

**AGENDA  
CITY OF FREDERICKSBURG  
PLANNING & ZONING COMMISSION**

Wednesday, February 4, 2015

**5:30 P.M.**

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the January 2015 Regular Meeting *Pp 1 - 4*

**PUBLIC HEARINGS**

3. Public Hearing (Z-1416) by Connie Reeh Maidhof and Paul Maidhof to: *Pg 5 - 17*
  - A) Consider a change in the Land Use Plan from Low Density Residential to Medium Density Residential on property located at 302 E. Travis
  - B) Consider a change in zoning from R-1, Single Family Residential to R-2, Mixed Residential on said property
4. Consider making a recommendation on Z-1416
5. P-1428 - by Tim Sawtelle for a replat on Lots 4, 5 and 6 of the Fred Koennecke Addition *Pp 18 - 27*
6. Consider P-1428

**PLATS**

7. P-1501 - Consider Final Plat for Estenson Subdivision, approximately 2.56 acres located on Morning Glory Drive *Pp 28 - 34*
8. P-1502 - Consider Preliminary Plat and Subdivion Waiver for Admiral Heights Subdivision approximately 231.11 acres of land located on Lower Crabapple Rd *Pp 35 - 41*
9. P-1503 - Consider Preliminary Plat for Sunrise Fields, approximately 5.9 acres of land located on Sunrise St. *Pp 42 - 48*

**ADJOURN**

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION  
January 7, 2015  
5:30 P.M.

On this the 7<sup>th</sup> day of January, 2015 the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

JANICE MENKING - Chair  
TODD WILLINGHAM  
STEVE THOMAS  
JOE CLOUD  
BILL PIPKIN

ABSENT: BRENDA SEGNER  
CHARLIE KIEHNE  
DARYL WHITWORTH  
CHRIS KAISER

ALSO PRESENT: BRIAN JORDAN - Director of Development Services  
PAT MCGOWAN - City Attorney  
TAMMIE LOTH - Development Coordinator

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

### **PUBLIC HEARINGS**

**PUBLIC HEARING (Z-1415) BY MACDONALD AND ASSOCIATES, INC. FOR A CHANGE IN ZONING FROM R-1, SINGLE FAMILY RESIDENTIAL TO R-3, MULTI-FAMILY RESIDENTIAL AND C-2, COMMERCIAL ON APPROXIMATELY 7.3 ACRES OF PROPERTY FRONTING ON LLANO STREET AND N. ADAMS STREET** -It was moved by Todd Willingham and seconded by Joe Cloud to open Public Hearing Z-1415 by MacDonald and Associates, Inc. for a change in zoning from R-1, Single Family Residential to R-3, Multi-Family Residential and C-2, Commercial on approximately 7.3 acres of property fronting on N. Llano Street and N. Adams Street. Granger MacDonald presented the application and noted their intent is to establish the zoning that was intended for the property. Mr. MacDonald noted they would like to construct a 96 unit market rate apartment complex and an 80 unit affordable housing unit. Mr. MacDonald noted the apartments will be located on the rear of the property and the highway frontage will be left vacant for commercial development at a later date.

### **PUBLIC COMMENT**

Tim Squires asked if the affordable housing project will be Section 8 housing and if it will affect the schools. Mr. MacDonald noted it will not be Section 8 and the owners will pay the full tax burden for

the property.

Bill Pipkin moved to close Public Hearing Z-1415 and Todd Willingham seconded the motion. All voted in favor and the motion carried.

### **STAFF COMMENTS**

Brian Jordan, Director of Development Services, noted the city initiated a zoning change request several years ago on this property. Mr. Jordan explained the City wanted to change the zoning to what the applicant is requesting but at the time there was opposition by the family members so the zoning was not changed. Mr. Jordan noted the land use plan has been consistent through the years and the intent for the property has been a fairly high density zoning fronting on N. Adams and commercial zoning on the balance fronting on N. Llano. Mr. Jordan noted the applicant's proposal would make the zoning on the property consistent with the surrounding properties. Mr. Jordan stated the site plan for this property will be forthcoming. Mr. Jordan commented no letters were received either in support or opposition of the project. Mr. Jordan noted Staff recommendation of approval.

Mr. Squyres asked what the traffic pattern will be with the number of units proposed and how many curb cuts will have to be installed. Mr. MacDonald noted all the curb cuts will be off Lower Crabapple or N. Adams and not Llano St. but they do not have exact numbers or locations yet. Mr. Squyres asked about the tenants that will be in the apartments and noted concern with registered sex offenders leasing the property since it is so close to the school. Mr. MacDonald noted they run a criminal history background and anyone who has been convicted of sexual crimes will not be approved for occupancy. Mr. Jordan noted City Staff has had several meetings with the developer and they have made it very clear the circulation will have to be evaluated and the City will require a traffic impact analysis.

Todd Willingham moved to approve Application Z1415 and Joe Cloud seconded the motion. All voted in favor and the motion carried.

### **DISCUSSIONS**

#### **DISCUSS REGULATIONS FOR MOBILE FOOD VENDING TRUCKS AND TRAILERS -**

Brian Jordan, Director of Development Services, noted the City Council will be discussing this item at their retreat and they are looking for some recommendations from the Planning & Zoning Commission. Mr. Jordan distributed a packet that included the city's current regulations on mobile vending, the state standards, items that should be considered in discussions, and ordinances from other cities. Mr. Jordan noted we currently have some mobile food vendors in town and summarized the local standards for operating a mobile food trailer. Bill Pipkin asked if the new ordinance will address all types of mobile food vendors, including motorized vehicles and push carts and Mr. Jordan noted the ordinance will concentrate on trucks and trailers. Todd Willingham commented the current standards have a time frame that a trailer can remain on a property and he didn't see that requirement in the ordinances from other cities. Mr. Jordan stated the norm for other cities seems to be permits are in effect for one year. Mr. Willingham noted a common factor in most of the ordinances was the distance a trailer is allowed from an established restaurant.

Jonathon Bedford from Sweet Marley's noted he has one trailer at Enchanted Rock and would like to place another one somewhere in the community. Mr. Bedford noted he has tried to do this before and ran into obstacles because the ordinance is subjective, so his request is that there is less gray area in the new ordinance and more defined regulations.

Janet Degenhart of West End Pizza noted she has a trailer and is often at a location for only a day or two

in other cities.

John Dubea of Clear River stated he believes there will be more business if there is a choice of food trailers in one location rather than one trailer located in several spots in town. Mr. Dubea added his concern is protecting his brick and mortar store and there needs to be some thought regarding trailers coming from out of town. Janet Degenhart suggested the number of trucks or trailers that are allowed per year be limited and the areas they are allowed in be defined. Mr. Bedford asked where other cities allow mobile vendors and Mr. Jordan commented the common factor seems to be in any commercial area that allows restaurants.

Mr. Jordan asked the business owners in the audience if the opportunity was available to do whatever they would like wherever they wished, what that would be. Mr. Jordan commented they seem to be in agreement of locating the trailer in a commercial zone, obtaining a permit, and meeting some minimum standards. Mr. Jordan asked if there was any opposition to a food park. Mr. Dubea noted he is not opposed to a food park and added it would be a larger draw to the public if there were several trailers in the same location. Krista from West End Pizza asked if an annual permit would be allowed for out of town vendors and noted Kerrville doesn't allow them unless the business has a commissary in that town. There followed discussion about the state's requirements regarding a commissary and the location of such. It was determined the requirements of a commissary would have to be regulated by the state or local health department.

Ms. Degenhart stated she also wants to protect her brick and mortar store so her concern is the number of trailers operating in the city and believes the number should be limited and they shouldn't be allowed in every parking lot. Mr. Bedford commented he does not believe Fredericksburg is a town where every area should be filled with trailers but instead believes mobile food vendors could be an added attraction to Fredericksburg. Mr. Dubea agreed the locations where mobile trailers or trucks are allowed should be designated.

Mr. Jordan stated his recommendation would be to designate specific zoning districts to allow mobile trucks and trailers and added the C-1 zoning district is not an appropriate location. Mr. Jordan noted all other commercial and manufacturing zoning districts will have to be looked at to determine if food trailers would be appropriate. Janice Menking noted the properties where a trailer could be located will be regulated by the standards necessary on the lot. Mr. Jordan added he does not have any set time frame he believes a permit should be in effect for. Mr. Jordan encouraged the members of the Commission to give this some more thought because they will take up the discussion at a later meeting after the City Council has considered it at their retreat.

## **MINUTES**

Joe Cloud moved to approve the minutes of the December 2014 meeting. Bill Pipkin seconded the motion. All voted in favor and the motion carried.

## **ADJOURN**

With nothing further to come before the Commission, Todd Willingham moved to adjourn. Joe Cloud seconded the motion. All voted in favor and the meeting was adjourned at 6:43 p.m.

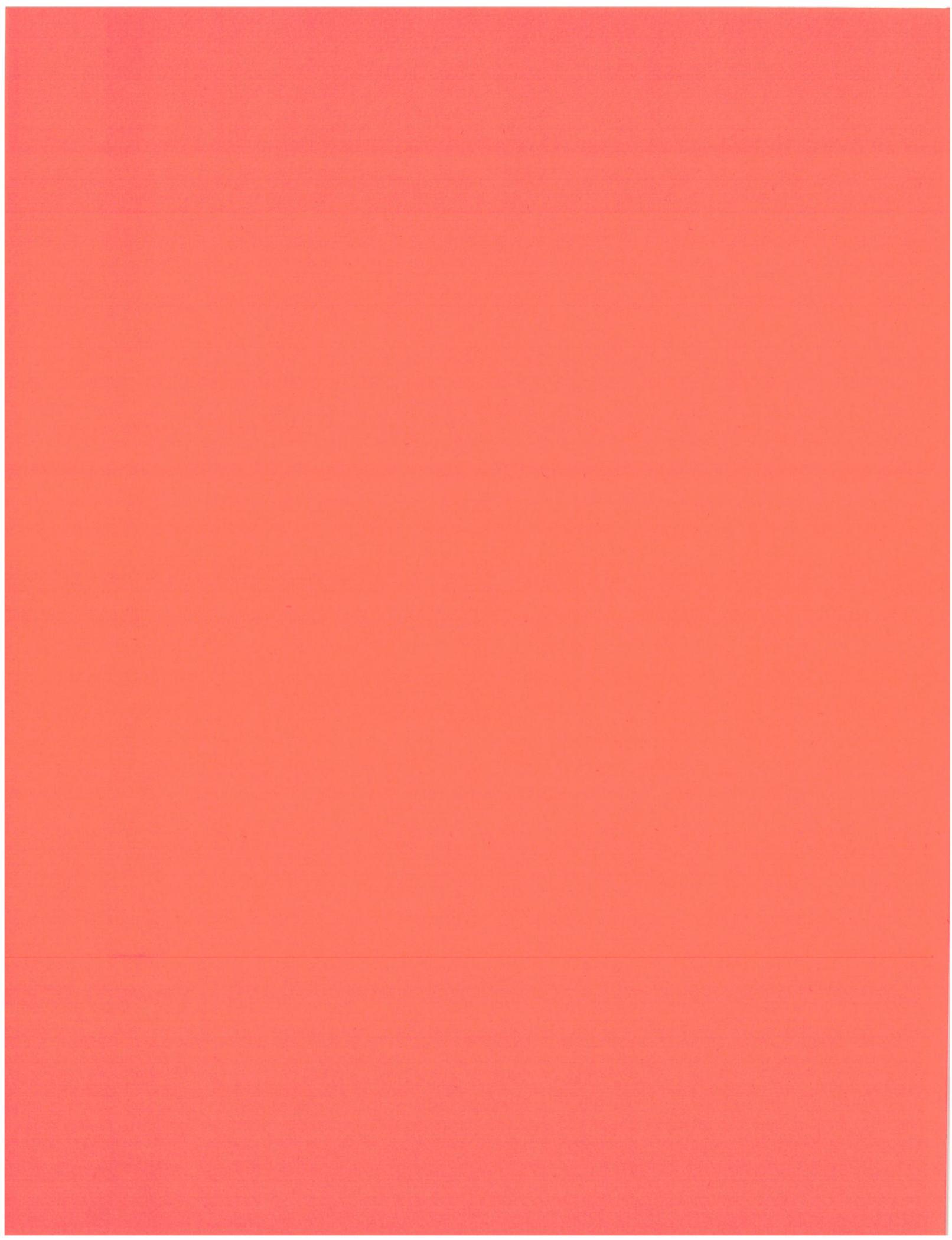
PASSED AND APPROVED this 4<sup>th</sup> day of February, 2015.

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SHELLEY BRITTON, Secretary

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JANICE MENKING, Chairman



**LAND USE PLAN AND ZONING CHANGE BRIEF**

Rezoning Request # Z-1416

- OWNER/APPLICANT:** Connie and Paul Maidhof
- LOCATION:** 302 E. Travis (northeast corner of Travis and Lincoln Street).
- SIZE:** Approximately 11,554 square feet
- EXISTING ZONING:** R-1, Single Family Residential
- PROPOSED CHANGE:**
1. Change in the Land Use Plan from Low Density Residential to Medium Density Residential
  2. Change in Zoning from R-1 Single Family Residential to R-2 Mixed Residential

**FINDINGS:**

- The property is a single lot located at 302 E. Travis, the northeast corner of Travis and Lincoln Street.
- The property consists of a two story residential structure.
- Utilities are currently available to serve the properties.
- The subject property is zoned R-1, Single Family Residential, as is the property to the west, north and east. Property across Travis Street to the south is zoned R-2, Mixed Residential.
- The Land Use Plan identifies the subject property, as well as the property to the west, north and east as Low Density Residential and property across Travis Street to the South as Medium Density Residential.
- The owners have provided a history of the property indicating it's previous use as multiple dwelling units.

**LAND USE PLAN:** The Land Use Plan basically calls for everything north of Travis Street and east of the lots fronting on N. Llano as Low Density Residential. In addition, the blocks to the east between Lincoln Street and Elk Street, Travis Street and Austin Street as Low Density Residential. This land use is representative of traditional, single-family detached dwelling units (see attached).

In staff's opinion, a change in the land use plan for a single lot would not be appropriate. In order to avoid treating this property differently from the surrounding properties, changing the land use plan on a larger area or district would be necessary.

**ZONING:** The zoning of the subject property and adjoining property on the north side of Travis Street is R-1 Single Family Residential. While the owner has indicated in her

letter that the property has been used previously as multiple dwellings, the zoning since the 1980's has been R-1. Prior to this, the zoning appears to have been a General Residence District which would have allowed multiple dwellings. As such, the multiple dwelling use would have been considered a non-conforming or "grandfathered" use.

In staff's opinion, a change in the zoning for a single lot would not be appropriate and be a form of "spot zoning". In order to avoid treating this property differently from the surrounding properties, an appropriately sized zoning district would need to be created (see the attached zoning map).

