City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, November 5, 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
George Hager, Member
Jim Jarreau, Member
Belinda McDonnell, Member
Tom Musselman, Member
Tyler Pansing, Member
Todd Peters, Member
Sondra Sultemeier, Member

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

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on November 5, 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. October 1, 2025, Regular Meeting Minutes

4. PUBLIC HEARING

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

i Presentation by the Applicant
ii Presentation by the Staff

iii Hold Public Hearing
iv Take Action on the Conditional Use Permit

B. **Request Z-2521:** By Dorothy Kay Zey Family Trust, Edward Zey, Trustee, to Consider the Following:

A. A Land Use Change from Medium Density Residential District (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) for 304 East Highway Street.

B. A Zoning Change from Mixed Residential (R2) to Commercial (C2) for Property Located at 304 East Highway Street.

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

5. ACTION ITEMS

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 October 29, 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
October 1, 2025, 5:30 P.M.

On the 1st day of October 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
TODD PETERS

ABSENT: TYLER PANSING (A)

ALSO, PRESENT:
CLIFF CROSS – Director of Development Services
SUSANA HUERTA – Assistant 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. and welcomed Todd Peters as a new member.

Susana Huerta swore Todd Peters in as a new member of the Planning and Zoning Commission.

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

Presentation: By Mark Cornett
Mark Cornett of Cornett Engineering, representing Horizon Development, presented a request for a land use change from rural to low density residential and R1 single-family zoning for 39 acres at 612 Homemade Lane. Mr. Cornett explained his project as a less intense use with the requested zone of R1 and mentioned the large financial gain to the City if the development were to be approved. The development is near the middle school and includes collaboration with DR Horton as the home builder.

Staff Summary: Cliff Cross
Cliff Cross summarized the land use and zoning change from Rural to Singel Family Residential for the proposed second phase of the Sonoma Oaks subdivision, Phase II. He identified the area as 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 r1-A district but would still be consistent with the trend of development throughout this area.

Public Hearing: Janice Menking opened the public hearing at 5:52 PM
Thirteen (13) members of the public and homeowners along Hollmig Lane including Kyle Segner, Jess Dittmar, Linda Morrow, Jody Kanesi, Gina Enderlin, Brett Schneider, and others, voiced opposition and concerns about water supply, stormwater management, erosion, and traffic safety. They cited historical issues with previous developments, lack of jurisdiction in the ETJ, and requested more stringent downstream water impact analysis and developer accountability.

The Public Hearing closed at 6:31PM

Discussion:
The Planning and Zoning Commission clarified their role as recommending land use and zoning changes, not annexation. After discussion, they voted to recommend the land use change to R1 zoning, noting that final approval and annexation conditions would be determined by City Council, which could impose additional requirements or deny annexation.

Jim Jarreau made a motion to change the land use from Rural (R) to Low Density Residential (LDR). Tim Dooley seconded the motion. All voted Aye and the motion carried.

Jim Jarreau made a motion to zone the parcel at 612 Hollmig Lane from Rural (R) to R1, Single Family Residential. George Hager seconded the motion. All voted Aye and the motion carried.

Janice Menking called for a 5-minute break.

6:48PM The Board returned to the meeting.

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 used for the property legally described as Kerr Road Comm Ctr II Lot 1, Located at 977 Kerr Road, Fredericksburg, Texas.

Presentation: Sittman Wainwright
The applicant explained the need to renew the conditional use permit for three 5,000 square foot mixed-use commercial buildings, as the previous permit had expired after two years due to project delays at 977 Kerr Road.

Staff Summary: Cliff Cross
City staff advised that the renewal should be treated as a new conditional use permit rather than an extension, recommending the standard two-year term and approval contingent on landscape and civil construction plans. Staff recommended approval as a new permit for a two-year term.

Public Hearing opened at 6:52PM and closed at 6:52PM

Discussion:
Commissioners discussed the appropriateness of the two-year term and the potential for future code changes regarding CUP durations.

Jim Jarreau made a motion to approve the extension with staff recommendations.

Staff Recommendations: Approved Landscape and Screening Plan
Approved Civil Construction Plan

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

Request Z-2519 – By Stan Klein Architect to consider a Conditional Use Permit (CUP) Per Section 3.200 C1-Neighbourhood 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-Neighbourhood Commercial District.

Presentation: Stan Klein, Architect
Mr. Klein presented a conditional use permit and site plan for the expansion of the Golden Hub Community Center at 648 and 652 Post Oak Rd. The applicant outlined plans to rehabilitate two existing buildings and expand the community center, including a larger kitchen, activity areas, and improved outdoor spaces, while maintaining a third cottage building.

Staff Summary: Cliff Cross
Staff evaluated the proposal against zoning and site plan requirements, confirming compliance with building coverage, impervious surface limits, height restrictions, parking, and utility standards. Approval was recommended with conditions for landscaping and civil construction plans.

Public Hearing opened at 7:02PM and closed 7:02PM

Discussion:
The Commission noted that one formal protest letter was received and discussed the attachment of CUPs to land use. They clarified that the CUP would remain with the land unless voluntarily discontinued.

Tom Musselman made a motion to approve. Jim Jarreau seconded the motion. All voted Aye and the motion carried.

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

Presentation: Stan Klein
Stan Klein gave a brief description of the Site Plan for the new Community center known as the Golden Hub. He talked briefly about the exterior materials being used and the number of beautiful large Oak trees on the lot.

Staff Summary: Cliff Cross
Cliff Cross stated that the applicant had submitted a Site Plan to expand the building at 648 Post Oak Road for the use of the Gillespie County Committee on Aging DBA Golden Hub Community Center. The 5.279-acre tract and has three structures that are approximately 6,700 sq ft in size. Staff had reviewed the site plan application and was comfortable with its concept and recommended approval contingent upon the following:

Approved Landscape and Screening Plan
Approved Civil Construction Plan

Discussion:
A very brief discussion occurred concerning the old site for the Golden Hub and what might happen to it once they have vacated the property.

Jim Jarreau made a motion to approve the Site plan with Staff recommendations.

Approved Landscape and Screening Plan
Approved Civil Construction Plan

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

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 UMBER LOT ADJOINS FBG ADD BLK 40; PTS 579, AND 580 LOCATED AT 108, 110, 112 AND 116 E. UFER ST.; AND 306 & 308 S LLANO ST., FREDERICKSBURG, TEXAS.

Presentation: Ross Hamilton and Whitney Koch with Mustard Designs
Presented a planned unit development for a mixed-use hotel, winery, restaurant, and retail project at Ufer and Llano Streets, requesting a land use change, PUD zoning, and conditional use permit. The development team described a 3.5-acre mixed-use project featuring a hotel, winery, restaurant, retail spaces, and public improvements, including a public lawn and parking enhancements along Lano Street. The design aims to create a walkable destination and anchor for future development in the warehouse district.

Staff Summary: Cliff Cross
Stated that the project creates an infill opportunity for a currently vacant tract and allows for greater flexibility of density, design standards and uses in a highly visible corridor. He stated that the PUD

allowed for a greater flexibility for development, staff would ensure that all dimensional standards are consistent with the trend of development and are not detrimental to the surrounding properties.

Staff have scrutinized the parking plan, which includes 107 on-site spaces and 20 public spaces on Llano Street, with additional valet parking spaces for hotel guests. The project includes buildings in the floodplain, requiring a conditional letter of map revision (CLOMR) from FEMA. Staff and the applicant had discussed compliance with floodplain regulations and the need for dimensional standards and permitted uses to align with the comprehensive plan.

Staff requested clarification and restrictions on light manufacturing uses to prevent more intense operations, with the applicant agreeing to limit such uses to accessory retail activities (e.g., candle or pottery shops). ‘

Staff recommended approval contingent upon the following:

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

Public hearing opened at 7:49PM and closed at 7:49PM.

Discussion:
Concerns were raised about where employees would park and shared parking ratios, with the applicant noting plans for off-site parking and flexibility in peak demand management. Belinda McDonnell applauded the applicants for their thoughtful presentation and appreciated the beautiful job they had done.

Jim Jarreau made a motion to approve the CUP with staff recommendations:

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

Tim Dooley seconded the motion. All voted Aye and the motion carried.

Jim Jarreau made a motion to approve the land use change from CBD (Central Business District and OS (Open Space) to Commercial (C) (Mixed Use Community/Corridor Place Type to a Planned Use Development (PUD) with the condition that Staff work with the applicant on the definitions within the PUD.

Tim Dooley seconded the motion. All voted Aye and the motion carried.

Request P-2425 - By Lantana Owner LLC to consider the review of a Development Plat for 405 Goehmann Lane, Fredericksburg, Texas

Presentation: Robert Radovan
Presented a development plat for a 107-acre parcel at 405 Goehmann Lane, designed to assess city water and sewer adequacy for a single-parcel luxury hotel project, with details on infrastructure, floodplain compliance, and comprehensive plan alignment provided to the Commission. An approved CLOMR and impervious coverage calculations. The project features single-story detached units and a two-story restaurant, with 315 parking spaces planned.

Staff Summary: Cliff Cross
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 act on the plat.

In consideration of the 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).

Discussion:
The Board members discussed the roadway issue and the Comprehensive Plan and what that would look like in the future.

Evan Willliamson addressed the concerns and stated that this arterial roadway was on the Comprehensive Plan and amending the alternate roadway would require an amendment to the Comprehensive Plan.

Jim Jarreau made a motion to approve the development plat with staff 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).

Belinda McDonnell seconded the motion. Roll Call vote is as below:

Roll Call Vote:	Janice Menking – Aye	Todd Peters - Aye
	Tim Dolley – Nah	Belinda McDonnel - Aye
	Jim Jarreau – Aye	George Hager - Aye
	Tom Musselman – Nah	Todd Peters - Aye
	Sondra Sultemeier – Aye	

The motion carried 7 to 2.

Approval of Minutes:
Amended meeting minutes for September 3, 2025, were requested by the Commission. All voted Aye and the motion carried unanimously.

Directors Report:
Mr. Cross thanks the Commission members for attending the work session in September and mentioned that the RFQ for the **Unified Development Code (UDC)** and that it would be ready to go out in October.

ADJOURN

With nothing further to come before the Commission, the meeting adjourned at 9:04 PM.

PASSED AND APPROVED on the 5th day of November 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: November 5, 2025 **SECTION:** PUBLIC HEARING **ITEM:** A.

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

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

SUMMARY:

This development previously obtained a Conditional Use Permit for Condominiums and Townhomes in 2021 with conditions that included the requirement to obtain a Subdivision Waiver for the length of Crestview Circle, approval of a Site Plan and Plat, and the addition of sidewalks to connect the residential uses to commercial uses as well as review of the existing residence to determine historical significance. As the development did not start construction within 2 years as required by **Sec. 5.481**, the Conditional Use Permit has expired. The applicant has since returned and submitted a Site Plan and Conditional Use Permit application requesting permission to construct a mixed-use development that would include Condominiums and Townhomes. .

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

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

The original proposal was presented to the Planning & Zoning Committee as well as City Council for multiple public hearings. City Council deferred the application back to the Planning and Zoning Committee to reconsider an amended request, by the applicant, on September 16, 2025.

Therefore, the application is back before the Planning and Zoning Committee to reconsider an amended request that would include a proposed development that would result in the creation of 3 lots totaling approximately 14.25 Acres. The final plat would result in Lot 1R-2 (6.68 Acres), Lot 1R-1B (2.49 Acres) and Lot 1R-1A (5.08 Acres). Lots 1R-2 and 1R-1B would be platted as two individual vacant out lots. Lot 1R-1A would accommodate the proposed 21-Unit Townhome Development.

As a result, of the creation of the out lots, the proposed Conditional Use Permit would only apply to Lot 1R-1A which is proposing the 21-Unit Townhome Development.

BACKGROUND: Lot 1R-1A Development Review

Site Area: 5.08 Acres - 221,285 sq ft

Zoning: **C1, Neighborhood Commercial**

Building Coverage: 43% Proposed (52,500 sq ft) 55%/121,706 (Maximum)

Impervious Coverage: 58% Proposed (128,114 sq ft) 70% (Maximum) / 12% Should Account For Parking

Heights: 1 Story (16 ft) and 2 Story (32 ft) - 3-Story Maximum (the plans state a maximum of 2-stories)

Access: Lot 1R-1A does not have its own acces, rather it shares 1 access point onto Keller Crossing Drive. and is a 46 ft-wide road called Highland Boulevard. Individual Townhome lots will have direct access to Crestview Circle.

