

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

Wednesday, June 3, 2015

**5:30 P.M.**

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the May 2015 Regular Meeting

*Pp 1 - 3*

**PUBLIC HEARINGS**

3. Public Hearing (Z-1506) by Ray Herrera to consider:
  - A) A change in the Land Use Plan from Low Density Residential to Commercial on properties located at 1403 E. Main Street and 101 Cristol Dr.
  - B) A change in Zoning from R-1, Single Family Residential to C-1, Neighborhood Commercial on property located at 101 Cristol Dr.
4. Consider making a recommendation on Z-1506

*Pp 4 - 13*

5. Public Hearing (Z-1507) by Kevin Spraggins on behalf of Windcrest Development Group for a Conditional Use Permit to allow a Convalescent Service use in the R-2, Mixed Residential Zoning District on a 4.38 acre tract of land located at the intersection of Windcrest Drive and Post Oak Rd
6. Consider making a recommendation on Z-1507

*Pp 14 - 28*

**PLATS**

7. Consider (P-1508) Preliminary Plat for The Villages of Windcrest, a 13.7 tract of land located at the intersection of Windcrest Drive and Post Oak Rd

*Pp 29 - 37*

**SITE PLANS**

8. Consider (SP-1505) Site Plan for Pacific Combat Zone at 502-508 E. Austin

*Pp 38 - 44*

**DISCUSSION**

9. Update on adoption of a Sidewalk Plan for the City of Fredericksburg
10. Board Appointments

**ADJOURN**

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION  
May 6, 2015  
5:30 P.M.

On this the 6<sup>th</sup> day of May, 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  
BILL PIPKIN  
CHARLIE KIEHNE  
BRENDA SEGNER  
JOE CLOUD

ABSENT:

STEVE THOMAS  
DARYL WHITWORTH  
TODD WILLINGHAM  
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-1503) BY ROYCE C. ASHLEY TO CONSIDER A) A CHANGE IN THE LAND USE PLAN FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL ON A 9.622 ACRE TRACT OF LAND LOCATED AT 521 E. HIGHWAY STREET B) A CHANGE IN ZONING FROM R-2, MIXED RESIDENTIAL TO C-2, COMMERCIAL ON SAID PROPERTY** - It was moved by Charlie Kiehne and seconded by Joe Cloud to open public hearing Z-1503 by Royce C. Ashley to consider A) A change in the land use plan from Medium Density Residential to Commercial on a 9.622 acre tract of land located at 521 E. Highway B) A change in zoning from R-2, Mixed Residential to C-2, Commercial on said property. Royce Ashley, owner of the property, presented the application. Mr. Ashley noted he purchased the property in January and began selling trees off the lot which he found out was not allowed. Mr. Ashley noted he would like to grow and sell trees on the property and that is the reason for the zoning and land use change request.

**PUBLIC COMMENT**

Casey Zesch of Bethany Lutheran Church, who owns property at 704 Dawn Lane, asked if Sunrise Street will be paved and Brian Jordan, Director of Development Services noted that is in the Capital

Improvement Plan and while it is not in the first phase of the plan, the city's intent is to pave Sunrise Street from Mustang Street all the way to Eagle and that will be phased as funding and budget allows.

Ray Herrera, who owns property at 773 Brehmer Lane commented the city is in desperate need of C-1, C-2 and residential property and suggested the Commission consider what the greatest need is and consider allowing the zoning change if it fits into the need.

### **STAFF COMMENTS**

Brian Jordan, Director of Development Services, noted the property has been on the market for many years and explained R-2, as the property is currently zoned, is a transitional zoning district and the nature of the use will determine if the zoning change will enhance the area. Mr. Jordan noted there could be some concerns with some of the allowed uses in C-2 so all allowed uses should be considered before a decision is made on the zoning and land use change. Mr. Jordan noted the Commission has several options regarding the application which include denying the proposed zoning change, approving the change as proposed, or if the Commission is interested in allowing some commercial activity, Staff suggests a line be drawn on the property which would allow a portion to be used for commercial, basically the north 60 percent of the lot, and leave the remainder as R-2 zoning. Mr. Jordan noted two letters have been received in opposition of the application and one letter in support. Brenda Segner asked if there was a possibility of rezoning the entire property to C-1, Neighborhood Commercial, and Mr. Jordan stated the proposed use is not an allowable use by right or Conditional Use Permit in C-1. Bill Pipkin asked if the property would have to be re-platted and Mr. Jordan stated it would not have to be re-platted, but the property would be described by metes and bounds as to what the different zoning districts would be. Joe Cloud asked the applicant what his feelings were to have split zoning on the property. Mr. Ashley stated that was fine with him and if they thought splitting the property 50% commercial and 50% residential would be better he believes that is fair and it would give the neighbors on the corner of the R-1 zoning more of a buffer from commercial uses. Charlie Kiehne noted his concern is for the single family residences and the retirement community adjacent to this property as far as what will be developed in the future. Mr. Kiehne noted there are a number of businesses that could operate on a C-2 zoned property that would not be appropriate for the residential area and noted he is uncomfortable zoning any of it C-2. Mr. Jordan agreed the Commission's first and foremost concern is to protect the residential neighborhood.

Joe Cloud moved to recommend splitting the property into two different zoning districts to include C-2 on the front of the property and R-2 on the rear of the property. Bill Pipkin seconded the motion. Bill Pipkin, Brenda Segner, and Joe Cloud voted in favor. Charlie Kiehne voted in opposition. The motion carried.

### **ACTION ITEMS**

**CONSIDER MAKING A RECOMMENDATION ON THE ADOPTION OF A SIDEWALK PLAN FOR THE CITY OF FREDERICKSBURG** - Brian Jordan, Director of Development Services, noted this has been discussed for a long time and City Staff was hoping the Design Guidelines could be adopted at the same time but since that is still a couple months away decided to move forward with approving a sidewalk plan. Mr. Jordan noted there are two main purposes in adopting the plan and those are to give the City Council some direction when they are budgeting money for sidewalk improvements and to have a sidewalk plan in place since the new subdivision ordinance makes reference to a sidewalk plan. Mr. Jordan explained the plan provides for sidewalks on the major corridors coming into town and connects points of interests, schools and focus areas around town. Mr. Jordan noted the city has an escrow plan currently in place that allows developers to put money into escrow for future

development of sidewalks in lieu of installing them during development of the property and that will still be allowed.

Janice Menking asked if an owner would be required to put in sidewalks if they are shown on the plan if he chooses to sell his home and Mr. Jordan stated the criteria that normally requires the owner to put in sidewalks is when a building permit is issued for additional living space. There followed discussion about sidewalks in residential areas and the Commission's ideas and concerns regarding the sidewalk plan.

Charlie Kiehne moved to recommend approval of the sidewalk plan and Bill Pipkin seconded the motion. All voted in favor and the motion carried.

### MINUTES

Charlie Kiehne moved to approve the minutes of the April 2015 meeting. Joe Cloud seconded the motion. All voted in favor and the motion carried.

### ADJOURN

With nothing further to come before the Commission, Brenda Segner moved to adjourn. Bill Pipkin seconded the motion. All voted in favor and the meeting was adjourned at 6:34 p.m.

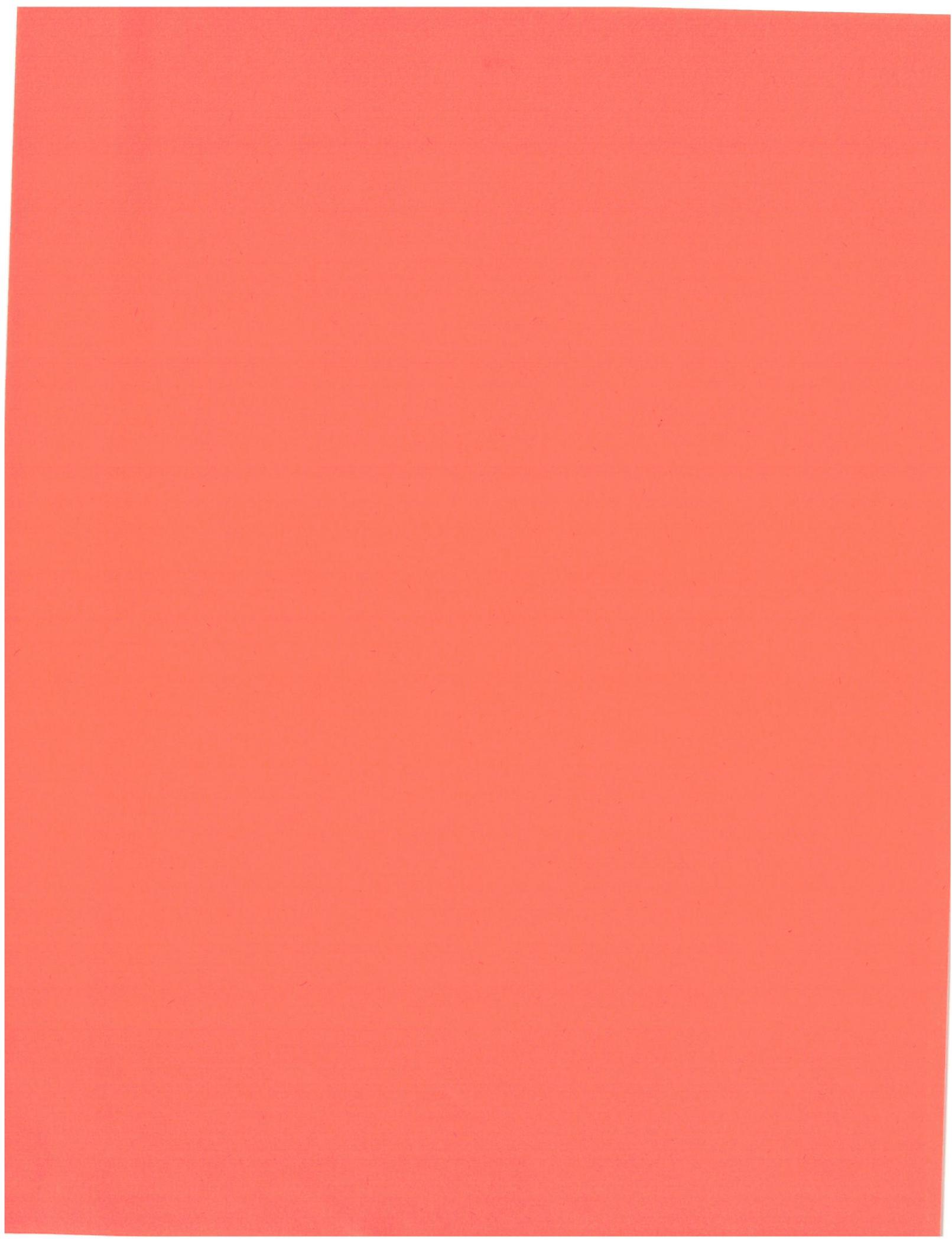
PASSED AND APPROVED this 3<sup>rd</sup> day of June, 2015.

