

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

Wednesday, November 4, 2015

**5:30 P.M.**

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

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

**PUBLIC HEARINGS**

3. Public Hearing (Z-1517) by Penick Real Estate Limited Partnership for: *Pp 5 - 17*
  - A) A change in the Land Use Plan from Low Density Residential and High Density Residential to Commercial
  - B) A change in Zoning from R-1, Single Family Residential on the south side of Friendship Lane and R-3, Multi-Family Residential on the north side of Friendship to C-1, Neighborhood Commercial
4. Consider making a recommendation on Z-1517
5. Public Hearing (Z-1518) by Gable S Corporation for a Conditional Use Permit to allow a Hotel/Motel in the CBD, Central Business District on property located at 406 E. Main Street *Pp 18 - 38*
6. Consider making a recommendation on Z-1518

**SITE PLANS**

7. Consider (SP-1514) site plan for an office facility at 802 Wellness Court *Pp 39 - 44*

**PLATS**

8. Consider (P-1515) Final Plat for Villages of Windcrest, Lots 2 & 3 *Pp 45 - 50*

**ADJOURN**

On this the 6<sup>th</sup> day of October, 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  
STEVE THOMAS  
BRENDA SEGNER  
CHARLIE KIEHNE  
DARYL WHITWORTH  
CHRIS KAISER  
JOE CLOUD

ABSENT: BILL PIPKIN  
CARL MONEY

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-1516) BY JOEL M. AND KAREN H. MARSHALL FOR A CONDITIONAL USE PERMIT TO ALLOW A STANDARDIZED BUSINESS IN THE HISTORIC SHOPPING DISTRICT OVERLAY WITHIN THE CBD, CENTRAL BUSINESS DISTRICT, AT 401 E. MAIN STREET** - It was moved by Chris Kaiser and seconded by Brenda Segner to open public hearing Z-1516 by Joel M. And Karen H. Marshall for a Conditional Use Permit to allow a standardized business in the Historic Shopping District Overlay within the CBD, Central Business District, at 401 E. Main Street. Joel and Karen Marshall presented the application. Mr. and Mrs. Marshall distributed a sample of a spice and a tea they make in the store. Mrs. Marshall noted the business is reminiscent of olden days where the customers truly have a hands on experience while shopping. Mrs. Marshall stated there are some things in the store that would have to stay as the franchise dictates but there are things that can be changed to fit the Fredericksburg area. Mrs. Marshall noted the things that would stay the same are the types of walls that are displayed such as the salt wall, the tea wall and the sugar wall, but what is used to display products can be changed. Mrs. Marshall stated they locally source antiques and lighting and flooring can be customized. Mrs. Marshall noted there are only two stores in the State of Texas and the majority are on the east coast, many in historic districts similar to Fredericksburg. Mrs. Marshall noted the two stores in Texas are owned by the same individual and are

located in the Fort Worth Stockyards and in Old Town Grapevine. Mr. Marshall noted the nature of the store is historic and it's character would fit well in the historic district and add to the shopping experience. Mr. Marshall added as owners of the business they will be in the store and are planning to relocate to Fredericksburg. Mr. Marshall noted this business would enhance the experience for people visiting the town.

**PUBLIC COMMENT**

Stuart Barron, owner of the property, stated they have owned the property since the 1920's and like how Fredericksburg has developed and decided they wanted to add to what is currently here. Mr. Barron noted he believes this business would be a benefit to Fredericksburg. Mr. Barron added there are not a lot of these businesses in Texas and this would be a store that most people would see for the first time Mr. Barron noted he would appreciate the Commission's consideration in allowing the business on the corner of his property.

Charlie Kiehne moved to close Public Hearing Z-1516 and Brenda Segner seconded the motion. All voted in favor and the motion carried. .

**STAFF COMMENTS**

Brian Jordan, Director of Development Services, summarized the history of developing and adopting the Formula Business Ordinance, which requires a franchise business to obtain a Conditional Use Permit to open and operate in the Historic Shopping District. Mr. Jordan noted it was very challenging to develop an ordinance aimed at regulating standardized businesses. Mr. Jordan stated the committee consisted of an equal amount of people who were in favor of allowing standardized businesses and individuals that were very much in favor of allowing only original businesses in the Historic Shopping District. Mr. Jordan explained some objective criteria was established to determine if a standardized business should be allowed. Mr. Jordan noted the retail nature, the pedestrian orientation, the zoning and the nature of the proposed business are all completely appropriate for the location. Mr. Jordan stated the criteria established in the ordinance needs to be evaluated to see if it is met before a standardized business is approved and establishing additional criteria should be considered if the proposal is allowed that would distinguish it from another that would try to come in. Mr. Jordan noted three Conditional Use Permits have been issued for standardized businesses, the first one was for a semi-locally grown business that was considered a contributing element to the downtown area. Another was a standardized businesses that moved from Main Street to another street in the Historic Shopping District which was allowed with conditions, and the third was for a drive through, locally owned bank that will replace an existing drive through location in the Historic Shopping District. Mr. Jordan noted there are many pros to allowing this business but what would distinguish this business from any other standardized business that may have 20, 30 or 50 locations needs to be considered. Mr. Jordan noted City Staff does not feel like the business meets all the intended purposes of the zoning standards that were established in the standardized business ordinance. Mr. Jordan stated Staff is not suggesting the Commission take the same position, but are suggesting if they recommend a favorable approval, some requirements be established that will distinguish this business from any other that may want to come in.

Bill Pipkin asked if the Subway that was located in the existing building on this property was there before the ordinance was adopted and Mr. Jordan noted it was. Mr. Pipkin asked the owner of the property if there is a general theme for the businesses that will be going in and Mr. Barron stated there was not. Mr. Barron stated restaurants have been excluded because of the parking required. Mr. Pipkin asked the applicants if their franchise agreement allows for a mix of local products or just the franchise products. Mrs. Marshall stated that was difficult to answer in that a local product could be sold if a local artisan created something that could be used in conjunction with their products, but any competitive products could not be sold.

Daryl Whitworth, who served on the Formula Business Committee, stated he was on the opposite end of the spectrum as a fellow Commission member while they served on the committee, but the conclusion the committee came out with was this is the type of business the ordinance was created to keep out of the Historic Shopping District. Mr. Whitworth noted the committee came to an agreement that Fredericksburg is a huge destination because of its historic aspect and the unique shops that are locally owned and managed and because it provides something unique for travelers from large cities. Mr. Whitworth stated he does not believe this business falls in line of what the committee was looking for.

Charlie Kiehne stated his attitude was very pro property rights during the committee discussions but he concurs that the ordinance prevents this type of business in the Historic Shopping District. Mr. Kiehne stated he believes the proposed product is great for the community, but his concern is as the franchise develops people will see it everywhere and it will not be unique to Fredericksburg.

Mr. Barron noted that location has always housed a franchise business since his grandfather purchased it in the 1920's. Mr. Barron noted it has been three different gas stations and a Subway restaurant.

Steve Thomas stated the initial intent of the ordinance was so Main Street does not become a shopping mall and he doesn't see this type business being on every other block and believes the business fits into the mold of Fredericksburg and the type of shops appropriate for Fredericksburg. Mr. Thomas commented he believes the ordinance is more of a control mechanism rather than something that is designed to keep businesses out of Fredericksburg. Mr. Thomas stated some conditions could be established that would control the parameters of the business. Janice Menking asked what kind of criteria could be established to distinguish this business from another standardized business.

Chris Kaiser commented this formula business seems pretty mild but he does not know what criteria could be established.

Joe Cloud agreed this business is not a big offender to the Formula Business Ordinance but he is not inclined to go back and re-evaluate the ordinance. Mr. Cloud stated he believes they need to follow the guidelines of the ordinance and this business does not fall within those guidelines. Mr. Cloud noted he is not in favor of allowing The Spice and Tea Exchange in the Historic Shopping District.

Brenda Segner asked if there is a limit as to how many franchises can be located in Texas or within a certain distance of each other and Mr. Marshall stated there was not, they are just protected from having another location in Fredericksburg. Mrs. Marshall added the franchise looks at the area and the visitors that go to that area and will not allow a store in a city that is not a destination. Mrs. Marshall noted they allow franchise stores only in a specific destination shopping experience, typically in historic districts. Mrs. Marshall stated part of their research to get approved for the franchise included the number of visitors to Fredericksburg and the growth of Fredericksburg. Mrs. Marshall added a wife of an employee of the franchise visited Fredericksburg and said this was the exact type of town they are wanting to expand into. Mr. Marshall noted there was a similar situation in Williamsburg, VA where a franchise had to be approved as a standardized business in the historic area of town. Ms. Segner asked the two members of the Commission who served on the Formula Business Committee if there was discussion about uniqueness of a business and Mr. Kiehne stated that was discussed. Mr. Whitworth asked Tim Lehmberg with Gillespie County Economic Development his thoughts. Mr. Lehmberg noted he feels the business is as good a fit as you can find for Fredericksburg, but it is a clear violation of the Formula Business Ordinance.

Daryl Whitworth moved to deny Application Z-1516 for a Conditional Use Permit and Charlie Kiehne seconded the motion. All voted in favor and the motion carried.

**PLATS**

**CONSIDER (P-1514) FINAL PLAT OF OAKS OF WINDCREST, PHASE IV**

Kevin Spraggins of VEI Engineering presented the application. Jon Starnes, owner of the property, was also present. Mr. Spraggins noted the final plat is exactly like the preliminary plat that was approved a couple months ago and asked for approval.

**STAFF COMMENTS**

Brian Jordan, Director of Development Services, noted there are some minor comments from the Engineering Department that will need to be addressed before the construction begins and noted the developer is anxious to start so very soon after the construction plans are approved, there will construction activity.

Mr. Jordan noted Staff recommendation of approval with the condition the installation of public improvements be approved as part of the Construction Plans.

Charlie Kiehne moved to approve Application P-1514 with the following conditions:

- 1) Installation of public improvements approved as part of Construction Plans
- 2) If applicable, the park dedication fee be collected based on the number of lots.

Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

**MINUTES**

Charlie Kiehne moved to approve the minutes from the September, 2015 meeting and Bill Pipkin seconded the motion. All voted in favor and the motion carried.

**ADJOURN**

With nothing further to come before the Commission, Daryl Whitworth moved to adjourn. Brenda Segner seconded the motion. All voted in favor and the meeting was adjourned at 6:18 p.m.

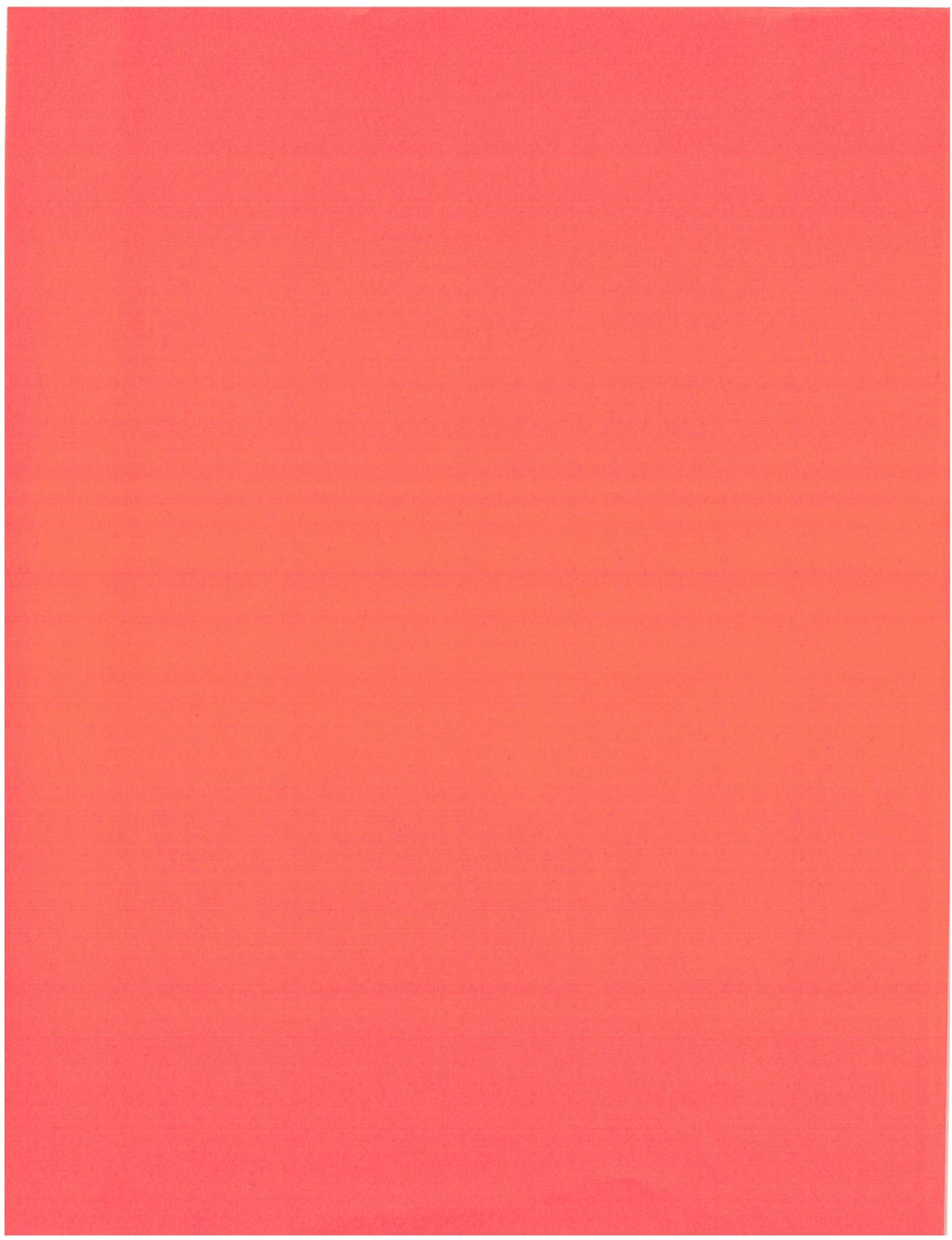
PASSED AND APPROVED this 4<sup>th</sup> day of November, 2015.

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SHELLEY BRITTON, Secretary

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JANICE MENKING, Chairman



**LAND USE PLAN AND ZONING CHANGE BRIEF**

Rezoning Request # Z-1517

**OWNER/APPLICANT:** Michael Penick, Jim Penick, John Penick and Patti Penick

**LOCATION:** North and south sides of Friendship Lane, west of Hollmig Lane

**SIZE:** Two tracts totaling 34.79 acres. The tract on the north side of Friendship Lane is 22.01 acres and the tract on the south side is 12.78 acres.

**EXISTING ZONING:** R-1 Single Family Residential on the south side of Friendship Lane and R-3 Multi Family Residential on the north side of Friendship Lane.

**PROPOSED CHANGE:**

1. Change in the Land Use Plan from Low Density Residential and High Density Residential to Commercial, and
2. Change in Zoning from R-1 Single Family Residential on the south side of Friendship Lane and R-3 Multi Family Residential on the north side of Friendship Lane to C-1 Neighborhood Commercial.

**FINDINGS:**

- The property consists of approximately 34.79 acres on both sides of Friendship Lane, immediately west of Hollmig Lane. The owners are proposing to change the zoning on 22.01 acres on the north side of Friendship Lane and 12.78 acres on the south side of Friendship Lane to C-1 Neighborhood Commercial.
- Property on the south side of Friendship Lane is open field, bordered by a power line along the south side. Property on the north side is open field and a wooded area.
- Property on the north side of Friendship Lane is zoned R-3 Multi-family Residential and property on the south side of Friendship Lane is zoned R-1 Single-family Residential. The applicant is requesting that both properties be zoned C-1.
- Access to the property is available from Friendship lane and Hollmig Lane.
- Water and Sanitary Sewer Utilities are currently located in Hollmig Lane and Friendship Lane to the east of both properties.
- The zoning of surrounding property is R-3 and C-2 to the west and north, PF – Public Facilities to the east and R-1 to the south (see attached exhibit).