Parking: 2 spaces per unit is required for the Townhome use (plus 2 spaces per unit if insufficient R.O.W exists to allow on-street parking), resulting in 84 required spaces. T

In reviewing the required number of spaces for the 21 townhomes staff verified the required parking ratio is 2 spaces per dwelling unit plus 2 spaces per insufficient ROW if it exists. As a result, the total townhome development would require 4 spaces per unit, totaling 84 spaces. It is staffs understanding that each unit provides 4 onsite spaces meeting that requirement. As a result, no on-street (ROW) parking would be required to meet this requirement. The applicant has identified 107 spaces to serve the townhome development, which includes 84 onsite spaces and an additional 23 parallel offsite spaces.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

In reviewing the layout of the townhomes staff concurs that pedestrian safety and vehicular traffic flow should be considered as part of the site plan approval. In reviewing the proposed layout, of the townhome lots, the applicant has indicated that prior staff has advised that per 6.12 (Streets), Subsection G (Cul-de-Sacs) the 500 hundred feet / 15 foot requirement is not applicable. Specifically, the applicant has indicated that previous staff members have indicated this provision is only applicable to single-family residential detached developments requiring larger lot sizes. In reviewing the code the subdivision regulations define both a dwelling, single-family detached and dwelling, single-family (attached - townhouse). The two uses are specifically defined as the following per the subdivision regulations:

50.

<u>Dwelling, Single Family (attached - townhouse)</u>

A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate wall, and which is designed for occupancy by one family and is located on a separate lot delineated by front, side and rear lot lines.

51.

<u>Dwelling, Single Family (detached)</u>

A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract and occupied by one family.

Furthermore, in reviewing the zoning ordinance the code defines a townhouse lot, townhouse residential, single-family residential, site area, etc. Specifically, the definitions are as follows:

SINGLE FAMILY RESIDENTIAL

The use of a site for only one dwelling unit, other than a manufactured home.

SINGLE FAMILY RESIDENTIAL (ATTACHED)

A single family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent dwelling or dwellings by party walls or are located immediately adjacent thereto with no visible separation. Included under this use category is townhouse and condominium.

SINGLE FAMILY (DETACHED)

The use of a site for only one dwelling unit, other than a manufactured home. This use also includes Short-term Rental, Accessory and Short-term Rental, B&B.

SITE

A tract or parcel of land, subdivided lot or lots, or parts thereof, or land acreage intended and suitable for development, which is a genuine part of the development; or the ground or area on which a building or buildings or a townhouse has been proposed to be built or has been built.

SITE AREA

The calculated area within the site.

Base Site Area. A calculated area defined as the Gross Site Area minus 25-year floodplain.

Gross Site Plan. An area defined as the total site area including easements, flood plains, waterways, ponds and any other area for preservation.

TOWNHOUSE GROUP

Two or more contiguous townhouses having common or abutting walls.

TOWNHOUSE LOT

That portion of the total development site or a townhouse residential use is intended for separate ownership as the location of a single townhouse and associated

private yard area.

TOWNHOUSE RESIDENTIAL

The use of a site for two or more townhouse dwelling units, constructed with common or abutting walls and each located on a separate ground parcel within the total development site, together with common area serving all dwelling units.

In reviewing the proposal if the applicant were to construct permitted single-family detached dwelling units based upon the permitted lot frontages of 70 feet the maximum number of homes and lots created could be 7 dwelling units. If developed within the R2 District the minimum lot frontages of 50 feet the maximum number would be two per buildable lot. In summary, the permitted number of townhomes, within a traditional 500 foot cul-de-sac, could be approximately 25 units.

2024 Comprehensive Plan

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

In reviewing Mobility, guiding principles and strategies are provided to ensure the safety of vehicular, bicycle and

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

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

STAFF RECOMMENDATION:

In reviewing the application, the staff reviewed and referenced the C1 zoning ordinance, Conditional Use Permit Review and Evaluation Criteria, individual Townhome Developments as well as the Comprehensive Plan. As part of our review, staff believes the development, as proposed, would provide for safe internal pedestrian and vehicular traffic. In reviewing the concerns, pertaining to the proposed layout of Crestview Circle (which exceeds 500 ft in length), staff believe the original interpretation has merit in that section 6.12(G) would not be applicable and would only apply to single-family residential developments. Furthermore, staff has reviewed and confirmed that all dimensional requirements associated with the proposal meet the requirements of the applicable codes and ordinances. In addition, staff have approached the HRB with the applicable concerns pertaining to the existing structure on the property. In initial discussions and evaluation, the staff's understanding is that although it is an old structure, there has been no determination of historical significance.

Furthermore, as the purpose of the Conditional Use Permit process is to encourage broad public review and evaluation of site development features and operating characteristics in order to ensure adequate mitigation of potentially unfavorable impacts, Staff could only recommend approval of the Conditional Use Permit if potential unfavorable impacts have been addressed. In reviewing the request, and evaluating all potential concerns and potential impacts, staff would recommend approval of the proposed Conditional Use Permit contingent upon the prior conditions identified during the September 3, 2025 meeting and clarification of the percentage of impervious surface the individual townhome parking spaces account for.

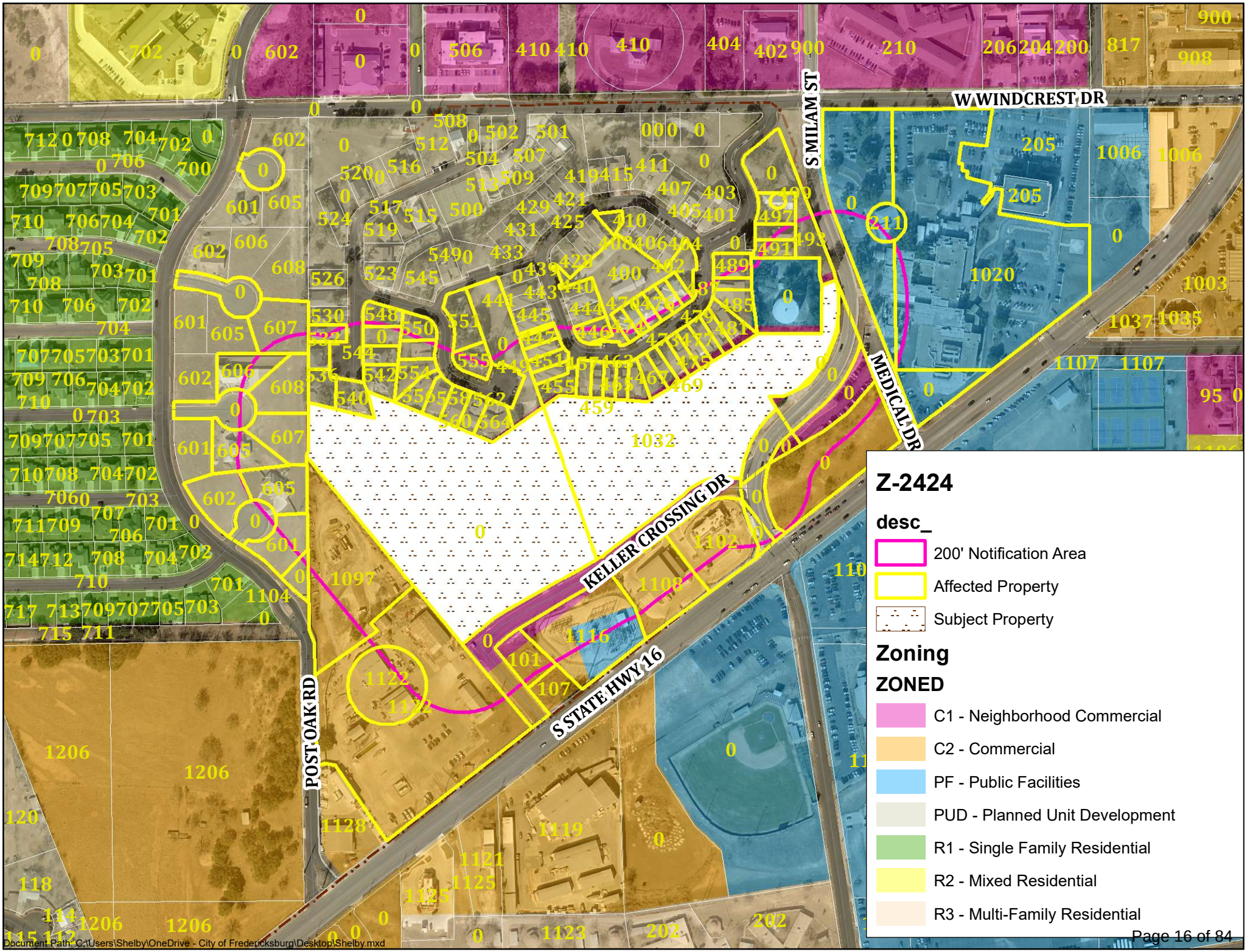
ATTACHMENTS:

1. Z-2513 Public Hearing Map
2. Z-2513_ Review Comments_July Meetings (2)
3. Z-2513_ SITE PLAN_cup - addressed.- 8 - 06162025 (2)
4. Z-2513_Keller Oaks CUP application (2)
5. 2021 City Council Memo (3)
6. Updated CUP Plat Layout
7. Keller Oaks Updated Townhome CUP Layout
8. Combined Protest Letters_Redacted
9. Z-2513 - Approval letter received 8_6_25_Redacted
10. Z-2513 - late arrival letters of support - received July 1 and2_Redacted

APPROVAL/REVIEW:

Date: October 31, 2025

Cliff Cross, Director of Development Services


W WINDCREST DR
S MILAM ST
MEDICAL DR
KELLER CROSSING DR
S STATE HWY 16
POST OAK RD
Z-2424
desc_
200' Notification Area
Affected Property
Subject Property
Zoning
ZONED
C1 - Neighborhood Commercial
C2 - Commercial
PF - Public Facilities
PUD - Planned Unit Development
R1 - Single Family Residential
R2 - Mixed Residential
R3 - Multi-Family Residential
Document Path: C:\Users\Shelby\OneDrive - City of Fredericksburg\Desktop\Shelby.mxd

June 9, 2025

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

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

Dear Applicant,

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

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

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

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

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

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

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

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

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

Jan Musgrove

Jan Musgrove
Development Review Committee (DRC)

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

Property Address:
1032 S. Milam
Fredericksburg, TX 78624

Owner:
NuVista Development, LLC

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

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

HILLSIDE CONDOMINIUMS

PROJECT DESCRIPTION:

REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF CONDOMINIUMS ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL.

THIRTY-TWO (32) TW0 (2) BEDROOM CONDOMINIUM UNITS IN FOUR (4) EIGHT (8) UNIT BUILDINGS ("HILLSIDE CONDOMINIUMS") ARE TO BE SITED ON THE NORTHWEST PORTION OF LOT 1R-2, EAST OF AND ADJACENT TO ALLEN KELLER COMPANY. THE BUILDINGS WILL BE 2 STORY SINGLE FAMILY DWELLING UNITS. CONSTRUCTION WILL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND SINGLE PLY (TPO) ROOFS.

ADDRESS: .... 1032 SOUTH MILAM

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

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

REQUEST FOR CONDITIONAL USE:.. "APPLICATION FOR CONDITIONAL USE PERMIT" TO BUILD CONDOMINIUMS.

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

MINIMUM SETBACKS: ....
FRONT YARD - 25 FEET ... . **PROPOSED:** 300 FEET TO EXISTING PROPERTY LINE
SIDE YARD -- 5 FEET .... **PROPOSED:** 10 FEET
REAR YARD -- 15 FEET .... **PROPOSED:** 40 FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610. :

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

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

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

DENSITY SUMMARY ***(by Bedrooms Per Unit)*:**

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

TYPE UNIT	# UNITS	REQ'D. SQ. FT. PER 2 UNIT	TOTAL REQ'D. AREA	% OF TOTAL LAND AREA
2 BEDROOM CONDO....	32	3,500 =	2.57 AC. (112,000 SF)	35.56%

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

BUILDING COVER: .... **MAXIMUM 50%** (177,180 SF) .... **PROPOSED:** 28,800 SF - **9.14%** of Total Land Area
CARPORRTS ....4 EA. @ 3,200 SF .... **PROPOSED:** 12,800 SF - **4.06%** " " " "
TOTAL BUILDING COVER **41,600 SF - 13.21%** " " " "
PAVING & SIDEWALKS .... **PROPOSED:** 60,568 SF - **19.23%** " " " "
TOTAL COVER : 102,168 SF - 32.44% of Total Land Area

IMPERVIOUS COVER:............ **MAXIMUM 70%** (220,457.3 SF) .. **PROPOSED:** 102,168 SF **- 32.44%**
Includes buildings, Carports & All Paving

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

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

PRIVATE COMMUNITY CENTER

PROJECT DESCRIPTION:

A PRIVATE COMMUNITY CENTER W/ SWIMMING POOL & TENNIS COURT TO BE AVAILBLE EXCLUSIVELY TO RESIDENTS OF KELLER OAKS AND THEIR INVIED GUESTS. CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL.

THE COMMUNITY CENTER IS TO BE SITED NEAR THE CENTER OF LOT 1R-1 JUST SOUTH OF AND ADJACENT TO HILLCREST CONDOMINIUMS.

THE BUILDING IS TO BE A ONE (1) STORY STRUCTURE CONSTRUCTED OF CONVENTIONAL WOOD FRAME OR STRUCTURAL STEEL. EXTERIOR FINISHES MAY INCLUDE BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND/OR SINGLE PLY (TPO) ROOF. . .