**OPPOSITION/SUPPORT OF REQUEST:** We have one letter in opposition to this request.

**STAFF RECOMMENDATION:** In staff's opinion, a change in the Land Use Plan and Zoning for a single lot would be inappropriate and represent spot zoning. We do not recommend a change in the Land Use Plan or Zoning for this property.

LAND USE - ZONING

**APPLICATION FOR RE-ZONING- \$200.00**

APPLICATION IS HEREBY MADE TO THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION TO AMEND THE ZONING ORDINANCE AND THE ZONING DISTRICT MAP OF THE CITY OF FREDERICKSBURG AS HEREINAFTER SET FORTH

1. APPLICANT: Connie Reeh Maidhof + Paul Maidhof  
2. ADDRESS: 3456 Ingraham St. San Diego CA 92109  
PHONE NUMBER: 858-272-9614 FAX NUMBER: 858-272-4369  
3. APPLICANT EMAIL ADDRESS: cmaidhof@cs.com

4. OWNER (IF DIFFERENT FROM APPLICANT) Same  
5. ADDRESS: —  
6. PHONE NUMBER: — FAX NUMBER: —  
7. OWNER EMAIL ADDRESS: —

8. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:  
ADDRESS: 302 E Travis St.  
50620-0010-000100  
LEGAL DESCRIPTION: Grobe BIK 1 Lot 1-PT + 2-PT  
LOT SIZE: 11,554 sq

9. ZONING CHANGE REQUESTED FROM R1 ZONING DISTRICT TO R2 ZONING DISTRICT

10. JUSTIFICATION FOR REQUEST: See attached

11. ARE THERE ANY DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY FROM BEING USED IN THE MANNER HEREIN PROPOSED? NONE KNOWN

12. EXISTING IMPROVEMENTS ON PROPERTY: If there are any structures on the property, attach a plot plan, drawn to scale (to fit on an 11 x 17" paper, if possible) showing the location and size of all existing structures and their distance from the lot lines, plus proposed development plans if any.

13. CONFORMANCE WITH LAND USE PLAN:  YES  NO  
An application for re-zoning will not be accepted unless the requested zoning classification conforms to the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan concurrently with a re-zoning application. However, the Planning & Zoning Commission and the City Council shall consider and make its recommendation or decision on the Comprehensive Land Use Plan change prior to the re-zoning.

**APPLICATION FOR LAND USE PLAN CHANGE-\$200.00**

APPLICATION IS HEREBY MADE TO THE CITY COUNCIL AND THE PLANNING & ZONING COMMISSION TO AMEND THE LAND USE PLAN MAP OF THE CITY OF FREDERICKSBURG AS HEREIN SET FORTH:

14. CHANGE REQUESTED FROM: single family LAND  
USE TO multiple family LAND USE.

15. SIGNATURE OF APPLICANT: [Signature]

Note: If the applicant is not the legal owner of the property, A signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner is required:

SIGNATURE OF OWNER: [Signature]

DATE: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

Re-zoning

Land Use Plan Change

TITLE SEARCH: \_\_\_\_\_

Note: A current title search must be submitted with the application

16. CONSENT OF LIEN HOLDER: *Note: If this property is encumbered by Lien, consent of the Lien holder is required.*

SIGNATURE OF LIEN HOLDER: \_\_\_\_\_

17. LIST OF PROPERTY OWNERS WITHIN 200 FT. (Provided by City)

Justification for Zoning/Land Use Request  
302 E Travis St., Fredericksburg, TX

Multiple Family Dwelling:

On December 15, 1919, Gustave Gold purchased a piece of land along with the original Grobe homestead. On July 7, 1944 his heirs sold that land along with the structure now located at 302 E. Travis (including the very old structure in the rear) to Dora and Pryor Mogford. Joyce Richie inherited the property from her parents (Mogford) and subsequently sold it to us, Connie and Paul Maidhof. After some research into this chain of deeds and my family tree I have found that Gustave Gold was my great, great, great uncle. Since Gustave Gold purchased the land with only the Grobe homestead on it, which I am assuming is the small structure behind the house, I believe he must have been the one to build the existing structure.

Joyce Richie, the previous owner, has told me that the property was a multiple family dwelling when her parents purchased it. They appear to have added on the large downstairs living room, rear garage add-on, and clad the home in stone.

This would indicate that Gustave Gold built this house as units. The original floor plans of the upstairs and downstairs are mirror images. Each had a living room, kitchen, bedroom and bath. All the plumbing and windows line up perfectly. (ie. small window above kitchen sinks and bathroom area with larger windows in living areas) The stairs that are there now would have exited the rear of the house before the garage add-on. I am guessing that the original L-shaped property would most likely have had a front porch with a balcony above and stairs to the balcony thereby giving the upstairs living room an entry. There is really no reasonable way to replace the existing stairwell with anything that would flow normally into the house, as it would have if it had actually been built as a two story single family house. There is evidence of two gas meters having been at the property as well.

This property is located within the boundaries of the historic district. I believe it was built as a multiple family dwelling, and using it as such would not be out of character for the area. I have replaced the comp shingle roof with more period metal roofing. I would like to continue to update this property while keeping its heritage in tact. I would also like to water proof and preserve the original structure in the rear yard.

Traffic Impact:

The traffic patterns in Fredericksburg have certainly changed over the years. I hope you can take the traffic count at the intersection of Travis and Lincoln into consideration for this request of zoning/land use changes. The high count of vehicles on Main Street, along with the resulting congestion, has led to the area of E. Travis St (as well as N. Lincoln St.) becoming an alternate route. This area is very busy all through the day with heavy increases in traffic during the morning and evening commute hours.

302 E Travis St., Fredericksburg, TX

This property has a history of having been a multiple family dwelling. There is evidence of two gas meters having existed here. The previous owner claims the property was being used as multiple units when it was purchased by her family. When I was investigating into the previous ownership of this home I met a lady who recognized the address and told me she had often visited a childhood friend at that home and there were two families living there at that time.

The home has undergone changes over the years, but the age and existing floor plan still appear to support the use as a multiple family dwelling. The original upstairs floor plan was a mirror image of the downstairs; kitchens, bathrooms and living rooms lining up exactly.

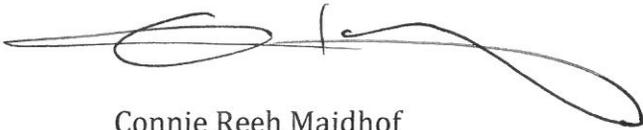
I noticed the "Gold" residence across the street from this home and decided to look into the previous ownerships since my mother's mother was a Gold. To my great surprise this property was owned and built by my great great great uncle Gustav Gold.

I feel very fortunate to have stumbled into owning a property built by a family member. This house has fallen into a state of disrepair. I have already replaced the composition shingle roof with a new metal roof more in keeping with the area and age of the home. I would like to continue to bring this home back to a useful state, as well as upkeeping the original Grobe family homestead in the back yard.

I would like very much to continue with the original use as multiple units. The zoning changes that occurred during the life of this home have taken the original and ongoing use as multiple units and changed it to single family.

I can make this property available for inspection if that would be helpful.

Sincerely,

A handwritten signature in black ink, appearing to read 'Connie Reeh Maidhof', with a long, sweeping horizontal flourish extending to the right.

Connie Reeh Maidhof

858-272-9614

A little background:

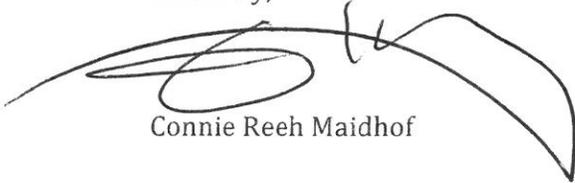
My mother and father, Clifford and Dorthy Reeh (nee Koennecke) were born and raised near Fredericksburg. (Spring creek and Cave Creek) They met in Luckenbach and lived out by Spring Creek during the early years of their marriage. My father's job moved him out of state, but his heart always remained in Fredericksburg. He inherited his father's ranch in Spring Creek and finished his days happily on the land he was born on. My mother enjoyed the days on the ranch with him until his death and now lives in California. My brothers and I have inherited the ranch and enjoy our time there as much as possible.

I visited Grandparents and many aunts and uncles in Fredericksburg nearly every year of my life. I have very close ties and great love for this beautiful area. My husband and I had always wanted to purchase a property there and decided to buy the house on Travis. It was a wonderful surprise that it was owned and built by my great, great, great uncle Gustave Gold.

The property at 302 E. Travis has come full circle, back to the descendants of the original builder. I hope the use can come full circle as well. It was originally built as a multiple family dwelling and deserves to be restored and used as such.

I would be more than happy to make the house available for inspection.

Sincerely,



Connie Reeh Maidhof

Z-1416



# Zoning

-  C1 - Neighborhood Commercial
-  C2 - Commercial
-  CBD - Central Business District
-  M1 - Light Manufacturing
-  M2 - Medium Manufacturing
-  M3 - Industrial Park
-  OS - Open Space
-  PF - Public Facilities
-  PUD - Planned Unit Development
-  R1 - Single Family Residential
-  R2 - Mixed Residential
-  R3 - Multi-Family Residential
-  R4 - Manufactured Home Residential
-  R5 - Patio Home Residential

Z-1416



**Landuse**

-  Rural (CHUBERT)
-  LDR
-  MDR
-  HDR
-  PF
-  PARK
-  COMM
-  IND
-  CBD-Downtown
-  CBD-Uptown
-  Mixed Use Corridor
-  Employment Center
-  Commercial Center



7-1416

Letter	Owner	
A	Joyce R. Richey	403 N. Lincoln
B	Joy Beth Kolmeier	301 E. Orchard
C	Paul E. & Victoria Chamberlain	408 Sycamore St.
D	Henry H. & Charlsie K. Haynes	406 Sycamore St.
E	Robert L. & Linda Watson	402 Sycamore St.
F	Cay Meadows & Meadows Family Trust	405 Sycamore St.
G	Tim T. & Pamela Taylor	308 E. Travis
H	Eleanor Brodie Durst	305 E. Travis
I	Philip Austin Clark	301 E. Travis
J	William M. Sutherland	212 E. Schubert
K	Clint & De Brown	215 E. Travis
L	Hartley Michelle & Acero Newell	210 E. Schubert
M	Hartley Michelle & Acero Newell	213 E. Travis
N	E C Coker Family Partnership	208 E. Travis
O	David & Deborah Hedgpeth	210 E. Travis
P	William J. & Jean Renfro	212 E. Travis
Q	Thomas & Patricia K. Sigg	406 N. Lincoln
R	E C Coker Family Partnership	0 Spruce St.
S	Marvin F. & Vivian L. Schroeder	211 E. Orchard
T	Paul & Connie Reeh Maidhof	302 E. Travis

Z-1416

Z-1416

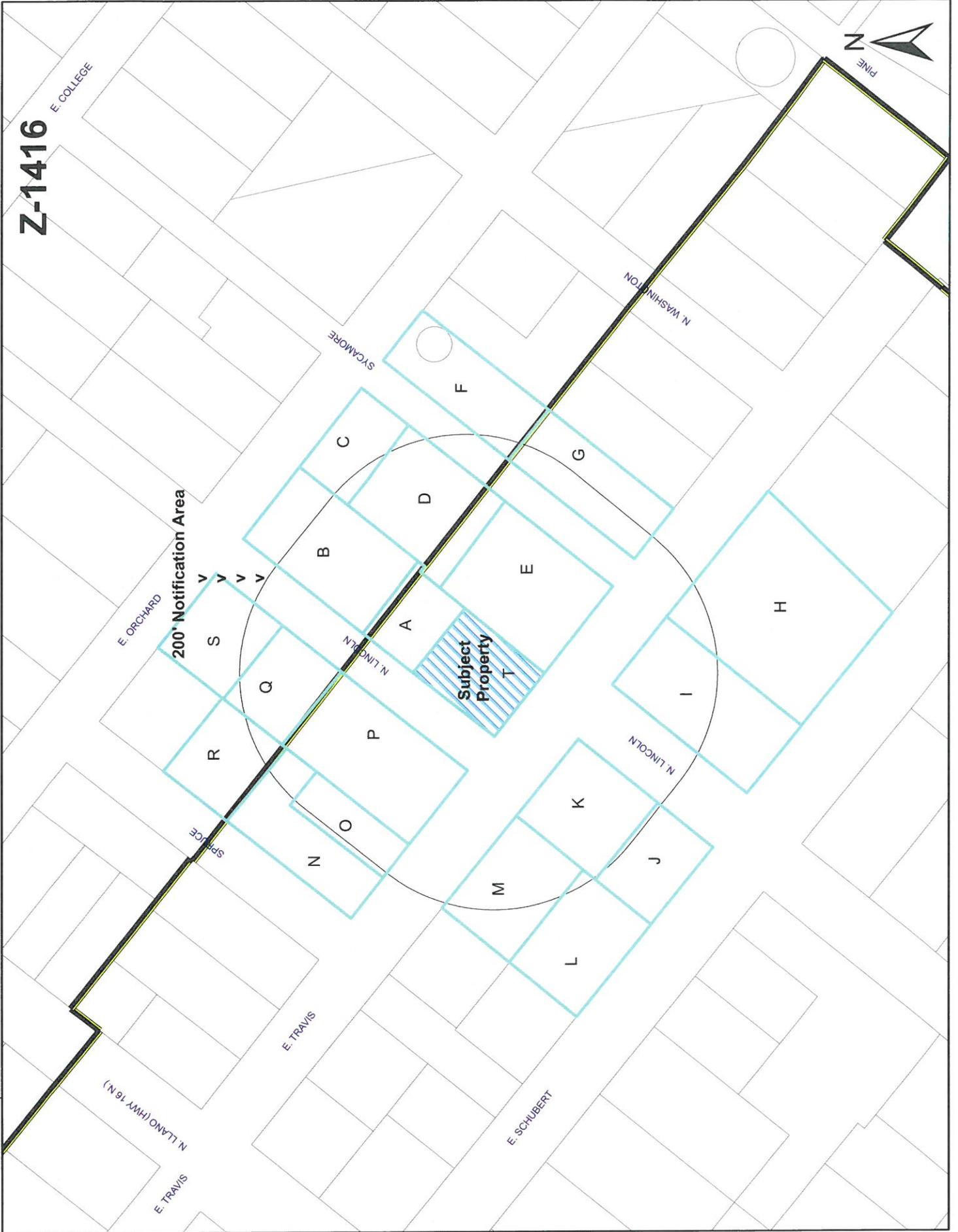
E. COLLEGE



200' Notification Area

Subject Property

16





**NOTICE OF PUBLIC HEARING FOR  
A CHANGE IN LAND USE PLAN AND A CHANGE IN ZONING**

**HEARING**

**DATE: FEBRUARY 4, 2015**

**TIME: 5:30 PM**

**REQUEST**

**NUMBER: Z-1416**

The **PLANNING & ZONING COMMISSION** of the City of Fredericksburg will hold a public hearing at the above stated time and date in the conference room of the Law Enforcement Center, 1601 E. Main St., to consider a request for a change in the Land Use Plan and Zoning.

