City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, August 6, 2025 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Janice Menking, Chair
Tom Musselman, Member
Tim Dooley, Member
Jeff Lawrence, Member
Jim Jarreau, Member
Belinda McDonnell, Member
Sondra Sultemeier, Member
Tyler Pansing, Member
George Hager, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on August 6, 2025 at 5:30PM. Link to City of Fredericksburg agenda webpage to watch video of the meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on August 6, 2025.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:
Sign up in-person between 5:00 p.m. and 5:30 p.m. New City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624
You will be limited to 3 minutes to speak.

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1. CALL TO ORDER

2. SWEARING IN OF NEW BOARD MEMBERS

3. APPOINTMENT OF A VICE CHAIR

4. ROLL CALL

5. APPROVAL OF MINUTES

A. July 2, 2025, Regular Meeting Minutes

6. PUBLIC HEARING

A. **Request Z-2513 (Old Business):** By P.V. McMinn with Nuvista Development LLC, to reconsider a Site Plan and Conditional Use Permit per Sec. 3.200 for a Condominium and Townhome Use for Property Located at 1032 South Milam Street.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Conditional Use Permit

B. **Consider Request Z-2514:** By Stuart Barron to Consider the Following:

A. A Land Use Change from Commercial Center/Commercial to Medium Density Residential for Property Located at 514 Friendship Lane.

B. A Zoning Change from C1.5, Medium Commercial to C2, Commercial for Property Located at 514 Friendship Lane.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Land Use Change
v Take Action on the Zoning Change

7. ACTION ITEMS

A. **SP-2506:** By Fredericksburg Racquet Center to consider and take action on the Site Plan for the proposed Racquet Ball Complex located 780 ft East of the Friendship Lane Hwy 87 South Intersection. Also referred to as G.E. CO#27.

B. **SP-2507:** By Kim Erwin to consider and take action on the Site Plan renewal of the existing Site Plan and Entry Corridor approval for the proposed STR Facility Complex that includes a tasting room and office use at the property located at 715 S. Washington.

C. **SP-2509:** By William Andrew McLaughlin to consider and take action on the Replat of Lots 111 and 123 of the Frieden Subdivision Phase 2 Development.

D. **SP-2511:** By Gulf Ranch to consider and take action on the Site Plan and Entry Corridor approval for the proposed Restaurant at the property located at 204 S. Adams Street.

E. **P-2519:** By Zoe Jasso to consider and take action on the Final Plat approval for the proposed Phase 3 of The Friendship Oaks Subdivision located East of the US87 and S. Creek Street Intersection.

8. DISCUSSION ITEMS

A. Director's Report

i. Planning & Zoning Special Meeting September 23, 2025

ii. Amendment Discussion

9. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at 4:30PM. on August 1, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
MEETING MINUTES
July 2, 2025
5:30 P.M.

On the 2nd day of July 2025, the Planning and Zoning Commission convened in Regular Session at the New City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg Texas with the following members present to constitute a quorum:

PRESENT:
JANICE MENKING
POLLY RICKERT
TOM MUSSELMAN
CINDY SCROGGINS
JEFF LAWRENCE
TIM DOOLEY
BELINDA MCDONNELL
JIM JARREAU
DARYL WHITWORTH

ABSENT:

ALSO, PRESENT:
CLIFF CROSS – Director of Development Services
SHELBY COLLIER – Senior Planner
JAN MUSGROVE – Planner I
SYBIL DECKARD– Staff Engineer
JERYLL PRUITT – Legal Counsel

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

ROLL CALL: A quorum was present.

PUBLIC HEARING ITEMS:

New Director Introduction: Janice Menking introduced and welcomed Cliff Cross, the new Director of Development Services.

Cliff Cross, Director of Development Services: Cliff detailed his career, which included working in Illinois, the Chicago area, and the Saint Louis area. He emphasized his background in growth management and zoning administration, which he believes will benefit the City of Fredericksburg. He highlighted his goals for the city, including implementing the Unified Land Development Code. He emphasized his commitment to serving the public and ensuring the city's growth management aligns with smart growth principles.

Request Z-2512 - By the City of Fredericksburg to consider the following:

A. A land use change from Medium Density Residential to Public/Semi-Public for approximately 8.91 acres of land located 780 Ft east of the Friendship Lane Hwy 87 South intersection, also referred to as g.E.CO #27 for property located at 1106 South Adams Street.

B. A zoning change from R1, Single Family residential to PR, Public Facilities for approximately 8.91 acres of land located 780 Ft east of the Friendship Lane Hwy 87 South intersection, also referred to as g.E.CO #27 for property located at 1106 South Adams Street.

Janice Menking opened the floor for public hearing at 5:38PM, no one chose to speak, public hearing closed at 5:39Pm

Presentation: Garett Bonn, Assistant City Manager
Garett Bonn, Assistant City Manager: Spoke to the fact that City Council recently entered into an agreement with the Fredericksburg Racket Center to develop a racket ball facility at the site. The city's responsibility under the agreement includes rezoning and re-plating the site.

Summary: Shelby Collier
Ms. Collier discussed the proposal to change the land use from medium density residential to public and semi-public for a property on Friendship Lane. The change aims to develop the property for public facilities, such as parks and open spaces. The 2024 comprehensive plan identifies the property as suitable for parks and open space, recommending the zoning category of open space. The public facilities zoning category is also considered appropriate for this use. The surrounding properties include neighborhood commercial, commercial, and open space zones. The diverse mix of land uses in the area supports the proposed change to public facilities zoning. She reported that two property owners responded favorably to the notice of the proposed land use change, supporting the request to rezone the property.

Board Discussion and Approval: The commission discussed the zoning change, recognizing that the R1 zoning was no longer appropriate for the area. The change to public facilities zoning aligns with the original vision for the property as parkland. Tom Musselman made a motion to approve the Land Use Change from medium density residential to Public/Semi-Public. Jim Jarreau seconded the motion. All voted Aye except for Tim Dooley who abstained. The motion passed.

Tom Musselman made the motion to approve the zoning change from R1, Single family residential to PF Public Facility Zone. Jim Jarreau seconded the motion; all voted aye except Tim Dooley who abstained. The motion passed.

Janice Menking moved an agenda item up on the list as there were several members of the public in the audience that were there to speak on the item.

Request Z-2513 – Request By P.V. McMinn with Nuvista Development LLC to consider a Conditional Use Permit (CUP) per Sec. 3.200 for a condominium and townhome use for property located at 1032 South Milam Street.

Janice Menking recused herself from the Dias at 5:46PM.

Polly Rickert took over and asked the applicant to approach the podium and present his case.

Presentation: Mr. McMinn presented the request for a conditional use permit for mixed-use development, explaining the reasons for the delay and the current plan including luxury

townhomes and condominiums. He explained that the project was previously approved but delayed due to financial constraints among the development members, which was no longer an issue and the project could now proceed on an all-cash basis. The project will be developed in phases, with the first phase focusing on luxury townhomes. The development plans include amenities such as tennis courts, a community center, and a pool. Mr. McMinn addressed community concerns about potential damage to a 40-year-old wall during construction. He mentioned that an engineer specializing in retaining walls would assess the wall, and the development would grant an easement if needed for repairs.

Staff Presentation Summary: Shelby Collier:
Shelby provided a detailed review of the proposed development, highlighting discrepancies and concerns regarding parking, building height, and landscaping. Shelby Collier mentioned that the plans were reviewed against the new zoning requirements and the 2024 comprehensive plan, as well as the potential historical significance of an existing residence on the site and, as the plan did not show the placement of parking spaces, making it difficult to verify if it met the minimum requirements. There were inconsistencies in the building height, with some buildings exceeding the maximum height allowed by the zoning ordinance. This raised concerns about the project's compliance with the zoning code. Ms. Collier highlighted concerns about the landscaping and screening plans, noting that the proposed plans did not fully comply with the zoning requirements. The placement of dumpsters and access points also raised concerns about their impact on the surrounding properties. The potential historical significance of an existing residence on the site, which was not shown on the plan. She recommended a thorough review to determine if the building should be preserved.

Polly Rickert allowed Mr. McMinn an additional 3 minutes for rebuttal.

Mr. McMinn spoke to the previous approval of the CUP by Mr. Brian Jordan in 2021, and Mr. Jason Lutz, he went on to discuss how none of the issues that exist with the current submission were concerning to them or the Planning and Zoning Commission. He went on to describe the legal definition of a townhome lot and a single-family lot. He stated that the previous approval had had no issues with the site plan.

Polly Rickert stopped his rebuttal as his 3 minutes were up.

Polly Rickert opened the floor for the Public Hearing at 6:04PM

Public Comments: Several community members expressed their concerns and objections to the proposed development.

Community Concerns: A number of community members, including Marlene Tyler and Charles Quindrey and Ron Wollhof, expressed their concerns about the proposed development. They raised issues related to vegetation removal, potential damage to a 40-year-old wall, and the impact on the neighborhood. Marlene Tyler mentioned that the developer had bulldozed vegetation along the property line, pushing debris against the property line, which posed a fire hazard during hot summers. Mrs. Tyler stated that she and the entire community of Windcrest had lost all trust in Mr. McMinn and his proposed development. Greg Bolin raised concerns about increased noise and traffic due to the development, particularly from the proposed tennis

courts, pool area, and parking lot lighting. He emphasized the need to consider the impact on the older community and the wildlife in the area.

Mr. McMinn addressed the retaining wall issue by stating that an engineer specializing in retaining walls would assess the wall and provide recommendations for shoring it up if needed.

Dennis Kuzenberger, Realtor for the Keller Oaks Project, stated that in C1 zone apartments could be built by right and that Mr. McMinn was attempting to place a higher end product on the property and that the whole process was backwards. That building a like kind product should not require this process.

Polly Rickert closed the public hearing at 6:12PM

Commission's Discussion: The commission discussed the concerns raised by the community and the discrepancies highlighted by the staff review. They emphasized the need for the project to comply with the new zoning requirements and the 2024 comprehensive plan and that the previous approved CUP and site plan were no longer valid. The commission noted that the application was incomplete, with too many unanswered questions regarding parking, building height, and landscaping. They noted that the Fire Marshall, Reagan Rabke had stated during the meeting that conditions were relayed to the applicant, but they had not yet been met.

Tom Mussleman made a motion to deny the application due to lack of information. Belinda McDonnell seconded the motion. All voted aye and the motion carried unanimously.

Shelby Collier reminded the Commission, the Public and the applicant that the item would be heard by City Council on July 15, 2025, for final action.

Tim Dooley clarified that as it had been a unanimous decision by the Commission it would require a super majority by City Council to override the Commission's decision.

Janice Menking returned to the Dias at 6:22PM.

Request Z-2508 – By Lynn Development, LLC, to consider a Conditional Use Permit (CUP) per Sec. 3.310 for Permission to operate as a light manufacturing (Micro-Brewery)use for property located on the South-east corner of South Creek and Hwy 87 South, also referred to as ABS A0735 A R Wilson 338, 2.362 Acres including Pt of Lot 2, Friendship Oaks and a site plan and entry corridor application.

Presentation: Rick La Plante of Lynn Development, LLC, presented the proposal for a small batch brewhouse and tap room, highlighting the community-focused programming and design elements. He thanked city staff for their help and appreciated their patience.

Summary and Staff Recommendation: Shelby Collier
The proposed development would include a 5,000 sq ft building, with 2,000 sq ft dedicated to brewing and 3,000 sq ft acting as a serving and entertaining area as well as a small (140 sq ft) bike shop. In addition, the building is located on the corner of Hwy 87 South and South Creek Street and provides parking (109 spaces) behind the building. There is green space provided with the intent to function as a recreation area as well as the possibility for future development to include food trucks and an additional building. Shelby recommended approval of the

microbrewery proposal with conditions, including approval of civil construction plans, approval of a detailed screening and landscape plan, and a complete sign package.

Board Discussion: A brief discussion revolved around the reason a CUP was needed for this property when other microbrewers in town had not had to go through the CUP process. Shelby Collier responded that all the others had more than 51% of their revenue generated from food, as Pour Choices did not offer food and therefore had to go through the CUP process to operate as a micro-brewery in M1 zone. A question about a buffer between the residential lots of Friendship Oaks subdivision and the Brewery was raised. Shelby Collier mentioned that there would be an 8ft cedar fence between the two entities.

Jim Jarreau made a motion to approve the CUP and the Site Plan application with the condition that Outdoor amplified music have the restriction on Friday, Saturday, Sunday and Holidays until 10pm Central time and on weekdays, Monday thru Thursday until 9PM Central time and staff's recommendations:

Approval of Civil Construction Plans
Approval of Screening and landscape Plans
Approval of a Signage Package

Tom Musselman seconded the motion. All voted aye and the motion carried unanimously.

Jim Jarreau made a motion to approve the Entry Corridor application.

Daryl Whitworth seconded the motion. All voted Aye and the motion carried unanimously.

Janice Menking called for a five-minute break at approximately 7:00PM.

The Meeting resumed at 7:05 PM.

Jeff Lawrence recused himself from the Dias.

Request Z-2511 By Karla B. Lawrence to consider the following:

A. Land Use Change from Medium, Density Residential to Commercial for property located at 1106 South Adams Street.
B. A Zoning Change from R2, Mixed Residential to C1, Neighborhood Commercial for property located at 1106 South Adams Street.

Presentation: Romney Kowert representing Karla Lawrence. Mr. Kowert mentioned that the applicant had been trying to sell the property for several years with no luck. Her neighbor approached her and mentioned that he would purchase the property as long as it had the same zoning as his piece of land. He explained how the entire property was surrounded by PF (Public Facility) the High School and C1. There was one other smaller property to the south that was also zoned R2.

Summary and Staff Recommendation: Shelby Collier
The applicant has submitted a Land Use and Zoning Change request for .7 acres of land located at 1106 South Adams. The applicant is requesting a Land Use Change from Medium Density Residential (MDR) to Commercial and a Zoning Change from R2, Mixed Residential to C1, Neighborhood Commercial.

The 2024 Comprehensive Plan identifies this area with a Mixed Use Community/Corridor Place Type that recommends a variety of zoning categories such as R2, C1, C2 and Mixed Use zones such as MU-1 and MU-2. This Future Place Type is intended to provide flexibility towards development and is envisioned to be a well-planned, walkable mixed-use area that provides flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas would include integrated residential, retail and small-scale employment uses.

In reviewing the application, Staff identified that the 2024 Comprehensive Plan categorizes the subject property as a Mixed-Use Community/Corridor future place type. This place allows for a variety of acceptable zoning classifications, including the requested C1, Neighborhood Commercial. It is important to note that this place type is intended to provide flexibility towards development with a preference for complete neighborhoods, which includes integration of commercial and residential uses. Therefore, Staff recommends that the Planning and Zoning Commission follow the direction of the 2024 Comprehensive Plan and recommend a zoning that allows for the integration of residential and commercial uses.

Janice Menking opened the floor for the Public Hearing at 7:12PM and closed it at 7:12PM

Board Discussion: A brief discussion about Lot 1108 (R2) ensued and Tom Musselman wanted to know if the City would reach out to the owner and initiate the rezoning of Lot 1108 at no cost to the owner so that there would be consistent zoning on the block.

Jim Jarreau made a motion to approve the land use change from Medium Density Residential to Commercial for 1106 South Adams.

Daryl Whitworth seconded the motion. All voted Aye and the motion carried unanimously.

Jim Jarreau made a motion to approve the rezoning from R2, Mixed Residential to C1, Neighborhood Commercial for the property located at 1106 South Adams.

Cindy Scroggins seconded the motion. All voted Aye and the motion carried unanimously.

Staff was directed to pursue the rezoning of 1108 South Adams

Jeff Lawrence returned to the Dias at 7:17PM.

General Discussion:
Tom Musselman asked that the CUP – Conditional Use Permit use issue in the CBD zone, re moving several from the by right section of the Ordinance to require a CUP. Be added to the August agenda.

Tom Musselman asked if the joint workshop meeting in September that had been previously discussed be added to the Agenda in August.

Polly Rickert mentioned that City Council had approved the Sober House issue.

Tom Musselman asked about the integrated sign variance that was slated to go before the Zoning Board of Adjustment.

Shelby Collier responded that the sign would be a multi-tenant sign and placed on a lot that had Friendship lane access, one of the lots did not have frontage on Friendship lane and this sign would allow the landlocked lot visibility.

Shelby Collier's Farewell: Shelby Collier announced her departure and expressed her gratitude for working with the commission. The new director, Cliff Cross, acknowledged her contributions and expertise and wished her the best and thanked her for welcoming him.

Janice Menking stated that the commission would miss her.

Jeff Lawrence mentioned that he had gone on a ride along and that he highly recommended that everyone if they had the opportunity to do it. He remarked on that it was an eye opener particularly in the early hours.

Cliff Cross mentioned to the board members that one of his goals was to keep the Board up to date on legislative items

Approval of Minutes:
Cindy Scroggins made a motion to approve the minutes for the June 4th meeting. Jeff Lawrence seconded the motion. All voted Aye and the motion carried unanimously.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 7:48 PM.

PASSED AND APPROVED on the 6th day of August 2025.

JAN MUSGROVE, Planner I

JANICE MENKING, Chair

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: August 6, 2025 **SECTION:** PUBLIC HEARING **ITEM:** A.

CAPTION: **Request Z-2513 (Old Business):** By P.V. McMinn with Nuvista Development LLC, to reconsider a Site Plan and Conditional Use Permit per Sec. 3.200 for a Condominium and Townhome Use for Property Located at 1032 South Milam Street.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Conditional Use Permit

SUMMARY:

This development previously obtained a Conditional Use Permit for Condominiums and Townhomes in 2021 with conditions that included the requirement to obtain a Subdivision Waiver for the length of Crestview Circle, approval of a Site Plan and Plat, and the addition of sidewalks to connect the residential uses to commercial uses as well as review of the existing residence to determine historical significance. As the development did not start construction within 2 years as required by **Sec. 5.481**, the Conditional Use Permit has expired. The applicant has since returned and submitted a Site Plan and Conditional Use Permit application requesting permission to construct a mixed-use development that would include Condominiums and Townhomes. The P&Z Committee recommended denial during their July 2, 2025 meeting and the request appeared before City Council on July 15, 2025. The City Council reviewed the application and took action to send the item back to P&Z for further review and consideration during the August 6, 2025 P&Z meeting.

The proposed development would include two lots, Lot 1R-2 which focuses on the development of Condominiums to include 32 units in 4, 2-story buildings totaling 32,000 sq ft. The Residential Condominium would provide amenities such as a tennis court, community center and pool as well as covered parking. In addition, a Professional Office building is proposed on the eastern portion of the lot.

Lot 1R-1 focuses on the development of Townhomes to include 21 lots as well as a 11,600 sq ft, 2-story, Professional Office Building as well as the existing residence, which appears to have a square footage of 4,989 but the height of the structure is unknown. Staff pulled the square footage from Gillespie County CAD.

BACKGROUND:
Lot 1R-2 Development Review

Site Area: 8.135 Acres - 354,361 sq ft

Zoning: **C1, Neighborhood Commercial**

Building Coverage: 13% Proposed (45,370 sq ft) 50% (Maximum)

Impervious Coverage: 62% Proposed (218,238 sq ft) 70% (Maximum)

Heights: 3-Stories Proposed - 3-Story Maximum (the plans state a maximum of 2-stories, but reference 32 ft, resulting in 3-stories, not 2)

Access: 2 access points are proposed onto Keller Crossing Drive. 1 will be a shared access point for Lot 1R-1 and is 46 ft wide road called Highland Boulevard. The other is a 36 ft wide drive-isle.

Parking: 1 space per unit plus 1 per guest is required for the Condominium use, resulting in 64 required spaces plus Community Recreation, which requires 1 space per 5 persons capacity. The applicant proposes a capacity of 50 persons, resulting in the need for 10 parking spaces. In addition, Professional Office use requires 1 parking space per 400 sq ft. The applicant chose to park at 1 per 300 sq ft resulting in the need for 63 spaces for the 19,000 sq ft building. The total required parking for Lot 1R-2 is **77** spaces and the applicant is proposing **206** spaces.

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per 75 LF required. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is required per Sec. 7.940 (property line to the West) and screening of the dumpster is required per Sec. 7.980

Refuse: 4 dumpsters are proposed for the Condominium development and 1 dumpster is proposed for the Professional Office

Lot 1R-1 Development Review

Site Area: 6.113 Acres - 266,282 sq ft

Zoning: **C1, Neighborhood Commercial**

Building Coverage: 23% Proposed (60,315 sq ft) 50% (Maximum)

Impervious Coverage: 56% Proposed (147,657 sq ft) 70% (Maximum)

Heights: 3 Stories (32 ft) - 3-Story Maximum (the plans state a maximum of 2-stories, but reference 32 ft, resulting in 3-stories, not 2)

Access: Lot 1R-1 does not have its own acces, rather it shares 2 access points that are proposed onto Keller Crossing Drive. 1 is 46 ft-wide road called Highland Boulevard. The other is a 36 ft-wide drive-isle.

Parking: 2 spaces per unit is required for the Townhome use (plus 2 spaces per unit if insufficient R.O.W exists to allow on-street parking), resulting in 84 required spaces. 0 are provided. In addition, Professional Office use requires 1 parking space per 400 sq ft. The applicant chose to park at 1 per 300 sq ft resulting in the need for 40 spaces for the 12,000 sq ft building. There is no use identified for the existing residence or a sq footage of the building. This would need to be parked as well. The total required parking for Lot 1R-1 is **124** spaces and the applicant is proposing **70** spaces.

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per 75 LF required. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is required per Sec. 7.940 (property line to the West) and screening of the dumpster is required per Sec. 7.980

Refuse: 1 dumpster is provided for the Professional Office. No refuse information has been provided for the existing residence or the Townhomes.

Public Hearing: As part of the Public Hearing process, Staff must notify all property owners who own property within 200 ft of the subject tract. As of June 24, 2025 two letters of protest were received.

Sec. 5.460 - Review and Evaluation Criteria for Conditional Use Permits. Contains 13 items that must be considered when reviewing a Conditional Use Permit. please see the following:

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.

In review of the 13 items outlined in the Review Criteria, Staff has concerns that the development as proposed does not provide for the safety and convenience of pedestrian and vehicular traffic. Crestview Circle has a length greater than 500 ft and provides a cul-de-sac rather than extending connectivity. These issues would require a Subdivision Waiver and approval by the Planning and Zoning Commission. If approved, the development may not have more than 15 residential lots created along this street. The Comprehensive Plan is clear that safer mobility for all users (vehicular, pedestrian and bicycle) is important and the streets and drive-isles as proposed do not provide mobility for all pedestrians as the development lacks sidewalks and there is no consideration for bicyclists. As this is a mixed-use development, these items should be taken into consideration. In addition, to mitigate potentially unfavorable impacts of the development, the applicant should provide additional screening in the form of a landscape buffer for the residential subdivision to the west.

2024 Comprehensive Plan

In 2024 the City of Fredericksburg adopted a new Comprehensive Plan that provides direction for requested development. This document speaks specifically to 7 items including Mobility and Small-Town Sensitive Growth.

In reviewing Mobility, guiding principles and strategies are provided to ensure the safety of vehicular, bicycle and pedestrian connectivity. Recommendations include complete streets (sidewalks, bicycle lanes and typical roadway) to promote safer mobility for all users, as well as transportation improvements which prioritize the safety, comfort, and connectivity of pedestrians and cyclists and ensure ADA accessibility for the entire community.

In reviewing Small-Town Sensitive Growth, new framework is provided which aids the City of Fredericksburg in considering placemaking more holistically and on a larger scale, using place types which incorporate guidance for land use, transportation, site planning and design. Action G.1.A.5 states: e*stablish context-sensitive design regulations and guidelines that ensure the physical form of new and infill development is visually compatible with and contributes to the community's existing character and identity. Implement density-based maximum size limitations on developments.* Action G.1.A1.7 states: *Establish good neighbor nuisance regulations to address higher density and mixed-use issues, reserving separated land use for a limited number of uses.*

STAFF RECOMMENDATION:

In reviewing the application, Staff referenced the C1 zoning ordinance, Conditional Use Permit Review and Evaluation Criteria as well as the Comprehensive Plan. As part of our review, Staff determined that the development as proposed does not provide for the safety and convenience of pedestrian and vehicular traffic. In addition, the proposed layout of Crestview Circle (which exceeds 500 ft in length and would require a Major Subidivison Waiver and limit the Townhome use to 15) directly boarders Lot 5 through 17 of the Windcrest community and ends in a cul-de-sac and does not provide connectivity to the new development or existing development to the west. This approach to development is not consistent with the Comprehensive Plan or the Review and Evaluation Criteria found in Sec. 5.460. In addition, the proposed plan does not take into consideration the existing resource that Staff suspects might be of historical significance, nor has the applicant worked with Staff to perform a satisfactory review of the existing structure. Parking also appears to be an issue as Lot 1R-1 is not sufficiently parked and currently has a parking deficit of 15 spaces.

Furthermore, as the purpose of the Conditional Use Permit process is to encourage broad public review and evaluation of site development features and operating characteristics in order to ensure adequate mitigation of potentially unfavorable impacts, Staff cannot recommend approval of the Conditional Use Permit as there is the possibility for too many unfavorable impacts that have not been addressed by the plan as presented.

ATTACHMENTS:

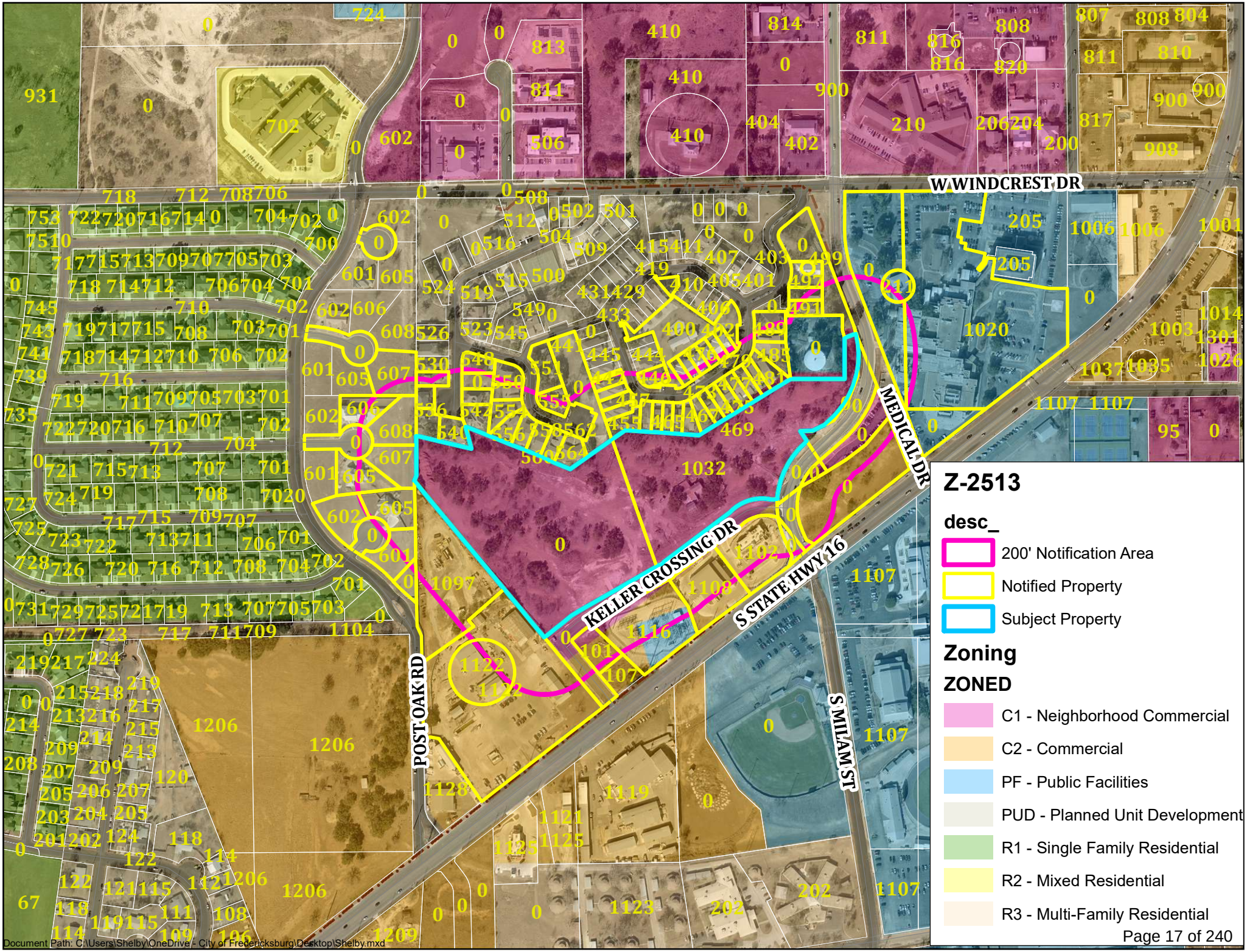
1. Z-2513 Public Hearing Map_Zoning (2)
2. Mailing Labels (1)
3. Z-2513_ Review Comments_July Meetings
4. Z-2513_ SITE PLAN_cup - addressed.- 8 - 06162025
5. Z-2513_Keller Oaks CUP application
6. 2021 City Council Memo
7. PROTEST - QUINDRY
8. PROTEST - SULTEMEIER
9. PROTEST - WALLACE GRACE
10. Z-2513 - HOPKINS - PROTEST
11. Z-2513- SOULE - PROTEST
12. Z-2513_COLE-PROTEST_RECEIVED AFTER PACKETS WERE MADE
13. Z-2513_Donna Sanders - PROTEST_received after packets were produced
14. Z-2513_MONTGOMERY_PROTEST_RECEIVED AFTER PACKETS WERE MADE
15. Z-2513_PYLATE- PROTEST_RECEIVED AFTER PACKETS WERE MADE
16. Z-2513_SCHMIDT - PROTEST
17. Z-2513_WEINHEIMER-PROTEST
18. Z-2513-FLEURY - PROTEST - CAME IN AFTER PACKETS WERE MADE
19. Z-2513-FROST-PROTEST
20. Z-2513-GERO-PROTEST
21. Z-2513-LINDSAY-PROTEST-CAMEIN AFTER PACKETS WERE MADE

22. Z-2513-Patton_Metcalf-Protest - received after packets were made
23. Z-2513-ROESCH - PROTEST-RECEIVED AFTER PACKETS WERE MADE
24. Z-2513-RUTLEDGE-PROTEST
25. Z-2513-SPENEER- PROTEST_CAME IN AFTER PACKETS WERE MADE
26. Z-2518-HANNON-PROTEST

APPROVAL/REVIEW:

_____ Date: August 01, 2025

Cliff Cross, Director of Development Services


W WINDCREST DR
MEDICAL DR
KELLER CROSSING DR
S STATE HWY 16
POST OAK RD
S MILAM ST
Z-2513
desc_
200' Notification Area
Notified Property
Subject Property
Zoning
ZONED
C1 - Neighborhood Commercial
C2 - Commercial
PF - Public Facilities
PUD - Planned Unit Development
R1 - Single Family Residential
R2 - Mixed Residential
R3 - Multi-Family Residential
Document Path: C:\Users\Shelby\OneDrive - City of Fredericksburg\Desktop\Shelby.mxd

SPRING CANYON RANCHES LTD
P O BOX 393
FREDERICKSBURG, TX 78624

KELLER EQUIPMENT CO
PO BOX 393
FREDERICKSBURG, TX 78624

METCALF, GARY & TERRI
461 SUMMIT CIR
FREDERICKSBURG, TX 78624

DOOLEY, MARGARET ADEL
459 SUMMIT CIR
FREDERICKSBURG, TX 78624

BRSF LLC
511 E SCHUBERT
FREDERICKSBURG, TX 78624

VAUGHN, PEYTON & CAROL
P O BOX 1304
FREDERICKSBURG, TX 78624

MCCLURE, ANNETTE JENKINS
453 SUMMIT CIR
FREDERICKSBURG, TX 78624

JENKINS, GLADYS
451 SUMMT CIR
FREDERICKSBURG, TX 78624

SCHMIDT, FRANCES
7050 JADE FIELD
SAN ANTONIO, TX 78240

QUINDRY, CHARLES L &
QUINDRY
469 SUMMIT CIR
FREDERICKSBURG, TX 78624

RENICK, DEBORAH SUE
427 NIMITZ CIR
FREDERICKSBURG, TX 78624

HALEY, VANESSA
555 WINDING WAY
FREDERICKSBURG, TX 78624

SMITH, JERRY & JOAN SHARON
564 WINDING WAY
FREDERICKSBURG, TX 78624

WEHMEYER LIFE ESTATE
562 WINDING WAY
FREDERICKSBURG, TX 78624

BRANDON, NARDINE KIKUYO
560 WINDING WAY
FREDERICKSBURG, TX 78624

WILHITE, JAMES & PAMELA
419 SUMMIT CIR
FREDERICKSBURG, TX 78624

CARSEY, LIFE ESTATE
556 WINDING WAY
FREDERICKSBURG, TX 78624

FINNELL, MARY KATHRYN
3939 BEE CAVE RD, BLDG C-100
AUSTIN, TX 78746

LEFTWICH, JOHN & ALLISON
550 WINDING WAY
FREDERICKSBURG, TX 78624

BALKAN, LILLI TRUST, THE ETAL
552 WINDING WAY
FREDERICKSBURG, TX 78624

FLEURY, RICHARD
548 WINDING WAY CT
FREDERICKSBURG, TX 78624

FINNELL, KAY FITZPATRICK
3939 BEE CAVE RD, BLDG C-100
AUSTIN, TX 786

BOLIN, GREGORY & THERESA
544 WINDING WAY CT
FREDERICKSBURG, TX 78624

WHITE, REVOCABLE TRUST
542 WINDING WAY CT
FREDERICKSBURG, TX 78624

KENNEDY, ROBERT & CAROLE
534 WINDING WAY CT
FREDERICKSBURG, TX 78624

PYLATE, PATRICK & MARLENE
532 WINDING WAY CT
FREDERICKSBURG, TX 78624

FULLER, HUGH H
540 WINDING WAY CT
FREDERICKSBURG, TX 78624

MONTGOMERY, KEVIN PAUL
536 WINDING WY
FREDERICKSBURG, TX 78624

LCRA TRANSMISSION SERVICES
PO BOX 220 M/S D-140
AUSTIN, TX 78767

BOBO, TIMOTHY M & LARA
714 W LIVE OAK
FREDERICKSBURG, TX 78624

FIRST UNITED BANK AND TRUST
PO BOX 729
DURANT, OK 74702

GUERRA, LUIS & ETHEL
2119 GALVESTON ST
LAREDO, TX 78043

JOHLE, RYAN & MOACA-ENE
4912 PLUM PEACH BEND
AUSTIN, TX 78723

JINGOIU LIVING TRUST
1275 WEATHERSFIELD WAY
SAN JOSE, CA 95118

MORRIS, ROBERT ETAL
605 GIBSON CT
FREDERICKSBURG, TX 78624

TAN, CHANGBIN & SUN, LI
605 ATKINS CT
FREDERICKSBURG, TX 78624

IRONBREAKER DEVELOPMENT
PO BOX 2526
FREDERICKSBURG, TX 78624

ENCHANTED WAY PROPERTY
SOLUTIIONS LLC
569 COWBOY TRL
FREDERICKSBURG, TX 78624

Z-2424

OAKS OF WINDCREST PROPERTY
OWNERS ASSOCATION INC
11844 BANDERA RD #466
HELOTES, TX 78023

METHODIST HEALTHCARE
ONE PARK PLAZA BLG 1
NASHVILLE, TN 37203

NUVISTA DEVELOPMENT LLC
4264 S JACKSON ST
SAN ANGELO, TX 76903

SCHMIDT, CHARLES & LORETTA
489 SUMMIT CIR
FREDERICKSBURG, TX 78624

ROESCH, RICHARD A & IRIS M
487 SUMMIT CIRCLE
FREDERICKSBURG, TX 78624

GROSS, GERALD D & RHONDA
105 E CENTRE
FREDERICKSBURG, TX 78624

RUTLEDGE, JAY & SHIRLEY
481 SUMMIT CIR
FREDERICKSBURG, TX 78624

WALLACE, GRACE
479 SUMMIT CIR
FREDERICKSBURG, TX 78624

SPENCER, CARROLL & MOLLY
477 SUMMIT CIR
FREDERICKSBURG, TX 78624

RUSH, BARBARA
475 SUMMIT CIR
FREDERICKSBURG, TX 78624

WALLACE, GRACE & WALLACE,
PO BOX 583
FREDERICKSBURG, TX 78624

JACKSON, FRANCIS
40 N INTERSTATE HWY 35,
APT 1333
AUSTIN, TX 78701

QUINDRY, CHARLES L & SUSAN
469 SUMMIT CIR
FREDERICKSBURG, TX 78624

SOULE, JOHN G & PATRICIA A
3209 TARRYHOLLOW DR
AUSTIN, TX 78703

ALLEN, ELBERTA J
3968 OLD MASON RD
FREDERICKSBURG, TX 78624

DYCHES PROPERTIES LLC
76 PREMIER VIEW DR
FREDERICKSBURG, TX 78624

METCALF, GARY & TERRI L
461 SUMMIT CIR
FREDERICKSBURG, TX 78624

DOOLEY, MARGARET ADEL
459 SUMMIT CIR
FREDERICKSBURG, TX 78624

BRSF LLC
511 E SCHUBERT
FREDERICKSBURG, TX 78624

VAUGHN, PEYTON & CAROL
P O BOX 1304
FREDERICKSBURG, TX 78624

MCCLURE, ANNETTE JENKINS
453 SUMMIT CIR
FREDERICKSBURG, TX 78624

JENKINS, GLADYS
451 SUMMT CIR
FREDERICKSBURG, TX 78624

SCHMIDT, FRANCES L
7050 JADE FIELD
SAN ANTONIO, TX 78240

QUINDRY, TRUST
469 SUMMIT CIR
FREDERICKSBURG, TX 78624

SMITH, JAMES D & PATRICIA S
PO BOX 2529
FREDERICKSBURG, TX 78624

WEINHEIMER, PATRICIA
478 SUMMIT CIR
FREDERICKSBURG, TX 78624

HAMILTON, DEBRA ALLEN
PO BOX 1500
OZONA, TX 76943

HANNON, REVOCABLE TRUST
474 SUMMIT CIR
FREDERICKSBURG, TX 78624

WARREN, JESSE L & KELLEY J
472 SUMMIT CIR
FREDERICKSBURG, TX 78624

BC REVOCABLE LIVING TRUST
29440 ELK VIEW DR
STEAMBOAT SPRINGS, CO 80487

SANDERS, DONNA
493 SUMMIT CIR
FREDERICKSBURG, TX 78624

June 9, 2025

P.V. McMinn, Jr.
Via Email
pvmcminnjr@gmail.com

RE: Z-2513, Review Comments for the Conditional Use Permit request for 1032 S Milam, Keller Oaks.

Dear Applicant,

Project will require Planning and Zoning approval scheduled for **Wednesday, July 2, 2025**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

The project will also require consideration by City Council on **Tuesday, July 15, 2025**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

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 Site plan by **Monday, June 16, 2025**.

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

- Correct the Lot Sizes for Lot 1R-1 and 1R-2. They both read as 7.23 Acres (314,939 sq ft)
- Correct the Development Calculations for both lots given the need to update the lot size
    - Building Cover
    - Impervious Cover
    - ETC
- Provide density calculations based on bedroom counts by lot. **Per Sec. 3.200**
    - Example = 35, 1-bedroom units @ 3,000 sq ft per unit = 105,000 sq ft

- Please provide parking calculations and appropriate dimensions **Per Sec. 7.863**
- Add appropriate handicapped parking spaces in required locations and provide dimensions **Per Sec. 7.863**
- Location of loading facilities for both lots per Sec. 7.131
- Parking Lot lighting needs to be shown on the plan. Sec. 7.131
- Provide a note that all lighting will be compliant with Article XV – Outdoor Lighting. This includes parking lot lighting.
- Landscaping required Per. **Sec. 7.920** and should include One (1) tree per 75 LF is required. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier of at least two (2) ft in height, shall be placed along the perimeter.
- Screening required per Sec. 7.940 & Sec. 7.980 to include a solid wood and/or masonry fence or wall at least 6 ft in height but not greater than 8 ft between the subject property and residentially zoned property to the East. All refuse collection must be screened.
- There is an existing residence on the site that is not shown on the plan. Staff has not approved its demolition and suspect it might possess historical significance. Staff will need to perform a site visit to determine the properties condition and value. This home is not listed on the City's inventory of Historical Structures, but due to its age, it may qualify for historic protection.
- The 2024 Comprehensive Plan identifies this property with a future place type of Mixed Use Community Corridor which is envisioned to be a well-planned walkable mixed-use area with a strong sense of place. These highly activated areas should include integrated residential, retail and small-scale employment uses.
    - Important characteristics include building relationship with the street, pedestrian movement, signage, street design and public gathering spaces.
    - Middle housing types such as townhomes, patio homes, cottage courts, urban lofts and apartments in walkable environments near commercial and open space.
    - High interconnectivity between uses and parcels is required internal to the site, both vehicular and pedestrian.
    - Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.

- Create mechanisms to properly consider infrastructure, community character, and economic impact of all new development (Small Town Sensitive Growth)
- Encourage neighborhood placemaking elements that add community character and support pride of ownership (pocket parks, street trees, art in public spaces, sidewalks, etc.) (N.1.A.6)
- Apply transportation improvements which prioritize safety, comfort, and connectivity of pedestrians and cyclists and ensure ADA accessibility for the entire community (Mobility)
- Invest in bike parking, street furniture and other elements that encourage walking and biking. Begin investments at key points of interest and community facilities (i.e, libraires, schools, parks, museums, shopping districts) (M.2.B.6)
- Subdivision Waiver (Major) required for block lengths exceeding 500 ft or 1,200 ft in length per **Subdivision Ordinance 6.06 D & E.**
    - Where no existing subdivision controls, the blocks should not be less than 500 feet in length. However, in cases where physical barriers, property ownership, or individual usage creates conditions where it is appropriate that these standards be varied then, upon approval by the Director of Development Services, the length may be increased or decreased to meet existing conditions, having due regard for connecting streets, circulation of traffic and public safety.
- As part of the previously approved CUP The Planning and Zoning Commission voted 7-0 to approve the CUP for Townhomes & Condominiums with the condition that the project provides additional sidewalks in the development. **Sec. 7.131**

Please return the revised plans along with your written response as to how the comments have been addressed by Monday, June 16, 2025. Please feel free to contact me with any comments or questions, and I will be happy to assist you.

For information regarding these comments please contact Jan Musgrove with Development Services at 830-990-2079 or jmusgrove@fbgtx.org

Jan Musgrove

Jan Musgrove
Development Review Committee (DRC)

PRELIMINARY SITE PLAN FOR CONDITIONAL USE PERMIT: LOT 1R-1 & LOT 1R-2 IN THE KELLER SUBDIVISION, A PLAT OF RECORD IN VOLUME 6, PAGE 88 OF THE GILLESPIE COUNTY PLAT RECORDS.

Property Address:
1032 S. Milam
Fredericksburg, TX 78624

Owner:
NuVista Development, LLC

Representative/Applicant:
On Behalf of:
NuVista Development, LLC
P. V. McMinn, Jr.
Director of Operations
805 North Llano
Fredericksburg, TX 78624 (Fredericksburg Office)
(325) 234-9424

PROPERTY DEVELOPMENT DATA -- LOT 1R-2
KELLER SUBDIVISION – *A MIXED USE DEVELOPMENT*

HILLSIDE CONDOMINIUMS

PROJECT DESCRIPTION:

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF CONDOMINIUMS ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL.
THIRTY-TWO (32) TWO (2) BEDROOM CONDOMINIUM UNITS IN FOUR (4) EIGHT (8) UNIT BUILDINGS ("HILLSIDE CONDOMINIUMS") ARE TO BE SITED ON THE NORTHWEST PORTION OF LOT 1R-2, EAST OF AND ADJACENT TO ALLEN KELLER COMPANY. THE BUILDINGS WILL BE 2 STORY, SINGLE FAMILY DWELLING UNITS. CONSTRUCTION WILL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND SINGLE PLY (TPO) ROOFS.

ADDRESS: ..... 1032 SOUTH MILAM

LEGAL DESCRIPTION: ..... LOT NO. 1R-2, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG , GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: ..... C- 1- NEIGHBORHOOD COMMERCIAL

REQUEST FOR CONDITIONAL USE: ..... *"APPLICATION FOR CONDITIONAL USE PERMIT" TO BUILD CONDOMINIMS.*

LOT SIZE: ..... **7.23 AC .... (314,939 SF)**

MINIMUM SETBACKS: ..... **FRONT YARD** – 25 FEET ..... **PROPOSED:** 200 FEET TO EXISTING PROPERTY LINE
SIDE YARD – 5 FEET ..... **PROPOSED:** 10 FEET
REAR YARD – 15 FEET ..... **PROPOSED:** 40 FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.

MAX BUILDING HEIGHT : ..... **3 STORIES**, 38 FEET ..... **PROPOSED:** 2 STORIES, 25 FEET

PARKING: ..... **REQUIRED:** 1 SPACE PER BR + 1 GUEST PER UNIT (3 x 32 = 96 SPACES) ..... **PROPOSED:** 116 SPACES – (20 SPACES AVAILABLE FOR COMMUNITY CANTER.)
ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860

LIGHTING: ..... STREET LIGHTING SHALL BE FICTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

DENSITY SUMMARY *(by Bedrooms Per Unit)*:

TOTAL LAND AREA - LOT 1R-2 ..... **314,939 SQ. FT.**

TYPE UNIT	# UNITS	REQ'D. SQ. FT. PER 2 UNIT	TOTAL REQ'D. AREA	% OF TOTAL LAND AREA
2 BEDROOM CONDO	32	3,500 =	2.87 AC. (112,000 SF)	35.56%

MAXIMUM DENSITY *(Sec.7.610.B.3)* : **REQUIRED:** 3,500 SF PER DWELLING UNIT x 32 UNITS = 112,000 SQ.FT. ..... **33.56% Density**

BUILDING COVER: ..... MAXIMUM **50%** (177,160 SF) ..... **PROPOSED:** 39,900 SF – **9.14%** of Total Land Area
CARPORTS ..... 4 EA. @ 3,200 SF ..... **PROPOSED:** 12,800 SF – **4.06%** " " "
TOTAL BUILDING COVER ..... **PROPOSED: 41,600 SF – 13.21%** " " "
PAVING & SIDEWALKS ..... **PROPOSED:** 60,566 SF – **19.33%** " " "
TOTAL COVER: **102,166 SF – 32.44%** of Total Land Area

IMPERVIOUS COVER: ..... **MAXIMUM 70%** (220,457.3 SF) .. **PROPOSED:** 162,166 SF - **32.44%**
Includes buildings, Carports & *All Paving*

LANDSCAPE & SCREENING: ..... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.960 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

SEE: COMPILATION BELOW
ALL USES LOT 1R-2 ..... BUILDING COVER; IMPERVIOUS COVER; PERVIOUS COVER; AND, LANDSCAPE.

PRIVATE COMMUNITY CENTER

PROJECT DESCRIPTION:

A PRIVATE COMMUNITY CENTER W/ SWIMMING POOL & TENNIS COURT TO BE AVAILBLE EXCLUSIVELY TO RESIDENTS OF KELLER OAKS AND THEIR INVITED GUESTS. CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL.
THE COMMUNITY CENTER IS TO BE SITED NEAR THE CENTER OF LOT 1R-1 JUST SOUTH OF AND ADJACENT TO HILLCREST CONDOMINIUMS.
THE BUILDING IS TO BE A ONE (1) STORY STRUCTURE CONSTRUCTED OF CONVENTIONAL WOOD FRAME OR STRUCTURAL STEEL. EXTERIOR FINISHES MAY INCLUDE BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND/OR SINGLE PLY (TPO) ROOF. ...

ADDRESS: ..... 1032 SOUTH MILAM

LEGAL DESCRIPTION: ..... LOT NO. 1R-2, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG , GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: ..... C- 1- NEIGHBORHOOD COMMERCIAL

LOT SIZE: ..... **7.23 AC.... (314,939 SF)**

MINIMUM SETBACKS: ..... **FRONT YARD** – 25 FEET ..... **PROPOSED:** 280 FEET TO EXISTING PROPERTY LINE
SIDE YARD – 5 FEET ..... **PROPOSED:** 210 FEET
REAR YARD – 15 FEET ..... **PROPOSED:** 300 FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610. ...

MAX BUILDING HEIGHT : ..... **3 STORIES**, 38 FEET ..... **PROPOSED:** 1 STORY - 20 FEET MAXIMUM

PARKING / COMMUNITY RECREATION ..... **REQUIRED:** 10 SPACES (1 SPACE PER 5 PERSON CAPACITY) ..... **PROPOSED:** 20 SPACES
Per: 2015 IBC – CHAPTER 3 – USE & OCCUPANCY CLASSIFICATION SEC. 303.1.1 – ASSEMBLY GROUP "B" – SMALL BLDG'S USED FOR ASSY PURPOSES – OCCUPANT LOAD OF LESS THAN 50 PERSONS CLASSIFIED AS "GROUP "B" OCCUPANCY .....
20 CONVENIENT SURPLUS CODOMINIUM PARKING SPACES AVAILABLE FOR COMMUNITY CENTER "GUEST PARKING PER SEC. _____. ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860

LIGHTING: ..... STREET LIGHTING SHALL BE FICTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS

DENSITY SUMMARY:

TOTAL LAND AREA - LOT 1R-1 ..... **314,939 SQ. FT. / 7.23 AC**

BUILDING COVER: ..... **MAXIMUM 50%** (157,469 SQ. FT.) ..... **PROPOSED:** 3,620 SQ. FT - **1.15%** of Total Land Area

IMPERVIOUS COVER: ..... **PROPOSED:** 10,253 SQ. FT - **3.26%** of Total Land Area
Total All Impervious Cover
Including Building, Pond, Deck, Tennis Court, & Sidewalks ..... **MAXIMUM 70%** (220,457 SQ. FT.)

PERVIOUS COVER: ..... **PROPOSED:** 301,066 SQ. FT - **95.6%** of Total Land Area

LANDSCAPE & SCREENING: ..... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.960 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE.
A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

SEE: COMPILATION BELOW
ALL USES LOT 1R-2 ..... TOTAL BUILDING COVER; IMPERVIOUS COVER; PERVIOUS COVER; AND, LANDSCAPE.

THE COLLONADE – A PROFESSIONAL OFFICE BUILDING

PROJECT DESCRIPTION:

THE COLLONADE IS TO BE A CLASS "A", TWO-STORY, INDOOR GARDEN ATRIUM, OFFICE BUILDING WITH CUSTOM OFFICE SPACES TO BE DESIGNED PRIMARILY FOR MEDICAL PROFESSIONALS AND RELATED TENNANTS.
THE COLLONADE IS TO BE SITED ON THE SOUTH PORTION OF LOT 1R-2 W/ FRONTAGE ON KELLER CROSSING.
THE BUILDING IS TO BE CONSTRUCTED OF CONVENTIONAL WOOD FRAME OR STRUCTURAL STEEL. EXTERIOR FINISHES MAY INCLUD BUT NOT LIMITED TO TILT-UP AND/OR PRECAST CONCRETE, RANCH STEEL FRAMED CURTAIN WALLS WITH EXTERIOR FINISHES THAT MAY INCLUDE STUCCO & LIMESTONE, ARCHITECTURAL PANELING, GLASS, AND A STANDING SEAM METAL AND/OR SINGLE PLY (TPO) ROOF SYSTEM. ...

