

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, December 4, 2013

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the November 2013 Regular Meeting

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PUBLIC HEARINGS

3. Public Hearing (Z-1315) by Capraia Partners, Ltd for a Conditional Use Permit to allow a lodging development in the CBD, Central Business District, at 415 & 417 E. Main Street
4. Consider making a recommendation on Z-1315

Pp 7 - 22

PLATS

5. P-1318 - Consider Final Plat for Stone Ridge, Unit VIII

Pp 23 - 27

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
November 5, 2013
5:30 P.M.

On this the 5th day of November, 2013 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 - Chair
STEVE THOMAS
BOBBY WATSON
TODD WILLINGHAM
CHARLIE KIEHNE
CHRIS KAISER

ABSENT: BRENDA SEGNER
 BILL PIPKIN

ALSO PRESENT: BRIAN JORDAN - Director of Development Services
 PAT MCGOWAN - City Attorney
 TAMMIE LOTH - Development Coordinator

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

PUBLIC HEARINGS

PUBLIC HEARING (Z-1313) BY GLENN AND DEVEN DIXON TO A) CONSIDER A CHANGE IN THE LAND USE PLAN FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL ON A 0.376 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF LOT 14, BLOCK 2 AND LOT 15, BLOCK 2 OF THE LOUIS PRIESS ADDITION TO THE TOWN OF FREDERICKSBURG AND B) CONSIDER A CHANGE IN ZONING FROM C-2, COMMERCIAL TO R-1, SINGLE FAMILY RESIDENTIAL ON SAID PROPERTY. - Bobby Watson moved to open Public Hearing Z-1313 by Glenn and Deven Dixon to A) Consider a change in the land use plan from Commercial to Low Density Residential on a 0.376 acre tract of land, more or less, being a portion of Lot 14, Block 2 and Lot 15, Block 2 of the Louis Priess Addition to the Town of Fredericksburg and B) Consider a change in zoning from C-2, Commercial to R-1, Single Family Residential on said property. Deven Dixon presented the application and Glenn Dixon was also in attendance. Mrs. Dixon noted they bought the property in April of 2013 and at that time the seller told them he was in the process of rezoning and replatting the property and they asked him to stop those processes. Mrs. Dixon noted the seller thought he had stopped them, but the zoning change had been approved, which they found out when they were applying for a building permit. Mrs. Dixon explained there is a 80 x 100 strip of land on the rear of both lots that is currently zoned commercial and they would like to change that back to residential.

Bobby Watson moved to close Public Hearing Z-1313 and Todd Willingham seconded. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the zoning change was approved in May of 2012 and it was approved because the portion that was rezoned abuts to other C-2 zoned property. Mr. Jordan noted the intent of the original owner was to build an office on that part of the land. Mr. Jordan added the new owners request would zone the property back to what it originally was. Mr. Jordan continued that would not normally be recommended, but since the change was site specific for a project that never happened and the property was never subdivided, it would make sense to have the entire area zoned residential. Mr. Jordan then added he does not recommend changing the land use plan because the subject property is located in a commercial center and the City does not want a sliver of low density residential in the middle of a Commercial Center.

Brian Jordan noted Staff recommendation of approval of the zoning change for Public Hearing Z-1313.

Bobby Watson moved to approve the requested zoning change for Public Hearing Z-1313 and leave the Land Use Plan as is. Steve Thomas seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING (Z-1314) BY TAMARA LEA NOVIAN AT 528 S. LINCOLN FOR A CONDITIONAL USE PERMIT TO ALLOW AN EXPANSION OF A NON-CONFORMING USE IN THE M-1, LIGHT MANUFACTURING ZONING DISTRICT.

- Todd Willingham moved and Bobby Watson seconded to open Public Hearing Z-1314 by Tamara Lea Novian at 528 S. Lincoln for a Conditional Use Permit to allow an expansion of a non-conforming use in the M-1, Light Manufacturing Zoning District. Tamara Novian presented the application. Ms. Novian explained she is wanting to change an existing parakeet coop on their property to a guest house for their grandmother to stay in when she visits. Ms. Novian added they bought the house in June and this was their plan, but realized a guesthouse was not an allowed use in the zoning district when they tried to get a building permit. .

Bobby Watson moved to close Public Hearing Z-1314 and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, explained this property and the entire block is zoned M-1 and the applicants use of the home for a residence is considered a non-conforming use. Mr. Jordan added since Single Family Residential is not a permitted use and because the applicant is wanting to expand that use, a Conditional Use Permit must be obtained. Mr. Jordan added Staff does not object to a Conditional Use Permit that would allow the applicant to remodel the existing structure to a guest house.

Brian Jordan noted Staff recommendation of approval with the following conditions:

- 1) Curbing be installed on the street in front of the house.
- 2) Any building additions be made within the established setbacks.

Todd Willingham moved to approve Public Hearing Z-1314 and Chris Kaiser seconded the motion. All voted in favor and the motion carried.

SITE PLANS

SP-1315 - CONSIDER A SITE PLAN FOR AN ADDITION TO AN EXISTING ASSISTED SENIOR LIVING CENTER LOCATED AT 96 FREDERICK ROAD.

- Bill Schock of Terra Associates presented the application. Mr. Schock noted the owners would like to add approximately 18,500 square feet to the building to expand the current use. Mr. Schock stated they will be adding 13 parking spaces, which is one more than the City's requirements, but they are meeting the state's requirements for parking. Mr. Schock added there will be a public sidewalk installed along Frederick and N. Llano. Mr. Schock noted the sidewalks will be five feet wide and stated they have had a discussion with TXDOT and the sidewalk will be moved five feet off the curb, which was a request of the City. Mr. Schock noted there will also be interior sidewalks and a courtyard added to the property.

STAFF COMMENTS

Brian Jordan, Director of Development Services, stated City Staff has been working with the applicant for quite some time and noted the final location of the sidewalk is the only outstanding issue. Mr. Jordan explained the sidewalk was moved from its original location, at the City's request, due to utility line locations and was put up against the highway, but Staff has asked the applicant to move it away from the highway because of the speed of traffic on N. Llano. Mr. Jordan noted the applicant has complied with all the zoning requirements and added the property is located in two different zoning districts, but the use is allowed in both. Mr. Jordan stated a few trees will be lost with the new construction, but they appear to be some of the smaller trees. Mr. Jordan noted no storm water detention is required and utilities are in place.

Brian Jordan noted Staff recommendation of approval with the following conditions:

- 1) Approval of a Landscape Plan prior to issuance of a building permit.
- 2) All lighting being shielded.
- 3) Approval of Construction Plans prior to issuance of a building permit.
- 4) Relocation of the sidewalk away from the back of curb along N. Llano Street.
- 5) Signage complying with current ordinance.

Charlie Kiehne moved to approve Application SP-1315 with the conditions set forth by Staff. Bobby Watson seconded the motion. All voted in favor and the motion carried.

SP-1316 - CONSIDER A SITE PLAN FOR A MEDICAL OFFICE AND RESIDENTIAL APARTMENT DEVELOPMENT LOCATED ON A 2.2 ACRE TRACT AT 506 AND 512 WINDCREST DRIVE.

- Andy Bray of Mustard Design presented the application. Mr. Bray noted the site is a 2.2 acre tract located on the corner of Windcrest Drive and Wellness Court. Mr. Bray noted the property is zoned C-1 and is adjacent to other C-1 zoned properties and a Planned Unit Development. Mr. Bray noted the site is 2 lots, but will be replatted into two different lots, one medical office consisting of 1.53 acres and a 0.66 acre multi-family lot. Mr. Bray noted by doing this the area will allow for flexibility and organization of the site. Mr. Bray noted the medical office building will be located in the center of the lot, fronting on Windcrest, and the multi-family units will front Wellness Court. Mr. Bray added the medical office building will be a single story, 13,050 square foot building and the multi-family single bedroom units will total approximately 4,045 square feet. Mr. Bray noted there is also covered parking and a storage facility on the multi-family site. Mr. Bray noted parking will be provided on both sides of the medical office building and the main access will be off Windcrest, with a secondary access off Wellness Court. Mr. Bray noted two of the existing curb cuts will be used. Mr. Bray noted they are

proposing a rain water collection system for both tracts and have designed permeable pavers in the parking areas to help with water run off. Mr. Bray added a sidewalk will be provided along W. Windcrest. Mr. Bray noted they are below the building and imperious coverage requirements and they have provided more parking than is required by code. Mr. Bray also noted they will provide screening around the multi-family units and a courtyard area will be included with the construction. Mr. Bray explained the units are small, three being 850 square feet and one being 640 square feet.

STAFF COMMENTS

Brian Jordan, Director of Development Services, stated City Staff has been working through the site plan and noted this will be the first of what is hopefully several buildings. Mr. Jordan commented there are no issues with the site plan and noted Staff recommendation of approval with the following conditions:

- 1) Approval of a Landscape Plan prior to issuance of a building permit.
- 2) All lighting being shielded.
- 3) Approval of Construction Plans prior to issuance of a building permit.
- 4) Approval and filing of a replat prior to issuance of a building permit.
- 5) Signage complying with current ordinance.
- 6) The Site Plan showing the required accessible routes based on ADA requirements.

Bobby Watson asked what the thought process is of small residential units with a medical office and Mr. Bray noted it was the owner's request and the hospital has asked to be able to offer the residential units to some doctors. Mr. Bray added the owner sees a need for small, well-built residential structures.

Bobby Watson moved to approve SP-1316 with the conditions Staff has noted and Todd Willingham seconded the motion. All voted in favor and the motion carried.

SP-1317 - CONSIDER A SITE PLAN FOR A TOWNHOME PROJECT LOCATED ON APPROXIMATELY 3.0 ACRES OF LAND AT 1005 S. ADAMS STREET.

- Kevin Spraggins of VEI Engineering presented the application. Mr. Spraggins noted the property is a three acre tract on the corner of Adams and Windcrest. Mr. Spraggins noted the property to the north is zoned C-1, the properties to the east and south are R-2, and the property to the west is C-2. Mr. Spraggins added the subject property is zoned R-2. Mr. Spraggins stated the development will consist of 22 units that will be sold and not rented. Mr. Spraggins noted the minimum unit size is 1200 square feet and the units will be one or possibly one and one-half stories. Mr. Spraggins noted they are under the allowable coverage for the lot at 28% and added there are two parking spaces for each unit, a one car garage and one uncovered parking space. Mr. Spraggins noted garbage pickup will be on the rear of the property and each unit will have their own can. Mr. Spraggins noted the development was designed around the existing trees and they have proposed screening, which is not required, but it will provide privacy for the development and also reduce the pedestrian traffic that cuts through the area. Mr. Spraggins noted sidewalks will be added to all the perimeter streets for access and stated there will be much more detention required and he has the calculations for those requirements. Mr. Spraggins noted he is looking at doing detention as an open space with sliding slopes that can hold the water and release it a slower rate. Mr. Spraggins noted they will not change the direction the water flows, but they will lessen the rate at which it flows. Mr. Spraggins added the utilities will be upgraded in both Windcrest and Adams Street and the units will have individual services.

STAFF COMMENTS

Brian Jordan, Director of Development Services, stated he did some research on the zoning in the area

surrounding this property and determined in 1986 the City updated some zoning districts and at that time, this property was designated as R-2. Mr. Jordan noted before that time, it was zoned R-1, Single Family Residential. In addition, Mr. Jordan explained in 2008, the R-2 zoning district was amended to allow condominiums and townhomes as a permitted use. Mr. Jordan noted the project that is being proposed is a permitted use. Mr. Jordan added there is a very specific set of guidelines for constructing townhomes and those requirements have all been met. Mr. Jordan noted the developer is designating part of the driveway as a fire lane and is providing sidewalks on both Adams and Windcrest. Mr. Jordan explained the applicant will be upgrading the utilities and will not be allowed to increase the water flow off the property and stated those details need to be finalized before a building permit is issued. Mr. Jordan commented the units will face the streets and the service area will be on the interior of the property. Mr. Jordan described the view from Windcrest as a row of 5 units and then another row of 5 units and from Adams Street, a row of 6 units and then another row of 6 units facing the street. Mr. Jordan further explained the units will be individual lots that will be purchased and the balance of the property will be held in common and there will be an association that will be responsible for the maintenance.

Brian Jordan noted Staff recommendation of approval with the following conditions:

- 1) Approval of Construction Plans prior to issuance of a building permit.
- 2) Approval and filing of re-plat prior to issuance of a building permit.
- 3) Drive width's complying with Table 7.861 of the Zoning Ordinance.