According to City Tax Records, you are the owner of real property within 200' of the proposed change. You are **not** required to attend the meeting, but if you care to attend, you will be given full opportunity to be heard. If you cannot attend the hearing, but wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

The decision of the **PLANNING & ZONING COMMISSION** is a recommendation only. Final approval must be by action of the **CITY COUNCIL**. The public hearing by the **CITY COUNCIL** is scheduled as follows:

**HEARING**

**DATE: FEBRUARY 16, 2015**

**TIME: 6:00 PM**

**REQUEST**

**NUMBER: Z-1416**

For additional information, contact Director of Development Services, Brian Jordan at 830-997-7521.

**APPLICANT:** Connie Reeh Maidhof and Paul Maidhof

**LOCATION:** 302 E. Travis

(see accompanying map)

**REQUEST:** Change in the land use plan from Low Density Residential to Medium Density Residential and a change in zoning from R-1, Single Family Residential to R-2, Mixed Residential

(DETACH HERE)

**REQUEST NO. Z-1416**

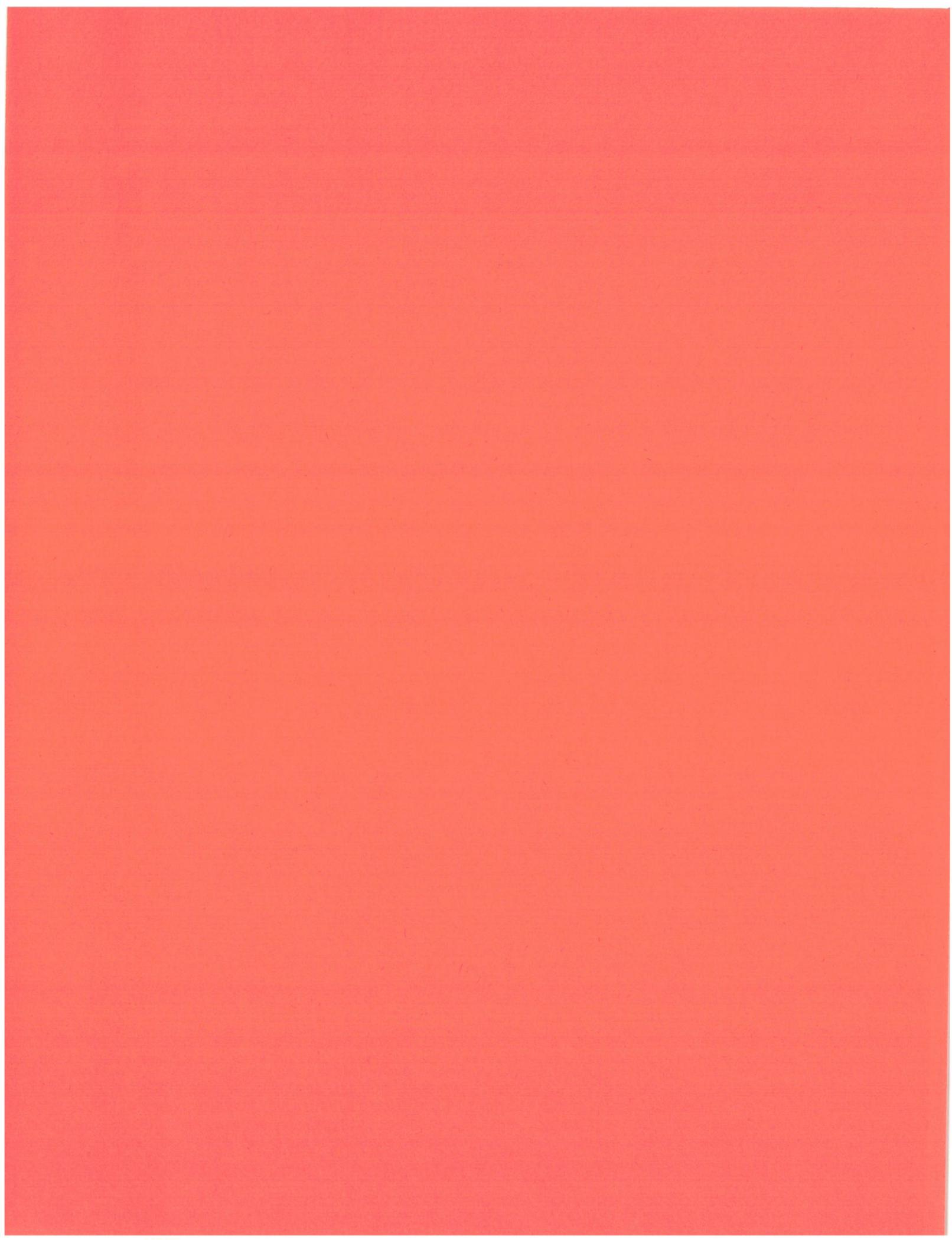
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed \_\_\_\_\_

Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Address \_\_\_\_\_



**REPLAT  
BACKGROUND INFORMATION  
January, 2015**

**File Number:** P-1428

**Subdivision Name:** Replat of Lots 4,5 and 6, Block 1, Fred Koennecke Addition

**Location:** 200 Block of Mistletoe Street (see attached map)

**Tract Size:** 21,550 Square feet

**Number/Size of Lots:** Applicant intends to replat 3 existing lots into 4 lots, with each lot averaging approximately 5,387 square feet.

**Zoning:** R-2, Mixed Residential

**Roadways:** Property has frontage on Mistletoe Street and Schubert Street. 2 lots are proposed to front on Mistletoe Street and 2 lots on Schubert Street. Curbing will be required along the uncurbed portion of W. Schubert Street.

**Right-of-way:** Schubert Street – Approximately 61’  
Mistletoe Street – Approximately 30’. Since Mistletoe Street is only a block in length and has been turned into a one-way street, no additional right-of-way is recommended.  
There is an unimproved right-of-way of 30’ on the east side of the subject property. We do not anticipate this right-of-way being utilized for street purposes. However, should the owners propose driveway access from this right-of-way, improvements will be determined at that time.

**Utilities:** Water and Sewer lines are available to serve the property. Three (3) water and sewer taps will be required.

**Easements:** No existing or proposed easements affect this property.

**Easements Abandoned:** NA

**Stormwater Detention:** The size of this property does not meet the requirements for detention.

**Drainage:** NA

**Park Dedication:** A Park Dedication fee of \$500 will be required for the additional lot being created.

**Opposition/Support:**

We have received one letter in support, and none in opposition of this request.

**P&Z Action:**

Final approval

**Staff Recommendation:**

Approval

**Conditions:**

Curbing deposit for W. Schubert Street and deposits for 3 water and 3 sewer taps prior to recording the plat.



# Project Application (Page 1 of 3)

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

## A. Project Information (Please complete all items)

Project Name: Sawtelle Addition  
Project Address: 210 Mistletoe  
Tax ID Number (s): 24458

### Application Type (check all items that apply)

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Minor Plat * | <input type="checkbox"/> Plat Vacation                    |
| <input type="checkbox"/> Site Plan *            | <input type="checkbox"/> Replat *                | <input type="checkbox"/> Annexation *                     |
| <input type="checkbox"/> Zoning Change          | <input type="checkbox"/> Amending Plat *         | <input type="checkbox"/> Other                            |
| <input type="checkbox"/> Land Use Plan Change   | <input type="checkbox"/> Preliminary Plat *      | <input type="checkbox"/> Waiver of Right to 30-day action |
| <input type="checkbox"/> Variance Request       | <input type="checkbox"/> Final Plat *            |   |
|   | <input type="checkbox"/> Development Plat        |   |

Revision of Approved Plan/Plat? \_\_\_ Yes  No Name: \_\_\_\_\_

Jurisdiction:  City Limits \_\_\_ ETJ Total Acres: 0.495 No. of Lots 4

Original Survey & Abstract No.: \_\_\_\_\_

Legal Description: Lots 4, 5 & 6, "1", Fred Koennecke Adn., 1/16, Plat Records

Current Land Use Plan: residential Proposed Land Use Plan: residential

Current Zoning: R-2 Proposed Zoning: R-2

Location: \_\_\_\_\_

Proposed Use(s): \_\_\_\_\_

### Applicant's Signature

Applicant's Role: \_\_\_ Owner \_\_\_ Developer  Other: Surveyor (note role)

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: [Handwritten Signature]

Printed Name: Dale Allen Sultemeier Date: 12-29-14

<b>Staff Use Only</b>	Application No.: _____	Date: _____
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\*Copy of current Title Search required with application



# Project Application (Page 2 of 3)

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

## B. Contact Information (please complete all items – attach additional pages as necessary)

### I. Property Owner(s)

Firm Name (if applicable): \_\_\_\_\_  
Owner Name: Roberta Priess - Tim Sawtelle 512-~~644-3198~~  
Address: P.O. Box 57, Fred., TX 78624 801-1300  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

Role: \_\_\_\_\_ Agent \_\_\_\_\_ Engineer  Surveyor \_\_\_\_\_ Other (note role)

Firm Name (if applicable): SS&E

Address: 805 N. Llano

Primary Contact Name: Dave J.

Phone: 990-1221 Fax: \_\_\_\_\_ Email: dave@sthemeyersurveying.com

Secondary Contact Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

### III. Applicant

Firm Name (if applicable): SS&E

Applicant Name (s): Dave J.

Address: 805 N. Llano

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

### IV. Applicant's Agent/Engineer/Surveyor (main contact person responsible for application)

Role: \_\_\_\_\_ Agent \_\_\_\_\_ Engineer  Surveyor \_\_\_\_\_ (note role)

Firm Name (if applicable): SS&E

Address: 805 N. Llano

Primary Contact Name: Dave J.

Phone: 990-1221 Fax: \_\_\_\_\_ Email: \_\_\_\_\_



# Project Application (Page 3 of 3)

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

## C. Fee Schedule (please attach appropriate fee to application)

- Conditional Use Permit Application - \$200
- Site Plan Application - \$200
- Application for Zoning Change - \$200
- Application for Land Use Change - \$200
- Variance Request - \$100
- Minor Plat - \$200
- Replat - \$200
- Amending Plat - \$200
- Preliminary Plat - \$200 plus \$20 per lot
- Final Plat - \$500 plus \$10 per lot

## D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.

DRAWN BY	d.a.a.	DATE	14
CHECKED BY	d.a.a.	DATE	
FILE NO.	14-0054	SHEET	1 OF 1

# A RESUBDIVISION OF LOTS 4, 5 & 6 IN BLOCK 1 OF THE FRED KOENNECKE ADDITION

A 21,550 SQUARE FOOT/0.495 OF AN ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS; BEING ALL OF LOTS 4, 5 & 6 IN BLOCK 1 OF THE FRED KOENNECKE ADDITION, A PLAT OF RECORD IN VOLUME 1, PAGE 16 OF THE GILLESPIE COUNTY PLAT RECORDS; AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED IN CAUSE NO. P-7033 OF THE PROBATE RECORDS OF SAID COUNTY.

1. Building setback lines on the plot reflect current R-2 Mixed Residential Zoning for this property as of the date of the plot. Building setbacks are subject to changes in property zoning.
2. All future construction must adhere to setbacks shown on the current zoning at that time.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ as a minor plat, by the Director of Planning and Building of the City of Fredericksburg, Texas as authorized by Section 9.1100 of the City of Fredericksburg Subdivision Ordinance and Section 212.0065 of the Texas Local Government Code.

Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Chairperson, City Planning and Zoning Commission

Filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., on Page \_\_\_\_\_ Volume \_\_\_\_\_ of the Plat Records of Gillespie County, Texas.

\_\_\_\_\_  
 Deputy  
 Clerk, County Court  
 Gillespie County, Texas

I, Dale Allen Sultemeier, the undersigned, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is prepared from an actual survey of the property made under my direction and supervision on the ground on \_\_\_\_\_, and that the corner monuments were properly placed under my supervision, and that all aspects of this plat are in accordance with the City of Fredericksburg's Subdivision Ordinance.

