

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

Wednesday, December 9, 2015

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the November 2015 Regular Meeting *Pp 1 - 5*

PUBLIC HEARINGS

3. Public Hearing (Z-1519) by Carroll Bryla on behalf of BBR Mustang, LLC for a Conditional Use Permit to allow Day Care Services in the R-1, Single Family Residential Zoning District on property at 1208 N. Milam *Pp 6 - 19*
4. Consider making a recommendation on Z-1519
5. Public Hearing (Z-1520) by Anthony DiCuffa for: *Pp 20 - 30*
 - A) A change in the Land Use Plan from Mixed Use to Low Density Residential on a .34 acre strip of land located behind the house at 1108 N. Llano
 - B) A change in Zoning from C-1, Neighborhood Commercial to R-1, Single Family Residential on said property
6. Consider making a recommendation on Z-1520
7. Public Hearing (P-1517) by Mark Cornett for a replat of Tract 3AR, Windcrest Medical Addition, a 2.20 acre tract of land located north of Windcrest Drive, and west of Wellness Court *Pp 31 - 38*

SITE PLANS

8. Consider Site Plan (SP-1516) for St. Joseph's Halle at 212 W. San Antonio *Pp 39 - 44*

PLATS

9. Consider (P-1518) Final Plat for Oaks of Windcrest, Phase III *Pp 45 - 47*

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
November 4, 2015
5:30 P.M.

On this the 4th day of November, 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
DARYL WHITWORTH
CHRIS KAISER
JOE CLOUD
BILL PIPKIN

ABSENT: CHARLIE KIEHNE
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.

Chris Kaiser stepped down from the Commission for the consideration of Z-1517

PUBLIC HEARINGS

PUBLIC HEARING (Z-1517) BY PENICK REAL ESTATE LIMITED PARTNERS FOR 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 - It was moved by Joe Cloud and seconded by Bill Pipkin to open Public Hearing (Z-1517) by Penick Real Estate Limited Partners for 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.

Mike Penick presented the application and John Penick was also in attendance. Mr. Penick stated this process started when the City Manager approached them about purchasing the property and he was surprised it was zoned residential. Mr. Penick noted most of the properties along Friendship Lane have

developed as commercial so their R-1 zoned property and R-3 zoned property along the corridor would be better served if it was commercially zoned.

There was no public comment. Bill Pipkin moved to close Public Hearing Z-1517 and Steve Thomas seconded the motion. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted this property has been in the applicant's family for a very long time and they have visited with him throughout the years about the use of these tracts. Mr. Jordan stated he was never comfortable with a blanket of commercial zoning along Friendship Lane, although it may become that at some time, but after hearing the Penick's comments and seeing the commercial zoning that has developed, along with the expansion of Friendship Lane, commercial property makes some sense. Mr. Jordan added the dynamics of the roadway may change greatly if the relief route alignment falls on Friendship Lane. Mr. Jordan stated the applicant is asking for C-1 zoning which allows limited commercial uses and he believes it would be a reasonable step to take if the Commission decides to deviate from the Comprehensive Plan. Mr. Jordan noted Staff recommendation of approval on the 12.78 acre tract of land on the south side of Friendship Lane and recommend approving a section on the north side of Friendship Lane to align with the proposed zoning change on the south side.

Daryl Whitworth asked if Mr. Jordan had discussed this with the applicants and Mr. Penick noted he did say something to them about it, but he is not sure exactly where that boundary would be. Mr. Jordan noted he was trying to determine a physical, identifiable boundary line for the zoning change. Mr. Jordan noted the recommendation he has made allows for at least 35 acres of C-1 zoning.

Janice Menking asked if the requested 500 foot depth is best practice and Mr. Jordan stated that distance is sufficient for a substantial development.

Mr. Whitworth commented it would leave an odd shaped section of property with a high density residential use if they don't rezone all the way to the property line. Steve Thomas agreed. Mr. Penick commented they would like to keep a buffer between Friendship Lane and the residential area behind the requested commercial strip of land.

Daryl Whitworth moved to approve Application Z-1517 as presented by the applicants. Steve Thomas seconded the motion. All voted in favor and the motion carried.

Chris Kaiser returned to the Commission.

