



City of Fredericksburg

Zoning Board of Adjustment Meeting Agenda
Wednesday, February 21, 2024 ~ 5:30 PM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

Devin Mullen, Chair
Marcus Vidrine, Vice Chair
Clay Sears, Member
Taylor Williams, Member

Jennifer Eggleston, Member
Jim McAfee, Member
Eric Hammersen, Member

The City of Fredericksburg Zoning Board of Adjustment will meet in a regular session on February 21, 2024, 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 21, 2024.
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. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

- A. January 17, 2024 Regular Meeting Minutes

5. PUBLIC HEARING

- A. REQUEST #ZBA2024-02; By College Street Fred, To Consider A Special Exception per Sec.5.500 - Board of Adjustment Subsection A3, to Allow for an Increase in Occupancy for a STR Permit for Property Located at 106 West College Street. The Current Occupancy is 8 and the Applicant is Requesting an Occupancy of 12.

- i. Presentation by the applicant
- ii. Staff Report
- iii. Hold a Public Hearing
- iv. Take action on the Special Exception

- B. Request #ZBA2024-03; By Justin Hrabovsky, to Consider a Special Exception per Sec. 5.500 - Board of Adjustment Subsection A1 to Allow for an STR-Unoccupied Permit for Property Located at 109 South Edison Street.

- i. Presentation by the applicant
- ii. Staff Report
- iii. Hold a Public Hearing
- iv. Take action on the Special Exception

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM on February 16, 2024, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelby Collier
Associate Planner

**BOARD OF ADJUSTMENT
JANUARY 17, 2024
5:30 P.M.**

PRESENT

DEVIN MULLEN
CLAY SEARS
MARCUS VIDRINE
ERIC HAMMERSEN
JENNIFER EGGLESTON
JIM MCAFEE

ALSO PRESENT: ANNA HUDSON – Director of Development Services
RACHEL RAGGIO – City Attorney Staff
JAN MUSGROVE – STR Specialist
SHELBY COLLIER – Associate Planner

MINUTES

PUBLIC HEARING

David Godfreed, legal counsel for Mrs. Nancy Hall, presented the application. He stated that it was the applicant's intent to obtain a STR-Unoccupied permit for the property located at 204 N. Elk. He cited the traffic, loud noise, and inability for a family or person to live in the property full time. He also referred to the multiple Short-Term Rentals and Commercial properties surrounding 204 N. Elk.

The Board returned to Regular Session.

Shelby Collier, Associate Planner, stated that in order to qualify for a Special Exception in an R1 zoned area, the property must share 2 or more lot lines with a property either lawfully operating as a short-term rental unoccupied use or zoned CBD, C2, or PF and more than 50% of the properties within 200 ft are legally operating as a STR-Unoccupied use or zoned CBD, C2, or PH.

She went on to say that this property has 17 properties within 200 ft and 8 are STR-Unoccupied uses, 1 is zoned CBD and 1 is a PF zoned property for a total of 10 properties that are either STR-Unoccupied or commercially zoned, therefore, the property qualifies to apply for a Special Exception.

The size of the lot is 14,604 sq ft with the size of the house being 2,746 sq ft with 3 bedrooms plus a 2-car garage with a 750 sq ft garage apartment that is not included in this request. The garage provides 2 parking spaces with enough room in the driveway to accommodate 2-4 parking spaces.

Staff finds that the majority of the parcels abutting the subject property are licensed short-term rentals and across North Elk Street is the Admiral Nimitz Combat Re-enactment Zone. Staff does not find it likely that the operation of a short-term rental at this location would disrupt adjacent owners.

The property would provide adequate off-street parking and should not impact nearby streets. Staff finds the circumstances of the property at 204 N. Elk to be fitting for a Special Exception. While the area is zoned R1 and has a mix of single family uses and short-term rental uses, the fact that the house faces North Elk, which has become a busy cut-through street, limits the ability of the house to continue to serve strictly as a single-family use. The requested short-term rental use is compatible for the area in question. Staff recommends approval.

Jim McAfee made a motion to open the public hearing. Clay Sears seconded the motion. All voted in favor and the motion carried.

Jim McAfee made a motion to close the public hearing. Clay Sears seconded the motion. All voted in favor and the motion carried.

Jennifer Eggleston asked if the property could operate as a Short-Term Rental Accessory. Shelby Collier stated yes that it could, although that is not the ownership's request.

Clay Sears stated that he agreed with Staff. This property is suitable for a short-term rental.

Devin Mullen said he feels as though the applicant went above and beyond and agrees that a short-term rental would be appropriate.

Jim McAfee made a motion to approve Application ZBA2024-01. Seconded by Clay Sears. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Board, Clay Sears moved to adjourn the meeting and Jim McAfee seconded the motion. All voted in favor and the meeting was adjourned at 6:11 P.M. PASSED AND APPROVED this the 21st day of February 2024.

SHELBY COLLIER, ASSOCIATE PLANNER

DEVIN MULLEN, CHAIRMAN



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Zoning Board of Adjustment
FROM: Shelby Collier, Associate Planner
MEETING DATE: February 21, 2024

CATEGORY: PUBLIC HEARING

CAPTION: REQUEST #ZBA2024-02; By College Street Fred, To Consider A Special Exception per Sec.5.500 - Board of Adjustment Subsection A3, to Allow for an Increase in Occupancy for a STR Permit for Property Located at 106 West College Street. The Current Occupancy is 8 and the Applicant is Requesting an Occupancy of 12.

- i. Presentation by the applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing
 - iv. Take action on the Special Exception
-

PRESENTATION:

SUMMARY:

The applicant is requesting a Special Exception to increase the occupancy for property located at 106 West College. The current occupancy is 8 the requested occupancy is 12.

BACKGROUND:

Sec. 20-223 - Special Exceptions Available To permit short-term rental operations with an expanded occupancy maximum or exception to parking requirements. The subject property has 19 properties within 200 ft. 7 of those properties are permitted Short-Term Rentals with an average occupancy of 5 when including the subject property which has the highest occupancy of the surrounding permitted properties.

Application Number: ZBA2024-02

Address: 106 W. College

Size of Lot: 18,714 sq ft

Size of House: 2,909 sq ft

Bedrooms: 4 requesting 5 bedrooms

Parking Spaces:

Zoning: R1, Single Family Residential

Response to Public Hearing: 2 Protest received

Sec. 5.500 of the Zoning Ordinance: In hearing an application for a Special Exception for Short-Term Rental operations, the board may consider factors such as the following:

Whether such an operation is likely to disrupt adjacent owners' right to the quiet enjoyment of their property (for example, by considering whether lot sizes are small enough that noise is likely to affect neighboring property owners); **The subject property has a lot size of 18,000 sq ft which is double the average lot size in this area, however, the requested occupancy is more than double the average for this neighborhood.**

Whether operation as a short-term rental in the property's zoning district is compatible with the quality of the surrounding area; **Of the 19 properties within 200 ft, 1 is the middle school which is across West College and 7 others are operating as a STR with 11 operating as residences, meaning more than half of the properties in the neighborhood are homes.**

Whether such an operation will substantially impact nearby streets, including whether the property provides only limited off-street parking; **The property provides ample parking as it has a large lot with parking available on the east side able to accommodate 7 vehicles.**

Which type of short-term rental, as defined in section 20-220, the applicant seeks to operate; STR-Unoccupied For a short-term rental existing prior to the effective date of chapter 20, article VII of the code, the duration of that short-term rental's operations and the number and type of complaints and/or citations related to that short-term rental;

The property obtained an STR-Unoccupied permit on 03/29/22 and has maintained the permit in good standing. The property transferred ownership from the previous owner to the current owner on 01/11/24 with the new owner requesting an increase in occupancy.

Whether operation with the terms of the special exception will adversely impact the residential quality of the surrounding neighborhood; **Staff believes that if approved, the increase in occupancy could adversely impact the neighborhood as the average occupancy is 5 and the property already has the largest occupancy (8) within 200 ft and more than half of the neighborhood are residences.**

Whether any properties located within a two hundred (200) foot radius of the property are operating with public or private primary or secondary educational facility uses; and Specific property characteristics of the short-term rental like lot size or large square footage of the structure." **The middle school is located directly across West College and while the lot is large, 18,700 sq ft, it also possesses the highest occupancy in the neighborhood.**

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

The property is located across from the middle school campus and in a neighborhood that consists of mainly residences. Of the 8 STRS located in the neighborhood, 5 have an occupancy of 4, 1 has an occupancy of 2 and 1 has an occupancy of 7, creating an average occupancy of 5. The property consists of a 2-story, 2,900 sq ft house that consists of 4 bedrooms. The property provides 7 parking spaces on a 18,700 sq ft lot.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. ZBA2024-02 Special Exception Application
2. 106 W College_Photos
3. College Street fred siteplan floorplan
4. ZBA2024-02 Surrounding Use and Occupancy Map
5. ZBA2024-02 Public Hearing Map
6. ZBA2024-02 Mailing Labels
7. Holst Protest
8. Neffendorf protest

APPROVAL/REVIEW:

_____	Date:
Shelby Collier, Associate Planner	
_____	Date:
Rachel Raggio, TOASE Attorney	
_____	Date:
Anna Hudson, Director of Development Services	



SPECIAL EXCEPTION APPLICATION TO BOARD OF ADJUSTMENT

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

1. Applicant: College Street Fred
2. Property Owner (if different from Applicant):
3. Applicant Phone: 512-786-5836__ Applicant Email: megan@rothercompany.com
4. Description of Subject Property:

Address: 106 W College Street, Fredericksburg, TX 78624

Legal Description: Lot 8, Block C, College Addition, in the City of Fredericksburg, Gillespie County, Texas, according to the map or plat recorded in Volume 12, Page 61, Deed Records, Gillespie County, Texas

Zoning Classification: R1

5. Application is made to the Board of Adjustment that a special exception be granted pursuant to the following section of the Zoning Ordinance:

Section: 5.500 – Board of Adjustment Subsection (circle one) (a)(1) (a)(2) (a)(3)

Details of Requested Special Exception: Because the current permit was issued prior to April 1, 2022, it falls under the 2018 Ordinance which was based on square footage divided by 200 sq ft per person, or per the original application submitted which was 4 bedrooms and occupancy of 8. We are requesting occupancy of 12 according to the newest ordinance, which allows for 2 people per bedroom plus 2 additional. This home has 5 bedrooms.