PUBLIC COMMENT

Chuck Schmidt, owner of property at 110 E. Highway, stated he and the neighbors understand the property is zoned R-2 and the proposed use is allowed, but they are concerned with the de-valuation of their property by the presence of a multi-family development. Mr. Schmidt noted they are also concerned with the increased traffic on Windcrest and Henrietta. Mr. Schmidt added they are concerned with the drainage, specifically on the tip of Henrietta Court. Mr. Schmidt stated the water does not flow in the direction the elevation of the land suggests and the overflow from the detention pond will be put directly over that property. Mr. Schmidt added they will lose rainfall percolation with all the new construction and they would like the developers to consider using gray water for irrigaiton, installing some type of rain water collection, and using fewer impervious surfaces. Mr. Schmidt added the adjoining properties have large trees and would like some consideration for those trees to be protected during construction.

Terry Neans, owner of property at 112 E. Highway, stated he had not thought about the increased traffic on Henrietta and noted it will be dangerous because that street is almost a one lane road with all the vehicles parked on the street. Mr. Neans stated his concern is the additional water run-off and he wants to insure the amount does not increase because there is already a lot of water running over his property with just a small amount of rain.

Mr. Jordan addressed the concerns of the public and noted drainage is a requirement the developer has to address and the engineer will have to assure they comply with the City's requirements. Mr. Jordan added the neighbors are aware of the drainage more so than anyone and their concerns will be passed along to the engineering staff. Mr. Jordan stated the recommendations for using gray water for irrigation, installing a rain water collection system and decreasing the amount of impervious building will be passed along as a suggestion to the developer, but cannot be a requirement because those things are not addressed in the zoning ordinance. Mr. Jordan continued the trees on the adjoining property are not protected in a landscape preservation or tree ordinance. Mr. Jordan added the concern of de-valuation of properties cannot be addressed because the use is allowed. Mr. Jordan noted the concern of increased

traffic is understood, but the subject property could be built out to 35 units per acre, so while there will be additional traffic on the surrounding streets, 22 units will not be a significant negative impact to the roadways.

Kevin Spraggins, engineer for the project, noted the issues the neighbors have brought up will be presented to the developer of the property and he will work with the city's engineering staff to be certain there will not be any additional effects of drainage due to this construction. Mr. Jordan noted this issue does come up a lot and Mr. Spraggins will sign the construction plans as the engineer who designed the project and by doing so, he is charged with proving the plans address the drainage concerns. Mr. Jordan added the engineering department will also be looking closely at the drainage on this and the surrounding properties. Janice Menking asked if the drainage review typically includes speaking to neighbors in the area and Mr. Jordan stated it normally does not. Mr. Spraggins commented he will ask the engineering department to get out on site with him to see what the current issues are. Mr. Spraggins then added the detention proposed is almost double the size required and he will make sure there is less water released than what currently drains.

Chris Kaiser moved to approve SP-1317 with the conditions set forth by Staff. Todd Willingham seconded the motion. All voted in favor and the motion carried.

MINUTES

Bobby Watson moved to approve the minutes from the October, 2013 meeting. Charlie Kiehne seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Bobby Watson moved to adjourn. Chris Kaiser seconded the motion. All voted in favor and the meeting was adjourned at 6:33 p.m.

PASSED AND APPROVED this 4th day of December, 2013.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

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 variety of sources, including interviews, surveys, and archival records. The analysis was carried out using both qualitative and quantitative methods, allowing for a thorough examination of the data. The results of the study are presented in a clear and concise manner, with the conclusions drawn from the findings being well-supported by the evidence.

The findings of the study have important implications for the field of research. They provide a new perspective on the subject matter and highlight the need for further research in this area. The study also identifies some of the challenges faced by researchers in this field and offers suggestions for how these challenges can be overcome.

In conclusion, the study has provided a valuable contribution to the field of research. It has highlighted the importance of the research and the need for a comprehensive understanding of the subject matter. The methodology used in the study was rigorous and systematic, and the results of the study are well-supported by the evidence. The findings of the study have important implications for the field of research and offer suggestions for future research.

CONDITIONAL USE PERMIT BRIEF

Request Z-1315

Owner: John Muraglia
Applicant: Shayna Thompson
Location: 415/417 E. Main Street
Existing Zoning: CBD, Central Business District
Request: Conditional Use Permit to allow a Lodging facility in CBD, Central Business Zoning district.

Site Plan Overview:

- The property currently contains 2 vacant buildings. The building on property at 417 was most recently Fredericksburg Paper Goods, and the building at 415 E. Main is a residential structure.
- The applicant intends to utilize the residential structure as a single unit with 3 bedrooms, the commercial building as a lounge/lobby for the complex and add 8 lodging units to the rear of the property.
- The site area is approximately 0.86 acres (37,330 square feet), of which 0.73 acres (31,913 square feet) are out of the floodplain.
- In addition to the proposed lodging units, the site will include a new parking lot with brick pavers and 13 parking spaces, two of which will be handicap accessible.
- Since the site has two narrow driveways, a one-way in and one-way out drive configuration is proposed.
- Building coverage is estimated to be approximately 22.7% (no maximum in the CBD - District)
- Impervious coverage is estimated to be approximately 54% (90% maximum allowed in the CBD District).
- The site is bordered by Baron's creek on the south, an art gallery (Whistle Pik) on the east, commercial businesses to the west and north.
- Surrounding zoning is CBD.
- By definition in the recently adopted Ordinance 23-014, because this project will have more than 8 units it will be considered a lodging facility rather than a B&B.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- As designed, the site is compliant regarding applicable zoning regulations, including building height, setbacks, building coverage, impervious coverage and parking.

B. COMPATIBILITY WITH EXISTING OR PERMITTED USES IN ABUTTING SITES:

- The existing historical buildings fronting on Main Street will be preserved and all building improvements will be to the rear of the property. A lodging or B&B complex should be compatible with surrounding properties. This type of use will serve to support the commercial activities within the vicinity.

- C. POTENTIALLY UNFAVORABLE EFFECTS OR IMPACTS ON OTHER EXISTING OR PERMITTED USES ON ABUTTING PROPERTY:**
- We do not anticipate unfavorable effects from the proposed use on abutting properties.
- D. MODIFICATIONS TO THE SITE PLAN WHICH WOULD RESULT IN INCREASED COMPATIBILITY AND WOULD MITIGATE POTENTIALLY UNFAVORABLE IMPACTS:**
- NA.
- E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:**
- Because the properties have limited access from Main Street, the applicant is proposing a one-way entrance drive on the west side of the property and a one-way exit drive on the east side of the property. Parking spaces are provided on the interior of the property. Given the existing circumstances, vehicular access is adequate.
- F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:**
- The property is encumbered by the 100-year floodplain along Barons Creek to the rear of the property and is noted on the plan. The applicant has been advised that no structures requiring a permit will be allowed within the floodplain, that the finished floor elevation of all structures abutting the floodplain shall be a minimum of 1' above the base flood elevation, and that the established base flood elevation shall be staked on the ground prior to construction. In addition, the 100-year floodplain shall be designated as a Drainage Easement. A Fire Department connection has been provided on the interior of the property.
- G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:**
- All exterior lighting will utilize fixtures that screen the source of illumination. All signage will require a permit and shall comply with the Sign Ordinance.
- H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:**
- Based on the proposed size, configuration and number of units proposed, adequate parking is provided. This includes two handicap parking spaces. As mentioned previously, the access drive serving the parking spaces is a one-way drive.
- I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:**
- While the zoning of the property is CBD, a lodging facility will serve to support the commercial activities in the area.

J. DETERMINATION THAT THE PROPOSED USE WILL COMPLY WITH EACH OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE:

- Affirmative.

K. DETERMINATION THAT THE PROPOSED USE AND SITE DEVELOPMENT, TOGETHER WITH ANY MODIFICATIONS APPLICABLE, THERETO, WILL BE COMPATIBLE WITH EXISTING OR PERMITTED USES IN THE VICINITY:

- The applicant has addressed the site issues required by the Development Review Committee. Final details will be addressed as part of the Construction Plans required prior to issuance of a building permit.

L. DETERMINATION THAT ANY CONDITIONS APPLICABLE TO APPROVAL ARE THE MINIMUM NECESSARY TO MINIMIZE POTENTIALLY UNFAVORABLE IMPACTS ON NEARBY USES AND TO ENSURE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING OR PERMITTED USES IN THE SAME DISTRICT AND THE SURROUNDING AREA:

- Affirmative. Building elevations are provided. Since the property is located within the Historic District, final building design will be subject to Historic Review Board approval.

M. DETERMINATION THAT THE PROPOSED USE TOGETHER WITH THE CONDITIONS APPLICABLE THERETO, WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MATERALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY:

- Affirmative

OPPOSITION/SUPPORT OF REQUEST: No letters have been received concerning this request.

STAFF RECOMMENDATION: Approval, conditioned upon the following:

1. Approval of a Landscape Plan prior to issuance of a Building Permit.
2. All external lighting being shielded.
3. Approval of Construction Plans prior to issuance of a Building Permit.
4. Approval of Building Plans by the Historic Review Board prior to issuance of a building permit.
5. The property being replatted into a single tract prior to issuance of a building permit.

CASE NUMBER E-1315

DATE _____

APPLICATION FOR CONDITIONAL USE PERMIT**Prior to submittal a pre-application meeting must be held with the Planning and Engineering Depts**

APPLICATION IS HEREBY MADE TO THE PLANNING & ZONING COMMISSION AND THE CITY COUNCIL TO GRANT A CONDITIONAL USE PERMIT IN THE ZONING DISTRICT OF THE CITY OF FREDERICKSBURG AS HEREIN SET FORTH:

CONDITIONAL USE PERMIT - \$200.00

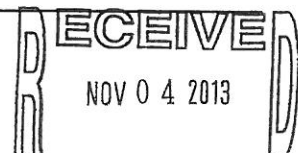
1. APPLICANT: Shauna Thompson
2. ADDRESS: 1380 Knapp School Rd. Flaq TX
3. PHONE NUMBER: 830 9981673 FAX NUMBER: —
4. EMAIL ADDRESS: fbgdesign@hotmail.com
5. OWNER (if different from applicant): Capraia Partners Ltd.
6. ADDRESS: PO Box 293 Hye TX 78635
7. PHONE NUMBER: 303 810 3655 FAX NUMBER: —
8. EMAIL ADDRESS: jbmuraglia@aol.com
9. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:
- ADDRESS: 415/417 E. Main St. Fredericksburg TX
Plot showing a 31,330 sq ft 0.86 of an acre Southwest of said
- LEGAL DESCRIPTION: town lot 218, as said town lots are designated on the map or plat of the city of
Fbg & Freeman Emigration Co. Gillespie Co. Tx
- LOT SIZE: 31,330 square feet LOT AREA: 0.86 Acre
10. EXISTING ZONING: Central Business DISTRICT
11. CONDITIONAL USE PERMIT: Bed & Breakfast USE CLASSIFICATION IN
THE Central Business ZONING DISTRICT.

12. INFORMATION TO BE PROVIDED BY THE APPLICANT:

- A. A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the findings required for approval of the application. For uses involving public assembly or industrial processing, or uses potentially generating high volumes of vehicular traffic, the Director of Development Services may require specific information relative to the anticipated peak loads and peak use periods, relative to industrial standards, or substantiating the adequacy of proposed parking, loading, and circulation facilities.

9 unit bed & breakfast operation with
lobby/lounge.

(attach additional sheet if necessary)



- B. Seven (7) copies of a site plan (24 x 36 inches) and 1 copy of a reduced site plan (11 x 17 inches) showing preliminary building elevations, preliminary improvement plans, and such additional maps and drawings all sufficiently dimensioned as required to illustrate the following:

1. The date, scale, north point, title, name of owner, and the name of the person preparing the site plan.
2. The location and dimensions of boundary lines, with distances and bearings, easements, and required yards and setbacks, water courses, drainage features and location and size of existing and proposed streets and alleys, and the 100 year flood plain.
3. The location, height, bulk, general appearance, and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within 50 feet.
4. The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaped areas, utility or service areas, fencing and screening, signs and lighting.
5. The location of water courses and drainage features.
6. The number of existing and proposed off-street parking and loading spaces, and a calculation of applicable minimum requirements.
7. For sites with an average slope greater than ten (10%) percent, a plan showing existing and proposed topography and grading and proposed erosion control measures.
8. The relationship of the site and the proposed use to surrounding uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.

13. **SIGNATURE OF APPLICANT:**

NOTE: If the applicant is not the legal owner of the property, signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner below, is required.