ADDRESS: ..... 1032 SOUTH MILAM

LEGAL DESCRIPTION: ..... LOT NO. 1R-2, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG , GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONED: ..... C- 1- NEIGHBORHOOD COMMERCIAL

LOT SIZE: ..... **7.23 AC.... (314,939 SF)**

MINIMUM SETBACKS: ..... **FRONT YARD** – 25 FEET ..... **PROPOSED:** 65 FEET TO EXISTING PROPERTY LINE
SIDE YARD – 5 FEET ..... **PROPOSED:** 140 FEET
REAR YARD – 15 FEET ..... **PROPOSED:** 500 + FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610

MAX BUILDING HEIGHT : ..... **3 STORIES**, 38 FEET MAXIMUM ..... **PROPOSED:** 2 STORIES, 38 FEET MAXIMUM

PARKING: (1 SPACE PER 300 SQ. FT.) ..... **REQUIRED:** 19,000 SF = 63 SPACES ..... **PROPOSED:** 71 SPACES
ALL STANDARD & HANDICAP PARKING SPACES & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860

LIGHTING: ..... STREET LIGHTING SHALL BE FICTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS

MAX BUILDING COVER: ..... **50%** (157,470 SQ. FT.) ..... **PROPOSED: 3.095%** (9,750 SQ. FT.)

MAX IMPERVIOUS COVER: ..... **70%** (220457 SQ. FT.) ..... **PROPOSED: 13.9%** (43,833 SQ. FT.)

LANDSCAPE & SCREENING: ..... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.960 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

SEE: COMPILATION BELOW
ALL USES LOT 1R-2 ..... ALL TOTALS FOR BUILDING COVER; IMPERVIOUS COVER (Including paved infrastructure), PERVIOUS COVER; AND, LANDSCAPE.

COMPILATION & GENERAL INFORMATION – LOT 1R-2

LOT SIZE - LOT 1R-1 - TOTAL ACREAGE ..... 7.23 AC (314,939 SF)

TOTAL BUILDING COVER (MAXIMUM 50%):

CONDOMINIUMS - 32,000 SF / COMMUNITY CENTER - 3,600 SF / THE COLLONADE – 9,750 SF..... 1.04 AC (45,370 SF) - **14.62 %**

TOTAL COMBINED DENSITY:
CONDOMINIUMS - 112,000 SF (BY Bedrooms)
COMMUNITY CENTER - 11,600 SF (By Footprint)
OFFICE BLDG – 19,500 SF (By Total Floor Area -2 Story)
Total Density ..... 3.29 AC (143,100 SF) - **45.44 %**

IMPERVIOUS COVER – PARKING LOTS & LANES, SIDEWALKS & PAVING:
PARKING LOTS, LANES & SIDEWALKS - 28,068 SF
COMMUNITY POOL, POOL DECK & TENNIS COURT – 4,013 SF
PARKING LOTS, LANES & SIDEWALKS - 24,333 SF
STREETS – HIGHLAND BLVD. & HIGHLAND TERRACE - 36,247 SF ..... 2.14 AC (93,161 SF) - **29.58 %**

TOTAL IMPERVIOUS COVER INCLUDING BUILDING COVER & CARPORTS: (MAXIMUM 70%) ..... 3.18 AC (138,531 SF) - **43.99 %**

TOTAL PERVIOUS COVER: ..... 2.46 AC (176,408 SF) - **56.01 %**

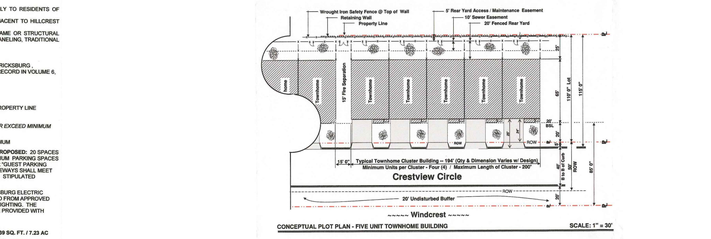
TOTAL LANDSCAPE AREA: ..... 2.46 AC (176,408 SF) - **56.01 %**

GENERAL INFORMATION:

STREETS, PARKING LOTS, LANES & SIDEWALKS: ALL STREETS, LANES & PARKING AREAS WILL BE HOT MIX ASPHALT. SIDEWALKS TO BE CONCRETE.

STORM SEWER SYSTEM & DETENTION PONDS: STORM SEWER SYSTEM & DETENTION PONDS ARE AS DESIGNED AND ENGINEERED BY JOHN HEWITT, P.E., HEWITT ENGINEERING, INC.

FLOOD PLAIN: THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD SHOWN AS ZONE "X" BY FEMA MAP NO 48171C0280C DATED OCTOBER 19, 2001, CITY OF FREDERICKSBURG, TEXAS.


Wrought Iron Safety Fence @ Top of Wall
Retaining Wall
Property Line
5' Rear Yard Access / Maintenance Easement
10' Sewer Easement
20' Fenced Rear Yard
Condo
Townhomes
10' Fire Separation
Townhomes
Townhomes
Townhomes
Townhomes
Townhomes
Condo
118'-6" LM
118'-6" LM
40'
30'
30'
30

Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Keller Oaks

Project Address: 1032 South Milam

Property Tax ID Numbers: 34749

B. Application Type: Appendix A – Fee Schedule

- [ ] Voluntary Annexation - $750.00
- [x] Conditional Use Permit - $500.00
- [ ] Land Use Change - $300.00
- [ ] Zoning Change - $600.00
- [ ] Amendment to existing PUD - $500.00
- [ ] Creation of PUD - $750.00
- [x] DRC Review Comments - $250

❖ *All applicants will be charged the following fees for the required Public Hearing notifications.*

- [x] *Public Hearing Newspaper - $150.00*
- [x] *Public Hearing 200 ft notification letter - $100.00*

C. Applicant/Owner Information - Property Owner

Owner Name: NuVista Development, LLC

Owner Address: PO Box 3324, San Angelo, TX 76902

Owner Phone Number: 325-655-8933

Owner Email Address: elliott@zipnet.us

D. Applicant

Applicant Name: P. V. Mcminn, Jr., Director of Operations, NuVista Development, LLC

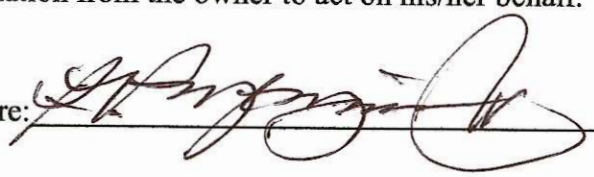
Applicant Address: PO Box 61305, San Angelo, TX 76906

Applicant Phone Number: 325-234-9424

Applicant Email Address: pvmcminnjr@gmail.com

Applicant's Signature

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, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: 

Printed Name: P.V. McMINN, JR.

Staff Use Only Application Number: Z-2513 Date: 5/29/25

Ch 3 1189 for $1,000.00

CITY COUNCIL MEMO

DATE: February 15, 2021

TO: Mayor and City Council

FROM: Jason Lutz

SUBJECT: Z-2019 – Conditional Use Permit for Condominiums & Townhomes at the northwest intersection of Keller Crossing & S. Milam St.

Summary:

The applicant is proposing a multi-phased mixed use development to be constructed on approximately 14.6 acres of land located to the north of Keller Crossing, between Burger King and the Windcrest Townhome subdivision. The Keller Oaks Development is proposed to consist of 22 Townhomes and 32 Condominiums (Phase I & II). The project will include a Community Center as well as Professional Offices fronting on Keller Crossing. The proposed Professional Office Space will consist of 8 Office Buildings. Total building area is approximately 45,559 square feet.

The property is currently zoned Neighborhood Commercial (C-1) and medical offices are allowed, by right in the zoning district. The C-1 zoning district does allow Townhomes & Condominiums, with the approval of a Conditional Use Permit (CUP). The property is bounded to the north by the Windcrest residential development (PUD), Commercial (C-2) zoning to the south & west, and Public Facilities (PF) zoning districts to the south & east (Hospital).

The project will need to go through additional City processes before any permits can be issued. The next step will be to plat the property for the townhomes and condominiums. As part of the platting process, a variance to City regulations regarding the maximum lengths of streets that end in cul-de-sacs will need to be approved. The proposed street, Crestwood Circle, is 733' in length and the maximum for this type of street is 500'. Staff can support this variance request due to the associated topographic and safety issues. No sidewalks are proposed along the residential areas and staff is recommending that the development provide additional sidewalks to provide pedestrian access to other phases of the development. In addition to the platting process, the applicant will need to have the official site plan reviewed and approved based on conformance to City regulations. Before the site plan may be approved,

staff will need to work with the applicant regarding an existing home located on the property. This home is not listed on the City's inventory of Historical Structures, but due to its age, may qualify for historic protections.

Recommendation:

The Planning and Zoning Commission voted 7-0 to approve the CUP for Townhomes & Condominiums with the condition that the project provide additional sidewalks in the development.

Staff received 13 protests for the original request of multiple CUP land uses and received 5 protests on the updated CUP request for Condominiums and Townhouses.

Staff recommends Approval of the Conditional Use Permit for Condominium Residential and Townhouse Residential, for Phase I & II, with the condition that additional sidewalks be constructed along the residential areas in order to provide pedestrian access to other phases of the development.

Background / Analysis:

See the attached Conditional Use Permit Brief for a summary of the existing and proposed land uses and zoning.

Attachments:

Conditional Use Permit Brief, property owner list, project plans, project summary, maps, and opposition letters.

Department Approval

City Manager Approval

City Attorney Approval

Our property in Windcrest Townhomes Association at 469 Summit Circle and all adjacent homes are protected by a 40 plus year old retaining wall along the rear of our properties. Construction below that wall could very well compromise its soundness. A collapse of or damage to this wall because of the proposed development would be devastating to all adjacent homes on Summit Circle.

There has been no study or report from an independent registered professional engineer concerning the development of this site, including any rock blasting and its effect on the existing retaining wall. From the information we have this would be a 21 unit townhouse development with each unit selling for approximately one million dollars. If that be the case, the cost of an engineering study would be insignificant given the total cost of the project.

We and our neighbors do not wish to have the noise and exhaust pollution at our back door that will result from this project.

Traffic would become a problem on this section of Milam which is frequented by emergency ambulance traffic into the hospital emergency room. Fire engine traffic regularly uses this same section of Milam Street as do school buses in the morning and afternoon.

For our community as a whole we are faced with a very uncertain future as to our water supply. Further development would put an even greater strain on our ability to meet our needs.

The City Council has very wisely paused another development project. It would make no sense to approve this one.

As an interested property owner, we PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

Charles Quindry, President
Windcrest Townhomes Assoc

Charles & Susan Quindry, Individually
469 Summit Circle

Page 30 of 240

Kermit H. Sultemeier
520 Winding Way CT
Fredericksburg, Texas 78624
Email: ksultemeier@netzero.net
830-990-9174 cell 361-815-2846

June 11, 2025

Planning and Zoning
City of Fredericksburg
126 W Main
Fredericksburg, TX 78624

Re: Zoning Request Z-2513. 1032 S Milam

The owner is requesting that this property be rezoned to allow townhome or condominium from its present zoning.

Isn't this the property with the historic Keller home that should been restored? I can see cutting the property into large single family home lots since it is on the side of the hill but I would have a difficult time seeing how more townhomes and condominiums would blend in with the rest of the Townhomes in the area, Enough already.

If any zoning change is made it should be conditional on prohibiting STR and insist that the developer provide 60 ft wide streets with sidewalks. County road easements now require 60'.

Seems all of the new developments want narrow streets without sidewalks. Streets wide enough to have street parking on both sides of the street without impeding traffic should be a requirement in any new subdivision. All one has to do is drive Hale St or 100 block of Creek street to understand the problem.

Sincerely,

Kermit Sultemeier

KHS/bm

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (~~APPROVE~~) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

not enough info
construction noise & dust
concerns - retaining wall damage + loss
fire hazard of back rooms -

Grace Wallace — 6/17/25
Signature — Date

Grace Wallace — 479 Summit Circle
Printed Name — Address

Luxury town home (1 story high) OK.
condos or apartments - NO

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

ATTN JAN MUSGROVE

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, ~~represented by~~ the above file number because:

NEED ENGINEERING STUDY THAT GUARANTEES EXISTING RETAINING WALL WILL NOT BE IMPACTED. TO EXISTING WINDCREST HOMES ABOVE PROPOSED DEVELOPMENT.

IF THIS EXISTING RETAINING WALL HAS FUTURE STRUCTURAL FAILURE, COST FOR ALL REPAIR/REMEDIATION SHOULD GO TO THIS DEVELOPER. (WITH GUARANTEES OF MONEY AVAILABLE FOREVER)

Steve Hopkins
Signature Carol Hopkins 6-18-25
Date

STEVE HOPKINS
Printed Name CAROL HOPKINS 442 SUMMIT CIRCLE
Address
78624

especially high density (townhomes, condominiums and business offices) development. The City has acknowledged these concerns and has delayed or rejected other development proposals as a result. This proposal should also be rejected.

4. Methodist Hospital Hill Country and other medical facilities are located across South Milam Street from the Subject Property. Any increased traffic resulting from development of the Subject Property will cause issues with access to and from those facilities, including access by emergency vehicles.

5. Fredericksburg High School is located just across State Hwy 16 from the hospital. Increased traffic may create safety issues for those attending and working at the high school and anyone attending events at the high school.

For the reasons expressed above, we urge the city to DENY the requested CUP. If the project goes any further and we are provided with plans showing what the proposed development is, we likely will have further comments.

Patty Soule

John Soule

467 Summit Circle
Fredericksburg, TX 78624

June 15, 2025

Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624

Request No. Z-2513
P.V. McMinn with Nuvista Development
1032 South Milam – Keller Oaks

As an interested property owner, we PROTEST the above-requested CONDITIONAL USE PERMIT (CUP). We will be unable to attend the Planning and Zoning Commission meeting on July 2, 2025, or the City Council meeting on July 15, 2025. Please make our concerns and objections a part of the record.

Our home is in the Windcrest Townhomes neighborhood at 467 Summit Circle, just above the land covered by the CUP ("Subject Property"). We have been provided with **NO PLANS** for what is proposed. **Please provide us with more information about what is planned, including a plat reflecting proposed streets, location, size and planned use for each lot and proposed heights for each structure.** Subject to knowing more about what is proposed, our objections are listed below.

1. The Subject Property was earlier proposed for development in 2021. The plan for that development at least included certain provisions that MAY address some of the concerns expressed below. Specifically, the previous proposal provided for a green belt between the retaining wall behind our property and any development on the Subject Property. Beyond the green belt, there was to be a road providing access to only a limited number of homes, i.e., not high volume through traffic. The proposed homes immediately behind the existing homes on Summit Circle also had specific height restrictions to ensure that the view from existing Summit Circle homes was not blocked.

2. As noted above, there is a retaining wall behind the homes on Summit Circle, along the northwestern boundary of the Subject Property. That retaining wall has been in place since the first homes were constructed on Summit Circle approximately 50 years ago. We are very concerned that any construction activity, particularly blasting or impact drilling, is likely to affect adversely the integrity of that retaining wall.

3. Fredericksburg is experiencing incredible growth, coupled with a severe water shortage. Now is not a good time to be permitting any additional development,

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

See attached letter

Signature

6/15/25
Date

JOHN G. SOULE
Printed Name

~~3208~~ 467 Summit Circle
Address
Fredericksburg, TX
78624

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

Barbara Cole — 6-30-2025
Signature — Date

Barbara Cole — 444 Summit Circle
Printed Name — Address

My property in Windcrest Townhomes Association at 493 Summit Circle and all adjacent homes are protected by a 40 plus year old retaining wall along the rear of our properties. Construction below that wall could very well compromise its soundness. A collapse of or damage to this wall because of the proposed development would be devastating to all adjacent homes on Summit Circle.

There has been no study or report from an independent registered professional engineer concerning the development of this site, including any rock blasting and its effect on the existing retaining wall. From the information we have this would be a 21 unit townhouse development with each unit selling for approximately one million dollars. If that be the case, the cost of an engineering study would be insignificant given the total cost of the project.

My neighbors and I do not wish to have the noise and exhaust pollution at our back doors that will result from this project.

Traffic would become a problem on this section of Milam which is frequented by emergency ambulance traffic into the hospital emergency room. Fire engine traffic regularly uses this same section of Milam Street as do school buses in the morning and afternoon.

For our community as a whole we are faced with a very uncertain future as to our water supply. Further development would put an even greater strain on our ability to meet our needs.

The City Council has very wisely paused another development project. It would make no sense to approve this one.

As an interested property owner, I PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

Please see attached

Donna Sanders — Signature

06/25/25 — Date

Donna Sanders — Printed Name

493 Summit Circle — Address

be any fencing or other means of separation between our homes and the proposed condominiums, P. V. McMinn responded that 'the fencing would not be up to the standards of the Windcrest community, so Nuvista would not provide that'.

3. **The mountains of mulch left when Nuvista and P. V. McMinn cleared trees in 2021 still remains and is a potential fire hazard**.
There remains concern over the mountains of mulch (measuring approximately 15 ft high and stretching from the Allen Keller Co. facility to approximately 40 ft from my property) left by Nuvista and P. V. McMinn in 2021 when Nuvista and P. V. McMinn had some of the land cleared of trees. It has remain untouched since, continues to pose a real potential fire hazard in dry weather conditions, and must be addressed.

In conclusion, although there has been ample time to bring the proposal on Lots 1R-1 and 1R-2 into compliance with city requirements and take into account the concerns of neighboring communities, Nuvista and P. V. McMinn have specifically failed to refine and finalize the proposal on the Lot R1-2 development. Instead, Nuvista and P. V. McMinn have presented the same proposal that was submitted for the May 7, 2025, Zoning and Planning Commission hearing. Specifically, plans for Lot R1-2 are, by P. V. McMinn's admission, speculative at the present time. Therefore, this protest is being submitted since there is no sound basis for:

- a determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the one in which the site is located;
- a determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations;
- a determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted used in the vicinity;
- a 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**; and
- a 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.**

Respectfully submitted,

Kevin P. Montgomery
536 Winding Way Court
Fredericksburg, TX 78624
M: 202-744-5852

June 27, 2025

Planning and Zoning Commission
Development Services - Zoning
126 W Main Street
Fredericksburg, TX 78624

RE: Protest to Request Number Z-2513

Dear Members of the Planning and Zoning Commission:

This letter is respectfully being submitted to protest the above-referenced Conditional Use Permit (CUP) Request by P. V. McMinn with Nuvista Development, LLC for the building of town homes and condominiums on property located at 1032 South Milam Street and referred to as Lots 1R-1 and 1R-2 of the Keller Subdivision. Although I fully understand and agree with the concerns expressed in regard to the potential impact of the proposed Phase 1 development of Lot 1R-1, my protest will focus on the proposed Phase 2 development of Lot 1R-2, since it abuts my property. A few of the reasons for this protest are as follows:

1.**Plans for Lot 1-R2 are speculative and a start date for construction is not known at this time**.
According to the most recent site plans for Lot 1R-2, the high density condominiums that Nuvista proposes to build, those structures would be abutting, intruding and adversely impacting the value of the established single family households of Windcrest Patio Homes, Windcrest Townhomes, and the Oaks of Windcrest. Some of the old plans from 2021 showed townhomes on Lot 1R-2, but when asked, P. V. McMinn responded during the June 6, 2025, meeting with the Windcrest Townhomes HOA (Marlene Pylate, HOA President of the Windcrest Patio Homes, and Robert Kennedy, HOA Vice President, asked me to attend) that the site plans for Lot 1R-2 are speculative and were provided because the city required Nuvista and P. V. McMinn to apply now for the expired permits for both phases simultaneously. When asked when Nuvista intended to start work on Phase 2, P. V. McMinn said that could not be determined at this time.

2. **Additional screening between the established Windcrest Patio Homes, Town Homes, and the affected properties in The Oaks of Windcrest, although required by the city, would not be provided by Nuvista**.
The speculative site plans and plats as provided contain some notable contradictions, such as no notations on elevations, the heights of the condominiums (according to the Nuvista plans, 2 stories, but there is reference to 36 ft in height, which indicates 3 stories), a 20 ft buffer between the development on Lots 1R-1 and 1R-2 and Windcrest Patio Homes (there is no 20 ft buffer behind the property located at 540 Winding Way Court), and screening along the perimeter of the property which is required by the city. When specifically asked if there would

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

PLEASE SEE THE ATTACHED LETTER

Signature

27 JUNE 2025
Date

KEVIN MONTGOMERY
Printed Name

536 WINDING WAY COURT
Address FREDERICKSBURG, TX 78624

Marlene J. Pylate, Patrick W. Pylate
532 Winding Way Court
Fredericksburg, Texas 78624
mjpylate532@gmail.com
Office 830.997.8566, mobile 830.459.5291

RE: Z-2513, Request for Conditional Use Permit

Due to Mr. McMinn's total lack of consideration for the neighborhood, questionable promises, and disregard for the area, we cannot approve this request.

This is the second time we are being asked to consider his request for a conditional use permit. The first time around, he promised to maintain a barrier/greenbelt between our HOA and his development. Bulldozing that barrier/greenbelt was the first thing he did. Then to add insult to injury, the remaining debris was left pushed against our property line causing a fire hazard. This is only 1 indication he could care less about our neighborhood and he will proceed in any way he can so as to profit himself! We simply can't trust him. The cedar mulch "mountain" remains cause for concern with our extremely dry weather. We found it necessary to involve the fire marshal to get some of the debris removed. The cedar mulch mountain remains today.

Parking spaces for the community he is developing are situated facing homes in our HOA. Headlights will shine directly into some of our homes when residents arrive after dark. Lighting of those parking areas are a concern as well.

He has lied about meeting with me (Marlene), our HOA president, stating we were in approval of the plan he presented 2+ years ago. He and his realtor had not met with me until we called a membership meeting expressing our concerns.

He has threatened to put in something that we will "really not like" if we don't approve this plan. A second threat was made that alluded to low-income housing. Apparently, the fencing he plans to use in this development is chain link? What protection and privacy does that provide?

We know that something will eventually be built on that property, no idea what since the land appears not suitable for very much.

Mr. McMinn's philosophy is "Profit before People."

Thank you for the opportunity to express our concerns.

Patrick & Marlene Pylate
532 Winding Way Court

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by ~~the above file number because:~~

SEE ATTACHED

Signature

6/28/25
Date

MARLENE J. PYLATE PATRICK W. PYLATE 532 WIDEING WAY CT.
Printed Name Address

Charles & Loretta Schmidt

489 Summit Circle
Fredericksburg, Texas 78624
lschmidt100 @austin.rr.com

June 16, 2025

We are writing to formally express our concerns and objections regarding the development of the Keller Property. The issue at hand has raised significant concerns for us and those of us living in the WindCrest Subdivision.

Our primary concern is the 40 plus year- old retaining wall along the rear of many of our homes. Construction below that wall could very well compromise its soundness. Collapse of or damage to this wall because of the development would be devastating to all adjacent homes on Summit Circle.

In addition, we and our neighbors don't wish to have to deal with the noise and pollution at our back yard that will result from this project.

A major concern also is the traffic increase at this section of Milam where emergency ambulance traffic into the hospital emergency room. Also fire engine traffic use this same section as well as school buses.

As interested and concerned property owners, we PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

Please carefully evaluate the impact of this development on our subdivision, traffic concerns and on the entire area.

Thank you - Loretta Schmidt Charles Schmidt

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

The value of the homes on the outer circle of Summit Circle would decline if there were any obstruction of the view of our city if town homes or any buildings were constructed in Keller Subdivision. The view is definitely of (monetary) value to each home

Pat Weinheimer
Signature

6-17-25
Date

Pat Weinheimer
Printed Name

478 Summit Circle
Address
Hby., TX 78624

REQUEST NO. Z-2513

As an interested property owner, I, (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

Our townhome backs up to the property in review. We have a 15-20 ft concrete retaining wall in the back. I am very concerned about the stability of this wall being affected by development. We recently had to have our home leveled in the back, and don't want to have to do that again. This developer did previous work on the property - dirt moved around and clearing done without proper authorization to do so. We want the trees behind our house to stay - They provide privacy & act as a sound buffer from Hwy 16 noise. Another development in Fbg is questionable because of drought concerns as well.

C R Spencer
Kelly Spencer
Signature

6/23/2025
Date

C R Spencer
Kelly Spencer
Printed Name

477 Summit Cir, Fbg, TX 78624
Address

Public Comment Form

6-19-2025

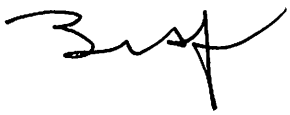
Request # Z-2513

I protest this request.

My feeling about this request is exactly as it was to their last request. I think the development of this "Green Belt" is a bad thing. The probable effect on the old retaining wall holding up the Windcrest subdivision is frighting. All the water which now is absorbed into the soil and keeps the ground stable will just run off roofs and paving into Milam below. Also, the water/sewer and traffic increase will not help. It should be a park.

Thank you for considerations.

Buddy S. Frost
BRSF LLC
457 Summit Circle
Fredericksburg, TX 78624



1. The construction process could seriously affect the 40 years old large retaining wall behind several homes in a devastating situation for those homeowners.

2. More living spaces built within city limits will only increase water usage. Think of how many toilets will flush, showers & baths, dishwashing, wash machines in daily living situations. Also outdoor usage. Water restrictions are currently in Stage 4. Do we all want to go into Stage 5. I doubt it. Weather is changing & its just not feasible to build more housing to overuse the water resource we already have.

3. The traffic it would create would take away from a currently peaceful area that includes wild life passing through the area. Create walking paths with native vegetation & keep the area a pleasant place & buffer from traffic.

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2513

As an interested property owner, I/we (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

See attached

Cathy & Ben Gero
Signature

6/14/25
Date

Cathy & Ben Gero
Printed Name

470 Summit Circle
Address

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2513

As an interested property owner, I (X Vehemently PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

We fear that by disturbing the existing terrain ~~=~~, a definite danger of any movement of affected terrain could result in costly (detrimental) damage to our existing community.
Increased traffic around hospital is dangerous!
Increased water usage unwelcomed, and safety of children getting to and from school endangered!
We STRONGLY protest ~~any~~ type of change to the existing (present) landscape.

Kind Regards

Signature / Jutta D. Lindsay — Date: 22 June 2025

Charles T. Lindsay + Jutta D. Lindsay / 446 Summit Cir.
Printed Name — Address: Fredericksburg TX 78624

FROM THE DESK OF

Terri Patton & Gary Metcalf

June 28, 2025

City of Fredericksburg, Texas
126 W. Main Street
Fredericksburg, TX 78624

RE: Z-2513

We are writing to PROTEST the proposed Keller Oaks development by P.V. McMinn with NuVista Development LLC adjacent to the Windcrest homes at the corner of Windcrest and Milam Streets. The Windcrest homes were constructed 40 years ago. Our property at 461 Summit Circle and all adjacent homes are set above the proposed development.

One major concern is the long term impact on the 40-year-old retaining wall which supports our home and others above the proposed development. Construction below this wall could compromise its soundness. Damage or collapse of this wall would be devastating to all the adjacent homes on Summit Circle.

We chose to live in Windcrest for two main reasons: the proximity to everything in Fredericksburg and the tranquility of the neighborhood. We and the other residents adjacent to the proposed development do not wish to have the noise and exhaust pollution resulting from the construction at our back door. The proposed property currently provides a home to wildlife, including deer, foxes, squirrels, armadillos, and birds. So the environmental impact is considerable.

We are also concerned about the impact this proposed development would have on traffic. At the intersection of Milam and Windcrest is a 4-way stop with heavy traffic during the week. Emergency vehicles frequent this route to access the Methodist Hill Country Hospital. Fredericksburg High School and Middle School are also in the vicinity, impacting traffic at certain times of the day.

The community of Fredericksburg is faced with an uncertain future of the water supply for all homes and businesses. Further development will only exacerbate the strain on our water supply. The City Council has wisely paused other development projects. It makes no sense to approve this one.

As interested property owners, we PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

Terri Patton Gary Metcalf

Terri Patton & Gary Metcalf

Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

Please See Attached

Terri Patton
Signature

7/1/2025
Date

Terri Patton
Printed Name

461 Summit Cir FBG
Address

REQUEST NO. Z-2513

As an interested property owner I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

I protest This proposed development.
I am in agreement with the reasons outlined in Charles and Susan Windsor's 3469 Summit Circle protest notes.

R. A. Roesch — June 19, 2025

Signature — Date

Richard A. Roesch — 487 Summit Circle

Printed Name — Address

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

We at 481 Summit Circle do not approve the Conditional Use Permit Number Z-2513. We need to be able to spend our Senior years in peace not turmoil. We are sorry you think it necessary to approve this one. Our resources are being depleted. We have paid taxes and supported this County for many, many years. It would be nice for you to respect our request.

Jay & Shirley Rutledge

Jay Rutledge

Shirley Rutledge & Jay — 6-17-25

Signature — Date

SHIRLEY RUTLEDGE & JAY — 481 Summit Circle

Printed Name — Address

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

Our townhome backs up to the property in review. We have a 15-20 ft concrete retaining wall in the back. I am very concerned about the stability of this wall being affected by development. We recently had to have our home leveled in the back, and don't want to have to do that again. This developer did previous work on the property - dirt moved around and clearing done without proper authorization to do so. We want the trees behind our house to stay - They provide privacy & act as a sound buffer from Hwy 16 noise. Another development in Fbg is questionable because of drought concerns as well.

C R Spencer
Signature

6/23/2025
Date

C R Spencer
Printed Name

477 Summit Cir, Fbg, TX 78624
Address

REQUEST NO. Z-2513 As interested property owners, we PROTEST this permit #Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

1. Compromise of retaining wall protecting homes on Summit Circle
2. No study or report from an independent engineer concerning the development of the site.
3. Noise and exhaust pollution at our front door due to the development of this site
4. Traffic/safety:
   Milam is an energency route to our hospital emergency room
   School buses use this route to/from school morning and afternoon
5. Water supply
   Our community is being faced with an uncertain future to our water supply

Signature Joseph Hannon Peggy Hannon Date 6/17/25

Printed Name Joseph Hannon Peggy Hannon Address 474 Summit Circle Fredericksburg, TX 78624

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: August 6, 2025 **SECTION:** PUBLIC HEARING **ITEM:** B.

CAPTION: Consider Request Z-2514: By Stuart Barron to Consider the Following:

A. A Land Use Change from Commercial Center/Commercial to Medium Density Residential for Property Located at 514 Friendship Lane.

B. A Zoning Change from C1.5, Medium Commercial to C2, Commercial for Property Located at 514 Friendship Lane.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Land Use Change
v Take Action on the Zoning Change

SUMMARY:
The applicant has submitted a Land Use and Zoning Change request for approximately 5.0 acres of land located at 514 Friendship Lane. The applicant is requesting a Land Use Change from Commercial/Commercial Center to Medium Density Residential (MDR) and a Zoning Change from C1.5, Medium Commercial to C2 Commercial.

The 2024 Comprehensive Plan identifies this area with a Mixed Use Community/Corridor Place Type that recommends a variety of zoning categories such as R2, R3, R5, NC, C1, C1.5, C2 and Mixed Use zones such as MU-1 and MU-2. This Future Place Type is intended to provide flexibility towards development and envisioned to be a well-planned, walkable mixed-use area that provides flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas would include integrated residential, retial and small-scale employment uses.

BACKGROUND: The surrounding properties include C2, Commercial to the North, South and West as well as Public Facilities to the East. There is C1.5 to the southeast across Friendship Lane.

The property is currently zoned C1, Neighborhood Commercial and C1.5 Medium Commercial and permits several uses by right, some of the mixture and intensity of use types include the following:

Medical Services	Local Utility Service	Professional Office
Religious Assembly	Multiple Family Residential	Group Residential
Single Family Small Lot	Short-Term Rental, Accessory	Short-Term Rental, B&B

It is the desire of the applicant to obtain a C2, Commercial Zoning classification and Sec. 3.210 - C2, Commercial speaks to the development standards allowed below:

Sec. 3.210 - C2: Commercial speaks to the development standards allowed in C2 and includes the following uses permitted by right:

Administrative and Business Office
Agricultural Sales and Services
Arts and Crafts
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing
Building Maintenance Services
Business or Trade School
Business Support Services
Club or Lodge
Cocktail Lounge
Commercial Off-Street Parking
Communication Services
Construction Sales and Services

Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Convenience Store/Self Serve Gas
Cultural Services
Custom Manufacturing
Day Care Services
Equipment Repair Services
Equipment Sales
Exterminating Services
Financial Services
Food Sales
Funeral Services
Group Residential
Single Family Residential (detached) if structure was not used as other than residential in its most re
General Retail Sales
Guidance Services
Hotel/Motel

Horticulture
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Maintenance and Service Facilities
Medical Offices
Mobile Food Establishments, but not in any right-of-way or public easement
Multiple Family Residential
Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services
Personal Improvement Services
Personal Services
Pet Services

Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Research Services
Restaurant - Drive-In/Fast Food
Restaurant
Service Station
Veterinary Services
Short-term Rental, Unoccupied: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Facility: (With a STR permit and adherence to Chapter 20, Article VII)
Corporate Housing (Chapter 20, Article VII)

with the following uses permitted subject to an approved Conditional Use Permit (CUP):

Camp Grounds
Condominiums (Section 7.610)
Convenience Storage

Drive through facilities associated with any use
Single Family Residential (detached)- new construction or after cessation of use other than residentia
Duplex Residential Condominium Residential(section 7.610)
Single Family Residential (Detached)
Townhouse Residential (section 7.610)
Transportation Terminals

The 2024 Comprehensive Plan identifies the subject property with a future place type of Mixed Use Community/Corridor which is envisioned to be a well-planned, walkable mixed-use area that provides flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas would include integrated residential, retail and small-scale employment uses.

Appropriate existing zoning districts would include R2, R3, R5, NC, C1, C1.5, C2, M3 and Mixed Use zones such as MU-1 and MU-2.

Notice of Public Hearing Response: As part of the Public Hearing process, staff must notify property owners that own property within 200 ft of the subject property. As of July 30, 2025, two responses in favor of the request have been received.

STAFF RECOMMENDATION:

In reviewing the application, Staff identified that the 2024 Comprehensive Plan categorizes the subject property as a Mixed Use Community/Corridor future place type. This place type allows for a variety of acceptable zoning classifications, including the requested C2, Commercial.

It is important to note that this place type is intended to provide flexibility towards development with a preference for complete neighborhoods, which includes integration of commercial and residential uses. Therefore, staff recommends that the Planning and Zoning Commission follow the direction of the 2024 Comprehensive Plan and recommend a zoning that allows for the integration of residential and commercial uses.

ATTACHMENTS:

1. Z-2514 Friendship Center 514 Friendship Lane_Map
2. Land Use Show

3. Z-2514 Mailing Labels
4. Z-2514- Development Review Comments
5. Z-2514_Barbara Heinen Letter of support for zoning change
6. Z-2514 - Schandua - Approve
7. Z-2514_Friendship Center

APPROVAL/REVIEW:

_____ Date: August 01, 2025

Cliff Cross, Director of Development Services

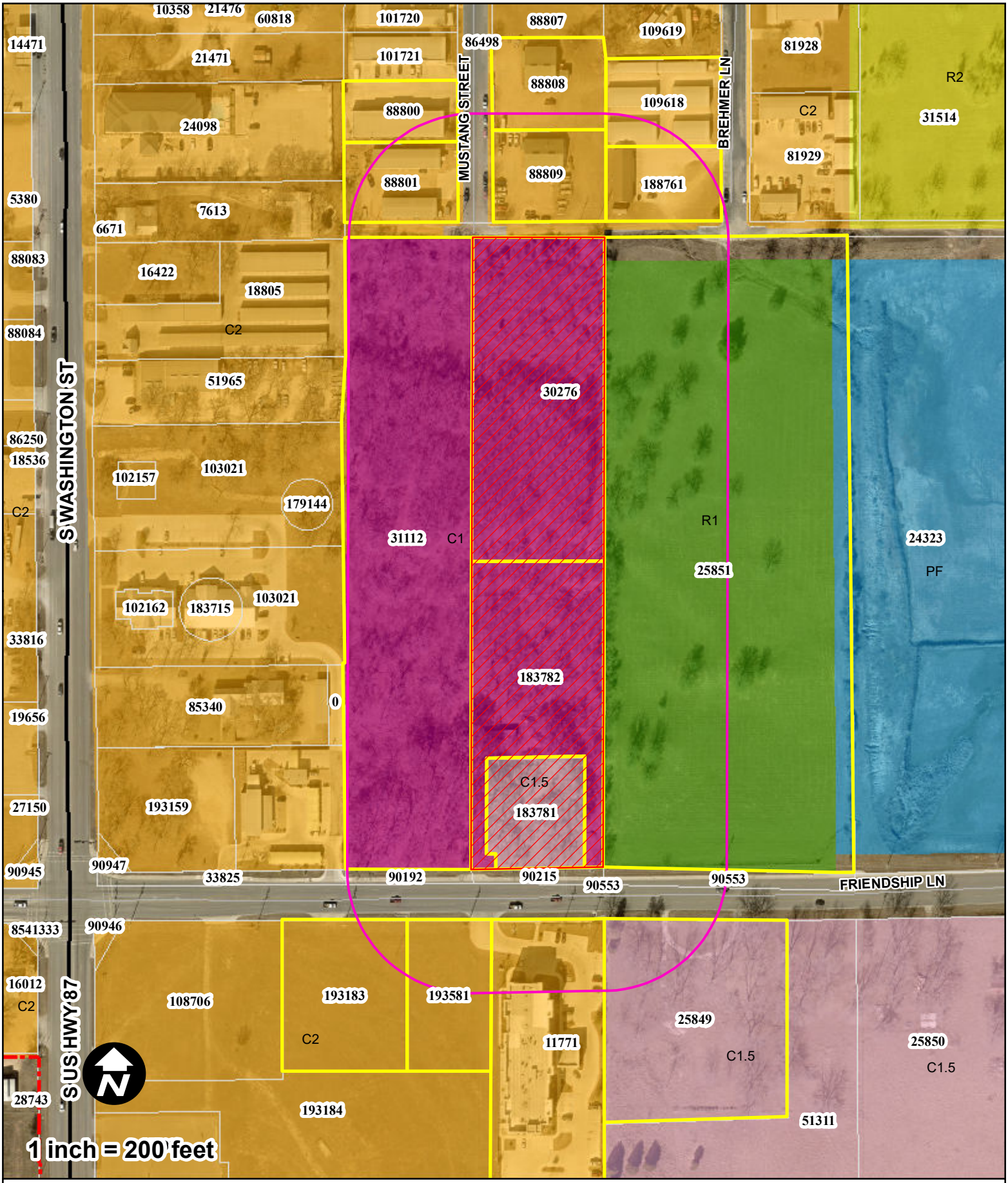


FIGURE 1

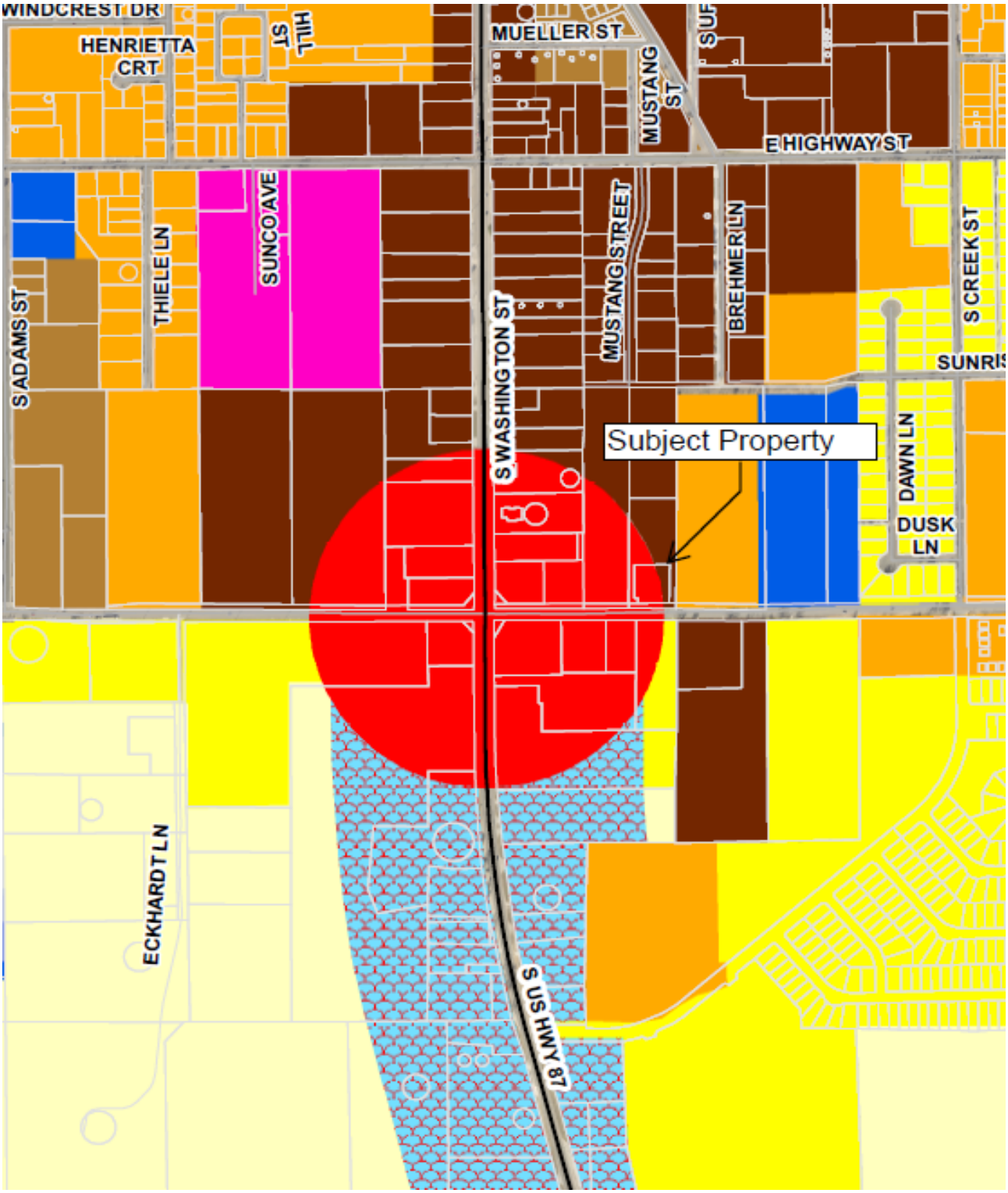
City of Fredericksburg
Z-2514 514 Friendship Lane

LEGEND

Notice Areas

- Subject Tract
- 200' Notification Area
- Notification Tracts
- City Limit Boundary
- GCAD Parcels

Document Path: M:\ArcMap\Development_Services\Zoning_Maps\Z-2514 Friendship Center 514 Friendship Lane.mxd


WINDCREST DR
HENRIETTA CRT
HILL ST
MUELLER ST
MUSTANG ST
E HIGHWAY 87
S ADAMS ST
THIELE LN
SUNCO AVE
S WASHINGTON ST
MUSTANG STREET
BREHMER LN
S CREEK ST
SUNRIS
Subject Property
DAWN LN
DUSK LN
ECKHARDT LN
S US HWY 87

Stuart Barron
146 Keidel Lane
Fredericksburg, TX 78624

Jennifer Schanua
304 Morning Glory Drive
Fredericksburg, TX 78624

Barbara Heinen
705 S Eagle
Fredericksburg, TX 78624

BBR Mustang LLC
105 W San Antonio
Fredericksburg, TX 78624

A&J Deer Processing LLC
214 W Centre
Fredericksburg, TX 78624

River Hills Partners LLC
1200 Barton Creek Blvd, Apt 6
Austin, TX 78735

4 Pipkin Porperties, LLC
P.O. Box 977
Fredericksburg, TX 78624

Texas 5A Properties, LLC
510 Post Oak Road
Fredericksburg, TX 78624

Penjay Properties, LLC
P.O. Box 669
Fredericksburg, TX 78624

Caroll Bryla and Bryan Bierschwale
105W San Antonio
Fredericksburg, TX 78624

Martin Ramos
308 Sage Ridge Road
Fredericksburg, TX 78624

Fredbg Retail Series, LLC
830 Orchard Hill Park Drive
Leonminster, MA 01450

Erock Ltd.
P.O. Box 2089
Fredericksburg, TX 78624

FREDBG Hotel Venture, LLC
4276 W Ruby Hill Drive
Pleasanton, CA 94566

Z-2514

JuLY 7, 2025

Romney Kowert
Kowert Real Estate
rkowert@yahoo.com

RE: Z-2514 – Review Comments for the Review of Land Use and Zoning Change for 514 FRIENDSHIP LANE

Dear Applicant,

Project will require consideration by the Planning and Zoning Commission scheduled for **Wednesday, July 2, 2025,** at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

The project will also require consideration by City Council on **Tuesday, July 15, 2025**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed by **Monday, June 16, 2025.**

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

- The 2024 Comprehensive Plan identifies this area with a Mixed-Use Community or Corridor Place Type which is intended to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses.
    - Outparcels located along arterial and collector roadways should be developed and connected to serve the internal streets.
    - Appropriate existing zoning districts include R2, R3, R5, C1, M3, MU, MU2

Please return the revised plans along with your written response as to how the comments have been addressed by **Monday, June 16, 2025.** Please feel free to contact me with any comments or questions, jmusgrove@fbgtx.org and I will be happy to assist you.

Jan Musgrove
Planner 1

City of Fredericksburg Planning and Zoning Commission

June 24, 2025

Dear Planning and Zoning Commissioners,

I hope this letter finds you well. I am writing to respectfully request a zoning change for my property located at **Property ID 30276, G E CO #28 2.56 Friendship Lane**, from **Commercial 1.5 (C1.5)** to **Commercial 2 (C2)**.

A few years ago, there was a lot of uncertainty surrounding both the growth of the area and the future character of development. Since then, a three-unit retail center has been built and leased out. Other major developments in the immediate vicinity have further defined the commercial nature of the area. Chick-fil-A has opened at the corner of Friendship Lane and Washington, and Discount Tire is currently building a location diagonally across from my property. Together, these additions have established the area as a true commercial corridor.

Furthermore, I understand that during the July 2025 Planning & Zoning meeting, the City of Fredericksburg will be proposing a change of use and zoning for their property to the east of mine from **Residential 1 (R1)** to **Public Facilities (PF)** which will add further development, and a modern park feel to the neighborhood.

A change to C2 would create a new pool of available tenants who are not currently permitted under C1.5 zoning. This would further benefit the community, both in terms of service offerings and economic vitality.

Considering the ongoing development around me and the shifting land uses in the immediate area, I respectfully request that you approve a zoning change from **C1.5 to C2** for **Property ID 30276, G E CO #28 2.56 Friendship Lane**. I believe this change will help foster continued growth and bring valuable commercial services to the residents of Fredericksburg.

Thank you for your time and consideration.

Sincerely,

Barbara Heinen

Barbara Heinen

705 South Eagle Street

Owner, Property ID 30276, G E CO #28 2.56 Friendship Lane

Public Comment Form
Please return this form to:
jmusgrove@fbgtx.org

OR
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. Z-2514

As an interested property owner, I (PROTEST) / (APPROVE) the requested Land Use and Zoning Change, represented by the above file number because:

Jennifer Schandua
Signature

7-23-2025
Date

Jennifer Schandua
Printed Name

304 Morning Glory Dr.
Address

Fredericksburg, TX 78624

City of Fredericksburg Planning and Zoning Commission
June 20, 2025

To Whom it May Concern:

This letter is in support of Stuart Barron's request for a rezoning change from C1.5 to C2 for the property I own, just north of his property. I believe the addresses are 464-566 Friendship Lane. This is a good idea for multiple reasons. First, it will increase the value of the land. Second, it will be more appealing and offer more options for development. Third, it is in line with the future plans for the city because of its location and proximity to the intersection at Friendship Lane and US Highway 87S.
Due to the recent improvements and development in the area, I believe rezoning the property will help to contribute to the many additional residents that are expected to move in on Friendship Lane.
Thank you for your consideration.

Sincerely,

Jennifer Schandua

Jennifer Schandua
Property Owner
304 Morning Glory Dr.
830-456-6992

Barron Properties LLC

In light of the ongoing development around us and the shifting land uses in the immediate area, I respectfully request that you approve a zoning change from **C1.5 to C2** for 514 Friendship Lane. I believe this change will help foster continued growth and bring valuable commercial services to the residents of Fredericksburg.

Thank you for your time and consideration.

Sincerely,

Stuart Barron,
146 Keidel Lane
Fredericksburg Texas 78624
Owner/Operator

Barron Properties LLC

June 18, 2025

City of Fredericksburg Planning and Zoning Commission
126 W Main Street
Fredericksburg Tx 78624

Attn: Evan Williamson

Dear Planning and Zoning Commissioners,

I hope this letter finds you well. I am writing to respectfully request a zoning change for my property located at **514 Friendship Lane**, from **Commercial 1.5 (C1.5)** to **Commercial 2 (C2)**.

When I last presented to the Commission, I was in the planning stages of developing a three-unit retail center on Friendship Lane. At the time, there was a lot of uncertainty surrounding both the growth of the area and the future character of my development. Now a few years later, many of those questions have been answered.

I have since completed construction, and two of the three spaces in my building have been successfully leased. Additionally, major developments in the immediate vicinity have further defined the commercial nature of the area. Chick-fil-A has opened at the corner, and Discount Tire is currently building a location diagonally across from my property. Together, these additions have helped establish the area as a true commercial corridor.

Furthermore, I understand that during the **July 2025 Planning & Zoning meeting**, the City of Fredericksburg will be proposing a change of use and zoning for their property to the east of mine—from **Residential 1 (R1)** to **Public Facilities (PF)**—which will add further development and a modern park feel to the neighborhood.

The only adjacent property not actively improving is that of our cousins to the west. Although Jennifer Schandua has approached them multiple times regarding support for a C2 zoning change, we have yet to receive a definitive response.

You may be wondering why a zoning change is necessary given that two of my three spaces are already leased. The reason is that I have received strong interest from several fast-food establishments—businesses that are not permitted under the current C1.5 zoning. A change to C2 would enable me to attract a tenant that could further benefit the community, both in terms of service offerings and economic vitality.

C. **Applicant/Owner Information - Property Owner**

Owner Name: Stuart James Barron Trust

Owner Address: 146 Keidel Lane

Owner Phone Number: 830-459-4881

Owner Email Address: wtranch@hotmail.com

D. **Applicant**

Applicant Name: Stuart Barron

Applicant Address: same as above

Applicant Phone Number: _____

Applicant Email Address: _____

Applicant's Signature

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, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature:

Printed Name: Stuart Barron

Staff Use Only Application Number: Z-2514 Date: 6/20/25

Ch # 2019 $1400.00

Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Friendship Center

Project Address: 514 Friendship Lane

Property Tax ID Numbers: 183781

B. Application Type: Appendix A – Fee Schedule

- [ ] Voluntary Annexation - $750.00
- [ ] Conditional Use Permit - $500.00
- [x] Land Use Change - $300.00
- [x] Zoning Change - $600.00
- [ ] Amendment to existing PUD - $500.00
- [ ] Creation of PUD - $750.00
- [x] DRC Review Comments - $250

❖ *All applicants will be charged the following fees for the required Public Hearing notifications.*

- [x] *Public Hearing Newspaper - $150.00*
- [x] *Public Hearing 200 ft notification letter - $100.00*

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM:
MEETING DATE: August 6, 2025 **SECTION:** ACTION ITEMS **ITEM:** A.

CAPTION: SP-2506: By Fredericksburg Racquet Center to consider and take action on the Site Plan for the proposed Racquet Ball Complex located 780 ft East of the Friendship Lane Hwy 87 South Intersection. Also referred to as G.E. CO#27.

SUMMARY:
The applicant has submitted a Site Plan application for review and approval pertaining to the proposed Racquet Ball Complex to be located 780 ft East of the Friendship Lane Hwy 87 South Intersection. Also referred to as G.E. CO#27.

The City currently owns the property and obtained a land use change from Medium Density Residential to Public/Semi-Public and a rezoning from R1, Single-Family Residential to PF, Public Facilities for the approximate 8.91 acre site on July 15, 2025. The land use and rezoning request appeared before the P&Z Committee on July 2, 2025 and was recommended for approval to City Council. The applicant is coming before the P&Z Committee to obtain approval for the project site plan to move forward with permitting and construction.