ADDRESS: .... 1032 SOUTH MILAM

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

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

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

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

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

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

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

DENSITY SUMMARY:

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

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

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

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

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE.
A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

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

THE COLLONADE ~ A PROFESSIONAL OFFICE BUILDING

PROJECT DESCRIPTION:

THE COLLONADE IS TO BE A CLASS "A", TWO-STORY, INDOOR GARDEN ATRIUM, OFFICE BUILDING WITH CUSTOM OFFICE SPACES TO BE DESIGNED PRIMARILY FOR MEDICAL PROFFESSIONALS AND RELATED TENNANTS.

THE COLLONADE IS TO BE SITED ON THE SOUTH PORTION OF LOT 1R-2 W/ FRONTAGE ON KELLER CROSSING . .

THE BUILDING IS TO BE A TWO (2) STORY STRUCTURE CONSTRUCTED OF STRUCTURAL STEEL. EXTERIOR FINISHES MAY INCLUD BUT NOT LIMITED TO TILT UP AND OR PRE-CAST CONCRETE AND/OR STEEL FRAMED CURTAIN WALLS WITH EXTERIOR FINISHES THAT MAY INCLUDE STUCCO & LIMESTONE, ARCHITECTURAL PANELING, GLASS, AND A STANDING SEAM METAL AND/OR SINGLE PLY (TPO) ROOF SYSTEM. . .

ADDRESS: .... 1032 SOUTH MILAM

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

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

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

MINIMUM SETBACKS: ....
FRONT YARD – 25 FEET ... . **PROPOSED:** 85 FEET TO EXISTING PROPERTY LINE
SIDE YARD – 5 FEET .... **PROPOSED:** 140 FEET
REAR YARD – 15 FEET .... **PROPOSED:** 500 + FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.

MAX BUILDING HEIGHT : .... **3 STORIES**, 38 FEET .... **PROPOSED:** 2 STORIES, 36 FEET MAXIMUM

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

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

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

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

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

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

COMPILATION & GENERAL INFORMATION ~ LOT 1R-2

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

TOTAL BUILDING COVER (MAXIMUM 50%):

CONDOMINIUMS - 32,000 SF / COMMUNITY CENTER - 3,600 SF / THE COLLONADE – 9,750 SF............1.04 AC (45,370 SF) - **14.52 %**

TOTAL COMBINED DENSITY

CONDOMINIUMS - 112,OOO SF (BY Bedrooms)
COMMUNITY CENTER. - 11,600 SF (By Footprint)
OFFICE BLD'G - - 19,500 SF (By Total Floor Area -2 Story)
Total Density ....3.29 AC (143,100 SF) - **45.44 %**

IMPERVIOUS COVER – PARKING LOTS & LANES, SIDEWALKS & PAVING: .

PARKING LOTS, LANES & SIDEWALKS - 28,568 SF
COMMUNITY POOL, POOL DECK & TENNIS COURT – 4,013 SF
PARKING LOTS, LANES & SIDEWALKS - 24,333 SF
STREETS – HIGHLAND BLVD, & HIGHLAND TERRACE - 36,247 SF .... 2.14 AC (93,161 SF) - **29.58 %**

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

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

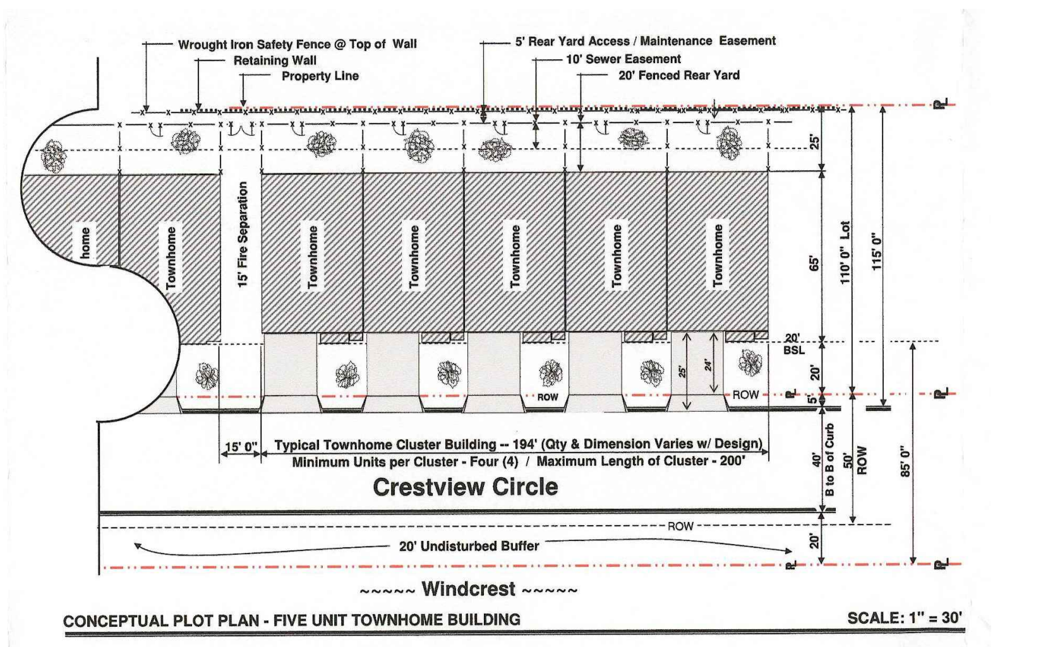
TOTAL LANDSCAPE AREA: .... 2.46 AC (176,408 SF) - **56.01 %**

GENERAL INFORMATION:

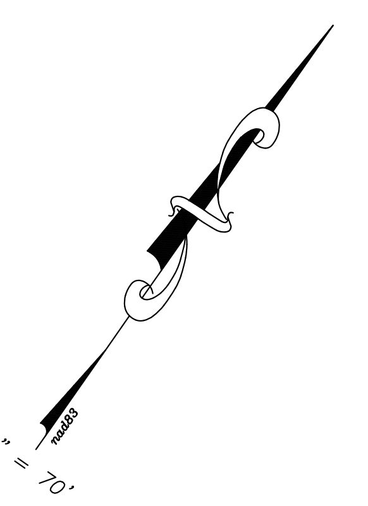
STREETS, PARKING LOTS, LANES & SIDEWALKS: ALL STREETS, LANES & PARKING AREAS WILL BE HOT MIX ASPHALT. SIDEWALKS TO BE CONCRETE.

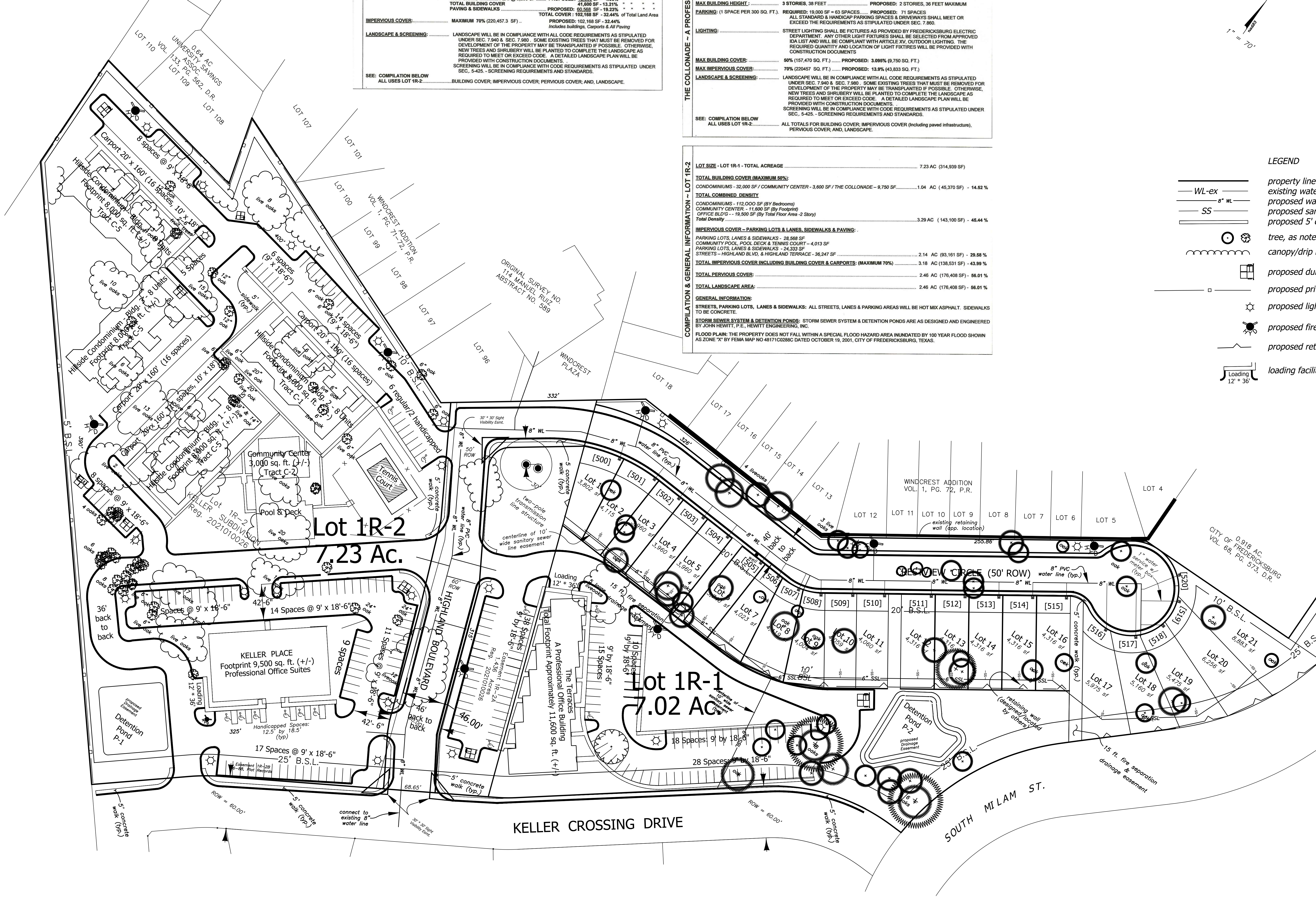
STORM SEWER SYSTEM & DETENTION PONDS: STORM SEWER SYSTEM & DETENTION PONDS ARE AS DESIGNED AND ENGINEERED BY JOHN HEWITT, P.E., HEWITT ENGINEERING, INC.

FLOOD PLAIN: THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD SHOWN AS ZONE "X" BY FEMA MAP NO 48171C0288C DATED OCTOBER 19, 2001, CITY OF FREDERICKSBURG, TEXAS.



CONCEPTUAL PLOT PLAN - FIVE UNIT TOWNHOME BUILDING SCALE: 1" = 30'





LEGEND

	property line
WL-ex	*existing water line*
8" WL	*proposed water line*
SS	*proposed sanitary sewer line*
	proposed 5' concrete side walk
	tree, as noted
	canopy/drip line
	proposed dumpster with fence/screening per COF code
	proposed privacy fence/screening per COF code
☼	*proposed light pole, lighting to be compliant with Art. XV, Outdoor Lighting*
HYD	*proposed fire hydrant*
	proposed retaining wall
Loading 12' * 36'	*loading facility*

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR PERMITTING, BIDDING OR CONSTRUCTION.

Dale Allen Sultemeier, PE, RPLS
PE Registration No. 77092
RPLS Registration No. 4542
April, 2025

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

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

CRESTVIEW TOWNHOMES

PROJECT DESCRIPTION:

- REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF TOWNHOMES ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL.
- TWENTY-ONE (21) TOWNHOMES ("CRESTVIEW TOWNHOMES") ARE TO BE SITED ON THE NORTHERN PORTION OF LOT 1R-1 ALONG A NEW PROPOSED CUL-D-SAC STREET ("CRESTVIEW CIRCLE").
- CRESTVIEW TOWNHOMES WILL BE ARRANGED IN FOUR (4) SEPARATE, STAND-ALONE, CLUSTER BUILDINGS EACH NOT TO EXCEED 200' IN LENGTH OR COMPRISE LESS THAN FOUR (4) DWELLING UNITS EACH. (Sec. 7.610. - Townhouse and Condominium Standards. .
- THE INDIVIDUAL UNITS IN EACH SEPERATE CLUSTER BUILDING WILL BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS AND SEPERATED FROM ADJOINING UNITS WITH 2 HR FIRE WALLS PER CURRRENT BUILDING & FIRE SAFETY CODES.
- THE TOWNHOMES WILL BE A SPLIT LEVEL DESIGN WITH 1 STORY FRONT ELEVATIONS FACING WINCREST AND 2 STORY ELEVATIONS FACING SOUTHWARD.
- CONSTRUCTION WILL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO LIMESTONE VENEER, STUCCO, ARCHITECTURAL PANELING, TRADITIONAL, WOOD SIDING, GLASS, AND STANDING SEAM METAL AND SINGLE PLY (TPO) ROOFS.
- IT IS ANTICIPATED THAT A PORTION OF THE TOWNHOMES WILL BE PRE-SOLD AND THEREFORE CUSTOM DESIGNS WILL PERHAPS REQUIRE MINOR REPLATS TO REVISE LOT WIDTHS. .

