



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, October 1, 2025 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Janice Menking, Chair
Tim Dooley, Member
Jim Jarreau, Member
Todd Peters, Member
Belinda McDonnell, Member

George Hager, Member
Tom Musselman, Member
Tyler Pansing, Member
Sondra Sultemeier, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a Special session on Wednesday, October 1, 2025, at 5:30PM. Link to City of Fredericksburg agenda webpage to watch video of the recorded meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on October 1, 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.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A. September 3, 2025, Regular Meeting Minutes

4. PUBLIC HEARING

- A. **Request Z-2515:** By Mark Cornett with Cornett Engineering Requesting a Land Use Change from Rural (R) to Low Density Residential (LDR) and to Establish a Zoning of R1, Single Family Residential for Approximately 39 Acres of Land Located at 612 Hollmig Lane.

- i Presentation by the Applicant
- ii Presentation by the Staff

- iii Hold Public Hearing
 - iv Take Action on the Land Use Change and Establishment of Zoning
- B. **Request Z-2518:** By Sitman Wainright to Consider a Conditional Use Permit (CUP) Per Section 3.320 of the Zoning Ordinance to allow for General Warehousing & Distribution, and Light Manufacturing uses for the property legally described as Kerr Rd Comm Ctr II Lot 1, Located at 977 Kerr Road, Fredericksburg, Texas.
- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit
- C. **Request Z-2519:** By Stan Klein Architect to Consider a Conditional Use Permit (CUP) Per Section 3.200 C1-Neighborhood Commercial for property legally described as Allen Addn Lot 128B-AR, Located at 648 and 652 Post Oak Road, Fredericksburg, Texas. The applicant is requesting to operate a Club or Lodge in a C1-Neighborhood Commercial District.
- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit
- D. **Request Z-2520:** By Mustard Architects to Consider a Conditional Use Permit (CUP) Per Section 3.220 CBD-Central Business District and Section 3.7000 (PUD) for property legally described as FBG ADDN BLK 40 LOTS 579, 580, 581 AND 582, G E CO UNMBR LOTS LOT GE UNMBR LOT ADJOINS FBG ADD BLK 40 LOTS 579 AND 580 LOCATED AT 108, 110, 112 AND 116 E. UFER ST.; AND 306 & 308 S. LLANO ST., FREDERICKSBURG, TEXAS.

The applicant is requesting a Land Use Change from Downtown Central Business District (CBD) to Commercial (C) (Mixed Use Community/Corridor Place Type and a Zoning Change from Central Business District (CBD) and Open Space (OS) to a Planned Use Development (PUD) to accommodate the proposed mixed-use development including a hotel, lodging, restaurant and mixed-use retail services.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action on the Conditional Use Permit
- v Take Action on Land Use Change
- vi Take Action on Zoning Change For PUD

5. ACTION ITEMS

- A. **SP-2513:** By Gillespie County Committee on Aging DBA Golden Hub Community Center to consider and take action on the Site Plan for construction of a building expansion along with associated improvements at the property commonly known as 648 Post Oak Road, Fredericksburg, Texas.

- B. **Request P-2425:** By Lantana Owner, LLC. to Consider the Review of a Development Plat for 405 Goehmann Lane, Fredericksburg, Texas.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at 4:30PM. on September 25, 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
September 3, 2025, 5:30 P.M.**

On the 3rd day of September 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
TOM MUSSELMAN
TIM DOOLEY
BELINDA MCDONNELL
JIM JARREAU
GEORGE HAGER
SONDRA SULTEMEIER

ABSENT: TYLER PANSING (A)

ALSO, PRESENT: CLIFF CROSS – Director of Development Services
Susana Huerta – Asst. Director of Development Services
JAN MUSGROVE – Planner I
EVAN WILLIAMSON– Staff Engineer
MICK MCKAMIE – Legal Counsel

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

Introduction of New Assistant Director:

Janice Menking introduced Susana Huerta as the new Assistant Director of Development Services.

Susana Huerta shared that she was happy to be in Fredericksburg and had most recently been the Planning and Zoning Director for the City of Leon Valley and previously held leadership positions in Cibolo, Bulverde, Boerne, and Laredo, and holds a master's degree in planning with certification from the American Institute of Certified Planners.

Recognition of Jeff Lawrence's Service:

Janice Menking officially thanked Jeff Lawrence for his service to the Planning and Zoning Commission following their recent resignation. She expressed appreciation for Jeff Lawrence's contributions to the Commission and wished him well in future endeavors.

Public Hearing:

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.

Janice Menking and Sondra Sultemeier recused themselves from the dais.

Staff Presentation:

Cliff Cross stated that the Board was familiar with the application and gave a brief history on the item. One of conditions from the previous month's meeting was for the applicant and the Director of Development Services to meet with the HOA members of the Windcrest Subdivision prior to the September P&Z meeting. Mr. Cross stated that this meeting had occurred and had been a fruitful meeting. Mr. Cross went on to say that earlier in the day, Mr. McMinn had announced that he may be interested in presenting an amended application and that was considering developing the Townhome lot – Lot 1R-1 and leave the other lot – Lot 1R—2 undeveloped at this time.

Cliff Cross summarized the conditions discussed with the Windcrest HOA, including a 20-foot buffer, removal of some guest parking spaces, construction of a bern or fence for screening, prohibition of short-term rentals, identification of residential areas on the site plan, and construction workday limits.

Applicants Presentation:

Mr. P.V. McMinn with Nuvista Development presented an amended request to the Commission to withdraw the application for Lot 1R-2 and proceed only with the townhome development on Lot 1R-1. Mr. McMinn cited the need for significant design changes for future condominiums and interest from a third party for a portion of the property for an assisted living center.

Public Comments:

Marlene Pylate, President of the Windcrest Patio Homes Association, confirmed that the HOA's concerns had been addressed in the proposed conditions but emphasized the need for good faith and skepticism due to past experiences.

Discussion:

Commission members expressed concerns over the late-stage amendment, lack of clarity on the site plan, and the need for a clean, standalone proposal for Lot 1R-1. The Board requested the applicant return with a revised, comprehensive plan.

Tim Dooley made a motion to deny the application as presented. Jim Jarreau seconded the motion. All voted Aye and the motion carried.

Janice Menking and Sondra Sultemeier returned to the dais at 6:08PM

Request Z-2514 by Stuart Barron to consider the following:

A. A Land Use Change from High Density Residential/Commercial Center (HDR/CC) for Property Located at 514 Friendship Lane and Identification Numbers 183782 & 30276.

B. A Zoning Change from C1.5, Medium Commercial to C2, Commercial for Property Located at 514 Friendship Lane and from C1, Neighborhood Commercial to C2, Commercial for Identification Numbers 183782 & 30276.

Staff Presentation:

The Applicant was not present, and Mr. Cliff Cross Staff explained that the previous action only formally included one parcel, so the current action was to ratify the inclusion of all three parcels for the land use and zoning change.

Janice Menking opened the floor for Public Comments at 6:12PM and closed it at 6:12PM.

Discussion:

Commissioners discussed the practice of avoiding spot zoning and the importance of approaching neighboring property owners to encourage consistent zoning across, clarifying the inclusion of all relevant parcels and discussing the avoidance of spot zoning. Tom Musselman asked that Staff reach out to the neighboring lot to ascertain if they would re-zone to C2.

Jim Jarreau made a motion to Approve the Land Use change from High Density Residential to Commercial Center (HDR/CC) for property located at 514 Friendship lane and identification lot numbers 183782 & 30276.

Tom Musselman seconded the motion. All voted Aye and the motion carried.

Jim Jarreau made a motion to approve the Zoning change from C1.5 (Medium Commercial to C2, Commercial for property located at 514 Friendship Lane and from C1 (Neighborhood Commercial to C2, Commercial for Identification lot numbers 183782 & 30276.

Tom Musselman seconded the motion. All voted Aye and the motion carried.

Request Z-2517: By Itz Family, L.P. to Consider the Following:

A. A Land Use Change from Low Density Residential (LDR) to Commercial (C) (General Commercial Place Type) for 104 North Olive.

B. A Zoning Change from R1, Single Family Residential to C2, Commercial for Property Located at 104 North Olive.

Applicant's Presentation:

Jared Itz stated his intent was to use the property for a small office building and to maintain the existing residence for the time being.

Staff Presentation:

Cliff Cross recommended C1 Neighborhood Commercial Zoning, instead of the request C2 zone noting that professional offices are permitted by right use in C1 and that C2 would be inconsistent with the comprehensive plan's transitional land use intent.

Discussion:

The Commission considered a request to rezone 104 North Olive from single-family residential to commercial, ultimately recommending C1 neighborhood commercial zoning instead of the

requested C2 general commercial to maintain consistency with the comprehensive plan and neighborhood context.

Jim Jarreau made a motion to approve the land use change from low density Residential (LDR) to Commercial (C) (General Commercial Place Type) for 104 N Olive.

Tom Musselman seconded the motion. All voted Aye and the motion carried.

Jim Jarreau made a motion to rezone the property located at 104 N Olive from R1, Single Family Residential to C1, Neighborhood Commercial.

George Hager seconded the motion. All voted Aye and the motion carried.

Janice Menking recused herself from the dais.

Request Z-2516: By Create Healthy Wellness Center Expansion and CUP and consideration of a Site Plan and Entry Corridor Application to accommodate a proposed 49,471 sq ft. addition to the existing nonconforming Personal Improvement Services and Indoor Sports and Recreation Center at 1006 South State Highway 16.

Applicant's Presentation:

Dawn Bourgoius presented the proposed expansion of the Create Healthy Wellness Center, including a new aquatic facility and gymnasium. She explained the need for expansion due to increased membership and the aging aquatic facility, outlining plans for a new pool, expanded fitness areas, and repurposing the existing pool space.

Staff Presentation:

Cliff Cross Staff clarified that the expansion required a conditional use permit (CUP) due to the non-conforming use status in the public facilities zone (PF), and that the city's ordinance allows such expansion with a CUP. Mr. Cross stated that it would be a good idea to add as a condition to the CUP that the adjacent parking lot (extra parking) on Reuben Street be tied to the Wellness Centre in perpetuity as the current parking on site was not sufficient for the expansion.

Discussion:

The board discussed the multiple parking lots, and the requirement for a recorded parking covenant to ensure dedicated parking for the expanded facility. The Site Plan and Entry Corridor application was briefly discussed, and the following would be subject to administrative review of civil construction plans, detention pond location, sidewalk placement on Windcrest, utility connections, setback confirmation, and the parking covenant.

Jim Jarreau made a motion to approve the CUP and the Site Plan and Entry Corridor application with staff recommendations:

- 1) civil construction plans
- 2) detention pond location,
- 3) sidewalk placement on Windcrest
- 4) utility connections

- 5) setback confirmation,
- 6) and the parking covenant.

Tom Musselman seconded the motion. All voted Aye and the motion carried.
6:55 PM Janice Menking returned to the dais.

Request P-2416 – Review with potential action on an amended final Plat for Chick-Fil-A subdivision located on the Southeast Corner of Hwy 87 and Friendship Lane to include approval of a potential lot split of Lot 1AR-2 and incorporate an integrated business sign to serve the commercial lots.

Applicant’s Presentation:

Stephanie Stewart proposed a 12-foot integrated business sign to serve three tenants, replacing the need for three separate monument signs and addressing the landlocked status of one tenant in the rear of the lots.

Staff Presentation:

Staff explained that the integrated sign is permitted under the sign code with an agreement among the properties, and that the sign's square footage would count as the ground sign for each business. The location of the proposed sign would be recorded on the Plat for the lot facing Friendship lane that was yet to be developed.

Discussion:

The Commission agreed that a single integrated business sign for three tenants instead of multiple monument signs was a better option.

Tim Dooley made a motion to approve the single integrated business sign for three tenants conditioned upon the following:

- 1) Engineering Approval Prior to Sign Off
- 2) Verification of an agreement and Compliance with the requirements of the Integrated Business Sign Criteria defined in Section 29.3.

George Hager seconded the motion. All but Jim Jarreau voted Aye. The motion carried.

The applicant asked if they wanted the base to match Chick-Fil-A’s base or to match it to the building that will be built there.

Cliff Cross mentioned that when those plans are presented to staff, he would contact her and let her know what the material the building would be, and it would match that.

Approval of Minutes:

Tom Mussleman made a motion to approve the minutes with corrections for the August 6th meeting. Jim Jarreau seconded the motion. All voted Aye and the motion carried unanimously.

Directors Report:

Mr. Cross welcomed Susana Huerta as the new Assistant of Development Services again and mentioned how qualified she was and that her arrival was truly going to be a benefit to the

department. He mentioned that he was working on the RFQ for the **Unified Development Code (UDC)** and that it would be ready to go out soon. He described the strategic drafting of the RFQ to avoid 'cookie cutter' responses and ensure consultants are well-suited to Fredericksburg's needs, with a scoring system and potential interviews built into the process.

He reminded the Commission members of the Special Meeting slated for Tuesday, September 23, 2025, at the John Klein Room with the goal of creating a unified document.

The commissioners discussed the importance of reviewing the comprehensive plan, tracking assigned items, and maintaining focus on ongoing priorities during the UDC process.

Follow-up tasks:

Unified Development Code Consultant Selection: Ensure the RFQ for the Unified Development Code is distributed to qualified consultants and vet responses to avoid cookie-cutter solutions, including possible interviews and committee review.

Comprehensive Plan Implementation Tracking: Prepare and distribute a refresher summary on the comprehensive plan and the list of items assigned to Planning and Zoning, including status updates on ongoing priorities such as the liquor on Main Street issue.

October Meeting Rescheduling: Mr. Cross mentioned that a Special Planning and Zoning Commission meeting would be held on October 1st and confirmed that the meeting scheduled for the 8th would be cancelled.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 7:21 PM.

PASSED AND APPROVED on the 1st day of October 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: October 1, 2025

SECTION: PUBLIC HEARING **ITEM:** A.

CAPTION: **Request Z-2515:** By Mark Cornett with Cornett Engineering Requesting a Land Use Change from Rural (R) to Low Density Residential (LDR) and to Establish a Zoning of R1, Single Family Residential for Approximately 39 Acres of Land Located at 612 Hollmig Lane.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action on the Land Use Change and Establishment of Zoning

SUMMARY:

The applicant requests to change the Land Use from Rural (R) to Low Density Residential (LDR) and establish a Zoning of R1, Single Family Residential for approximately 39 acres of land located at 612 Hollmig Lane.

BACKGROUND: The subject property is approximately 39 acres on the West side of Hollmig Lane and is currently located outside the City Limits in the Extra Territorial Jurisdiction (ETJ), however, the applicant has submitted a Voluntary Annexation Request that will be considered by City Council on October 21, 2025. As part of that process, the property needs to be zoned, which requires a recommendation by the Planning and Zoning Commission.

The surrounding properties are a mix of R1, Single Family Residential properties (Sonoma Oaks Subdivision) and R3, Multi-Family Residential (Woodland Cottages, 60+ units for 55 and older) to the North and Rural or large acreage tracts of land to the West, East and South. All surrounding properties possess a Land Use, but only properties located within the City Limits possess a designated Zoning.

It is the desire of the applicant to obtain a R1, Single Family Residential zoning to allow for future subdivision into R1, Single Family Residential lots. This requested zoning requires a corresponding Land Use from Rural (R) to Low Density Residential (LDR).

Sec. 3.100 - R1 Single Family Residential speaks to the development standards allowed in R1 and includes the following uses by right:

- Single Family Residential (Detached)

- Local Utility Services
- Short Term Rental Accessory
- Short Term Rental B&B

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

- Community Recreation
- Day Care Services
- Guidance Services
- Private Primary Education
- Private Secondary Education
- Religious Assembly

The following Property Development Standards would apply to all future lots:

Lot Size	Minimum Lot Area, 7,500 square feet; OR 10,000 square feet for guest house and Short-Term Rental, Accessory Use
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 2 1/2 Stories, 28 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per lot
(Living Area Only)	Minimum Dwelling Areas 750 Square feet
Maximum Building Coverage	Percent of Lot Area, 40 %
Maximum Impervious Cover	Percent of Lot Area, 55%

The Comprehensive Plan identifies the subject property with a future place type of Mixed Density Residential which is envisioned to provide a greater level of residential density in a variety of forms. This category best accommodates residences built to meet the "missing middle" segment of the market, which may include townhomes, attached dwellings, patio homes, and apartments. By integrating these housing types into traditional single-family neighborhoods, communities can enhance affordability, create walkable neighborhoods, and modestly boost density.

Appropriate Existing Zoning Districts would be R1-A, R2, R3, R5 and C1, Neighborhood Commercial.

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 September 29, 2025, no responses have been received.

STAFF RECOMMENDATION:

Staff recognizes that the applicant intends for this development to be an extension of Sonoma Oaks Subdivision (A 52 Lot, R1, Single Family Residential subdivision to the North). The Comprehensive

Plan identifies this area with a future place type of Mixed Density Residential which is envisioned to provide a greater level of residential density in a variety of forms. Appropriate land use types include single-family detached residential. The recommended underlying R1 Zoning would require a larger lot size than the R1-A district but would still be consistent with the trend of development throughout the area.

ATTACHMENTS:

1. Z-2515 Public Hearing Map
2. New LandUse Map
3. Z-2427 Land Use Map
4. Z-2427 Zoning Map
5. Z-2515_Sonoma South_Survey_Legal Description
6. Z-2515_Sonoma South Annex Petition
7. Z2515-KASPER - PROTEST_Redacted

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: September 26, 2025

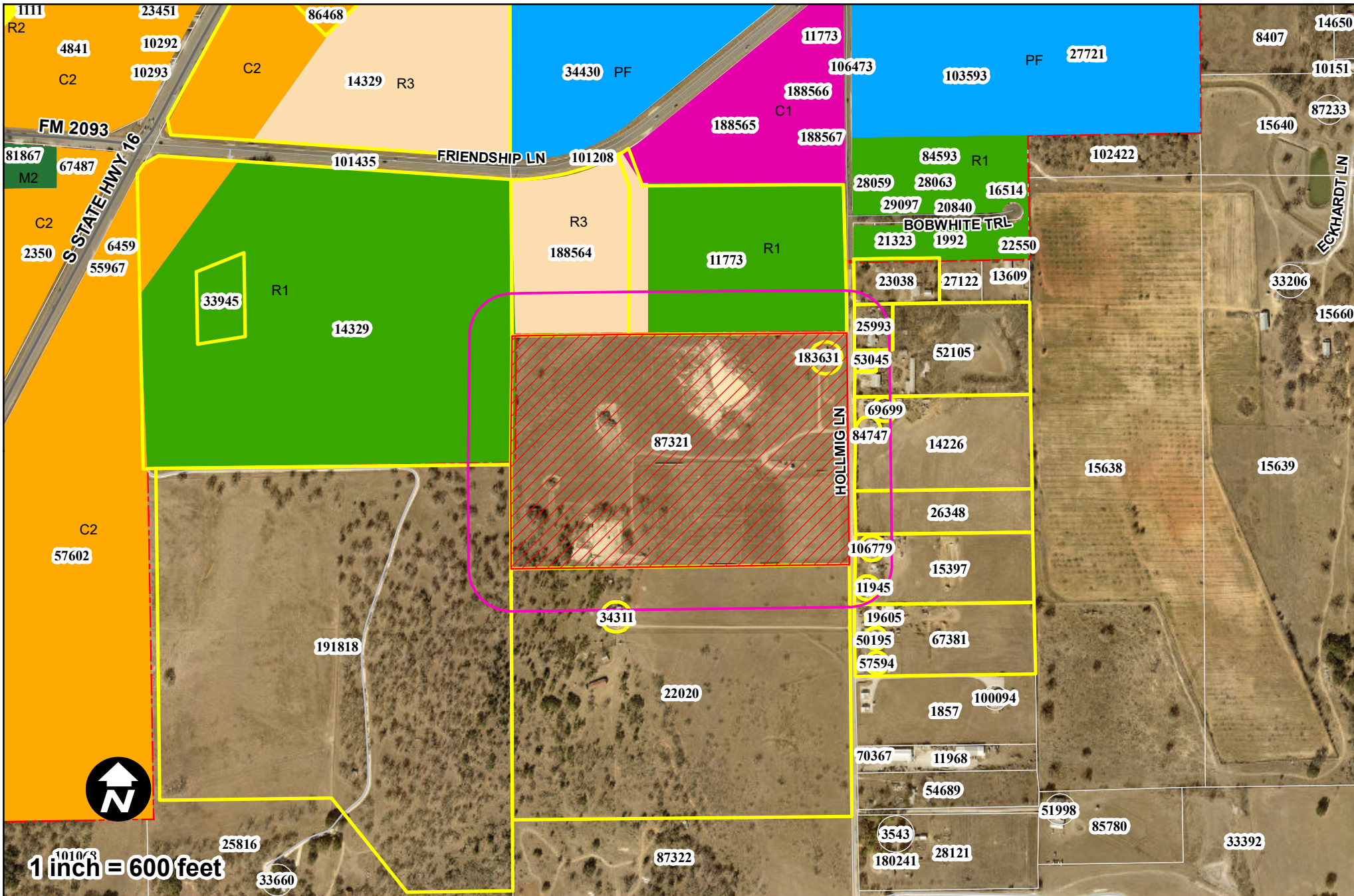
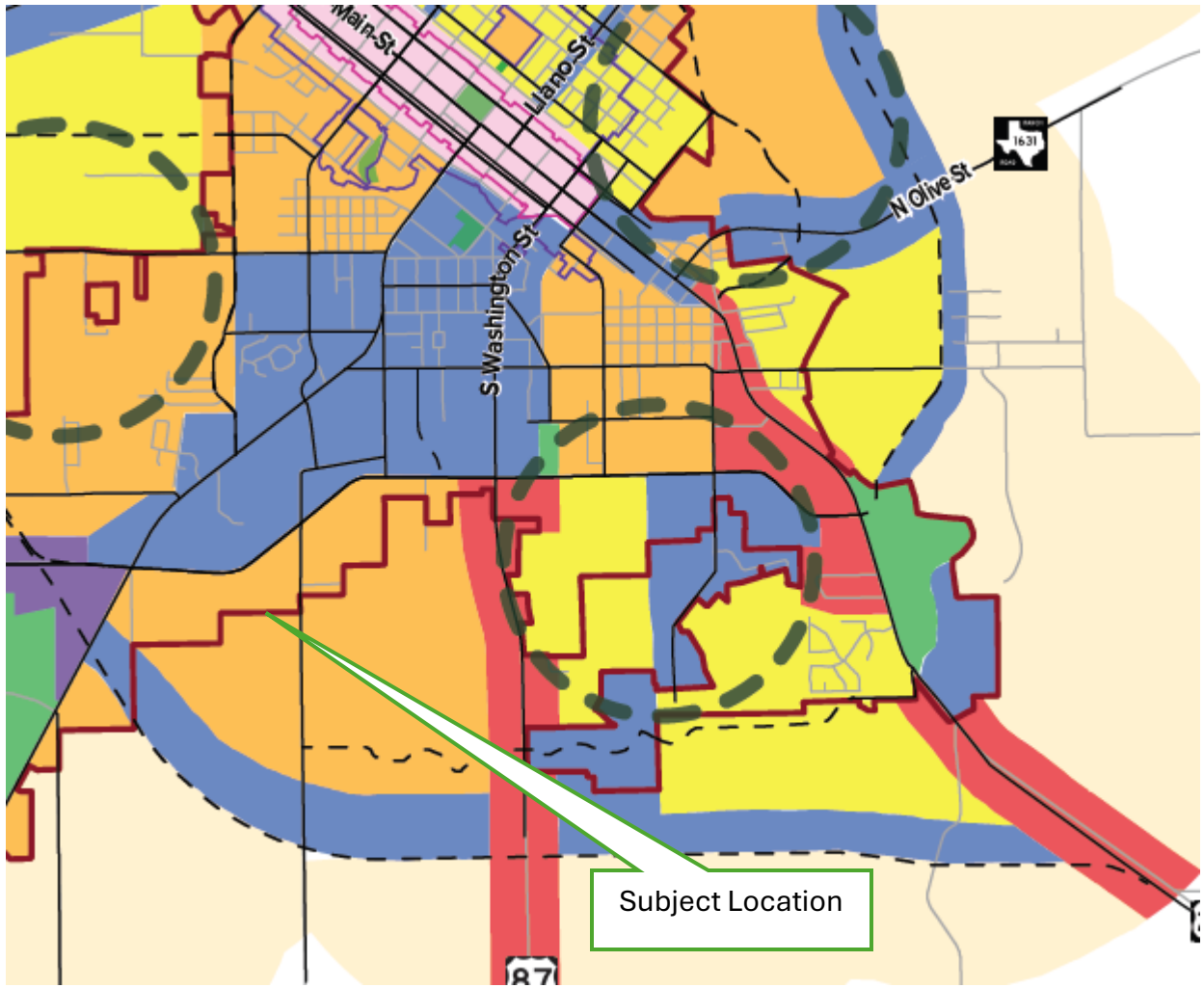


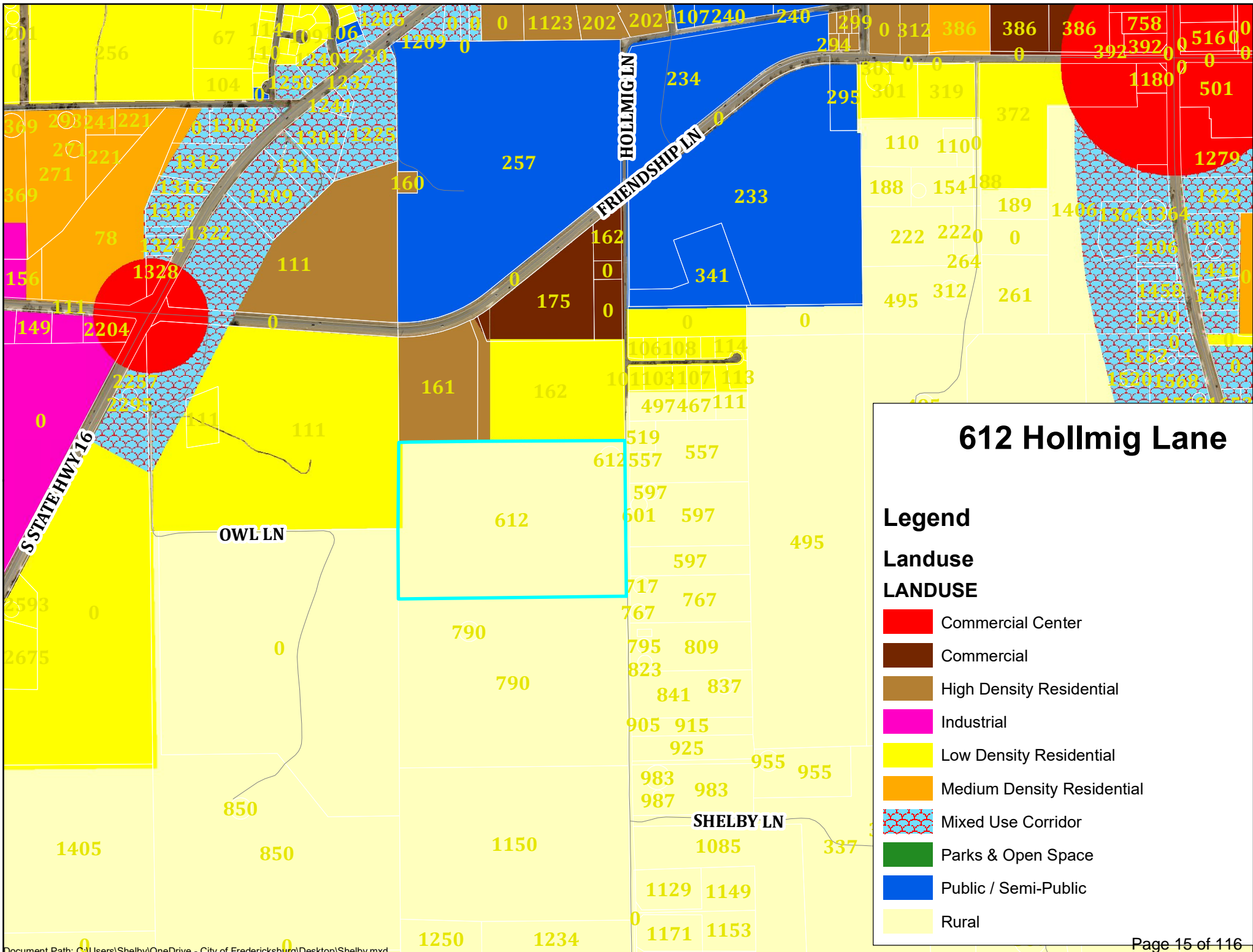
FIGURE 1
 City of Fredericksburg
 Z-2515 - 612 Hollmig

LEGEND

- | | | | |
|-------------------|------------------------|---------------------|--------------|
| Subject Property | 200' Notification Area | City Limit Boundary | GCAD Parcels |
| Notified Property | 1-Mile ETJ Boundary | | |