INFORMATION TO BE SUBMITTED BY THE APPLICANT:

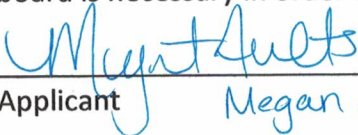
A. Complete short-term rental application as required by Section 20-221 of the Fredericksburg Municipal Code (excluding application fee; if a special exception is granted, the short-term rental owner and/or operator must promptly pay the short-term rental application fee required by the City Fee Schedule). Applications are available at the City's website: <https://www.fbgtx.org/845/Short-Term-Rentals>.

B. Fee(s) required by the City Fee Schedule.

C. In accordance with the Fredericksburg Zoning Ordinance, the Board of Adjustment may consider the following factors in hearing an application for a short-term rental special exception. The applicant may, but is not required to, address any of these factors, or provide any additional information in support of the request, by attaching a written response and/or exhibits to this form.

- i. Whether such operation is likely to disrupt adjacent owners' right to the quiet enjoyment of their property (for example, by considering whether lot sizes are small enough that noise is likely to affect neighboring property owners);
- ii. Whether operation as a short-term rental in the property's zoning district is compatible with the quality of the surrounding area;
- iii. Whether such operation will substantially impact nearby streets, including whether the property provides only limited off-street parking;
- iv. Which type of short-term rental, as defined in section 20-220, the applicant seeks to operate;
- v. For a short-term rental existing prior to the effective date of chapter 20, article VII of the code, the duration of that short-term rental's operations and the number and type of complaints and/or citations related to that short-term rental;
- vi. Whether operation with the terms of the special exception will adversely impact the residential quality of the surrounding neighborhood;
- vii. Whether any properties located within a two hundred (200) foot radius of the property are operating with public or private primary or secondary educational facility uses; and
- viii. Specific property characteristics of the short-term rental like lot size or large square footage of the structure.

6. ACKNOWLEDGEMENT: I have read this application form and understand that filing the application and paying the fee does not guarantee an affirmative action by the Zoning Board of Adjustment. I further understand that a concurring vote of 75 percent of the members of the board is necessary in order to obtain a special exception.


Applicant Megan A. Fuels

Property Owner (if different from Applicant)

