



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, February 8, 2023 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member
Cindy Scroggins, Member

Tom Musselman, Member
Polly Rickert, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on Wednesday, February 8, 2023, at 5:30 PM. Link to City of Fredericksburg YouTube Channel (Fredericksburg, Texas USA - YouTube <https://www.youtube.com/c/FredericksburgTexasUSA>).

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on February 8, 2023.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to scollier@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center, 1601E. Main Street, in order to comment.

You will be limited to 3 minutes to speak.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A. January 4, 2023, Regular Meeting Minutes

4. PUBLIC HEARING

- A. REQUEST #Z-2229: BY SCOTT HORTON TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.120 TO OPERATE A STR-CONDOMINIUM IN

A R3 MULTI-FAMILY RESIDENTIAL ZONED AREA FOR PROPERTY
LOCATED AT 510 MUELLER STREET UNIT # 23

- B. REQUEST #Z-2232: BY MATT DURRETTE WITH COZI VACATION RENTALS TO CONSIDER THE FOLLOWING:
 - 1. FUTURE LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR), TO MIXED USE CORRIDOR (MUC) FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
 - 2. A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL, TO (R2) MIXED RESIDENTIAL FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
- C. REQUEST #Z-2235: BY SERGIO MENDEZ TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 6.110 TO ALLOW FOR EXPANSION OF A LEGAL NONCONFORMING USE FOR PROPERTY LOCATED AT 903 NORTH MILAM STREET .

5. ACTION ITEMS

- A. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2229: BY SCOTT HORTON TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.120 TO OPERATE A STR-CONDOMINIUM IN A R3 MULTI-FAMILY RESIDENTIAL ZONED AREA FOR PROPERTY LOCATED AT 510 MUELLER STREET UNIT #23.
- B. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2232: BY MATT DURRETTE WITH COZI VACATION RENTALS TO CONSIDER THE FOLLOWING:
 - 1. FUTURE LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR), TO MIXED USE CORRIDOR (MUC) FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
 - 2. ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL, TO (R2) MIXED RESIDENTIAL FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
- C. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2235: BY SERGIO MENDEZ TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 6.110 TO ALLOW FOR EXPANSION OF A LEGAL NONCONFORMING USE FOR PROPERTY LOCATED AT 903 NORTH MILAM STREET
- D. REQUEST P-2225 BY MARK SPARROW WITH HK FREDERICKSBURG TO CONSIDER A FINAL PLAT OF FRIENDSHIP OAKS SUBDIVISION PHASE 2

LOCATED ON SOUTH CREEK STREET.

- E. REQUEST P-2240 – BY CHRISTOPHER DANZE TO CONSIDER A PRELIMINARY PLAT OF 528 SOUTH MILAM SUBDIVISION LOCATED AT 528 SOUTH MILAM STREET.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda at 12:00 p.m. on February 3, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier
Associate Planner

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

**PLANNING & ZONING COMMISSION
JANUARY 4, 2023
5:30 P.M.**

On this the 4TH day of JANUARY 2023 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center located at 1601 E. Main Street with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
POLLY RICKERT
JEFF LAWRENCE
JIM JARREAU
TOM MUSSELMAN
DARYL WHITWORTH
CINDY SCROGGINS
STEVE THOMAS

ABSENT:

TIM DOOLEY

ALSO, PRESENT:

GARRET BONN –
MICK MCKAMIE – Interim City Attorney
SHELBY COLLIER – Associate Planner
ANNA HUDSON - Interim Director of Development Services

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

PUBLIC COMMENTS

MINUTES

Tom Musselman made a Motion to Approve the December 2022 Meeting Minutes including corrections. Seconded by Polly Rickert. All voted in favor and the motion carried.

PUBLIC HEARING

REQUEST #Z-2230: BY JAMES REICHENAU TO CONSIDER A CONDITIONAL USE PERMIT PER SEC. 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT ON PROEPRTY LOCATED AT 111 EAST SCHUBERT.

Jim Jarreau made a Motion to open the public hearing. Tom Musselman seconded the motion. All voted in favor and the motion carried.

Jimmy Reichenau presented the application. He stated he wanted to obtain a STR permit.

Daryl Whitworth made a Motion to close the public hearing. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST REQUEST #Z-2230: BY JAMES REICHENAU TO CONSIDER A CONDITIONAL USE PERMIT PER SEC. 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT ON PROEPRTY LOCATED AT 111 EAST SCHUBERT.

Shelby Collier, Associate Planner, stated the Applicant is requesting a Conditional Use Permit per Sec. 3.110 of the Zoning Ordinance to operate a property as a STR-Unoccupied. The subject tract resides within an R2 zoned area within the Historic District and is located on the Southwest corner of the intersection of East Schubert and North Llano. The proposed development would include a 2-bedroom short-term rental unit within the main structure. The existing guest house would not be used as a short-term rental. The applicant is providing 3 parking spaces on site which complies with Sec. 5.460 and Sec. 7.863.

The property is located in a neighborhood with a variety of uses including short term rentals, primary residences and commercial properties such as Buc's Bar & Grill. The property also abuts the creek with a shared rear property line with Hill Country Titles. The requested STR use is compatible with the varied neighborhood and its existing uses. Sec. 5.460.

Public notification, including letters being sent to property owners within 200 fee resulted in 1 letter of support and 1 letter of protest.

Staff recommends approval of the request.

Jim Jarreau made a motion to recommend approval of Z-2230. Seconded by Tom Musselman. All voted in favor and the motion carried.

REQUEST EC2022-06: BY WILIAM MAJORS TO CONSIDER ENTRY CORRIDOR DEISGN STANDARDS FOR PROPERTY LOCATED AT 1455 EAST MAIN STREET.

Jim Gallegos presented the application. He stated that their team worked closely with City Staff regarding the Entry Corridor elements and are ready to get started.

Anna Hudson, Interim Director of Development Services, stated that Staff reviewed the application and the only section the application failed to meet was moving the development closer to the street, however, given the properties limitations, that was acceptable. Staff recommends approval.

Jim Jarreau made a motion to Approve EC2022-06 as presented. Tom Musselman Seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEM

Directors Update

Joint session planned with City Council for the Comprehensive Plan on January 17th.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Jeff Lawrence. All voted in favor and the meeting was adjourned at 5:50 p.m.

PASSED AND APPROVED this 8th day of February 2023.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: February 8, 2023

CATEGORY: PUBLIC HEARING

CAPTION: REQUEST #Z-2232: BY MATT DURRETTE WITH COZI VACATION RENTALS TO CONSIDER THE FOLLOWING:

1. FUTURE LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR), TO MIXED USE CORRIDOR (MUC) FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
 2. A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL, TO (R2) MIXED RESIDENTIAL FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
-

PRESENTATION:

SUMMARY:

The applicant is seeking a future land use classification change from Low Density Residential (LDR), to Mixed Use Corridor (MCU) and a Zoning Change from (R1) Single Family Residential, to (R2) Mixed Residential.

BACKGROUND:

106 E. Nimitz is a .639 acre property with a Single-Family Residence and several ancillary structures including barns and storage buildings.

Land uses surrounding this property include High Density Residential (HDR) to the north, Mixed Use Corridor (MUC) to the east and south across East Nimitz, and Low Density Residential (LDR) to the west.

Zoning to the north is (R2) Mixed Residential (Knopp Nursing Home), with (C1) Neighborhood Commercial to the east and south across East Nimitz (Knopp Nursing Home Offices and a STR) and (R1) Single Family Residential to the west (STR and a Primary Residence).

East Nimitz Street is an unimproved roadway with 4 properties with frontage. The Subject Tract is the only property in this neighborhood that has primary access onto East Nimitz as the other 3 properties have access onto North Llano Street. If additional development were to occur the developer would be responsible for improvements to the roadway and additional development would also require approval of Civil Construction Plans.

FUNDING SOURCE:**FINANCIAL IMPACT:****STAFF RECOMMENDATION:**

Given the variety of Land Uses and Zoning classifications surrounding the property and the fact that the request is for an extension of the existing R2 Zoning at 1208 N Llano(Knopp Nursing Home) Staff recommends approval of the requested land use classification change from Low Density Residential (LDR), to Mixed Use Corridor (MCU) and a Zoning Change from (R1) Single Family Residential, to (R2) Mixed Residential per Comprehensive Plan Sec. 4.B.I – Support Existing Development Patterns.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Quality of Life Vision

ATTACHMENTS:

None

APPROVAL/REVIEW:



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: February 8, 2023

CATEGORY: PUBLIC HEARING

CAPTION: REQUEST #Z-2235: BY SERGIO MENDEZ TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 6.110 TO ALLOW FOR EXPANSION OF A LEGAL NONCONFORMING USE FOR PROPERTY LOCATED AT 903 NORTH MILAM STREET .

PRESENTATION:

SUMMARY:

The Applicant is requesting a Conditional Use Permit per [Sec. 6.110](#) of the Zoning Ordinance to expand the use of STR-Nonconforming property located at 903 N. Milam Street. The applicant is requesting to enclose a 350 sq ft porch to create a sunroom on a property that is Zoned R1, Single Family Residential and currently has 1 STR-Nonconforming unit that consists of 3 bedrooms, 3 parking spaces onsite, and has an occupancy of 7.

BACKGROUND:

[Sec. 5.460 – Review and Evaluation Criteria](#) contains 13 items that must be considered when reviewing a Conditional Use Permit. Of these 13 items, Staff has found that the applicant has met or responded to all the requirements including adequacy and convenience of off-street parking, determination that the proposed use will not be detrimental to public safety or materially injurious to properties in the vicinity, and determination that the proposed use and site development will be compatible with existing uses in the vicinity.

The subject tract is bordered by residences on all sides and does not share a property line with a licensed STR. It is across the street from commercial uses including a convenience store (see attached Surrounding Use Map).

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

As presented, the proposed expansion of the STR-Nonconforming property in the form of an enclosed 350 sq ft sunroom meets the requirements necessary to obtain a conditional use permit [Sec. 5.460](#).

Staff recommends approval conditioned upon no increase in occupancy.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

None

APPROVAL/REVIEW:



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: February 8, 2023

CATEGORY: ACTION ITEMS

CAPTION: DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2229: BY SCOTT HORTON TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.120 TO OPERATE A STR-CONDOMINIUM IN A R3 MULTI-FAMILY RESIDENTIAL ZONED AREA FOR PROPERTY LOCATED AT 510 MUELLER STREET UNIT #23.

PRESENTATION:

SUMMARY:

The applicant is requesting a Conditional Use Permit per [Sec. 3.120](#) to operate a STR-Condominium in a R3-zoned area on property located at 510 Mueller St Unit #23.

BACKGROUND:

The proposed development would include a three-bedroom, two bath STR unit. The property is located in a condominium development, Carriage Park, that currently has 4 STR-Nonconforming properties, Units 9, 10, 13 & 16 (approved prior to Ordinance 2022-13). As of November 25, 2022, Staff has denied 4 STR-Condominium applications for units 7, 8, 12 and 23 as they require a Conditional Use Permit prior to issuance of a STR-Condominium permit. If the Homeowners Association or Condominium Association wants to allow new STR-Condominium permits, a plan for which remaining units are eligible should be presented.

The Definition of a STR-Condominium is a **Short-term rental located in a complex or housing group that is part of a declared and recorded condominium regime.**

The Definition of a Hotel/Motel is **temporary, transient lodging services involving the provision of room and/or board containing more than eight rental units.**

The subject property is located within a Condominium development that consists of narrow streets and contains a total of 36 units. The block unit #23 is in does not have neighboring STR uses, rather, it is surrounded by residences or vacant units. (See corresponding use map.) Allowing a new STR would result in an incompatibility with existing or permitted uses on abutting sites (item 11 of [Sec. 5.460](#).) In addition, the Condominium development consists of narrow streets that would not comfortably accommodate overflow parking (item 5 [Sec. 5.460](#).) Staff has previously received 3 complaints from neighbors located within the condominium complex for parking and traffic concerns dating back to July 31, 2021.

A single car garage is shown and clearly identified, however, the site plan provided does not adequately show the required parking onsite nor the dimensions of the parking spaces resulting in Staff's inability to confirm the required parking count [Sec. 7.131](#)

In addition, Staff has identified that this property is currently renting as a STR without a permit which is a violation of [Sec. 5.401.12.iii](#). This section of code states: any property operating as a Short-Term Rental, without a permit, shall be prohibited from receiving a Short-Term Rental permit for a minimum of one year. <https://www.airbnb.com/rooms/729076159073438130>

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

As presented, the proposed STR-Condominium use does not meet the requirements of a conditional use permit. The subject tract is not located within a block with STR-uses, nor is the development able to accommodate overflow parking into the street or sufficient parking onsite. This information coupled with the multiple complaints received for traffic and parking issues, as well as the property's status as an illegal operator, staff recommends denial. [Sec. 7.131](#) [Sec. 5.460](#).

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Z-2229 Public Hearing Map
2. Z-2229 Use Map
3. Z-2229 Project Application
4. Site Plan - 510 Mueller St Unit 23 New
5. Unit 23 Home layout
6. CUP Narrative
7. 510 Mueller st unit 23 parking plan dimensions
8. Z-2229 Review Comments
9. Complaint 1
10. Complaint 2
11. Complaint 3
12. Airbnb Listing Info
13. Sec._5.401.___Additional_requirements_for_short_term_rental_uses.
14. Sec._5.460.___Review_and_Evaluation_Criteria.

APPROVAL/REVIEW:



Date: February 03, 2023

Anna Hudson, Interim Director of Development Services

Z-2229

LEGEND

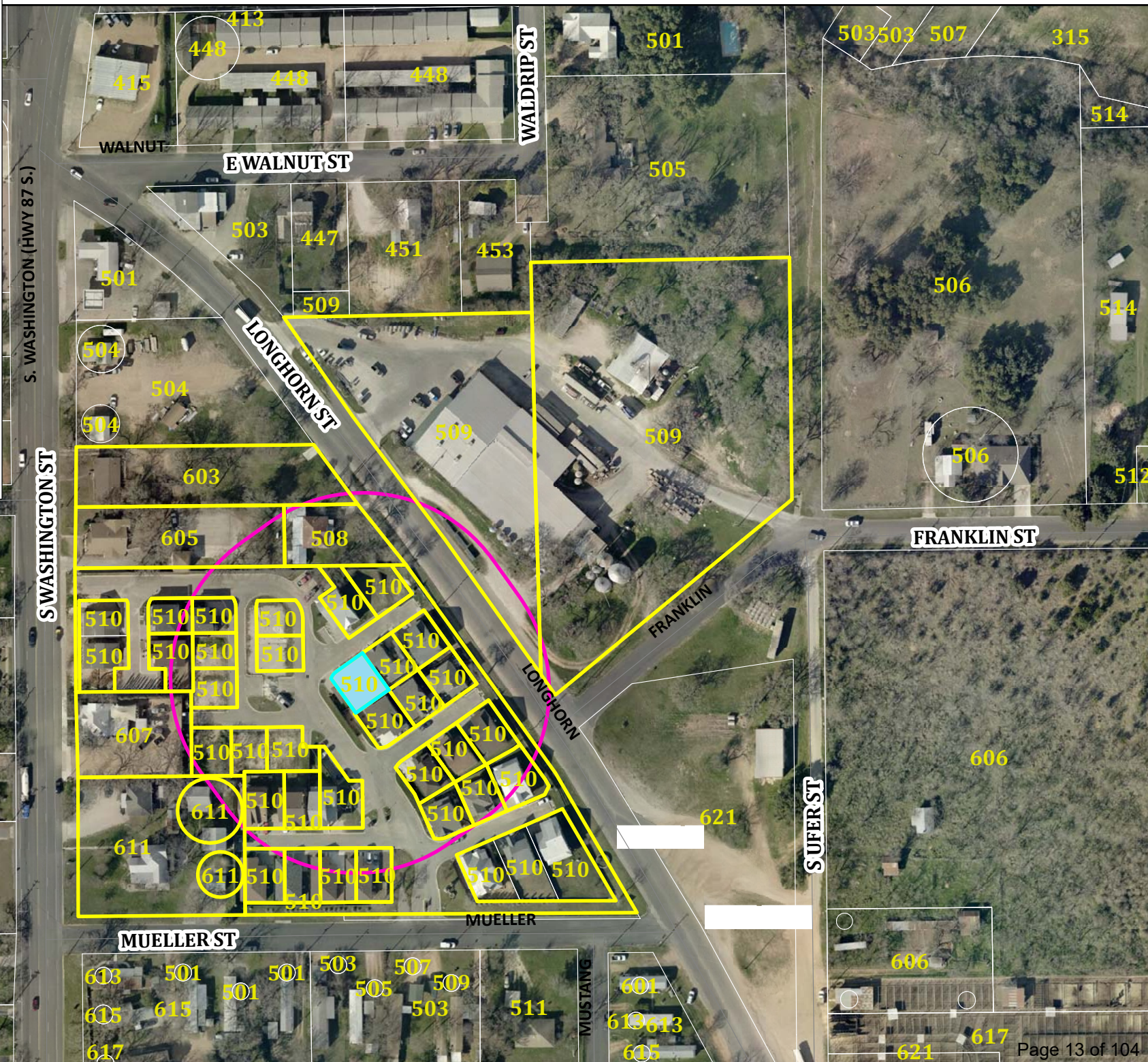
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Area

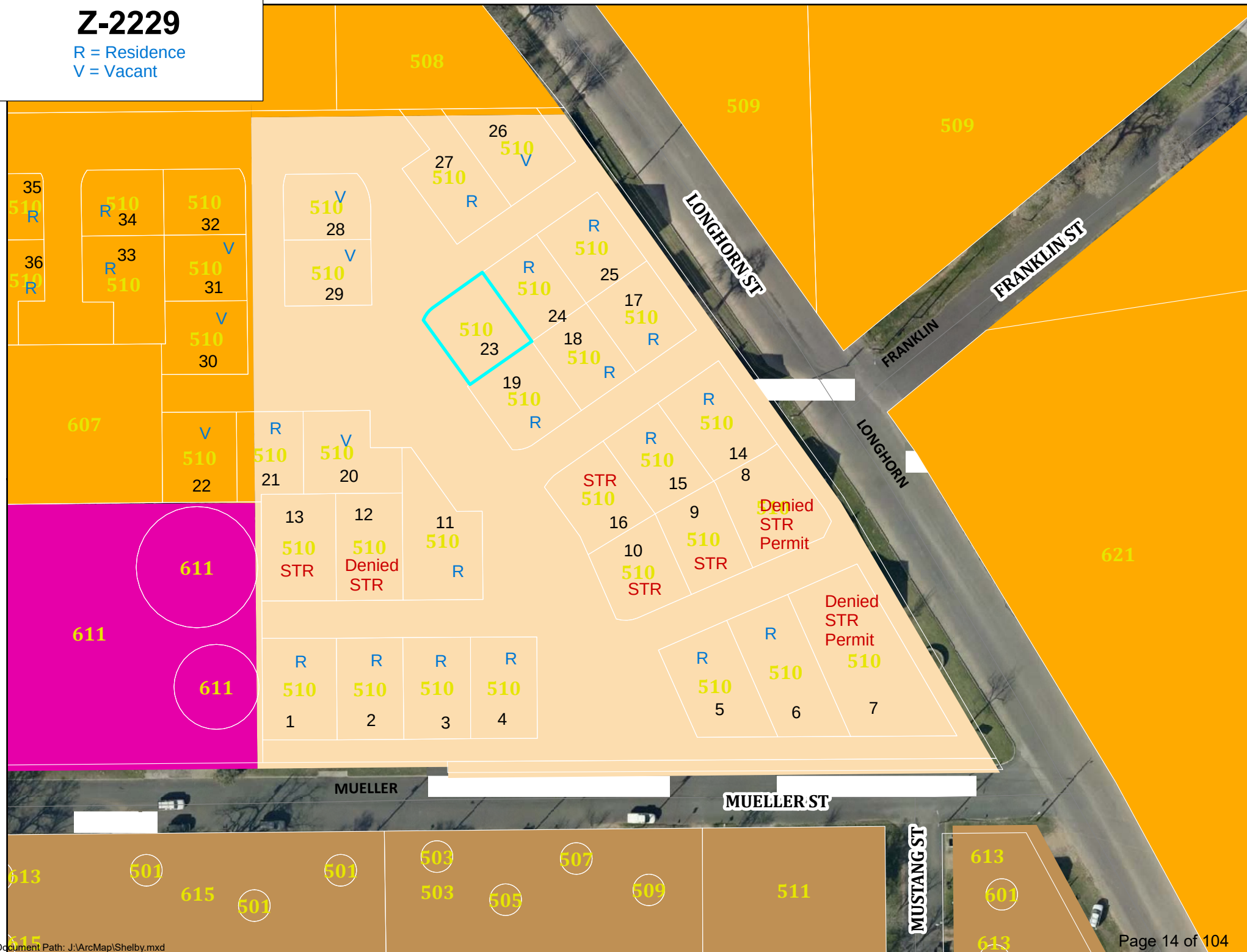
 Affected
Property

 Subject
Property



Z-2229

R = Residence
V = Vacant





Project Application

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

A. Project Information (Please complete all items)

Project Name: Scott Horton STR Application

Project Address: 510 Mueller Street Unit 23, Fredericksburg, TX 78624

Tax ID Number (s): 106114

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|--|--|--|
| ☒ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: .05 No. of Lots: 1

Original Survey & Abstract No: S0336-0000-002300

Legal Description: CARRIAGE PARK LOT 23, & 2.78% INT IN COMMON AREA

Current Land Use Plan: Single Family Residential Proposed Land Use Plan: Single Family Residential

Current Zoning: R3 – Multifamily Residential Proposed Zoning: R3

Location: 510 Mueller Street Unit 23, Fredericksburg, TX 78624

Proposed Use(s): Single Family Residential with STR

Applicant's Signature

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

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

Signature: Scott Horton

Digitally signed by Scott Horton
DN: C=US, E=scotthorton12@hotmail.com, CN=Scott Horton
Date: 2022.10.31 10:46:17-05'00'

Printed Name: Scott Horton Date: 10/31/2022

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): Scott Horton

Owner Name: Scott Horton

Address: 510 Mueller Street, Unit 23, Fredericksburg, TX 78624

Phone: 469-504-6245

Fax:

Email: scotthorton12@hotmail.com

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

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

Firm Name (if applicable): Scott Horton

Address: 510 Mueller Street Unit 23, Fredericksburg, TX 78624

Primary Contact Name: Scott Horton

Phone: 469-504-6245

Fax:

Email: scotthorton12@hotmail.com

Secondary Contact Name: Courtney Nijak

Phone: 574-229-2865

Fax:

Email: cnnijak@gmail.com

III. Applicant

Firm Name (if applicable): Scott Horton

Applicant Name (s): Scott Horton

Address: 510 Mueller Street Unit 23, Fredericksburg, TX 78624

Phone: 469-504-6245

Fax:

Email: scotthorton12@hotmail.cc

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

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

Firm Name (if applicable): Scott Horton

Address: 510 Mueller Street Unit 23, Fredericksburg, TX 78624

Primary Contact Name: Scott Horton

Phone: Fax:

Email: scotthorton12@hotmail.com



Project Application

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

C. Fee Schedule (Please attach appropriate fee to application.)

- ☒ Conditional Use Permit Application - \$400
- ☐ Site Plan Application Admin - \$300
- ☐ Site Plan Application P&Z - \$400
- ☐ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Amending Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Preliminary Plat - \$400 plus \$20 per lot
- ☐ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.

Scott Horton

Current Zoning: R3 - Single Family Residential
Proposed use - Residential use by owner as well as part time STR via AirBNB & VRBO.

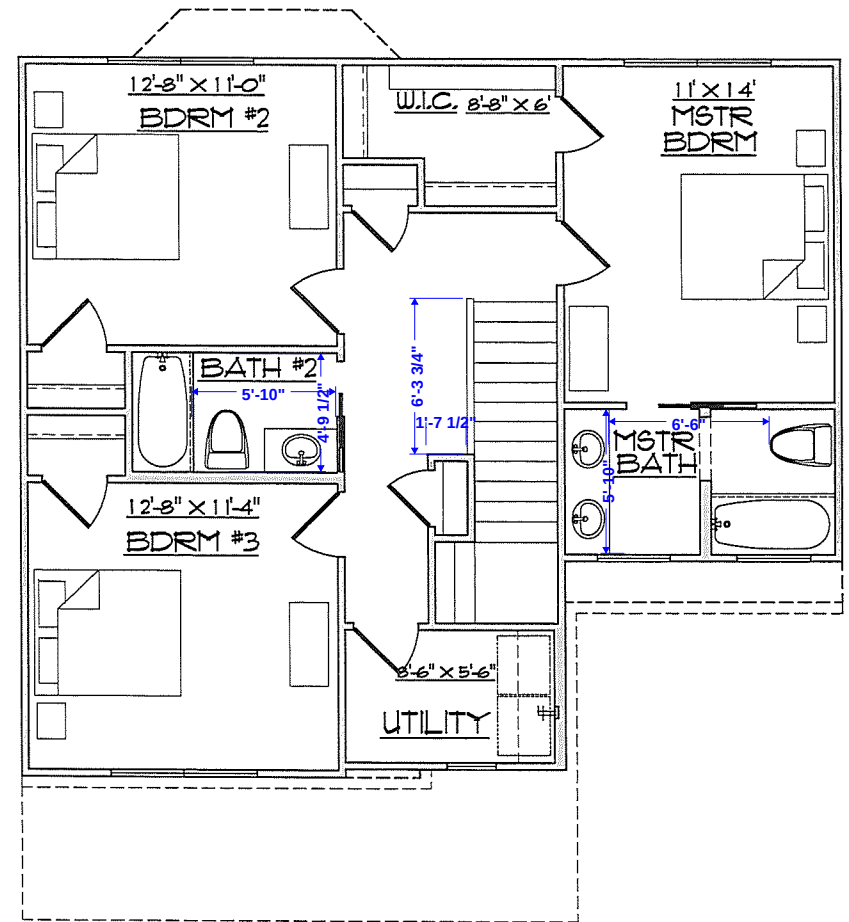
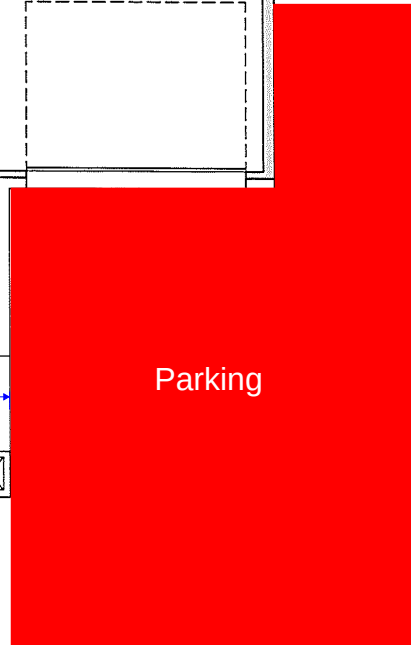
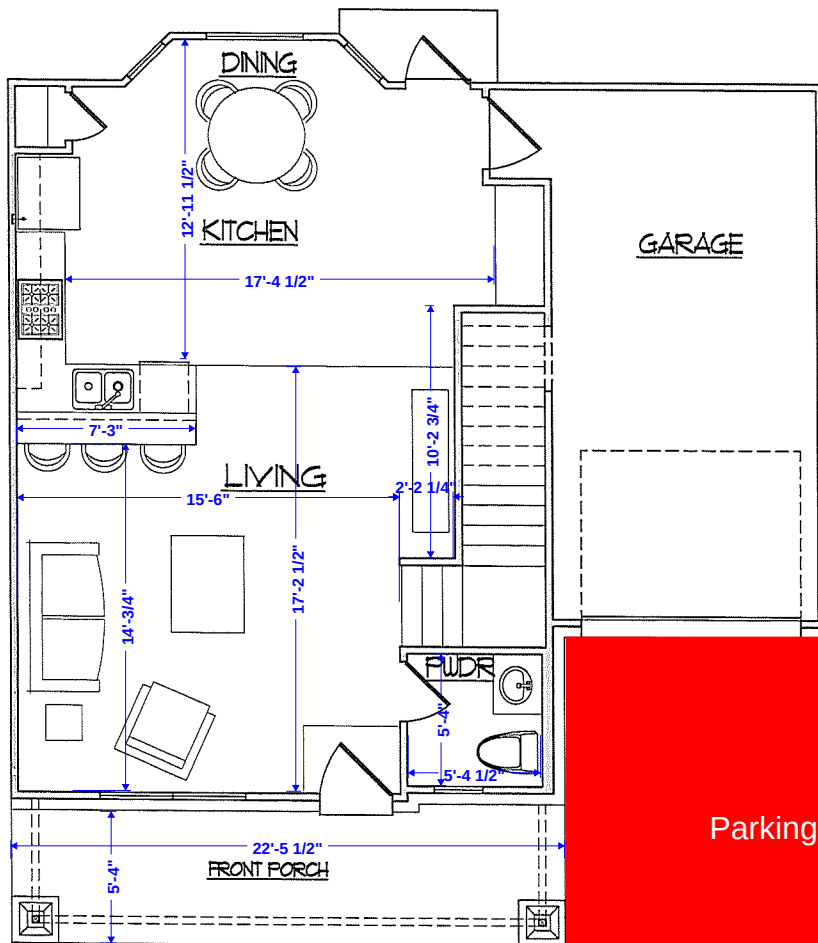
Lot Area: 1,986 SF
Max Building Coverage: 55%
Max Impervious Coverage: 65%
Max Building height: 2.5 stories, 28 feet
Minimum efficiency is 1600 SF: Home is 1650 SF in size.