SIGNATURE OF OWNER:

DATE:

FEE PAID:

TITLE SEARCH:

(Date)

14. **CONSENT OF LIENHOLDER:**

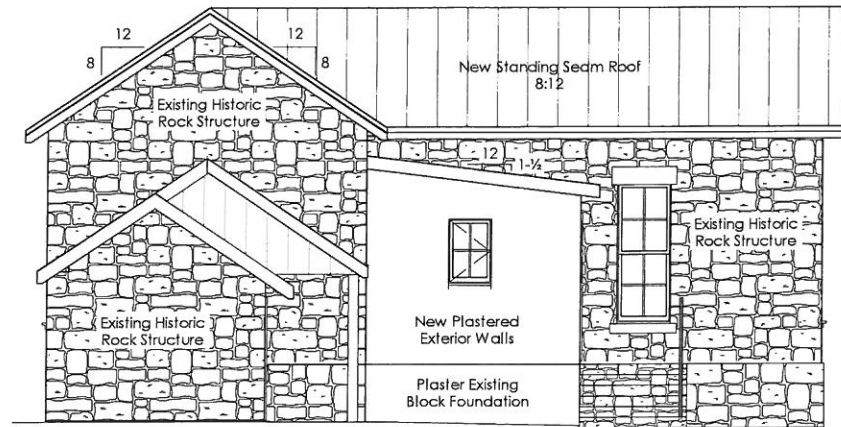
(SIGNATURE)

NOTE: If this property is encumbered by lien, consent of the lienholder is required.

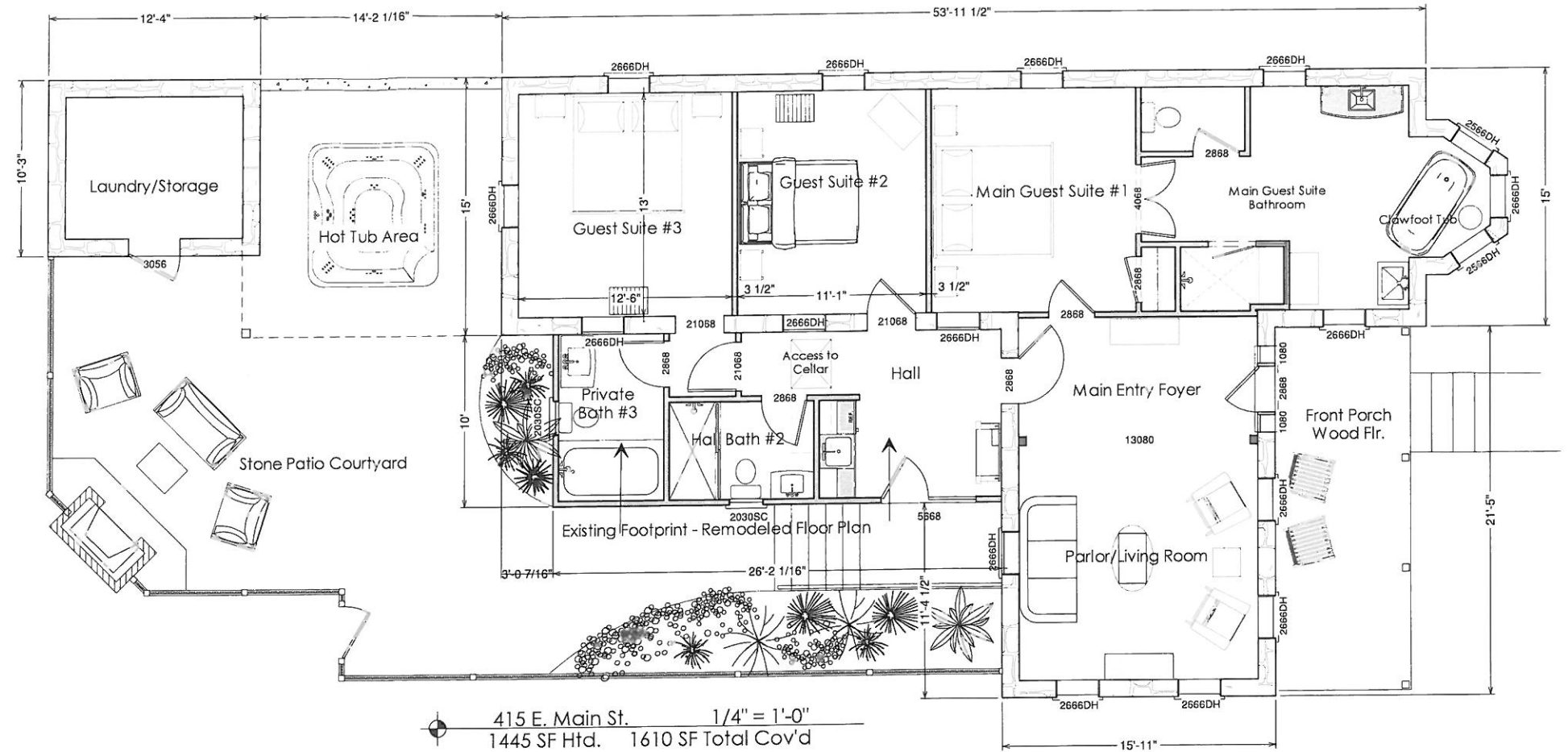
15. List of property owners within 200 feet. (provided by City)
16. Return completed applicaiton to: Tammie Loth, City of Fredericksburg, 126 W. Main St., Fredericksburg, Texas 78624.

415 E. Main Street

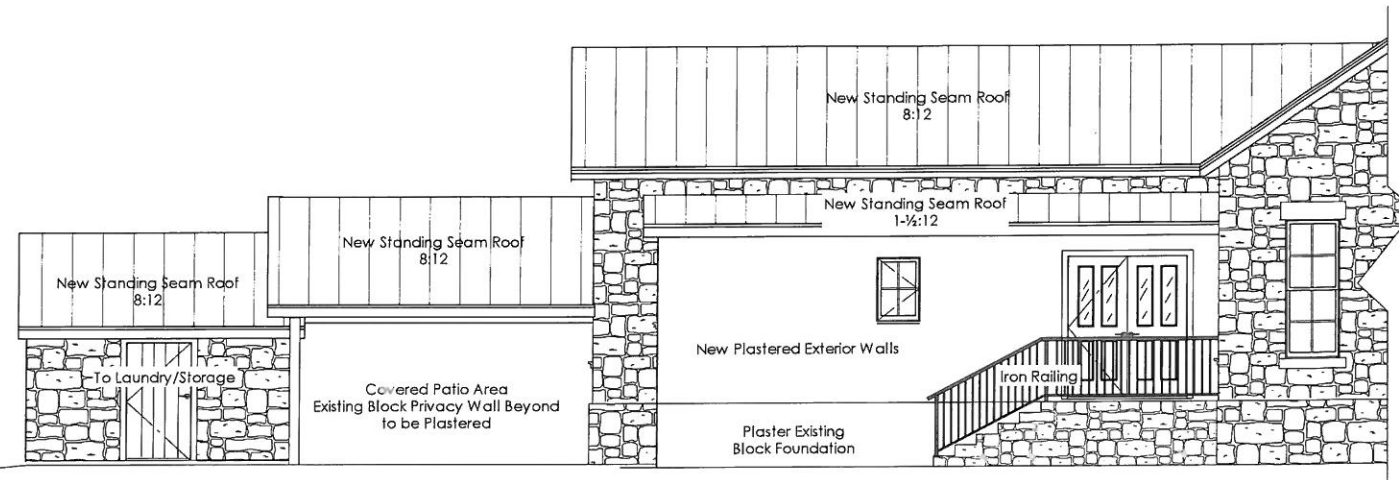
- No significant exterior changes in structure/design
- Existing wood windows remain - strip & repaint & caulk
- New standing seam galvalume roof
- New paint on windows/overhang trim (colors TBD)
- New Front Porch skirting - stone to match existing foundation stone
- New Front Porch flooring
- New Front Porch Posts - Turned Wood Posts (design of posts to mirror more accurate for late 1800's)
- Existing Addition on SE side of building will have new Plaster Siding and new interior floor plan
- New stone steps to back entrance



South Elevation

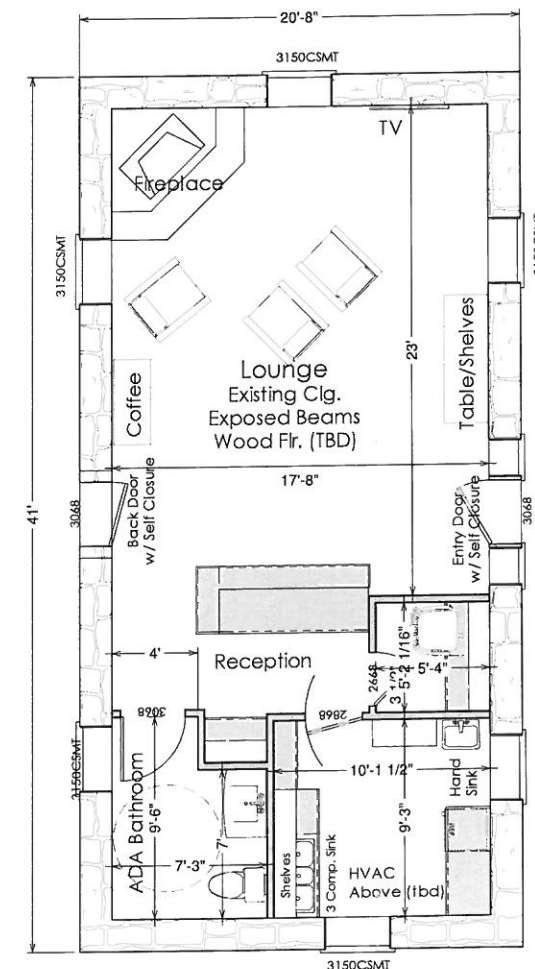


415 E. Main St. 1/4" = 1'-0"
1445 SF Htd. 1610 SF Total Cov'd



East Elevation

417 E. Main St. 1/4" = 1'-0"
843 SF Htd./Slab



417 E. Main Street

- No significant exterior changes in structure/design
- Existing wood windows remain - strip & repaint & caulk
- New standing seam galvalume roof
- Interior Changes Only

PLANS NOT FOR CONSTRUCTION
FOR HISTORIC REVIEW ONLY

John Muraglia
415 & 417 East Main Street
Fredericksburg, Texas 78624

Prepared By:
Shayna Thompson
830.998.1673

415/417 E. Main St.
Buildings

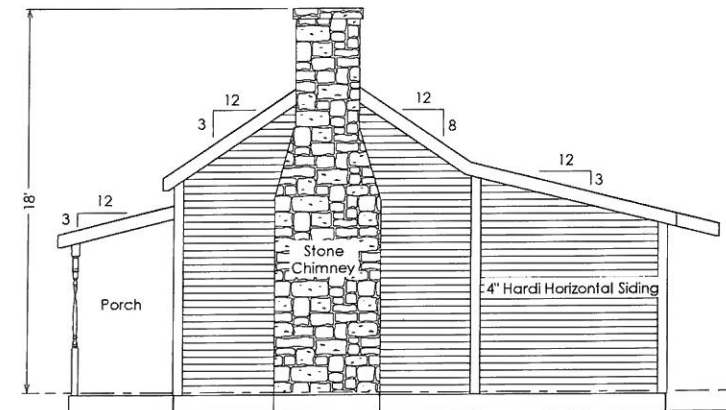
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Date
11-25-13

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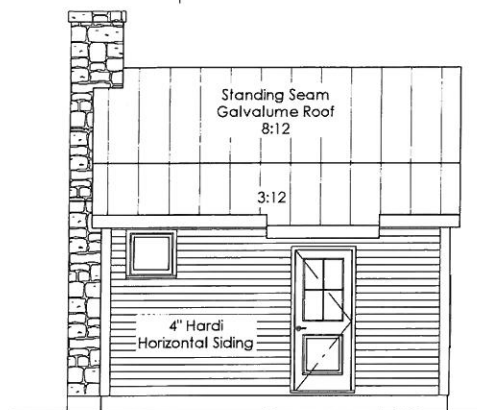
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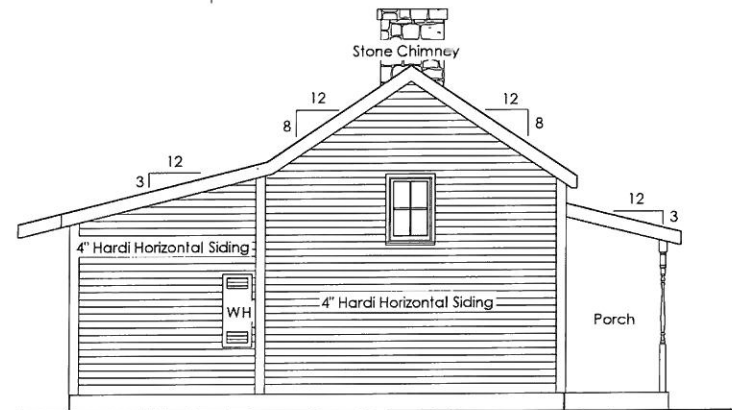
East Elevation