STAFF USE ONLY

Application No: ZBA2024-01

Date: 01/16/24

Payment Type: _____

Date

Date

STAFF USE ONLY

Application No:_____ Date:_____ Payment Type:_____



Front of 106 W College



East Side of 106 W College - Driveway



East Side of 106 W College



Back of 106 W. College - Guest House



106 W College - Guest House



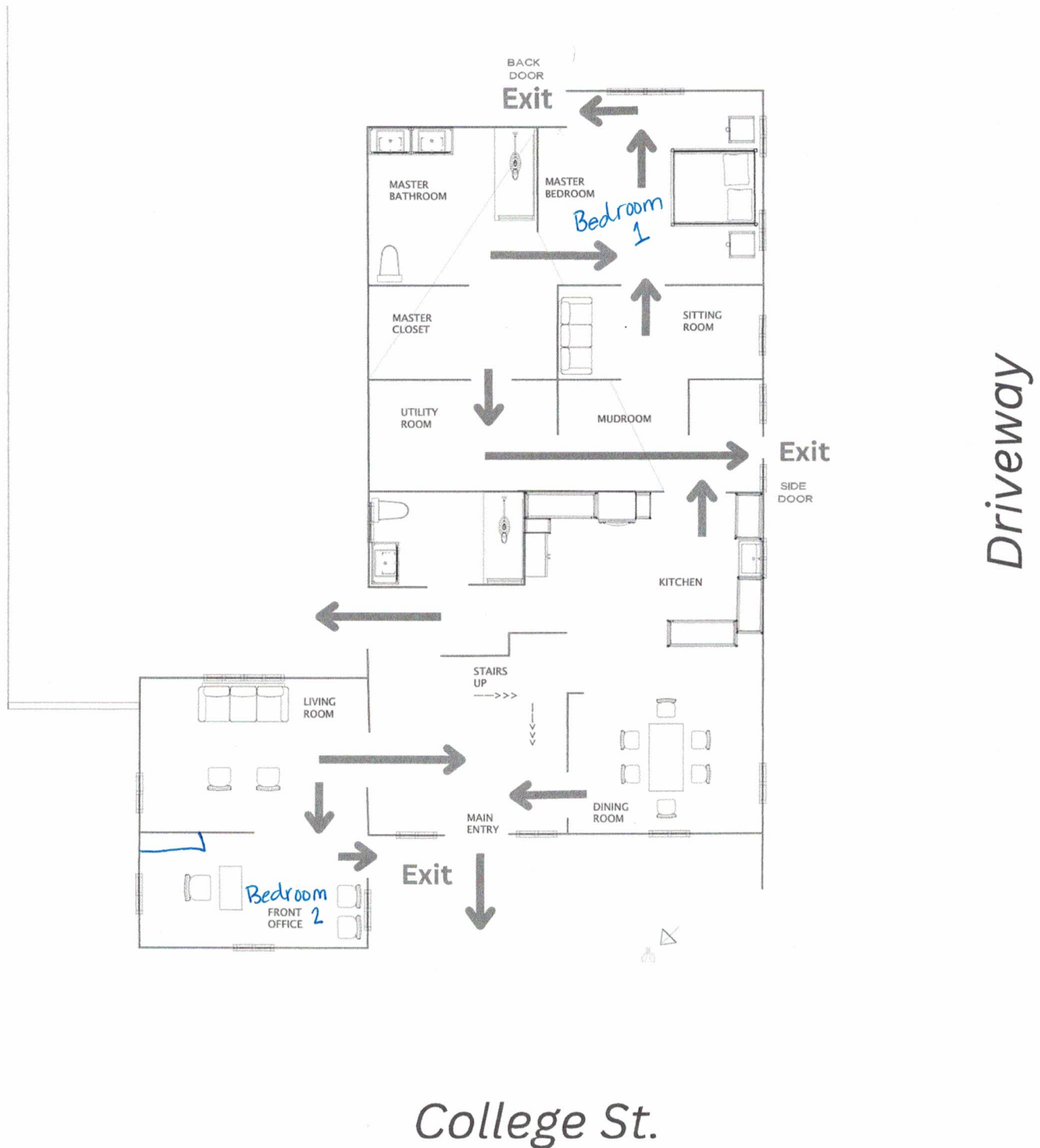
Back of Property - Parking Lot



West Side of 106 W College

College House Fire Evacuation Plan

1st Floor



Driveway

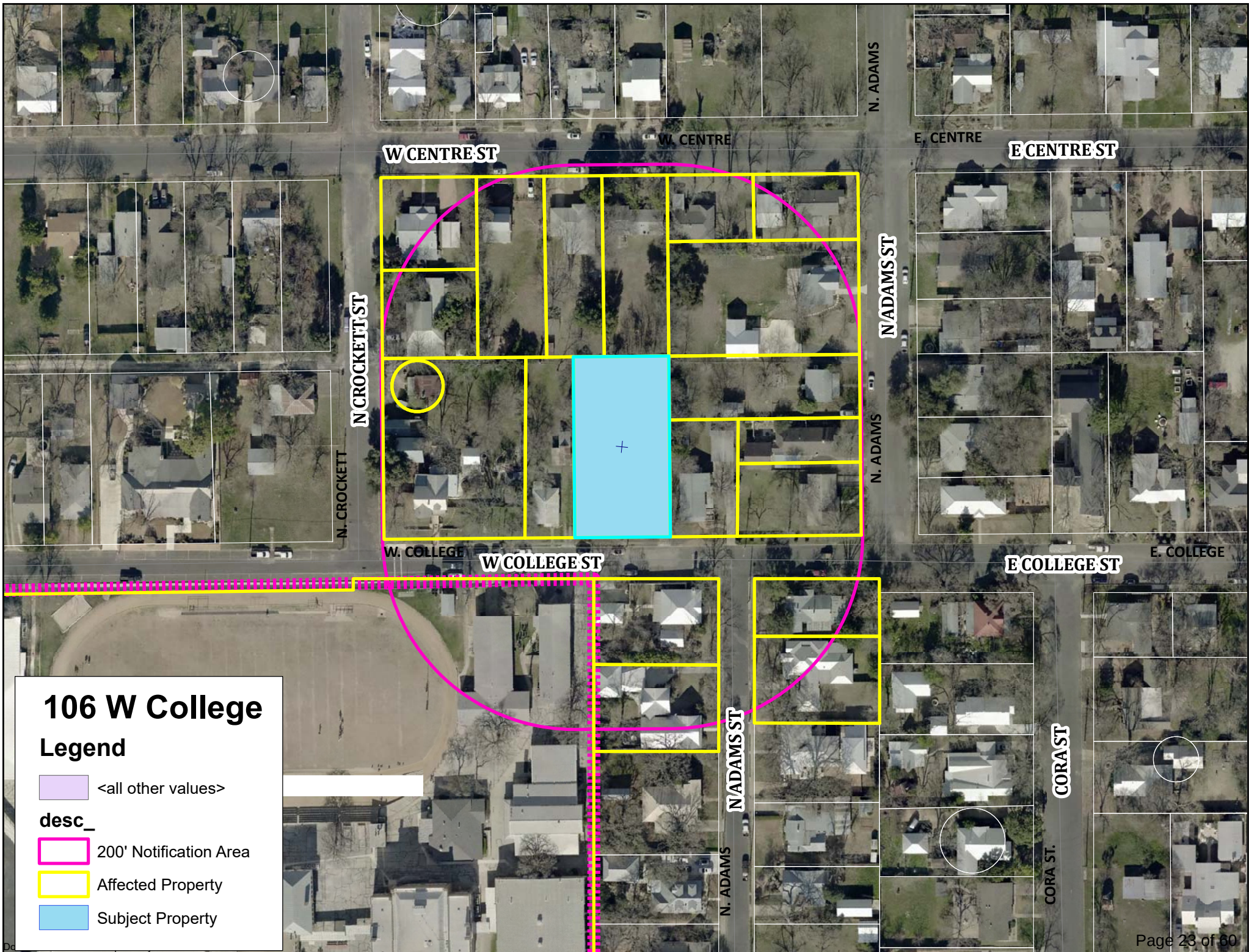
College St.

College House Fire Evacuation Plan

2nd Floor



College St.



AUSTIN & MIRANDA HOLST
9807 OAK HOLLOW DR
AUSTIN, TX 78758

ROBERT BUXTON
109 W CENTRE
FREDERICKSBURG, TX 78624

JEAN LOIS MOHR LIFE ESTATE
107 W CENTRE
FREDERICKSBURG, TX 78624

KOWERT FAMILY PROPERTIES LLC
P.O. BOX 47
FREDERICKSBURG, TX 78624

JUDY NEFFENDORF
612 N ADAMS
FREDERICKSBURG, TX 78624

RODNEY & SUSAN MARTIN
610 N ADAMS
FREDERICKSBURG, TX 78624

AJV IV INVESTMENTS LLC
3065 HAYDEN RANCH RD
FREDERICKSBURG, TX 78624

JOSHEPH & STACY RAPIER
3104 23RD ST
LUBBOCK, TX 79410

ROCK RIDGE FBG LLC
P.O.BOX 3226
FREDERICKSBURG, TX 78624

AUSTIN & MIRANDA JAMES
910 SUGAR PINE
SAN ANTONIO, TX 78232

DEAN BENA
1724 VENETIAN
ARLINGTON, TX 76013

CABROB TRUST
112 W COLLEGE
FREDERICKSBURG, TX 78624

FISD
234 FRIENDSHIP LN
FREDERICKSBURG, TX 78624

GABAY REAL ESTATE LLC
NJ-5 LAKE CHEROKEE
LONGVIEW, TX 75603

GRIDER & TIFFANY GORDON
18 DARA BETH CT
THE WOODLANDS, TX 77381

KEITH & TAMMIE KUNZ
517 N ADAMS
FREDERICKSBURG, TX 78624

ANNETTE MCDERMOTT
3732 OAK COVE LN
BEDFORD, TX 76021

ZBA2024-02 – 106 W COLLEGE

If you wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

SPECIAL EXCEPTION NO: ZBA2024-02 (106 W College)

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

We believe increasing the occupancy from 8 to 12 poses the risk of a rise in noise complaints in the area. As current STR owners, we acknowledge the importance of having higher occupancy rentals, but do not believe our neighborhood is the right place for them.

Miranda Holst Austin Holst
Signature

2-4-24
Date

Miranda Holst Austin Holst
Printed Name

111 W. Centre St.
Address

If you wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

SPECIAL EXCEPTION NO: ZBA2024-02 (106 W College)

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

Eight occupants is already a large number for one facility. Twelve occupants would more likely make it a party house with excessive noise in this residential neighborhood.

Judy V. Neffendorf

Signature

2/10/24

Date

JUDY V NEFFENDORF

Printed Name

612 N ADAMS ST FIG

Address



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services
TO: Zoning Board of Adjustment
FROM: Shelby Collier, Associate Planner
MEETING DATE: February 21, 2024

CATEGORY: PUBLIC HEARING

CAPTION: Request #ZBA2024-03; By Justin Hrabovsky, to Consider a Special Exception per Sec. 5.500 - Board of Adjustment Subsection A1 to Allow for an STR-Unoccupied Permit for Property Located at 109 South Edison Street.

- i Presentation by the applicant
 - ii Staff Report
 - iii Hold a Public Hearing
 - iv Take action on the Special Exception
-

PRESENTATION:

SUMMARY:

The applicant is requesting a Special Exception for property located at 109 S Edison to allow for a STR-Unoccupied permit. The property previously had a STR permit but allowed it to expire on 03/11/23 and failed to remit Hotel Occupancy Taxes.

BACKGROUND:

Sec. 20-223 - Special Exceptions Available To permit short-term rental operations with an expanded occupancy maximum or exception to parking requirements. The subject property has 19 properties within 200 ft. 7 of those properties are permitted Short-Term Rentals with an average occupancy of 5 when including the subject property which has the highest occupancy of the surrounding permitted properties.

Application Number: ZBA2024-03

Address: 109 S Edison

Size of Lot: 10,062 sq ft

Size of House: 2,688 sq ft

Bedrooms: 4 bedrooms in 2-story structure

Parking Spaces: 2 parking spaces, in the driveway. Parking spaces are measured 9 x 18.5. The driveway is 10-12 ft wide and 48 ft long which allows 2 cars to tandem park. - Property requires 4

parking spaces.

Zoning: R2, Mixed Residential

Response to Public Hearing: No responses received

Sec. 5.500 of the Zoning Ordinance: In hearing an application for a Special Exception for Short-Term Rental operations, the board may consider factors such as the following:

Whether such an operation is likely to disrupt adjacent owners' right to the quiet enjoyment of their property (for example, by considering whether lot sizes are small enough that noise is likely to affect neighboring property owners); **The subject property abuts CBD (Commercial Business District) zoning and is surrounded by intense commercial uses with other STR's in the neighborhood. In addition, the house is located on a 10,000 + sq ft lot that is located on the corner of S. Edison and W. San Antonio. The property shares one lot line with a CBD zoned STR and the other with a 10,000 + sq ft lot that serves as a residence. Staff does not believe the STR use will disrupt adjacent neighbors.**

Whether operation as a short-term rental in the property's zoning district is compatible with the quality of the surrounding area; **of the 10, R2 zoned properties located within 200 ft, 3 are STR's and the northern side of the 400 Block of West San Antonio Street abuts CBD zoning. Which allows STR uses, including STR-Facilities, by right.**

Whether such an operation will substantially impact nearby streets, including whether the property provides only limited off-street parking; **The property is able to park 2 cars which creates a parking deficit of 2 and would negatively impact the streets.**

Which type of short-term rental, as defined in section 20-220, the applicant seeks to operate; STR-Unoccupied For a short-term rental existing prior to the effective date of chapter 20, article VII of the code, the duration of that short-term rental's operations and the number and type of complaints and/or citations related to that short-term rental; **The property operated as a STR from 03/11/22 until 3/11/23 when the permit expired. The property was illegally operating from 03/11/23 until 01/09/24 when the listing was removed from Airbnb. The owner failed to renew the permit and pay HOT for all of 2022 and 2023. The owner has now paid HOT and is requesting a Special Exception in an attempt to obtain a STR-Unoccupied permit.**

Whether operation with the terms of the special exception will adversely impact the residential quality of the surrounding neighborhood; **Staff does not believe the use, if approved, would adversely affect the neighborhood.**

Whether any properties located within a two hundred (200) foot radius of the property are operating with public or private primary or secondary educational facility uses; and Specific property characteristics of the short-term rental like lot size or large square footage of the structure." **The lot is 10,000 sq ft and within walking distance to main street. The house is a 2-story, 2, 688 sq ft home that is located on the corner of South Edison and West San Antonio.**

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

As part of the review, Staff identified that the property abuts the CBD zone and the neighborhood contains many Short-Term Rentals to the east and west and commercial uses to the north. With that

said, the property failed to pay HOT for 2 years and illegally operated for 10 months. In addition, the property does not have adequate parking. If approved, the occupancy should be reduced to match parking or parking should be increased to handle occupancy.