Existing 6' privacy
wood fence encloses
backyard. Back

Fencing surrounds the entire backyard area. There are no plans for improvements to home exterior including parking, fencing, landscaping, or exterior lighting.

All exterior lighting is night sky compliant.

Solid waste container located on site.



3 parking stalls available on property as required per STR regulations. 3 bedrooms in home, 3 parking stalls on property parcel available for use by guests.

CUP Narrative - 510 Mueller Street, Unit 23, Fredericksburg, TX 78624

City of Fredericksburg
Attn: Shelby Collier
126 W. Main
Fredericksburg, TX 78624

I, Scott Horton, have correctly and completely to the best of my knowledge provided the necessary information to the City of Fredericksburg for the approval of my STR/CUP application for my home located at 510 Mueller Street, Unit 23, Fredericksburg, TX 78624. All items on the Site Plan/Conditional Use Permit Checklist have been achieved and shown in the enclosed packet. Furthermore, any information that may be necessary I can provide as soon as possible once I am notified. I have gone through great lengths to provide a home for use as a STR that will improve the neighborhood in which it is located and as an experienced property manager I will ensure my guests are held to a standard that will satisfy both the neighborhood, but also the City of Fredericksburg as a whole. As to the items listed on Sec. 5.460, Please see the next page on addressing all of the topics listed. I look forward to hearing back and I am confident the review will provide approval for me to move forward with my STR property.

Thank you,

Scott Horton

Scott Horton

Digitally signed by Scott Horton
DN: C=US,
E=scotthorton12@hotmail.com,
CN=Scott Horton
Date: 2022.11.02 13:35:55-05'00'

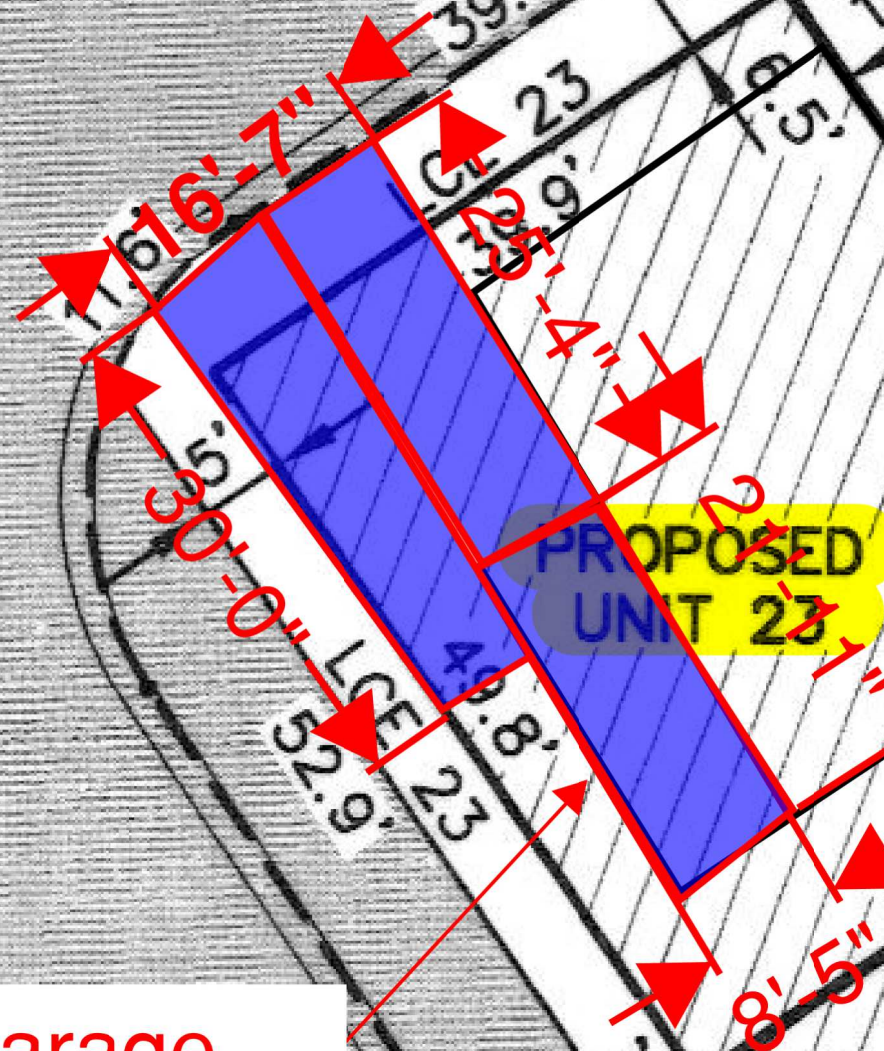
- All applicable regulations and standards established by the zoning regulations have been met with the construction of this home.
- Home is compatible with existing uses for abutting sites. This is a residential area and homes are used both by owners and renters throughout the neighborhood. Home is 2 stories tall, as all abutting homes are as well, and circulation to and from the home is easily navigable by all parties.
- There are no unfavorable affects or impacts to other abutting sites.
- There have been no exterior modifications to the home other than putting in rock and turf in the backyard. Home is safe and a fence is installed enclosing the backyard for privacy and security of the home. Interior renovations have been done to clean up the home and have greatly improved the quality of the home and the neighborhood as a whole.
- Safety and convenience of parking/circulation to the home is in no way an issue. The most vehicles that would occupy the home at one time would be (3), and the garage as well as the driveway accommodate (3) vehicles easily. House is in a nice, secluded neighborhood and is well lit and easily found for guests. There would be no issues coming to and from the home.
- Home is located in a safe, well-drained neighborhood. The potential for fire/flood/noise or other hazards is of no concern. There are 3 entries/exits to the home which would be easy to escape in case of fire. No tripping hazards or safety hazards to speak of inside or outside of the home.
- No signs will be installed on the home so there will be no disturbance to the appearance of the neighborhood. The only signs around the home are City/street signs designating the road and the Carriage Park neighborhood. As mentioned, the home is easily found and identifiable due to the address numbers on the home.
- All parking for the home is located in the garage and the driveway of the home. 3 spots are available that are accessible for all types of guests.
- Proposed use of the home is withing regulations for rental which is zoned R3. Also the HOA has approved the use of the home as an STR (see attached email).
- Proposed use for the home will comply 100% with the applicable provisions of the zoning regulations.
- Proposed use of the home is already in compliance with zoning regulations. No exterior improvements are necessary, as the home is already in compliance. There will be no further exterior additions that would cause this home to be out of zoning regulations.
- Proposed use of the home will not cause any adverse reactions nor unfavorable impacts to the neighborhood or abutting properties. Proposed use is compatible with the existing permitted use in the surrounding area.
- Proposed use will not be in any way, shape, or form detrimental to the public health, safety, or welfare of any person or property in the vicinity or any future improvements in the vicinity.

Parking Plan

3 spaces required, 3 are provided.

Dimensions as shown.

Garage





January 9, 2023

Scott Horton
scotthorton12@hotmail.com

RE: Z-2229 Review Comments for a STR – Condominium located at 510 Mueller Street # 23.

Dear Scott,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat.

Plans will not be reviewed or considered without a response sheet.

- The Conditional Use Permit requires Planning and Zoning Approval, scheduled for February 8, 2023.
- Please update the Zoning Summary to include Density Calculations. [Sec. 3.110](#)
- Please update the Zoning Summary to include Parking Calculations (Condominium Residential) and dimension all parking spaces to show compliance with [Sec. 7.863](#)
- Please update CUP Narrative with specific responses to each of the review and evaluation criteria noted in [Sec.5.460](#). This will be used by the Planning and Zoning Commission and City Council to make their determination.
- Add landscaping and screening requirements per [Sec. 7.920](#) and [Sec. 7.940](#) or provide a Landscape Plan
- Provide a note regarding all exterior lighting shall by night sky compliant.
- Provide photos of all elevations, North, South, East and West.
- Provide drainage flow arrows to ensure historical drainage patterns are maintained and adjacent and downstream properties are not adversely impacted.

The City of Fredericksburg

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

For information regarding these comments please contact Shelby Collier with Development Services at 830-990-2013 or scollier@fbgtx.org

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

Please return the revised plans along with your written response as to how the comments have been addressed by Monday, January 23rd to ensure consideration by Planning & Zoning Commission on Wednesday, February 8th.

**Shelby
Collier**

Digitally signed by Shelby
Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.01.09 16:02:10
-06'00'

Shelby Collier
Development Review Committee (DRC)

The City of Fredericksburg

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

On Monday, August 23, 2021, 9:19 AM, Shelby Collier <scollier@fbgtx.org> wrote:

Thank you for copying me on this correspondence.

It is my hope that your HOA is able to assist you with your ongoing issues.

Have a blessed day!

City Logo



"We're leading with integrity while providing the best customer services to our community."

Shelby Collier/ Associate Planner/ City of Fredericksburg

O. 830-990-2013/ scollier@fbgtx.org

From:

Sent: Friday, August 20, 2021 7:49 PM

To: Shelby Collier <scollier@fbgtx.org>; Sierra Valdez
<sierra@hillcountryhomeowners.com>; Violations
<violations@hillcountryhomeowners.com>

Subject: Mueller air bnb

I've tried being patient. I've tried ignoring the issue. I've tried calling the cops and nothing happens. I just had some woman, renting the air bnb across from me, HAVE THE AUDACITY to bang on my door and tell me she needed to use my driveway because "they were running out of room for all their cars". Then , the same woman, went up and down the street asking everyone else to use their driveway. Finally some schmuck said yes. Now I'm being roped into this

woman's lucrative renting project?

Now I get no peace whatsoever because I have to man my door. I moved here for peace and quiet; not to relieve my sorority days.

[Sent from Yahoo Mail for iPhone](#)

From:
To: [Shelby Collier](#)
Subject: Re: Mueller air bnb
Date: Monday, October 11, 2021 7:18:13 AM
Attachments: [image001.jpg](#)

Is carriage estates zoned for limo parking? Because I just had a bitch of a time trying to get out of my driveway, where I reside everyday. There is a white limo and the cops say it is legally parked but it's a commercial vehicle.



From: >

Sent: Saturday, July 31, 2021 9:28 PM

To: Shelby Collier <scollier@fbgtx.org>

Subject: 510 Mueller Lot

To whom it may concern:

I live in carriage estates and my neighbor across the way has made her home an air bnb. The street is too narrow to park on both sides. Even though the house has two parking spaces on their garage, these people constantly park behind me in the street blocking my driveway. I have several police reports on file and have had numerous encounters with these guests. Is there anything I can do about my problem? Please contact me at the email above or . Thank you.

Newly Renovated 3 Bedroom 2.5 Bath! Close to DTown

★ 5.0 · 3 reviews · Fredericksburg, Texas, United States

[Share](#) [Save](#)



Entire vacation home hosted by Courtney

6 guests · 3 bedrooms · 3 beds · 2.5 baths



Dedicated workspace

A common area with wifi that's well-suited for working.

\$200 night

★ 5.0 · 3 reviews

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

[Check availability](#)



Hosted by Courtney

Joined in April 2017

★ 3 Reviews

✓ Identity verified

Co-hosts



Scott

Response rate: 100%

Response time: within an hour

[Contact Host](#)



To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Sec. 5.401. Additional requirements for short-term rental uses.

General Requirements. All short-term rental uses shall be subject to the following requirements, in addition to those set forth otherwise in the City of Fredericksburg Code of Ordinances:

1. Food Service:
 - a. Only overnight guests may be served meals except in zones permitting restaurant use.
 - b. Such meals shall be limited to continental-type breakfast consisting of pastries prepared by a licensed provider, milk, cereal, fruit, fruit juice and coffee unless the facility meets the State of Texas and Gillespie County Health Division requirements for commercial food service.
2. Signs:
 - a. All signs must comply with the City of Fredericksburg Sign Ordinance, as applicable, set forth in Chapter 29 of the Code of Ordinances. Short-term rental uses may erect a nameplate sign, which shall be considered a sign exempted from certain regulations under Section 29-5(3) of the Code of Ordinances, provided that such sign is not more than two square feet in area and is attached to the structure.
3. Americans with Disabilities Act (ADA) and the 2012 Texas Accessibility Standards (TAS):
 - a. All short-term rental facilities must comply with all applicable Federal, State, and City of Fredericksburg building codes for existing or new construction, including ADA and TAS standards when required.
4. Short-term rental uses shall comply with the regulations for Fire Protection set forth in the appropriate NFPA 101 Life Safety Code and the International Construction Codes, the latest versions adopted by the City at the time of construction or conversion to short-term rental use using the "Lodging and Rooming Houses" regulations.
 - a. Exceptions:
 - i. Short-term Rental-Unoccupied, Short-term Rental-Accessory, and Short-term Rental-B&B shall not be required to install automatic fire suppression sprinkler systems.
5. External lighting:
 - a. All external lighting shall comply with the City's Outdoor Lighting ordinance set forth in Article XV of Chapter 5 (Buildings and Building Regulations) of the City Code of Ordinances.
6. Occupancy: Maximum occupancy for a short-term rental shall be limited to two Occupants per bedroom, plus two additional Occupants, but in no case shall maximum occupancy exceed a combined total of 12 Occupants. Maximum occupancy under this subsection is only applicable to the number of persons 18 years of age or older that are renting the temporary transient lodging for a specified period of occupancy, and excludes any other persons visiting the Occupants at the location of the temporary transient lodging.
 - i. Additional guest beds may be placed in bedrooms that sleep two occupants, provided that the bedroom has at least 50 square feet of bedroom area for each occupant, and the maximum occupancy limit is not exceeded.
 - ii. Commercially zoned properties in the Historic Overlay District shall be developed in accordance with the base zoning district and all other City regulations and ordinances.
7. Utilities.

-
- a. Short-term, Accessory and Short-term Rental, B&B uses shall be served by a single water and electrical meter.
 - b. Short-term Rental, Condominium and Short-term Rental, Facilities shall be served by a master meter, and may be sub-metered by the property owner.
 8. Trash and Solid Waste.
 - a. Each STR shall provide a minimum of one 96-gallon bulk garbage container capacity, or equivalent, for every six Occupants, based on the maximum permitted occupancy for the STR.
 - i. This subsection shall apply to all new and existing STRs.
 - ii. This requirement does not apply to those properties that utilize commercial trash pickup or dumpsters.
 9. Quiet Hours.
 - a. Each STR use shall have one or more signs posted in prominent locations in the rear yard, near pools, hot tubs, and fire pits, and near other common gathering areas, providing the occupants and guests with notice of the Nighttime Hours, as set forth in Section 20-207 of the City's Noise and Sound Level Regulation ordinance. All signs posted under this subsection must comply with the City of Fredericksburg Sign Ordinance, as applicable, set forth in Chapter 29 of the Code of Ordinances.
 10. Permitting: It shall be unlawful for any person or entity to rent, or offer to rent, any Short-term Rental without a valid Short-term Rental Permit issued under this Section 5.401.
 - a. A separate Short-term Rental Permit application and application fee must be submitted for each individual Short-term Rental dwelling unit.
 - i. An applicant shall apply for a Short-term Rental Permit using a format and method promulgated by the City Manager or his/her designee.
 - ii. An applicant for a Short-Term Rental Permit shall pay to the City the permit fees as set forth in Sec. 5.450 of Appendix A - Fee Schedule, of this Code of Ordinances.
 - b. Each individual Short-term Rental dwelling unit shall be assigned a unique permit number upon permit issuance by the City. This permit number will remain the same and will remain with the dwelling unit.
 - i. Upon issuance of the Short-term Rental Permit, the Owner will be issued a unique identification number and sticker for the City's Business Emergency Contact (BECA) program. The BECA sticker shall be placed in a visible location, no greater than three feet from the front entrance of the structure, to assist in notifying any City officials or law enforcement of the Owner and Local Contact Person information.
 - c. Prior to issuance of a Short-Term Rental Permit, the Operator shall allow an on-site inspection of the Short-Term Rental Unit by City staff, to ensure compliance with City's ordinances and regulations.
 - i. Inspections shall also be required when an STR permit is transferred to another owner, upon complaints regarding violations of the City's zoning code, or when additions or modifications are performed to the property which requires a City building permit and that enlarge or change the existing layout of the structure.
 - ii. This subsection 5.401(10)(c) shall apply to all new and existing STRs.

-
- d. A new owner of an STR shall notify the City in writing, within ten business days after the change in ownership, notifying of any changes in ownership, contact information, management company information, and local contact person. A new owner of an STR shall submit a transfer of permit application to the City within ten business days after the change in ownership.
 - i. The Owner shall notify the City within ten business days, in writing, of any changes to information submitted as part of a Short-Term Rental Permit application under this Section 5.401.
 - ii. This subsection 5.401(10)(d) shall apply to all new and existing STRs.
 - e. Generally, STR permits may be transferred to new owners, provided that, upon inspection, the property remains in compliance with all City regulations. Changes or modifications to the property that result in non-compliance with all City regulations shall void the existing permit.
 - f. An application for Short-Term Rental Permit may be denied if the Owner has had a Short-Term Rental Permit suspended or revoked during the previous 365 calendar days.
 - g. Subdivision Deed Restrictions and Covenants.
 - i. This Section 5.401 is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where this Section 5.401 and another ordinance, easement, covenant, or deed restriction are in conflict, whichever imposes the more stringent restrictions shall prevail.
11. General Operational Requirements.
- a. The Operator shall post the following information in a prominent location within the Short-Term Rental Unit, using a form promulgated by the City:
 - i. The unique Short-Term Rental Permit number assigned to the Short-Term Rental Unit;
 - ii. Operator name and number;
 - iii. Local Contact Person name and number;
 - iv. The location of any on-site and off-site parking spaces available for Occupants;
 - 1. The Owner must limit the Occupants' vehicles to the number of off-street parking spaces provided.
 - 2. The number of on-site and off-site parking spaces available for Occupants shall be included in any advertisement of the short-term rental unit. This Subsection 5.401(11)(a)(iv)(2) shall apply to all new and existing STRs.
 - v. The maximum occupancy as prescribed under Subsection 5.401(6);
 - vi. Instructions to Guests concerning disposal of garbage and handling of garbage containers;
 - vii. Notification that the Guests are responsible for compliance with all applicable laws, rules and regulations pertaining to the use and occupancy of the Short-Term Rental, and that Guests may be fined by the City for violations of this Section 5.401.
 - b. The Operator shall post the following "House Rules" in a prominent location within the Short-Term Rental Unit, and shall include the following "House Rules" in an advertisement or contract for occupancy of the Short-Term Rental (this Subsection 5.401(11)(b) shall apply to all new and existing STRs):
 - i. Observe the City of Fredericksburg Quiet Hours (10:00 p.m. to 7:00 a.m. in residential zones).

-
- ii. The City of Fredericksburg is a Dark Sky Community with outdoor lighting restrictions. All outdoor lighting is encouraged to be turned off when no one is present to use the light.
 - iii. Observe the designated on-site and off-site parking spaces.
 - iv. Place all trash in designated containers.
 - c. The Operator shall operate a Short-Term Rental in compliance with the following:
 - i. Zoning regulations prescribed for the zoning district in which such Short-Term Rental is located, set forth in Appendix B of the Code of Ordinances.
 - ii. City of Fredericksburg Sign Ordinance, as applicable, set forth in Chapter 29 of the Code of Ordinances and as allowed in Subsection 5.401(2)(a) above.
 - iii. Maximum occupancy limits prescribed in Subsection 5.401(6), or by the City Fire Marshal pursuant to the International Fire Code as adopted in Chapter 17 of this Code of Ordinances, whichever is lower.
 - iv. City of Fredericksburg Hotel Occupancy Tax Ordinance, set forth in Chapter 41 of this Code of Ordinances.
 - v. City of Fredericksburg Noise and Sound Level Regulation Ordinance, set forth in Chapter 20 of this Code of Ordinances.
 - vi. City of Fredericksburg Garbage Collection Ordinance, set forth in Chapter 32 of this Code of Ordinances and as prescribed in Subsection 5.401(8) above.
 - vii. During any period when a Short-Term Rental is occupied or intended to be occupied by Guests, the Local Contact Person shall be available 24 hours per day for the purpose of responding to concerns or requests for assistance related to the condition, operation, or conduct of Guests of the Short-Term Rental.
 - 1. The Local Contact Person shall respond within 30 minutes of being notified of concerns or requests for assistance regarding the condition, operation, or conduct of Guests of the Short-Term Rental, and shall take immediate remedial action as needed to resolve such concerns or requests for assistance.
 - 2. Failure to respond in the required timeframe shall be a violation of this Ordinance.
 - d. Any advertisement that promotes the availability of a Short-Term Rental, listed in any medium, including but not limited to newspaper, magazine, brochure, website, or mobile application, shall include the current Short-Term Rental Permit number assigned by the City and the number of available parking spaces provided for each rental unit.
12. Compliance and Penalty Provisions.
- a. It shall be unlawful for any person or entity to violate any provision of this Section 5.401. Proof that a violation of this Section 5.401 occurred at a Short-Term Rental shall create a rebuttable presumption that the Owner of said Short-Term Rental committed the violation.
 - i. Any violation of this Section 5.401 may be:
 - 1. Adjudicated under the civil administrative hearing process for violations of ordinances as set forth in Chapter 2, Article VII (Administrative Adjudication of Violations) of this Code of Ordinances, provided said violation is described in Texas Local Government Code Section 54.032; or

-
2. Prosecuted in the Municipal Court under the penalty provisions set forth in Section 6.301 of this Zoning Ordinance.
 - ii. Penalties provided for in this Subsection 5.401(12) are not exclusive and are in addition to any other available criminal or civil remedies that the City may pursue under federal, state, or local law.
 - iii. Any property operating as a Short-Term Rental, without a permit, shall be prohibited from receiving a Short-Term Rental permit for a minimum of one year.
 13. Permit suspension or revocation; appeal.
 - a. Upon conviction for a violation of this Section 5.401, the City Manager may suspend or revoke any Short-Term Rental Permit issued for the same Short-Term Rental where the violation occurred. Notwithstanding the foregoing sentence, the City Manager may not suspend or revoke any Short-Term Rental Permit for convictions related to the City Noise and Sound Level Regulation Ordinances (Article VI of Chapter 20), the City Sign ordinances (Chapter 29), the City Garbage Collection ordinances (Chapter 32), the City Outdoor Lighting ordinances (Article XV of Chapter 5), or the City Water Conservation ordinances (Article II of Chapter 47).
 - b. The City Manager shall notify an Owner of a suspension or revocation under this Subsection 5.401(13) in writing, delivered by Certified Mail, Return Receipt Requested, and mailed to the address of the Owner as set forth on the most recent Short-Term Rental Permit application submitted to the City. A suspension or revocation under this Subsection 5.401(13) shall become effective on the 11th business day following the date said notice of a suspension or revocation was deposited in the U.S. Mail. An Owner may appeal a notice of suspension or revocation under this Subsection by filing a written appeal with the City Manager within ten business days following the date said notice was deposited in the U.S. Mail. Following a timely filing of a written appeal hereunder, the Owner is entitled to a stay of the suspension or revocation, pending exhaustion of appeals under this Subsection. The Owner may present evidence to the City Manager related to the suspension or revocation under this Subsection. Following the City Manager's final decision on an appeal, the Owner may appeal an adverse decision of the City Manager to the City Council, by filing a written appeal with the City Secretary within five business days following the date of receipt of the City Manager's final decision on an appeal.

(Ord. No. 2022-13 , § 14(Exh. M), 3-21-2022)

Ord. No. 2022-13 , § 14, adopted March 21, 2022, repealed the former § 5.401, and enacted a new § 5.401 as set out herein. The former § 5.401 pertained to additional requirements for bed and breakfast uses and derived from Ord. No. 23-014, adopted Sep. 16, 2013.

Sec. 5.460. Review and Evaluation Criteria.

The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permit applications using the following criteria:

Conformance with applicable regulations and standards established by the Zoning Regulations.

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.

Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.

Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.

Adequacy and convenience of off-street parking and loading facilities.

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.

Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.

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.

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.

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: February 8, 2023

CATEGORY: ACTION ITEMS

CAPTION: DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2232: BY MATT DURRETTE WITH COZI VACATION RENTALS TO CONSIDER THE FOLLOWING:

1. FUTURE LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR), TO MIXED USE CORRIDOR (MUC) FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.
2. ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL, TO (R2) MIXED RESIDENTIAL FOR PROPERTY LOCATED AT 106 E. NIMITZ STREET.

PRESENTATION:

SUMMARY:

The applicant is seeking a future land use classification change from Low Density Residential (LDR), to Mixed Use Corridor (MCU) and a Zoning Change from (R1) Single Family Residential, to (R2) Mixed Residential.

BACKGROUND:

106 E. Nimitz is a 0.639 acre property with a Single-Family Residence and several ancillary structures, including barns and storage buildings.