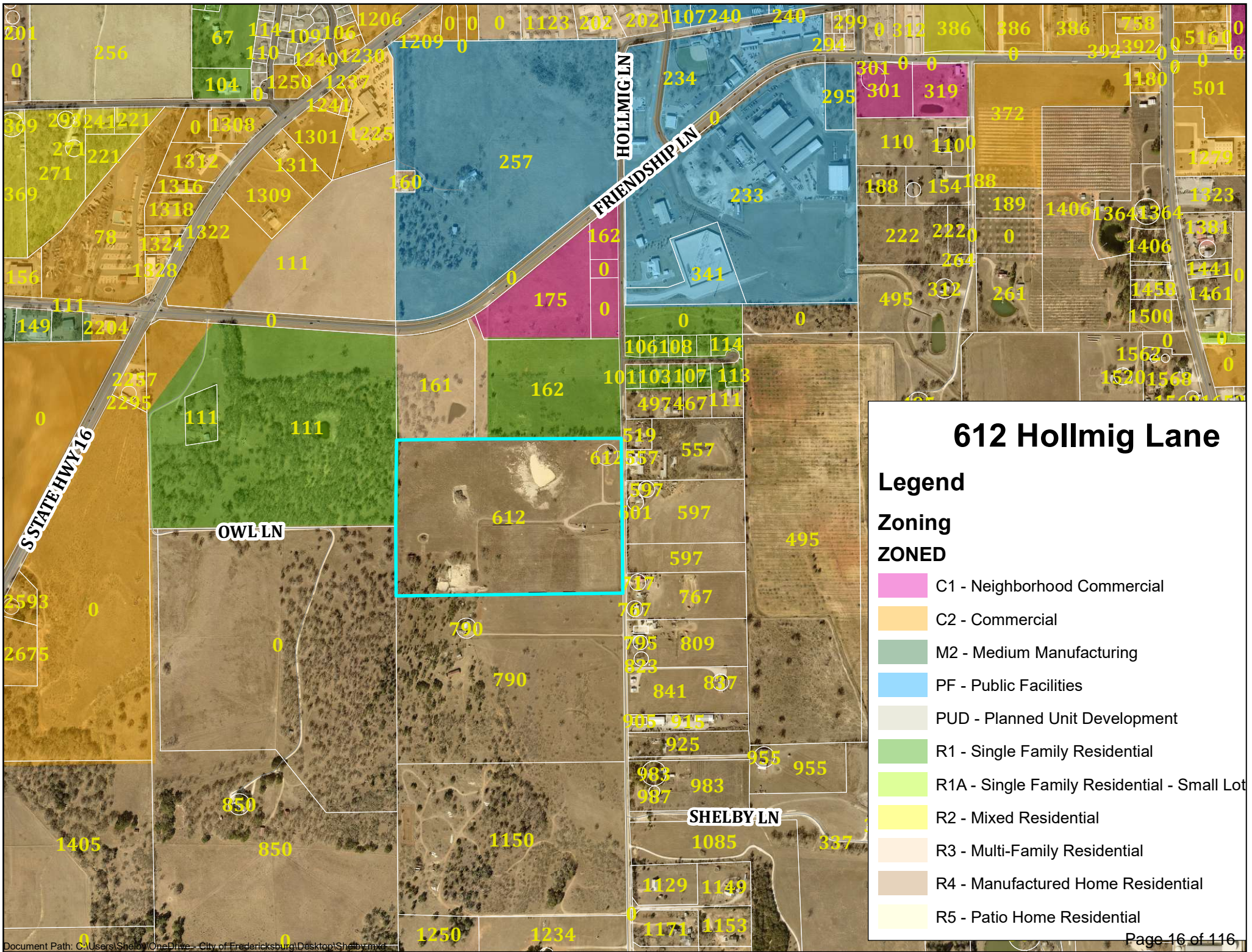
612 Hollmig Lane

Legend

Landuse

LANDUSE

- Commercial Center
- Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Parks & Open Space
- Public / Semi-Public
- Rural



612 Hollmig Lane

Legend

Zoning

ZONED

- C1 - Neighborhood Commercial
- C2 - Commercial
- M2 - Medium Manufacturing
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential



4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

LEGAL DESCRIPTION: Being 39.345 acres of land out of the George Debrant Survey No. 42, Abstract No. 180 in Gillespie County, Texas and being all of that certain 39.38 acre tract described in Instrument No. 20170595 of the Official Public Records of Gillespie County, Texas; Said 39.345 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in October 2023 and November 2024:

BEGINNING at a 4 inch by 4 inch metal fence corner post found in the west line of Hollmig Lane for the southeast corner of that certain 100 acre tract described in Volume 83, Page 321 of the Deed Records of Gillespie County, Texas and the northeast corner hereof, and from which a 1/2 inch rod with a cap marked "MDS SURVEYING" found for the southeast corner of that certain 0.163 acre tract dedicated to the City of Fredericksburg for street right-of-way purposes and shown on the plat of the Prospect Addition, Phase 2, recorded in Volume 7, Page 43 of the Plat Records of Gillespie County, Texas bears North 02°03'43" East a distance of 1.61 feet;

THENCE South 00°40'12" East a distance of 1086.35 feet along the west line of said Hollmig Lane to a 4 inch by 4 inch metal fence corner post found for the northeast corner of that certain 43.0 acre tract described in Volume 578, Page 576 of said Official Public Records and the southeast corner hereof;

THENCE South 89°13'38" West a distance of 1580.31 feet along the north line of said 43.0 acre tract to a 1/2 inch iron rod found with a cap marked "Bonn 4447" in the west line of said Abstract No. 180, the east line of the Edward Hodgekin Survey No. 55, Abstract No. 298, and the east line of that certain 66.472 acre tract described in Instrument No. 20237494 of said Official Public Records, for the northwest corner of said 43.0 acre tract and the southwest corner hereof;


THENCE along the west line of said Abstract No. 180 and the east line of said Abstract No. 298, the following 2 courses:

1. North 00°16'22" West a distance of 490.63 feet along the east line of said 66.472 acre tract to a 4 inch by 4 inch metal fence corner post found for the northeast corner of said 66.472 acre tract and the southeast corner of that certain 87.35 acre tract described in Volume 480, Page 609 of the Real Property Records of Gillespie County, Texas;
2. North 00°26'56" East a distance of 600.27 feet along the east line of said 87.35 acre tract to a 1/2 inch iron rod found for the southwest corner of Lot 1 of the Prospect Addition as shown on the plat recorded in Volume 7, Page 42 of said Plat Records, the southwest corner of that certain 9.754 acre tract described in Instrument No. 20226658 of said Official Public Records, the southwest corner of said 100 acre tract, and the northwest corner hereof;

THENCE North 89°23'16" East along the south line of said 100 acre tract, at a distance of 549.54 acre tract pass a 1/2 inch iron rod with a cap marked "Searchers RPLS 6275" found, continuing in all for a total distance of 1565.19 feet to the POINT OF BEGINNING containing 39.345 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;



Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: October 24, 2023, Revised December 4, 2024
Job# 23-6825



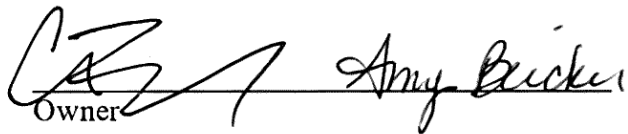
PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

**TO THE MAYOR AND GOVERNING BODY OF THE CITY OF
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS:**

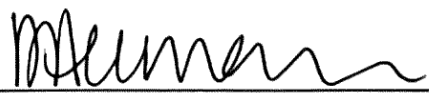
The undersigned owner(s) of the hereinafter described tracts of land, being more particularly described by metes and bounds description in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex all parts of the Area into the City of Fredericksburg so that the entire Area shall be included within the incorporated City of Fredericksburg, Texas, and does hereby certify and represent the following:

1. The Area is contiguous to the existing corporate limits of City of Fredericksburg,; and
2. The Area is not included in the extra territorial jurisdiction of any other municipality;
3. The undersigned has the legal authority to make this request; and
4. All persons with ownership interest in the Area have signed below.


Owner

STATE OF TEXAS :
 :
COUNTY OF GILLESPIE '

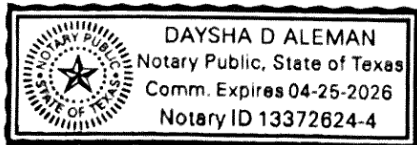
This instrument was acknowledged before me on the 14th day of December,
2024, by Daysha Aleman.



Notary Public in and for the State of Texas
Daysha Aleman

Type or Print Notary's Name

My Commission Expires:
04/25/26

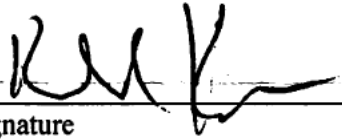


Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521



REQUEST NO. Z-2515

As an interested property owner, I (PROTEST) / (APPROVE) the requested LANDUSE CHANGE AND ESTABLISH ZONING REQUEST, represented by the above file number because:


Signature

Kendrel Kasper
Printed Name

Sept 16, 2025
Date





PLANNING AND ZONING COMMISSION
AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: October 1, 2025

SECTION: PUBLIC HEARING ITEM: B.

CAPTION: Request Z-2518: By Sitman Wainright to Consider a Conditional Use Permit (CUP) Per Section 3.320 of the Zoning Ordinance to allow for General Warehousing & Distribution, and Light Manufacturing uses for the property legally described as Kerr Rd Comm Ctr II Lot 1, Located at 977 Kerr Road, Fredericksburg, Texas.

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

SUMMARY:

The applicant is requesting approval for a Conditional Use Permit (CUP Case Z-2316) per Sec. 3.320 of the Zoning ordinance to allow for General Warehousing & Distribution and Light Manufacturing uses on vacant property located at 977 Kerr Rd nextdoor to Heartland Enterprises. The original CUP approval was August 15, 2023 and the applicant would not be eligible for an extension in accordance with Section 5.481 if no construction has commenced as of August 15, 2025.

The proposed development would include 5 single-story buildings that are approximately 9,000 sq ft a piece and have 5 tenant spaces in each building. The anticipated uses are professional offices. However, the applicant wanted the option to market for General Warehousing & Distribution and Light Manufacturing uses for this development.

WAREHOUSING AND DISTRIBUTION establishments or places of business primarily engaged in wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants. The following are wholesaling, storage and distribution use types: Limited Warehousing and Distribution. Wholesaling, storage, warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses and moving and storage firms. General Warehousing and Distribution. Open-air storage, distribution and handling of materials and equipment. Typical uses include monument and stone yards, grain elevators, open storage yards and petroleum products storage and distribution.

LIGHT MANUFACTURING A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, including incidental storage, sales and distribution of such products, but excluding basic industrial processing. Typical uses include winery, sheet metal shop, welding shop and machine shop.

BACKGROUND:

This application was originally reviewed and re-reviewed for its conformity with relevant City Ordinances including

Sec. 7.131, review and evaluation criteria for Site Plans and Sec. 5.460, review and evaluation criteria for a Conditional Use Permit (CUP).

Site Area: 195,976 Sq Ft (4.499 Acres)

Zoning: M2, Medium Manufacturing **Sec. 3.320**

Building Coverage: 23% (45,181 Sq Ft) (80% Maximum) **Sec. 3.320**

Impervious Coverage: 82% (159,946 Sq Ft) (85% Maximum) **Sec. 3.320**

Heights: 1 Story (Proposed 22') (Max Height 38') **Sec. 3.320**

Parking: 114 provided, 113 required (General Retail, Professional Offices, General Warehousing and Light Manufacturing all require 1 parking space per 400 sq ft.) **Sec. 7.863**

Utilities: Utilities are available to serve this property and if an extension of utilities are required, it would be at the developers' expense.

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

Landscape & Screening: More detail is required to approve the Landscape and Screening Plan, including a landscape calculation based on **Sec.7920**. 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) LF. In addition, a hedge, wall, or other durable landscape barrier of at least two (2) feet in height, shall be place along the perimeter.

Public Hearing Notices: No Public Comments have been received as of 9/24/2025.

STAFF RECOMMENDATION:

Sec. 5.460, review and evaluation criteria for Conditional Use Permits (CUP) includes 13 items that must be considered when reviewing a CUP application. Of these 13 items, Staff finds that the applicant has met or responded to all the requirements.

The requested additional uses of General Warehousing & Distribution and Light Manufacturing are in keeping with existing uses on neighboring sites, such as Heartland Services which is a full-service production machine shop and Fredericksburg Cast Iron Co. In addition, the development requirements for all proposed uses have been planned for and incorporated into the design including parking and loading areas.

Staff recommends approval of the Conditional Use Permit conditioned upon the following:

Approved Landscape and Screening Plan
Approved Civil Construction Plan

ATTACHMENTS:

1. Z-2518 - 977 Kerr Road_MAP
2. Land Use Map
3. Place Type Map
4. Zoning Map

5. Z-25185_ Kerr Road Business Park - Preliminary
6. Z-2518_KERR ROAD BUSINESS PARK - Combined copy
7. Z-2316 CUP Narrative
8. Sec. 5.460. - CUP Review and Evaluation Criteria. (1)

APPROVAL/REVIEW:



Date: September 26, 2025

Cliff Cross, Director of Development Services

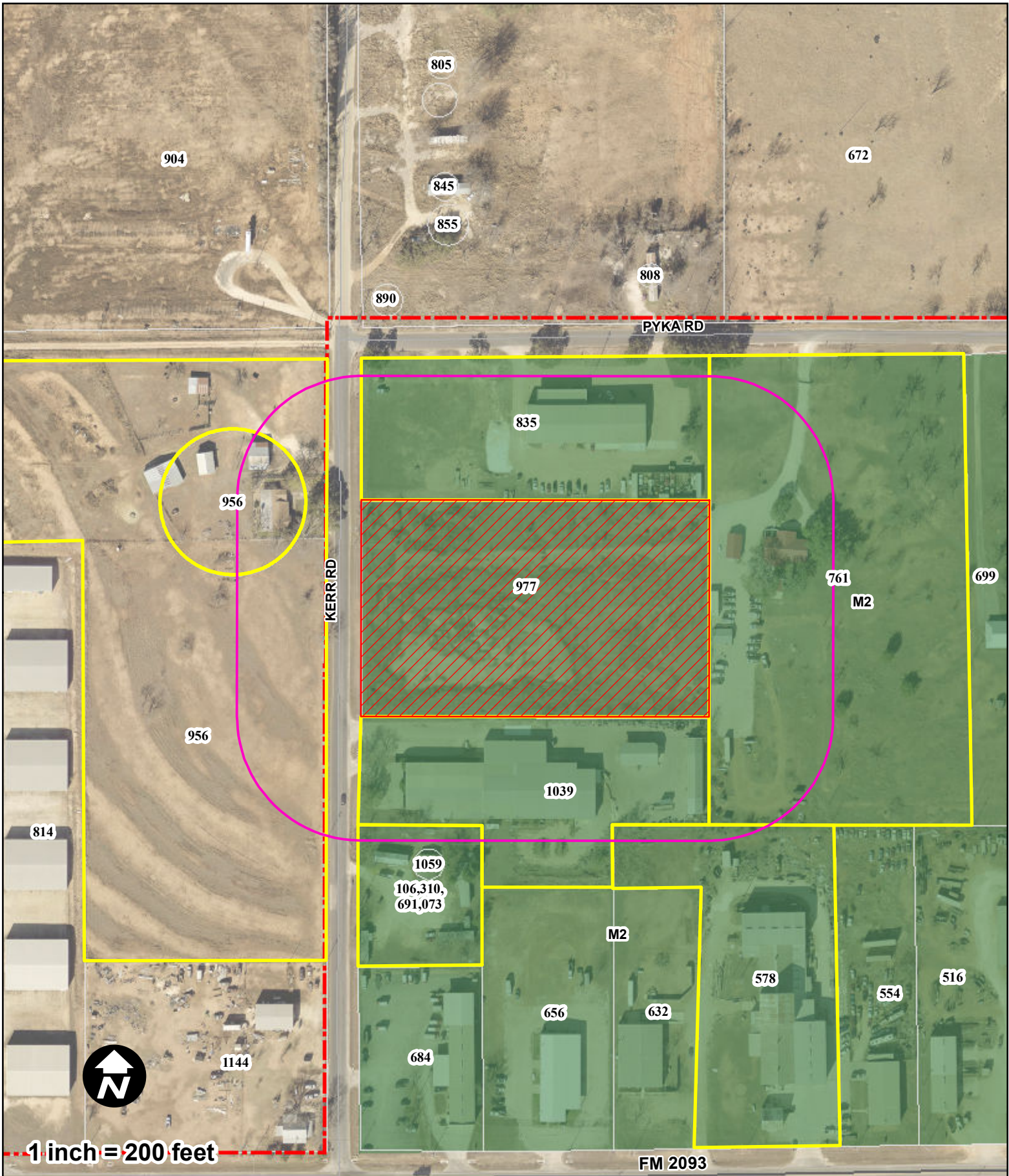
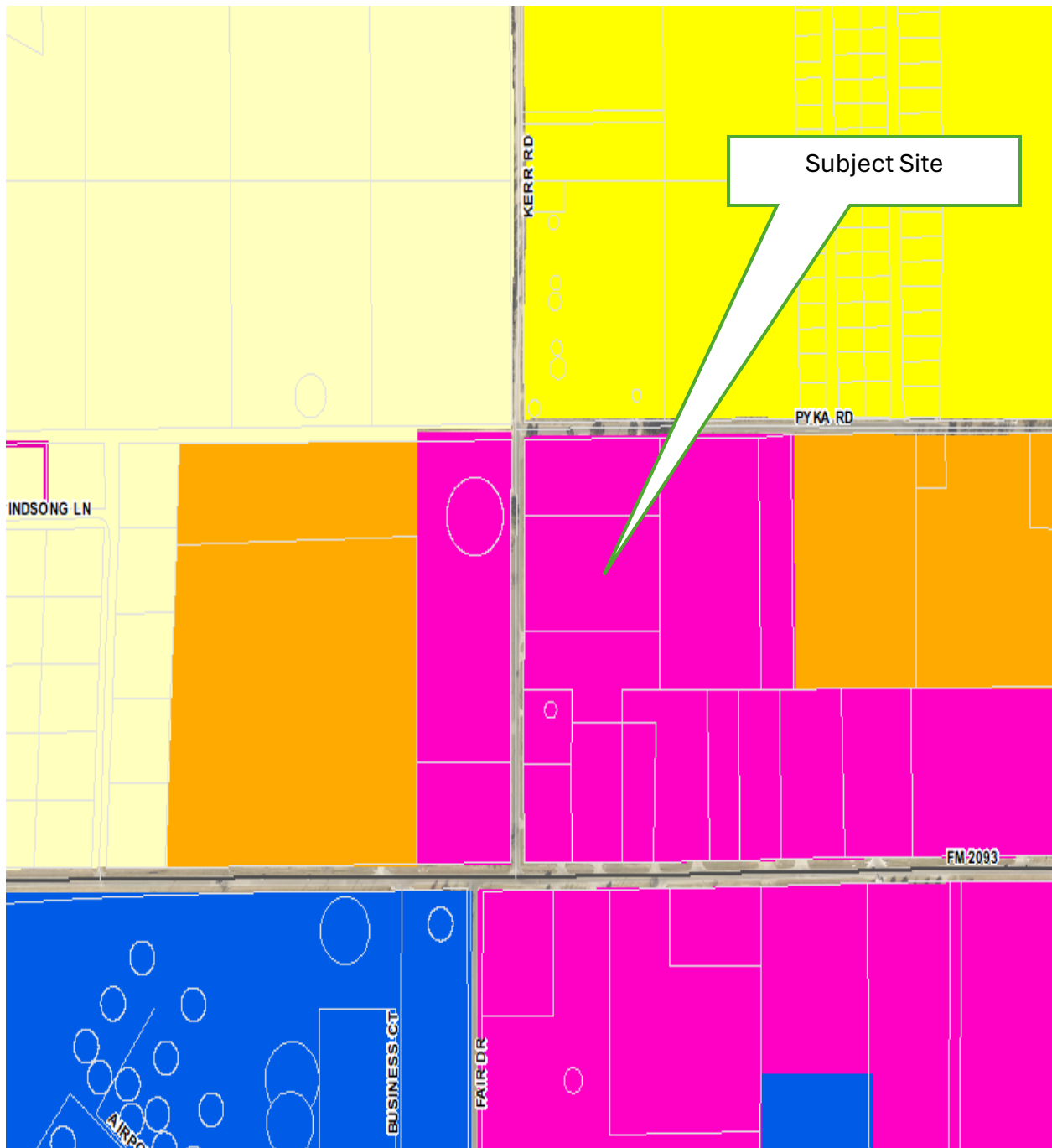
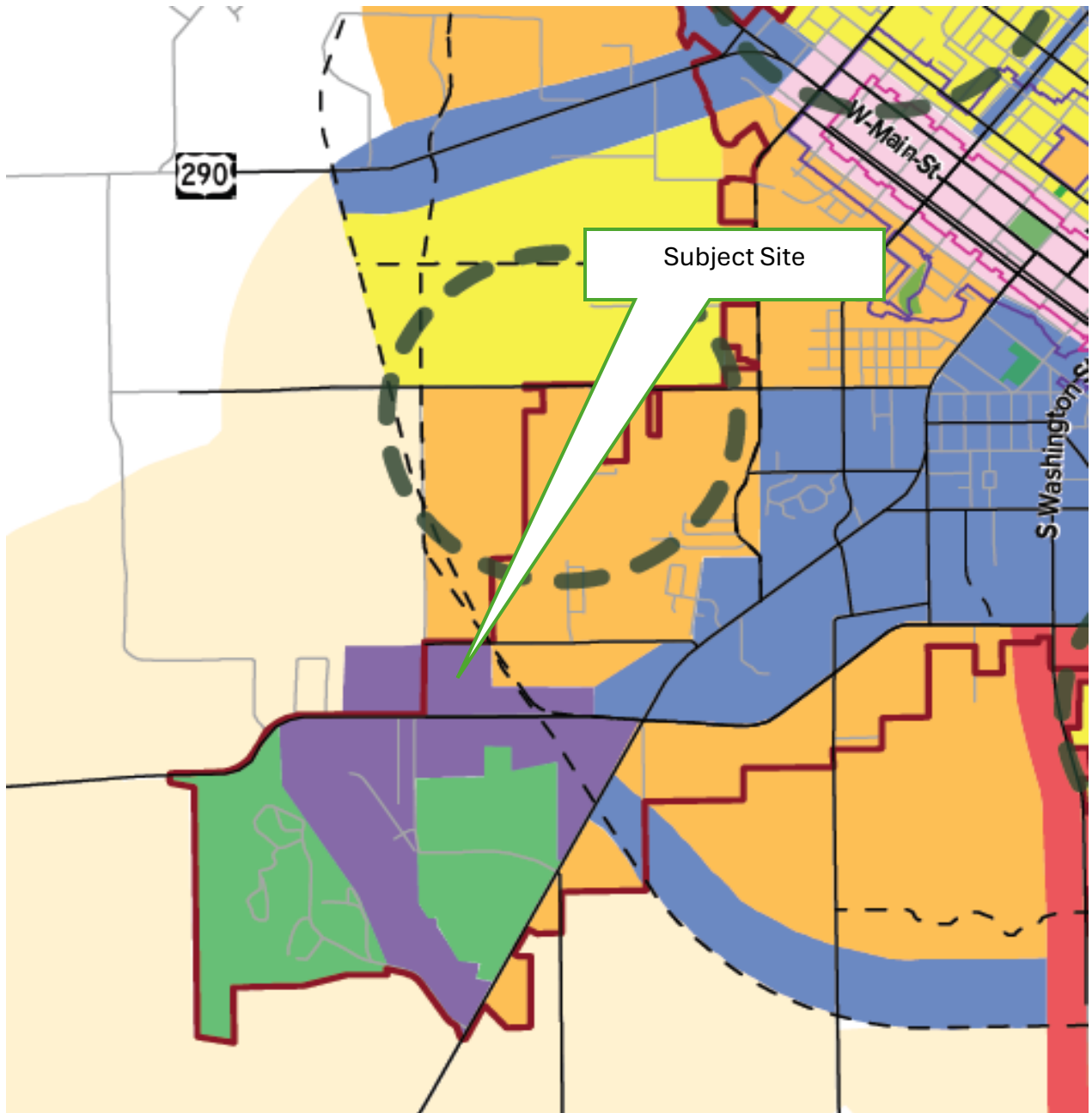


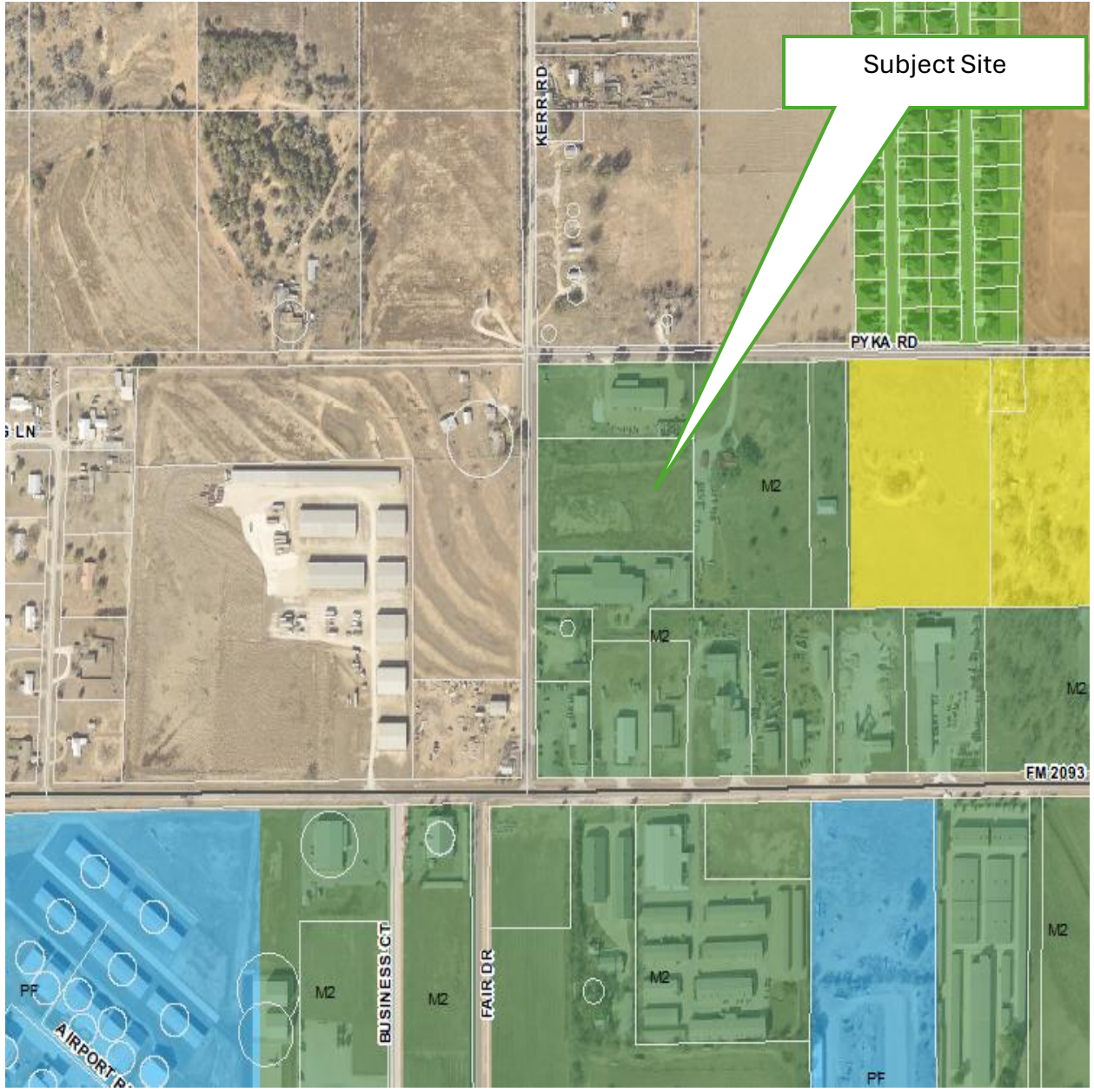
FIGURE 1
 City of Fredericksburg
 Z-2518 - 977 Kerr Road

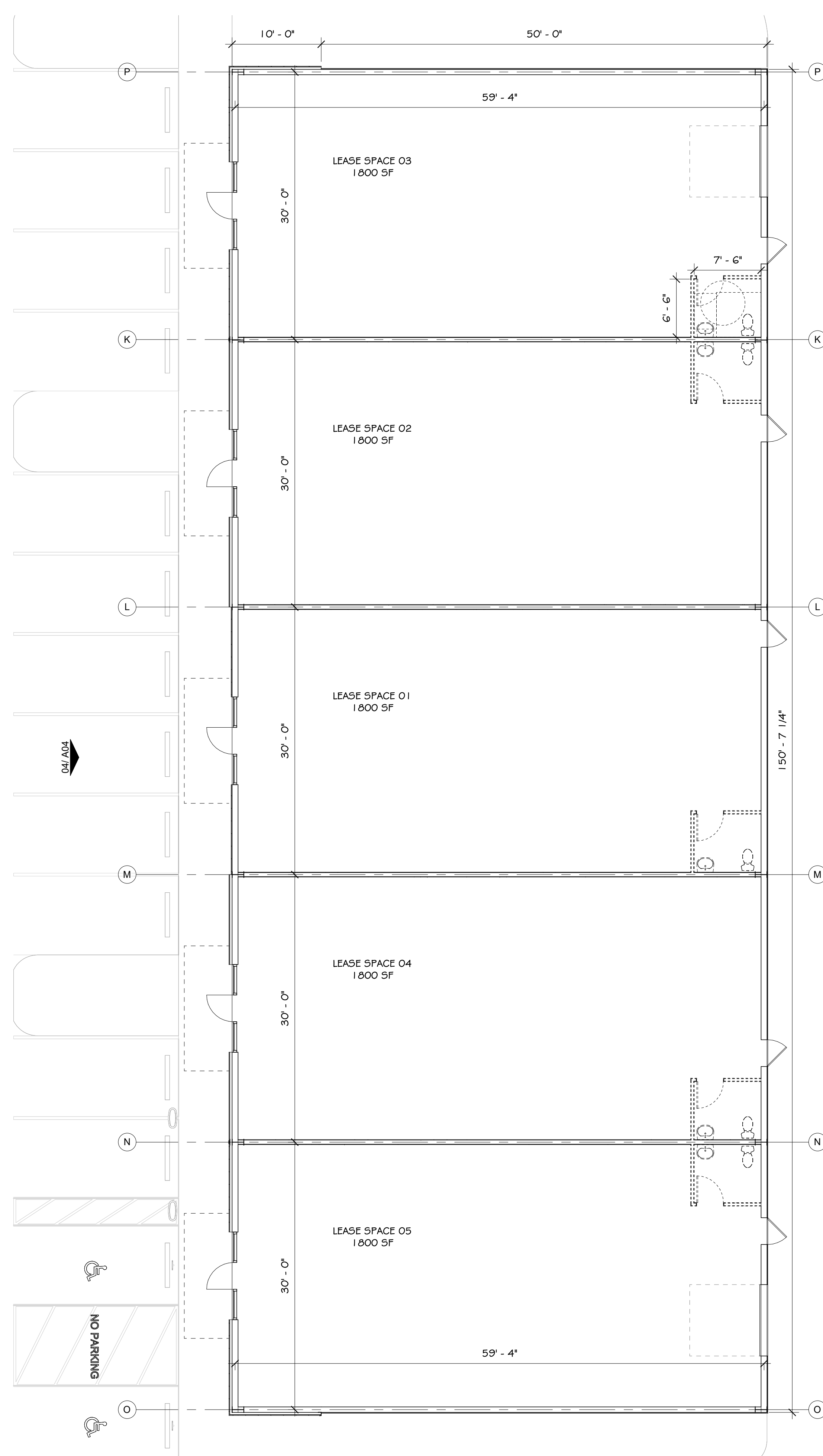
LEGEND

- | | | |
|-------------------|------------------------|---------------------|
| Subject Property | 200' Notification Area | City Limit Boundary |
| Notified Property | GCAD Parcels | |