BACKGROUND:
This application was reviewed for its conformity with relevant City Ordinances including **Sec. 7.131,** Review and Evaluation Criteria for Site Plans.

Site Area: Approximately 8.91 acres or 388,119 sq ft

Zoning: PF, Public Facilities **Sec. 3.600**

Building Coverage: (Approx. 6.68 Acres Max) (75% Max) **Sec. 3600**

Impervious Coverage: (Approx. 7.57Acres Max) (85% Max) **Sec. 3.600**

Parking: 3 parking spaces per court (39 Courts) = 117, Playground Area = 25 Spaces, 8 ADA spaces. **Sec. 7.865**

Utilities: Water and sewer are available to serve the site.

Detention: Stormwater and detention plans & studies shall be reviewed as part of the Civil Construction Plans.

Screening: Required and provided along eastern property line **Sec. 7.970**

Landscape: In accordance with **Sec. 7.900**

Historic Review: NA

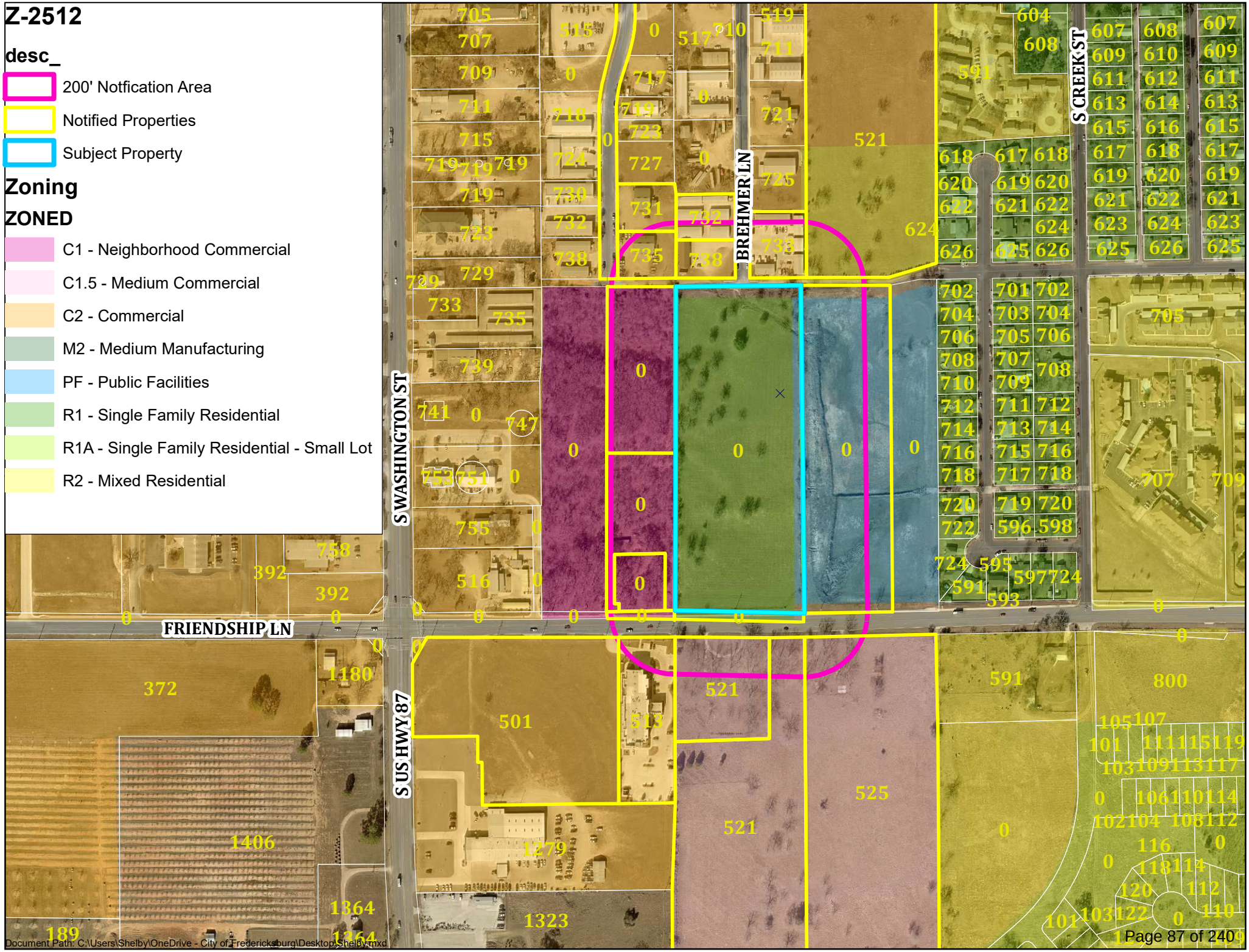
STAFF RECOMMENDATION:
Staff has reviewed the site plan application and is comfortable with its concept and would recommend approval contingent upon the following:

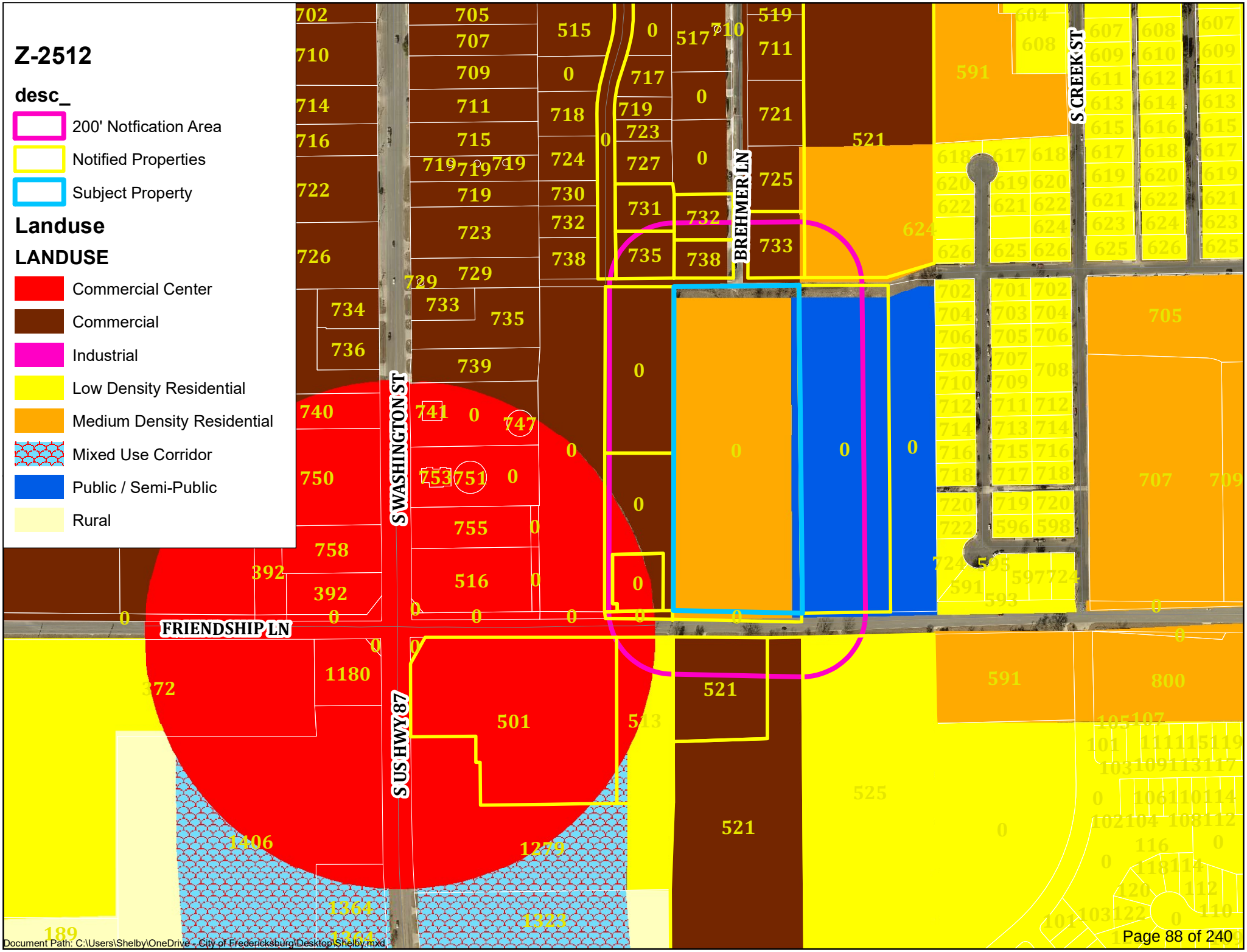
1. Confirmation of impervious surface ratios, building ratios, and landscaping requirements during the permitting process.
2. Engineering Approvals Required Prior to Permitting
3. Submission of civil construction plans will be required for this project
4. Site must comply with the Citys stormwater control ordinance.
5. Please dimension parking spaces and drive aisles on site plan. Parking spaces and drive aisles shall comply with Section 7.860 of the City's Code of Ordinances.
6. Please show ADA spaces on site plan
7. Please show existing utilities and proposed utility connections on site plan including fire hydrant locations.
8. Please show sight visibility triangles at entry off Friendship Ln.
9. Please show impervious cover calculations
10. Ensure proper dedications for the future extension of Sunrise St.

ATTACHMENTS:
1. Z-2512 Public Hearing Map_Zoning
2. Z-2512 Land Use Map
3. Engineering Comments
4. Fredericksburg Racquet Center Site Plan Application
5. Fredericksburg Racquet Center - Checklist Data
6. Sp-2506_FBG Racquet Center-Updated Site Plan_Addressing
7. Fredericksburg Racquet Center Site Plan - May 23 2025

APPROVAL/REVIEW:

_____ Date: August 01, 2025
Cliff Cross, Director of Development Services


Z-2512
desc_
200' Notfication Area
Notified Properties
Subject Property
Zoning
ZONED
C1 - Neighborhood Commercial
C1.5 - Medium Commercial
C2 - Commercial
M2 - Medium Manufacturing
PF - Public Facilities
R1 - Single Family Residential
R1A - Single Family Residential - Small Lot
R2 - Mixed Residential
S WASHINGTON ST
BREHMER LN
S CREEK ST
FRIENDSHIP LN
S US HWY 87
Document Path: C:\Users\Shelby\OneDrive - City of Fredericksburg\Desktop\Shelby.mxd


Z-2512
desc_
200' Notfication Area
Notified Properties
Subject Property
Landuse
LANDUSE
Commercial Center
Commercial
Industrial
Low Density Residential
Medium Density Residential
Mixed Use Corridor
Public / Semi-Public
Rural
S WASHINGTON ST
S US HWY 87
FRIENDSHIP LN
BREHMER LN
S CREEK ST
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6/9/2025 Engineering Comments

SP-2506 Fbg Racquet Center

Sibyl Deckard

1. Submission of civil construction plans will be required for this project
2. Site must comply with the Citys stormwater control ordinance.
3. Please dimension parking spaces and drive aisles on site plan. Parking spaces and drive aisles shall comply with Section 7.860 of the City's Code of Ordinances.
4. Please show ADA spaces on site plan
5. Please show existing utilities and proposed utility connections on site plan including fire hydrant locations.
6. Please show sight visibility triangles at entry off Friendship Ln.
7. Please show impervious cover calculations
8. Ensure proper dedications for the future extension of Sunrise St.

SITE PLAN/ENTRY CORRIDOR/OFF STREET PARKING APPLICATION

All items on the attached Site Plan Checklist must be submitted with a complete application. Email all documents to jmusgrove@fbgtx.org.

A. Project Information

Project Name: Fredericksburg Racquet Center

Project Address: Friendship Lane GE CO #27

Parcel ID Numbers: 25851.

B. Application Type: Check all that apply

- ☐ Administrative Site Plan - $400.00
- ☐ P&Z Site Plan - $500.00
- ☐ Entry Corridor Design Guidelines and Standards - $100.00
- ☐ Off-Site Parking Agreement - $200.00
- ☐ DRC Review comments - $250

C. Applicant/Owner Information

Property Owner

Owner Name: City of Fredericksburg

Owner Address: 126 West Main Street

Owner Phone Number: 830-997-7521 - Attn: Garret Bonn

Owner Email Address: gbonn@fbgtx.org

Applicant

Applicant Name: Fredericksburg Racquet Center - Attn: Mark Cornett

Applicant Address: 1150 N US 87 Box 344, FBG, TX 78624

Applicant Phone Number: 210-213-1195

Applicant Email Address: mark@cornettengineering.com

Applicant's Signature

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, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature:_____

Printed Name: Mark Cornett

Staff Use Only Application Number:_____ Date:_____

Required Checklist Items Included:_____

SITE PLAN CHECKLIST

This form and all required exhibits must be included with the Site Plan and Entry Corridor application.

- ☐ Provide a brief description of the proposed use, including information pertinent to the review and evaluation criteria stated in **Section 7.131** in the form of a narrative.
- ☐ The site plan shall be drawn to scale and include dimensions as necessary to show. the following:
- ☐ The date, scale, north point, title, name of owner and name of person preparing the Site Plan.
- ☐ Zoning summary, including type, minimum and actual lot size, setbacks, maximum and actual building height, building coverage and impervious coverage. **Section 7.131**
- ☐ Address and legal description of property **Section 7.131**
- ☐ Show and dimension requested access to public roadways and provide plans for access Management. **Section 7.131**
- ☐ The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access and utility or service areas. **Section 7.131** The location of existing and proposed fencing and screening. **Section 7.940**
- ☐ Location and size of existing and proposed streets and alleys **Section 7.131** dimension of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements and the height and intended use of existing and proposed buildings on site, and approximate locations of buildings on abutting sites within 50 **Section 7.131**
- ☐ Proposed exterior lighting, including fixture type. **Article XV- Outdoor Lighting**
- ☐ The number of existing and proposed parking and loading spaces, and a calculation of applicable minimum requirements. **Section 7.860**
- ☐ Landscaping, including location, size, and species of existing trees on site, square footage of all proposed landscape areas. **Section 7.920**
- ☐ The location of signs. **Chapter 29**
- ☐ Provide existing and proposed topography and grading (5' minimum contour intervals), and erosion control measures. **Section 7.131**
- ☐ Solid waste container, which requires screening. **Section 7.980**
- ☐ Proposed and existing water, sewer, and electric utilities. **Section 7.131**
- ☐ Visibility triangle at street intersections and driveways. **Section 7.131**
- ☐ Fire Lanes and fire hydrant. **Section 7.131**
- ☐ Provisions for handicapped access. **Section 7.131**
- ☐ On sites affected by the 100-year floodplain, impervious coverage and building coverage are based on the area outside the floodplain. Provide calculations accordingly.
- ☐ Applicable Fee
- ☐ PDF copies emailed to **jmusgrove@fbgtx.org**

Note: Staff or the Planning and Zoning Commission may require modification of a Site Plan as a prerequisite for approval. **Section. 7.132**

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent Signature:

_____

Date: _____

Printed Name: _____

STAFF USE

Application Received Date: _____Fee: _____

Application #: _____

FREDERICKSBURG
RACQUET CENTER

Project Description

Fredericksburg Racquet Center is a new non-profit initiative involving the City of Fredericksburg, the Austin-based Fueling Tennis Futures Foundation, tennis and pickleball professionals, community leaders and racquet sports enthusiasts. The Project will provide all citizens with access to the recreational opportunities provided by racquet sports. The Project includes both tennis and pickleball facilities, both indoor and outdoor courts, a public playground, a public walking trail and a Clubhouse facility.

Project Location

The Project is located on Friendship Lane, just east of US 87/ S. Washington Street on City owned acreage.

Project Design Team

Fredericksburg Tennis Center Foundation - Julie Alvarez

Fueling Tennis Futures Foundation – Thad Decker

Cornett Engineering – Mark Cornett

Project Notes

All state, federal and local codes and regulations will be included in the design and construction.

All amenities will be accessible and in compliance with required Codes.

Lighting of Courts and Parking shall comply with local dark skies requirements.

Parking will comply with local requirements with additional on site parking areas for tournament functions.

Landscaping will be designed with native plants and designed to minimize water requirements.

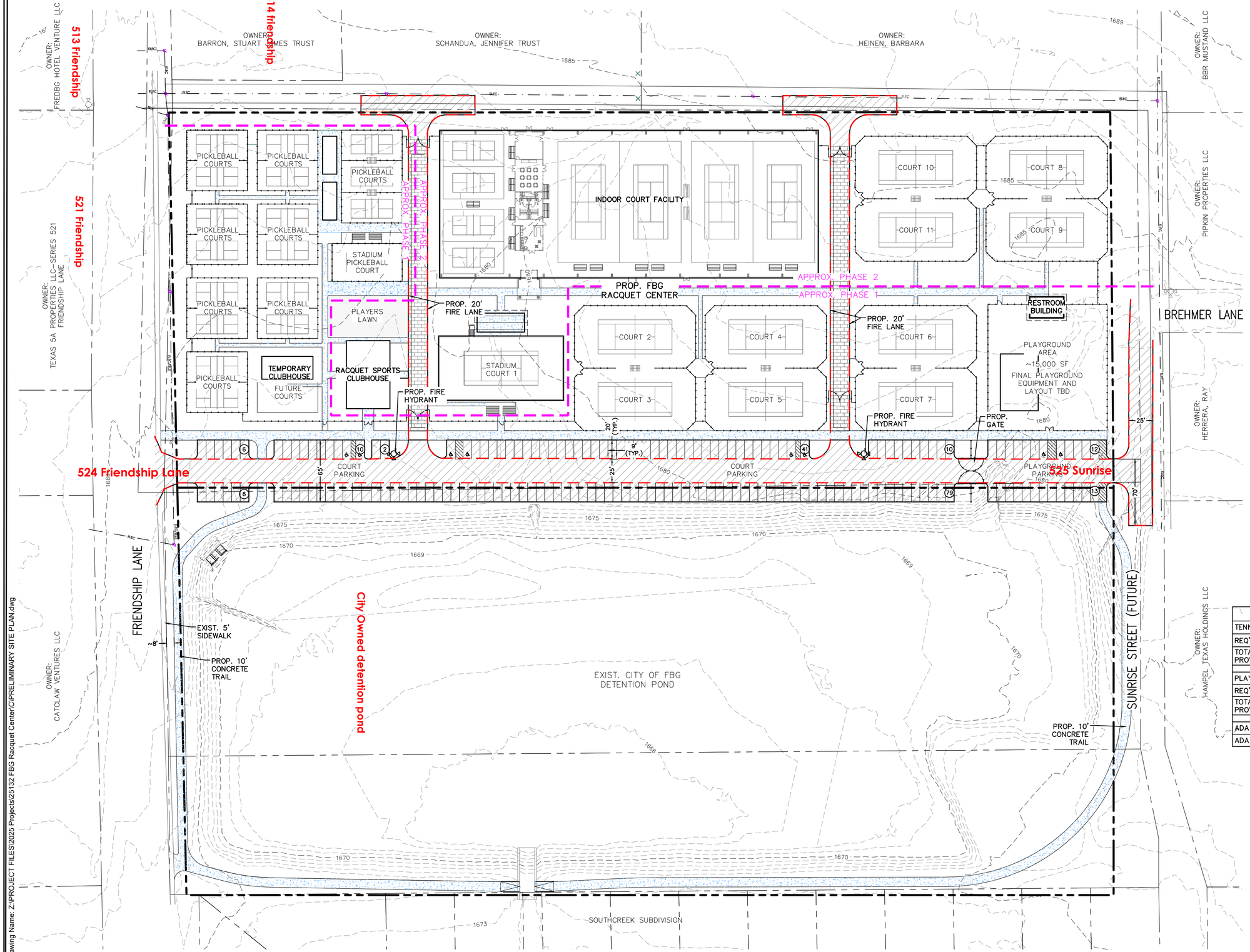
Signage shall tastefully comply with City requirements.

All utilities currently exist along Friendship Lane and will be extended to serve the Project.

The Project shall coordinate with the City Fire Department to provide fire lanes and hydrants.

Site drainage will be designed to utilize the existing adjacent City owned detention pond.

Checklist information submitted by Thad Decker, Architect, with Fueling Tennis Futures Foundation.



0 25 50 75 100

SCALE: 1"=50'

LEGEND

- =PROPERTY BOUNDARY
- =EXISTING CONTOUR
- =FIRE LANE
- =PROP. FENCE
- =PROP. CHIP SEAL PAVEMENT
- =PROP. FIRE LANE MATERIAL TBD
- =PROP. CONCRETE SIDEWALK
- (1) =PARKING COUNT

GENERAL NOTES

1. ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
3. PROPOSED SIDEWALK FROM ADA PARKING AREAS TO BUILDING AND COURT ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
4. ADA PATHS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.
5. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SETBACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
6. PROJECT BENCHMARK INFORMATION INCLUDED WITH THESE PLANS HAS BEEN PROVIDED BY THE PROJECT SURVEYOR.
7. EXISTING UTILITIES TO BE EXTENDED FROM FRIENDSHIP LANE AND SUNRISE STREET TO SERVE THE PROJECT.
8. FIRE LANES AND HYDRANTS SHALL BE PROVIDED IN COORDINATION WITH THE CITY OF FREDERICKSBURG FIRE DEPARTMENT.
9. ON-SITE DRAINAGE SHALL COMPLY WITH CITY AND STATE REQUIREMENTS. OFF-SITE AND ON-SITE RUNOFF SHALL BE CONVEYED TO THE EXISTING CITY OF FREDERICKSBURG DETENTION POND.
10. FINAL LANDSCAPING SHALL BE COORDINATED WITH THE CITY OF FREDERICKSBURG.
11. ALL EXTERIOR LIGHTING SHALL BE NIGHT SKY COMPLIANT IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG CODE OF ORDINANCES ARTICLE XV – OUTDOOR LIGHTING.

PARKING SUMMARY	
TENNIS/PICKLEBALL COURTS	3 SPACES PER COURT
REQ'D. COURT PARKING	39 COURTS X 3 = 117 SPACES
TOTAL COURT PARKING PROVIDED	154 SPACES
PLAYGROUND	NO RATIO
REQ'D. PLAYGROUND PARKING	–
TOTAL PLAYGROUND PARKING PROVIDED	25
ADA SPACES REQUIRED	6
ADA SPACES PROVIDED	8

INTERIM REVIEW ONLY

Document incomplete; not intended for permit, bidding or construction.

EMMETT C. GOLD
Engineer
140488
Registration Number
7/3/2025
Date

FREDERICKSBURG RACQUET CENTER

FRIENDSHIP LANE, FREDERICKSBURG, TEXAS 78624

PRELIMINARY SITE PLAN

REVISIONS:

Hewitt Engineering Inc.
Consulting Engineering Services
716 Barnett Street ♦ Kerrville, Texas 78028 ♦ 830.315.8800
TBPE Registration No. F-10739 ♦ www.hewitt-inc.com

HEI JOB NO.: 25132

DATE: 06.26.2025

DRAWN BY: ECG

SHEET 1 OF 1

Drawing Name: Z:\PROJECT FILES\2025 Projects\25132 FBG Racquet Center\C\PRELIMINARY SITE PLAN.dwg

BREHMER LANE EXISTING

EXISTING CONCRETE CURB

SUNRISE STREET BEGINS

CENTERLINE OF ROAD

SUNRISE STREET (NOT BUILT)

UNPAVED PATH WITHIN SUNRISE STREET ROW

SUNRISE STREET (FUTURE)

EXISTING UNPAVED PATH WITHIN SUNRISE ROW

GATE w/ KNOX BOX

FIRE GATE TO PREVENT PASS THRU TRAFFIC

ELEC

COURT 8

COURT 9

PLAYGROUND

FINAL PLAYGROUND EQUIPMENT & LAYOUT TO BE DETERMINED

15,000 SF FENCED AREA DEDICATED TO PLAYGROUND

SHADE AREAS INCLUDED

RESTROOMS W/ACCESS FROM PLAYGROUND & COURT AREAS

DUMPSTER

10' WALK PATH

STAGING AREA FOR INDOOR COURT CONSTRUCTION CONSTRUCTION

COURT 10

COURT 11

COURT 6

COURT 7

PHASE ONE TENNIS CTS

INDOOR TENNIS CTS PHASE TWO

COURT 4

COURT 5

COURT 2

COURT 3

COURT LIGHTING SHALL COMPLY W/ DARK SKY REQUIREMENTS

PHASE ONE TENNIS CTS

PLAYGROUND PARKING 20 SPACES INDICATED

FUTURE PARKING

PROPERTY LINE

PARKING LIGHTING SHALL COMPLY W/ DARK SKY REQUIREMENTS

118 SPACES INDICATED

EXISTING CITY OF FREDERICKSBURG DETENTION POND

INDOOR TENNIS CTS

INDOOR PICKELBALL CTS

STADIUM COURT 1

COURT LEVEL 4' BELOW GRADE

TERRACE w/ SHADE

STADIUM SEATING

EXISTING OUTFLOW STRUCTURE TO REMAIN

WALK PATH TO SPAN STRUCTURE. METHOD TBD

PARKING

FUTURE WALK

PHASE ONE TENNIS CTS

RACKET SPORTS CLUBHOUSE

FENCE

EXISTING FENCE

STADIUM COURT

PICKLEBALL COURTS

VIEW AREA w/ SHADE

NEW FENCE

PICKLEBALL CTS

PICKLEBALL CTS

TEMPORARY CLUBHOUSE

FUTURE COURTS

PHASE ONE PICKLEBALL CTS

SIGN

CP#33

EXISTING HEADWALL

ENTRY

EXISTING SIDEWALK

FRIENDSHIP LANE

THE CITY OF FREDERICKSBURG
10,935 SQ. FT. TRACT
INSTRUMENT NO. 20065970 O.P.R.

SITE NOTES

1. EXISTING UTILITIES TO BE EXTENDED FROM FRIENDSHIP TO SERVE PROJECT.
2. FIRE LANES AND HYDRANTS SHALL BE PROVIDED IN COORDINATION WITH FIRE DEPT.
3. ON SITE DRAINAGE SHALL COMPLY WITH STATE REQUIREMENTS AND COORDINATE WITH EXISTING DETENTION POND
4. FINAL LANDSCAPING SHALL BE COORDINATED WITH THE CITY. AND COORDINATE WITH EXISTING DETENTION POND

PARKING SPACE TABULATION

3 PARKING SPACES PER COURT
39 COURTS X 3 SPACES = 117 SPACES
118 PARKING SPACES SHOWN FOR RACQUET CENTER
20 PARKING SPACES SHOWN FOR PLAYGROUND

0 50' 100'

N

FREDERICKSBURG RACQUET CENTER

Site Concept

Tennis Courts

11 Courts Outdoor
4 Courts Indoor

Pickleball Courts

20 Courts Outdoor
4 Courts Indoor

Clubhouse +/-3,600 sf (shown)

Playground +/-15,000 sf (shown)

Drawings for Concept Only. Final design may change

May 21 2025

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: August 6, 2025 **SECTION:** ACTION ITEMS **ITEM:** B.

CAPTION: SP-2507: By Kim Erwin to consider and take action on the Site Plan renewal of the existing Site Plan and Entry Corridor approval for the proposed STR Facility Complex that includes a tasting room and office use at the property located at 715 S. Washington.

SUMMARY:

The applicant is requesting a renewal of the previously approved Site Plan and Entry Corridor application for a STR-Facility that includes 7 efficiency units and 1, 1-bedroom unit for a total of 8 STR units on site. The development will include approximately 1,890 sq ft of Professional Office space and 1,398 sq ft of Cocktail Lounge/Tasting Room space. The original Site Plan and Entry Corridor was approved in July 2023 subject to conditions identified within the staff recommendation.

BACKGROUND:

The application was previously reviewed for its conformity with Sec. 7.131 - Review and Evaluation Criteria for Site Plans and the Entry Corridor Design Guidelines and Standards.
Zoning Section 32.10 Criteria:
Site Area: 44,949 Square Feet (1.03 acres)
Zoning: C2, Commercial
Building Coverage: 18% (8,028 sq ft) (75% maximum)
Impervious Coverage: 59% (26,500 sq ft) (80% maximum)
Height: 1 Story (25') Max Building Height 38'Sec. 7.863
Parking: 26 spaces provided
Professional Office requires 1 space per 400 sq ft, gross = 1890 for a total of 5 spaces.
Cocktail Lounge requires 1 space per 3 occupants, gross = 27 seating capacity for a total of 9 spaces. STR-Facility requires
60% of permitted occupancy for a total of 11 spaces.
Signage: Is proposed on the office building only. No monument or Integrated Business signage proposed at this time.
Access: An approved TXDOT driveway permit for the project will be required for the release of Civil Construction Plans.Utilities: are available to serve the property and will be reviewed as part of the Civil Construction Plans. Detention: Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.Sec. 7.920 **Landscape:** One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) in depth located between the abutting right-of-way and the off-street parking areas or other vehicular use area which is exposed to an abutting right-of -way shall be landscaped and include one (1) tree for each fifty (50) lineal feet. In addition, a hedge, wall, or other durable landscape barrier of at least two (2) feet in height shall be placed along the perimeter.
Entry Corridor: The building faces Hwy 87 with parking on the side. The development is proposing a sidewalk for

pedestrian access along the South Hwy 87 frontage. The materials and architectural style meet the requirements. Two trees will need to be added to the parking area in front of the tasting room to comply with Parking/Access 12.5

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan and Entry Corridor subject to the original conditions identified by staff for the approval in July 2023.

The proposed use of the property as a STR-Facility, Tasting Room and Office is appropriate given the surrounding uses and existing zoning. The uses to the south include a vacant lot and a hotel with a mix of office uses to the north. The rear property line to the east abuts a warehouse/office facility and to the west, across HWY 87 South, is the Alon station.

Staff recommends approval of the Site Plan with the following conditions:
Approved Final Plat (property has never been plated)
Approved Addressing Plan
Approved Landscape Plan
Approved Civil Construction Plans
Approved TXDOT Driveway Permit

ATTACHMENTS:

1. SP-2507_Request for Renewal
2. SP-2307 Notice of Action
3. SP-2307 Project Application
4. Entry Corridor Application_715 S. Washington
5. SP-2307 Updated Review Comments
6. Location Map
7. SP-2307 - Site Plan
8. Floor plan 6-15-2023

APPROVAL/REVIEW:

_____ Date: August 01, 2025

Cliff Cross, Director of Development Services

SKT Architects, PLLC
300 West Main, Suite C
Fredericksburg, Texas 78624
830-997-0383 www.sktarchitects.com

June 4, 2025

RE: Request for Renewal of Site Plan and Entry Corridor approval for SP-2307, 715 S. Washington.

Dear Mr. Williamson,

The project referenced above was approved by the Planning and Zoning Commission in July of 2023 and remains active. We are currently in the process of developing construction documents, which we intend to submit for permitting later this year. Our client, Kim Erwin, is requesting a renewal of the existing site plan and entry corridor approval to allow time for completion of these documents based on the approved concept.

Please don't hesitate to reach out if you have any questions or need additional information. Thank you for your continued assistance.

Sincerely,

Brandon Weinheimer
Principal, SKT Architects, PLLC

Ch# 1478 - $600 - renewal / extension of the approved site plan entry corridor SP-2307

Attachments:
SP-2307 Notice of Action

Applicant	Brandon Weinheimer
Case Number	SP-2307
Location	715 S Washington

NOTICE OF ACTION

YOUR APPLICATION FOR:

- [ ] LAND USE CHANGE
- [ ] RE-ZONING
- [X] ENTRY CORRIDOR DESIGN GUIDELINES
- [ ] VARIANCE
- [ ] CONDITIONAL USE PERMIT
- [X] SITE PLAN

PLANNING & ZONING COMMISSION ACTION:

ON DATE: July 5, 2023

- [X] APPROVAL
- [ ] DISAPPROVAL

CITY COUNCIL ACTION:

ON DATE: _____

- [ ] APPROVAL
- [ ] DISAPPROVAL

CONDITIONS OF APPROVAL:

APPROVED PER STAFF RECOMMENDATION WHICH INCLUDES APPROVED ADDRESSING PLAN,
APPROVED LANDSCAPE AND SCREENING PLAN, AND APPROVED CIVIL CONSTRUCTIN PLANS.
APPROVED FINAL PLAT AND APPROVED TXDOT DRIVEWAY PERMIT

Signed: Shelby Collier Digitally signed by Shelby Collier DN: cn=Shelby Collier, o=City of Fredericksburg, ou, email=scollier@fbgtx.org, c=US Date: 2023.07.06 09:45:01 -05'00' Date: 07/06/23

Shelby Collier, Associate Planner

126 West Main Street~ Fredericksburg, Texas 78624~ 830-997-7521 ~ 830-997-1861 fax

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
MEETING DATE: July 5, 2023 **CATEGORY:** OTHER ACTION ITEMS

CAPTION: CONSIDER SP-2307 - SITE PLAN AND ENTRY CORRIDOR REVIEW FOR STR-FACILITY COMPLEX THAT INCLUDES A TASTING ROOM AND OFFICE USE FOR PROPERTY LOCATED AT 715 S WASHINGTON.

PRESENTATION:

SUMMARY:

The applicant is requesting approval for the Site Plan and Entry Corridor review for a STR-Facility that includes 7 efficiency units and 1, 1-bedroom unit for a total of 8 STR units on site. The development will include approximately 1,890 sq ft of Professional Office space and 1,398 sq ft of Cocktail Lounge/Tasting Room space.

BACKGROUND:

The lot is currently vacant.
The application was reviewed for its conformity with Sec. 7.131 - Review and Evaluation Criteria for Site Plans and the Entry Corridor Design Guidelines and Standards.
Zoning Section 32.10 Criteria:
Site Area: 44,949 Square Feet (1.03 acres)
Zoning: C2, Commercial
Building Coverage: 18% (8,028 sq ft) (75% maximum)
Impervious Coverage: 59% (26,500 sq ft) (80% maximum)
Height: 1 Story (25') Max Building Height 38'Sec. 7.863
Parking: 26 spaces provided
Professional Office requires 1 space per 400 sq ft, gross = 1890 for a total of 5 spaces.
Cocktail Lounge requires 1 space per 3 occupants, gross = 27 seating capacity for a total of 9 spaces. STR-Facility requires
60% of permitted occupancy for a total of 11 spaces.
Signage: Is proposed on the office building only. No monument or Integrated Business signage proposed at this time.
Access: An approved TXDOT driveway permit for the project will be required for the release of Civil Construction Plans.Utilities: are available to serve the property and will be reviewed as part of the Civil Construction Plans.
Detention: Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.Sec. 7.920 **Landscape:** One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) in depth located between the abutting right-of-way and the off-street parking areas or other vehicular use area which is exposed to an abutting right-of -way shall be landscaped and include one (1) tree for each fifty (50) lineal feet. In addition, a hedge, wall, or other durable landscape barrier of at least two (2) feet in height shall be placed along the perimeter.
Entry Corridor: The building faces Hwy 87 with parking on the side. The development is proposing a sidewalk for

pedestrian access along the South Hwy 87 frontage. The materials and architectural style meet the requirements. Two trees will need to be added to the parking area in front of the tasting room to comply with Parking/Access 12.5

FUNDING SOURCE: **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:
The proposed use of the property as a STR-Facility, Tasting Room and Office is appropriate given the surrounding uses and existing zoning. The uses to the south include a vacant lot and a hotel with a mix of office uses to the north. The rear property line to the east abuts a warehouse/office facility and to the west, across HWY 87 South, is the Alon station.

Staff recommends approval of the Site Plan with the following conditions:
Approved Final Plat (property has never been plated)
Approved Addressing Plan
Approved Landscape Plan
Approved Civil Construction Plans
Approved TXDOT Driveway Permit

COMMUNITY VISIONING/STRATEGIC INITIATIVES:

ATTACHMENTS:
1. Location Map
2. SP-2307 Revised Site Plan
3. Floor plan 6-15-2023
4. Entry Corridor Renderings
5. SP-2307 Response to Comments
6. Sec._7.131.___Review_and_Evaluation_Criteria. (1)
7. SP-2307 Project Application

APPROVAL/REVIEW:

LEGEND

- NEW BUILDING
- NEW LANDSCAPING
- NEW CONCRETE AS NOTED
- NEW DECOMPOSED GRANITE
- TREE AS NOTED
- PROPERTY LINE
- SETBACK OR EASEMENT
- FENCE AS NOTED
- FIRE LANE
- EXISTING UTILITY POLE
- STORM WATER FLOW ARROW

PROJECT INFORMATION

PROPERTY OWNER

WINE COUNTRY REALTY, LLC
Kim Erwin, Manager
13957 Dasmarinas
Corpus Christi, Texas 78418

Cell: 361-688-9509
kimerwincc@gmail.com

PROPERTY ADDRESS

715 South Washington St.
Fredericksburg, TX 78624

BUILDING DATA :

	Conditioned	Porches	Gross
Office / Tasting Room	2,627 S.F.	713 S.F.	3,340 S.F.
STR Units 1 thru 8	3,267 S.F.	733 S.F.	4,000 S.F.
Pavilion			400 S.F.
Storage / Mechanical			288 S.F.
Total Building Area			8,028 S.F.

PROJECT DESCRIPTION

The proposed development includes a one-story office building fronting Washington Street with wine tasting and courtyard at the rear of the building. 8 short-term rental cottages (STRs) will be located behind the office building with centralized courtyards. A new driveway is proposed along the south property line and will include the required off-site parking for all new structures.

All existing structures as shown on survey have been removed from the site to allow for new improvements.

SITE DEVELOPMENT NOTES

ZONING: C2

LOT SIZE (5,000 SF MIN.): 44,949 s.f. (1.03 acres)

SETBACKS:
15' Front Yard
0' Interior Side Yard
0' Rear Yard

RESIDENTIAL DENSITY:
Seven Efficiency Units
7 x 1,600 s.f. = 11,200 s.f.
One 1 Bedroom Unit = 2,000 s.f.
13,200 s.f. of Site Area Required
44,949 s.f. Provided

IMPERVIOUS COVERAGE:
Proposed: 26,500 (59%)
Max. Allowed: 80%

BUILDING COVERAGE:
Proposed: 8,028 s.f. (18%)
Max. Allowed: 75%

BUILDING HEIGHT:
One Story, 25 feet
Max. Allowed = 3 Stories, 38 feet

PARKING REQUIREMENTS:

Office:	1890 s.f. gross / 400 =	5 Spaces
Cocktail Lounge:	27 seating capacity / 3 =	9 Spaces
STR Facility:	Total Occupancy = 18 people x 60% = 11 Spaces	

Total Spaces Required:	25 spaces
Total Spaces Provided:	26 spaces

LANDSCAPE CALCULATIONS:
10 s.f. of Landscaping per Parking Space
26 Spaces x 10 s.f. = 260 s.f. Required
1,500 s.f. Proposed

1 tree per 100 s.f. of Required Landscaping
260 s.f. / 100 = 2.6 (3) Trees Required
6 New Trees Proposed

UTILITIES

Utility Plans will be provided by Civil Engineer and submitted with Architectural drawings for permitting.

The development will be served by an existing 2" water meter. Sewer will tie into existing line along the rear (east) property line. The sewer easement shown on the plan is assumed; a record search has been unable to confirm an easement.

Electrical service for the development will be accessed from an existing utility pole at the NW property corner and will be routed underground to pad-mounted transformer and Main Distribution Panel. Secondary power will be routed from the MDP to each building.

Gas will be accessed from S. Washington St. and routed to each STR unit.

DRAINAGE

Grading and Drainage Plans and Calculations will be provided by the Civil Engineer and submitted with Architectural drawings for City of Fredericksburg and TxDOT permitting. Contours shown on the site plan are existing.

The site currently drains towards the SE corner. Proposed site improvements will maintain this drainage pattern. Drainage will either be 1.) detained at the SE corner (if grading conditions allow) or 2.) channeled to the regional detention pond located on Friendship Lane. Option 2 will require drainage easements from the properties between 715 S. Washington and the regional detention pond.

FIRE PROTECTION

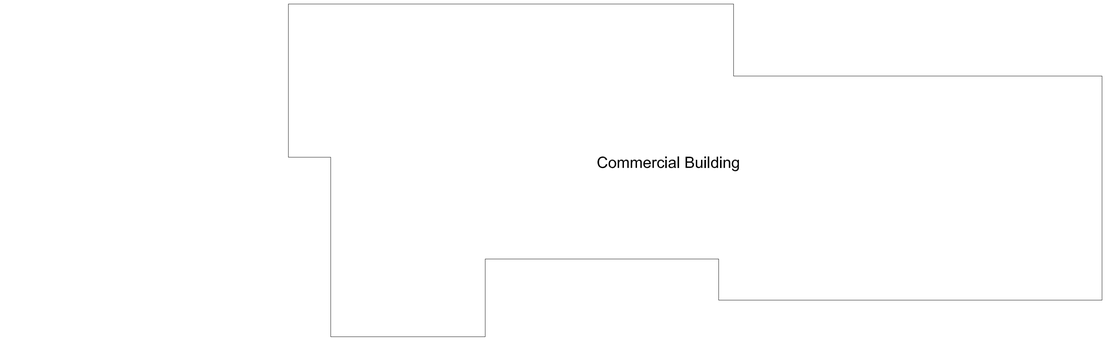
A 20 ft wide minimum fire lane is proposed along the south side of the property with a "T" alternate turnaround. In addition, all STR units will be equipped with an NFPA 13D sprinkler system.

TREES / LANDSCAPING

Landscaping will comply with the City of Fredericksburg Zoning Ordinance. Approximately 1,500 s.f. of landscape area is proposed around the Office building. A landscape plan will be provided with final drawings for permitting.

EXTERIOR LIGHTING

Exterior lighting will comply with the City of Fredericksburg Lighting Ordinance.



ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

PLAN NORTH

FOR REGULATORY APPROVAL ONLY. NOT FOR CONSTRUCTION

SKT ARCHITECTS

SKT Architects, PLLC
300 West Main, Suite C
Fredericksburg, TX 78624
www.sktarchitects.com
P: 830-997-0383

PRELIMINARY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
BRANDON WEINHEIMER
PROJECT ARCHITECT
NUMBER 24171

WINE COUNTRY REALTY

715 S. WASHINGTON FREDERICKSBURG, TX

Commercial Building

PROJECT # 00-00
DATE 6-15-23
REVISION 6-28-23

ARCHITECTURAL SITE PLAN

A1.0

SKT Architects, PLLC
300 West Main, Suite C
Fredericksburg, Texas 78624
830-997-0383 www.sktarchitects.com

Attachment #1 – Response to Entry Corridor Design Standards/Guidelines

Building Design

1. **Architectural Style** – The office building/tasting room and the accompanying short-term rentals are designed in the Texas Regional Style. The traditional forms and materials used are prominent in Fredericksburg and the surrounding Hill Country.

2. Architectural Materials – The office building/tasting room fronting Washington Street will be constructed of limestone, stucco, corrugated metal siding, synthetic or metal siding with a stained wood appearance, and standing seam roofs. The proposed materials are typical of Fredericksburg. The short-term rentals will use the same stone being applied to the office building/tasting room, with an additional application of painted lap siding to provide a more residential feel and add color.

3. Architectural Color – Influenced by the various warm color tones found in the Hill Country landscape, the office building/tasting room will have limestone, a light stucco to match, and warm wood siding and posts. The gray of the corrugated metal at the rear will contrast with the lighter tones of the stone and stucco, adding some visual interest. Since the metal siding will be applied to a more discreet part of the building it will not overwhelm the softer palette of the façade. The short-term rentals will share the warm stone for the main mass of each unit, but we are proposing varying shades of olive green for the applications of siding, to blend with the landscape and provide a tranquil setting.

4. Architectural Features – The most prominent architectural feature of the site will be a tower on the office building next to the building entry. It creates a focal point and serves as a way finder for those seeking the business from the highway. It will also help direct office clientele to the main entrance, avoiding unnecessary traffic further in the site. On the eastern end of the office building is a veranda, that brings some more modern, yet regional, design elements through the materials to the building. An open pavilion towards the center of the property helps create a central meeting point amongst the rear short term rental buildings.

5. Massing and Scale – All buildings on the site will be one story. The tower, though a taller element, helps create a visual hierarchy from the entry corridor. The various roof forms and building materials break up the massing. The veranda at the rear of the building creates added depth and provides a transitional yet functional space that complements both the building and the abutting courtyard.

6. Signage – Signage will be applied on the tower of the office building/tasting room located near the entry corridor for safe and convenient viewing. This sign will be lit in accordance with city lighting ordinances.

7. Building Height – Building heights are compliant with the City of Fredericksburg zoning ordinance and are in keeping with the surrounding context. The tower at the front of the office building/tasting room is the highest point on the site at 23’-0”. The office building/tasting room otherwise is single story. All the short-term rentals at the back of the site will be single story not exceeding 16’-0” to the top of the ridge.

8. Setbacks & Frontage – The office building/tasting room is set at the 15’-0 front setback as required and will be consistent with surrounding sites. The building entry is oriented towards the entry corridor and the parking lot it serves.

Site Design

9. Landscaping – Buildings will be dispersed throughout the site with connecting courtyards, landscaped with native plants. Some non-significant and unhealthy trees will be removed for the proposed driveway. Substantial trees will remain and worked into the proposed building layout. See site plan.

10. Lighting – Decorative lighting will be dispersed throughout the site to create safe passage in the evening from buildings to parking lot. All lighting will comply with city lighting ordinances.

11. Service Areas – Trash area located near the rear of the site, out of direct view from entry corridor. All HVAC and mechanical equipment will be installed behind or inside buildings to limit visibility.

12. Parking & Access – A new driveway will be constructed along the south property line. Parking is located to the side of the office building so that the view of the building from the highway is unobstructed. Parking for both the office building and short-term rentals will be ADA compliant. New trees will be planted near corners of parking areas. An accessible pedestrian path will be provided through the site and connect to a new public sidewalk along Washington Street.

13. Drainage & Stormwater – A detention area will be added to the site to account for all drainage and storm water if grading permits. Otherwise, drainage will be channeled to the nearby regional detention pond. Pervious pavement will be provided if required to reduce runoff resulting from added improvements.

14. Streetscape – A new curb and 5 ft wide sidewalk will be added along Washington Street ROW. An accessible path will connect to this sidewalk and extend through the property. Landscaping will be added between ROW sidewalk and office building to enhance curb appeal.

View from Washington Street

715 S Washington St.
Design Concept
June 2023

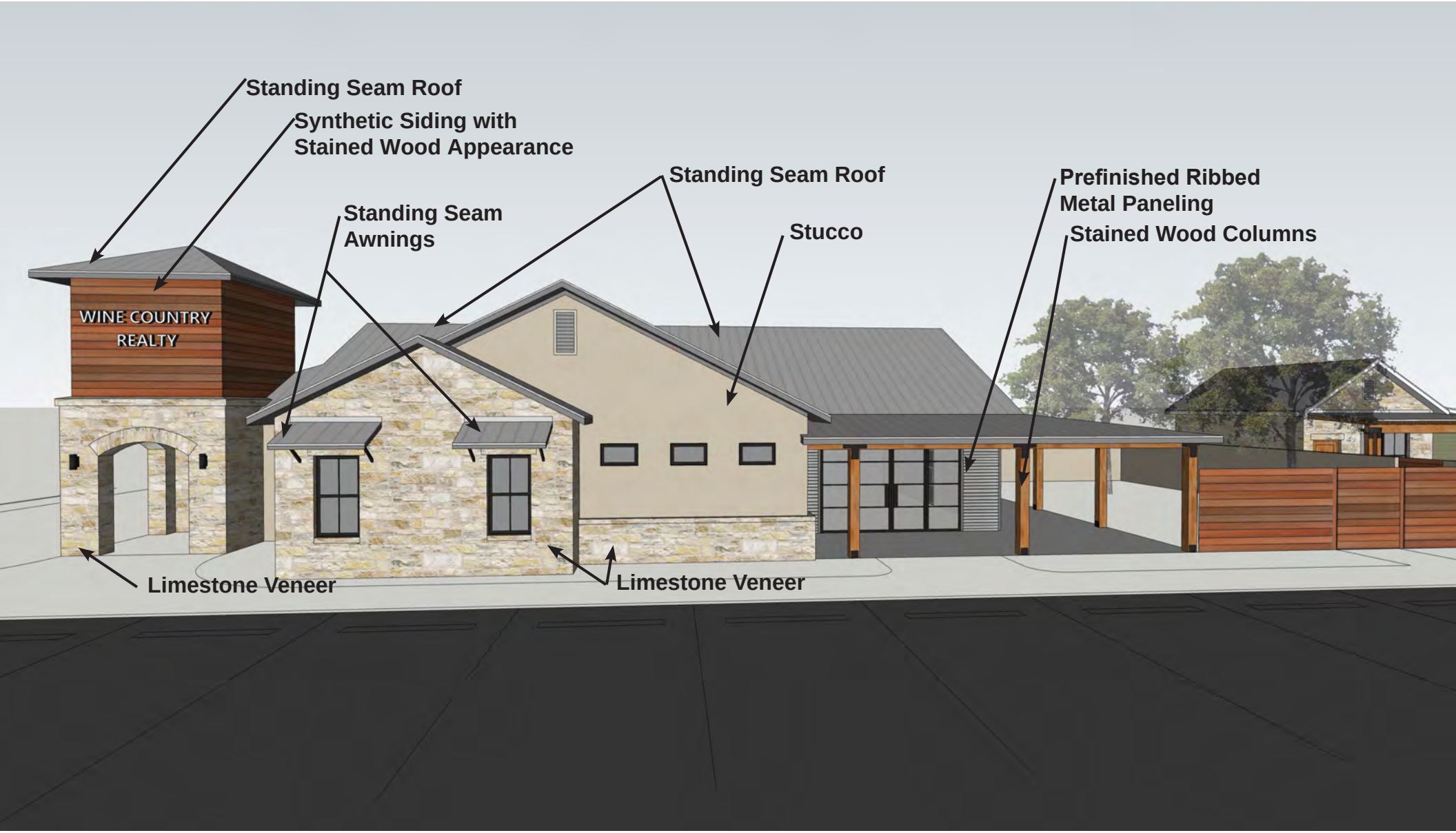
SKT ARCHITECTS

View from Washington Street

715 S Washington St.
Design Concept
June 2023

SKT ARCHITECTS

View from Parking Lot



715 S Washington St.
Design Concept
June 2023

SKT ARCHITECTS

Aerial View of Site

715 S Washington St.
Design Concept
June 2023

SKT ARCHITECTS

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: Wine Country Realty

Project Address: 715 S. Washington

Tax ID Number (s):

Application Type (Check all items that apply.)

- ☐ Conditional Use Permit
- ☐ Land Use Plan Change
- ☐ Zoning Change
- ☐ Annexation*
- ☐ Minor Plat*
- ☐ Replat*
- ☐ Amending Plat*
- ☐ Preliminary Plat*
- ☐ Final Plat*
- ☒ Site Plan
- ☒ Entry Corridor Design
- ☐ Civil Construction Plans

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 1.035 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: 1.035 Acre portion of Townlot No. 30., German Immigrat

Current Land Use Plan: Commercial Proposed Land Use Plan: Commercial

Current Zoning: C-2 Proposed Zoning: C-2

Location: 715 S. Washington

Proposed Use(s): Office Space, Tasting Room, Short-Term Rentals

Applicant's Signature

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

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: Brandon Weinheimer Digitally signed by Brandon Weinheimer DN: cn=Brandon Weinheimer, o=SKT Architects, PLLC, ou, email=brandon@sktarchitects.com, c=US Date: 2023.06.05 16:20:19 -05'00'

Printed Name: Brandon Weinheimer Date: 6-5-2023

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.)

I. Property Owners

Firm Name (if applicable): Wine Country Realty, LLC

Owner Name: Kim Erwin

Address: 13957 Dasmarinas, Corpus Christi, TX 78418

Phone: 361-688-9509 Fax: Email:

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

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

Firm Name (if applicable): SKT Architects, PLLC

Address: 300C West Main, Fredericksburg, TX 78624

Primary Contact Name: Brandon Weinheimer

Phone: 830-997-0383 Fax: Email: brandon@sktarchitects.com

Secondary Contact Name:

Phone: Fax: Email:

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.