Land uses surrounding this property include High Density Residential (HDR) to the north, Mixed Use Corridor (MUC) to the east and south across East Nimitz, and Low Density Residential (LDR) to the west.

Zoning to the north is (R2) Mixed Residential (Knopp Nursing Home), with (C1) Neighborhood Commercial to the east and south across East Nimitz (Knopp Nursing Home Offices and a STR) and (R1) Single Family Residential to the west (STR and a Primary Residence).

East Nimitz Street is an unimproved roadway with 4 properties with frontage. The Subject Tract is the only property in this neighborhood that has primary access onto East Nimitz as the other 3 properties have access onto North Llano Street. If additional development were to occur, the developer would be responsible for improvements to the roadway and additional development would also require approval of Civil Construction Plans.

FUNDING SOURCE:**FINANCIAL IMPACT:****STAFF RECOMMENDATION:**

Given the variety of Land Uses and Zoning classifications surrounding the property and the fact that the request is for an extension of the existing R2 Zoning at 1208 N Llano(Knopp Nursing Home) Staff recommends approval of the requested land use classification change from Low Density Residential (LDR), to Mixed Use Corridor (MCU) and a Zoning Change from (R1) Single Family Residential, to (R2) Mixed Residential per Comprehensive Plan Sec. 4.B.I – Support Existing Development Patterns.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:**ATTACHMENTS:**

1. Z-2232 Project Application - UPDATED
2. Z-2232 Land Use Map
3. Z-2232 Zoning Map
4. Z-2232 Public Hearing Map
5. 106_E_Nimitz_LRG-107

APPROVAL/REVIEW:

Date: February 03, 2023

Anna Hudson, Interim Director of Development Services



Project Application

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

A. Project Information (Please complete all items.)

Project Name: Zoning Change

Project Address: 106 E. Nimitz Fredericksburg, TX 78624

Tax ID Number (s):

Application Type (Check all items that apply.)

- | | | |
|---|--|---|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Entry Corridor Design | ☐ Amending Plat* | ☐ Development Plat |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |
| ☒ Zoning Change | ☐ Final Plat* | |

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

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

Original Survey & Abstract No:

Legal Description:

Current Land Use Plan: STR

Proposed Land Use Plan: STR

Current Zoning: R1

Proposed Zoning: R2

Location: 106 E. Nimitz Fredericksburg, TX 78624

Proposed Use(s): proposing a re-zone from R1 to R2.

Applicant's Signature

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

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

Signature: Matt Durrette

Printed Name: Matt Durrette Date: 12/29/22

Staff Use Only

Application No.: Z-2232 Date: 12/29/22

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): N/A

Owner Name: Matt Durette

Address: 1303 E. Main St. Fredericksburg, TX 78624

Phone:

Fax: N/A

Email: strapp@cozivr.com

(804)-832-1408 or (830)-541-5620

matt@cozivr.com

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): N/A

Applicant Name (s): Matt Durette

Address: same as above

Phone:

Fax: N/A

Email: same as above

same as above

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:



Project Application

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

C. Fee Schedule (Please attach appropriate fee to application.)

- ☐ Conditional Use Permit Application - \$400
- ☐ Site Plan Application Admin - \$300
- ☐ Site Plan Application P&Z - \$400
- ☐ Entry Corridor Design - \$100
- ☒ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Amending Plat - \$200
- ☐ Preliminary Plat - \$400 plus \$20 per lot
- ☐ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 plus \$10.00 per lot.

Legend

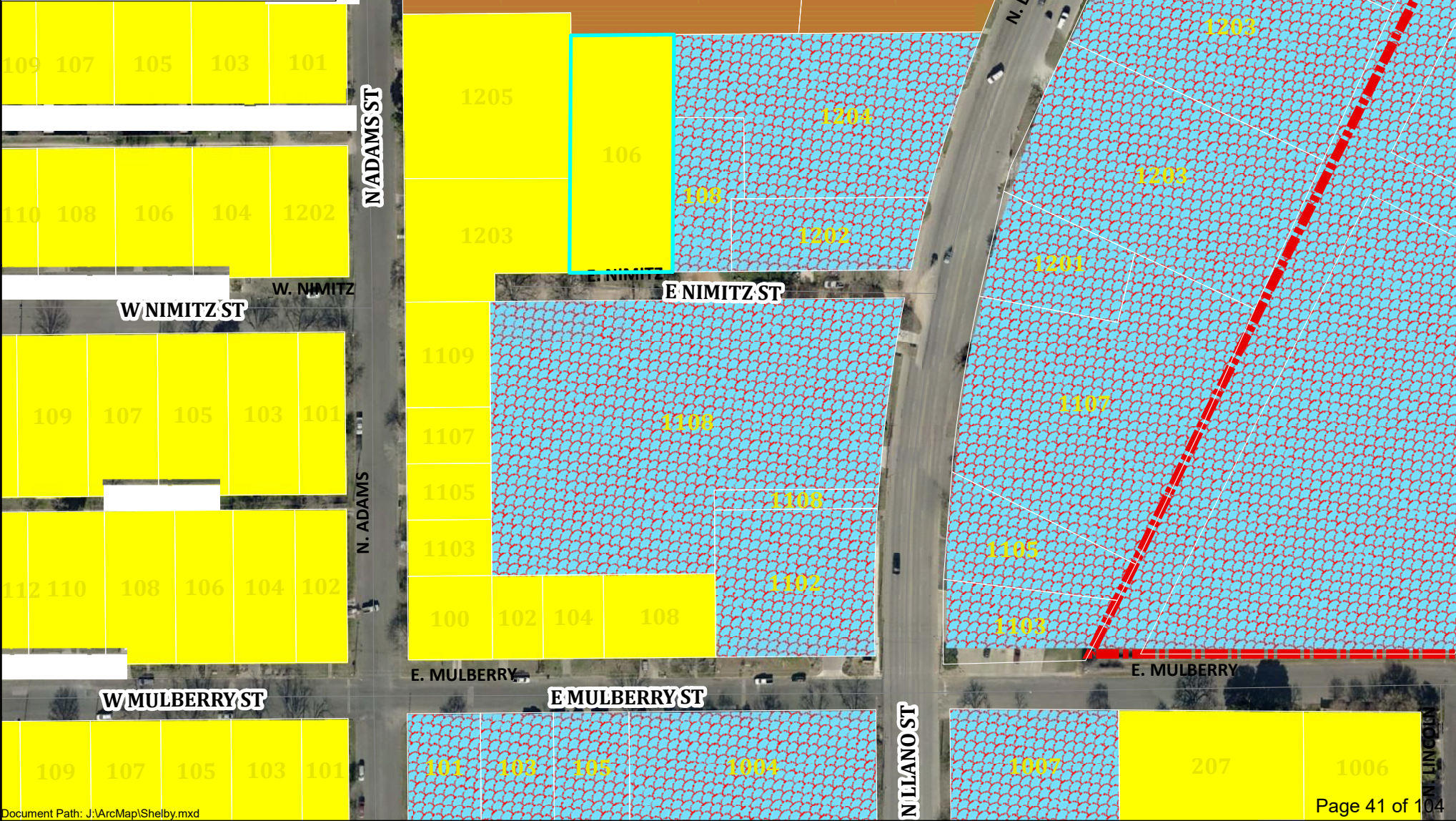
Landuse

LANDUSE

High Density Residential

Low Density Residential

Mixed Use Corridor

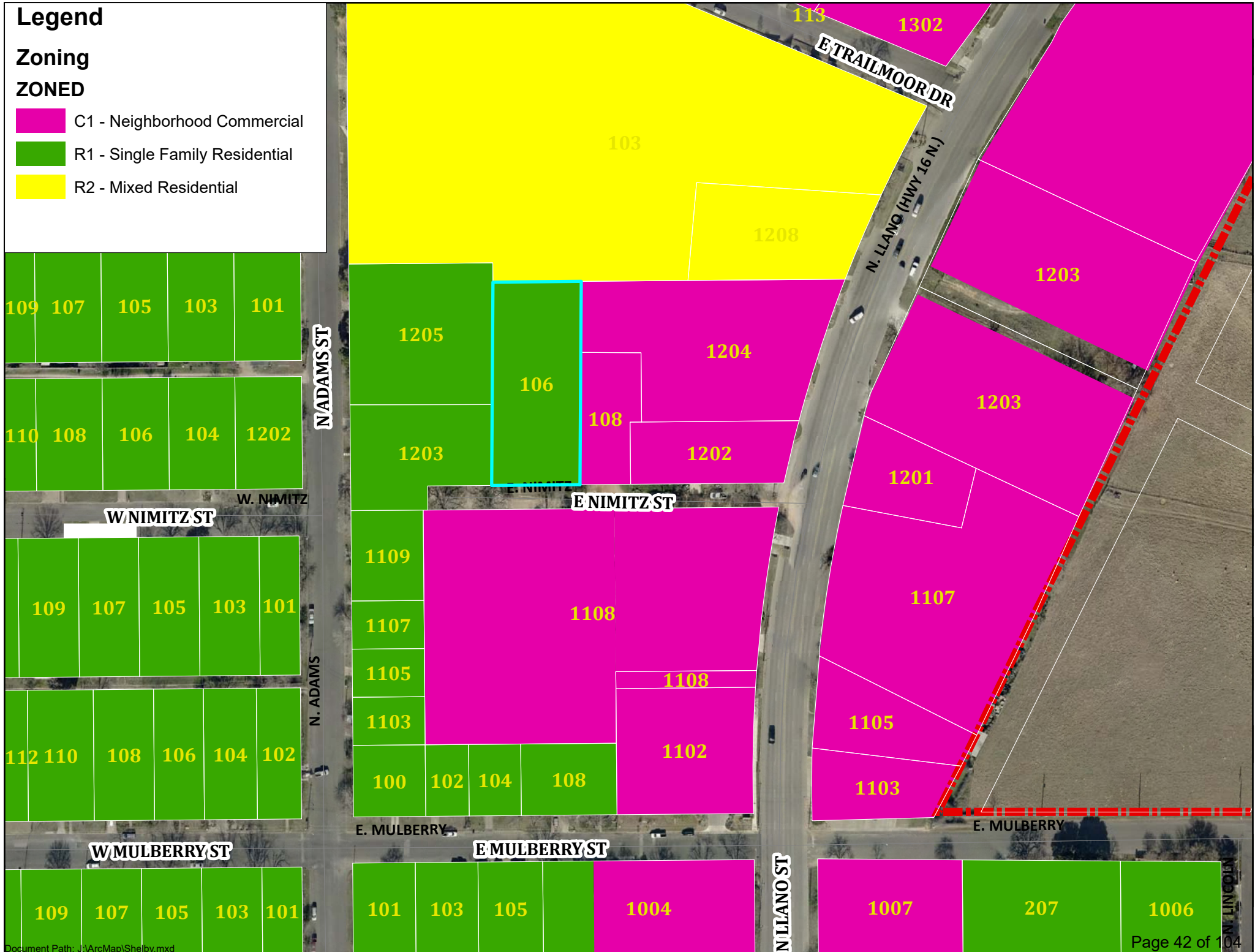


Legend

Zoning

ZONED

- C1 - Neighborhood Commercial
- R1 - Single Family Residential
- R2 - Mixed Residential



desc_

 200' NOTIFICATION AREA

 SUBJECT PROPERTY







PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: February 8, 2023

CATEGORY: ACTION ITEMS

CAPTION: DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2235: BY SERGIO MENDEZ TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 6.110 TO ALLOW FOR EXPANSION OF A LEGAL NONCONFORMING USE FOR PROPERTY LOCATED AT 903 NORTH MILAM STREET

PRESENTATION:

SUMMARY:

The Applicant is requesting a Conditional Use Permit per [Sec. 6.110](#) of the Zoning Ordinance to expand the use of STR-Nonconforming property located at 903 N. Milam Street.

BACKGROUND:

The applicant is requesting to enclose a 350 sq ft porch to create a sunroom on a property that is Zoned R1, Single Family Residential and currently has 1 STR-Nonconforming unit that consists of 3 bedrooms, 3 parking spaces onsite, and has an occupancy of 7.

[Sec. 5.460 – Review and Evaluation Criteria](#) contains 13 items that must be considered when reviewing a Conditional Use Permit. Of these 13 items, Staff has found that the applicant has met or responded to all the requirements including adequacy and convenience of off-street parking, determination that the proposed use will not be detrimental to public safety or materially injurious to properties in the vicinity, and determination that the proposed use and site development will be compatible with existing uses in the vicinity.

The subject tract is bordered by residences on all sides and does not share a property line with a licensed STR. It is across the street from commercial uses including a convenience store (see attached Surrounding Use Map).

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

As presented, the proposed expansion of the STR-Nonconforming property in the form of an enclosed 350 sq ft sunroom meets the requirements necessary to obtain a conditional use permit [Sec. 5.460](#).

Staff recommends approval conditioned upon no increase in occupancy.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. Z-2235 Public Hearing Map
2. Surrounding Use Map
3. Project Application.docm_202211161345035722
4. Z-2235 Revised Site Plan
5. Narrative-903 N Milam
6. Z-2235 Updated Review Comments
7. Sec. 5.460. - CUP Review and Evaluation Criteria.
8. Z-2235 Photos

APPROVAL/REVIEW:

Legend

Z-2235

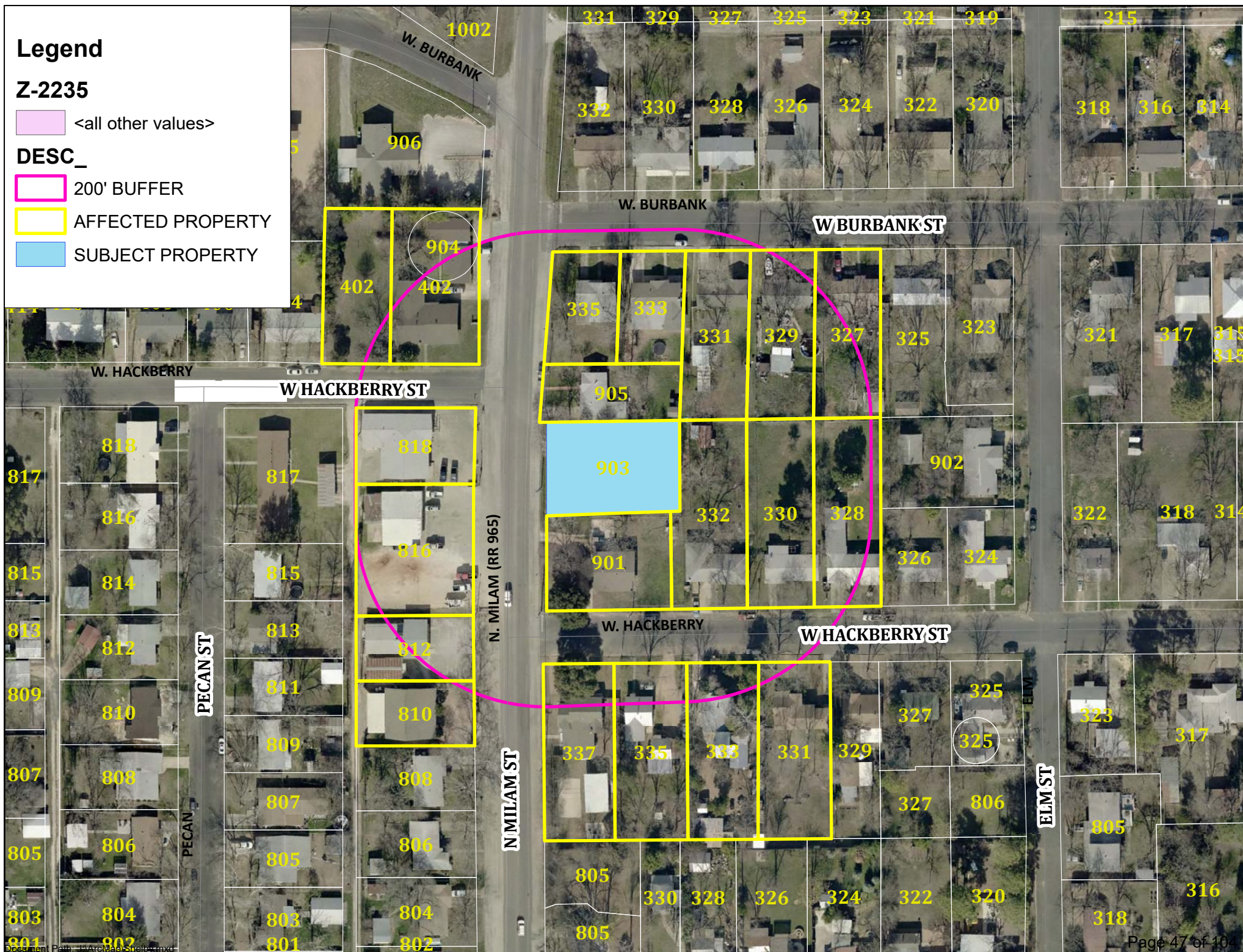
 <all other values>

DESC_

 200' BUFFER

☐ AFFECTED PROPERTY

 SUBJECT PROPERTY







Project Application

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

A. Project Information (Please complete all items.)

Project Name: SunRoom Addition

Project Address: 903 N Milam St

Tax ID Number (s): N/A

Application Type (Check all items that apply.)

- | | | |
|--|--|---|
| ☒ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☒ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Entry Corridor Design | ☐ Amending Plat* | ☐ Development Plat |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |
| ☐ Zoning Change | ☐ Final Plat* | |

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

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

Original Survey & Abstract No:

Legal Description:

Current Land Use Plan: R1

Proposed Land Use Plan:

Current Zoning:

Proposed Zoning:

Location: 903 N. Milam St, Fredericksburg, TX 78624

Proposed Use(s): Create a Sunroom living area over existing Patio Slab at F

Applicant's Signature

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

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

Signature: _____

Printed Name: Sergio Mendez Date: 12/27/2022

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: Sergio Mendez & Dana Mendez

Address: 903 N. Milam St, Fredericksburg, TX 78624

Phone: 281-380-7208

Fax:

Email: danadraco@hotmail.com

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

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

Firm Name (if applicable): Serview Home Pros

Address: 2700 NE Loop 410, Suite 250, San Antonio, TX 78217

Primary Contact Name: John Quinn

Phone: 210-988-6000

Fax:

Email: production@serviewhomepr

Secondary Contact Name:

Production@serviewhomepros.com

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): Sergio Mendez & Dana Mendez

Address: 903 N Milam St

Phone: 281-380-7208

Fax:

Email:

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

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

Firm Name (if applicable): Serview Home Pros

Address: 2700 NE Loop 410, Suite 250, San Antonio, TX 78217

Primary Contact Name: John Quinn

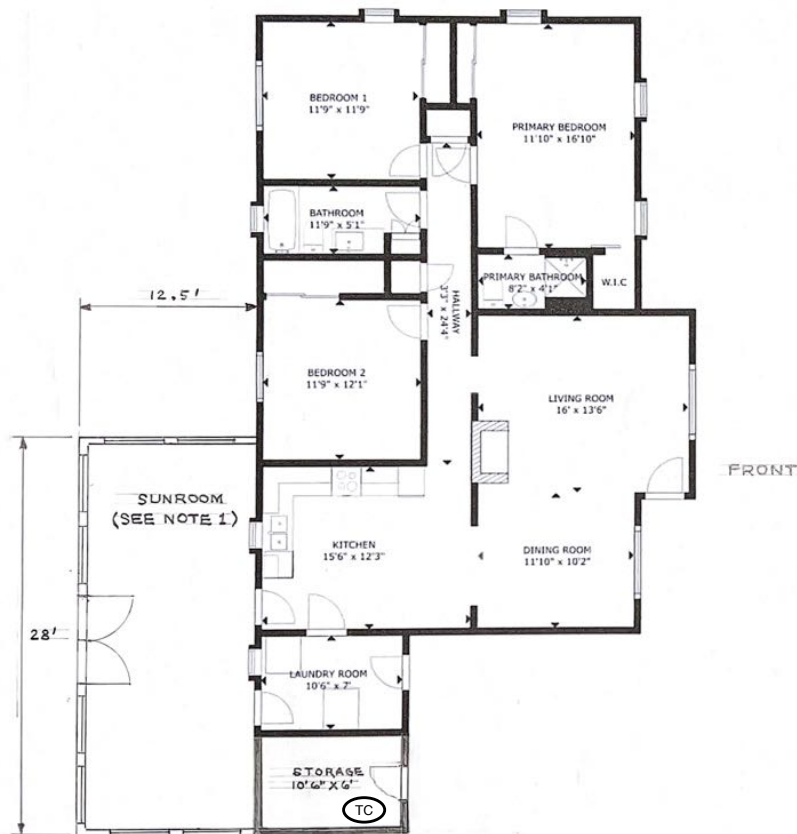
Phone: 210-988-6000

Fax:

Email: production@serviewhomepr

Production@serviewhomepros.com

**SITE PLAN FOR 903 N. MILAM ST,
FREDERICKSBURG TX 78624**



DEVELOPMENT NOTES

ADDRESS

903 N. Milam St, Fredericksburg TX 78624

ZONING R1

OWNER

Sergio Mendez and Dana Drago Mendez

Site Plan preparation by Victor Drago

INTENDED USE

Create a Sunroom living area over existing Patio Slab at rear of house

Height walls are 9' 1/2 inches and 7' 1/2 inches to accommodate existing sloped roof.
Reference Contractor's dimensional submission.

PARKING DETAILS:

Existing driveway accommodates up to 4 cars includes 1 under covered carport and 3 additional in uncovered area. No proposed improvements.

FENCING:

Existing fencing marked on survey with solid line bordering property. No proposed improvements

EXTERIOR LIGHTING

No Proposed improvements

Total Building Coverage will be 2,280 sq ft

Total Lot size: 13,772 sq ft

Project does not add any impervious coverage.

Solid waste container is located inside Storage Room, labelled on this site plan as "TC"

NOTE:

1. THREE (3) WALLS CONTAINING A DOOR AND WINDOWS ARE TO BE ADDED TO THE EXISTING PATIO SLAB AND ROOFING AT THE REAR OF THE HOUSE, THUS CREATING AN ENCLOSED SUNROOM.

HOUSE PLAN LAYOUT

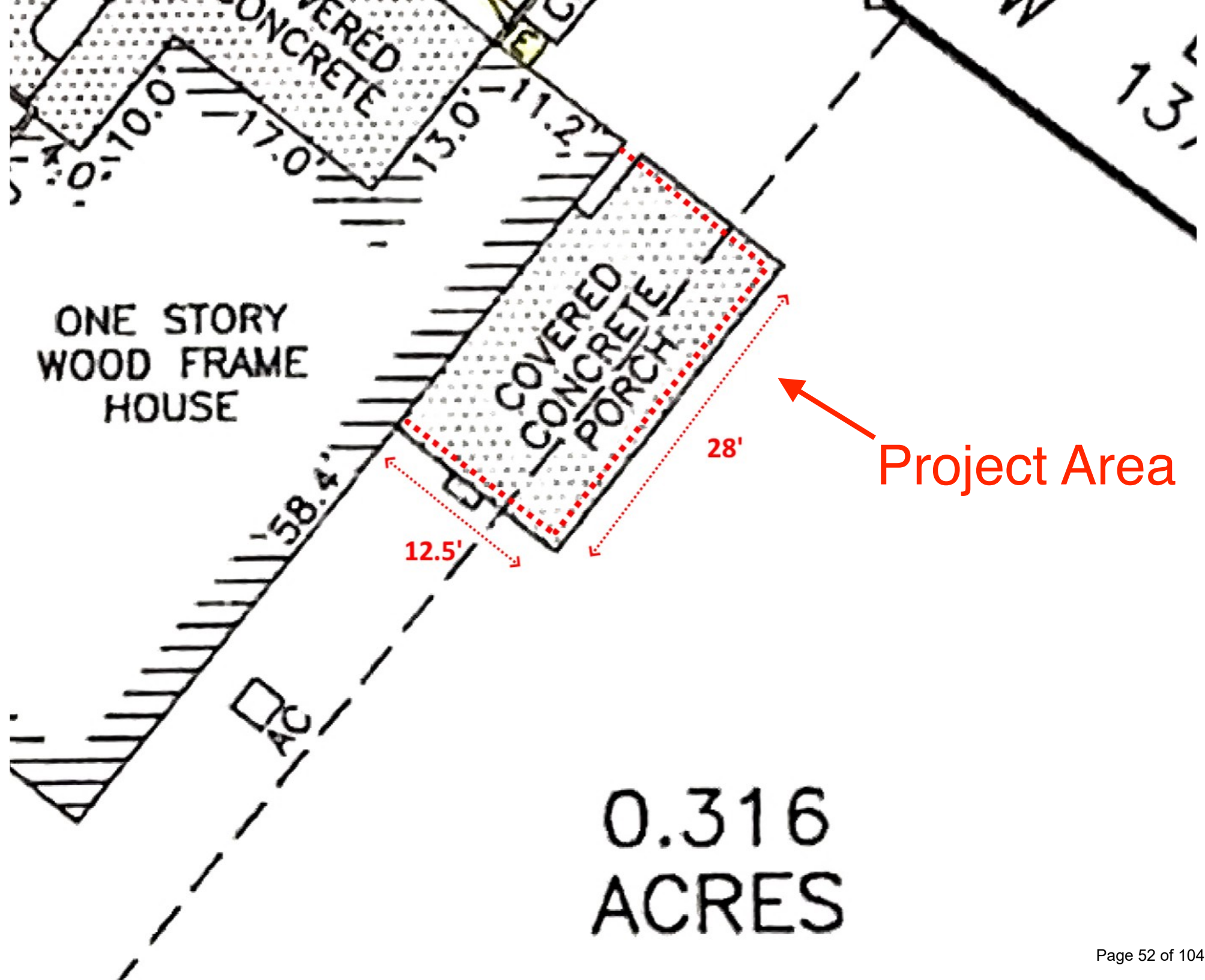
DANA AND SERGIO MENDEZ

903 NORTH MILAM STREET, FREDERICKSBURG, TEXAS 78624

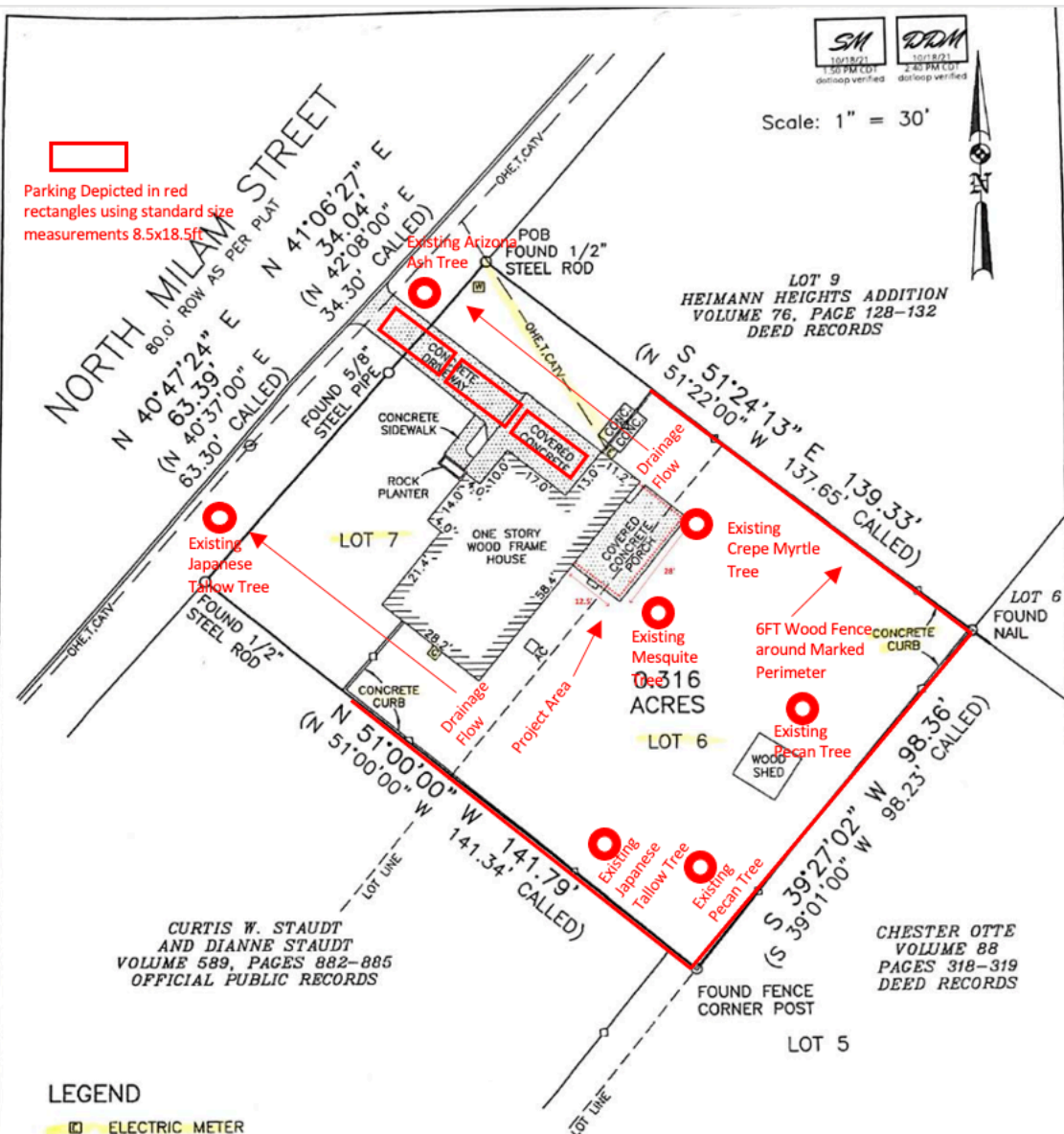
SCALE: 1/4" = 1'-0"

DATE: 12/16/2022

DWG: MENDEZ-101



Parking Depicted in red rectangles using standard size measurements 8.5x18.5ft



LEGEND

- ELECTRIC METER
- WATER METER
- GAS METER
- POWER POLE
- GUY WIRE
- OHE— OVERHEAD ELECTRIC
- OHT— OVERHEAD TELEPHONE
- CATV— OVERHEAD CABLE TV
- POB POINT OF BEGINNING
- CHAINLINK FENCE

ADDRESS:
903 NORTH MILAM STREET

NOTE:

- 1) BASIS OF BEARING WAS ESTABLISHED FROM THE STREET BEARING ALONG WEST HACKBERRY STREET ON THE BELOW REFERENCED PLAT.
- 2) A FIELDNOTE DESCRIPTION OF THE ABOVE SHOWN TRACT WAS PREPARED.