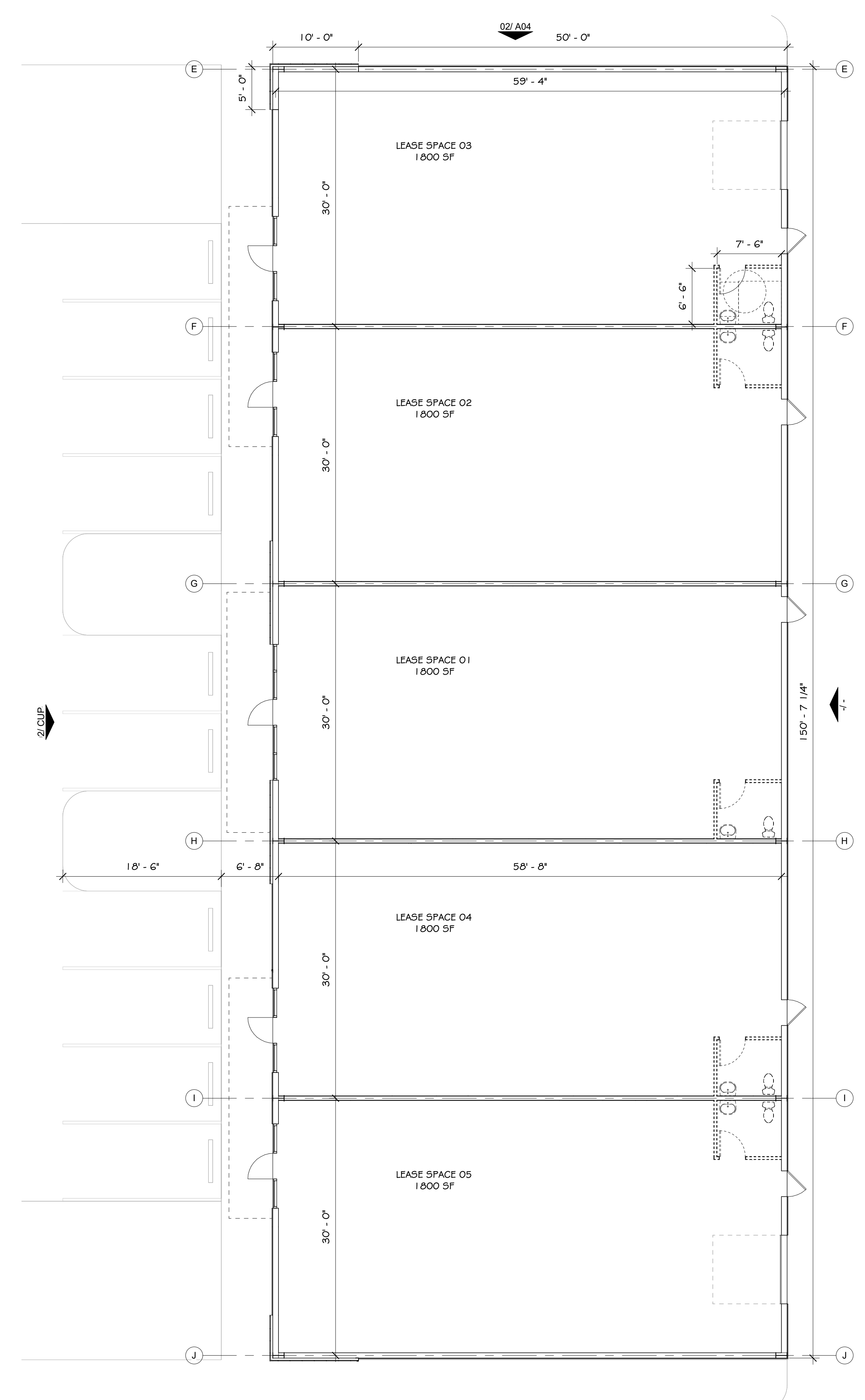
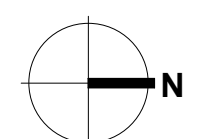




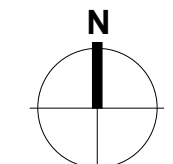




02 FLOOR PLAN - BUILDING B&C - OPTION 02
 SCALE: 1/8" = 1'-0"



01 FLOOR PLAN - BUILDING A
 SCALE: 1/8" = 1'-0"

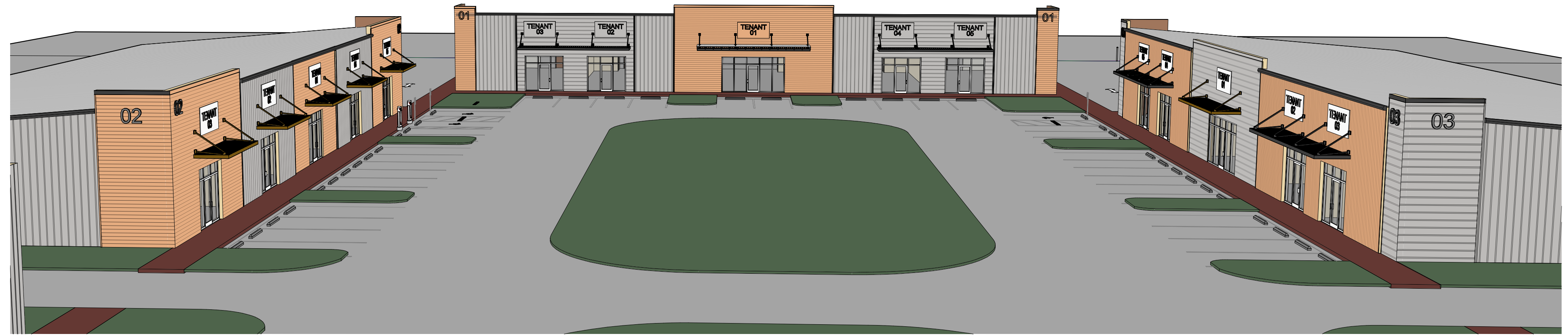


Kerr Road Business Park

Conceptual Floor Plans

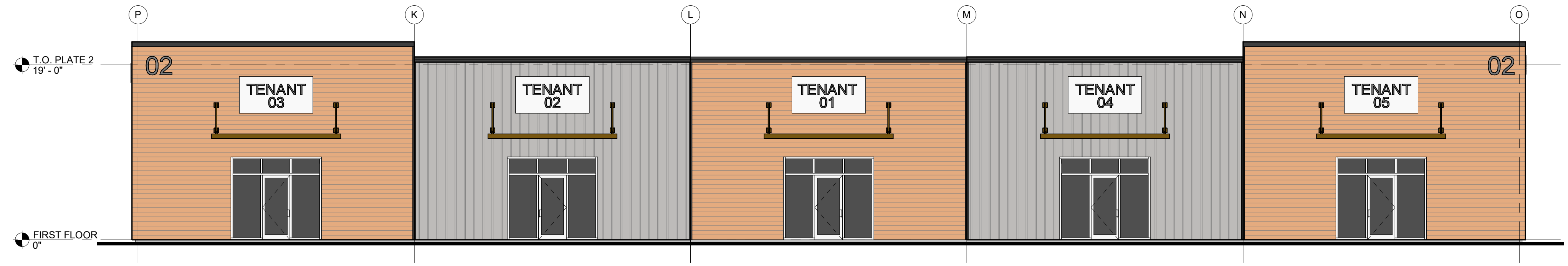
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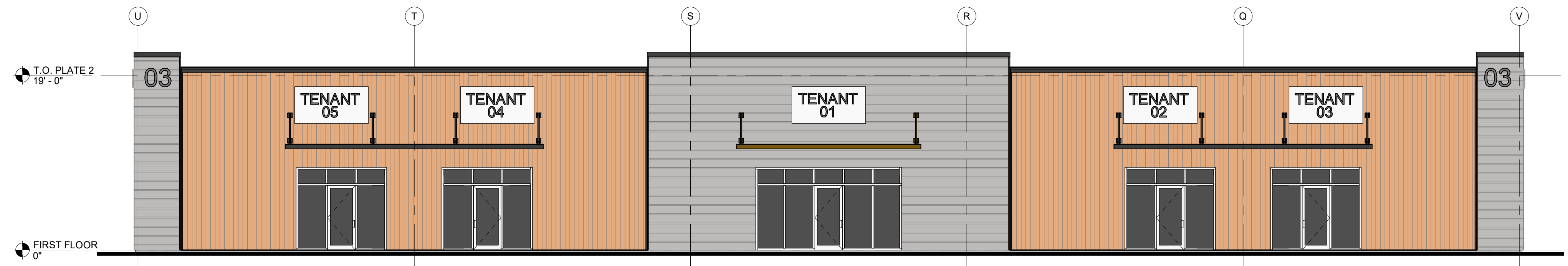
3D View 1

SCALE:



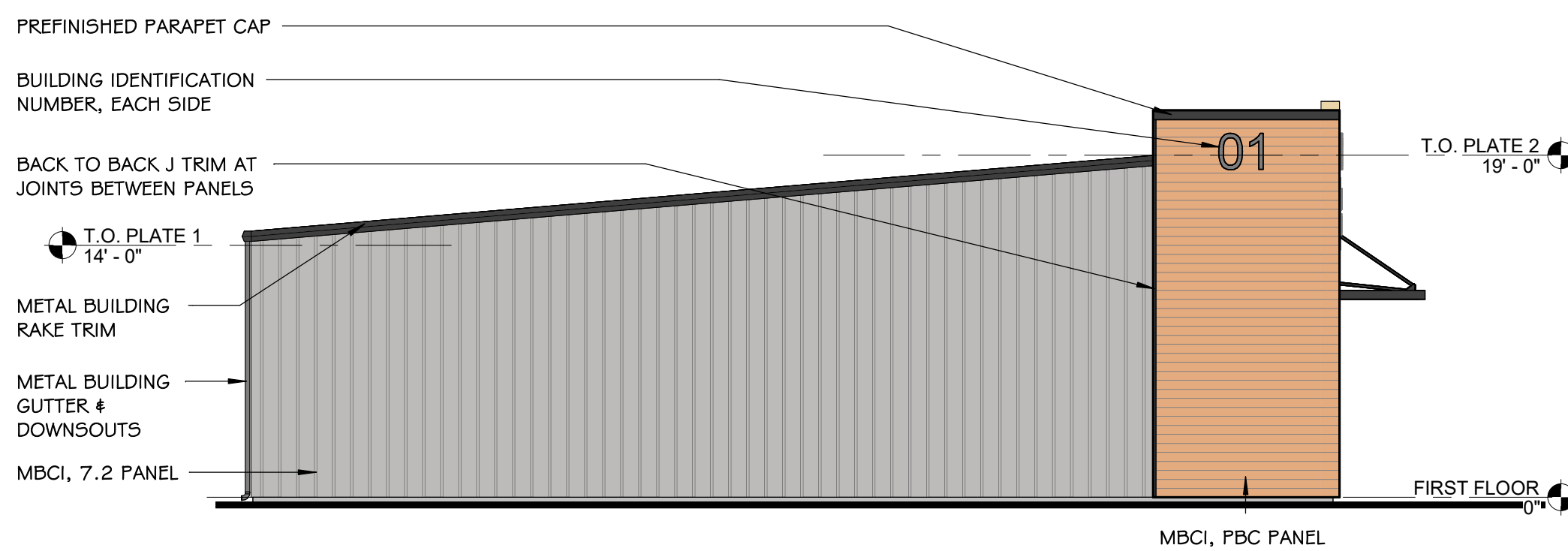
SOUTH ELEV. B&C - OPTION 02

SCALE: 1/8" = 1'-0"



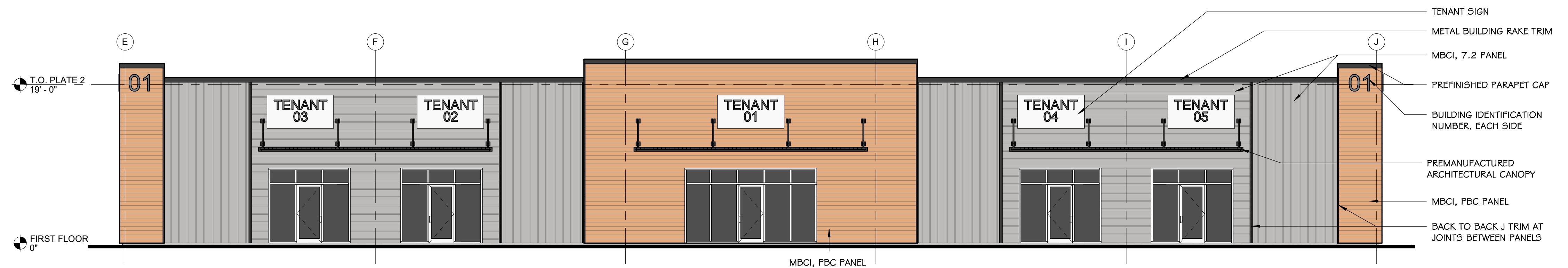
SOUTH ELEV. B&C - OPTION 01

SCALE: 1/8" = 1'-0"



NORTH / SOUTH ELEV. A

SCALE: 1/8" = 1'-0"

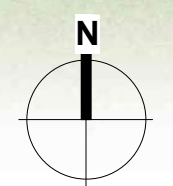


WEST ELEV. A

SCALE: 1/8" = 1'-0"



SITE PLAN - PHASE 1



SCALE: 1" = 20'-0"

PRELIMINARY
 THESE DRAWINGS ARE FOR INTERIM REVIEW AND NOT FOR
 REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
 WHITNEY KOCH 24419

KERR ROAD BUSINESS PARK

05/22/25



SCALE:

PRELIMINARY
THESE DRAWINGS ARE FOR INTERIM REVIEW AND NOT FOR
REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
WHITNEY KOCH 24419

KERR ROAD BUSINESS PARK

05/22/25



SCALE:

PRELIMINARY
THESE DRAWINGS ARE FOR INTERIM REVIEW AND NOT FOR
REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
WHITNEY KOCH 24419

| KERR ROAD BUSINESS PARK |

05/22/25



June 29, 2023

Shelby Collier

Development Services Coordinator
City of Fredericksburg, Texas

scollier@fbgtx.org

RE: Kerr Road Business Park CUP request

Dear Shelby,

The following document outlines project conformance with the City of Fredericksburg's Section 5.460 – Review and Evaluation Criteria for CUP request.

Item	Response:
1.	<p><i>Conformance with applicable regulations and standards established by the Zoning Regulations.</i></p> <p>The project designs are within the guidelines provided for in the Zoning ordinance. No variances are requested.</p>
2.	<p><i>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.</i></p> <p>The surrounding properties are zoned M-2 Medium Manufacturing. The project designs are compatible with similar uses found in M-2 Medium Manufacturing zoning districts and on adjacent properties. Other features of the project designs are within the guidelines provided for in the Zoning ordinance.</p>
3.	<p><i>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.</i></p> <p>The adjacent property uses are compatible with the uses intended for this site and consist of a manufacturing facility and similar business centers with multi-tenant uses.</p>
4.	<p><i>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</i></p> <p>The project designs are within the guidelines provided for in the Zoning ordinance. No variances are requested.</p>
5.	<p><i>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</i></p> <p>The project entry/exit points have been appropriated located to allow for clear line of sight for ingress and egressing vehicles.</p> <p>Public and tenant parking and vehicle circulation paths have been separated to limit cross use.</p> <p>Traffic rates are anticipated to be consistent with other business parks of a similar size and use in the area.</p> <p>The existing zoning: M-2 Medium Manufacturing</p> <p>The current land use: Industrial</p>

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

Site designs allow for appropriate storm water run-off with detention as required by the zoning ordinance. Facility design is in-ward facing for the public access, with the outer drive aisles is designated for tenant access.

Tenant type and uses shall be limited to those that conform to the occupancy rating allowed based on fire code and fire protection services provided at the street.

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

Monument tenant signage will be located centered on the entry, and shall following the current sign ordinance. Building identification signage will conform to the City's sign ordinance.

Building and security lighting will follow the current City design standards and shall not cross the property line or provide unnecessary glare. They shall be building or pole mounted, with final selections to be made at a later date.

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

The rear driveway loop along the property boundary has been oversized to allow for typical vehicular traffic and loading zones adjacent to the building.

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

The project designs are within the guidelines provided for in the Zoning ordinance. The CUP is being requested to allow for the following addition tenant uses:

Light Manufacturing, Limited Warehousing & Distribution, and General Warehousing & Distribution

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

The project designs are within the guidelines provided for in the Zoning ordinance. No variances are requested.

11. *Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.*

The project designs are within the guidelines provided for in the Zoning ordinance. No variances are requested.

12. *Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.*

The use planned for this project is compatible with the uses on the adjacent properties and consist with similar business center with multi-tenant uses.

Sec. 5.460. Review and Evaluation Criteria.

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

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



PLANNING AND ZONING COMMISSION
AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: October 1, 2025

SECTION: PUBLIC HEARING ITEM: C.

CAPTION: **Request Z-2519:** By Stan Klein Architect to Consider a Conditional Use Permit (CUP) Per Section 3.200 C1-Neighborhood Commercial for property legally described as Allen Addn Lot 128B-AR, Located at 648 and 652 Post Oak Road, Fredericksburg, Texas. The applicant is requesting to operate a Club or Lodge in a C1-Neighborhood Commercial District.

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

SUMMARY:

The applicant is requesting approval for a Conditional Use Permit (CUP) per Sec. 3.200 of the Zoning ordinance to allow for the establishment and operation of a Club or Lodge at 648 and 652 Post Oak Road.

The property is located on an approximate 5.282 acre tract and has three structures that are approximately 6,700 square feet. The prior use of the site was utilized for a combination of retail, office and light manufacturing uses. The applicant is requesting the conditional use permit to accommodate the proposed Senior Service Center/Club or Lodge Use. The applicant is proposing a building and parking expansion.

BACKGROUND:

This application was reviewed for its conformity with relevant City Ordinances including Sec. 7.131, review and evaluation criteria for Site Plans and Sec. 5.460, review and evaluation criteria for a Conditional Use Permit (CUP).

Site Area: 230,018 Sq Ft (5.282 Acres)

Zoning: C1, Neighborhood Commercial **Sec. 3.200**

Building Coverage: 9.9% (22,698 Sq Ft) (50% Maximum) **Sec. 3.200**

Impervious Coverage: 44% (101,366 Sq Ft) (70% Maximum) **Sec. 3.200**

Heights: 1 Story (Proposed 22') (Max Height 38') **Sec. 3.200**

Parking: 128 provided, 128 required (Club/Lodge 1 parking space per 5 persons, Kitchen/SVC 1 parking space per 5 persons, Office 1 parking space per 400 sq ft. & Cottage 2 spaces + 1 per bedroom) **Sec. 7.863**

Utilities: Utilities are available to serve this property and if an extension of utilities are required, it would be at the developers' expense.

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

Landscape & Screening: More detail is required to approve the Landscape and Screening Plan, including a landscape calculation based on **Sec. 7.920**. 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) LF. In addition, a hedge, wall, or other durable landscape barrier of at least two (2) feet in height, shall be place along the perimeter.

Public Hearing Notices: No Public Comments have been received as of 9/24/2025.

STAFF RECOMMENDATION:

Sec. 5.460, review and evaluation criteria for Conditional Use Permits (CUP) includes 13 items that must be considered when reviewing a CUP application. Of these 13 items, Staff finds that the applicant has met or responded to all the requirements.

The requested additional uses of General Warehousing & Distribution and Light Manufacturing are in keeping with existing uses on neighboring sites, such as Heartland Services which is a full-service production machine shop and Fredericksburg Cast Iron Co. In addition, the development requirements for all proposed uses have been planned for and incorporated into the design including parking and loading areas.

Staff recommends approval of the Conditional Use Permit conditioned upon the following:

Approved Landscape and Screening Plan
Approved Civil Construction Plan

ATTACHMENTS:

1. Z-2519 - 648 Post Oak Road
2. Zoning Map
3. Land Use Map
4. Place Type Map
5. Sec. 5.460. - CUP Review and Evaluation Criteria. (1) (1)
6. SP-2513_Photos of Existing Conditions at 648 Post Oak Road

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: September 26, 2025

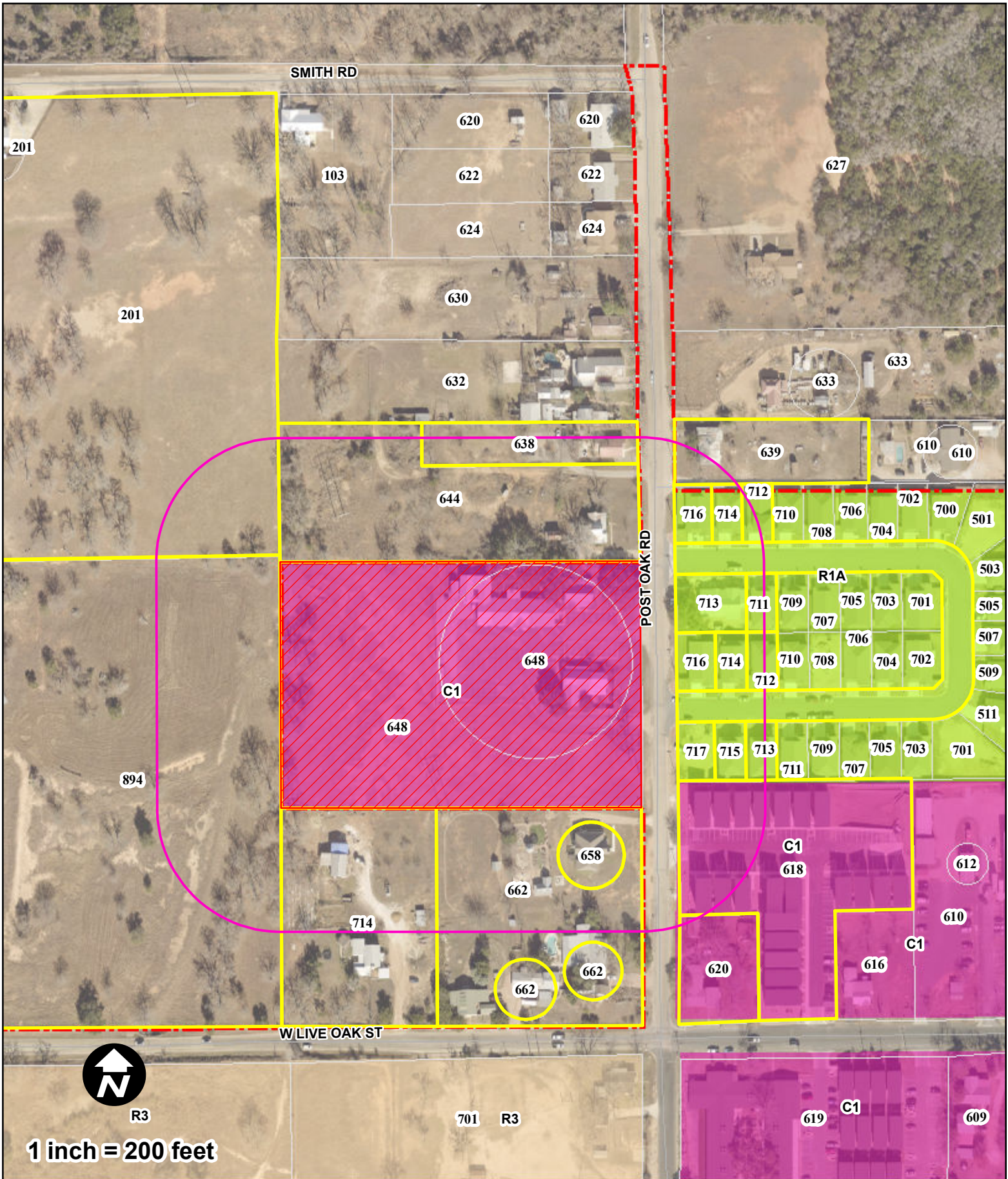





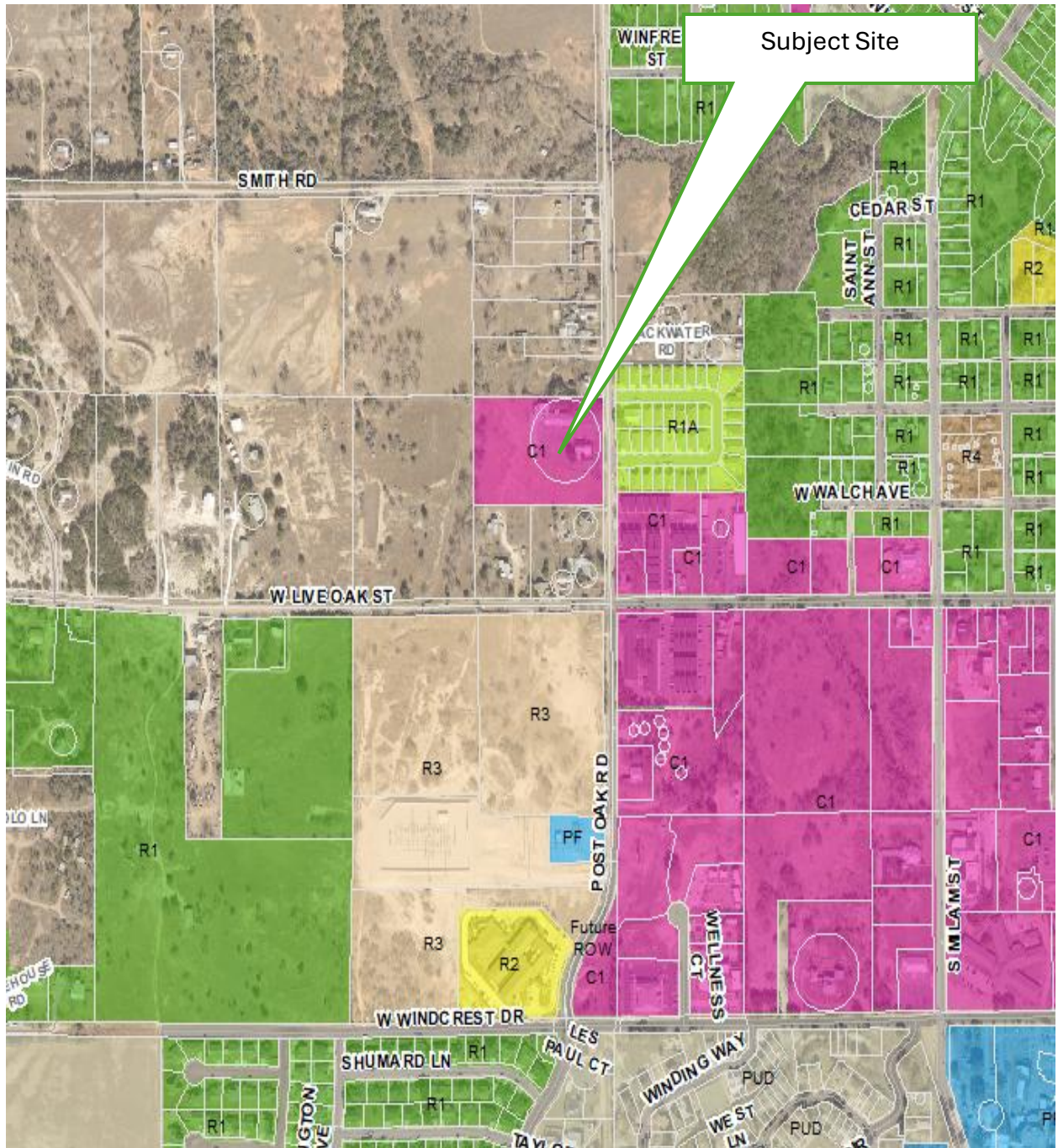
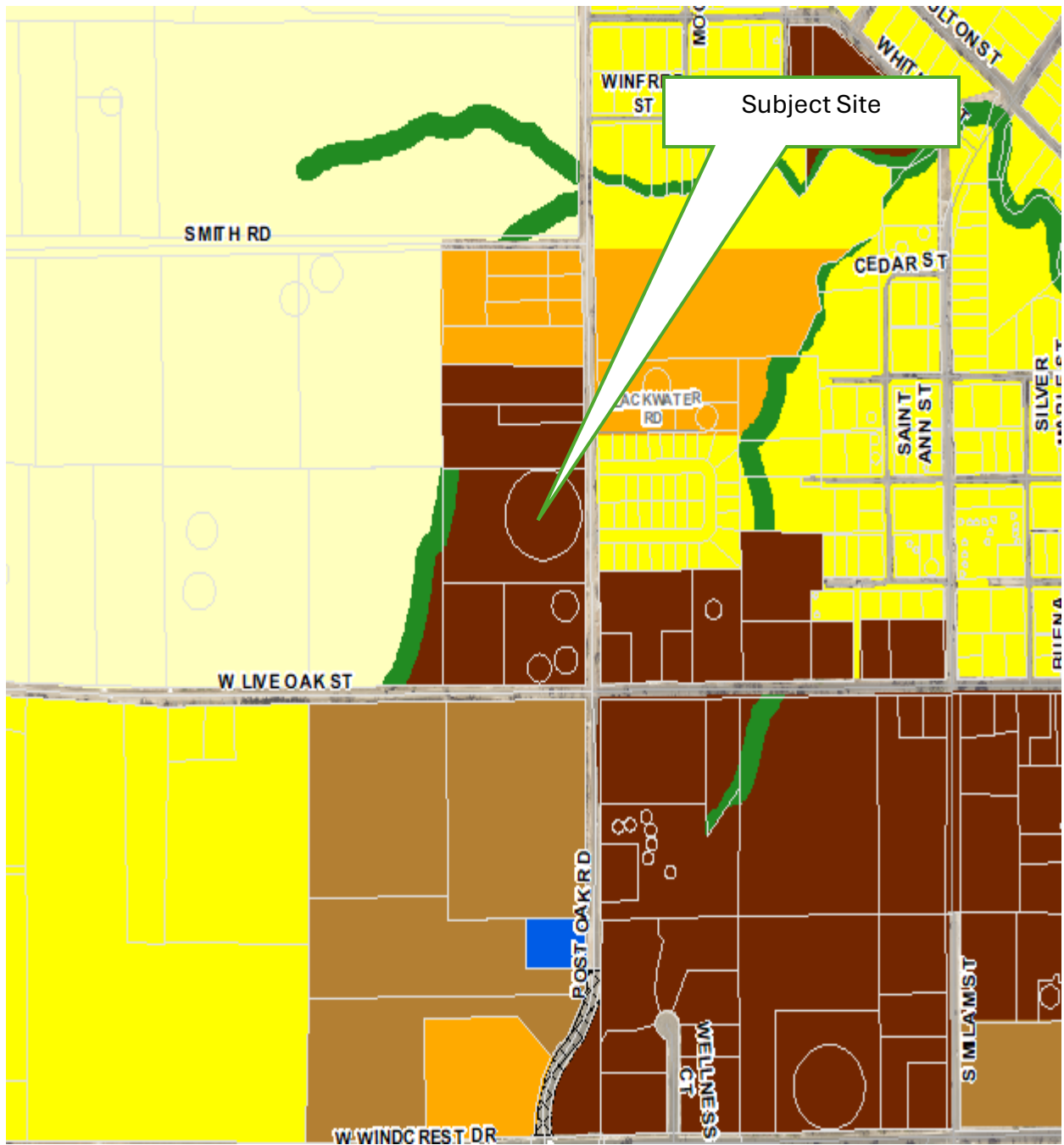