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. - It was moved by Brenda Segner and seconded by Joe Cloud to open 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. Schaesby Scott, developer, Phillip Keil of Furman Keil Architects, John Engelatta from Rogers O'Brien, General Contractor for the project, Paul Mathis from Civil Engineering Consultants and Jim Mikula, Team Director were all present. Mr. Scott submitted a letter from General Hagee noting support of the project. Mr. Keil noted the Historic Review Board approved the project at their last meeting. Mr. Keil stated the Inn on the Creek B&B is now a part of their plan and they will be using that property for ingress and egress. Mr. Keil noted the previously proposed ingress off Main Street has been eliminated. Mr. Keil added Town Creek is in this block and came into play during the development stages and stated the bridge across the creek from Austin Street that was proposed in the first application has been

abandoned due to the extreme costs involved.

Paul Mathis, Civil Engineering Consultants, noted the water will come off Main Street and sewer off Washington St. Mr. Mathis stated they will use the existing overhead electric. Mr. Mathis noted they will secure a sanitary sewer easement on the back part of the Inn on the Creek lot. Mr. Mathis added all of the development is located out of the flood plane.

Mr. Keil went through the illustrative drawings and noted there will be seven retail bays, one restaurant bay, and a courtyard around the large oak tree in the front. Mr. Keil noted the site slopes to the creek so they will construct a breeze way through the middle of the site to get pedestrians from the parking area to the courtyard and retail areas. Mr. Keil noted the parking will be on the rear of the lot and not visible from Main Street. Mr. Keil stated a significant change is the rooms that were overlooking the east and west properties have been eliminated and all the rooms now look to the north and to Main Street, which allows more privacy for the neighbors and the guests. Mr. Keil commented the project has been considerably scaled back and is now a two story structure.

PUBLIC COMMENT

Ernie Loeffler, President of Fredericksburg Convention and Visitors Bureau, noted the concerns of the neighbors and residential area have been met and he would like to speak in favor of the project.

Daryl Whitworth moved to close Public Hearing Z-1518 and Brenda Segner seconded. All voted in favor and the motion carried.

STAFF COMMENTS

Brian Jordan, Director of Development Services, noted the Commission had some original concerns about moving the driveway to Washington Street and really weren't in favor of doing so. Mr. Jordan commented when the applicants reduced the scale of their project and were ready to resubmit for approval City Staff asked for a traffic study, which has been provided, and noted the report evaluates the peak times and daily trips and since the rooms have been reduced from 63 to 22, Staff believes the impact of the ingress and egress off Washington street has been significantly reduced. Mr. Jordan also noted the applicants have asked for a credit for the traffic generated for retail trips because they believe most of that traffic will be pedestrian oriented. Mr. Jordan noted the driveway will be a right-in, right out drive only and stated Staff is comfortable with the ingress and egress for the hotel off Washington Street. Mr. Jordan noted one letter was received in support and none in opposition.

Mr. Jordan noted Staff recommendation of approval with the following conditions:

- 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 platted into two tracts and easements being secured prior to issuance of a building permit.

Bill Pipkin asked if the emergency vehicles will use the same access and Mr. Jordan noted they would and the fire marshal has been involved in those discussions. Mr. Jordan added the radius and the requirements are met.

Janice Menking asked what steps will be taken to ensure the drive is right-in, right-out only and Mr. Jordan stated that will be part of the construction plan approval. Ms. Menking asked if it will be with signage and Mr. Jordan stated it will be more of a physical barrier that will be designed.

Daryl Whitworth moved to approve Application #Z-1518 with the conditions set forth by Staff. Steve Thomas seconded the motion. All voted in favor and the motion carried.

Steve Thomas stepped down from the Commission for the consideration of SP-1514

SITE PLANS

CONSIDER (SP-1514) SITE PLAN FOR AN OFFICE FACILITY AT 802 WELLNESS COURT

Mark Cornett, owner of subject property, and Brandon Weinheimer from Stehling, Klein, Thomas Architects presented the application. Mr. Cornett stated the tract is 2.2 acres and they would like to develop a commercial lot with access to future development. Mr. Cornett noted ingress will be off both Wellness Court and Windcrest Dr. Mr. Weinheimer noted the building will be approximately 6000 square feet and the property is zoned C-1 which allows for an office use. Mr. Weinheimer stated the plans are under the maximum building and impervious coverage allowances. Mr. Weinheimer commented 16 parking spaces are required, but they are providing 36 spaces. Mr. Weinheimer noted the site will be lightly lit and Mr. Cornett stated the drainage on this property will flow into the previously developed regional detention pond.