- The Land Use Plan identifies the subject property as High Density Residential on the north side of Friendship Lane and Low Density Residential on the south side of Friendship Lane.
- Land uses surrounding this property include undeveloped land to the west, north and south, and a mix of non-residential uses (FISD AG building, EMS building and LCRA substation) to the east.

**LAND USE PLAN:** The Land Use Plan basically identifies everything fronting on the north side of Friendship Lane between Highway 16 and Hollmig Lane as High Density Residential and everything on the south side of Friendship Lane between Highway 16 and Hollmig Lane as Low Density Residential. When the Land Use Plan was adopted in 2006, the High Density was intended to support the commercial areas along Highway 16 and the area south of Friendship Lane was intended to be single-family neighborhoods. (see attached). With the construction of the City's Consolidated Warehouse facility, the EMS building, the electric substation and the FISD Ag barn, the owners have stated that the nature of the future land uses along Friendship Lane in the vicinity have changed. Thus, they are requesting that the property in question be change to C-1 Neighborhood Commercial.

**ZONING:** There is a natural boundary created by the existing power line along the south side of the 12.78 acres to the south of Friendship Lane. In addition, there is an existing sanitary sewer lift station located at the southeast corner of this property. However, on the north side of Friendship Lane, the owners have established a line 500' in depth parallel to Friendship Lane from Hollmig Lane to their west property line. It seems reasonable to consider adjusting the land use plan and zoning on the southern tract. However, we do not recommend changing the zoning on the entire frontage of the owner's property on the north side of Friendship Lane. As an alternative, the land use plan and zoning could be changed to align with the proposed zoning on the south side of Friendship Lane, or some portion of the property at the intersection with Hollmig Lane.

**OPPOSITION/SUPPORT OF REQUEST:** None to date.

**STAFF RECOMMENDATION:** A change in the zoning along this area of Friendship lane to commercial will represent a significant change from the original plans contemplated when the Comprehensive Plan was adopted in 2006. However, given the nature of the recent development activity in the area, along with the status of Friendship Lane, some changes may be reasonable. A change in some portion to a neighborhood commercial zoning which is a limited commercial type zoning could be a favorable step.

Staff recommends approval of the change on the 12.78 acre tract on the south side of Friendship lane, along with a reduced portion of the area on the north side of Friendship Lane. We'd suggest ending the C-1 zoning on the north side of Friendship Lane to align with the proposed zoning on the south side.



# 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: *Home Trust Properties*  
Project Address: *240 W. Main St., Fredericksburg, Tx 78624*  
Tax ID Number (s): *11773*

## 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<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: *12.78* No. of Lots:

Original Survey & Abstract No:

Legal Description: *See Attached*

Current Land Use Plan: *Single Family Residence* Proposed Land Use Plan: *Commercial*

Current Zoning: *R1* Proposed Zoning: *C1*

Location:

Proposed Use(s):

## 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: *See Attached*

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

**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

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## 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<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: *22.01* No. of Lots:

Original Survey & Abstract No:

Legal Description: *See Attached*

Current Land Use Plan: *High Density Residential* Proposed Land Use Plan: *Commercial*

Current Zoning: *R3* Proposed Zoning: *C1*

Location:

Proposed Use(s):

## 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: *See Attached*

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

**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): *Michael Penick, Jim Penick, John Penick & Patti Penick*

Owner Name:

Address: *240 W. Main St., Fredericksburg, Tx 78624*

Phone:

Fax:

Email:

*See Attached*

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

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable):

Address: *240 W. Main St., Fredericksburg, Tx 78624*

Primary Contact Name: *John Penick*

Phone: *830-456-5738* Fax:

Email: *JPenick@BeeCreek.net*

Secondary Contact Name: *Michael Penick*

Phone: *830-998-2855* Fax:

Email:

### III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone:

Fax:

Email:

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

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): *Self*

Address: *240 W. Main St., Fredericksburg, Tx 78624*

Primary Contact Name: *John Penick*

Phone: *830-456-5738* Fax:

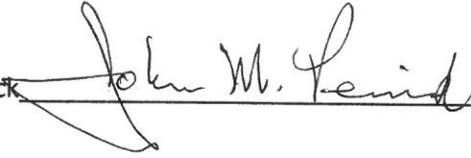
Email: *JPenick@BeeCreek.net*

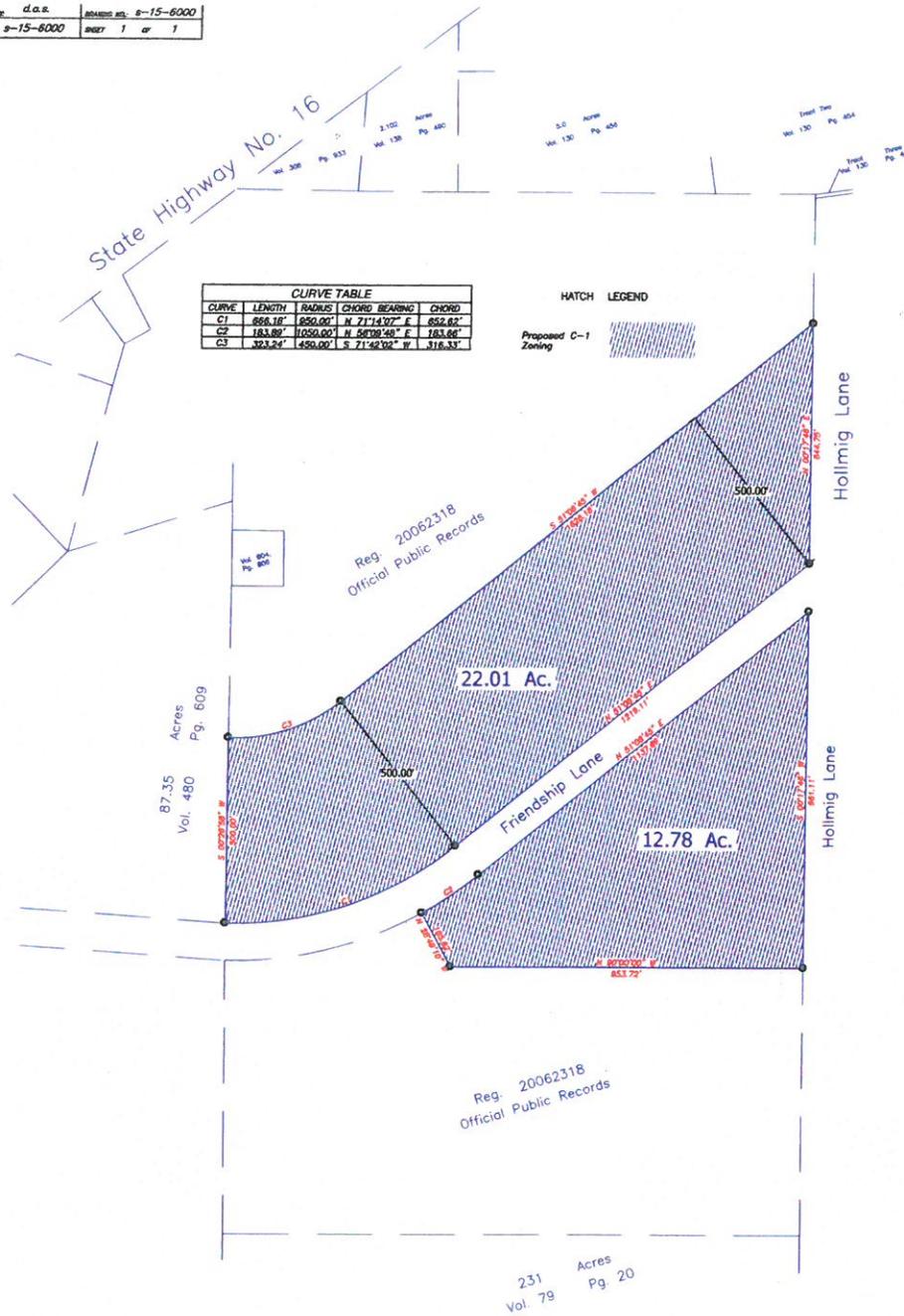
Signatures

Michael R. Penick  Date 9/14/15

Jimmy R. Penick  Date 9-14-15

Patti D. Penick  Date 9/14/15

John M. Penick  Date 9/14/15



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	668.18'	650.00'	N 71°14'37" E	652.62'
C2	183.89'	1050.00'	N 58°18'48" E	183.64'
C3	363.24'	450.00'	S 71°42'10" W	318.33'

HATCH LEGEND  
 Proposed C-1 Zoning

This schematic was prepared for use in rezoning the parcels depicted hereon. IT WAS BASED ON A PARTIAL SURVEY PERFORMED IN 2009 OF THE PROPERTY DESCRIBED UNDER REGISTER 20062318 AND FROM RECORD/DEED INFORMATION.

*[Signature]*  
 Dale Allen Sulstemeier  
 Registered Professional Land Surveyor  
 No. 4542 - State of Texas



September 4, 2015

- LEGEND
- point for corner
  - ⊙ 3/8 inch dia. iron rod found, unless noted otherwise
  - electric meter pad
  - ▣ vertical riser box
  - ▢ time Warner riser box
  - ⊕ gas meter
  - ⊖ water valve
  - ⊗ air conditioning unit
  - ⊙ utility pole
  - ⊙ sewer manhole
  - ⊙ fire hydrant



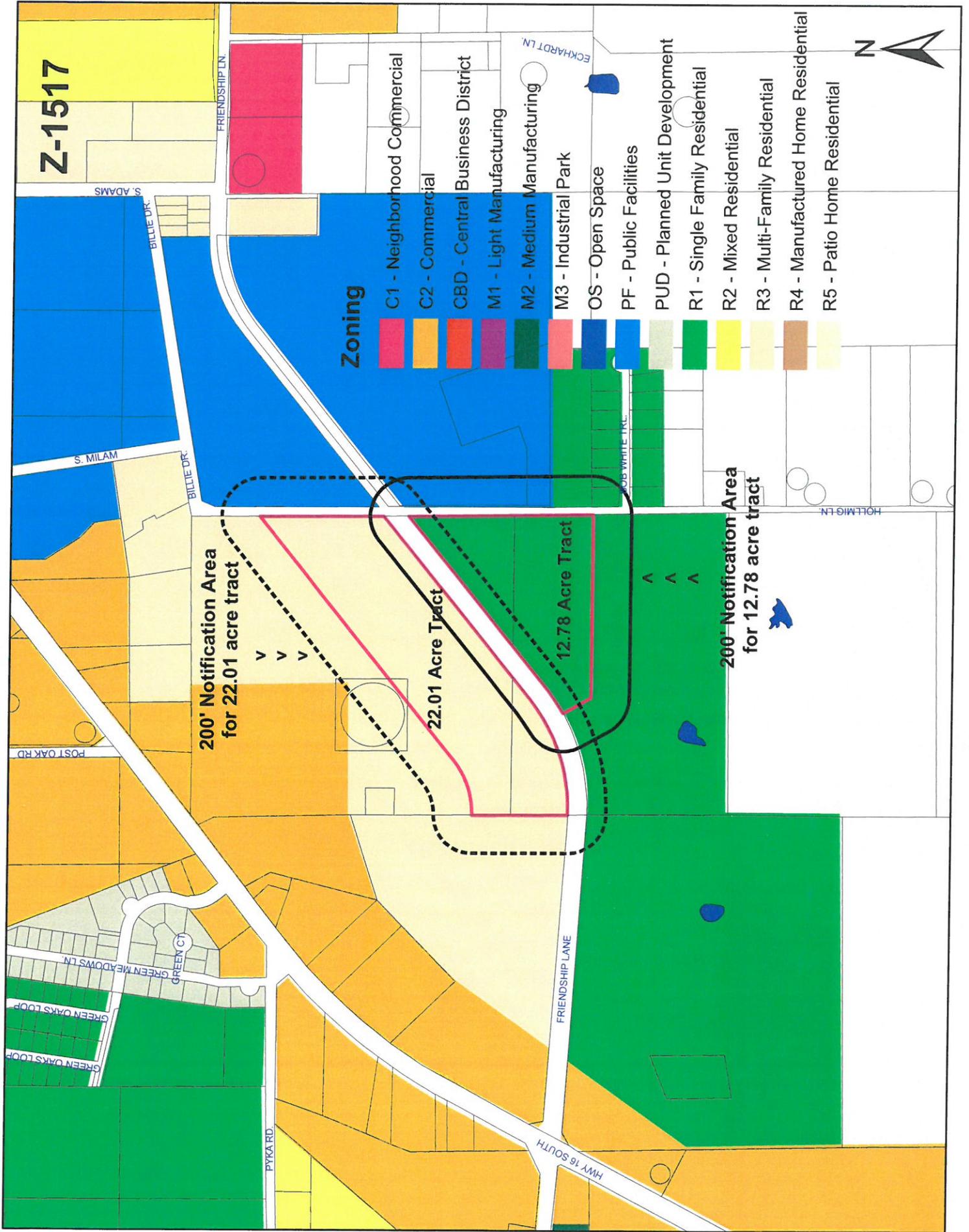
1" = 300'

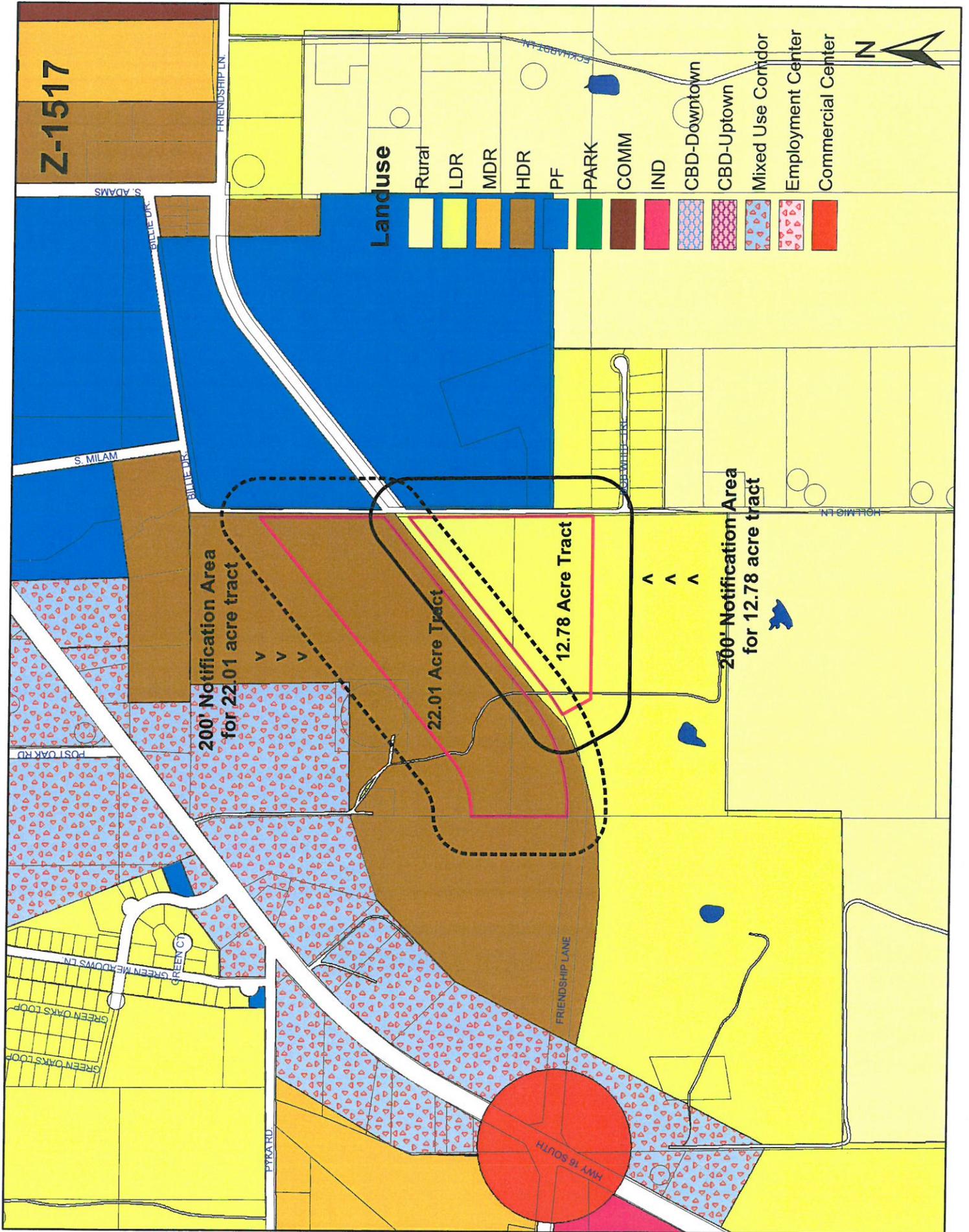
**S**  
**SULTEMEIER**  
**SURVEYING & ENGINEERING**  
 Boundary-Title-Topographic-Construction Surveys  
 Engineering - Land Development Services  
 805 North Llano Street  
 Fredericksburg, Texas 78624  
 (830) 990-1221 Fax (830) 990-1222  
 Copyright © 2015 All Rights Reserved  
 sulstemeiersurveying.com  
 LICENSED SURVEYING FIRM: 100930-00

A SCHEMATIC SHOWING PROPOSED ZONING CHANGES TO TWO (2) TRACTS OF LAND OUT OF THE G. DeBRANDT SURVEY NO. 42, ABSTRACT NO. 180; GILLESPIE COUNTY, TEXAS.