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SHELLEY BRITTON, Secretary

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JANICE MENKING, Chairman



**LAND USE PLAN AND ZONING CHANGE BRIEF**

Rezoning Request # Z-1506

- OWNER/APPLICANT:** Ray Herrera
- LOCATION:** 101 Cristol Drive and 1403 E. Main Street
- SIZE:** 101 Cristol Dr. – 0.387 acres  
1403 E. Main Street – 0.347 acres
- EXISTING ZONING:** 101 Cristol Dr. - R-1, Single Family Residential  
1403 E. Main Street – C-1, Neighborhood Commercial
- PROPOSED CHANGE:**
1. Change in the Land Use Plan from Low Density Residential to Commercial on both properties, and
  2. Change in Zoning from R-1 Single Family Residential to C-1 Neighborhood Commercial on 101 Cristol Dr.

**FINDINGS:**

- The property is two tracts, with 101 Cristol Dr. having a single-family home and 1403 E. Main Street having a commercial structure.
- Access to the Main Street property is on Main Street and access to the Cristol Dr. property is on Cristol Dr.
- Utilities are currently serving both properties.
- The 101 Cristol Dr. property is zoned R-1, Single Family Residential, and is part of the Nixon Terrace Addition. The 1403 E. Main Street property is zoned C-1, Neighborhood Commercial and is unplatted. Adjoining properties to the west and north are zoned R-1, to the east across Main Street are zoned C-2 and PUD and property to the south is C-1 and C-2.
- The Land Use Plan identifies the subject properties, as well as the property to the west as Low Density Residential, property to the north and across Main Street as Mixed use Corridor and property to the south as Public Facilities.
- Land uses surrounding this property include single family homes to the west and north, a shopping center across Main Street and the Baptist Church to the south.

**LAND USE PLAN:** The Land Use Plan basically calls for everything within the Nixon Terrace subdivision along both sides of Cristol Dr. as Low Density Residential, the church property as Public Facilities and along Main Street as Mixed Use Corridor (see attached). The applicants own both properties and have been using the commercial building located at 1403 E. Main Street for their business (Global Cooling) and are living in the property at 101 Cristol Drive. They are requesting that the Land Use Plan and Zoning of both properties be the same.

In staff's opinion, a change in the land use plan for a these two lots would not be appropriate. Changing the land use plan on the property at 101 Cristol Dr. would be an encroachment into the residential neighborhood. It is acknowledged that this neighborhood is already somewhat isolated, but a change to commercial on one of the lots would not be recommended. And, a change in the land use plan for the 1403 E. Main Street property would mean that it would not be contiguous to any other commercial land use.

**ZONING:** The zoning of the property at 101 Cristol Dr. is R-1 Single Family Residential and the 1403 E. Main Street property is zoned C-1. While we understand that the current owner would like to have both properties zoned the same way, we do not recommend changing the residential home to commercial (see the attached zoning map).

**OPPOSITION/SUPPORT OF REQUEST:** No letters received.

**STAFF RECOMMENDATION:** In staff's opinion, the property at 101 Cristol Dr. should remain as R-1, just as all the other lots within the Nixon Terrace addition. We realize that this property has frontage on E. Main Street, but do not believe that it should be changed to commercial.



# 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: 101 Cristal, 1403 E. Main  
Project Address: 1403 E. Main St Fbg Tx 78624  
Tax ID Number (s): 2449, 23222

### 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 checked="" type="checkbox"/> Zoning Change        | <input type="checkbox"/> Amending Plat*    | <input type="checkbox"/> Other                            |
| <input checked="" 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: 0.347 No. of Lots 2

Original Survey & Abstract No.: Survey # 197 Abstract 2

Legal Description: \_\_\_\_\_

Current Land Use Plan: LDR ~~and~~ ~~Low~~ Proposed Land Use Plan: Commercial

Current Zoning: ~~MAX~~ R-1 Proposed Zoning: ~~R-1~~ C-1

101 Crystal Drive Location: 1403 E. Main St Fbg Tx 78624

Proposed Use(s): land change in Land use Plan from 101 Crystal and 1403 E. Main St. from Low Density Residential to Commercial.

### 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: [Signature]

Printed Name: Ray Herrera Date: 4-7-15

### Staff Use Only

Application No.: \_\_\_\_\_ Date: \_\_\_\_\_

\*Copy of current Title Search required with application

6



# 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: Ray HERRERA  
Address: 101 CRISTOL DR Fbg TX 78624  
Phone: 830 992 7887 Fax: \_\_\_\_\_ Email: globalcoolinghvac\_2  
@ yahoo.com

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

Role: \_\_\_\_\_ Agent \_\_\_\_\_ Engineer \_\_\_\_\_ Surveyor \_\_\_\_\_ Other (note role)  
Firm Name (if applicable): \_\_\_\_\_  
Address: \_\_\_\_\_  
Primary Contact Name: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
Secondary Contact Name: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

### III. Applicant

Firm Name (if applicable): \_\_\_\_\_  
Applicant Name (s): Ray Herrera  
Address: 101 CRISTOL DR Fbg TX 78624  
Phone: 830 992 7887 Fax: \_\_\_\_\_ Email: globalcoolinghvac\_2  
@ yahoo.com

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

Role: \_\_\_\_\_ Agent \_\_\_\_\_ Engineer \_\_\_\_\_ Surveyor \_\_\_\_\_ (note role)  
Firm Name (if applicable): \_\_\_\_\_  
Address: \_\_\_\_\_  
Primary Contact Name: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Z-1506



**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

E MAIN (HWY 280 E.)

CRISTOL DR.

FRIENDSHIP LN.

S EAGLE

Subject Properties

Z-1506



E. MAIN (HWY 280 E.)

Subject Properties

CRISTOL DR.

S. EAGLE

**Landuse**

- Rural
- LDR
- MDR
- HDR
- PF
- PARK
- COMM
- IND

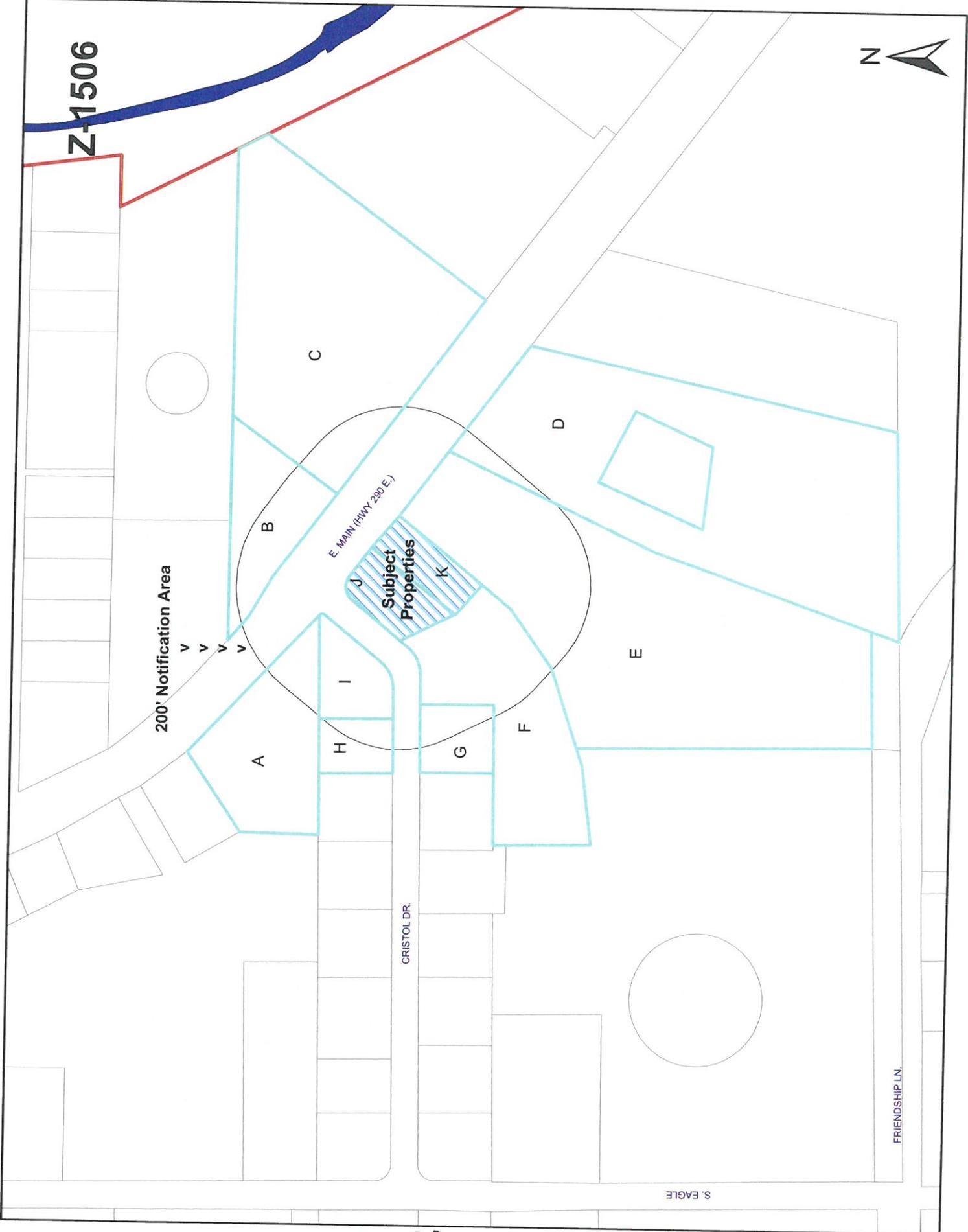
Ⓟ CBD-Downtown

- CBD-Uptown
- Mixed Use Corridor
- Employment Center
- Commercial Center





Z-1506



200' Notification Area

Subject Properties

E. MAIN (FWY 280 E.)

CRISTOL DR.

S. EAGLE

FRIENDSHIP LN.