North Elevation



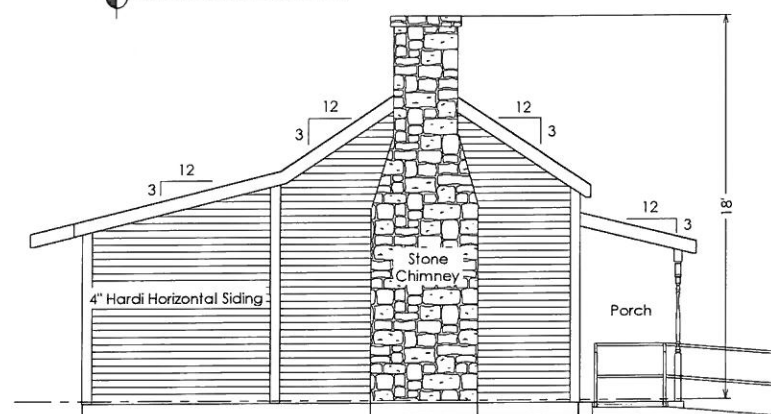
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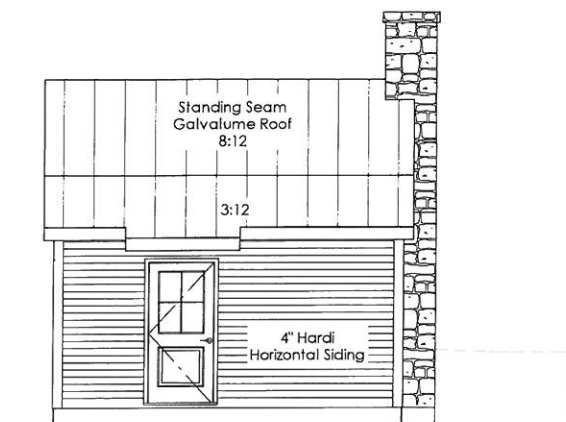
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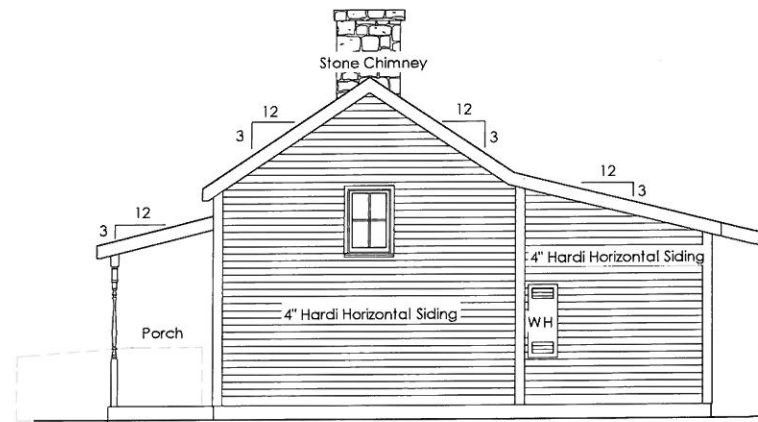
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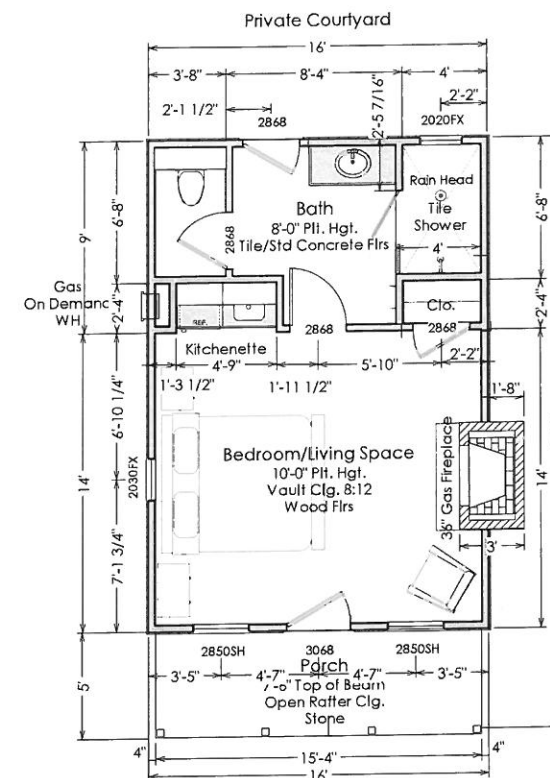
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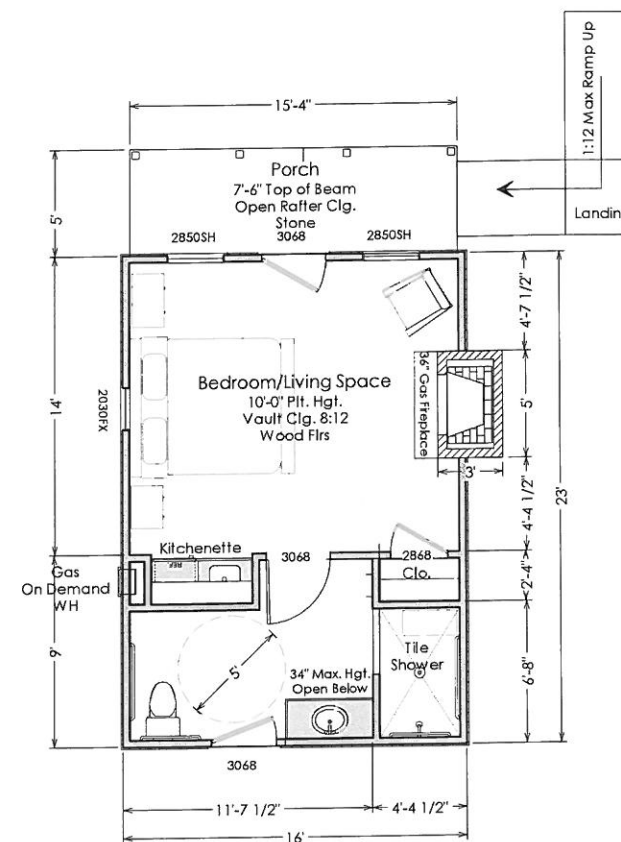
East Elevation



South Elevation



Unit 1
368 SF Htd. 464 SF Slab



Unit 2
368 SF Htd. 454 SF Slab

PLANS NOT FOR CONSTRUCTION
FOR HISTORIC REVIEW ONLY

John Muraglia
415 & 417 East Main Street
Fredericksburg, Texas 78624

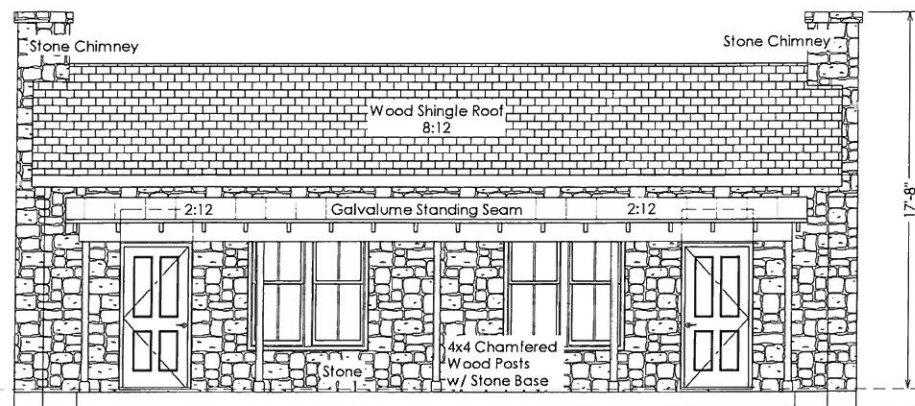
Prepared By:
Shayna Thompson
830.998.1673

Unit #1 & #2

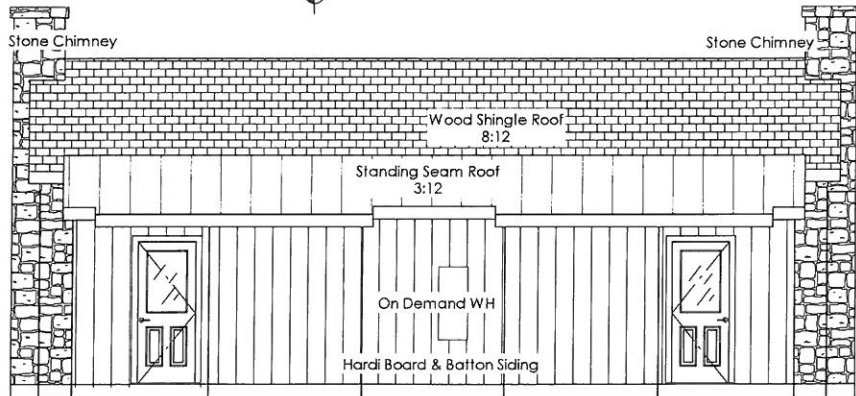
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1/4" = 1'-0"
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11-25-13

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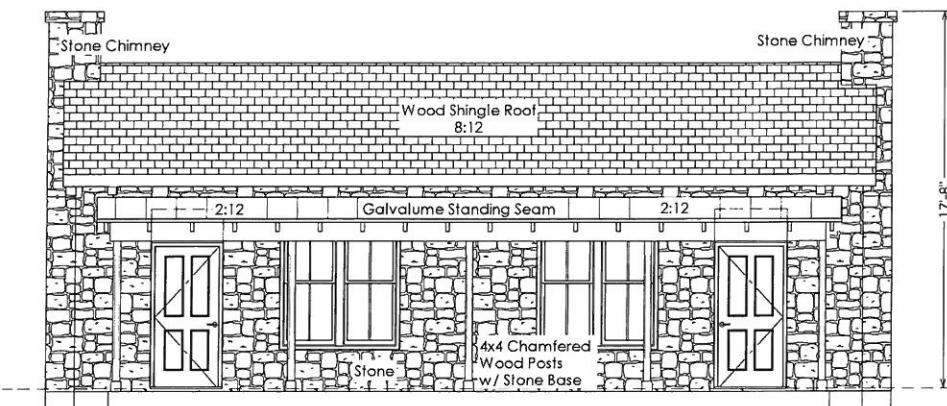
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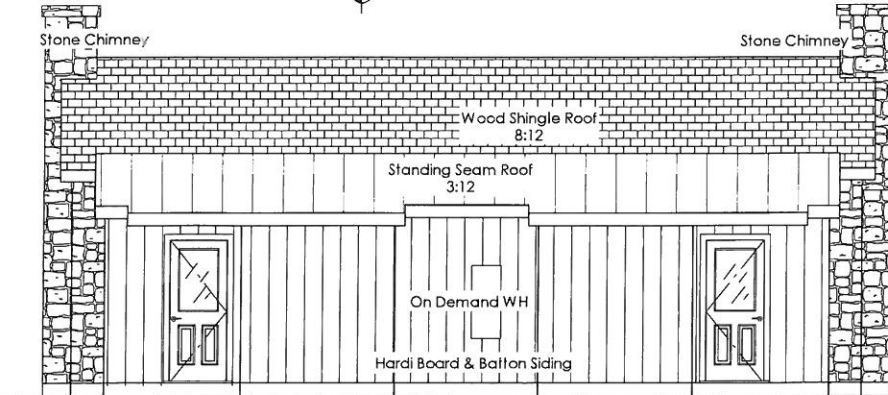
East Elevation



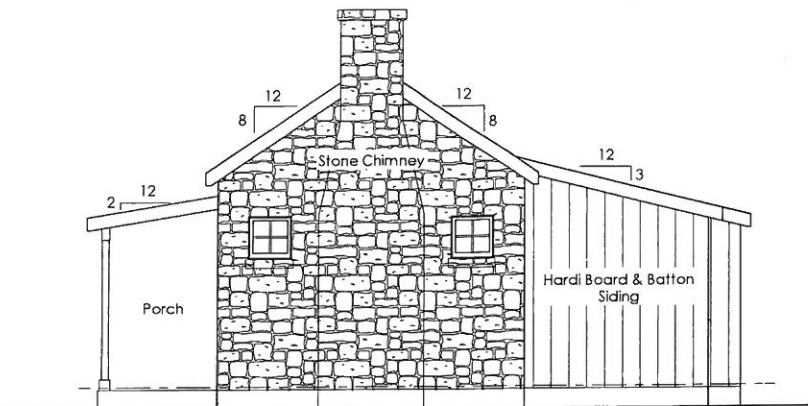
West Elevation



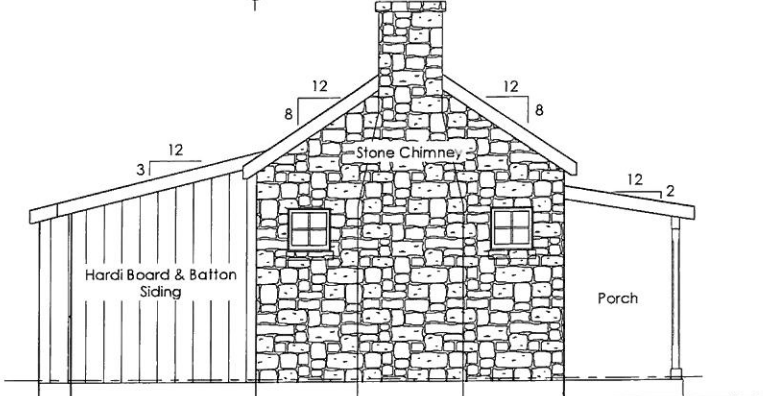
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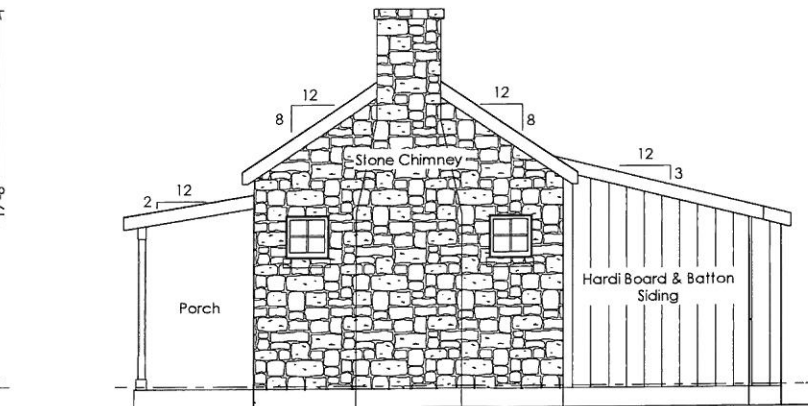
East Elevation