COPY

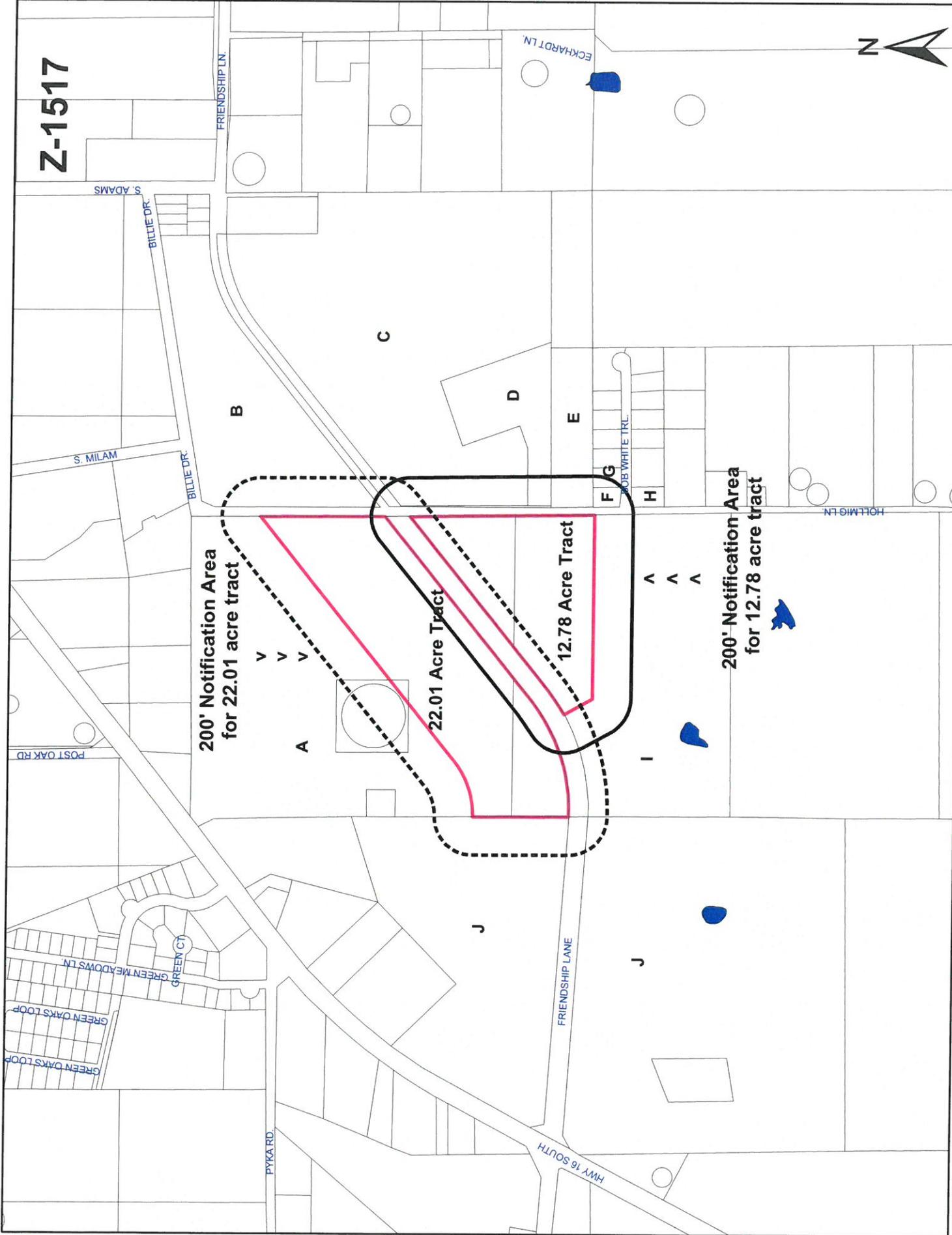
11







Z-1517



200' Notification Area  
for 22.01 acre tract

22.01 Acre Tract

12.78 Acre Tract

200' Notification Area  
for 12.78 acre tract





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

**HEARING**

**DATE: NOVEMBER 4, 2015**

**TIME: 5:30 PM**

**REQUEST  
NUMBER:**

**Z-1517**

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 a change in 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: NOVEMBER 16, 2015**

**TIME: 6:00 PM**

**REQUEST  
NUMBER:**

**Z-1517**

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

**APPLICANT:** Michael Penick, Jim Penick, John Penick, Patti Penick

**LOCATION:** 22.01 acre tract of land located north of Friendship Lane and west of Hollmig Lane and a 12.78 acre tract of land located south of Friendship Lane and west of Hollmig Lane (see accompanying map)

**REQUEST:** Change in the Land Use Plan from High Density Residential to Commercial and a change in zoning from R-3, Multi-Family Residential to C-1, Neighborhood Commercial on the 22.01 acre tract and a change in the Land Use Plan from Low Density Residential to Commercial and a change in zoning from R-1, Single Family Residential to C-1, Neighborhood Commercial on the 12.78 acre tract

(DETACH HERE)

**REQUEST NO. Z-1517**

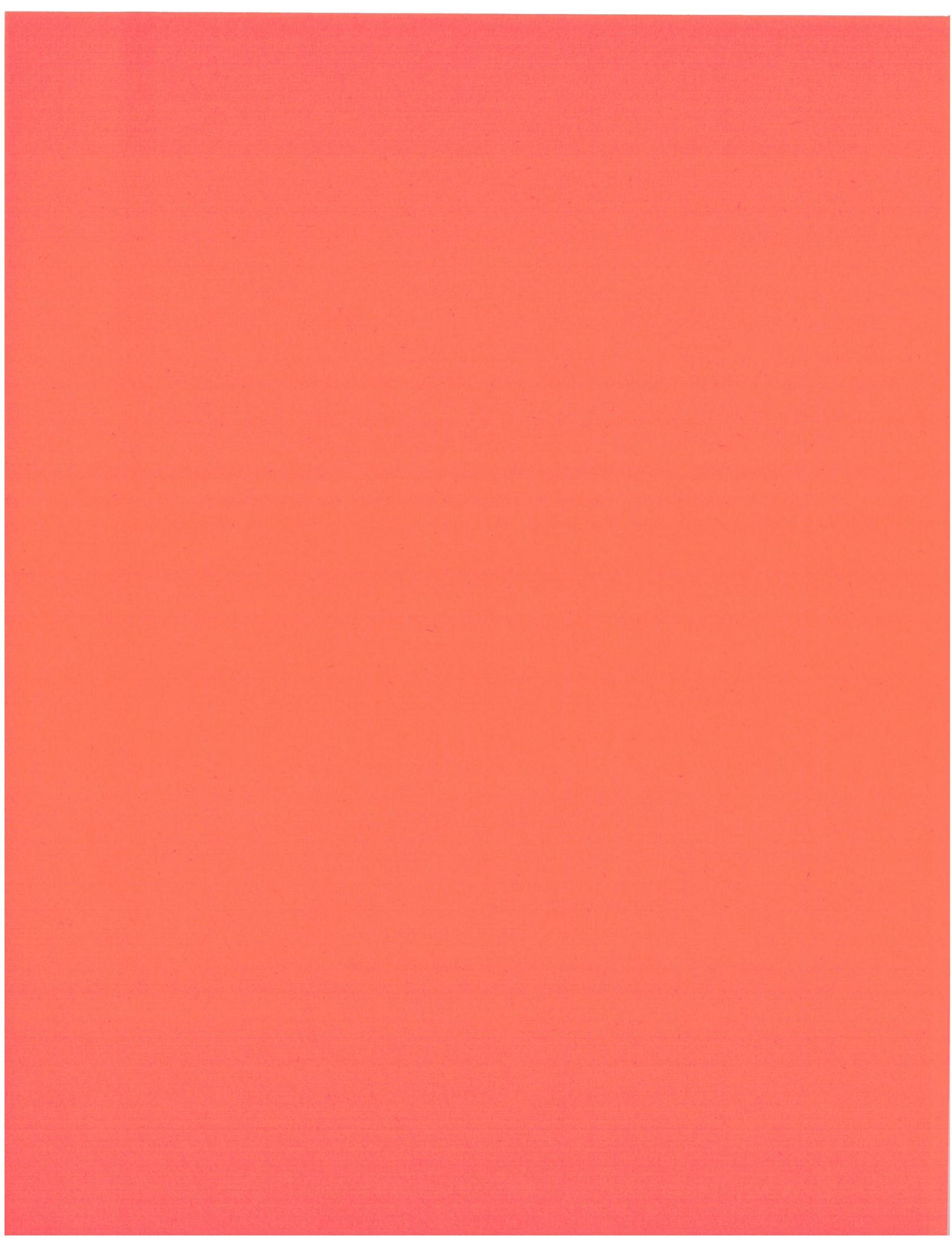
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed \_\_\_\_\_

Date \_\_\_\_\_

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

Address \_\_\_\_\_



## CONDITIONAL USE PERMIT BRIEF

*Request Z-1518*

**Owner:** Gable S Corporation, Shaesby Scott

**Applicant:** Jim Mikula, Gable S Corporation

**Location:** 406 E. Main Street

**Existing Zoning:** CBD, Central Business District

**Request:** Conditional Use Permit to allow a Hotel Lodging Facility in the CBD, Central Business Zoning district.

### Site Plan Overview:

- The original hotel project at this location was approved in June, 2014. Significant changes have been made to the project which are reflected in a summary provided by the applicant.
- The property currently contains a single vacant building. The existing building has a Low historic rating and is scheduled to be removed to make room for the proposed project.
- The site area is approximately 2.47 acres (107,423 square feet), of which approximately 2.12 acres (92,144 square feet) are out of the floodplain. The property at the corner of Austin and Washington (Inn on the Creek B&B) has been included in the project.
- The project will consist of 22 hotel rooms (originally 63 rooms), 16,800 square feet of retail space and a 3,000 square foot restaurant. The building will be positioned at the front of the site, with all parking being surface parking to the rear of the building.
- A two-way drive is proposed from Washington Street between the Inn on the Creek B&B and Town Creek. The access across the Creek to Austin Street has been eliminated, as has the one-way drive originally proposed on the east side of the building from Main Street.
- The proposed building will be 2 stories (originally 3 stories), which is allowed in the CBD (see attached elevations). Also, all rooms will either face north or south. Rooms facing east or west have been eliminated.
- Impervious coverage is estimated to be approximately 71.6% (90% maximum allowed in the CBD District). This calculation is based on the area outside the floodplain.
- The site is bordered by Austin Street on the north, a sporting arms, arts and collectibles facility along with B&B's (Angels Lodge) to the east, commercial and B&B's to the south and a home furnishings store (Auer Haus) to the west.
- Surrounding zoning is CBD to the west, east and south, and R-1 to the north across Austin Street.

**Review and Evaluation Criteria:**

**A. CONFORMANCE WITH APPLICABLE REGULATIONS:**

- As designed, the site is compliant regarding applicable zoning regulations, including building height, setbacks, building coverage, impervious coverage and parking.

**B. COMPATIBILITY WITH EXISTING OR PERMITTED USES IN ABUTTING SITES:**

- The proposed hotel rooms will serve to support retail and cultural uses within the vicinity. The retail and dining area will enhance the shopping experience along Main Street.

**C. POTENTIALLY UNFAVORABLE EFFECTS OR IMPACTS ON OTHER EXISTING OR PERMITTED USES ON ABUTTING PROPERTY:**

- With the reduced number of rooms and recommended modifications to the drive onto Washington Street, we do not anticipate unfavorable effects from the proposed use on abutting properties.

**D. MODIFICATIONS TO THE SITE PLAN WHICH WOULD RESULT IN INCREASED COMPATIBILITY AND WOULD MITIGATE POTENTIALLY UNFAVORABLE IMPACTS:**

- Staff believes the changes from the original project scope will increase the compatibility with surrounding properties.

**E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:**

- The site access has been changed significantly from the original project. First, the bridge across Town Creek and access to Austin Street has been eliminated. Also, the one-way drive on the east side of the proposed hotel from Main Street has been eliminated. We believe the elimination of the drive on the east side of the building is a favorable change. As for the new access being off of Washington Street, we originally had several concerns and suggested that the applicant provide a traffic study to evaluate the impact this would have on the existing uses and traffic within the area. The applicant has provided this traffic impact study (copy attached) and it basically suggests that with the reduction of the number of hotel rooms and the pedestrian orientation of the retail and restaurant use fronting Main Street, the project will have limited impact on Washington Street. The study does recognize that during peak times of activities within the vicinity, traffic may have difficulty entering or exiting the site, and has suggested a right-in, right-out configuration of the driveway. Also, the study suggests the elimination of two on-street parking spaces on Washington Street for visibility.

**F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:**

- The property is encumbered by the 100-year floodplain along Town Creek to the rear of the property and is noted on the plan. The applicant has been advised that no structures requiring a permit will be allowed within the floodplain, that the finished floor elevation of all structures abutting the floodplain shall be a minimum of 1' above the base flood elevation, and that the established base flood elevation shall be staked on the ground prior

to construction. In addition, the 100-year floodplain shall be designated as a Drainage Easement.

- Adequate Fire Lane provisions have been provided.

**G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:**

- All exterior lighting and fixtures will be selected to minimize negative effects of light pollution and shield light trespass beyond the project site lighting boundary. All signage will require a permit and shall comply with the Sign Ordinance.