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

HEARING  
DATE: **JUNE 3, 2015**

TIME: **5:30 PM**

REQUEST  
NUMBER: **Z-1506**

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: **JUNE 15, 2015**

TIME: **6:00 PM**

REQUEST  
NUMBER: **Z-1506**

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

**APPLICANT:** Ray Herrera

**LOCATION:** 101 Cristol Dr. and 1403 E. Main St.  
(see accompanying map)

**REQUEST:** Change in the Land Use Plan from Medium Density Residential to Commercial on both properties and a change in Zoning from R-1, Single Family Residential to C-1, Neighborhood Commercial on 101 Cristol Dr.

(DETACH HERE)

**REQUEST NO. Z-1506**

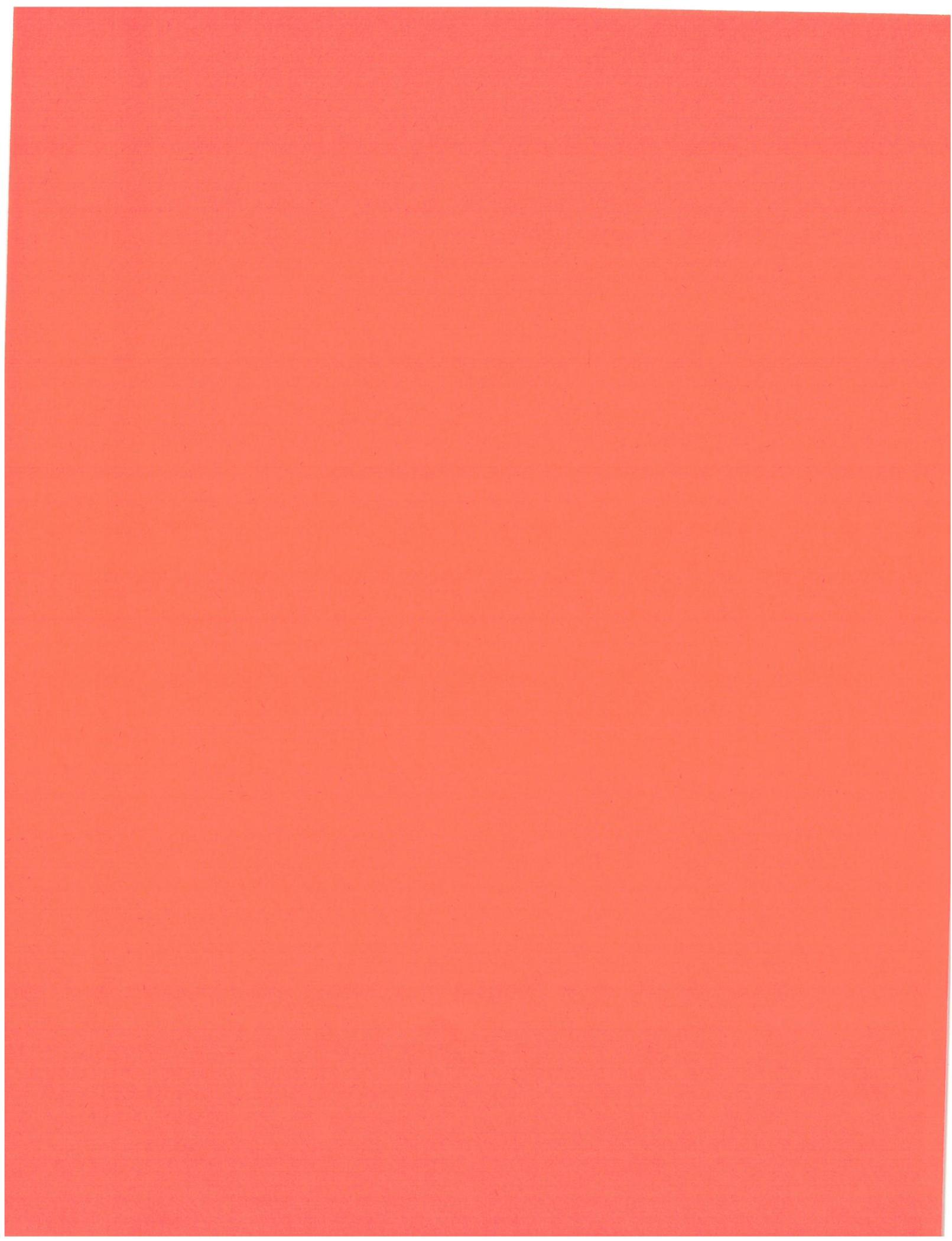
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Address



**CONDITIONAL USE PERMIT BRIEF**  
*Request Z-1507*

**Project:** The Villages of Windcrest  
**Applicant:** Kevin Spraggins, VEI Consulting Engineers  
**Location:** Northwest of the intersection of W. Windcrest Drive and the extension of Post Oak Road  
**Existing Zoning:** R-2, Mixed Residential  
**Request:** Conditional Use Permit to allow Convalescence Services in an R-2 Zoning District

**Site Plan Overview:**

- The subject project will consist of a 60-bed assisted living facility and a 24-bed memory care facility.
- The site area is approximately 4.38 acres.
- The plan provides parking for 57 parking spaces, including 6 handicap accessible spaces.
- The site access will be from an extension of W. Windcrest Drive and Post Oak Road. A loop drive will be provided around the perimeter of the project to serve as a fire lane.
- Building coverage is estimated to be approximately 39% (55% maximum allowed in the R-2 District).
- Impervious coverage is estimated to be approximately 58% (65% maximum allowed in the R-2 District).
- Building height will be two-story.
- The site is currently surrounded by vacant land.
- Adjacent zoning is C-1 to the east, R-1 to the south and R-2 to the west and north.

**Review and Evaluation Criteria:**

- A. **CONFORMANCE WITH APPLICABLE REGULATIONS:**
- The site complies with applicable regulations, including parking, impervious coverage, building coverage and setbacks.
- B. **COMPATIBILITY WITH EXISTING OR PERMITTED USES IN ABUTTING SITES:**
- The proposed assisted living and memory care facility is compatible with uses in the surrounding area, including Windcrest neighborhood and Hill Country Memorial.
- C. **POTENTIALLY UNFAVORABLE EFFECTS OR IMPACTS ON OTHER EXISTING OR PERMITTED USES ON ABUTTING PROPERTY:**
- We do not expect unfavorable effects from the proposed use.
- D. **MODIFICATIONS TO THE SITE PLAN WHICH WOULD RESULT IN INCREASED COMPATIBILITY AND WOULD MITIGATE POTENTIALLY UNFAVORABLE IMPACTS:**
- None suggested.

- E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:**
- With the extensions of Windcrest Drive and Post Oak Drive, we expect the safety and convenience of circulation to be improved within the vicinity.
- F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:**
- NA.
- G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:**
- All lighting and signage will be required to comply with applicable ordinances.
- H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:**
- Number of parking spaces provided exceeds the number required by the code.
- I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:**
- Affirmative.
- J. DETERMINATION THAT THE PROPOSED USE WILL COMPLY WITH EACH OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE:**
- Affirmative.
- K. DETERMINATION THAT THE PROPOSED USE AND SITE DEVELOPMENT, TOGETHER WITH ANY MODIFICATIONS APPLICABLE, THERETO, WILL BE COMPATIBLE WITH EXISTING OR PERMITTED USES IN THE VICINITY:**
- The proposed use is consistent with the R-2 regulations.
- L. DETERMINATION THAT ANY CONDITIONS APPLICABLE TO APPROVAL ARE THE MINIMUM NECESSARY TO MINIMIZE POTENTIALLY UNFAVORABLE IMPACTS ON NEARBY USES AND TO ENSURE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING OR PERMITTED USES IN THE SAME DISTRICT AND THE SURROUNDING AREA:**
- NA.
- M. DETERMINATION THAT THE PROPOSED USE TOGETHER WITH THE CONDITIONS APPLICABLE THERETO, WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MATERALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY:**
- Affirmative

**OPPOSITION/SUPPORT OF REQUEST:** One letter in support, none in opposition.

**STAFF RECOMMENDATION:** We expect the proposed project to be compatible with the area and believe it will be a compliment to other existing and proposed uses nearby. Approval is recommended.



# 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: The Villages of Windcrest

Project Address: Northwest corner of the intersection of W. Windcrest Dr. and Post Oak Rd.

Tax ID Number (s):

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

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat*                  | <input type="checkbox"/> Plat Vacation                       |
| <input checked="" 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: Windcrest Village

Jurisdiction:  City Limits  ETJ Total Acres: 12.94 No. of Lots:

Original Survey & Abstract No:

Legal Description: Parts of Outlots 118 and 119, and part of Outlot Street East of Outlot 118 (Post Oak Rd.)

Current Land Use Plan: Proposed Land Use Plan:

Current Zoning: R-2 and C-1 Proposed Zoning: R-2 and C-1

Location: Northwest corner of the intersection of W. Windcrest Dr. and Post Oak Rd.

Proposed Use(s): Convalescent Services (CUP), Mixed Residential (R-2) and Neighborhood Commercial (C-1)

### Applicant's Signature

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

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: KEVIN SPRAGGINS Date: 4-27-2015

Staff Use Only Application No.: 5/4/15 Date: 2-1507

\*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): Windcrest Dev Group LLC

Owner Name: John Lanier

Address: 16200 Dallas Parkway, Suite 245, Dallas, Texas 75248

Phone: 214-432-2992

Fax: 214-261-5154

Email: jlanier@bridgecap.us

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

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): VEI Consulting Engineers

Address: 507-D East Highway St., Fredericksburg, Texas 78624

Primary Contact Name: Kevin W. Spraggins, P.E.

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name:

Phone:

Fax:

Email:

### III. Applicant

Firm Name (if applicable): VEI Consulting Engineers

Applicant Name (s): Kevin W. Spraggins, P.E.

