" REBAR W/ CAP "TXLMS.COM RPL#86002"
 (C) CALCULATED POINT



 **TEXAS LANDMARK SURVEYING**
"Do not move the ancient landmarks..." (Proverbs 22:28)
 39350 Interstate 10 West, Suite 1, Boerne, TX 78006
 TXLMS@coperangerfs.com (830)428-0290
 TBPLS Firm #10164600

SHEET 3 OF 5

LEGEND

- XX/XX VOLUME/PAGE
E&G ELECTRIC AND GAS EASEMENT
ROW RIGHT OF WAY
VBSL VARIABLE BUILDING SETBACK LINE
PUE PUBLIC UTILITY EASEMENT
TSVE 30 x 30 TRIANGULAR SIGHT VISIBILITY EASEMENT
OPRGCT OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX
DRGCT DEED RECORDS, GILLESPIE COUNTY, TX
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- 6" CONCRETE SIDEWALK EASEMENT
6" GRAVEL TRAIL EASEMENT
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CONTOUR LINE
ROAD CENTERLINE
EASEMENT LINE
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- ⊙ FOUND 1/2" REBAR W/ NO ID. (UNLESS NOTED)
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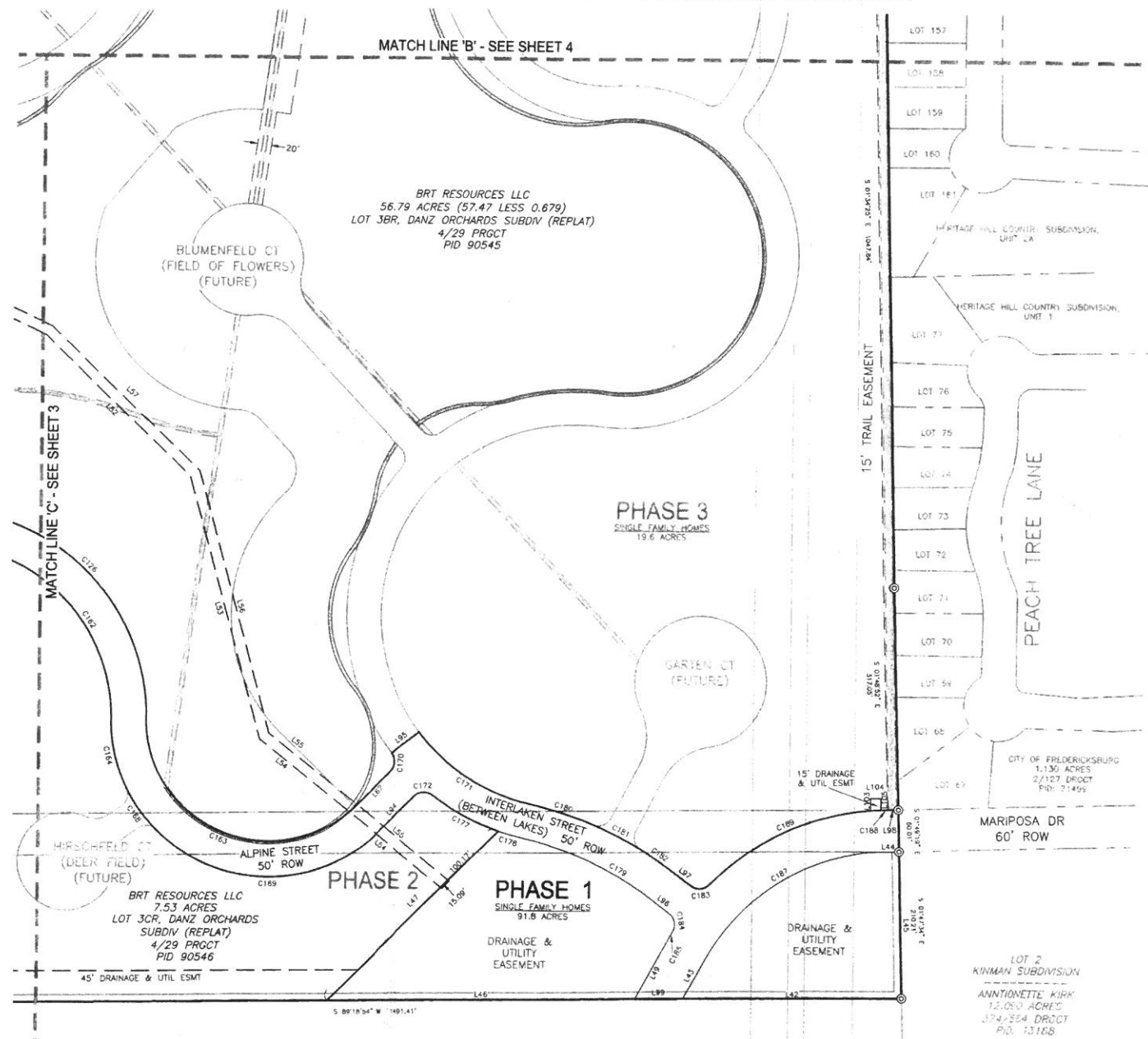
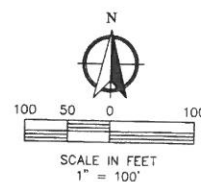
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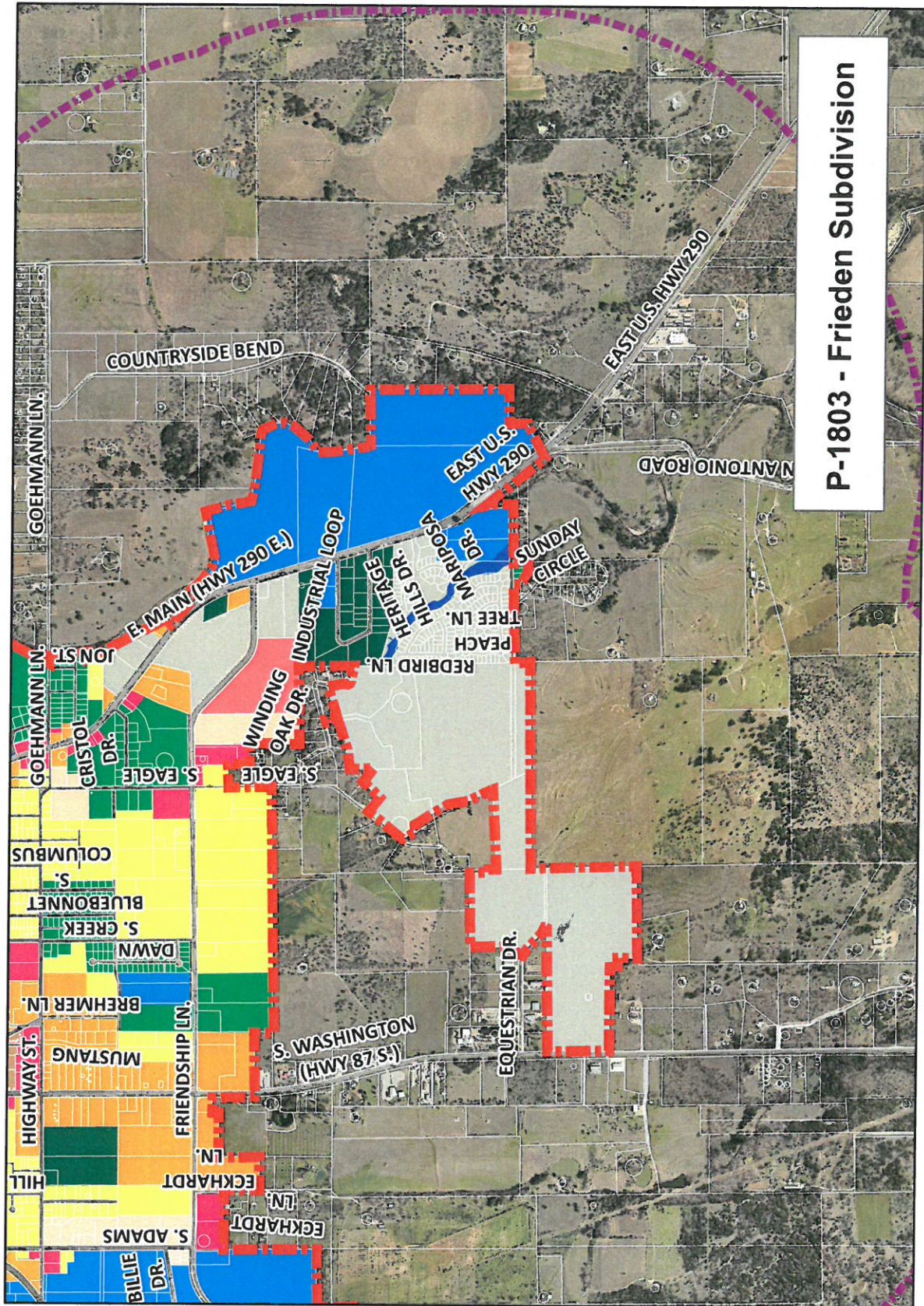
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PLAT NUMBER:

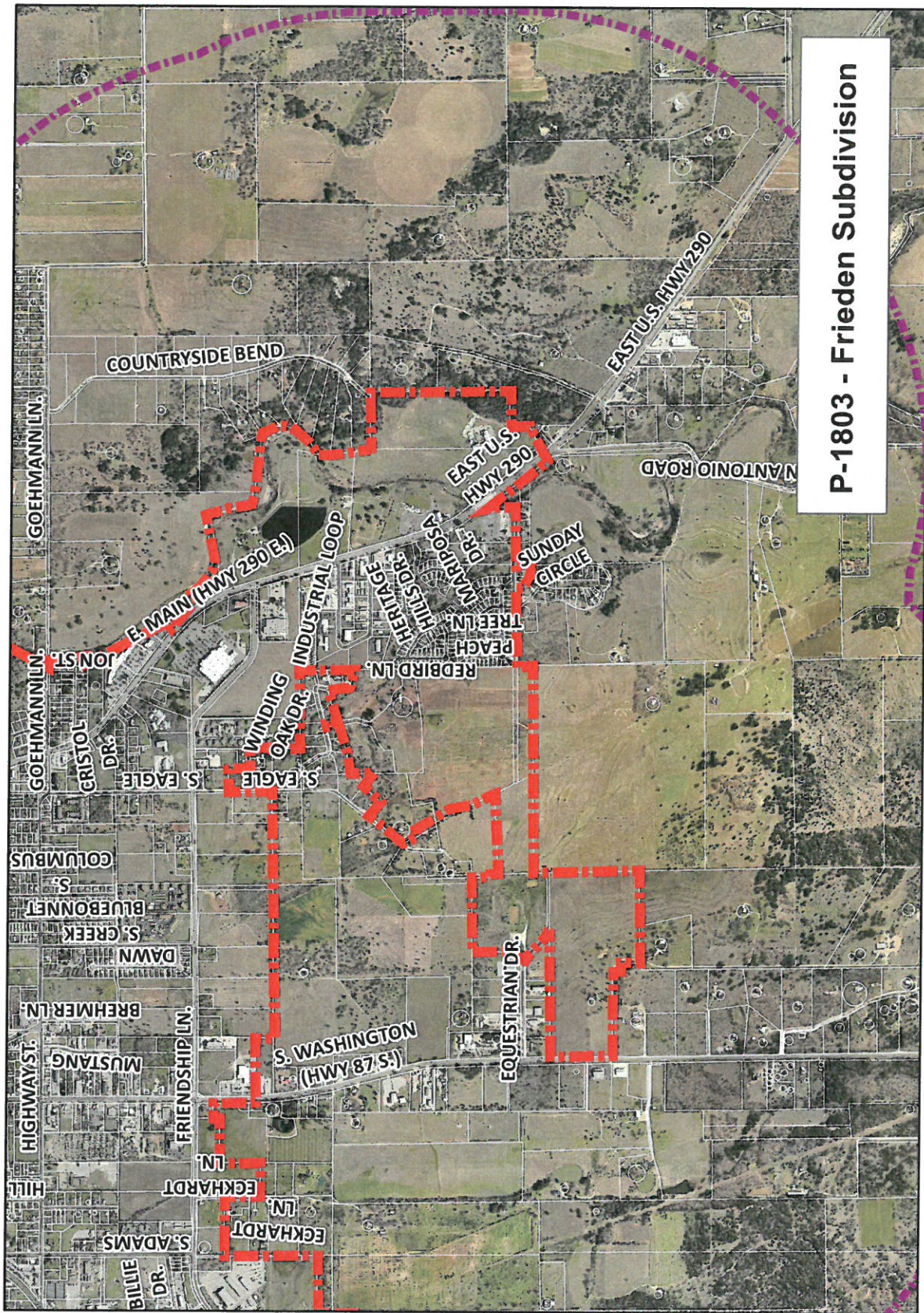


LINE	LENGTH	BEARING	CHORD	BEARING	CHORD
C1	20.09	S 89° 15' 00" E	20.09	S 89° 15' 00" E	20.09
C2	14.73	S 89° 15' 00" E	14.73	S 89° 15' 00" E	14.73
C3	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C4	14.73	S 89° 15' 00" E	14.73	S 89° 15' 00" E	14.73
C5	40.39	S 89° 15' 00" E	40.39	S 89° 15' 00" E	40.39
C6	28.32	S 89° 15' 00" E	28.32	S 89° 15' 00" E	28.32
C7	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C8	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C9	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C10	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C11	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C12	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C13	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C14	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C15	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C16	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C17	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C18	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C19	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C20	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C21	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C22	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C23	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C24	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C25	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C26	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C27	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C28	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C29	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C30	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C31	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C32	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C33	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C34	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C35	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C36	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C37	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C38	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C39	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C40	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C41	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C42	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C43	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C44	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C45	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C46	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C47	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C48	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C49	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C50	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C51	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C52	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C53	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C54	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C55	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C56	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C57	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C58	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C59	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C60	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C61	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C62	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C63	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C64	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C65	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C66	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C67	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C68	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C69	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C70	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C71	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C72	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C73	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C74	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C75	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C76	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C77	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C78	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C79	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C80	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C81	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C82	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C83	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C84	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C85	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C86	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C87	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C88	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C89	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
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C91	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C92	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C93	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C94	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C95	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C96	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C97	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C98	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82
C99	30.53	S 89° 15' 00" E	30.53	S 89° 15' 00" E	30.53
C100	29.82	S 89° 15' 00" E	29.82	S 89° 15' 00" E	29.82