**H. ADEQUACY AND CONVENIENCE OF OFF STREET PARKING AND LOADING FACILITIES:**

- Based on the proposed size, configuration and number of units proposed, adequate parking is provided. The applicant will take advantage of the reduction in the parking requirements recently approved by the City Council. All parking will be surface parking at the rear of the property. Also, the elimination of the driveway from Main Street, has allowed the addition of parking on Main Street to include limited time parking.

**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:**

- While the zoning of the property is CBD, a mixed use development in this block of east Main Street will serve to support the commercial activities in the area and enhance the pedestrian experience downtown.

**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 applicant has addressed the site issues required by the Development Review Committee. Final details will be addressed as part of the Construction Plans required prior to issuance of a building permit.

**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:**

- Affirmative. Building elevations are provided. The Historic Review Board approved the revised plans at their meeting in October, 2015. As stated in Section E, the driveway onto Washington Street shall be designed to allow only right-in and right-out turning movements. Final design shall be subject to the approval of the Civil Construction Plans.

**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 comment in support.

**STAFF RECOMMENDATION:** Unanimous approval, conditioned upon the following:

1. Approval of a Landscape Plan prior to issuance of a Building Permit.
2. All external lighting being shielded.
3. Approval of Construction Plans prior to issuance of a Building Permit.
4. The property being replatted into a single tract prior to issuance of a 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: MAIN STREET RETAIL & HOTEL

Project Address: 406 E. MAIN STREET

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 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: MAIN STREET HOTEL

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

Original Survey & Abstract No:

Legal Description: TOWN LOTS No. 188, 189, Part of 90 & 2 unnumbered lots NE of 188 & 189

Current Land Use Plan: CBD-Downtown

Proposed Land Use Plan: HOTEL & RETAIL MIXED USE

Current Zoning: CBD

Proposed Zoning: CBD

Location: 406 E. MAIN ST

Proposed Use(s): RETAIL & HOTEL

CASE #  
~~2014000~~  
2-1518

### 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: Jim Mikula Date: 10-7-15

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): *ASTRA Properties LLC*

Owner Name: *SHAESBY SCOTT*

Address: *PO Box 4515 Austin, TX 78765*

Phone: *512 454 4234*

Fax: *512 453 7672*

Email: *SHAESBY@GABLESCOOP.COM*

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

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): *FUEMMA + Keil ARCHITECTS*

Address: *708 Rio Grande St Austin TX 78701*

Primary Contact Name:

Phone: *Arthur Fuemma*

Fax: *6*

Email: *ARTHUR@FKARCHITECTS.COM*

Secondary Contact Name:

Phone: *Philip Keil*

Fax:

Email: *Philip@FKARCHITECTS.COM*

### III. Applicant

Firm Name (if applicable): *GABLE SCOOP*

Applicant Name (s): *Jim Mikula*

Address: *PO Box 2565 Fredericksburg, TX 78624*

Phone: *970 227 3324*

Fax: *830 326 6448*

Email: *JIM.MIKULA@GABLESCOOP.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:

October 2, 2015

Fredericksburg Planning and Zoning Board:

Gable S has been interested in developing hospitality-based operations in Fredericksburg, Texas since January 2012. We currently own property on E Main Street, N Washington Street, and North Llano, with the desire to design, open and operate hospitality businesses that will add value to the Fredericksburg tourism industry.

Our initial explorations for our Main Street property were focused around a larger scale, mixed use project that called for 63 guest rooms, a driveway off of Main Street, a three meal a day restaurant and 13,000 square feet of retail space. The parking requirements relative to size and use led to the necessity of an underground parking structure. When we obtained definitive construction costs for the retail, hotel and parking it became clear that the financial viability of the project with this configuration was unattainable.

We then began a financial and program modeling process with the intention to uncover a viable path forward. After several months of focused effort we believe that we have created a new business model that meets our criteria of being financially successful and a design that clearly depicts the heritage of Fredericksburg and the Hill Country. Interestingly, the process ended up being design driven and we are excited about the new building from an overall aesthetic perspective—it simply fits the space much better.

While substantially maintaining the quality and character of the design of the original development, the new design has the following changes from the previously submitted plans:

- Two story building with ground floor retail and restaurant, and a boutique hotel offering 22 large suites on the second floor (the third floor has been eliminated).
- All of the hotel suites will face North (with hill country views) or South (to Main Street); units overlooking neighboring businesses to the East and West have been eliminated.
- Main Street entrance drive has been eliminated, enhancing the pedestrian shopping experience; the new design adds six to eight spaces to the existing street parking on Main Street.
- The 2-way drive bridge access to Austin Street has been eliminated due to excessive costs. We are talking to city staff about the feasibility of striping Austin Street at project expense for additional street parking capacity.
- The new parking lot design will accommodate 67 spaces with ingress/egress from Washington Street, substantially reduced from the former design, which required 97 parking spaces.
- The Inn on the Creek on N. Washington is a Fredericksburg landmark owned and operated by Gable S. We are focused on preserving the character of the property with minimal impact to insure future operational success.
- Extend sidewalk on East side of N. Washington in front of the Inn on the Creek to enhance pedestrian access to Austin St. at project expense.

Once we receive all approvals we anticipate starting construction in the spring of 2016 with completion in 12-14 months.

Sincerely,

Shaesby Scott and Jim Mikula

**CONTROL POINT INFO**

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
2	19830.9170	19900.2830	1684.39	TL 2
3	20020.5160	19874.9640	1683.54	TL 3
4	20087.6450	20088.1610	1661.74	TL 4
11	20000.0060	20000.0340	1676.43	TL 1
920	20258.0920	20076.4870	1663.41	CP MAGND
2001	20150.8831	19990.8558	1671.89	WKPT 600SET
2019	20269.5783	19944.7949	1674.50	WKPT 600SET
7001	20115.3112	19970.2794	1674.63	WKPT 600SET
7059	20199.5989	19876.1132	1678.69	WKPT 600SET
7350	20003.5805	20076.5457	1668.94	WKPT 600SET

NOTE:  
CONTRACTOR SHALL USE A MINIMUM OF TWO CONTROL POINTS TO ESTABLISH ELEVATIONS. ENGINEER TO BE NOTIFIED OF ANY DISCREPANCY PRIOR TO SETTING OF FORMS OR LAYING OF PIPE.

**LEGEND**

- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER MANHOLE
- EXISTING ELECTRIC STRUCTURE
- EXISTING WATER METER
- EXISTING CLEANOUT
- PROPOSED CLEANOUT
- EXISTING GAS VALVE
- PROPOSED GAS VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING POWER POLE
- PROPOSED POWER POLE
- PROPOSED LIGHT POLE
- PROPOSED RISER POLE

**GENERAL NOTES**

- ALL STRIPING IS WHITE ON ASPHALT EXCEPT FOR FIRE LANES, WHICH IS RED. IF PAVEMENT IS CONCRETE, THEN STRIPING SHALL BE YELLOW. SEE GRADING AND FIRE PLANS FOR ADDITIONAL INFORMATION.
- THE DRIVEWAY AND IMPROVEMENTS (SIDEWALK, STRIPING, ETC.) ALONG WASHINGTON STREET SHALL BE APPROVED BY THE CITY OF FREDERICKSBURG AND ANY IMPROVEMENTS (SIDEWALK, STRIPING, ETC.) ALONG MAIN STREET SHALL BE APPROVED BY TXDOT. NO DRIVEWAY PERMIT IS EXPECTED; HOWEVER CEC WILL PROVIDE THE CITY WITH A COPY OF THE REQUEST LETTER PREPARED BY CEC TO REMOVE THE DRIVEWAYS ALONG MAIN STREET THAT WILL BE SUBMITTED TO TXDOT. THE CITY OF FREDERICKSBURG WILL HANDLE THE TXDOT UTILITY PERMIT.
- THE EXPECTED TRAFFIC VOLUME WILL BE 43 LEAVING AND 44 ENTERING THE PARKING LOT DURING PEAK HOUR MORNING TRIPS (DURING WEEKDAYS) AND THEN 31 LEAVING AND 38 ENTERING THE PARKING LOT DURING PEAK HOUR EVENING TRIPS.
- THERE ARE TWO EXISTING PARALLEL PARKING SPACES THAT WILL NEED TO BE REMOVED IN FRONT OF INN ON THE CREEK TO PROVIDE ADEQUATE SIGHT DISTANCE ON WASHINGTON STREET. SEE SITE DISTANCE TRIANGLE NOTED ON THIS SHEET FOR THE REFERENCED CLEAR ZONE AREA.
- THE QUEUE LENGTH OF ABOUT 42 FEET IS FROM THE STOP LOCATION ON WASHINGTON STREET AT THE INTERSECTION WITH AUSTIN STREET TO THE EDGE OF THE DRIVEWAY FLARE.
- ALL STRUCTURES SHALL BE SPRINKLERED AND ARE OF TYPE IIB CONSTRUCTION.

**CURRENT PROGRAM PARKING COUNT**

67 TOTAL PARKING SPACES PROVIDED  
 BREAKDOWN:  
 2 STANDARD HC  
 2 VAN HC  
 63 STANDARD PARKING SPACES

65 PARKING SPACES REQUIRED  
 • HOTEL - 22 GUEST ROOMS - 11 SPACES PER ROOM UP TO 50 (24.2 SPACES)  
 • INN ON THE CREEK - 6 GUEST ROOMS - 11 SPACES PER ROOM UP TO 50 (6.6 SPACES)  
 • RETAIL - 16,800 SF - 1 SPACE PER 800 SF (WITH 50% CREDIT) (21 SPACES)  
 • RESTAURANT - 3,000 SF WITH 2/3 KITCHEN AND STORAGE AND 1/3 DINING SPACE WITH ASSUMPTIONS OF 100 SEATS MAXIMUM - 1 SPACE PER 8 SEATS (WITH 50% CREDIT) (12.5 SPACES)

**UTILITY NOTES**

- ELECTRIC WILL BE OVERHEAD FROM AUSTIN STREET CROSSING TOWN CREEK AND THEN WILL UNDERGROUND TO THE BUILDINGS AND ADJACENT PROPERTIES.
- COMMUNICATION WILL FOLLOW THE SAME ROUTE AS THE ELECTRIC.
- WATER AND GAS SERVICES WILL COME OFF OF THE MAIN IN MAIN STREET. WATER METERS WILL BE IN THE LANDSCAPE ALONG MAIN STREET WITH THE WATER BACKFLOW PREVENTERS ON ONE SIDE OF THE BUILDING CLOSEST TO MAIN STREET. THE GAS MAIN WILL BE EXTENDED AND THAT GAS METER WILL BE ON THE OPPOSITE SIDE ON THE BUILDING NEAREST MAIN STREET. THE FIRE LINE WILL ALSO COME OFF THE MAIN IN MAIN STREET.
- THE SANITARY SEWER WILL TIE INTO THE SANITARY SEWER MAIN IN WASHINGTON STREET WITH THREE LATERALS FROM THE PROPOSED BUILDINGS AND A GREASE TRAP LOCATION PLANNED FOR EACH PART OF THE RETAIL CLUSTERS.

**PROPOSED BUILDING**

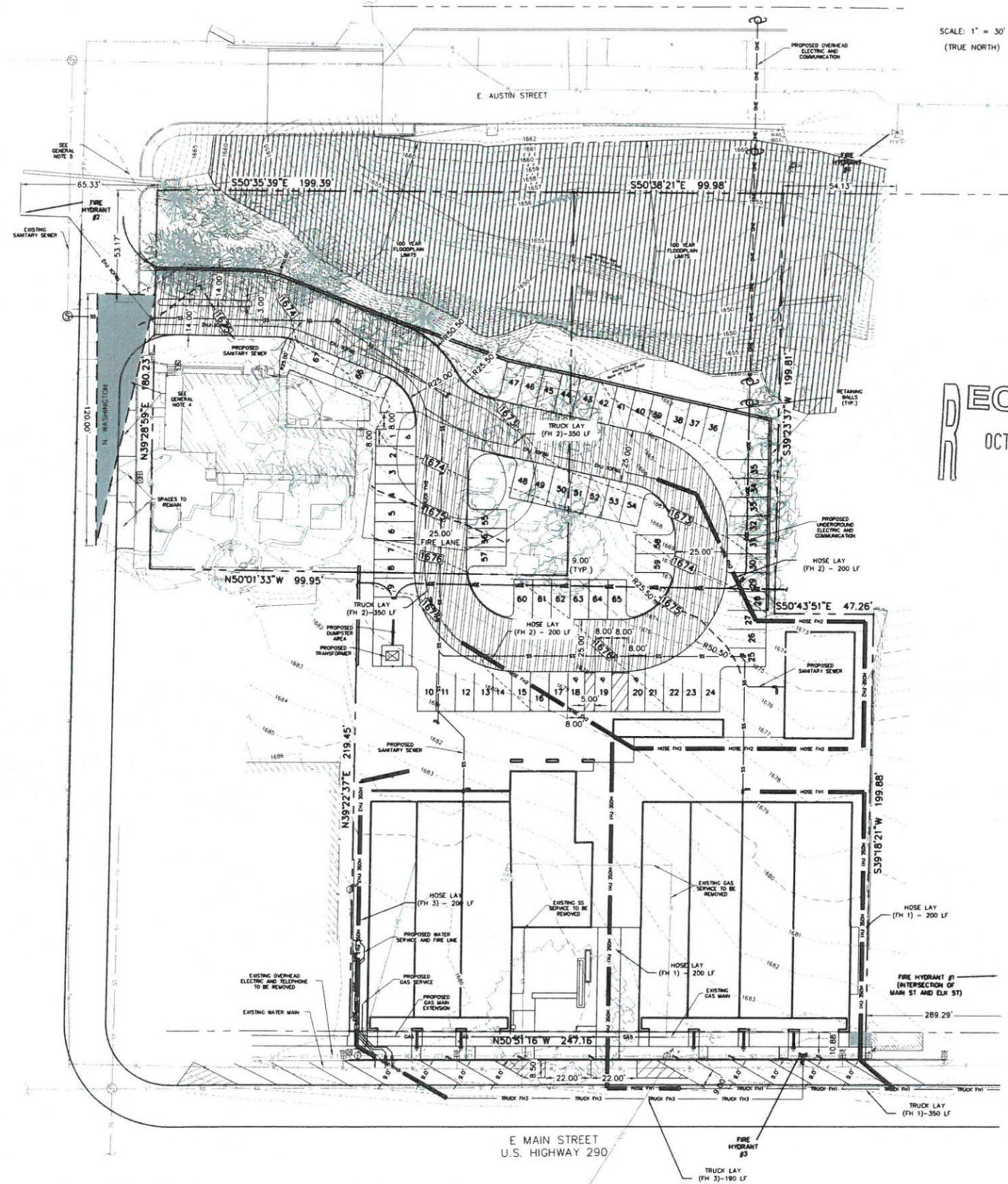
HEIGHT TO THE TOP OF THE PARAPET: 37'-0"  
 HEIGHT TO TOP OF THE ROOF: 31'-0"  
 (ALL MEASURED FROM THE EXISTING AVERAGE GRADE AT THE PERIMETER OF THE BUILDING - RETAIL SPACES/FIRST LEVEL)  
 AVERAGE EXISTING GRADE: 1683' 2 1/2"

**ZONING**

CBD CENTRAL BUSINESS DISTRICT  
 MIN LOT AREA: 5,000 S.F.  
 MIN WIDTH: 50 FEET  
 HEIGHT: 3 STORIES (38 FEET)  
 FRONT YARD SETBACK: 0 FEET  
 STREET YARD (SIDE): 0 FEET  
 INTERIOR SIDE YARD: 0 FEET  
 REAR YARD: 0 FEET  
 (TEN FEET IF ADJACENT TO R-1 OR R-5)  
 MAXIMUM IMPERVIOUS COVER: 90%

**IMPERVIOUS PERVIOUS COVER**

• OVERALL PROPERTY SIZE: 107,423 SF  
 • FLOODPLAIN AREA: 15,279 SF  
 • IMPERVIOUS COVER: 65,995 SF  
 • PERVIOUS COVER: 41,428 SF  
 • IMPERVIOUS COVER PERCENTAGE: 61.43% OVERALL  
 • PERVIOUS COVER PERCENTAGE: 71.62%  
 NOT COUNTING FLOODPLAIN



**SITE PARKING / FIRE / DRIVEWAY LOCATION PLAN**

SCALE: 1"=30'

SCALE: 1" = 30'  
(TRUE NORTH)

SCALE: 1" = 30'  
(PLAN NORTH)

RECEIVED  
 OCT 23 2015

THE STATE OF TEXAS §  
COUNTY OF GILLESPIE §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

(Metes and Bounds Description of Boundary)

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

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

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agree that he/she (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he/she (they) shall maintain the fire lane in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane on the ground in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Owner (Printed Name): \_\_\_\_\_  
Owner (Signature): \_\_\_\_\_  
Date: \_\_\_\_\_

The State of Texas  
County of Gillespie  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2015 by:

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

Printed Name of Notary

CERTIFICATE OF SURVEYOR  
THE 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 survey of the property made under my supervision on the ground.