**PRELIMINARY - NOT TO BE RECORDED FOR ANY PURPOSE.**

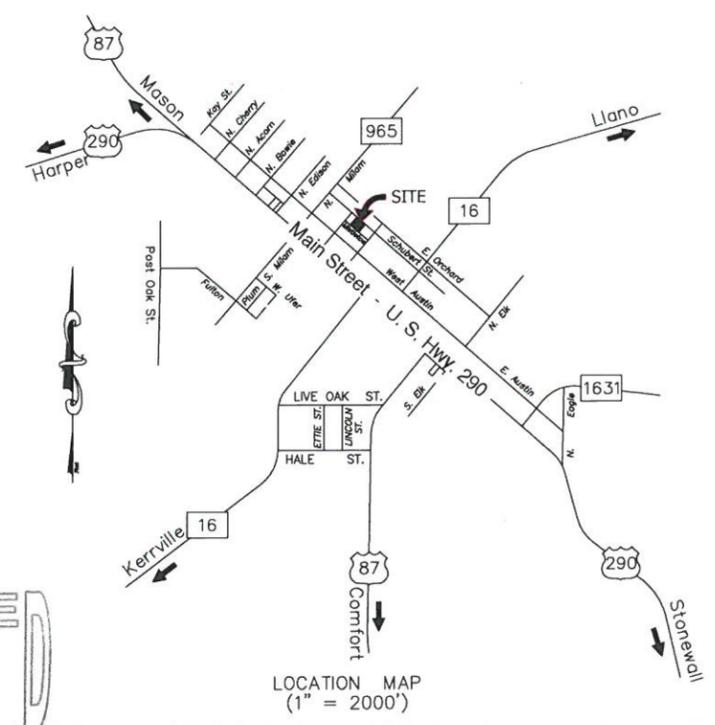
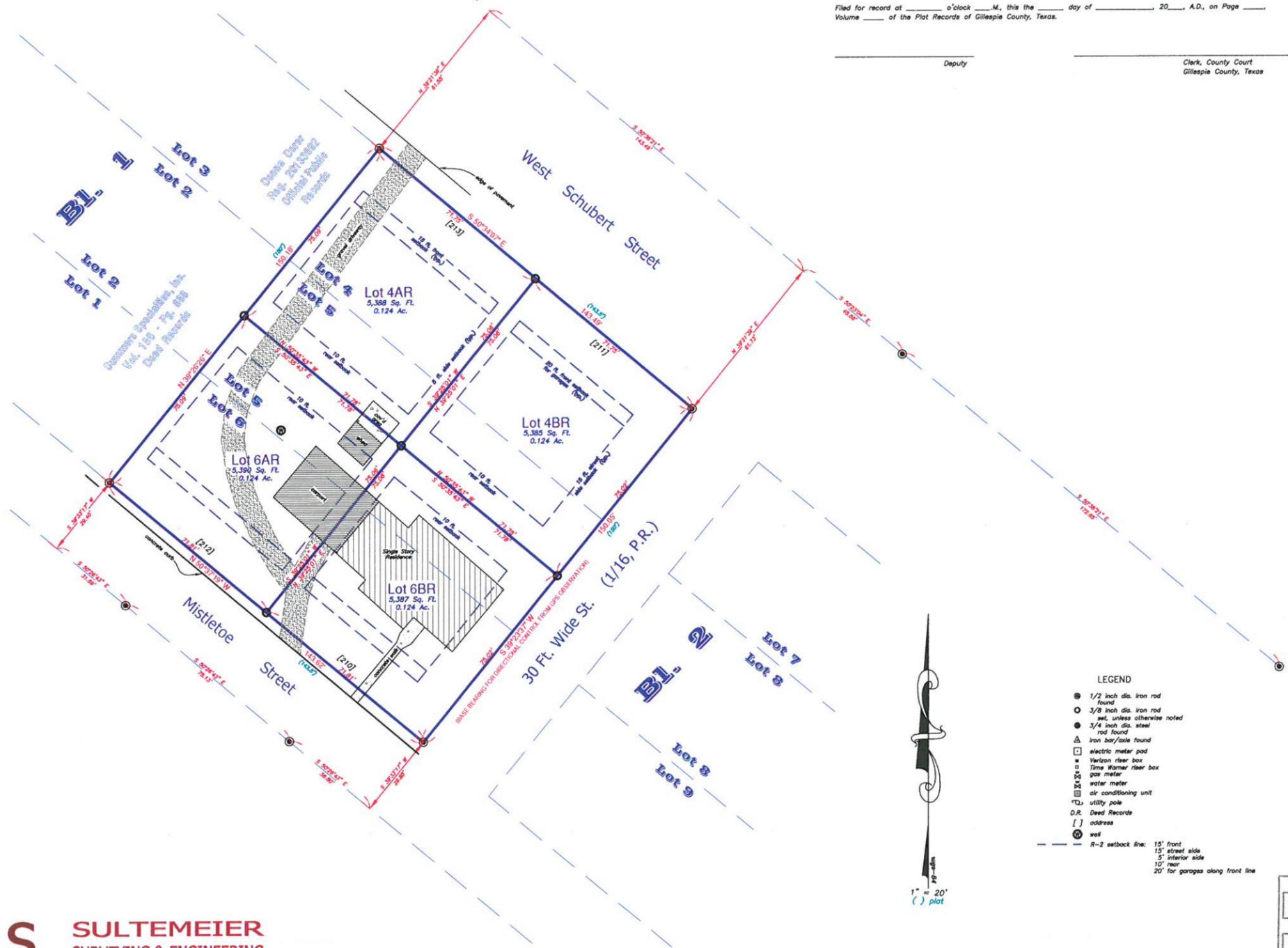
Date: Dec. 12, 2014  
 \_\_\_\_\_  
 Registered Professional Land Surveyor No. 4542  
 SULTEMEIER SURVEYING AND ENGINEERING  
 (830) 990-1221

I hereby certify that I am the owner of the property shown and described hereon, that no other person or entity has any interest in the property by lien, lease or other equitable interest, unless otherwise noted hereon, and that I hereby adopt this plat of resubdivision with my free consent, establish the minimum building set-back lines, and dedicate all alleys, walks, parks, watercourses, easements and other open space to public use forever and hereby convey by fee simple title, all public road right-of-way purposes forever and agree for myself and my heirs and assigns to abide forever by all lines, dedications, conveyances for public road right-of-way purposes, and other restrictions shown hereon.

Date: \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 Tim Sawtelle

THE STATE OF TEXAS:  
 COUNTY OF GILLESPIE:  
 This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
 by \_\_\_\_\_

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_  
 \_\_\_\_\_  
 Printed Name of Notary



RECEIVED  
 JAN 26 2015

Texas Licensed  
 Surveying Firm  
 100930-00

Texas Registered  
 Engineering Firm  
 F-10608

**S**  
**SULTEMEIER**  
**SURVEYING & ENGINEERING**  
 Boundary-Title-Topographic-Construction Surveys  
 Engineering - Land Development Services  
 805 North Llano Street  
 Fredericksburg, Texas 78624  
 (830) 990-1221 Fax (830) 990-1222  
 Copyright © 2014 All Rights Reserved  
 sultemeiersurveying.com

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P-1428



Letter	Owner	
A	This is Life, LLC	215 W. Travis
B	Katherine Klein Ruebsam	301 N. Orange
C	This is Life, LLC	211 W. Travis
D	Patrick & Zedia A. Krauskopf	216 W. Schubert
E	Joyce Fiedler	209 W. Travis
F	Josh & Leanne Wooten	212 W. Schubert
G	William M & Sally Clark	207 W. Travis
H	Trex Family Holdings, LC	210 W. Schubert
I	Jerry Daniel & Joan Montgomery	205 W. Travis
J	Texas Reexploration, LC	208 W. Schubert
K	Jose A. & Rhonda Lopez	204 W. Schubert
L	Shelly Jo Mazurek	208 N. Crockett
M	Wayne A. Wehmeyer	206 N. Crockett
N	Penick Estate Limited Partnership	206 Mistletoe St.
O	Mark W. & Kristina D. Bierschwale	209 W. Schubert
P	Annie Mae Herbolt Life Estate	208 Mistletoe St.
Q	Kit R. & Jill R. Patterson	203 Mistletoe St.
R	Penick R & C, LP	205 Mistletoe St.
S	Carl J. & Judith D. Bumpass	207 Mistletoe St.
T	Helga E. Ketterer Revocable Trust	209 Mistletoe St.
U	Verdie Jean Meyer Pezzaro	211 Mistletoe St.
V	Karl F. Vonketterer Revocable Trust	213 Mistletoe St.
W	Ward E. Smith	215 Mistletoe St.
X	Capraia Partners, Ltd.	217 Mistletoe St.
Y	Summers Specialties, Inc.	205 N. Orange St.
Z	Donna Ruebsahm Dorer	209 N. Orange St.
AA	Roberta Pries	210 Mistletoe St.

P-1428



200' Notification Area

V V V V



**NOTICE OF PUBLIC HEARING FOR REPLAT**

**HEARING**  
**DATE: FEBRUARY 4, 2015**

**TIME: 5:30 PM**

**REQUEST**  
**NUMBER: P-1428**

The **PLANNING & ZONING COMMISSION** of the City of Fredericksburg will hold a public hearing at the above stated time and date in the conference room of the Law Enforcement Center, 1601 E. Main St., to consider a request for a change in the Land Use Plan and Zoning.

According to City Tax Records, you are the owner of real property within 200' of the proposed change. You are **not** required to attend the meeting, but if you care to attend, you will be given full opportunity to be heard. If you cannot attend the hearing, but wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

The decision of the **PLANNING & ZONING COMMISSION** is FINAL

For additional information, contact Director of Development Services, Brian Jordan at 830-997-7521.

**APPLICANT:** Dale Sultermeier

**LOCATION:** 210 Mistletoe, Lots 4, 5, & 6, Block 1 of Fred Koennecke Addition  
(see accompanying map)

**REQUEST:** Replat property into four lots, averaging approximately 5308 square feet each

(DETACH BELOW)

**REQUEST NO. P-1428**

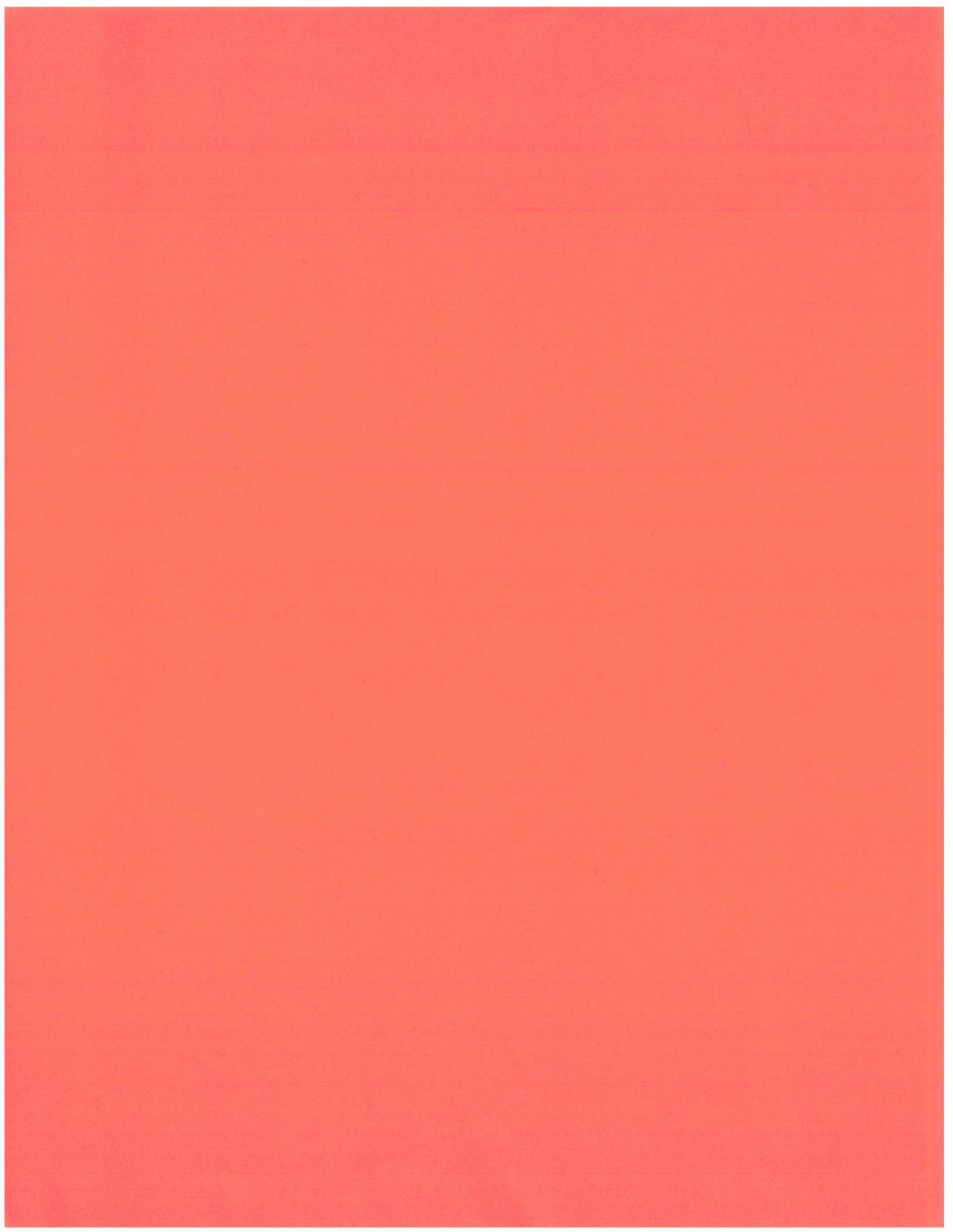
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed \_\_\_\_\_

Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Address \_\_\_\_\_



**FINAL PLAT  
BACKGROUND INFORMATION  
January, 2015**

**File Number:** P-1501

**Subdivision Name:** Estenson Subdivision

**Preliminary Plat:** The Preliminary Plat was approved by the Planning and Zoning Commission on December 3, 2014. The Final Plat conforms to the Preliminary Plat.

**Location:** South side of Morning Glory Drive, east of Milam St.  
(see attached map)

**Tract Size:** 2.56 acres

**Number/Size of Lots:** 6 lots, ranging from 17,749 square feet (0.4 ac) to 19,623 square feet (0.45 ac.)

**Roadways:** All lots have frontage on Morning Glory Drive.

**Right-of-way:** Morning Glory Drive - 50' of right-of-way.

**Utilities:** Water and Sewer lines located in Morning Glory Drive will serve this tract.

**Easements:** Variable width drainage easements.  
Various utility easements  
Standard electric easements (CTEC), each lot

**Easements Abandoned:** NA

**Stormwater Detention:** Drainage within this development flows in a southeasterly direction. The design of the detention basin has the outfall structure releasing water across the adjoining property. Acknowledgement from the adjoining property owner where the water is being released is required as a condition of this Final Plat.

**Drainage:** See above.

**Staff Comments:** NA

**P&Z Action:** Final approval

**Staff Recommendation:** Approval

**Conditions:**

Installation of public improvements approved as part of Construction Plans, and acknowledgement from the adjoining property owner regarding the release of drainage from the proposed detention basin, prior to recording of the plat.



# Project Application

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

## A. Project Information (Please complete all items.)

Project Name: Estenson Subdivision  
Project Address: 317-327 Morning Glory Drive  
Tax ID Number (s): 19402

## Application Type (Check all items that apply.)

- Conditional Use Permit
- Site Plan\*
- Zoning Change
- Land Use Plan Change
- Variance Request
- Minor Plat\*
- Replat\*
- Amending Plat\*
- Preliminary Plat\*
- Final Plat\*
- Development Plat
- Plat Vacation
- Annexation\*
- Other
- Waiver of Right to 30-day action

Revision of Approved Plan / Plat? Yes No Name:

Jurisdiction: City Limits ETJ Total Acres: No. of Lots:

Original Survey & Abstract No:

Legal Description: 2.56 acre tract, part of Lot 2, North Heights per plat in Vol. 63, Pg. 203, G.D.D.R.

Current Land Use Plan: residential Proposed Land Use Plan: residential

Current Zoning: R-1 Proposed Zoning: R-1

Location: south of Morning Glory Drive

Proposed Use(s): single family development

## Applicant's Signature

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

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: \_\_\_\_\_

Printed Name: Dale Allen Sultemeier Date: \_\_\_\_\_

**Staff Use Only** Application No.: P-1501 Date: 1-5-15

\*Copy of current Title Search required with application.



# Project Application

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

## B. Contact Information (Please complete all items. Attach additional pages as necessary.)

### I. Property Owner(s)

Firm Name (if applicable):

Owner Name: Richard Estenson, et ux

Address:

Phone: 456-4020

Fax: Email:

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

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): SS&E

Address: 805 North Llano

Primary Contact Name: Dale

Phone: 990-1221

Fax: 990-1222

Email: dale@sultemeiersurveying.com

Secondary Contact Name: Anne

Phone: 990-1221

Fax: 990-1222

Email: anne@sultemeiersurveying.com

### III. Applicant

Firm Name (if applicable): SS&E

Applicant Name (s): Dale Sultemeier

Address: 805 North Llano, Fredericksburg, TX 78624

Phone: 990-1221

Fax: 990-1222

Email: dale@sultemeiersurveying.com

### IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): SS&E

Address: 805 North Llano, Fredericksburg, TX 78624

Primary Contact Name: Dale Sultemeier

Phone: 990-1221

Fax: 990-1222

Email: dale@sultemeiersurveying.com



# Project Application

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

## C. Fee Schedule (Please attach appropriate fee to application.)

- Conditional Use Permit Application - \$200
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- Final Plat - \$500 plus \$10 per lot

## D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.

# ESTENSON SUBDIVISION

AN 111,428 SQUARE FOOT/2.56 ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS; BEING PART OF LOT NO. 2 IN THE NORTH HEIGHTS ADDITION, A PLAT OF RECORD IN VOLUME 63, PAGE 203 OF THE DEED RECORDS OF SAID COUNTY, AND BEING THAT CERTAIN 2.56 ACRE (DEED/CALLED ACREAGE) TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM THE HILL COUNTRY MEMORIAL HOSPITAL FOUNDATION, INC. TO RICHARD & ROSEMARY ESTENSON, FOUND OF RECORD IN A WARRANTY DEED DATED AUGUST 28th, 2014, RECORDED UNDER REGISTER NO. 20143492 OF THE OFFICIAL PUBLIC RECORDS OF SAID GILLESPIE COUNTY.