CURVE DATA					
LINE	LENGTH	BEARING	CHORD	BEARING	CHORD
C101	14.91	S 55° 00' 00" E	14.91	S 55° 00' 00" E	14.91
C102	24.73	S 55° 00' 00" E	24.73	S 55° 00' 00" E	24.73
C103	34.73	S 55° 00' 00" E	34.73	S 55° 00' 00" E	34.73
C104	44.73	S 55° 00' 00" E	44.73	S 55° 00' 00" E	44.73
C105	54.73	S 55° 00' 00" E	54.73	S 55° 00' 00" E	54.73
C106	64.73	S 55° 00' 00" E	64.73	S 55° 00' 00" E	64.73
C107	74.73	S 55° 00' 00" E	74.73	S 55° 00' 00" E	74.73
C108	84.73	S 55° 00' 00" E	84.73	S 55° 00' 00" E	84.73
C109	94.73	S 55° 00' 00" E	94.73	S 55° 00' 00" E	94.73
C110	104.73	S 55° 00' 00" E	104.73	S 55° 00' 00" E	104.73
C111	114.73	S 55° 00' 00" E	114.73	S 55° 00' 00" E	114.73
C112	124.73	S 55° 00' 00" E	124.73	S 55° 00' 00" E	124.73
C113	134.73	S 55° 00' 00" E	134.73	S 55° 00' 00" E	134.73
C114	144.73	S 55° 00' 00" E	144.73	S 55° 00' 00" E	144.73
C115	154.73	S 55° 00' 00" E	154.73	S 55° 00' 00" E	154.73
C116	164.73	S 55° 00' 00" E	164.73	S 55° 00' 00" E	164.73
C117	174.73	S 55° 00' 00" E	174.73	S 55° 00' 00" E	174.73
C118	184.73	S 55° 00' 00" E	184.73	S 55° 00' 00" E	184.73
C119	194.73	S 55° 00' 00" E	194.73	S 55° 00' 00" E	194.73
C120	204.73	S 55° 00' 00" E	204.73	S 55° 00' 00" E	204.73
C121	214.73	S 55° 00' 00" E	214.73	S 55° 00' 00" E	214.73
C122	224.73	S 55° 00' 00" E	224.73	S 55° 00' 00" E	224.73
C123	234.73	S 55° 00' 00" E	234.73	S 55° 00' 00" E	234.73
C124	244.73	S 55° 00' 00" E	244.73	S 55° 00' 00" E	244.73
C125	254.73	S 55° 00' 00" E	254.73	S 55° 00' 00" E	254.73
C126	264.73	S 55° 00' 00" E	264.73	S 55° 00' 00" E	264.73
C127	274.73	S 55° 00' 00" E	274.73	S 55° 00' 00" E	274.73
C128	284.73	S 55° 00' 00" E	284.73	S 55° 00' 00" E	284.73
C129	294.73	S 55° 00' 00" E	294.73	S 55° 00' 00" E	294.73
C130	304.73	S 55° 00' 00" E	304.73	S 55° 00' 00" E	304.73
C131	314.73	S 55° 00' 00" E	314.73	S 55° 00' 00" E	314.73
C132	324.73	S 55° 00' 00" E	324.73	S 55° 00' 00" E	324.73
C133	334.73	S 55° 00' 00" E	334.73	S 55° 00' 00" E	334.73
C134	344.73	S 55° 00' 00" E	344.73	S 55° 00' 00" E	344.73
C135	354.73	S 55° 00' 00" E	354.73	S 55° 00' 00" E	354.73
C136	364.73	S 55° 00' 00" E	364.73	S 55° 00' 00" E	364.73
C137	374.73	S 55° 00' 00" E	374.73	S 55° 00' 00" E	374.73
C138	384.73	S 55° 00' 00" E	384.73	S 55° 00' 00" E	384.73
C139	394.73	S 55° 00' 00" E	394.73	S 55° 00' 00" E	394.73
C140	404.73	S 55° 00' 00" E	404.73	S 55° 00' 00" E	404.73
C141	414.73	S 55° 00' 00" E	414.73	S 55° 00' 00" E	414.73
C142	424.73	S 55° 00' 00" E	424.73	S 55° 00' 00" E	424.73
C143	434.73	S 55° 00' 00" E	434.73	S 55° 00' 00" E	434.73
C144	444.73	S 55° 00' 00" E	444.73	S 55° 00' 00" E	444.73
C145	454.73	S 55° 00' 00" E	454.73	S 55° 00' 00" E	454.73
C146	464.73	S 55° 00' 00" E	464.73	S 55° 00' 00" E	464.73
C147	474.73	S 55° 00' 00" E	474.73	S 55° 00' 00" E	474.73
C148	484.73	S 55° 00' 00" E	484.73	S 55° 00' 00" E	484.73
C149	494.73	S 55° 00' 00" E	494.73	S 55° 00' 00" E	494.73
C150	504.73	S 55° 00' 00" E	504.73	S 55° 00' 00" E	504.73
C151	514.73	S 55° 00' 00" E	514.73	S 55° 00' 00" E	514.73
C152	524.73	S 55° 00' 00" E	524.73	S 55° 00' 00" E	524.73
C153	534.73	S 55° 00' 00" E	534.73	S 55° 00' 00" E	534.73
C154	544.73	S 55° 00' 00" E	544.73	S 55° 00' 00" E	544.73
C155	554.73	S 55° 00' 00" E	554.73	S 55° 00' 00" E	554.73
C156	564.73	S 55° 00' 00" E	564.73	S 55° 00' 00" E	564.73
C157	574.73	S 55° 00' 00" E	574.73	S 55° 00' 00" E	574.73
C158	584.73	S 55° 00' 00" E	584.73	S 55° 00' 00" E	584.73
C159	594.73	S 55° 00' 00" E	594.73	S 55° 00' 00" E	594.73
C160	604.73	S 55° 00' 00" E	604.73	S 55° 00' 00" E	604.73
C161	614.73	S 55° 00' 00" E	614.73	S 55° 00' 00" E	614.73
C162	624.73	S 55° 00' 00" E	624.73	S 55° 00' 00" E	624.73
C163	634.73	S 55° 00' 00" E	634.73	S 55° 00' 00" E	634.73
C164	644.73	S 55° 00' 00" E	644.73	S 55° 00' 00" E	644.73
C165	654.73	S 55° 00' 00" E	654.73	S 55° 00' 00" E	654.73
C166	664.73	S 55° 00' 00" E	664.73	S 55° 00' 00" E	664.73
C167	674.73	S 55° 00' 00" E	674.73	S 55° 00' 00" E	674.73
C168	684.73	S 55° 00' 00" E	684.73	S 55° 00' 00" E	684.73
C169	694.73	S 55° 00' 00" E	694.73	S 55° 00' 00" E	694.73
C170	704.73	S 55° 00' 00" E	704.73	S 55° 00' 00" E	704.73
C171	714.73	S 55° 00' 00" E	714.73	S 55° 00' 00" E	714.73
C172	724.73	S 55° 00' 00" E	724.73	S 55° 00' 00" E	724.73
C173	734.73	S 55° 00' 00" E	734.73	S 55° 00' 00" E	734.73
C174	744.73	S 55° 00' 00" E	744.73	S 55° 00' 00" E	744.73
C175	754.73	S 55° 00' 00" E	754.73	S 55° 00' 00" E	754.73
C176	764.73	S 55° 00' 00" E	764.73	S 55° 00' 00" E	764.73
C177	774.73	S 55° 00' 00" E	774.73	S 55° 00' 00" E	774.73
C178	784.73	S 55° 00' 00" E	784.73	S 55° 00' 00" E	784.73
C179	794.73	S 55° 00' 00" E	794.73	S 55° 00' 00" E	794.73
C180	804.73	S 55° 00' 00" E	804.73	S 55° 00' 00" E	804.73
C181	814.73	S 55° 00' 00" E	814.73	S 55° 00' 00" E	814.73
C182	824.73	S 55° 00' 00" E	824.73	S 55° 00' 00" E	824.73
C183	834.73	S 55° 00' 00" E	834.73	S 55° 00' 00" E	834.73
C184	844.73	S 55° 00' 00" E	844.73	S 55° 00' 00" E	844.73
C185	854.73	S 55° 00' 00" E	854.73	S 55° 00' 00" E	854.73
C186	864.73	S 55° 00' 00" E	864.73	S 55° 00' 00" E	864.73
C187	874.73	S 55° 00' 00" E	874.73	S 55° 00' 00" E	874.73
C188	884.73	S 55° 00' 00" E	884.73	S 55° 00' 00" E	884.73
C189	894.73	S 55° 00' 00" E	894.73	S 55° 00' 00" E	894.73
C190	904.73	S 55° 00' 00" E	904.73	S 55° 00' 00" E	904.73
C191	914.73	S 55° 00' 00" E	914.73	S 55° 00' 00" E	914.73
C192	924.73	S 55° 00' 00" E	924.73	S 55° 00' 00" E	924.73
C193	934.73	S 55° 00' 00" E	934.73	S 55° 00' 00" E	934.73
C194	944.73	S 55° 00' 00" E	944.73	S 55° 00' 00" E	944.73
C195	954.73	S 55° 00' 00" E	954.73	S 55° 00' 00" E	954.73
C196	964.73	S 55° 00' 00" E	964.73	S 55° 00' 00" E	964.73
C197	974.73	S 55° 00' 00" E	974.73	S 55° 00' 00" E	974.73
C198	984.73	S 55° 00' 00" E	984.73	S 55° 00' 00" E	984.73
C199	994.73	S 55° 00' 00" E	994.73	S 55° 00' 00" E	994.73
C200	1004.73	S 55° 00' 00" E	1004.73	S 55° 00' 00" E	1004.73



P-1803 - Frieden Subdivision



**PRELIMINARY PLAT
BACKGROUND INFORMATION
November, 2018**

File Number: P-1823

Subdivision Name: Madrona

Location: West side of Smokehouse Road, between Live Oak Road and the extension of W. Windcrest Drive (see attached map).

Zoning: R-1, Single Family Residential

Tract Size: 13.07 acres

Number/Size of Lots: 53 lots. All lots exceed the minimum width of 70', and have a depth of approximately 100'. All lots exceed the minimum size requirement of 7,000 sf.

Roadways: The project will be served by one main looped street, with access on Smokehouse Road. The internal street will be extended to adjoining property to the west for future connections. Smokehouse Road is a County Road at this time.

The property also adjoins the future extension of W. Windcrest Drive. Section 6.12 of the Subdivision Ordinance states a developer is responsible for their proportional share of an abutting street such as W. Windcrest Drive. The Developer's proportional share of the street construction shall be determined by the Developer's engineer and approved by the Director of Public Works and Utilities. Staff is currently evaluating the proposal made by the developer's engineer.

Right-of-way: Internal streets will contain the minimum 50' of right-of-way. A small portion of right-of-way is being provided along Windcrest Drive to meet the subdivision requirements.

Utilities: As part of the Annexation Agreement between the City and Developer of The Beginning subdivision to the north, water and sewer lines will be extended to the site by the City. Internal lines will be the responsibility of the developer.

Easements: Typical drainage and utility easements on each lot.

Easements Abandoned: NA

Stormwater Detention:	A Detention Pond is proposed at the southwest corner of the development. All drainage is subject to approval of the Construction Plans by Engineering and Public Works.
Drainage:	See above.
Park Dedication:	The project qualifies under the Park Dedication requirements. Since no public park will be a part of this development, a fee in the amount of \$500 per lot shall be required prior to recording the Final Plat.
Construction Plans:	Preliminary Construction Plans have been provided and are being reviewed by the Engineering Department.
Screening Plan:	Section 6.14 of the Subdivision Ordinance requires screening where lots back onto a thoroughfare or collector roadway. A preliminary Screening Plan is to be submitted with the Preliminary Plat. No plan has been provided, but a note has been placed on the plat that lot owners adjacent to W. Windcrest Drive are to install a 6' cedar screening fence stained to the same color as the subdivision entry. In staff's opinion, the screening proposed is not sufficient to meet the requirements of the ordinance. In addition, the screening should be installed as part of the subdivision improvements, and not by individual property owners.
P&Z Action:	Final approval
Staff Recommendation:	Approval
Conditions:	1. Approval of the Final Plat and Final Construction Plans prior to the start of construction. 2. Approval of the proportional share of the cost of W. Windcrest by the Director of Public Works and Utilities. 3. Approval of a screening plan along W. Windcrest prior to the Final Plat approval with installation to occur with subdivision improvements.

NOTES:

1. BASIS OF BEARING WAS ESTABLISHED FROM THE TEXAS STATE PLANT COORDINATE SYSTEM, CENTRAL ZONE.
2. SIGHT VISIBILITY RESTRICTION, NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, WALLS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC. IN THE SIGHT VISIBILITY ZONE, AS SHOWN ON THIS PLAN, SIGHT VISIBILITY RESTRICTIONS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLANTED.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF _____

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS (SHOWN HEREIN):
AND DESIGNATED HEREIN AS THE BEING SUBDIVISION TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBMITTED HEREIN, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FREE SIMPLE TITLE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, SIDEWALKS, 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 PLATING ORDINANCES, RULES, AND REGULATIONS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DANER
BY _____

DATE _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED 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

PRINT NOTARY'S NAME _____

MY COMMISSION EXPIRES _____

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF _____

COUNTY OF _____

WHEREAS _____, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE LIENHOLDER OF THE PROPERTY DESCRIBED HEREIN, DOES HEREBY RATIFY ALL DEDICATIONS AND PROVISIONS OF THIS PLAT AS SHOWN:

BY _____

NAME OF LIEN HOLDER, TITLE OF SPOUSE
DULY AUTHORIZED AGENT

DATE _____

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED 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

TYPE OR PRINT NOTARY'S NAME _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

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

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 Preliminary Plat of Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, and the Commission, by its formal action, then and there, approved the Preliminary Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying certification plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinafter subscribed:

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

City Secretary
City of Fredericksburg, Texas

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN ON THIS PLAT.