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

Business Visioning
Government Vision
Family Life Vision
Quality of Life Vision

ATTACHMENTS:

1. ZBA2024-03 Special Exception Application
2. 109 S Edison Photos
3. ZBA2024-03 Floor Plan
4. ZBA2024-03 Site Plan
5. 109 S Edison St
6. ZBA2024-03 Public Hearing Map
7. 109 S Edison Zoning STR Map
8. ZBA2024-03 Mailing Labels

APPROVAL/REVIEW:

_____	Date:
Shelby Collier, Associate Planner	
_____	Date:
Rachel Raggio, TOASE Attorney	
_____	Date:
Anna Hudson, Director of Development Services	



SPECIAL EXCEPTION APPLICATION TO BOARD OF ADJUSTMENT

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

1. Applicant: Justin Hrabovsky
2. Property Owner (if different from Applicant): N/A
3. Applicant Phone: 512-665-8353 Applicant Email: justinh@cmgfi.com

4. Description of Subject Property:

Address: 109 S Edison St Fredericksburg TX

Legal Description: FBG ADDN BLK 21 LOT 295-PT

Zoning Classification: R2

5. Application is made to the Board of Adjustment that a special exception be granted pursuant to the following section of the Zoning Ordinance:

Section: 5.500 – Board of Adjustment Subsection (circle one): (a)(1) (a)(2) (a)(3)

Details of Requested Special Exception: Renew my expired permit # 8056001954 as I forgot to renew timely. Also per Fredericksburg city, I am surrounded by non occupied, non conforming STR's & commercially zoned properties within 200 ft.

6. INFORMATION TO BE SUBMITTED BY THE APPLICANT:

A. Complete short-term rental application as required by Section 20-221 of the Fredericksburg Municipal Code (excluding application fee; if a special exception is granted, the short-term rental owner and/or operator must promptly pay the short-term rental application fee required by the City Fee Schedule). Applications are available at the City's website: <https://www.fbgtx.org/845/Short-Term-Rentals>.

I completed twice on MGO connect site. juy

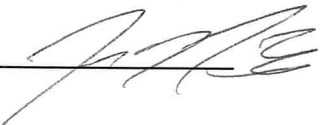
B. Fee(s) required by the City Fee Schedule.

C. In accordance with the Fredericksburg Zoning Ordinance, the Board of Adjustment may consider the following factors in hearing an application for a short-term rental special exception. The applicant may, but is not required to,

address any of these factors, or provide any additional information in support of the request, by attaching a written response and/or exhibits to this form.

- i. Whether such operation is likely to disrupt adjacent owners' right to the quiet enjoyment of their property (for example, by considering whether lot sizes are small enough that noise is likely to affect neighboring property owners);
- ii. Whether operation as a short-term rental in the property's zoning district is compatible with the quality of the surrounding area;
- iii. Whether such operation will substantially impact nearby streets, including whether the property provides only limited off-street parking;
- iv. Which type of short-term rental, as defined in section 20-220, the applicant seeks to operate;
- v. For a short-term rental existing prior to the effective date of chapter 20, article VII of the code, the duration of that short-term rental's operations and the number and type of complaints and/or citations related to that short-term rental;
- vi. Whether operation with the terms of the special exception will adversely impact the residential quality of the surrounding neighborhood;
- vii. Whether any properties located within a two hundred (200) foot radius of the property are operating with public or private primary or secondary educational facility uses; and
- viii. Specific property characteristics of the short-term rental like lot size or large square footage of the structure.

7. ACKNOWLEDGEMENT: I have read this application form and understand that filing the application and paying the fee does not guarantee an affirmative action by the Zoning Board of Adjustment. I further understand that a concurring vote of 75 percent of the members of the board is necessary in order to obtain a special exception.

<u>Justin Hrabovsky</u>		Property Owner (if different from Applicant)
Applicant		
<u>1/03/2024</u>		
Date		Date

STAFF USE ONLY

Application No: _____ Date: _____ Payment Type: _____

Exhibits/written responses per Special Exception Application to Board of Adjustment

Regarding Justin Hrabovsky 109 S Edison St. Permit #8056001954

- i.) This property have been an unoccupied non conforming STR for many years with zero documented noise complaints affecting quiet enjoyment. The property is on a very large corner lot surrounded by unoccupied STR's, commercial property and/or vacant land.
- ii.) The operation as a short term rental in the existing location is surrounded by numerous unoccupied STR's and or commercial zoning properties which is compatible for area.
- iii.) The property currently has at least 4 parking spaces off street parking. Up to 5 vehicles can fit off street parking no problem. Also property is on a corner street with very large lot and has significant on-street parking in front and side of property that does affect nearby streets based on width of streets in area and length of property line being on a corner.
- iv.) Non-conforming unoccupied permit as my previous expired permit was permit #8056001954
- v.) The duration of rental operation since I owned/purchased it in April of 2022, so 1 year 10 months. But the property was used as a non occupied non conforming STR previous to me owning it for years as well just don't have the exact length of time from previous owner of property. Since I have owned property I have had zero complaints and have only received 1 citation for leaving a trash bin on street the morning after a pick up day.
- vi.) The property is surrounded by existing non owner occupied non confirming STR's and or commercially zoned properties so this is congruent with existing quality of homes in immediate area/location.
- vii.) I don't believe this applies.
- viii.) Home is 2688 sq feet, large corner lot at .231 acres (10,062 sq ft)


1/3/24

JUSTIN HRABOVSKY



JUSTIN HRABOVSKY
512-665-8353
16265 SAWYER RANCH RD.
AUSTIN, TX 78737

74-1392/724

131

1/19/24
DATE

PAY TO
the order of

CITY OF FREDERICKSBURG

\$ 650.00

six hundred fifty + 00/100

DOLLARS



Security Features
Included.
Details on Back.



Northpointe Bank
Board of Adjustment

MEMO

Special exception 109 S. Edison

[Signature]