ADDRESS: .... 1032 SOUTH MILAM

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

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

REQUEST FOR CONDITIONAL USE:......... "APPLICATION FOR CONDITIONAL USE PERMIT" TO BUILD TOWNHOMES.

LOT SIZE: .... **7.02AC .... (305,791 SF)**

MINIMUM SETBACKS: ....
FRONT YARD – 25 FEET ... . **PROPOSED:** 85 FEET TO EXISTING PROPERTY LINE
INTERIOR SIDE YARD -- 7½ FEET ... **PROPOSED:** 7½ FEET x 2 = 15' FIRE SEPERATION BETWEEN SEPERATE CLUSTER BUILDINGS
REAR YARD -- 10 FEET .... **PROPOSED:** VARIES - 320' TO 80' TO 15'
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL ULTIMATELY MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.

MAX BUILDING HEIGHT : .... **3 STORIES**, 38 FEET .... **PROPOSED:** 1 STORY NORTH ELEVATION 16' MAX
2 STORY SOUTH ELEVATION 26' MAX

BUILDING LENGTH:............ THE TOTAL LENGTH OF EACH OF FOUR (4) SEPERATE CLUSTER BUILDINGS SHALL NOT EXCEED THE 200' MAXIMUN BLDG LENGTH. :

PARKING .... **REQUIRED** -- 4 SPACES PER UNIT **PROPOSED:** 21 UNITS X 4 + 23 PARALLEL = 107+ SPCS
.ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.863 - TOWNHOMES - 4 SPACES PER DWELLING UNIT --
** SUFFICIENT ROW EXISTS TO ALLOW 23+ ADDITIONAL ON-STREET PARKING SPACES.

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

DENSITY SUMMARY ***(by Type of*** **Unit - Sec. 7.610. - Townhouse** ***and Condominium Standards)***

TOTAL LAND AREA - LOT 1R-1 .... 305,791 SQ. FT.

TYPE UNIT	# UNITS	REQ'D. SQ. FT. LAND PER UNIT	TOTAL REQ'D. AREA
3 BEDROOM	16	3,500 SF =	56,000 SQ. FT
4 BEDROOM	5 (?)	4,000 SF =	20,000 SQ. FT

TOTAL REQUIRED LAND AREA .... 76,000 SQ. FT .... **24.85%** of Total Land Area

PROPOSED DENSITY ***(by Type of Unit - % OF Total Land Area)*** .... **24.13 % Density**

BUILDING COVER ***(Sec. 7.610*:** .... **MAXIMUM 55 %** (173,216 SF)........... **PROPOSED:** 48,720 SF **- 14.84 %** of Total Land Area

IMPERVIOUS COVER ***(Sec. 7.61:***

Total All Impervious Cover

Including Buildings, Driveways & Street: ... **MAXIMUM 70 %** (220,457 SF)............ **PROPOSED:** 94,673 SF - **33.06 %** of Total Land Area

PERVIOUS COVER .... **PROPOSED:** 211, 118 SF - **67.04%** of Total Land Area

LANDSCAPED AREA .... **PROPOSED:** 211, 118 SF - **67.04%** of Total Land Area

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS..

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

THE TERRACES – PROFESSIONAL OFFICE BUILDING

PROJECT DESCRIPTION:

A 12,000 SQ. FT. ONE STORY PROFESSIONAL OFFICE BUILDING (THE "TERRACES") IS PLANNED FOR THE WESTERN PORTION OF LOT 1R-1. CONSTRUCTION WILL BE STRUCTURAL STEEL AND/OR CONVENTIONAL WOOD FRAME, WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO & LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL AND/OR SINGLE-PLY (TPO) ROOFS.

ADDRESS: .... 1032 SOUTH MILAM

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

ZONED: .... C1: NEIGHBORHOOD COMMERCIAL.

LOT SIZE: .... **7.02 AC .... (305,791 SF)**

MINIMUM SETBACKS: ....
FRONT YARD – 25 FEET ... . **PROPOSED:** 25 FEET TO EXISTING PROPERTY LINE
INTERIOR SIDE YARD -- 5 FEET .... **PROPOSED:** 600 + FEET EAST / 80+ FEET WEST
REAR YARD – 25FEET .... **PROPOSED:** 230 FEET
ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS EXCEED MINIMUM SETBACK REQUIREMENTS

PARKING: ***(1 Space per 300 Sf)***
Per Sc. 7.860 .... **REQUIRED:** 12,000 SF / 300 = 40 SPACES ...**PROPOSED:** 109 SPACES INCLUDING HC SPACES
ALL STANDARD & HANDICAP PARKING SPACES & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.860.

LIGHTING: .... STREET LIGHTING SHALL BE FIXCTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY ADDITIONAL FIXTURES FOR GROUNDS AND BUILDING LIGHTINH SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY, SPECIFICATIONS, AND LOCATION OFALL LIGHT FIXTIRES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

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

BUILDING COVER ***(Sec. 7.610*:** .... **MAXIMUM 70 %** (214,053.7 SF) .... **PROPOSED: 12,000 SF - 3.81 %** of Total Land Area

IMPERVIOUS COVER ***(Sec. 7.61:***

Total All Impervious Cover Including Buildings,

Parking Lots, Drive Lanes & Sidewalks ....**MAXIMUM 70 %** (214,053.7 SF) ....**PROPOSED:** 75,880 SF **- 24,09%** of Total Land Area

PERVIOUS COVER :............ **PROPOSED:** 239,059 SF **- 75.91%** of Total Land Area

LANDSCAPE AREA: .... **PROPOSED:** 239,059 SF **- 75.91%** of Total Land Area

LANDSCAPE & SCREENING: .... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS. .
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC,. 5-425. - SCREENING REQUIREMENTS AND STANDARDS.

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

COMPILATION & GENERAL INFORMATION ~ LOT 1R-1

LOT SIZE - LOT 1R-1 - TOTAL ACREAGE .... **7.02 AC (305,791 SF)**

TOTAL BUILDING COVER (MAXIMUM 50%):

TOWNHOMES - 48,715 SF (Estimated) / OFFICE BLD'G. - 12,000 SF............ 1.39 AC (60,720 SF) - **19.86 %**

TOTAL COMBINED DENSITY

TOWNHOMES - 76,OOO SF (BY Bedrooms) / OFFICE BLD'G. - 12,000 SF (By Footprint) .... 2.02 AC (88,000 SF) - **28.78 %**

IMPERVIOUS COVER - DRIVEWAYS, SIDEWALKS & PAVING:

CRESTVIEW CIR.-31,956 SF; TOWNHOME DRIVEWAYS - 10,000 SF

COMMERCIAL PARKING LOTS "A', "B", "C", DRIVE LANES - 47,880 SF & SIDEWALKS - 4,400SF............ 2.16 AC (94,236 SF) - **30.82 %**

TOTAL IMPERVIOUS COVER INCLUDING BUILDING COVER: (MAXIMUM 70%) .... .3.57 AC (154,956 SF) - **50.67 %**

TOTAL PERVIOUS COVER: .... 3.46AC (150,835 SF) - **49.33%**

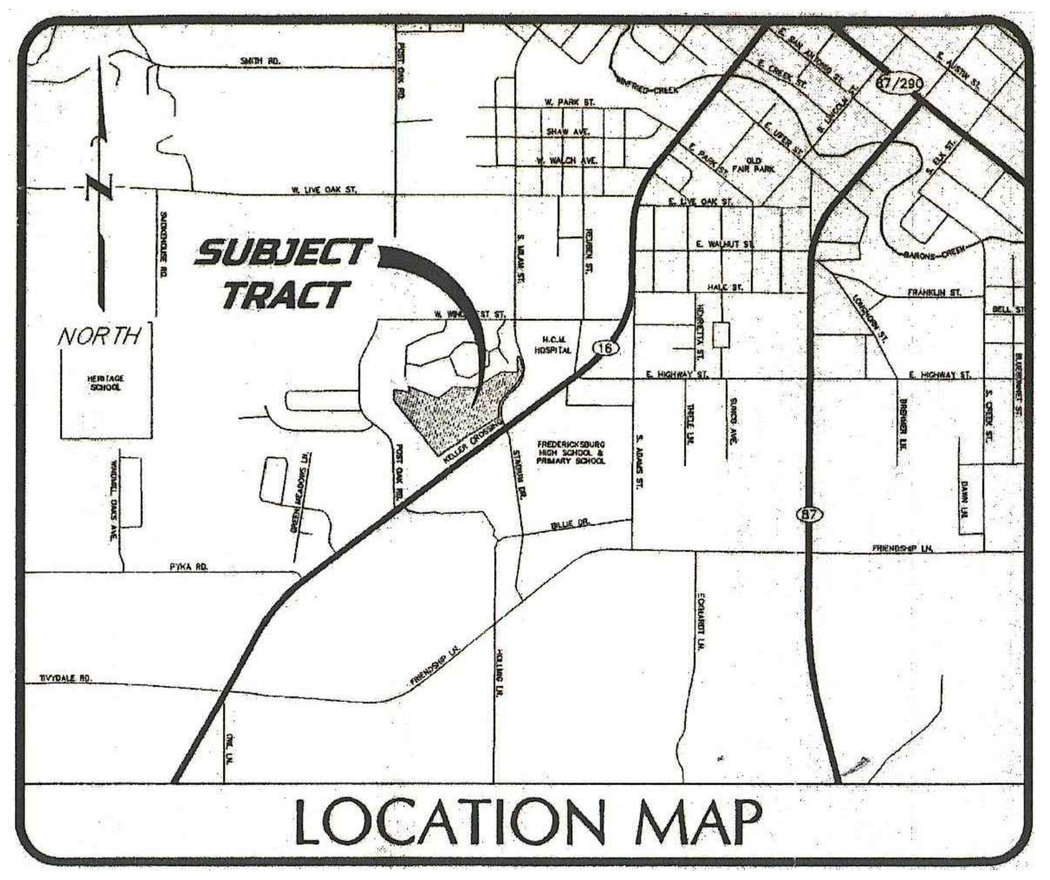
TOTAL LANDSCAPE AREA: .... 3.46AC (150,835 SF) - **49.33%**

GENERAL INFORMATION:

DRIVEWAYS, STREETS, LANES & PARKING: TOWNHOME DRIVEWAYS WILL BE CONCRETE. ALL STREETS, LANES & PARKING AREAS WILL BE HOT MIX ASPHALT.

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

FLOOD PLAIN: THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD SHOWN AS ZONE "X" BY FEMA MAP NO 48171C0288C DATED OCTOBER 19, 2001, CITY OF FREDERICKSBURG, TEXAS.



LOCATION MAP

TBPELS
Engineering Firm
F-10608

TBPELS
Surveying Firm
100930-00

SULTEMEIER
SURVEYING & ENGINEERING
Boundary–Title–Topographic–Construction Surveys
Engineering – Land Development Services
501 West Main, Suite 102
Fredericksburg, Texas 78624
(830) 990–1221

sultemeiersurveying.com
class of '78

Site Plan
for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Keller Oaks

Project Address: 1032 South Milam

Property Tax ID Numbers: 34749

B. Application Type: Appendix A – Fee Schedule

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

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

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

C. Applicant/Owner Information - Property Owner

Owner Name: NuVista Development, LLC

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

Owner Phone Number: 325-655-8933

Owner Email Address: elliott@zipnet.us

D. Applicant

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

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

Applicant Phone Number: 325-234-9424

Applicant Email Address: pvmcminnjr@gmail.com

Applicant's Signature

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: _____

Printed Name: P.V. MCMINN, JR.