DATE OF SURVEY _____ 20____

JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4939

STATE OF TEXAS
COUNTY OF _____

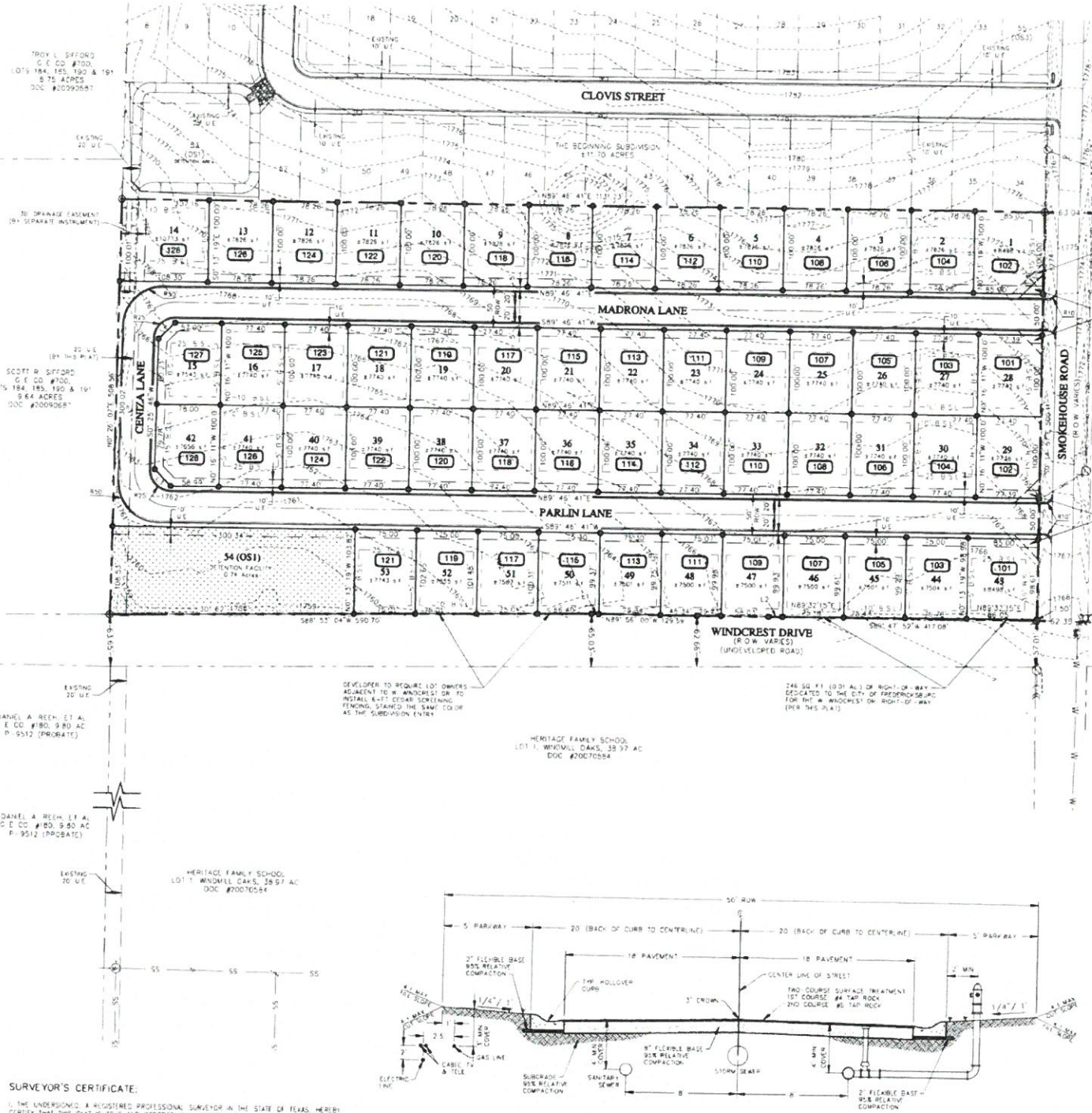
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

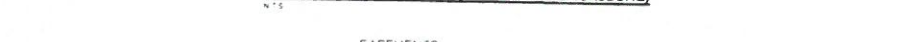
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME _____

MY COMMISSION EXPIRES _____



TYP. 50' ROADWAY SECTION (CITY OF FREDERICKSBURG)



LINE #	LENGTH	DIRECTION
L1	16.98'	N89°32'15"E
L2	8.90'	N89°56'00"W
L3	28.45'	N44°53'45"W
L4	28.13'	N45°06'14"E

ZONING:
THE PROPOSED ZONING FOR THE MADRONA SUBDIVISION IS TO BE R-1 SINGLE FAMILY RESIDENTIAL.

BENCHMARK
A 3" IRON, BLIND CAPPED, "SEARCHERS" LOCATED APPROXIMATELY 40 FEET SOUTHWEST OF THE INTERSECTION OF W. WINDCREST DR. (UNDEVELOPED) SUBST. STREET AND SMOKEHOUSE ROAD.
ELEVATION = 1766.06

NOTES:

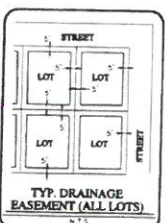
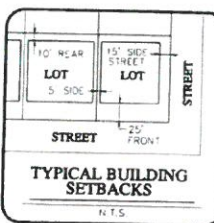
1. THE DEVELOPER DEDICATES THE SANITARY SEWER & WATER MAINS UPON COMPLETION OF THE DEVELOPMENT BY THE CITY OF FREDERICKSBURG, TEXAS. THE CITY OF FREDERICKSBURG WILL OWN AND MAINTAIN WITHIN TWO (2) YEARS OF ACCEPTANCE OF SAID SEWER & WATER MAINS LOCATED WITHIN THIS SUBDIVISION PLAT.
2. DAMAGE BY ANY UTILITY 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 AFFECTING 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 HEALTH.
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 COURSE OF ANY CHANNEL, SWALE, OR EMBANKMENT OR TAKING ANY OTHER ACTION WHICH WILL OR IS LIKELY TO RETARD OR CHANGE OR INTERFERE WITH DRAINAGE OR CAUSE EROSION WITHIN THIS AREA.
5. MAINTENANCE OF LOT 54 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION AND/OR THE DEVELOPER. ACCESS SHALL BE GIVEN TO DEVELOPER OR AUTHORIZED PERSONS FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN LOT 54.
6. LOT 54 IS NOT INTENDED FOR RESIDENTIAL HOME CONSTRUCTION.



LOCATION MAP
NOT TO SCALE

LEGEND

- SIGHT VISIBILITY EASEMENT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- BUILDING SETBACK LINES
- EXISTING EASEMENTS
- LOT LINES
- EASEMENT
- ROAD CENTERLINE
- EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- LOT ADDRESS
- 1/2" IRON ROD SET WITH "NDS" CAP
- EXISTING ROADS
- CALCULATED POINT
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- OPEN SPACE
- (OS#)



A PRELIMINARY PLAT FOR

MADRONA SUBDIVISION

13.07 ACRES, SEPP SUBDIVISION LOT 2A-B, VOLUME 2, PAGE 159, AND VOLUME 2 PAGE 172, PLAT RECORDS, GILLESPIE COUNTY, TEXAS

STONEWALL DEVELOPMENT LLC OWNER

CONTACT: PARKER ATKINS

(210) 483-3242

309 SPANISH PASS ROAD

BOEPHE, TX 78006

M.D.S. LAND SURVEYING CO., INC.

SURVEYOR

VEI CONSULTING ENGINEERS

ENGINEER

ENGINEER CONTACT: KEVIN A. SPRAGGINS

(830) 997-4744

SURVEYOR CONTACT: JEFF BOERNER

FAX (830) 997-6967

507-D E. HIGHWAY ST. FREDERICKSBURG, TX 78624

FILE NO: 18062

DATE: 10/08/2017

SHEET: PP (1 OF 3)