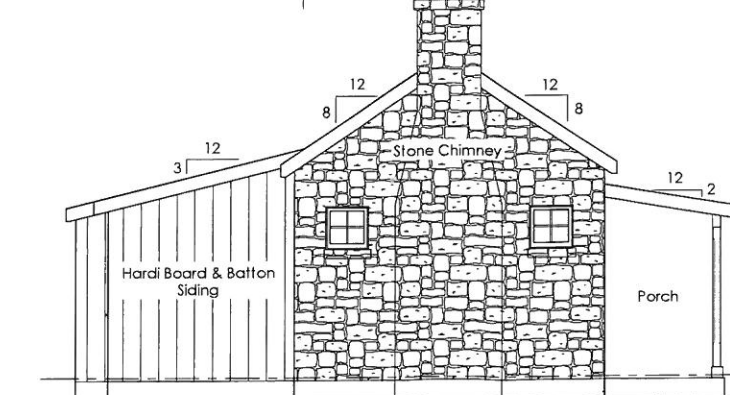
North Elevation



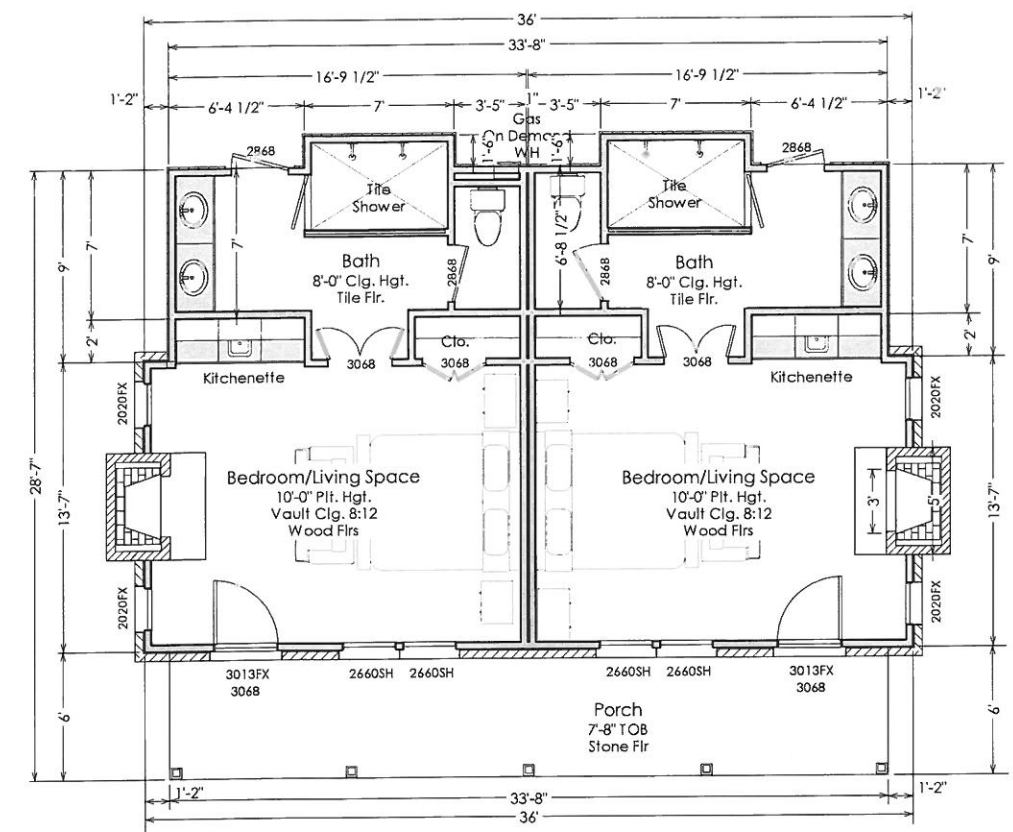
South Elevation



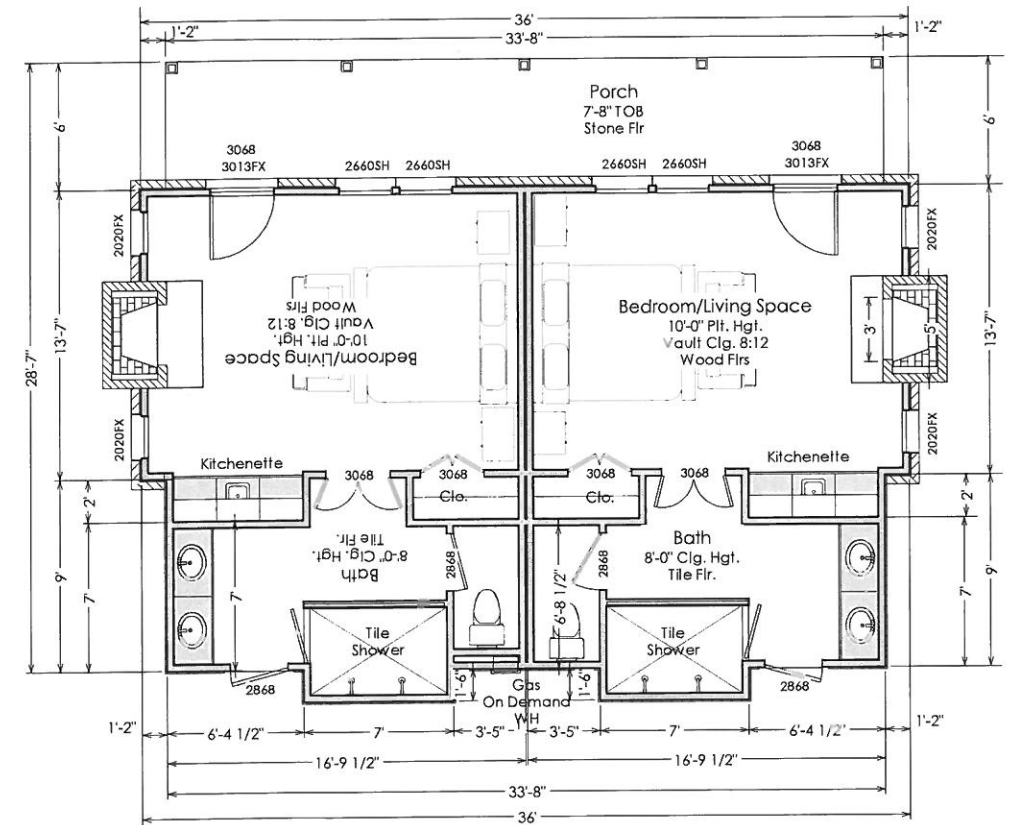
South Elevation



North Elevation



Unit 3-4
429 SF Htd. 521 SF Slab (1042 Total Bldg)



Unit 5-6
429 SF Htd. 521 SF Slab (1042 Total Bldg)