PLAT SHOWING: A 0.316 ACRE TRACT OF LAND OUT OF LOT 6 AND LOT 7, FRANK KNOPP ADDITION AS RECORDED IN VOLUME 68, PAGE 411, DEED RECORDS, GILLESPIE COUNTY, TEXAS, SAID 0.316 ACRE TRACT OF LAND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO EDWIN A. PETSCH AND WIFE, EVELYN PETSCH BY DEED RECORDED IN VOLUME 91, PAGES 318-320, DEED RECORDS, GILLESPIE COUNTY, TEXAS.
HILL COUNTRY LAND SURVEYING, LLC
110 NORTH MILAM STREET
FREDERICKSBURG, TEXAS 78624
PHONE: (830) 990-2665

BORROWERS:

KARLA V. ARANDA AND JESUS S. ECHARTEA

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENT OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

BRAD BRYAN SPENRATH
REGISTERED PROFESSIONAL LAND SURVEYOR

5357
TEXAS REGISTRATION NO.

DATE: 16 NOVEMBER 2005

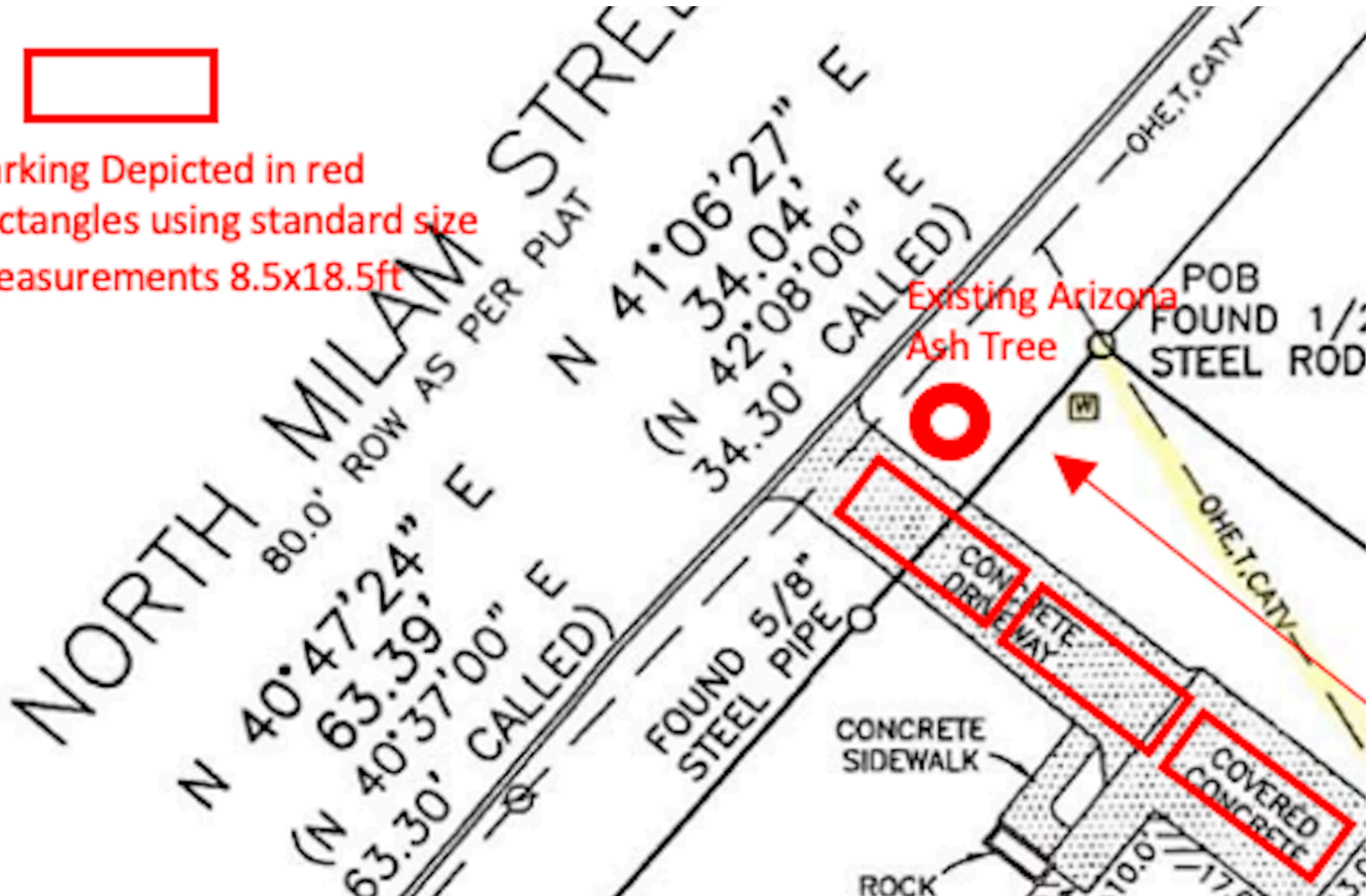
JOB #: 05-5424



11.17.05



Parking Depicted in red rectangles using standard size measurements 8.5x18.5ft



- **Sec. 5.460. - Review and Evaluation Criteria – Narrative**

Answers to each question and additional information is included in red.

The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permit applications using the following criteria:

Conformance with applicable regulations and standards established by the Zoning Regulations. Yes, we conform with all current regulations for R-1 STR and have no plans to expand upon this already approved use.

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features. Yes, we are currently compatible with existing/permitted use, in all regards listed, and do not plan to change any of the above.

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use. There are no potentially unfavorable impacts with this project. If anything, there will be a favorable outcome, as enclosing the back patio living space will reduce noise and increase privacy for those in the house and nearby neighbors.

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare. There is no variance or modifications from property development regulations. We are simply enclosing the existing covered patio that has been there for years, adding 3 walls and climate control.

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area. Our current existing driveway holds 4 cars. Most guests bring only 1-3 cars. We are not adding occupancy, nor have we even needed to exceed this number of cars. There will be no increase of traffic or vehicles due to this project.

Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts. We are Zone X, outside of the 500-year flood plain. We are not changing anything that would have impact on protection of persons and property from any of the above impacts.

Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties. The changes proposed will not have effect on any of the above, nor are we experiencing ill effects currently.

Adequacy and convenience of off-street parking and loading facilities. Our current existing driveway holds 4 cars. Most guests bring only 1-3 cars. We are not adding occupancy, nor have we even needed to exceed this number of cars. There will be no increase of traffic or vehicles due to this project.

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located. **We are changing nothing, other than adding 3 walls and climate control to an existing patio, that was already approved by the city, previously.**

Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations. **Use of this area is not changing in any way from current already approved use.**

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. **Use of this area is not changing in any way from current already approved use.**

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. **Use of this area is not changing in any way from current already approved use.**

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. **Use of this area is not changing in any way from current already approved use and will affect any of the above.**

Additional Notes:

This is a very simple project with the only purpose being: enclosing our favorite part of the house – the existing outdoor covered patio. All we are doing is adding 3 walls to an existing covered patio. Currently, we can only enjoy this outdoor patio space about 6 months of the year, due to it being too hot/cold the rest of the year. The patio has existed for years and was approved during the STR process with the city. We are NOT adding any additional occupancy. We are NOT building additional buildings on this property. We are keeping the purpose of the room the same – a living/seating space – just climate-controlling it for year-round use. Construction will be only 1-2 weeks, and only during normal business hours. We have an existing 6ft+ privacy fence already built to protect the privacy of neighbors. We also have Ring cameras installed (and have them monitored them to ensure guests are following the quiet hours). Our backyard is very large (we are on 1/3 of an acre) and we only have 1 neighbor that is close to the house. We have this neighbor's phone number to accommodate/intervene if there are noise concerns but have never received a complaint. This closest proximity neighbor is fully supportive of our sunroom project. Based on our monitoring, guests almost always stay on the covered patio and do not wander the rest of the yard, so if anything, this project will further increase and improve upon privacy for both our neighbors and us/our guests, by containing any sounds from people enjoying the patio.

Please also note that we are not a fully booked Bnb and do not aim to be one. This house is vacant about 80% of the time. Our goal is to rent out just enough to pay our bills, so that we can afford the payments, until our daughter graduates from school. Our long-term plan is to make this our primary residence. This is not a long-term business – but our future primary home, as future permanent residents of Fredericksburg, Tx.



January 9, 2023

Dana Mendez
anadrage@hotmail.com

RE: Z-2235 Review Comments for a Conditional Use Permit application for the Expansion of a STR-Nonconforming Property located at 903 N. Milam Street.

Dear Dana,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat.

Plans will not be reviewed or considered without a response sheet.

- The Conditional Use Permit requires Planning and Zoning Approval, scheduled for February 8, 2023.
- Provide a Zoning Summary [Sec. 7.131](#)
- Please update the Zoning Summary to include Parking Calculations (STR-Unoccupied) and dimension all parking spaces to show compliance with [Sec. 7.863](#)
- Please update CUP Narrative with specific responses to each of the review and evaluation criteria noted in [Sec.5.460](#). This will be used by the Planning and Zoning Commission and City Council to make their determination.
- Add landscaping and screening requirements per [Sec. 7.920](#) and [Sec. 7.940](#) or provide a Landscape Plan
- Provide a note regarding all exterior lighting shall by night sky compliant.
- Provide photos of all elevations, North, South, East and West.
- Provide drainage flow arrows to ensure historical drainage patterns are maintained and adjacent and downstream properties are not adversely impacted.
- All parking should be on site and not encroach into the right of way.

The City of Fredericksburg

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

For information regarding these comments please contact Shelby Collier with Development Services at 830-990-2013 or scollier@fbgtx.org

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

Please return the revised plans along with your written response as to how the comments have been addressed by Monday, January 23rd to ensure consideration by Planning & Zoning Commission on Wednesday, February 8th.

**Shelby
Collier**

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.01.10 15:36:24 -06'00'

Shelby Collier
Development Review Committee (DRC)

The City of Fredericksburg

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

Sec. 5.460. Review and Evaluation Criteria.

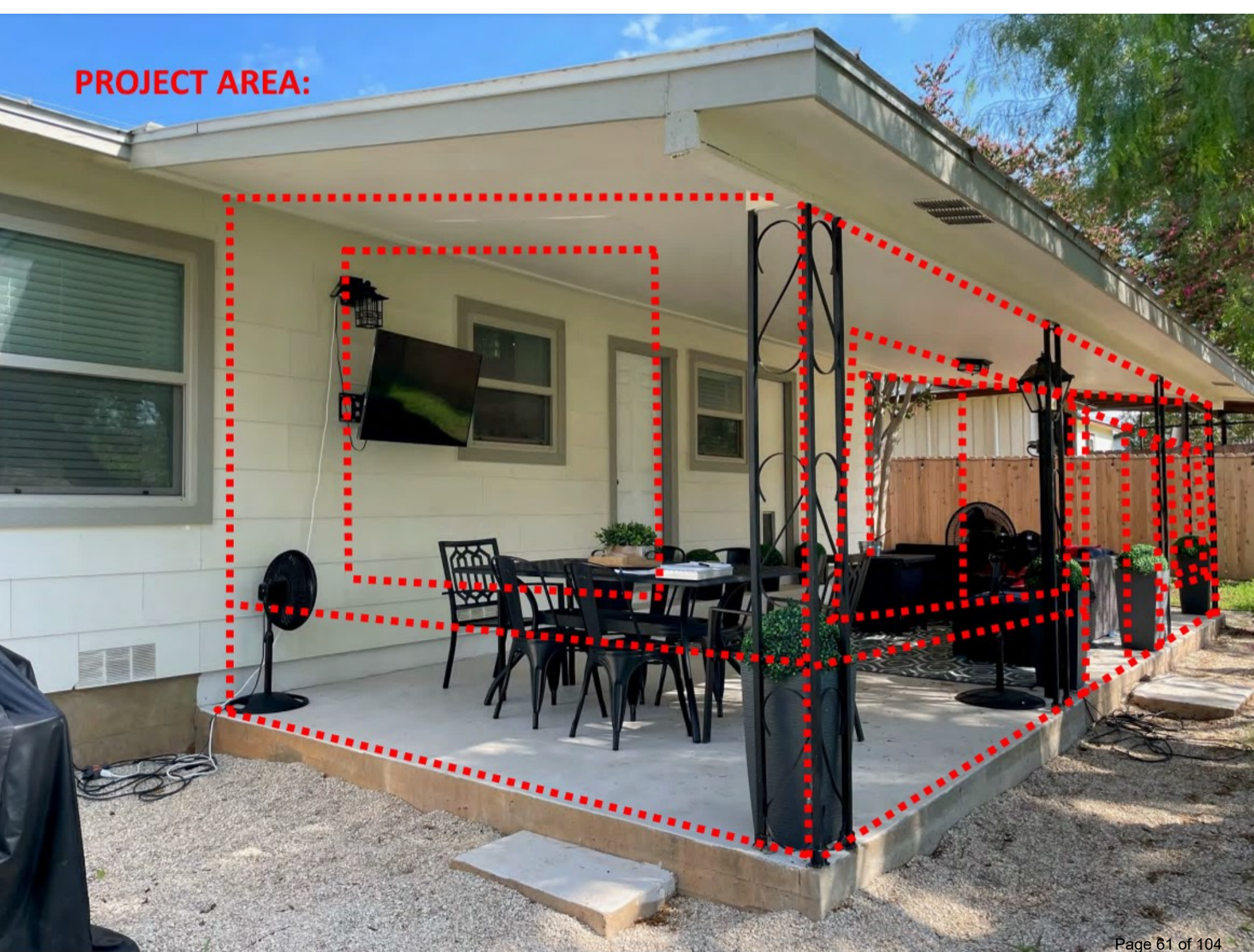
The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permit applications using the following criteria:

- 1 Conformance with applicable regulations and standards established by the Zoning Regulations.
- 2 Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.
- 3 Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.
- 4 Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.
- 5 Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.
- 6 Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
- 7 Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.
- 8 Adequacy and convenience of off-street parking and loading facilities.
- 9 Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.
- 10 Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.
- 11 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.
- 12 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.
- 13 Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

903 N. Milam Street



PROJECT AREA:





PROJECT AREA:

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SERVIEW
HOME PROS

Similar Project:



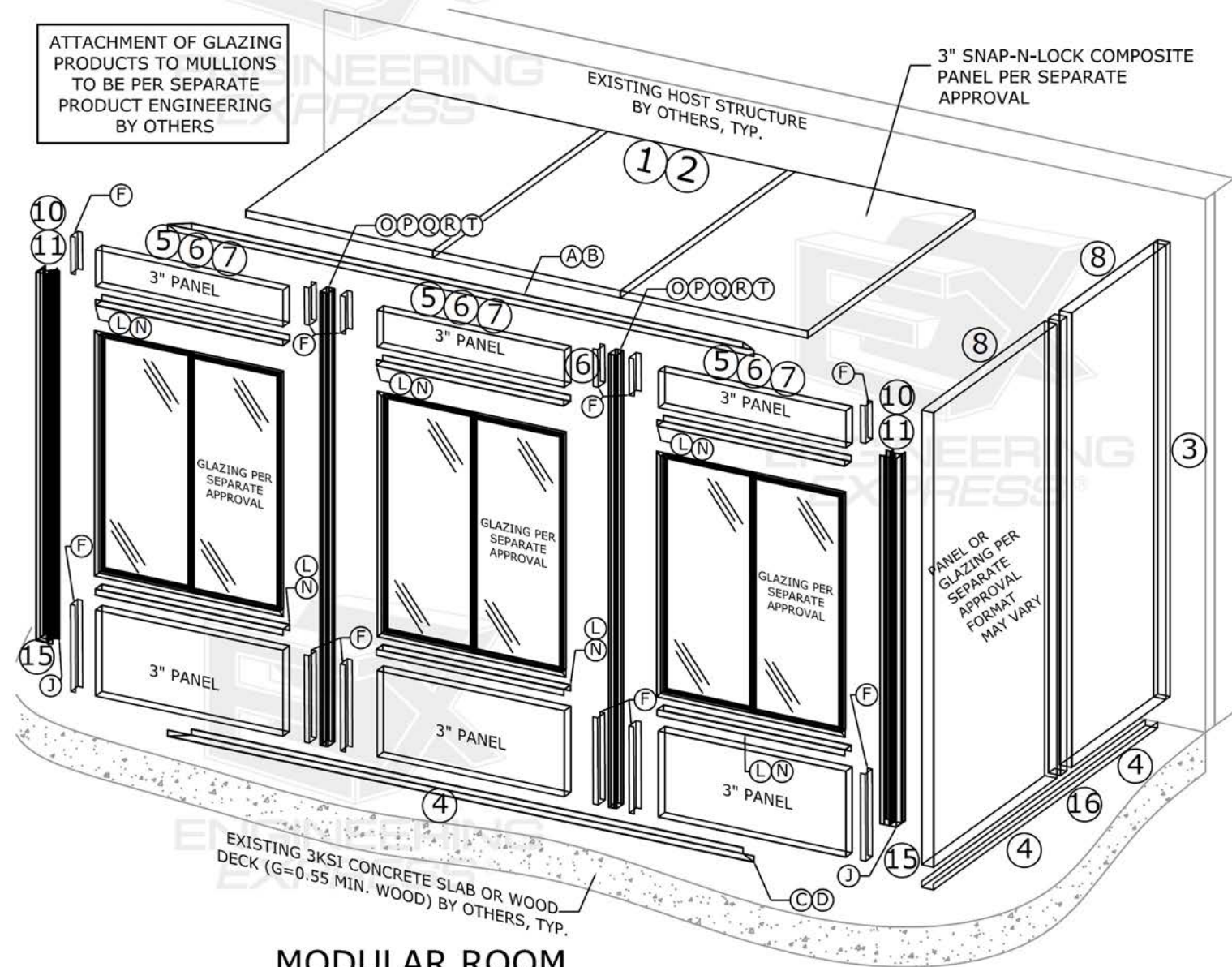


3" MODULAR ROOMS

GLASS WALL ROOM SYSTEM

MASTER PLAN SHEET

ATTACHMENT OF GLAZING PRODUCTS TO MULLIONS TO BE PER SEPARATE PRODUCT ENGINEERING BY OTHERS



MODULAR ROOM ISOMETRIC

1

N.T.S.

EXPLODED ISOMETRIC

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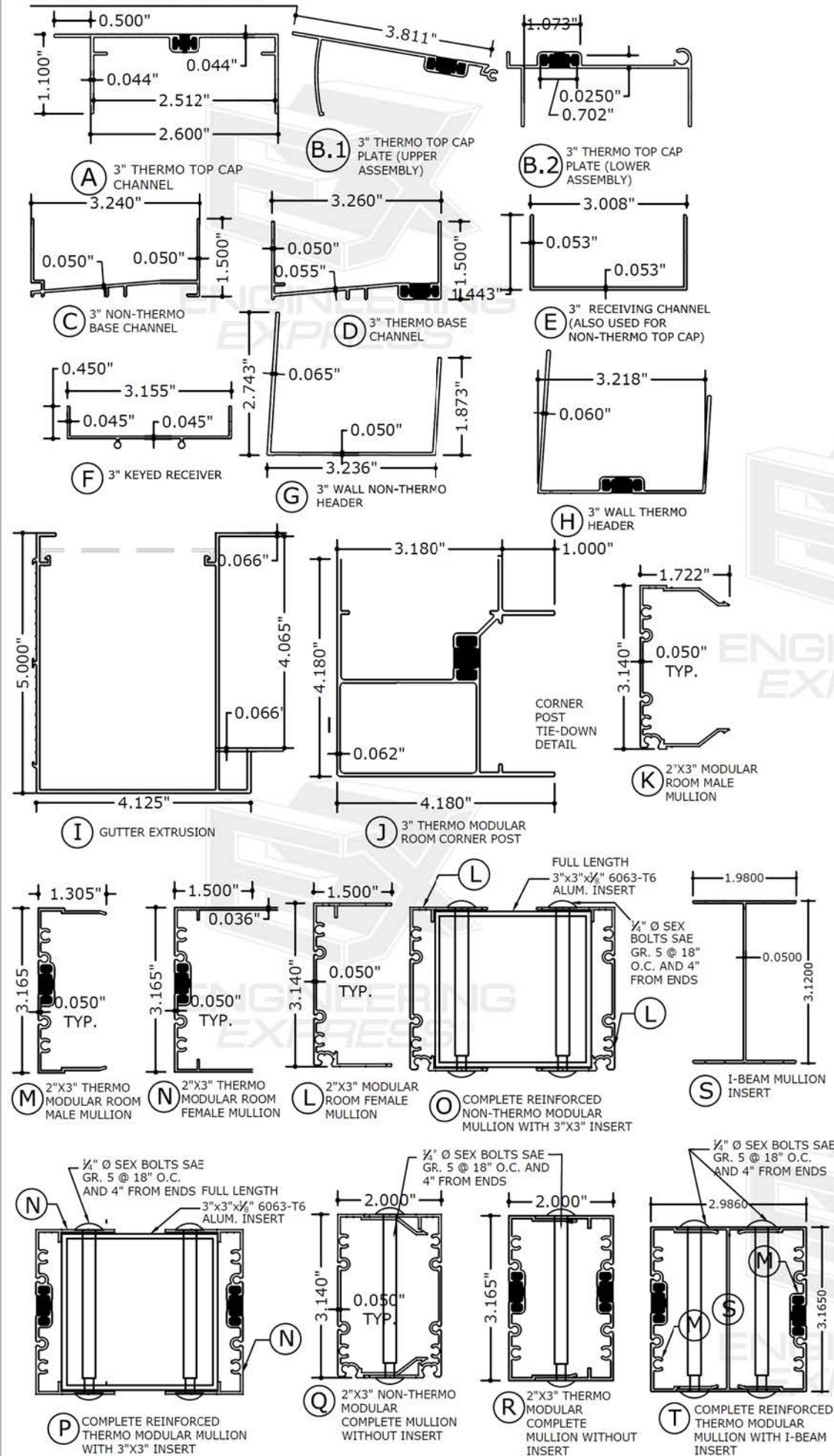
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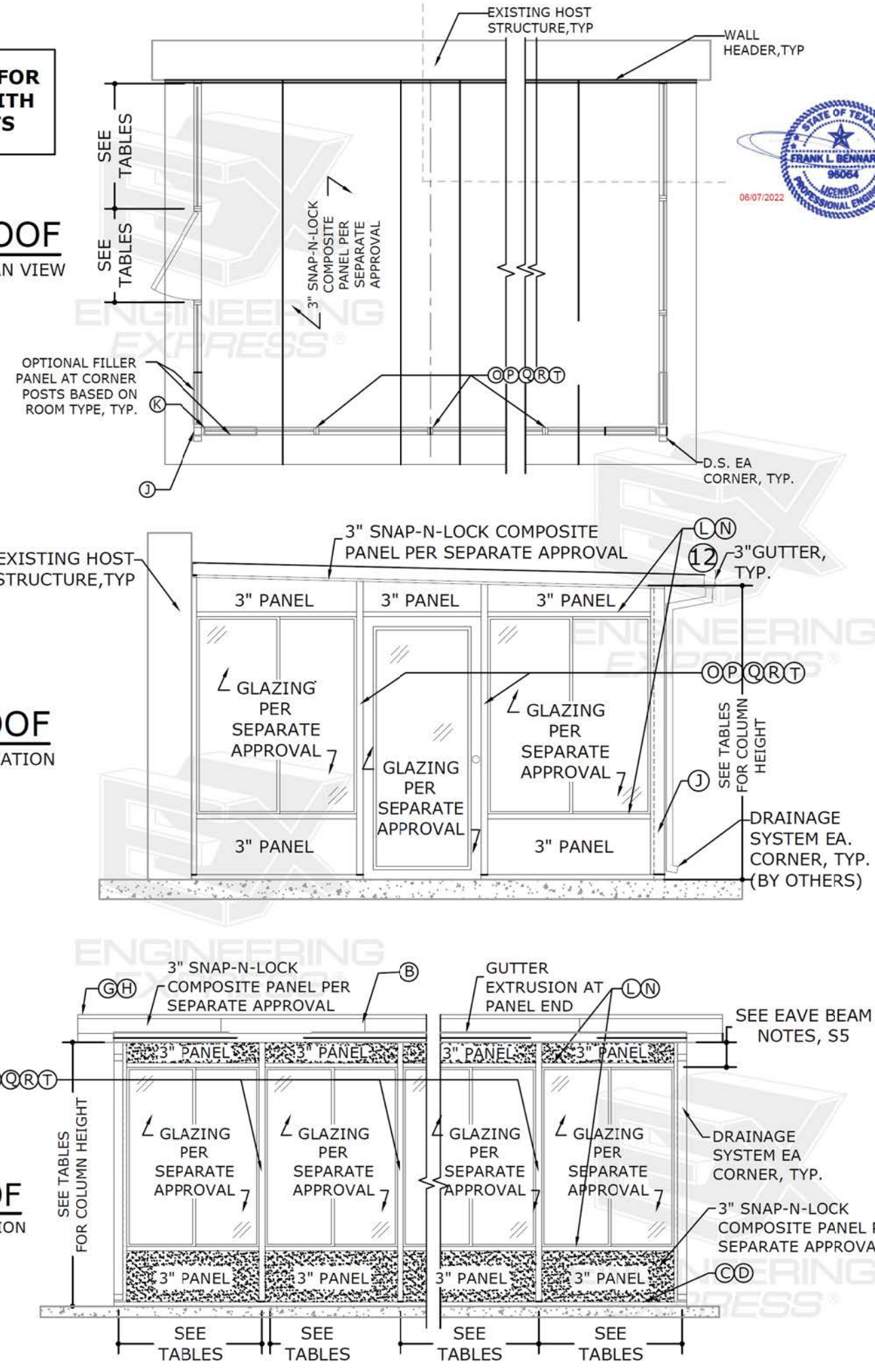
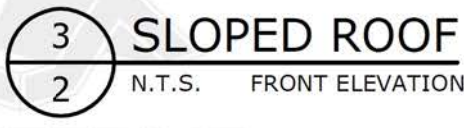
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07/01/2020 - 11:35am frankb