STAFF COMMENTS

Brian Jordan, Director of Development Services, commented the proposed project is exactly what the City intended the property to be used for.

Mr. Jordan noted Staff recommendation of approval with the following 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).

Joe Cloud moved to approve SP-1514 with the conditions set forth by Staff and Brenda Segner seconded the motion. All voted in favor and the motion carried.

PLATS

CONSIDER (P-1515) FINAL PLAT FOR VILLAGES OF WINDCREST, LOTS 2 & 3

Kevin Spraggins of VEI Engineering presented the application and noted Post Oak Rd was relocated on a prior plat of the area and will be continued with this plat and reconnected to the north. Mr. Spraggins stated some additional easements that were not shown on the preliminary plat have been added to this plat at the request of the City. Mr. Spraggins stated construction is imminent on this tract and will start as soon as all approvals are obtained.

STAFF COMMENTS

Brian Jordan, Director of Development Services, stated this final approval is just a technical step in the development process and the applicants have a full set of plans in for review. Mr. Jordan noted a building permit will most likely be issued within the next few weeks. Mr. Jordan noted Staff recommendation of approval with the condition construction plans be approved by the Engineering Department prior to release of the building permit. Chris Kaiser moved to approve P-1515 with the condition the construction plans be approved by the engineering department prior to release of a building permit. Bill Pipkin seconded the motion. All voted in favor and the motion carried.

MINUTES

Bill Pipkin noted he was listed as absent at the meeting but he was in attendance. Joe Cloud moved to approve the minutes with the correction noted. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