⑆072413926⑆ 25274924⑈ 00131

FOREVER FREE



Front of 109 S. Bowie



South East Side of Property –
Driveway 10-12 Ft Wide – 48 Ft Long



South East Side of Property



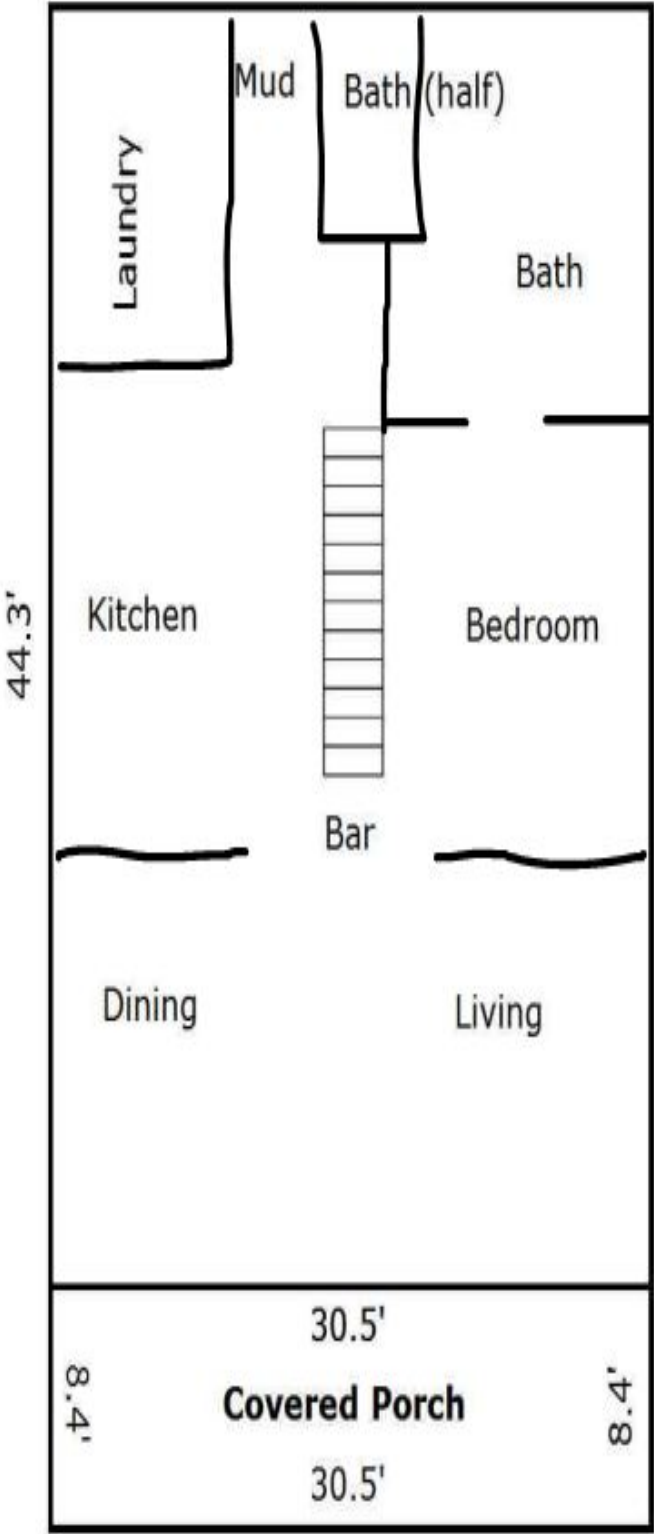
East Side of Property



North Side of Property

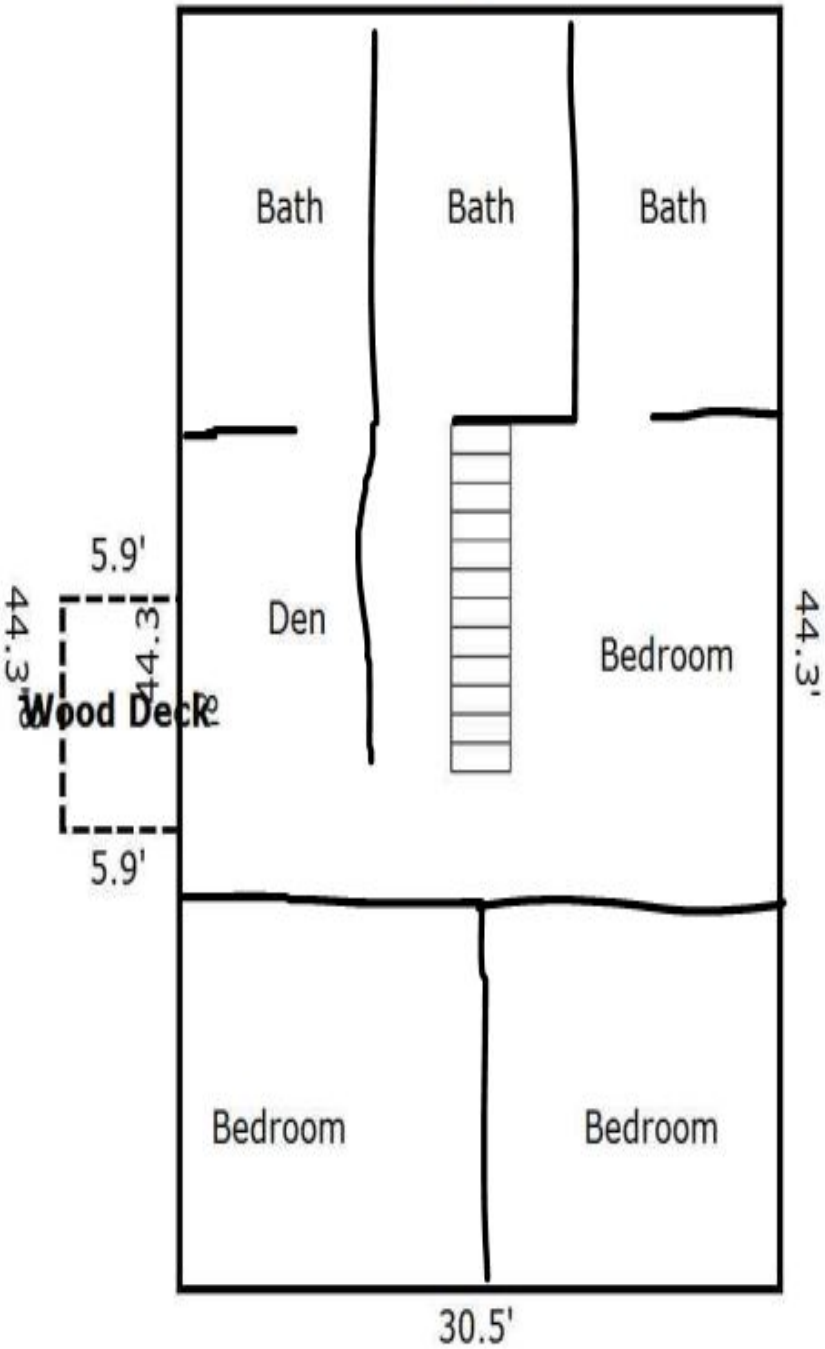
First Floor

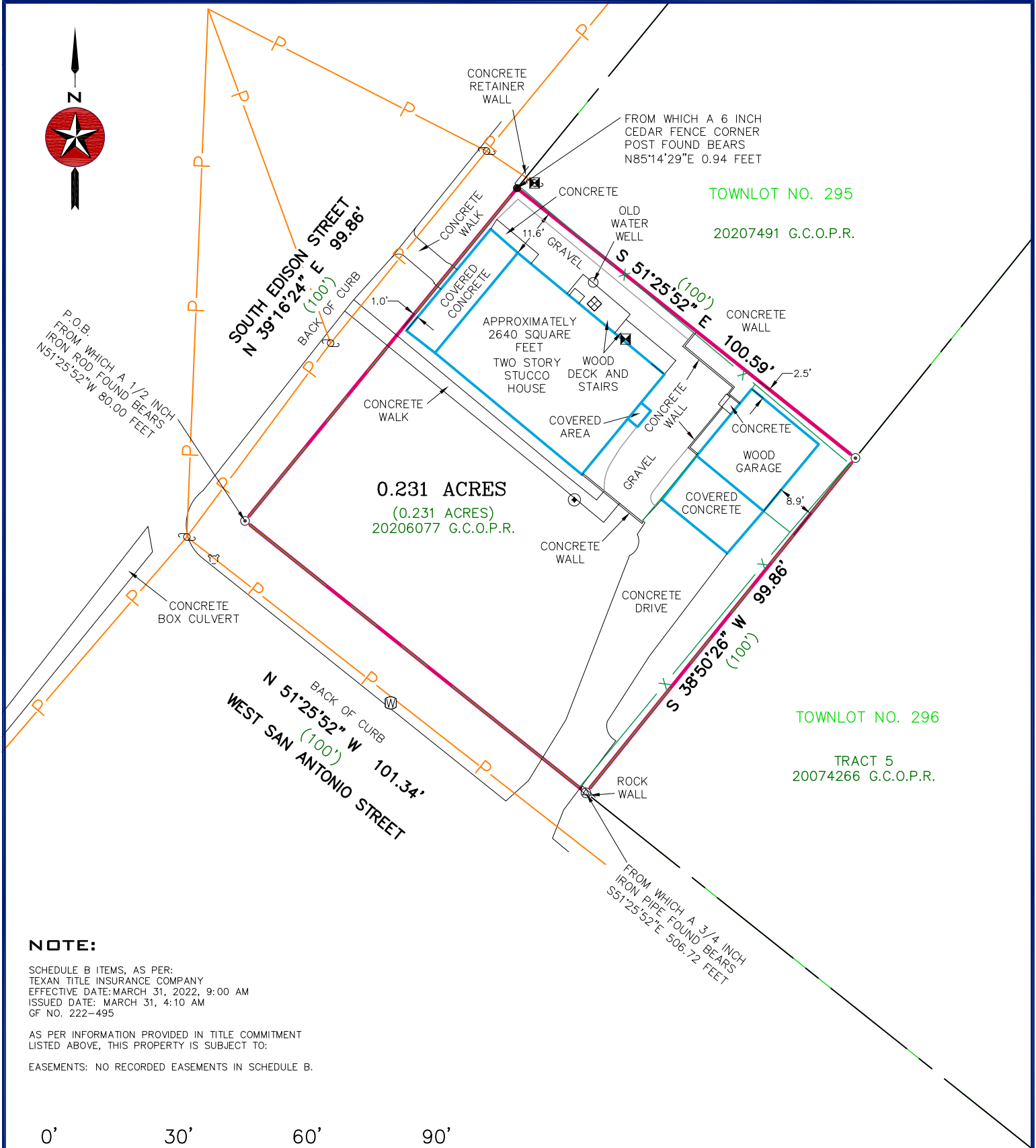
30.5'



Second Floor

30.5'



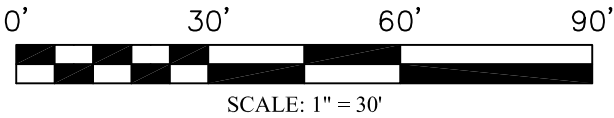


NOTE:

SCHEDULE B ITEMS, AS PER:
TEXAN TITLE INSURANCE COMPANY
EFFECTIVE DATE: MARCH 31, 2022, 9:00 AM
ISSUED DATE: MARCH 31, 4:10 AM
GF NO. 222-495

AS PER INFORMATION PROVIDED IN TITLE COMMITMENT
LISTED ABOVE, THIS PROPERTY IS SUBJECT TO:

EASEMENTS: NO RECORDED EASEMENTS IN SCHEDULE B.