EXTRUSIONS



ELEVATION TYPICAL FOR MODULAR ROOMS WITH GLAZING PRODUCTS



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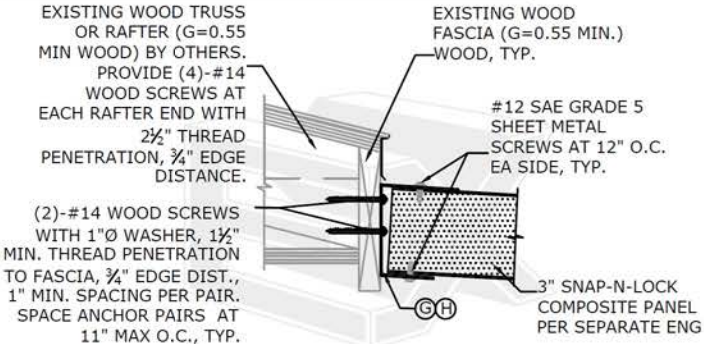
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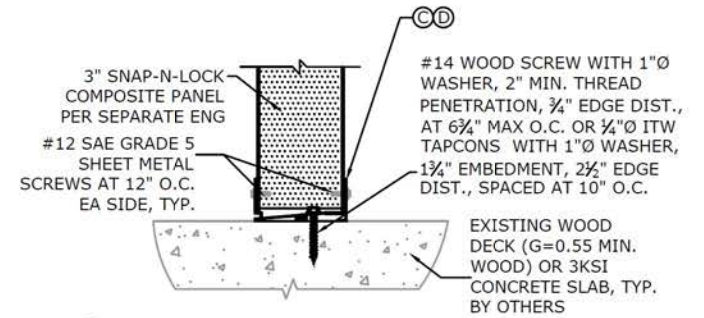
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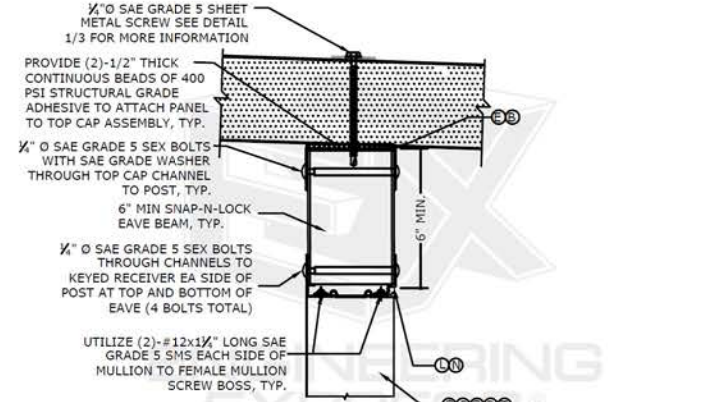
CONNECTIONS



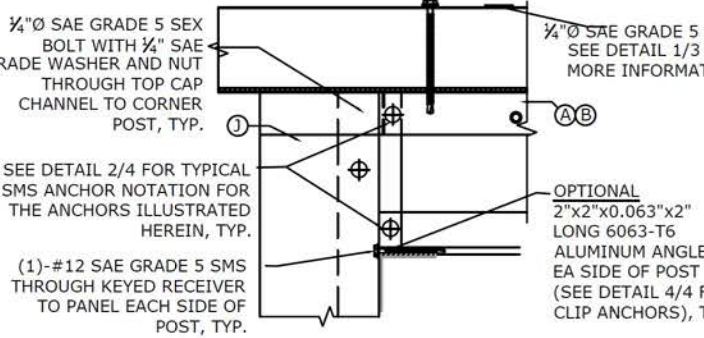
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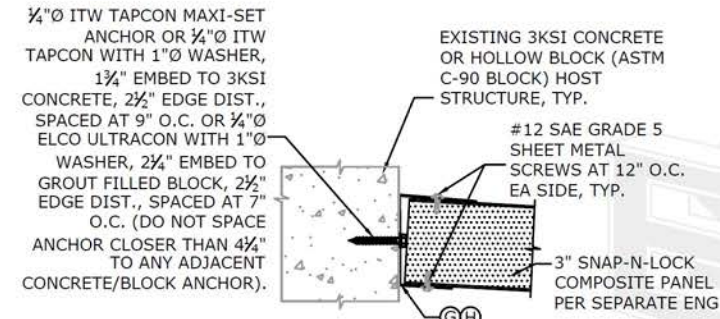
4 WALL PANEL TO HOST BASE SECTION



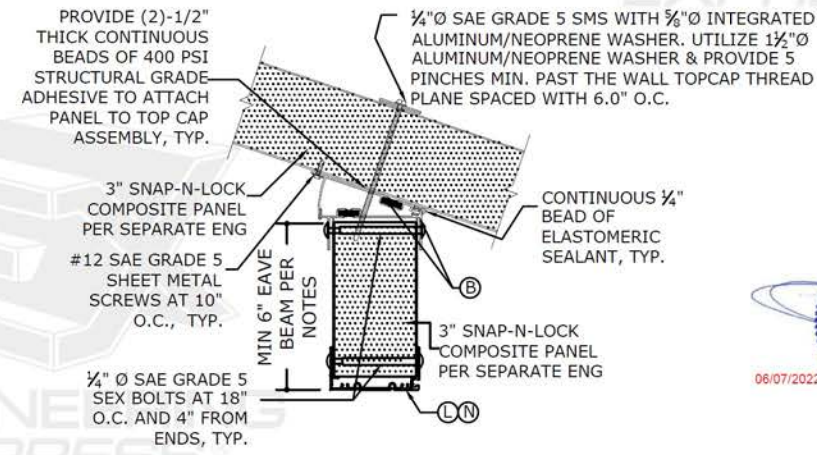
7 CONNECTION AT EAVE & POST SECTION



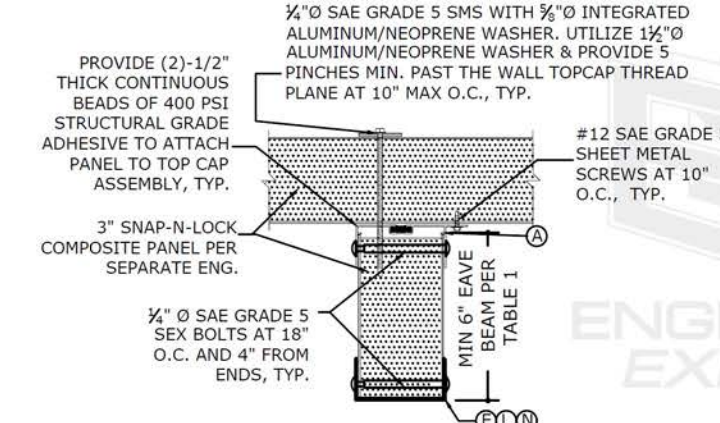
10 CORNER POST TO TOPCAP ELEVATION



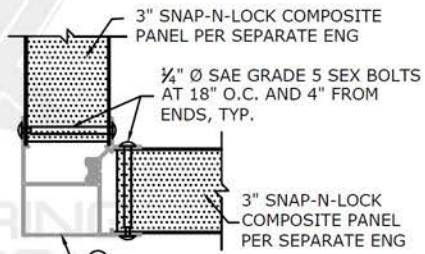
2 ROOF PANEL TO BLOCK HOST SECTION



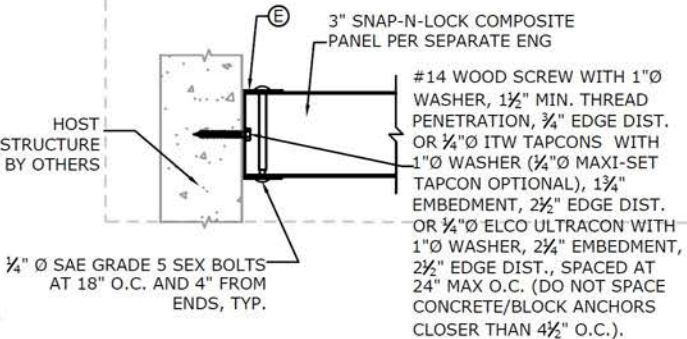
5 ROOF TO WALL PANEL AT EAVE SECTION



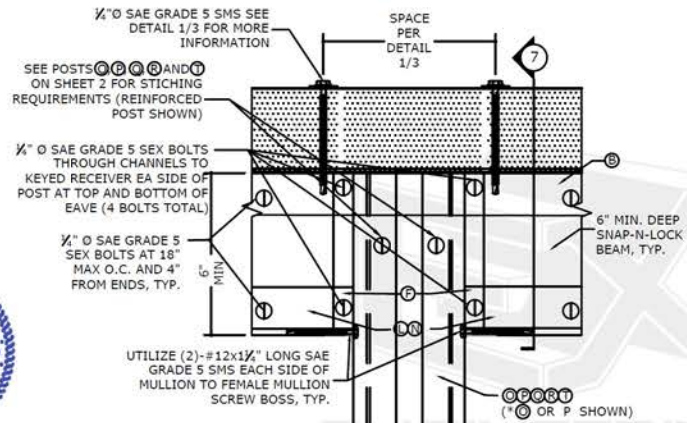
8 ROOF TO WALL PANEL AT RAKE SECTION



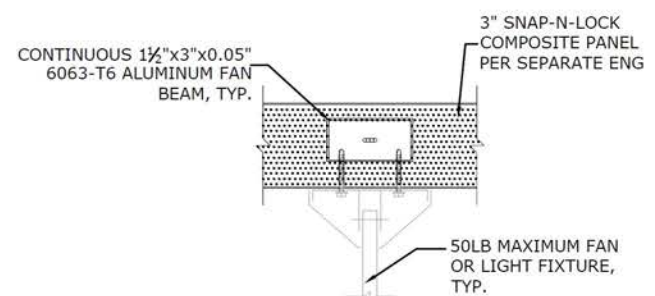
11 CORNER COLUMN DETAIL



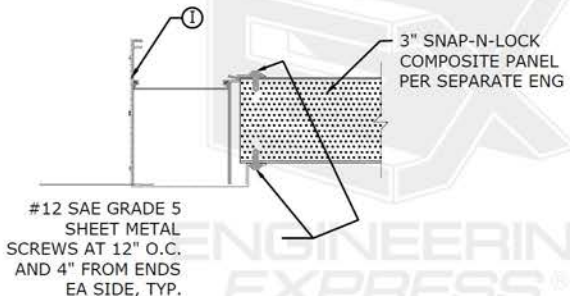
3 WALL PANEL TO HOST SIDE WALL SECTION



6 CONNECTION AT EAVE & POST ELEVATION



9 FAN BEAM IN PANEL ROOF DETAIL



12 ROOF PANEL GUTTER DETAIL



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GLASS ROOM MONOSLOPE ROOF
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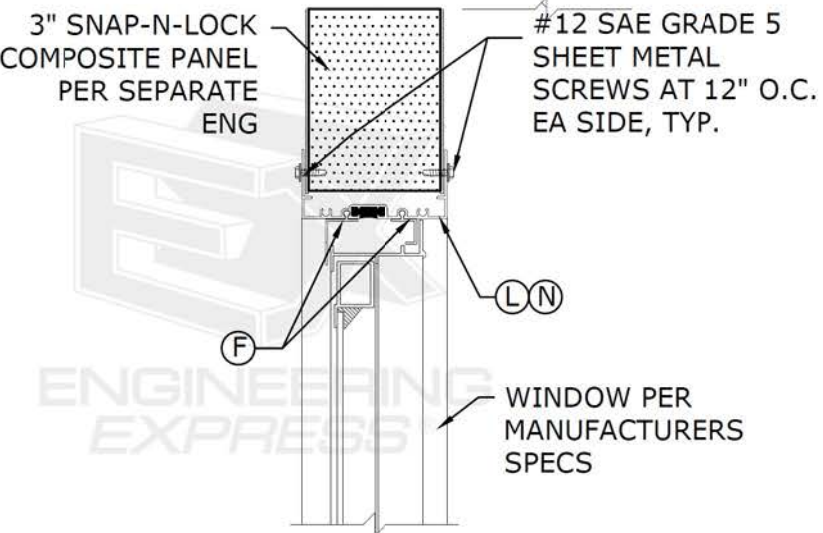
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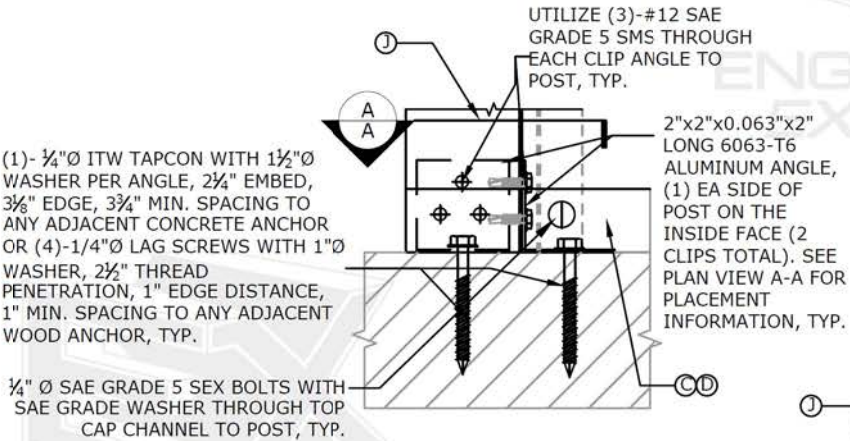
STRUCTALL BUILDING SYSTEMS, INC.
350 BURBANK RD
OLDSMAR FL
PH: (813) 855-2627
3IN MODULAR GLASS
GLASS ROOM MONOSLOPE ROOF
MASTER PLAN SHEET

REMARKS	DATE	DRWN	CHKD
2020 UPDATE	05/29/20	TT	FB

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13 HEAD/SILL PANEL FILL
N.T.S. DETAIL

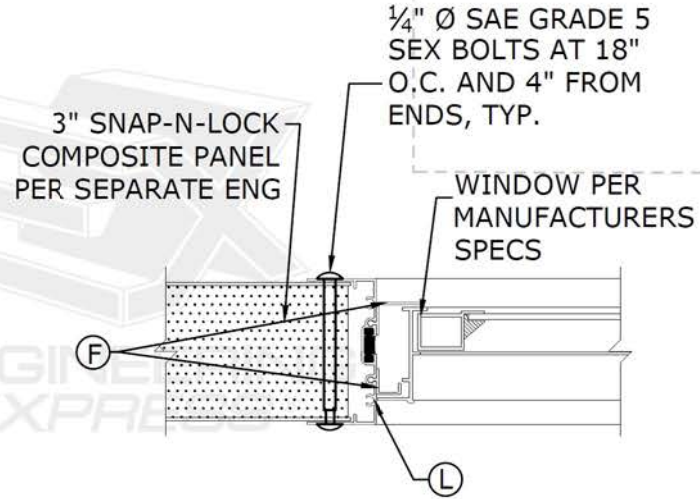


15 TYPICAL CORNER POST TIE-DOWN FOR ALL SYSTEMS
N.T.S. DETAIL

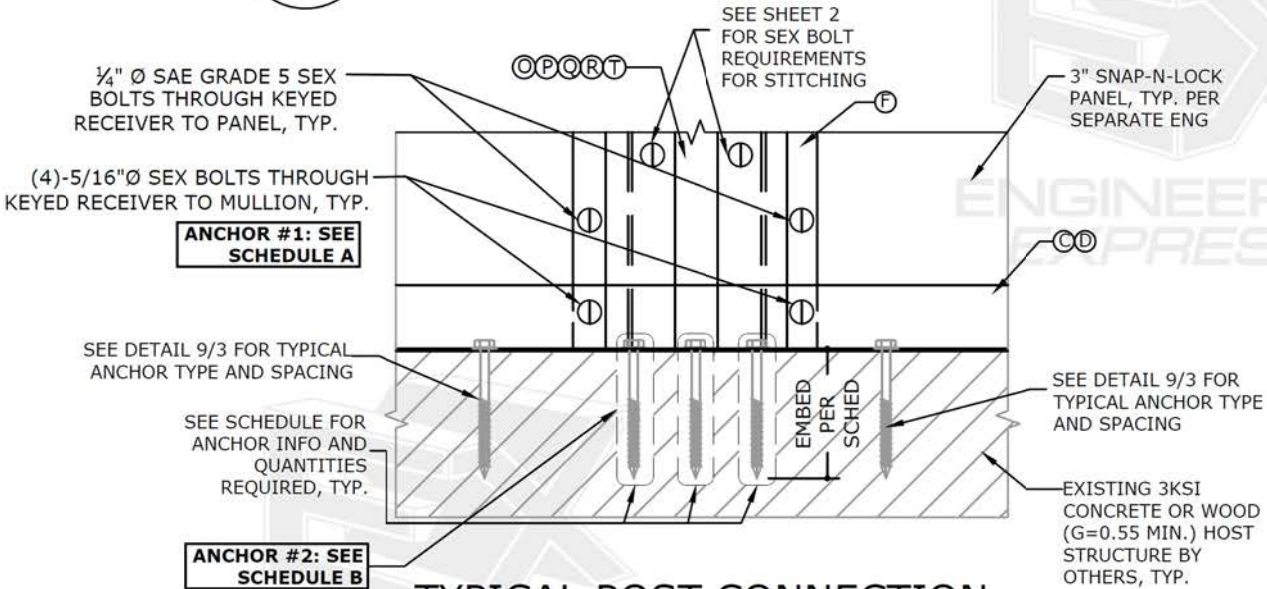
ANCHOR # 1 SCHEDULE A:

WIND TIER	ANCHOR TYPE	DESCRIPTION
up to 20 psf	1	(1)- 3/4" SAE GRADE 5 SEX BOLT WITH 1/4" SAE GRADE WASHER
from 20 psf to 30 psf	1	(1)- 3/8" SAE GRADE 5 SEX BOLT WITH 3/8" SAE GRADE WASHER

1/4" SAE GR 5 THRUBOLTS
MAY BE USED IN LIEU OF SEX
BOLTS IN ALL CASES



14 WIND JAMB AT PANEL FILL
N.T.S. DETAIL



16 TYPICAL POST CONNECTION FOR GLASS WALL SYSTEMS
N.T.S. DETAIL

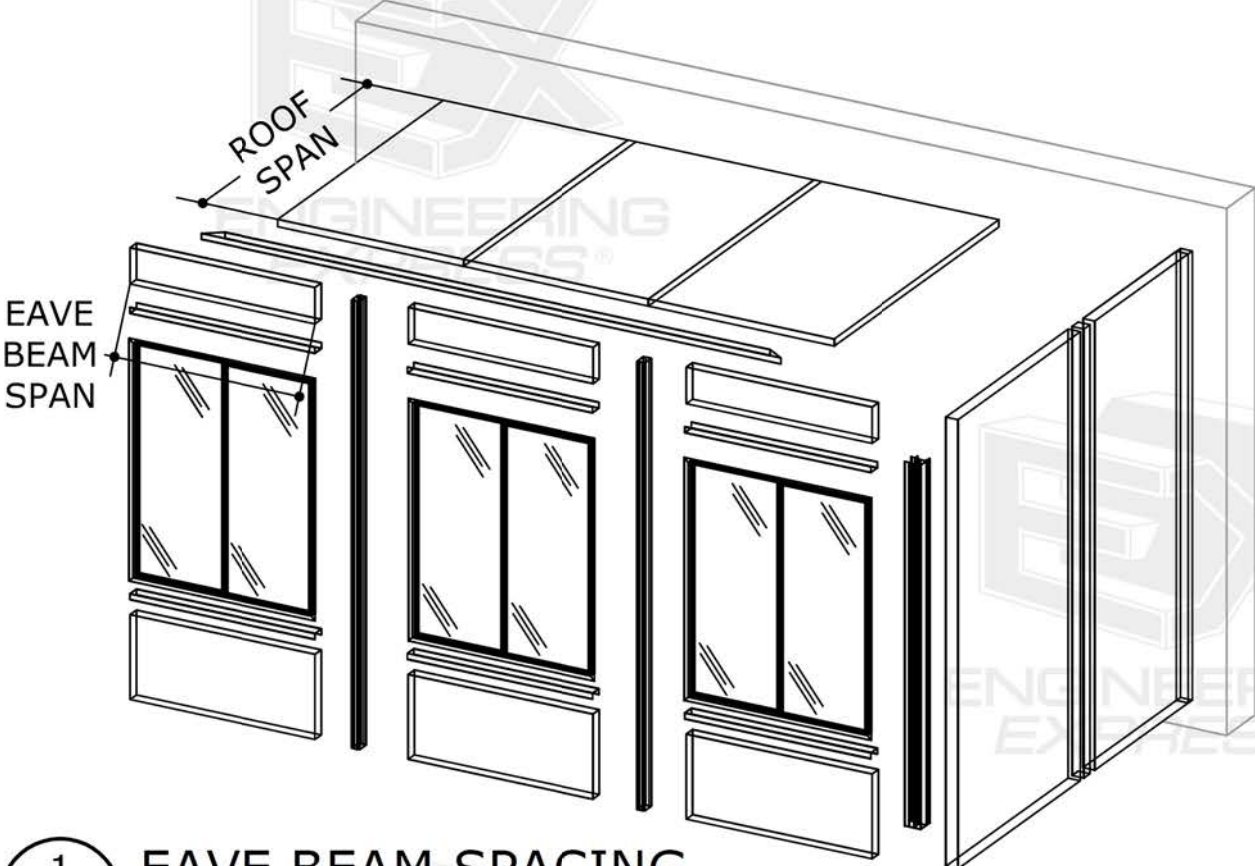
ANCHOR #2 SCHEDULE B:

WIND TIER	ANCHOR 2 SUBSTRATE	QUANTITY REQUIRED
up to 20 psf	CONNECTION AT CONCRETE	(2)- 3/8" ITW TAPCONS WITH 1 1/2" WASHER, 2 1/2" EMBED, 3" EDGE, 4" SPACING, TYP.
	CONNECTION AT WOOD	(3)- 1/4" LAG SCREWS 1 1/2" WASHER, 2 1/2" THREAD PENETRATION, 1" EDGE, 1" SPACING
from 20 psf to 30 psf	CONNECTION AT CONCRETE	(2)- 3/8" ITW TAPCONS WITH 1 1/2" WASHER, 2 1/2" EMBED, 3" EDGE, 4" SPACING, TYP.
	CONNECTION AT WOOD	(4)- 1/4" LAG SCREWS 1 1/2" WASHER, 2 1/2" THREAD PENETRATION, 1" EDGE, 1" SPACING

C:\Users\frankb\Engineering Express\Production - Documents\Projects\20-25244 3in Modular Glass Wall Room Only - Monoslope Roof\WP1\20-25244b 3" Modular Room MPS (2018 IBC 2020 FBC).dwg
07/01/2020 - 11:35am
frankb

EAVE BEAM

EAVE BEAM CLEAR SPAN
ISOMETRIC DETAIL*



1

5

EAVE BEAM SPACING

N.T.S.

EXPLODED ISOMETRIC

EAVE BEAM NOTES:

6" PANEL DEPTH:
EAVE BEAM SPAN= 5'-0" UP TO 50PSF
EAVE BEAM SPAN= 6'-0" UP TO 40PSF
MAX ALLOWABLE CLEAR ROOF SPAN= 12'-0"

7" OR GREATER PANEL DEPTH:
EAVE BEAM SPAN= 6'-0" UP TO 60PSF
AT 16' CLEAR ROOF SPAN

SITE SPECIFIC ENGINEERING FOR ADDITIONAL SPANS
DEFLECTION LIMIT = L/180.