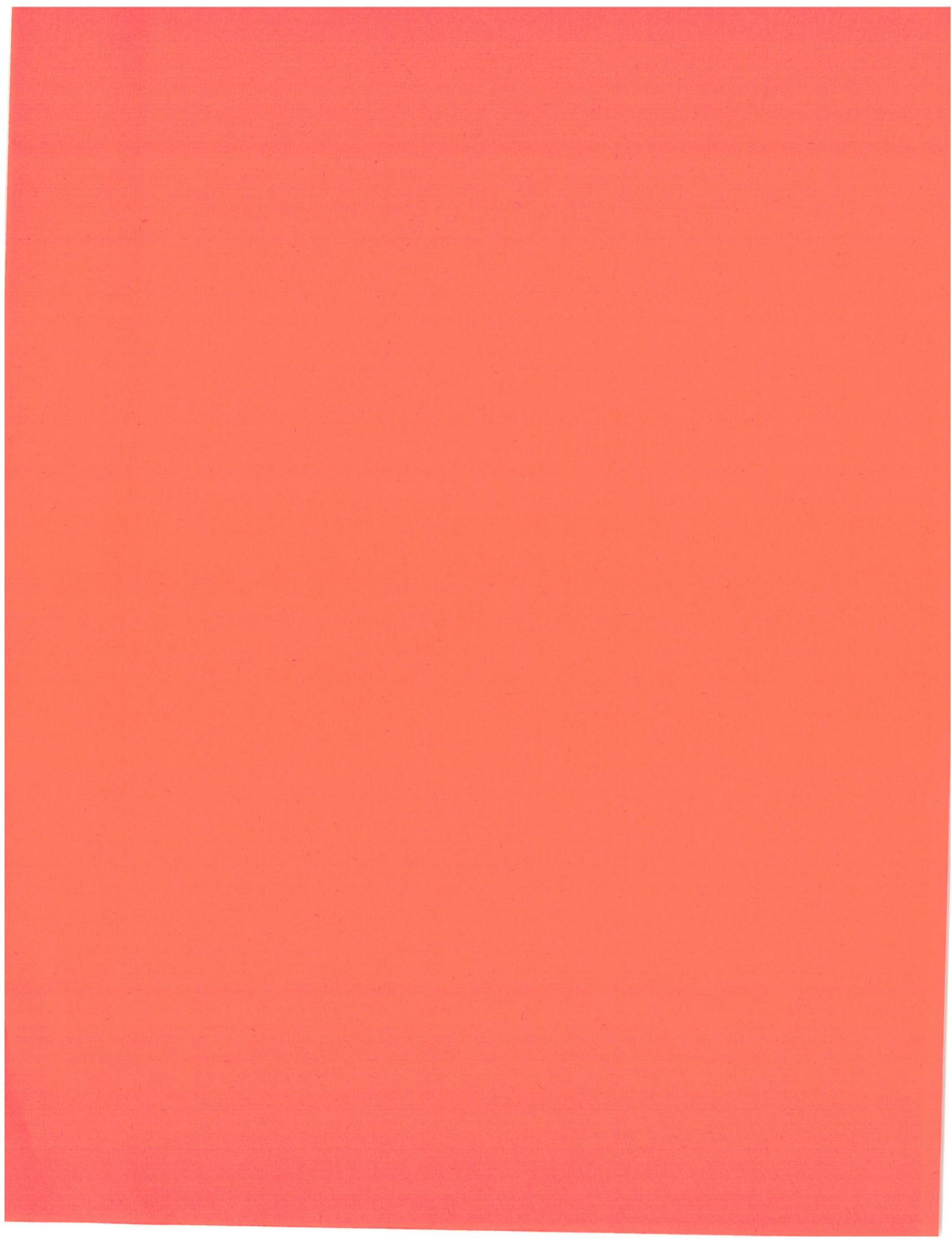
ADJOURN

With nothing further to come before the Commission, Joe Cloud moved to adjourn. Chris Kaiser seconded the motion. All voted in favor and the meeting was adjourned at 6:33 p.m.

PASSED AND APPROVED this 9th day of December, 2015.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman



CONDITIONAL USE PERMIT BRIEF

Request Z-1519

Owner/Applicant: BBR Mustang LLC (Carroll Bryla representative)
Location: 908 N. Milam Street
Existing Zoning: R-1, Single Family Residential
Request: Conditional Use Permit for a Day Care Center

Site Plan Overview:

- The subject property consists of approximately 42,755 square feet, or 0.98 acres.
- The existing building on the property is approximately 2,782 square feet, and was used most recently as the Fredericksburg Christian School.
- The proposal is to use the property for a Texas State Licensed Child Care Center, to be part of Grace Family Church and be operated as Greater Grace Academy (see description).
- The plan shows parking spaces for 13 vehicles, including 1 handicap space located in front of the building.
- The site has access from N. Milam Street.
- Building coverage is estimated to be approximately 6.5% (40% maximum allowed in the R-1 District)
- No significant changes are proposed to the site.
- The site is bordered by residential uses on all sides.
- Adjacent zoning is R-1 on all sides.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- The site is presently compliant with zoning regulations, including parking, building coverage, building height and setbacks.

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

- Given the nature of the proposed day care center utilizing the existing building and site, we would expect it to be compatible with existing and permitted uses in the vicinity.

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

- We do not expect the proposed use to have a negative affect on adjacent properties.

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

- None recommended.

- E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:**
- We do not anticipate that the traffic utilizing this facility will create a problem for vehicular circulation.
 - The Sidewalk Plan approved by the City Council in May calls for a sidewalk along the west side of Milam Street adjacent to this property. With the drainage ditch within the FM 965 (Milam) right-of-way and the fencing around the property, installing a sidewalk will be problematic at this time. Options would be to pay into an escrow account or recommend that a sidewalk in this location not be required.
- 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:**
- No additional lighting is proposed in the parking lot. Any new lighting or proposed signage shall meet the requirements of the applicable ordinance.
- 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:**
- We would expect this use to continue to be compatible with the neighborhood.
- 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 would seem compatible with the surrounding neighborhood.
- 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:**
- We do not anticipate any unfavorable impacts on nearby properties from the proposed use.

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: Four letters in support, none in opposition.

STAFF RECOMMENDATION: Approval. With the approval of the Sidewalk Plan by the City Council, either an escrow needs to be paid or the sidewalk should be eliminated from the plan.