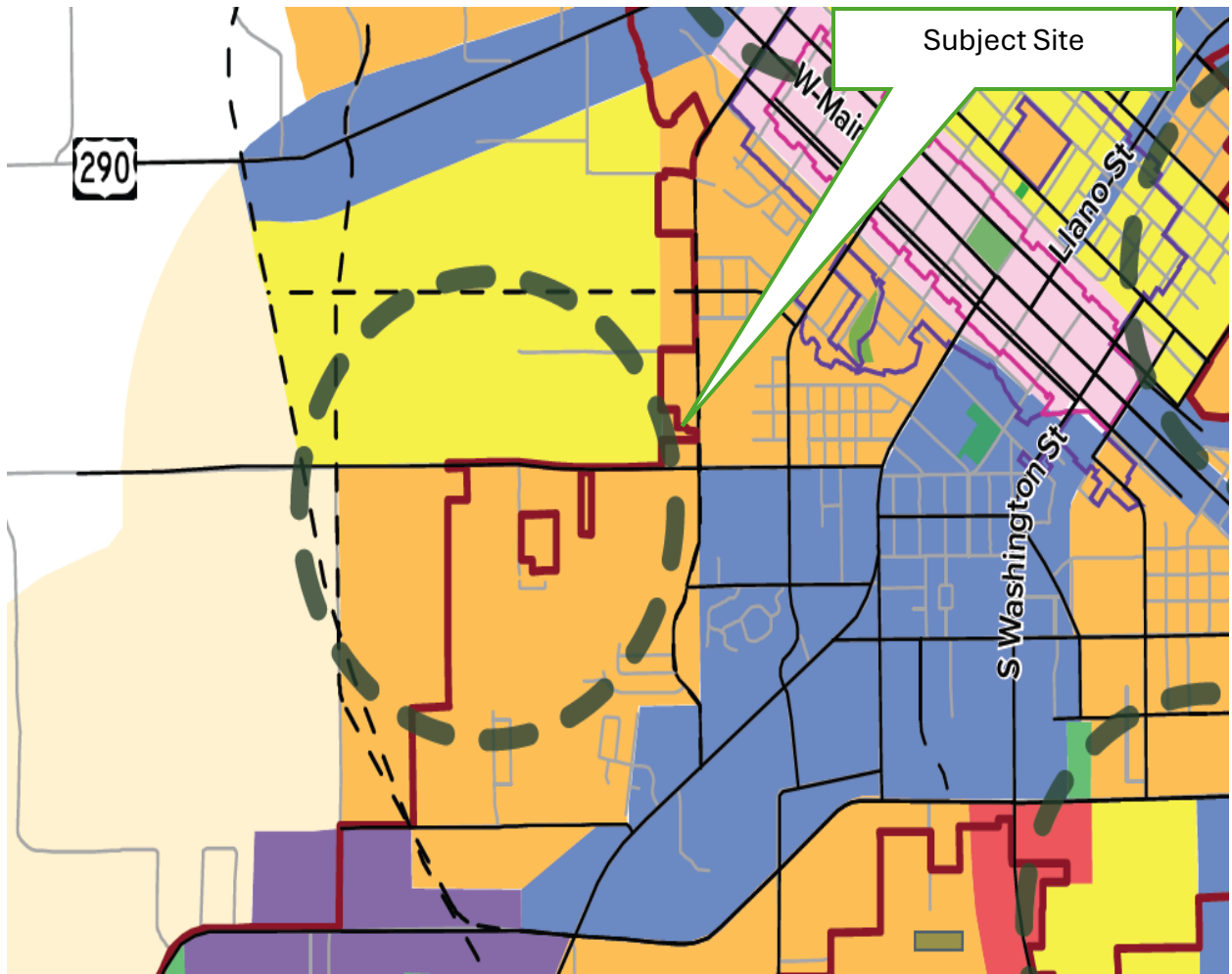
FIGURE 1
 City of Fredericksburg
 Z-2519 - 648 Post Oak Road

LEGEND

- | | | |
|---|--|---|
|  Subject Property |  200' Notification Area |  City Limit Boundary |
|  Notified Property |  GCAD Parcels | |







Sec. 5.460. Review and Evaluation Criteria.

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

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



South Elevation (Main Building)



South Elevation of West addition



South Elevation of Existing Annex (East Wing) Building



East Elevation of Existing Annex Building



East Elevation of Main Building



North (Rear) Elevation of Main Building



North (West Wing) View of Main Building



West Elevation of Main Building



North Elevation of Existing Cottage (NO WORK)



West Elevation of Existing Cottage (NO WORK)



South Elevation of Cottage (No Work)



East Elevation of Cottage (No Work)



PLANNING AND ZONING COMMISSION
AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: October 1, 2025

SECTION: PUBLIC HEARING ITEM: D.

CAPTION: Request Z-2520: By Mustard Architects to Consider a Conditional Use Permit (CUP) Per Section 3.220 CBD-Central Business District and Section 3.7000 (PUD) for property legally described as FBG ADDN BLK 40 LOTS 579, 580, 581 AND 582, G E CO UNMBR LOTS LOT GE UNMBR LOT ADJOINS FBG ADD BLK 40 LOTS 579 AND 580 LOCATED AT 108, 110, 112 AND 116 E. UFER ST.; AND 306 & 308 S. LLANO ST., FREDERICKSBURG, TEXAS.

The applicant is requesting a Land Use Change from Downtown Central Business District (CBD) to Commercial (C) (Mixed Use Community/Corridor Place Type and a Zoning Change from Central Business District (CBD) and Open Space (OS) to a Planned Use Development (PUD) to accommodate the proposed mixed-use development including a hotel, lodging, restaurant and mixed-use retail services.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action on the Conditional Use Permit
- v Take Action on Land Use Change
- vi Take Action on Zoning Change For PUD

SUMMARY:

The applicant has submitted a Zoning Change request for approximately 3.427 acres for property within the 100 Block of E. Ufer Street. The subject property is currently vacant and has individual underlying zoning districts of Central Business District (CBD) and Open Space (OS). The proposed development would include a mixture of retail and service uses that includes a 41-room boutique hotel, restaurant, winery tasting room/retail, mixed-use retail and associated accessory uses. The site would have access points from Ufer and Llano Street. The applicant is requesting to rezone the property from the existing CBD and OS underlying districts to a Planned Unit Development (PUD) to allow for greater flexibility to accommodate the proposed development.

In evaluating this request, the proposal incorporates the total development within approximately 67% of the total lot footprint. The design is intended to address the development challenges associated with a lot that has a significant amount of unusable land due to floodplain restrictions. Based upon that premise, the Planned Unit Development provides greater flexibility for development. It is important to note that the 2024 Comprehensive Plan identifies this area as a Mixed-Use Community / Corridor place type and recommends a variety of appropriate zoning categories such as R2, R3, R5, C1, C1.5, C2, M3, MU1 & MU2.

In reviewing this request, the applicant is seeking three actions to accommodate the Planned Unit Development. They are seeking approval of a Conditional Use Permit in accordance to the provisions set forth in **Sec. 5.400**, a Land Use Change from Downtown Central Business District (CBD) to Commercial (C) (Mixed-Use Community

Corridor Place Type *to remain*) and a Zoning Change from Central Business District (CBD) / Open Space (OS) to Planned Unit Development (PUD).

BACKGROUND:

A Planned Unit Development (PUD) is a development which is planned and developed as a single development operation or in phases. Each phase is specifically integrated into and made a part of the overall plan, which shall include streets, lots, utilities, densities and planned for structures as well as land uses.

A Planned Unit Development may consist of dwelling units, and may also include non-residential uses that may be compatible with the unitary design for the PUD. This information may be found in **Sec. 3.700** of the Zoning Ordinance.

The purpose of the PUD zone provides a means of achieving greater flexibility in the development of land, appropriate in size and shape to facilitate utilization in a manner not possible by conventional zones. The PUD zone is intended to encourage more efficient uses of land, while still providing proper arrangement of uses and structures. As such, PUDs must be related to the land, surrounding uses and zoning, and would ensure the fulfillment of community needs relative to certain residential, commercial or other land uses. Through the exercise of sound and proper planning principles, PUDs incorporate appropriate property development standards that would not be detrimental to surrounding property uses or public health, safety, and welfare.

All forms of Planned Unit Developments (PUD) shall be subject to the granting of a Conditional Use Permit (CUP) and may include mixed combinations of the various forms of land uses. The property development standards denoted in the various zones defined in the Zoning Ordinance may be used as guidelines for the determining of appropriate property development standards.

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 September 24, 2025 no responses have been received.

STAFF RECOMMENDATION:

The project, as presented, creates an infill opportunity for a currently vacant tract and allows for greater flexibility of density, design standards and uses within a highly visible corridor. When considering a PUD staff would want to ensure that all proposed and permitted uses, incorporated within the PUD, are consistent with the place type designation as well as the current underlying zoning and trend of development. Furthermore, although the PUD allows for greater flexibility for development, staff would want to ensure that all dimensional standards are consistent with the trend of development and are not detrimental to the surrounding properties.

Staff recommends approval contingent upon the following:

1. All dimensional conditions or standards are justified and determined not to be detrimental to neighboring properties.
2. All Permitted and Conditional Uses, incorporated into the PUD, are consistent with the current underlying zoning districts.

ATTACHMENTS:

1. Z-2520_110 E Ufer
2. Zoning Map
3. Land Use Map
4. Place Type Map
5. Combined App For PZ Packet
6. Z-2520_Review Comments _Combined
7. P-2526_ P-2526 Comments Response
8. P-2526_Ufer Street Plat_Preliminary Review

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: September 26, 2025



William McKamie, City Attorney

Date: September 26, 2025

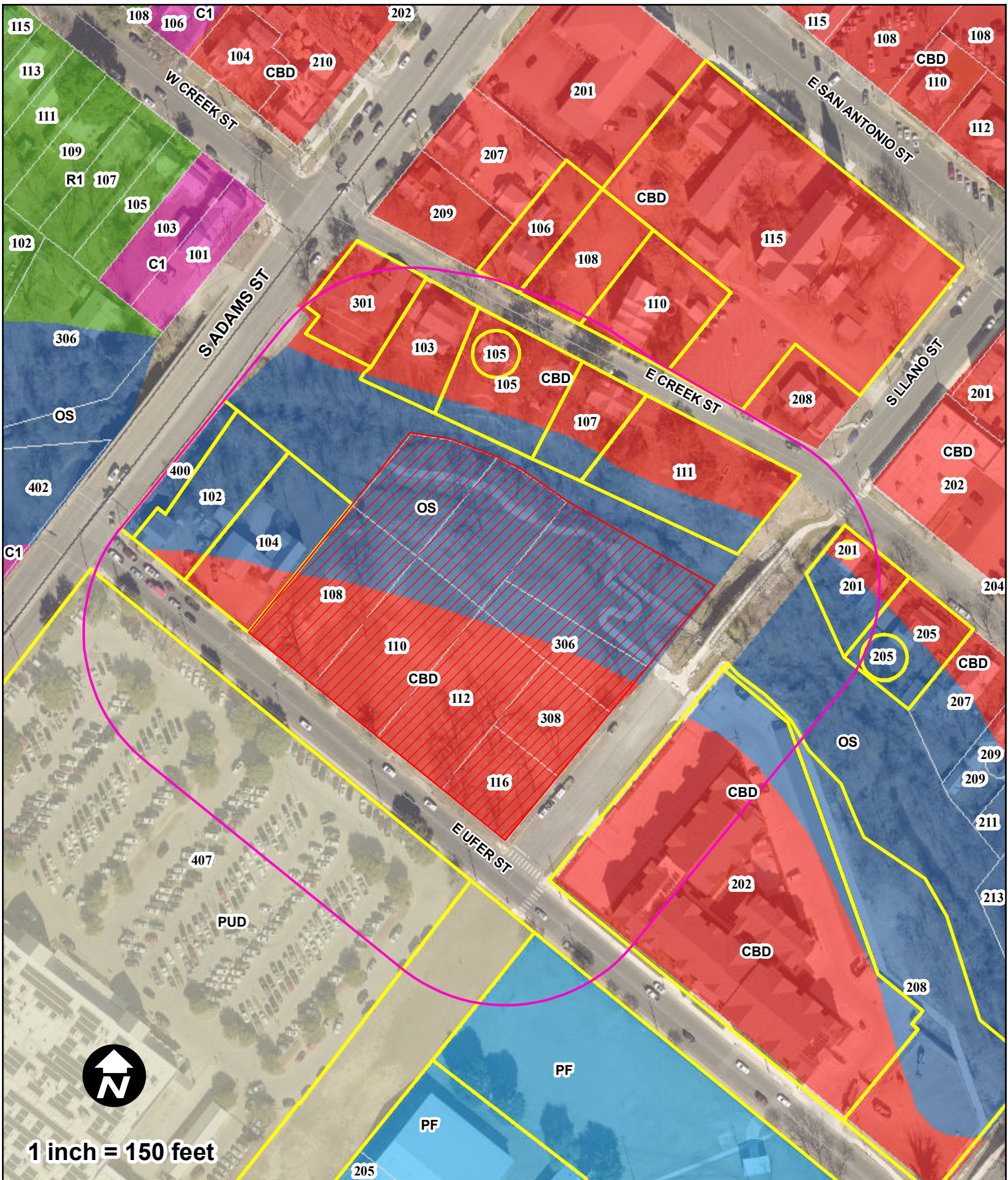
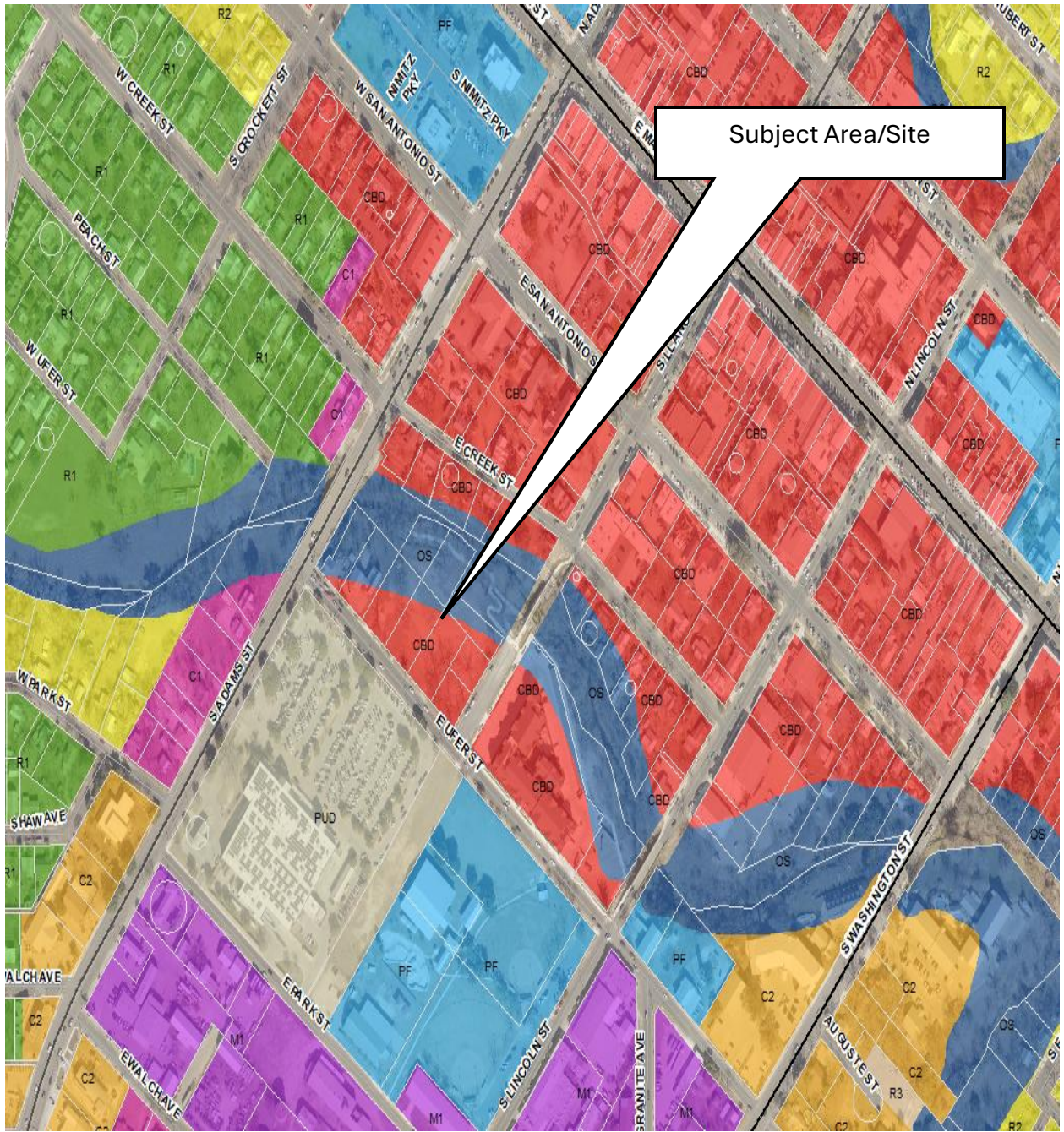
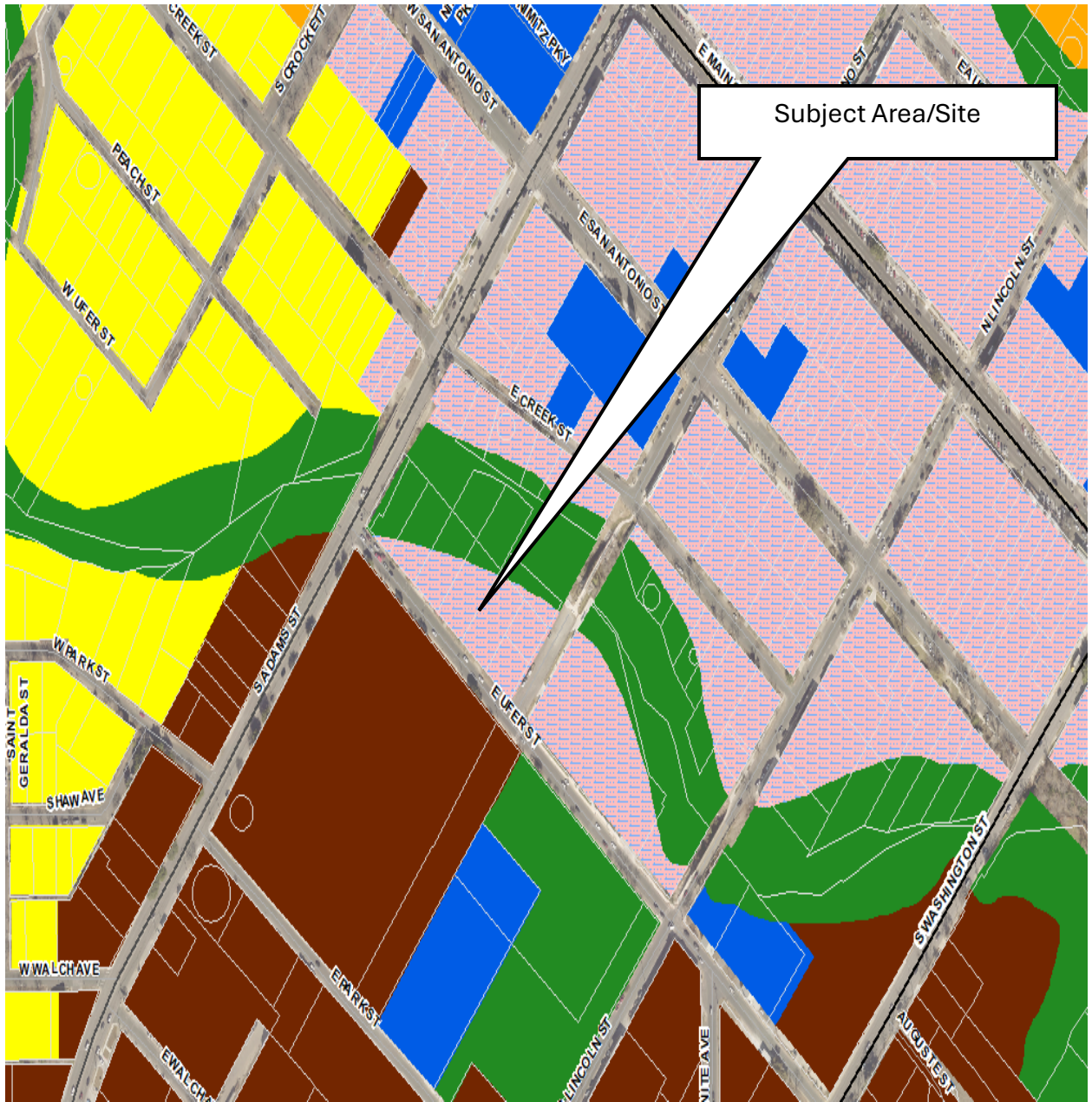


FIGURE 1
 City of Fredericksburg
 Z-2520 - 110 E Ufer Street

LEGEND

- | | | |
|---------------------|------------------------|---------------------|
| Notice Areas | 200' Notification Area | City Limit Boundary |
| Subject Property | Notified Property | GCAD Parcels |





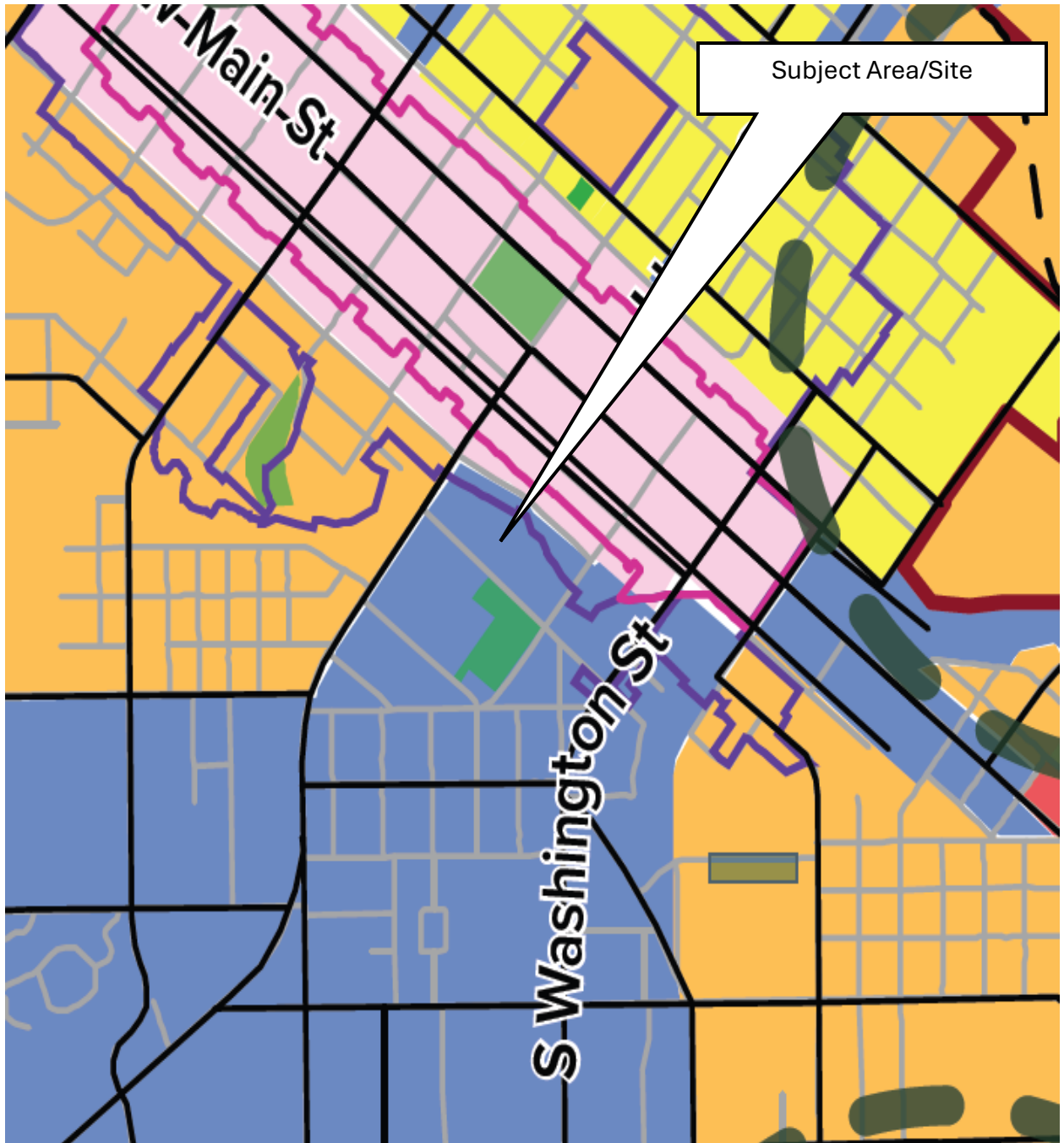


EXHIBIT "D"

PERMITTED USES LLANO ESTACADO PUD

The following uses are permitted and shall have the definitions provided in the Fredericksburg Code of Ordinances existing at the time of the adoption of this Ordinance, as supplemented by the additional uses provided in this Exhibit "D".

Commercial Use:

Administrative Business Offices

Professional Offices

Arts and Crafts (e.g. galleries and other art sales)

Cocktail Lounge

Indoor and Outdoor Entertainment, including but not limited to (1) public or private events and/or festivals, (2) trade shows, (3) conferences, (4) general public assembly, and (5) weddings.

Consumer Convenience Services

Food Sales

Food Sales shall include business offering retail food sale for non store-based consumption, , as well as farmer's markets or other temporary or recurring markets primarily engaged in the sale of food for home consumption or household products.

Mobile Food Establishments, including food carts, and other similar outdoor mobile businesses

Restaurant

General Retail Sales

Hotels/Motels

Liquor Sales

Off-Street Parking

Valet Parking

Personal Improvement Services

Personal Services

Personal Services shall also include Spas and other similar uses.

Recreational

Supporting services such as personal transportation rentals, both electric and non-electric

Winery Tasting Room

Financial Services

Restaurant – Limited

Brewery/microbrewery

Distillery

Industrial Uses:

Custom manufacturing
Light Manufacturing

Civic Use:

Administrative Services
Club or Lodge
Community Recreation
Cultural Services

Conditional Use Permit (CUP) Application – Site Pictures

Subject Property: 110 E. Ufer Street

Owner: Llano Winery Properties, LLC

Authorized Applicant: Whitney Koch, AIA, NCARB
Mustard Architects

Application Date: 08.25.2025



North Elevation



South Elevation



West Elevation



East Elevation

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG AND CHANGING THE ZONING CLASSIFICATION OF 3.427 ACRES IN GILLESPIE COUNTY, CITY OF FREDERICKSBURG, TEXAS, FROM Central BUSINESS DISTRICT (CBD) AND OPEN SPACE (OS) TO PUD PLANNED UNIT DEVELOPMENT

WHEREAS, an Application for Rezoning has been submitted by the owner of the property described on Exhibit "A", attached hereto and made a part hereof (the "Property") to change the Property from its present zoning classification, which is Central Business District (CBD) and Open Space (OS) to Planned Unit Development (PUD); and

WHEREAS, the public hearings, before the Planning and Zoning Commission and the City Council of the City of Fredericksburg as required by the City of Fredericksburg Zoning Ordinance have been duly noticed and held regarding such application, and

WHEREAS, the Planning and Zoning Commission has determined that such zoning change is in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the amendment to the PUD be enacted, and

WHEREAS, the City Council has specifically found, following public hearing, that such changes are consistent with the objectives of the City of Fredericksburg Zoning Ordinance and the Comprehensive Land Use Plan of the City of Fredericksburg, and

WHEREAS, there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning request, or of the area of the property immediately adjoining the same and extending 200 feet (200') therefrom.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT:

Section 1. The zoning ordinance of the City of Fredericksburg is hereby partially amended.