**UTILITY EASEMENT:**

Grantors hereby dedicate perpetual easements for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten (10) feet of the rear, front and side lines of all lots and or/tracts and in the street, alleys, boulevards, lanes, and roads of the subdivision, and ten (10) feet along the other boundaries of all streets, boulevards, lanes, drives and roads, where property lines of individual lots and/or tracts are deeded to the center line of said avenues and twenty (20) feet along the entire perimeter (boundary) of said subdivision and with the authority to place, construct, operate, maintain, relocate and replace thereon an electric distribution line or system. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots or tracts of this subdivision. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with installation and maintenance of utilities. The easement area of each lot and/or tract and all improvements within it shall be maintained by the owner of the lot except for those improvements for which an authority or utility company is responsible. Utility companies or their employees shall have all the rights and benefits necessary and convenient for the full enjoyment of the rights herein granted, including but not limited to the free right to ingress to, and to egress from said right-of-way and 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 installation. The developer and/or landowner shall be responsible for removal of any or all limbs, debris, branches or brush that must be cut in order to clear the right-of-way for new construction or maintenance of any lines constructed on the property.

Filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., on Page \_\_\_\_\_ Volume \_\_\_\_\_ of the Plat Records of Gillespie County, Texas.

Deputy \_\_\_\_\_ Clerk, County Court Gillespie County, Texas

STATE OF TEXAS  
COUNTY OF GILLESPIE

We, the undersigned, owners of the land shown on this plat within the area described by metes & bounds as follows:

BEGINNING at a 1/2" iron rod found on the south line of Morning Glory Drive at the northwest corner of that certain 2.56 acre tract described in under Register No. 20143492 of the Official Public Records of Gillespie County, Texas, for the northwest corner hereof;

THENCE with the said south of Morning Glory Drive, N 88 deg. 51' 25" E, a distance of 449.62 feet to a 1/2 inch iron rod found at the northeast corner of the said 2.56 acre tract, for the northeast corner hereof;

THENCE with the east line of the said 2.56 acre tract, S 01 deg. 07' 35" E, a distance of 249.75 feet to a 1/2 inch iron rod found at the southeast corner thereof, for the southeast corner hereof;

THENCE with the south line of the said 2.56 acre tract, S 89 deg. 17' 50" W, a distance of 449.54 feet to a 1/2 inch iron rod found at the southwest corner thereof, for the southwest corner hereof;

THENCE with the west line of the said 2.56 acre tract, N 01 deg. 08' 49" W, a distance of 246.30 feet to the POINT OF BEGINNING, containing 2.56 acres of land, more or less.

and designated herein as the ESTENSON SUBDIVISION to the City of Fredericksburg, TX, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules and regulations thereon shown for the purposes and consideration therein expressed.

Date: \_\_\_\_\_ 20\_\_\_\_ Owner \_\_\_\_\_

Date: \_\_\_\_\_ 20\_\_\_\_ Owner \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF GILLESPIE

BEFORE ME, the undersigned authority in and for \_\_\_\_\_ County, Texas, on this day personally appeared, \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

Notary Public in and for the State of Texas

Printed Name of Notary

My commission expires: \_\_\_\_\_

**S**  
**SULTEMEIER**  
**SURVEYING & ENGINEERING**  
Boundary-Title-Topographic-Construction Surveys  
Engineering - Land Development Services  
805 North Llano Street  
Fredericksburg, Texas 78624  
(830) 990-1221 Fax (830) 990-1222  
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sultemeiersurveying.com

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OWNER/DEVELOPER: Richard & Rosemary Estenson  
155 Airport Road  
Fredericksburg, TX 78624

SURVEYOR: Dale Allen Sultemeier, P.E., R.P.L.S.  
SULTEMEIER SURVEYING & ENGINEERING  
805 North Llano  
Fredericksburg, TX 78624

ENGINEER: Dale Allen Sultemeier, P.E., R.P.L.S.

Licensed  
Surveying Firm  
100930-00

Texas Registered  
Engineering Firm  
F-10608

Notary Public in and for the State of Texas

Printed Name of Notary

My commission expires: \_\_\_\_\_

1. Building setback lines on the plat reflect current R-1 Single Family Residence Zoning for this property as of the date of the plat. Building setbacks are subject to changes in properly zoning.
2. The contour interval depicted hereon is relative to FEMA Reference Mark RM2, which has a published elevation of 1790.53 feet.

Approved \_\_\_\_\_ date \_\_\_\_\_

Chairman, Planning and Zoning Commission  
City of Fredericksburg

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the Estenson Subdivision to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2015 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 her name as hereinabove subscribed.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2015

City Secretary  
City of Fredericksburg, Texas

Approved \_\_\_\_\_ date \_\_\_\_\_

Chairman, Planning and Zoning Commission  
City of Fredericksburg

The undersigned, the City Secretary and the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the Estenson Subdivision to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2015 and the Commission, by formal action, then and there accepted the dedications, conveyances of land, improvements, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Gillespie County and said Commission further authorized the Chairman of the Planning & Zoning Commission to note the acceptance on behalf of the City thereof by signing her name as hereinabove subscribed.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2015

City Secretary  
City of Fredericksburg, Texas

STATE OF TEXAS  
COUNTY OF GILLESPIE

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

**PRELIMINARY - NOT TO BE RECORDED FOR ANY PURPOSE.**

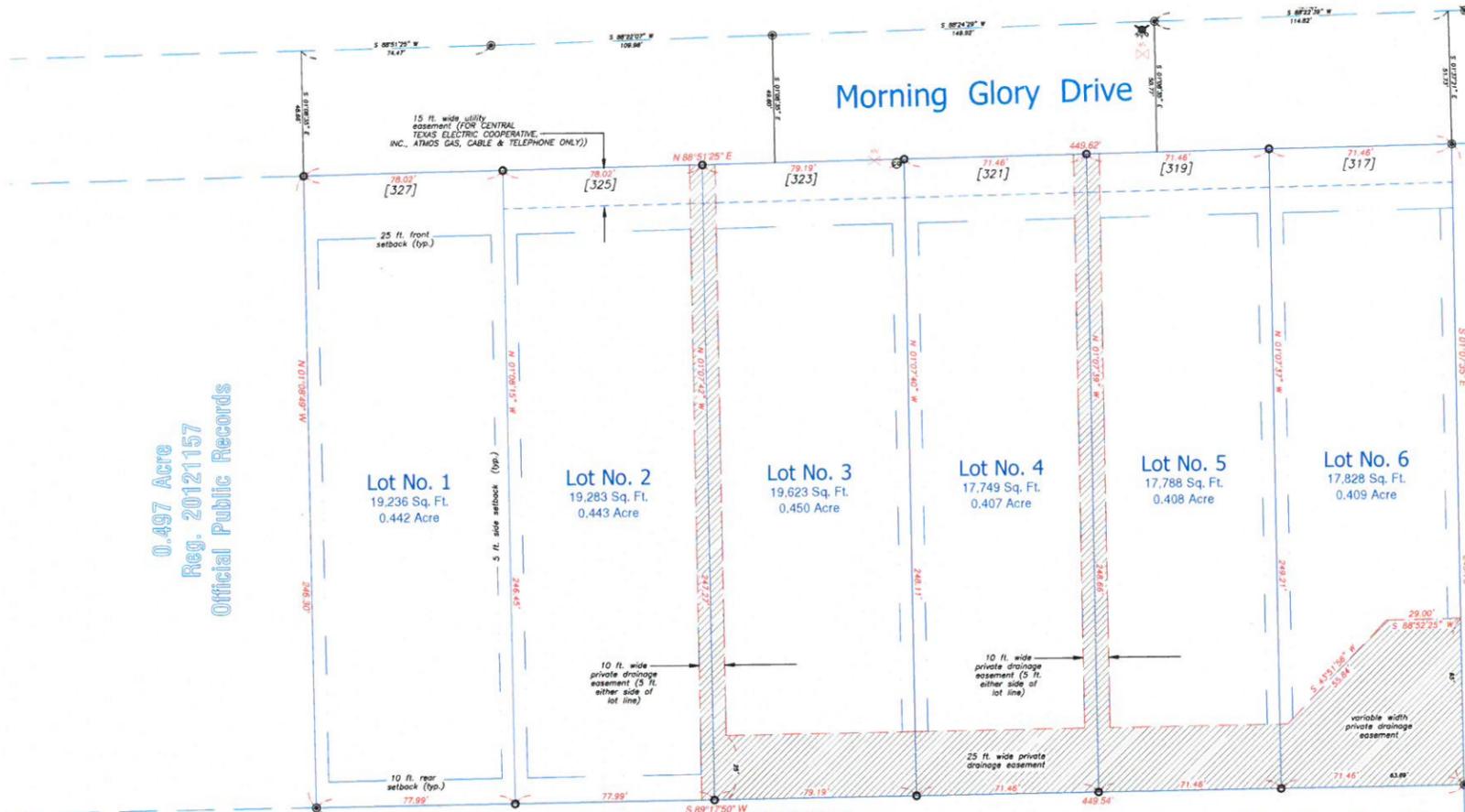
Date: October 8, 2014

Registered Professional Land Surveyor No. 4542  
SULTEMEIER SURVEYING AND ENGINEERING  
(830) 990-1221

STATE OF TEXAS  
COUNTY OF GILLESPIE

BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.



0.497 Acre  
Reg. 20121157  
Official Public Records

2.11 Acres  
Reg. 20111239  
Official Public Records

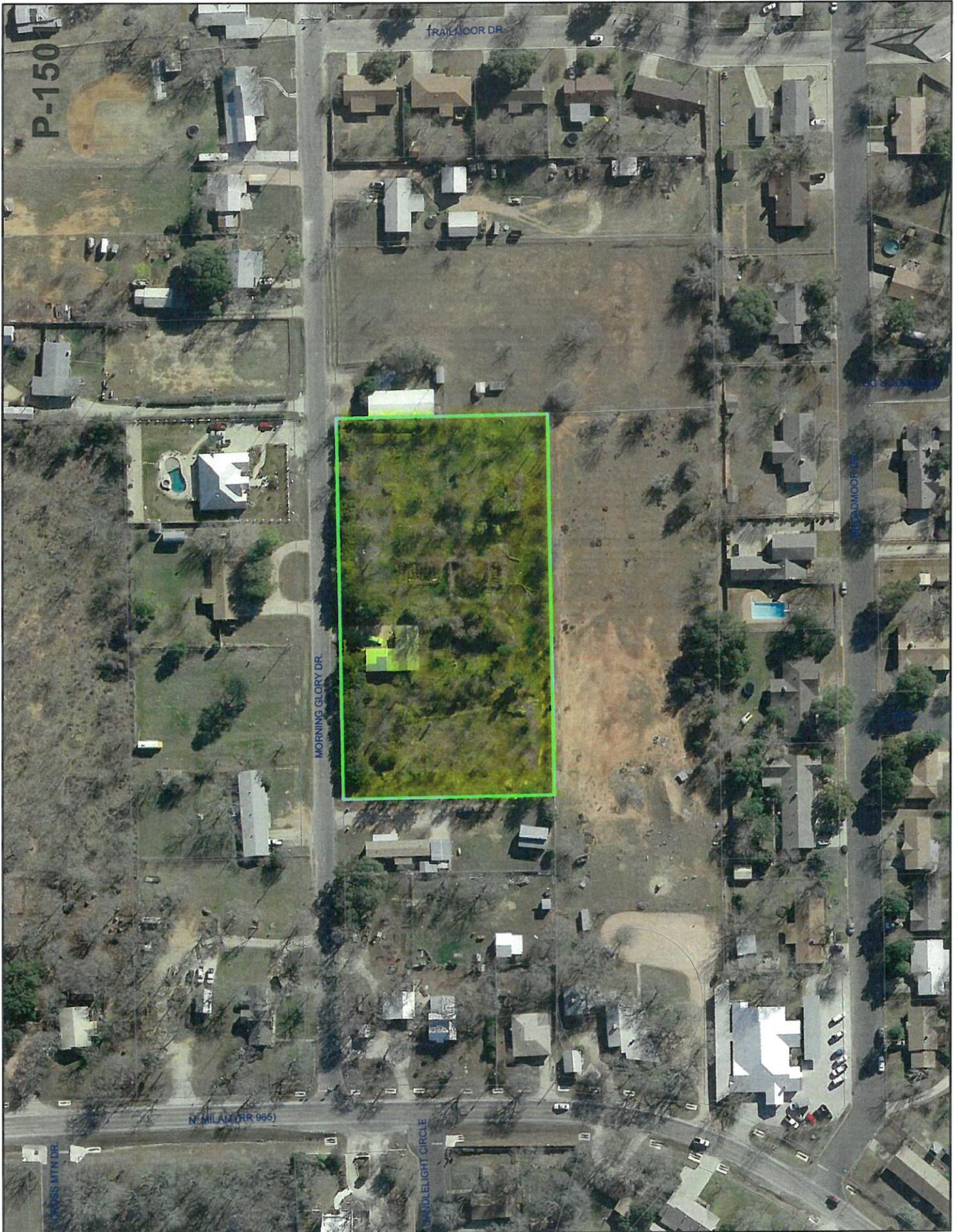
Vol. 382 - Pg. 299  
Real Property Records