SITE PLAN/CONDITIONAL USE PERMIT CHECKLIST
P & Z and Administrative Review

- ☑ Address and legal description of property
- ☑ Proof of title showing the owner and lien holders, if any
- ☑ Brief description of the proposed use, including information pertinent to the review and evaluation criteria stated in **Section 7.131** in the form of a narrative.
- ☑ PDF copies emailed to **scollier@fbgtx.org**
- ☑ The site plan shall be drawn to scale, and sufficiently dimensional as necessary to show the following:
- ☑ The date, scale, north point, title, name of owner and name of person preparing the Site Plan.
- ☑ The location and dimension of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements.
- ☑ The location, height and intended use of existing and proposed buildings on site, and approximate locations of buildings on abutting sites within 50'
- ☑ The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access and utility or service areas.
- ☑ The location of existing and proposed fencing and screening. **Section 7.940**
- ☑ Proposed exterior lighting, including fixture type. **Article XV- Outdoor Lighting**
- NA The center line of existing water courses, drainage features and 100-year floodplain.
- NA On sites affected by the 100 year floodplain, impervious coverage and building coverage are based on the area outside the floodplain. Provide calculations accordingly.
- ☑ Location and size of existing and proposed streets and alleys.
- ☑ The number of existing and proposed parking and loading spaces, and a calculation of applicable minimum requirements. **Section 7.860**
- ☑ Zoning summary, including type, minimum and actual lot size, setbacks, maximum and actual building height, building coverage and impervious coverage.
- NA Sites with 10% or greater slope, provide existing and proposed topography and grading (5' minimum contour intervals), and erosion control measures.
- ☑ The location of signs. **Chapter 29**
- ☑ Location of solid waste container, which require screening. **Section 7.980**
- ☑ Locations of proposed and existing water, sewer and electric utilities.
- ☑ The location of the visibility triangle at street intersections and driveways.
- ☑ Fire Lanes
- ☑ Landscaping, including location, size, and species of existing trees on site, square footage of all proposed landscape areas **Section 7.920**
- ☑ Applicable Fee

Note: Additional information may be required to complete review of proposed project by City of Fredericksburg.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included wth this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: Brandon Weinheimer Date: 6-5-2023

Printed Name: Brandon Weinheimer, SKT Architects

220-1998

4 pgs
GWD

20211283

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: February 15, 2021

Grantor: Susan H. Thompson, a single person

Grantor's Mailing Address:

Susan H. Thompson
1719 Cherrywood Drive
Fredericksburg, Texas 78624

Grantee: Wine Country Realty LLC, a Texas Limited Liability Company

Grantee's Mailing Address:

Wine Country Realty LLC
15105 South Padre Island Dr.
Corpus Christi, Texas 78418

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING 1.035 acres of land, more or less, situated in Fredericksburg, Gillespie County, Texas, part of Outlot No. 30 as said Outlot is shown on the map of Fredericksburg, Texas and Environs by the German Emigration Company; said 1.035 acres tract of land is described by metes and bounds on Exhibit "A", attached hereto and made a part hereof.

Reservations from Conveyance: None

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

Exceptions to Conveyance and Warranty:

1. Corrected Sewer Easement executed by Paul L. Lange and wife, Julia Lange to the City of Fredericksburg, dated April 13, 1960, recorded in Volume 79, Pages 140-141, Deed Records of Gillespie County, Texas.
2. Zoning regulations as promulgated by the Gillespie County Airport Board of Adjustment.
3. The following matters, all as shown on survey prepared by Brad Bryan Spenrath, Registered Professional Land Surveyor No. 5357, dated December 20, 2006:
    a. Sewer main easement
    b. Overhead electric and telephone lines
    c. Gas meter
    d. Power poles
    e. Meter pole
    f. Water meter
    g. Protrusion of fence along North and South property lines
    h. The rights of adjoining property owners, if any, in and to that portion of the property lying between the encroaching fence and the North property line.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

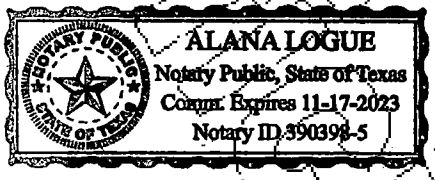
Susan H. Thompson

Susan H. Thompson

STATE OF TEXAS)

COUNTY OF GILLESPIE)

This instrument was acknowledged before me on February 17, 2021, by Susan H. Thompson.



Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

Kim Erwin
Wine Country Realty LLC
15105 South Padre Island Dr.
Corpus Christi, Texas 78418

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Hill Country Land Surveying, LLC
Boundary • Topographic • GPS
110 North Milam Street • Fredericksburg, Texas 78624
Phone 830-990-2665 • Fax 830-990-5095

Field Notes for a 1.035 Acre Tract of Land

Being a 1.035 acre tract of land out of the Jose Estaban Bargas Survey No. 115, Gillespie County, Texas, and being a portion of Out Lot No. 30, as said Out Lot is shown and designated on the Map of Fredericksburg and Environs by the German Emigration Company, and also being that certain 43036 square feet tract of land conveyed to Jon R. Thompson by deed recorded in Volume 420, Pages 616-622, Official Public Records, Gillespie County, Texas, said 1.035 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" steel rod found in the east line of South Washington Street (U. S. Highway 87) for the northwest corner of the herein described tract, the southwest corner of the Roy R. Enderlin and Judith L. Enderlin 0.976 acre tract of land recorded in Volume 340, Page 718, Real Property Records, Gillespie County, Texas;

Thence, with the north line of the herein described tract, the south line of the Enderlin 0.976 acre tract, N. 88°58'38" E., 405.11 feet (N 90°00'00" E 406.00' called) to a pipe fence corner post found for the northeast corner of the herein described tract, and being in the west line of the Carroll J. Bryla and Bryan Bierschwale tract recorded in Volume 514, Pages 389-391, Official Public Records, Gillespie County, Texas;

Thence, with the east line of the herein described tract, the west line of the Bryla tract, S. 00°08'22" E., 113.75 feet (S 00°00'00" W 106' called) to a ½" steel rod set for the southeast corner of the herein described tract, the northeast corner of the Brent Lawson Smith, III, Trust 1.472 acre tract of land recorded in Volume 400, Pages 699-702, Official Public Records, Gillespie County, Texas;

Thence, with the south line of the herein described tract, the north line of the Smith 1.472 tract, S. 89°41'28" W., 405.41 feet (N 90°00'00" W 406.00' called) to a ½" steel rod found in the east line of South Washington Street for the southwest corner of the herein described tract;

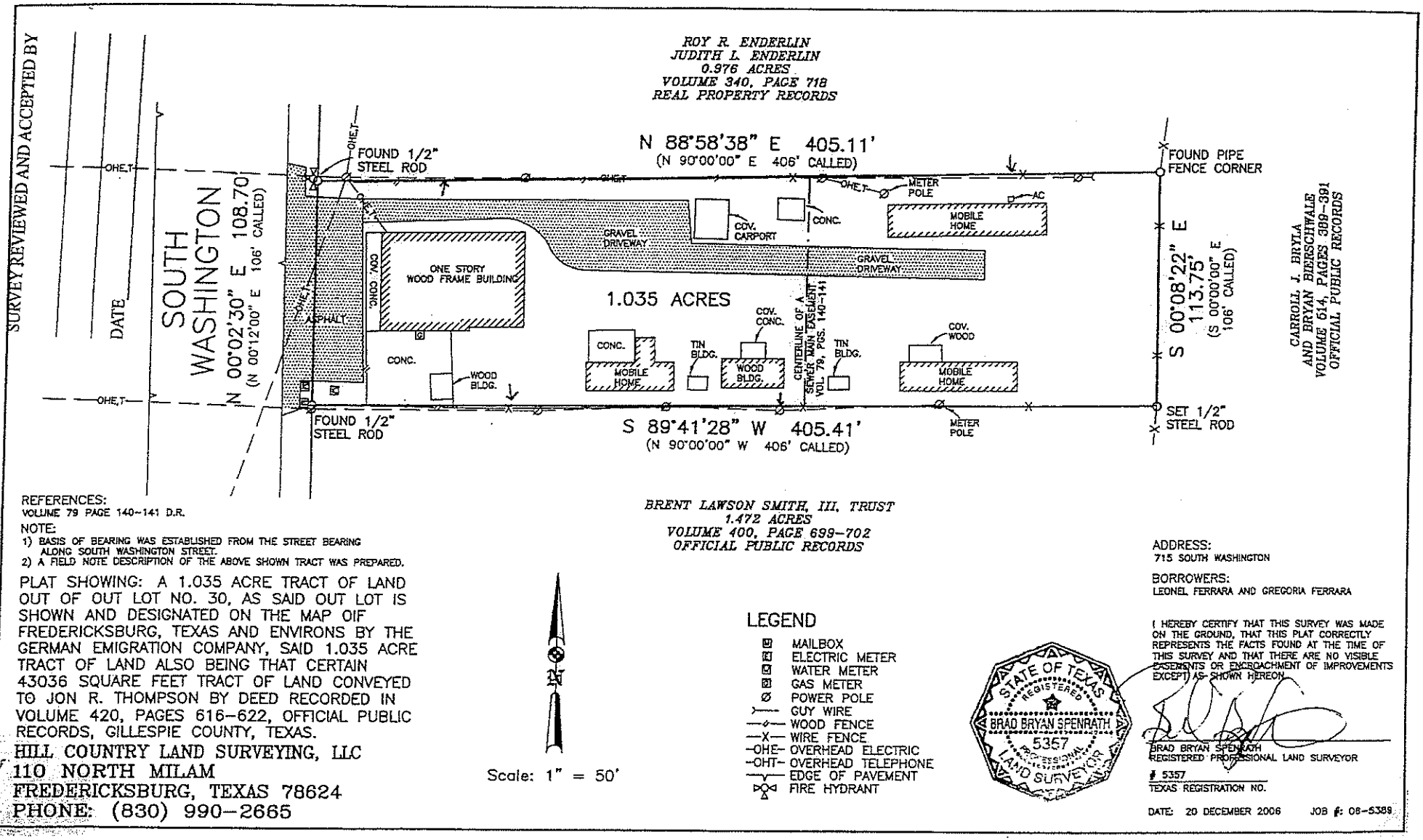
Thence, with the east line of South Washington Street, the west line of the herein described tract, N. 00°02'30" E., 108.70 feet (N 00°12'00" E 106' called) (Basis of Bearing) to the **Point-of-Beginning** and containing 1.035 acres of land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk
Gillespie County Texas
February 24, 2021 02:37:49 PM
FEE: $38.00 FELICIA
GWD

20211283



REFERENCES:
VOLUME 79 PAGE 140-141 D.R.

NOTE:
1) BASIS OF BEARING WAS ESTABLISHED FROM THE STREET BEARING ALONG SOUTH WASHINGTON STREET.
2) A FIELD NOTE DESCRIPTION OF THE ABOVE SHOWN TRACT WAS PREPARED.

PLAT SHOWING: A 1.035 ACRE TRACT OF LAND OUT OF OUT LOT NO. 30, AS SAID OUT LOT IS SHOWN AND DESIGNATED ON THE MAP OIF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, SAID 1.035 ACRE TRACT OF LAND ALSO BEING THAT CERTAIN 43036 SQUARE FEET TRACT OF LAND CONVEYED TO JON R. THOMPSON BY DEED RECORDED IN VOLUME 420, PAGES 616-622, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS.

HILL COUNTRY LAND SURVEYING, LLC
110 NORTH MILAM
FREDERICKSBURG, TEXAS 78624
PHONE: (830) 990-2665

Scale: 1" = 50'

LEGEND
- MAILBOX
- ELECTRIC METER
- WATER METER
- GAS METER
- POWER POLE
- GUY WIRE
- WOOD FENCE
- WIRE FENCE
- OHE- OVERHEAD ELECTRIC
- OHT- OVERHEAD TELEPHONE
- EDGE OF PAVEMENT
- FIRE HYDRANT

STATE OF TEXAS
REGISTERED
BRAD BRYAN SPENRATH
5357
PROFESSIONAL
LAND SURVEYOR

ADDRESS:
715 SOUTH WASHINGTON

BORROWERS:
LEONEL FERRARA AND GREGORIA FERRARA

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: 20 DECEMBER 2006 JOB #: 06-5389

PROJECT INFORMATION

PROPERTY OWNER

WINE COUNTRY REALTY, LLC
Kim Erwin, Manager
13957 Dasmarinas
Corpus Christi, Texas 78418

Cell: 361-688-9509
kimerwincc@gmail.com

PROPERTY ADDRESS

715 South Washington St.
Fredericksburg, TX 78624

BUILDING DATA :

	Conditioned	Porches	Gross
Office / Tasting Room	2,646 S.F.	622 S.F.	3,268 S.F.
STR Units 1 thru 9	4,500 S.F.	900 S.F.	5,400 S.F.
Total Building Area	7,146 S.F.	1,522 S.F.	8,668 S.F.

PROJECT DESCRIPTION

The proposed development includes a one-story office building fronting Washington Street with wine tasting and courtyard at the rear of the building. 8 short-term rental cottages (STRs) will be located behind the office building with centralized courtyards. A new driveway is proposed along the south property line and will include the required off-site parking for all new structures.

All existing structures as shown on survey have been removed from the site to allow for new improvements.

SITE DEVELOPMENT NOTES

ZONING: C2

LOT SIZE (5,000 SF MIN.): 44,949 s.f. (1.03 acres)

SETBACKS:
15' Front Yard
0' Interior Side Yard
0' Rear Yard

RESIDENTIAL DENSITY:
Eight Efficiency Units
8 x 1,600 s.f. = 12,800 s.f. Required
44,949 s.f. Provided

IMPERVIOUS COVERAGE:
Proposed: 27,177 (60%)
Max. Allowed: 80%

BUILDING COVERAGE:
Proposed: 8,930 s.f. (20%)
Max. Allowed: 75%

BUILDING HEIGHT:
One Story, 25 feet
Max. Allowed = 3 Stories, 38 feet

PARKING REQUIREMENTS:
Office: 1890 s.f. gross / 400 = 4.7 (5) Spaces
Cocktail Lounge: 19 seating capacity / 3 = 6.3 (6) Spaces
STR Facility: 60% of Occupancy (16) = 9.6 (10) Spaces

Total Spaces Required:	21 spaces
Total Spaces Provided:	24 spaces

UTILITIES

Utility Plans will be provided by Civil Engineer and submitted with Architectural drawings for permitting.

The development will be served by an existing 2" water meter. Sewer will tie into existing line along the rear (east) property line.

Electrical service for the development will be accessed from an existing utility pole at the NW property corner and will be routed underground to pad-mounted transformer and Main Distribution Panel. Secondary power will be routed from the MDP to each building.

Gas will be accessed from S. Washington St. and routed to each STR unit.

DRAINAGE

Grading and Drainage Plans and Calculations will be provided by the Civil Engineer and submitted with Architectural drawings for City of Fredericksburg and TxDOT permitting. Contours shown on the site plan are existing.

The site currently drains towards the SE corner. Proposed site improvements will maintain this drainage pattern. Drainage will either be 1.) detained at the SE corner (if grading conditions allow) or 2.) channeled to the regional detention pond located on Friendship Lane. Option 2 will require drainage easements from the properties between 715 S. Washington and the regional detention pond.

FIRE PROTECTION

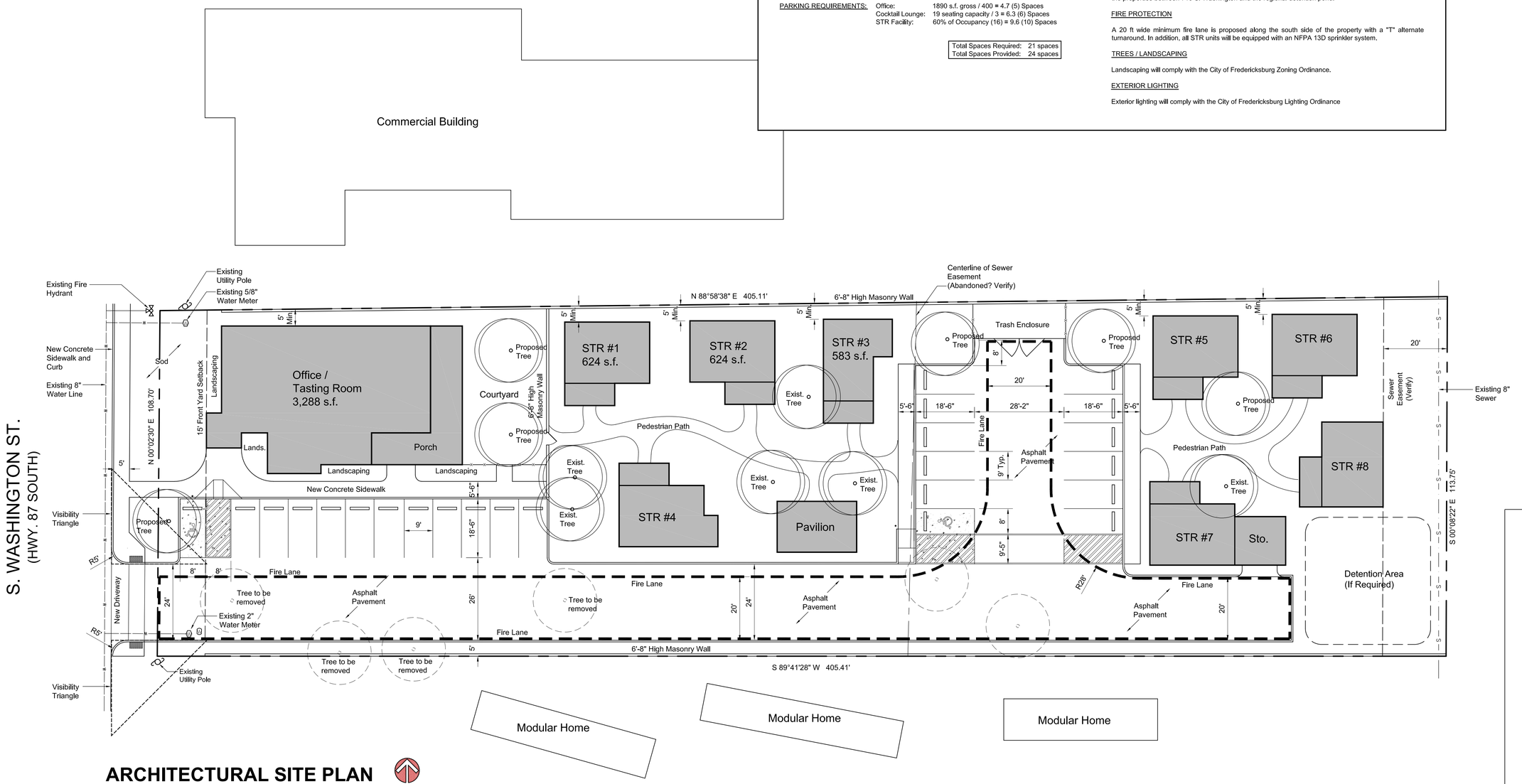
A 20 ft wide minimum fire lane is proposed along the south side of the property with a "T" alternate turnaround. In addition, all STR units will be equipped with an NFPA 13D sprinkler system.

TREES / LANDSCAPING

Landscaping will comply with the City of Fredericksburg Zoning Ordinance.

EXTERIOR LIGHTING

Exterior lighting will comply with the City of Fredericksburg Lighting Ordinance



ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

PLAN NORTH

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BRANDON WEINHEIMER
PROJECT ARCHITECT
NUMBER 24171

WINE COUNTRY REALTY

715 S. WASHINGTON FREDERICKSBURG, TX

Commercial Building

PROJECT #	00-00
DATE	6-5-2023
REVISION	

ARCHITECTURAL SITE PLAN

A1.0

FOR REGULATORY APPROVAL ONLY. NOT FOR CONSTRUCTION

Entry Corridor Design Standards Application

Required for all exterior modifications to properties directly adjacent to 290 E&W, Hwy 16 N&S, Hwy 87 N&S, FM 965N

For more information on the Entry Corridor Design Standards & Guidelines refer to the 2015 Comprehensive Plan Update and Ordinance 25-016

Subject Property Address 715 S Washington **Date Submitted** 06/05/23

Owner name: Wine Country Realty, LLC **Phone #** (361) 688 - 9509

Owner Address: 13957 Dasmarinas Corpus Christi, TX 78418

Authorized Applicant: Brandon Weinheimer **Phone #** (830) 997 - 0383

Applicant Signature: Brandon Weinheimer **Applicant E-mail:** brandon@sktarchitects.com

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Desired Start Date: 11/01/23

Desired Completion Date: 11/01/24

Please give a detailed description of the exterior changes/work to be completed. A copy of the Design Standards are available on-line or in person. The standards apply to 14 categories including building and site design. Provide a narrative explaining how the proposed changes comply with each of the applicable guidelines and standards.

New construction of an office building and 8 short term rental units, with a new driveway and parking to accomodate tennants and guests. See attached document for additional information.

(attach another sheet if necessary)

Attach supporting documentation including: ☐ **paint color** ☐ **color photographs** ☒ **site plan** ☒ **elevations & floorplans** ☒ **material specifications.** **Applications are incomplete without sufficient documentation.**

Staff to complete

Application # _____

DRC Meeting Date: _____

Insignificant Alteration ___Yes ___No

Planning & Zoning Date _____

Year Built: _____

Zoning:_____

Application Fee $100 paid

Staff Comments regarding Insignificant Alteration:

Director of Development Services Signature_____ Planning & Zoning Chair Signature_____

SKT Architects, PLLC
300 West Main, Suite C
Fredericksburg, Texas 78624
830-997-0383 www.sktarchitects.com

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1. **Architectural Style** – The office building/tasting room and the accompanying short-term rentals are designed in the Texas Regional Style. The traditional forms and materials used are prominent in Fredericksburg and the surrounding Hill Country.

2. Architectural Materials – The office building/tasting room fronting Washington Street will be constructed of limestone, stucco, corrugated metal siding, synthetic or metal siding with a stained wood appearance, and standing seam roofs. The proposed materials are typical of Fredericksburg. The short-term rentals will use the same stone being applied to the office building/tasting room, with an additional application of painted lap siding to provide a more residential feel and add color.

3. Architectural Color – Influenced by the various warm color tones found in the Hill Country landscape, the office building/tasting room will have limestone, a light stucco to match, and warm wood siding and posts. The gray of the corrugated metal at the rear will contrast with the lighter tones of the stone and stucco, adding some visual interest. Since the metal siding will be applied to a more discreet part of the building it will not overwhelm the softer palette of the façade. The short-term rentals will share the warm stone for the main mass of each unit, but we are proposing varying shades of olive green for the applications of siding, to blend with the landscape and provide a tranquil setting.

4. Architectural Features – The most prominent architectural feature of the site will be a tower on the office building next to the building entry. It creates a focal point and serves as a way finder for those seeking the business from the highway. It will also help direct office clientele to the main entrance, avoiding unnecessary traffic further in the site. On the eastern end of the office building is a veranda, that brings some more modern, yet regional, design elements through the materials to the building. An open pavilion towards the center of the property helps create a central meeting point amongst the rear short term rental buildings.

5. Massing and Scale – All buildings on the site will be one story. The tower, though a taller element, helps create a visual hierarchy from the entry corridor. The various roof forms and building materials break up the massing. The veranda at the rear of the building creates added depth and provides a transitional yet functional space that complements both the building and the abutting courtyard.

6. Signage – Signage will be applied on the tower of the office building/tasting room located near the entry corridor for safe and convenient viewing. This sign will be lit in accordance with city lighting ordinances.

7. Building Height – Building heights are compliant with the City of Fredericksburg zoning ordinance and are in keeping with the surrounding context. The tower at the front of the office building/tasting room is the highest point on the site at 23’-0”. The office building/tasting room otherwise is single story. All the short-term rentals at the back of the site will be single story not exceeding 16’-0” to the top of the ridge.

8. Setbacks & Frontage – The office building/tasting room is set at the 15’-0 front setback as required and will be consistent with surrounding sites. The building entry is oriented towards the entry corridor and the parking lot it serves.

Site Design

9. Landscaping – Buildings will be dispersed throughout the site with connecting courtyards, landscaped with native plants. Some non-significant and unhealthy trees will be removed for the proposed driveway. Substantial trees will remain and worked into the proposed building layout. See site plan.

10. Lighting – Decorative lighting will be dispersed throughout the site to create safe passage in the evening from buildings to parking lot. All lighting will comply with city lighting ordinances.

11. Service Areas – Trash area located near the rear of the site, out of direct view from entry corridor. All HVAC and mechanical equipment will be installed behind or inside buildings to limit visibility.

12. Parking & Access – A new driveway will be constructed along the south property line. Parking is located to the side of the office building so that the view of the building from the highway is unobstructed. Parking for both the office building and short-term rentals will be ADA compliant. New trees will be planted near corners of parking areas. An accessible pedestrian path will be provided through the site and connect to a new public sidewalk along Washington Street.

13. Drainage & Stormwater – A detention area will be added to the site to account for all drainage and storm water if grading permits. Otherwise, drainage will be channeled to the nearby regional detention pond. Pervious pavement will be provided if required to reduce runoff resulting from added improvements.

14. Streetscape – A new curb and 5 ft wide sidewalk will be added along Washington Street ROW. An accessible path will connect to this sidewalk and extend through the property. Landscaping will be added between ROW sidewalk and office building to enhance curb appeal.

PROJECT INFORMATION

PROPERTY OWNER

WINE COUNTRY REALTY, LLC
Kim Erwin, Manager
13957 Dasmarinas
Corpus Christi, Texas 78418

Cell: 361-688-9509
kimerwincc@gmail.com

PROPERTY ADDRESS

715 South Washington St.
Fredericksburg, TX 78624

BUILDING DATA :

	Conditioned	Porches	Gross
Office / Tasting Room	2,646 S.F.	622 S.F.	3,268 S.F.
STR Units 1 thru 9	4,500 S.F.	900 S.F.	5,400 S.F.
Total Building Area	7,146 S.F.	1,522 S.F.	8,668 S.F.

PROJECT DESCRIPTION

The proposed development includes a one-story office building fronting Washington Street with wine tasting and courtyard at the rear of the building. 8 short-term rental cottages (STRs) will be located behind the office building with centralized courtyards. A new driveway is proposed along the south property line and will include the required off-site parking for all new structures.

All existing structures as shown on survey have been removed from the site to allow for new improvements.

SITE DEVELOPMENT NOTES

ZONING: C2

LOT SIZE (5,000 SF MIN.): 44,949 s.f. (1.03 acres)

SETBACKS:
15' Front Yard
0' Interior Side Yard
0' Rear Yard

RESIDENTIAL DENSITY:
Eight Efficiency Units
8 x 1,600 s.f. = 12,800 s.f. Required
44,949 s.f. Provided

IMPERVIOUS COVERAGE:
Proposed: 27,177 (60%)
Max. Allowed: 80%

BUILDING COVERAGE:
Proposed: 8,930 s.f. (20%)
Max. Allowed: 75%

BUILDING HEIGHT:
One Story, 25 feet
Max. Allowed = 3 Stories, 38 feet

PARKING REQUIREMENTS:
Office: 1890 s.f. gross / 400 = 4.7 (5) Spaces
Cocktail Lounge: 19 seating capacity / 3 = 6.3 (6) Spaces
STR Facility: 60% of Occupancy (16) = 9.6 (10) Spaces

Total Spaces Required:	21 spaces
Total Spaces Provided:	24 spaces

UTILITIES

Utility Plans will be provided by Civil Engineer and submitted with Architectural drawings for permitting.

The development will be served by an existing 2" water meter. Sewer will tie into existing line along the rear (east) property line.

Electrical service for the development will be accessed from an existing utility pole at the NW property corner and will be routed underground to pad-mounted transformer and Main Distribution Panel. Secondary power will be routed from the MDP to each building.

Gas will be accessed from S. Washington St. and routed to each STR unit.

DRAINAGE

Grading and Drainage Plans and Calculations will be provided by the Civil Engineer and submitted with Architectural drawings for City of Fredericksburg and TxDOT permitting. Contours shown on the site plan are existing.

The site currently drains towards the SE corner. Proposed site improvements will maintain this drainage pattern. Drainage will either be 1.) detained at the SE corner (if grading conditions allow) or 2.) channeled to the regional detention pond located on Friendship Lane. Option 2 will require drainage easements from the properties between 715 S. Washington and the regional detention pond.

FIRE PROTECTION

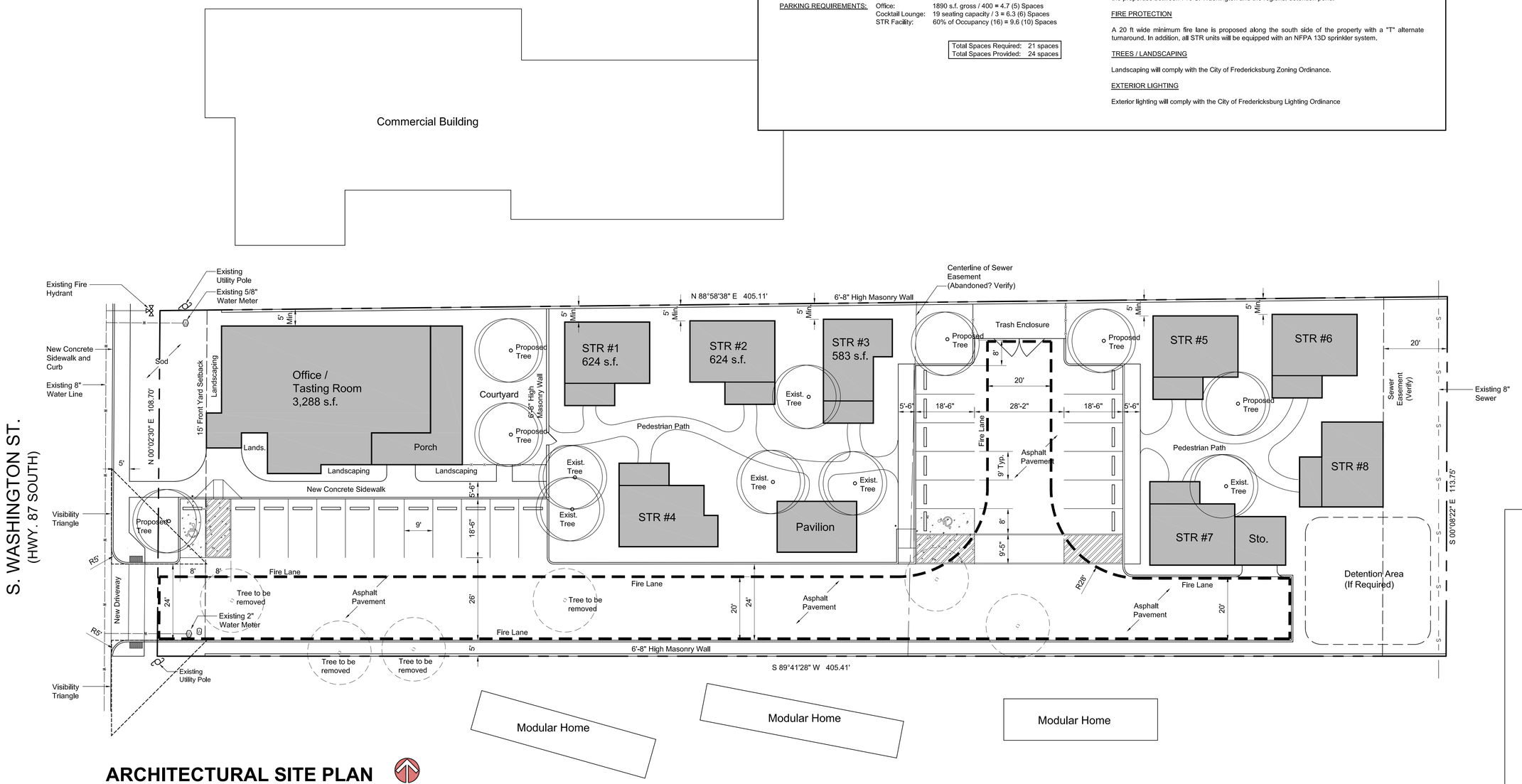
A 20 ft wide minimum fire lane is proposed along the south side of the property with a "T" alternate turnaround. In addition, all STR units will be equipped with an NFPA 13D sprinkler system.

TREES / LANDSCAPING

Landscaping will comply with the City of Fredericksburg Zoning Ordinance.

EXTERIOR LIGHTING

Exterior lighting will comply with the City of Fredericksburg Lighting Ordinance



ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

PLAN NORTH

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P: 830-997-0383

PRELIMINARY

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BRANDON WEINHEIMER
PROJECT ARCHITECT
NUMBER 24171

WINE COUNTRY REALTY

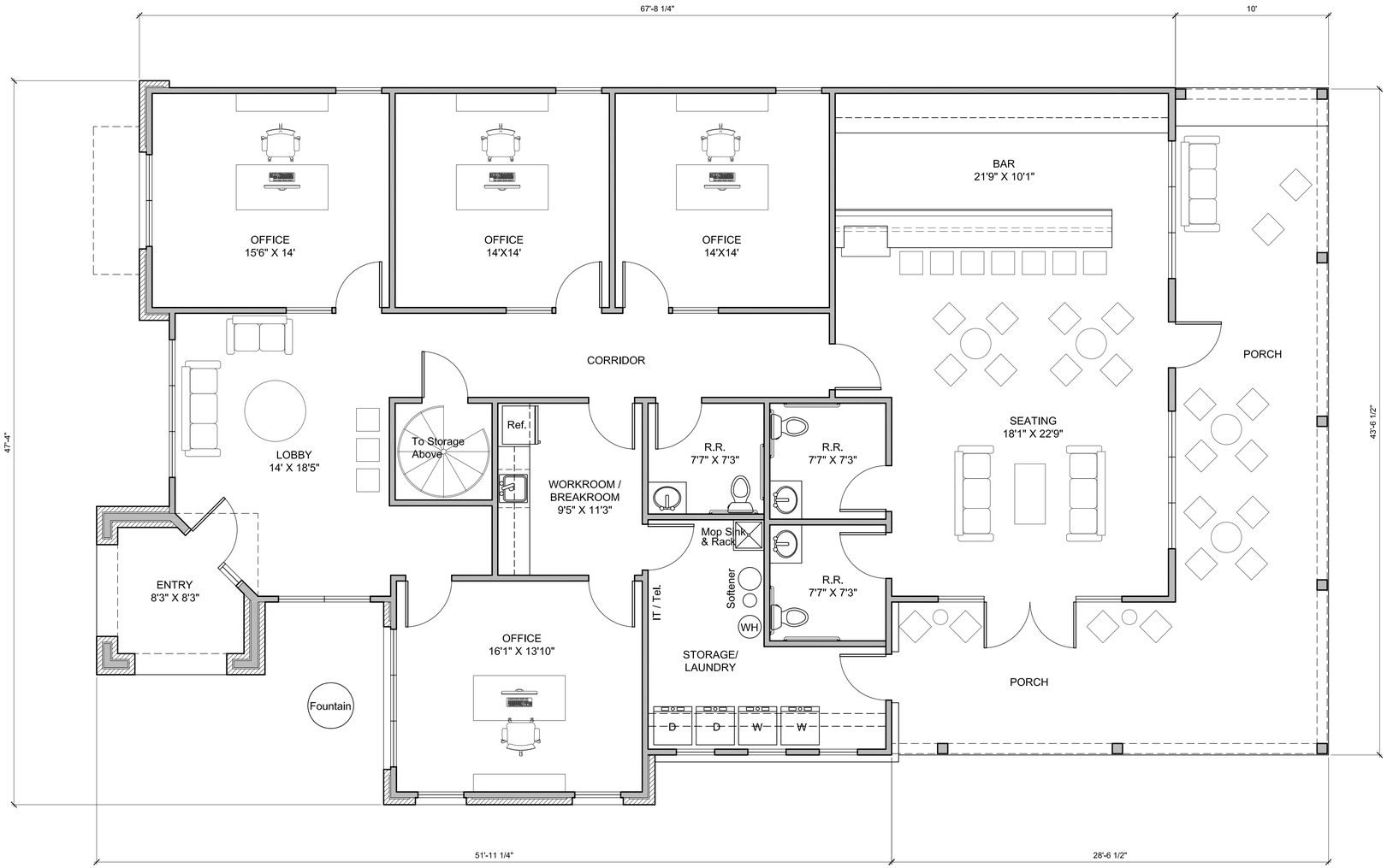
715 S. WASHINGTON FREDERICKSBURG, TX

Commercial Building

PROJECT # 00-00
DATE 6-5-2023
REVISION

ARCHITECTURAL SITE PLAN

A1.0



FLOOR PLAN
OFFICE BUILDING / TASTING ROOM

1/4" = 1'-0"

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WINE COUNTRY REALTY

715 S. WASHINGTON FREDERICKSBURG, TX

PROJECT # 00-00
DATE 6-5-2023
REVISION

FLOOR PLAN

A2.0

View from Washington Street

715 S Washington St.
Design Concept
June 2023

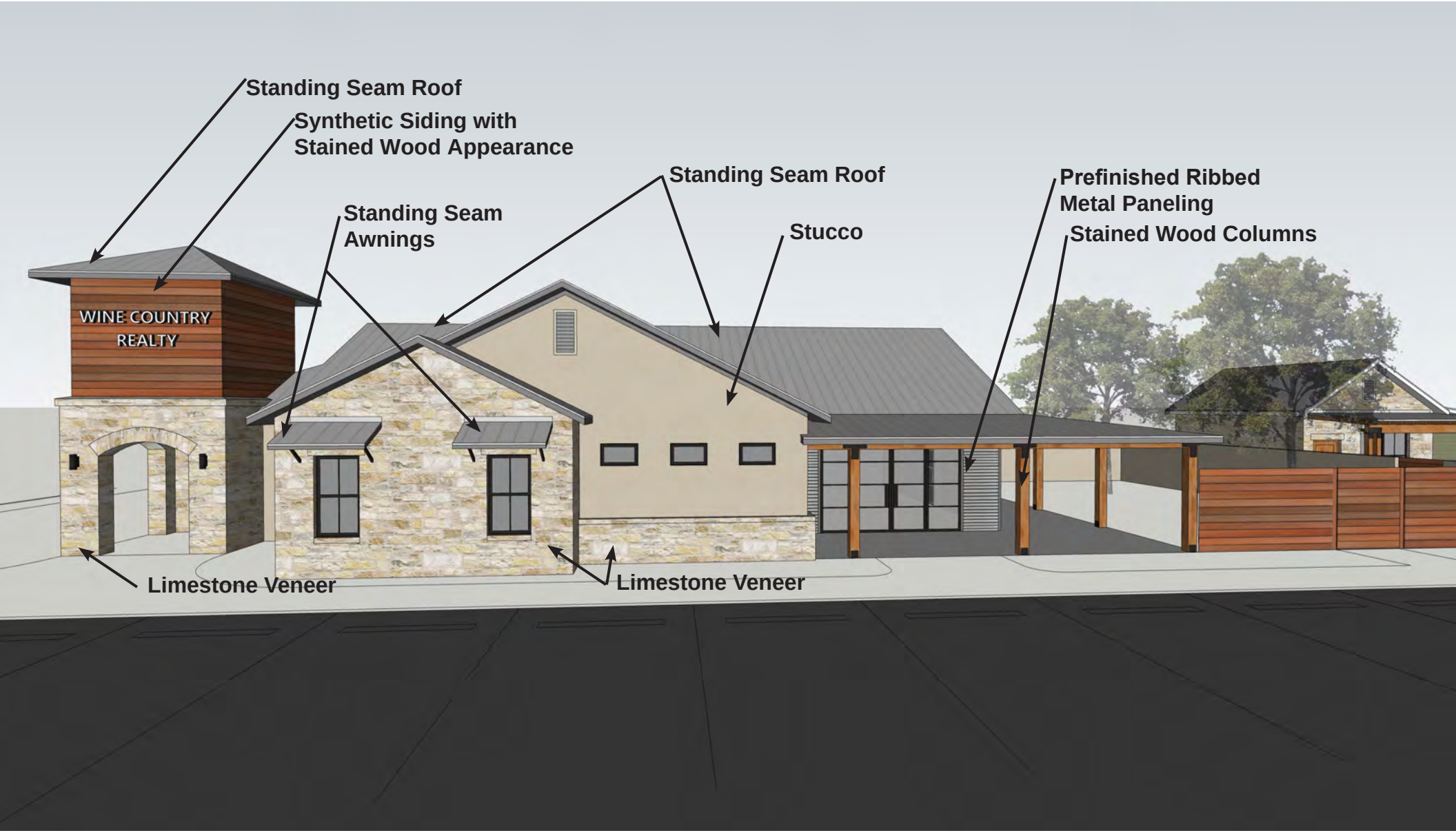
SKT ARCHITECTS

View from Washington Street

715 S Washington St.
Design Concept
June 2023

SKT ARCHITECTS

View from Parking Lot



715 S Washington St.
Design Concept
June 2023

SKT ARCHITECTS

Aerial View of Site

715 S Washington St.
Design Concept
June 2023

SKT ARCHITECTS

June 21, 2023

RE: SP-2307, Review Comments for Site Plan and Entry Corridor Review for 715 S. Washington.

Dear Mr. Weinheimer,

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 Plan.

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

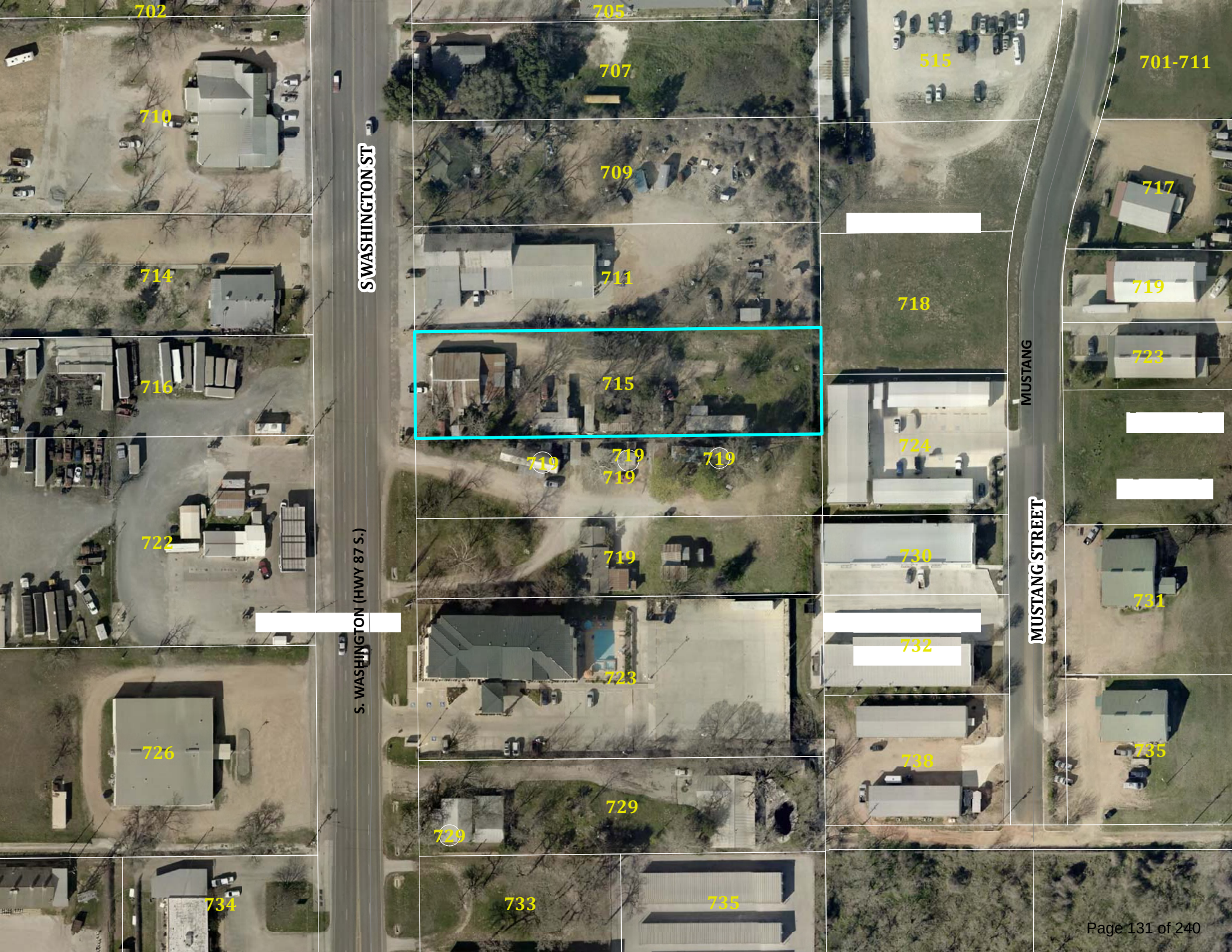
Development:

- The Site Plan requires Planning and Zoning Approval, tentatively scheduled for July 5, 2023.
- The facility will be required to complete a plan review packet along with submitting a detailed floor plan of the food/beverage service area. The plan review fee is $100 per property/ business.
- Provide a note regarding all exterior lighting shall by night sky compliant. Provide the requested fixture type **Article XV- Outdoor Lighting** - **Site Plan Checklist**
- The plan identifies 8 efficiency units, however, the size of the units is in excess of 400 sq ft as required per **Sec. 2.100.** The units need to be made smaller or identified as 1 bedroom, which will change the parking requirement.
- Is seating planned for the outdoor patio? If so, please identify the seating on the plan.
- Identify which unit is ADA/TAS compliant.
- Please provide a location of loading facilities. **Sec. 7.131 & Sec. 11.1**
- Please provide the location of signage. **Sec. 7.131**
- Minimum of 4" diameter tree per 8 Parking spaces. **Sec 12.5**

- Provide a Landscape and Screening Plan per **Sec. 7.920** - **7.980.** To include calculation of all required landscaping onsite. **Site Plan Checklist**
- Civil Construction Plans will be required.
- Final Plat is required. **Sec 4.05**
- An approved TXDOT driveway permit for the project will be required for the release of civil construction plans.
- Provide ADA accessible route from designated ADA unit to the public sidewalk.
- The proposed detention area may not overlap the existing utility easement on the east end of the site.
- Show stormwater flow arrows.

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plan along with your written response as to how the comments have been addressed by Wednesday, June 28th to ensure consideration by the Planning and Zoning Commission on Wednesday, June 5th.

Shelby Collier, Associate Planner
Development Review Committee (DRC)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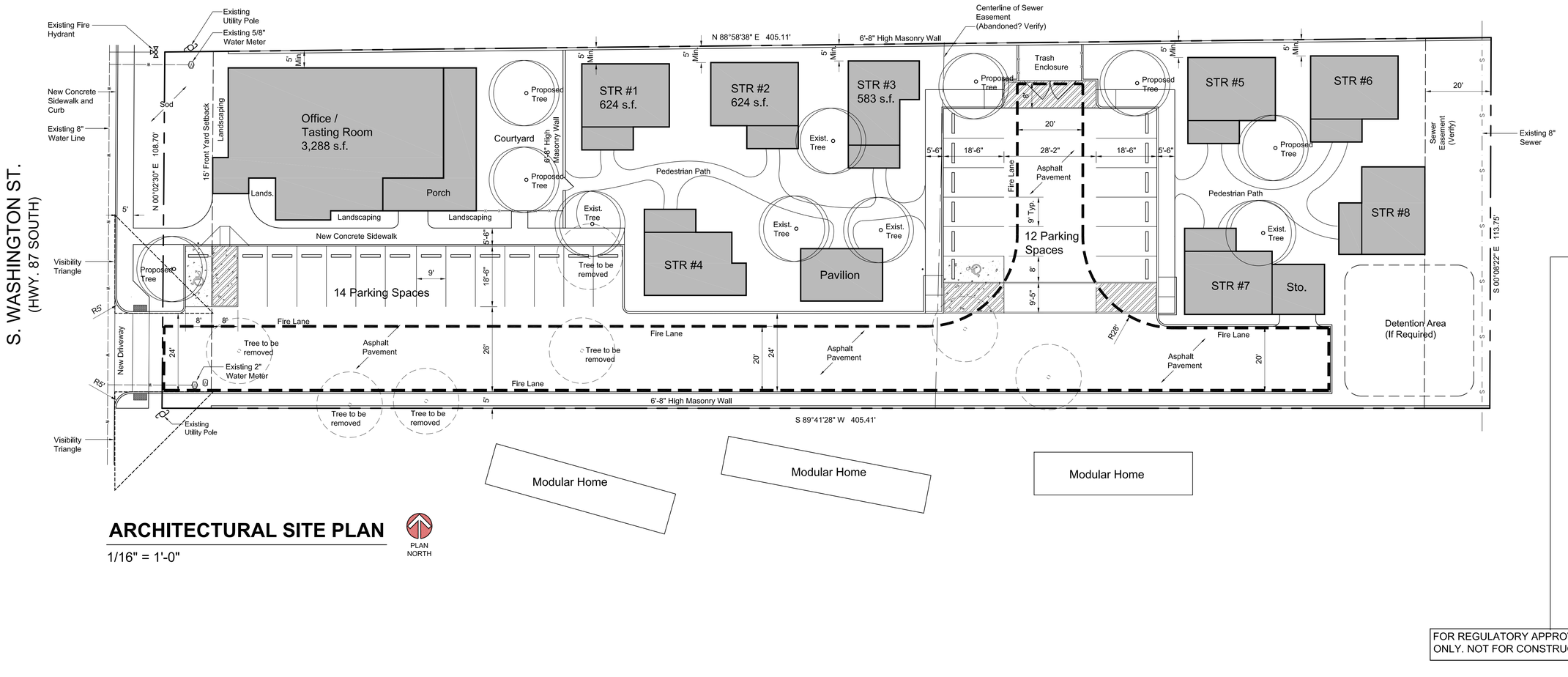
Commercial Building



ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

PLAN NORTH

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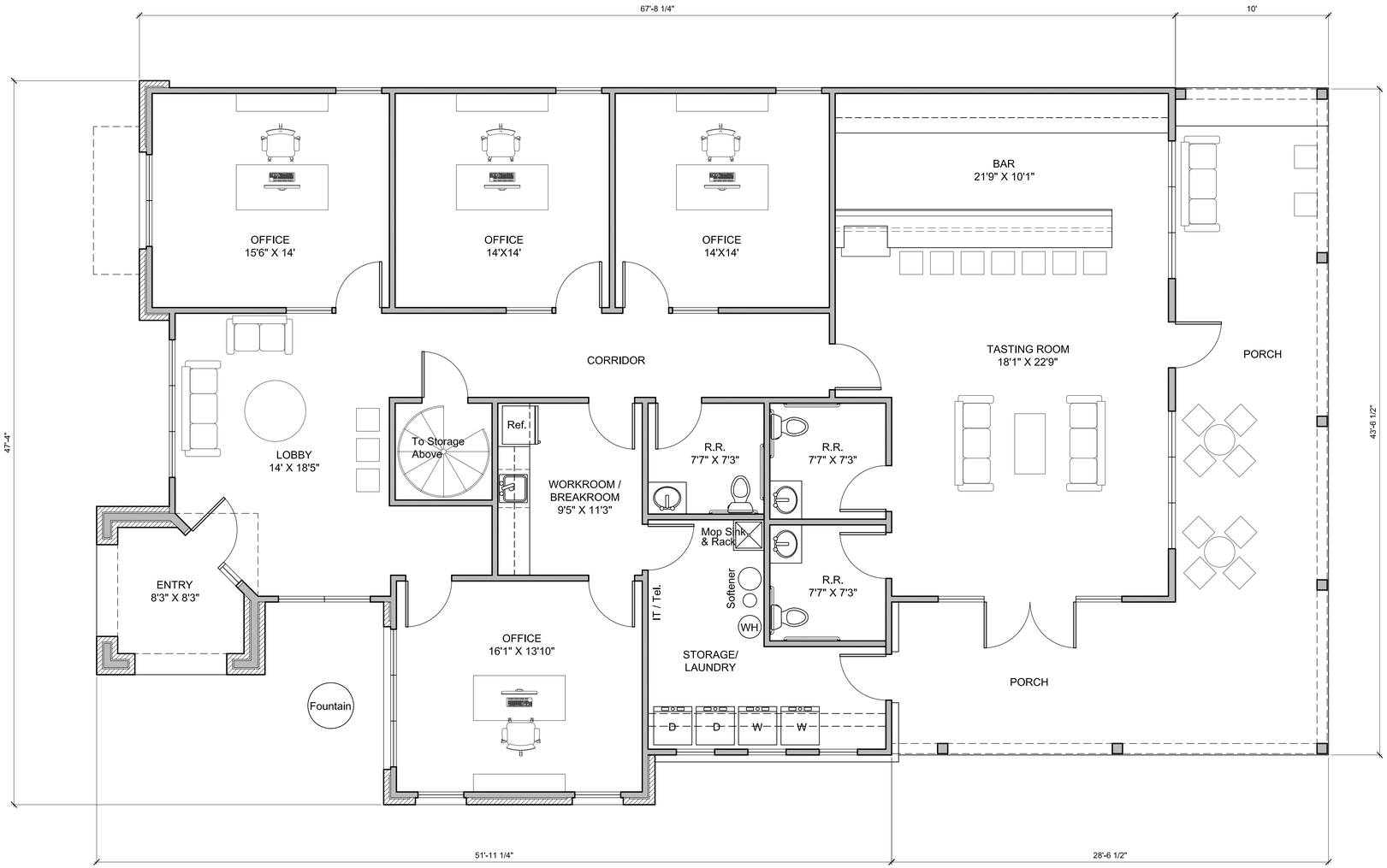
Commercial Building

PROJECT # 00-00
DATE 6-15-23
REVISION

ARCHITECTURAL SITE PLAN

A1.0



FLOOR PLAN
OFFICE BUILDING / TASTING ROOM

1/4" = 1'-0"

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715 S. WASHINGTON FREDERICKSBURG, TX

PROJECT # 00-00
DATE 6-15-23
REVISION

FLOOR PLAN

A2.0

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: August 6, 2025 **SECTION:** ACTION ITEMS **ITEM:** C.