Address: 507-D East Highway St., Fredericksburg, Texas 78624

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

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

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable):

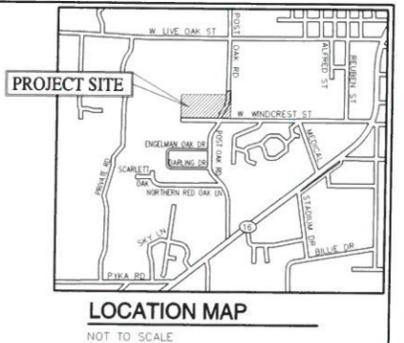
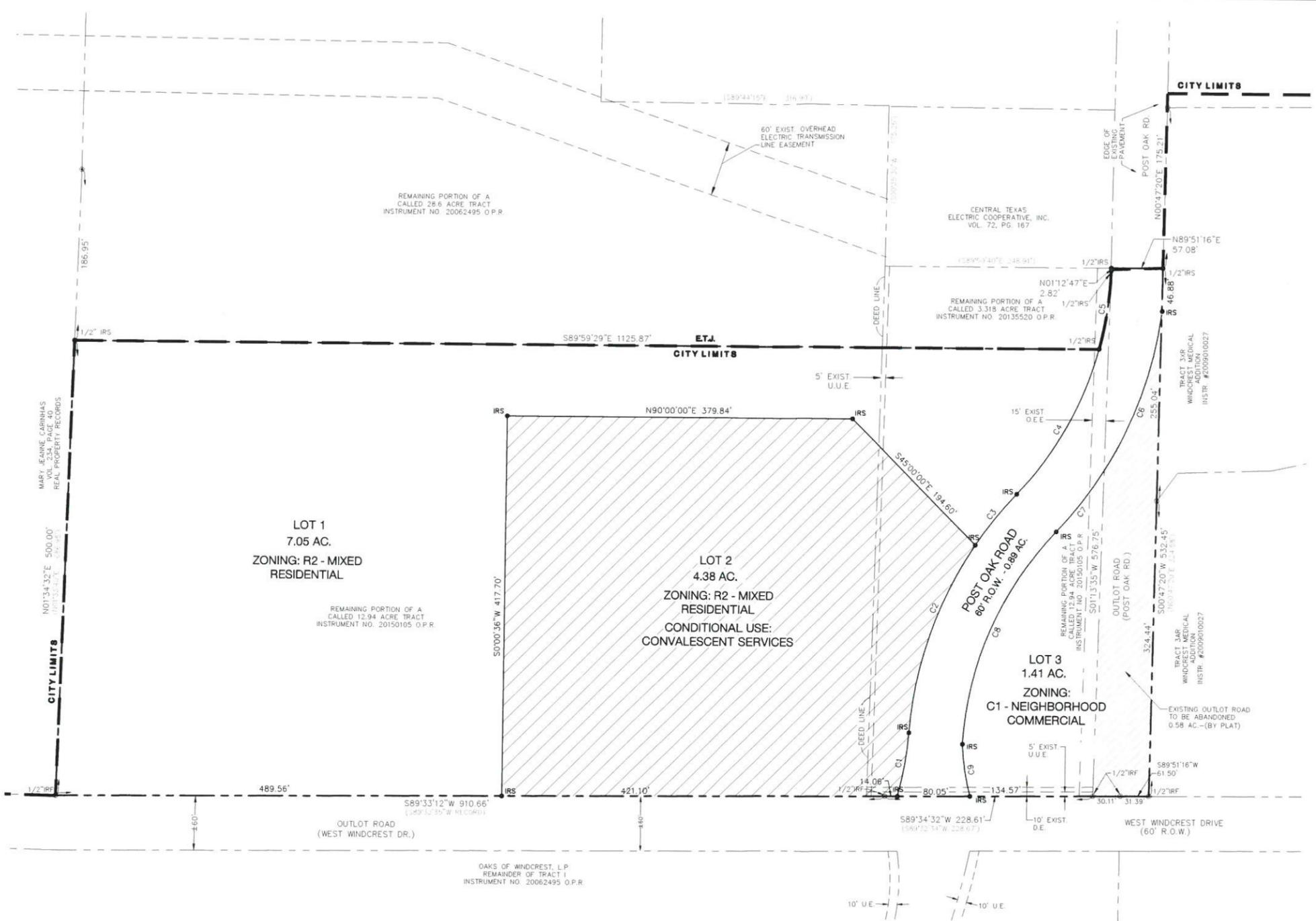
Address:

Primary Contact Name:

Phone:

Fax:

Email:



- LEGEND**
- PROPERTY BOUNDARY
  - - - ADJACENT PROPERTY BOUNDARY
  - - - PROPOSED R.O.W. LINE
  - - - EXISTING EASEMENT
  - - - CITY / E.T.J. LIMITS
  - 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET
  - D.E. EXISTING DRAINAGE EASEMENT
  - U.U.E. EXISTING UNDERGROUND UTILITY EASEMENT
  - O.E.E. EXISTING OVERHEAD ELECTRICAL EASEMENT

A  
CONDITIONAL USE PERMIT PLAN  
FOR  
**THE VILLAGES OF WINDCREST**

13.73 ACRES TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING PARTS OF OUTLOTS NO. 118 & 119 AND PART OF AN OUTLOT STREET LYING EAST OF SAID OUTLOT NO. 118, AS SAID OUTLOTS AND OUTLOT STREET ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS, BY THE GERMAN EMIGRATION COMPANY, SAID 12.940 ACRE TRACT BEING A PORTION OF THAT 28.6 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE TO OAKS OF WINDCREST, L.P. BY MARY S. WILLIAMS, ET AL, DATED APRIL 12, 2006, FOUND OF RECORD IN INSTRUMENT NO. 20062495 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, AND A PORTION OF THAT 3.318 ACRE TRACT OF LAND DESCRIBED IN DEED OF TRUST FROM OAKS OF WINDCREST, L.P. TO SECURITY STATE BANK & TRUST, DATED NOVEMBER 23, 2013, FOUND OF RECORD IN INSTRUMENT NO. 20135519 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD	ARCH LENGTH
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C4	28°28'55"	370.00'	N28°54'07"E	182.04'	183.93'
C5	13°26'42"	370.00'	N07°56'18"E	86.63'	86.83'
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C7	11°17'07"	430.00'	N37°30'01"E	84.56'	84.70'
C8	40°12'14"	370.00'	S23°02'27"W	254.33'	259.63'
C9	12°46'20"	260.74'	S08°52'06"E	58.00'	58.12'

2-1507

RECEIVED

MAY 26 2015

**WINDCREST DEV GROUP, LLC** OWNER  
 LOT 2  
 CONTACT: JOHN LANIER (214) 432-2992  
 16200 DALLAS PARKWAY, SUITE 245 DALLAS, TEXAS 75248 FAX: (214) 261-5154

**AMZ-GSC, LLC** OWNER  
 LOT 1 AND LOT 3  
 CONTACT: BOONE NERREN (214) 432-2992  
 16200 DALLAS PARKWAY, SUITE 245 DALLAS, TEXAS 75248 FAX: (214) 261-5154

**VEI CONSULTING ENGINEERS** ENGINEER  
 CONTACT: KEVIN W SPRAGGNS, P.E. (830) 997-4744  
 507-D E HIGHWAY ST. DALLAS, TEXAS 75248 FAX: (830) 997-6967  
 Texas Registration # F-165

FILE NO: 14052  
 DATE: 05/21/2015 SHEET: CUP (1 OF 2)

19





**THE VILLAGES OF WINDCREST**

**Dining View**

FREDERICKSBURG, TX

05/21/15



*Full Investment & Development  
Management Services  
for the Senior's Housing  
& Healthcare Industries*

469.607.4400



**REES**



**THE VILLAGES OF WINDCREST**

**Tower View**

FREDERICKSBURG, TX  
05/21/15



Full Investment & Development  
Management Services  
for the Senior's Housing  
& Healthcare Industries  
469.607.4400















**NOTICE OF PUBLIC HEARING FOR  
A CONDITIONAL USE PERMIT**

HEARING  
DATE: **JUNE 3, 2015**

TIME: **5:30 PM**

REQUEST  
NUMBER: **Z-1507**

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: **JUNE 15, 2015**

TIME: **6:00 PM**

REQUEST  
NUMBER: **Z-1507**

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

APPLICANT: Kevin Spraggins on behalf of Windcrest Development Group, LLC

LOCATION: 4.38 acres out of a larger 12.84 acre tract of land on Windcrest Drive and Post Oak Rd  
(see accompanying map)

REQUEST: Conditional Use Permit for Convalescent Services in an R-2, Mixed Residential zoning district

(DETACH HERE)

**REQUEST NO. Z-1507**

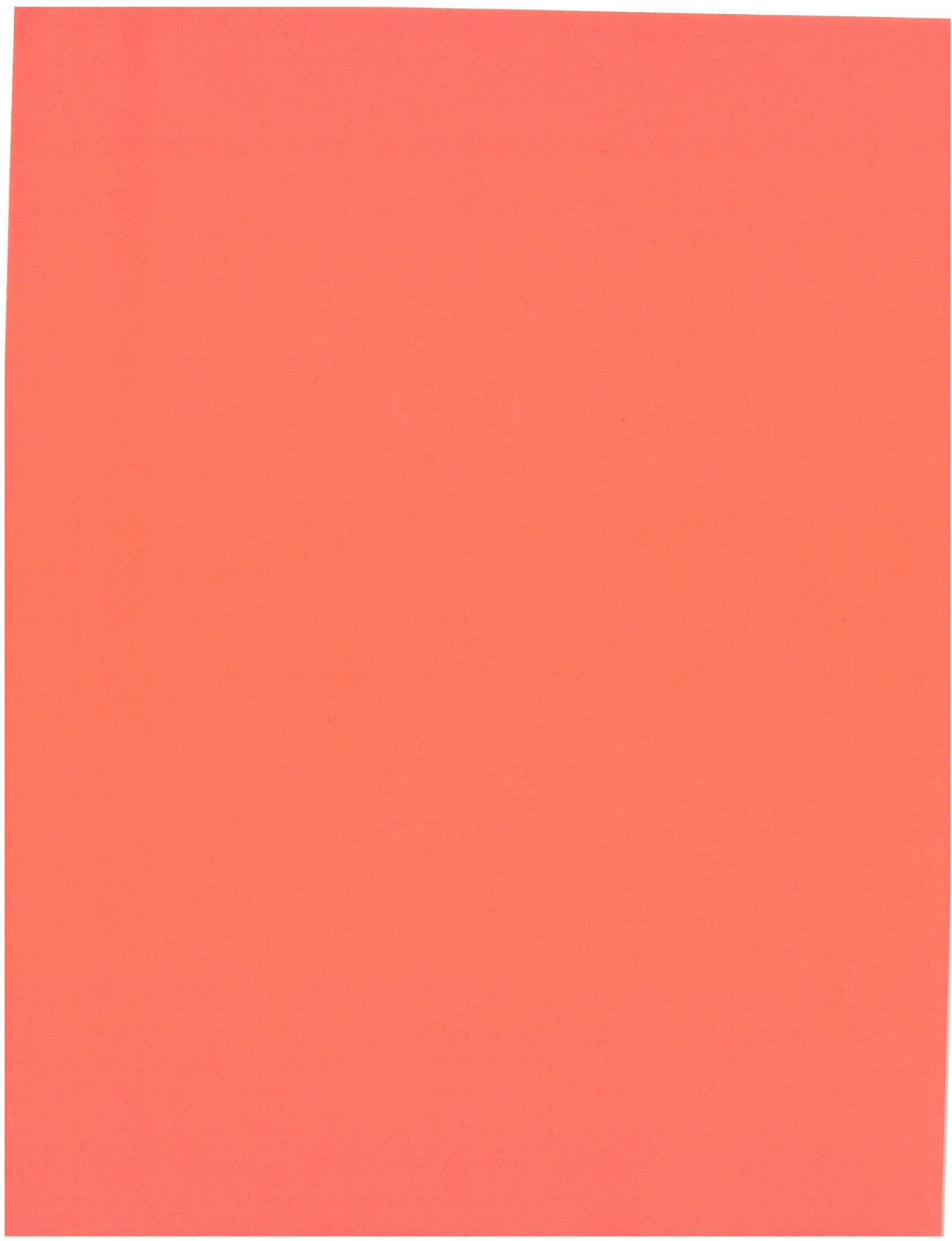
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Address