Registered Professional Surveyor  
Date

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 day of \_\_\_\_\_,

Notary Public in and for the State of Texas  
Type or Print Notary's Name  
My Commission Expires: \_\_\_\_\_

The State of Texas  
County of Gillespie  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2015 by:

Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

Printed Name of Notary

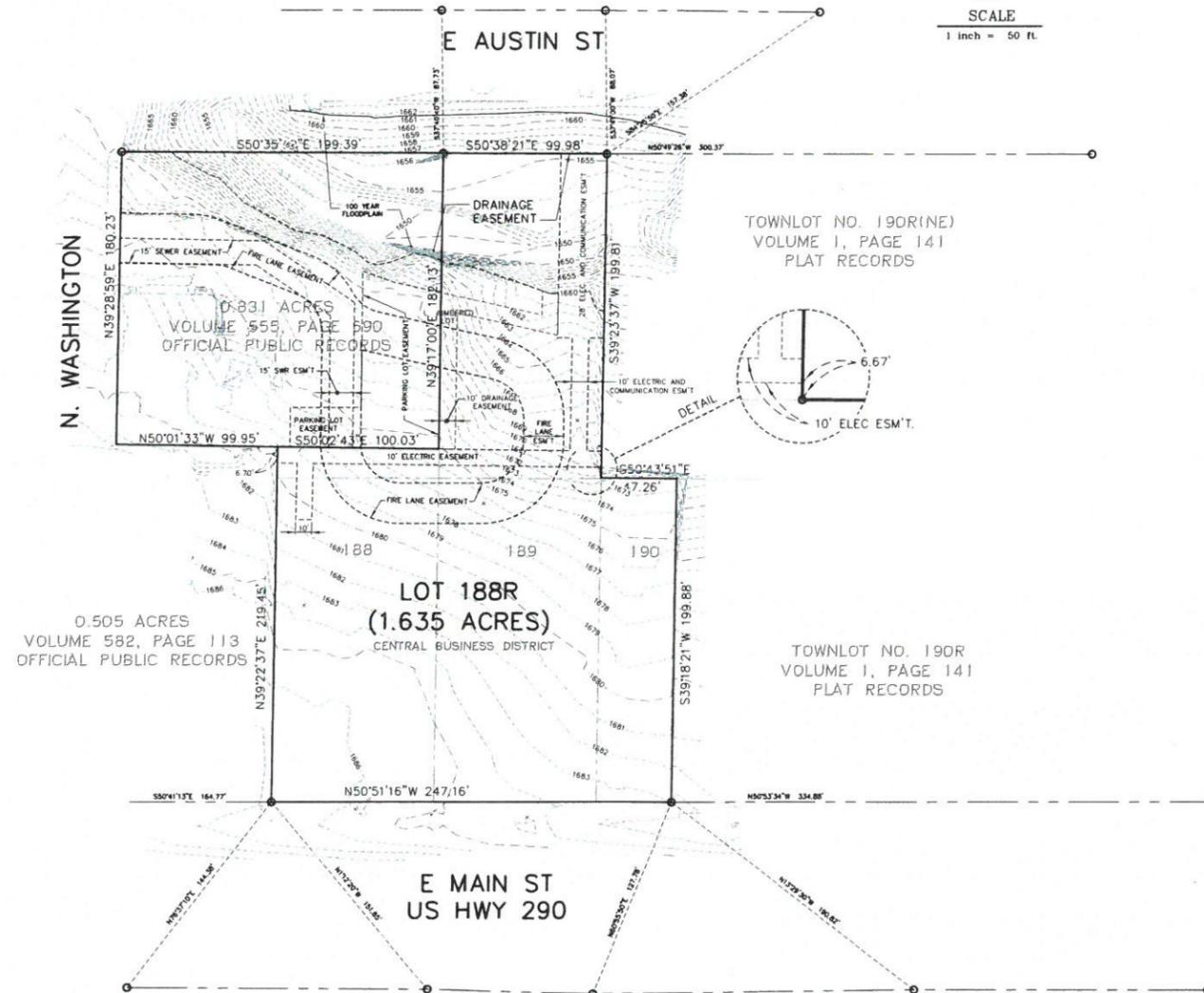
Approved this day of \_\_\_\_\_ as a minor plat, by the Director of Planning and Building of the City of Fredericksburg, Texas, as authorized by Section 9.1100 of the City of Fredericksburg Subdivision Ordinance and Section 212.0065 of the Texas Local Government Code.

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

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

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

MINOR PLAT



SCALE  
1 inch = 50 ft.

LEGEND

XXXX - XXXX INDICATES ADDRESSES

B.S.L. = BUILDING SETBACK LINE

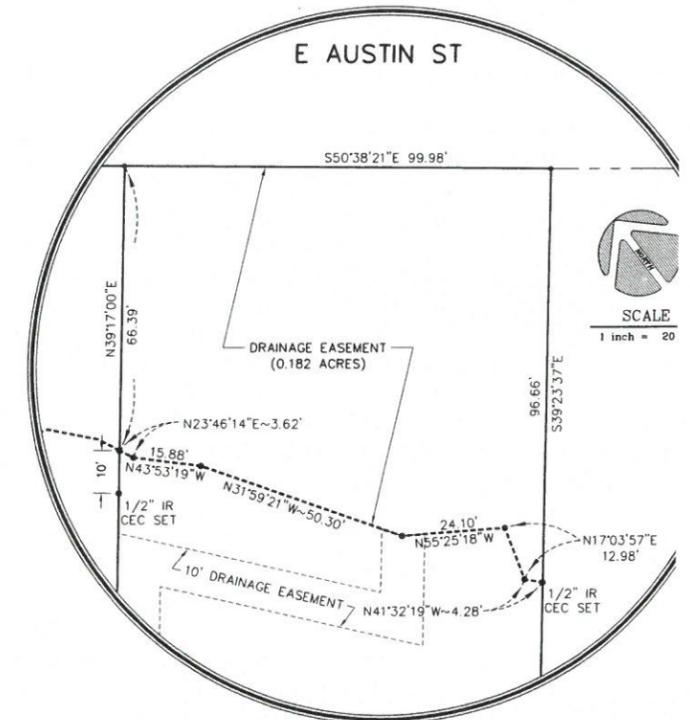
P.R. = DENOTES PLAT RECORDS OF GILLESPIE COUNTY TEXAS

- 1/2" REBAR WITH "CEC" PLASTIC CAP SET
- 1/2" REBAR FOUND

NOTE: BASIS OF BEARING RECITED HEREIN IS \_\_\_\_\_



LOCATION MA  
N.T.S.



SCALE  
1 inch = 20'

FLOOD PLAIN EASEMENT

RECEIVED  
OCT 23 2015

MAIN STREET HOTEL ADDITION

A RESUBDIVISION OF TOWNLOT NO. 188, NO. 189, A PORTION OF NO. 190 AND A PORTION OF AN UN-NUMBERED LOT

BEING 1.635 ACRES OF LAND COMPRISED OF ALL OF TOWNLOTS NO. 188 AND 189, A PORTION OF TOWNLOT 190 AND AN UNNUMBERED TOWNLOT LOCATED NORTHEAST OF TOWNLOT NO. 188, SAID TOWNLOTS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY AND BEING THAT PROPERTY DESCRIBED IN DEED (DOCUMENT NO. 20144230) RECORDED IN THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

**CE**  
CIVIL ENGINEERING (DON DURDE)  
11880 I.H. 10 WEST  
SAN ANTONIO, TX  
P) 210.841.1  
F) 210.841.1  
Email: ce@cect  
FIRM NO. 44

26



### Site Plan

SCALE: 1" = 40'



- GENERAL NOTES:
- > ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT
  - > TOTAL PROPOSED LANDSCAPE AREA = 13,223 SQ FT (EXCLUDING CREEK & GREENBELT)
  - > SEE CIVIL SITE PLAN FOR EASEMENTS, FLOODPLAIN, FIRE LANE, IMPERVIOUS COVER CALCULATIONS, ZONING SUMMARY, ETC

OWNER: GABLE S CORPORATION  
 P.O. BOX 2565  
 FREDERICKSBURG, TEXAS  
 78624-2565



**Ten Eyck**  
 landscape architects

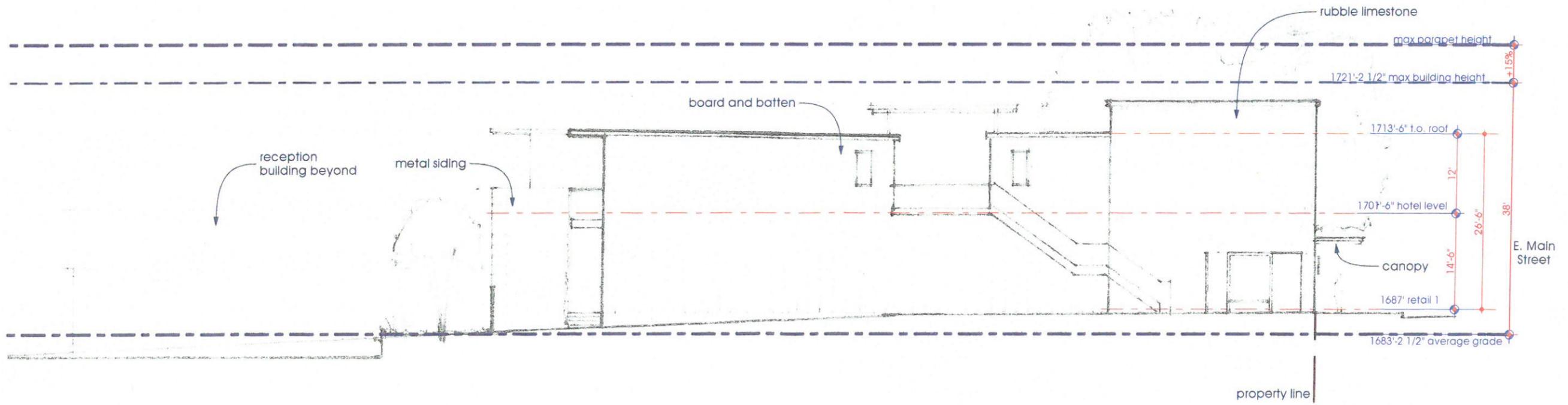
**Main Street Hotel**  
 406 E. Main Street  
 Fredericksburg, Texas

**Conditional Use Permit**

**1**  
 ARCHITECTURAL SITE PLAN  
 10/2/15



Main Street Elevation  
1/16" = 1'-0"



West Elevation  
1/16" = 1'-0"



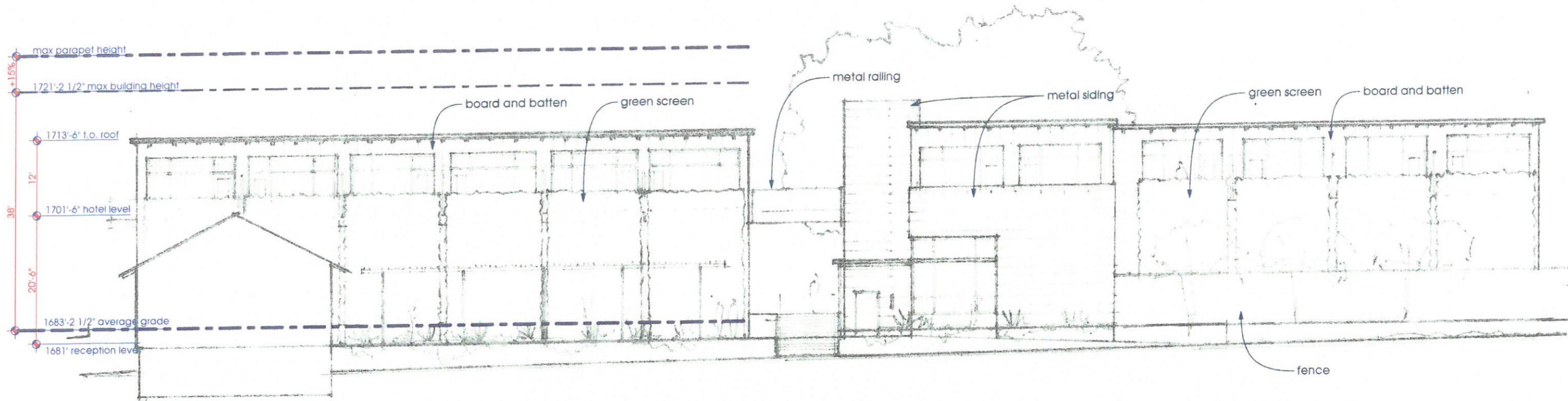
Ten Eyck  
landscape architects

Main Street Hotel  
406 E. Main Street  
Fredericksburg, Texas

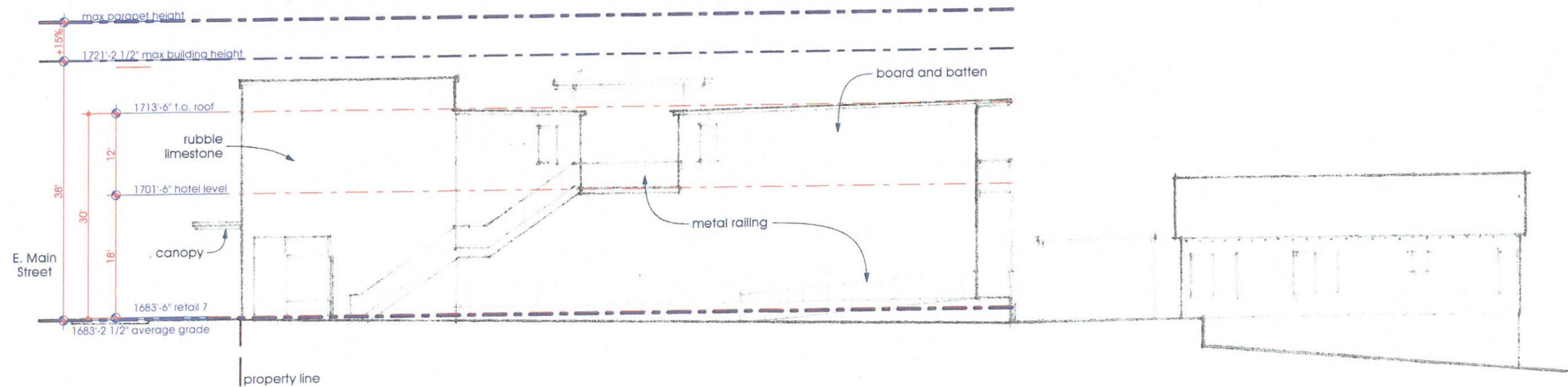
Conditional  
Use Permit

2  
Building Elevations  
10/2/15

28



Rear Elevation  
1/16" = 1'-0"



East Elevation  
1/16" = 1'-0"

**TRAFFIC REPORT**  
**Main Street Hotel**  
**Main Street & N. Washington Street**  
**Fredericksburg, Texas**

**PROJECT SCOPE**

The purpose of this traffic report is to provide the City of Fredericksburg with the anticipated traffic generated by the most revised plan for the Main Street Hotel development. The Main Street Hotel development is to be located on 1.635 acres between Main Street and Austin Street, east of N. Washington Street.



