

SPECIAL MEETING

AGENDA

CITY OF FREDERICKSBURG CITY COUNCIL

APRIL 3, 2017

4:00 PM

Law Enforcement Center, 1601 E. Main St.

1. Call to Order
2. Discuss Frieden Lakes Annexation Agreement

ADJOURNMENT



CITY COUNCIL MEMO

DATE: March 28, 2017

TO: Mayor and City Council

FROM: Brian Jordan, AICP

SUBJECT: Frieden Lakes Annexation Agreement.

Summary:

Staff has been meeting with the owners/developers of approximately 230 acres of land bordered by the Heritage Hill Country neighborhood on the east, and US Highway 87 on the west (see the attached exhibit). The eastern portion of the property was formerly referred to as the Danz Orchards. The project will include single-family homes on the east side of the development within a gated or private style development, with open spaces and common areas. The western side of the project will involve mixed uses including commercial, light commercial, multi-family and a school site.

The applicant intends to annex the entire project at one time. As such, we have been meeting with the parties involved to ensure that all development items are addressed. Since the project will be developed in phases, we want to make sure the timing of all development items are established as part of the Annexation Agreement. A list of the major items for discussion are provided in the next section of this brief.

Recommendation:

Discuss the various major development issues and direct staff on finalizing the agreement for annexation consideration.

Background / Analysis:

We would like to visit with the City Council on the following items:

Annexation: The property is contiguous to the current City Limits and is eligible for annexation without involving other property.

Gated or Private Development: The applicant intends that the single family residential portion of this project be private, with three housing options ranging from 1,800 square feet to over 3,000 square feet. This would mean that public access would not be available between Mariposa Drive and US 87 through this development.

Phasing of the Project and Infrastructure: The project will be constructed in phases. As such, the timing of infrastructure will need to be coordinated with each phase. They are proposing the main access into the development to be from US Highway 87 with a new public street proposed. Utilities and drainage are being evaluated by staff, and will meet current City standards.

Mariposa Drive: The applicant is proposing to abandon the section of Mariposa that was dedicated as part of the Danz Orchards. They have provided "stub-outs" onto the adjoining property where this extension can be accommodated.

Park Dedication: The applicant is proposing significant private open space within the development, and would like to discuss their options for reducing or eliminating their requirement for land dedication.

Zoning: A Planned Unit Development (PUD) zoning will be proposed for the project. This will include specific requirements for the single-family residential portion of the project, as well as the remainder of the project.

Attachments:

Overall neighborhood plan, Preliminary Plat of Phase 1,



Department Approval



City Manager Approval

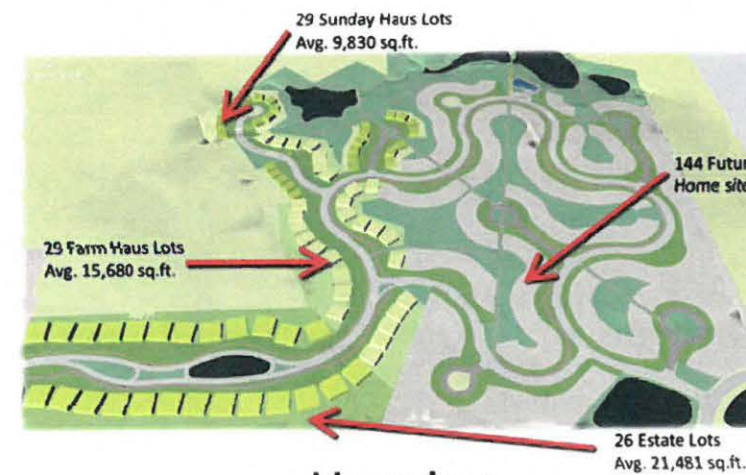
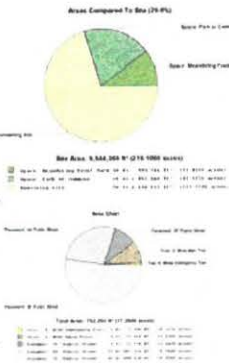
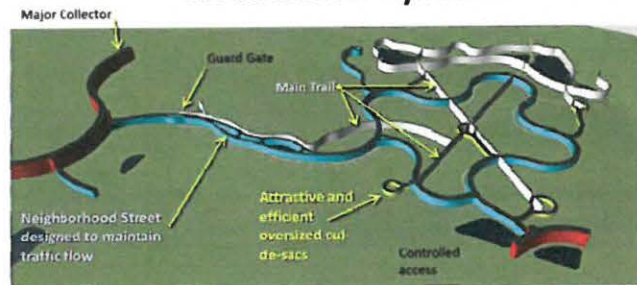
The City of Fredericksburg

Proposed Neighborhood Plan by Heirloom Communities LLC.