**PRELIMINARY PLAT  
BACKGROUND INFORMATION  
May, 2015**

**File Number:** P-1508

**Subdivision Name:** The Villages of Windcrest

**Location:** Northwest of the intersection of Windcrest Drive and Post Oak Road (see attached map)

**Tract Size:** 13.7 acres

**Number/Size of Lots:** 3 lots, ranging from 1.4 acres to 7.05 acres  
Lot 2 which is 4.38 acres is the location of the proposed assisted living and memory care facilities.

**Roadways:** Property has frontage on the proposed extension of Post Oak Road and Windcrest Drive. Both of these streets will be extended as part of this project.

**Right-of-way:** 60' of right-of-way for Windcrest Drive and Post Oak Road.

**Utilities:** A water line is currently existing within Windcrest Drive. In addition, a water line will be extended in Post Oak Road as part of this project.

A sanitary sewer line is located at the corner of Windcrest Drive and Post Oak Road. A sanitary sewer line will be extended within the Windcrest Drive right-of-way and within the Post Oak Road right-of-way up to Live Oak Road.

**Easements:** Variable width drainage and utility easements. Final details on the size and designation of easements are being determined as part of the Construction Plans.

**Easements Abandoned:** NA

**Stormwater Detention:** Drainage within this development will flow in a southeasterly direction and into the existing detention pond located across the extension of Post Oak Road. No additional detention is anticipated.

**Drainage:** See above.

**Staff Comments:** NA

**P&Z Action:** Final approval

**Staff Recommendation:**

Approval

**Conditions:**

Engineering Department approval of Construction Plans prior to release of the building permit.



# 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: The Villages of Windcrest

Project Address: Northwest corner of the intersection of W. Windcrest Dr. and Post Oak Rd.

Tax ID Number (s):

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

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat*                  | <input type="checkbox"/> Plat Vacation                       |
| <input checked="" 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: Windcrest Village

Jurisdiction:  City Limits  ETJ Total Acres: 12.94 No. of Lots:

Original Survey & Abstract No:

Legal Description: Parts of Outlots 118 and 119, and part of Outlot Street East of Outlot 118 (Post Oak Rd.)

Current Land Use Plan: Proposed Land Use Plan:

Current Zoning: R-2 and C-1 Proposed Zoning: R-2 and C-1

Location: Northwest corner of the intersection of W. Windcrest Dr. and Post Oak Rd.

Proposed Use(s): Convalescent Services (CUP), Mixed Residential (R-2) and Neighborhood Commercial (C-1)

### Applicant's Signature

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

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: KEVIN SPRAGGINS Date: 4-27-2015

**Staff Use Only** Application No.: \_\_\_\_\_ Date: \_\_\_\_\_

\*Copy of current Title Search required with application.



# Project Application

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

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

### I. Property Owner(s)

Firm Name (if applicable): Windcrest Dev Group LLC

Owner Name: John Lanier

Address: 16200 Dallas Parkway, Suite 245, Dallas, Texas 75248

Phone: 214-432-2992

Fax: 214-261-5154

Email: jlanier@bridgecap.us

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

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): VEI Consulting Engineers

Address: 507-D East Highway St., Fredericksburg, Texas 78624

Primary Contact Name: Kevin W. Spraggins, P.E.

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

Secondary Contact Name:

Phone:

Fax:

Email:

### III. Applicant

Firm Name (if applicable): VEI Consulting Engineers

Applicant Name (s): Kevin W. Spraggins, P.E.

Address: 507-D East Highway St., Fredericksburg, Texas 78624

Phone: 830-997-4744

Fax: 830-997-6967

Email: kspraggins@vei-tx.com

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

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

**OWNER'S ACKNOWLEDGEMENT & DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON. THAT NO OTHER PERSON OR ENTITY HAS ANY INTEREST IN THE PROPERTY EITHER BY LEASE, OR OTHER EQUITABLE INTEREST UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM 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 (OURSELVES) AND MY (OUR) HEIRS AND ASSIGNS TO ABIDE FOREVER BY ALL LINES, DEDICATIONS, CONVEYANCES FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES, AND OTHER RESTRICTIONS SHOWN HEREON.

LOT 2  
WINDCREST DEV GROUP, LLC  
16200 DALLAS PARKWAY, SUITE 245  
DALLAS, TX 75248  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
NAME: JOHN LANIER  
TITLE: \_\_\_\_\_

LOT 1 AND LOT 3  
AMZ-GSC, LLC  
16200 DALLAS PARKWAY, SUITE 245  
DALLAS, TX 75248  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
NAME: BOONE NERREN  
TITLE: \_\_\_\_\_

THE STATE OF TEXAS, COUNTY OF GILLESPIE, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ BY: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINTED NAME OF NOTARY: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I, JEFF BOERNER, A 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 SUPERVISION AND THAT THIS PLAT IS IN ACCORDANCE WITH THE SURVEYING REQUIREMENTS OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

JEFF BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR #4939

**CERTIFICATE OF APPROVAL FOR RECORDING**  
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 EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE CITY BOARD OF COMMISSIONERS AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.  
DATE: \_\_\_\_\_

**CERTIFICATE OF RECORDATION**  
FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. ON PAGE \_\_\_\_\_ VOLUME \_\_\_\_\_ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS. \_\_\_\_\_ DEPUTY CLERK, COUNTY COURT, GILLESPIE COUNTY, TEXAS

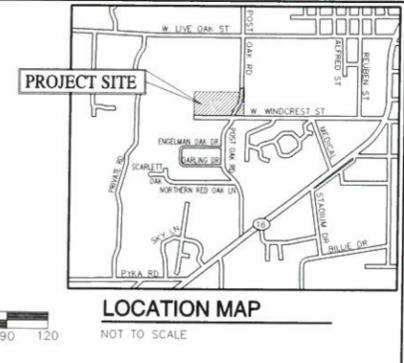
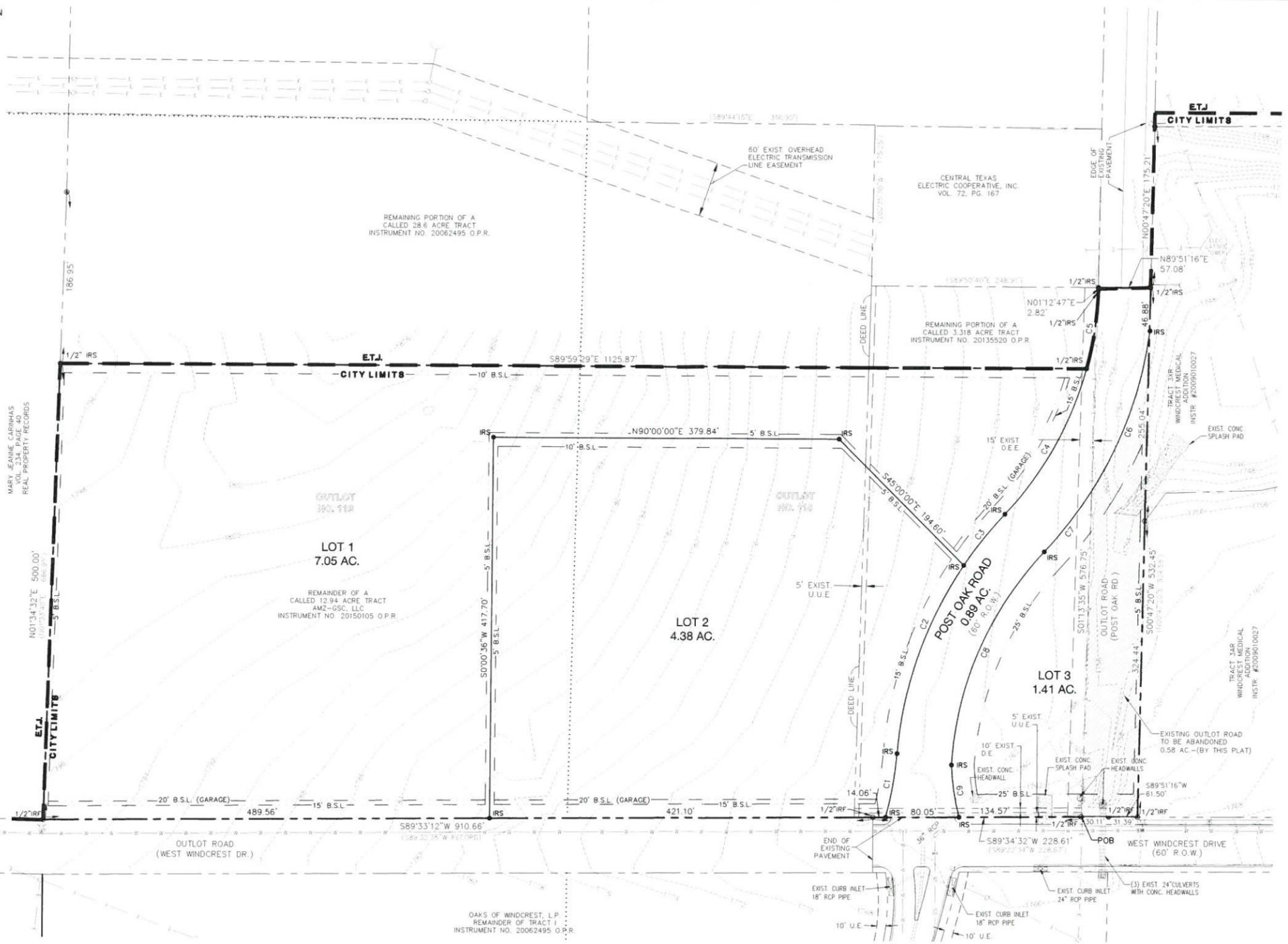
**NOTES:**  
1.) ALL TOPOGRAPHIC INFORMATION AND BENCHMARKS WERE COMPUTED AND STAKED ON THE GROUND BY VEI CONSULTING ENGINEERS.