CAPTION: SP-2509: By William Andrew McLaughlin to consider and take action on the Replat of Lots 111 and 123 of the Frieden Subdivision Phase 2 Development.

SUMMARY:
The applicant is requesting approval of a Replat of Lots 111 and 123 of the originally approved Frieden Subdivision Phase II Development. The proposed Replat is to accommodate the proposed single-family residential development for the proposed Frieden Amenity Center.

BACKGROUND:
Planning and Zoning Commission Responsibilities: The Planning and Zoning Commission Responsibilities authorizes approval of a replat in accordance with Section 4.07G.

STAFF RECOMMENDATION:
In reviewing this request, engineering review and the applicant meeting the conditional approval requirements staff recommends approval of the replat of Lots 111 and 123 of the Frieden Subdivision Phase II Development.

ATTACHMENTS:
1. P-2509_Frieden Ph2-111-123-Plat-Package Application
2. P-2509 Conditional Approval with site plan
3. P-2509-Replat of Lot 111 and 123-Frieden Phase 2_SEALED
4. Engineering Comments

APPROVAL/REVIEW:

Date: August 01, 2025

Cliff Cross, Director of Development Services

Welcome and thank you for your interest in developing in Fredericksburg, Texas

The City of Fredericksburg's Development Services department's goal is to make the process clearer and easier to navigate, to provide answers to commonly asked questions, and to explain how these various steps and requirements are related to your project.

City staff can provide guidance and answer any additional questions should they arise. Contact information for key departments is also included in the package provided.

We look forward to working with you.

Development Services Department

Evan Williamson, Interim Director of Development Services

Development Process in Fredericksburg, Texas

---

1. **Initial Planning and Research**
    - Attend a free DRC meeting where you will be able to ask questions of all members of city staff that could impact on your project. Held every Thursday in the afternoon, appointments are required.
2. **Development Approval and Submission of Site Plan, Plat or zoning requests**
    - Process takes 30 to 45 days
    - Submit applications to Development Services
    - Obtain necessary board approvals and/or zoning approvals
3. **Construction**
    - Submit for required building permits through MGO
    - Process takes 45-60 days
4. **Inspections and CO Handover**
    - Conduct all required inspections
    - After all departments have done their inspections, the building department will issue the Certificate of Occupancy

---

PLAT APPLICATION

All items on the attached Plat Checklist must be submitted with a complete application. Email all documents to jmusgrove@fbgtx.org.

All Plats are reviewed per Sec. 4 of the Subdivision Ordinance found here.

A. Project Information

Project Name: Frieden Subdivision Phase 2 Replat of Lots 111 and 123

Project Address: 523 and 522 Interlaken Street

Parcel ID Numbers: 193134 and 193146

B. Application Type: Check all that apply

- [ ] Minor Plat - $500 plus $50.00 per lot
- [x] Replat - $750.00 plus $50.00 per lot (max $3,000)
- [ ] Amending Plat - $500 plus $50.00 per lot
- [ ] Preliminary Plat - $750.00 plus $50.00 per lot
- [ ] Final Plat - $850.00 plus $50.00 per lot (max $3,500)
- [ ] Development Plat - $700.00
- [ ] DRC Review Comments - $250

Total: $ 950.00

C. Property Information

Jurisdiction: _____ City Limits _____ ETJ _____ Total Acres: 2.042 No. of Lots: 4

Original Survey & Abstract No: Owens A-537

Legal Description: Lot 111 and Lot 123 Frieden Sub Phase 2

D. Applicant/Owner Information

Property Owner

Owner Name: Fredericksburg Development, Inc.

Owner Address: 1020 N.E. Loop 410, Suite 802

Owner Phone Number: P: 210.930.5141 C: 704.516.4763

Owner Email Address: cwilde@gwm-sa.com

Applicant

Applicant Name: William Andrew McLaughlin

Applicant Address: 39350 IH-10 W, Suite 1

Applicant Phone Number: 281.787.4327

Applicant Email Address: andrew.mclaughlin@openrangefs.com

Applicant's Signature

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, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature:_____

Printed Name: William Andrew McLaughlin

Staff Use Only Application Number: P-2508 Date: 4/14/25

Required Checklist Items Included: $1,000.00 received Ch#1060 4/14/25

4/23/25 - $250 received check #114

PLAT CHECKLIST

This form and all required exhibits must be included with the Plat application.

- ☐ Completed Plat Application
- ☐ Title Search
- ☐ Date, True North Arrow, and Scale
- ☐ Location map at a scale of 1" = 1000'
- ☐ Accurate boundary survey with bearings and distances
- ☐ ROW lines of all streets, alleys, property lines, reservation easements, and areas dedicated to public use
- ☐ Survey monumentation, location & description
- ☐ Name & ROW dimensions of all streets & other ROW's
- ☐ Number of Lot & Blocks
- ☐ Location of minimum building setbacks per zoning ordinance
- ☐ Certification by Registered Professional Surveyor
- ☐ Additional certifications and plat notes per **Sec. 38.4.05**
- ☐ Construction plans and guarantees per **Sec. 38.5**
- ☐ Park dedication requirements per **Sec. 38.6.15**
- ☐ Sidewalk requirements per **Sec. 38.6.11**
- ☐ Plat requirements per **Sec. 7.200**
- ☐ Curb requirements per **Sec. 7.540**
- ☐ Minimum finished floor of structures located in 100-year floodplain
- ☐ Phasing designation if phasing is proposed
- ☐ Address for all lots located at front of lot

Note: Staff or the Planning and Zoning Commission may require modification of a Plat as a prerequisite for approval.

I hereby acknowledge that the items listed above are included in this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

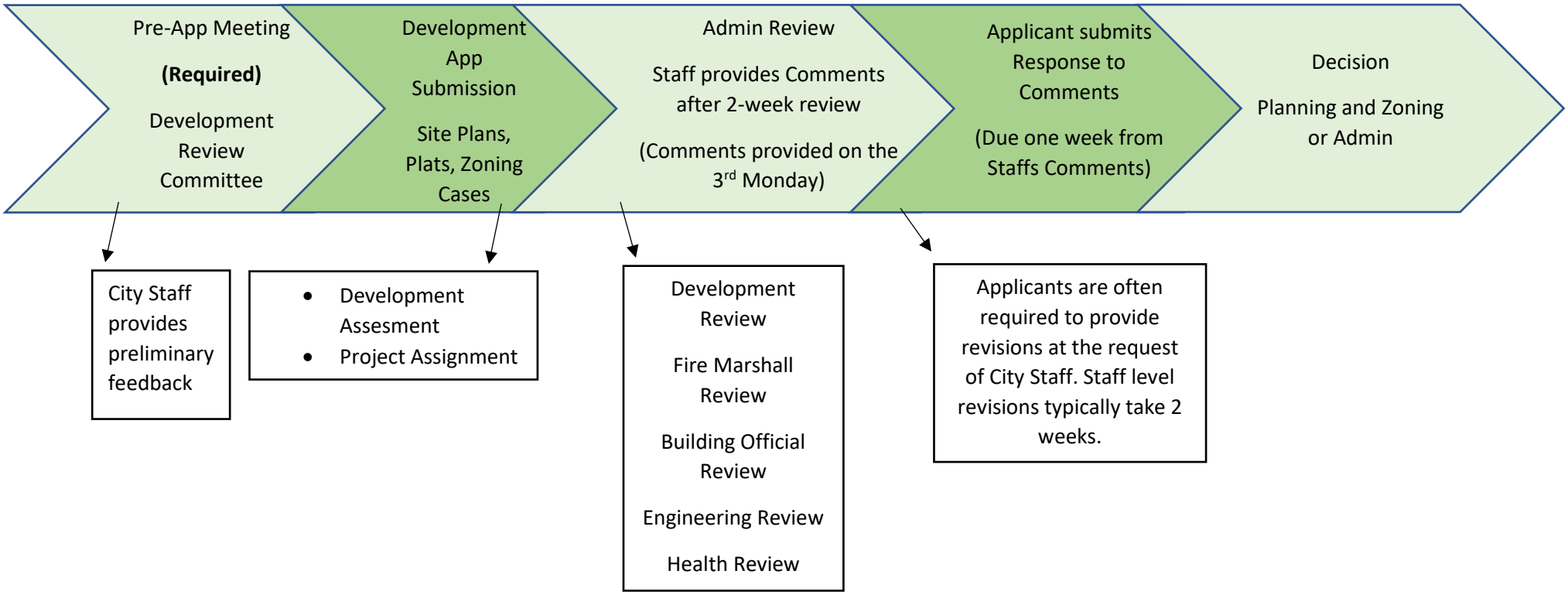
Owner/Agent: _____ Date: _____

Printed Name: William Andrew McLaughlin

City of Fredericksburg Development Review Committee Timeline

Process, timeline, and variables. Please be advised that every project is unique and may require additional review.

30 Day Timeline



DEVELOPMENT REVIEW COMMITTEE

CONTACT INFORMATION

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624
Phone (830)997-7521
Fax (830)997-7521
www.fbgtx.org

NAME	DEPARTMENT	TITLE	PHONE	EMAIL
Evan Willaimson	Development Services	Interim Director of Development Services	830-990-2009	ewilliamson@fbgtx.org
Shelby Collier	Development Services	Senior Planner	830-990-2013	scolllier@fbgtx.org
Janet Musgrove	Development Services	Planner 1	830-990-2079	jmusgrove2fbgtx.org
Michael Erwin	Development Services	Building Official	830-990-2038	merwin@fbgtx.org
Jeanette Sanchez	Development Services	Building Services Coordinator	830-990-2056	permits@fbgtx.org
Evan Williamson, P.E.,	Engineering & Public Works	Assistant City Engineer	830-990-2009	ewilliamson@fbgtx.org
Sibyl Deckard	Engineering & Public Works	Staff Engineer	830-997-7521	sdeckard@fbgtx.org
Tim Lehmberg	Economic Development (EDC)	Director of EDC	830-997-6523	edc@fbgtx.org
Reagan Rabke	Fire Department	Fire Marshal	830-990-2024	rrabke@fbgtx.org
Kelli Olfers, R.S.	Gillespie County Health Division	Director of Gillespie County Health	830-997-7521	kolfers@fbgtx.org
Melissa Eckert, P.E., CFM	Gillespie County	County Engineer	830-307-6196	meckert@gillespiecounty.org
Sheryl Sutton	Gillespie Country	Sanitation/Floodplain Designated Representative	830-997-8191	ossf@gillespiecounty.org
Paul Babb	Underground Water Conservation	General Manager	830-225-3169	pbabb@hcuwcd.org
Brad Phipps	Texas Department of Transportation	Assistant Supervisor Fredericksburg Maintenance	830-997-4361	brad.phipps@txdot.gov

The Development Review Committee is a service offered by the City of Fredericksburg and allows for an opportunity for citizens to discuss potential development projects with a committee assembled from multiple development-related City divisions.

Contact Form Updated February 2025

April 30, 2025

Fredericksburg Development, LLC
Cwilde@gwm-sa.com
Andrew.mclaughlin@openrangefs.com

RE: P-2509 – Conditional Approval for the Replat Review of 523 & 522 Interlaken Street.

Dear Applicant,

Please consider this letter as approval of the Plat described above, conditioned upon the following:

- Add project number P-2509 to the Plat
- Work with Development Services and Rural Addressing to establish correct addresses which should be updated on the revised plat prior to recordation.
- Provide a PDF of the revised Plat to Jan Musgrove, jmusgrove@fbgtx.org prior to delivering Mylars for recordation.
- 3 copies of signed mylars delivered to Jan Musgrove at the City of Fredericksburg, 126 W Main Street.
- Recordation Fee of $120.00 plus $10.00 per lot made payable to Gillespie County

Jan Musgrove

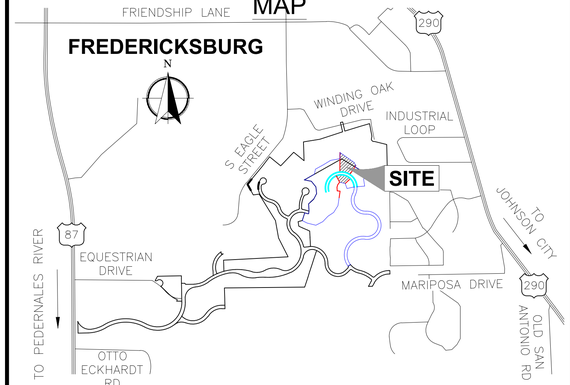
Jan Musgrove, Planner I
Development Review Committee (DRC)

REPLAT OF FRIEDEN SUBDIVISION - PHASE 2
CREATING LOTS 111-A, 111-B, 123-A, AND 123-B

LOT 123-A AND LOT 123-B: BEING A PORTION OF LOT 123 OF FRIEDEN SUBDIVISION - PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGES 56, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

LOT 111-A AND LOT 111-B: BEING LOT 111 OF FRIEDEN SUBDIVISION - PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGES 56, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

LOCATION MAP



SURVEY NOTES:
1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203.
   DATE OF GROUND SURVEY: FEBRUARY 15, 2025.
2. DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
3. REFER TO THE OVERALL PLAT OF FRIEDEN SUBDIVISION – PHASE 2, RECORDED IN VOLUME 7, PAGE 56, OPRGCT, FOR PUBLIC UTILITY EASEMENT DETAILS, AND OTHER ACKNOWLEDGMENTS, DEDICATIONS, AND PERTINENT ITEMS OF RECORD.
4. REFERENCES:
   R1 – VOLUME 7, PAGE 56, OPRGCT. FRIEDEN SUBDIVISION – PHASE 2
   R2 – CITY OF FREDERICKSBURG ORDINANCE 27–010
   R3 – VOLUME 6, PAGE 29–33, PRGCT. FRIEDEN SUBDIVISION – PHASE 1

GENERAL NOTES:
1. LOT DRAINAGE SHALL BE DESIGNED TO DIRECT RUNOFF TO ADJACENT STREETS OR DRAINAGE CHANNELS.

LEGEND

ROW	RIGHT OF WAY
VBSL	VARIABLE BUILDING SETBACK LINE
VSE	VARIABLE (WIDTH) SIDEWALK EASEMENT
PUE	PUBLIC UTILITY EASEMENT
TSVE	30' x 30' TRIANGULAR SIGHT VISIBILITY EASEMENT
OPRGCT	OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TX
DRGCT	DEED RECORDS, GILLESPIE COUNTY, TX
PRGCT	PLAT RECORDS, GILLESPIE COUNTY, TX
BSL	BUILDING SETBACK LINE

BOUNDARY LINE
202 STREET ADDRESS
ROAD CENTERLINE
EASEMENT LINE
BUILDING SETBACK LINE
⊗ SET 1/2" REBAR W/ CAP "OPEN RANGE FS 10194069"
● FOUND 1/2" REBAR W/ CAP "OPEN RANGE FS 10194069"

OPEN RANGE. FIELD SERVICES, LLC.
39350 IH 10 WEST, SUITE 1
BOERNE, TX 78006
830.428.0290
BTX@openrangefs.com
TBPELS FIRM NO. 10194069

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF GILLESPIE

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

W. ANDREW McLAUGHLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6473
JOB No: 825-02

DATE

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STATE OF TEXAS §
COUNTY OF GILLESPIE §

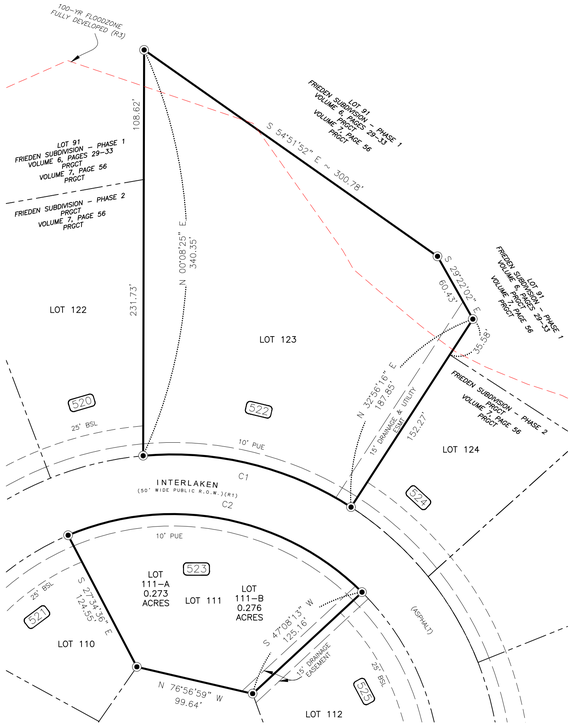
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

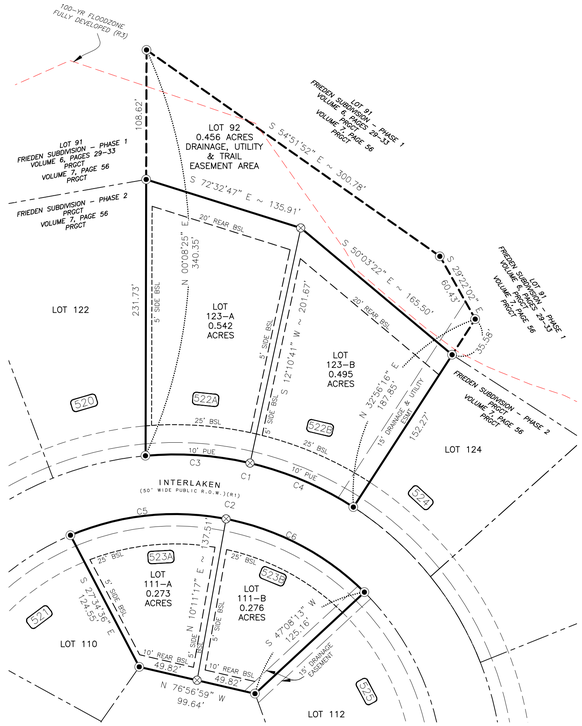
NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

PRINT NOTARY'S NAME

MY COMMISSION EXPIRES:_____



EXISTING AREA
LOT 111 AND LOT 123, FRIEDEN SUBDIVISION - PHASE 2, VOLUME 7, PAGES 56, OPRGCT



AREA BEING REPLATTED
LOT 111 AND LOT 123, FRIEDEN SUBDIVISION - PHASE 2, VOLUME 7, PAGES 56, OPRGCT CREATING LOTS 111-A, 111-B, 123-A, AND 123-B

CURVE TABLE FOR LOT 111-A, LOT 111-B, LOT 123-A, AND LOT 123-B

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	182.91'	275.00'	038°06'30"	N 76°06'59" W	179.55'
C2	266.32'	225.00'	067°49'07"	S 79°03'04" E	251.00'
C3	88.27'	275.00'	018°23'25"	N 85°58'32" W	87.89'
C4	94.64'	275.00'	019°43'05"	N 66°55'16" W	94.17'
C5	133.16'	225.00'	033°54'34"	N 84°10'40" E	131.23'
C6	133.16'	225.00'	033°54'34"	S 62°04'47" E	131.23'

N

SCALE IN FEET
1" = 60'

UTILITY EASEMENTS
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 AS FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY. 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 WITHIN SAID UTILITY EASEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.

RESIDENTIAL GRADING & DRAINAGE
A. SURFACE RUNOFF FROM RESIDENTIAL LOTS SHALL CROSS NO MORE THAN ONE ADDITIONAL LOT BEFORE BEING DIRECTED TOWARD THE STREET OR A DEDICATED DRAINAGE EASEMENT OR PUBLIC RIGHT-OF-WAY.
B. WHEN THE SURFACE RUNOFF FLOW REACHES THE SECOND LOT, SIDE LOT SWALES SHALL BE IN PLACE TO DIRECT THE FLOWS TO THE STREET OR TO A PUBLIC RIGHT-OF-WAY OR DEDICATED DRAINAGE EASEMENT WITHIN THE REAR YARD.
C. NO MORE THAN ONE LOT MAY DRAIN TO A SECOND LOT BEFORE THE FLOW IS DIRECTED TO THE PUBLIC RIGHT-OF-WAY OR DEDICATED DRAINAGE EASEMENT.
D. ALL STREET RIGHTS-OF-WAY FROM U.S. HIGHWAY 87 TO THE GATES AT LOT 86 ARE DEDICATED TO THE CITY OF FREDERICKSBURG AS STORM SEWER EASEMENTS TO CONVEY STREET RUNOFF TO THE DETENTION PONDS. ALL STREET RIGHTS-OF-WAY BEHIND THE GATES AT LOT 86 AND DETENTION POND AREAS DEPICTED HEREON ARE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION AS SEWER EASEMENTS TO CONVEY STREET RUNOFF TO THE DETENTION PONDS.

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

SIGHT VISIBILITY RESTRICTION
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF TWENTY-FOUR (24) INCHES TO A HEIGHT OF TEN (10) FEET ABOVE THE TOP OF THE CURB, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CARS, TRUCKS, ETC., WITHIN ANY 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 REPLATTED.

PLAT NUMBER: xxxxxx

OWNER'S ACKNOWLEDGEMENT & DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT DESIGNATED HEREIN AS THE xxxxx, FRIEDEN SUBDIVISION - PHASE 2, 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 AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

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

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

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

_____, 2025.

NOTARY PUBLIC, THE STATE OF TEXAS

PRINT NOTARY'S NAME

MY COMMISSION EXPIRES:_____

CERTIFICATE OF FINAL PLAT APPROVAL

ADMINISTRATIVE APPROVAL

APPROVED

DIRECTOR OF DEVELOPMENT SERVICES DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE REPLAT OF FRIEDEN SUBDIVISION - PHASE 1 SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THE ____ DAY OF _____, AS AUTHORIZED IN SECTION 4 OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

WITNESS BY HAND ____ DAY OF _____, 2025.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

REPLAT NOTES:

1. **THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 111 (PRIOR AMENITY PARKING) INTO AND LOT 123 (PRIOR AMENITY CENTER) INTO 4 RESIDENTIAL LOTS (111-A, 111-B, 123-A, AND 123-B). ALSO, TO ALLOCATE A 0.456 ACRE PORTION OF LOT 123 INTO LOT 91 OF FRIEDEN PHASE 1.**
2. **THIS REPLAT DOES NOT ALTER OR AMEND ANY EXISTING VARIANCES OR EASEMENTS, UNLESS OTHERWISE NOTED.**

FILED FOR RECORD AT _____ O'CLOCK ____. M. THIS THE _____ DAY OF _____, A.D. 2025, ON

VOLUME _____ PAGE _____

OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

BY:_____
COUNTY CLERK, GILLESPIE COUNTY, TEXAS

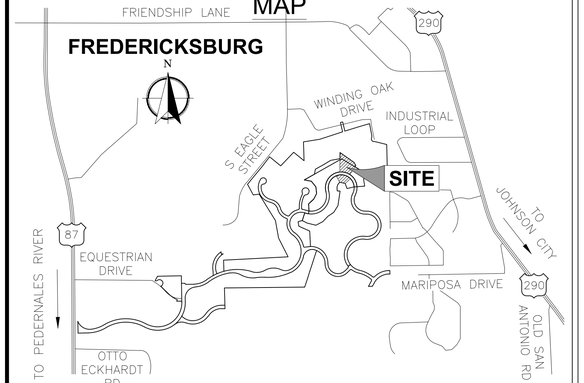
SHEET 1 OF 1

REPLAT OF FRIEDEN SUBDIVISION - PHASE 2
CREATING LOTS 111-A, 111-B, 123-A, AND 123-B
(REVISING ADDRESSES OF LOTS 112, 124, 125, AND 126)

LOT 123-A AND LOT 123-B: BEING A PORTION OF LOT 123 OF FRIEDEN SUBDIVISION - PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGES 56, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

LOT 111-A AND LOT 111-B: BEING LOT 111 OF FRIEDEN SUBDIVISION - PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGES 56, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

LOCATION MAP



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1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203. DATE OF GROUND SURVEY: FEBRUARY 15, 2025.
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GENERAL NOTES:

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LEGEND

ROW	RIGHT OF WAY
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DRGCT	DEED RECORDS, GILLESPIE COUNTY, TX
PRGCT	PLAT RECORDS, GILLESPIE COUNTY, TX
BSL	BUILDING SETBACK LINE

- BOUNDARY LINE
- 204 REVISED STREET ADDRESS
- 202 PREVIOUS STREET ADDRESS
- ℄ ROAD CENTERLINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ⊗ SET 1/2" REBAR W/ CAP "OPEN RANGE FS 10194069"
- ◉ FOUND 1/2" REBAR W/ CAP "OPEN RANGE FS 10194069"

OPEN RANGE. FIELD SERVICES, LLC.
TBPELS FIRM NO. 10194069
39350 IH 10 WEST, SUITE 1
BOERNE, TX 78006
830.428.0290
BTX@openrangefs.com

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF GILLESPIE

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W. ANDREW McLAUGHLIN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6473
JOB No: B25–023

DATE

STATE OF TEXAS REGISTERED W. ANDREW McLAUGHLIN 6473 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

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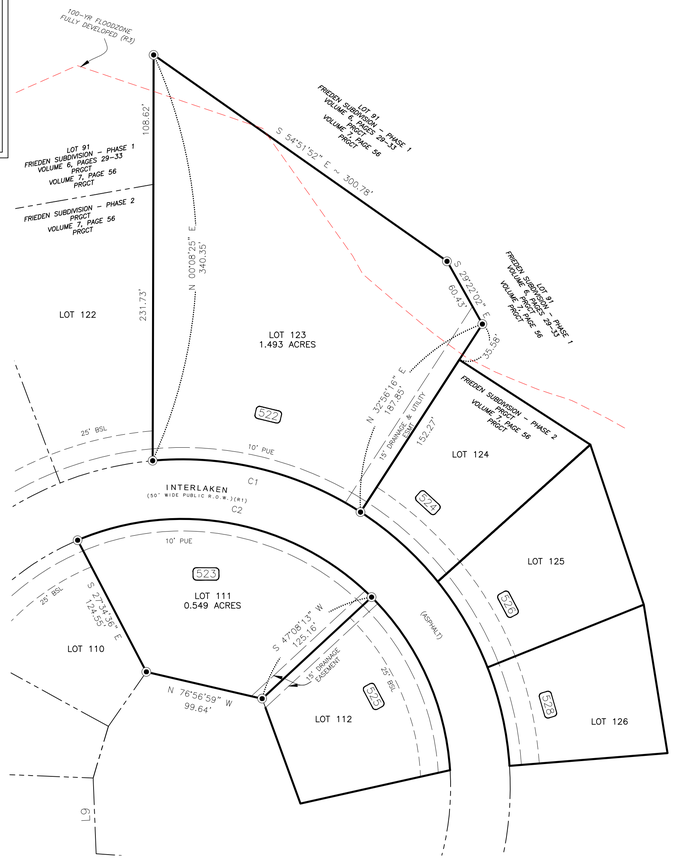
PRINT NOTARY'S NAME

MY COMMISSION EXPIRES:_____



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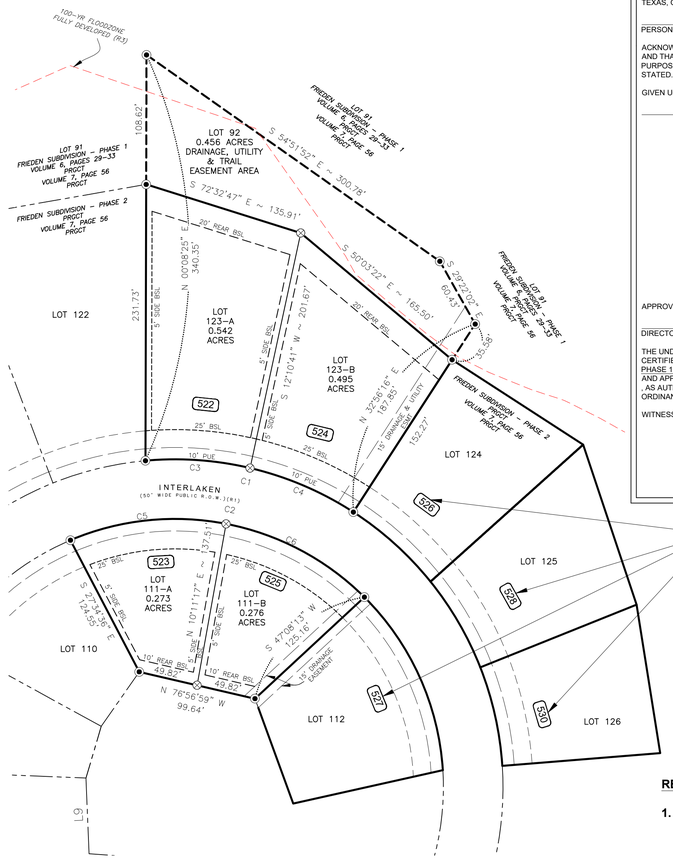

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CURVE TABLE FOR LOT 111-A, LOT 111-B, LOT 123-A, AND LOT 123-B

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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MAINTENANCE OF EASEMENTS
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PLAT NUMBER: P-2509

OWNER'S ACKNOWLEDGEMENT & DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT DESIGNATED HEREIN AS THE REPLAT OF FRIEDEN SUBDIVISION - PHASE 2 CREATING LOTS 111-A, 111-B, 123-A, AND 123-B 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 AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF _____ §

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 _____, 2025.

NOTARY PUBLIC, THE STATE OF TEXAS

PRINT NOTARY'S NAME

MY COMMISSION EXPIRES:_____

CERTIFICATE OF FINAL PLAT APPROVAL

ADMINISTRATIVE APPROVAL

APPROVED

DIRECTOR OF DEVELOPMENT SERVICES DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF FREDERICKSBURG, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE REPLAT OF FRIEDEN SUBDIVISION - PHASE 1 SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THE _____ DAY OF _____, AS AUTHORIZED IN SECTION 4 OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

WITNESS BY HAND ____ DAY OF _____, 2025.

CITY SECRETARY
CITY OF FREDERICKSBURG, TEXAS

REVISED ADDRESSES (SEE NOTE #3)

REPLAT NOTES:

1. **THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 111 (PRIOR AMENITY PARKING) INTO AND LOT 123 (PRIOR AMENITY CENTER) INTO 4 RESIDENTIAL LOTS (111-A, 111-B, 123-A, AND 123-B). ALSO, TO ALLOCATE A 0.456 ACRE PORTION OF LOT 123 INTO LOT 91 OF FRIEDEN PHASE 1.**
2. **THIS REPLAT DOES NOT ALTER OR AMEND ANY EXISTING VARIANCES OR EASEMENTS, UNLESS OTHERWISE NOTED.**
3. **THIS REPLAT INCLUDES REVISIONS TO THE ADDRESSING OF THOSE LOTS IMPACTED BY THE DIVISIONS OF LOT 111 AND 123. NONE OF THE LOTS HAVING THEIR ADDRESSES REVISED WERE SOLD AT THE TIME OF THIS REPLAT. REVISIONS TO ADDRESSING WERE APPROVED BY CITY OF FREDERICKSBURG'S RURAL ADDRESSING DEPARTMENT.**

FILED FOR RECORD AT _____ O'CLOCK ____. M. THIS THE _____ DAY OF _____, A.D. 2025, ON VOLUME _____ PAGE _____ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

BY:_____
COUNTY CLERK, GILLESPIE COUNTY, TEXAS

SHEET 1 OF 1

P-2509 Frieden Replat

Engineering Comments 4/28/2025

Engineering has no comments

Sibyl Deckard

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: August 6, 2025 **SECTION:** ACTION ITEMS **ITEM:** D.

CAPTION: SP-2511: By Gulf Ranch to consider and take action on the Site Plan and Entry Corridor approval for the proposed Restaurant at the property located at 204 S. Adams Street.

SUMMARY:

The applicant is requesting Site Plan and Entry Corridor approval for a proposed 4,986-square-foot single-story restaurant with 18 on-site parking spaces and landscaping at the property commonly known as 204 S. Adams Street.

BACKGROUND:

The application was reviewed for its conformity with Sec. 7.131 - Review and Evaluation Criteria for Site Plans and the Entry Corridor Design Guidelines and Standards.
Zoning Section 3.220 Criteria:
Site Area: 21,430 Square Feet (0.492 acres)
Zoning: CBD Central Business District
Building Coverage: 23% (4,986 sq ft) (75% maximum)
Impervious Coverage: 62% (13,210 sq ft) (80% maximum)
Height: 1 Story (25' Confirmation Needed) Max Building Height 38' Sec. 3.220
Parking: 18 spaces provided
Restaurant requires 1 space per 4 seats = 123 seats / 4 = 30.75 / 2 = 15.38 plus cocktail lounge requirements of 1 space per 3 occupants = 12 / 3 = 4 / 2 = 2 (15.38 + 2 = 17.38 required)
50% of permitted occupancy for a total of 16 spaces.
Signage: Staff has not reviewed a sign package at this time but would recommend review and approval consistent with Historic Review guidelines.
Access: An approved TXDOT driveway permit for the project will be required for the release of Civil Construction Plans. Utilities: are available to serve the property and will be reviewed as part of the Civil Construction Plans. Detention: Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.
Landscape: One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) in depth located between the abutting right-of-way and the off-street parking areas or other vehicular use area which is exposed to an abutting right-of -way shall be landscaped and include one (1) tree for each fifty (50) lineal feet. In addition, a hedge, wall, or other durable landscape barrier of at least two (2) feet in height shall be placed along the perimeter.
Entry Corridor: The building is on a double frontage lot and faces W. San Antonio Street with parking in the front along San Antonio Street. The secondary frontage is off of Adams Street (S. Highway 16).
Historic Review : The Historic Review Board issued a Certificate of Appropriateness for the demolition of the existing building and approval of the conceptual drawings for the new restaurant on May 13, 2025.

STAFF RECOMMENDATION:

The proposed use of the property as a Restaurant is appropriate given the surrounding uses and existing zoning. The uses throughout the area consist of a mixture of commercial, service and institutional uses. Based upon review of the plan staff would recommend approval contingent upon the following:

Approved Civil Construction Plans
Approved TXDOT Driveway Permit

ATTACHMENTS:

1. SP-2511_Site Plan Package_FREDERICKSBURG-Gulf Ranch
2. SP-2511_Gulf Ranch-Site Plan
3. SP-2511_Gulf Ranch-Renderings
4. Location Map
5. SP-2511 _Review Comments Combined
6. Gulf Ranch - DRC Response Letter
7. Gulf Ranch-SitePlan-DRC-Cmnts-07212025
8. Certificate of Appropriateness Placard (Copy)

APPROVAL/REVIEW:

_____ Date: August 01, 2025

Cliff Cross, Director of Development Services

Welcome and thank you for your interest in developing in Fredericksburg, Texas

The City of Fredericksburg's Development Services department's goal is to make the process clearer and easier to navigate, to provide answers to commonly asked questions, and to explain how these various steps and requirements are related to your project.

City staff can provide guidance and answer any additional questions should they arise. Contact information for key departments is also included in the package provided.

We look forward to working with you.

Development Services Department

Evan Williamson, Interim Director of Development Services

Development Process in Fredericksburg, Texas

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1. **Initial Planning and Research**
    - Attend a free DRC meeting where you will be able to ask questions of all members of city staff that could impact on your project. Held every Thursday in the afternoon, appointments are required.
2. **Development Approval and Submission of Site Plan, Plat or zoning requests**
    - Process takes 30 to 45 days
    - Submit applications to Development Services
    - Obtain necessary board approvals and/or zoning approvals
3. **Construction**
    - Submit for required building permits through MGO
    - Process takes 45-60 days
4. **Inspections and CO Handover**
    - Conduct all required inspections
    - After all departments have done their inspections, the building department will issue the Certificate of Occupancy

---

SITE PLAN/ENTRY CORRIDOR/OFF STREET PARKING APPLICATION

All items on the attached Site Plan Checklist must be submitted with a complete application. Email all documents to jmusgrove@fbgtx.org.

A. Project Information

Project Name: GULF RANCH

Project Address: 204 S ADAMS ST FREDERICKSBURG, TX 78624

Parcel ID Numbers: _____

B. Application Type: Check all that apply

- [ ] Administrative Site Plan - $400.00
- [x] P&Z Site Plan - $500.00
- [x] Entry Corridor Design Guidelines and Standards - $100.00
- [ ] Off-Site Parking Agreement - $200.00
- [x] DRC Review comments - $250

C. Applicant/Owner Information

Property Owner

Owner Name: JESSE BARTER

Owner Address: 104 W CREEK ST FREDERICKBURG TX 78624

Owner Phone Number: _____

Owner Email Address: JESEE@HILLANDVINETX.COM

Applicant

Applicant Name: TOM WEBER

Applicant Address: 3710 COMMERCE ST SUITE 130 DALLAS TX 75226

Applicant Phone Number: 214-522-0006

Applicant Email Address: TOM@PLANBGROUP.NET

Applicant's Signature

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, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: Tom Weber

Printed Name: TOM WEBER

Staff Use Only Application Number: SP-2511 Date: 6/30/25

Required Checklist Items Included: cH# 1125 $850.00

SITE PLAN CHECKLIST

This form and all required exhibits must be included with the Site Plan and Entry Corridor application.

- ☒ Provide a brief description of the proposed use, including information pertinent to the review and evaluation criteria stated in **Section 7.131** in the form of a narrative.
- ☒ The site plan shall be drawn to scale and include dimensions as necessary to show. the following:
- ☒ The date, scale, north point, title, name of owner and name of person preparing the Site Plan.
- ☒ Zoning summary, including type, minimum and actual lot size, setbacks, maximum and actual building height, building coverage and impervious coverage. **Section 7.131**
- ☒ Address and legal description of property **Section 7.131**
- ☒ Show and dimension requested access to public roadways and provide plans for access Management. **Section 7.131**
- ☒ The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access and utility or service areas. **Section 7.131** The location of existing and proposed fencing and screening. **Section 7.940**
- ☒ Location and size of existing and proposed streets and alleys **Section 7.131** dimension of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements and the height and intended use of existing and proposed buildings on site, and approximate locations of buildings on abutting sites within 50 **Section 7.131**
- ☒ Proposed exterior lighting, including fixture type. **Article XV- Outdoor Lighting**
- ☒ The number of existing and proposed parking and loading spaces, and a calculation of applicable minimum requirements. **Section 7.860**
- ☒ Landscaping, including location, size, and species of existing trees on site, square footage of all proposed landscape areas. **Section 7.920**
- ☒ The location of signs. **Chapter 29**
- ☒ Provide existing and proposed topography and grading (5' minimum contour intervals), and erosion control measures. **Section 7.131**
- ☒ Solid waste container, which requires screening. **Section 7.980**
- ☒ Proposed and existing water, sewer, and electric utilities. **Section 7.131**
- ☒ Visibility triangle at street intersections and driveways. **Section 7.131**
- ☒ Fire Lanes and fire hydrant. **Section 7.131**
- ☒ Provisions for handicapped access. **Section 7.131**
- ☒ On sites affected by the 100-year floodplain, impervious coverage and building coverage are based on the area outside the floodplain. Provide calculations accordingly.
- ☒ Applicable Fee
- ☒ PDF copies emailed to **jmusgrove@fbgtx.org**

Note: Staff or the Planning and Zoning Commission may require modification of a Site Plan as a prerequisite for approval. **Section. 7.132**

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent Signature: Tom Weber

Date: 06/30/2025

Printed Name: TOM WEBER

STAFF USE

Application Received Date: _____Fee: _____

Application #: _____

ENTRY CORRIDOR CHECKLIST

The Entry Corridor Design Standards apply to properties adjacent to designated Entry Corridors (US Hwy 290 E & W, State Hwy 16 N & S, RR 965 and 87 N & S)

The Standards or Guidelines shall apply only to the extent of construction, or development under the purview of the permit, site plan or zoning application. Entry Corridor Design Standards & Guidelines

A landowner or developer must follow the Standards and Guidelines concurrent with a zone change, a use category change or issuance of one of the following permits. Check all that apply.

- ☐ Building
- ☑ Sign
- ☑ Street and sidewalk construction
- ☐ Conditional use permit
- ☑ Site plan review
- ☐ Platting
- ☐ Placement in the public right of way
- ☐ Temporary use permit

This form and all required exhibits must be included with the Site Plan and Entry Corridor application. Completion of appropriate application noted above and fee.

- ☑ Drawings that adequately show how all proposed elevations meet requirements for: Sec. 1- Architectural Style, Sec 2 – Architectural Materials, Sec 3- Architectural Colors, Sec 4– Architectural Features, Sec 5 – Massing and Scale, Sec 6 – Signage, Sec 7- Building Height. **Design Standards**

- ☑ Site plan showing following requirements: Sec 8 – Setbacks, Sec 9 - Landscaping, Sec 10 – Lighting, Sec 11 – Service Areas Sec 12 -Parking, Sec 13- Drainage, Sec 14- Streetscape. **Design Standards**

- ☑ Narrative describing complete scope of work and how each Standard and Guidelines is. met or not applicable.

- ☑ PDF copies emailed to **jmusgrove@fbgtx.org**

Note: Additional information may be required to complete review of proposed project by the Planning and Zoning Commission.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: Tom Weber

Date: 06/30/2025

Printed Name: TOM WEBER

STAFF USE:

Application received: _____

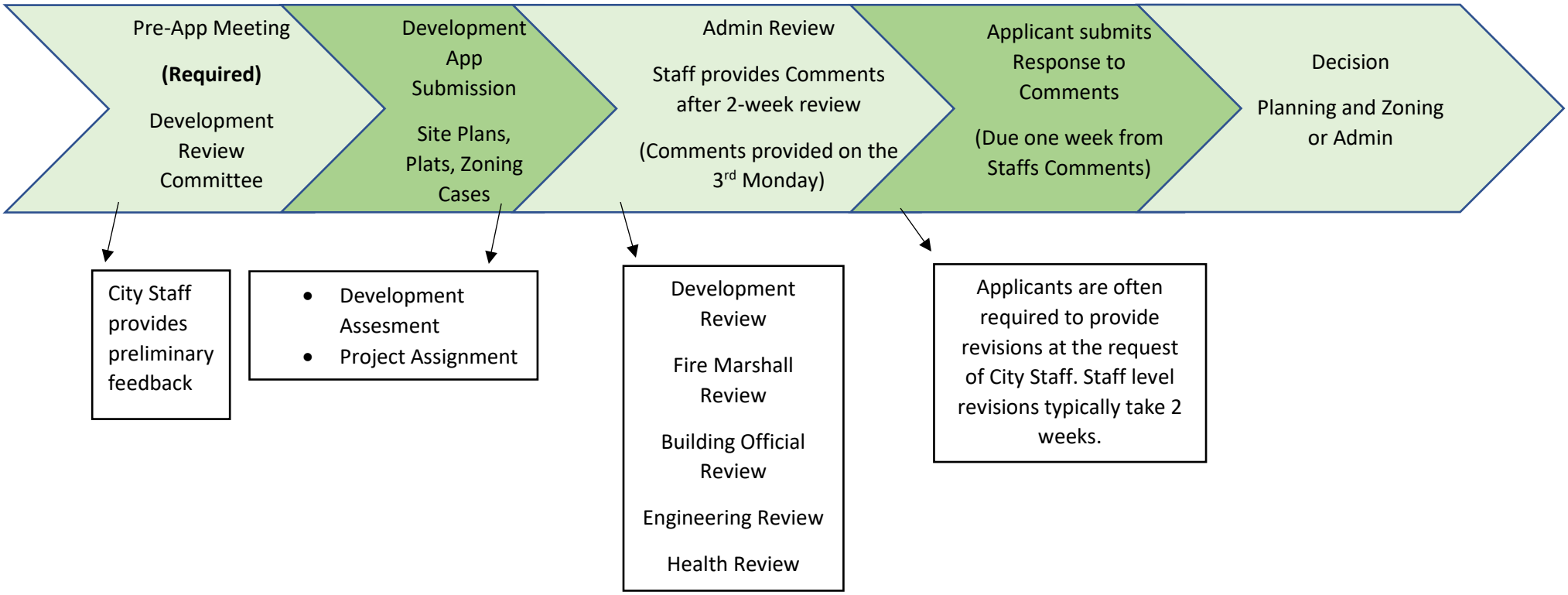
Fee: _____

Application #: _____

City of Fredericksburg Development Review Committee Timeline

Process, timeline, and variables. Please be advised that every project is unique and may require additional review.

30 Day Timeline



DEVELOPMENT REVIEW COMMITTEE

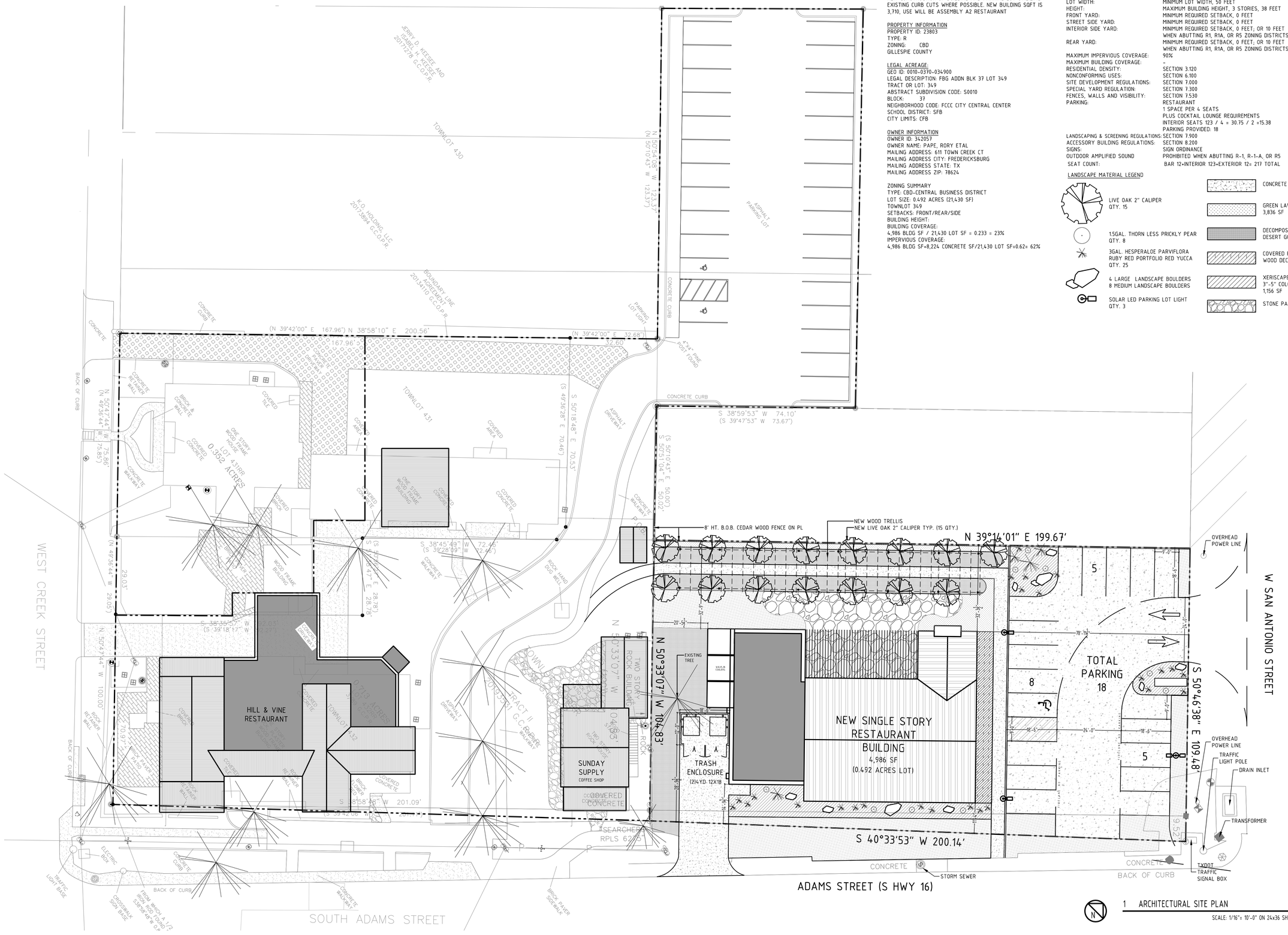
CONTACT INFORMATION

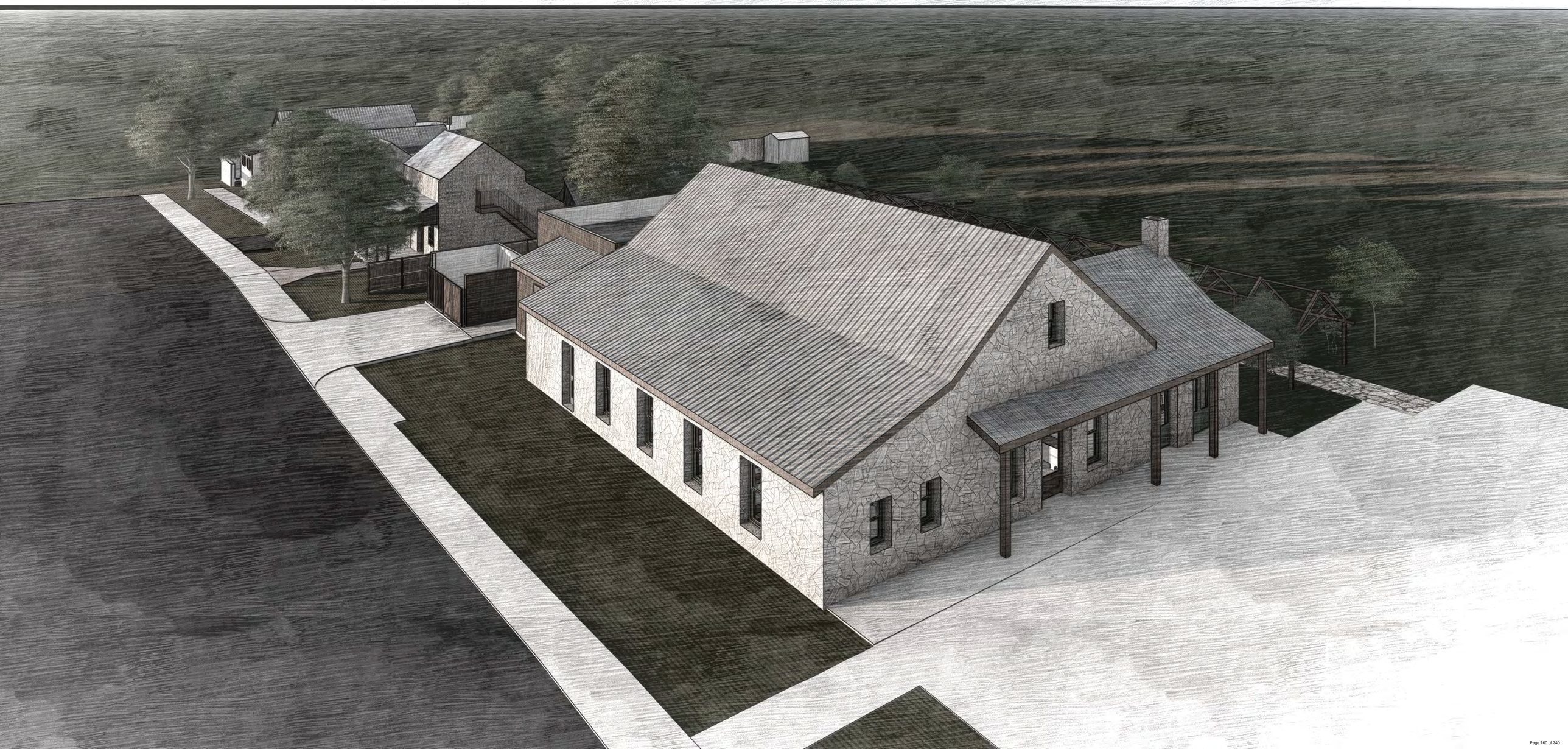
City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624
Phone (830)997-7521
Fax (830)997-7521
www.fbgtx.org

NAME	DEPARTMENT	TITLE	PHONE	EMAIL
Evan Willaimson	Development Services	Interim Director of Development Services	830-990-2009	ewilliamson@fbgtx.org
Shelby Collier	Development Services	Senior Planner	830-990-2013	scolllier@fbgtx.org
Janet Musgrove	Development Services	Planner 1	830-990-2079	jmusgrove2fbgtx.org
Michael Erwin	Development Services	Building Official	830-990-2038	merwin@fbgtx.org
Jeanette Sanchez	Development Services	Building Services Coordinator	830-990-2056	permits@fbgtx.org
Evan Williamson, P.E.,	Engineering & Public Works	Assistant City Engineer	830-990-2009	ewilliamson@fbgtx.org
Sibyl Deckard	Engineering & Public Works	Staff Engineer	830-997-7521	sdeckard@fbgtx.org
Tim Lehmberg	Economic Development (EDC)	Director of EDC	830-997-6523	edc@fbgtx.org
Reagan Rabke	Fire Department	Fire Marshal	830-990-2024	rrabke@fbgtx.org
Kelli Olfers, R.S.	Gillespie County Health Division	Director of Gillespie County Health	830-997-7521	kolfers@fbgtx.org
Melissa Eckert, P.E., CFM	Gillespie County	County Engineer	830-307-6196	meckert@gillespiecounty.org
Sheryl Sutton	Gillespie Country	Sanitation/Floodplain Designated Representative	830-997-8191	ossf@gillespiecounty.org
Paul Babb	Underground Water Conservation	General Manager	830-225-3169	pbabb@hcuwcd.org
Brad Phipps	Texas Department of Transportation	Assistant Supervisor Fredericksburg Maintenance	830-997-4361	brad.phipps@txdot.gov

The Development Review Committee is a service offered by the City of Fredericksburg and allows for an opportunity for citizens to discuss potential development projects with a committee assembled from multiple development-related City divisions.