P-1823
RECEIVED
ROUTED 10/10
DRC 10/11-10/18
Comments 10/22



B) LOT 34 IS NOT INTENDED FOR RESIDENTIAL HOME CONSTRUCTION

516



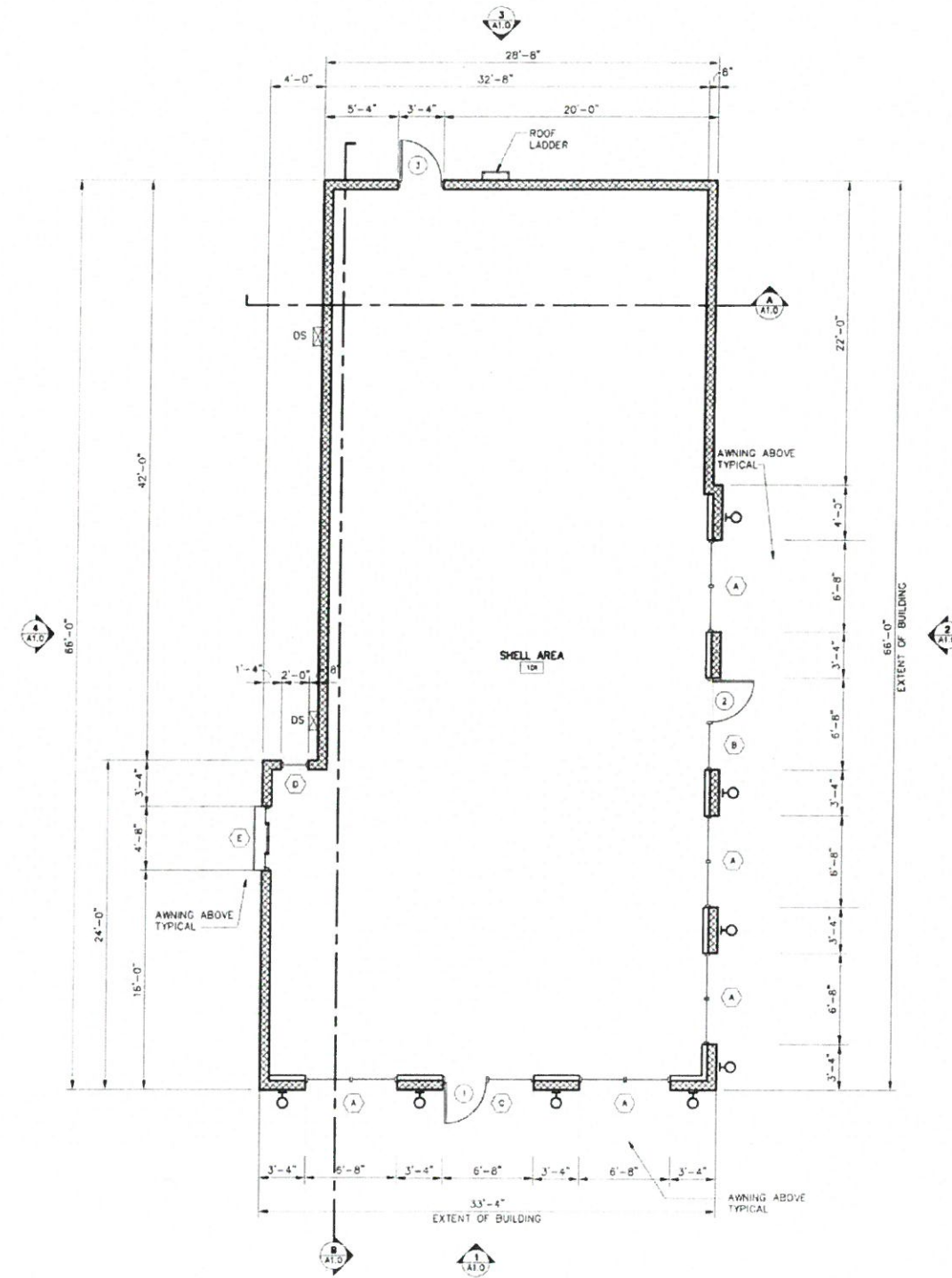
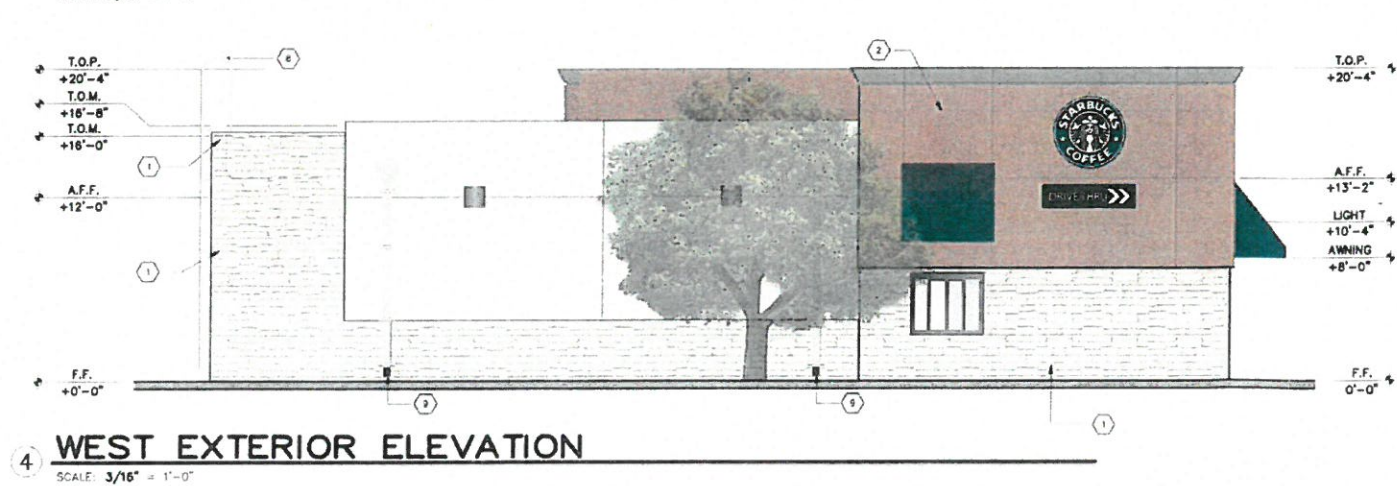
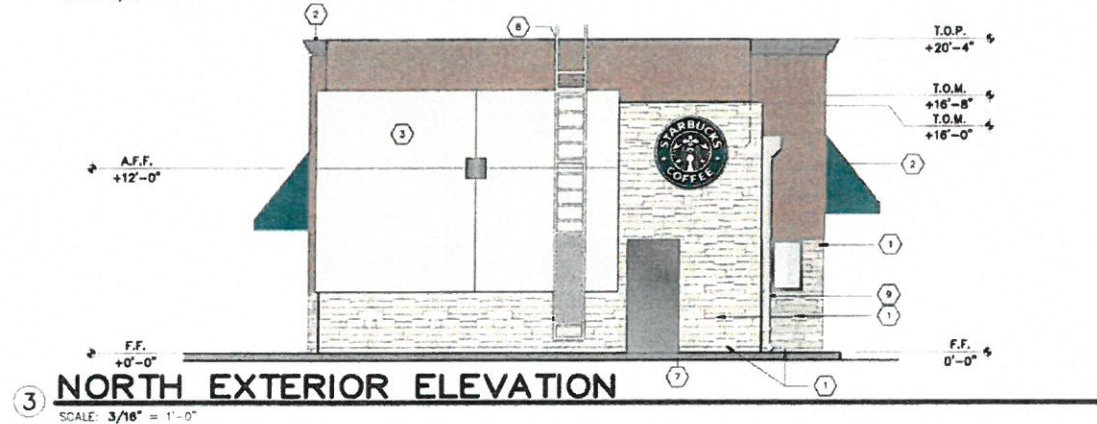
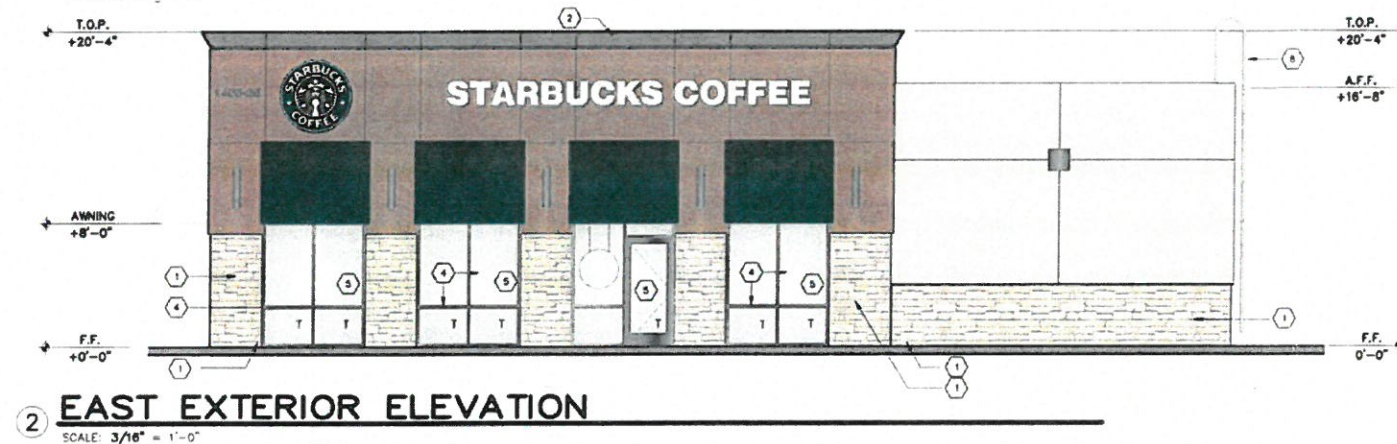
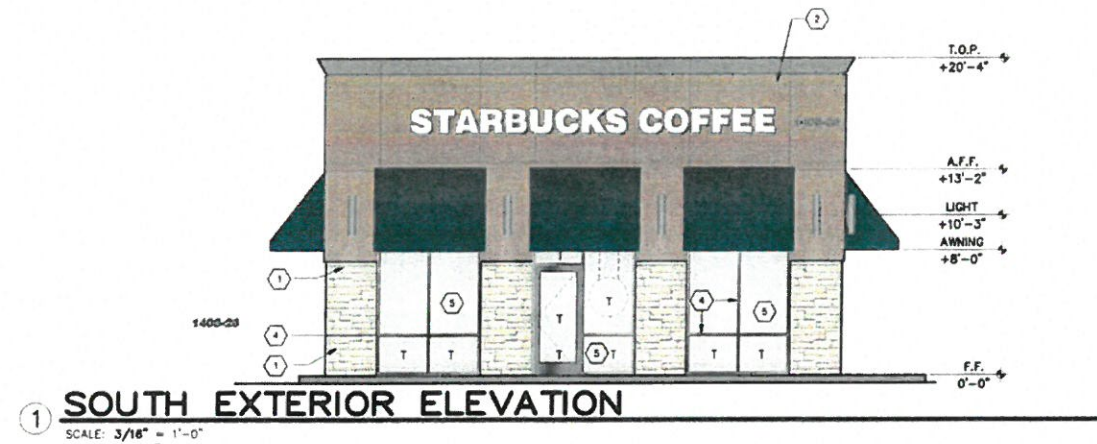
Memo

To: Planning and Zoning Commission
From: Brian Jordan
Date: 11/2/2018
Re: Modification to the Design of the proposed Starbucks in the Baron's Creek Shopping Center

The Planning and Zoning Commission recommended approval of a PUD amendment in February, 2018 to allow a drive-through facility associated with a Starbucks in the Baron's Creek Shopping Center. The City Council subsequently approved the PUD amendment as recommended. Included in the approval was the design and color for the proposed building, as required by the Design Standards and Guidelines for Entry Corridors. The plan approved is attached.