**BENCHMARK**  
CITY OF FREDERICKSBURG, GPS STATIC SURVEY  
DESCRIPTION: NGVD '29 ELEVATION  
ELEVATION: 1751.513  
TO REACH THE STATION FROM THE JUNCTION OF GREEN MEADOWS BLVD. AND GREEN MEADOW LN., GO NORTH ON GREEN MEADOW LN., 0.1 MILE TO STATION SET ON THE RIGHT. A 3" BRASS DISK SET IN CONCRETE FLUSH WITH THE GROUND STAMPED "GPS 9 1994 CITY OF FBG." THE STATION IS 75.0' OFF CENTER OF CULDESAC, 2.7' OFF FENCE AND 78.0' @ 200' MAGNETIC AZIMUTH TO NORTHWEST CORNER OF A RESIDENCE.

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C9	12°46'20"	260.74'	S08°52'06"E	58.00'

**LEGEND**

- AREA OF OUTLOT ROAD TO BE ABANDONED BY THIS PLAT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING OUTLOT LINES
- CITY / E.T.J. LIMITS
- EXISTING EASEMENT
- PROPOSED LOT / R.O.W. LINE
- SETBACK LINE
- EXISTING CONTOURS
- EXISTING ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- EXISTING STAND-UP CURB
- EXISTING CURB & GUTTER
- EXISTING STORM SEWER
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER METER
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING GUY WIRE
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING HEADWALL
- ⊕ SETBACK LINE
- ⊕ EXISTING DRAINAGE EASEMENT
- ⊕ EXISTING UNDERGROUND UTILITY EASEMENT
- ⊕ EXISTING OVERHEAD ELECTRICAL EASEMENT



**A PRELIMINARY PLAT FOR THE VILLAGES OF WINDCREST**

13.73 ACRES TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING PARTS OF OUTLOTS NO. 118 & 119 AND PART OF AN OUTLOT STREET LYING EAST OF SAID OUTLOT NO. 118, AS SAID OUTLOTS AND OUTLOT STREET ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS, BY THE GERMAN EMIGRATION COMPANY, SAID 12.940 ACRE TRACT BEING A PORTION OF THAT 28.6 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE TO OAKS OF WINDCREST, L.P. BY MARY S. WILLIAMS, ET AL, DATED APRIL 12, 2006, FOUND OF RECORD IN INSTRUMENT NO. 20062495 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS, AND A PORTION OF THAT 3.318 ACRE TRACT OF LAND DESCRIBED IN DEED OF TRUST FROM OAKS OF WINDCREST, L.P. TO SECURITY STATE BANK & TRUST, DATED NOVEMBER 23, 2013, FOUND OF RECORD IN INSTRUMENT NO. 20135519 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

**WINDCREST DEV GROUP, LLC OWNER**  
LOT 2  
CONTACT: JOHN LANIER (214) 432-2992  
16200 DALLAS PARKWAY, SUITE 245 FAX: (214) 261-5154  
DALLAS, TEXAS 75248

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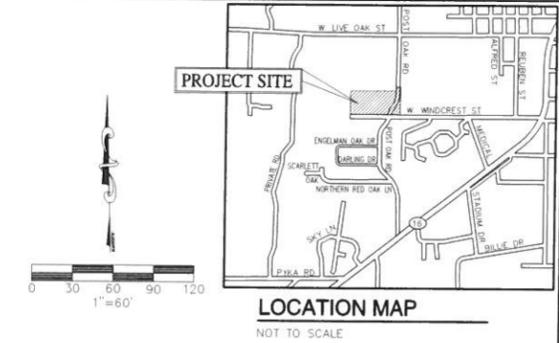
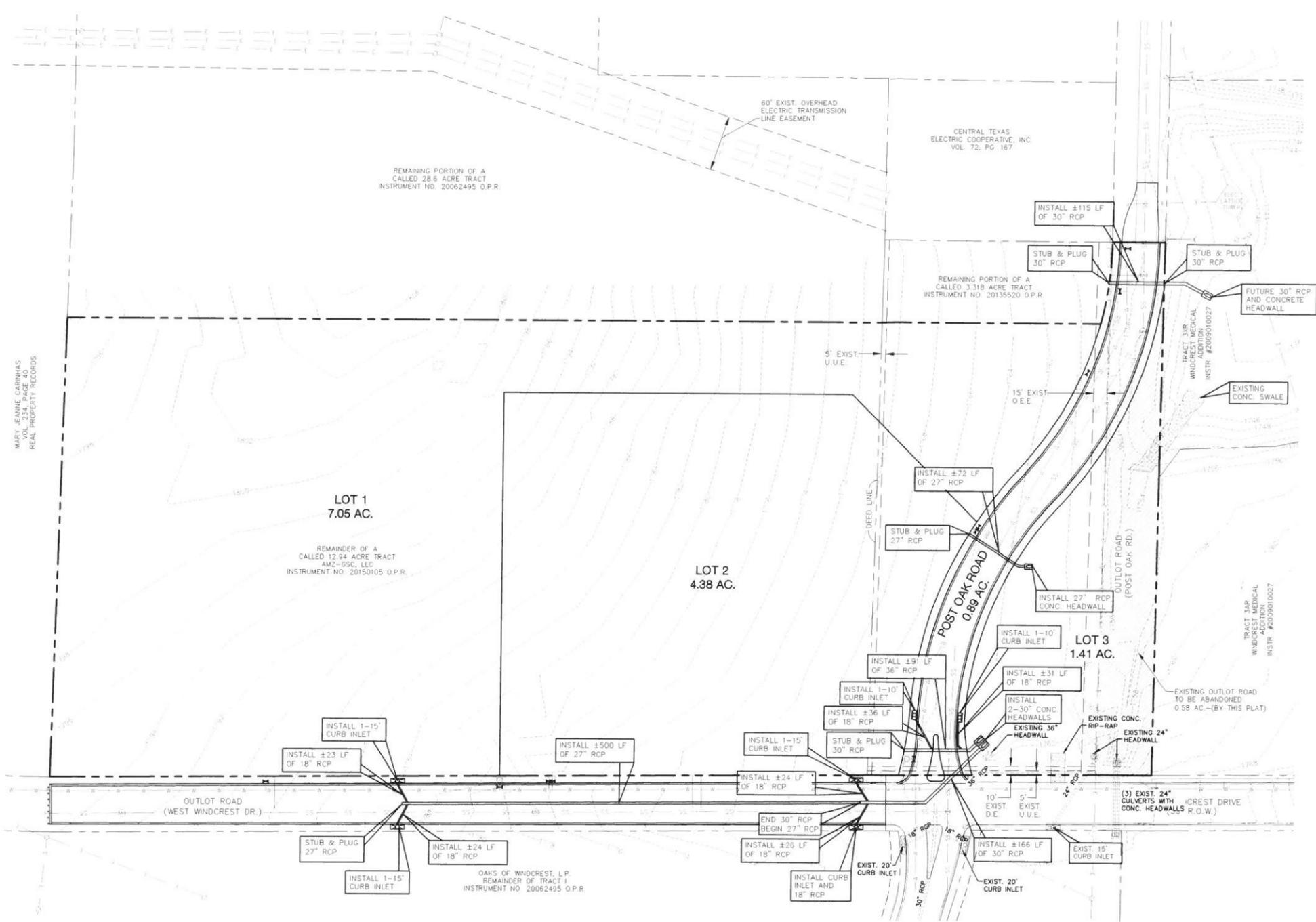
**MDS LAND SURVEYING COMPANY, INC. SURVEYOR**  
CONTACT: JEFF BOERNER, RPLS (830) 816-1818  
8 SPENCER ROAD  
BOERNER, TEXAS 78006

**VEI CONSULTING ENGINEERS ENGINEER**  
CONTACT: KEVIN W. SPRAGINS, P.E. (830) 997-4744  
507-D E. HIGHWAY ST. FAX: (830) 997-6967  
FREDERICKSBURG, TX 78624 Texas Registration # F-165

FILE NO: 14052  
DATE: 05/21/2015 SHEET: PL (1 OF 4)

P-1508  
**RECEIVED**  
MAY 26 2015





**LEGEND**

	PROPOSED ASPHALT
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	PROPOSED LOT LINE
	EXISTING CONTOURS
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
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	EXISTING DRAINAGE EASEMENT
	EXISTING UNDERGROUND UTILITY EASEMENT
	EXISTING OVERHEAD ELECTRICAL EASEMENT