Heirloom & Co.
RURAL ESTATE INVESTMENT ADVISORS

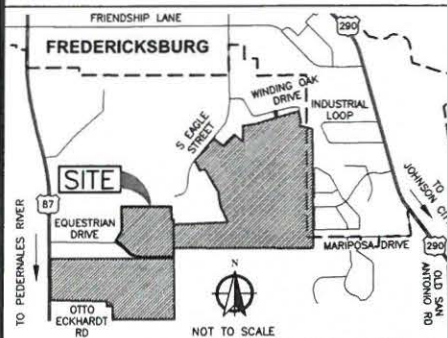
Circulation System



Housing



LOCATION MAP



SURVEY NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE 4203.
2. DATE OF GROUND SURVEY: JUNE 28, 2016.
3. DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
4. COORDINATES SHOWN HEREON ARE THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 - TEXAS CENTRAL ZONE 4203, SURVEY FEET.
5. SURVEY MONUMENTS FOR BOUNDARY AND LOTS ARE AS NOTED ACCORDING TO THE LEGEND OF SHEETS 2, 3 AND 4.

GENERAL NOTES:

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

STATE OF TEXAS
COUNTY OF GILLESPIE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY, AND FURTHER CERTIFY THAT THE PROPERTY ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

FOR REVIEW 3-24-2017

NAME: (SIGNERS NAME), P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO.STATE OF TEXAS
COUNTY OF GILLESPIE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND THAT ALL ASPECTS ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

FOR REVIEW 3-24-2017

NAME: ROBERT S. RUGLOSKI, RPLS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6002
JOB #11607051 (RSR)

TEXAS LANDMARK SURVEYING
"Do not move the ancient landmark." (Proverbs 22:28)