Section 2. The zoning classification of 3.427 acre(s) of land situated in the City of Fredericksburg, Gillespie County, Texas, being all of the Property in the City of Fredericksburg, according to the map or plat thereof which is found of the record in Volume [REDACTED], Page [REDACTED] of the Plat Records of Gillespie County, Texas, is hereby changed, and shall be the PUD Planned Unit Development. The PUD zoning shall be subject to the plat, along with the allowable uses and other attachments set forth

in Exhibits "B" through "D" (collectively, the "PUD Plan") which shall become a part of the zoning ordinance law applicable to the Property, violation of which shall constitute a violation of the zoning ordinance of the City of Fredericksburg.

Section 3. That this ordinance shall take effect from and after the date of its passage.

PASSED AND APPROVED this the _____ day of _____, 2025.

_____, Mayor
City of Fredericksburg

ATTEST:

Name: _____
Title: _____

APPROVED AS TO FORM:

Name:
Title: City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "B"

ZONING NOTES LLANO ESTACADO PUD

- 1) No building shall be erected at any location in the PUD other than substantially in compliance with the building locations shown on the PUD Plan.
- 2) Access to and from the PUD shall be at the locations and widths as shown on the PUD Plan.
- 3) Trees shown to be saved on the PUD Plan shall not be removed without the prior written approval of the City of Fredericksburg or unless diseased or dead.
- 4) Fire hydrants shall meet N.F.P.A. requirements.
- 5) No use shall be allowed within the PUD other than those uses listed on the Site Plan or on the attachment hereto entitled Permitted Uses, unless otherwise approved in writing by the City of Fredericksburg.
- 6) Building heights shall not exceed 45 feet above the highest finished floor slab to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable on a pitched, or hipped roof, as reflected on the attached Site Plan, or unless otherwise reflected on a supplemental site plan.
- 7) All utility lines within the PUD site shall be installed underground, except designated electrical facilities to be installed above ground by the appropriate utility companies.
- 8) Parking spaces shall be provided as shown on the Site Plan. Adjustments to the configuration and arrangement of parking spaces may be approved administratively.
- 9) All City codes, ordinances and regulations shall apply to the PUD except as expressly provided to the contrary as shown on the PUD Plan or in these and other notes to the plat.
- 10) All grounds within the PUD shall be maintained as to collection of trash, debris, litter and weeds.
- 11) All landscaped areas, adjacent to vehicular drive aisles or parking stalls, shall provide curbing or other protection from vehicular encroachment, as generally reflected on the attached Site Plan.

- 12)The owners, tenants, and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this PUD. All landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. Irrigated landscaped areas will have underground or drip irrigation systems
- 13)Trash and refuse storage areas shall be in the location and as generally depicted on the PUD Plan to prevent direct view from the street or parking lot and to prevent refuse from being displaced or stored about the site or onto public right-of-way and to permit safe, easy removal of refuse by truck or hand.
- 14)Entry ramps and curbing is provided for by the PUD Plan and Texas Accessibility Standard specifications.
- 15)Landscaping provided in the PUD Plan is in general conformance with the City of Fredericksburg Landscape Ordinance, and the final designs shall be based as conceptually depicted on the attached plans. Minor variations may be present in the final design due to material/plant selections, material availability, or construction variations. The final landscape plans may be approved administratively and shall not require a PUD amendment.
- 16)Signs shall be allowed in the PUD as specified in the attachment hereto entitled "Permitted Signs", and as shown on the attached PUD documents.
- 17)Contractors shall be responsible for protecting all trees which are to remain during construction.
- 18)No exterior lighting shall direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property.
- 19)Provided a "no detention" study is completed by the owner's engineers as part of the building permit package, no on-site detention will be required.
- 20)Water and sanitary sewer lines shall be constructed as conceptually depicted on the attached Site Plan. The final utility alignments may be approved administratively and shall not require a PUD amendment.

EXHIBIT "C"

PERMITTED SIGNS LLANO ESTACADO PUD

- 1) Allowable signage shall be in accordance with signage approved and as shown on the attached PUD document plans, or as noted below.
- 2) Wall signage –
 - a. A maximum of two (2) wall signs are permitted for each business on the property
 - b. Each building shall be allowed a maximum sign area of 1½ square feet for each linear foot of the building frontage for each sign, not to exceed 80 square feet.
 - c. When multiple businesses occupy a single building, the allowable sign square footage per sign per business as defined in 2a above for that building shall be divided equally per the number of businesses that require signage, unless otherwise specified
 - d. Individual letter signs and wall signs shall be permitted on the facade or walls of the building.
 - e. The wall sign may extend above the associated roof line of the building to which they are attached, but shall not extend above the associated wall or coping.
 - f. Wall signs and letters may be painted, raised, or surface mounted and may be internally or exterior illuminated.
- 3) Ground signage –
 - a. Ground signs shall be expressly permitted at locations shown on the site plan.
 - b. Ground signs shall be allowed to be double-sided or single-sided.
 - c. Each individual ground sign is restricted to a maximum total signage area not to exceed 60 square feet per side.
 - d. Each individual monument sign's height shall not exceed 7 feet 0 inches feet above adjacent grade.
- 4) Unattached signs, also known as portable, Sandwich, Chalkboard, or A-frame signs, shall be allowed at each business and limited to six (6) square feet per individual business.
- 5) Other signs permitted - All signs exempted from regulation as provided in Section 29-5 of the Fredericksburg Sign Ordinance, and all other signs permitted by the Fredericksburg Sign Ordinance Section 29-7(4) in the Central Business District (CBD) shall be permitted, except as modified within the PUD Plan.

- 6) Signs expressly forbidden in Section 29-6 of the City of Fredericksburg Sign Ordinance shall not be permitted, except as noted below, in this document, and as shown on the attached PUD document plans. Further exceptions to the code are as follows:
- a. Wall and canopy signs have mounts on or are supported by the roof of a building, and there may be limited roof-mounted signage, as shown on the attached Site Plans. One (1) canopy sign shall be permitted at the following location: the Hotel Entry Feature as shown on the PUD Plans. Each canopy sign shall not exceed 60 sf.
 - b. Free-standing signage shall be allowed only where shown and approved on the attached PUD document plans. One (1) free-standing sign shall be permitted on or around each of the following locations: the Public Entry Feature and the Pedestrian Entry Feature as shown on the PUD Plans. Each sign shall not exceed 80 sf. Free-standing sign elevations above surrounding grade shall be permitted to be as shown on the attached PUD plans.
 - c. Murals shall be permitted where shown on the approved PUD documents. Mural design, graphics, and colors shall be submitted as part of the sign permit process.
- 7) Internal streetscape, way-finding signs for individual businesses shall be expressly allowed, and are allowed to be internally illuminated.

EXHIBIT "D"

PERMITTED USES LLANO ESTACADO PUD

The following uses are permitted and shall have the definitions provided in the Fredericksburg Code of Ordinances existing at the time of the adoption of this Ordinance, as supplemented by the additional uses provided in this Exhibit "D".

Commercial Use:

Administrative Business Offices

Professional Offices

Arts and Crafts (e.g. galleries and other art sales)

Cocktail Lounge

Indoor and Outdoor Entertainment, including but not limited to (1) public or private events and/or festivals, (2) trade shows, (3) conferences, (4) general public assembly, and (5) weddings.

Consumer Convenience Services

Food Sales

Food Sales shall include business offering retail food sale for non store-based consumption, , as well as farmer's markets or other temporary or recurring markets primarily engaged in the sale of food for home consumption or household products.

Mobile Food Establishments, including food carts, and other similar outdoor mobile businesses

Restaurant

General Retail Sales

Hotels/Motels

Liquor Sales

Off-Street Parking

Valet Parking

Personal Improvement Services

Personal Services

Personal Services shall also include Spas and other similar uses.

Recreational

Supporting services such as personal transportation rentals, both electric and non-electric

Winery Tasting Room

Financial Services

Restaurant – Limited

Brewery/microbrewery

Distillery

Industrial Uses:

Custom manufacturing
Light Manufacturing

Civic Use:

Administrative Services
Club or Lodge
Community Recreation
Cultural Services



September 25, 2025

Whitney Koch
Mustard Designs

RE: Z-2520 Review Comments for the 110 E Ufer Street, Fredericksburg, Texas, 78624

Dear Ms. Koch,

Project will require Planning and Zoning approval scheduled for **Wednesday, October 1, 2025**, at New City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624 at 5:30pm.

Please respond by or before Tuesday, September 30, 2025,

Development services Comments

1. Exhibit B Zoning Notes:

- Clarify Parking Numbers: Show 107 spaces based upon review the required minimum appears to be approximately 123 spaces. Clarify shortage and if a 13% parking reduction condition is being requested. If misinterpreted, please advise.
- Clarify/Identify any potential sight issues associated with the 45-foot height request. Concern would be impact on skyline, etc associated with surrounding properties.

2. Exhibit C: Permitted Signs:

- The verbiage incorporated identifies provisions of the sign code as part of the package. However, in terms of total square footage, on site, I would include an identified cap of square footage for the entire site. If it is incorporated, please advise.

3. Exhibit D Permitted Uses

- Ensure the identified permitted and conditional uses are consistent with the land, trend of development and underlying zoning district. I would recommend being able to clarify

The City of Fredericksburg

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

that the proposed permitted uses are consistent with and traditionally eligible within the current underlying zoning district. Be sure to clarify that the uses are eligible per 3.700.

Engineering Comments

1. No building permits will be issued for Buildings in the floodplain until a floodplain development permit is approved and FEMA approval of a conditional letter of map revision is provided.
2. Exhibit B Note 2: A TIA may be required, in accordance with Cit of Fredericksburg development requirements. See section 6.04 of the City's subdivision ordinance.
3. Exhibit B Note 6

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



Jan Musgrove, Planner 1
Development Review Committee (DRC)



September 16, 2025

Jan Musgrove
Planner 1
City of Fredericksburg, Texas

jmusgrove@fbgtx.org

RE: P-2526: Plat for 110 East Ufer Street

Dear Jan,

Thank you for the plat review. We received your comments dated September 9, 2025, and have listed a written response to each item for the above-mentioned project. Each item is numbered and listed to coordinate with the review comment.

Item	Response:
------	-----------

Planning Comments

- 1) *Add project Number, P-2526 to the Plat. Add Date of Preparation*
Response: Acknowledged and addressed on attached Preliminary Plat.
- 2) *Include Number of Lots & Blocks.*
Response: Acknowledged and addressed on attached Preliminary Plat.
- 3) *Change the name of the plat to Preliminary Plat.*
Response: Acknowledged and addressed on attached Preliminary Plat.
- 4) *Provide Building Setbacks.*
Response: Building setbacks are not required (base zoning is CBD (central business district) and we abut commercial district lots.
- 5) *Follow Owner's Acknowledgement and Dedication per Subdivision Ordinance.*
Response: Acknowledged and addressed on attached Preliminary Plat.
- 6) *Correct Lienholder's Acknowledgement.*
Response: Not applicable (note removed).
- 7) *Provide note for Sidewalk requirements.*
Response: Acknowledged and addressed on attached Preliminary Plat.
- 8) *Provide Finished Floor elevations of structures in 100-year floodplain.*
Response: Not applicable (there are no existing structures in 100-yr floodplain).
- 9) *Provide the address for all lots located at the front of the lot.*
Response: Acknowledged and addressed on attached Preliminary Plat. We have cited the first address corresponding to the most westerly drive entrance.



Engineering Comments

- 1) Please revise Note 4 to state that sewer invert depths are approximate and should be verified in the field.

Response: Acknowledged and addressed on attached Preliminary Plat.

- 2) Please dimension the ROW for S Llano Street.

Response: Acknowledged and addressed on attached Preliminary Plat.

- 3) Ensure final plat will show most updated flood zone boundaries and reference the date of the study. Please show the 100-year floodplain easement according to the most recent information. Include 100-year floodplain easement note on the plat. Future revisions to the floodplain can be addressed with an amending plat once approval is received from FEMA.

Response: Acknowledged and addressed on attached Preliminary Plat (see 100-Year Floodplain Easement Restriction, Note "C", concerning the CLOMR & LOMR).

- 4) Please show 10-foot-wide pedestrian easement to accommodate the shared use path connection to the shared-use bridge.

Response: Acknowledged and addressed on attached Preliminary Plat.

Enclosed is one (1) full size PDF of the revised plans referenced in the above response. Thank you for the plan review, should you have any questions please contact me directly.

Above comments by:

Cody J. Musick, RPLS
President
Waymaker | land advisors & surveyors
830-997-3884
cody@waymakerland.com

Sincerely,

Whitney Koch, AIA, NCARB
Mustard Design Architects
Registered Architect Texas 24419

Enclosures:
City plat review comments dated 09.09.2025
Revised plat

Cc: Ross Hamilton
Kevin Glasheen



9 September 2025

Whitney Koch
Mustard Architects
wkoch@mustardarchitectsTX.com

RE: P-2526 Review Comments for the Preliminary Plat for 110 E Ufer Street.

Dear Applicant,

This Application will be heard by **Planning and Zoning on Wednesday, October 1, 2025**. Please be sure to have a representative available for the meeting.

Please respond to these comments by **Tuesday, September 16, 2025**.

Revised Plats without a response to comments sheet will not be accepted.

Planning Comments:

1. Add project Number, P-2526 to Plat. Add Date of Preparation
2. Include Number of Lots & Blocks
3. Change the name of the plat to Preliminary Plat
4. Provide Building Setbacks
5. Follow Owner's Acknowledgement and Dedication per Subdivision Ordinance
6. Correct Lienholder's Acknowledgement
7. Provide note for Sidewalk requirements
8. Provide Finished Floor elevations of structures in 100-year floodplain
9. Provide address for all lots located at front of lot

Engineering Comments:

1. Please revise Note 4 to state that sewer invert depths are approximate and should be verified in the field.
2. Please dimension the ROW for S Llano Street
3. Ensure final plat will show most updated flood zone boundaries and reference the date of the study. Please show the 100-year floodplain easement according to the most recent

The City of Fredericksburg

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information. Include 100-year floodplain easement note on the plat. Future revisions to the floodplain can be addressed with an amending plat once approval is received from FEMA.

4. Please show 10-foot-wide pedestrian easement to accommodate the shared use path connection to the shared use bridge.

If you have any questions, please feel free to reach out.



Jan Musgrove, Planner I

Development Review Committee (DRC)

The City of Fredericksburg

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

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 METES AND BOUNDS AS FOLLOWS:

COMPRISED ALL OF TOWNLOTS NO. 579, 580, 581, 582, AND PART OF AN UNNUMBERED PARCEL OF LAND LYING N.E. OF TOWNLOTS NO. 579, 580, 581 & 582, AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, AND ALSO BEING THAT SAME 3.427 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LLANO WINERY PROPERTIES, LLC BY HAMUK, LLC, DATED NOVEMBER 15, 2024, FOUND OF RECORD IN INSTRUMENT(S) NO. 20245931 AND NO. 20246579 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

AND DESIGNATED HEREIN AS THE UFER STREET 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 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 _____, 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

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

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

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

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

CERTIFICATION OF SURVEYOR

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND JULY 15, 2025.

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: _____

CERTIFICATE OF RECORDATION

FILED FOR RECORD AT _____ O'CLOCK ____ M. THIS THE ____ DAY OF _____, 20 __, A.D.,

IN INSTRUMENT NO. _____ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

DEPUTY COUNTY CLERK, GILLESPIE COUNTY, TEXAS

COUNTY CLERK, GILLESPIE COUNTY, TEXAS

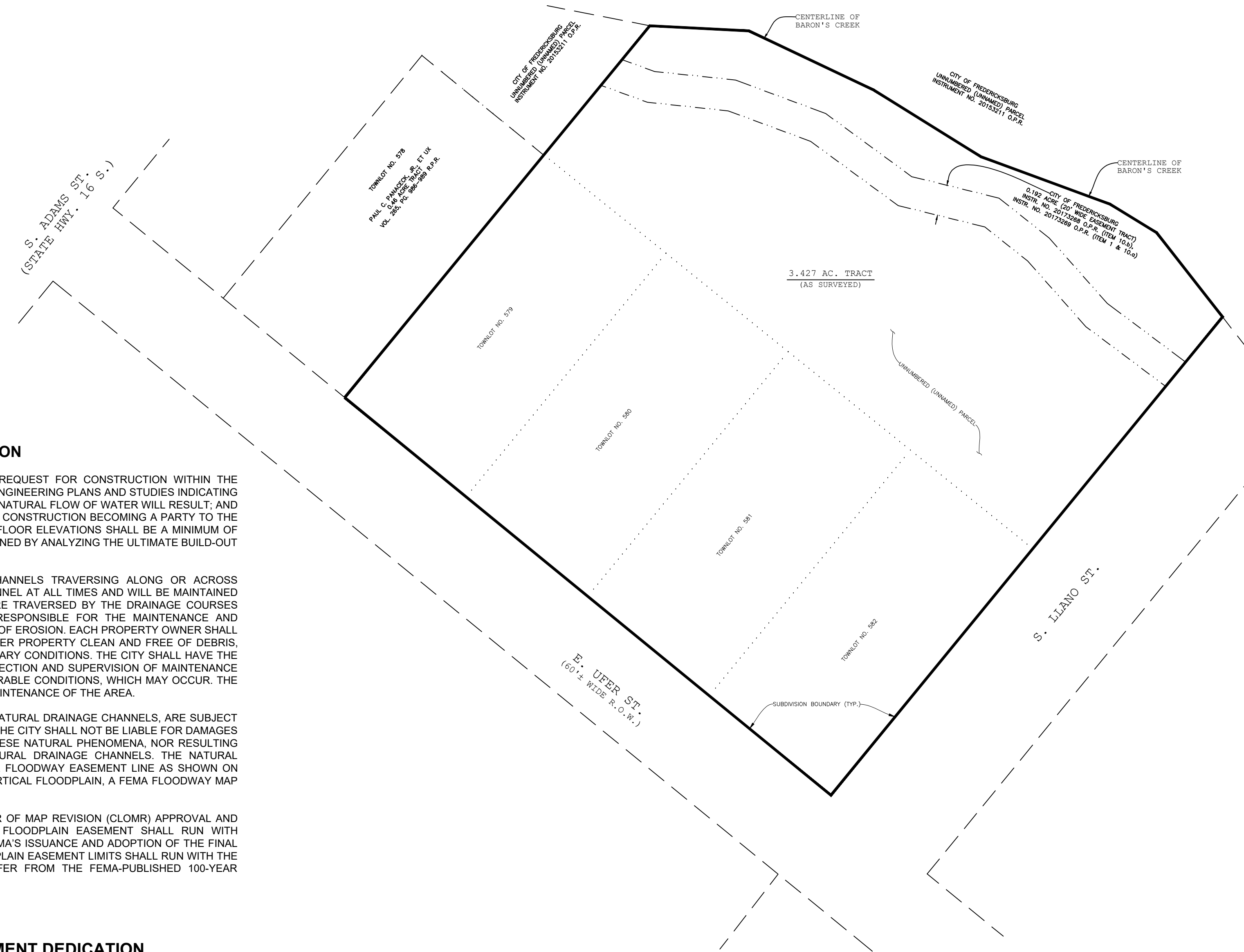
PRELIMINARY
THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW ONLY AND SHALL NOT BE USED FOR ANY PURPOSE AND SHALL NOT BE USED AS A FINAL SURVEY DOCUMENT.
DATE: 09 / 16 / 2025

WAYMAKER
LAND ADVISORS & SURVEYORS

1788 W. Live Oak St.
Fredericksburg, Texas 78624
810-497-0884 | waymakerland.com
TBPELS Firm No. 10194626

PRELIMINARY PLAT ESTABLISHING
UFER STREET
SUBDIVISION
CITY OF FREDERICKSBURG,
GILLESPIE COUNTY, TEXAS

COMPRISED ALL OF TOWNLOTS NO. 579, 580, 581, 582, AND PART OF AN UNNUMBERED PARCEL OF LAND LYING N.E. OF TOWNLOTS NO. 579, 580, 581 & 582, AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, AND BEING THAT 3.427 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LLANO WINERY PROPERTIES, LLC BY HAMUK, LLC, DATED NOVEMBER 15, 2024, FOUND OF RECORD IN INSTRUMENT(S) NO. 20245931 AND NO. 20246579 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.



RECORD TRACT CONFIGURATION MAP
SCALE: 1" = 50'

EASEMENT MAINTENANCE

ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS NO 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 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 OWNER. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENT AND DOES NOT HAVE RESPONSIBILITY TO REPLACE THEM.

100 YEAR FLOODPLAIN EASEMENT RESTRICTION

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

- A. EXISTING CREEKS, LAKES, RESERVOIRS, OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE, WAYS, OR FOR THE CONTROL OF EROSION, EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVERSING HIS/HER PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR ANY SUBSTANCE, WHICH WOULD RESULT IN UNSANITARY CONDITIONS. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR. THE CITY IS NOT OBLIGATED TO MAINTAIN OR ASSISTANCE WITH MAINTENANCE OF THE AREA.
B. THE NATURAL DRAINAGE CHANNEL, AS IN THE CASE OF ALL NATURAL DRAINAGE CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION. THE CITY SHALL NOT BE LIABLE FOR DAMAGES OF ANY NATURE, RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM A FAILURE OF ANY STRUCTURE(S) WITHIN THE NATURAL DRAINAGE CHANNELS. THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT. IF A SUBDIVISION ALTERS THE HORIZONTAL OR VERTICAL FLOODPLAIN, A FEMA FLOODWAY MAP REVISION MAY BE REQUIRED.
C. DURING THE INTERIM BETWEEN FEMA'S CONDITIONAL LETTER OF MAP REVISION (CLOMR) APPROVAL AND FINAL LETTER OF MAP REVISION (LOMR) APPROVAL, THE FLOODPLAIN EASEMENT SHALL RUN WITH THE 100-YEAR FLOODPLAIN LIMITS SHOWN HEREON. UPON FEMA'S ISSUANCE AND ADOPTION OF THE FINAL LOMR, THIS PLAT SHALL BE AMENDED SUCH THAT THE FLOODPLAIN EASEMENT LIMITS SHALL RUN WITH THE LIMITS OF LOMR-REMOVED AREAS, WHERE THEY MAY DIFFER FROM THE FEMA-PUBLISHED 100-YEAR FLOODPLAIN LIMITS.

RIGHT OF WAY EASEMENT / UTILITY EASEMENT DEDICATION

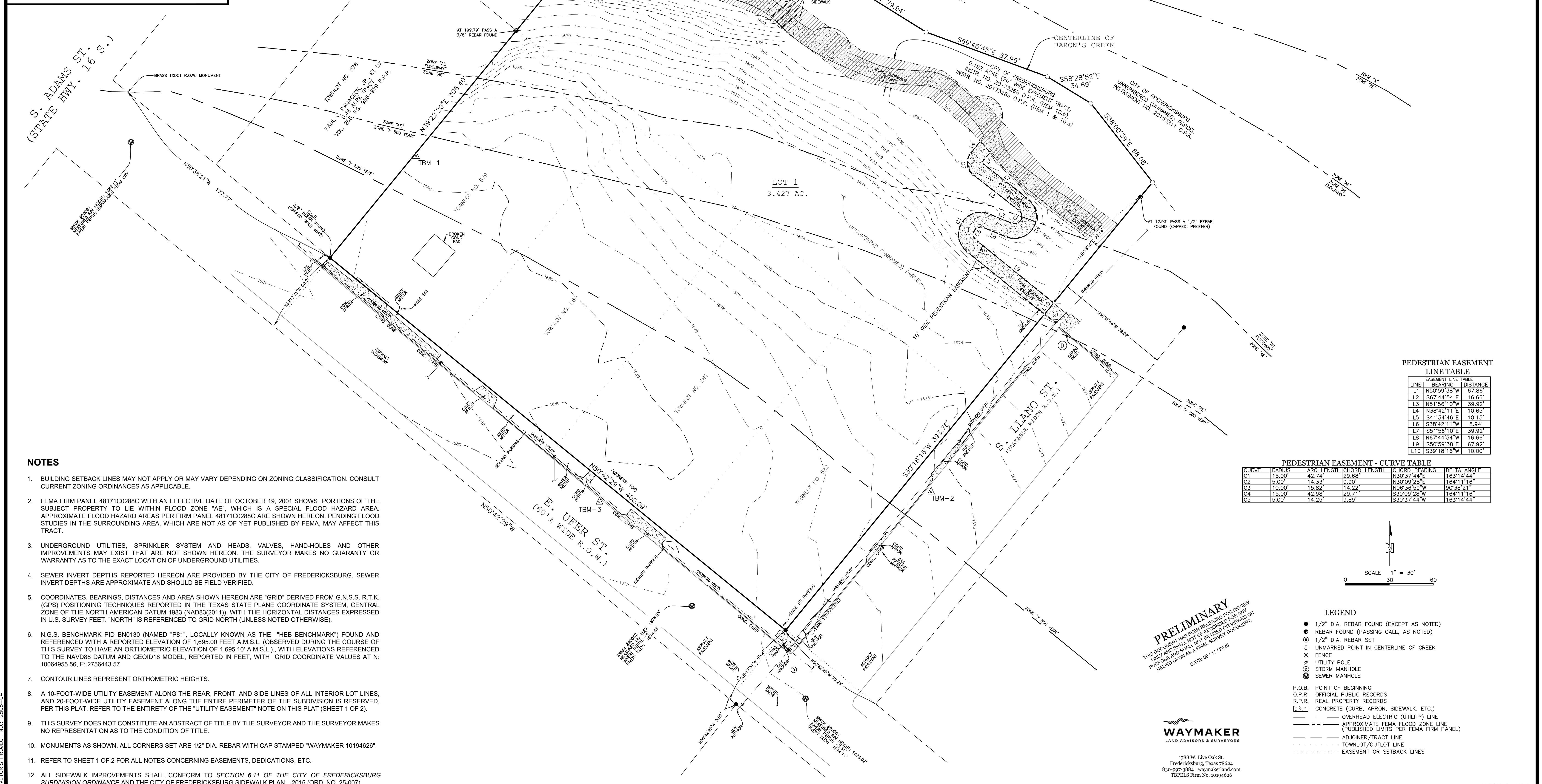
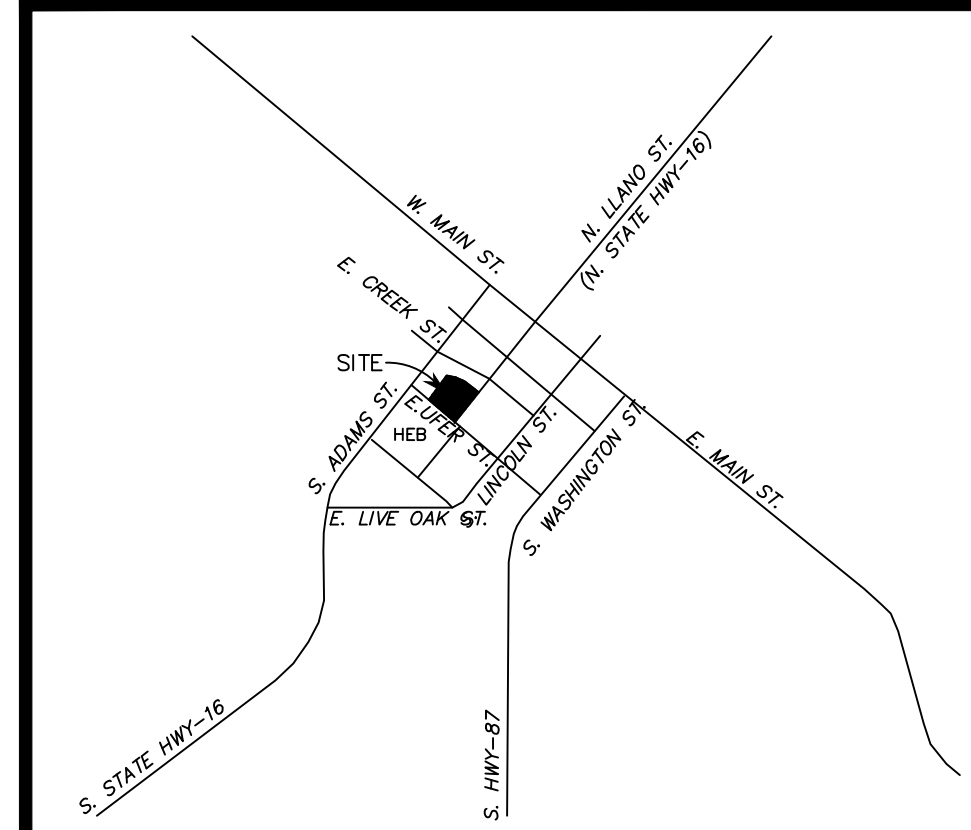
GRANTED UNTO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. A CORPORATION WHOSE POST OFFICE ADDRESS IS P.O. BOX 553, FREDERICKSBURG, TEXAS, 78624, AND IT'S SUCCESSORS OR ASSIGNS AN EASEMENT AS FOLLOWS:

GRANTORS HEREBY DEDICATE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10) OF THE ENTIRE PERIMETER BOUNDARY AND WITHIN TEN (10) FEET OF THE BOUNDARIES OF ALL TRACT LINES, STREETS, BOULEVARDS, LANES, DRIVES, AND ROADS OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN UNDERGROUND ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN DEDICATED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND/OR TRACTS AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO INGRESS TO, AND TO EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, DEBRIS, BRANCHES OR BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.