A  
PRELIMINARY DRAINAGE PLAN  
FOR  
**THE VILLAGES  
OF WINDCREST**

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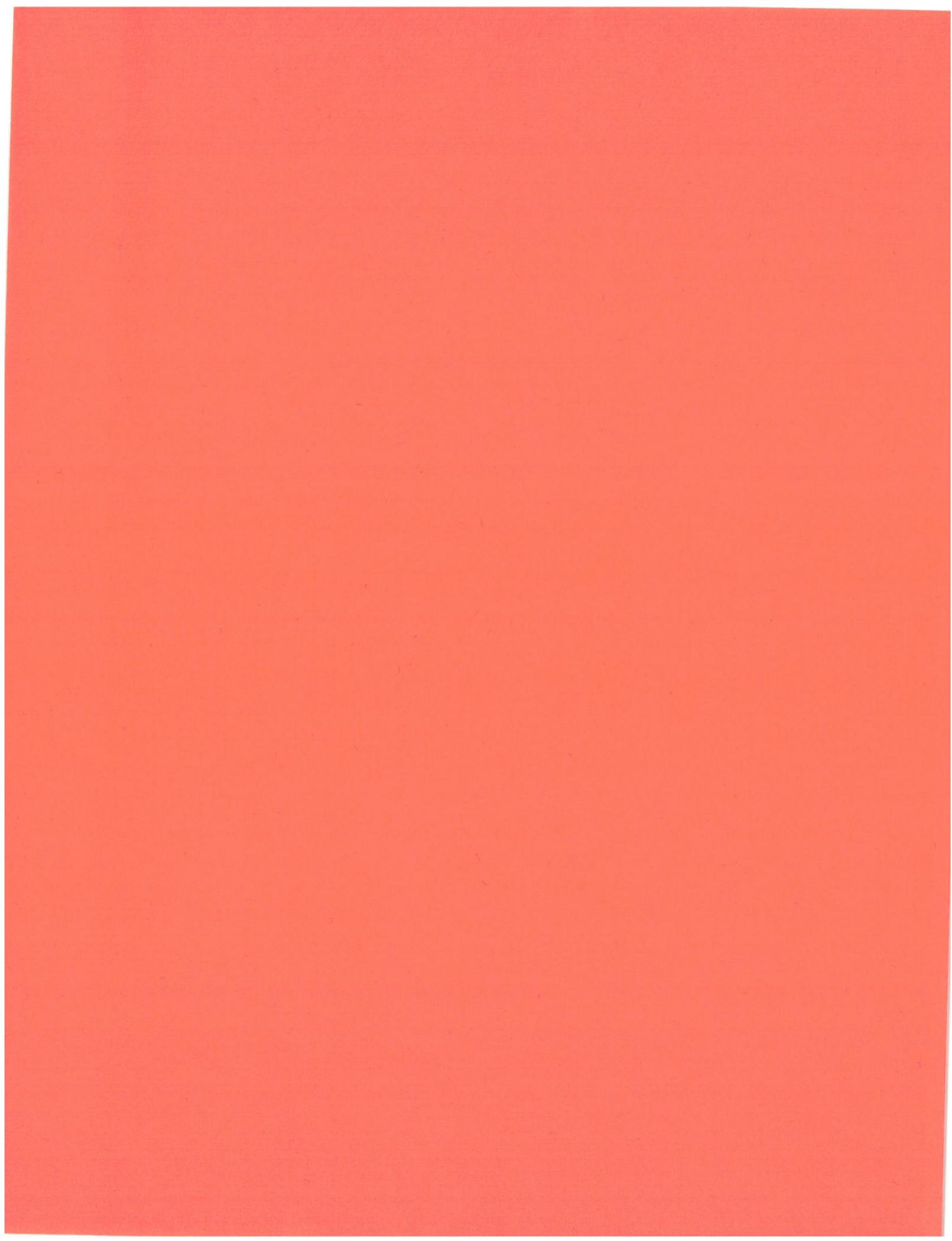
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 CONTACT: KEVIN W. SPRAGGINS, P.E. (830) 997-4744  
 507-D E. HIGHWAY ST. FREDERICKSBURG, TX 78624 FAX: (830) 997-6967  
 Texas Registration # F-165

**BENCHMARK**  
 CITY OF FREDERICKSBURG, GPS STATIC SURVEY  
 DESCRIPTION: NGVD '29 ELEVATION  
 ELEVATION: 1751.513  
 TO REACH THE STATION FROM THE JUNCTION OF GREEN MEADOWS BLVD AND GREEN MEADOW LN., GO NORTH ON GREEN MEADOW LN., 0.1 MILE TO STATION SET ON THE RIGHT. A 3" BRASS DISK SET IN CONCRETE FLUSH WITH THE GROUND STAMPED "GPS 9 1994 City of FBG." THE STATION IS 75.0' OFF CENTER OF CULDESAC, 2.7' OFF FENCE AND 78.0' @ 200' MAGNETIC AZIMUTH TO NORTHWEST CORNER OF A RESIDENCE.

FILE NO: 14052  
 DATE: 05/21/2015 SHEET: DP (3 OF 4)







**SITE PLAN**  
**BACKGROUND INFORMATION**  
May, 2015

**File Number:** SP 1505

**Address/Location:** 502 - 508 E. Austin Street

**Applicant:** VEI Consulting Engineers

**Proposed Use:** Pacific Combat Zone Improvements

**Site Area:** Approximately 2.1 acres

**Zoning:** PF, Public Facilities

**Adjacent Land Uses/Zoning:**

North:	Residential, zoned R-2
South:	Town Creek and Commercial, zoned C-2
East:	Vacant land and Cemetery, zoned PF
West:	Ruff House, zoned PF

**Building:** Several buildings, including a new museum store building, restroom building, TBM Avenger building, PT Boat building, education building, vehicle storage building, living history building, barrack building and various ancillary buildings. Total building area is approximately 28,883 square feet.

**Building Coverage:** 31% (75% maximum permitted)

**Impervious Coverage:** 38% (85% maximum permitted)

**Building Height:** Building heights vary but comply with the maximum height of 4-stories, 50'.

**Site Access:** Site access is provided for service vehicles only. Main access to the site will be provided via Austin Street and Lee Street. The section of Austin and Lee Street adjoining the property was abandoned by the City for use by the Pacific Combat Zone.

**Parking Provided:** Parking will be provided within the previous right-of-way of Austin and Lee Street (see the attached parking plan). A total of 132 parking spaces will be provided.

**Sidewalk:** A sidewalk is located on Austin Street.

**Screening Required:** Along north property line adjacent to residential zoning.

<b>Tree Preservation:</b>	No trees on site.
<b>Lighting:</b>	Exterior lighting will be shielded from adjoining properties.
<b>Drainage/Detention:</b>	No on-site detention is required.
<b>P&amp;Z Action:</b>	Final approval
<b>Recommendation:</b>	Approval

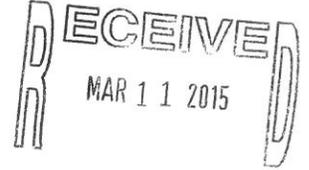


# Project Application

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: Pacific Combat Zone  
Project Address: 508 E. Austin St.  
Tax ID Number (s): 107346/2578



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

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Plat*       | <input type="checkbox"/> Plat Vacation                       |
| <input checked="" 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<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: 2.116 Ac No. of Lots: 1

Original Survey & Abstract No: Portion of Town lot 482, All of town lots 483-486

Legal Description: Fbg, Add. Blk. 65, Lots 483-486

Current Land Use Plan: Public/Semi Public Proposed Land Use Plan: Same

Current Zoning: PF Proposed Zoning: Same

Location: 502/508 E. Austin St.

Proposed Use(s): Category 7

## 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: [Handwritten Signature]

Printed Name: Kevin Spraggins Date: 3/11/15

Staff Use Only Application No.: \_\_\_\_\_ Date: \_\_\_\_\_

\*Copy of current Title Search required with application.



# Project Application

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

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

### I. Property Owner(s)

Firm Name (if applicable): Texas Historical Commission

Owner Name:

Address: PO Box 12276, Austin, Tx 78711 Physical: 1511 Colorado St.  
Austin Tx 78701

Phone: 5124636100 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): VEI Consulting Engineers

Address: 507 E. Highway St.

Primary Contact Name: Kevin Spraggins

Phone: 997 4744 Fax: 997 6967

Email: kspraggins@vei-tx.com

Secondary Contact Name: melissa Gillis

Phone: 997 4744 Fax: 997 6967

Email: mgillis@vei-tx.com

### III. Applicant

Firm Name (if applicable): The Admiral Nimitz Foundation

Applicant Name (s): Joe Cavanaugh

Address: 340 E. main

Phone: 997 8600 Fax: 997 8092

Email: joec@nimitzfoundation.org

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

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): Same as item II.

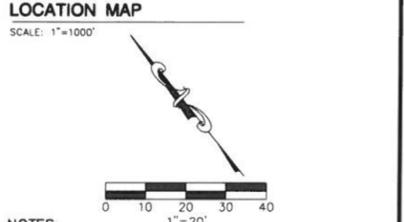
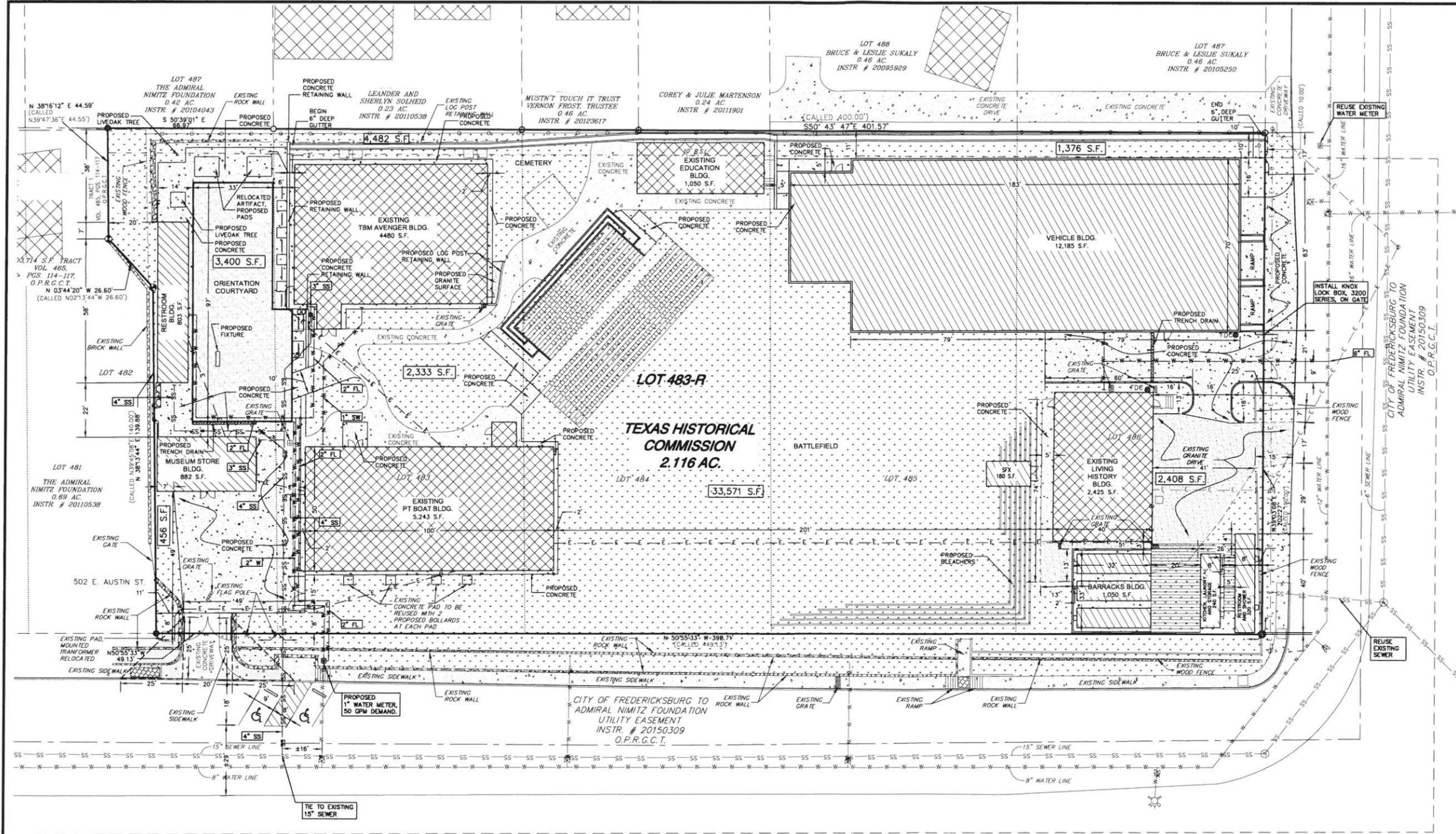
Address:

Primary Contact Name:

Phone:

Fax:

Email:



- NOTES:**
- THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
  - SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
  - THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
  - ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
  - REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
  - THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
  - FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
  - THIS SITE PLAN ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODES ORDINANCES.
  - THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.