The applicant is proposing modifications to the architectural elements of the building. The attached narrative, plans and elevations describe the proposed building. No changes are proposed to the site layout or design.

Staff recommends approval of the amended design for the Starbucks as presented. It meets the Entry Corridor Standards and Guidelines and is sufficiently distinguished from the prototype by incorporating the required architectural features and building materials.



APPROVED:
CITY COUNCIL

DATE: 2-19-18

C-5
SCHEME

EXTERIOR COLOR SELECTION			
NO.	MATERIAL	COLOR	REMARKS
1	STONE VENEER	AUSTIN CREAM	EL DORADO STONE - LIMESTONE
2	EIFS	SW 6095 - TOASTY	
3	EIFS	SW 7014 - ELDER WHITE	
4	ALUMINUM FRAMING	CLEAR ANODIZED	
5	GLAZING	CLEAR	
6	FABRIC AWNING	STARBUCKS GREEN	
7	METAL DOOR	TO MATCH ADJACENT	
8	ROOF LADDER	TO MATCH ADJACENT	
9	GUTTER & DOWNSPOUT	TO MATCH ADJACENT	

A New Starbucks Coffee at
Baron's Creek Shopping Center
MIMCO INC.
 Commercial Real Estate Management & Investments
 1405-26 E. MAIN STREET
 FREDERICKSBURG, TEXAS 78624

1816 WYOMING AVE
 SUITE 100
 FREDERICKSBURG, TX 78603
 PH 915 534 8087
 FX 915 534 8083

PSRDB
 COMMERCIAL GROUP INC.

FLOOR PLAN &
 EXT. ELEVATIONS
 COMMISSION No.
 17-051
 DATE: 12-05-17
 REVISIONS
 SHEET: **A1.0**
 OF



1810 Wyoming Avenue
El Paso, Texas 79903
tel 915.534.8082
fax 915.534.8083

psrbb
commercial group inc.

October 4, 2018

The City of Fredericksburg
Design Guideline Narrative
New Shell Building for Future Tenant at:
Barron's Creek Shopping Center (Existing pad site).

Dear Anna:

The following is a narrative outline indicating general conformance with the City Design Guidelines.

Project Summary: The proposed project is a new shell building for a future Starbucks Coffee at Barron's Creek Shopping Center. Minimal site preparation will be required at the existing pad site to accommodate a new single tenant building at 2,001 SF. A drive-thru lane is included.

BUILDING DESIGN:

ARCHITECTURAL STYLE

The architectural style of the building responds to the regional architecture by utilizing a light-colored stone veneer base (Limestone Collection by El Dorado Stone) that is meant to emulate a sturdy limestone base common to many buildings in the area. A low-slope roof and relatively low profile EIFS parapets provide a basic backdrop for appropriately scaled signage which is kept to a minimum. Storefronts are broken up into separate bays and employ a thin metal canopy to help provide an inviting outdoor seating area for patrons. Together the building's architectural style strives to achieve a modern elegance that is modest and unobtrusive, respecting the historic context.

ARCHITECTURAL MATERIALS

The building exterior is composed of a light-colored stone veneer at the base with the upper portions of the building in EIFS. Aluminum storefronts with low-e tinted glazing will be used for the majority of the openings in conjunction with a solid metal canopy at select openings.

ARCHITECTURAL COLOR

The proposed color palette is composed of the following colors in muted tones:

1. Light colored Stone Veneer base – Limestone veneer to match retail center standard
2. Muted brown colored EIFS – SW 6149 Relaxed Khaki

stronger by design
www.psrbbcommgroup.com

3. Warm gray accent at parapet cornice – SW 7632 Modern Gray
4. Covered metal canopy – SW 7632 Modern Gray

ARCHITECTURAL FEATURES

Careful consideration was given to all facades of this building to ensure there were no unadorned blank walls. Exterior finishes trim out at different elevations to maintain visual interest. Wide storefronts and metal awnings help promote an inviting aesthetic that puts visitors at the forefront.

MASSING AND SCALE

Even though this building has a relatively small footprint, it's massing was broken up by utilizing subtle offsets and varying parapet heights to help define separate volumes. Different textures and materials further assist in providing visual interest to each facade.

SIGNAGE

Building signage proposed is to be integrated to the low-profile parapets as shown on rendered elevations. The tenant's logo/emblem is kept to a minimum at an appropriate scale to fit between horizontal and/or vertical reveals.

BUILDING HEIGHT

Two main building heights are set at 20'-8" and 21'-8" to top of parapet walls. The taller portion of the building frames the primary building entrance, while the slightly lower parapet wraps around the rest of the building at a constant height. A smaller volume at 18'-8" in height, bumps out at the drive-thru window. The public areas of the coffee shop have plenty of glazed openings for natural light and are tied together by a covered canopy set at 10'-8" to top of structure which provides shade for the glazed openings and a small outdoor seating area.

The current phase is for a shell building only. A future phase will be a Tenant Improvement to fully furnish the interior.

SETBACKS AND FRONTAGE

Two pedestrian entry points are provided, one facing East Main St./U.S. Highway 290) and another facing the side parking spaces and adjacent retail space (Mattress Firm Store). A drive-thru is incorporated, starting from the back end of the building and stretching along the west façade. The building's location is a pad site at the existing Barron's Creek Shopping Center parking lot. The new building will help soften the expansive parking lot to help give a more pedestrian friendly experience to shoppers nearby.

LANDSCAPING

The landscape design for this building will provide native and drought tolerant plants selected from the approved list. Open spaces are being provided near the two main entry points to allow for outdoor seating. Coordination with subsurface utilities and tree plantings was considered during the design.

LIGHTING

All light fixture selections will be provided to assure compliance with Dark-Sky Association. Lighting fixture quantities will be kept to a minimum and only as needed to illuminate pathways and parking.

SERVICE AREAS

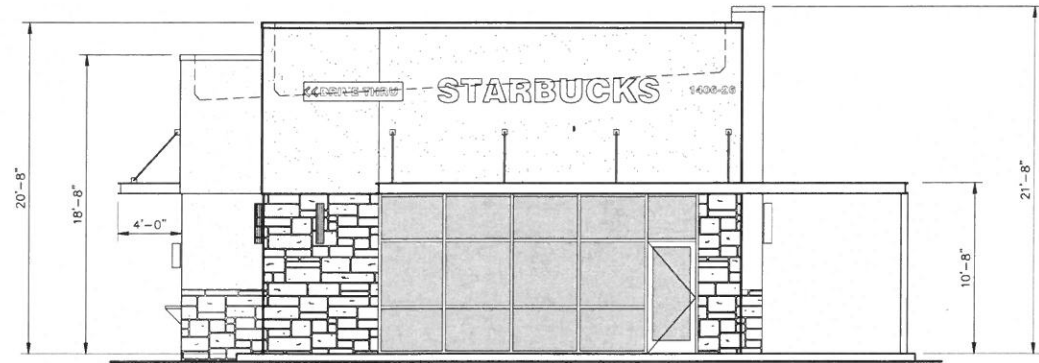
Existing trash and recycling area is available to tenants on site and this project will be adding an additional dumpster and enclosure next to the existing setup off the rear service drive on southeast corner of property.

PARKING & ACCESS

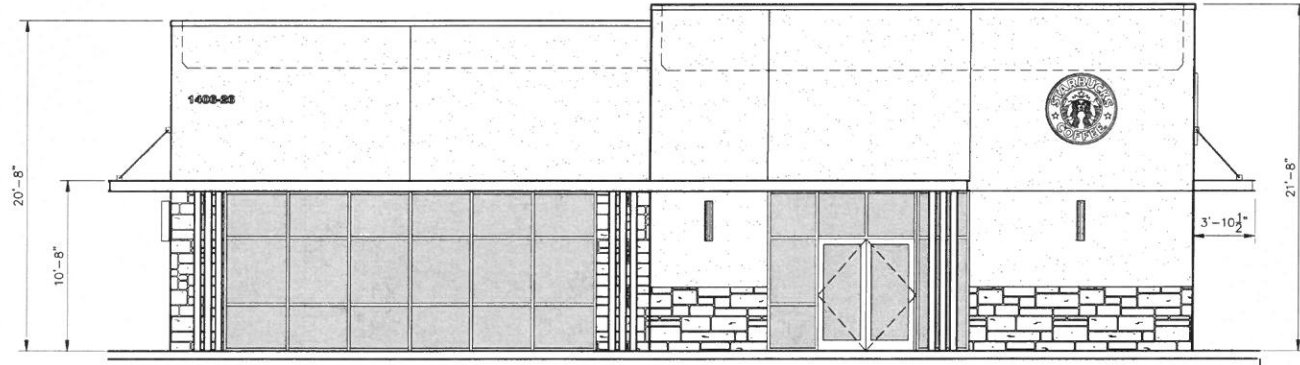
Appropriate number of parking spaces will be provided along with ADA compliant parking. Existing Shopping center has various access drives for convenient access to site. The parking was calculated @ 1 per 200 s.f. per Fredericksburg code for Shopping Centers. The existing shopping center has 77,964 s.f. requiring @ 1 per 200 s.f. a total of 390 spaces. Currently there are 438 spaces provided. The new construction will require 20 spaces @ 1 per 100 s.f. 390 currently required spaces + 20 required for new construction for a total of 410 required spaces. Total spaces per new parking layout will be 436 spaces.