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

Ch 3 1189 for $1,000.00

CITY COUNCIL MEMO

DATE: February 15, 2021

TO: Mayor and City Council

FROM: Jason Lutz

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

Summary:

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

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

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

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

Recommendation:

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

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

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

Background / Analysis:

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

Attachments:

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

Department Approval

City Manager Approval

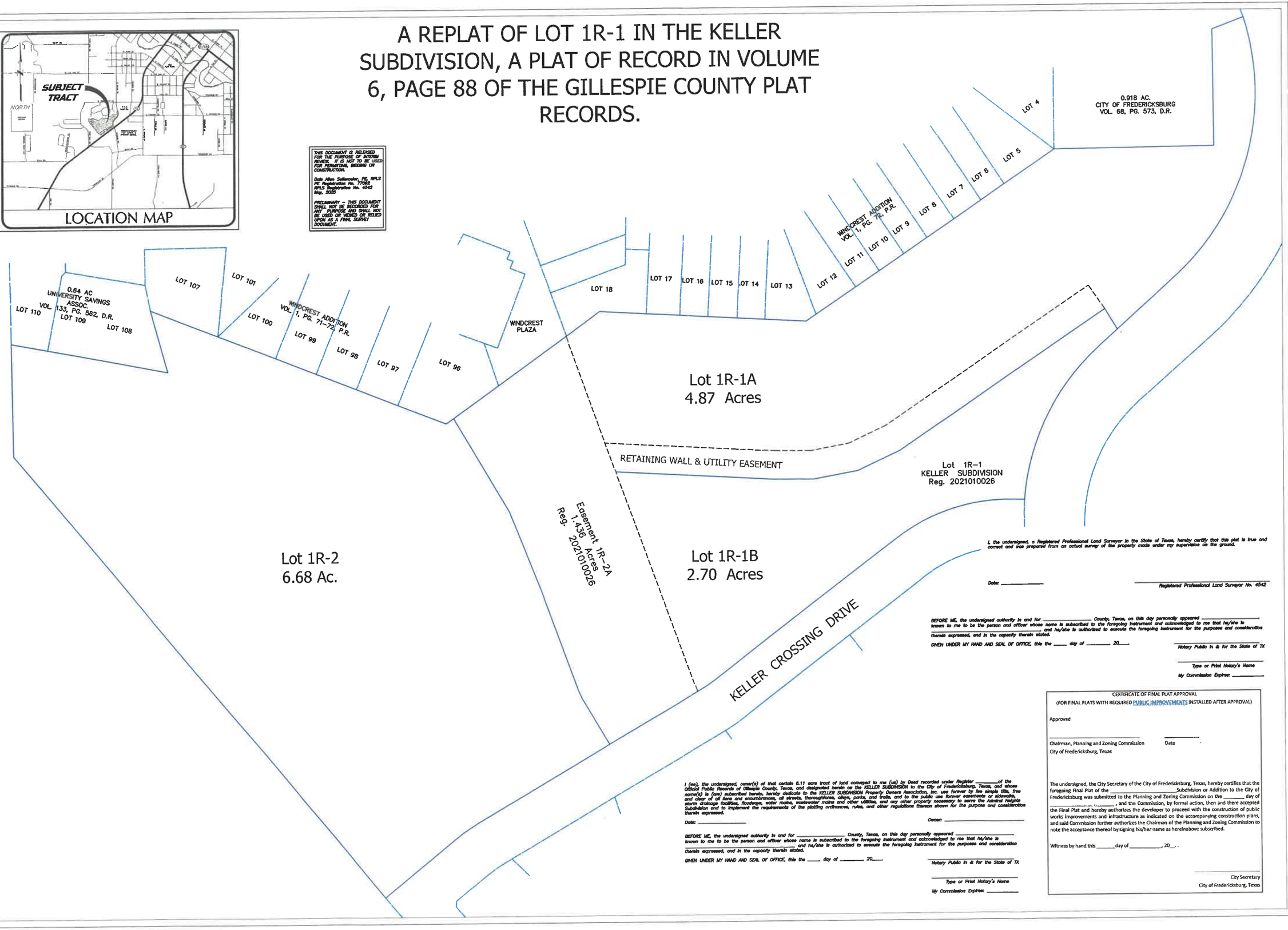
City Attorney Approval

A REPLAT OF LOT 1R-1 IN THE KELLER SUBDIVISION, A PLAT OF RECORD IN VOLUME 6, PAGE 88 OF THE GILLESPIE COUNTY PLAT RECORDS.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR PERMITTING, BIDDING OR CONSTRUCTION.

Dale Allen Sultemeier, PE, RPLS
PE Registration No. 77085
RPLS Registration No. 4542
May, 2025

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



I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Date: _____

_____
Registered Professional Land Surveyor No. 4542

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 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 & for the State of TX

_____
Type or Print Notary's Name

My Commission Expires: _____

I (we), the undersigned, owner(s) of that certain 6.11 acre tract of land conveyed to me (us) by Deed recorded under Register _____ of the Official Public Records of Gillespie County, Texas, and designated herein as the KELLER SUBDIVISION to the City of Fredericksburg, Texas, and whose name(s) is (are) subscribed hereto, hereby dedicate to the KELLER SUBDIVISION Property Owners Association, Inc. 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 or sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the Admiral Heights Subdivision and to implement the requirements of the platting ordinances, rules, and other regulations thereon shown for the purpose and consideration therein expressed.

Date: _____

Owner: _____

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 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 & for the State of TX

_____
Type or Print Notary's Name

My Commission Expires: _____

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

Approved

_____ _____
Chairman, Planning and Zoning Commission Date
City of Fredericksburg, Texas

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the _____Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, _____, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____day of _____, 20__. .

_____
City Secretary
City of Fredericksburg, Texas

TBPELS
Engineering Firm
F-10608

TBPELS
Surveying Firm
100930-00

SULTEMEIER
SURVEYING & ENGINEERING
Boundary—Title—Topographic—Construction Surveys
Engineering—Land Development Services
801 West Main, Suite 102
Fredericksburg, Texas 78624
(830) 997-7371

sultemeiersurveying.com

A Replat of Lots 1R-1
KELLER SUBDIVISION
Gillespie County, TX

241,'%6: 6800
&#6': 2020–2021–2022

4' 8-6-4 05:
NEO/&CO/&CLEBKKP

5*''6 6-6.'

A Replat of Lot
1R-1

5*''8 07/ $'4

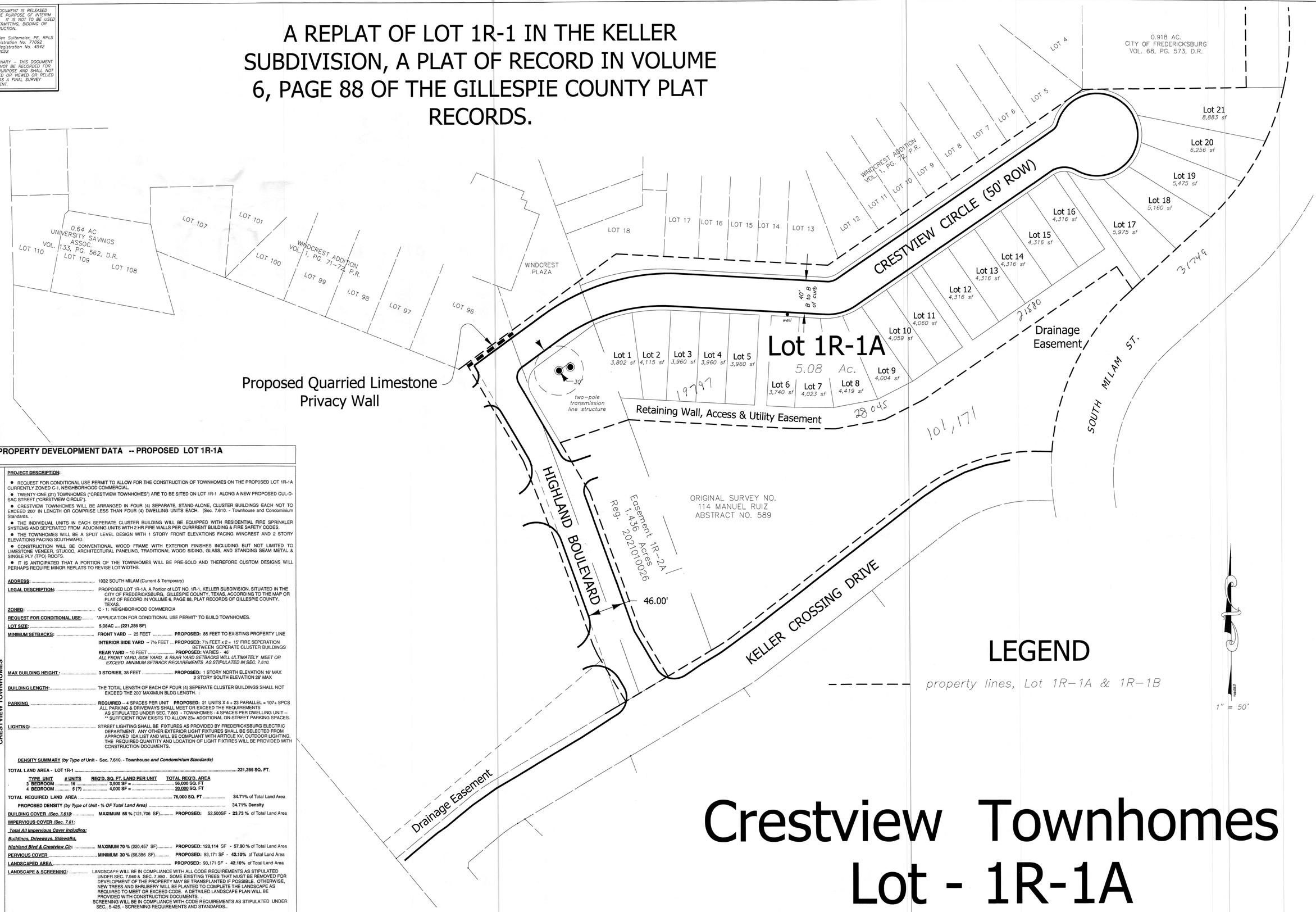
1

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR PERMITTING, BIDDING OR CONSTRUCTION.

Dale Allen Sultemeier, PE, RPLS
PE Registration No. 77092
RPLS Registration No. 4542
June, 2022

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

A REPLAT OF LOT 1R-1 IN THE KELLER SUBDIVISION, A PLAT OF RECORD IN VOLUME 6, PAGE 88 OF THE GILLESPIE COUNTY PLAT RECORDS.



PROPERTY DEVELOPMENT DATA -- PROPOSED LOT 1R-1A

CRESTVIEW TOWNHOMES

PROJECT DESCRIPTION:

- REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF TOWNHOMES ON THE PROPOSED LOT 1R-1A CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL.
- TWENTY-ONE (21) TOWNHOMES ("CRESTVIEW TOWNHOMES") ARE TO BE SITED ON LOT 1R-1 ALONG A NEW PROPOSED CUL-D-SAC STREET ("CRESTVIEW CIRCLE").
- CRESTVIEW TOWNHOMES WILL BE ARRANGED IN FOUR (4) SEPARATE, STAND-ALONE, CLUSTER BUILDINGS EACH NOT TO EXCEED 200' IN LENGTH OR COMPRISE LESS THAN FOUR (4) DWELLING UNITS EACH. (Sec. 7.610. - Townhouse and Condominium Standards. :
- THE INDIVIDUAL UNITS IN EACH SEPERATE CLUSTER BUILDING WILL BE EQUIPPED WITH RESIDENTIAL FIRE SPRINKLER SYSTEMS AND SEPERATED FROM ADJOINING UNITS WITH 2 HR FIRE WALLS PER CURRENT BUILDING & FIRE SAFETY CODES.
- THE TOWNHOMES WILL BE A SPLIT LEVEL DESIGN WITH 1 STORY FRONT ELEVATIONS FACING WINCREST AND 2 STORY ELEVATIONS FACING SOUTHWARD.
- CONSTRUCTION WILL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO LIMESTONE VENEER, STUCCO, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL & SINGLE PLY (TPO) ROOFS.
- IT IS ANTICIPATED THAT A PORTION OF THE TOWNHOMES WILL BE PRE-SOLD AND THEREFORE CUSTOM DESIGNS WILL PERHAPS REQUIRE MINOR REPLATS TO REVISE LOT WIDTHS.

ADDRESS: ..... 1032 SOUTH MILAM (Current & Temporary)

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

ZONED: ..... C - 1: NEIGHBORHOOD COMMERCIA

REQUEST FOR CONDITIONAL USE: ..... "APPLICATION FOR CONDITIONAL USE PERMIT" TO BUILD TOWNHOMES.

LOT SIZE: ..... **5.08AC .... (221,285 SF)**

MINIMUM SETBACKS: ..... **FRONT YARD** -- 25 FEET ... . **PROPOSED:** 85 FEET TO EXISTING PROPERTY LINE

INTERIOR SIDE YARD -- 7½ FEET ... **PROPOSED:** 7½ FEET x 2 = 15' FIRE SEPERATION BETWEEN SEPERATE CLUSTER BUILDINGS

REAR YARD -- 10 FEET ..... **PROPOSED:** VARIES - 46'

ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL ULTIMATELY MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.

MAX BUILDING HEIGHT : ..... **3 STORIES**, 38 FEET ..... **PROPOSED:** 1 STORY NORTH ELEVATION 16' MAX
2 STORY SOUTH ELEVATION 26' MAX

BUILDING LENGTH: ..... THE TOTAL LENGTH OF EACH OF FOUR (4) SEPERATE CLUSTER BUILDINGS SHALL NOT EXCEED THE 200' MAXIMUN BLDG LENGTH. :

PARKING ..... **REQUIRED** -- 4 SPACES PER UNIT **PROPOSED:** 21 UNITS X 4 = 23 PARALLEL = 107+ SPCS
.ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.863 - TOWNHOMES - 4 SPACES PER DWELLING UNIT -- ** SUFFICIENT ROW EXISTS TO ALLOW 23+ ADDITIONAL ON-STREET PARKING SPACES.