**Trip Analysis**

The current development plan consists of a hotel with 22 guest rooms, retail lease space of 16,800 square feet, and a restaurant with seating for 100. The access would be an improved shared access with the *Inn On The Creek* onto Washington Street.

The ITE *Trip Generation*, Eighth Edition, reference was used to determine the anticipated trips to be generated by the land use plan. The average peak hour trips rates for each of the land uses would be as follows:

	<u>Weekday 7-9 AM Peak</u>		<u>Weekday 4-6 PM Peak</u>	
Hotel (ITE Code 310)	0.56 trips per hour per room		0.59 trips per hour per room	
	61% enter	39% exit	53% enter	47% exit
Specialty Retail (ITE Code 819)	6.84 trips per hour per 1,000 sf		5.02 trips per hour per 1,000 sf	
	48% enter	52% exit	56% enter	44% exit
Restaurant (ITE Code 932)	0.47 trips per hour per seat		0.41 trips per hour per seat	
	52% enter	48% exit	57% enter	43% exit

The anticipated trips to be generated by the land use plan, including the *Inn On The Creek* with 6 guest rooms, would be as follows:

Land Development Plan

	<u>Weekday 7-9 AM Peak</u>		<u>Weekday 4-6 PM Peak</u>	
Hotel (22 + 6 rooms)	16		17	
	10 enter	6 exit	9 enter	8 exit
Specialty Retail (16,800 sf)	115		84	
	55 enter	60 exit	47 enter	37 exit
Restaurant (100 seats)	47		41	
	24 enter	23 exit	23 enter	18 exit
<b>Total</b>	<b>178</b>		<b>142</b>	
	89 enter	89 exit	79 enter	63 exit

The development is subject to internal capture of trips. Some trips generated by one use on the property would be shared by another associated use. The *ITE Trip Generation* reference suggests that a hotel with a restaurant and retail space would have internal capture of trips. The use with the smaller trip rate would usually be discounted in association with the use with the larger rate. For this site, the number of trips generated by the hotel that would be expected to utilize the restaurant would be discounted 50%. Similarly the number of trips generated by the specialty retail use would utilize the restaurant and the hotel on the same vehicle trip would be discounted 50%.

In consideration of the location of the property, being on the east side of the central business district where vehicles are typically parked for the duration of the trip downtown and the patrons walk to the various developments, the retail parking (and vehicle trips) is allowed to be discounted 50%. The resultant number of trips generated by the land plan, discounted for the internal capture trips and the site location, would be:

	<u>Weekday 7-9 AM Peak</u>		<u>Weekday 4-6 PM Peak</u>	
Revise Land Plan	89		71	
	45 enter	44 exit	39 enter	32 exit

Washington Street

The peak period trips from and onto Washington Street would be relatively few; an average of less than one vehicle per minute entering from Washington Street and less than one vehicle per minute exiting onto Washington Street every minute.

Washington Street, north of Main Street, has two travel lanes with on-street parking on each side of the street. The intersection of Washington Street with Austin Street has an all-way stop control. The proposed shared driveway to serve the development would be approximately 50 feet south of Austin Street. A queue of 3 or more vehicles on Washington Street stopped at Austin Street would block the shared driveway.

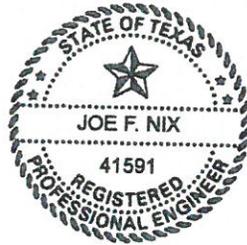
Exiting vehicles from the shared driveway would need an intersection sight distance of at least 120 feet to have adequate sight clearance of on-coming northbound traffic on Washington Street. Two on-street parking spaces on the east side of Washington Street, in front of the *Inn On The Creek*, should be removed to provide the appropriate sight clearance for the shared driveway.

Recommendation

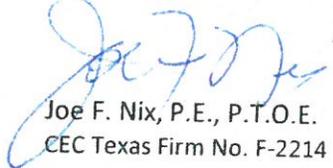
The anticipated trips using the shared driveway onto Washington Street should not be a problem to traffic on Washington Street. In consideration that parking for the Nimitz Museum on the west side of Washington Street is located on Austin Street, traffic generated by the Museum could provide queues at any time on Washington Street at Austin Street. During peak activity times during the museum operation, traffic exiting the shared driveway may be limited to make right turns only due to the

northbound queue of vehicles at Austin Street. Vehicles entering the shared driveway could be limited to right turns to avoid vehicles trying to make a left turn from blocking southbound traffic on Washington Street while waiting for a break in the northbound queue.

Therefore, the mitigation recommended for the shared driveway on Washington Street would be to remove two on-street parking spaces just south of the shared driveway and to restrict the movements of the shared driveway to right turns only. With the vehicular access to the mixed-use development being restricted to Washington Street, the existing driveways along Main Street would be closed, allowing the street frontage to be configured for additional on-street parking. The approximately 190 feet of street frontage currently utilized by driveways could yield as many as 6 additional angled parking spaces, consistent with the angled parking on either side of the driveways, and two parallel parking spaces designated for loading and unloading only.



Prepared by:

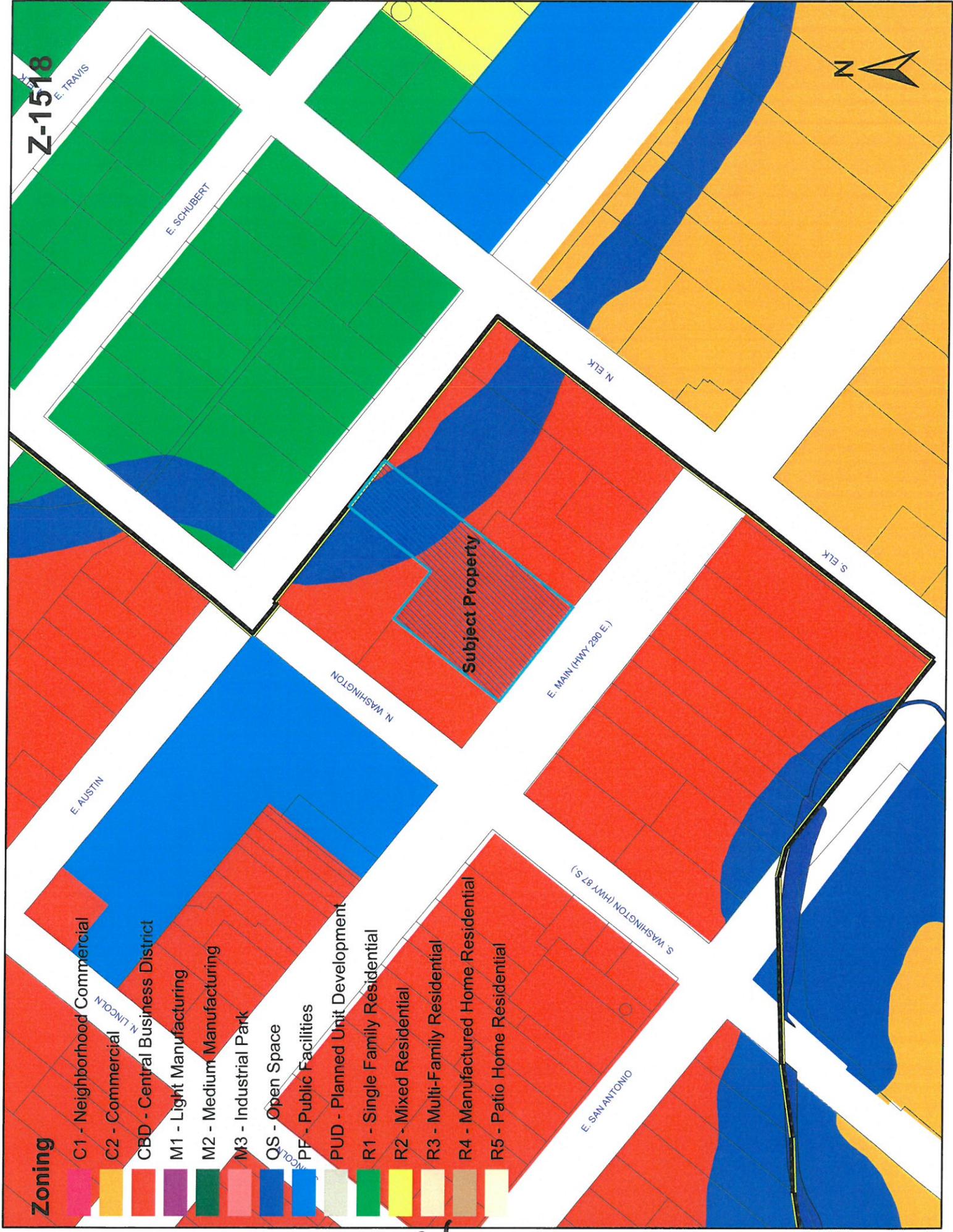
  
Joe F. Nix, P.E., P.T.O.E.  
CEC Texas Firm No. F-2214



**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-1518**



Z-1518

E. TRAVIS

E. SCHUBERT

N. ELK

S. ELK

Subject Property

E. MAIN (HWY 290 E.)

N. WASHINGTON

E. AUSTIN

S. WASHINGTON (HWY 87 S.)

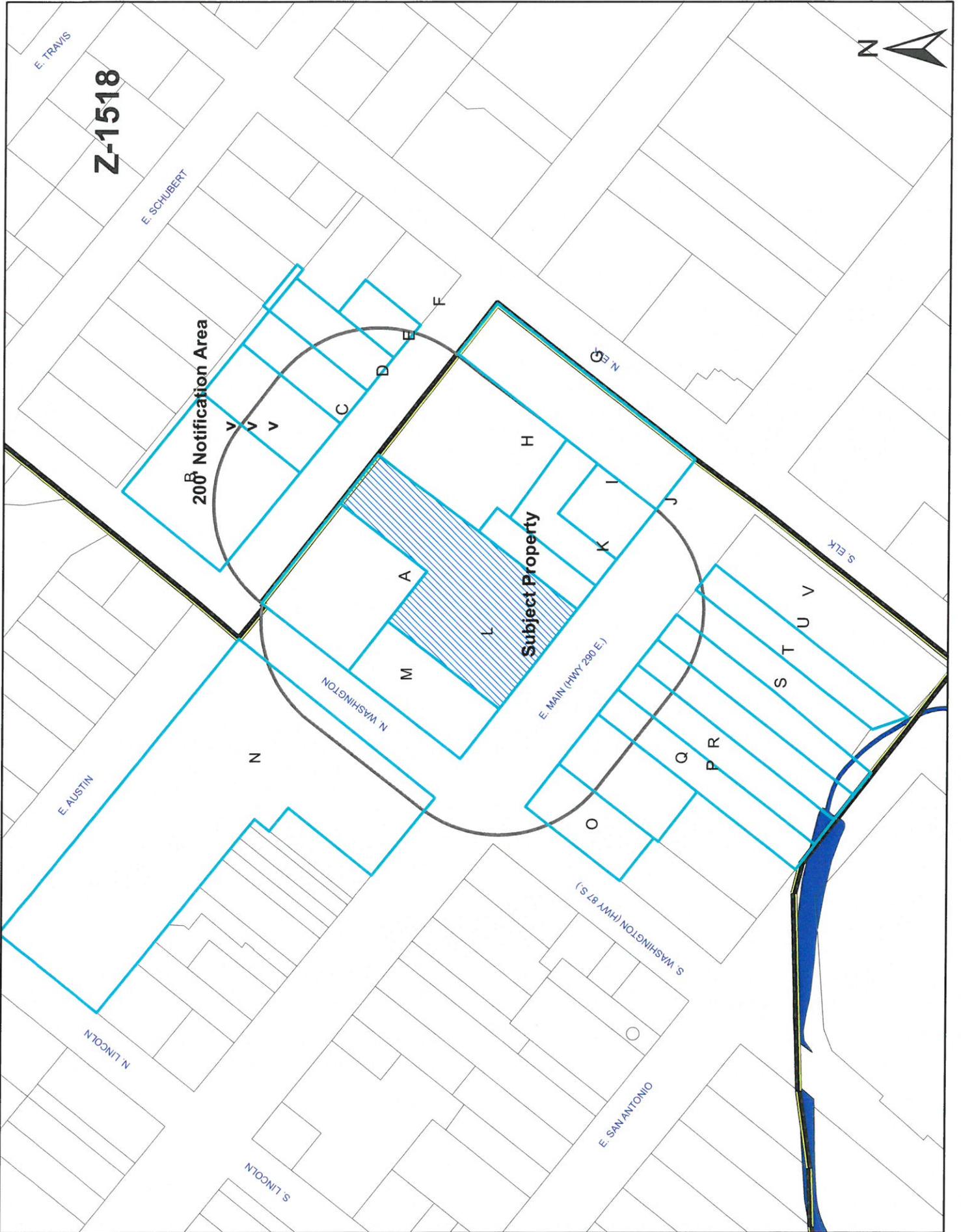
N. LINCOLN

E. SAN ANTONIO

Landuse

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









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

HEARING  
DATE: **NOVEMBER 4, 2015**

TIME: **5:30 PM**

REQUEST  
NUMBER: **Z-1518**

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 Conditional Use Permit.