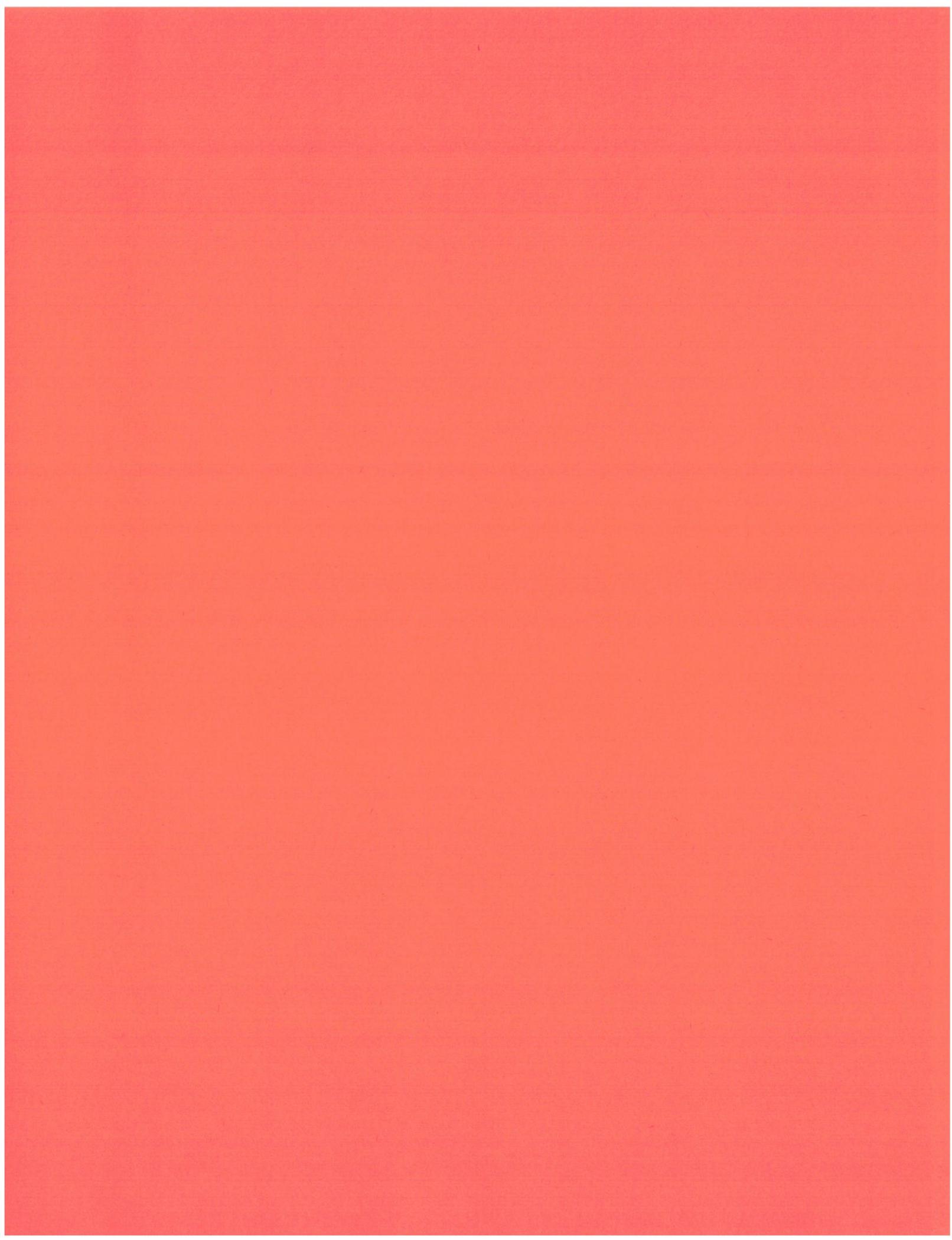
- LEGEND**
- 1/2 inch dia. iron rod found
  - 3/8 inch dia. iron rod set
  - electric meter pad
  - Vericon riser box
  - Time Warner riser box
  - gas meter
  - water meter
  - air conditioning unit
  - utility pole
  - fire hydrant
  - fire hydrant
  - Plot/record
  - address
- R-1 setback line: 25' front, 5' side, 10' rear

TOTAL ACREAGE: 2.56  
NUMBER OF LOTS: 6  
AVERAGE LOT SIZE: 0.427 of an acre  
ZONING: Residential R-1  
NOTE: Each lot will have individual water and sewer service.



RECEIVED  
JAN 26 2015





**PRELIMINARY PLAT  
BACKGROUND INFORMATION  
January, 2015**

**File Number:** P-1502

**Subdivision Name:** Admiral Heights

**Waiver Request:** To construct the roadways in accordance with the current Gillespie County Regulations instead of the City Regulations (see attached request).

**Location:** Northwest of Lower Crabapple road (see attached map)

**Tract Size:** 231.11 acres

**Number/Size of Lots:** 15 lots, (lot sizes averaging approximately 15.4 acres).

**Roadways:** Admiral Heights Boulevard extends into this addition approximately 1,200 feet. As requested, the applicant is proposing to extend the street for a total distance of approximately 5,750 feet. The Planning and Zoning Commission may approve a cul-de-sac street greater than 500', if the street is zoned or used for single-family residential development, all lots along the street are two (2) acres in size or greater, and no more than 30 single family lots are created along the street.

**Right-of-way Dedications:** Admiral Heights Boulevard – 60'.

**Utilities:** The property is located within the ETJ and will not be served by city water and sewer. Each lot will have a well and septic system.

**Easements:** Standard electric easements (CTEC), each lot.  
Standard well and septic setbacks, each lot.

**Easements Abandoned:** NA

**Stormwater Detention:** NA

**Staff Comments:** The County's roadway standard is a 20' section with no extension with no shoulders. The City's standard for an ETJ street is 24' of pavement with 4' shoulders on either side. If the City is willing to reduce the pavement width to 20', we would suggest that the shoulders be provided on either side of the street.

With regard to the request to extend the cul-de-sac beyond the limit of 500', the Subdivision Ordinance was adopted to accommodate this scenario. However, the Fire Marshal has

stated his recommendation is to provide 2 additional turn-around's between the current end of the roadway and the proposed end of the roadway. The proposed plat accommodates the Fire Marshal's recommendation.

**P&Z Action:**

Final approval

**Staff Recommendation:**

Approval

**Conditions:**

Approval, with the following conditions:

1. 20' street section be allowed with 4' shoulders on either side of the roadway.
2. Extended cul-de-sac length as proposed with two additional turn-around's provided.
3. Park Dedication Fees of \$500 per lot be paid.

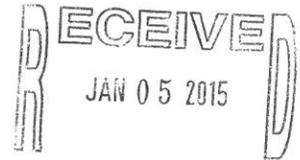


# Project Application

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

## A. Project Information (Please complete all items.)

Project Name: Admiral Heights  
Project Address: Lower Crabapple Road, Fredericksburg, TX 78624  
Tax ID Number (s): 18216 & 99990



### Application Type (Check all items that apply.)

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat*                  | <input type="checkbox"/> Plat Vacation                                  |
| <input type="checkbox"/> Site Plan*             | <input type="checkbox"/> Replat*                      | <input type="checkbox"/> Annexation*                                    |
| <input type="checkbox"/> Zoning Change          | <input type="checkbox"/> Amending Plat*               | <input type="checkbox"/> Other  |
| <input type="checkbox"/> Land Use Plan Change   | <input checked="" type="checkbox"/> Preliminary Plat* | <input checked="" type="checkbox"/> Waiver of Right to<br>30-day action |
| <input type="checkbox"/> Variance Request       | <input type="checkbox"/> Final Plat*                  |   |
|   | <input type="checkbox"/> Development Plat             |   |

Revision of Approved Plan / Plat? Yes No Name:

Jurisdiction: City Limits ETJ Total Acres: 231.11 No. of Lots: 15

Original Survey & Abstract No: W. Anderson No. 197, Abst. No. 2

Legal Description: 231.11 acres, Reg. 20090045, 20104636 & 20064462

Current Land Use Plan: residential Proposed Land Use Plan: residential

Current Zoning: na Proposed Zoning: na

Location: NE of Fredericksburg on Lower Crabapple Road

Proposed Use(s): single family development

### Applicant's Signature

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

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature:

Printed Name: Dale Allen Sultemeier 1-5-15 Date:

**Staff Use Only** Application No.: P-1502 Date: \_\_\_\_\_

\*Copy of current Title Search required with application.



# Project Application

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

## B. Contact Information (Please complete all items. Attach additional pages as necessary.)

### I. Property Owner(s)

Firm Name (if applicable):

Owner Name: Michael Dorris

Address:

Phone: 830-833-5055

Fax:

Email:

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

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): SS&E

Address: 805 North Llano

Primary Contact Name: Dale

Phone: 990-1221

Fax: 990-1222

Email: dale@sultemeiersurveying.com

Secondary Contact Name: Anne

Phone: 990-1221

Fax: 990-1222

Email: anne@sultemeiersurveying.com

### III. Applicant

Firm Name (if applicable): SS&E

Applicant Name (s): Dale Sultemeier

Address: 805 North Llano, Fredericksburg, TX 78624

Phone: 990-1221

Fax: 990-1222

Email: dale@sultemeiersurveying.com

### IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): SS&E

Address: 805 North Llano, Fredericksburg, TX 78624

Primary Contact Name: Dale Sultemeier

Phone: 990-1221

Fax: 990-1222

Email: dale@sultemeiersurveying.com



# Project Application

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

## C. Fee Schedule (Please attach appropriate fee to application.)

- Conditional Use Permit Application - \$200
- Site Plan Application - \$200
- Application for Zoning Change - \$200
- Application for Land Use Change - \$200
- Variance Request - \$100
- Minor Plat - \$200
- Replat - \$200
- Amending Plat - \$200
- Preliminary Plat - \$200 plus \$20 per lot
- Final Plat - \$500 plus \$10 per lot

## D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.

# ADMIRAL HEIGHTS

BEING 231.11 ACRES OF LAND OUT OF THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, SITUATED IN GILLESPIE COUNTY, TEXAS; COMPRISING ALL OF THAT CERTAIN 0.18 & 17.46 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20090045 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, ALL OF THAT CERTAIN 13.98 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20104636 OF THE SAID OFFICIAL PUBLIC RECORDS AND PART OF THAT CERTAIN 378.47 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20064462 OF THE SAID OFFICIAL PUBLIC RECORDS.

**UTILITY EASEMENT:**

Grantors hereby dedicate perpetual easements for the installation and maintenance of utilities and all necessary appurtenances thereon, whether installed in the air, upon the surface or underground, along and within ten (10) feet of the rear, front and side lines of all lots and/or tracts and in the streets, alleys, boulevards, lanes, and roads of the subdivision, and ten (10) feet along the other boundaries of all streets, boulevards, lanes, drives and roads, where property lines of individual lots and/or tracts are deemed to be the center line of said avenues and twenty (20) feet along the entire perimeter (boundary) of said subdivision and with the authority to place, construct, operate, maintain, relocate and replace thereon an electric distribution line or system. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support the equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots or tracts of this subdivision. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with installation and maintenance of utilities. The easement area of each lot and/or tract and all improvements within it shall be maintained by the owner of the lot except for those improvements for which an authority or utility company is responsible. Utility companies or their employees shall have all the rights and benefits necessary and convenient for the full enjoyment of the rights herein granted, including but not limited to the right to ingress to, and to egress from said right-of-way and 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 installation. The developer and/or landowner shall be responsible for removal of any or all limbs, debris, branches or brush that must be cut in order to clear the right-of-way for new construction or maintenance of any lines constructed on the property.

I hereby certify that the subdivision plot shown hereon has been found to comply with the Subdivision Regulations for the City of Fredericksburg, Texas, with the exception of such variances, if any, as are noted on the plot and that it has been approved for recording in the office of the County Clerk.

Date: \_\_\_\_\_ Chairperson, City Planning and Zoning Commission

Filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., on Page \_\_\_\_\_ Volume \_\_\_\_\_ of the Plat Records of Gillespie County, Texas.

Deputy \_\_\_\_\_ Clerk, County Court Gillespie County, Texas

I (We) hereby certify that I am (We are) the owner(s) of the 378.47 acre tract shown and described hereon, that no other person or entity has any interest in the property either by lien, lease, or other equitable interest, and that I (We) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate and convey the R.O.W. shown hereon, all alleys, parks, water courses, easements and other open space to public use forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines, dedications, and other restrictions shown hereon.

Date: \_\_\_\_\_ 20\_\_\_\_ Michael C. Dorris  
131 Delaware Creek Road  
Blanco, TX 78008

COUNTY OF GILLESPIE:  
This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_ Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_  
Printed Name of Notary

I (We) hereby certify that I am (We are) the owner(s) of the 0.18 and 17.46 acre tracts shown and described hereon which were conveyed to me (Us) by Deed recorded in Document No. 20090045 of the Official Public Records of Gillespie County, TX and the 13.98 acre tract shown and described hereon which was conveyed to me (Us) by Deed recorded in Document No. 20104636 of the said Official Public Records and that no other person or entity has any interest in the property either by lien, lease or other equitable interest, and that I (We) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate and convey the R.O.W. shown hereon, all alleys, parks, water courses, easements and other open space to public use forever and agree for myself (ourselves) and my (our) assigns to abide forever by all lines, dedications, and other restrictions shown hereon.

Date: \_\_\_\_\_ 20\_\_\_\_ Timothy Sajores  
5103 Valeria  
Belvoir, TX 77401

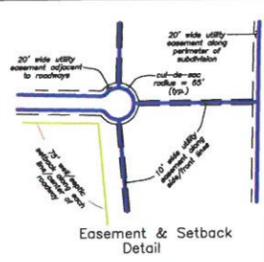
Date: \_\_\_\_\_ 20\_\_\_\_ Karen Brune  
5103 Valeria  
Belvoir, TX 77401

THE STATE OF TEXAS:  
COUNTY OF GILLESPIE:  
This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_ Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_  
Printed Name of Notary

I, Dale Allen Sultemeier, the undersigned, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is prepared from an actual survey of the property made under my direction and supervision on the ground on \_\_\_\_\_ and that the corner monuments were properly placed under my supervision, and that all aspects of this plat are in accordance with the City of Fredericksburg's Subdivision Ordinance.