John Muraglia
415 & 417 East Main Street
Fredericksburg, Texas 78624

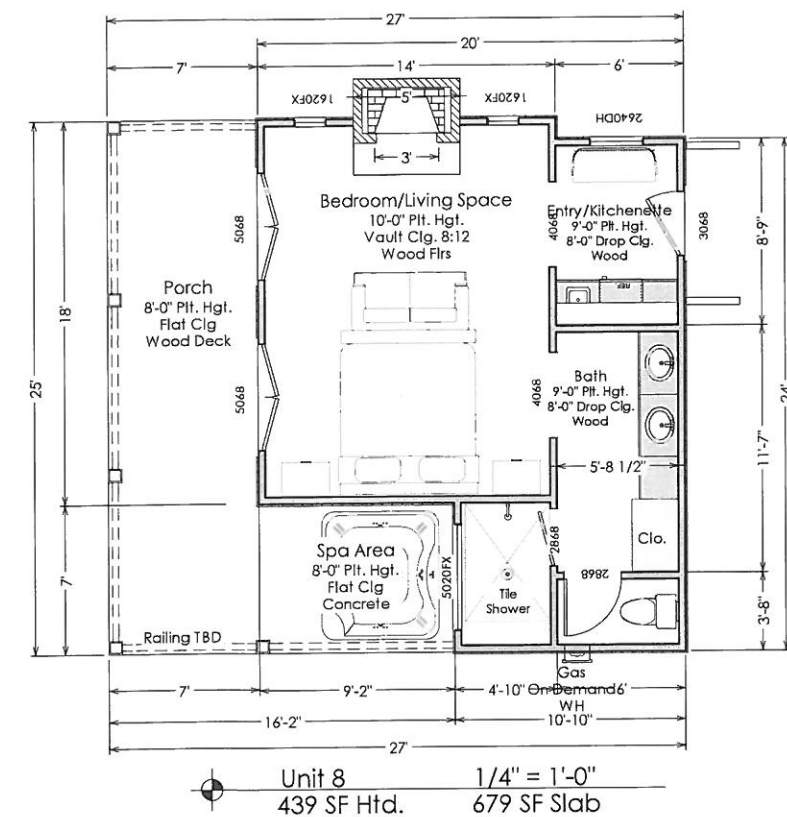
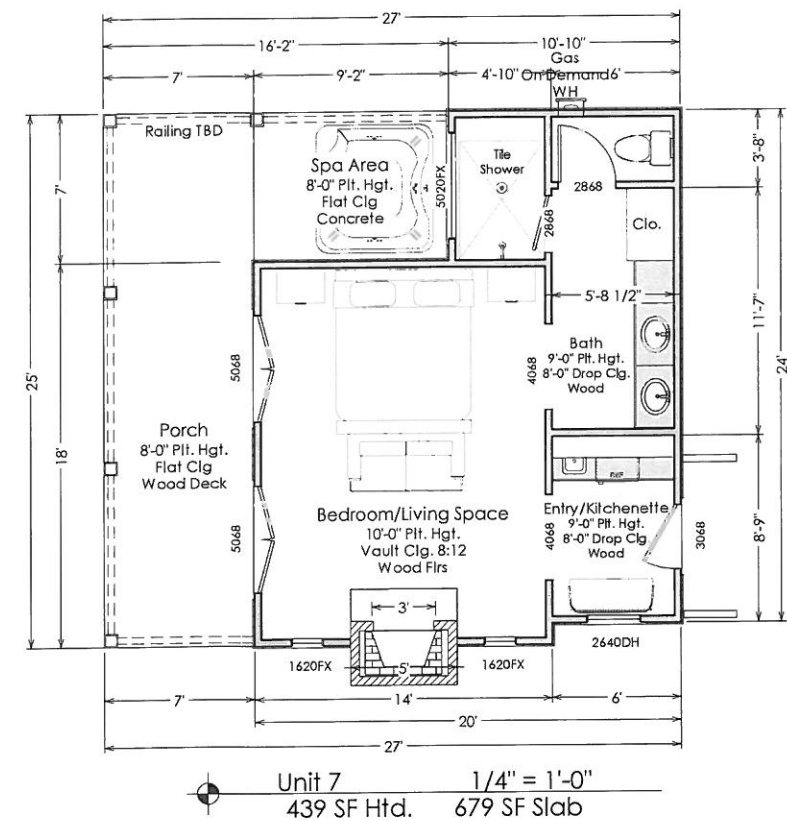
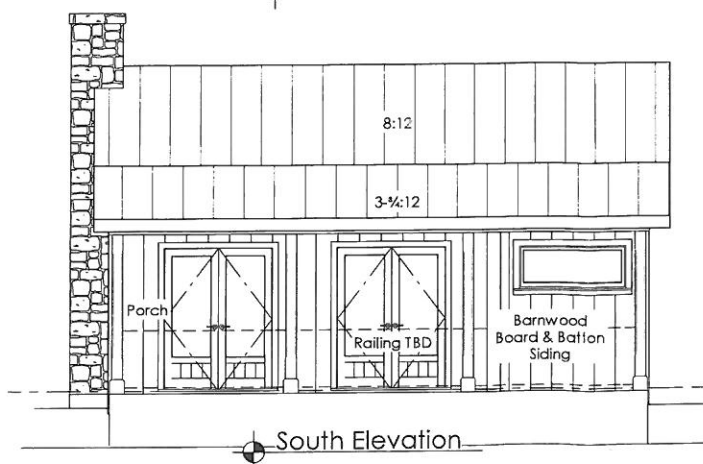
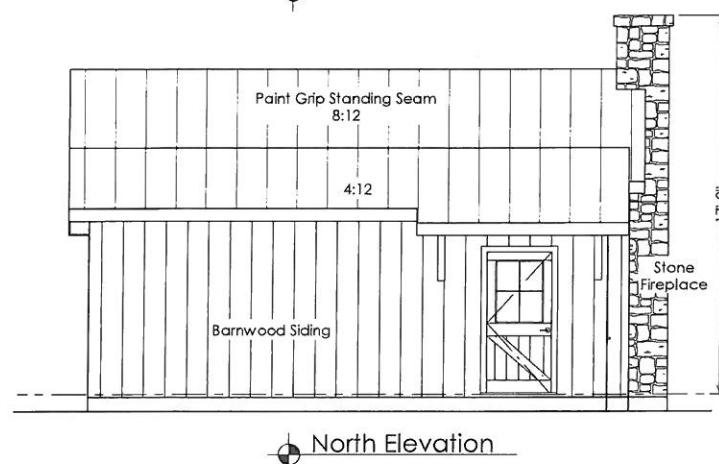
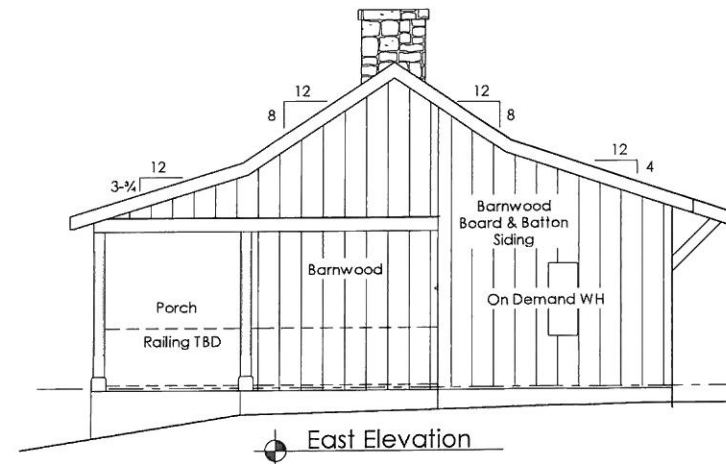
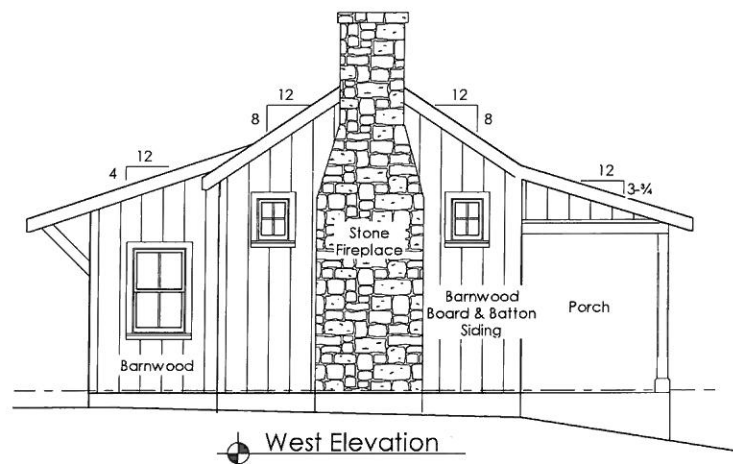
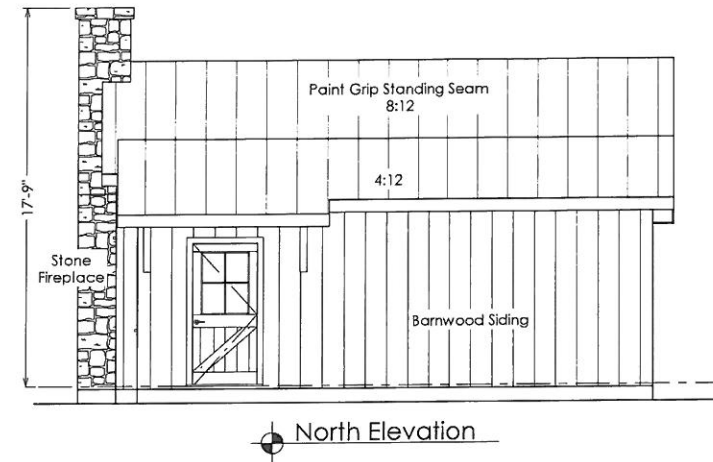
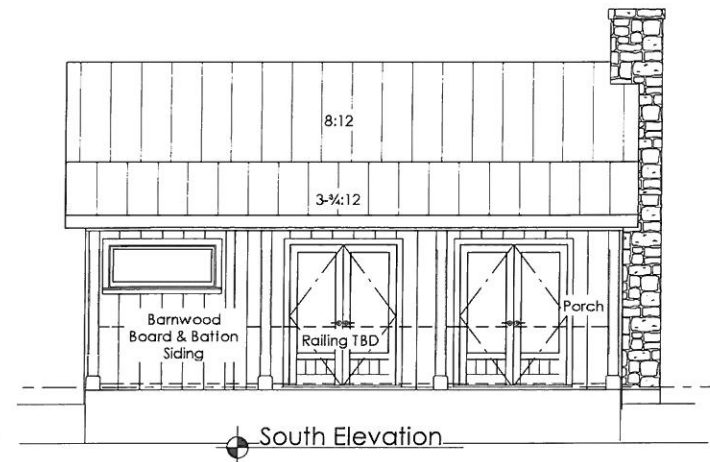
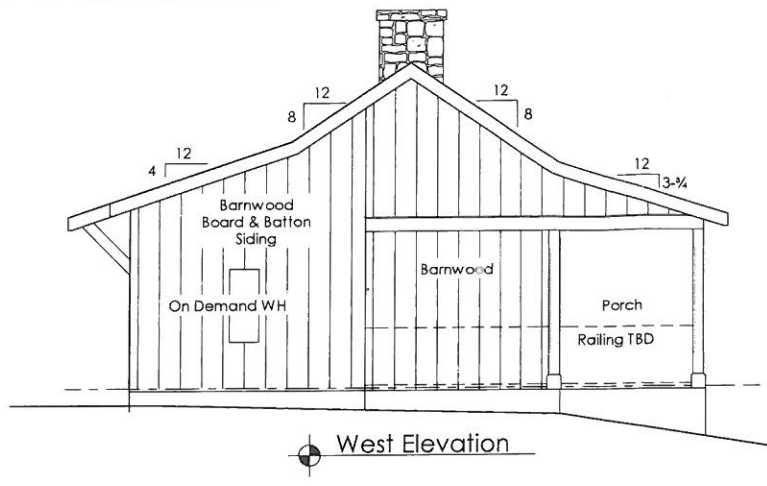
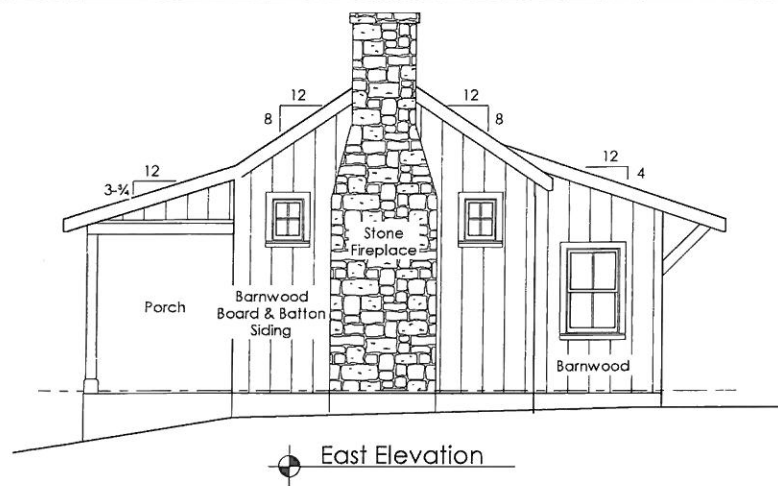
Prepared By:
Shayna Thompson
830.998.1673

Unit #3-4 & #5-6

Scale
1/4" = 1'-0"
Date
11-25-13

4

PLANS NOT FOR CONSTRUCTION
FOR HISTORIC REVIEW ONLY



PLANS NOT FOR CONSTRUCTION
FOR HISTORIC REVIEW ONLY

John Muraglia
415 & 417 East Main Street
Fredericksburg, Texas 78624

Prepared By:
Shayna Thompson
830.998.1673

Unit #7 & #8

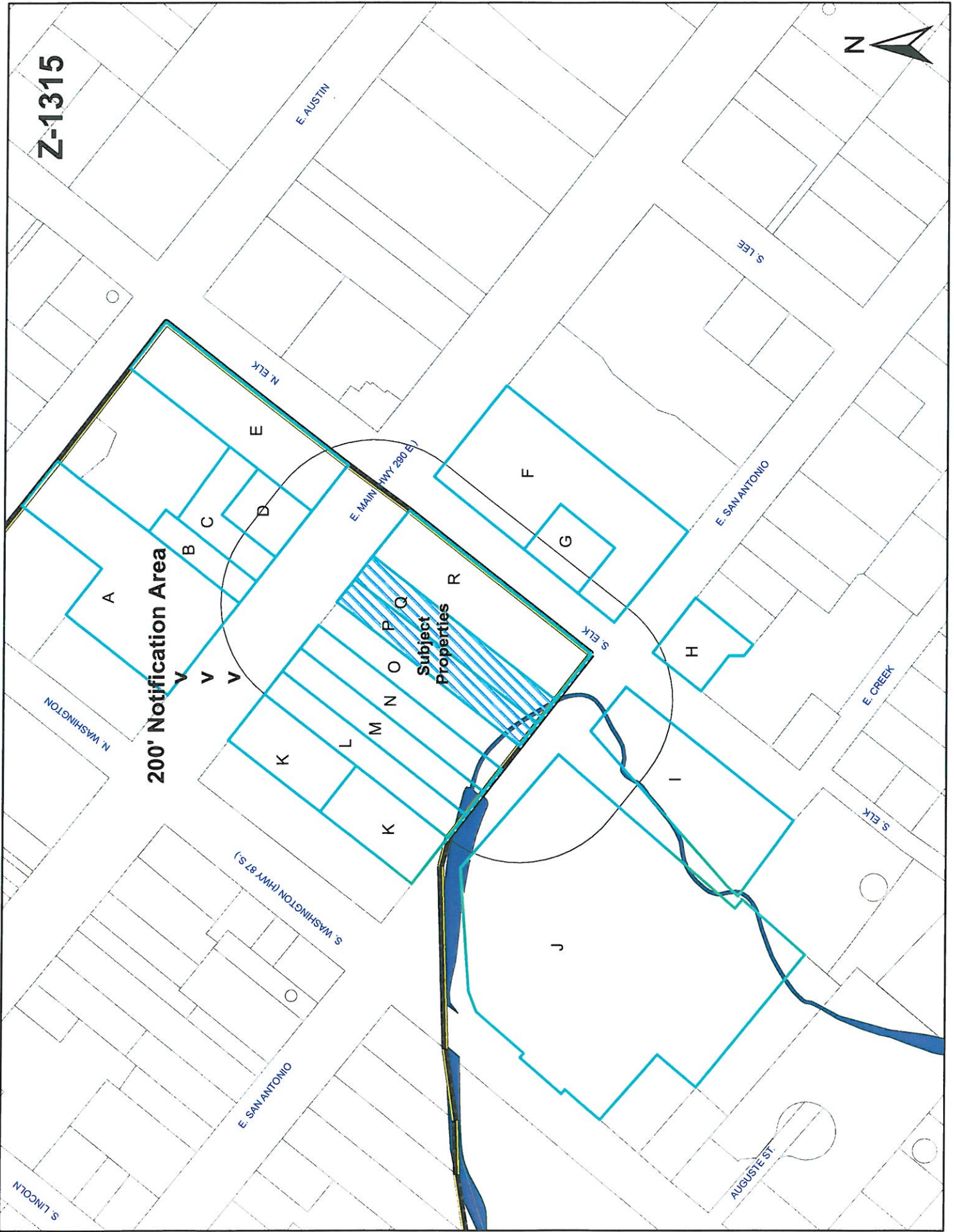
Scale
1/4" = 1'-0"
Date
11-25-13

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Z-1315

200' Notification Area

Subject Properties

Letter	Owner	
A	Hein Brothers	406 E. Main
B	Hein Brothers	412 E. Main
C	James E. Cauthen	414 E. Main
D	Robert M. Petersen	416 E. Main
E	G. Harvey, Ltd	104 N. Elk
F	Kenneth & Joann Kothe	501 E. Main
G	Fredbg Enterprises	107 S. Elk
H	Johnny & Troy Clifton & Jennifer Adatao	501 E. San Antonio
I	Carletta Smith	206 S. Elk
J	Fredbg Inn, LP	201 S. Washington
K	Barbara Heinen	403 E. Main
L	Susan Weinberg Muncey	405 E. Main
M	Kurt F. Ditzes	409 E. Main
N	Michael Liston & Lisa Barrosa	411 E. Main
O	James W. & Jacqueline M. Chude	413 E. Main
P	Capraia Partners	415 E. Main
Q	Capraia Partners	417 E. Main
R	Bluebird, Ltd.	421 E. Main

Z-1315



City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

**NOTICE OF PUBLIC HEARING FOR
A CONDITIONAL USE PERMIT**

HEARING

DATE: DECEMBER 4, 2013

TIME: 5:30 PM

REQUEST

NUMBER: Z-1315

The **PLANNING & ZONING COMMISSION** of the City of Fredericksburg will hold a public hearing at the above stated time and date in the conference room of the Law Enforcement Center, 1601 E. Main St., to consider a request for a change in the Land Use Plan and Zoning.