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: **NOVEMBER 16, 2015**

TIME: **6:00 PM**

REQUEST  
NUMBER: **Z-1518**

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

APPLICANT: Gable S Corporation

LOCATION: 406 E. Main Street

(see accompanying map)

REQUEST: Conditional Use Permit (revised) to allow a Hotel/Motel in the CBD, Central Business District

(DETACH HERE)

**REQUEST NO. Z-1518**

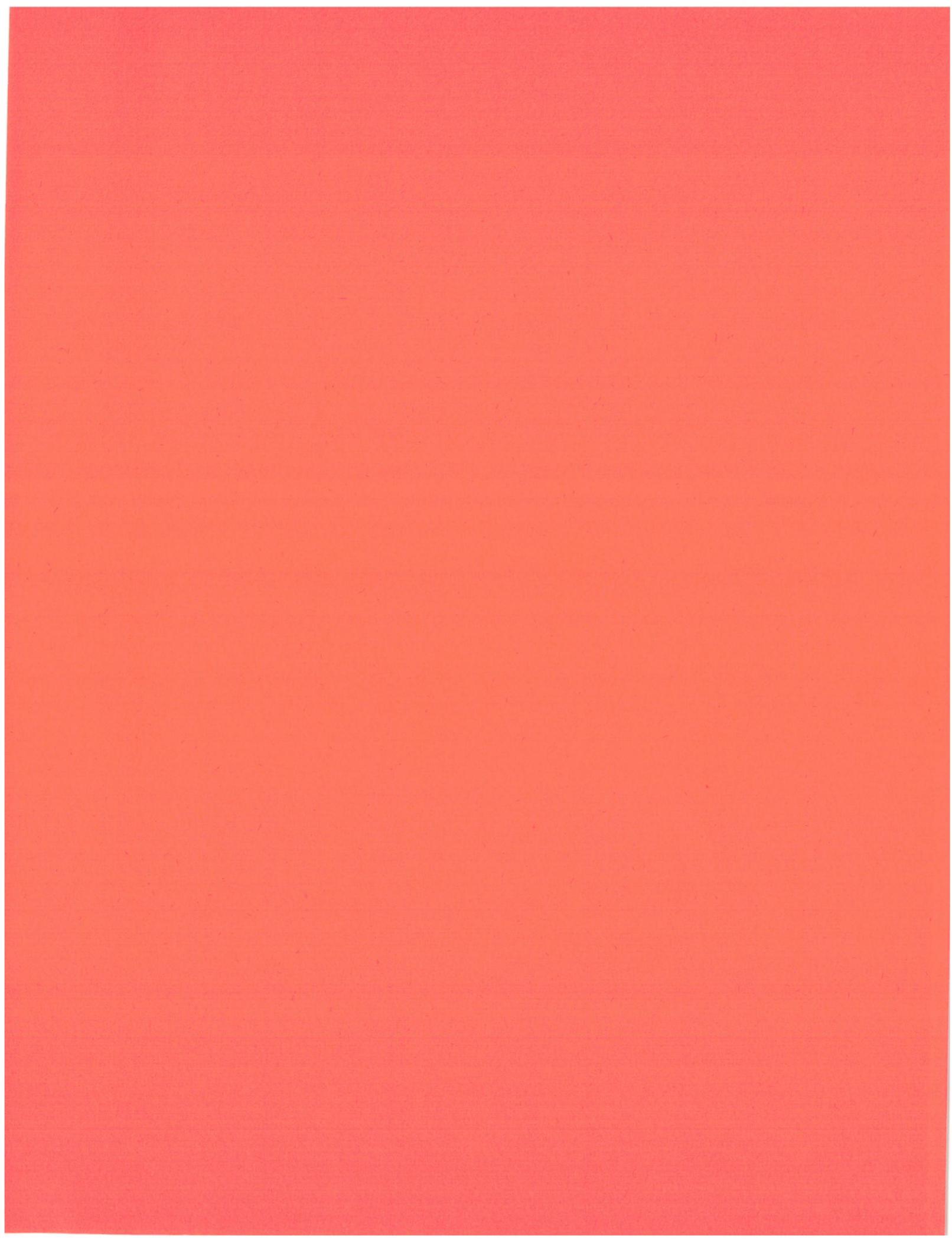
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Address



**SITE PLAN**  
**BACKGROUND INFORMATION**  
October, 2015

**File Number:** SP 1514.

**Address/Location:** Northwest corner of Wellness Court and W. Windcrest Drive

**Applicant:** Steve Thomas, AIA

**Owner:** C2 FBG, LLC c/o Mark Cornett

**Proposed Use:** Administrative Offices

**Site Area:** Approximately 0.83 acres (36,191 square feet)

**Zoning:** C-1, Neighborhood Commercial

**Adjacent Land Uses/Zoning:**

North:	Undeveloped, zoned C-1
South:	Residential across Windcrest, zoned PUD
East:	Undeveloped, zoned C-1
West:	Undeveloped, zoned C-1

**Building:** Single building with approximately 6,187 square feet

**Building Coverage:** 17% (50% maximum permitted)

**Impervious Coverage:** 65% (70% maximum permitted)

**Building Height:** Single-story.

**Site Access:** Driveway from W. Windcrest Drive and Wellness Court. The driveways and parking areas are designed to be extended into the future development of the area.

**Parking Required:** 16 spaces based on 1 space per 400 square feet.

**Parking Provided:** 36 spaces provided, including the appropriate handicap spaces.

**Sidewalk:** A sidewalk is existing along Windcrest Dr.

**Screening Required:** Around the Trash Dumpster (noted on the plan).

**Tree Preservation:** No trees on site.

**Lighting:**

Exterior lighting will be shielded from adjoining properties. A note has been provided on the plan which states that all lighting will comply with Ordinance 24-014.

**Drainage/Detention:**

An existing detention pond is located to the north of this tract and was designed to handle the drainage from this site. Final design will be subject to construction plan approval.

**P&Z Action:**

Final approval

**Recommendation:**

Approval

**Conditions:**

- 1) Landscape plan be approved by staff before issuance of a building permit.
- 2) Approval of Construction Plans for grading, drainage and utilities prior to issuance of a building permit.
- 3) Property being replatted prior to issuance of a building permit. An application for the replat has been submitted.



# 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: Office Facility for Wellness Court One

Project Address: 802 Wellness Court

Tax ID Number (s): N/A

### 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 checked="" 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: 0.83 No. of Lots: One

Original Survey & Abstract No:

Legal Description: Tract 3 AR, Windcrest Medical Addition, City of Fredericksburg, Gillespie Cponuty, Texas

Current Land Use Plan: Commercial Proposed Land Use Plan: Same

Current Zoning: C-1 Proposed Zoning: Same

Location: Windcrest Drive & Wellness Court

Proposed Use(s): Office Building

## Applicant's Signature

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

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: *Steven Thomas*

Printed Name: STEVEN N. THOMAS, AIA Date: 9-30-15

Staff Use Only Application No.: SP-1514 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

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

### I. Property Owner(s)

Firm Name (if applicable): C2 FBG, LLC

Owner Name: Mark Cornett

Address: 1174 Fumf Kinder Road, Fredericksburg, Texas 78624

Phone: 210-213-1195

Fax: N/A

Email: funfkinder04@hotmail.com

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

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): Stehling Klein Thomas Architects, PLLC

Address: 300 C West Main Street, Fredericksburg, Texas 78624

Primary Contact Name: Steve Thomas, AIA

Phone: 830-997-0383

Fax: N/A

Email: steve@sktarchitects.com

Secondary Contact Name:

Phone:

Fax:

Email:

### III. Applicant

Firm Name (if applicable): Stehling Klein Thomas Architects, PLLC

Applicant Name (s): Steve Thomas, AIA

Address: 300 West Main Street

Phone: 830-997-0383

Fax: N/A

Email: steve@sktarchitects.com

### 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 above

Address:

Primary Contact Name:

Phone:

Fax:

Email:

**WELLNESS COURT ONE**  
**FREDERICKSBURG, TEXAS**

OCTOBER 26, 2015

**DEVELOPMENT NOTES:**

**OWNER OF PROPERTY** C2 FBG, LLC  
 c/o Mark Cornett  
 1174 Funf Kinder  
 Fredericksburg, TX 78624  
 P: 830-997-6418  
 funfkindero4@hotmail.com

**ARCHITECT** Stehling Klein Thomas Architects, PLLC  
 Steve Thomas, AIA - Project Architect  
 300 C West Main  
 Fredericksburg, TX 78624  
 P: 830-997-0383  
 steve@sktarchitects.com

**ZONING**  
 PROPERTY ZONED C1- NEIGHBORHOOD COMMERCIAL  
 BUILDING SET BACKS FOLLOWS:  
 25' MIN. FRONT YARD SETBACK  
 25' MIN. STREET SIDE YARD SETBACK  
 5' MIN. INTERIOR SIDE YARD SETBACK  
 10' MIN. REAR YARD SETBACK

**PROPOSED IMPERVIOUS COVERAGE**  
 TOTAL SITE AREA = 36,191 S.F. (.83 ACRES)  
 IMPERVIOUS COVER = 23,497 S.F. (65%) \*  
 MAX ALLOWED = 70%  
 BUILDING COVERAGE = 6,187 S.F. (17%)  
 MAX ALLOWED = 50%  
 \* BUILDING COVERAGE INCLUDED IN TOTAL IMPERVIOUS COVERAGE CALCULATION.

**PROPOSED ON-SITE PARKING**  
 ADMINISTRATIVE AND BUSINESS OFFICES 1 SPACE PER 400 S.F.  
 6,187 S.F. / 400 S.F. = 15.47 (16) SPACES  
 TOTAL SPACES REQUIRED: 16 SPACES  
 TOTAL SPACES PROVIDED: 38 SPACES

**SITE DRAINAGE**  
 ALL WATER FLOWS TO REGIONAL DETENTION POND NORTH OF THE PROPERTY.  
 SEE GRADING AND DRAINAGE PLAN

**BUILDING INFORMATION**  
 OFFICE: GROSS AREA 6,187 S.F.  
 AVG. BLDG. HEIGHT 19'-6" (1 STORY)  
 \* BUILDING HEIGHT FROM FINISH FLOOR ELEVATION TO MID POINT OF PITCHED ROOF

**SITE LIGHTING AND SIGNAGE**  
 WEST PARKING LOT WILL BE ILLUMINATED BY POLE MOUNTED SECURITY LIGHT. SIGNAGE AT ENTRY DRIVE WILL BE ILLUMINATED BY GROUND MOUNTED LIGHT.  
 ALL SITE LIGHTING SHALL COMPLY WITH CITY ORDINANCE 24-014

**LANDSCAPING**  
 PROPOSED LANDSCAPING (ABBREVIATED AS L.S. ON SITE PLAN) WILL BE SHOWN ON LANDSCAPE PLAN TO BE INCLUDED WITH FINAL CONSTRUCTION DOCUMENTS. LANDSCAPING TO BE INSTALLED PER CITY ORDINANCE.



**KEY**

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - EXISTING CONDUITS (ELEC. & CABLE)
- - - BUILDING SETBACK LINE / EASEMENT
- E - E EXISTING ELECTRICAL TRANSMISSION LINE
- W - EXISTING WATER LINE
- SS - EXISTING SANITARY SEWER
- FM - EXISTING FORCE MAIN
- - - EXISTING CONTOUR
- - - PROPOSED 6" CURB (TYP.)
- - - PROPOSED FIRE LANE
- ⊕ FIRE HYDRANT
- ⊙ EXISTING POWER POLE
- ⊠ EXISTING WATER METER
- ⊠ EXISTING WATER VALVE
- ⊙ EXISTING MANHOLE
- ⊠ EXISTING FORCE MAIN STUB
- ⊙ EXISTING CLEANOUT
- ⊠ EXISTING UTILITY JUNCTION BOX

**PRELIMINARY**  
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
 STEVEN N. THOMAS, AIA  
 PROJECT ARCHITECT  
 NUMBER 13710

TRACT 2  
 WINDCREST MEDICAL ADDITION  
 VOL. 4, PG. 55 P.R.

WELLNESS CT.

(ADDRESS: 802-810)

PROPOSED OFFICE BUILDING

**ARCHITECTURAL SITE PLAN**

POST OAK ROAD  
 (OUTLOT STREET - NOT BUILT)

SCALE: 1" = 20'