SURVEYOR'S PROJECT NO.: 2505-04

PRELIMINARY PLAT ESTABLISHING
UFER STREET
SUBDIVISION
 CITY OF FREDERICKSBURG,
 GILLESPIE COUNTY, TEXAS

COMPRISING ALL OF TOWNLOTS NO. 579, 580, 581, 582, AND PART OF AN UNNUMBERED PARCEL OF LAND LYING N.E. OF TOWNLOTS NO. 579, 580, 581 & 582, AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, AND BEING THAT 3.427 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LLANO WINERY PROPERTIES, LLC BY HAMUK, LLC, DATED NOVEMBER 15, 2024, FOUND OF RECORD IN INSTRUMENT NO. 20245931 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.



PEDESTRIAN EASEMENT LINE TABLE

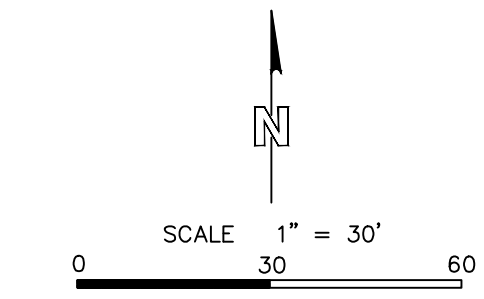
LINE	BEARING	DISTANCE
L1	N50°59'38" W	67.86'
L2	S67°44'54" E	16.66'
L3	N51°56'10" W	39.92'
L4	N38°42'11" E	10.65'
L5	S41°34'46" E	10.15'
L6	S38°42'11" W	8.94'
L7	S51°56'10" E	39.92'
L8	N67°44'54" W	16.66'
L9	S50°59'38" E	67.92'
L10	S39°18'16" W	10.00'

PEDESTRIAN EASEMENT - CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	42.74'	29.68'	N30°37'44" E	163°14'44"
C2	5.00'	14.33'	9.90'	N30°09'28" E	164°11'16"
C3	10.00'	15.82'	14.22'	N06°36'59" W	90°38'21"
C4	15.00'	42.98'	29.71'	S30°09'28" W	164°11'16"
C5	5.00'	14.25'	9.89'	S30°37'44" W	163°14'44"

NOTES

- BUILDING SETBACK LINES MAY NOT APPLY OR MAY VARY DEPENDING ON ZONING CLASSIFICATION. CONSULT CURRENT ZONING ORDINANCES AS APPLICABLE.
- FEMA FIRM PANEL 48171C0288C WITH AN EFFECTIVE DATE OF OCTOBER 19, 2001 SHOWS PORTIONS OF THE SUBJECT PROPERTY TO LIE WITHIN FLOOD ZONE "AE", WHICH IS A SPECIAL FLOOD HAZARD AREA. APPROXIMATE FLOOD HAZARD AREAS PER FIRM PANEL 48171C0288C ARE SHOWN HEREON. PENDING FLOOD STUDIES IN THE SURROUNDING AREA, WHICH ARE NOT AS OF YET PUBLISHED BY FEMA, MAY AFFECT THIS TRACT.
- UNDERGROUND UTILITIES, SPRINKLER SYSTEM AND HEADS, VALVES, HAND-HOLES AND OTHER IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON. THE SURVEYOR MAKES NO GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF UNDERGROUND UTILITIES.
- SEWER INVERT DEPTHS REPORTED HEREON ARE PROVIDED BY THE CITY OF FREDERICKSBURG. SEWER INVERT DEPTHS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.
- COORDINATES, BEARINGS, DISTANCES AND AREA SHOWN HEREON ARE "GRID" DERIVED FROM G.N.S.S. R.T.K. (GPS) POSITIONING TECHNIQUES REPORTED IN THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83(2011)), WITH THE HORIZONTAL DISTANCES EXPRESSED IN U.S. SURVEY FEET. "NORTH" IS REFERENCED TO GRID NORTH (UNLESS NOTED OTHERWISE).
- N.G.S. BENCHMARK PID BN0130 (NAMED "P81", LOCALLY KNOWN AS THE "HEB BENCHMARK") FOUND AND REFERENCED WITH A REPORTED ELEVATION OF 1,895.00 FEET A.M.S.L. (OBSERVED DURING THE COURSE OF THIS SURVEY TO HAVE AN ORTHOMETRIC ELEVATION OF 1,895.10' A.M.S.L.), WITH ELEVATIONS REFERENCED TO THE NAVD88 DATUM AND GEOID18 MODEL, REPORTED IN FEET, WITH GRID COORDINATE VALUES AT N: 10064955.56, E: 2756443.57.
- CONTOUR LINES REPRESENT ORTHOMETRIC HEIGHTS.
- A 10-FOOT-WIDE UTILITY EASEMENT ALONG THE REAR, FRONT, AND SIDE LINES OF ALL INTERIOR LOT LINES, AND 20-FOOT-WIDE UTILITY EASEMENT ALONG THE ENTIRE PERIMETER OF THE SUBDIVISION IS RESERVED, PER THIS PLAT. REFER TO THE ENTIRETY OF THE "UTILITY EASEMENT" NOTE ON THIS PLAT (SHEET 1 OF 2).
- THIS SURVEY DOES NOT CONSTITUTE AN ABSTRACT OF TITLE BY THE SURVEYOR AND THE SURVEYOR MAKES NO REPRESENTATION AS TO THE CONDITION OF TITLE.
- MONUMENTS AS SHOWN. ALL CORNERS SET ARE 1/2" DIA. REBAR WITH CAP STAMPED "WAYMAKER 10194626".
- REFER TO SHEET 1 OF 2 FOR ALL NOTES CONCERNING EASEMENTS, DEDICATIONS, ETC.
- ALL SIDEWALK IMPROVEMENTS SHALL CONFORM TO SECTION 6.11 OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE AND THE CITY OF FREDERICKSBURG SIDEWALK PLAN - 2015 (ORD. NO. 25-007).



PRELIMINARY
 THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW ONLY AND SHALL NOT BE USED OR REPLIED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 DATE: 09 / 17 / 2025

- LEGEND**
- 1/2" DIA. REBAR FOUND (EXCEPT AS NOTED)
 - REBAR FOUND (PASSING CALL, AS NOTED)
 - 1/2" DIA. REBAR SET
 - UNMARKED POINT IN CENTERLINE OF CREEK
 - × FENCE
 - ⊗ UTILITY POLE
 - ⊗ STORM MANHOLE
 - ⊗ SEWER MANHOLE

- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS
- R.P.R. REAL PROPERTY RECORDS
- CONCRETE (CURB, APRON, SIDEWALK, ETC.)
- OVERHEAD ELECTRIC (UTILITY) LINE
- APPROXIMATE FEMA FLOOD ZONE LINE (PUBLISHED LIMITS PER FEMA FIRM PANEL)
- ADJOINER/TRACT LINE
- TOWNLOT/OUTLOT LINE
- EASEMENT OR SETBACK LINES

WAYMAKER
 LAND ADVISORS & SURVEYORS

1788 W. Live Oak St.
 Fredericksburg, Texas 78624
 830-997-3884 | waymakerland.com
 TBPELS Firm No. 10194626



PLANNING AND ZONING COMMISSION
AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: October 1, 2025

SECTION: ACTION ITEMS **ITEM:** A.

CAPTION: **SP-2513:** By Gillespie County Committee on Aging DBA Golden Hub Community Center to consider and take action on the Site Plan for construction of a building expansion along with associated improvements at the property commonly known as 648 Post Oak Road, Fredericksburg, Texas.

SUMMARY:

The applicant has submitted a Site Plan application for review and approval pertaining to the proposed building expansion along with improvements at the property commonly known as 648 Post Oak Road. The property is located on an approximate 5.279 acre tract and has three structures that are approximately 6,700 square feet. The prior use of the site was utilized for a combination of retail, office and light manufacturing uses. The applicant has also requested a conditional use permit to accommodate the proposed Senior Service Center/Club or Lodge Use.

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: 230,018 Sq Ft (5.282 Acres)

Zoning: C1, Neighborhood Commercial **Sec. 3.200**

Building Coverage: 9.9% (22,698 Sq Ft) (50% Maximum) **Sec. 3.200**

Impervious Coverage: 44% (101,366 Sq Ft) (70% Maximum) **Sec. 3.200**

Heights: 1 Story (Proposed 22') (Max Height 38') **Sec. 3.200**

Parking: 128 provided, 128 required (Club/Lodge 1 parking space per 5 persons, Kitchen/SVC 1 parking space per 5 persons, Office 1 parking space per 400 sq ft. & Cottage 2 spaces + 1 per bedroom) **Sec. 7.863**

Utilities: Utilities are available to serve this property and if an extension of utilities are required, it would be at the developers' expense.

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

Landscape & Screening: More detail is required to approve the Landscape and Screening Plan, including a landscape calculation based on **Sec. 7.920**. 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) LF. In addition, a hedge, wall, or other durable landscape barrier of at least two (2) feet in height, shall be place along the perimeter.

Historic Review: Not Applicable

STAFF RECOMMENDATION:

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

Approved Landscape and Screening Plan
Approved Civil Construction Plan

ATTACHMENTS:

1. Z-2519 - 648 Post Oak Road
2. SP-2513_EASEMENT ENCROACHMENT ALLOWANCE - CTEC 7-24-2025
3. SP-2513_LCRA Letter of no objection
4. SP-2513_648 Post Oak P&Z Site Plan
5. SP-2513_Comment Response Rev-1 - 648 Post Oak
6. SP-2513_EXTERIOR VIEWS
7. SP-2513_13-26000-Site Lighting Product Data

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: September 26, 2025



William McKamie, City Attorney

Date: September 26, 2025

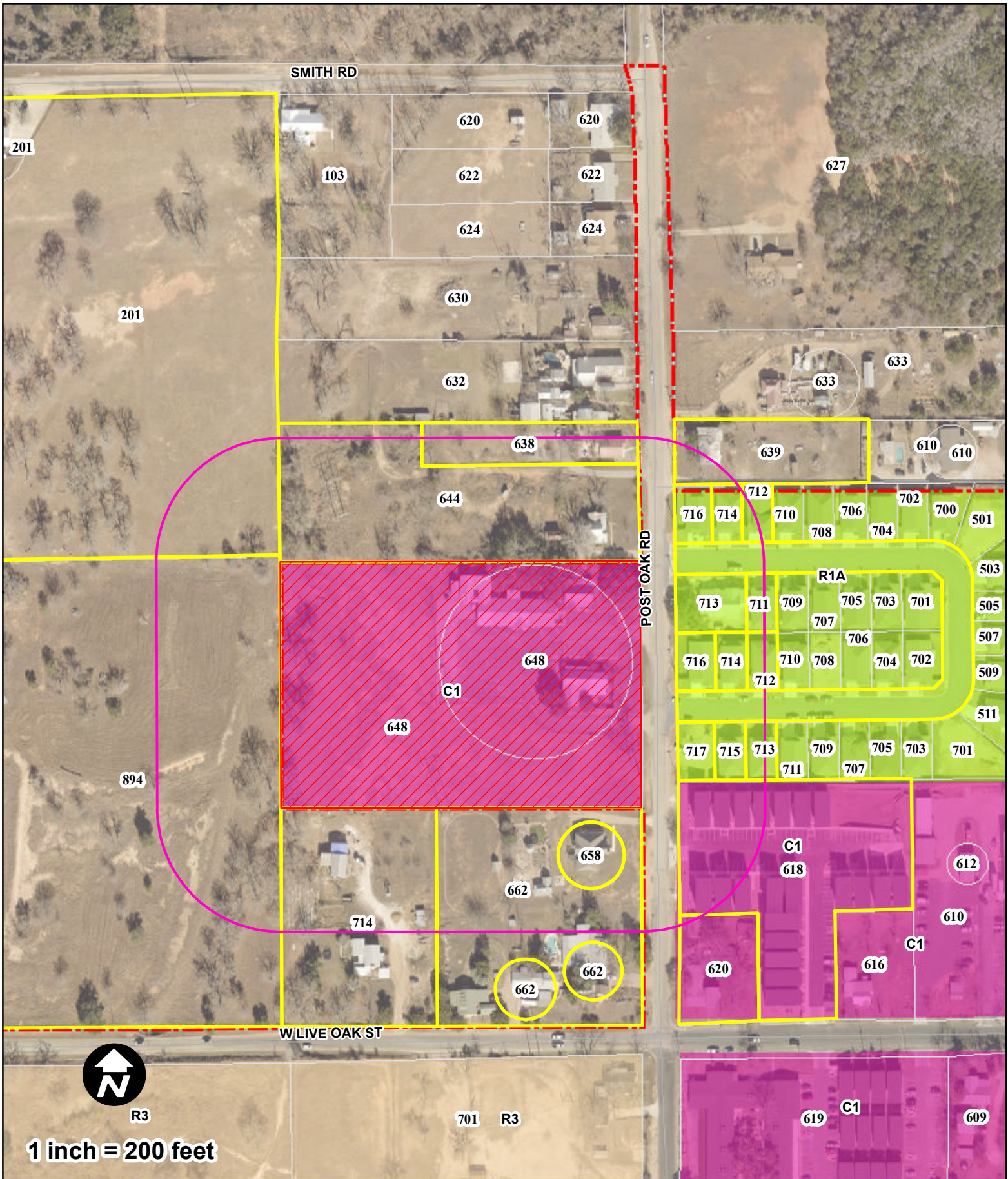


FIGURE 1
 City of Fredericksburg
 Z-2519 - 648 Post Oak Road

LEGEND

- | | | |
|-------------------|------------------------|---------------------|
| Subject Property | 200' Notification Area | City Limit Boundary |
| Notified Property | GCAD Parcels | |



Central Texas Electric Co-op

P.O. BOX 553 • FREDERICKSBURG, TEXAS 78624-0553

July 24, 2025

Stan Klein

**Re: Easement Encroachment Allowance
654 Post Oak Road
Fredericksburg, Texas 78624**

Dear Mr. Klein,

Upon review, as per Central Texas Electric Cooperative, Inc. records, the encroachment of the utility right of way easement along the north lot line of Lot 128B-AR105 of Allen Addition, a subdivision located in Gillespie County, Texas, will be allowed (as per Exhibit 'A'), but Central Texas Electric Cooperative will still retain the easement provided by the subdivision owner.

If you have any questions, please give me a call at 830-992-2257.

Sincerely,

Matt Wood
Assistant Engineering Supervisor

attachment

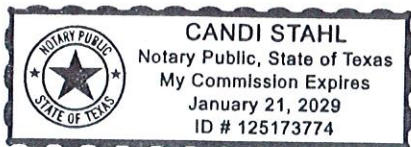
OWNER OF EASEMENT
CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.

By: 
Matt Wood
Assistant Engineering Supervisor

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

This instrument was acknowledged before me on the 24th day of July, 2025, by Matt Wood, Assistant Engineering Supervisor - Central Texas Electric Cooperative, Inc., a corporation, on behalf of said corporation.

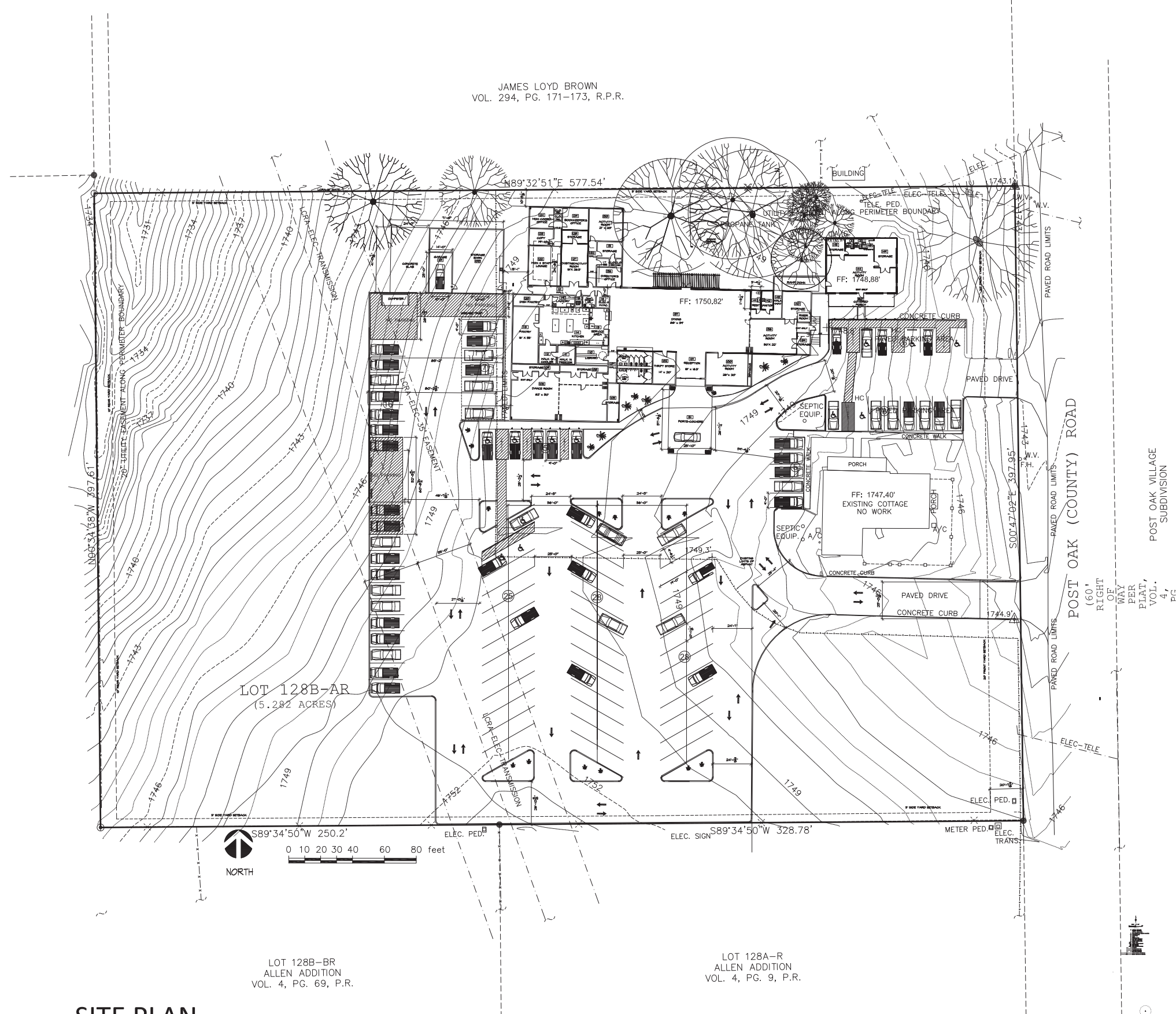



Notary Public, State of Texas

EXHIBIT A

Stan Klein Architect, LLC
 Architect & Preservation Consultant
 P. O. Box 205, 405 W. Live Oak Rd.,
 Fredericksburg, Texas 78624
 PHONE: (817) 456-6018
 stan.klein.architect@gmail.com

**NEW GOLDEN HUB
 COMMUNITY CENTER**
 648 Post Oak Rd., Fredericksburg, Texas 78624

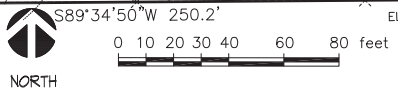


SITE DEVELOPMENT DATA	
ZONING	C-1
LOT SIZE	230083 sq ft / 5.582 acres
MAXIMUM IMPERVIOUS (70%)	161058 sq ft
IMPERVIOUS ACTUAL (43%)	99639 sq ft
BUILDING COVERAGE (9.9%)	22698 sq ft
LANDSCAPE/SOD (-%)	TBD
PARKING REQUIREMENTS	1 SPACE/ 5 pers. cap.
PARKING REQUIRED	128
PARKING ACTUAL	128
(INCLUDES 5 REQUIRED DISABLED SPACES)	
BUILDING HEIGHT - ALLOWED	38 FT.
BUILDING HEIGHT - ACTUAL	TBD

PARKING DATA	
STANDARD: 95	
HC: 16	
STAFF: 17	
TOTAL: 128	

PARKING CALCULATION	
PARKING REQUIRED:	128 spaces
DINING & ACTIVITY:	542 cap./ 5 = 108 spaces
(1 space/ 5 pers. cap.)	
KITCHEN/ SVC. AREA:	66 cap./ 5 = 13 spaces
OFFICE:	756 sq ft = 2 spaces
(2 spaces/ 400 sq ft)	
COTTAGE:	2 spaces + 1/ bedroom = 5 spaces
TOTAL:	128 spaces

CODE SUMMARY	
2015 International Building Code	
EXISTING BUILDING (Former Quilt Business)	
Retail Sales (B)	6,613 sq. ft.
Office Area (B)	466 sq. ft.
Total Existing Area	7,079 sq. ft.
EXISTING ANNEX BUILDING (Former Quilt Bus.)	
Retail Sales (B)	1,560 sq. ft.
Total Existing Area	1,560 sq. ft.
REMODELED MAIN BLDG. (Plus new additions & Annex)	
Dining Room	4,042 sq. ft.
Offices	1,654 sq. ft.
Kitchen	2,054 sq. ft.
Restrooms	621 sq. ft.
Exercise Rooms	1,860 sq. ft.
Activity Rooms	4,267 sq. ft.
Total Existing & Remodeled	14,658 sq. ft.
Occupant Load (After Remodel)	
Dining (A-2) 4,042SF (15 SF net)	273
Kitchen (B) 200 SF gross	10
Offices (B) 1,654 SF (100 gross)	17
Restrooms (B) 621 SF (100 SF gross)	6
Exercise Rooms (B) 1,860 SF (50 SF gross)	37
Activity Rooms (B) 4,267 SF (50 SF net)	85
Total Occupant Load	428
Exit Capacity	
Egress Width/Occupant	2 in/occupant
Exits - Dining Area	26" = 2 Exits
Exits - Dining Area Actual	6 Exits
Exit Distance between 2 Exits	
Dining Room (> 1/2 Diagonal Distance)	> 61' Apart
Actual	55' Apart



SITE PLAN
 SCALE : 1/32" = 1'-0"

LOT 128B-BR
 ALLEN ADDITION
 VOL. 4, PG. 69, P.R.

LOT 128A-R
 ALLEN ADDITION
 VOL. 4, PG. 9, P.R.

JAMES LOYD BROWN
 VOL. 294, PG. 171-173, R.P.R.

DATE: 07-07-2025
 PROJECT NUMBER: 24-10
 REVISION:

SITE PLAN
 SHEET NUMBER
A-0
 1 of 1



July 28, 2025

Gillespie County Committee on Aging
1009 N. Lincoln Street
Fredericksburg, Texas 78624

RE: Proposed parking lot in the right-of-way of LCRA Transmission Services Corporation (LCRA TSC) Electric Transmission Line T679 Peach to Gillespie, 138kV, Easement E00000051-67, Gillespie County, Texas.

Dear Sir/Ma'am:

Thank you for contacting Lower Colorado River Authority (LCRA) regarding the proposed parking lot in the right-of-way of LCRA Transmission Services Corporation (LCRA TSC) Electric Transmission Line T679 Peach to Gillespie.

LCRA TSC does not object to the proposed parking lot within the LCRA TSC right-of-way if the installation is constructed in strict accordance with the following submitted drawing:

Sketch emailed to Jeff Mayronne (LCRA) on July 21, 2025.

According to the plans submitted, no other permanent or temporary facilities, including but not limited to dumpsters or fencing, will be installed within the LCRA TSC right of way. If any changes from the plans as submitted are contemplated, then revised plans should be submitted to LCRA prior to construction. Please send a signed and sealed set of plans in pdf format and an AutoCAD electronic file to me.

Because of the danger and risks involved when operating any kind of construction equipment near a transmission line, extra care should be exercised to adhere to the Texas Health and Safety Code.

LCRA would like to offer input during preconstruction to address our safety concerns when working in our right-of-way or near our facilities. Prior to beginning construction, please contact Jason Jecmenek, Transmission Services Line Operations at (979) 966-8124. Additionally, any time you or your contractors plan to work in our easements or near our facilities, please contact the LCRA Systems Operation Control Center at (800) 776-5272, Ext. 6220 at least 72 hours prior to beginning work. Always assume that our transmission line, or any electric power line, is energized unless otherwise verified and communicated by a qualified LCRA worker.

As you know, LCRA uses heavy equipment and other vehicles in the maintenance and operation of LCRA TSC's transmission lines. If you proceed with your project, you do so at your own risk. LCRA and LCRA TSC will not be responsible for any damages caused by the exercise of its rights granted in the easement, including all operation, maintenance, and construction activities.

Nothing stated above or in any conversation is intended to amend or deprive LCRA TSC of any rights granted by the terms of its easements, nor is it intended to release you or your assigns from any liability, including but not limited to any liability due to negative effects upon LCRA TSC's facilities or easements. Nothing stated herein shall be construed as a representation that LCRA TSC's operations in the easement will remain the same or that the improvements will continue to be compatible with LCRA TSC's transmission lines in the future.

Again, thank you for contacting LCRA regarding this project. If you have any questions, please call Jeff Mayronne at (512) 578-4587 or at (800) 776-5272, Ext. 4587, or e-mail at jeff.mayronne@lcra.org.

With best regards,

A handwritten signature in blue ink that reads "Mark Sumrall". The signature is written in a cursive, slightly slanted style.

Mark Sumrall
Vice President, Real Estate Services

cc: Pete Zepeda, Director, Engineering Transmission Design and Protection
Jason Jecmenek, Support Supervisor, Transmission Line Operations
Jeff Mayronne, Real Estate Analyst

39022 LONO

Final Audit Report

2025-07-28

Created:	2025-07-28
By:	Jeff Mayronne (Jeff.Mayronne@LCRA.ORG)
Status:	Signed
Transaction ID:	CBJCHBCAABAAm_1Ebi0aduZq5r0tM10veRoL-wGR0V4n

"39022 LONO" History

-  Document created by Jeff Mayronne (Jeff.Mayronne@LCRA.ORG)
2025-07-28 - 7:18:05 PM GMT
-  Document emailed to Mark Sumrall (mark.sumrall@lcra.org) for signature
2025-07-28 - 7:18:18 PM GMT
-  Email viewed by Mark Sumrall (mark.sumrall@lcra.org)
2025-07-28 - 7:28:38 PM GMT
-  Document e-signed by Mark Sumrall (mark.sumrall@lcra.org)
Signature Date: 2025-07-28 - 7:28:54 PM GMT - Time Source: server
-  Agreement completed.
2025-07-28 - 7:28:54 PM GMT



September 15, 2025

Attn: Jan Musgrove
Development Services
830-990-2079

Re: Comment Response SP-2513 - Golden hub Community Center - 648 Post Oak

Planning Comments

1. Label all Building Setbacks (existing/proposed)
 - a. *A 10' building setback line (per CI zoning) is now shown along the north and south property lines.*
2. Identify Landscaping and open space plan, with a description of types and quantity of plant materials to be used.
 - a. *The landscape design will meet City requirements and will be shown in detail in the Construction Plans set.*
3. Identify location of sidewalks.
 - a. *The sidewalks are shown in the site layout.*
4. Final Civil and Construction Plan Review and Approval required at future date.
 - a. *Noted.*
5. Provide location, height and design features on all signs.
 - a. *The signage will meet City requirements and will be shown in detail in the Construction Plans set.*
6. Provide elevations demonstrating building height, bulk, scale and orientation of proposed new addition/structure.
 - a. *Architectural elevations are included as a separate attachment with this submittal.*
7. Provide specifications of proposed exterior lighting
 - a. *Exterior lighting will be RSX1 LED and is covered by Note #14. Detailed information is included as a separate attachment with this submittal.*

Engineering Comments

1. This project will require the submittal of civil construction plans. Utility connections and drainage/detention facilities to be reviewed in detail at that time.
 - a. *Noted.*

2. Curbing for the entire Post Oak Road frontage should be constructed with the project.
 - a. *Noted and Note #11 has been added to confirm this requirement.*

3. Please dimension the parking spaces and drive aisles and show that they meet Section 7.860 of the City of Fredericksburg's Code of Ordinances.
 - a. *We have labeled typical parking dimensions.*

4. All sight visibility triangles shall be 30'x30' from the curb line.
 - a. *Updated to show 30'.*

5. According to the annexation agreement for this property, sewer service will need to be extended to Post Oak Road and water and sewer services extended to the site. All construction must be in accordance with City Standards.
 - a. *Preliminary water and wastewater extensions are shown meeting annexation agreement requirements. Also Note #12 has been added.*

6. Ensure dumpsters are oriented appropriately for the style of truck used by the selected solid waste collector.
 - a. *See Note #10.*

Darren Webber PE
River Civil Engineering
512-992-4971



SOUTH ELEVATION



SOUTHWEST VIEW



EAST ELEVATION



NORTH PATIO VIEW



NORTH ELEVATION



WEST ELEVATION



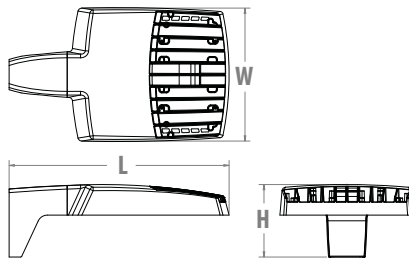
RSX1 LED Area Luminaire

Max. 300 lumens



Specifications

EPA (ft²@0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

ds Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED	P3	40K	R3	MVOLT	MA
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options		DDBXD
		Finish
Shipped Installed	Shipped Installed	DDBXD Dark Bronze
HS House-side shield ⁷	*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)	DBLXD Black
PE Photocontrol, button style ^{8,9}	NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{9,12,13,14}	DNAXD Natural Aluminum
PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,10,11}	BAA Buy America(n) Act and/or Build America Buy America Qualified	DWHXD White
SF Single fuse (120, 277, 347) ⁵	CCE Coastal Construction ¹⁵	DBBTXD Textured Dark Bronze
DF Double fuse (208, 240, 480) ⁵	*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.	DBLBXD Textured Black
SPD20KV 20KV Surge pack (10KV standard)	Shipped Separately (requires some field assembly)	DNATXD Textured Natural Aluminum
FAO Field adjustable output ⁹	EGS External glare shield ⁷	DWHGXD Textured White
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ⁹	EGFV External glare full visor (360° around light aperture) ⁷	
	BS Bird spikes ¹⁶	



PLANNING AND ZONING COMMISSION
AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: October 1, 2025

SECTION: ACTION ITEMS **ITEM:** B.