According to City Tax Records, you are the owner of real property within 200' of the proposed change. You are **not** required to attend the meeting, but if you care to attend, you will be given full opportunity to be heard. If you cannot attend the hearing, but wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

The decision of the **PLANNING & ZONING COMMISSION** is a recommendation only. Final approval must be by action of the **CITY COUNCIL**. The public hearing by the **CITY COUNCIL** is scheduled as follows:

HEARING

DATE: DECEMBER 16, 2013

TIME: 7:00 PM

REQUEST

NUMBER: Z-1315

For additional information, contact Director of Development Services, Brian Jordan at 830-997-7521.

APPLICANT: Capraia Partners, Ltd

LOCATION: 415 & 417 E. Main Street
(see accompanying map)

REQUEST: Conditional Use Permit to allow a bed and breakfast development in the CBD, Central Business District

(DETACH BELOW)

REQUEST NO. Z-1315

As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed

Date

Printed Name

Address

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**FINAL PLAT
BACKGROUND INFORMATION
November, 2013**

File Number:	P-1318
Subdivision Name:	Stone Ridge – Unit 8
Annexation:	Annexation of this tract will be complete December 2, 2013.
Location:	North of Stone Ridge Unit 5, west of unit 2 (see attached map)
Tract Size:	15.29 acres
Number/Size of Lots:	33 lots, (lot sizes generally consistent with previous phases), bringing the total number of lots in Stone Ridge to 310.
Roadways:	Short extension of Ellebracht Drive and an extension of Stone Meadow (see overall plan).
Right-of-way Dedications:	All proposed streets – 50’.
Utilities:	Water and Sewer lines will be extended to serve each lot.
Easements:	Variable width drainage easements. Final details on the size and designation of easements are being determined as part of the Construction Plans. Various utility easements Standard electric easements (CTEC), each lot
Easements Abandoned:	NA
Stormwater Detention:	Drainage from this addition will flow into the detention pond constructed as part of Phase 5 to the southeast of this phase.
Drainage:	See above.
Staff Comments:	NA
P&Z Action:	Final approval
Staff Recommendation:	Approval
Conditions:	Engineering Department comments being addressed and final approval of construction plans prior to release for construction.

APPLICATION FOR PLAT APPROVAL

Pursuant to Section 9.800 of the Subdivision Ordinance, a Preapplication Conference shall be scheduled with the Planning and Engineering Departments prior to application submittal

RECEIVED
OCT 24 2013

DATE: 10/21/13

NAME OF SUBDIVISION: Stone Ridge, Unit VIII

ACREAGE: 15.29

NUMBER OF LOTS: 33

TYPE OF APPROVAL REQUESTED AND FEE:

(Please provide seven (7) copies of plat on 24" x 36" paper)

PRELIMINARY PLAT: \$100 plus \$10 per lot \$ _____

An 11" x 17" copy must also be provided for a preliminary plat)

VARIANCE REQUEST: \$50 per item \$ _____

(Requests for variance on design or construction standards MUST be submitted in writing with Preliminary Plat submission. The request MUST specifically state item, section, subsection, or standards that the variance relates to.)

MINOR PLAT: \$100** \$ _____

REPLAT (RE-SUBDIVISION): \$100 plus \$10 per lot (over 2 lots)** \$ _____

FINAL PLAT FOR CONSTRUCTION/CONSTRUCTION PLAN REVIEW:**
\$250 plus \$5 per lot (An 11" x 17" copy must also be provided) \$ \$530.00

SUBDIVISION CONSTRUCTION INSPECTION: \$100 per lot \$ _____

PARKS FEE: The dedication of park land, or cash payment for park acquisition, and a park development fee as defined in Ordinance 17-017 \$ _____

EXISTING LAND USE: Pasture PROPOSED USE: Single Family Residential

OWNER(S): NAME: Stone Ridge Development Co. Inc. - Levi Ellebracht

ADDRESS: 8498 N. State Hwy 16, Fredericksburg Tx.

TELEPHONE: 1-830-739-7577 FAX: _____

EMAIL ADDRESS: elgine@ktr.com

LIEN HOLDER: _____ ADDRESS: _____

SURVEYOR: Civil Engineering Consultants (Dion Albertson) PHONE: 210 641 9999

ENGINEER: Civil Engineering Consultants (Jesse Cantu) PHONE: 210 641 9999

I certify that the information concerning the proposed subdivision is true and correct that I am the record owner(s) of the above described property.

SIGNATURE OF OWNER

DATE

SIGNATURE OF APPLICANT, if applicant is NOT owner

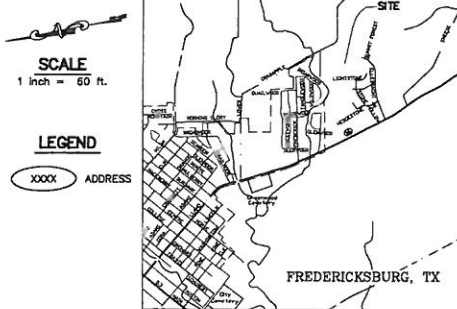
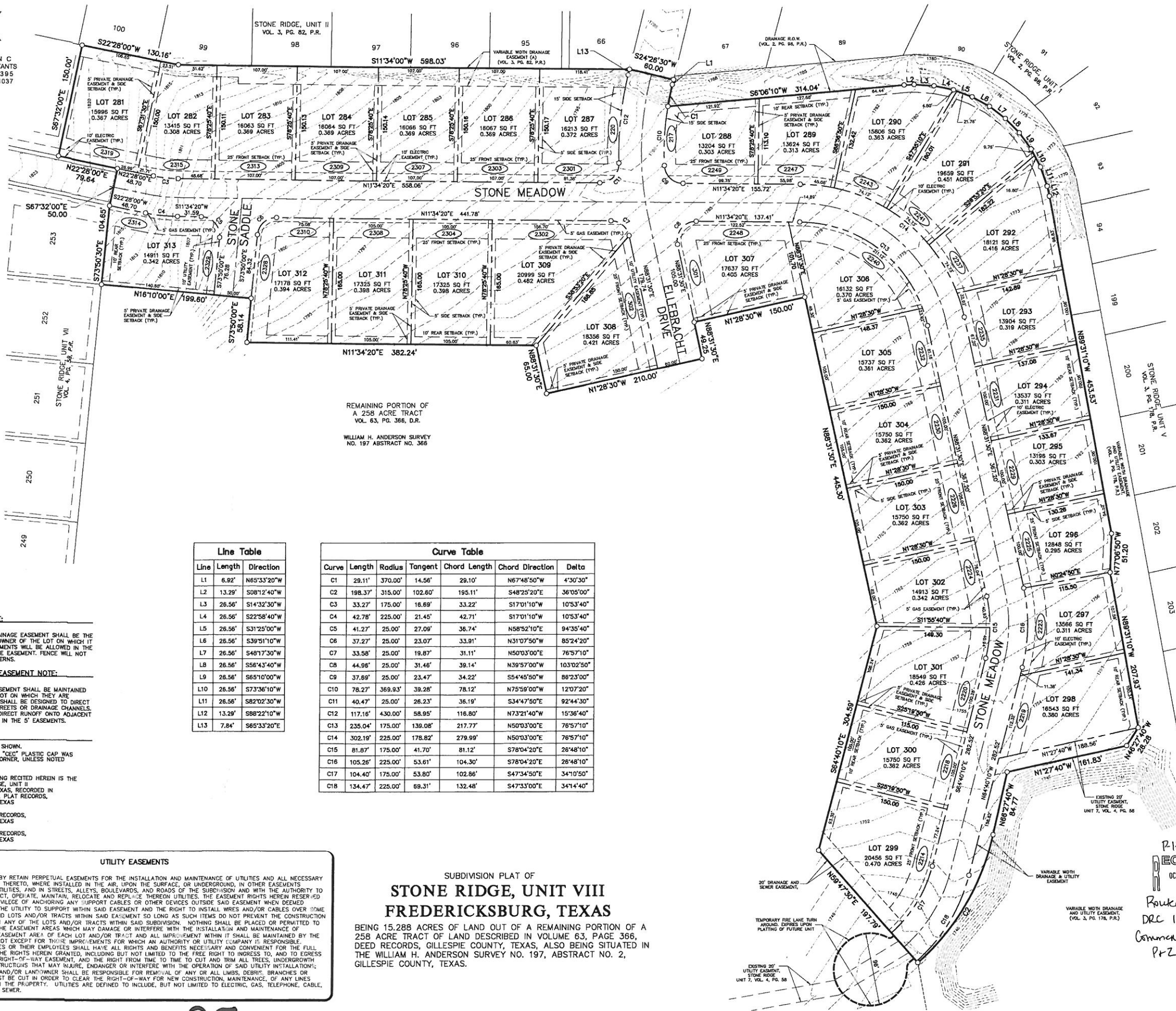
DATE

**Note: Administrative Fees Only-Additional Fees will be required to record documents with the County of Gillespie. A separate check made payable to "Gillespie County Clerk" must be submitted prior to filing. County fees are as follows: Base fee for filing plat-\$100; plus \$10 per lot; plus \$6 Preservation Fee and Courthouse Security Fee. If more than 1 page, additional \$25 per page.

NOTE: A copy of a CURRENT Title search MUST be submitted before plat can be recorded.



DON DURDEN, INC.
d.b.a. CIVIL ENGINEERING CONSULTANTS
11550 IH 10 WEST, SUITE 305
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214



THE STATE OF TEXAS
COUNTY OF GILLESPIE

I hereby certify that I am the owner of the property shown and described herein, that no other person or entity has any interest in the property either by lien, lease, or other equitable interest, and that I hereby adopt this plan of subdivision with my free consent, establish the minimum set-back lines, and dedicate all public streets, alleys, walks, parks, water courses, easements, and other open space to public use forever and agree for myself and my heirs and assigns to abide forever by all lines, dedications, and other restrictions shown hereon.

Date: _____

OWNER: Stone Ridge Development Co., Inc.
Levi Ellebracht, President
8498 N. State Hwy. 16
Fredericksburg, Texas 78624

The State of Texas
County of Gillespie
This instrument was acknowledged before me on the _____ day of _____, 2013 by Levi Ellebracht, President in his capacity as President of Stone Ridge Development Co., Inc.

Notary Public in and for the State of Texas
My Commission Expires: _____

Printed Name of Notary _____

LENDER: American Bank of Texas

The State of Texas
County of Gillespie
This instrument was acknowledged before me on the _____ day of _____, 2013 by:

Notary Public in and for the State of Texas
My Commission Expires: _____

Printed Name of Notary _____

Engineer's Certificate

I, the undersigned, (a Registered Professional Engineer) in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision, and further certify that proper engineering consideration has been given to this plat; and that all aspects are in accordance to the City of Fredericksburg Subdivision Ordinance.

Registered Professional Engineer
Surveyor's Certificate

I, the undersigned, (a Registered Professional Land Surveyor) in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision, and further certify that proper engineering consideration has been given to this plat; and that all aspects are in accordance to the City of Fredericksburg Subdivision Ordinance.

Registered Professional Land Surveyor

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Fredericksburg, Texas, with the exceptions of such variances, if any, as are noted on the plat and that it has been approved for recording in the office of the County Clerk.