Contact Form Updated February 2025


JERRY D. KEESEE AND ISABEL K. KEESEE 20171278 G.LOO.P.R.
TOWNLOT 430
K.O. HOLDINGS, LLC 20173894 G.LOO.P.R.
BOUNDARY LINE AGREEMENT 20134110 G.LOO.P.R.
ASPHALT PARKING LOT
CONCRETE CURB
PARKING LOT LIGHT
N 50°10'43" W 123.37'
(N 50°10'43" W 123.37')
(N 39°42'00" E 167.96') N 38°58'10" E 200.56'
(N 39°42'00" E 32.68')
32.60'
POB
4"x4" PINE POST FOUND
CONCRETE CURB
S 38°59'53" W 74.10'
(S 39°47'53" W 73.67')
(S 50°10'43" E 50.00')
S 50°18'48" E 70.53'
(S 49°36'28" E 70.46')
TOWNLOT 431
ASPHALT DRIVEWAY
CONCRETE
CONCRETE RETAINER WALL
BACK OF CURB
(N 49°36'44" W 73.86')
(N 49°36'44" W 73.85')
BRICK & CONCRETE WALL
COVERED TILE
ONE STORY WOOD FRAME HOUSE
LOT 431PT 0.352 ACRES
COVERED CONCRETE
CONCRETE WALKWAY
COVERED ROCK
WOOD FRAME BUILDING
ONE STORY WOOD FRAME BUILDING
COVERED AREA
COVERED CONCRETE
S 38°45'49" W 72.45'
(S 39°28'09" W 72.45')
(S 50°10'43" E 28.78')
(S 50°10'43" E 28.78')
ROCK HAND DUG WELL
WEST CREEK STREET
29.01'
(N 49°36'44" W 29.05')
S 38°38'04" W 92.05'
(S 39°18'17" W 92.27')
CONCRETE DRIVEWAY
HILL & VINE RESTAURANT
0.719 ACRES 31,320 SQ. FT.
TOWNLOT 432
COVERED BRICK
COVERED CONCRETE
ROCK RETAINER WALL
BRICK & STONE PLANTER
BRICK PAVER WALKWAY
BRICK PAVER PATIO
BRICK PAVER PATIO AND



S CROCKETT ST
NIMITZ PKY
S NIMITZ PKY
W SAN ANTONIO ST
E MAIN ST
W CREEK ST
S ADAMS ST
E SAN ANTONIO ST
E CREEK ST
202
201

July 15, 2025

Tom Weber
tom@planbgroup.net

RE: SP-2511, Review Comments for the Gulf Ranch at 204 S Adams, Fredericksburg, Texas, 78624

Dear Mr. Weber,

Project will require Planning and Zoning approval scheduled for **Wednesday, August 6, 2025**, at New City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624 at 5:30pm.

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 Plan by **Tuesday, July 22, 2025.**

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

- Requirements Identified on Site Plan / clarification on parking requirements being met. Numbers show approximately 33 required and 18 shown on site. Is there shared parking agreement, variance, etc? Please clarify on site plan.

Engineering Comments:

1. This project will require an updated TxDOT driveway permit for trash enclosure access on S Adams Street.
2. Please dimension the distance between the driveway on W San Antonio Street and the intersection and ensure it meets the City's access management requirements.
3. Please dimension parking spaces and aisles and ensure they meet section 7.860 of the City's code of ordinances for off-street parking.
4. Please note that decomposed/crushed granite is considered impervious cover.
5. Please show existing utilities and proposed utility connections.
6. Please show 30'x30' triangular sight visibility easements at all driveways per section 6.07.C of the City's Code of Ordinances.

7. This project will require city standard driveways, curbing, and sidewalk on S Adams & W San Antonio Street. Please show these features on the site plan.

For information regarding these comments please contact Jan Musgrove with Development Services at 830-990-2079 or jmusgrove@fbgtx.org

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

Jan Musgrove

Jan Musgrove, Planner 1
Development Review Committee (DRC)

Gulf Ranch

DRC Response Letter

July 21, 2025

Tom Weber
tom@planbgroup.net

RE: SP-2511, Review Comments for the Gulf Ranch at 204 S Adams, Fredericksburg, Texas, 78624

Dear Mr. Weber,
Project will require Planning and Zoning approval scheduled for **Wednesday, August 6, 2025**, at New City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624 at 5:30pm.
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 Plan by **Tuesday, July 22, 2025.**

Plans will not be reviewed or considered without a response sheet.
• Requirements Identified on Site Plan / clarification on parking requirements being met. Numbers show approximately 33 required and 18 shown on site. Is there shared parking agreement, variance, etc? Please clarify on site plan.
Response Plan B: Sec. 7.825. - Special Provisions Applicable To Central Fredericksburg. C. Special Provisions. 3. For new buildings or expanded building space, the following uses shall provide 50 percent of the off-street parking requirements of Table 7.863 - We are allowed to 33 Required / 2, = 16.5 Required/18 provided

Engineering Comments:
1. This project will require an updated TxDOT driveway permit for trash enclosure access on S Adams Street.

Response Plan B: Understood, we will reach out to TxDOT for all related submittals.
2. Please dimension the distance between the driveway on W San Antonio Street and the intersection and ensure it meets the City's access management requirements.
Response Plan B: Dimensions added. The distance from intersection to parking drive approach is 77'-0".
3. Please dimension parking spaces and aisles and ensure they meet section 7.860 of the City's code of ordinances for off-street parking.
Response Plan B: Parking spaces dimensions are 18'-6"x9'-0", drive isle is 24'-0".
4. Please note that decomposed/crushed granite is considered impervious cover.
Response Plan B: Calculations revised and updated.
5. Please show existing utilities and proposed utility connections.
Response Plan B: Existing and proposed utilities are added.
6. Please show 30'x30' triangular sight visibility easements at all driveways per section 6.07.C of the City's Code of Ordinances.
Response Plan B: 30'x30' visibility triangle added.
7. This project will require city standard driveways, curbing, and sidewalk on S Adams & W San Antonio Street.
Response Plan B: Confirmed.

Please show these features on the site plan.
For information regarding these comments please contact Jan Musgrove with Development Services at 830-990-2079 or jmusgrove@fbgtx.org
Please feel free to contact me with any comments or questions, and I will be happy to assist you.

Please let us know if you have any questions or if you need clarification on anything else.
Thanks,

Alberto Rodriguez
972-974-7659
albert@planbgroup.net
Plan B Group

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF DEMO EXISTING BUILDING AND PREPARING LOT FOR NEW SITE PLAN.
NEW CONSTRUCTION OF BUILDING AND PARKING LOT UTILIZING EXISTING CURB CUTS WHERE POSSIBLE. NEW BUILDING SQFT IS 3,710, USE WILL BE ASSEMBLY A2 RESTAURANT

PROPERTY INFORMATION
PROPERTY ID: 23803
TYPE: R
ZONING: CBD
GILLESPIE COUNTY

LEGAL ACREAGE:
GEO ID: 0010-0370-034900
LEGAL DESCRIPTION: FBG ADDN BLK 37 LOT 349
TRACT OR LOT: 349
ABSTRACT SUBDIVISION CODE: S0010
BLOCK: 37
NEIGHBORHOOD CODE: FCCC CITY CENTRAL CENTER
SCHOOL DISTRICT: SFB
CITY LIMITS: CFB

OWNER INFORMATION
OWNER ID: 342057
OWNER NAME: PAPE, RORY ETAL
MAILING ADDRESS: 611 TOWN CREEK CT
MAILING ADDRESS CITY: FREDERICKSBURG
MAILING ADDRESS STATE: TX
MAILING ADDRESS ZIP: 78624

ZONING SUMMARY
TYPE: CBD-CENTRAL BUSINESS DISTRICT
LOT SIZE: 0.492 ACRES (21,430 SF)
TOWNLOT 349
SETBACKS: FRONT/REAR/SIDE
BUILDING HEIGHT:
BUILDING COVERAGE:
4,986 BLDG SF / 21,430 LOT SF = 0.233 = 23%
IMPERVIOUS COVERAGE:
4,986 BLDG SF+8,224 CONCRETE SF+DG 2647 SF/21,430 LOT SF=0.74= 74%

SITE DEVELOPMENT REGULATIONS:

FEATURE:	REGULATION
LOT SIZE:	MINIMUM LOT AREA, 5000 SQUARE FEET
LOT WIDTH:	MINIMUM LOT WIDTH, 50 FEET
HEIGHT:	MAXIMUM BUILDING HEIGHT, 3 STORIES, 38 FEET
FRONT YARD:	MINIMUM REQUIRED SETBACK, 0 FEET
STREET SIDE YARD:	MINIMUM REQUIRED SETBACK, 0 FEET
INTERIOR SIDE YARD:	MINIMUM REQUIRED SETBACK, 0 FEET; OR 10 FEET WHEN ABUTTING R1, R1A, OR R5 ZONING DISTRICTS
REAR YARD:	MINIMUM REQUIRED SETBACK, 0 FEET; OR 10 FEET WHEN ABUTTING R1, R1A, OR R5 ZONING DISTRICTS
MAXIMUM IMPERVIOUS COVERAGE:	90%
MAXIMUM BUILDING COVERAGE:	-
RESIDENTIAL DENSITY:	SECTION 3.120
NONCONFORMING USES:	SECTION 6.100
SITE DEVELOPMENT REGULATIONS:	SECTION 7.000
SPECIAL YARD REGULATION:	SECTION 7.300
FENCES, WALLS AND VISIBILITY:	SECTION 7.530
PARKING:	RESTAURANT 1 SPACE PER 4 SEATS PLUS COCKTAIL LOUNGE REQUIREMENTS INTERIOR SEATS 123 / 4 = 30.75 / 2 =15.38 PARKING PROVIDED: 18
LANDSCAPING & SCREENING REGULATIONS:	SECTION 7.900
ACCESSORY BUILDING REGULATIONS:	SECTION 8.200
SIGNS:	SIGN ORDINANCE
OUTDOOR AMPLIFIED SOUND	PROHIBITED WHEN ABUTTING R-1, R-1-A, OR R5
SEAT COUNT:	BAR 12+INTERIOR 123+EXTERIOR 12= 217 TOTAL

LANDSCAPE MATERIAL LEGEND

LIVE OAK 2" CALIPER
QTY. 15

1.5GAL. THORN LESS PRICKLY PEAR
QTY. 8

3GAL. HESPERALOE PARVIFLORA
RUBY RED PORTFOLIO RED YUCCA
QTY. 25

4 LARGE LANDSCAPE BOULDERS
8 MEDIUM LANDSCAPE BOULDERS

SOLAR LED PARKING LOT LIGHT
QTY. 3

CONCRETE - 8,224 SF

GREEN LAWN - SOD
3,836 SF

DECOMPOSED GRANITE
DESERT GOLD - 2,647 SF

COVERED PORCH
WOOD DECK - 393 SF

XERISCAPE LANDSCAPE
3"-5" COLORADO RIVER ROCK
1,156 SF

STONE PAVERS - 1,610 SF

planB group

ARCHITECTURE
PLAN B GROUP INC
3710 COMMERCE ST,
SUITE 130
DALLAS, TX 75226
WWW.PLANBGROUP.NET
214.522.0006

INTERIOR DESIGNER
PLAN B GROUP INC
3710 COMMERCE ST,
SUITE 130
DALLAS, TX 75226
WWW.PLANBGROUP.NET
214.522.0006

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

GULF RANCH

204 S ADAMS ST, FREDERICKSBURG, TX 78624

STAMP DISCIPLINE	ARCH
STAMP EXPIRATION	09.27.2025

REGISTERED ARCHITECT
THOMAS ROBERT WEBER
17601
STATE OF TEXAS

REVISIONS:

1 07.21.2025-DRC COMMENTS

06.30.2025

1 ARCHITECTURAL SITE PLAN
SCALE: 1/16"= 10'-0" ON 24x36 SHEET

AFP03

Certificate of Appropriateness

Required for all exterior modifications of historic properties.

Fredericksburg, TX

Development Services~Building Inspections Division

Permit Number: 2025-407 Designation:

Address: 202 South Adams, Fredricksburg, TX 78624

Property Owner: Jesse Barter

Email: jesse@hillandvinetx.com Phone:

Applicant: Plan B Group - Thomas Weber

Email: tom@planbgroup.net Phone: (469) 556-4394

Survey Rating: ☐ High ☐ Medium ☑ Low Year Built: 1970 Zoning: CBD

The certificate issued pursuant to the requirements of the 2015 International Building Code certifying that at the time of issuance, this structure or portions thereof was in compliance with the ordinances of the Fredericksburg, Texas, regulating building construction or use.

Staff comments regarding administration approval:
The Historic Review Board approved the Demolition of the existing commercial building and the conceptual drawings for a new restaurant to be located at 202/204 S Adams on May 13, 2025.

Historic Preservation Officer: Shelby Collier Issued Date: 5/14/2025

Certificate of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: August 6, 2025 **SECTION:** ACTION ITEMS **ITEM:** E.

CAPTION: P-2519: By Zoe Jasso to consider and take action on the Final Plat approval for the proposed Phase 3 of The Friendship Oaks Subdivision located East of the US87 and S. Creek Street Intersection.

SUMMARY:
An application has been submitted for the review of the Final Plat approval for Phase 3 of the Friendship Oaks Subdivision Development.

The subject property consists of approximately 27.60 acres and was previously approved as Phase III of the phased Friendship Oaks Subdivision development. Phase III of the development consists of 120 Residential Lots, 1 Open Space Lot, 1 Open Space/Utility Lot and 2 Drainage & Utility Lots. The underlying zoning for the subdivision development is R1A, Single-Family Residential - Small Lot.

BACKGROUND: The subject property totals approximately 27.60 acres and the requested phase III consists of 124 lots. To subdivide a property that is zoned R1A, Single-Family Residential - Small Lot, each lot must be a minimum of 4,500 sq ft in size with a minimum of 45 ft of frontage onto a public roadway. **Sec. 3.101**

Zoning: R1A, Single-Family Residential - Small Lot

Tract Size: 27.60 Acres - 1,202,256 sq ft

Number of Lots: 120 Buildable Residential Lots, 1 Open Space Lot, 1 Open Space/Utility Lot & 2 Drainage Lots

Minimum Lot Size: 4,500 sq ft

Minimum Lot Width: 45 ft

Roadways: The Final Plat proposes 5 new roadways within the phase; Joshua Cove, Gabriels Run, Iverson Way, Kelsey Crossing and Hadleys Street.

Easements: Standard easements such as Drainage, Detention and Sight Visability would apply.

Utilities: Utilities are available to serve the site. However, the developer will be responsible for any utility improvements or extensions required by the City.

Park Dedication: The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development at $250.00 per lot (120) for a total of $30,000. Parkland fees shall be paid prior to the recording of each phase of the project. Sec. 6.15. (Subject to change upon review).

When reviewing the Final Plat, the Board shall reference **Sec. 4.05** of the Subdivision Ordinance. The staff's findings are below in **Red**.

1. The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Section 4.04(k) Amendments to Preliminary Plats following Approval and that may be approved without the necessity of revising the approved Preliminary Plat. **The Final Plat conforms to the approved Preliminary Plat**
2. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied; **No Identified Conditions**
3. The Construction Plans conform to the requirements of Section 5.01 and have been approved by the Director of Public Works and Utilities; **The Site is currently under construction. All final construction sign-offs would need to be completed and approved prior to permitting of single-family residences.**
4. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the Director of Public Works and Utilities; **Improvements are currently under construction and will be inspected according to the approved plan set.**
5. Where the Director of Public Works and Utilities has authorized Public Improvements to be deferred, a Performance Agreement has been executed and submitted by the property owner in conformance with Sec. 5; **The applicant is not proposing a deferral of Public Improvements.**
6. The final layout of the Subdivision or development meets standards for adequacy of public facilities contained in this Subdivision Ordinance. **The Subdivision meets the standards.**
7. The Plat conforms to design requirements and construction standards as set forth in the Standard Details and Specification for Public Infrastructure Construction Manual; and **The Subdivision meets the standards.**
8. The Plat conforms to Director of Development Services subdivision Application Checklists and Subdivision Ordinance regulations. **The Plat conforms.**

STAFF RECOMMENDATION: The application was reviewed for conformity with all applicable regulations, including the approved Phasing Approval and Sec. 4.05. After review by the Development Review Committee (DRC) Staff have the following recommendation:

Staff recommends approval of the Final Plat application with the following conditions:

- Approval of Final Construction Prior to Residential Permitting
- Payment of Park Dedication fees

ATTACHMENTS:

1. P-2519_ Plat Application
2. 421.001_PHASING PLAN 07.10.23
3. Location Map
4. Final-Plat-Checklist.pdf_2_Friendship_Oaks SIGNED
5. P-2519_ Review Comments
6. P-2519_FRIENDSHIP OAKS PHASE 3 PLAT
7. 337.065_LOT 238-339-340-341-EXHIBIT S1
8. P-2519_Friendship Oaks Unit 3 ALTA Survey
9. 337.065 FRIENDSHIP OAKS PHASE 3 - Comment Response Letter
10. Proof of Coordination with 911 Addressing
11. P-2519_Deed
12. P-2519_Title Commitment

APPROVAL/REVIEW:

_____ Date: August 01, 2025

Cliff Cross, Director of Development Services

Welcome and thank you for your interest in developing in Fredericksburg, Texas

The City of Fredericksburg's Development Services department's goal is to make the process clearer and easier to navigate, to provide answers to commonly asked questions, and to explain how these various steps and requirements are related to your project.

City staff can provide guidance and answer any additional questions should they arise. Contact information for key departments is also included in the package provided.

We look forward to working with you.

Development Services Department

Evan Williamson, Interim Director of Development Services

Development Process in Fredericksburg, Texas

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1. **Initial Planning and Research**
    - Attend a free DRC meeting where you will be able to ask questions of all members of city staff that could impact on your project. Held every Thursday in the afternoon, appointments are required.
2. **Development Approval and Submission of Site Plan, Plat or zoning requests**
    - Process takes 30 to 45 days
    - Submit applications to Development Services
    - Obtain necessary board approvals and/or zoning approvals
3. **Construction**
    - Submit for required building permits through MGO
    - Process takes 45-60 days
4. **Inspections and CO Handover**
    - Conduct all required inspections
    - After all departments have done their inspections, the building department will issue the Certificate of Occupancy

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PLAT APPLICATION

All items on the attached Plat Checklist must be submitted with a complete application. Email all documents to jmusgrove@fbgtx.org.

All Plats are reviewed per Sec. 4 of the Subdivision Ordinance found here.

A. Project Information

Project Name: Phase 3 of The Friendship Oaks Subdivision

Project Address: East of US 87 and S. Creek St Intersection

Parcel ID Numbers: 193808

B. Application Type: Check all that apply

- [ ] Minor Plat - $500 plus $50.00 per lot
- [ ] Replat - $750.00 plus $50.00 per lot (max $3,000)
- [ ] Amending Plat - $500 plus $50.00 per lot
- [ ] Preliminary Plat - $750.00 plus $50.00 per lot
- [x] Final Plat - $850.00 plus $50.00 per lot (max $3,500)
- [ ] Development Plat - $700.00
- [x] DRC Review Comments - $250

Total: $ 6,850 **$3,750.00**

C. Property Information

Jurisdiction: _____ City Limits X ETJ _____ Total Acres: 27.615 No. of Lots: 120

Original Survey & Abstract No: J. BARGAS SURVEY NO. 115, ABS. NO. 53, & THE SAMUEL R. WILSON SURVEY NO. 38, ABS. NO. 725

Legal Description: 27.615 ACRE TRACT OF LAND, SITUATED IN THE J. BARGAS SURVEY NO. 115, ABS. NO. 53, & THE SAMUEL R. WILSON SURVEY NO. 38, ABS. NO. 725, GILLESPIE COUNTY, TEXAS, KNOWN AS "TRACT 3" RECORDED IN DOCUMENT NO. 20244552

D. Applicant/Owner Information

Property Owner

Owner Name: TPG AG EHC III MULTI STATE 4 LLC

Owner Address: 8585 E HARTFORD DR STE 118

Owner Phone Number: 210-889-5516

Owner Email Address: Richard.Mott@Lennar.com

Applicant

Applicant Name: Zoe Jasso, PE

Applicant Address: 8122 Datapoint, STE 400, San Antonio, Texas, 78229

Applicant Phone Number: 210-562-3844

Applicant Email Address: plats-sa@hmtnb.com

Applicant's Signature

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, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: Zoe Jasso

Digitally signed by Zoe Jasso
DN: C=US, E=zoej@hmtnb.com, O=HMT Engineering & Surveying, CN=Zoe Jasso
Date: 2025.06.09 10:13:27-05'00'

Printed Name: Zoe Jasso, PE

Staff Use Only

Application Number: P-2519

Date: 06/10/25

Required Checklist Items Included: Check # 12087 - $3,750.00

Received 6/12/25

PLAT CHECKLIST

This form and all required exhibits must be included with the Plat application.

- ☑ Completed Plat Application
- ☐ Title Search
- ☑ Date, True North Arrow, and Scale
- ☑ Location map at a scale of 1" = 1000'
- ☑ Accurate boundary survey with bearings and distances
- ☑ ROW lines of all streets, alleys, property lines, reservation easements, and areas dedicated to public use
- ☑ Survey monumentation, location & description
- ☑ Name & ROW dimensions of all streets & other ROW's
- ☑ Number of Lot & Blocks
- ☑ Location of minimum building setbacks per zoning ordinance
- ☑ Certification by Registered Professional Surveyor
- ☑ Additional certifications and plat notes per **Sec. 38.4.05**
- N/A ☐ Construction plans and guarantees per **Sec. 38.5**
- ☑ Park dedication requirements per **Sec. 38.6.15**
- ☑ Sidewalk requirements per **Sec. 38.6.11**
- ☑ Plat requirements per **Sec. 7.200**
- ☑ Curb requirements per **Sec. 7.540**
- N/A ☐ Minimum finished floor of structures located in 100-year floodplain
- N/A ☐ Phasing designation if phasing is proposed
- ☑ Address for all lots located at front of lot

Note: Staff or the Planning and Zoning Commission may require modification of a Plat as a prerequisite for approval.

I hereby acknowledge that the items listed above are included in this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

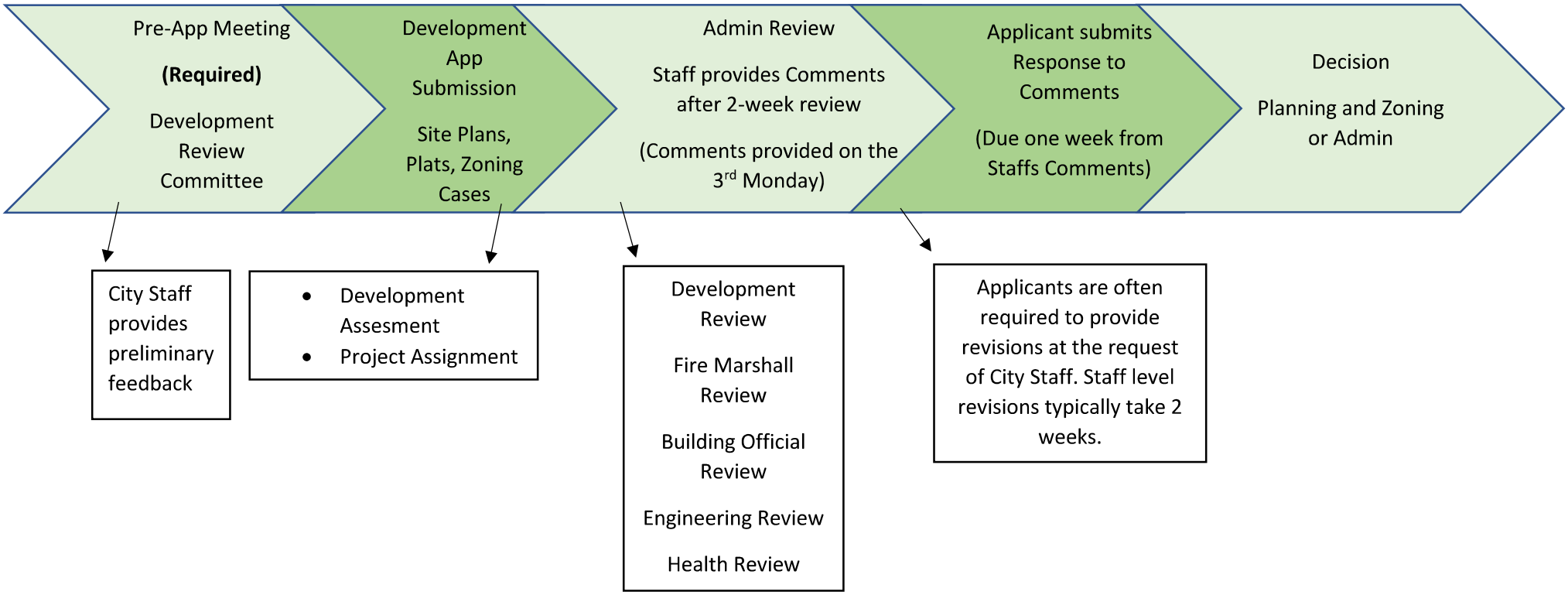
Owner/Agent: _____ Date: 06/10/25

Printed Name: Zoe Jasso, PE

City of Fredericksburg Development Review Committee Timeline

Process, timeline, and variables. Please be advised that every project is unique and may require additional review.

30 Day Timeline



DEVELOPMENT REVIEW COMMITTEE

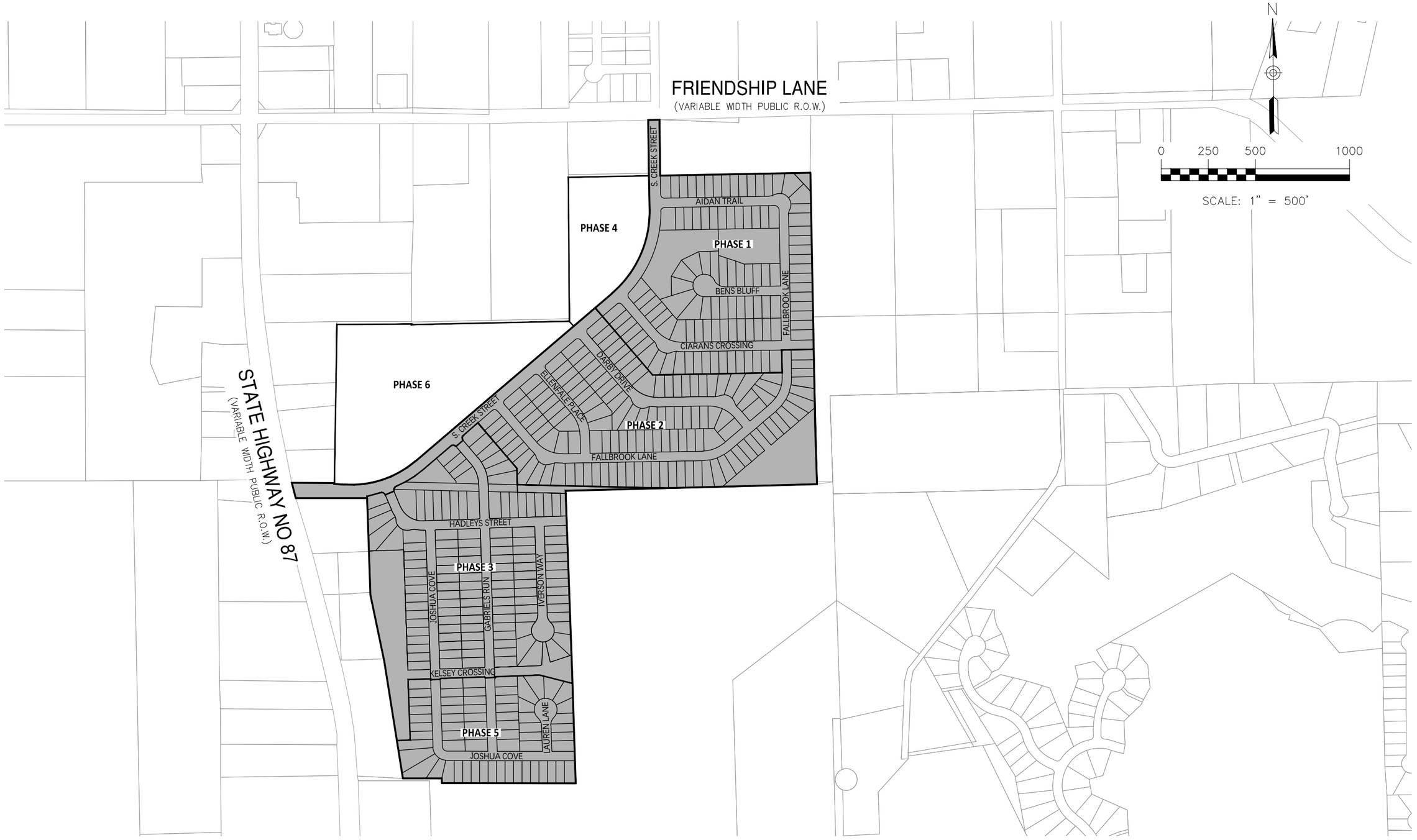
CONTACT INFORMATION

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624
Phone (830)997-7521
Fax (830)997-7521
www.fbgtx.org

NAME	DEPARTMENT	TITLE	PHONE	EMAIL
Evan Willaimson	Development Services	Interim Director of Development Services	830-990-2009	ewilliamson@fbgtx.org
Shelby Collier	Development Services	Senior Planner	830-990-2013	scolllier@fbgtx.org
Janet Musgrove	Development Services	Planner 1	830-990-2079	jmusgrove2fbgtx.org
Michael Erwin	Development Services	Building Official	830-990-2038	merwin@fbgtx.org
Jeanette Sanchez	Development Services	Building Services Coordinator	830-990-2056	permits@fbgtx.org
Evan Williamson, P.E.,	Engineering & Public Works	Assistant City Engineer	830-990-2009	ewilliamson@fbgtx.org
Sibyl Deckard	Engineering & Public Works	Staff Engineer	830-997-7521	sdeckard@fbgtx.org
Tim Lehmberg	Economic Development (EDC)	Director of EDC	830-997-6523	edc@fbgtx.org
Reagan Rabke	Fire Department	Fire Marshal	830-990-2024	rrabke@fbgtx.org
Kelli Olfers, R.S.	Gillespie County Health Division	Director of Gillespie County Health	830-997-7521	kolfers@fbgtx.org
Melissa Eckert, P.E., CFM	Gillespie County	County Engineer	830-307-6196	meckert@gillespiecounty.org
Sheryl Sutton	Gillespie Country	Sanitation/Floodplain Designated Representative	830-997-8191	ossf@gillespiecounty.org
Paul Babb	Underground Water Conservation	General Manager	830-225-3169	pbabb@hcuwcd.org
Brad Phipps	Texas Department of Transportation	Assistant Supervisor Fredericksburg Maintenance	830-997-4361	brad.phipps@txdot.gov

The Development Review Committee is a service offered by the City of Fredericksburg and allows for an opportunity for citizens to discuss potential development projects with a committee assembled from multiple development-related City divisions.

Contact Form Updated February 2025

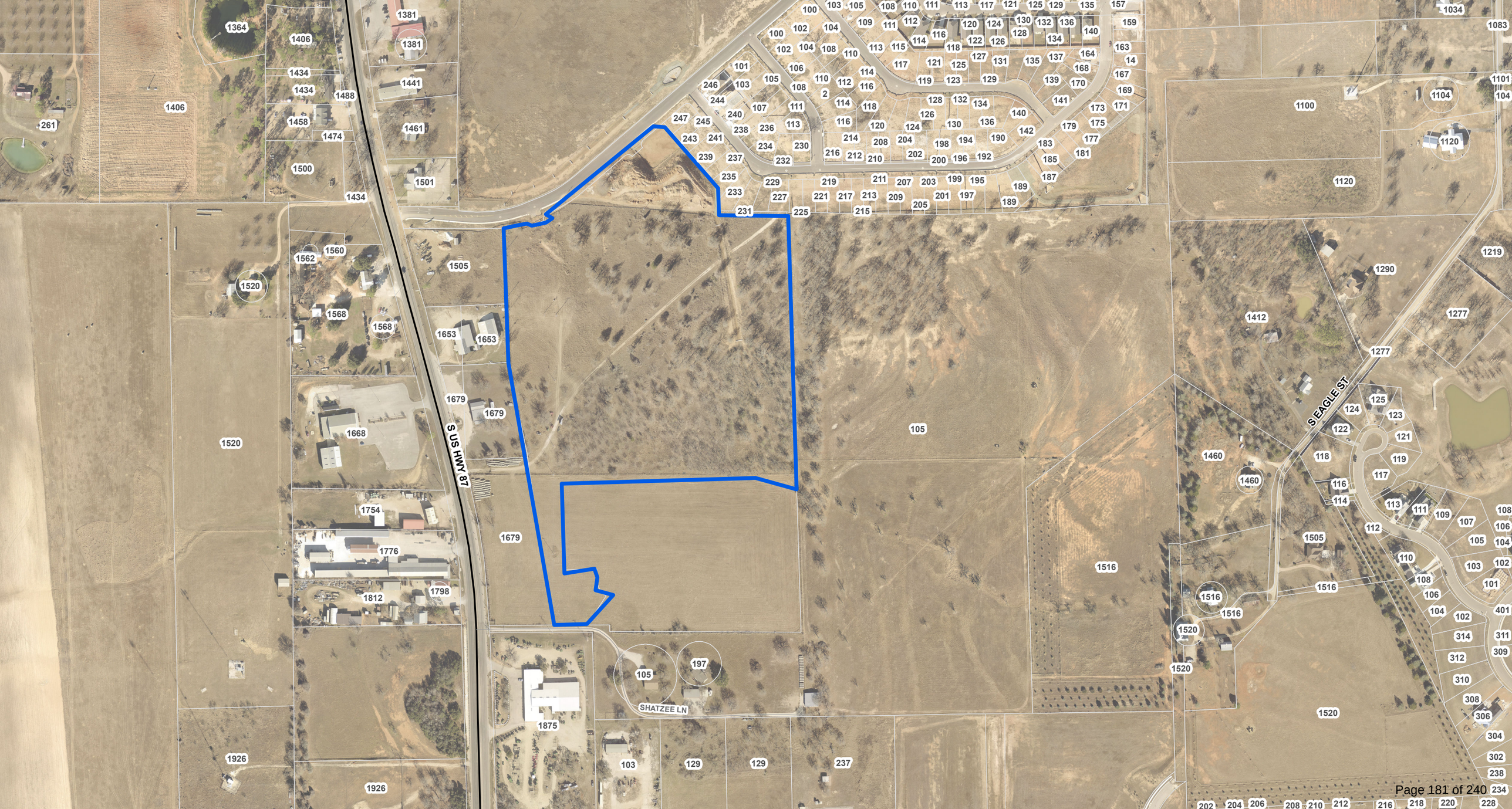


FREINDSHIP OAKS

PHASING PLAN

HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
HMTNB.COM
P(830)625-8555*F(830)625-8556
TBPE FIRM F-10961
TBPLS FIRM 1053600

Drawing Name: T:\421--Friendship Oaks\Exhibit\421.001_PHASING PLAN 7.10.23.dwg User: mlazb Jul 10, 2023 - 12:19pm


S US HWY 87
S EAGLE ST
SHATZEE LN

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Owner Name: Lennar Homes of Texas L

Property Address: Near SE corner of US 87 &

ENGINEERING DEPT
FINAL PLAT CHECKLIST

- [x] Completed Application Form
- [ ] 6 Copies at scale matching preliminary plan (24" by 36" sheets)
- [x] Date, North Arrow, and Scale on all Plan Sheets
- [x] Vicinity/Location map
- [x] Accurate boundary survey with bearings & distances
- [x] ROW lines of all streets, alleys, property lines, reservation easements, and areas dedicated to public use
- [x] Proposed land use of each lot
- [x] Survey monumentation, location & description
- [x] Name & ROW dimensions of all streets & other ROW's
- [x] Number of Lot & Blocks, House or Building numbers
- [x] Location of minimum building setbacks per zoning ordinance
- [x] Proposed zoning classification
- [x] Certificate of dedication of all streets, alleys, etc
- [x] Waiver of claim against the city for damages
- [x] Certification by Registered Professional Land Surveyor
- [x] Additional certifications and plat notes per Sec 38.4.05
- [ ] Construction plans and guarantees per 38.5.05
- [ ] Minimum finished floor of structures located in 100 yr floodplain
- [x] Owner certification of no change from preliminary plat
- [x] Phasing designation if phasing is proposed
- [x] Park dedication requirements per 38.6.15

Note: Additional information may be required to complete review of proposed project by City of Fredericksburg.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: DocuSigned by: richard mott 904C110AE8D14AF... Date: 5/17/2022

Printed Name: Richard Mott VP of Land, Lennar

DocuSign Envelope ID: 2552830C-CE00-426B-B0F1-5433152296A5

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
- ☐ Site Plan
- ☐ Zoning Change
- ☐ Land Use Plan Change
- ☐ Minor Plat*
- ☐ Replat*
- ☐ Amending Plat*
- ☐ Preliminary Plat*
- ☐ Plat Vacation
- ☐ Annexation*
- ☒ Final 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 I have authorization from the owner to act on his / her behalf.

Signature: Docusigned by: richard mott 904C110AE8D14AE...

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.

DocuSign Envelope ID: 2552830C-CE00-426B-B0F1-5433152296A5

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

DocuSign Envelope ID: 2552830C-CE00-426B-B0F1-5433152296A5

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.

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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,

Josh Scates

Josh Scates

Lennar Homes of Texas Land and Construction LTD

100 NE Loop 410, Suite 1155

San Antonio, TX 78216

DocuSign

Certificate Of Completion

Envelope Id: 2552830CCE00426BB0F15433152296A5
Status: Completed
Subject: 1 Final-Plat-Checklist.pdf, 2 Friendship Oaks Phase 2 Final Plat Application.p...
Source Envelope:
Document Pages: 5
Signatures: 2
Certificate Pages: 1
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Joshua Scates
700 NW 107th Ave Ste 400
Miami, FL 33172-3154
Josh.Scates@lennar.com
IP Address: 204.109.20.254

Record Tracking

Status: Original
5/17/2022 2:14:22 PM
Holder: Joshua Scates
Josh.Scates@lennar.com
Location: DocuSign

Signer Events	Signature	Timestamp
richard mott richard.mott@lennar.com Authorized Agent Lennar Homes of Texas L&C Ltd. Security Level: Email, Account Authentication (None)	DocuSigned by: richard mott 904C110AE8D14AF... Signature Adoption: Pre-selected Style Signed by link sent to richard.mott@lennar.com Using IP Address: 174.246.198.173 Signed using mobile	Sent: 5/17/2022 2:19:43 PM Viewed: 5/17/2022 4:41:02 PM Signed: 5/17/2022 4:41:15 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/17/2022 2:19:43 PM
Certified Delivered	Security Checked	5/17/2022 4:41:02 PM
Signing Complete	Security Checked	5/17/2022 4:41:15 PM
Completed	Security Checked	5/17/2022 4:41:15 PM

Payment Events	Status	Timestamps

June 30, 2025

Zoe Jasso, PE
Plats-sa@hmtnb.com

RE: P-2519, Review Comments for the Final Plat Review of Phase 3 of the Friendship Oaks Subdivision.

Project will require Planning and Zoning approval scheduled for **August 6, 2025**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

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 by **Monday, July 7, 2025.**

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

- Add Project Number, P-2519, to Plat.
- Remove Easement notes pertaining to building setbacks.
- Provide Addressing for corner lots off of both street sides. Work with Gillespie County Rural Addressing and Development Services within the City of Fredericksburg, to obtain proper addressing.
- Not all lots conform to the lot minimum width per Sec. 3.101 which requires a 45 ft wide lot minimum. (lots 339,338,341 etc)
- A Parkland dedication fee of $250.00 per lot must be paid prior to recordation of the plat. In accordance with the approved Development Agreement and **Sec. 6.15 – Subdivision Ordinance.**

The following items will be required to proceed with the project.

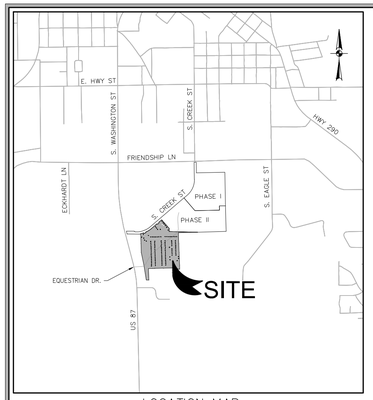
- Approval of Site Plan and entry Corridor Application
- Approval of Civil Construction Plans
- Payment of Parkland Dedication fees
- Recording of approved Final Plat

Please return the revised plans along with your written response as to how the comments have been addressed by Monday, July 7, 2025. Please feel free to contact me with any comments or questions, and I will be happy to assist you.

Jan Musgrove

Jan Musgrove, Planner I

Development Review Committee (DRC)



LOCATION MAP
1: 2000

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

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.

_____
LICENSED PROFESSIONAL ENGINEER

Date

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 THERIN 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: _____

PLAT NOTES:

1. BENCHMARK: BRASS DISK "USGS BM 1695" IN SIDEWALK @ SOUTHWEST CORNER HWY 290 & HWY 87. ELEV = 1694.47
2. 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.
3. 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.
4. 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.
5. SETBACKS SHALL CONFORM TO THE CITY'S ADOPTED ZONING CODE AT THE TIME OF PERMITTING.
6. 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.
7. THE CTEC 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.
8. THE CITY OF FREDERICKSBURG BURIED UTILITY EASEMENT RECORDED IN VOL. 361, PG. 69 OF THE GILLESPIE COUNTY MAP RECORDS SHALL ALSO BE RELEASED.
9. THIS SUBDIVISION CONTAINS 120 RESIDENTIAL LOTS, 1 OPEN SPACE LOT, 1 OPEN SPACE/UTILITY LOT AND 2 DRAINAGE & UTILITY LOTS.

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 REPLATTED.

NOTES:

1. 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.
2. DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-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.
3. 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.
4. 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.
5. ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE DESIGNS WERE COMPUTED AND STAKED ON THE GROUND BY HMT ENGINEERING & SURVEYING.

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §

COUNTY OF GILLESPIE §

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

LIENHOLDER:_____

DATE:_____

STATE OF TEXAS §

COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY 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 THERIN 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 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 PHASE 3 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 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

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 #20244551 OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY.

AND DESIGNATED HEREIN AS THE FRIENDSHIP OAKS, PHASE 3 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.

BY: TPG AG EHC III (LEN) MULTI STATE 4, LLC
A DELEWARE LIMITED LIABILITY COMPACNY

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: _____
STEVEN S. BENSON, ITS MANAGER

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 THERIN 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 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 3 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

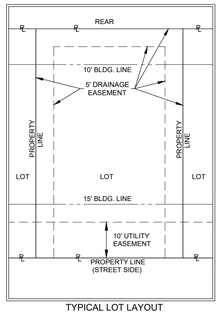
HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600

DATE OF PREPARATION: **5/31/2025**

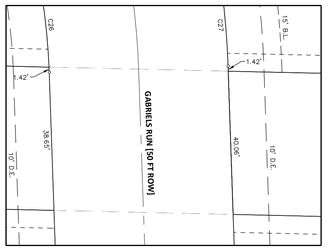
A FINAL PLAT
ESTABLISHING
PHASE 3 OF THE FRIENDSHIP OAKS SUBDIVISION
27.615 ACRE TRACT OF LAND, SITUATED IN THE J. BARGAS SURVEY NO. 115, ABSTRACT NO. 53, AND THE SAMUEL R. WILSON SURVEY NO. 38, ABSTRACT NO. 725, GILLESPIE COUNTY, TEXAS, KNOWN AS "TRACT 3" RECORDED IN DOCUMENT NO. 20244552

PROJECT NUMBER P-

Drawing Name: I:\137 - Lennar Homes\060 - Friendship Oaks Phase 3\Plat\137.060_PHASE 3 PLAT.dwg User: BRADY-HUSSELL Jun 04, 2025 - 2:43pm



TYPICAL LOT LAYOUT



DETAIL A
SCALE 1" = 20'

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.

PLAT NOTES:

1. BENCHMARK: BRASS DISK "USGS BM 1695" IN SIDEWALK @ SOUTHWEST CORNER HWY 290 & HWY 87.
   ELEV = 1694.47
2. 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.
3. 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.
4. 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.
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   PART OF THE OUTLOT STREET
   PART OF TRACT 2
   AND THE 75' WELL AND SEPTIC SYSTEM SETBACK LINES WITHIN THE AREA BEING PLATTED.
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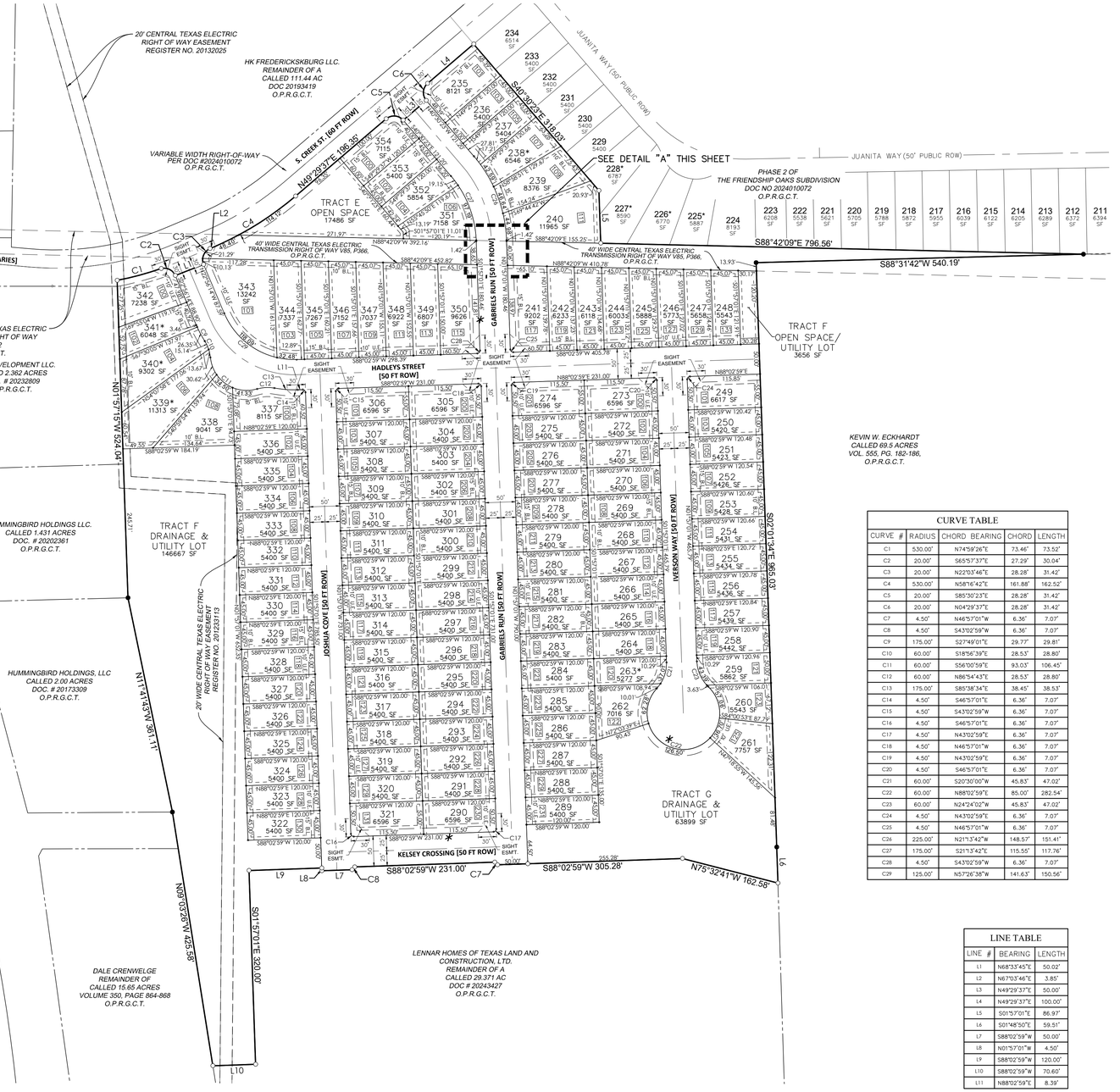
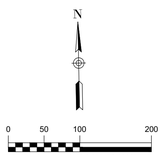
8. THE CITY OF FREDERICKSBURG BURIED UTILITY EASEMENT RECORDED IN VOL. 361, PG. 69 OF THE GILLESPIE COUNTY MAP RECORDS SHALL ALSO BE RELEASED.
9. THIS SUBDIVISION CONTAINS 120 RESIDENTIAL LOTS, 1 OPEN SPACE LOT, 1 OPEN SPACE/UTILITY LOT AND 2 DRAINAGE & UTILITY LOTS.