DRAINAGE AND STORMWATER

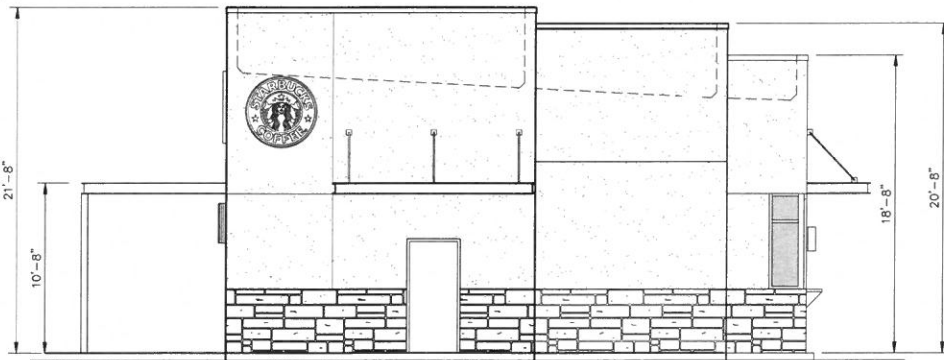
Existing storm water system has been coordinated and analyzed to accommodate the new building. The project's Civil Consulting Engineers (MS Engineering) have recently submitted more detailed documents indicating that the existing drainage system will not be adversely impacted by the proposed development.



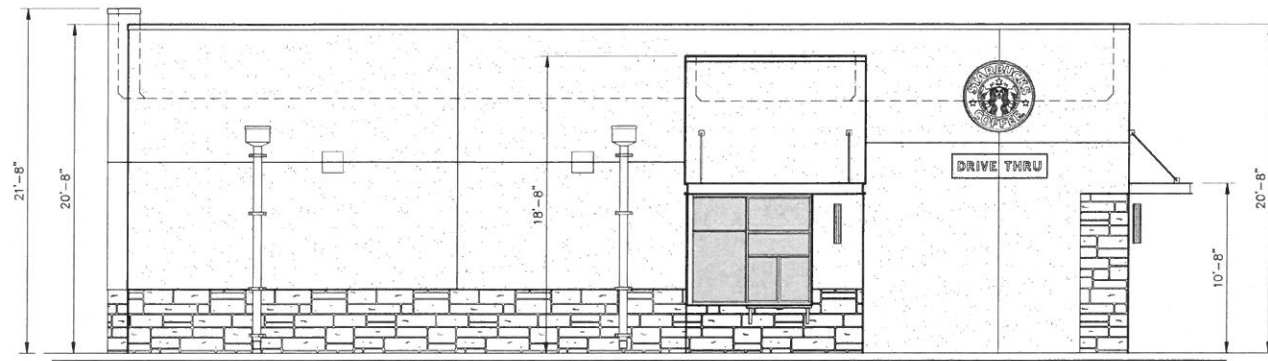
1 SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



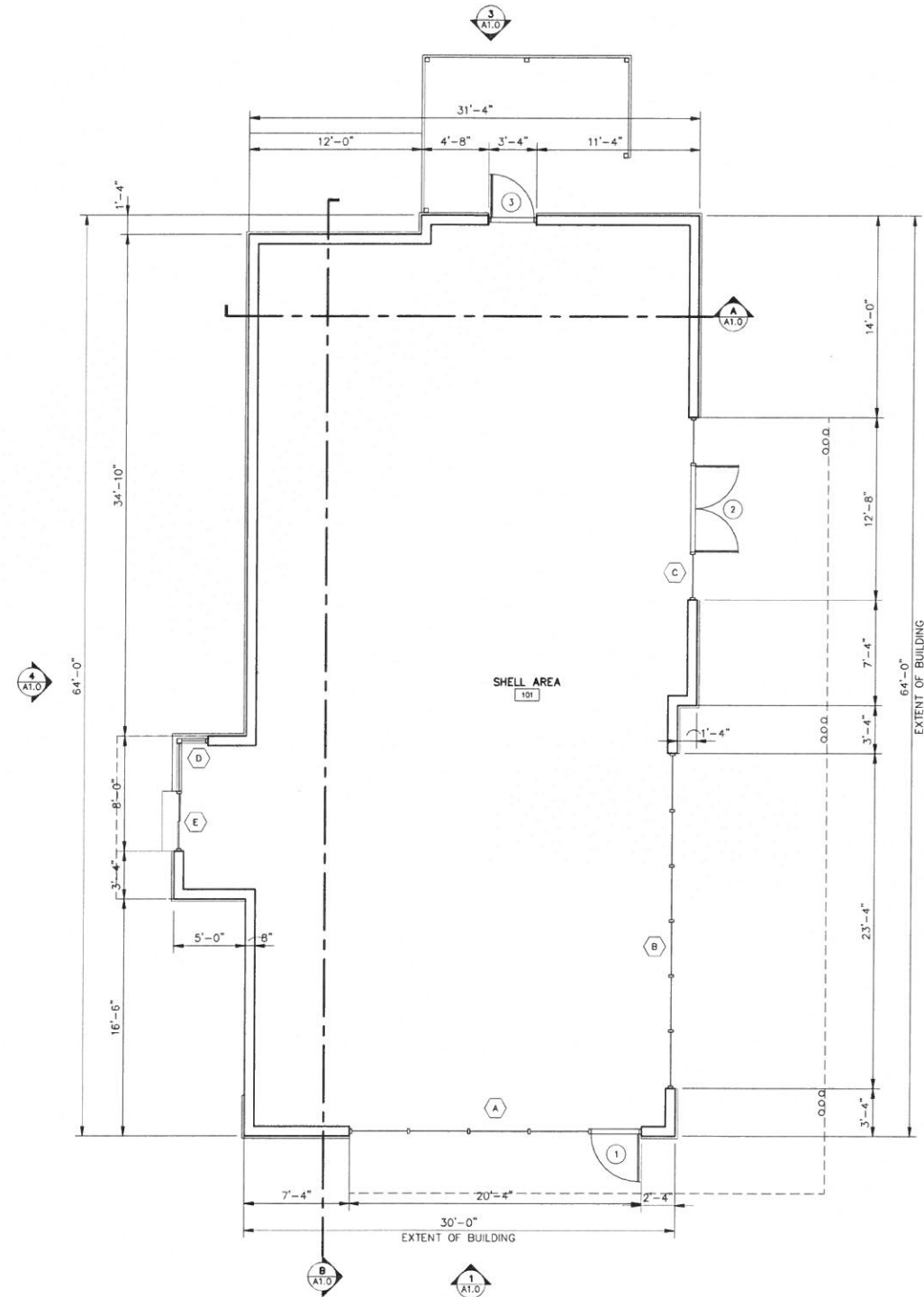
2 EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

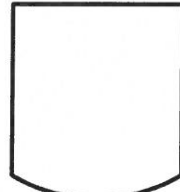


4 WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



FLOOR PLAN
SCALE: 3/16" = 1'-0"

EXTERIOR COLOR SELECTION			
NO.	MATERIAL	COLOR	REMARKS
1	STONE VENEER	LIMESTONE	MATCH EXISTING SHOPPING CENTER STONE
2	EIFS	SW 6149 - RELAXED KHAKI	
3	EIFS @ CORNICE	SW 7632 - MODERN GRAY	
4	ALUMINUM FRAMING	CLEAR ANODIZED	
5	GLAZING	CLEAR	LOW-E
6	COVERED CANOPY	SW 7632 - MODERN GRAY	
7	METAL DOOR	TO MATCH ADJACENT	
8	ROOF LADDER	TO MATCH ADJACENT	
9	GUTTER & DOWNSPOT	TO MATCH ADJACENT	



ANew Starbucks Coffee at
Baron's Creek Shopping Center
MIMCO INC.
COMMERCIAL REAL ESTATE MANAGEMENT & INVESTMENTS
1406-26 E. MAIN STREET
FREDERICKSBURG, TEXAS 78624