Chairperson, City Planning and Zoning Commission

Filed for record at _____ o'clock _____ m., this _____ day of _____, A.D. on Page _____ Volume _____ of the Plat Records of Gillespie County, Texas.

Deputy Clerk, County Court
Gillespie County, Texas

Line Table		
Line	Length	Direction
L1	6.92'	N65°33'20"W
L2	13.29'	S08°12'40"W
L3	26.56'	S14°32'30"W
L4	26.56'	S22°58'40"W
L5	26.56'	S31°25'00"W
L6	26.56'	S39°51'10"W
L7	26.56'	S48°17'30"W
L8	26.56'	S56°43'40"W
L9	26.56'	S65°10'00"W
L10	26.56'	S73°36'10"W
L11	26.56'	S82°02'30"W
L12	13.29'	S88°22'10"W
L13	7.84'	S65°33'20"E

Curve Table					
Curve	Length	Radius	Tangent	Chord Length	Chord Direction
C1	29.11'	370.00'	14.56'	29.10'	N67°48'50"W
C2	198.37'	315.00'	102.60'	195.11'	S48°25'20"E
C3	33.27'	175.00'	16.69'	33.22'	S17°01'10"W
C4	42.78'	225.00'	21.45'	42.71'	S17°01'10"W
C5	41.27'	25.00'	27.09'	36.74'	N58°52'10"E
C6	37.27'	25.00'	23.07'	33.91'	N31°07'50"W
C7	33.58'	25.00'	19.87'	31.11'	N50°03'00"E
C8	44.96'	25.00'	31.46'	39.14'	N39°57'00"W
C9	37.69'	25.00'	23.47'	34.22'	S54°45'50"W
C10	78.27'	369.93'	39.28'	78.12'	N75°59'00"W
C11	40.47'	25.00'	26.23'	36.19'	S34°47'50"E
C12	117.16'	430.00'	58.95'	116.80'	N73°21'40"W
C13	235.04'	175.00'	139.08'	217.77'	N50°03'00"E
C14	302.19'	225.00'	178.82'	279.99'	N50°03'00"E
C15	81.87'	175.00'	41.70'	81.12'	S78°04'20"E
C16	105.26'	225.00'	53.61'	104.30'	S78°04'20"E
C17	104.40'	175.00'	53.80'	102.86'	S47°34'50"E
C18	134.47'	225.00'	69.31'	132.48'	S47°33'00"E

LOTS 281-287 NOTE:

THE VARIABLE WIDTH DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT ON WHICH IT IS LOCATED. NO IMPROVEMENTS WILL BE ALLOWED IN THE VARIABLE WIDTH DRAINAGE EASEMENT. FENCE WILL NOT PROHIBIT DRAINAGE PATTERNS.

PRIVATE DRAINAGE EASEMENT NOTE:

5' PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF THE LOT ON WHICH THEY ARE LOCATED. LOT DRAINAGE SHALL BE DESIGNED TO DIRECT RUNOFF TO ADJACENT STREETS OR DRAINAGE CHANNELS. NO IMPROVEMENTS WITH DIRECT RUNOFF ONTO ADJACENT LOTS SHALL BE ALLOWED IN THE 5' EASEMENTS.

NOTES:

1) MONUMENTATION AS SHOWN.
A 3" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH LOT CORNER, UNLESS NOTED OTHERWISE.

2) THE BASIS OF BEARING RECITED HEREIN IS THE PLAT OF STONE RIDGE, UNIT II, FREDERICKSBURG, TEXAS, RECORDED IN VOLUME 3, PAGE 82, PLAT RECORDS, GILLESPIE COUNTY, TEXAS.

3) P.R. DENOTES PLAT RECORDS, GILLESPIE COUNTY, TEXAS.
D.R. DENOTES DEED RECORDS, GILLESPIE COUNTY, TEXAS.

UTILITY EASEMENTS

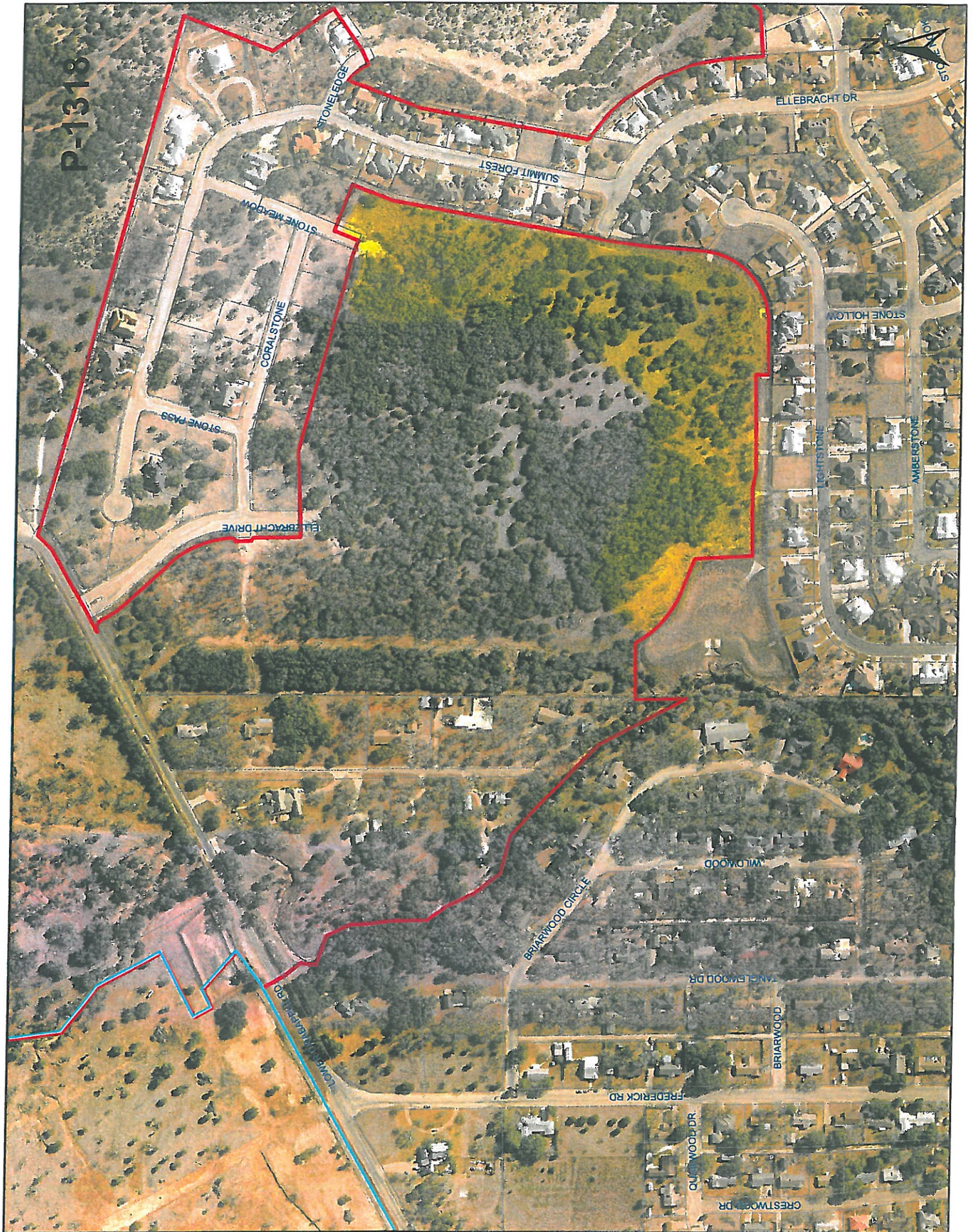
GRANTORS HEREBY RETAIN PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THEREON, WHERE INSTALLED IN THE AIR, UPON THE SURFACE, OR UNDERGROUND, IN OTHER EASEMENTS DEDICATED TO UTILITIES, AND IN STREETS, ALLEYS, BOULEVARDS, AND ROADS OF THE SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON UTILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS WITHIN SAID SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND/OR TRACT AND ALL IMPROVEMENT WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO INGRESS TO, AND TO EGRESS FROM THE SAID RIGHT-OF-WAY EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS; THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY AND ALL LIMBS, BRANCHES OR BROOM THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION, MAINTENANCE, OF ANY LINES CONSTRUCTED ON THE PROPERTY. UTILITIES ARE DEFINED TO INCLUDE, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE, T.V., WATER AND SEWER.

SUBDIVISION PLAT OF
STONE RIDGE, UNIT VIII
FREDERICKSBURG, TEXAS

BEING 15.288 ACRES OF LAND OUT OF A REMAINING PORTION OF A 258 ACRE TRACT OF LAND DESCRIBED IN VOLUME 63, PAGE 366, DEED RECORDS, GILLESPIE COUNTY, TEXAS, ALSO BEING SITUATED IN THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, GILLESPIE COUNTY, TEXAS.

RECEIVED
OCT 24 2013
Rounded 10/29/13
DRC 10/31/13 + 11/7/13
Comments Due 11/12/13
PRZ 12/4/13

25



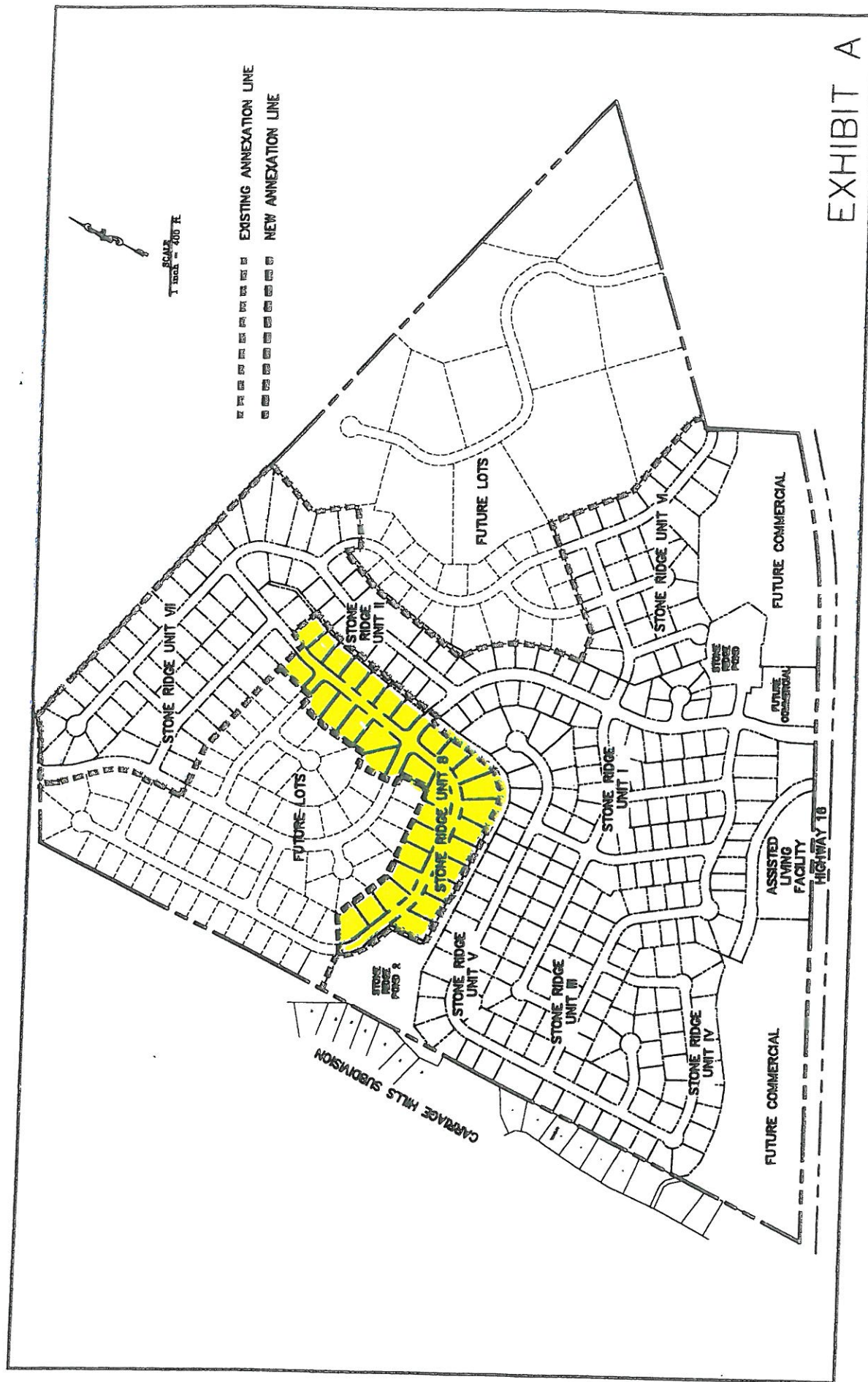


EXHIBIT A