TABLE 1

COLUMN TYPE	MAX ROOF SPAN S (FT)	LIVE LOAD GRAVITY (PSF)	WIND LOAD (PSF)	AVERAGE COLUMN SPACING W(FT)				
				3	4	5	6	7
3" Mod Room (Male+ Female)	12	20	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-8"	8'-9"
			40	10'-0"	10'-0"	9'-4"	8'-4"	7'-7"
			50	10'-0"	9'-5"	8'-4"	7'-6"	6'-10"
		30	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-2"	8'-3"
			40	10'-0"	10'-0"	9'-0"	8'-0"	7'-2"
			50	10'-0"	9'-2"	8'-0"	7'-1"	6'-5"
		40	20	10'-0"	10'-0"	10'-0"	10'-0"	9'-6"
			30	10'-0"	10'-0"	9'-11"	8'-9"	7'-9"
			40	10'-0"	9'-11"	8'-7"	7'-7"	6'-9"
			50	10'-0"	8'-10"	7'-8"	6'-9"	6'-0"
	50	20	20	10'-0"	10'-0"	10'-0"	10'-0"	9'-0"
			30	10'-0"	10'-0"	9'-6"	8'-3"	7'-3"
			40	10'-0"	9'-7"	8'-2"	7'-2"	6'-4"
			50	10'-0"	8'-7"	7'-4"	6'-5"	5'-8"

TABLE 2

COLUMN TYPE	MAX ROOF SPAN S (FT)	LIVE LOAD GRAVITY (PSF)	WIND LOAD (PSF)	AVERAGE COLUMN SPACING W(FT)				
				3	4	5	6	7
3" Thermo Mod Room (Male+ Female)	12	20	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-5"	8'-7"
			40	10'-0"	10'-0"	9'-2"	8'-3"	7'-7"
			50	10'-0"	9'-3"	8'-3"	7'-6"	6'-11"
		30	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-8"	8'-10"
			40	10'-0"	10'-0"	9'-3"	8'-5"	7'-9"
			50	10'-0"	9'-4"	8'-4"	7'-6"	7'-0"
		40	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-8"	9'-0"
			40	10'-0"	10'-0"	9'-3"	8'-5"	7'-9"
			50	10'-0"	9'-4"	8'-4"	7'-7"	7'-0"
		50	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-9"	9'-0"
			40	10'-0"	10'-0"	9'-3"	8'-5"	7'-9"
			50	10'-0"	9'-4"	8'-4"	7'-7"	7'-0"

POST HEIGHT TABLES

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5 OF 6

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TABLE 3

COLUMN TYPE	MAX ROOF SPAN S (FT)	LIVE LOAD GRAVITY (PSF)	WIND LOAD (PSF)	AVERAGE COLUMN SPACING W(FT)				
				3	4	5	6	7
3" Mod Room (Female+ Female) w/ 3x3 insert	12	20	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-8"	8'-9"
			40	10'-0"	10'-0"	9'-4"	8'-4"	7'-7"
			50	10'-0"	9'-5"	8'-4"	7'-6"	6'-10"
		30	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-2"	8'-3"
			40	10'-0"	10'-0"	9'-0"	8'-0"	7'-2"
			50	10'-0"	9'-2"	8'-0"	7'-1"	6'-5"
		40	20	10'-0"	10'-0"	10'-0"	10'-0"	9'-6"
			30	10'-0"	10'-0"	9'-11"	8'-9"	7'-9"
			40	10'-0"	9'-11"	8'-7"	7'-7"	6'-9"
			50	10'-0"	8'-10"	7'-8"	6'-9"	6'-0"
		50	20	10'-0"	10'-0"	10'-0"	10'-0"	9'-0"
			30	10'-0"	10'-0"	9'-6"	8'-3"	7'-3"
			40	10'-0"	9'-7"	8'-2"	7'-2"	6'-4"
			50	10'-0"	8'-7"	7'-4"	6'-5"	5'-8"

TABLE 5

COLUMN TYPE	MAX ROOF SPAN S (FT)	LIVE LOAD GRAVITY (PSF)	WIND LOAD (PSF)	AVERAGE COLUMN SPACING W(FT)				
				3	4	5	6	7
3" Thermo Mod Room (Male+ Male W/ I Beam Insert)	12	20	20	9'-7"	8'-1"	7'-0"	6'-2"	5'-6"
			30	7'-10"	6'-7"	5'-8"	5'-0"	4'-6"
			40	6'-10"	5'-8"	5'-0"	4'-4"	-
			50	6'-1"	5'-1"	4'-5"	-	-
		30	20	9'-2"	7'-6"	6'-4"	5'-6"	4'-9"
			30	7'-6"	6'-2"	5'-2"	4'-6"	-
			40	6'-6"	5'-4"	4'-6"	-	-
			50	5'-9"	4'-9"	4'-0"	-	-
		40	20	8'-8"	7'-0"	5'-9"	4'-10"	4'-0"
			30	7'-1"	5'-8"	4'-8"	-	-
			40	6'-2"	5'-0"	4'-1"	-	-
			50	5'-6"	4'-5"	-	-	-
		50	20	8'-2"	6'-5"	5'-2"	4'-2"	-
			30	6'-8"	5'-3"	4'-2"	-	-
			40	5'-10"	4'-6"	-	-	-
			50	5'-2"	4'-1"	-	-	-

TABLE NOTES:

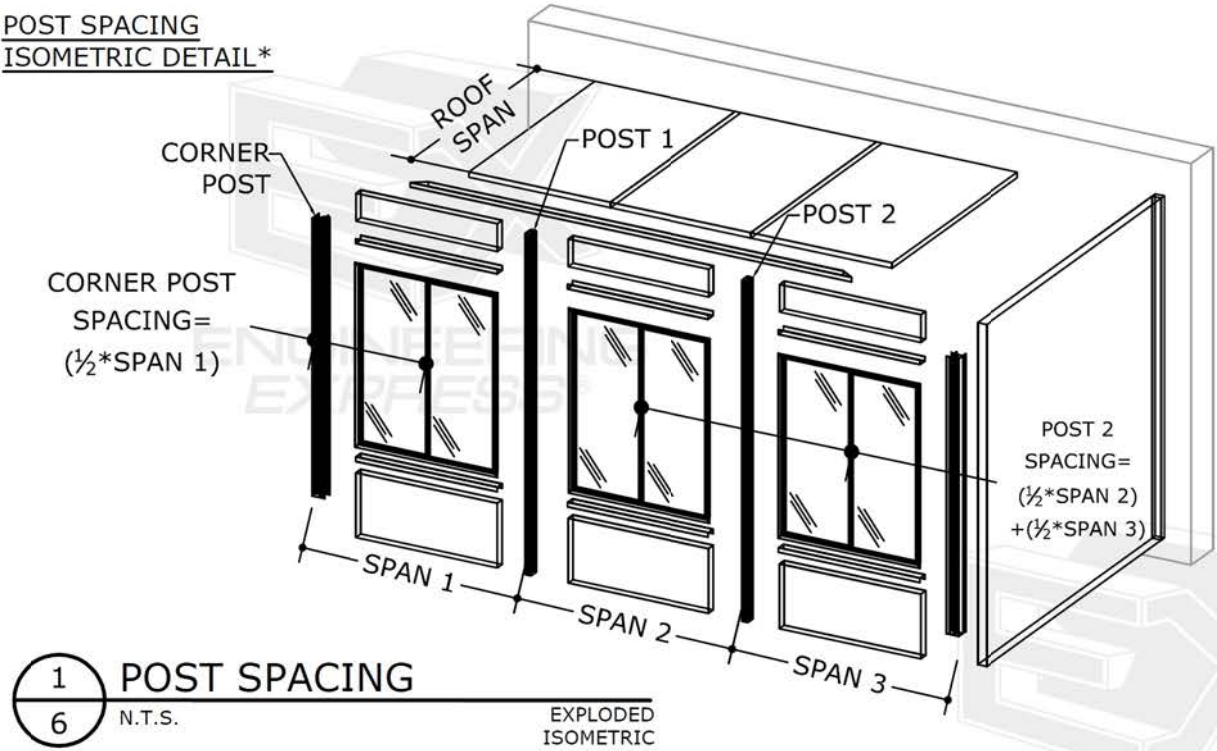
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2. VALUES BELOW ALLOWABLE CEILING HEIGHT INTENDED TO BE BUILT ON KNEEWALLS OR OTHER SUPPORTING STRUCTURES (CERTIFIED BY OTHERS).
5. RESULTS FOR THERMALLY BROKEN POSTS SHALL BE REDUCED BY 10% TO ACCOUNT FOR THERMAL BREAK STRENGTH LOSS.

TABLE 4

COLUMN TYPE	MAX ROOF SPAN S (FT)	LIVE LOAD GRAVITY (PSF)	WIND LOAD (PSF)	AVERAGE COLUMN SPACING W(FT)				
				3	4	5	6	7
3" Thermo Mod Room (Female+ Female) w/ 3x3 insert	12	20	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-5"	8'-7"
			40	10'-0"	10'-0"	9'-2"	8'-3"	7'-7"
			50	10'-0"	9'-3"	8'-3"	7'-6"	6'-11"
		30	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-8"	8'-10"
			40	10'-0"	10'-0"	9'-3"	8'-5"	7'-9"
			50	10'-0"	9'-4"	8'-4"	7'-6"	7'-0"
		40	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-8"	9'-0"
			40	10'-0"	10'-0"	9'-3"	8'-5"	7'-9"
			50	10'-0"	9'-4"	8'-4"	7'-7"	7'-0"
		50	20	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
			30	10'-0"	10'-0"	10'-0"	9'-9"	9'-0"
			40	10'-0"	10'-0"	9'-3"	8'-5"	7'-9"
			50	10'-0"	9'-4"	8'-4"	7'-7"	7'-0"

POST HEIGHT:

POST SPACING
ISOMETRIC DETAIL*



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PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: February 8, 2023

CATEGORY: ACTION ITEMS

CAPTION: REQUEST P-2225 BY MARK SPARROW WITH HK FREDERICKSBURG TO CONSIDER A FINAL PLAT OF FRIENDSHIP OAKS SUBDIVISION PHASE 2 LOCATED ON SOUTH CREEK STREET.

PRESENTATION:

SUMMARY:

A Final Plat application was received for Phase 2 of the Friendship Oaks Subdivision which consists of approximately 26.89 acres of land with 234 lots zoned R1-A, Single Family. The subject property is located on the south side of Friendship Lane, east of the intersection of Friendship Lane and Highway 87 South.

BACKGROUND:

This subdivision was annexed in 2018 (Z-1819) and the Planning & Zoning Commission approved the preliminary plat for the entire Friendship Oaks development on January 6, 2021 (P-2029)

Zoning: R1-A, Single Family Small Lot [Sec. 3.101](#)

Tract Size: Approximately 26.89 Acres

Number/Size of Lots: 234 Lots

Roadways: Phase 2 has access from the S. Creek Street extension and will include the creation of three (3) new streets; Darby Drive, Ellendale Place, and Fallbrook Lane. All are accessible from South Creek Street.

Utilities: Utility connections are shown to utilities that are currently under construction. Public service will not be available until utilities have been fully constructed, tested, and accepted by City staff.

Easements: Standard easements such as sight visibility, utility and drainage must be in accordance with City Subdivision Ordinance.

Stormwater Detention:
Construction Plans.

Detention will be addressed as part of the

Drainage:

See above.

Park Dedication:

The Annexation agreement (Z-1819) calls for a minimum 1.64 acre private park/recreational facility. The previously approved Preliminary Plat (P-2029) provides for a 1.69 acre park in Phase 1. In addition to the small private park, a fee in the amount of \$250 (one-half the regular rate) per lot shall be required prior to recording of the Final Plat for each phase. [Sec. 6.15](#)

Construction Plans:

Project will require civil construction plan review and approval and must be constructed in accordance with approved traffic impact analysis.

P&Z Action:

Final approval

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION: Staff recommends approval conditioned upon the following:

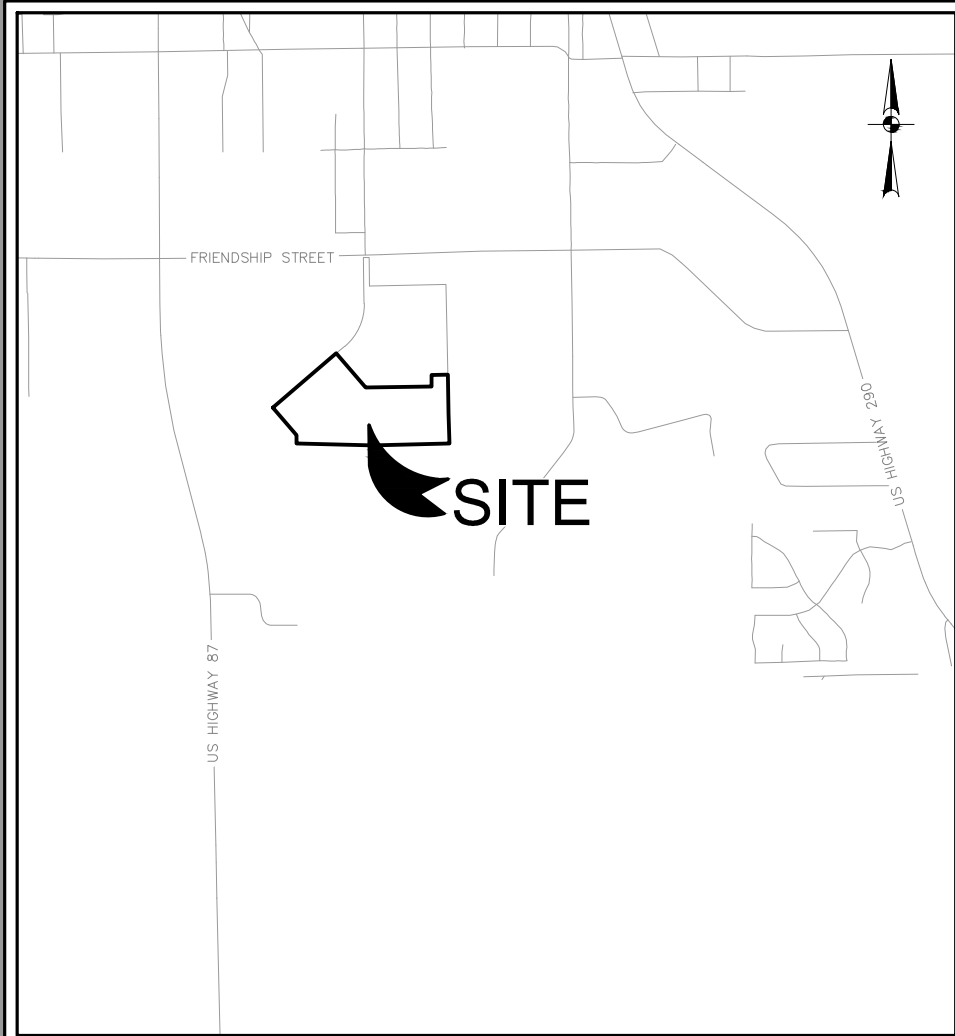
- Approval of Civil Construction Plans.
- Approved Addressing added to Final Plat prior to recordation of Plat.
- Parkland Dedication of \$250.00 Per Lot (\$58,500) for the 234 lots payable prior to recordation of the Plat.
- Responding to City Comments

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. P-2225 - Plat
2. P-2029 Approved Preliminary Plat
3. P-2225 Updated Review Comments
4. P-2225 Project Application

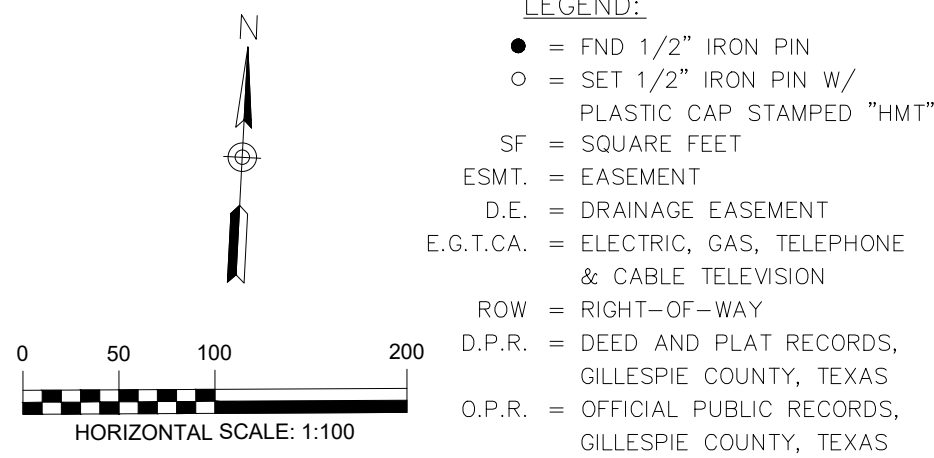
APPROVAL/REVIEW:



LOCATION MAP
NOT-TO-SCALE

REMAINDER OF A
CALLED 111.44 AC
DOC 20193419
O.P.R.G.C

NOTE:
SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES



EASEMENT NOTES:

- 10' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY LINE AS SHOWN
- 10' UTILITY EASEMENT ALONG PROPERTY LINES AS NOTED
- 5' DRAINAGE EASEMENT ALONG ALL PROPERTY LINES OF EACH LOT AS SHOWN
- 15' FRONT BUILDING SETBACK LINE (20' FOR GARAGE)
- 15' SIDE STREET BUILDING SETBACK LINE AS SHOWN
- 10' REAR BUILDING SETBACK LINE AS SHOWN
- 5' SIDE BUILDING SETBACK LINE
- 30'X30' SIGHT EASEMENT AT ALL RIGHT-OF-WAY INTERSECTIONS AS SHOWN

SITE VISIBILITY RESTRICTION:

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

NOTES:

- THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF FREDERICKSBURG. THE CITY FREDERICKSBURG WILL OWN AND MAINTAIN WITHIN TWO (2) YEARS OF THE ACCEPTANCE OF SAID SEWER AND WATER MAINS LOCATED WITHIN THE SUBDIVISION PLAT.
- DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTION OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.
- DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNER AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSON FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.
- NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY SLOPES, CONTOUR OF ANY CHANNEL, SWALE OR EMBANKMENT OR TAKING OF ANY OTHER ACTION WHICH WILL OR LIKELY TO RETARD, CHANGE OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.
- ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE DESIGNS WERE COMPUTED AND STAKED ON THE GROUND BY AUSTIN SPATIAL TECHNOLOGIES, LLC.

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

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE
CITY OF FREDERICKSBURG, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE PHASE 2 OF THE FRIENDSHIP OAKS SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE FINAL PLAT AND HEREBY AUTHORIZES THE DEVELOPER TO PROCEED WITH THE CONSTRUCTION OF PUBLIC WORKS IMPROVEMENTS AND INFRASTRUCTURE AS INDICATED ON THE ACCOMPANYING CONSTRUCTION PLANS, AND SAID COMMISSION FURTHER AUTHORIZES THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

WITNESS BY HAND THIS ____ DAY OF _____, 20 ____.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY DOC #20193419 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY.

AND DESIGNATED HEREIN AS THE FRIENDSHIP OAKS, PHASE 2 SUBDIVISION TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS AND OTHER UTILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: _____
DATE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS _____, AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20 ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

LICENSED PROFESSIONAL ENGINEER OR
REGISTERED PROFESSIONAL SURVEYOR

Date

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

EASEMENT NOTE:

ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY), AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.

ENGINEERS CERTIFICATE

I, THE UNDERSIGNED, A (LICENSED PROFESSIONAL ENGINEER/REGISTERED PROFESSIONAL SURVEYOR) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT: AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG'S SUBDIVISION ORDINANCES. EXCEPT FOR ANY VARIANCES GRANTED BY THE CITY COUNCIL.

PLAT NOTES:

- BENCHMARK: BRASS DISK "USGS BM 1695" IN SIDEWALK @ SOUTHWEST CORNER HWY 290 & HWY 87. ELEV = 1694.47
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48171C288C & 48171C0451C, EFFECTIVE OCTOBER 19, 2001; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- SETBACKS SHALL CONFORM TO THE CITY'S ADOPTED ZONING CODE AT THE TIME OF PERMITTING.
- THE RECORDING OF THIS SUBDIVISION PLAT SHALL SUPERSEDE THE PREVIOUS SUBDIVISION PLAT FRIENDSHIP OAKS, RECORDED IN VOLUME 2, PAGE 148 OF THE GILLESPIE COUNTY MAP RECORDS. THE FOLLOWING ITEMS AS SHOWN ON SAID PLAT SHALL BE REMOVED:
PART OF THE OUTLOT STREET
PART OF TRACT 2
AND THE 75' WELL AND SEPTIC SYSTEM SETBACK LINES WITHIN THE AREA BEING PLATTED.
- THE CTC ELECTRIC EASEMENT RECORDED IN VOL. 361, PG. 67 OF THE GILLESPIE COUNTY MAP RECORDS IS RELEASED PER DOC NO. 20216475 OF THE GILLESPIE COUNTY MAP RECORDS.
- THE CITY OF FREDERICKSBURG BURIED UTILITY EASEMENT RECORDED IN VOL. 361, PG. 69 OF THE GILLESPIE COUNTY MAP RECORDS SHALL ALSO BE RELEASED.



DATE OF PREPARATION: 6/14/2022

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

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE
CITY OF FREDERICKSBURG, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATIONS, CONVEYANCES OF LAND, IMPROVEMENTS AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, THAT THE PUBLIC WORKS AND INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION PLANS, HAVE BEEN TESTED AND HAVE BEEN ACCEPTED BY THE CITY, THAT THE FINAL PLAT IS NOW ACCEPTABLE FOR FILING WITH GILLESPIE COUNTY AND SAID COMMISSION FURTHER AUTHORIZED THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE ON BEHALF OF THE CITY THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

WITNESS BY HAND ON THIS ____ DAY OF _____, 20 ____.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

A FINAL PLAT
ESTABLISHING
PHASE 2 OF THE FRIENDSHIP
OAKS SUBDIVISION

BEING A TOTAL OF 26.498 ACRES OF LAND LOCATED IN THE JOSE ESTEBAN BARGAS, SURVEY, A-53, GILLESPIE COUNTY, TEXAS, BEING PART OF A CALLED 111.44 ACRE TRACT, RECORDED IN DOCUMENT NO. 20193419 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS



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

DATE OF PREPARATION: 6/14/2022

A FINAL PLAT
ESTABLISHING
PHASE 2 OF THE FRIENDSHIP
OAKS SUBDIVISION
BEING A TOTAL OF 26.498 ACRES OF LAND LOCATED IN THE
JOSE ESTEBAN BARGAS, SURVEY, A-53, GILLESPIE COUNTY,
TEXAS, BEING PART OF A CALLED 111.44 ACRE TRACT,
RECORDED IN DOCUMENT NO. 20193419 OF THE OFFICIAL
PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

PROJECT NUMBER P-2225 2 OF 2

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	35.48'	S54°35'50"E	
L2	67.85'	S40°30'23"E	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	31.42'	20.00'	090°00'00"	28.28'	N04°29'37"E
C2	154.42'	175.00'	050°33'22"	149.45'	N65°47'04"W
C3	28.08'	225.00'	007°09'04"	28.06'	N87°29'13"W
C4	30.91'	60.00'	029°30'45"	30.56'	N81°19'56"E
C5	99.78'	60.00'	095°16'44"	88.67'	N65°47'04"W
C6	30.91'	60.00'	029°30'45"	30.56'	S32°54'04"E
C7	28.08'	225.00'	007°09'04"	28.06'	S44°04'55"E
C8	154.50'	175.00'	050°34'57"	149.53'	N24°12'08"E
C9	195.64'	225.00'	050°34'57"	192.25'	N24°12'08"E
C10	154.90'	225.00'	039°26'38"	151.85'	N69°12'56"E
C11	28.08'	225.00'	007°09'04"	28.06'	S87°29'13"E
C12	99.78'	60.00'	095°16'44"	88.67'	S65°47'04"E
C13	30.91'	60.00'	029°30'45"	30.56'	N32°54'04"W
C14	28.08'	225.00'	007°09'04"	28.06'	N44°04'55"W
C15	31.42'	20.00'	090°00'00"	28.28'	N85°30'23"W
C16	31.42'	20.00'	090°00'00"	28.28'	S04°29'37"W
C17	154.42'	175.00'	050°33'22"	149.45'	S65°47'04"E
C18	120.47'	175.00'	039°26'38"	118.11'	N20°47'04"W
C19	31.42'	20.00'	090°00'00"	28.28'	N85°30'23"W
C20	31.42'	20.00'	090°00'00"	28.28'	S04°29'37"W
C21	154.90'	225.00'	039°26'38"	151.85'	S20°47'04"E
C22	120.47'	175.00'	039°26'38"	118.11'	N69°12'56"E
C23	154.42'	175.00'	050°33'22"	149.45'	N65°47'04"W
C24	28.08'	225.00'	007°09'04"	28.06'	N87°29'13"W
C25	30.91'	60.00'	029°30'45"	30.56'	N81°19'56"E
C26	99.78'	60.00'	095°16'44"	88.67'	S65°47'04"E
C27	30.91'	60.00'	029°30'45"	30.56'	N32°54'04"W
C28	28.08'	225.00'	007°09'04"	28.06'	N44°04'55"W
C29	31.42'	20.00'	090°00'00"	28.28'	N85°30'23"W
C30	131.48'	175.00'	043°02'51"	128.41'	N62°01'48"W
C31	22.93'	175.00'	007°30'31"	22.92'	N87°18'30"W
C32	7.57'	60.00'	007°13'40"	7.56'	S87°31'31"E
C33	23.34'	60.00'	022°17'05"	23.19'	N77°43'07"E
C34	24.85'	60.00'	023°44'01"	24.68'	S78°26'35"W
C35	46.45'	60.00'	044°21'38"	45.30'	N67°30'35"W
C36	28.47'	60.00'	027°11'04"	28.20'	N31°44'14"W
C37	20.11'	60.00'	019°12'09"	20.01'	S27°44'46"E
C38	10.80'	60.00'	010°18'36"	10.78'	S42°30'09"E
C39	42.12'	175.00'	013°47'22"	42.02'	N42°35'56"E
C40	71.89'	175.00'	023°32'09"	71.38'	N23°56'11"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C41	40.49'	175.00'	013°15'26"	40.40'	N05°32'23"E
C42	39.58'	225.00'	010°04'45"	39.53'	N03°39'02"E
C43	41.38'	225.00'	010°32'19"	41.33'	N14°19'34"E
C44	41.38'	225.00'	010°32'19"	41.33'	N24°47'53"E
C45	41.38'	225.00'	010°32'19"	41.33'	N35°20'12"E
C46	34.90'	225.00'	008°53'16"	34.87'	N45°02'59"E
C47	36.59'	225.00'	009°18'59"	36.55'	N54°09'07"E
C48	41.38'	225.00'	010°32'19"	41.33'	N64°04'46"E
C49	41.38'	225.00'	010°32'19"	41.33'	N74°37'05"E
C50	35.54'	225.00'	009°03'01"	35.50'	N84°24'44"E
C51	15.15'	60.00'	014°28'15"	15.11'	S88°51'11"W
C52	15.75'	60.00'	015°02'30"	15.71'	S74°05'49"W
C53	29.85'	60.00'	028°30'28"	29.55'	N80°49'48"E
C54	43.16'	60.00'	041°12'38"	42.23'	S64°18'39"E
C55	26.77'	60.00'	025°33'38"	26.55'	S30°55'31"E
C56	18.66'	60.00'	017°49'18"	18.59'	N27°03'21"W
C57	12.24'	60.00'	011°41'27"	12.22'	N41°48'43"W
C58	30.91'	60.00'	029°30'45"	30.56'	S81°19'56"W
C59	108.45'	175.00'	035°39'25"	106.72'	S68°15'35"E
C60	45.97'	175.00'	019°02'57"	45.83'	S83°32'17"E
C61	23.22'	175.00'	007°36'05"	23.20'	N04°51'48"W
C62	97.26'	175.00'	031°50'33"	96.01'	N24°35'06"W
C63	36.99'	225.00'	009°25'10"	36.95'	S30°47'48"E
C64	50.93'	225.00'	012°58'05"	50.82'	S24°36'10"E
C65	43.79'	225.00'	011°09'03"	43.72'	S12°32'36"E
C66	23.19'	225.00'	005°54'19"	23.18'	S04°00'55"E
C67	5.30'	175.00'	001°44'02"	5.30'	N88°04'14"E
C68	115.18'	175.00'	037°42'35"	113.11'	N68°20'55"E
C69	79.41'	175.00'	026°00'00"	78.73'	N53°30'23"W
C70	75.00'	175.00'	024°33'22"	74.43'	N78°47'04"W
C71	4.53'	225.00'	001°09'10"	4.53'	S89°30'50"W
C72	23.56'	225.00'	005°59'54"	23.54'	N86°54'38"W
C73	18.17'	60.00'	017°21'13"	18.10'	N87°24'42"E
C74	12.73'	60.00'	012°09'32"	12.71'	N72°39'20"E
C75	36.13'	60.00'	034°30'07"	35.59'	N63°49'37"E
C76	46.48'	60.00'	044°23'01"	45.33'	S56°43'48"E
C77	17.17'	60.00'	016°23'36"	17.11'	S28°20'30"E
C78	29.78'	60.00'	028°26'26"	29.48'	N32°21'55"W
C79	1.12'	60.00'	001°04'19"	1.12'	N47°07'17"W

PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GI 15677
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE-PLAT
SHEETSET DESCRIPTION: RES. DEVELOPMENT
AUTHOR: ---
FILE NAME: COVER and LEGEND.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A

**PRELIMINARY PLAT REVISION OF FRIENDSHIP OAKS
PHASES 1 - 5
CITY OF FREDERICKSBURG
GILLESPIE COUNTY, TX**

Approved
Preliminary Plat
P-2029

DEVELOPER: HK FREDERICKSBURG, LLC
CONTACT: MARK SPARROW
M: 210-722-9211

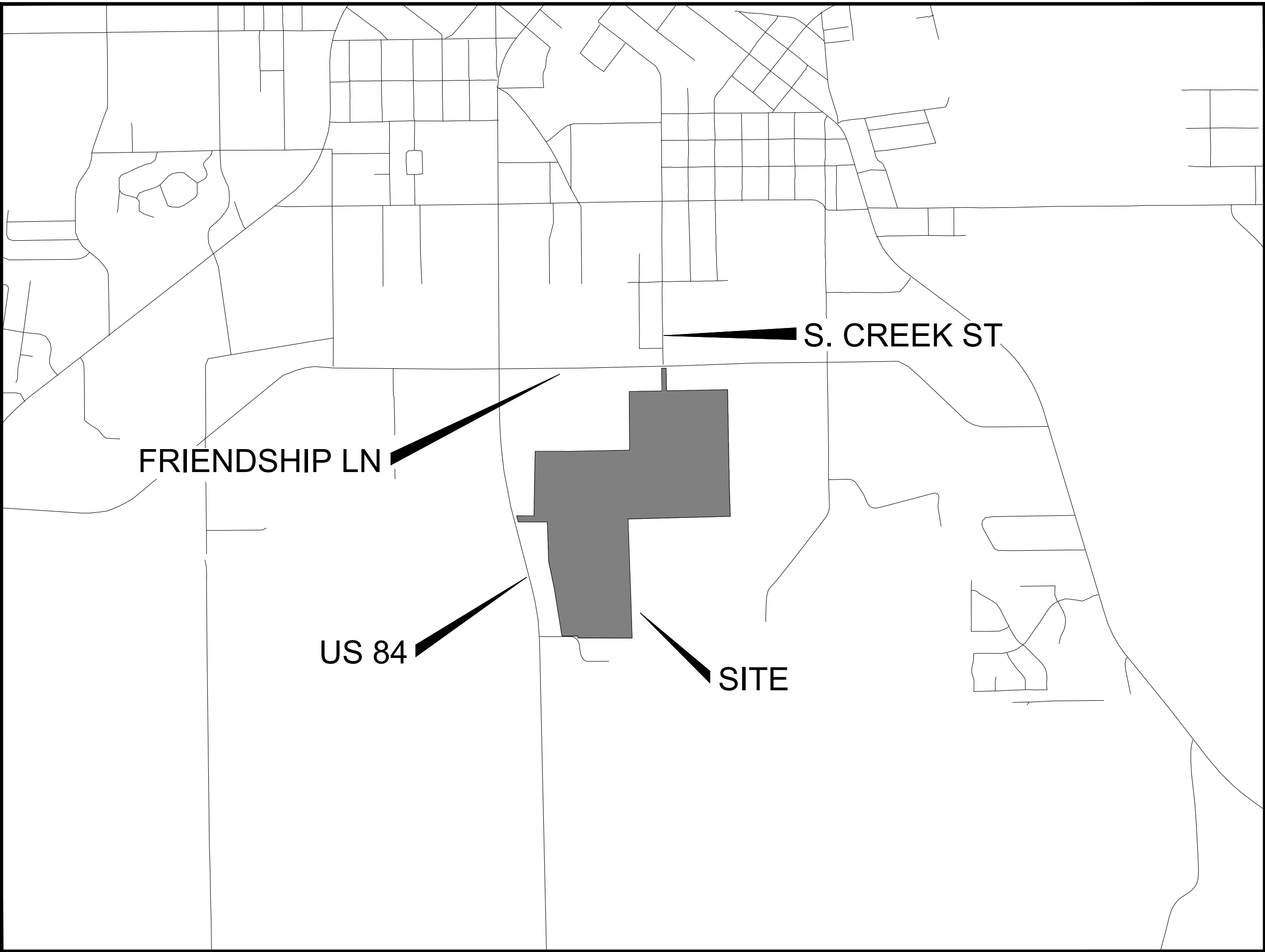
ENGINEER: TCG ENGINEERING, INC
CONTACT: GARRETT NORDYKE
M: 254-228-9767

CITY OF FREDERICKSBURG:
CONTACT: TBD
P: TBD

CENTRAL TEXAS ELECTRIC COOP
CONTACT: TBD
M: TBD

PHONE
CONTACT: TBD
M: TBD

GENERAL CONTRACTOR: TBD
CONTACT: TBD
M: TBD



SHEET

C000
C001
C002 - C004
C005
C006
C007
C008

DESCRIPTION:

COVER SHEET
LEGEND
PRELIMINARY PLAT
PHASING PLAN
MASTERPLAN (1 OF 2)
MASTERPLAN (2 OF 2)
HYDROLOGY- EXISTING

OWNER: HK FREDERICKSBURG, LLC
DEVELOPER: HK FREDERICKSBURG, LLC
PROP ID: 183908
SCHOOL: FREDERICKSBURG ISD
FIRM PANEL: 48171C0288C & 48171C0451C
WATER: PROVIDED BY CITY OF FREDERICKSBURG
SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
PHONE: TBD

KEY NOTES:

SHEET NOTES:

GENERAL NOTES:

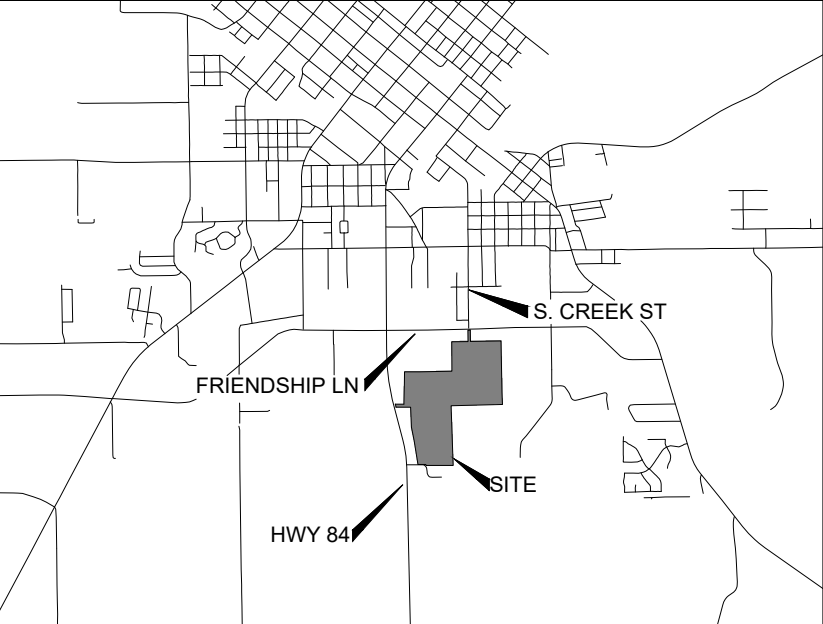
- 1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
- 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
- 3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
- 4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN
- 5) FACILITY ALIGNMENTS, PROFILES, AND SIZES MAY BE MODIFIED WITH FINAL ENGINEERING DESIGN

MAP NOTES:

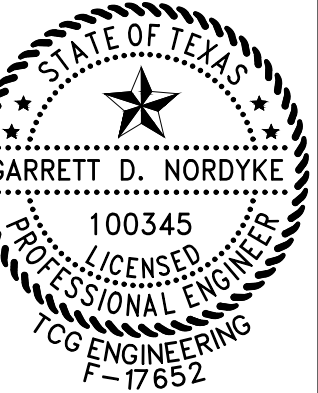
EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87

N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
DISTANCES ARE GRID UNLESS OTHERWISE NOTED
GRID DISTANCE = GROUND DISTANCE X CAF
CAF = 0.9998536

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOTAL SF LOTS	421
FUTURE RES.	21.23	55' LOTS	0
PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	PARK TRACTS	2
ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0



GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767



Garrett D. Nordyke, P.E.
12/26/2020

**CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
COVER SHEET**

SHEET SIZE:
24" x 36"

PRINT DATE:
12/26/20



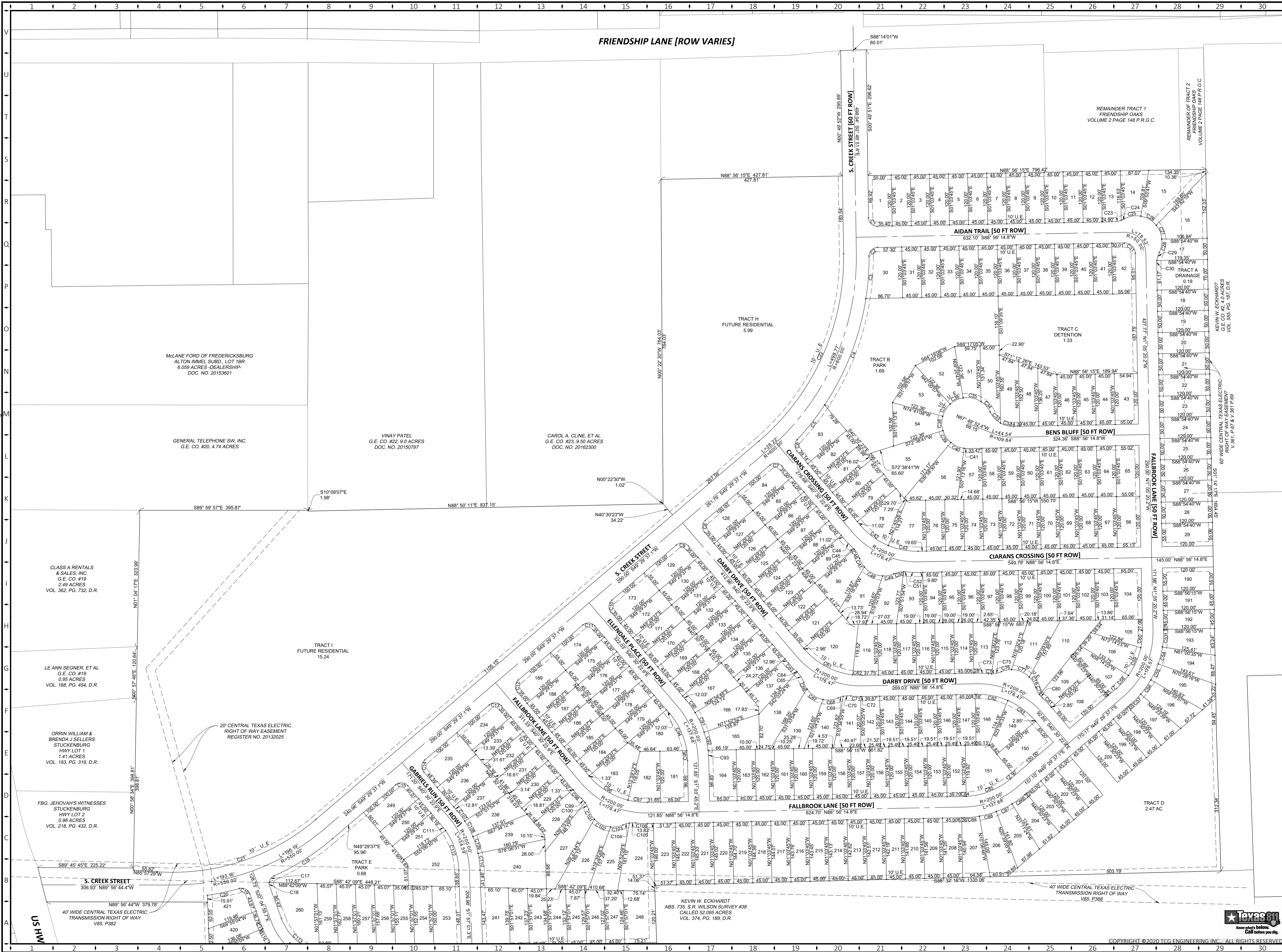
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PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL 15077
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
SHEETSET DESCRIPTION: RES DEVELOPMENT
AUTHOR: —
FILE NAME: PLAT.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
DEVELOPER: HK FREDERICKSBURG, LLC
PROP ID: 183908
SCHOOL: FREDERICKSBURG ISD
FIRM PANEL: 48171C0288C & 48171C0451C
WATER: PROVIDED BY CITY OF FREDERICKSBURG
SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
PHONE: TBD

KEY NOTES:

LEGEND:

- B BLOCK NUMBER
- C CURVE NUMBER
- L LENGTH, LINE NUMBER OR LOT NUMBER
- PUE OR P.U.E. PUBLIC UTILITY EASEMENT
- R RADIUS
- ROW RIGHT OF WAY
- UE OR U.E. UTILITY EASEMENT

GENERAL NOTES:

- 1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
- 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
- 3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
- 4) FACILITY ALIGNMENTS, PROFILES, AND SIZES ARE BASED ON PRELIMINARY ENGINEERING DESIGN
- 5) FACILITY ALIGNMENTS, PROFILES, AND SIZES MAY BE MODIFIED WITH FINAL ENGINEERING DESIGN

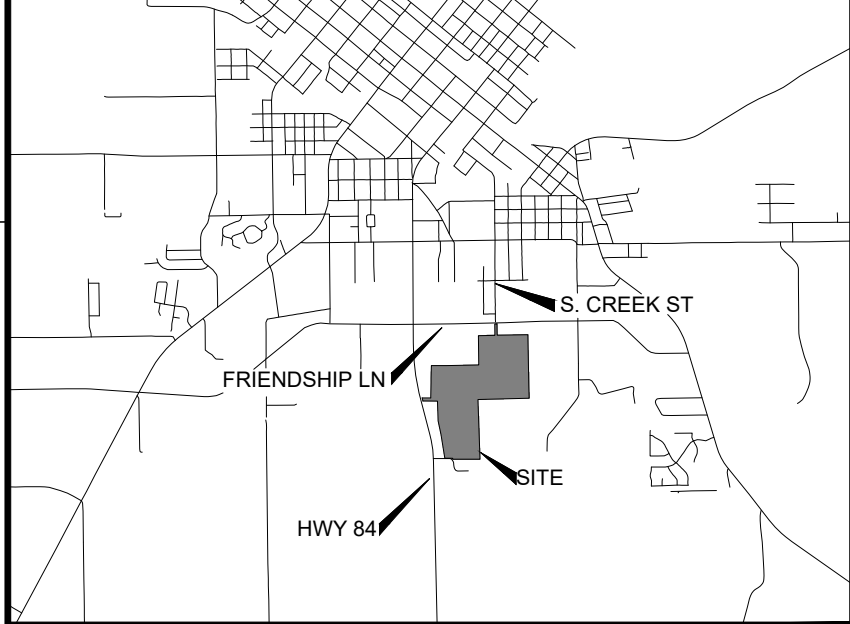
MAP NOTES:

EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87

N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
DISTANCES ARE GRID UNLESS OTHERWISE NOTED
GRID DISTANCE = GROUND DISTANCE X CAF
CAF = 0.9998536

0	100'	200'
---	------	------

DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOTAL SF LOTS	421
FUTURE RES.	21.23	55' LOTS	0
PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	PARK TRACTS	2
ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0



TCG
ENGINEERING

GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767

Garrett D. Nordyke, PE
12/26/2020

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
PLAT (1 OF 3)

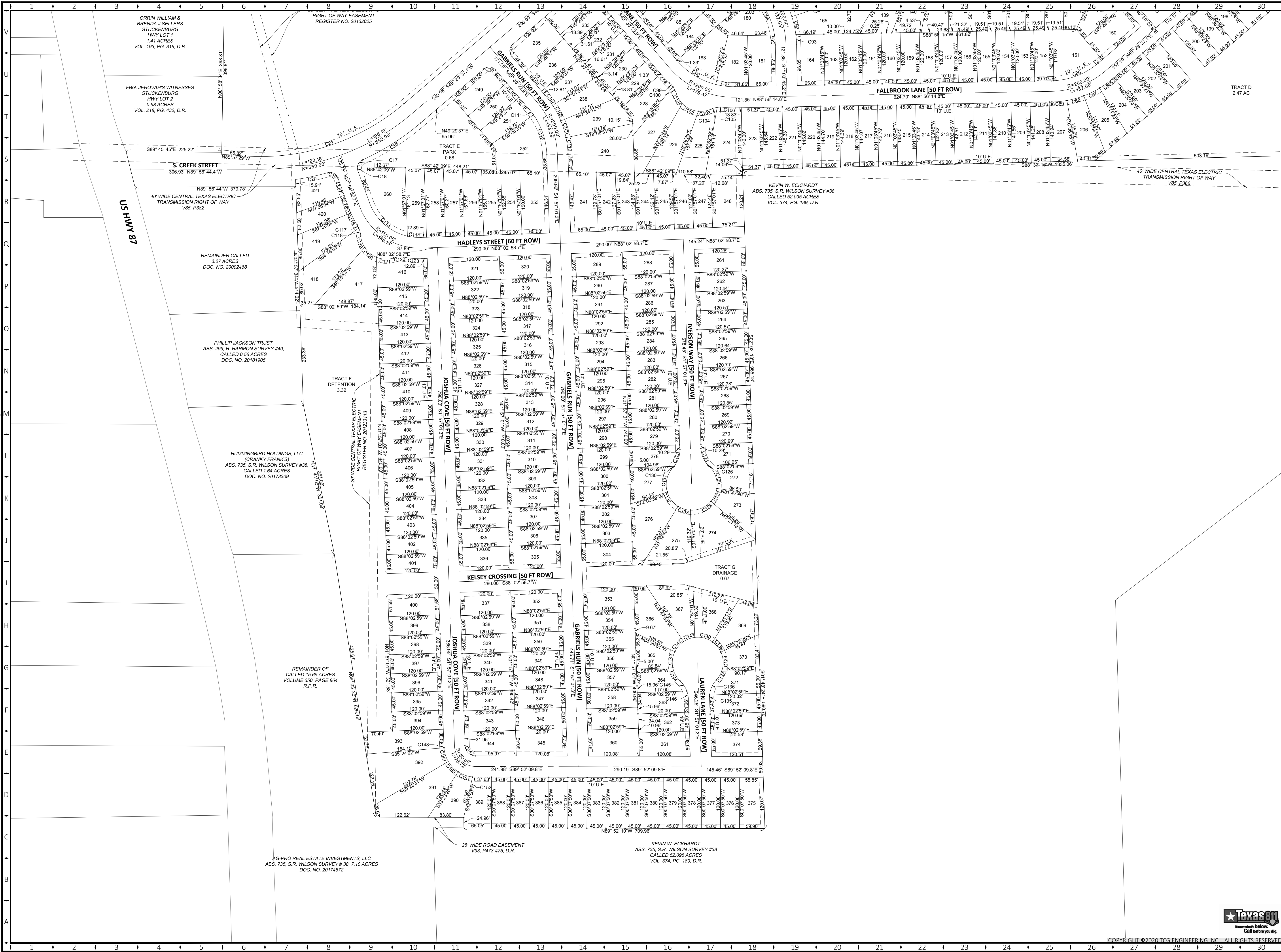
SHEET SIZE: 24" x 36"	PRINT DATE: 12/26/20	C002
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PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL15677
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
SHEETSET DESCRIPTION: RES DEVELOPMENT
AUTHOR: ---
FILE NAME: PLAT.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
DEVELOPER: HK FREDERICKSBURG, LLC
PROP ID: 183908
SCHOOL: FREDERICKSBURG ISD
FIRM PANEL: 48171C0288C & 48171C0451C
WATER: PROVIDED BY CITY OF FREDERICKSBURG
SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
PHONE: TBD

KEY NOTES:

LEGEND:

B BLOCK NUMBER
C CURVE NUMBER
L LENGTH, LINE NUMBER OR LOT NUMBER
PUE OR P.U.E. PUBLIC UTILITY EASEMENT
R RADIUS
ROW RIGHT OF WAY
UE OR U.E. UTILITY EASEMENT

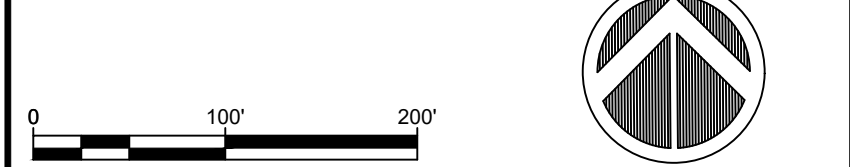
GENERAL NOTES:

- 1) FACILITIES SHALL BE CONSTRUCTED PER FREDERICKSBURG GUIDELINES
- 2) ADJOINING PROPERTY LINES ARE APPROXIMATE
- 3) CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL EXISTING INFRASTRUCTURE
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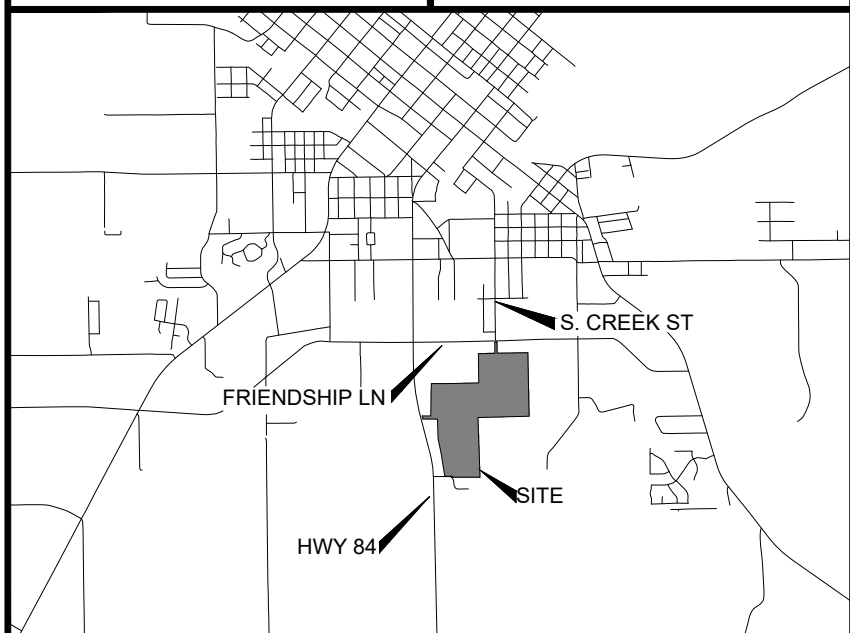
MAP NOTES:

EL BM: 1694.47' - BRASS DISK "USGS BM 1695" IN SIDEWALK SOUTHWEST OF HWY290 @ HWY 87

N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
DISTANCES ARE GRID UNLESS OTHERWISE NOTED
GRID DISTANCE = GROUND DISTANCE X CAF
CAF = 0.9998536



DESCRIPTION	ACRES	DESCRIPTION	QTY
SF LOTS	60.64	TOTAL SF LOTS	421
FUTURE RES.	21.23	55' LOTS	0
PARK LAND	2.37	50' LOTS	0
DRAINAGE	0.86	45' LOTS	421
DETENTION	7.13	PARK TRACTS	2
ROW	19.21	MF TRACTS	2
OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0



TCG
ENGINEERING

GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767

GARRETT D. NORDYKE
100345
LICENSED
PROFESSIONAL ENGINEER
TCE ENGINEERING
-17652

Garrett D. Nordyke, P.E.
12/26/2020

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
PLAT (2 OF 3)

SHEET SIZE: 24" x 36"	PRINT DATE: 12/26/20	C003
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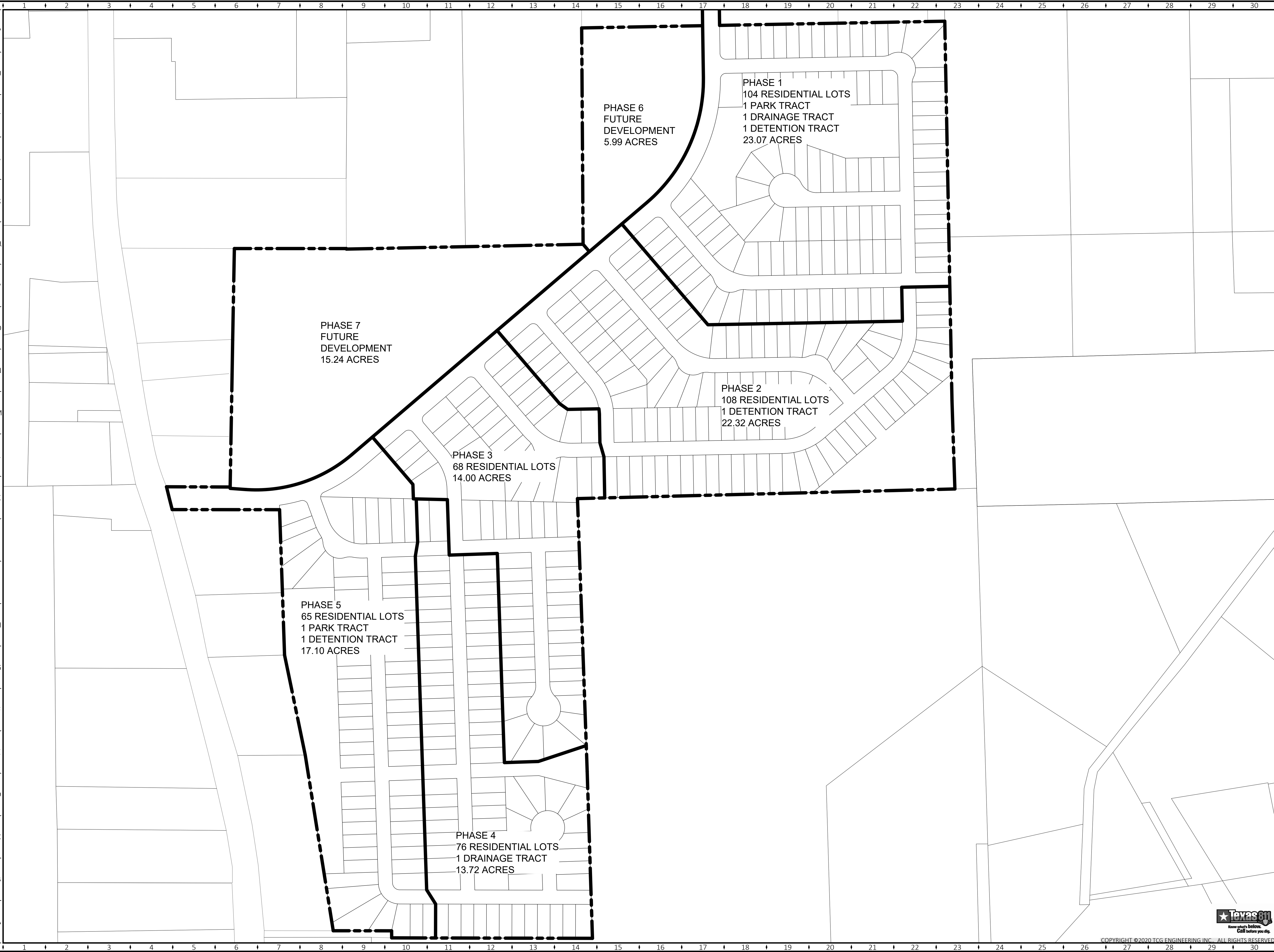
COPYRIGHT ©2020 TCG ENGINEERING INC. ALL RIGHTS RESERVED

PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL15677
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
SHEET/SET DESCRIPTION: RES DEVELOPMENT
AUTHOR: ---
FILE NAME: PHASING.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
DEVELOPER: HK FREDERICKSBURG, LLC
PROP ID: 183908
SCHOOL: FREDERICKSBURG ISD
FIRM PANEL: 48171C0288C & 48171C0451C
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SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
PHONE: TBD

KEY NOTES:

SHEET NOTES:

GENERAL NOTES:
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N & E GIVEN IN STATE PLANE NAD83 CENTRAL TX FOOT
DISTANCES ARE GRID UNLESS OTHERWISE NOTED
GRID DISTANCE = GROUND DISTANCE X CAF
CAF = 0.9998536

0 150' 300'

DESCRIPTION	ACRES	DESCRIPTION	QTY
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OTHER	0	DRAINAGE TRACTS	2
TOTAL	111.44	REMAINDERS	0

FRIENDSHIP LN
HWY 84
S. CREEK ST
SITE

TCG
ENGINEERING

GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767

GARRETT D. NORDYKE
100345
LICENSED PROFESSIONAL ENGINEER
TCG ENGINEERING
P-17652

Garrett Nordyke, P.E.
12/26/2020

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
PHASING PLAN

SHEET SIZE:
24" x 36"

PRINT DATE:
12/26/20

C005

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Page 87 of 104

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



CITY OF FREDERICKSBURG, TX FRIENDSHIP OAKS PRELIMINARY PLAT REVISION MASTERPLAN (1 OF 2)		
SHEET SIZE: 24" x 36"	PRINT DATE: 12/26/20	C006

PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL 15677
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
SHEETSET DESCRIPTION: RES DEVELOPMENT
AUTHOR: —
FILE NAME: UTIL-MASTERPLAN.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

ZONING SUBMITTED: N/A
CONCEPT SUBMITTED: N/A
PRELIMINARY PLAT SUBMITTED: N/A
CONSTRUCTION PLANS SUBMITTED: N/A



OWNER: HK FREDERICKSBURG, LLC
DEVELOPER: HK FREDERICKSBURG, LLC
PROP ID: 183908
SCHOOL: FREDERICKSBURG ISD
FIRM PANEL: 48171C0288C & 48171C0451C
WATER: PROVIDED BY CITY OF FREDERICKSBURG
SANITARY: PROVIDED BY CITY OF FREDERICKSBURG
ELECTRIC: CENTRAL TEXAS ELECTRIC COOP.
CABLE: TBD
PHONE: TBD

KEY NOTES:

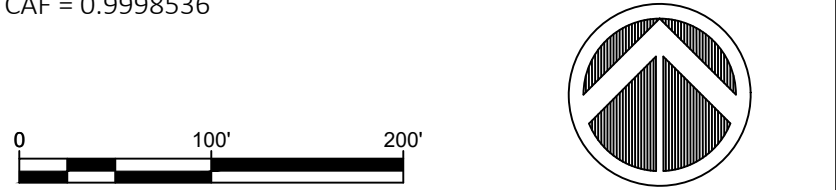
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- GENERAL NOTES:
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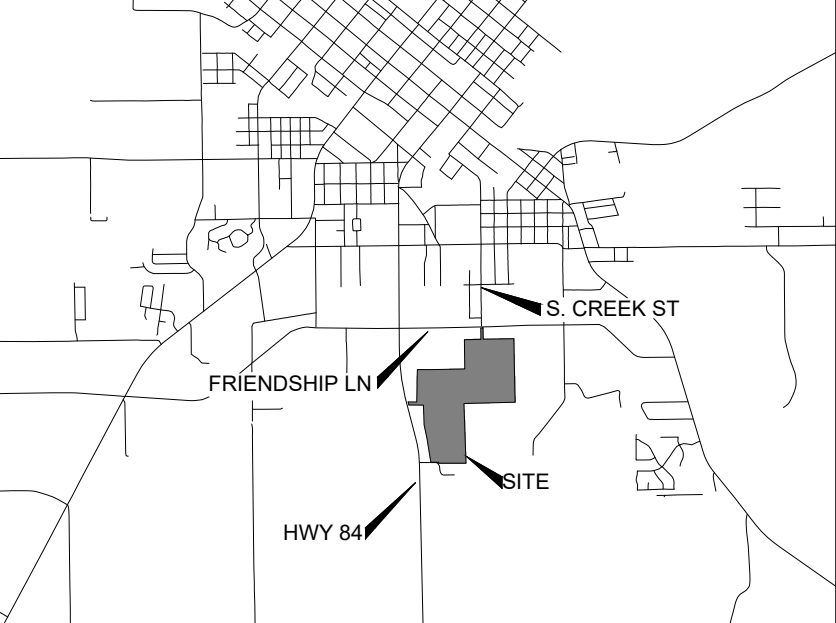
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TCG
ENGINEERING

Garrett D. Nordyke, PE
16 East Ave. A
Suite 203A
Temple, TX 76501
254-228-9767

STATE OF TEXAS
Garrett D. Nordyke
100345
LICENSED
PROFESSIONAL ENGINEER
TCG ENGINEERING
P-17652

Garrett D. Nordyke, P.E.
12/26/2020

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
MASTERPLAN (2 OF 2)

SHEET SIZE: 24" x 36"
PRINT DATE: 12/26/20
C007



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PROJECT NAME: FRIENDSHIP OAKS
PROJECT NUMBER: GL 15677
PROJECT PHASE: PRELIMINARY PLAT
PROJECT MILESTONE: 100%

SHEET SET: FRIENDSHIP OAKS PRE PLAT
SHEETSET DESCRIPTION: RES DEVELOPMENT
AUTHOR: —
FILE NAME: HYDR CTCH PRE.dwg

ZONING APPROVED: N/A
CONCEPT APPROVED: N/A
PRELIMINARY PLAT APPROVED: N/A
CONSTRUCTION PLAN RELEASED: N/A

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GARRETT D. NORDYKE, PE
16 EAST AVE. A
SUITE 203A
TEMPLE, TX 76501
254-228-9767

CITY OF FREDERICKSBURG, TX
FRIENDSHIP OAKS
PRELIMINARY PLAT REVISION
HYDROLOGY - EXISTING

SHEET SIZE:
24" x 36"

PRINT DATE:
12/26/20

C008

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January 3, 2023

HMT Engineering & Surveying

Via email

plats@hmtnb.com: Billb@hmtnb.com

RE: P-2225 – Final Plat for Friendship Oaks Phase II.

Dear HMT,

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

Engineering

- There is a note for 10' utility easement along all property lines. This need to be clarified. The 5' drainage easement along all property lines and 10' utility easement along the right of way line is acceptable. But 10' UE on all property lines should be removed or explained further.

Development:

- Requires Planning and Zoning Commission Approval, scheduled for Wednesday, February 8th 2023.
- Provide Addressing for review.
- Ensure all lots have the minimum 45' of frontage. Specific reference, lots 205 & 206.
- Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat.
- Add Project Number, P-2225, to Plat.
- Modify the signature block for the Plat Approval requiring Public Improvements (see below)
 - o [4.05. - Final Plat | Code of Ordinances | Fredericksburg, TX | Municode Library](#)

The City of Fredericksburg

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

- Provide location to accommodate for delivery of mail.

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plans along with your written response as to how the comments have been addressed by Monday, January 23rd to ensure consideration by Planning & Zoning Commission on Wednesday, February 8th.

Shelby Collier
Associate Planner
Development Review Committee (DRC)



Project Application

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

A. Project Information (Please complete all items)

Project Name: Phase 2 of the Friendship Oaks Subdivision
Project Address: Near SE corner of US 87 & Friendship Lane
Tax ID Number (s): 183908

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|--|---|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☒ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

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

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

Original Survey & Abstract No: Jose Esteban Bargas, Survey A-53

Legal Description:

Current Land Use Plan: MDR

Proposed Land Use Plan: MDR

Current Zoning: R1A & R-2

Proposed Zoning: R1A & R-2

Location: Near SE corner of US 87 & Friendship Lane

Proposed Use(s):

Applicant's Signature

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

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

Signature: Richard Mott

Printed Name: Richard Mott VP of Land Date: 5/17/2022

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): Lennar Homes of Texas Land and Construction, LTD.

Owner Name:

Address: 100 NE Loop 410, Suite 1155 San Antonio, TX 78216

Phone: 210.403.6200

Fax:

Email: josh.scates@lennar.com

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

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

Firm Name (if applicable): HMT Engineering & Surveying

Address: 290 S Castell Ave New Braunfels, TX 78130

Primary Contact Name:

Phone: 830.625.8555

Fax:

Email: billb@hmtnb.com

Secondary Contact Name:

Phone:

Fax:

Email: plats@hmtnb.com

III. Applicant

Firm Name (if applicable): HMT Engineering & Surveying

Applicant Name (s):

Address: 290 S Castell Ave New Braunfels, TX 78130

Phone: 830.625.8555

Fax:

Email: plats@hmtnb.com

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

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

Firm Name (if applicable): HMT Engineering & Surveying

Address: 290 S Castell Ave New Braunfels, TX 78130

Primary Contact Name:

Phone: Fax:

Email: 830.625.8555

billb@hmtnb.com



Project Application

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

C. Fee Schedule (Please attach appropriate fee to application.)

- ☐ Conditional Use Permit Application - \$400
- ☐ Site Plan Application Admin - \$300
- ☐ Site Plan Application P&Z - \$400
- ☐ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Amending Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Preliminary Plat - \$400 plus \$20 per lot
- ☒ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.

May 5, 2022

City of Fredericksburg

Development Services Department

126 W. Main St.,

Fredericksburg, TX 78624

RE: Friendship Oaks Phase 2 Final Plat - Certification of no change from preliminary plat

To Whom It May Concern:

Please accept this letter as a certification that no change will occur from the Friendship Oaks Phase 2 Final plat and the approved preliminary plat for Friendship Oaks. Attached is the approved preliminary plat as a reference for the Friendship Oaks Phase 2 Final plat submittal

Please contact me if you have any questions or comments.

Thank you,

A handwritten signature in black ink that reads "Josh Scates". The signature is written in a cursive, flowing style.

Josh Scates

Lennar Homes of Texas Land and Construction LTD

100 NE Loop 410, Suite 1155

San Antonio, TX 78216



PLANNING AND ZONING COMMISSION **AGENDA MEMO**

DEPARTMENT: Development Services

TO: Planning and Zoning Commission

FROM:

MEETING DATE: February 8, 2023

CATEGORY: ACTION ITEMS

CAPTION: REQUEST P-2240 – BY CHRISTOPHER DANZE TO CONSIDER A PRELIMINARY PLAT OF 528 SOUTH MILAM SUBDIVISION LOCATED AT 528 SOUTH MILAM STREET.

PRESENTATION:

SUMMARY:

The subject property is a 2.42 Acre tract located at 528 S. Milam Street. As proposed it will have residential lots fronting on West Walch Avenue and commercial lots fronting West Live Oak Street.

BACKGROUND:

This property was partially rezoned to C1 in 2022 (Z-2210) and the property has since sold with the intent to further develop 6 lots. Lots 1 – 4 retain R1 zoning and front Walsh Avenue. Lots 5 & 6 have C1 zoning - Neighborhood Commercial and front on West Live Oak Street.

Zoning:

Neighborhood Commercial [Sec. 3.220](#)

R1, Single Family Residential [Sec. 3.100](#) and C1,

Tract Size:

Approximately 2.42 Acres

Number/Size of Lots:

6 lots

Roadways:

Live Oak Road

Lots have access on West Walch Avenue and West

Utilities:

extension of existing infrastructure will be extended, at the developer's

Utilities are available to serve this property and

expense to serve the property.

Easements:

Easements.

Standard easements such as Right of Way and Utility

Stormwater Detention:

Construction Plans.

Detention will be addressed as part of the

Drainage:

See above.

Park Dedication: The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development at \$500 per new lot (5) for a total of \$2,500.00. Parkland fees shall be paid prior to recordation of each phase of the project. [Sec. 6.15](#)

Construction Plans: Construction Plans will be required as part of the Final Plat. All development will be subject to approval of the Construction Plans.

P&Z Action: Final approval

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary plat application conditioned upon the following:

- Parkland Dedication of \$500.00 per new lot (5) for a total of \$2,500 paid prior to recordation of the Plat. [Sec. 6.15](#)
- Addressing Staff Comments.
- Approval of the Final Plat
- Approval of Civil Construction Plans

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:

1. P-2240 - Plat
2. P-2240 Review Comments
3. aerial maps
4. P-2240 Project Application and Checklist

APPROVAL/REVIEW:

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

I (WE) HEREBY CERTIFY, THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN THE PROPERTY BY LIEN, LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SET-BACK LINES, AND DEDICATE ALL ALLEYS, WALKS, PARKS, WATERCOURSES, EASEMENTS AND OTHER OPEN SPACE TO THE PUBLIC USE FOREVER AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSIGN TO ABIDE FOREVER BY ALL LINES, DEDICATIONS AND OTHER RESTRICTIONS SHOWN HEREON.

OWNER: _____ DATE: _____

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____,
BY _____.

NOTARY'S PUBLIC SIGNATURE _____

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ DATE _____
CITY OF FREDERICKSBURG, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY AND THE CITY OF FREDERICKSBURG, TEXAS, CERTIFIES THAT THE FOREGOING FINAL PLAT

OF THE _____ SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATIONS, CONVEYANCES OF LAND, IMPROVEMENTS, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, THAT THE PUBLIC WORKS AND INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION PLANS, AND HAVE BEEN TESTED AND ACCEPTED BY THE CITY, THAT THE FINAL PLAT IS NOW ACCEPTABLE FOR FILING WITH GILLESPIE COUNTY AND SAID COMMISSION FURTHER AUTHORIZED THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE ON BEHALF OF THE CITY THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

WITNESS BY MY HAND ON THIS _____ DAY OF _____, 20____. _____
CITY SECRETARY, CITY OF FREDERICKSBURG, TEXAS

RIGHT OF WAY EASEMENT /
UTILITY EASEMENT

GRANTED UNTO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.
A CORPORATION WHOSE POST OFFICE ADDRESS IS P.O. BOX 553,
FREDERICKSBURG, TEXAS, 78624, AND ITS SUCCESSORS
OR ASSIGNS AN EASEMENT AS FOLLOWS:

GRANTORS HEREBY DEDICATE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10) OF THE BOUNDARIES OF ALL TRACT LINES, STREETS, BOULEVARDS, LANES, DRIVES, AND ROADS, AND TWENTY FEET (20) ALONG THE ENTIRE PERIMETER (BOUNDARY) OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN DEDICATED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS OR TRACTS OF THIS SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND/OR TRACTS AND ALL IMPROVEMENTS 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 THE 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 SAID RIGHT-OF-WAY AND EASEMENTS, 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 OR ALL LIMBS, DEBRIS, BRANCHES OR BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION. OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.

NOTES:

- BUILDING SETBACK LINES SHOWN HEREON REFLECT PROPOSED ZONING FOR THIS PROPERTY AS OF THE DATE OF THIS PLAT.
- ALL FUTURE CONSTRUCTION MUST ADHERE TO SETBACKS SHOWN OR THE CURRENT ZONING AT THE TIME OF PERMIT APPLICATION.
- EXISTING PRIVATE WATER WELLS (IF ANY) CANNOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.
- ABOVE GROUND STRUCTURES AND UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEM AND HEADS, VALVES, HAND-HOLES, PEDESTALS, AND OTHER IMPROVEMENTS THAT MAY EXIST, ARE NOT SHOWN HEREON.
- NO DETERMINATION WAS MADE DURING THE PROGRESS OF THIS SURVEY AS TO WHETHER OR NOT ANY PORTION OF THE SUBJECT TRACT OR ANY OF THE IMPROVEMENTS SHOWN HEREON ARE ABOVE FLOOD ELEVATION.
- THIS PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN IN ZONE "X", NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD MAP, PANEL NO. 48171C0269C, WITH AN EFFECTIVE DATE OCTOBER 19, 2001.
- DISTANCES AND AREA SHOWN HEREON ARE "GROUND" DERIVED FROM GPS POSITIONING AND REPORTED IN THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83), THE BASIS OF BEARING IS SHOWN HEREON.

ZONING:

R1 SINGLE FAMILY RESIDENTIAL AND
C1 NEIGHBORHOOD COMMERCIAL

PROPOSED USE:

MIXED USE, AS SHOWN.

LEGEND &
ABBREVIATIONS:

- 1/2" DIA. REBAR BAR FOUND (EXCEPT AS NOTED)
- 1/2" DIA. REBAR SET (CAPPED: WAYMAKER 6454)
- UTILITY POLE
- FENCE
- AS NOTED
- APPROX. PATENT SURVEY LINE
- OUTLOT LINES
- CONTOUR ELEVATION LINE
- PLACE OF BEGINNING
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- RECORD EASEMENT
- CONTROLLING MONUMENT
- REAL PROPERTY RECORDS
- OFFICIAL PUBLIC RECORDS
- DEED RECORDS
- PLAT RECORDS
- RIGHT-OF-WAY
- P.O.B.
- B.S.L.
- U.E.
- ESMT
- C.M.
- R.P.R.
- O.P.R.
- D.R.
- P.R.
- R.O.W.

LOCATION MAP

SCALE: N.T.S.



528 SOUTH MILAM
DEVELOPMENT

FREDERICKSBURG, TEXAS

GILLESPIE COUNTY, TEXAS.

SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, AND BEING OUT OF THAT 2.42 ACRE TRACT OF LAND COMPRISED OF PART OF OUTLOT NO. 95 (1.93 AC.) AND PART OF OUTLOT NO. 96 (0.49 AC.) AS SAID OUTLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRANT COMPANY, AND BEING PART OF THAT 2.49 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE TO CHRISTOPHER P. DANZE, ET UX., BY BRENDA BURRIER, DATED OCTOBER 5, 2022, FOUND OF RECORD IN INSTRUMENT NO. 20226928 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

NOTARY'S PUBLIC SIGNATURE _____

CERTIFICATION OF SURVEYOR

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND SEPTEMBER 22, 2022.

DATE _____ CODY J. MUSICK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____,
BY _____.

NOTARY'S PUBLIC SIGNATURE _____

FILED FOR RECORD AT _____ O'CLOCK _____ M, THIS THE _____ DAY OF _____, 2022,

ON PAGE _____, VOLUME _____, OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

DEPUTY COUNTY CLERK, GILLESPIE COUNTY, TEXAS

528 SOUTH MILAM
DEVELOPMENT
FREDERICKSBURG, TEXAS

GILLESPIE COUNTY, TEXAS.

SHEET 1 OF 1



January 3, 2023

Cody Musick, RPLS
Waymaker Surveyors of Land
cody@waymaker.land

RE: P-2240 – Preliminary Plat 528 South Milam Development.

Dear Mr. Musick,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat.

Plans will not be reviewed or considered without a response sheet.

Engineering

- Existing access along S. Milam frontage spans across proposed lot lines. A shared access easement should be dedicated, or the access should be relocated prior to the development of the lots in accordance with the City's access management ordinance.
- Please provide a brief description of the stormwater management plan for the subdivision for compliance with the City stormwater control ordinance.

Development:

- Requires Planning and Zoning Commission Approval, scheduled for Wednesday, February 8th 2023.
- Provide Addressing for review.
- Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat.
- Add Project Number, P-2240, to Plat.
- Remove all references and depictions of structures, fences, street pavement sections and other information not needed for recording of the plat.

The City of Fredericksburg

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

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plans along with your written response as to how the comments have been addressed by Monday, January 23rd to ensure consideration by Planning & Zoning Commission on Wednesday, February 8th.

Shelby
Collier

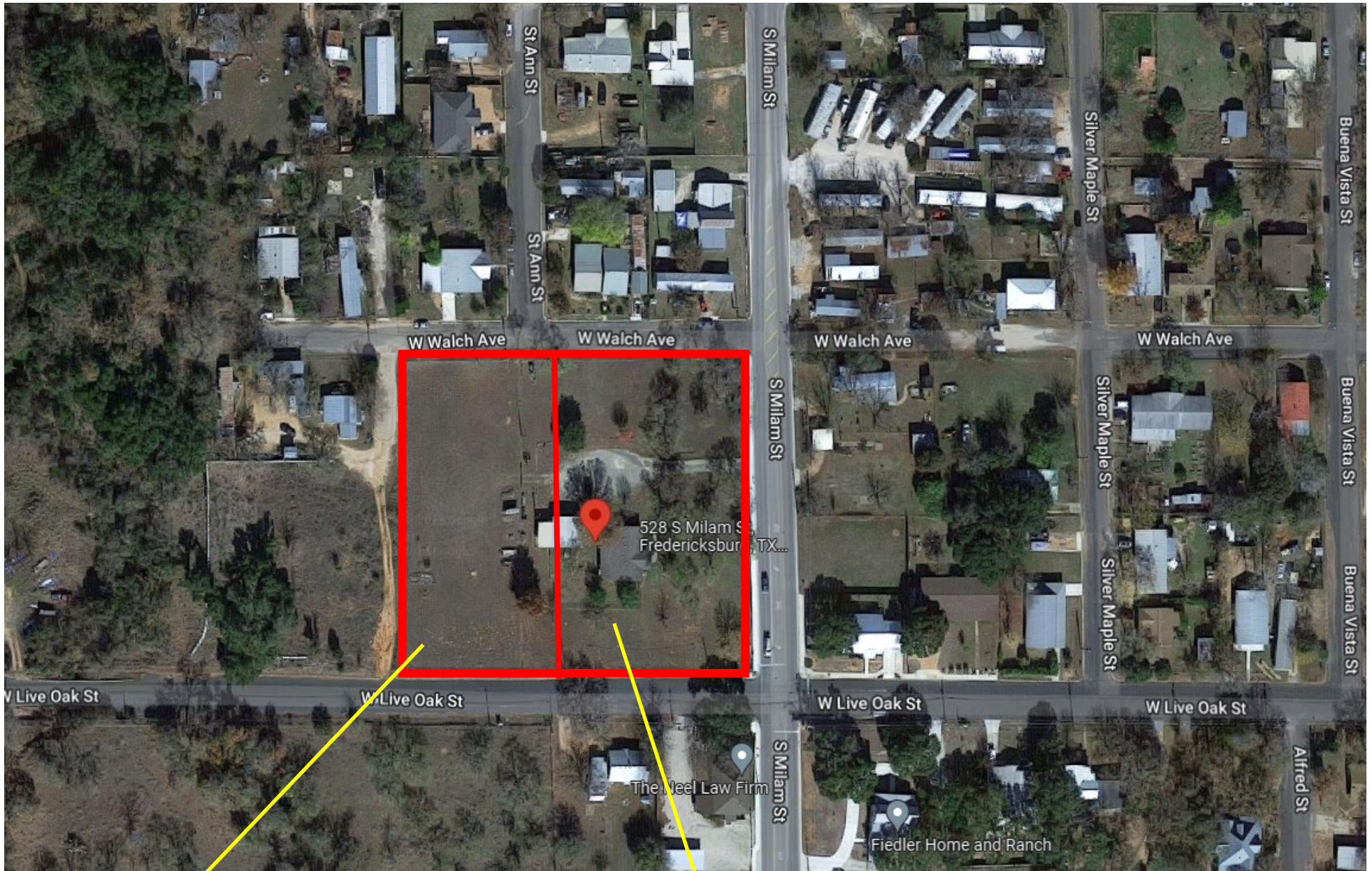


Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=scollier@fbgtx.org, c=US
Date: 2023.01.10 09:17:56 -06'00'

Shelby Collier
Associate Planner
Development Review Committee (DRC)

The City of Fredericksburg

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



GCAD Prop # 21652

Legal Des: G E CO #96 0.49

0.49 ac 21,344.00 sf

GCAD Prop # 216521

Legal Description: AG E CO #95 2., -M/H HOMESITE
- HUD# TEX0490402;HUD#2 TEX0490403;TITLE #
REAL



Project Application

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

A. Project Information (Please complete all items)

Project Name: 528 South Milam Development

Project Address: 528 S. Milam St., Fredericksburg, TX 78624

Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|---|---|--|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☒ Preliminary Plat* | |

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 2.42 No. of Lots: 6

Original Survey & Abstract No: Outlot No. 95 PT & Outlot No. 96 PT

Legal Description: 1.93ac. part of Outlot No. 96 & 0.49ac. part of Outlot No.96

Current Land Use Plan: Single Family Residential Proposed Land Use Plan: Mixed Use Lots

Current Zoning: Ord.No. 2022-26 & 2022-27 Proposed Zoning: C-1 & R-1

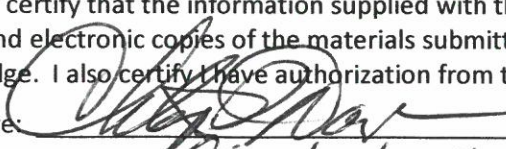
Location: 528 South Milam St.(at the intersection of W. Live Oak St.)

Proposed Use(s): C-1 (Ordinance No. 2022-26 & 2022-27)

Applicant's Signature

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

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

Signature: 

Printed Name: Christopher P. Danze Date: 12/28/2022
Danze

Staff Use Only

Application No.: P-2240 Date: 12/28/22

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: *Chris Danze*
Address: *P.O. Box 3427 - ALSO - 206 S. Bowie St. Fredericksburg*
Phone: *512-784-6131* Fax: Email: *cdanze@yahoo.com*

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

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

Firm Name (if applicable): Cornett Engineering

Address: 1174 Funf Kinder, Fredericksburg, TX 78624

Primary Contact Name: Mark Cornett (Engineer)

Phone: 210-213-1195 Fax: Email: mark@cornettengineering.com

Secondary Contact Name: Cody J. Musick (Surveyor)

Phone: 830-997-3884 Fax: Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone: Fax: Email:

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

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

Firm Name (if applicable): Waymaker | surveyors of land

Address: 1788 W. Live Oak St., Fredericksburg, Texas 78624

Primary Contact Name: Cody J. Musick, RPLS

Phone: Fax: Email: cody@waymaker.land (o: 830-997-3884) (c: 830-431-1905)