SURVEY NOTES:

- 1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
- 2. UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEMS, VALVES, BOXES, AND/OR SPRINKLER HEADS THAT MAY EXIST, ARE NOT SHOWN HEREON.
- 3. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON.
- 4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

LEGEND:

	● POINT		
	⊙ 1/2" IRON ROD FOUND		
	○ 1/2" IRON ROD SET		
	⊕ 3/8" IRON ROD FOUND		
	☆ IRON PIPE FOUND		
	△ 120D NAIL FOUND		
	⊙ MAG NAIL FOUND		
	◆ CONCRETE MONUMENT FOUND		
	⊕ BENCH MARK		
G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS	G.C.O.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS		
G.C.D.R. - GILLESPIE COUNTY DEED RECORDS	G.C.R.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS		



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN
HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY
PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON
APRIL 13, 2021; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS,
OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

ABRAHAM J. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

REV. 04-13-2022
REV. 12-16-2021
12-06-2021
DATE



SEARCHERS
SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | P.O. Box 1504 Fredericksburg, TX 78624
830-383-1211 | Firm #10193966
www.searcherssls.com

TITLE SURVEY

0.231 ACRES OUT OF TOWNLOT NO. 295 AS SHOWN
ON THE MAP OF FREDERICKSBURG AND ENVIRONS
BY THE GERMAN EMIGRATION COMPANY IN THE CITY
OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

REFERENCE: ELLIOTT FBG GROUP, LLC
ADDRESS: 109 SOUTH EDISON
REV. 0
JOB NO. 21-5565
DRAWN BY: AJL/MJW



City of Fredericksburg Hotel Occupancy Tax Remittance Form

Remit to: City of Fredericksburg, TX • c/o Hotel Occupancy Taxes • 126 W. Main St. • Fredericksburg, TX 78624

Phone: (830) 990-2069 • Email: str@fbgtx.org

We accept checks, money orders, credit cards and ACH bank draft

To pay by credit card or ACH bank draft, email this form to str@fbgtx.org • Staff will send you an invoice with a secure payment link.

NOTE: Credit card fee is 2.9% • ACH bank draft is 0.08% up to \$5.00.

ATTENTION: If you are filing for more than one filing period, please complete a separate return for each period.

1. Business Name: 5H Legacy LLC
2. Business Mailing Address: 16265 Sawyer Ranch rd
3. Business City, State, Zip: Austin TX 78737
4. Contact Name: Justin Hrabovsky
5. Contact Email: justinh@cmgfi.com
6. Contact Phone: (512) 665-8353
7. Physical Location Address: 16265 Sawyer Ranch Rd
8. I am filing Hotel Occupancy Taxes for one of the following (check one): ☒ STR ☐ Hotel/Motel
9. I am filing Hotel Occupancy Taxes for one of the following (check one): YEAR: 2023 ☐ 10. I declare I did not have any taxable receipts.
- ☒ 1st Quarter - Jan. 1 thru Mar. 31 ☐ 2nd Quarter - Apr. 1 thru Jun. 30 ☐ 3rd Quarter - Jul. 1 thru Sep. 30 ☐ 4th Quarter - Oct. 1 thru Dec. 31

11.	12.	13.	14.	15.	16.	17.	18.	19.
Permit #	Hotel/Motel or Short-term Rental Unit Name/Address	Total Receipts	Total Taxable Receipts	7% Tax Amount	1% Discount (if applicable)	15% Penalty (if applicable)	4.25% Interest (if applicable)	Tax Amount Due
8056001954	The 5H Legacy Revocable Living Trust/ 109 S Edison St Fredericksburg TX	14028.14	14028.14	981.97	0	147.30	41.74	1171.01
8056001723	Olive Street Retreat / 110 S Olive St Fredericksburg TX	6006.24	6006.24	420.44		63.07	17.87	501.38

20. **Taxpayer Changes:** Please use this section to show any changes or corrections on the Taxpayer. If this property has been sold or transferred, please indicate the New Taxpayer's Information.

Taxpayer Name: Justin Hrabovsky Mailing Address: 16265 Sawyer Ranch Rd City, State, Zip: Austin TX 78737

Contact Email: justinh@cmgfi.com Contact Phone: (512) 665-8353 Date of Change: _____

21. **PROPERTY CHANGES** Please check one (if applicable):

- ☐ I will not be renting this property any longer - this is my final report. ☐ I have sold this property and will not be renting it any longer - this is my final report. ☐ I am renting this property, but only for periods of 30 days or more at a time - this is my final report.

22. By signing below, I declare that the information in this document and any attachments are true and correct to the best of my knowledge and belief.

Sign Here Justin Hrabovsky Print Here Justin Hrabovsky 01/11/2024

Signature of Duly Authorized Agent Printed Name of Duly Authorized Agent Date

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11. Permit #	12. Hotel/Motel or Short-term Rental Unit Name/Address	13. Total Receipts	14. Total Taxable Receipts	15. 7% Tax Amount	16. 1% Discount (if applicable)	17. 15% Penalty (if applicable)	18. 4.25% Interest (if applicable)	19. Tax Amount Due
8056001954	The 5H Legacy Revocable Living Trust/ 109 S Edison St Fredericksburg TX	14342.42	14342.42	1003.97	0	150.60	42.67	1197.24
8056001723	Olive Street Retreat / 110 S Olive St Fredericksburg TX	9300.36	9300.36	651.03		97.65	27.67	776.35

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Taxpayer Name: Justin Hrabovsky
Mailing Address: 16265 Sawyer Ranch Rd
City, State, Zip: Austin TX 78737
Contact Email: justinh@cmgfi.com
Contact Phone: (512) 665-8353
Date of Change: _____

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2. Business Mailing Address: 16265 Sawyer Ranch rd
5. Contact Email: justinh@cmgfi.com
10. I declare I did not have any taxable receipts.
3. Business City, State, Zip: Austin TX 78737
6. Contact Phone: (512) 665-8353
No. of Units / Rooms Available: 2 No. of Units / Rooms Rented: 2

11.	12.	13.	14.	15.	16.	17.	18.	19.
Permit #	Hotel/Motel or Short-term Rental Unit Name/Address	Total Receipts	Total Taxable Receipts	7% Tax Amount	1% Discount (if applicable)	15% Penalty (if applicable)	4.25% Interest (if applicable)	Tax Amount Due
8056001954	The 5H Legacy Revocable Living trust/ 109 S Edison St Fredericksburg TX	6306.94	6306.94	441.49	0	66.22	18.76	526.47
8056001723	Olive STreet Retreat / 110 S Olive St Fredericksburg TX	10133.59	10133.59	709.35		106.40	30.15	845.90

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Contact Email: justinh@cmgfi.com Contact Phone: (512) 665-8353 Date of Change: _____

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☐ 1st Quarter - Jan. 1 thru Mar. 31 ☐ 2nd Quarter - Apr. 1 thru Jun. 30 ☐ 3rd Quarter - Jul. 1 thru Sep. 30 ☒ 4th Quarter - Oct. 1 thru Dec. 31

No. of Units / Rooms Available: 2

No. of Units / Rooms Rented: 2

11. Permit #	12. Hotel/Motel or Short-term Rental Unit Name/Address	13. Total Receipts	14. Total Taxable Receipts	15. 7% Tax Amount	16. 1% Discount (if applicable)	17. 15% Penalty (if applicable)	18. 4.25% Interest (if applicable)	19. Tax Amount Due
8056001954	The 5H Legacy Revocable Living Trust/ 109 S Edison St Fredericksburg TX	20949.09	18366.95	1285.69	0	192.85	54.64	1533.18
8056001723	Olive Street Retreat / 110 S Olive St Fredericksburg TX	8715.45	8715.45	610.08		91.51	25.93	727.52

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Permit #	Hotel/Motel or Short-term Rental Unit Name/Address	Total Receipts	Total Taxable Receipts	7% Tax Amount	1% Discount (if applicable)	15% Penalty (if applicable)	4.25% Interest (if applicable)	Tax Amount Due
8056001954	The 5H Legacy Revocable Living trust/ 109 S Edison St Fredericksburg TX	12337.43	12337.43	863.62	0	0	0	863.62
8056001723	Olive STreet Retreat / 110 S Olive St Fredericksburg TX	9667.02	9667.02	676.70	0	0	0	676.70

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Taxpayer Name: Justin Hrabovsky Mailing Address: 16265 Sawyer Ranch Rd City, State, Zip: Austin TX 78737
Contact Email: justinh@cmgfi.com Contact Phone: (512) 665-8353 Date of Change: _____

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8056001954	The 5H Legacy Revocable Living Trust/ 109 S Edison St Fredericksburg TX	20949.09	20949.09	1466.44	0	219.97	62.33	1748.74

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8056001954	The 5H Legacy Revocable Living trust/ 109 S Edison St Fredericksburg TX	5955.80	5955.80	416.91	0	62.54	17.72	497.20

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The City of Fredericksburg

November 9, 2023

5H LEGACY REVOCABLE LIVING TRUST
16265 SAWYER RANCH RD
AUSTIN, TX 78737

Dear Taxpayer,

The City of Fredericksburg has not received your Hotel Occupancy Tax Remittance for the following quarter(s).