LEGEND:

- ● = FND 1/2" IRON PIN
- O = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- SF = SQUARE FEET
- ESMT. = EASEMENT
- B.L. = BLDG. SETBACK LINE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- E.G.T.CA. = ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- TYP. = TYPICAL
- ROW = RIGHT-OF-WAY
- P.R.G.C.T. = PLAT RECORDS, GILLESPIE COUNTY, TEXAS
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS
- R.P.R.G.C.T. = REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS
- * = MAILBOX PAD LOCATION (3 TOTAL)

CURVE TABLE

CURVE #	RADIUS	CHORD BEARING	CHORD	LENGTH
C1	530.00'	N74°59'26"E	73.46'	73.52'
C2	20.00'	S65°57'37"E	27.29'	30.04'
C3	20.00'	N22°03'46"E	28.28'	31.42'
C4	530.00'	N58°16'42"E	161.88'	162.52'
C5	20.00'	S85°30'23"E	28.28'	31.42'
C6	20.00'	N04°29'37"E	28.28'	31.42'
C7	4.50'	N46°57'01"W	6.36'	7.07'
C8	4.50'	S43°02'59"W	6.36'	7.07'
C9	175.00'	S27°49'01"E	29.77'	29.81'
C10	60.00'	S18°56'39"E	28.53'	28.80'
C11	60.00'	S56°00'59"E	93.03'	106.45'
C12	60.00'	N86°54'43"E	28.53'	28.80'
C13	175.00'	S85°38'34"E	38.45'	38.53'
C14	4.50'	S46°57'01"E	6.36'	7.07'
C15	4.50'	S43°02'59"W	6.36'	7.07'
C16	4.50'	S46°57'01"E	6.36'	7.07'
C17	4.50'	N43°02'59"E	6.36'	7.07'
C18	4.50'	N46°57'01"W	6.36'	7.07'
C19	4.50'	N43°02'59"E	6.36'	7.07'
C20	4.50'	S46°57'01"E	6.36'	7.07'
C21	60.00'	S20°30'00"W	45.83'	47.02'
C22	60.00'	N88°02'59"E	85.00'	282.54'
C23	60.00'	N24°24'02"W	45.83'	47.02'
C24	4.50'	N43°02'59"E	6.36'	7.07'
C25	4.50'	N46°57'01"W	6.36'	7.07'
C26	225.00'	N21°13'42"W	148.57'	151.41'
C27	175.00'	S21°13'42"E	115.55'	117.76'
C28	4.50'	S43°02'59"W	6.36'	7.07'
C29	125.00'	N57°26'38"W	141.63'	150.56'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N68°33'45"E	50.02'
L2	N67°03'46"E	3.85'
L3	N49°29'37"E	50.00'
L4	N49°29'37"E	100.00'
L5	S01°57'01"E	86.97'
L6	S01°48'50"E	59.51'
L7	S88°02'59"W	50.00'
L8	N01°57'01"W	4.50'
L9	S88°02'59"W	120.00'
L10	S88°02'59"W	70.60'
L11	N88°02'59"E	8.39'

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' BUILDING SETBACK LINE (20' FOR GARAGE)

15' SIDED ROW FRONTAGE 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 REPLATTED.

NOTES:

1. 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.
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3. 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.
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5. ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE DESIGNS WERE COMPUTED AND STAKED ON THE GROUND BY HMT ENGINEERING & SURVEYING.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600

DATE OF PREPARATION: **5/31/2025**

A FINAL PLAT
ESTABLISHING
PHASE 3 OF THE FRIENDSHIP OAKS SUBDIVISION

27.615 ACRE TRACT OF LAND, SITUATED IN THE J. BARGAS SURVEY NO. 115, ABSTRACT NO. 53, AND THE SAMUEL R. WILSON SURVEY NO. 38, ABSTRACT NO. 725, GILLESPIE COUNTY, TEXAS, KNOWN AS "TRACT 3" RECORDED IN DOCUMENT NO. 20244552

PROJECT NUMBER P-

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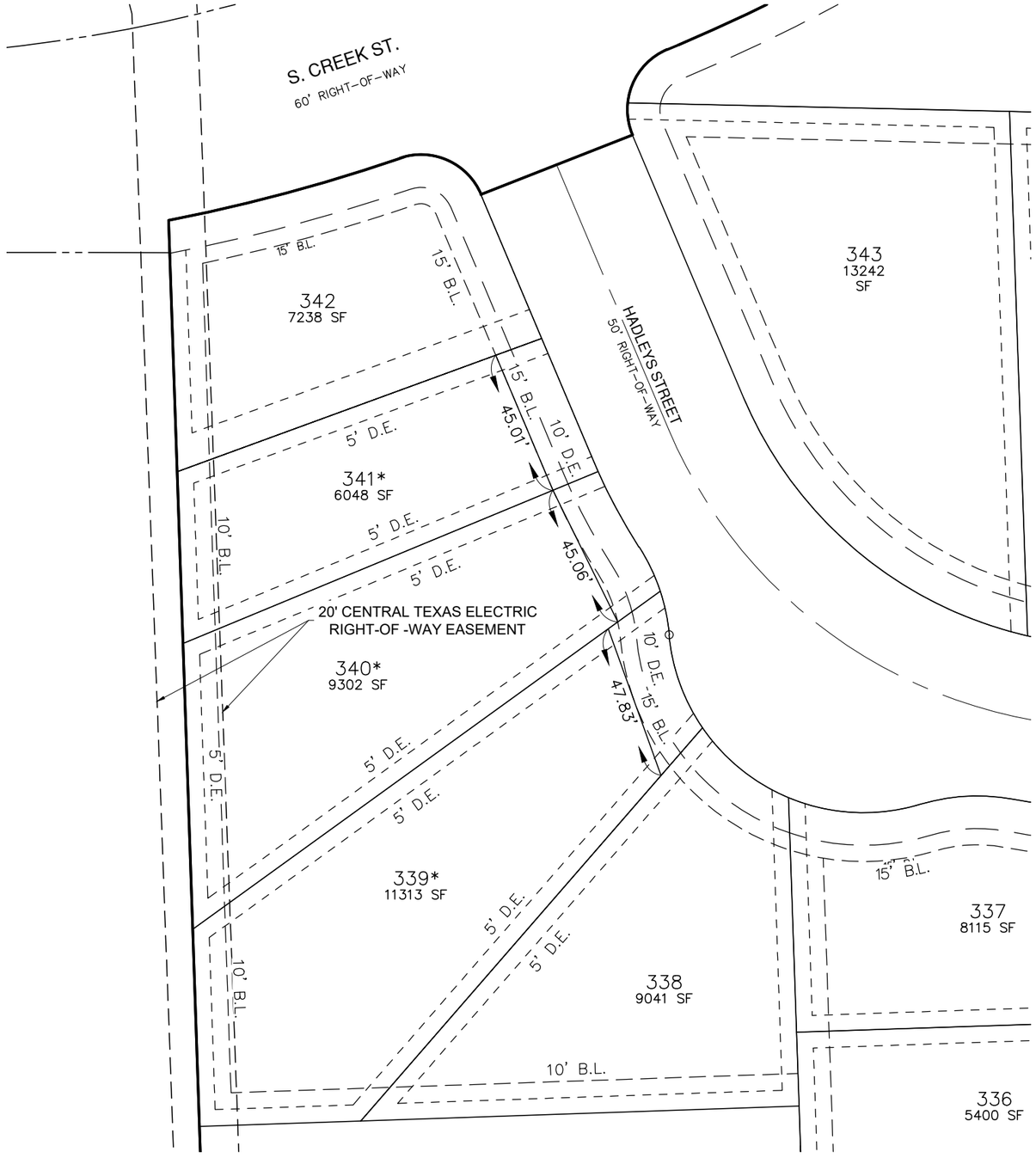
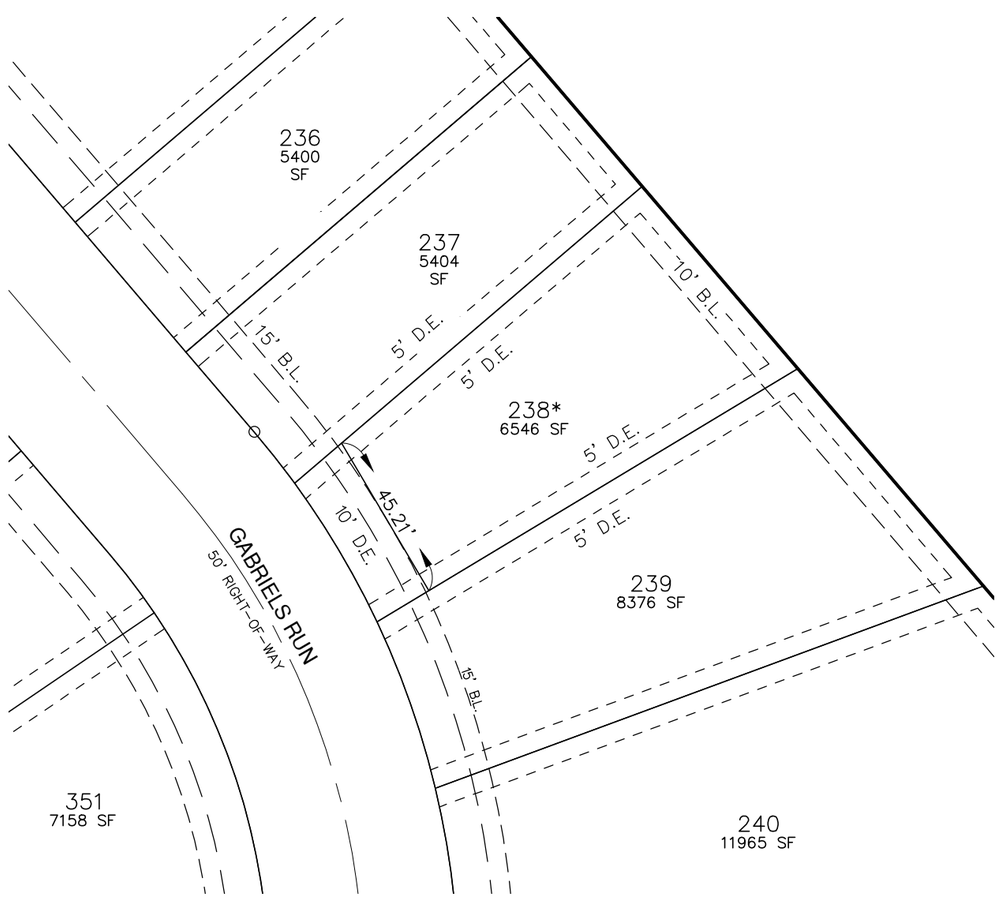
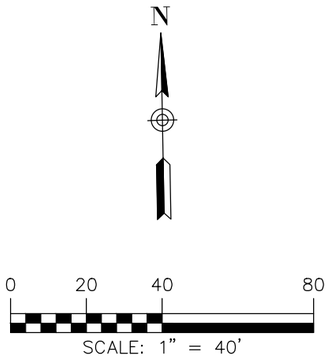






HMT
ENGINEERING & SURVEYING
8122 DATAPOINT DR. STE. 810
SAN ANTONIO, TX 78230
TBPELS FIRM F-10961
TBPELS FIRM 10153600

FRIENDSHIP PHASE 3 LOT WIDTH EXHIBIT

ALTA/NSPS LAND TITLE SURVEY

27.615 ACRES OF LAND SITUATED IN THE J. BARGAS SURVEY NO. 115, ABSTRACT NO. 53, AND ALSO SITUATED IN THE THE SAMUEL R. WILSON SURVEY NO. 38, ABSTRACT NO. 725, GILLESPIE COUNTY, TEXAS, BEING PART OF A CALLED 31.551 ACRES, RECORDED IN DOCUMENT NO. 20231240, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS, AND ALSO PART OF A TRACT OF LAND CALLED 29.371 ACRES, RECORDED IN DOCUMENT NO. 20243427, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

REFERENCE DOMA TITLE INSURANCE INC.
TITLE COMMITMENT, GF# 114729-002122, EFFECTIVE DATE AUGUST 6, 2024

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: SEE DEED RESTRICTIONS BELOW**

NOTE: TO THE EXTENT THAT THESE RESTRICTIONS VIOLATE 42 USC 3604(C) BY INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, SUCH RESTRICTIONS ARE HEREBY OMITTED.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

a. **RESTRICTIONS UNDER VOLUME 7, PAGE 24, DOES NOT APPLY) PLAT RECORDS AND REGISTER NO. 20240057, (APPLIES TO FRIENDSHIP OAKS SUBD) 20241346, (DOES NOT APPLY) OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

b. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY COVERED BY THIS POLICY WHICH MAY NOT APPEAR OF RECORD. (THIS ITEM WILL NOT APPEAR ON SCHEDULE "B" OF THE POLICY IF A SURVEY IS PROVIDED BY AN APPROVED SURVEYOR SHOWING NO SUCH EASEMENTS.)

c. RIGHTS OF PARTIES IN POSSESSION. (AFFECTS OWNER POLICY ONLY).

d. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

e. ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT, OR WHICH MAY BE USED FOR ROAD OR STREET PURPOSES.

f. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY.

g. ALL LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED.

h. ALL BUILDING SETBACK LINES, EASEMENTS, AND OTHER MATTERS AS SHOWN OR PROVIDED FOR ON PLAT RECORDED IN VOLUME 7, PAGE 24, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS. (PHASE 1) (DOES NOT APPLY TO THIS TRACT)

i. ROYALTY DEED EXECUTED BY LOUIS ECKHARDT TO E. H. CUNNINGHAM DATED OCTOBER 1, 1928, RECORDED IN VOLUME 38, PAGE 382, DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

j. RIGHT OF WAY EASEMENT EXECUTED BY HARRY F. ECKHARDT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED MARCH 20, 1984, RECORDED IN VOLUME 85, PAGES 366-368, DEED RECORDS OF GILLESPIE COUNTY, TEXAS, (APPLIES AS SHOWN HEREON)

k. RIGHT OF WAY EASEMENT EXECUTED BY MELVIN NATHO TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED JUNE 9, 1964, RECORDED IN VOLUME 85, PAGES 382-384, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (TRACT 3) (BLANKET, DOES NOT APPLY)

l. EASEMENT EXECUTED BY HARRY F. ECKHARDT TO SOUTHWESTERN BELL TELEPHONE COMPANY DATED JULY 24, 1965, RECORDED IN VOLUME 87, PAGES 80-81, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (DOES NOT APPLY TO THIS TRACT)

m. RIGHT OF WAY EASEMENT EXECUTED BY JAMES A. ECKHARDT TO THE SOUTHWEST STATES TELEPHONE COMPANY DATED NOVEMBER 9, 1965, RECORDED IN VOLUME 89, PAGES 568-569, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (MAY APPLY, BLANKET TO PARENT TRACT)

n. RIGHT OF WAY EASEMENT EXECUTED BY HARRY F. ECKHARDT TO THE SOUTHWESTERN STATES TELEPHONE COMPANY DATED NOVEMBER 9, 1965, RECORDED IN VOLUME 89, PAGES 559-560, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (MAY APPLY, BLANKET TO PARENT TRACT)

o. RIGHT OF WAY EASEMENT EXECUTED BY MOELLERING CONSTRUCTION COMPANY, INC. TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED FEBRUARY 13, 1978, RECORDED IN VOLUME 125, PAGES 334-335, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (DOES NOT APPLY)

p. RIGHT OF WAY EASEMENT EXECUTED BY JAMES A. ECKHARDT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED NOVEMBER 16, 1980, RECORDED IN VOLUME 142, PAGES 224-226, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (MAY APPLY, BLANKET TO PARENT TRACT)

q. RIGHT OF WAY EASEMENT EXECUTED BY JAMES A. ECKHARDT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED NOVEMBER 30, 1982, RECORDED IN VOLUME 156, PAGES 812-813, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (MAY APPLY, BLANKET TO PARENT TRACT)

r. RIGHT OF WAY EASEMENT EXECUTED BY JAMES A. ECKHARDT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED FEBRUARY 24, 1984, RECORDED IN VOLUME 162, PAGES 437-438, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (MAY APPLY, BLANKET TO PARENT TRACT)

s. RIGHT OF WAY EASEMENT EXECUTED BY JAMES A. ECKHARDT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED AUGUST 13, 1986, RECORDED IN VOLUME 182, PAGES 82-84, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (MAY APPLY, BLANKET TO PARENT TRACT)

t. RIGHT OF WAY EASEMENT EXECUTED BY CODY BRADSHAW AND CAROL BRADSHAW TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED AUGUST 4, 1986, RECORDED IN VOLUME 182, PAGES 59-63, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (TRACT 3) (APPLIES AS SHOWN)

u. RIGHT OF WAY EASEMENT EXECUTED BY JAMES A. ECKHARDT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED JULY 2, 1987, RECORDED IN VOLUME 185, PAGES 408-409, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. (MAY APPLY, BLANKET TO PARENT TRACT)

v. RIGHT OF WAY EASEMENT EXECUTED BY BRYAN ECKHARDT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED JULY 23, 1991, RECORDED IN VOLUME 220, PAGES 545-546, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS. (MAY APPLY, BLANKET TO PARENT TRACT)

w. RIGHT OF WAY EASEMENT EXECUTED BY BRYAN ECKHARDT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED OCTOBER 13, 1993, RECORDED IN VOLUME 260, PAGES 161-163, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS. (TRACT 3) (DOES NOT APPLY AS SHOWN)

x. RIGHT OF WAY EASEMENT EXECUTED BY KYLE ECKHARDT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED JUNE 5, 1995, RECORDED IN VOLUME 297, PAGES 558-559, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS. (MAY APPLY)

y. MINERAL INTEREST AS DESCRIBED IN DEED EXECUTED BY HK FREDERICKSBURG, LLC TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., DATED MARCH 8, 2023, RECORDED UNDER REGISTER NO. 20231240, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF SAID INSTRUMENT.

z. BOUNDARY LINE AGREEMENT BETWEEN BRYAN ECKHARDT AND MOELLERING CONSTRUCTION COMPANY, INC. DATED DECEMBER 14, 1998, RECORDED IN VOLUME 361, PAGES 73-81, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS. – (RELATES TO FENCE BUILT OFF THE PROPERTY LINE AND STATES PROPERTY LINES BY DEED HOLD, THE FENCE ON SUBJECT PROPERTY HAS NOW BEEN REMOVED AS PORTIONS OF THE TRACTS WERE COMBINED AND IT IS NOW ONLY ONE TRACT SO THE AGREEMENT ABOUT THE FENCE WITHIN SUBJECT AREA IS NO LONGER NEEDED.)

aa. EASEMENT RESERVED IN DEED EXECUTED BY BRYAN ECKHARDT TO DALE CRENWELGE DATED DECEMBER 14, 1998, RECORDED IN VOLUME 361, PAGES 109-121, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS. (TRACT 3) – (APPLIES.)

ab. RIGHT OF WAY EASEMENT EXECUTED BY DALE CRENWELGE TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. DATED JULY 9, 2012, RECORDED UNDER REGISTER NO. 20123113, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (TRACT 3) (DOES NOT APPLY)

ac. RIGHT OF WAY EASEMENT EXECUTED BY DALE CRENWELGE TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. FILED ON MAY 7, 2013, RECORDED UNDER REGISTER NO. 20132025, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (APPLIES AS SHOWN)

ad. MINERAL AND GROUND WATER DEED EXECUTED BY HK FREDERICKSBURG, LLC TO RPK HOLDINGS, LLC DATED DECEMBER 23, 2019, RECORDED UNDER REGISTER NO. 20200483, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. APPLIES

ae. AGREEMENT REGARDING DESIGNATED DRAINAGE LOCATION BY AND BETWEEN SV FRIENDSHIP LANE MU, LP AND HK FREDERICKSBURG, LLC DATED NOVEMBER 17, 2021, RECORDED UNDER REGISTER NO. 20219613, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (TRACT 3) (DOES NOT APPLY)

af. INTENTIONALLY DELETED

ag. MINERAL INTEREST AS DESCRIBED IN DEED EXECUTED BY HK FREDERICKSBURG, LLC TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., DATED JANUARY 31, 2022, RECORDED UNDER REGISTER NO. 20221361, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF SAID INSTRUMENT. APPLIES

ah. PETITION FOR CREATION OF GILLESPIE COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 EXECUTED BY HK FREDERICKSBURG, LLC TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. DATED AUGUST 31, 2022, RECORDED UNDER REGISTER NO. 20226426, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS; RATIFICATION FILED UNDER REGISTER NO. 20226598, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. APPLIES

ai. ALL TERMS, CONDITIONS, COVENANTS, EASEMENTS, RESTRICTIONS, ASSESSMENTS, MAINTENANCE CHARGES, AND OTHER PROVISIONS AS RECORDED IN REGISTER NO. 20240057, OFFICIAL PUBLIC RECORDS, AS AMENDED, SUPPLEMENTED, REFILED AND/OR RESTATED, GILLESPIE COUNTY, TEXAS. (TRACT 1) (APPLIES TO UNIT 1)

aj. FRIENDSHIP OAKS ADOPTION OF WORKING CAPITAL ASSESSMENT RECORDED UNDER REGISTER NO. 20240112, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (TRACT 1) APPLIES TO UNIT 1

ak. FRIENDSHIP OAKS COMMUNITY MANUAL RECORDED UNDER REGISTER NO. 20240113, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (TRACT 1) (APPLIES TO UNIT 1)

al. MANAGEMENT CERTIFICATE OF FRIENDSHIP OAKS COMMUNITY ASSOCIATION, INC. RECORDED UNDER REGISTER NO. 20240243, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.(PHASE 1) APPLIES TO UNIT 1

am. UTILITY EASEMENT EXECUTED BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, TO UNIVERSAL NATURAL GAS, LLC AND CENTRIC FIBER, LLC, DATED MARCH 4, 2024, RECORDED UNDER REGISTER NO. 20241346, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (TRACT 1) (DOES NOT APPLY)

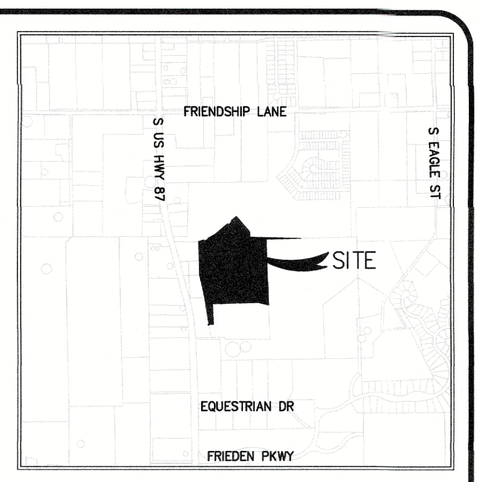
an. DECLARANT REMOVAL AND APPOINTMENT OF DIRECTORS AND OFFICERS OF FRIENDSHIP OAKS COMMUNITY ASSOCIATION, INC. RECORDED UNDER REGISTER NO. 20241531, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. (TRACT 1) (APPLIES TO UNIT 1)

ao. ZONING REGULATIONS AS PROMULGATED BY THE GILLESPIE COUNTY AIRPORT BOARD OF ADJUSTMENT.

ap. INTENTIONALLY DELETED.

aq. SUBJECT PROPERTY HAS FRONTAGE OR ABUTS STATE HWY. NO. 87 WHICH IS A CONTROLLED ACCESS HIGHWAY. THE COMPANY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS TO THE ABOVE-DESCRIBED PROPERTY FROM STATE HWY. NO. 87 OR SERVICE ROAD WHICH THE SUBJECT PROPERTY ABUTS, NOR DOES IT INSURE THAT THE INSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS AND EGRESS FROM SUCH PROPERTY TO AND FROM SUCH HIGHWAY AND SERVICE ROAD. (TRACT 2)

ar. LACK OF RIGHT OF ACCESS TO AND FROM THE SUBJECT PROPERTY. (TRACT 3)

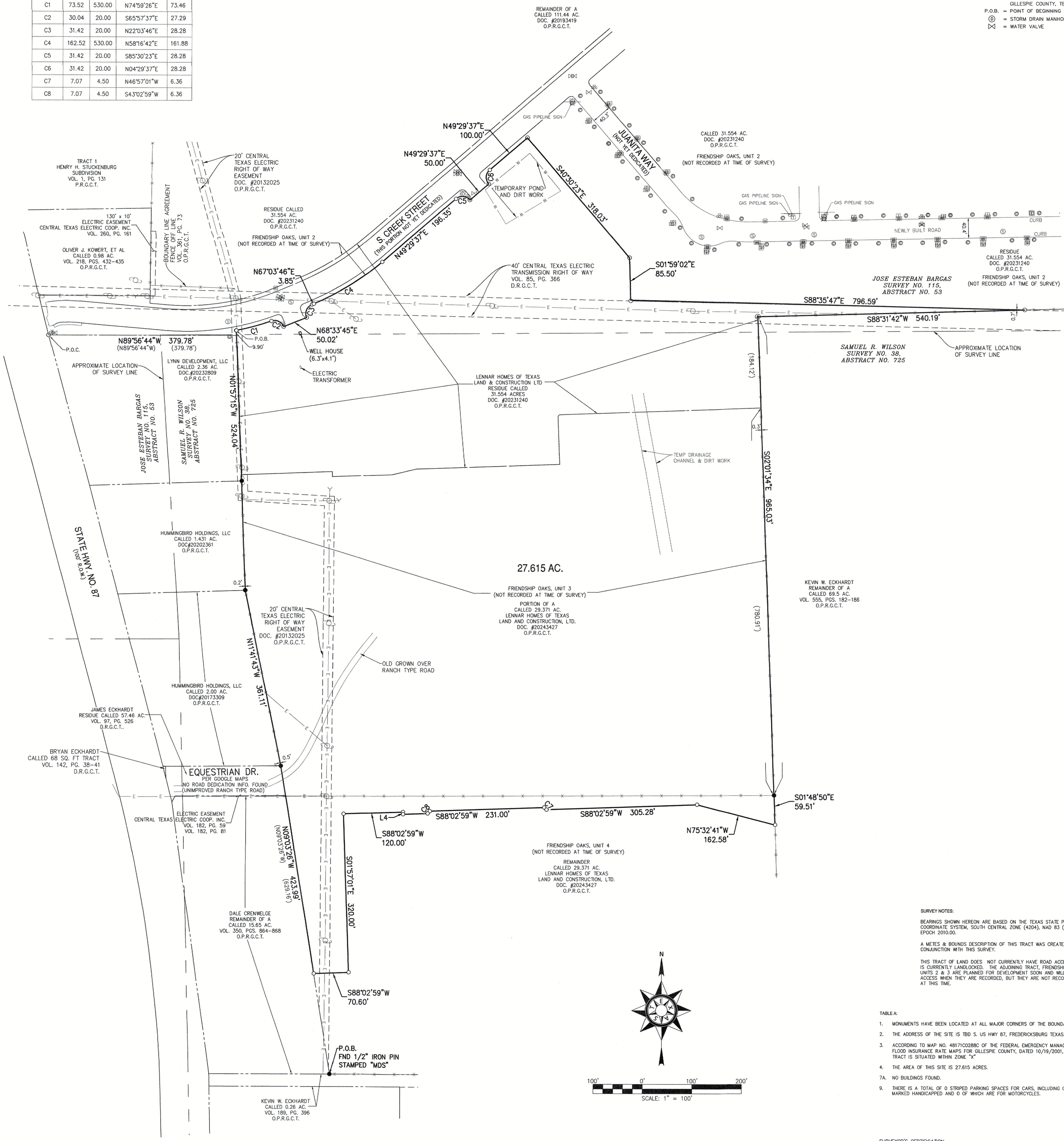


LOCATION MAP
N.T.S.

LEGEND:

- ● = FND. 1/2" IRON PIN PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
- ▲ = FND. MAG NAIL IN CONCRETE
- O = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- ( ) = RECORD CALLS
- = POWER POLE
- = GUY ANCHOR
- = TRANSFORMER
- = WATER METER
- = ELECTRIC JUNCTION BOX
- = WATER VALVE
- = CLEAN OUT
- = SANITARY SEWER MANHOLE
- = FIRE HYDRANT
- = SIGN
- — E — = OVERHEAD ELECTRIC
- —x— = BARBED WIRE FENCE
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS
- P.R.G.C.T. = PLAT RECORDS, GILLESPIE COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- Ⓓ = STORM DRAIN MANHOLE
- = WATER VALVE

RECORD CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	73.52	530.00	N74°59'26"E	73.46
C2	30.04	20.00	S65°57'37"E	27.29
C3	31.42	20.00	N22°03'46"E	28.28
C4	162.52	530.00	N58°16'42"E	161.88
C5	31.42	20.00	S85°30'23"E	28.28
C6	31.42	20.00	N04°29'37"E	28.28
C7	7.07	4.50	N46°57'01"W	6.36
C8	7.07	4.50	S43°02'59"W	6.36



SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NA2011) EPOCH 2010.00.

A METES & BOUNDS DESCRIPTION OF THIS TRACT WAS CREATED IN CONJUNCTION WITH THIS SURVEY.

THIS TRACT OF LAND DOES NOT CURRENTLY HAVE ROAD ACCESS. IT IS CURRENTLY LANDLOCKED. THE ADJOINING TRACT, FRIENDSHIP OAKS UNITS 2 & 3 ARE PLANNED FOR DEVELOPMENT SOON AND WILL BRING ACCESS WHEN THEY ARE RECORDED, BUT THEY ARE NOT RECORDED AT THIS TIME.

TABLE A:

1. MONUMENTS HAVE BEEN LOCATED AT ALL MAJOR CORNERS OF THE BOUNDARY.
2. THE ADDRESS OF THE SITE IS TBD S. US HWY 87, FREDERICKSBURG TEXAS.
3. ACCORDING TO MAP NO. 48171C0288C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR GILLESPIE COUNTY, DATED 10/19/2001, THE SUBJECT TRACT IS SITUATED WITHIN ZONE "X"
4. THE AREA OF THIS SITE IS 27.615 ACRES.

7A. NO BUILDINGS FOUND.

9. THERE IS A TOTAL OF 0 STRIPED PARKING SPACES FOR CARS, INCLUDING 0 OF WHICH ARE MARKED HANDICAPPED AND 0 OF WHICH ARE FOR MOTORCYCLES.

SURVEYOR'S CERTIFICATION

TO: SURVEYOR'S CERTIFICATION

TO: TPG AG EHC III (LEN) MULTI STATE 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LENNAR TITLE, INC.,
DOMA TITLE INSURANCE, INC. &
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS LAND TITLE SURVEYS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, & 9, OF TABLE A THEREOF.

FIELDWORK WAS PREFORMED ON 07/30/2024

DATED THIS 29 DAY OF Aug, 2024.

STATE OF TEXAS REGISTERED DOROTHY J. TAYLOR 6295 PROFESSIONAL LAND SURVEYOR

8-29-24

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

08/29/2024 – ADDED NEW DEED INFORMATION
08/22/2024 – ADDED NEW TITLE REPORT

337.103

DRAWN BY: GRS
FIELD CREW: MZ

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

Drawing Name: S:\Projects\337 - Lennar Homes\103 - Friendship Oaks Unit 3 Addn. Survey\DWG\337.103 - Lot-3 ALTA.dwg User: dandrey-1 Aug 29, 2024 - 10:38am

HMT
ENGINEERING & SURVEYING
290 S. Castell Avenue, Ste 100
New Braunfels, TX 78130
TBPE-FIRM F-10961
TBPLS FIRM 10153600

July 7, 2025

City of Fredericksburg
Development Review Committee (DRC)
126 W. Main St.
Fredericksburg, Texas 78624

RE: 1st Review Comments for Final Plat of Phase 3 Friendship Oaks – P-2519

Ms. Musgrove:

This letter is in reference to the comment letter we received dated June 30, 2025. Please see our responses to each comment below:

1. Add project number, P-2519, to plat.
    - ***Plat number has been added to plat per your request.***
2. Remove easement notes pertaining to building setbacks.
    - ***All easement notes pertaining to setbacks have been removed from the plat.***
3. Provide addressing for corner lots of both street sides. Work with Gillespie County Rural Addressing and Development Services within the City of Fredericksburg, to obtain proper addressing.
    - ***Corner lots have an address provided for both streets that they front. Included with this submittal package is proof of coordination with Gillespie County Rural Addressing Department and City of Fredericksburg Development Services to obtain proper addressing for each proposed lot.***
4. Not all lots conform to the lot minimum width per Sec.3.101 which requires 45 feet wide lot minimum. (lots 338, 339, 341 etc.)
    - ***The lot width is measured between "side lot lines at the front setback line and at a distance of 50ft from the rear." Our current zoning is R1-A, which has a 15ft setback.***
5. A parkland dedication fee of $250.00 per lot must be paid prior to recordation of the plat. In accordance with the approved development agreement and Sec.6.15 – Subdivision Ordinance.
    - ***We have calculated a park fee of $30,000.00 due for all lots proposed with this subdivision. This fee will be paid prior to recordation of the plat.***

Please contact me if you have any questions or comments.

Thank you,

Zoe Jasso, P.E.
Senior Project Manager
HMT Engineering & Surveying

From: Kaili Dougherty
To: Raynell Wilke
Cc: Zoe Jasso; Josh Kelsey; Les Metzler; Jan Musgrove
Subject: RE: Friendship Oaks Unit 3
Date: Monday, July 7, 2025 5:41:00 PM
Attachments: 337.065 FRIENDSHIP OAKS PHASE 3 PLAT.pdf

Good evening,

At this time the developer has no intention of further subdividing lot 343. However, to prevent any potential issues with street numbering we have adjusted the street numbers accordingly. Attached you will find a copy of the revised plat. Please let us know if you need any additional information.

Best,

Kaili Dougherty
Platting Coordinator

HMT
ENGINEERING & SURVEYING

290 S. Castell Avenue, Ste 100,
New Braunfels, TX 78130
(830) 625-8555
TBPELS FIRM F-10961
TBPELS FIRM 10153600

From: Raynell Wilke <rural911addr@gillespiecounty.org>
Sent: Thursday, July 3, 2025 12:13 PM
To: Kaili Dougherty <kailid@hmtnb.com>
Cc: Zoe Jasso <zoej@hmtnb.com>; Josh Kelsey <joshk@hmtnb.com>; Les Metzler <lmetzler@gillespiecounty.org>; Jan Musgrove <jmusgrove@fbgtx.org>
Subject: Re: Friendship Oaks Unit 3

Good Morning.
Question: For sure that no chance that Lot 343 would ever need to be replatted into two tracts and could mess up the whole Hadleys St house numbering? We only assign house number and unit designators such as A and B to habitable structure under same roofline with two separate units, not to two separate residences on separate tracts.

Yes, I have reserved Joshua CV, Gabriels Run, Iverson Way and Hadleys St are all reserved and acceptable for your use in Phase 3 of the Friendship Oaks Subdivision.
What I see of the house numbering looks like it is in sequential order starting from S Creek St intersections going out and down the streets. City Development Office has final review and

say on that.

Please Note: For future Phase 5: We request not using Lauren Ln but provide a different street name suggestion, as Lauren Ln is too close in spelling and sound to an existing Laurel Ln and 9-1-1 PSAP and USPS want to avoid any mix-ups.

Kind Regards, Raynell Wilke,
Gillespie County Rural Addressing Program
"Success is determined by how well we communicate."
https://www.gillespiecounty.org/page/rural_addressing

From: Kaili Dougherty <kailid@hmtnb.com>
Sent: Thursday, July 3, 2025 11:47 AM
To: Raynell Wilke <rural911addr@gillespiecounty.org>
Cc: Zoe Jasso <zoej@hmtnb.com>; Josh Kelsey <joshk@hmtnb.com>
Subject: Friendship Oaks Unit 3

Good morning,

We are working with the City of Fredericksburg on the Final Plat of Friendship Oaks Phase 3. Attached you will find a copy of the proposed plat that is currently in review with the City. On the plat we have included preliminary addresses for each of the proposed lots. Can you please review the plat and let us know if any changes need to be made to the proposed addresses? Should you have any questions or need any additional information please let us know.

Best,

Kaili Dougherty

Platting Coordinator

HMT
ENGINEERING & SURVEYING

290 S. Castell Avenue, Ste 100,
New Braunfels, TX 78130
(830) 625-8555
TBPELS FIRM F-10961
TBPELS FIRM 10153600

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS
Lindsey Brown
Lindsey Brown, County Clerk
Gillespie County, Texas
08/30/2024 3:42 PM
FEE: $ 57.00 JCOSTON 20244552

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WHEN RECORDED, RETURN TO:
Quarles & Brady LLP
Two North Central Avenue
Phoenix, AZ 85004
Attn: Jason Wood, Esq.

SPECIAL WARRANTY DEED

(*Friendship Oaks, Fredericksburg, Texas*)

STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF GILLESPIE)

THAT, this Special Warranty Deed is made by LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, whose address is 100 NE Loop 410, Suite 1155, San Antonio, Texas 78216 ("**Grantor**"), in favor of TPG AG EHC III (LEN) MULTI STATE 4, LLC, a Delaware limited liability company, whose address is c/o Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, Arizona 85255 ("**Grantee**"); and

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby GRANT, SELL and CONVEY unto Grantee the real property, which is located in the County of Gillespie, in the State of Texas, more particularly described on Exhibit A attached hereto and incorporated herein for all purposes (the "**Property**").

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's heirs, personal representatives, successors and assigns forever.

SUBJECT TO: all general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, mineral water and other reservations of any of Grantor's predecessors in title, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens,

covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to the master-planned community of which the Property is a portion, any matter shown on the plat of the Property referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, any other matter not caused by the act or authorization of Grantor, and any matter that would be disclosed by an inspection or an accurate ALTA/NSPS Survey (or its equivalent) meeting the Minimum Standard Detail Requirements of a Texas Land Title Survey, Category 1A, Condition II.

AND GRANTOR binds itself and Grantor's heirs, personal representatives, successors and assigns forever to warrant and defend the Property, to said Grantee and Grantee's heirs, personal representatives, successors and assigns against all persons whosoever lawfully claiming or to claim the same, or any part thereof by, through, or under Grantor but not otherwise, and subject, however, as aforesaid.

[*Signatures on Next Page*]

EXECUTED this 28 day of August, 2024.

Grantor:

LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.,
a Texas limited partnership

By: U.S. Home, LLC, a Delaware limited liability company, its General Partner

By: _____

Name: Sherry Slattery

Title: Assistant Asst

STATE OF TEXAS)
)
COUNTY OF Bexar)

The foregoing instrument was acknowledged before me this 28 day of August, 2024, by Sherry Slattery Assistant Asst of U.S. Home, LLC, a Delaware limited liability company, the General Partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, for and on behalf thereof.

Gilbert Cortes
My Commission Expires
9/28/2027
Notary ID 131479201

_____
Notary Public

(SEAL)

PLEASE SUBMIT TAX STATEMENTS TO:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
100 NE Loop 410, Suite 1155
San Antonio, TX 78216
Attn: Land Department

Exhibit A

Legal Description
(*Friendship Oaks, Fredericksburg, Texas*)

Tract 1:
Lot 1, 2, 13, 14, 15, 18, 19, 20, 21, 22, 23, 24, 28, 29, 31, 43, 44, 45, 50, 52, 53, 54, 55, 64, 65, 83, 84, Phase 1 of The Friendship Oaks Subdivision, situated in Gillespie County, Texas according to the map or plat of record in Volume 7, Page 24, Plat Records of Gillespie County, Texas.

Tract 2:
Being a 28.151 acre tract of land located in the Jose Esteban Bargas Survey No. 115, Abstract No. 53, Gillespie County, Texas, being part of a called 31.554 acre tract of land, recorded in Document No. 20231240, Official Public Records, Gillespie County, Texas and also part of a called 29.258 acre tract, recorded in Document No. 20221361 of the Official Public Records of Gillespie County, Texas. Said 28.151 acre tract of land being more particularly described as follows:

BEGINNING at a found mag nail in concrete in the East right of way line of State Highway No. 87 for the Southwest corner of a called 0.98 acre tract recorded in Volume 218, Pages 432-435, Official Public Records, Gillespie County, Texas, same point being the West corner of said 31.554 acre tract of land;

THENCE departing the East right of way line of State Highway No. 87, with the South line of said 0.98 acre tract and a Western line of said 31.554 acre tract of land, S 89°45'24" E, a distance of 225.27 feet to a found 1/2" iron pin for the Southeast corner of said 0.98 acre tract, an interior Western corner of a remainder of a called 111.440 acre tract of land, recorded in Document No. 20193419, Official Public Records, Gillespie County, Texas and a corner of the herein described tract;

THENCE departing the Southeast corner of said 0.98 acre tract and the interior Western corner of said remainder of a called 111.440 acre tract, continuing along the North line of said 31.554 acre tract into and across said 111.440 acre tract of land, the following six (6) calls:

1. S 00°57'45" W, a distance of 15.44 feet to a point for a set 1/2" iron pin with cap "HMT" for a corner;
2. S 84°57'34" E, a distance of 31.96 feet to a set 1/2" iron pin with cap "HMT" for a corner, and the beginning of a curve;
3. Along the arc of a curve to the left, having a radius of 470.00 feet, an arc length of 229.50 feet, and a chord bearing and distance of N 81°03'06" E, 227.23 feet to a set 1/2" iron pin with cap "HMT" for a corner;
4. N 67°03'46" E, a distance of 55.92 feet to a set 1/2" iron pin with cap "HMT" for a corner, and the beginning of a curve;
5. Along the arc of a curve to the left, having a radius of 470.00 feet, an arc length of 144.12 feet, and a chord bearing and distance of N 58°16'42" E, 143.56 feet to a set 1/2" iron pin with cap "HMT" for a corner;
6. N 49°29'37" E, a distance of 1255.65 feet to a found 1/2" iron pin with cap "HMT" for a Southwest corner of South Creek Street, dedicated in Friendship Oaks, Unit 1, recorded in Document No. 2023010024, Official Public Records, Gillespie County, Texas, and the

northernmost corner of the herein described tract;

THENCE with the common line of said Friendship Oaks, Unit 1 and said 31.554 acre tract, the following four (4) calls:

1. Crossing South Creek Street S 40°35'34" E, a distance of 468.94 feet to a found 1/2" iron pin with cap "HMT" for a corner of Lot 91, Friendship Oaks Unit 1;
2. N 88°56'15" E, passing through a found 1/2" iron pin with cap "HMT" at a distance of 591.62 feet for the Northeast corner of said 31.554 acre tract and a Northwest corner of said remainder of a called 29.258 acre tract, recorded in Document No. 20221361, Official Public Records, Gillespie County, Texas continuing for a total distance of 687.78 feet to a set 1/2" iron pin with cap "HMT" for the Southeast corner of Lot 104, Friendship Oaks, Unit 1, and a corner of said 29.258 acre tract, the same point being a corner of the herein described tract;
3. N 01°05'20" W, a distance of 120.00 feet to a set 1/2" iron pin with cap "HMT" lying in the South right—of—way line of Ciarans Crossing for the Northeast corner of said Lot 104, the same point being the Northern most West corner of said 29.258 acre tract and a corner of the herein described tract;
4. N 88°56'15" E, a distance of 170.02 feet along the South right-of—way line of Ciarans Crossing to a set 1/2" iron pin with cap "HMT" for the Southeast corner of Friendship Oaks, Unit 1, lying in the East line of said 29.258 acre tract and the West line of the remainder of 3 called 44.435 acre tract, Tract III, recorded in Volume 371, Pages 588-593, Official Public Records, Gillespie County, Texas, marking the Northeast corner of the herein described tract;

THENCE along the West line of said 44.435 acre tract and the East line of said remainder of a called 29.258 acre tract the following two (2) calls:

1. S 01°05'31" E, a distance of 404.30 feet to a point for a corner;
2. S 01°52'55" E, a distance of312.34 feet to a found 1/2" iron pin for the Southeast corner of said 29.258 acre tract and the Southwest corner of said remainder of a called 44.435 acre tract, the same point being a corner of the remainder of a called 69.5 acre tract recorded in Volume 555, Pages 182-186, Official Public Records, Gillespie County, Texas, also being the Southwest corner of the herein described tract;

THENCE along the South line of said 29.258 acre tract and a North line of said remainder of a called 69.5 acre tract, S 88°31'42" W, passing through a found 1/2" iron pin with cap "HMT" at 503.29 feet for the Southwest corner of said remainder of a called 29.258 acre tract and a Southeast corner of said 31.554 acre tract and continuing for a total distance of 794.82 feet to a set 1/2' iron pin with cap "HMT" for a corner of the herein described tract, lying in a North line of said remainder of a called 69.5 acre tract and the South line of said 31.554 acre tract;

THENCE continuing over and across said 31.544 acre tract the following fifteen (15) calls:

1. N 88°42'09" W, a distance of 796.56 feet to a point for a corner;
2. N 01°57'01" W, a distance of 86.97 feet to a point for a corner;
3. N 40°30'23" W, a distance of 318.03 feet to a point for a corner;
4. S 49°29'37" W, a distance of 100.00 feet to a point for a corner and the beginning of a curve;

5. Along the arc of a curve to the left, said curve having a radius of 20.00 feet, an arc distance of 31.42 feet, and having a chord bearing and distance of S 04°29'37" W, 28.28 feet, to a point for a corner;
6. S 49°29'37" W, a distance of 50.00 feet to a point for a corner and the beginning of a curve;
7. Along the arc of a curve to the left, said curve having a radius of 20.00 feet, an arc distance of 31.42 feet, and having a chord bearing and distance of N 85°30'23" W, 28.28 feet, to a point for a corner;
8. S 49°29'37" W, a distance of 196.35 feet to a point for a corner and the beginning of a curve;
9. Along the arc of a curve to the right, said curve having a radius of 530.00 feet, an arc distance of 162.52 feet, and having a chord bearing and distance of S 58°16'42" W, 161.88 feet, to a point for a corner;
10. S 67°03'46" W, a distance of 3.85 feet to a point for a corner;
11. Along the arc of a curve to the left, said curve having a radius of 20.00 feet, an arc distance of 31.42 feet, and having a chord bearing and distance of S 22°03'46" W, 28.28 feet, to a point for a corner;
12. S 68°33'45" W, a distance of 50.02 feet to a point for a corner and the beginning of a curve;
13. Along the arc of a curve to the left, said curve having a radius of 20.00 feet, an arc distance of 30.04 feet, and having a chord bearing and distance of N 65°57'37" W, 27.29 feet, to a point for a corner;
14. Along the arc of a reverse curve to the right, said curve having a radius of 530.00 feet, an arc distance of 73.52 feet and having a chord bearing and distance of S 74°59'26" W, 73.46 feet, to a point for a corner;
15. S 01°57'15" E, a distance of 9.90 feet to a set 1/2" iron pin with cap "HMT" for the Northeast corner of a called 2.36 acre tract, recorded in Document No. 20232809, Official Public Records, Gillespie County, Texas and a corner of said 31.554 acre tract the same point being a corner of the herein described tract;

THENCE along the North line of said 2.36 acre tract and a South line of said 31.554 acre tract and the herein described tract, N 89°56'44" W, a distance of 379.78 feet to a set 1/2" iron pin with cap "HMT" lying in the East right of—way line of State Highway No. 87, for the Northwest corner of said 2.36 acre tract, and the Southwest corner of said 31.554 acre tract, the same point being the Southwest corner of the herein described tract and the beginning of a curve;

THENCE along the arc of a curve to the right, said curve having a radius of 5679.60 feet, an arc distance of 83.23 feet, and having a chord bearing and distance of N 14°00'18" W, 83.23 feet, to the POINT OF BEGINNING, containing 28.151 acres of land in Gillespie County, Texas.

Tract 3:

Being a 27.615 acre tract of land, situated in the situated in the Jose Esteban Bargas Survey, Abstract No.53 and the Samuel R. Wilson Survey No. 38, Abstract No. 725, Gillespie County, Texas, and being part of the following two tracts;

1. Part of the residue of a called 31.554 acres, recorded in Document No. 20231240 of the Official Public Records of Gillespie County, Texas.

2. Part of a called 29.371 acre tract of land recorded in Document No. 20243427, Official Public Records of Gillespie County, Texas, said 27.615 acre tract of land being more particularly described as follows;

COMMENCING at a ½" iron with cap "HMT" set in the East line of State Hwy 87 for the Southwest corner of said 31.554 acre tract and the Northwest corner of a called 2.36 acre tract, recorded in Document No. 20232809 of the Official Public Records of Gillespie County, said point being in the South line of South Creek Road (not yet dedicated at time of survey) along the following two calls:

1. along the common line of said 31.554 acre tract and said 2.36 acre tract, South 89°56'44"East, a distance of 379.78 feet to a ½ iron rod with cap set for the Northeast corner of said 2.36 acre tract.
2. Into and across said 31.554 acre tract, North 01°57'15" West a distance of 9.90 feet to a ½" iron rod with cap "HMT" set for the POINT OF BEGINNING.