**A  
SITE PLAN  
FOR**

LEGEND	
EXISTING	PROPOSED

RECEIVED  
MAY 11 2015

**SUMMARY TABLE**

ZONED PROPOSED USE	PF - (PUBLIC FACILITY)
TOTAL SITE AREA	PUBLIC/SEMI-PUBLIC
MINIMUM LOT AREA	92,192 sq. ft. / 2.116 Ac.
MINIMUM LOT WIDTH	NO REQUIREMENT
MAXIMUM BUILDING HEIGHT	NO REQUIREMENT
MAXIMUM BUILDING COVERAGE ALLOWED	75% (PERCENT OF LOT AREA)
TOTAL BUILDINGS COVERAGE PROVIDED	31% (28,883 sq. ft. / 0.66 Ac.)
ALLOWABLE IMPERVIOUS AREA	85% (PERCENT OF LOT AREA)
EXISTING IMPERVIOUS AREA	38% (34,936 sq. ft. / 0.80 Ac.)
PROPOSED IMPERVIOUS AREA	48% (44,166 sq. ft. / 1.01 Ac.)
PROPOSED LANDSCAPE AREA	52% (48,026 sq. ft. / 1.10 Ac.)
SETBACKS	
FRONT YARD	0'
STREET SIDE YARD	0'
INTERIOR SIDE YARD	0'
REAR YARD	10' REQUIRED WHEN ADJACENT TO RESIDENTIAL
PARKING COUNTS	
EXISTING PARKING SPACES TO BE REMOVED	4 SPACES
PARKING SPACES PROVIDED UNDER REVISED LAYOUT	2 SPACES

**PACIFIC COMBAT ZONE**

A 2.116 ACRE TRACT OF LAND, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING ALL OF TRACT 2, EXHIBIT A, A PORTION OF TOWNLOT 482, CONVEYED TO TEXAS PARKS AND WILDLIFE BY DEED RECORDED IN VOL. 465, PG. 114-117, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS, AND ALL OF TOWNLOTS 483-486, CONVEYED TO THE TEXAS HISTORIC COMMISSION BY DEED RECORDED BY INSTRUMENT NO. 20060931, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS, AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, GILLESPIE COUNTY, TEXAS

**THE ADMIRAL NIMITZ FOUNDATION** OWNER  
 CONTACT: MICHAEL W. HAGEE (830) 997-8600  
 340 E. MAIN ST. FREDERICKSBURG, TX 78624 FAX: (830) 997-8092

**VEI CONSULTING ENGINEERS** ENGINEER  
 CONTACT: KEVIN W. SPRAGGINS (830) 997-4744  
 507 E. HIGHWAY ST. FREDERICKSBURG, TX 78624 FAX: (830) 997-6567

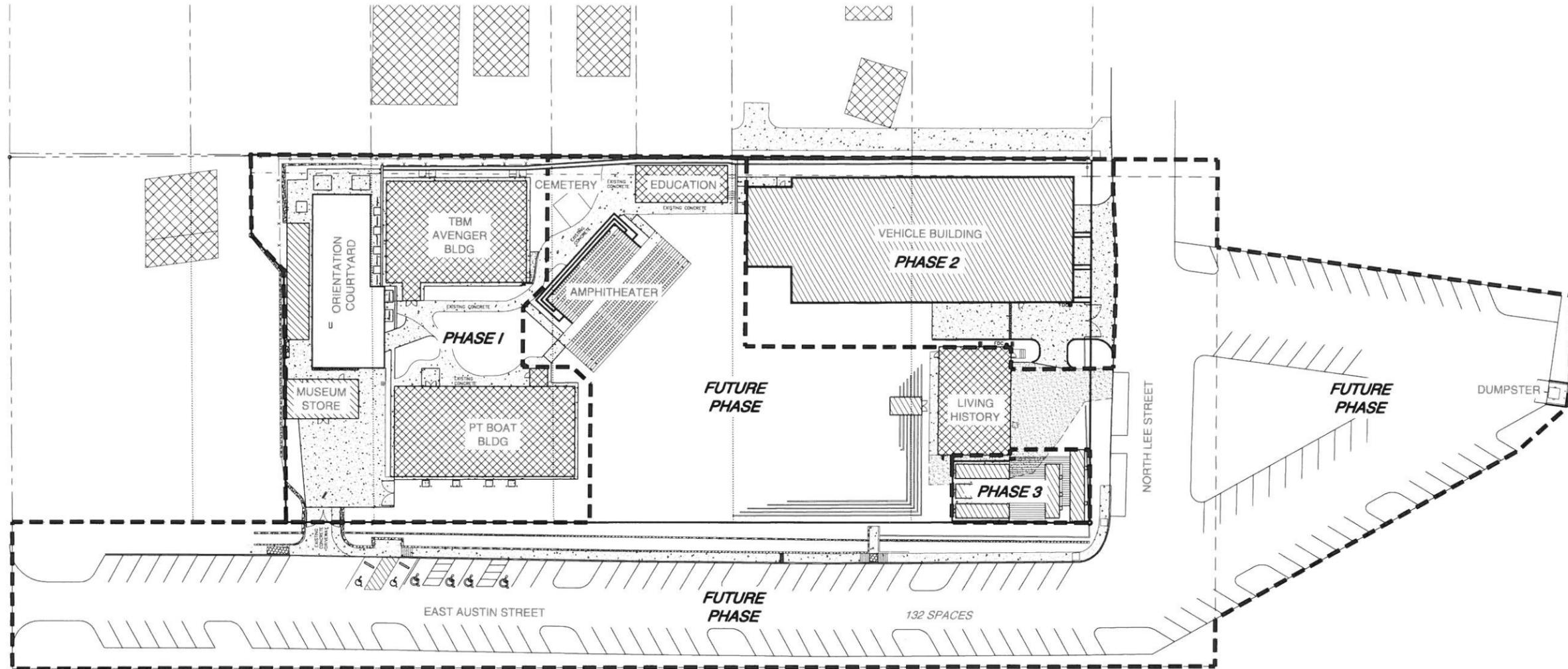
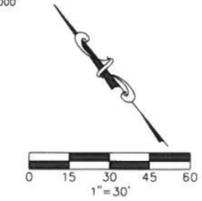
FILE NO: 14051  
 DATE: 05/11/2015  
 SHEET: SP (1 OF 1)

Plot Date: May 11, 2015 2:59pm  
 File Name: S:\Data\Job Files\2014\14051\Map\Site plan\14051\_siteplan.dwg

42



LOCATION MAP  
SCALE: 1"=1000'



RECEIVED  
MAY 11 2015

SUMMARY TABLE

ZONED PROPOSED USE	PF - (PUBLIC FACILITY) PUBLIC/SEMI-PUBLIC
TOTAL SITE AREA	92,192 sq. ft. / 2.116 Ac.
MINIMUM LOT AREA	NO REQUIREMENT
MINIMUM LOT WIDTH	NO REQUIREMENT
MAXIMUM BUILDING HEIGHT	4 STORIES (50 ft.)
MAXIMUM BUILDING COVERAGE ALLOWED	75% (PERCENT OF LOT AREA)
TOTAL BUILDINGS COVERAGE PROVIDED	31% (28,883 sq. ft. / 0.66 Ac.)
ALLOWABLE IMPERVIOUS AREA	85% (PERCENT OF LOT AREA)
EXISTING IMPERVIOUS AREA	38% (34,936 sq. ft. / 0.80 Ac.)
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<b>SETBACKS</b>	
FRONT YARD	0'
STREET SIDE YARD	0'
INTERIOR SIDE YARD	0'
REAR YARD	10' REQUIRED WHEN ADJACENT TO RESIDENTIAL
<b>PARKING COUNTS</b>	
EXISTING PARKING SPACES TO BE REMOVED	4 SPACES
<b>PARKING SPACES PROVIDED</b>	
HANDICAP PARKING SPACES	6 SPACES
REGULAR PARKING SPACES	126 SPACES
TOTAL PARKING SPACES	132 SPACES

A  
OVERALL SITE AND PHASING PLAN  
FOR

**NIMITZ COMBAT ZONE**

A 2.116 ACRE TRACT OF LAND, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING ALL OF TRACT 2, EXHIBIT A, A PORTION OF TOWNLOT 482, CONVEYED TO TEXAS PARKS AND WILDLIFE BY DEED RECORDED IN VOL. 465, PG. 114-117, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS, AND ALL OF TOWNLOTS 483-486, CONVEYED TO THE TEXAS HISTORIC COMMISSION BY DEED RECORDED BY INSTRUMENT NO. 20060931, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS, AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, GILLESPIE COUNTY, TEXAS

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CONTACT: KEVIN W. SPRAGGINS (830) 997-4744  
507 E. HIGHWAY ST. FREDERICKSBURG, TX 78624 FAX: (830) 997-6967

FILE NO: 14051  
DATE: 05/11/2015 SHEET: PP (1 OF 1)

Plot Date: May 11, 2015 3:00pm  
File Name: V:\Vello Job Files 2014\14051\Velo Site plan\14051\_siteplan.dwg

43

SP-1505



E. TRAVIS

N. LEE

E. SCHUBERT

E. AUSTIN

N. ELK

E. MAIN (HWY 280 E.)

Y.P.'s

44