CAPTION: Request P-2425: By Lantana Owner, LLC. to Consider the Review of a Development Plat for 405 Goehmann Lane, Fredericksburg, Texas.

SUMMARY:

An application has been submitted for the review of a Development Plat that consisting of 106.89 acres located at the property commonly known as 405 Goehmann Lane and is within the City of Fredericksburg Extraterritorial Jurisdiction (ETJ).

BACKGROUND:

Sec. 4.10 (Development Plat) and **Sec 4.05, Subsections G, H (Final Plat)** require a review of the proposal by the Director of Development Services and formal action by Planning and Zoning Commission. **Sec. 4.10(H)** identifies the criteria for approval as the following:

H. Development Plat Criteria for Approval

The following criteria shall be used to determine whether the application for a Development Plat shall be approved, approved with conditions, or denied.

1. The proposed development conforms to all City plans, including but not limited to, the Comprehensive Plan, utility plans and applicable capital improvements plans;
2. The proposed development conforms to the requirements of the Zoning Ordinance (if located within the City's corporate limits) and this Subdivision Ordinance;
3. The proposed development is adequately served by public facilities and services, in conformance with City regulations;
4. Appropriate agreements for acceptance and use of public dedications to serve the development have been tendered; and
5. The proposed development conforms to the design and improvement standards contained in this Subdivision Ordinance, Standard Details and Specification for Public Infrastructure Construction Manual and any other applicable codes or ordinances of the City that are related to development of a land parcel.

STAFF RECOMMENDATION:

In reviewing this request the 2024 Comprehensive Plan identifies a potential "Arterial" roadway within the property boundaries. As a result, the approval of a development plat, that would not incorporate the roadway, would not be consistent with the plan. Specifically, the plat as presented, would not meet the criteria requirement of **Sec. 4.10(H)** in that it would not conform to the requirements of the 2024 Comprehensive Plan. Specifically, **Sec 4.10(H,1)** states;

"The following criteria shall be used to determine whether the application for a Development Plat shall be approved, approved with conditions, or denied."

1. The proposed development conforms to all City plans, including but not limited to, the Comprehensive Plan, utility plans and applicable capital improvement plans:"

Sec 4.05 (H, 3) requires the Planning and Zoning Commission to review and take action on the plat. In considering a request, the Planning and Zoning Commission has the following action options:

- a. Approve the Final Plat;
- b. Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
- c. Deny the Final Plat.

Staff would recommend approval based upon the following conditions:

1. Approval, by the City, authorizing removal or an approved alternate roadway for the "Arterial" roadway shown within the subject property identified in the 2024 Comprehensive Plan (**Map 2.3: Thoroughfare Plan**).

ATTACHMENTS:

1. Location Map
2. Place Type Map
3. Thoroughfare Plan Map
4. P-2525_Lantana Reserve Resort and Villas_Preliminary Checklist
5. 4.10. ___Development_Plat
6. 4.05. ___Final_Plat - Reduced
7. P-2525__Lantana Reserve Resort and Villas_Dev Plat_PRELIMINARY_Waldorf Astoria

APPROVAL/REVIEW:



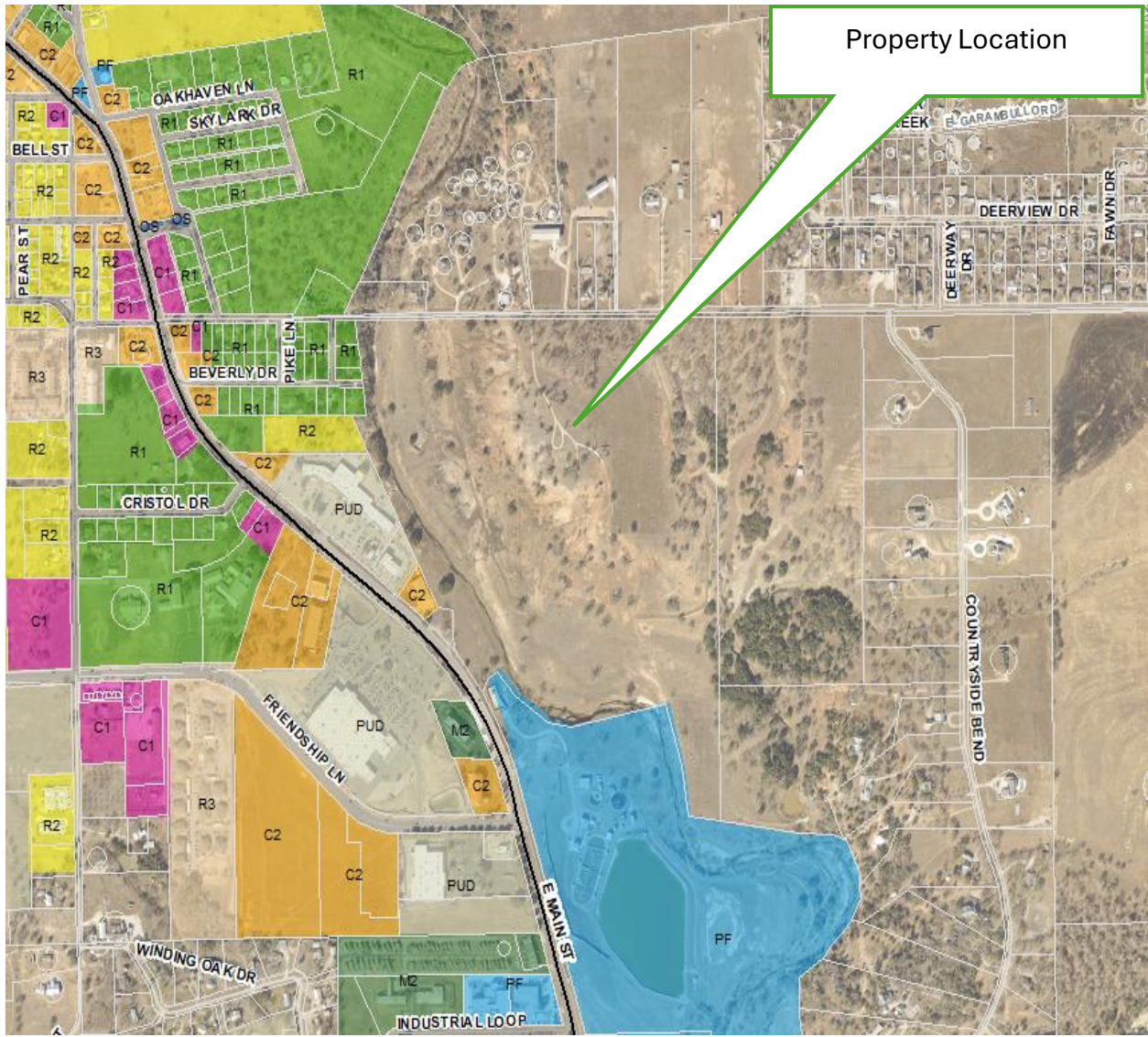
Cliff Cross, Director of Development Services

Date: September 26, 2025

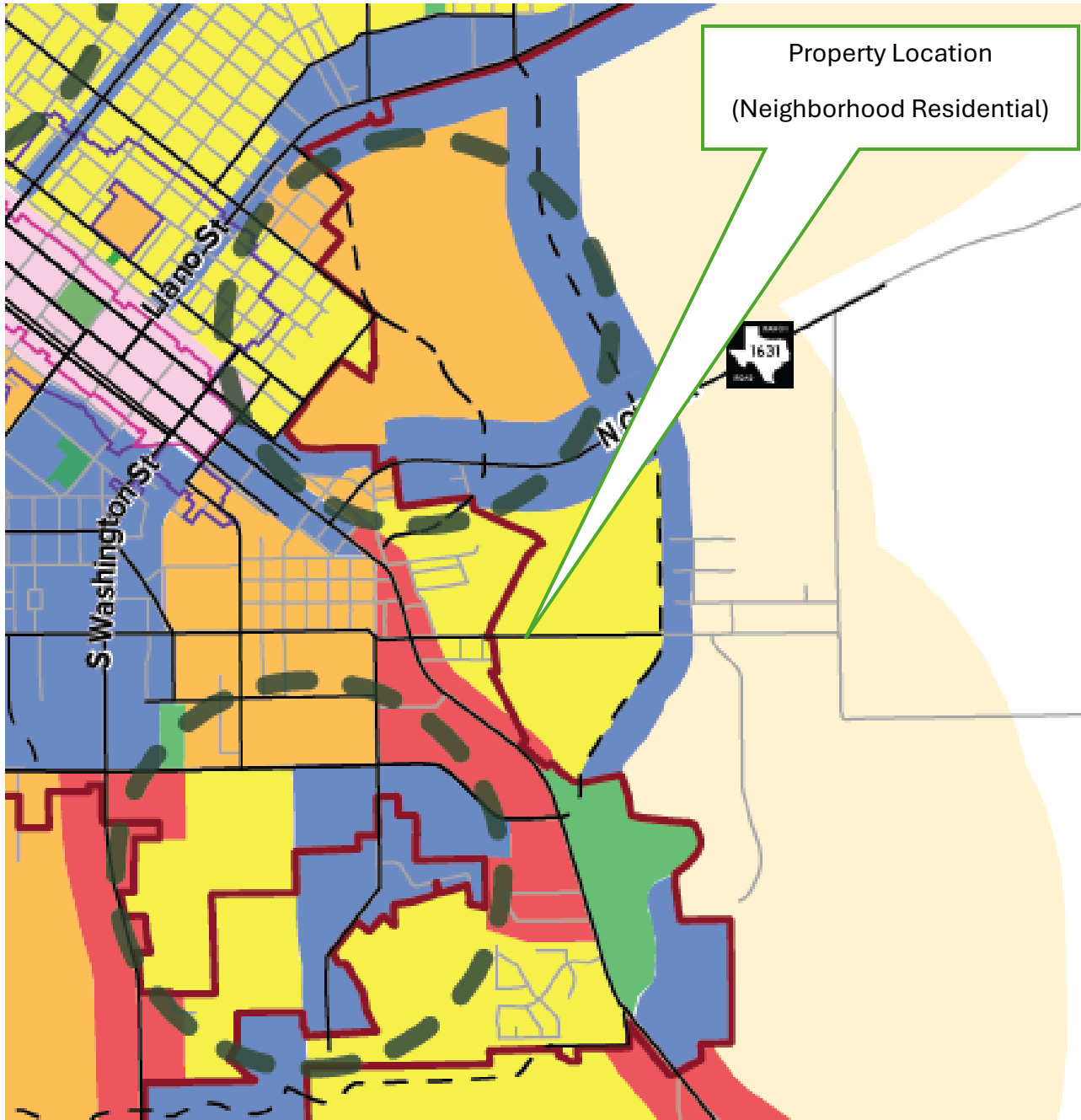


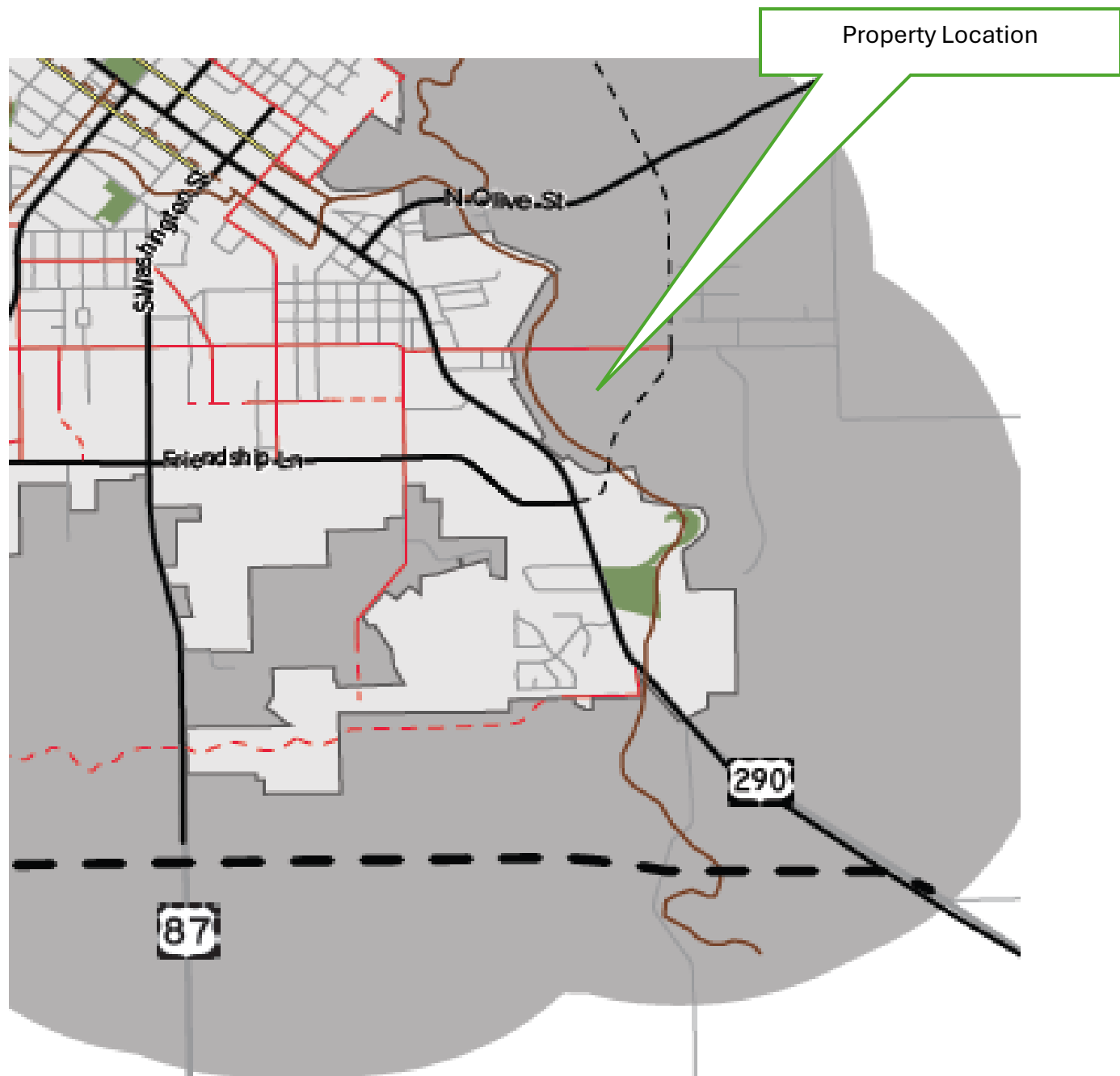
William McKamie, City Attorney

Date: September 26, 2025



Property Location





Legend		Future Roadways	
	City Limits		Arterial
	ETJ Limits		Friendship Lane Extension
	County		TxDOT Technically Preferred Relief Route Alignment
	Parks		Collector
	Existing Roads		Hard Surface Trail
	Arterial		Alternate Trail
	Collector		
	Civic Street		



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: 07/30/25

Printed Name: Robert Radovan

4.10. Development Plat

A. Purpose

The purpose of a Development Plat is to assure the adequacy of public facilities needed to serve the intended development and the overall compliance of such development with applicable requirements of this Subdivision Ordinance.

B. Authority

This Section 4.10 is adopted pursuant to the Texas Local Government Code, Chapter 212, Subchapter B, Sections 212.041 through 212.050, as amended.

C. Applicability

1. To Whom Development Plat Regulations Apply

Any person who proposes the development of a tract of land located within the limits or in the Extraterritorial Jurisdiction (ETJ) of the City must have a Development Plat of the tract prepared in accordance with LGC 212 Subchapter B and this Subdivision Ordinance, unless a Development Plat is not required in accordance with Section 4.10.D Exceptions.

2. The Term "Development"

For purposes of this Section 4.10, "development" means the new construction or the enlargement of any exterior dimension of any building, structure, or improvement.

3. Cases Where Development Plat Regulations Apply

Development Plat regulations shall apply to any land within the City or within its Extraterritorial Jurisdiction (ETJ) in the following circumstances:

- a. The development of any tract of land which has not been platted or replatted prior to the effective date of this Subdivision Ordinance, unless expressly exempted herein; or
- b. The development of any tract of land for which the property owner claims an exemption from the City's subdivision requirements, including requirements to replat, which exemption is not expressly provided for in Section 4.10.D Exceptions; or
- c. The development of any tract of land for which the only access is a private easement or street; or
- d. The division of any tract of land resulting in parcels or lots each of which is greater than five (5) acres in size, and where no public improvement is proposed to be dedicated or constructed.

D. Exceptions

A Development Plat is not required:

1. When the land has an approved Final Plat, Minor Plat, Replat, or Amending Plat; or
2. For bona fide agricultural activities; or
3. For construction of agricultural accessory structures and related development activities.

E. Prohibition on Development

No development shall commence, nor shall any building permit, utility connection permit, electrical connection permit or similar permit be issued for any development or land division subject to this Section 4.10 until a Development Plat has been approved by the Planning and Zoning Commission and submitted to the City for filing at the County. Notwithstanding the provisions of this Section, the City shall not require

building permits or otherwise enforce the City's Building Code in the City's Extraterritorial Jurisdiction (ETJ) in relation to any Development Plat required by this Subdivision Ordinance.

F. Required Information for all Development Plat Applicants

All Applications shall be submitted with the required information as stated on the Application Form. Information required shall be the same as required for a Final Plat. In addition to this information, a Development Plat shall:

1. Be prepared by a Texas Registered Professional Land Surveyor as a boundary survey;
2. Clearly show the boundary of the Development Plat;
3. Clearly show each existing or proposed building, structure, or improvement or proposed modification of the external configuration of the building, structure, or improvement involving a change of the building, structure, or improvement;
4. Clearly show each easement and right-of-way within or abutting the boundary of the surveyed property;
5. Clearly show the dimensions of each street, sidewalk, alley, square, park, or other part of the property intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, sidewalk, alley, square, park, or other part; and
6. Be accompanied by the required number of copies of the Development Plat, a completed Application Form, the required submission fee (per the City's current Fee Schedule), and a certificate or some other form of verification from the County appraisal district showing that all taxes have been paid on the subject property and that no delinquent taxes exist against the property.

G. Accompanying Applications

An Application for a Development Plat may be accompanied by an application for rezoning approval. The rezoning Application and shall be decided first. The applicant must execute a Waiver of Right to 30-Day Action that is mandated by the State for general approval of Plats, including Development Plat approval.

H. Development Plat Criteria for Approval

The following criteria shall be used to determine whether the application for a Development Plat shall be approved, approved with conditions, or denied.

1. The proposed development conforms to all City plans, including but not limited to, the Comprehensive Plan, utility plans and applicable capital improvements plans;
2. The proposed development conforms to the requirements of the Zoning Ordinance (if located within the City's corporate limits) and this Subdivision Ordinance;
3. The proposed development is adequately served by public facilities and services, in conformance with City regulations;
4. Appropriate agreements for acceptance and use of public dedications to serve the development have been tendered; and
5. The proposed development conforms to the design and improvement standards contained in this Subdivision Ordinance, Standard Details and Specification for Public Infrastructure Construction Manual, and any other applicable codes or ordinances of the City that are related to development of a land parcel.

I. Development Plat Review and Approval

The review and approval procedure for a Development Plat shall be the same as the review and approval processes for a Final Plat (see Section 4.05 Final Plat).

J. Effect

Upon approval, the Development Plat shall be filed at the County by the City in the same manner as prescribed for a Final Plat (see Section 4.05 Final Plat).

4.05. Final Plat

A. Purpose

The purpose of a Final Plat is to ensure:

1. That the proposed Subdivision and development of the land is consistent with all standards of these Subdivision Regulations pertaining to the adequacy of public facilities,
2. That Public Improvements to serve the Subdivision or development have been installed and accepted by the City, or that provision for such installation has been made, and
3. That all other City requirements and conditions have been satisfied or provided for to allow the Final Plat to be recorded.

B. Applicability

No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Final Plat.

C. Exceptions

A Final Plat is not required when a Minor Plat is submitted (refer to 4.06 Minor Plat).

D. Ownership

1. The Applicant shall furnish with the Application to the City a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Final Plat.
2. The Final Plat shall be signed by each owner, or by the representative of the owners authorized to sign legal documents for the owners and lienholder, effectively denoting that they are consenting to the platting of the property and to the dedications and covenants that may be contained in the Final Plat.

E. Accompanying Applications

1. A Final Plat Application Form, which can be obtained from the Director of Development Services.
2. An Application for a Final Plat may be accompanied by Construction Plans if also accompanied by a Performance Agreement and appropriate surety in accordance with 5.05 Performance Agreements and Security for Completion.
3. Approval of each shall be separate and in accordance with this Section 4.05 Final Plat and with Section 5.01 Construction Plans.

F. Prior Approved Preliminary Plat

The Final Plat and all accompanying data shall conform to the approved Preliminary Plat, or as the Preliminary Plat may have been amended subsequently Section 4.04.K Amendments to Preliminary Plats Following Approval, if applicable, incorporating all conditions imposed or required, if applicable.

G. Review by Director of Development Services

The Director of Development Services shall:

1. Initiate review of the plat and materials submitted,
2. Request written comments from Development Review Committee (DRC), if deemed necessary,
3. Make available Plats and reports to the Commission for review, and

-
4. Upon determination that the Application is ready to be acted upon, schedule the Final Plat for consideration on the agenda of the next available meeting of the Commission.

H. Action by Planning and Zoning Commission

The Commission shall:

1. Review the Final Plat Application, the findings of the Director of Development Services, and any other information available.
 - a. From all such information, the Commission shall determine whether the Final Plat conforms to the applicable regulations of these Subdivision Regulations.
2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action as outlined in 3.03.D.
 - a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Final Plat, as submitted, shall be deemed to be approved by the Commission.
3. Take one of the following actions:
 - a. Approve the Final Plat;
 - b. Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
 - c. Deny the Final Plat.
4. A motion to approve a Final Plat shall be subject to the following conditions, whether or not stated in the motion to approve:
 - a. All required fees shall be paid.
 - b. All covenants required by ordinances have been reviewed and approved by the City.
 - c. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the proposed plat.
 - d. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
 - e. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.

I. Final Plat Criteria for Approval

The following criteria shall be used by the Commission to determine whether the Application for a Final Plat shall be approved, approved with conditions, or denied.

1. With Prior Approved Preliminary Plat
 - a. 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;
 - b. All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied;
 - c. The Construction Plans conform to the requirements of Section 5.01 Construction Plans and have been approved by the Director of Public Works and Utilities;

-
- d. 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;
 - e. 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 Section 5 Construction Plans and Procedures;
 - f. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance;
 - g. The Plat conforms to design requirements and construction standards as set forth in the Standard Details and Specification for Public Infrastructure Construction Manual; and
 - h. The plat conforms to Director of Development Services subdivision Application checklists and Subdivision Ordinance regulations.
2. Without Prior Approved Preliminary Plat
 - a. The Final Plat conforms to all criteria for approval of a Preliminary Plat;
 - b. The Construction Plans conform to the requirements of Section 5.01 Construction Plans and have been approved by the Director of Public Works and Utilities;
 - c. A Performance Agreement with surety for installation of Public Improvements has been prepared and executed by the property owner in conformance with Section 5 Construction Plans and Procedures;
 - d. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance; and
 - e. The Final Plat conforms to the Director of Development Services' subdivision Application checklist and Subdivision Ordinance regulations.

J. Procedures for Final Plat Recordation upon Approval

The Applicant shall provide to Director of Development Services the required number of signed and executed copies of the Final Plat that will be needed to file the Plat, upon approval, with the County (in the County's required format) at least seven (7) calendar days prior to the meeting at which it will be considered for approval.

1. General

a. Signatures

After approval of the Final Plat, the Director of Development Services shall procure the appropriate City signatures on the Final Plat.

b. Recording upon Performance

The Final Plat shall be recorded after:

- i. The Final Plat is approved by the City;
- ii. All required Public Improvements have been completed and accepted by the City or a Performance Agreement has been executed and appropriate surety provided in accordance with Section 5.05 Performance Agreements and Security for Completion;
- iii. All County filing requirements are met; and
- iv. All fees are paid to the City.

2. Submittal of Final Plat Where Improvements Installed

Where all required Public Improvements have been installed prior to recording of the Final Plat, the Applicant shall meet all requirements in accordance with Section 5 Construction Plans and Procedures.

3. Submittal of Final Plat Where Improvements Have Not Been Installed

Where some or all required Public Improvements are not yet completed in connection with an approved Final Plat, the Applicant shall submit the Final Plat as approved, revised to reflect any conditions imposed as part of approval.

4. Update of Proof of Ownership

If there has been any change in ownership since the time of the Proof of Ownership provided under 4.05.D Ownership, the Applicant shall submit a new consent agreement executed by each owner and lienholder consenting to the platting of the property and the dedications and covenants contained in the Plat.

K. Effect of Approval

The approval of a Final Plat:

1. Supersedes any prior approved Preliminary Plat for the same land.
2. If applicable, authorizes the Applicant to install any improvements in public Right-of-Way in conformance with approved Construction Plans and under a Performance Agreement (refer to Section 5 Construction Plans and Procedures).
3. Authorizes the Applicant to seek 5.03 Construction Release and/or issuance of a Building Permit.

L. Revisions Following Recording/Recordation

Revisions may only be processed and approved as a Replat, Minor Replat, or Amending Plat, as applicable.

M. Signature Blocks

Unless otherwise modified by the Director of Development Services, the following signature blocks shall be used in conjunction with the Final Plat.

DEVELOPMENT PLAT ESTABLISHING LANTANA RESERVE, RESORT & VILLAS GILLESPIE COUNTY, TEXAS.

BEING ALL OF THAT 160.73 ACRE TRACT AND THAT 0.16 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO WINE COUNTRY HOSPITALITY PARTNERS, LLC., BY JUDY KAY FELLER, ET AL., DATED JULY 8, 2022, FOUND OF RECORD IN INSTRUMENT NO. 20225100 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

100 YEAR FLOODPLAIN EASEMENT RESTRICTION

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

- A. EXISTING CREEKS, LAKES, RESERVOIRS, OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE, WAYS, OR FOR THE CONTROL OF EROSION. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVERSING HIS/HER PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR ANY SUBSTANCE, WHICH WOULD RESULT IN UNSANITARY CONDITIONS. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR. THE CITY IS NOT OBLIGATED TO MAINTAIN OR ASSISTANCE WITH MAINTENANCE OF THE AREA.
- B. THE NATURAL DRAINAGE CHANNEL, AS IN THE CASE OF ALL NATURAL DRAINAGE CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION. THE CITY SHALL NOT BE LIABLE FOR DAMAGES OF ANY NATURE, RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM A FAILURE OF ANY STRUCTURE(S) WITHIN THE NATURAL DRAINAGE CHANNELS. THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT. IF A SUBDIVISION ALTERS THE HORIZONTAL OR VERTICAL FLOODPLAIN, A FEMA FLOODWAY MAP REVISION MAY BE REQUIRED.

FEMA CLOMR-F NOTICE

AREAS LABELED AREA A, AREA B, AREA C, AND AREA D ON THIS PLAT CORRESPOND TO PORTIONS OF THE SUBJECT PROPERTY THAT WERE ADDRESSED BY A CONDITIONAL LETTER OF MAP REVISION BASED ON FILL (CLOMR-F), ISSUED BY FEMA ON JULY 7, 2025 UNDER CASE NO. 25-06-1199C, FOR COMMUNITY NO. 480696 AND FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4817C0288C.

THIS CLOMR-F REFLECTS THE DEVELOPER'S SUCCESSFUL APPLICATION, PREPARED BY A LICENSED CIVIL ENGINEER, TO REMOVE THESE AREAS FROM FEMA FLOOD ZONE AE, CONTINGENT UPON THE COMPLETION OF PROPOSED FILL AND SITE IMPROVEMENTS. THE CONDITIONAL DETERMINATION IS SUBJECT TO VERIFICATION THROUGH FEMA'S FINAL LETTER OF MAP REVISION PROCESS UPON COMPLETION OF THE IMPROVEMENTS.

THIS PROPERTY SHOWN HEREON APPEARS TO BE PARTIALLY LOCATED WITHIN ZONE "AE", WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD MAP, PANEL NO. 4817C0288C, WITH AN EFFECTIVE DATE OCTOBER 19, 2001.

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, GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS NO 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 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 OWNER. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENT AND DOES NOT HAVE RESPONSIBILITY TO REPLACE THEM.

GENERAL NOTES

1. ABOVE GROUND STRUCTURES AND UNDERGROUND UTILITIES, PIPELINES, SPRINKLER SYSTEM AND HEADS, VALVES, HAND-HOLES, PEDESTALS, AND OTHER IMPROVEMENTS THAT MAY EXIST, ARE NOT SHOWN HEREON.
2. CONTOUR LINES REPRESENT ORTHOMETRIC HEIGHTS.
3. BEARINGS, DISTANCES AND AREA SHOWN HEREON ARE "GRID" DERIVED FROM GPS POSITIONING AND REPORTED IN THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83(2011)). "NORTH" IS REFERENCED TO GRID NORTH (UNLESS NOTED OTHERWISE).
4. N.G.S. BENCHMARK PID BN0130 (NAMED "P81", LOCALLY KNOWN AS THE "HEB BENCHMARK") FOUND AND REFERENCED WITH A REPORTED ELEVATION OF 1,695.00 FEET A.M.S.L. (OBSERVED DURING THE COURSE OF THIS SURVEY TO HAVE AN ORTHOMETRIC ELEVATION OF 1,695.10' A.M.S.L.), WITH ELEVATIONS REFERENCED TO THE NAVD88 DATUM AND GEOID18 MODEL, REPORTED IN FEET, WITH GRID COORDINATE VALUES AT N: 10064955.56, E: 2756443.57.
5. ALL FUTURE CONSTRUCTION MUST ADHERE TO SETBACKS SHOWN OR THE CURRENT ZONING AT THAT TIME, WITH EXCEPTION TO THE ADOPTION AND APPROVAL OF A PLANNED UNIT DEVELOPMENT (P.U.D.) AND/OR CONDITIONAL USE PERMITS GRANTED, AND THE TERMS ESTABLISHED THEREIN.
6. EXISTING PRIVATE WATER WELLS (IF ANY) CANNOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.