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

DENSITY SUMMARY ***(by Type of Unit - Sec. 7.610. - Townhouse and Condominium Standards)***

TOTAL LAND AREA - LOT 1R-1 ..... **221,285 SQ. FT.**

TYPE UNIT	# UNITS	REQ'D. SQ. FT. LAND PER UNIT	TOTAL REQ'D. AREA
3 BEDROOM	16	3,500 SF = ...	56,000 SQ. FT
4 BEDROOM	5 (?)	4,000 SF = ...	20,000 SQ. FT

TOTAL REQUIRED LAND AREA ..... **76,000 SQ. FT** ..... **34.71%** of Total Land Area

PROPOSED DENSITY ***(by Type of Unit - % OF Total Land Area)*** ..... **34.71% Density**

BUILDING COVER ***(Sec. 7.610)*** ..... **MAXIMUM 55 %** (121,706 SF)..... **PROPOSED:** 52,500SF - **23.73 %** of Total Land Area

IMPERVIOUS COVER ***(Sec. 7.61:***
Total All Impervious Cover Including:
Buildings, Driveways, Sidewalks,
Highland Blvd & Crestview Cir: ..... **MAXIMUM 70 %** (220,457 SF)..... **PROPOSED: 128,114** SF - **57.90 %** of Total Land Area

PERVIOUS COVER ..... **MINIMUM 30 %** (66,386 SF)..... **PROPOSED:** 93,171 SF - **42.10%** of Total Land Area

LANDSCAPED AREA ..... **PROPOSED:** 93,171 SF - **42.10%** of Total Land Area

LANDSCAPE & SCREENING: ..... LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980 . SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC., 5-425. - SCREENING REQUIREMENTS AND STANDARDS..

ALL USES PROPOSED LOT 1R-1A:..... BUILDING COVER; IMPERVIOUS COVER; PERVIOUS COVER; AND, LANDSCAPE.

Crestview Townhomes
Lot - 1R-1A

TBPELS
Engineering Firm
F-10608

TBPELS
Surveying Firm
100930-00

SULTEMEIER
SURVEYING & ENGINEERING
Boundary–Title–Topographic–Construction Surveys
Engineering – Land Development Services
501 West Main, Suite 102
Fredericksburg, Texas 78624
(830) 990-1221
sultemeiersurveying.com

A Replat of Lots 1R-1
KELLER SUBDIVISION
Gillespie County, TX

PROJECT: 6800

DATE: 2020–2021–2022

REVISIONS:
Item/Date/Description

SHEET TITLE
A Replat of Lot 1R-1

SHEET NUMBER
1

[redacted]

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

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

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

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

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

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

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

Charles Quindry, President
Windcrest Townhomes Assoc

[redacted]

Kermit H. Sultemeier
[redacted]

June 11, 2025

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

Re: Zoning Request Z-2513. 1032 S Milam

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

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

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

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

Sincerely,

Kermit Sultemeier

KHS/bm

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

REQUEST NO. Z-2513

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

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

Grace Wallace
Signature

6/17/25
Date

P[redacted]

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

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

ATTN JAN MUSGROVE

REQUEST NO. Z-2513

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

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

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

Signature Steve Hopkins Carol Hopkins 6-18-25

Printed Name [redacted]

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

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

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

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

Patty Soule

Patty Soule

John Soule

[redacted]

June 15, 2025

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

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

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

[redacted]

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

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

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

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

REQUEST NO. Z-2513

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

See attached letter

Signature

Date 6/15/25

[redacted]

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

REQUEST NO. Z-2513

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

_____

_____

_____

_____

_____

Barbara Cole — Signature

6-30-2025 — Date

[redacted]

[redacted]

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

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

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

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

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

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

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

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

REQUEST NO. Z-2513

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

Please see attached

Donna Stanley

Signature

06/25/25

Date

[redacted]

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

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

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

- a determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the one in which the site is located;
- a determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations;
- a determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted used in the vicinity;
- a determination that **any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area**; and
- a determination that **the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.**

Respectfully submitted,

Kevin P. Montgomery
[redacted]

June 27, 2025

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

RE: Protest to Request Number Z-2513

Dear Members of the Planning and Zoning Commission:

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

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

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

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

REQUEST NO. Z-2513

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

– PLEASE SEE THE ATTACHED LETTER –

Signature

27 JUNE 2025
Date

[redacted]

Marlene J. Pylate, Patrick W. Pylate
[redacted]

RE: Z-2513, Request for Conditional Use Permit

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

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

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

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

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

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

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

Thank you for the opportunity to express our concerns.

Patrick Pylate Marlene J. Pylate
[redacted]

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

REQUEST NO. Z-2513

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

SEE ATTACHED

Signature

6/20/25
Date

[redacted]

Charles & Loretta Schmidt

[redacted]

June 16, 2025

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

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

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

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

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

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

Thank you - Loretta Schmidt Charles Schmidt

REQUEST NO. Z-2513

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

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

Pat Weinheimer

Signature

6-17-25

Date

[redacted]

REQUEST NO. Z-2513

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

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

Kelly Spencer

Signature

6/23/2025

Date

[redacted]

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

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

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

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

REQUEST NO. Z-2513

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

See attached

Cathy & Ben Gerd

Signature

6/14/25

Date

[redacted]

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

REQUEST NO. Z-2513

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

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

Kind Regards

Signature: Jutta D. Lindsay

Date: 22 June 2025

[redacted]

FROM THE DESK OF

Terri Patton & Gary Metcalf

June 28, 2025

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

RE: Z-2513

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

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

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

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

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

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

Terri Patton Gary Metcalf

Terri Patton & Gary Metcalf

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

REQUEST NO. Z-2513

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

Please See Attached

Jerri Patton
Signature

7/1/2025
Date

[redacted]

REQUEST NO. Z-2513

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

I protest this proposed development.

I am in agreement with the reasons outlined in Charles and Susan Windry's (3469 Summit circle) protest notes.

R. A. Rausch
Signature

June 19, 2025
Date

[redacted]

REQUEST NO. Z-2513

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

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

Jay & Shirley Rutledge

Jay Rutledge

Shirley Rutledge &

Signature

6-17-25

Date

[redacted]

REQUEST NO. Z-2513

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

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

Kelly Spurrier

Signature

6/23/2025

Date

[redacted]

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

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

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

Signature [signature] Date 6/17/25

[redacted]

James Burton | General Manager | Hitchin' Post Steakhouse
105 S. Llano St. FBG. Tx, 78624
Cell: 210-865-7221
Restaurant: 830-992-3777

Jan Musgrove

From: Cliff Cross
Sent: Wednesday, August 6, 2025 3:10 PM
To: Jan Musgrove
Subject: FW: NuVista

Jan,

Please see the following support email for the NuVista CUP.

Thanks,
Cliff

Clifford Cross, AICP
Director of Development Services

126 W. Main Street
Fredericksburg, TX 78624
Office: (830) 997-7521 | Direct: (830) 990-2026 | ccross@fbgtx.org

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

[redacted]

Subject: NuVista

To Whom It May Concern,

I am writing to express my strong support for the conditional use permit for NuVista. As a local resident and current homeowner in Windcrest, I believe this development would bring many positive benefits to our community and the city of Fredericksburg.

Sincerely,
James Burton

Subject: Request Z-2424 - Keller Oaks
Date: July 1, 2025 at 9:24 PM CDT
[redacted]
To: scollier@fbgtx.org

Although we do not live on the border of the property subject to Request Z-2424, we do live on Summit Circle and have been residents of WindCrest Townhomes Association subdivision for 31 years. I also served a president of the Association from 1994 through 2022 and am thoroughly familiar with the history of the development and the condition of the structures and the grounds.

I realize there have been a number of negative comments regarding the proposed Keller Oaks development. The same was true of an earlier proposal a few years ago. Many of those objecting also complained over the years about the potential negative health effects originating from the cedar growth on the property.

The only concern which may have merit is that concerning the stability of the concrete retaining wall on the WindCrest/Keller property line. The potential effects of construction below the wall may be addressed by a review by a competent structural and geotechnical engineer. That would benefit both parties and should aliviate any concerns.

The appearance and quality of the construction proposed for Keller Oaks can only enhance the values of the WindCrest properties and the adjoining areas as well. We support the proposal an urge approval of the Request.

LARRY AND ISABEL WERTS
[redacted]

July 11; 2025

Dennis:

I sent this email to Ms. Collier on the 1st but couldn't include you as a recipient because I didn't have your email address. Don't know how much impression it made on P and Z but I hope mine wasn't the only "pro" comment.

Regards.

[redacted]

From: [redacted]
Sent: Wednesday, July 2, 2025 4:20 PM
To: Dennis Kuzenberger
Subject: Fwd: Keller Crossing

Dennis,

Here is the email I sent to Shelby .

Let me know if need to do anything else.

Get Outlook for iOS

From: Brad Hardin [redacted]
Sent: Wednesday, July 2, 2025 2:13 PM
To: scollier@fbgtx.org <scollier@fbgtx.org>
Cc: [redacted]
Subject: Keller Crossing

This email is written in support of the Keller Crossing project being presented to Planning and Zoning. It is my understanding this is the same or similar project that was previously approved.

First United Bank has no financial interest in the project and its support is from the standpoint of an adjacent landowner.

Please do not hesitate to contact me if you have any questions.

Thank you,

Brad Hardin
[redacted]

PLANNING AND ZONING COMMISSION AGENDA MEMO

DEPARTMENT: Development Services
TO: Planning and Zoning Commission
FROM: Cliff Cross, Director of Development Services
MEETING DATE: November 5, 2025 **SECTION:** PUBLIC HEARING **ITEM:** B.

CAPTION: Request Z-2521: By Dorothy Kay Zey Family Trust, Edward Zey, Trustee, to Consider the Following:

A. A Land Use Change from Medium Density Residential District (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) for 304 East Highway Street.

B. A Zoning Change from Mixed Residential (R2) to Commercial (C2) for Property Located at 304 East Highway Street.

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

SUMMARY:
The applicant has submitted a Land Use and Zoning Change request for approximately .17 acres (7,405 sq. ft) of land located at 304 East Highway Street. The applicant is requesting a Land Use Change from Medium Density Residential (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) and a zoning change from R2, Mixed Residential to C2, Commercial.

BACKGROUND: The surrounding properties include M2, Medium Manufacturing to the South and C2, Commercial to the East. There is R2, Mixed Residential to the North and West.

The property is currently zoned R2, Mixed Residential and permits several uses by right and upon the issuance of a conditional use permit, some of the mixture and intensity of use types include the following:

Community Recreation	Local Utility Service
Duplex Residential	Multiple Family Residential
Townhouses (Section 7.610)	
Group Residential	Single Family Residential (Detached)
Single Family Small Lot (Section 3.101 R-1-A)	

Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)	Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)

Uses Permitted Subject To Conditional Use Permit
The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.

Private Primary Educational Facilities	Private Secondary Educational Facilities
Day Care Services	
Condominiums (Section 7.610)	
Convalescent Services	
Cultural Services	Religious Assembly
Guidance Services	

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

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

Administrative and Business Office
Agricultural Sales and Services
Arts and Crafts
Automotive Rentals
Automotive Repair Services
Automotive Sales
Automotive Washing
Building Maintenance Services
Business or Trade School
Business Support Services

Club or Lodge
Cocktail Lounge
Commercial Off-Street Parking
Communication Services
Construction Sales and Services
Consumer Convenience Services
Consumer Repair Services
Convalescent Services
Convenience Store/Self Serve Gas
Cultural Services
Custom Manufacturing
Day Care Services
Equipment Repair Services
Equipment Sales
Exterminating Services
Financial Services
Food Sales
Funeral Services

Group Residential
Single Family Residential (detached) if structure was not used as other than residential in its most recent use
General Retail Sales
Guidance Services
Hotel/Motel
Horticulture
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Local Utility Services
Maintenance and Service Facilities
Medical Offices
Mobile Food Establishments, but not in any right-of-way or public easement
Multiple Family Residential
Outdoor Entertainment

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

Corporate Housing (Chapter 20, Article VII)

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

Camp Grounds
Condominiums (Section 7.610)
Convenience Storage
Drive through facilities associated with any use
Single Family Residential (detached)- new construction or after cessation of use other than residential
Duplex Residential Condominium Residential(section 7.610)
Single Family Residential (Detached)
Townhouse Residential (section 7.610)
Transportation Terminals

The 2024 Comprehensive Plan identifies the subject property as a future Place Type of Mixed-Use Community / Corridor which is envisioned to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses.

Appropriate existing zoning districts would include R2, R3, R5, NC, C, M3, MU1, MU2

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
October, 30, 2025, no responses have been received.

STAFF RECOMMENDATION:

Staff has reviewed the request and the proposed application requesting the land use and zoning change. In reviewing the request, the Comprehensive Plan has classified the subject property as a Mixed-Use Community / Corridor place type. Per the "Intent And Character" section of the plan, "Within a small geographic area, different land uses can be side by side or within the same building. These places tend to be bustling and diverse, with a sense of place. Mixed-Use Communities or Corridors can serve a large region, while others can serve local residents. The functions and characteristics of both concepts are generally the same, with variations in the size of

their service areas and intensity of development".