39350 Interstate 10 West, Suite 1, Boerne, TX 78006
info@landmarksurveying.net (830)428-0290
TBPLS Firm #10164600

PLAT ESTABLISHING

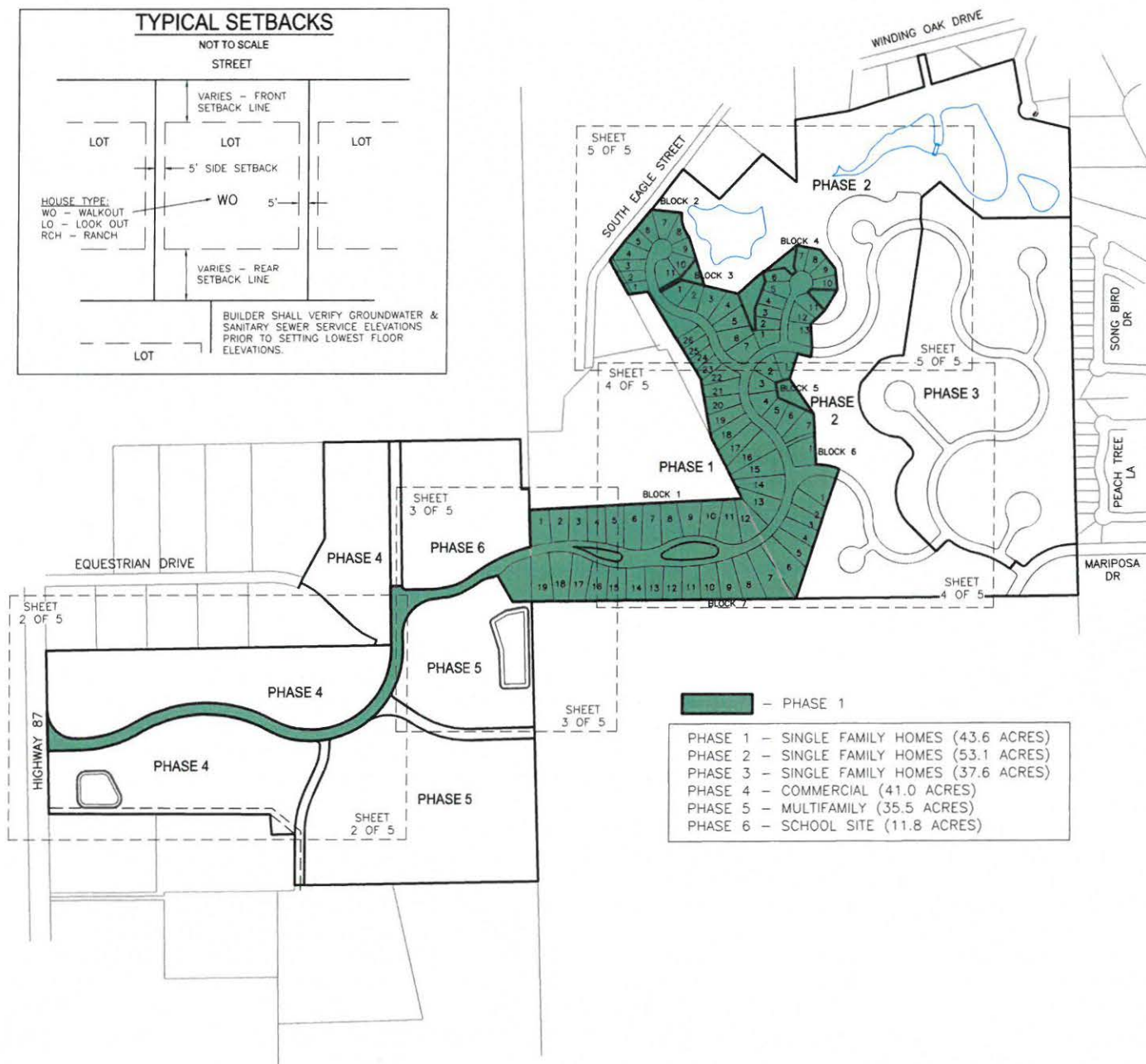
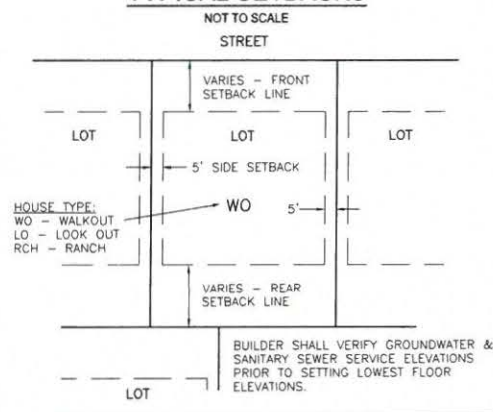
FRIEDEN LAKES SUBDIVISION - PHASE 1

43.6 ACRES

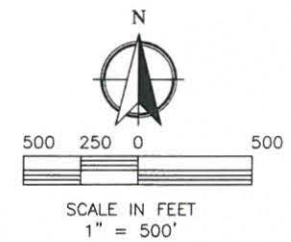
UTILITY EASEMENTS

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

TYPICAL SETBACKS



PLAT NUMBER:

STATE OF TEXAS
COUNTY OF GILLESPIE

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

(SIGNERS NAME) DATE
OWNER / DEVELOPER OF BRT RESOURCES, LLCSTATE OF TEXAS
COUNTY OF GILLESPIE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, A.D. 2017.

BY: _____
IN HIS/HER CAPACITY AS _____
OF BRT RESOURCES, LLC

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PRINTED NAME OF NOTARY _____

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF FREDERICKSBURG, TEXAS, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATE _____, A.D. 2017.

BY: _____
CHAIRPERSON, CITY PLANNING AND ZONING COMMISSION

FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS THE _____ DAY OF _____, A.D. 2017, ON

VOLUME _____ PAGE _____
OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.BY: _____
COUNTY CLERK, COUNTY COURT GILLESPIE TEXAS

SHEET 1 OF 5