Quarter	Period	Quarter Due Date
3 RD QUARTER	JULY 1 – SEPT. 30, 2023	OCT 31, 2023

for the following property:

STR or Hotel/Motel Name	Physical Address
8056001954	109 S EDISON ST, Fredericksburg, TX 78624

Under City Ordinance, [Article IV. Hotel Occupancy Tax](#), Section 41-70 for the Collection of Tax, "Every person owning, operating, managing or controlling any hotel shall collect the tax imposed by Section 41-69 hereof for the City of Fredericksburg. The use of any agent or booking service shall not relieve any person from responsibility for payment of tax."

Section 41-68 defines a Hotel as "a building in which members of the public obtain sleeping accommodations for consideration. The term includes a hotel, motel, tourist house, tourist court, lodging house, inn, rooming house, or bed and breakfast."

Section 41-71 states, Hotel Occupancy Tax shall be remitted on the last day of the month following each quarterly period.

Under [Tax Code Chapter 351 for Municipal Hotel Occupancy Taxes](#), Interest on Delinquent Tax, interest of 4.25 percent will accrue from the first day after the date due until the tax is paid. Additionally, under Tax Code Chapter 351 for Tax Collection, a penalty of 15 percent of the tax due shall be due if the tax has been delinquent for at least one fiscal quarter.

If you did not have any receipts during the quarter, you are required to submit a remittance form declaring you did not have any receipts for the quarter.

If you are a short-term rental owner/operator, failure to remit hotel occupancy taxes could affect your ability to obtain or retain a short-term rental permit ([Appendix B - Zoning Ordinance, Section 5.401.11.c.iv](#)).

Under [Article IV. Hotel Occupancy Tax, Section 41-74](#), the City may file against you in Municipal Court for failure to collect, make reports and/or pay tax, which could yield up to a \$500.00 fine, or proceed against you in District Court to enjoin you from operating your short-term rental or overnight lodging facility. You could also be liable to the City for the City Attorney's fees for collection.

Please remit within 10 days of the date of this letter. For assistance filing your Hotel Occupancy Taxes, call 830-990-2069, or send an email to deckhardt@fbgtx.org

Thank you for your time and prompt attention to this matter.

Sincerely,

Darren Eckhardt
Finance Department
Hotel Occupancy Tax Collections Specialist
830-990-2069 Direct
eMail: deckhardt@fbgtx.org
Enclosure



The City of Fredericksburg

May 30, 2023

LIGHT HOUSE
16265 SAWYER RANCH RD
AUSTIN, TX 78737

Dear Taxpayer,

The City of Fredericksburg has not received your Hotel Occupancy Tax Remittance for the following quarter(s).

Quarter	Period	Quarter Due Date
1st quarter 2023	Jan 1 - Mar 31, 2023	4/30/2023

for the following property:

STR or Hotel/Motel Name	Physical Address
8056001954	109 S EDISON ST, Fredericksburg, TX 78624

Under City Ordinance, [Article IV. Hotel Occupancy Tax](#), Section 41-70 for the Collection of Tax, "Every person owning, operating, managing or controlling any hotel shall collect the tax imposed by Section 41-69 hereof for the City of Fredericksburg. The use of any agent or booking service shall not relieve any person from responsibility for payment of tax."

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Please remit within 10 days of the date of this letter. For assistance filing your Hotel Occupancy Taxes, call 830-990-2069, or send an email to deckhardt@fbgtx.org

Thank you for your time and prompt attention to this matter.

Sincerely,

Darren Eckhardt
Finance Department
Hotel Occupancy Tax Collections Specialist
830-990-2069 Direct
eMail: deckhardt@fbgtx.org

Enclosure



The City of Fredericksburg

August 29, 2023

THE 5H LEGACY REVOCABLE LIVING TRUST
16265 SAWYER RANCH RD
AUSTIN TX 78737

Dear Taxpayer,

The City of Fredericksburg has not received your Hotel Occupancy Tax Remittance for the following quarter(s).

Quarter	Period	Quarter Due Date
2 nd Quarter 2023	April 1 st – June 30 th	July 31 st 2023

for the following property:

STR or Hotel/Motel Name	Physical Address
8056001954	109 S EDISON ST, Fredericksburg, TX 78624

Under City Ordinance, [Article IV. Hotel Occupancy Tax](#), Section 41-70 for the Collection of Tax, "Every person owning, operating, managing or controlling any hotel shall collect the tax imposed by Section 41-69 hereof for the City of Fredericksburg. The use of any agent or booking service shall not relieve any person from responsibility for payment of tax."

Section 41-68 defines a Hotel as "a building in which members of the public obtain sleeping accommodations for consideration. The term includes a hotel, motel, tourist house, tourist court, lodging house, inn, rooming house, or bed and breakfast."

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Under [Article IV. Hotel Occupancy Tax, Section 41-74](#), the City may file against you in Municipal Court for failure to collect, make reports and/or pay tax, which could yield up to a \$500.00 fine, or proceed against you in District Court to enjoin you from operating your short-term rental or overnight lodging facility. You could also be liable to the City for the City Attorney's fees for collection.

Please remit within 10 days of the date of this letter. For assistance filing your Hotel Occupancy Taxes, call 830-990-2069, or send an email to deckhardt@fbgtx.org

Thank you for your time and prompt attention to this matter.

Sincerely,

Darren Eckhardt
Finance Department
Hotel Occupancy Tax Collections Specialist
830-990-2069 Direct
eMail: deckhardt@fbgtx.org

Enclosure

Receipt



Invoice number F607EA46-0001
Receipt number 2305-5104
Date paid January 31, 2024
Payment method US bank account

City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624
United States
+1 830-990-2023

Bill to
Justin Hrabovsky
16265 Sawyer Ranch Rd
Austin, Texas 78737
United States
+1 512-665-8353
justinh@cmgfi.com

Ship to
5H Legacy LLC
109 S Edison St
110 S Olive St
Fredericksburg, Texas 78624
United States
+1 512-665-8353

\$1,377.37 paid on January 31, 2024

3RD QUARTER 2023 HOT

8056001954 - 109 S Edison St - \$526.47
8056001723 - 110 S Olive St - \$845.90

Total - \$1,372.37

Description	Qty	Unit price (excl. tax)	Amount (excl. tax)
City of Fbg HOT Jul 1 – Sep 30, 2023	1	\$1,372.37	\$1,372.37
ACH bank draft fee	1	\$5.00	\$5.00
Subtotal			\$1,377.37
Total			\$1,377.37
Amount paid			\$1,377.37

THANK YOU! SHOULD YOU NEED ASSISTANCE, PLEASE EMAIL STR@FBGTX.ORG

Receipt



Invoice number F607EA46-0002
Receipt number 2828-1181
Date paid January 31, 2024
Payment method US bank account

City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624
United States
+1 830-990-2023

Bill to
Justin Hrabovsky
16265 Sawyer Ranch Rd
Austin, Texas 78737
United States
+1 512-665-8353
justinh@cmgfi.com

Ship to
5H Legacy LLC
109 S Edison St
110 S Olive St
Fredericksburg, Texas 78624
United States
+1 512-665-8353

\$1,978.59 paid on January 31, 2024

2ND QUARTER 2023 HOT

8056001954 - 109 S Edison St - \$1,197.24
8056001723 - 110 S Olive St - \$776.35

Total - \$1,973.59

Description	Qty	Unit price (excl. tax)	Amount (excl. tax)
City of Fbg HOT Apr 1 – Jun 30, 2023	1	\$1,973.59	\$1,973.59
ACH bank draft fee	1	\$5.00	\$5.00
Subtotal			\$1,978.59
Total			\$1,978.59
Amount paid			\$1,978.59

THANK YOU! SHOULD YOU NEED ASSISTANCE, PLEASE EMAIL STR@FBGTX.ORG

Receipt



Invoice number F607EA46-0003
Receipt number 2702-5959
Date paid January 31, 2024
Payment method US bank account

City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624
United States
+1 830-990-2023

Bill to
Justin Hrabovsky
16265 Sawyer Ranch Rd
Austin, Texas 78737
United States
+1 512-665-8353
justinh@cmgfi.com

Ship to
5H Legacy LLC
109 S Edison St
110 S Olive St
Fredericksburg, Texas 78624
United States
+1 512-665-8353

\$1,677.39 paid on January 31, 2024

1ST QUARTER 2023 HOT

8056001954 - 109 S Edison St - \$1,171.01
8056001723 - 110 S Olive St - \$501.38

Total - \$1,672.39

Description	Qty	Unit price (excl. tax)	Amount (excl. tax)
City of Fbg HOT Jan 1 – Mar 31, 2023	1	\$1,672.39	\$1,672.39
ACH bank draft fee	1	\$5.00	\$5.00
Subtotal			\$1,677.39
Total			\$1,677.39
Amount paid			\$1,677.39

THANK YOU! SHOULD YOU NEED ASSISTANCE, PLEASE EMAIL STR@FBGTX.ORG

Receipt



Invoice number F607EA46-0004
Receipt number 2564-3620
Date paid January 31, 2024
Payment method US bank account

City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624
United States
+1 830-990-2023

Bill to
Justin Hrabovsky
16265 Sawyer Ranch Rd
Austin, Texas 78737
United States
+1 512-665-8353
justinh@cmgfi.com