**PRELIMINARY - NOT TO BE RECORDED FOR ANY PURPOSE.**

Date: \_\_\_\_\_ Registered Professional Land Surveyor No. 4542  
SULTEMEIER SURVEYING (830) 990-1221

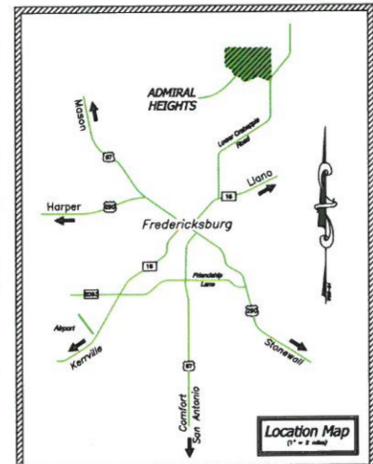
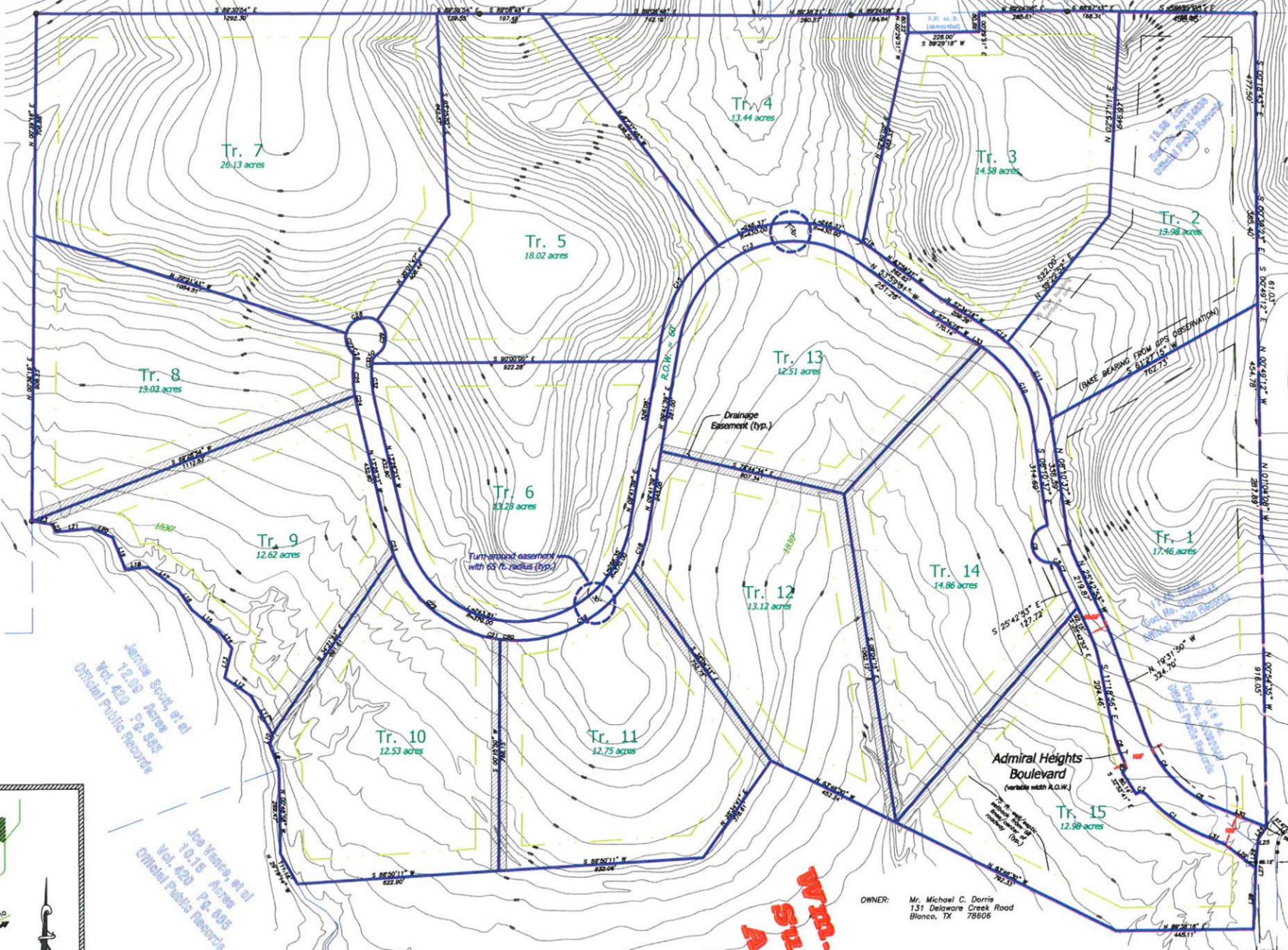


Helen Scroggs  
187.4 Acres  
Vol. 230 Pg. 890  
Real Property Records

Bruce Willmann  
33.018 Acres  
Vol. 378 Pg. 210  
Real Property Records

OAKHAVEN  
Unit No. 2  
Vol. 1 Pg. 88  
Plat Records

Douglas Comstock  
13.98 Acres  
Vol. 418 Pg. 88  
Official Public Records



Juanita Scott et al  
12.08 Acres  
Vol. 420 Pg. 885  
Official Public Records

Joe Vance et al  
10.15 Acres  
Vol. 420 Pg. 895  
Official Public Records

NOTES:  
- Drainage easements along R.O.W. are 25 feet in width.  
- Drainage easements along lot/tract lines are 50 feet in width, lying 25 feet on each side of the lot/tract line.

LINE	BEARING	LENGTH
L10	N 20°32'13" W	84.82'
L10	N 18°22'12" E	32.83'
L11	N 88°54'26" W	141.19'
L12	N 85°12'58" W	103.02'
L13	N 14°11'50" E	88.28'
L14	N 37°47'04" W	83.24'
L15	N 81°02'42" E	117.04'
L16	N 54°23'06" W	80.11'
L17	N 52°53'24" W	120.81'
L18	N 82°54'26" W	71.86'
L19	N 82°01'09" W	110.81'
L20	N 82°53'55" W	71.75'
L21	N 82°54'26" W	118.82'
L22	N 72°28'09" W	26.83'
L23	N 72°32'11" W	84.82'
L24	N 82°50'02" W	84.82'
L25	N 82°53'22" W	26.33'
L26	S 02°33'22" E	88.84'
L27	S 02°15'01" W	71.44'
L28	S 02°15'01" W	184.68'
L29	S 52°25'37" E	124.77'
L30	N 82°54'26" W	180.80'
L31	N 82°54'26" W	88.80'
L32	N 82°54'26" W	41.01'
L33	N 82°54'26" W	41.01'
L34	N 02°41'58" E	82.55'

CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD
C1	218.45	488.18	S 24°13'00" E	218.47'	
C2	27.95	25.00	N 87°23'21" E	23.11'	
C3	35.19	25.00	N 13°28'30" E	32.50'	
C4	292.94	430.00	N 82°50'15" E	217.89'	
C5	150.90	388.19	S 58°23'31" E	150.22'	
C6	132.24	488.19	S 18°28'56" E	131.87'	
C7	14.81	430.00	N 82°50'15" E	14.81'	
C8	28.54	25.00	N 87°23'21" E	27.80'	
C9	178.85	430.00	S 78°15'11" E	118.89'	
C10	243.88	370.00	N 88°26'20" W	208.24'	
C11	243.88	370.00	N 88°26'20" W	208.24'	
C12	84.83	430.00	N 82°50'15" E	84.87'	
C13	78.00	370.00	S 87°11'40" W	68.81'	
C14	482.74	430.00	N 82°50'15" E	338.50'	
C15	348.00	430.00	S 32°57'24" W	338.50'	
C16	14.81	430.00	N 82°50'15" E	14.81'	
C17	1017.88	370.00	N 88°26'20" W	724.88'	
C18	14.81	430.00	N 82°50'15" E	14.81'	
C19	28.54	25.00	N 87°23'21" E	27.80'	
C20	62.54	430.00	S 82°50'15" E	62.51'	
C21	62.54	430.00	S 78°15'11" E	62.51'	
C22	488.89	430.00	N 82°50'15" E	384.47'	
C23	44.81	430.00	N 82°50'15" E	44.87'	
C24	30.89	430.00	N 11°20'41" E	33.87'	
C25	117.88	430.00	S 81°54'11" E	117.87'	
C26	14.81	430.00	N 82°50'15" E	14.81'	
C27	82.79	80.00	N 18°12'50" E	82.80'	
C28	12.81	430.00	N 82°50'15" E	12.81'	
C29	131.47	80.00	N 01°34'21" E	118.18'	
C30	12.81	430.00	N 82°50'15" E	12.81'	
C31	4.89	370.00	S 02°28'28" W	4.89'	
C32	188.00	370.00	S 02°28'28" W	141.45'	

**Wm. H. Anderson  
Survey No. 197  
Abstract No. 2**

Total area: 231.11 acres  
Lot area: 208.10 acres  
Road area: 23.10 acres  
No. lots: 15  
Average density: one lot per 15.41 acres  
Average lot size: 13.87 acres  
Roadways: Main 5749 if

SURVEYOR/ENGINEER:  
Dale Allen Sultemeier, P.E., R.P.L.S.  
SULTEMEIER SURVEYING & ENGINEERING, LLC  
805 North Llano  
Fredericksburg, TX 78624

- LEGEND**
- fence post found
  - ▲ 60d nail set
  - 3/8 inch iron rod set
  - 1/2 inch iron rod found
  - 75' well/septic setback line
  - utility easement: 10' within side of roadways, front & side lines; 20' along perimeter of subdivision

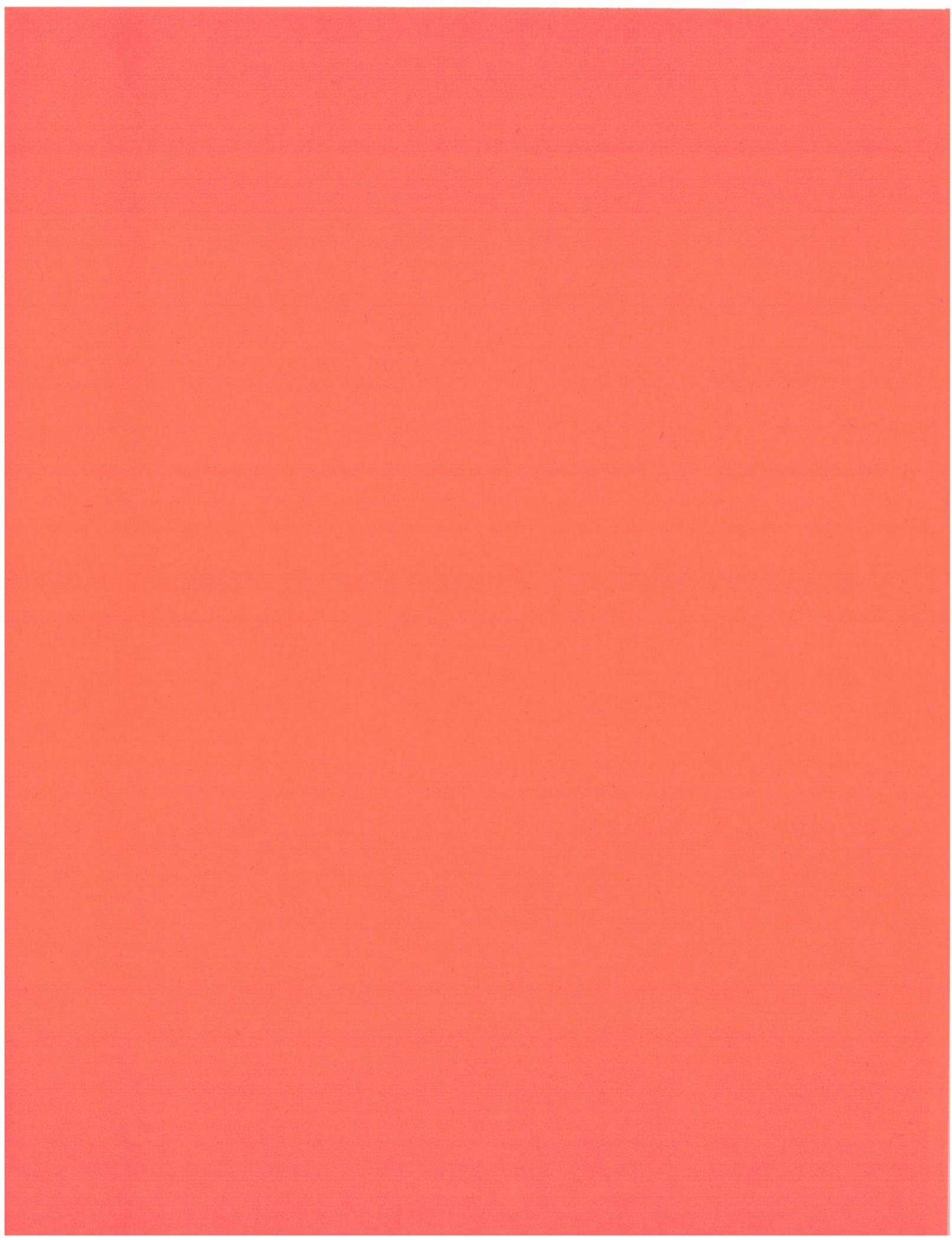
**S**  
**SULTEMEIER SURVEYING & ENGINEERING**  
Boundary-Title-Topographic-Construction Surveys  
Engineering - Land Development Services  
805 North Llano Street  
Fredericksburg, Texas 78624  
(830) 990-1221 Fax (830) 990-1222  
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sultemeiersurveying.com

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Texas Licensed Surveying Firm 100930-00  
Texas Registered Engineering Firm F-10608







**PRELIMINARY PLAT  
BACKGROUND INFORMATION  
January, 2015**

**File Number:** P-1503

**Subdivision Name:** Sunrise Fields

**Location:** Extension of Sunrise Street, east of Columbus Street (see attached map)

**Tract Size:** 5.9 acres

**Number/Size of Lots:** 36 lots, ranging from 5,000 square feet to 6,800 square feet

**Roadways:** Property will be served by the extension of Sunrise Street which is being dedicated as part of this plat. There is currently a vacant tract proposed for an assisted living facility between this tract and the homes fronting on Columbus Street within the Sunrise Village Addition.

There is currently a 30' right-of-way running along the north side of this property. This right-of-way is being abandoned as part of the plat.

**Right-of-way:** Sunrise Street - 50' of right-of-way.

**Utilities:** The water line serving this development will be extended in Sunrise Street. The sanitary sewer line serving this tract is still being determined. An offsite easement will be necessary to tie into the sewer line serving the apartments to the northeast of this tract. The final layout of the utilities and any necessary easements will need to be finalized prior to the Final Plat being approved.

**Easements:** Variable width drainage easements, various utility easements and standard electric easements (CTEC).

**Easements Abandoned:** NA

**Stormwater Detention:** Natural drainage within this development flows in a northeasterly direction. An area for a detention pond is shown on the north side of the property. Final design of the detention pond will be subject to approval of the Construction Plans.

**Drainage:** See above.

**Park Dedication:** Park Dedication fees in the amount of \$500 per lot or \$18,000 will be required as part of this subdivision.

<b>Staff Comments:</b>	NA
<b>P&amp;Z Action:</b>	Final approval
<b>Staff Recommendation:</b>	Approval
<b>Conditions:</b>	Engineering Department approval of preliminary Construction Plans as part of the Preliminary Plat and Final Construction Plans prior to approval of the Final Plat.