Although the specific place type designation request is not specifically identified for this property, the trend of development and surrounding underlying zoning districts provide for the ability to establish higher density residential and commercial uses. Furthermore, the current Mixed-Use Community / Corridor Place Type identifies the Commercial (C2) zoning as an appropriate zoning classification. In addition, the current Mixed-Use Community / Corridor Place Type identifies additional appropriate underlying districts that would better fit the trend of development throughout the general area. Staff would not recommend approval of the Land Use Change from Mixed-Density Residential District (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) but would recommend approval of the rezoning from Mixed Residential (R2) to Commercial (C2) for Property Located at 304 East Highway Street.

ATTACHMENTS:

1. Z-2521_Notification 304 E Highway MAP
2. 304 Zoning Map
3. 304 Land Use Map
4. 304 Place Type Map
5. Application Material For Packet_Redacted

APPROVAL/REVIEW:

_____ Date: October 31, 2025

Cliff Cross, Director of Development Services

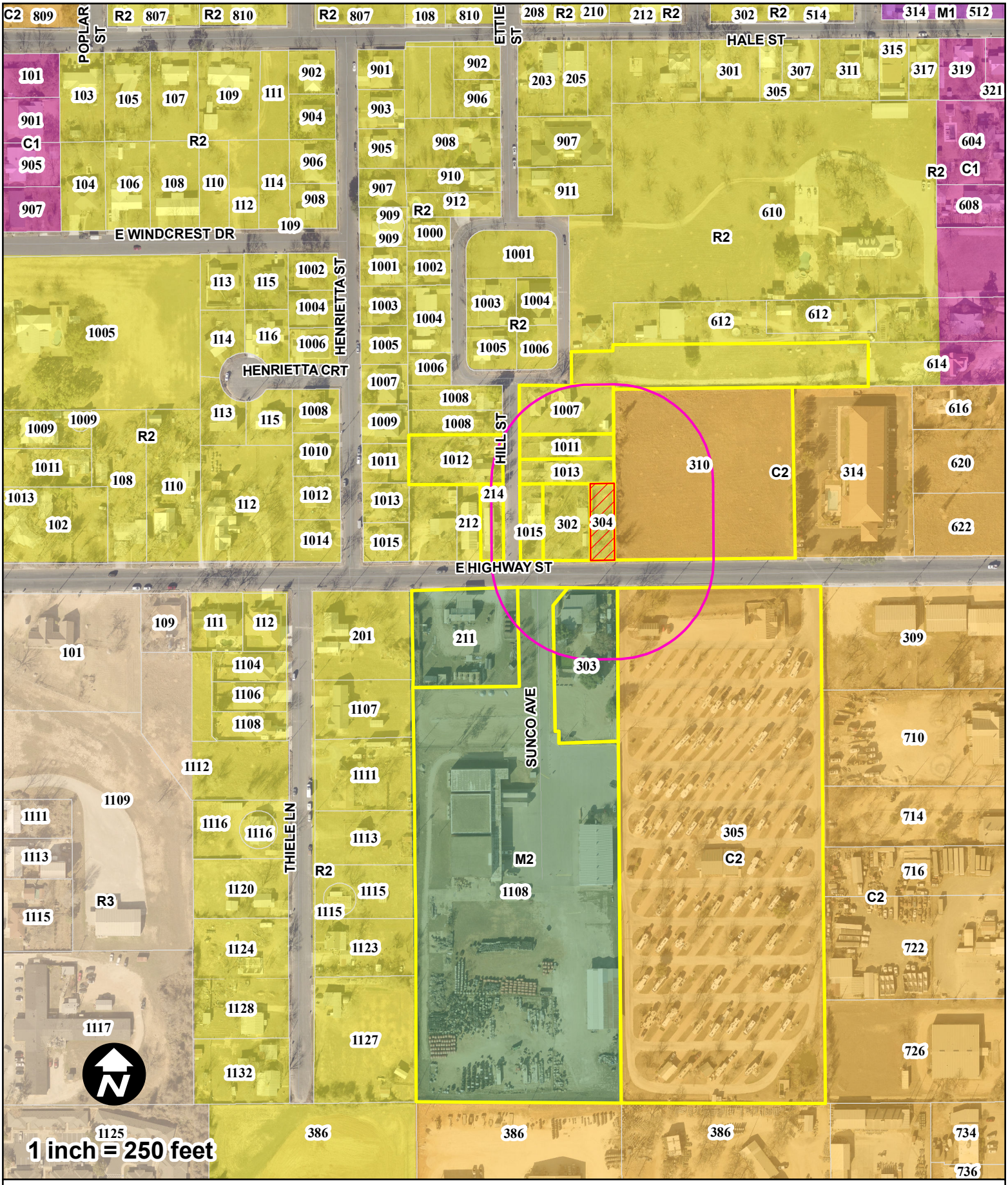


FIGURE 1

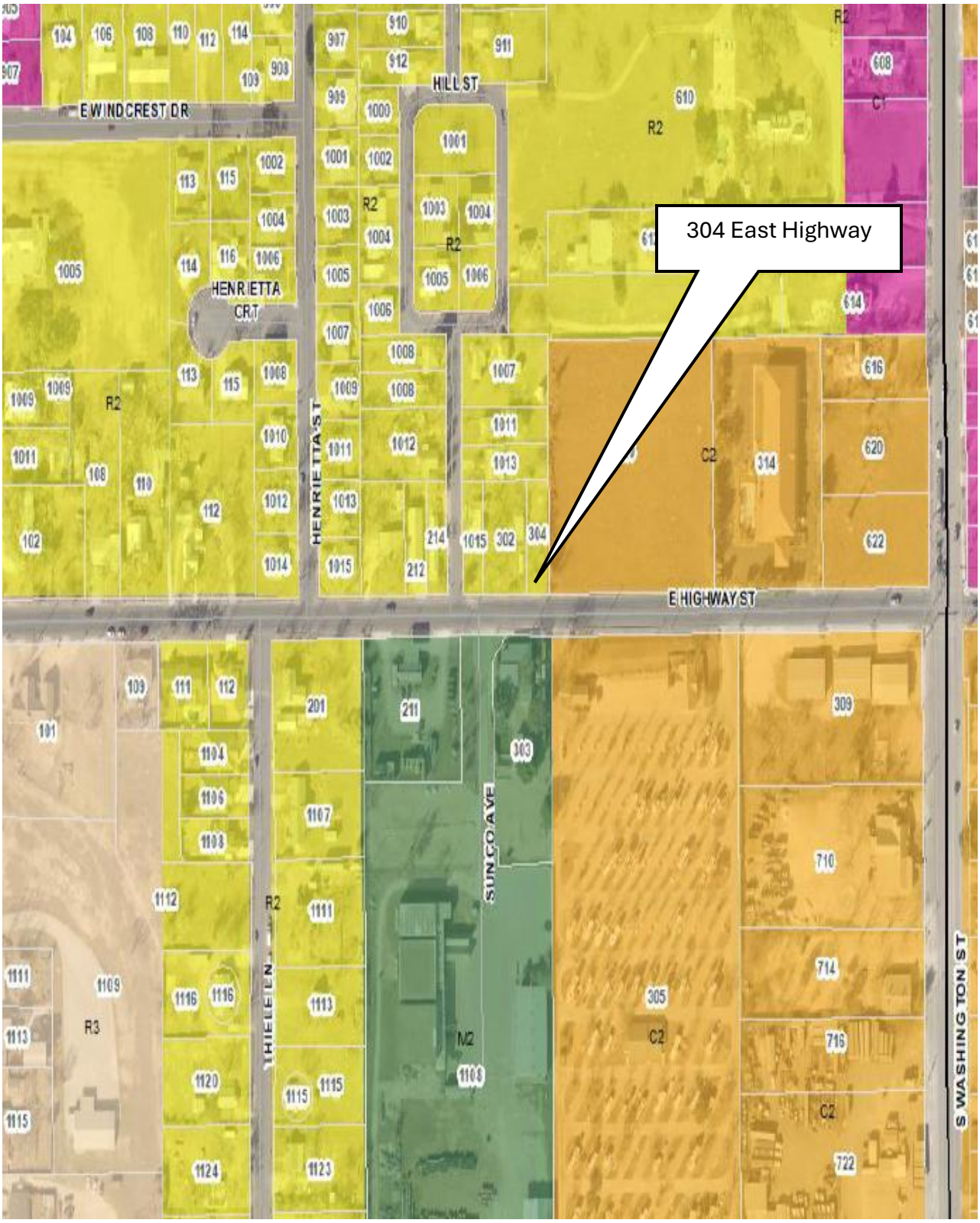
City of Fredericksburg
Z-2521 304 E Highway St

LEGEND

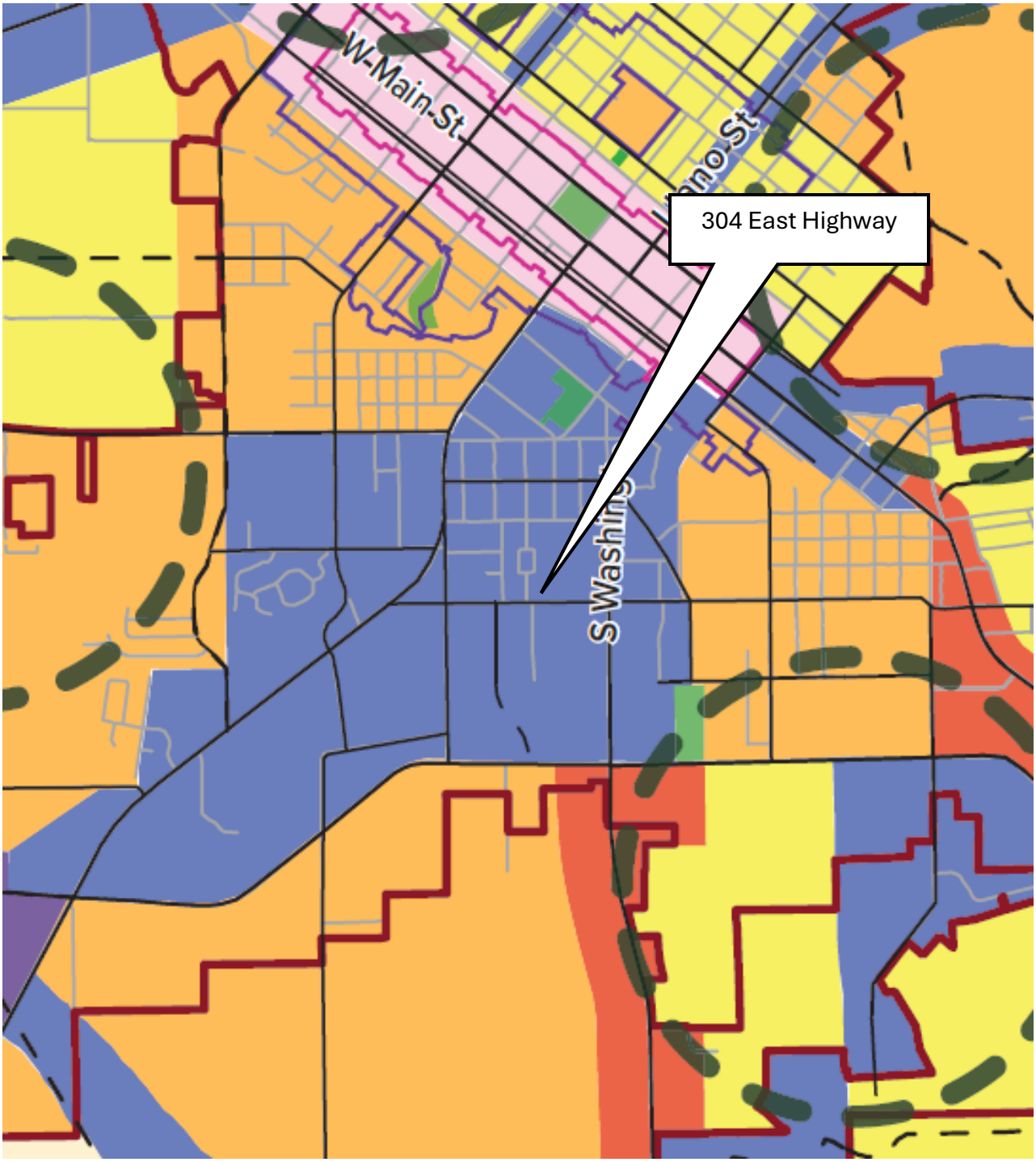
Notice Areas

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

Document Path: \\fbggis01\gisdata\ArcMap\Development_Services\Notification_Maps\00_FBG_ANSI_A_Portrait_Notification 304 E Highway.mxd


304 East Highway
E WINDCREST DR
HILL ST
HENRIETTA CRT
HENRIETTA ST
E HIGHWAY ST
SUNCO AVE
THIELEN
S WASHINGTON ST
R2
C2
M2
R3


304 East Highway
E WINDCREST DR
HILL ST
HENRIETTA CRT
HENRIETTA ST
E HIGHWAY ST
THIELE LN
SUNCO AVE
S WASHINGTON ST


W Main St
S Washing
304 East Highway

I am requesting a zoning change from R2 to C2 for the following reasons:

1. Does not meet minimum site development regulations for R2.
   (Sec. 3.110. – R2 Mixed Residential)
   R2 requirements: lot size = minimum lot area, 5000 Square Feet
   lot width = minimum width, 50 Feet
   *See attached survey.