Ship to
5H Legacy LLC
109 S Edison St
110 S Olive St
Fredericksburg, Texas 78624
United States
+1 512-665-8353

\$2,265.70 paid on January 31, 2024

4TH QUARTER 2022 HOT

8056001954 - 109 S Edison St - \$1,533.18
8056001723 - 110 S Olive St - \$727.52

Total - \$2,260.70

Description	Qty	Unit price (excl. tax)	Amount (excl. tax)
City of Fbg HOT Oct 1 – Dec 31, 2022	1	\$2,260.70	\$2,260.70
ACH bank draft fee	1	\$5.00	\$5.00
Subtotal			\$2,265.70
Total			\$2,265.70
Amount paid			\$2,265.70

THANK YOU! SHOULD YOU NEED ASSISTANCE, PLEASE EMAIL STR@FBGTX.ORG

Receipt



Invoice number F607EA46-0007
Receipt number 2995-6131
Date paid February 6, 2024
Payment method US bank account

City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624
United States
+1 830-990-2023

Bill to
Justin Hrabovsky
16265 Sawyer Ranch Rd
Austin, Texas 78737
United States
+1 512-665-8353
justinh@cmgfi.com

Ship to
5H Legacy LLC
109 S Edison St
110 S Olive St
Fredericksburg, Texas 78624
United States
+1 512-665-8353

\$1,545.32 paid on February 6, 2024

4TH QUARTER 2023 HOT

8056001954 - 109 S Edison St - \$863.62
8056001723 - 110 S Olive St - \$676.70

Total - \$1,540.32

Description	Qty	Unit price (excl. tax)	Amount (excl. tax)
City of Fbg HOT Oct 1 – Dec 31, 2023	1	\$1,540.32	\$1,540.32
ACH bank draft fee	1	\$5.00	\$5.00
Subtotal			\$1,545.32
Total			\$1,545.32
Amount paid			\$1,545.32

THANK YOU! SHOULD YOU NEED ASSISTANCE, PLEASE EMAIL STR@FBGTX.ORG

Receipt



Invoice number F607EA46-0006
Receipt number 2698-7340
Date paid January 31, 2024
Payment method US bank account

City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624
United States
+1 830-990-2023

Bill to
Justin Hrabovsky
16265 Sawyer Ranch Rd
Austin, Texas 78737
United States
+1 512-665-8353
justinh@cmgfi.com

Ship to
5H Legacy LLC
109 S Edison St
110 S Olive St
Fredericksburg, Texas 78624
United States
+1 512-665-8353

\$502.20 paid on January 31, 2024

2ND QUARTER 2022 HOT

8056001954 - 109 S Edison St

Description	Qty	Unit price (excl. tax)	Amount (excl. tax)
City of Fbg HOT Apr 1 – Jun 30, 2022	1	\$497.20	\$497.20
ACH bank draft fee	1	\$5.00	\$5.00
Subtotal			\$502.20
Total			\$502.20
Amount paid			\$502.20

THANK YOU! SHOULD YOU NEED ASSISTANCE, PLEASE EMAIL STR@FBGTX.ORG

Receipt



Invoice number F607EA46-0005
Receipt number 2732-7754
Date paid January 31, 2024
Payment method US bank account

City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624
United States
+1 830-990-2023

Bill to
Justin Hrabovsky
16265 Sawyer Ranch Rd
Austin, Texas 78737
United States
+1 512-665-8353
justinh@cmgfi.com

Ship to
5H Legacy LLC
109 S Edison St
110 S Olive St
Fredericksburg, Texas 78624
United States
+1 512-665-8353

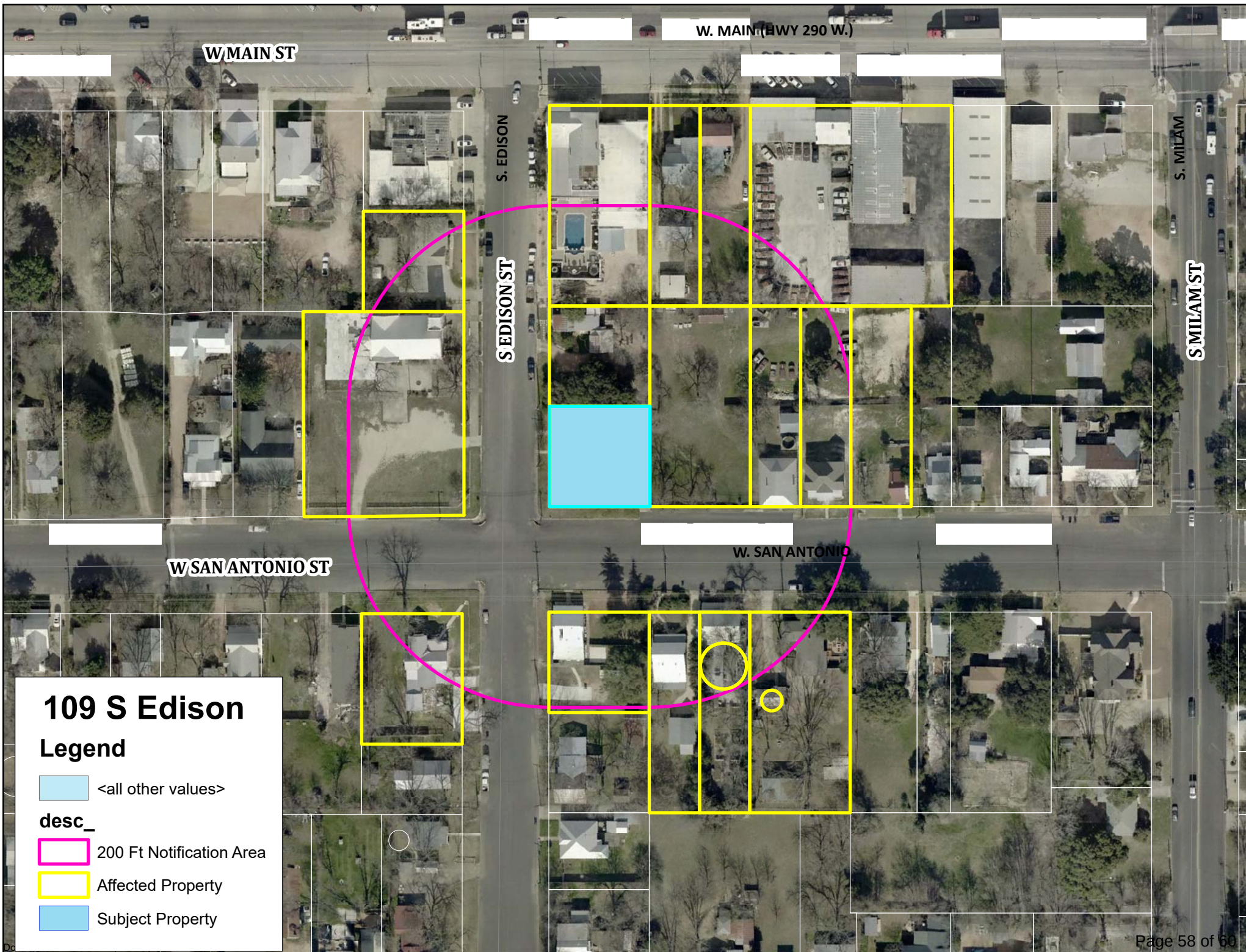
\$1,753.74 paid on January 31, 2024

3RD QUARTER 2022 HOT

8056001954 - 109 S Edison St

Description	Qty	Unit price (excl. tax)	Amount (excl. tax)
City of Fbg HOT Jul 1 – Sep 30, 2022	1	\$1,748.74	\$1,748.74
ACH bank draft fee	1	\$5.00	\$5.00
Subtotal			\$1,753.74
Total			\$1,753.74
Amount paid			\$1,753.74

THANK YOU! SHOULD YOU NEED ASSISTANCE, PLEASE EMAIL STR@FBGTX.ORG





COYNE PROPERTIES LLC
3721 WHITE FISH ST
BENTONVILLE, AR 72712

GREATER LIFE CHRISTIAN CENTER
P.O. BOX 1452
FREDERICKSBURG, TX 78624

TIMOTHY CRENWELGE
815 W MAIN
FREDERICKSBURG, TX 78624

KAREN JORDAN
603 PERSIMMON CT
FREDERICKSBURG, TX 78624

KEVIN MONTGOMERY
421 W MAIN ST
FREDERICKSBURG, TX 78624

MJTJ INVESTMENTS LP
815 W MAIN
FREDERICKSBURG, TX 78624

LETTIBE INVESTMENTS LLC
11642 ELM RIDGE RD
SAN ANTONIO, TX 78230

LAMAR & AMBER CROSSLAND TRUST
P.O. BOX 2608
FREDERICKSBURG, TX 78624

CLARENCE & ANEDA BRYK
147 W SAN ANTONIO
FREDERICKSBURG, TX 78624

MICHAEL & MARGARET GILLESPIE
415 W SAN ANTONIO
FREDERICKSBURG, TX 78624

BOBBY & PATRICE ODOM
203 RAINBOW DR – 10395
LIVINGSTON, TX 77399

ZBA2024-03 – 109 S EDISON