# Project Application

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

## A. Project Information (Please complete all items.)

Project Name: Sunrise Fields  
Project Address: 901 E. Highway Street, Fredericksburg, TX 78624  
Tax ID Number (s): 15767 & 15425

### Application Type (Check all items that apply.)

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat*                  | <input type="checkbox"/> Plat Vacation                       |
| <input type="checkbox"/> Site Plan*             | <input type="checkbox"/> Replat*                      | <input type="checkbox"/> Annexation*                         |
| <input type="checkbox"/> Zoning Change          | <input type="checkbox"/> Amending Plat*               | <input type="checkbox"/> Other                               |
| <input type="checkbox"/> Land Use Plan Change   | <input checked="" type="checkbox"/> Preliminary Plat* | <input type="checkbox"/> Waiver of Right to<br>30-day action |
| <input type="checkbox"/> Variance Request       | <input type="checkbox"/> Final Plat*                  |  |
|   | <input type="checkbox"/> Development Plat             |  |

Revision of Approved Plan / Plat? Yes No Name:

Jurisdiction: City Limits ETJ Total Acres: 5.90 No. of Lots: 36

Original Survey & Abstract No:

Legal Description: Lots 3, 4, 5 & 6, Dechert Addition

Current Land Use Plan: residential Proposed Land Use Plan: residential

Current Zoning: R-2 Proposed Zoning: R-2

Location: ~~South~~ north of proposed Sunrise St. extension

Proposed Use(s): single family development

## Applicant's Signature

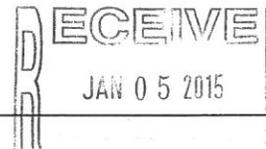
Applicant's Role: Owner Developer Other (note role):

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have authorization from the owner to act on his / her behalf.

Signature: *Dale Allen Sultemeier*

Printed Name: Dale Allen Sultemeier Date: January 5, 2015

Staff Use Only Application No.: P-1503 Date: JAN 05 2015



\*Copy of current Title Search required with application.



# Project Application

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

## B. Contact Information (Please complete all items. Attach additional pages as necessary.)

### I. Property Owner(s)

Firm Name (if applicable): Sunrise Fields Inc.

Owner Name: Jeff Williams

Address: 150 East Main Street, Fredericksburg, TX 78624

Phone: 830-997-2424

Fax:

Email:

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

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): SS&E

Address: 805 North Llano

Primary Contact Name: Dale

Phone: 990-1221

Fax: 990-1222

Email: dale@sultemeiersurveying.com

Secondary Contact Name: Anne

Phone: 990-1221

Fax: 990-1222

Email: anne@sultemeiersurveying.com

### III. Applicant

Firm Name (if applicable): SS&E

Applicant Name (s): Dale Sultemeier

Address: 805 North Llano, Fredericksburg, TX 78624

Phone: 990-1221

Fax: 990-1222

Email: dale@sultemeiersurveying.com

### IV. Applicant's Agent/Engineer/Surveyor (Main contact person responsible for application)

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): SS&E

Address: 805 North Llano, Fredericksburg, TX 78624

Primary Contact Name: Dale Sultemeier

Phone: 990-1221

Fax: 990-1222

Email: dale@sultemeiersurveying.com



# Project Application

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

## C. Fee Schedule (Please attach appropriate fee to application.)

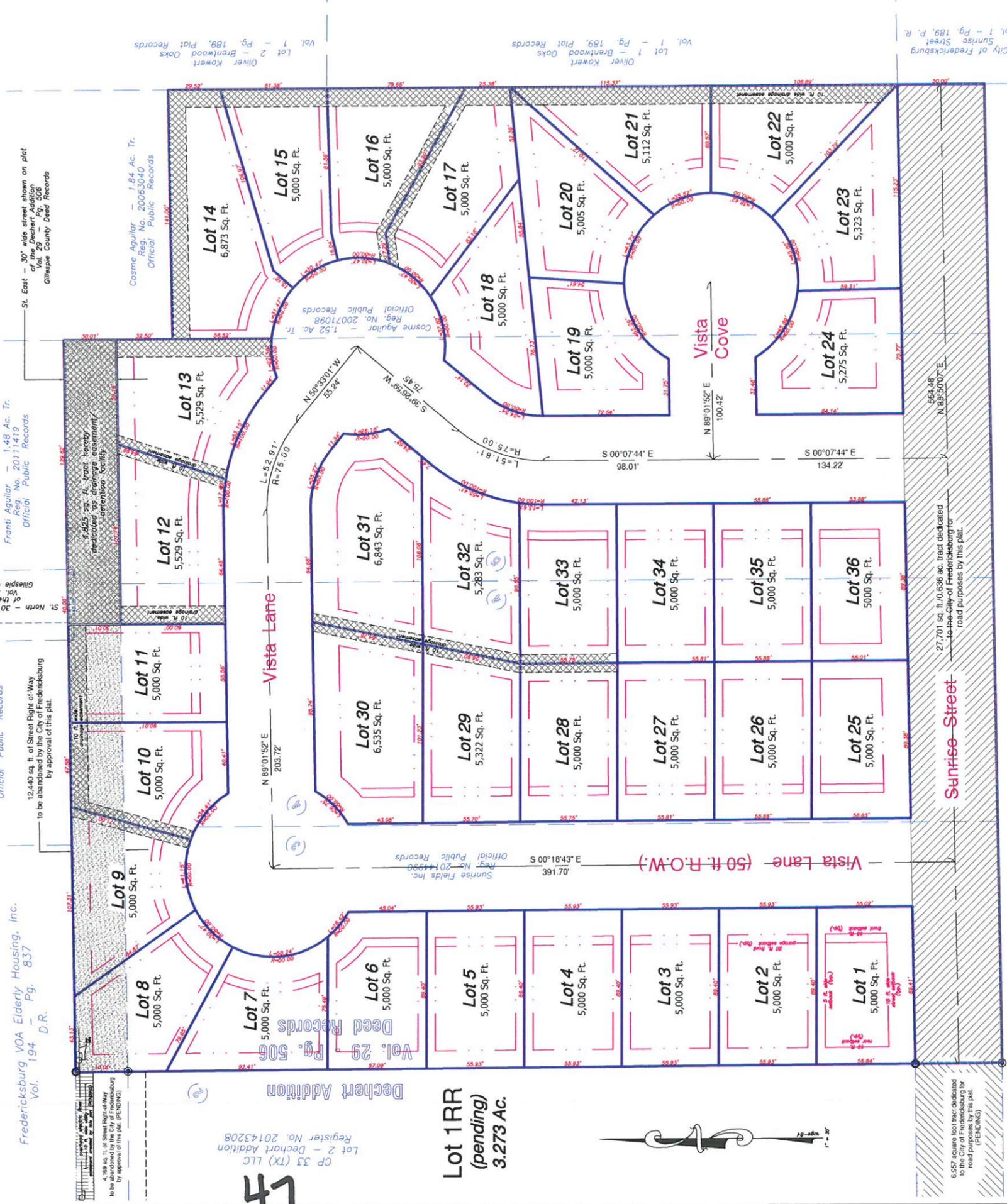
- Conditional Use Permit Application - \$200
- Site Plan Application - \$200
- Application for Zoning Change - \$200
- Application for Land Use Change - \$200
- Variance Request - \$100
- Minor Plat - \$200
- Replat - \$200
- Amending Plat - \$200
- Preliminary Plat - \$200 plus \$20 per lot
- Final Plat - \$500 plus \$10 per lot

## D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.

# SUNRISE FIELDS

A 5.90 ACRE TRACT OF LAND WHICH COMPRISES PART OF LOTS 3, 4, 5 & 6 IN THE DECHERT ADDITION, A PLAT OF RECORD IN VOLUME 29, PAGE 506 OF THE GILLESPIE COUNTY DEED RECORDS, PART OF ST. EAST AS SHOWN ON SAID PLAT OF THE DECHERT ADDITION AND PART OF THAT CERTAIN 1.52 ACRE (DEED/CALLED ACREAGE) TRACT DESCRIBED UNDER REGISTER NO. 20071098 OF THE OFFICIAL PUBLIC RECORDS OF SAID GILLESPIE COUNTY, TEXAS.



Brenda Segner  
Vol. 555 - Pg. 199  
O.P.R.

These lots are currently zoned R-2 Mixed Residential per Zoning Map of the City of Fredericksburg, June 19, 2014. Building setbacks are subject to changes in property zoning. Current setbacks are:

- 15' front & street side,
- 10' rear, and
- 5' interior.

Approved \_\_\_\_\_ Date: \_\_\_\_\_

Chairperson, City Planning and Zoning Commission

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the Sunrise Estates Subdivision of the City of Fredericksburg, Texas, was prepared by a Licensed Professional Surveyor, and that the same has been approved by the Planning and Zoning Commission, by formal action, then and there accepted the Final Plat and public works improvements and infrastructure, 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 my hand this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2015

Filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., on Page \_\_\_\_\_ of Volume \_\_\_\_\_ of the Plat Records of Gillespie County, Texas.

City Secretary  
City of Fredericksburg, Texas

Gillespie County, Texas

Clerk, County Court

I, Date Allen Sultemeier, the undersigned, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat was prepared by me or under my direct supervision, and that the corner monuments were properly placed under my supervision, and that all aspects of this plat are in accordance with the City of Fredericksburg's Subdivision Ordinance.

**PRELIMINARY - NOT TO BE RECORDED FOR ANY PURPOSE.**

Date: \_\_\_\_\_ January, 2015

Registered Professional Land Surveyor No. 4542  
SULTEMEIER SURVEYING AND ENGINEERING  
(830) 990-1227

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

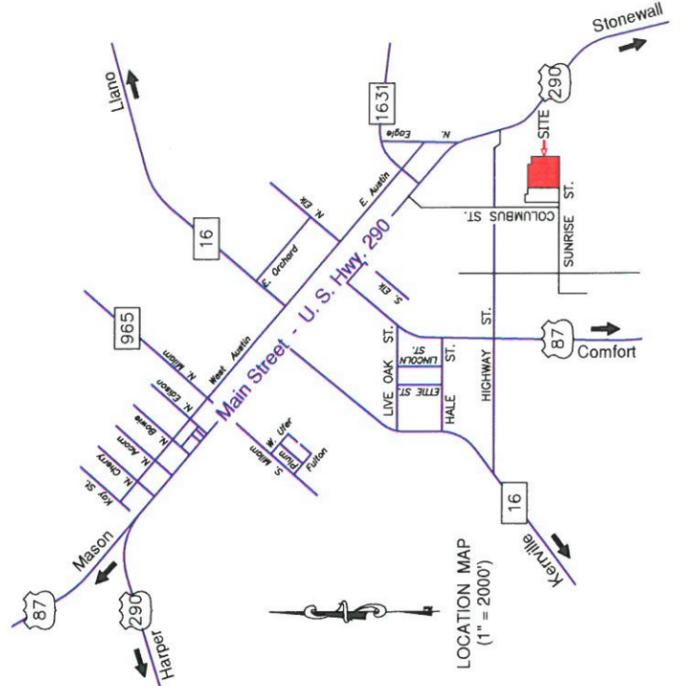
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

Printed Name of Notary \_\_\_\_\_

LEGEND

- 1/2 inch dia. non red circle = electric meter pad
- 3/4 inch dia. iron rod and set = Verizon fiber box
- Time Warner fiber box = Time Warner fiber box
- Water meter = water meter
- Air conditioning unit = air conditioning unit
- Utility pole = utility pole
- Wire fence line = wire fence line
- Dead/record Information = dead/record Information
- D.R. = Deed Records
- R.P.R. = Real Property Records
- O.P.R. = Official Public Records
- [ ] = address



RECEIVED  
JAN 28 2015

SHEET NUMBER: **PP-1**

SHEET TITLE: **Preliminary Plat**

REVISIONS: \_\_\_\_\_

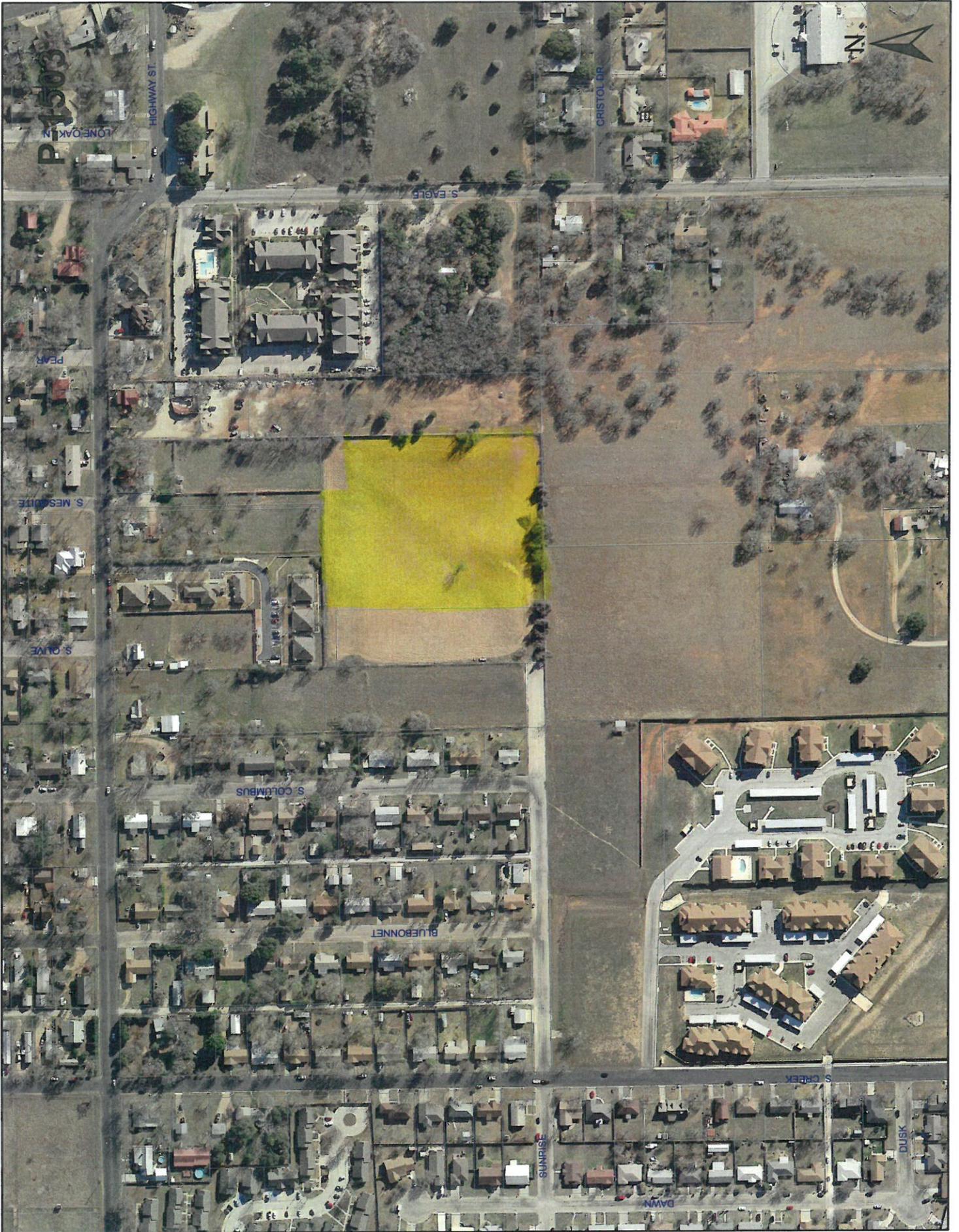
PROJECT: 5877

DATE: 2015

Texas Registered Engineering Firm F-10608

Texas Licensed Surveying Firm 100930-00

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