THENCE continuing into and across said 31.554 acre tract, with the South line of said South Creek Road the following 11 calls:

1. along a curve to the left, said curve having a radius of 530.00 feet, a central angle of 7°56'53.52", a chord bearing and distance of North 74°59'26" East, 73.46 feet, for an arc distance of 73.52 feet to a point;
2. along a reverse curve to the right, said curve having a radius of 20.00 feet, a central angle of 86°02'46.68", a chord bearing and distance of South 65°57'37" East, 27.29 feet, for an arc distance of 30.04 feet to a point;
3. North 68°33'45" East, a distance of 50.02 feet to a point;
4. along a non-tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 90°00'00.00", a chord bearing and distance of North 22°03'46" East, 28.28 feet, for an arc distance of 31.42 feet to a point;
5. North 67°03'46" East, a distance of 3.85 feet to a point;
6. along a tangent curve to the left, said curve having a radius of 530.00 feet, a central angle of 17°34'09.12", a chord bearing and distance of North 58°16'42" East, 161.88 feet, for an arc distance of 162.52 feet to a point;
7. North 49°29'37" East, a distance of 196.35 feet to a point;
8. along a tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 90°00'00.00", a chord bearing and distance of South 85°30'23" East, 28.28 feet, for an arc distance of 31.42 feet to a point;
9. North 49°29'37" East, a distance of 50.00 feet to a point;
10. along a non-tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 90°00'00.00", a chord bearing and distance of North 04°29'37" East, 28.28 feet, for an arc distance of 31.42 feet to a point;
11. North 49°29'37" East, a distance of 100.00 feet to a point;

THENCE departing said South Creek Road and continuing into and across said 31.554 acre tract the following 3 calls:

1. South 40°30'23" East, a distance of 318.03 feet to a point;
2. South 01°59'02" East, a distance of 85.50 feet to a point;

3. South 88°35'47" East, a distance of 796.59 feet to a ½" iron rod found in the South line of said 31.554 acre tract and lying in the North line of the remainder of a called 69.5 acre tract, recorded in Volume 555, Page 182-186 of the Gillespie County Deed Records;

THENCE with the South line of said 31.554 acre tract and the North line of said 69.5 acre tract, South 88°31'42" West, a distance of 540.19 feet to a mag nail found in concrete for the Northwest corner of said 69.5 acre tract for an inner ell corner of said 31.554 acre tract;

THENCE with the East line of said 31.554 acre tract and the East line of said 29.371 acre tract and the West line of said 69.5 acre tract, the following two calls:

1. South 02°01'34" East, a distance of 965.03 feet to a ½" iron rod found;
2. South 01°48'50" East, a distance of 59.51 feet to a ½" iron rod set with cap "HMT" set;

THENCE into and across said 29.371 acre tract the following 10 calls:

1. North 75°32'41" West, a distance of 162.58 feet to a point;
2. South 88°02'59" West, a distance of 305.28 feet to a point;
3. along a non-tangent curve to the left, said curve having a radius of 4.50 feet, a central angle of 90°00'00.00", a chord bearing and distance of North 46°57'01" West, 6.36 feet, for an arc distance of 7.07 feet to a point;
4. South 88°02'59" West, a distance of 231.00 feet to a point;
5. along a tangent curve to the left, said curve having a radius of 4.50 feet, a central angle of 90°00'00.00", a chord bearing and distance of South 43°02'59" West, 6.36 feet, for an arc distance of 7.07 feet to a point;
6. South 88°02'59" West, a distance of 50.00 feet to a point;
7. North 01°57'01" West, a distance of 4.50 feet to a point;
8. South 88°02'59" West, a distance of 120.00 feet to a point;
9. South 01°57'01" East, a distance of 320.00 feet to a point;
10. South 88°02'59" West, a distance of 70.60 feet to a ½" iron rod with cap "HMT" Set in the West line of said 29.371 acre tract and the East line of a called 15.68 acre tract, recorded in Volume 350, Page 864-868 of the Gillespie County Deed Records;

THENCE with the West line of said 29.371 acre tract and the East line of said 15.65 acre tract, and the residue of a called 57.46 acre tract, recorded in Volume 97, Page 526 of the Gillespie County Deed Records (Labeled as Equestrian Drive approx. 60' wide, however no road dedication has been found) North 09°03'26" West, a distance of 423.99 feet to a ½" iron rod found for the Southeast corner of 2.00 acre tract, recorded in Document No. 20173309 of the Official Public Records of Gillespie County, Texas;

THENCE continuing with the West line of said 29.371 acre tract and the East line of said 2.00 acre tract, North 11°41'43" West, a distance of 361.11 feet to a ½" iron rod found for the Northeast corner of said 2.0 acre tract and the Southwest corner of a called 1.431 acre tract, recorded in Document No. 20202361 of the Official Public Records of Gillespie County, Texas;

THENCE continuing with the West line of said 29.371 acre tract and the East line of said 1.431 acre tract, and the East line of said 2.36 acre tract, North 01°57'15" West, a distance of 524.04 feet to a POINT OF BEGINNING and containing 27.615 acres of land, more or less.

LENNAR TITLE

formerly known as CalAtlantic Title

Congratulations on the purchase of your new home! Enclosed please find the following documents related to your upcoming homebuying Celebration of: [163 Lots] - Lots 1, 2, 13-15, 18-24, 28, 29, 31, 43-48, 50, 52-55, 61-65, 83, 84 AND Phase 2, Friendship Oaks, TX

- **Commitment for Title Insurance** –

  Please note that the amounts reflected on the Title Commitment may not be correct and are subject to change based on contract revisions. The final commitment will be provided at closing. We will also provide coverage in your final title policy regarding survey discrepancies and any surface damage due to mineral extraction as explained in the following "Additional Coverage Endorsements" page. Depending on the final sales price of your new home, the premium for these endorsements will likely range from $150.00 to $200.00*. If you wish to decline this coverage, simply check the box marked at the bottom of this page and return it to our office via email, fax or mail.

- **Privacy Policy**

- **Wiring Instructions**

Lennar Title, Inc. will provide a copy of your settlement statement to the real estate agents or brokers identified in the sales contract.

Please bring the following items to closing:

1. Amount to close that has been confirmed with the Escrow Officer

   If you are bringing funds to closing, please be aware that all closing funds in the amount of $1,500 or greater MUST be in the form of a Cashier's Check or wire transfer payable to ***Lennar Title, Inc.*** Funds received via ACH do not qualify as "good funds." Due to the overwhelming number of fraudulent Cashier's Checks circulating within Texas, we now require ALL closing funds from the buyer in the amount of $25,000 or greater to be wire-transferred. Otherwise, we must verify with the bank that the Cashier's Check is valid before funding.

   BEWARE! WIRE FRAUD IS ON THE RISE! Wire fraud and email hacking/phishing attacks are increasing in frequency. If you have an escrow or closing transaction with us and you receive an email containing Wire Transfer Instructions, DO NOT RESPOND TO THE EMAIL! Instead, call your escrow officer/closer immediately, using previously known contact information and NOT information provided in the email, to verify the information prior to sending funds. Wiring Instructions are available through LennarTrack and will not be emailed.

2. Valid and current form of government issued photo identification.

3. Your Spouse

******IMPORTANT INFORMATION NEEDED PRIOR TO CLOSING******

1. Change in marital status.

2. Call your title team for all power of attorney needs. Only specific forms will be accepted.

Please contact us at any time with questions or concerns. Thank you for choosing Lennar Title, Inc. as your partner in the homebuying Celebration!

Sincerely,

Melissa Brisco
Escrow Officer NP
Melissa.Brisco@lennartitle.com
469-586-2300

ADDITIONAL COVERAGE ENDORSEMENTS

The Title Commitment is a promise to issue a policy and shows the premium amounts for the Loan Policy and/or Owner's Policy. If your contract states that Lennar Homes of Texas is paying the Owner's Policy, please be advised that we have included two additional endorsements which are optional and not included in the premium paid by Lennar Homes of Texas. These endorsements, which will be charged to you, protect you in the event of losses incurred due to the following reasons:

- SURVEY COVERAGE: Survey not properly marking boundaries, easements and/or encroachments that may result in a loss to you.

- SURFACE DAMAGE COVERAGE: Loss to you in the event the owner of the mineral rights damages the surface of the property while extracting minerals pursuant to those rights

The cost for these endorsements is typically between $150.00 to $250.00 on an average residential transaction. This amount was included in the Loan Estimate and will not result in any additional costs above what was already disclosed.
You do have the option to decline these additional endorsements and associated coverage. To do so, you may check the box at the end of this cover letter and return it to us via email, fax or mail. Upon receipt, we will remove the optional endorsements from the policy.

*Please Note: If your property is closing in a Partnership or Corporation, pursuant to the Texas Department of Insurance Rule R16, the fee for this coverage is 15% of the Owner's Title Premium.

☐ I do not wish to receive the additional endorsements coverage for my owner's policy.

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

COMMITMENT FOR TITLE INSURANCE

Issued by:

DOMA TITLE INSURANCE, INC.

760 N.W. 107th Avenue, Suite 401, Miami, FL 33172 (800) 374-8475 or (800) 369-3434

We**, Doma Title Insurance, Inc.**, a South Carolina corporation, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule B and Schedule C. Our Policy will be the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires

In witness whereof, Doma Title Insurance, Inc. has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Commitment to become valid when countersigned by an authorized officer or agent of the Company.

DOMA TITLE INSURANCE, INC.

BY Emilio Fernandez, **PRESIDENT**

ATTEST Valerie Jahn-Grandin, **SECRETARY**

DOMA TITLE INSURANCE INCORPORATED doma SEPTEMBER 15, 1998 SOUTH CAROLINA

Authorized Signatory

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

(THIS COMMITMENT IS INVALID UNLESS SCHEDULES A, B, C AND D ARE ATTACHED HERETO.)

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The Commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de titulo le asegura en relacion a perdidas resultantes de ciertos riesgos que pueden afectar el titulo de su propiedad.

El compromiso para Seguro de Titulo es la promesa de la compania aseguradora de titulos de emitir la poliza de seguro de titulo. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transaccion.

Your commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is exclusion or an exception as to the Mineral and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this policy nor the optional endorsements, ensure that he purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Illnesses section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the State Board of Insurance by calling the North American Title Insurance Company at 1-800-374-8475 (Eastern States) or 1- (800) 869-3434 (Western States) or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.
Before the policy is issued, you may request changes in the Policy. Some of the changes to consider are:

Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner’s Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company, and if the Company’s other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey is a survey is not being provided to you.

Allow the Company to add an exception to "rights of parties in possession". If you refuse this exception, the Company or the Title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

IMPORTANT NOTICE

FOR INFORMATION, OR TO MAKE A COMPLAINT CALL OUR TOLL-FREE TELEPHONE NUMBER

1-800-374-8475 (TEXAS and Eastern States)
1-800-369-3434 (Western States)

ALSO YOU MAY CONTACT THE TEXAS DEPARTMENT OF INSURANCE AT

1-800-252-3439

to obtain information on:

1. filing a complaint against an insurance company or agent,
2. whether an insurance company or agent is licensed,
3. complaints received against an insurance company or agent.
4. policyholder rights, and
5. a list of consumer publications and services available through the Department.

YOU MAY ALSO WRITE TO
THE TEXAS DEPARTMENT OF INSURANCE
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007
Web: http://www.tdi.texas.gov
E-Mail: ConsumerProtection@tdi.texas.gov

AVIVSO IMPORTANTE

PARA INFORMACION, O PARA SOMETER UNA QUEJA LLAME AL NUMERO GRATIS

1-800-374-8475 (TEXAS and Eastern States)
1-800-869-3434 (Western States)

TAMBIEN PUEDE COMUNICARSE CON
EL DEPARTMENTO DE SEGUROS DE TEXAS AL

1-800-252-3439

para obtener informacion sobre:

1. como someter una queja en contra de una compania de seguros o agente de seguros,
2. si una compania de seguros o agente de seguros tiene licencia,
3. quejas recibidas en contra de una compania de seguros o agente de seguros,
4. los derechos del asegurado, y
5. una lista de publicaciones y servicios para consumidores disponibles a traves del Departmento.

TAMBIEN PUEDE ESCRIBIR AL
DEPARTMENTO DE SEGUROS DE
TEXAS
P.O. BOX 149104
AUSTIN, TEXAS 78714-9104
FAX NO. (512) 490-1007
Web: http://www.tdi.texas.gov
E-Mail: ConsumerProtection@tdi.texas.gov

doma
DOMA TITLE INSURANCE, INC.

760 N.W. 107th Avenue, Suite 401
Miami, FL 33172

Doma Title Insurance, Inc.
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

Effective Date: August 6, 2024 at 08:00 AM GF No.: 114729-002122

Commitment No. 114729-002122, issued August 9, 2024, 12:00 AM

1. The policy or policies to be issued are:

   a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
   (Not applicable for improved one-to-four family residential real estate)

   Policy Amount: $0.00
   PROPOSED INSURED: AG Essential Housing Multi State 1, LLC, a Delaware limited liability company

   b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
   ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)

   Policy Amount:
   PROPOSED INSURED:

   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)

   Policy Amount:
   PROPOSED INSURED:
   Proposed Borrower:

   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)

   Policy Amount:
   PROPOSED INSURED:
   Proposed Borrower:

   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)

   Binder Amount:
   PROPOSED INSURED:
   Proposed Borrower:

   f. OTHER

   Policy Amount:
   PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:

   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

   Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership(See Requirements)

4. Legal description of land:

   SEE LEGAL DESCRIPTION ATTACHED HERETO

SCHEDULE B

Commitment No.: 114729-002122 GF No.: 114729-002122

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below:

   See Deed Restrictions below**

   Note: To the extent that these restrictions violate 42 USC 3604(c) by indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, such restrictions are hereby omitted.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,

   a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or

   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or

   c. to filled-in lands, or artificial islands, or

   d. to statutory water rights, including riparian rights, or

   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

   (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2024, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short form Residential Loan Policy (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2024, and subsequent years.")

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters:

    a. **Restrictions under Volume 7, Page 24, Plat Records and Register No. 20240057, 20241346, Official Public Records of Gillespie County, Texas.

    b. Visible and apparent easements on or across the property covered by this policy which may not appear of record. (This item will not appear on Schedule "B" of the policy if a survey is provided by an approved surveyor showing no such easements.)

    c. Rights of parties in possession. (Affects Owner Policy Only).

    d. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

    e. Any portion of the subject property lying within the boundaries of a public or private roadway whether dedicated or not, or which may be used for road or street purposes.

    f. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (Note: Upon receipt of a survey acceptable to Company, this exception will be deleted. Company reserves the right to add additional exceptions per its examination of said survey.

    g. All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

    h. All building setback lines, easements, and other matters as shown or provided for on Plat recorded in Volume 7, Page 24, Plat Records of Gillespie County, Texas. (Phase 1)

    i. Royalty Deed executed by Louis Eckhardt to E. H. Cunningham dated October 1, 1928, recorded in Volume 38, Page 382, Deed Records of Gillespie County, Texas.

    j. Right of Way Easement executed by Harry F. Eckhardt to Central Texas Electric Cooperative, Inc. dated March 20, 1984, recorded in Volume 85, Pages 366-368, Deed Records of Gillespie County, Texas

k. Right of Way Easement executed by Melvin Natho to Central Texas Electric Cooperative, Inc. dated June 9, 1964, recorded in Volume 85, Pages 382-384, Deed Records of Gillespie County, Texas.

l. Easement executed by Harry F. Eckhardt to Southwestern Bell Telephone Company dated July 24, 1965, recorded in Volume 87, Pages 80-81, Deed Records of Gillespie County, Texas.

m. Right of Way Easement executed by James A. Eckhardt to The Southwest States Telephone Company dated November 9, 1965, recorded in Volume 89, Pages 568-569, Deed Records of Gillespie County, Texas.

n. Right of Way Easement executed by Harry F. Eckhardt to The Southwestern States Telephone Company dated November 9, 1965, recorded in Volume 89, Pages 559-560, Deed Records of Gillespie County, Texas.

o. Right of Way Easement executed by Moellering Construction Company, Inc. to Central Texas Electric Cooperative, Inc. dated February 13, 1978, recorded in Volume 125, Pages 334-335, Deed Records of Gillespie County, Texas.

p. Right of Way Easement executed by James A. Eckhardt to Central Texas Electric Cooperative, Inc. dated November 16, 1980, recorded in Volume 142, Pages 224-226, Deed Records of Gillespie County, Texas.

q. Right of Way Easement executed by James A. Eckhardt to Central Texas Electric Cooperative, Inc. dated November 30, 1982, recorded in Volume 156, Pages 812-813, Deed Records of Gillespie County, Texas.

r. Right of Way Easement executed by James A. Eckhardt to Central Texas Electric Cooperative, Inc. dated February 24, 1984, recorded in Volume 162, Pages 437-438, Deed Records of Gillespie County, Texas.

s. Right of Way Easement executed by James A. Eckhardt to Central Texas Electric Cooperative, Inc. dated August 13, 1986, recorded in Volume 182, Pages 82-84, Deed Records of Gillespie County, Texas.

t. Right of Way Easement executed by Cody Bradshaw and Carol Bradshaw to Central Texas Electric Cooperative, Inc. dated August 4, 1986, recorded in Volume 182, Pages 59-63, Deed Records of Gillespie County, Texas.

u. Right of Way Easement executed by James A. Eckhardt to Central Texas Electric Cooperative, Inc. dated July 2, 1987, recorded in Volume 185, Pages 408-409, Deed Records of Gillespie County, Texas.

v. Right of Way Easement executed by Bryan Eckhardt to Central Texas Electric Cooperative, Inc. dated July 23, 1991, recorded in Volume 220, Pages 545-546, Real Property Records of Gillespie County, Texas.

w. Right of Way Easement executed by Bryan Eckhardt to Central Texas Electric Cooperative, Inc. dated October 13, 1993, recorded in Volume 260, Pages 161-163, Real Property Records of Gillespie County, Texas.

x. Right of Way Easement executed by Kyle Eckhardt to Central Texas Electric Cooperative, Inc. dated June 5, 1995, recorded in Volume 297, Pages 558-559, Real Property Records of Gillespie County, Texas.

y. Mineral interest as described in deed executed by HK Fredericksburg, LLC to Lennar Homes of Texas Land and Construction, Ltd., dated March 8, 2023, recorded under Register No. 20231240, Official Public Records of Gillespie County, Texas. Title to said interest has not been investigated subsequent to the date of said instrument.

z. Boundary Line Agreement between Bryan Eckhardt and Moellering Construction Company, Inc. dated December 14, 1998, recorded in Volume 361, Pages 73-81, Real Property Records of Gillespie County, Texas.

aa. Easement reserved in deed executed by Bryan Eckhardt to Dale Crenwelge dated December 14, 1998, recorded in Volume 361, Pages 109-121, Real Property Records of Gillespie County, Texas.

ab. Right of Way Easement executed by Dale Crenwelge to Central Texas Electric Cooperative, Inc. dated July 9, 2012, recorded under Register No. 20123113, Official Public Records of Gillespie County, Texas.

ac. Right of Way Easement executed by Dale Crenwelge to Central Texas Electric Cooperative, Inc. filed on May 7, 2013, recorded under Register No. 20132025, Official Public Records of Gillespie County, Texas.

ad. Mineral and Ground Water Deed executed by HK Fredericksburg, LLC to RPK Holdings, LLC dated December 23, 2019, recorded under Register No. 20200483, Official Public Records of Gillespie County, Texas.

ae. Agreement regarding Designated Drainage Location by and between SV Friendship Lane MU, LP and HK Fredericksburg, LLC dated November 17, 2021, recorded under Register No. 20219613, Official Public Records of Gillespie County, Texas.

af. Memorandum of Agreement Regarding Easements by and between SV Friendship Lane MU, LP and HK Fredericksburg, LLC dated November 17, 2021, recorded under Register No. 20219614, Official Public Records of Gillespie County, Texas.

ag. Mineral interest as described in deed executed by HK Fredericksburg, LLC to Lennar Homes of Texas Land and Construction, Ltd., dated January 31, 2022, recorded under Register No. 20221361, Official Public Records of Gillespie County, Texas. Title to said interest has not been investigated subsequent to the date of said instrument.

ah. Petition for Creation of Gillespie County Municipal Utility District No. 1 executed by HK Fredericksburg, LLC to Lennar Homes of Texas Land and Construction, Ltd. dated August 31, 2022, recorded under Register No. 20226426, Official Public Records of Gillespie County, Texas; Ratification filed under Register No. 20226598, Official Public Records of Gillespie County, Texas.

ai. All terms, conditions, covenants, easements, restrictions, assessments, maintenance charges, and other provisions as recorded in Register No. 20240057, Official Public Records, as amended, supplemented, refiled and/or restated, Gillespie County, Texas.(Phase 1)

aj. Friendship Oaks Adoption of Working Capital Assessment recorded under Register No. 20240112, Official Public Records of Gillespie County, Texas.(Phase 1)

ak. Friendship Oaks Community Manual recorded under Register No. 20240113, Official Public Records of Gillespie County, Texas.(Phase 1)

al. Management Certificate of Friendship Oaks Community Association, Inc. recorded under Register No. 20240243, Official Public Records of Gillespie County, Texas.(Phase 1)

am. Utility Easement executed by Lennar Homes of Texas Land and Construction, to Universal Natural Gas, LLC and Centric Fiber, LLC, dated March 4, 2024, recorded under Register No. 20241346, Official Public Records of Gillespie County, Texas.(Phase 1)

an. Declarant Removal and Appointment of Directors and Officers of Friendship Oaks Community Association, Inc. recorded under Register No. 20241531, Official Public Records of Gillespie County, Texas.(Phase 1)

ao. Zoning regulations as promulgated by the Gillespie County Airport Board of Adjustment.

ap. INTENTIONALLY DELETED.

SCHEDULE C

Commitment No.: 114729-002122 GF No.: 114729-002122

Your Policy will not cover loss, costs, attorney's fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:

   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,

   b. all standby fees, taxes, assessments and charges against the property have been paid,

   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,

   d. there is legal right of access to and from the land,

   e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Procedural Rule P-27 promulgated by the Texas Department of insurance provides a list of the types of financial documents and instruments which satisfy the requirement that we disburse only when we have received good funds as required by said rule and Section 2651.202 Insurance Code. Please be advised that we reserve the right to determine on a case-by-case basis what form of good funds is acceptable.

6. Upon request and receipt of applicable premium, if any, and in accordance with Texas Procedural Rule P-50.1, T-19.2 and/or T-19.3 Minerals and Surface Damage Endorsements will be issued at the time of closing of this transaction.

7. We must be furnished with a properly executed Affidavit of Debts and Liens, executed by the record owner and/or seller.

8. We must be furnished with a properly executed Waiver of Inspection executed by the Purchaser(s).

9. This file must be updated prior to closing.

10. INTENTIONALLY DELETED.

11. INTENTIONALLY DELETED.

12. This property may lie within the boundaries of the Gillespie County Municipal Utility District No. 1, Purchaser must be notified and the required notices executed and filed. Any fees due must be paid.

SCHEDULE C
(Continued)

13. NOTE FOR INFORMATIONAL PURPOSES ONLY: The applicant purchaser(s) have been checked as to the Patriot List, Texas Workforce Liens and Federal Judgments Liens.

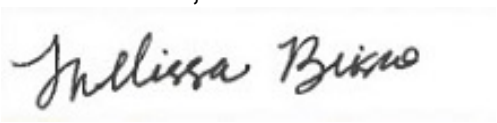
14. NOTE FOR INFORMATIONAL PURPOSES ONLY: Per restrictions, assessment lien(s) is subordinate to "... Tax Liens and Governmental Liens, all sums secured by a recorded first mortgage lien/deed of trust lien and home equity loans/lines of credit secured by a recorded second mortgage/deed of trust lien ..." as recited therein.

15. NOTE FOR INFORMATIONAL PURPOSES ONLY: The following deeds have been filed of record affecting the subject property within the past 24 months:

    Deed recorded in Register No. 20221361, Official Public records of Gillespie County, Texas.

16. Must be furnished the following documentation from the L.L.C:
    1. A Certificate of Formation issued by the Secretary of State.
    2. Current Franchise Tax status from the Comptroller of Public Accounts in Texas or similar official in other states.
    3. Documentation, such as a Company Agreement, indicating authority to act.

LENNAR TITLE, INC.



Authorized Signatory

SCHEDULE D

Commitment No.: 114729-002122 GF No.: 114729-002122

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The issuing Title Insurance Company, **Doma Title Insurance, Inc. f/k/a North American Title Insurance Company**, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below:

   Shareholders: Doma Title Insurance, Inc. f/k/a North American Title Insurance Company which is a wholly owned subsidiary of Doma Holdings, Inc., a Delaware corporation.
   Directors: Max Simkoff, Emilio Fernandez, Eric Watson, Mike Smith.
   Officers: President and Chief Executive Officer: Emilio Fernandez; Executive Vice President and Secretary: Valerie Jahn-Grandin; Chief Financial Officer and Treasurer: Mike Smith; Vice President, Senior Regional Underwriting Counsel: Virginia Abiassi.

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment: **Lennar Title, Inc., formerly known as CalAtlantic Title, Inc., a Maryland corporation**

   (aq) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

   Lennar Title, Inc., a Maryland corporation is a wholly owned subsidiary of Lennar Title Group, LLC, a Florida limited liability company which is a wholly-owned subsidiary of Lennar Financial Services, LLC a Florida limited liability company. Lennar Financial Services, LLC is a wholly owned subsidiary of Lennar Corporation, a Delaware corporation, whose securities are publicly traded on the New York Stock Exchange.

   (ar) A listing of each shareholder, owner, partner, or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

   (as) The names of the officers and directors of the Title Insurance Agent are as follows:

   Directors: Bruce Gross, Cristina A. Pardo, Michael B. Murgado
   President & Treasurer: Cristina A. Pardo
   Executive Vice Presidents: Dawn Schweter, Tiffany Bertling
   Senior Vice Presidents: Sandra Austin, Alex Kidd
   Secretary: Cristina A. Pardo

   (at) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of that premium any such person shall receive.

   (au) For purposes of this paragraph 2, “having, owning or controlling” includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraph (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving any sum from the settlement of this

transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Total	**$**	**0.00**

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount	To Whom	For Services

*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.

This commitment is invalid unless the insuring provisions and Schedules A, B, and C are attached.

DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

Commitment No.: 114729-002122 GF No.: 114729-002122

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

> "Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is **$2,000,000** or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of **$2,000,000** shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

_____ _____

SIGNATURE DATE

Privacy Notice

Rev. 6/28/2022

The Doma Family of Companies

FACTS	WHAT DOES THE DOMA FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and income • Transaction history and payment history • Purchase history and account balances
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information, the reasons the Doma Family of Companies chooses to share, and whether you can limit this sharing.

Reasons we can share your personal information	Does Doma share?	Can you limit this sharing?
For our everyday business purposes Such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes To offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes Information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes Information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions?	Call 1 (855) 306-0237

Other important information

*California Residents – Effective January 1, 2020, the California Consumer Privacy Act allows California residents, upon a verifiable consumer request, to request that a business that collects consumers' personal information give consumers access, in a portable and (if technically feasible) readily usable form, to the specific pieces and categories of personal information that the business has collected about the consumer, the categories of sources for that information, the business or commercial purposes for collecting the information, and the categories of third parties with which the information was shared. California residents also have the right to submit a request for deletion of information under certain circumstances. If a business does not produce the information or delete the consumer's personal information as requested, it must provide an explanation in terms of the exemptions and exceptions provided under the CCPA. To contact us with questions about our compliance with the CCPA, call 1 (650) 419-3827 or email info@doma.com.

Who we are	
Who is providing this notice?	The Doma Family of Companies (identified below), which offers title insurance services, settlement services, credit services, and home warranty services.
What we do	
How does Doma protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secure files and buildings.
How does Doma collect my personal information?	We collect your personal information, for example, when you • Apply for insurance; • Apply for financing; • Give us your contact information • Provide your mortgage information • Show your government-issued ID We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your account – unless you tell us otherwise.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • Our affiliates are the entities comprising the Doma Family of Companies (listed below).
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • Nonaffiliates we share with can include collection agencies, IT service providers, and companies that perform marketing services on our behalf.
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. • Doma doesn't jointly market.

The Doma Family of Companies consists of the following entities:

Doma Holdings, Inc.	Doma Insurance Agency of Texas, Inc.
Doma Corporate, LLC	Doma Insurance Agency of Utah, LLC
Doma Customer Financing LLC	Doma Title Insurance, Inc.
Doma Home Insurance Services, LLC	Doma Trustee Services, LLC
Doma Insurance Agency, Inc.	Doma Title of California, Inc.
Doma Insurance Agency of Arizona, Inc.	Cura Home, Inc.
Doma Insurance Agency of Colorado, Inc.	NASSA LLC
Doma Insurance Agency of Florida, Inc.	North American Title Insurance Company
Doma Insurance Agency of Illinois, Inc.	North American Asset Development, LLC
Doma Insurance Agency of Indiana, LLC	North American Services, LLC
Doma Insurance Agency of Louisiana, LLC	Spear Agency Acquisition Inc.
Doma Insurance Agency of Minnesota, Inc.	States Title Holding, Inc.
Doma Title Agency of Nevada, Inc.	States Title, LLC
Doma Insurance Agency of New Jersey, Inc.	Title Agency Holdco, LLC

Privacy Notice

Rev. October 2022

Lennar Title Group Family of Companies

FACTS	WHAT DOES LENNAR TITLE GROUP, LLC FAMILY OF COMPANIES ("LTG") DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect, and share depend on the product or service you have with us. This information can include: • Social Security number and income • Transaction history and payment history • Purchase history and account balances When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information, the reasons LTG chooses to share, and whether you can limit this sharing.

Reasons we can share your personal information	Does LTG share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes – to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes – information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes – information about your creditworthiness	No	We don't share
For our affiliates to market to you	Yes	Yes
For nonaffiliates to market to you	No	We don't share

To limit our sharing	• Send an email with your name, property address, and/or file # to privacy@lennartitle.com • Mail the form below
Questions?	Call 1 (844) 654-5408 or go to https://www.lennartitle.com

✂----------

Mail-in Form	
If you have a joint account, your choice(s) will apply to everyone on your account unless you mark below. ☐ Apply my choices only to me.	Mark any/all you want to limit: ☐ Do not allow your affiliates to use my personal information to market to me.
	Name
	Address City, State, Zip
	Account #

Mail To: Lennar Title Group, LLC Family of Companies
ATTN: Corporate Counsel
5505 Blue Lagoon Drive, 5th FL
Miami, FL 33126

Page 2

Who we are	
Who is providing this notice?	LTG (identified below), which offers title insurance and settlement services and property and casualty insurance.
What we do	
How does LTG protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secure files and buildings.
How does LTG collect my personal information?	We collect your personal information, for example, when you • apply for insurance or apply for financing • give us your contact information or provide your mortgage information • show your government-issued ID We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • sharing for affiliates' everyday business purposes – information about your creditworthiness • affiliates from using your information to market to you • sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies with a Lennar name; financial companies such as Lennar Mortgage, LLC, CalAtlantic Mortgage, Inc., and Northwest Mortgage Alliance, North American Title Insurance Company, and Lennar Insurance Agency, LLC; and nonfinancial companies, such as Lennar Corporation, Lennar Multifamily Companies, Lennar Commercial, Lennar Homes USA, Lennar Family of Builders, CalAtlantic Homes, Lennar Sales Corp., SPH Title, Inc., Sunstreet Energy Group, and Five Point Communities.*
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • *Nonaffiliates we share with can include collection agencies, IT and telecommunication service providers, appraisers, companies that perform marketing services on our behalf, and consumer reporting agencies.*
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. • *LTG doesn't jointly market.*
Other important information	
* California Residents – Effective January 1, 2020, the California Consumer Privacy Act allows California residents, upon a verifiable consumer request, to request that a business that collects consumers' personal information give consumers access, in a portable and (if technically feasible) readily usable form, to the specific pieces and categories of personal information that the business has collected about the consumer, the categories of sources for that information, the business or commercial purposes for collecting the information, and the categories of third parties with which the information was shared. California residents also have the right to submit a request for deletion of information under certain circumstances. If a business does not produce the information or delete the consumer's personal information as requested, it must provide an explanation in terms of the exemptions and exceptions provided under the CCPA. To contact us with questions about our compliance with the CCPA, call 1 (844) 654-5408 or email privacy@lennartitle.com	

LTG consists of the following entities:

Lennar Title, Inc.

Lennar Title, Inc. d/b/a Lennar Closing Services, Inc.

Lennar Title, LLC

CalAtlantic National Title Solutions, LLC

DOMA TITLE INSURANCE, INC.

Commitment Number: 114729-002122

LEGAL DESCRIPTION

Legal description of the land:

Tract 1:
Lot 1, 2, 13, 14, 15, 18, 19, 20, 21, 22, 23, 24, 28, 29, 31, 43, 44, 45, 46, 47, 48, 50, 52, 53, 54, 55, 61, 62, 63, 64, 65, 83, 84, Phase 1 of The Friendship Oaks Subdivision, situated in Gillespie County, Texas according to the map or plat of record in Volume 7, Page 24, Plat Records of Gillespie County, Texas.

Tract 2:
Being a 28.151 acre tract of land located in the Jose Esteban Bargas Survey No. 115, Abstract No. 53, Gillespie County, Texas, being part of a called 31.554 acre tract of land, recorded in Document No. 20231240, Official Public Records, Gillespie County, Texas and also part of a called 29.258 acre tract, recorded in Document No. 20221361 of the Official Public Records of Gillespie County, Texas. Said 28.151 acre tract of land being more particularly described as follows:

BEGINNING at a found mag nail in concrete in the East right of way line of State Highway No. 87 for the Southwest corner of a called 0.98 acre tract recorded in Volume 218, Pages 432-435, Official Public Records, Gillespie County, Texas, same point being the West corner of said 31.554 acre tract of land;

THENCE departing the East right of way line of State Highway No. 87, with the South line of said 0.98 acre tract and a Western line of said 31.554 acre tract of land, S 89°45’24” E, a distance of 225.27 feet to a found 1/2” iron pin for the Southeast corner of said 0.98 acre tract, an interior Western corner of a remainder of a called 111.440 acre tract of land, recorded in Document No. 20193419, Official Public Records, Gillespie County, Texas and a corner of the herein described tract;

THENCE departing the Southeast corner of said 0.98 acre tract and the interior Western corner of said remainder of a called 111.440 acre tract, continuing along the North line of said 31.554 acre tract into and across said 111.440 acre tract of land, the following six (6) calls:

1. 5 00°57'45" W, a distance of 15.44 feet to a point for a set 1/2" iron pin with cap ”HMT” for a corner;
2. S 84°57'34" E, a distance of 31.96 feet to a set 1/2" iron pin with cap ”HMT" for a corner, and the beginning of a curve;
3. Along the arc of a curve to the left, having a radius of 470.00 feet, an arc length of 229.50 feet, and a chord bearing and distance of N 81°03'06" E, 227.23 feet to a set 1/2" iron pin with cap ”HMT" for a corner;
4. N 67°03'46" E, a distance of 55.92 feet to a set 1/2" iron pin with cap ”HMT” for a corner, and the beginning of a curve;
5. Along the arc of a curve to the left, having a radius of 470.00 feet, an arc length of 144.12 feet, and a chord bearing and distance of N 58°16'42” E, 143.56 feet to a set 1/2" iron pin with cap ”HMT” for a corner;
6. N 49°29'37” E, a distance of 1255.65 feet to a found 1/2" iron pin with cap ”HMT” for a Southwest corner of South Creek Street, dedicated in Friendship Oaks, Unit 1, recorded in Document No. 2023010024, Official Public Records, Gillespie County, Texas, and the northernmost corner of the herein described tract;

THENCE with the common line of said Friendship Oaks, Unit 1 and said 31.554 acre tract, the following four (4) calls:

1. Crossing South Creek Street S 40°35'34" E, a distance of 468.94 feet to a found 1/2" iron pin with cap ”HMT” for a corner of Lot 91, Friendship Oaks Unit 1;
2. N 88°56'15” E, passing through a found 1/2" iron pin with cap ”HMT" at a distance of 591.62 feet for the Northeast corner of said 31.554 acre tract and a Northwest corner of said remainder of a called 29.258 acre tract, recorded in Document No. 20221361, Official Public Records, Gillespie County, Texas continuing for a total distance of 687.78 feet to a set 1/2" iron pin with cap ”HMT” for the Southeast corner of Lot 104, Friendship Oaks,

Unit 1, and a corner of said 29.258 acre tract, the same point being a corner of the herein described tract;
3. N 01°05'20" W, a distance of 120.00 feet to a set 1/2" iron pin with cap ”HMT” lying in the South right—of—way line of Ciarans Crossing for the Northeast corner of said Lot 104, the same point being the Northern most West corner of said 29.258 acre tract and a corner of the herein described tract;
4. N 88°56'15" E, a distance of 170.02 feet along the South right-of—way line of Ciarans Crossing to a set 1/2" iron pin with cap ”HMT” for the Southeast corner of Friendship Oaks, Unit 1, lying in the East line of said 29.258 acre tract and the West line of the remainder of 3 called 44.435 acre tract, Tract lll, recorded in Volume 371, Pages 588-593, Official Public Records, Gillespie County, Texas, marking the Northeast corner of the herein described tract;

THENCE along the West line of said 44.435 acre tract and the East line of said remainder of a called 29.258 acre tract the following two (2) calls:

1. S 01°05'31” E, a distance of 404.30 feet to a point for a corner;
2. S 01°52'55” E, a distance of312.34 feet to a found 1/2" iron pin for the Southeast corner of said 29.258 acre tract and the Southwest corner of said remainder of a called 44.435 acre tract, the same point being a corner of the remainder of a called 69.5 acre tract recorded in Volume 555, Pages 182-186, Official Public Records, Gillespie County, Texas, also being the Southwest corner of the herein described tract;

THENCE along the South line of said 29.258 acre tract and a North line of said remainder of a called 69.5 acre tract, S 88°31'42" W, passing through a found 1/2" iron pin with cap ”HMT” at 503.29 feet for the Southwest corner of said remainder of a called 29.258 acre tract and a Southeast corner of said 31.554 acre tract and continuing for a total distance of 794.82 feet to a set 1/2' iron pin with cap ”HMT" for a corner of the herein described tract, lying in a North line of said remainder of a called 69.5 acre tract and the South line of said 31.554 acre tract;

THENCE continuing over and across said 31.544 acre tract the following fifteen (15) calls:

1. N 88°42'09" W, a distance of 796.56 feet to a point for a corner;
2. N 01°57'01" W, a distance of 86.97 feet to a point for a corner;
3. N 40°30'23" W, a distance of 318.03 feet to a point for a corner;
4. S 49°29'37" W, a distance of 100.00 feet to a point for a corner and the beginning of a curve;
5. Along the arc of a curve to the left, said curve having a radius of 20.00 feet, an arc distance of 31.42 feet, and having a chord bearing and distance of S 04°29'37" W, 28.28 feet, to a point for a corner;
6. S 49°29'37“ W, a distance of 50.00 feet to a point for a corner and the beginning of a curve;
7. Along the arc of a curve to the left, said curve having a radius of 20.00 feet, an arc distance of 31.42 feet, and having a chord bearing and distance of N 85°30'23" W, 28.28 feet, to a point for a corner;
8. S 49°29'37" W, a distance of 196.35 feet to a point for a corner and the beginning of a curve;
9. Along the arc of a curve to the right, said curve having a radius of 530.00 feet, an arc distance of 162.52 feet, and having a chord bearing and distance of S 58°16'42" W, 161.88 feet, to a point for a corner;
10. S 67°03'46" W, a distance of 3.85 feet to a point for a corner;
11. Along the arc of a curve to the left, said curve having a radius of 20.00 feet, an arc distance of 31.42 feet, and having a chord bearing and distance of S 22°03'46" W, 28.28 feet, to a point for a corner;
12. S 68°33'45" W, a distance of 50.02 feet to a point for a corner and the beginning of a curve;
13. Along the arc of a curve to the left, said curve having a radius of 20.00 feet, an arc distance of 30.04 feet, and having a chord bearing and distance of N 65°57'37" W, 27.29 feet, to a point for a corner;
14. Along the arc of a reverse curve to the right, said curve having a radius of 530.00 feet, an arc distance of 73.52 feet and having a chord bearing and distance of S 74°59'26" W, 73.46 feet, to a point for a corner;
15. S 01°57'15" E, a distance of 9.90 feet to a set 1/2” iron pin with cap "HMT" for the Northeast corner of a called 2.36 acre tract, recorded in Document No. 20232809, Official Public Records, Gillespie County, Texas and a corner of said 31.554 acre tract the same point being a corner of the herein described tract;

THENCE along the North line of said 2.36 acre tract and a South line of said 31.554 acre tract and the herein described tract, N 89°56'44" W, a distance of 379.78 feet to a set 1/2" iron pin with cap "HMT" lying in the East right of—way line of State Highway No. 87, for the Northwest corner of said 2.36 acre tract, and the Southwest corner of said 31.554 acre tract, the same point being the Southwest corner of the herein described tract and the beginning of a curve;

THENCE along the arc of a curve to the right, said curve having a radius of 5679.60 feet, an arc distance of 83.23 feet, and having a chord bearing and distance of N 14°00'18" W, 83.23 feet, to the POINT OF BEGINNING, containing 28.151 acres of land in Gillespie County, Texas.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description as to the area or quantity of land is not a representation that such area or quantity is correct, but is made solely for informational and/or identification purposes and does not override the exception contained in Schedule B, Item 2 herein.

Tract 3:

Being a 27.615 acre tract of land, situated in the situated in the Jose Esteban Bargas Survey, Abstract No.53 and the Samuel R. Wilson Survey No. 38, Abstract No. 725, Gillespie County, Texas, and being part of the following two tracts;
1. Part of the residue of a called 31.554 acres, recorded in Document No. 20231240 of the Official Public Records of Gillespie County, Texas.
2. Part of the residue of a called 111.44 acre tract of land, conveyed to HK Fredericksburg, LLC, recorded in Document No. 20193419, Official Public Records of Gillespie County, Texas, said 27.615 acre tract of land being more particularly described as follows;

COMMENCING at a ½" iron with cap "HMT" set in the East line of State Hwy 87 for the Southwest corner of said 31.554 acre tract and the Northwest corner of a called 2.36 acre tract, recorded in Document No. 20232809 of the Official Public Records of Gillespie County, said point being in the South line of South Creek Road (not yet dedicated at time of survey) along the following two calls:
1. along the common line of said 31.554 acre tract and said 2.36 acre tract, South 89°56'44" East, a distance of 379.78 feet to a 1/2 iron rod with cap set for the Northeast corner of said 2,36 acre tract.
2. Into and across said 31.554 acre tract, North 01°57'15" West a distance of 9.90 feet to a 1/2" iron rod with cap "HMT" set for the POINT OF BEGINNING.

THENCE continuing into and across said 31.554 acre tract, with the South line of said South Creek Road the following 11 calls:
1. along a curve to the left, said curve having a radius of 530.00 feet, a central angle of 7°56'53.52", a chord bearing and distance of North 74°59'26" East, 73.46 feet, for and arc distance of 73.52 feet to a point;
2. along a reverse curve to the right, said curve having a radius of 20.00 feet, a central angel of 86°02'46.68", a chord bearing and distance of South 65°57'37" East, 27.29 feet, for a an arc distance of 30.04 feet to a point;
3. North 68°33'45" East, a distance of 50.02 feet to a point;
4. along a non-tangent curve to the right, said curve having a radius of 20.00 feet, a central angel of 90°00'00.00", a chord bearing and distance of North 22°03'46" East, 28.28 feet, for an arc distance of 31.42 feet to a point:
5. North 67°03'46" East, a distance of 3.85 feet to a point;
6. along a tangent curve to the left, said curve having a radius of 530.00 feet, a central angle of 17°34'09.12", a chord bearing and distance of North 58°16'42" East, 161.88 feet, for an arc distance of 162.52 feet to a point;
7. North 49°29'37" East, a distance of 196.35 feet to a point;
8. along a tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 90°00'0.00", a chord bearing and distance of South 85°30'23" East. 28.28 feet, for an arc distance of 31.42 feet to a point;
9. North 49°29'37" East, a distance of 50.00 feet to a point;

10. along a non-tangent curve to the right, said curve having a radius of 20.00 feet, a central angel of 90°00'00.00", a chord bearing and distance of North 04°29'37" East, 28.28 feet, for a an arc distance of 31.42 feet to a point;
11. North 49°29'37" East, a distance of 100.00 feet to a point;

THENCE departing said South Creek Road and continuing into and across said 31.554 acre tract the following 3 calls:
1. South 40°30'23" East, a distance of 318.03 feet to a point;
2. South 01°59'02" East, a distance of 85.50 feet to a point;
3. South 88°35'47" East, a distance of 796.59 feet to a 1/2" iron rod found in the South line of said 31.554 acre tract and lying in the North line of the remainder of a called 69.5 acre tract, recorded in Volume 555. Page 182-186 of the Gillespie County Records;

THENCE with the South line of said 31.554 acre tract and the North line of said 69.5 acre tract, South 88°31'42" West, a distance of 540.19 feet to a mag nail found in concrete for the Northwest corner of said 69.5 acre tract for an inner corner of said 31.554 acre tract;

THENCE with the East line of said 31.554 acre tract and the East line of said 111.44 acre and the West line of said 69.5 acre tract, the following two calls:
1. South 02°01'34" East, a distance of 965.03 feet to a 1/2" iron rod found;
2. South 01°48'50" East, a distance of 59.51 feet to a 1/2" iron rod set with cap "HMT" set;

THENCE into and across the 111.44 acre tract the following 10 calls:
1. North 75°32'41" West, a distance of 162.58 feet to a point;
2. South 88°02'59" West, a distance of 305.28 feet to a point;
3. along a non-tangent curve to the left, said curve having a radius of 4.50 feet, a central angle of 90°00'00.00", a chord bearing and distance of North 46°57'01" West. 6.36 feet, for an arc distance of 7.07 feet to a point;
4. South 88°02'50" West, a distance of 231.00 feet to a point;
5. along a tangent curve to the left, said curve having a radius of 4.50 feet, a central angle of 90°00'00.00", a chord bearing and distance of South 43°02'59" West, 6.36 feet, for an arc distance of 7.07 feet to a point;
6. South 88°02'59" West, a distance of 50.00 feet to a point;
7. North 01°57'01" East, a distance of 4.50 feet to a point;
8. South 88°02'59" West, a distance of 120.00 feet to a point
9. South 01°57'01" East, a distance of 320.00 feet to a point;
10. South 88°02'59" West, a distance of 70.60 feet to a 1/2" iron rod with cap "HMT" set in the West line of said 111.44 acre4 tract and the East line of a called 15.68 acre tract, recorded in Volume 350, Page 864-868 of the Gillespie County Deed Records;

THENCE with the West line of said 111.44 acre tract and the East line of said 15.65 acre tract, and the residue of a called 57.46 acre tract, recorded in Volume 97, Page 526 of the Gillespie County Deed Records (Labeled as Equestrian Drive approx. 60' wide, however no road dedication has been found) North 09°03'26" West, a distance of 423.99 feet to a 1/2" iron rod found for the Southeast corner of 2.00 acre tract, recorded in Document No. 20173309 of the Official Public Records of Gillespie County, Texas;

THENCE with the West line of said 111.44 acre tract and the East line of said 2.00 acre tract, North 11°41'43" West. a distance of 361.11 feet to a 1/2" iron rod found for the Northeast corner of said 2.0 acre tract and the Southwest corner of a called 1.431 acre tract, recorded in Document No. 20202361 of the Official Public Records of Gillespie County, Texas;

THENCE continuing with the West line of said 111.44 acre tract and the East line of said 1.431 acre tract, and the East line of said 2.36 acre tract, North 01°57'15" West, a distance of 524.04 feet to a POINT OF BEGINNING and

containing 27.615 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description as to the area or quantity of land is not a representation that such area or quantity is correct, but is made solely for informational and/or identification purposes and does not override the exception contained in Schedule B, Item 2 herein.

Tract 4:

Being a 11.354 acre tract of land, situated in the Samuel R. Wilson Survey No. 38, Abstract No. 725, Gillespie County, Texas, and being part of the residue of a called 111.44 acre tract of land, conveyed to HK Fredericksburg, LLC, recorded in Document 20193419, Official Public Records of Gillespie County, Texas, said 11.354 acre tract of land being more particularly described as follows;

BEGINNING at a 1/2" iron pin found with a plastic cap stamped "MDS" in the South line of a called 15.65 tract, conveyed to Dale Crenwelge, recorded in Volume 350, Page(s) 864-868, Official Public Records of Gillespie County, Texas, the North line of a called 0.26 of an acre tract, conveyed to Kevin W. Eckhardt, recorded in Volume 189, Pg. 396, Official Public Records of Gillespie County, Texas, for the Southwest corner of the above reference 111.44 acre tract, for the Southwest corner and POINT OF BEGINNING of this tract.

THENCE severing said 111.44 acre tract, the following bearings and distances;

1. N 88°02'59" E a distance of 70.60 feet to a 1/2" iron pin set with plastic cap stamped "HMT". for an interior corner of this tract,
2. N 01°57'01" W a distance of 320.00 feet to a 1/2" iron pin set with a plastic cap "HMT", for the Northwest corner of this tract.
3. N 88°02'59" E a distance of 120.00 feet to a 1/2" iron pin set with plastic cap stamped "HMT", for a corner of this tract.
4. S 01?857'01" E a distance of 4.50 feet to a 1/2" iron pin set with plastic cap stamped "HMT", for a corner of this tract.
5. N 88°02'59" E a distance of 50.00 feet to a 1/2" iron pin set with a plastic cap stamped "HMT", for a corner of this tract and beginning of a curve to the right.
6. Along said curve to the right, having a radius of 4.50 feet, an arc length of 7.07 feet and chord bearing and distance of N 43°02'59" E 6.36 feet to a 1/2" iron pin set with a plastic cap stamped "HMT", said point marking the end of said curve.
7. N 88°02'59" E a distance of 231.00 feet to a 1/2" iron pin set with plastic cap stamped "HTM", for a corner of this tract, said point marking the beginning of a curve to the right.
8. Along said curve to the right, having a radius of 4.50 feet, an arc length of 7.70 feet, and a chord bearing and distance of S 46°57'01" E 6.36 feet to a 1/2" iron pin set with plastic cap stamped "HMT", marking the end of said curve.
9. N 88°02'59" E a distance of 305.28 feet to a 1/2" iron pin set with plastic cap stamped "HMT", for a corner of this tract.
10. S 75°32'41" E a distance of 162.67 feet to a 1/2" iron pin set with plastic cap stamped "HMT" in the West line of a called 69.5 acre tract, conveyed to Kevin W. Eckhardt, recorded in Volume 555. Pgs. 182-186, Official Public Records of Gillespie County, Texas, the East line of said 111.44 acre tract, for the Northeast corner of this tract.

THENCE along the common line of said 111.44 acre tract and said 69.50 acre tract, S01°48'24" E a distance of 531.17 feet to a 1/2" iron pin found for the Northwest corner of called first tract, called 4.305 acres, the Northeast corner called second tract, called 5.695 acres, both conveyed to Kevin W. Eckhardt, both recorded in Volume 189, Pgs. 374-376, Official Public Records of Gillespie County, Texas, the Southeast corner of said 111.44 acre tract, for the Southeast corner of this tract.

LEGAL DESCRIPTION
(Continued)

Commitment Number: 114729-002122

THENCE along the common line of said 111.44 acre tract and partially along said 5.695 acre tract, N 89°52'17" W a distance of 709.96 feet to a 1/2" iron pin found in same, for the Southeast corner of a called 0.26 of an acre tract conveyed to Kevin W. Eckhardt, recorded in Volume 189, Pg. 396, Official Public Records of Gillespie County, Texas, for a corner of this tract.

THENCE along the common line of said 0.26 of an acre tract and said 111.44 acre tract, the following bearings and distances;
1. N 00°34'49" W a distance of 25.18 feet to a 1/2" iron pin found for the Northeast corner of said 0.26 of an acre tract, an interior corner of said 111.44 acre tract for an interior corner of this tract.
2. N 89°58'07" W a distance of 206.17 feet to the POINT OF BEGINNING and containing 11.354 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description as to the area or quantity of land is not a representation that such area or quantity is correct, but is made solely for informational and/or identification purposes and does not override the exception contained in Schedule B, Item 2 herein.

Principal Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Arts and Crafts
~~Club or Lodge~~
~~Cocktail Lounge~~
Consumer Convenience Services
Consumer Repair Services
Cultural Services
Day Care Services
Financial Services
General Retail Sales
Guidance Services
Local Utility Services

Mobile Food Establishments, but not in any right-of-way, public easement or in the Historic Overlay District, except that Mobile Food Vendor's in t District Overlay shall be allowed on school property, museum property, church property, and public property subject to section 8-117(h).
Multiple Family Residential (Section 3.120)
Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
~~Restaurant ?~~
Single Family Residential (detached) if structure was not used as other than residential in its most recent use
Short-term Rental Unoccupied: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, Facility: (With a STR permit and adherence to Chapter 20, Article VII)
Corporate Housing (Chapter 20, Article VII)

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Business or Trade School
Business Support Services
Commercial Off-Street Parking
Communications Services
Condominium Residential (section 7.610)
Custom Manufacturing
Drive through Facilities associated with any use
Duplex Residential
Food Sales
Funeral Services
Club or Lodge

Cocktail Lounge
Liquor Sales
Restaurant

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM:
MEETING DATE: August 6, 2025 **SECTION:** DISCUSSION ITEMS **ITEM:** i.

CAPTION: Planning & Zoning Special Meeting September 23, 2025

SUMMARY:

BACKGROUND:

STAFF RECOMMENDATION:

ATTACHMENTS:
None

APPROVAL/REVIEW:

Date: August 01, 2025

Cliff Cross, Director of Development Services

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM:
MEETING DATE: August 6, 2025 **SECTION:** DISCUSSION ITEMS **ITEM:** ii.

CAPTION: Amendment Discussion

SUMMARY:

BACKGROUND:

STAFF RECOMMENDATION:

ATTACHMENTS:
None

APPROVAL/REVIEW:

Date: August 01, 2025

Cliff Cross, Director of Development Services