RIGHT OF WAY EASEMENT / UTILITY EASEMENT

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

GRANTORS HEREBY DEDICATE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10) OF THE BOUNDARIES OF ALL TRACT LINES, STREETS, BOULEVARDS, LANES, DRIVES, AND ROADS, AND TWENTY FEET (20) ALONG THE ENTIRE PERIMETER (BOUNDARY) OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN DEDICATED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS OR TRACTS OF THIS SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND/OR TRACTS AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO INGRESS TO, AND TO EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, DEBRIS, BRANCHES OR BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION, OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.

ADDRESS RESERVED:
LOT 1: 405 GOEHMANN LANE

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE) HEREBY CERTIFY, THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN THE PROPERTY BY LIEN, LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE ~~MINIMUM SETBACK LINES AND DEDICATE ALL ALLEYS, WALKWAYS, PARKS, WATER COURSES, EASEMENTS AND OTHER OPEN SPACE TO THE PUBLIC USE FOREVER AND HEREBY CONVEY, BY FEE SIMPLE TITLE, ALL PUBLIC ROAD RIGHT-OF-WAY AND/OR DEDICATED STRIPS OF LAND FOR RIGHT-OF-WAY, AS SHOWN HEREON TO THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES FOREVER, AND AGREE FOR MYSELF (OURSELVES) AND MY (OUR) HEIRS AND ASSIGN TO ABIDE FOREVER BY ALL LINES, DEDICATIONS AND OTHER RESTRICTIONS SHOWN HEREON.~~

ROBERT RADOVAN, PARTNER
WINE COUNTRY HOSPITALITY PARTNERS, LLC.

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT RADOVAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED 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, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

WHEREAS, (_____) LIENHOLDER/LENDER, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE LIENHOLDER OF PROPOSED LOTS 1 AND 2 SHOWN HEREON, DOES HEREBY RATIFY ALL DEDICATIONS AND PROVISIONS OF THIS PLAT AS SHOWN.

LIENHOLDER: _____ DATE: _____, 2025

BEFORE ME, THE UNDERSIGNED AUTHORITY _____ 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 THE _____ OF SAID LIENHOLDER'S COMPANY, 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 THIS OFFICE, THIS THE ____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: _____

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED

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

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

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

CERTIFICATION OF SURVEYOR

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND _____, 2025. PLAT WAS PREPARED ON _____, 2025.

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

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY _____

NOTARY'S PUBLIC SIGNATURE

FILED FOR RECORD AT ____ O'CLOCK ____ M.

THIS THE ____ DAY OF _____, 2025.

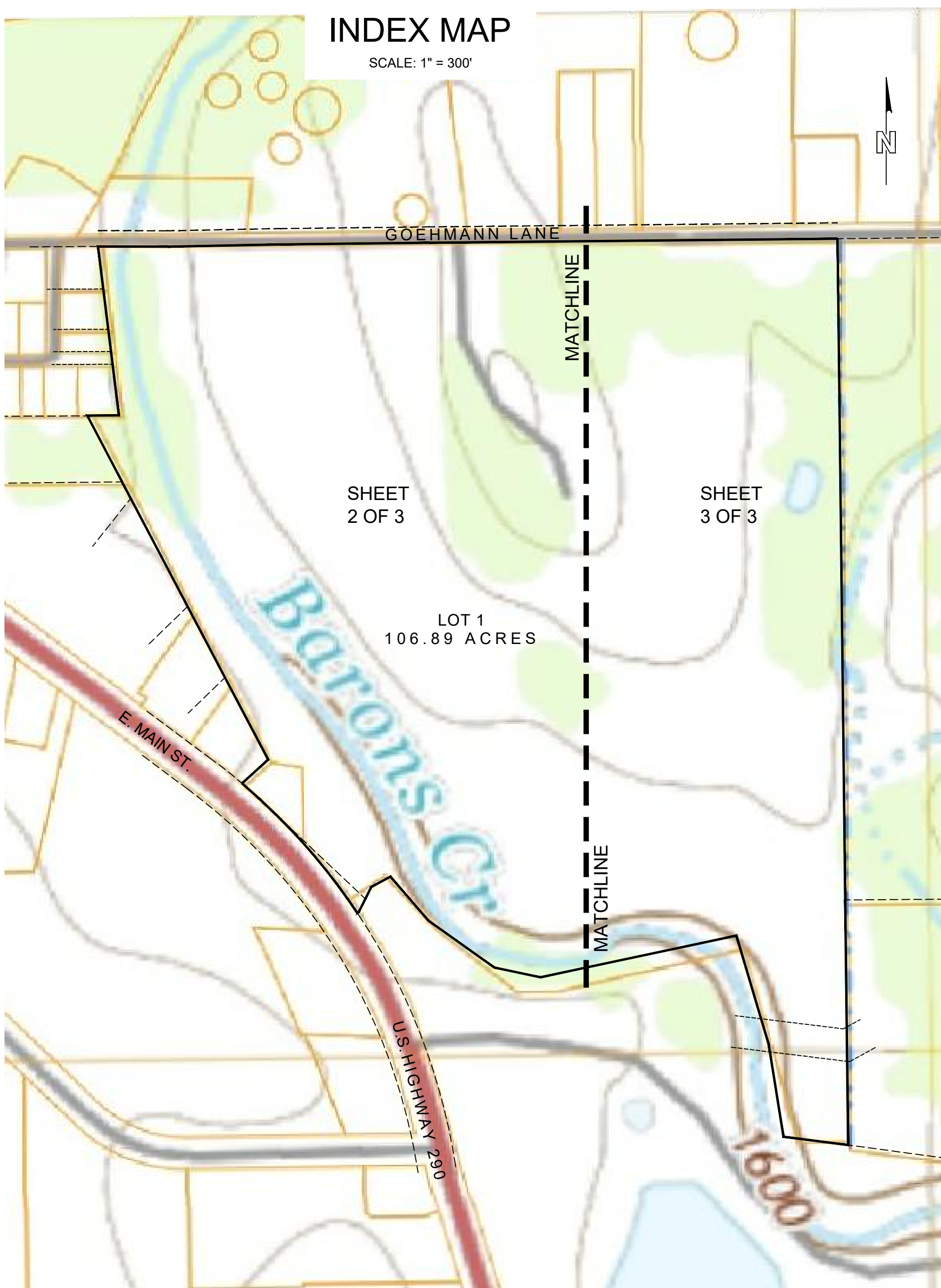
INSTRUMENT NO. _____ OF THE
PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

DEPUTY COUNTY CLERK, GILLESPIE COUNTY, TEXAS

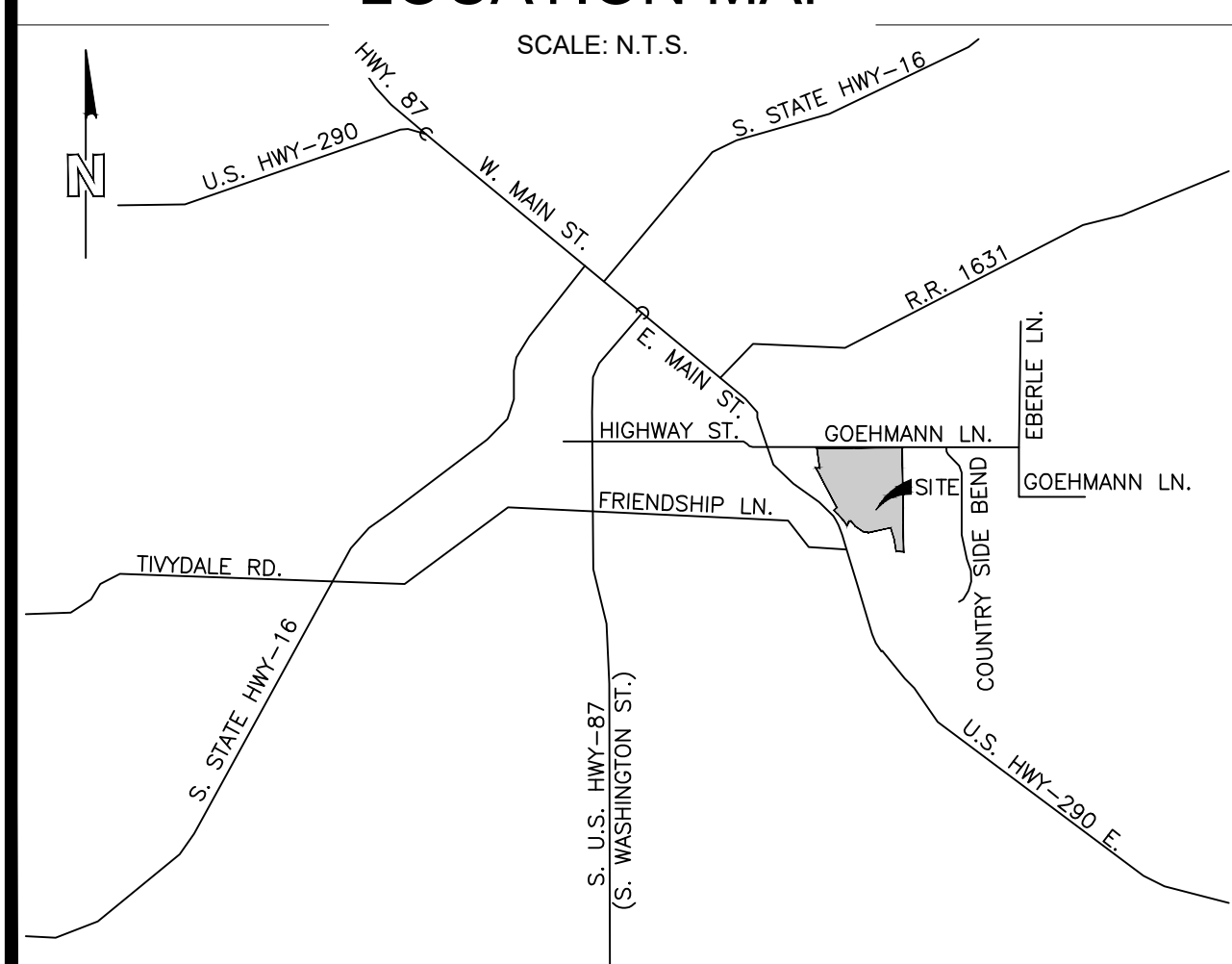
PRELIMINARY
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DATE: 07/30/2025

WAYMAKER
LAND ADVISORS & SURVEYORS

1788 W. LIVE OAK ST.
FREDERICKSBURG, TEXAS 78624
830-997-3884
WAYMAKERLAND.COM
TBPELS FIRM NO. 10194626

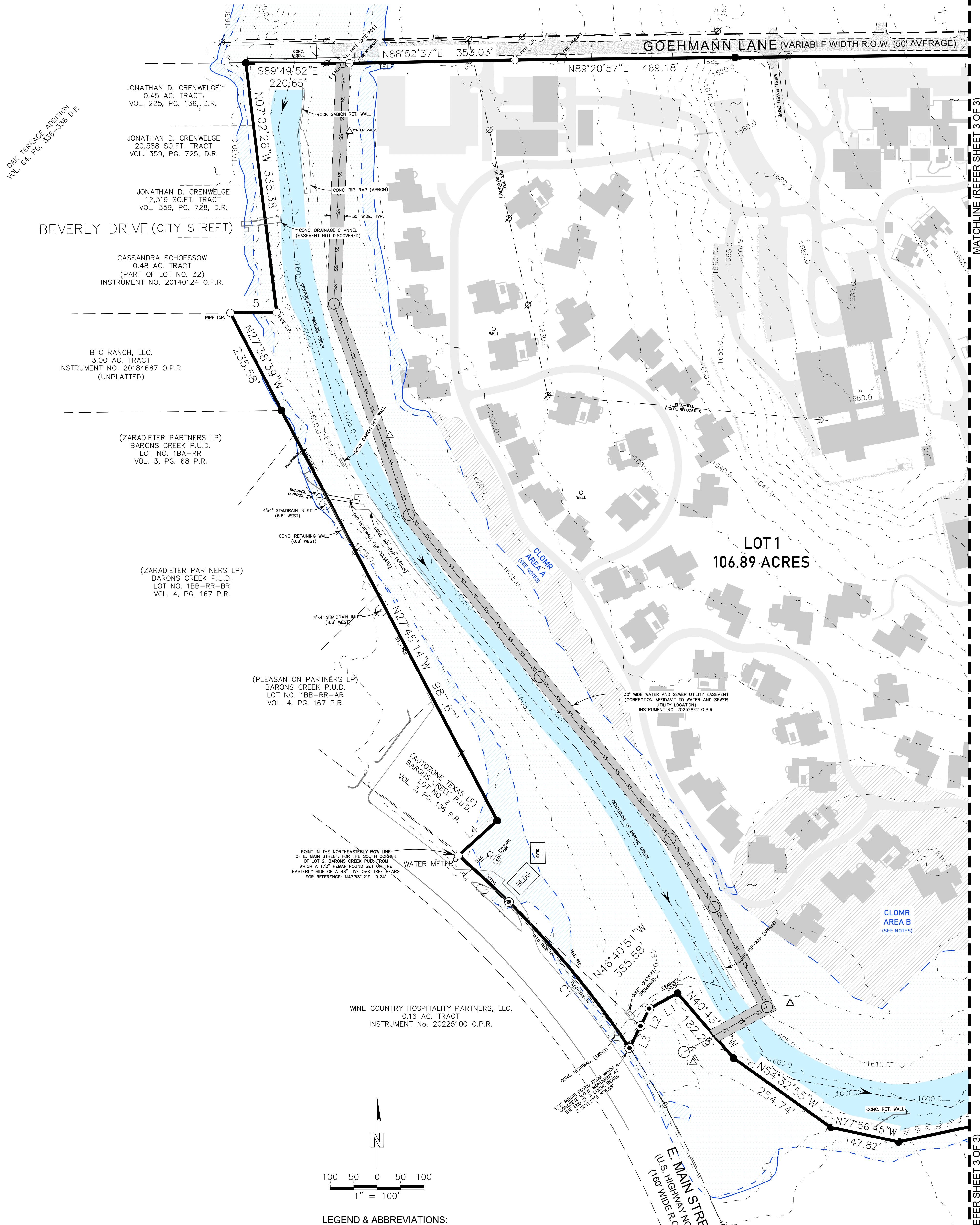


LOCATION MAP



DEVELOPMENT PLAT ESTABLISHING LANTANA RESERVE, RESORT & VILLAS GILLESPIE COUNTY, TEXAS.

BEING ALL OF THAT 160.73 ACRE TRACT AND THAT 0.16 ACRE TRACT
OF LAND DESCRIBED IN A WARRANTY DEED TO
WINE COUNTRY HOSPITALITY PARTNERS, LLC,
BY JUDY KAY FELLER, ET AL., DATED JULY 8, 2022,
FOUND OF RECORD IN INSTRUMENT NO. 20225100 OF
THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.



MATCHLINE (REFER SHEET 3 OF 3)

MATCHLINE (REFER SHEET 3 OF 3)

JONATHAN D. CRENWELGE
0.45 AC. TRACT
VOL. 225, PG. 136, D.R.

JONATHAN D. CRENWELGE
20,588 SQ.FT. TRACT
VOL. 359, PG. 725, D.R.

JONATHAN D. CRENWELGE
12,319 SQ.FT. TRACT
VOL. 359, PG. 728, D.R.

CASSANDRA SCHOESSOW
0.48 AC. TRACT
(PART OF LOT NO. 32)
INSTRUMENT NO. 20140124 O.P.R.

BTC RANCH, LLC.
3.00 AC. TRACT
INSTRUMENT NO. 20184687 O.P.R.
(UNPLATTED)

(ZARADIETER PARTNERS LP)
BARONS CREEK P.U.D.
LOT NO. 18A-RR
VOL. 3, PG. 68 P.R.

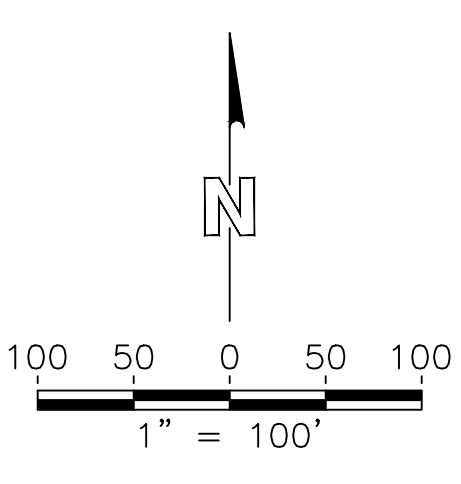
(ZARADIETER PARTNERS LP)
BARONS CREEK P.U.D.
LOT NO. 18B-RR-BR
VOL. 4, PG. 167 P.R.

(PLEASANTON PARTNERS LP)
BARONS CREEK P.U.D.
LOT NO. 18B-RR-AR
VOL. 4, PG. 167 P.R.

(AUTOZONE TEXAS LP)
BARONS CREEK P.U.D.
LOT NO. 2
VOL. 2, PG. 138 P.R.

WINE COUNTRY HOSPITALITY PARTNERS, LLC.
0.16 AC. TRACT
INSTRUMENT No. 20225100 O.P.R.

POINT IN THE NORTHEASTERLY ROW LINE
OF E. MAIN STREET, FOR THE SOUTH CORNER
OF LOT 2, BARONS CREEK P.U.D., FROM
WHICH A 1/2" REBAR FOUND SET ON THE
EASTERLY SIDE OF A 48" LINE OAK TREE BEARS
FOR REFERENCE: N47°53'12"E 0.24'



LEGEND & ABBREVIATIONS:

- 1/2" DIA. REBAR SET (CAPPED: WAYMAKER 6454)
- 1/2" DIA. REBAR BAR FOUND (EXCEPT AS NOTED)
- 1/2" DIA. REBAR FOUND (CAPPED: BONN 4447)
- ⊗ UTILITY POLE
- ⊠ CONCRETE MONUMENT (UNLESS NOTED OTHERWISE)
- AS NOTED
- △ POINTS FOR CORNERS OF EASEMENT/LEASE AREA
- △ SURVEY CONTROL POINT
- ELECTRIC LINES
- - - APPROX. PATENT SURVEY LINE
- - - 1740' CONTOUR ELEVATION LINES
- P.O.B. PLACE OF BEGINNING
- B.S.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- ESMT. RECORD EASEMENT
- C.M. CONTROLLING MONUMENT
- R.P.R. REAL PROPERTY RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- D.R. DEED RECORDS
- P.R. PLAT RECORDS
- R.O.W. RIGHT-OF-WAY
- MW WATER METER
- GM GAS METER
- MHSS MANHOLE LID (SEWER)
- MHST MANHOLE LID (STORM)
- 100-YEAR FLOODPLAIN
- 500-YEAR FLOODPLAIN
- FEMA C.L.O.M.R.-F. AMENDED AREA (TO BE REMOVED FROM FLOODPLAIN)

BOUNDARY LINE TABLE

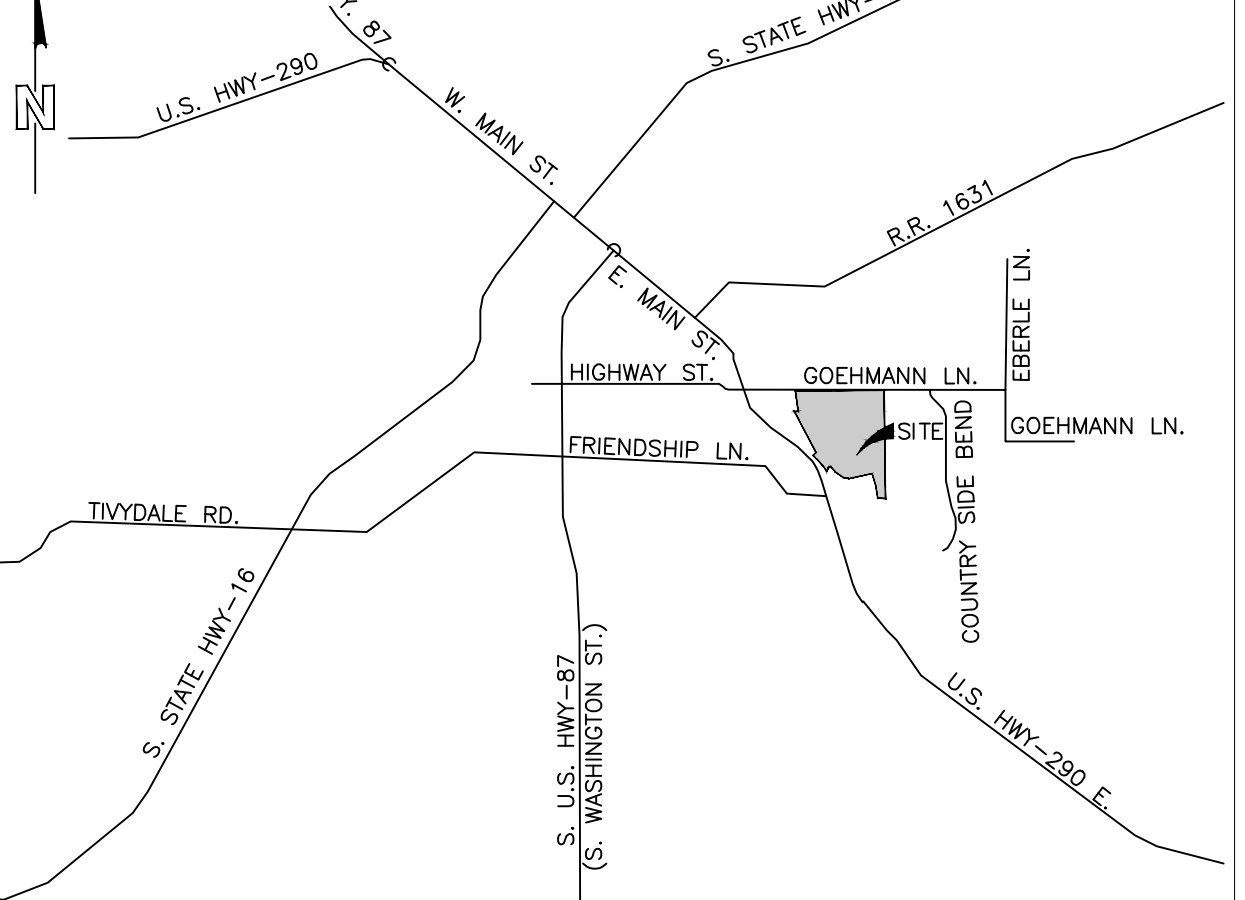
LINE	BEARING	DISTANCE
L1	S61°37'27"W	68.74'
L2	S26°35'31"W	41.71'
L3	N26°25'14"E	52.54'
L4	N47°53'12"E	111.29'
L5	N89°34'14"E	99.27'

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1970.13'	404.70'	403.99'	N39°31'58"W	11°46'10"
C2	1969.86'	146.18'	146.15'	N47°26'27"W	4°15'07"

LOCATION MAP

SCALE: N.T.S.



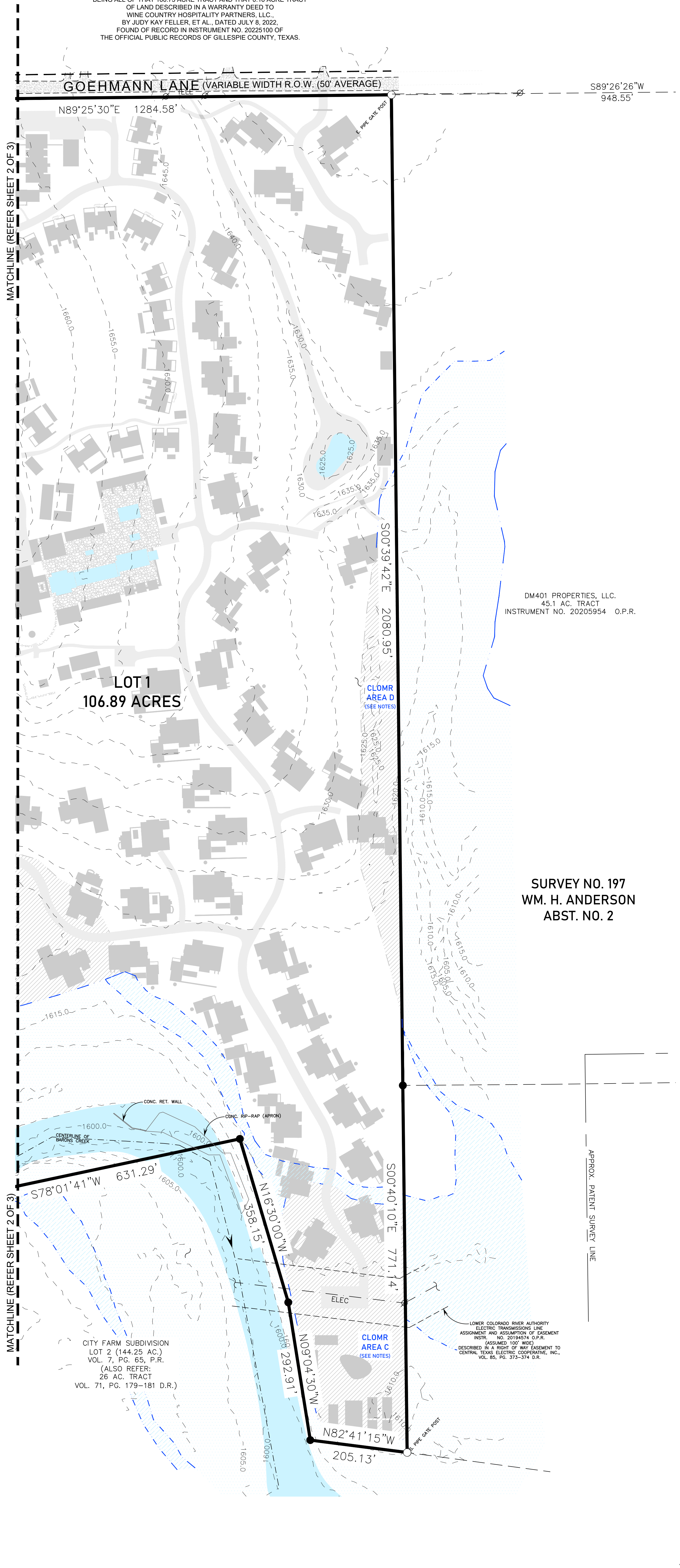
WAYMAKER
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MATCHLINE (REFER SHEET 2 OF 3)

MATCHLINE (REFER SHEET 2 OF 3)

S89°26'26"W
948.55'

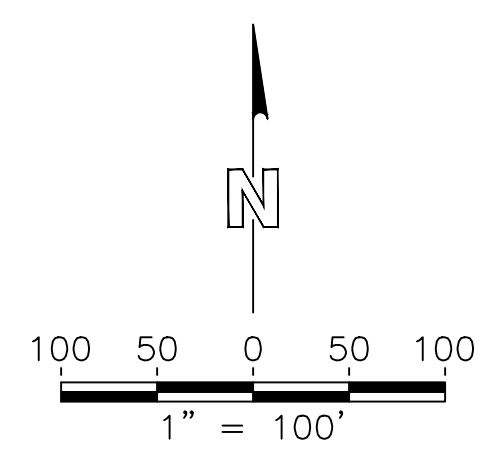
DM401 PROPERTIES, LLC.
45.1 AC. TRACT
INSTRUMENT NO. 20205954 O.P.R.

**SURVEY NO. 197
WM. H. ANDERSON
ABST. NO. 2**

APPROX. PATENT SURVEY LINE

LOWER COLORADO RIVER AUTHORITY
ELECTRIC TRANSMISSIONS LINE
ASSIGNMENT AND ASSUMPTION OF EASEMENT
INSTR. NO. 20194574 O.P.R.
(ASSUMED 100' WID)
DESCRIBED IN A RIGHT OF WAY EASEMENT TO
CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.,
VOL. 85, PG. 373-374 D.R.

CITY FARM SUBDIVISION
LOT 2 (144.25 AC.)
VOL. 7, PG. 65, P.R.
(ALSO REFER:
26 AC. TRACT
VOL. 71, PG. 179-181 D.R.)



- LEGEND & ABBREVIATIONS:**
- ⊗ 1/2" DIA. REBAR SET (CAPPED: WAYMAKER 6454)
 - 1/2" DIA. REBAR BAR FOUND (EXCEPT AS NOTED)
 - ⊙ 1/2" DIA. REBAR FOUND (CAPPED: BONN 4447)
 - ⊕ UTILITY POLE
 - ✕ FENCE
 - CONCRETE MONUMENT (UNLESS NOTED OTHERWISE)
 - AS NOTED
 - △ POINTS FOR CORNERS OF EASEMENT/LEASE AREA
 - ▲ SURVEY CONTROL POINT
 - ELECTRIC LINES
 - APPROX. PATENT SURVEY LINE
 - CONTOUR ELEVATION LINES
 - 1740'
 - P.O.B. PLACE OF BEGINNING
 - B.S.L. BUILDING SETBACK LINE
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 - D.R. DEED RECORDS
 - P.R. PLAT RECORDS
 - R.O.W. RIGHT-OF-WAY
 - MW WATER METER
 - GM GAS METER
 - MHSS MANHOLE LID (SEWER)
 - MHST MANHOLE LID (STORM)
 - APPROXIMATE FEMA 100-YEAR FLOODPLAIN
 - APPROXIMATE FEMA 500-YEAR FLOODPLAIN
 - FEMA C.L.O.M.R.-F. AMENDED AREA (TO BE REMOVED FROM FLOODPLAIN)

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LOCATION MAP