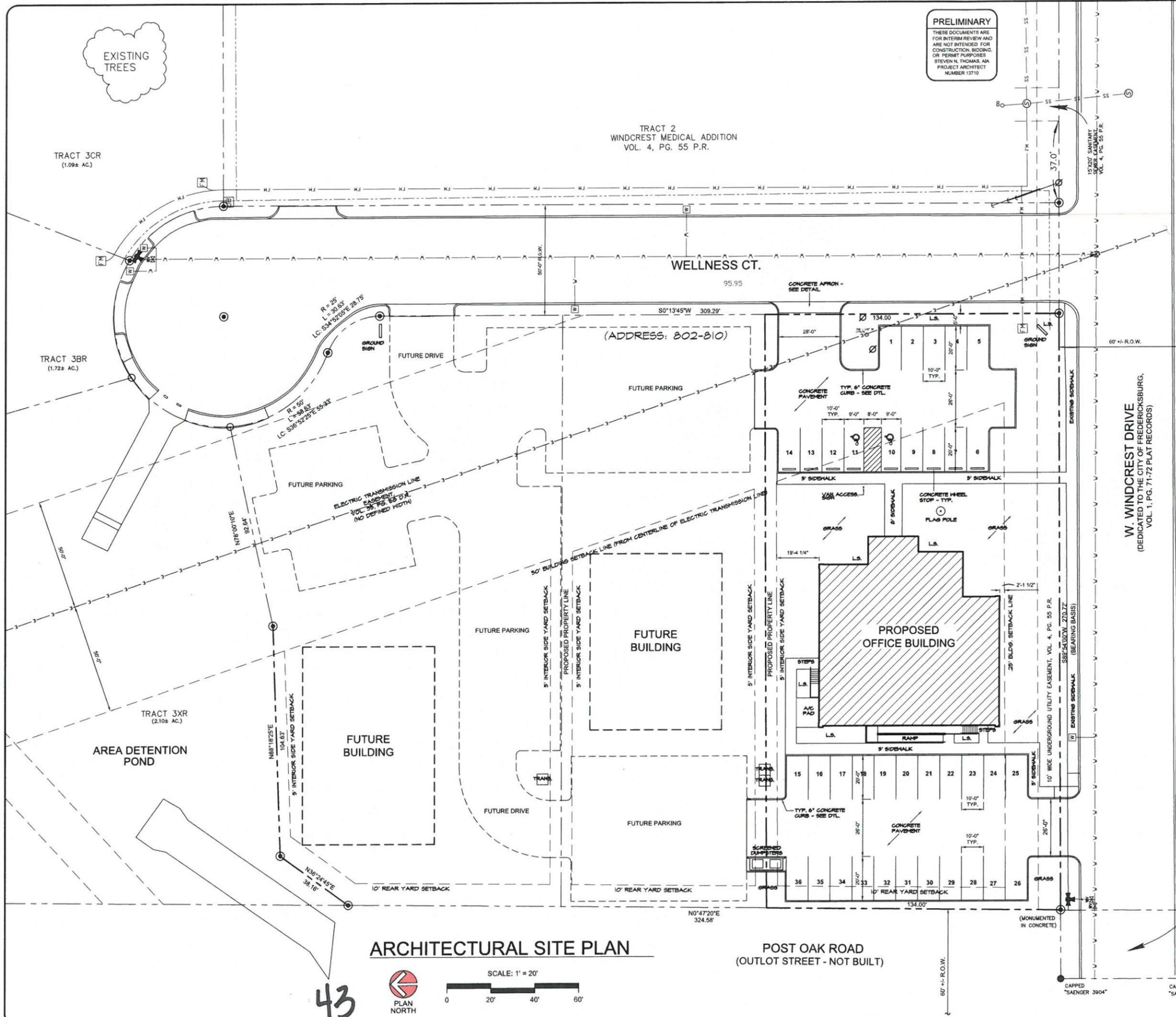


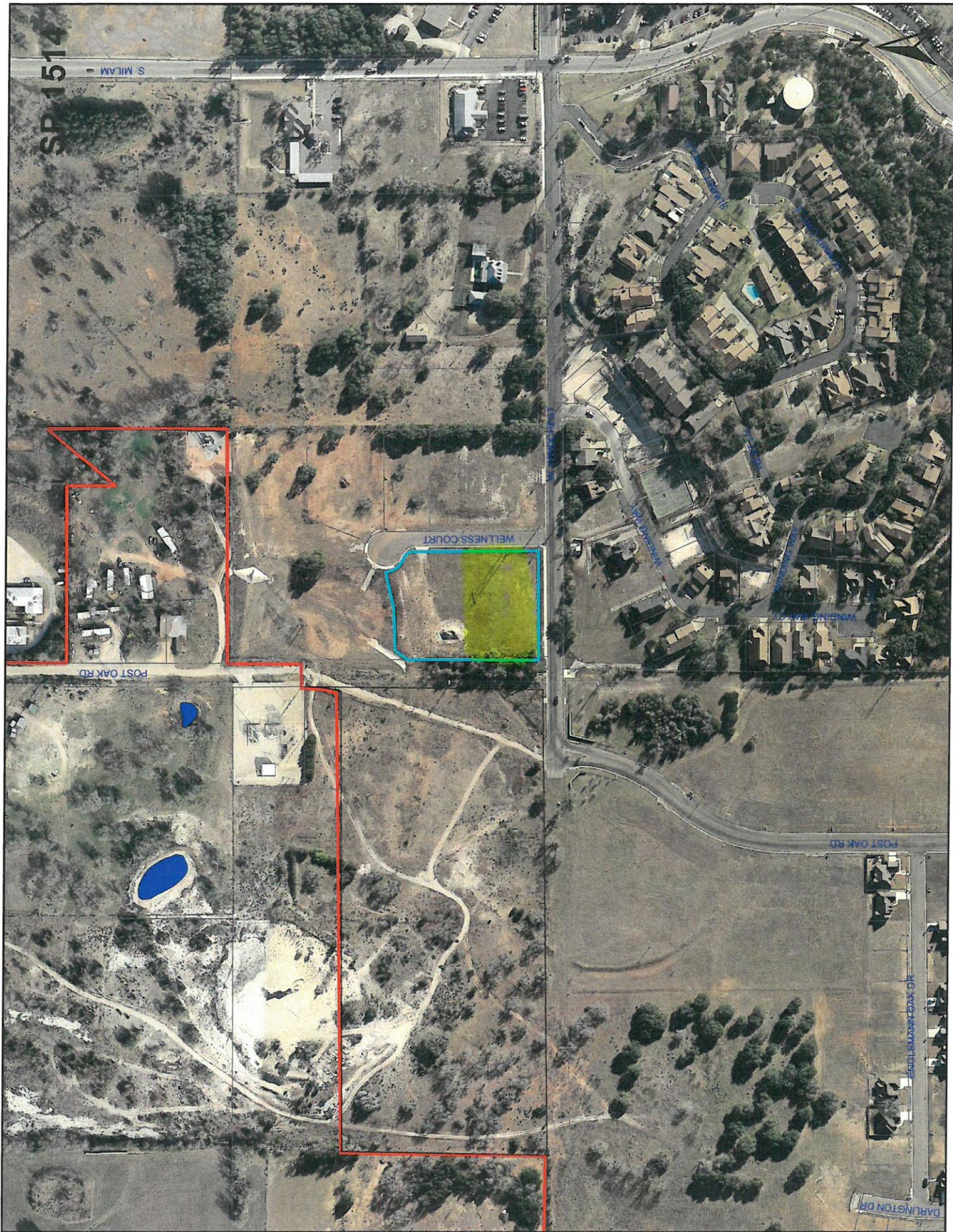
43

WINDCREST A PLANNED DEVELOPMENT  
 VOL. 1, PG. 71-72 P.R.

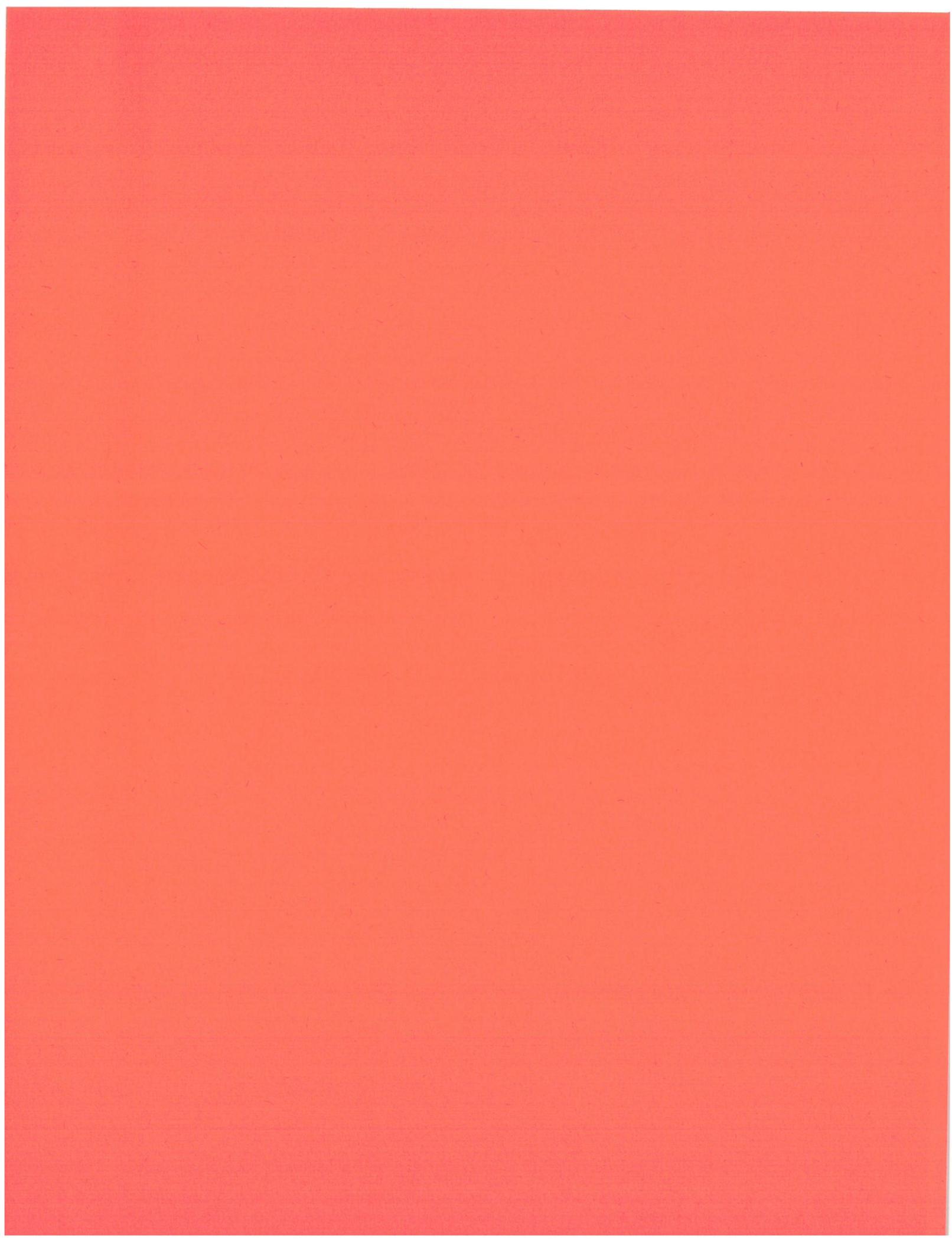
W. WINDCREST DRIVE  
 (DEDICATED TO THE CITY OF FREDERICKSBURG,  
 VOL. 1, PG. 71-72 PLAY RECORDS)

0.04 ACRE TRACT TO  
 THE CITY OF FREDERICKSBURG,  
 VO. 454, PG. 655-659 O.P.R.





44



**FINAL PLAT  
BACKGROUND INFORMATION  
October, 2015**

**File Number:** P-1515

**Subdivision Name:** The Villages of Windcrest

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

**Tract Size:** 6.37 acres

**Number/Size of Lots:** Lot 3 is 1.4 acres and Lot 2 is 4.38 acres. Lot 2 is the location of the proposed assisted living and memory care facility.

**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. A portion of the Outlot Road (Post Oak Road) along the east side of Lot 3 will be abandoned and rededicated as part of this plat.

**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:** A 5' Underground Utility Easement extending through Lot 2 is to be abandoned by this plat.

**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:** Drainage easements will be approved as part of the Construction Plans.

**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 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 type="checkbox"/> Preliminary Plat*      | <input type="checkbox"/> Waiver of Right to<br>30-day action |
| <input type="checkbox"/> Variance Request       | <input checked="" 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: 4.38 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 Proposed Zoning: R-2

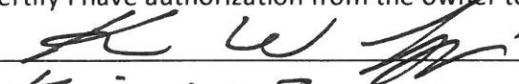
Location: Northwest corner of the intersection of W. Windcrest Dr. and Post Oak Rd.

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 W. Sraggins Date: 10/15/2015

Staff Use Only Application No.: P1515 Date: \_\_\_\_\_



# Project Application

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

\*Copy of current Title Search required with application.

## 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:

**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 LIEN, LEASE, OR OTHER EQUITABLE INTEREST, UNLESS OTHERWISE NOTED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM 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 \_\_\_\_\_ 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: \_\_\_\_\_  
CHAIRPERSON, CITY PLANNING AND ZONING COMMISSION

**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.
- 2.) ZONING FOR LOT 2 IS R2 - MIXED RESIDENTIAL.
- 3.) ZONING FOR LOT 3 IS C1 - NEIGHBORHOOD COMMERCIAL.

**BENCHMARK**

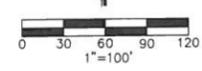
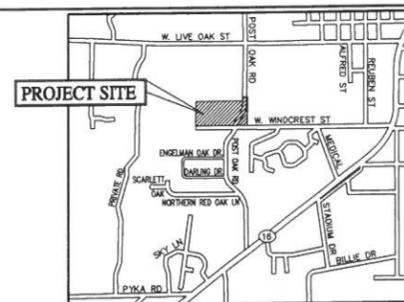
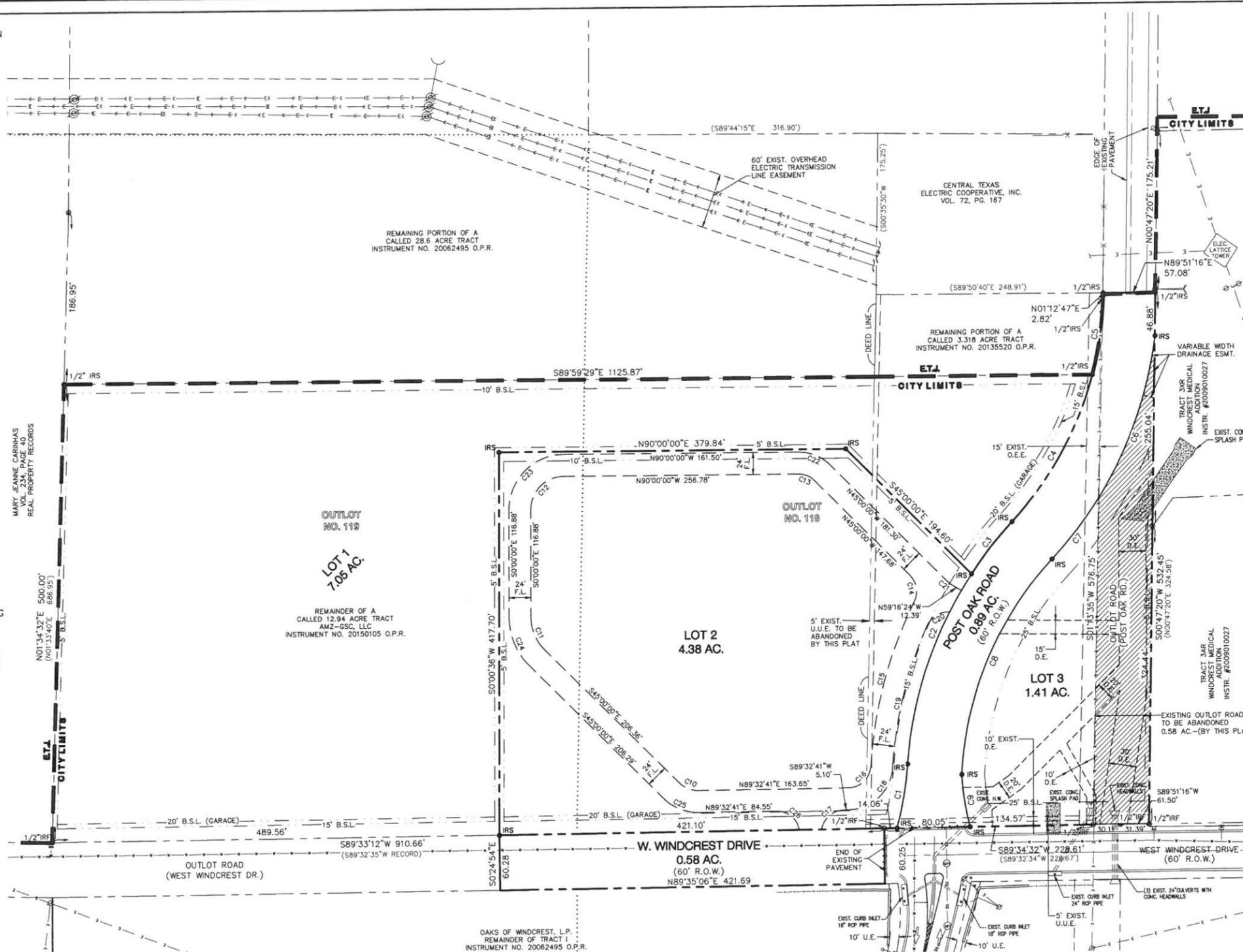
CITY OF FREDERICKSBURG, GPS STATIC SURVEY  
DESCRIPTION: NGVD '29 ELEVATION  
ELEVATION: 1751.513

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.

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD	ARCH. LENGTH
C1	10°46'28"	378.06'	N09°31'20"E	70.99'	71.09'
C2	29°25'30"	430.00'	S18°50'51"W	218.41'	220.83'
C3	09°34'58"	430.00'	S38°21'05"W	71.83'	71.92'
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'
C6	24°55'21"	430.00'	N19°23'46"E	185.57'	187.04'
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'

**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
- PROPOSED EASEMENTS
- PROPOSED FIRE LANE
- 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
- DRAINAGE EASEMENT
- EXISTING UNDERGROUND UTILITY EASEMENT
- EXISTING OVERHEAD ELECTRICAL EASEMENT
- FIRE LANE



**FIRE LANE CURVE TABLE**

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD	ARCH. LENGTH
C10	45°27'19"	31.00'	S67°43'39"E	23.95'	24.593'
C11	45°21'57"	51.00'	S22°40'59"E	39.33'	40.381'
C12	90°00'00"	36.00'	S45°00'00"W	50.91'	56.545'
C13	45°00'00"	25.00'	N67°30'00"W	19.13'	19.64'
C14	71°31'51"	25.00'	N91°14'04"W	29.22'	31.21'
C15	23°03'15"	463.16'	N15°00'14"E	185.11'	186.36'
C16	86°04'05"	25.00'	N46°30'38"E	34.12'	37.55'
C17	80°45'43"	25.00'	S49°09'49"W	32.39'	32.24'
C18	86°04'05"	49.00'	S46°30'38"W	66.88'	73.61'
C19	20°49'58"	439.16'	S13°53'35"W	158.80'	159.68'
C20	69°41'16"	25.00'	S59°09'11"W	28.57'	30.41'
C21	14°16'25"	25.00'	N52°08'12"W	6.21'	6.23'
C22	45°00'00"	49.00'	N67°30'00"W	37.50'	38.49'
C23	90°00'00"	60.00'	S45°00'00"W	84.85'	94.24'
C24	45°18'06"	75.00'	S22°39'03"E	57.77'	59.30'
C25	45°27'21"	55.00'	S67°43'39"E	42.50'	43.63'
C26	80°45'12"	25.00'	S50°04'43"E	32.39'	35.24'

**A FINAL PLAT FOR THE VILLAGES OF WINDCREST PHASE I, LOTS 2 & 3**

6.68 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

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

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

**VEI CONSULTING ENGINEERS** ENGINEER  
CONTACT: KEVIN W. SPRAGGINS, 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: 10/22/2015 SHEET: F1 (2 OF 14)

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