1810 WYOMING AVE
SUITE 100
FREDERICKSBURG, TX 77953
PH: 915.534.8062
FX: 915.534.8083

psrb
commercial group inc.
designs by design

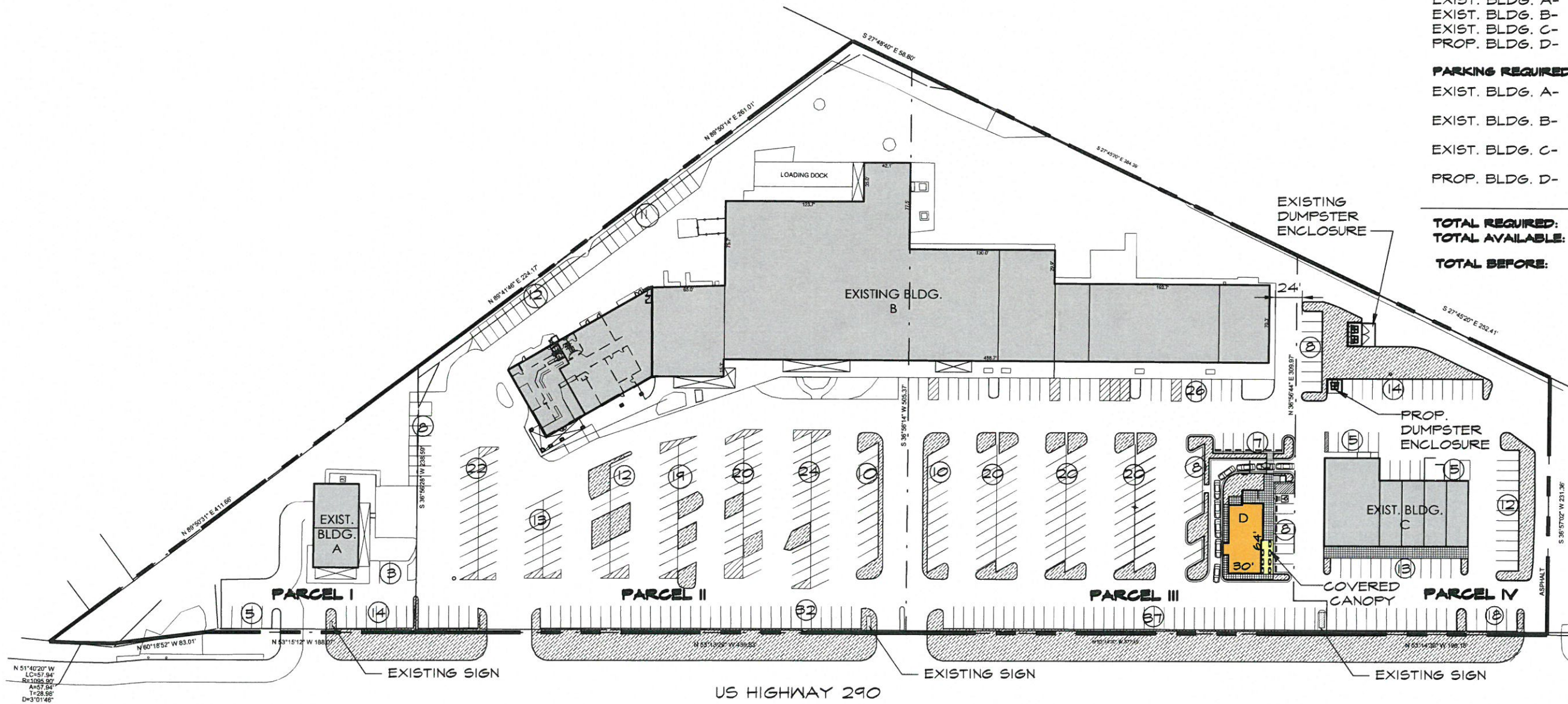
FLOOR PLAN & EXT. ELEVATIONS
COMMISSION No. 17-051
DATE: 04-04-18
REVISIONS
SHEET: A1.0
OF 31

LAND AREA:	
PARCEL I-	38,735 SF
PARCEL II-	176,246 SF
PARCEL III-	147,768 SF
PARCEL IV-	64,286 SF
TOTAL LAND:	427,035 SF

BUILDING AREA:	
EXIST. BLDG. A-	3,108 SF
EXIST. BLDG. B-	66,056 SF
EXIST. BLDG. C-	8,800 SF
PROP. BLDG. D-	2,000 SF

PARKING REQUIRED:	
EXIST. BLDG. A-	3,108 SF / 200 16 SPACES
EXIST. BLDG. B-	66,056 SF / 200 330 SPACES
EXIST. BLDG. C-	8,800 SF / 200 44 SPACES
PROP. BLDG. D-	2,000 SF / 100 20 SPACES

TOTAL REQUIRED:	410 SPACES
TOTAL AVAILABLE:	436 SPACES
TOTAL BEFORE:	438 SPACES



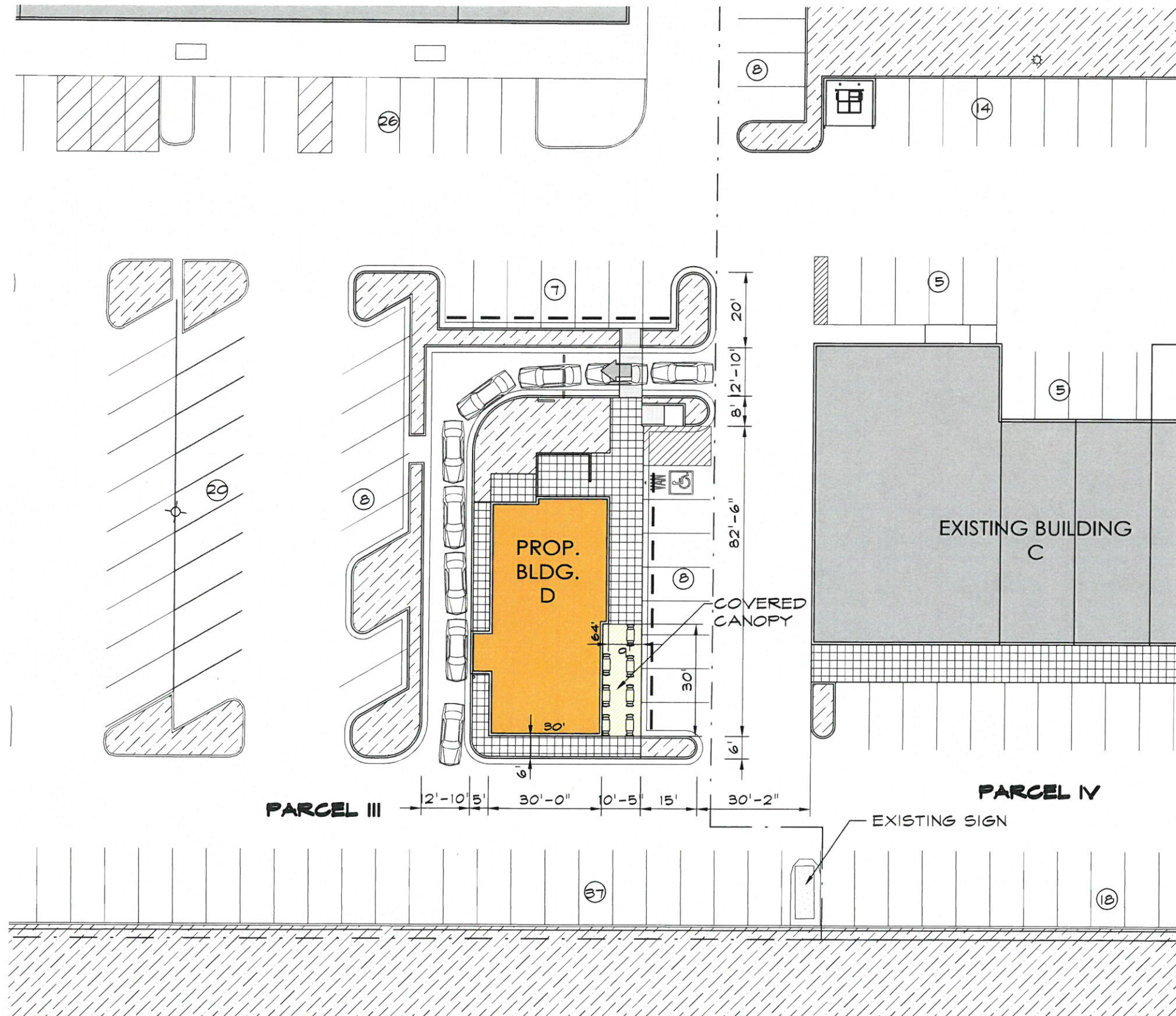
1" = 100'-0"



1406-26 E. MAIN
PRELIMINARY SCHEME 'N-6' SITE PLAN
MARCH 22, 2018



BARON'S CREEK
FREDERICKSBURG, TEXAS



LAND AREA:	
PARCEL I-	38,735 SF
PARCEL II-	176,246 SF
PARCEL III-	147,768 SF
PARCEL IV-	64,286 SF
TOTAL LAND:	427,035 SF

BUILDING AREA:	
EXIST. BLDG. A-	3,108 SF
EXIST. BLDG. B-	66,056 SF
EXIST. BLDG. C-	8,800 SF
PROP. BLDG. D-	2,000 SF

PARKING REQUIRED:	
EXIST. BLDG. A-	3,108 SF / 200 16 SPACES
EXIST. BLDG. B-	66,056 SF / 200 330 SPACES
EXIST. BLDG. C-	8,800 SF / 200 44 SPACES
PROP. BLDG. D-	2,000 SF / 100 20 SPACES

TOTAL REQUIRED:	410 SPACES
TOTAL AVAILABLE:	436 SPACES
TOTAL BEFORE:	438 SPACES



1" = 30'-0"

1406-26 E. MAIN
PRELIMINARY SCHEME 'N-5' CLOSE UP SITE PLAN
MARCH 22, 2018



BARON'S CREEK
FREDERICKSBURG, TEXAS