2. Property does not lend itself to a practical or desirable residential development due to location and dimensions.

3. The lot is bordered by:

a) property ID27277 of 2.85 acres which is zoned C2 and is vacant;
b) property ID182184 of 0.9 acres which is zoned M2 and is currently Munch Park;
c) property ID15011 of 9.94 acres which is zoned M2 and is currently Fredericksburg RV Park;
d) property ID21857 of 7.98 acres which is zoned M2 and is currently Seitz Foods.

4. The lot has been listed for sale in the MLS, however, all inquiries have been seeking commercial use.

5. Property does appear to have good potential for appropriate development under C2 requirements.

Street

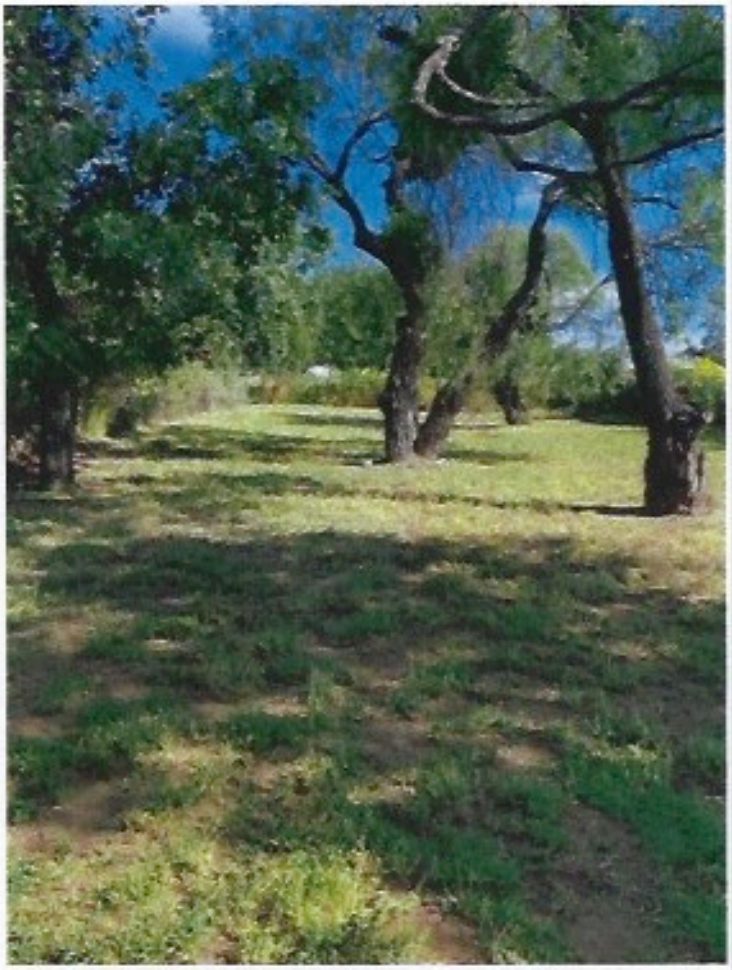
[redacted]

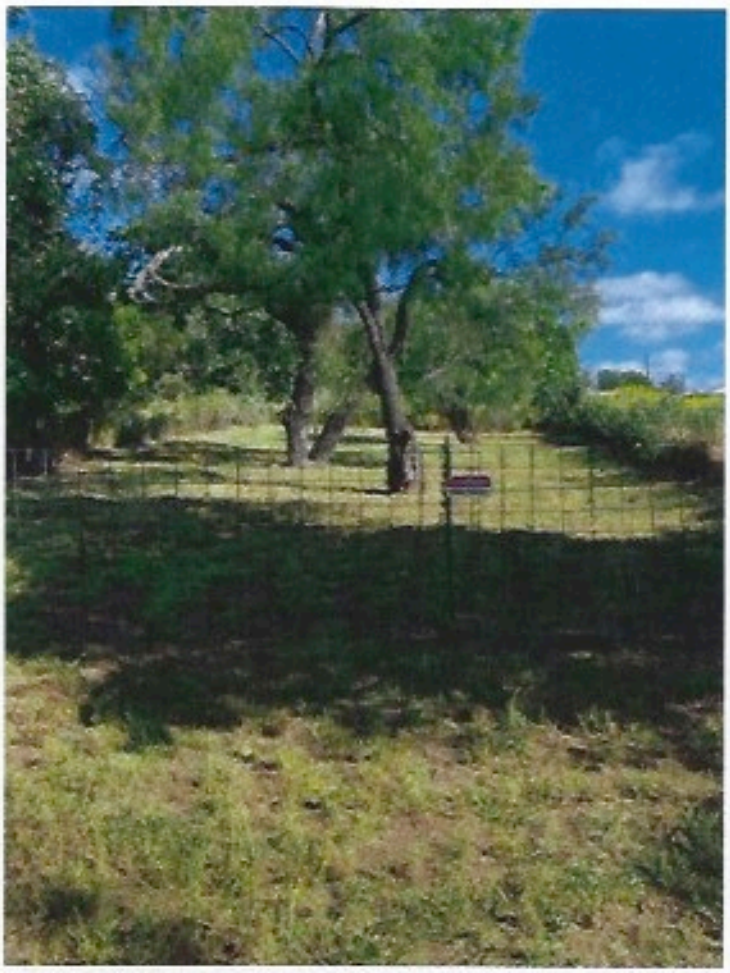
This Message Is From an Untrusted Sender

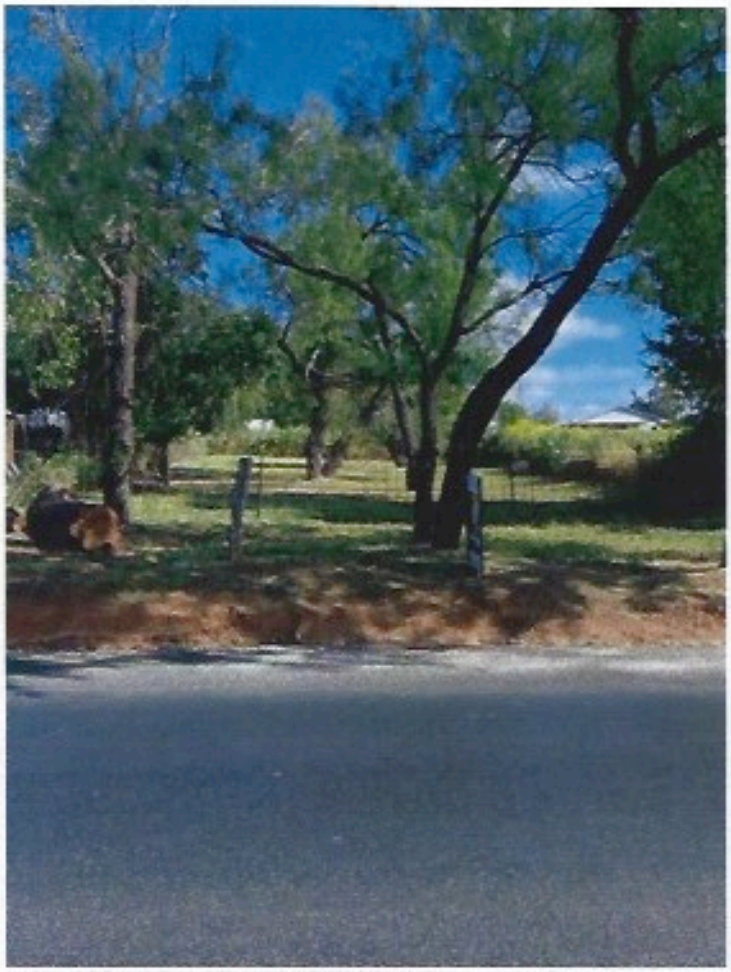
You have not previously corresponded with this sender.

Report Suspicious

1



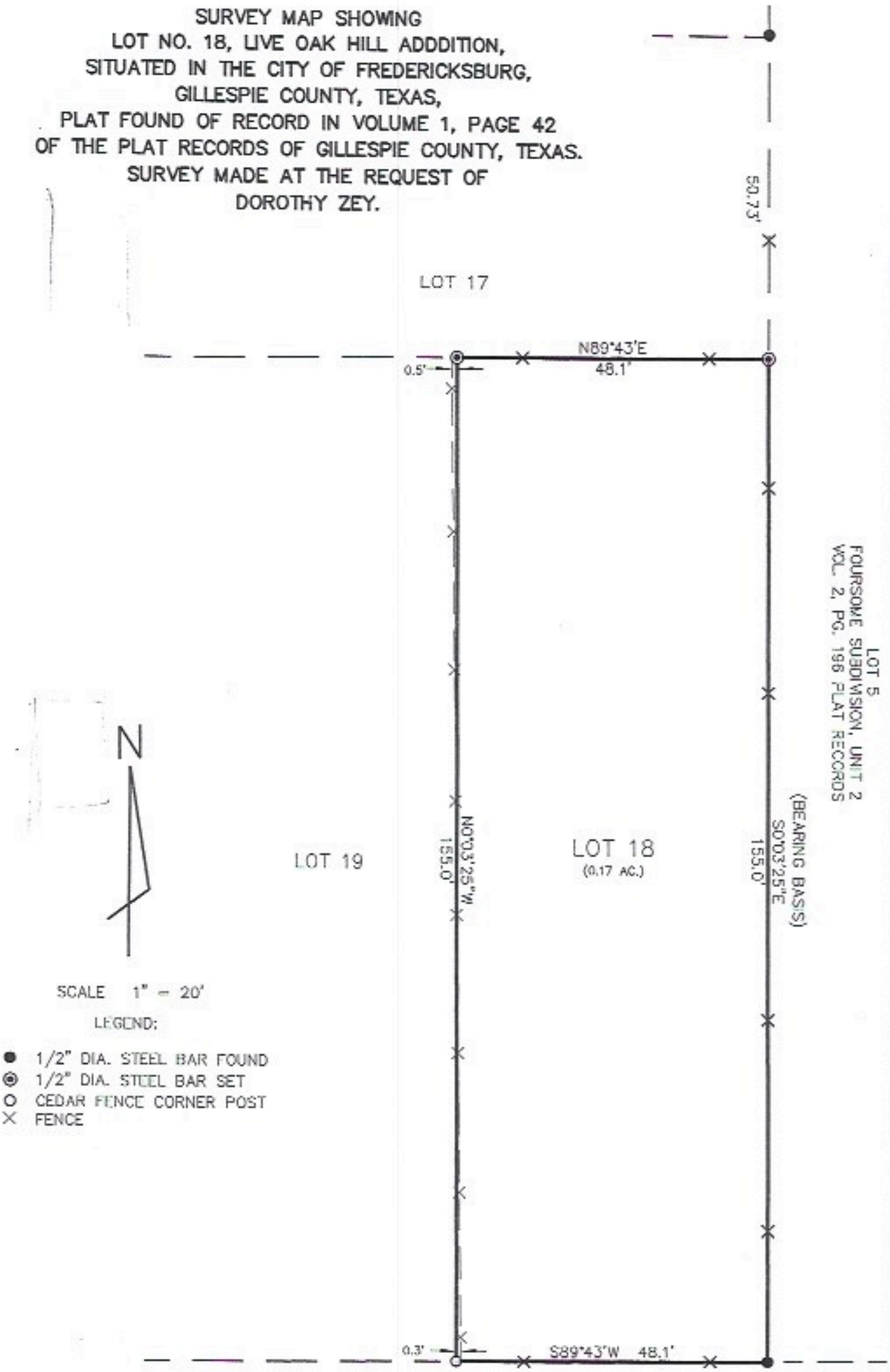




T··Mobile·

This message was sent to you by a T-Mobile wireless phone.

SURVEY MAP SHOWING
LOT NO. 18, LIVE OAK HILL ADDDITION,
SITUATED IN THE CITY OF FREDERICKSBURG,
GILLESPIE COUNTY, TEXAS,
PLAT FOUND OF RECORD IN VOLUME 1, PAGE 42
OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
SURVEY MADE AT THE REQUEST OF
DOROTHY ZEY.



SCALE 1" = 20'

LEGEND:

- ● 1/2" DIA. STEEL BAR FOUND
- ◉ 1/2" DIA. STEEL BAR SET
- ○ CEDAR FENCE CORNER POST
- × FENCE

304
E. HIGHWAY STREET

STATE OF TEXAS
REGISTERED
CAREY BONN
4447
PROFESSIONAL
LAND SURVEYOR

Surveyed July 15, 2002

Carey Bonn
Reg. Prof. Land Surveyor No. 4447

BONN SURVEYING
503 Longhorn St.
Fredericksburg, TX 78624
Phone : 830-997-3984
Fax : 830-997-0972