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: DAY CARE CENTER / GREATER GRACE ACADEMY
Project Address: 1208 N. MILAM, CITY
Tax ID Number (s): _____

Application Type (check all items that apply)

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

Revision of Approved Plan/Plat? Yes _____ No Name: _____

Jurisdiction: City Limits _____ ETJ _____ Total Acres: .98 No. of Lots 1

Original Survey & Abstract No.: SURVEY # 129, RAFAEL VILLAREAL

Legal Description: PART OF BLK I, GERMAN EMIGRATION Co.

Current Land Use Plan: PUBLIC FACILITIES Proposed Land Use Plan: PUBLIC FACILITIES ^{SEE ATTACHED}

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

Location: 1208 N. MILAM

Proposed Use(s): DAY CARE CENTER

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: Carroll J. Bryla MEMBER

Printed Name: CARROLL J. BRYLA Date: 11/2/15

Staff Use Only Application No.: Z-1519 Date: _____

*Copy of current Title Search required with application



Project Application (Page 2 of 3)

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

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

I. Property Owner(s)

Firm Name (if applicable): BBR MUSTANG LLC
Owner Name: CARROLL J. BRYLA
Address: 908 N. MILAM
Phone: 830-997-2145 Fax: 997-2172 Email: CBRYLA@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): BRYLA + SCHORSSOW
Address: 105 W. SAN ANTONIO
Primary Contact Name: CARROLL J. BRYLA
Phone: 997-2145 Fax: 997-2172 Email: CBRYLA@HOTMAIL.COM
Secondary Contact Name: BRYAN BIERSAWALE
Phone: 7-2130 Fax: _____ Email: _____

III. Applicant

Firm Name (if applicable): SAME AS I. ABOVE
Applicant Name (s): _____
Address: _____
Phone: _____ Fax: _____ Email: _____

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

Role: Agent Engineer Surveyor (note role)
Firm Name (if applicable): SAME AS II ABOVE
Address: _____
Primary Contact Name: _____
Phone: _____ Fax: _____ Email: _____

Grace Family Church
1603 East Main
Fredericksburg, Texas
830-998-8402

November 20, 2015

1208 North Milam
Fredericksburg, Texas 78624

We Robert and Emma Garcia pastors of Grace Family Church here in our beautiful city of Fredericksburg, would like to express that for the past several years we have notice the need for more daycare services needed in our community.

We are asking that you would find it in our favor to allow us to use the property mentioned above as a daycare / academy facility.

This past year when our two older daughters informed us after returning to work after having their children found themselves on a waiting list and may I add a six month waiting list as so many other parents find themselves in, that's when we decided to bring a solution to a problem that we are having in our city.

We feel that Greater Grace Academy will be a great blessing and asset to our community as we will be providing a very safe and secured environment.

Our parents at any time they wish would be able to view their children by a secured 24 channel camera internet monitoring system.

As grandparents we know it would be a great blessing to have the capability to view the safety of our grandchildren at all times.

Our focus is to provide a stimulating early care and education experience, which promotes each child's social/emotional, physical development. Our goal is to support children's desire to be life-long learners.

In conclusion:

As we all know that our city is experiencing a rapid growth and with that comes the need to provide more daycare to serve the new folks moving into our city, so we ask that you please grant Grace Family Church the opening of our daycare facility.

Thank you for your attention to this matter.

In His Service



Pastor Robert Garcia

Grace Family Church
1603 East Main
Fredericksburg, Texas 78624
830-998-8402

Proposed use of this building located at 1208 North Milam: To be used as a Texas state license child care center.

We anticipate to have up to 37 children ages 18 months to 5 years old according to our square footage allow by the Texas state child care agency.

Hours of operation: 7:30 AM to 5:30 PM

Number of classrooms 4

Number of children allowed in:

Classroom #1 7
Classroom #2 11
Classroom #3 11
Classroom #4 8

Number of Teachers 4

Texas licensed child care director 1
Texas licensed assistant child care director 1

Services provided:

A certified Montessori learning center

CCA providers

Meals

If you have any questions please do not hesitate to call

Information provided by Pastor Robert Garcia

SITE PLAN FOR BBR MUSTANG, LLC

RESIDENTIAL ZONING

Property zoned R-1 Single Family Residential.
Building requirements as follows:

- 25 Min. Front Yard Setback
- 15 Min. Street Side Yard Setback
- 5 Min. Interior Side Yard Setback
- 10 Min. Rear Yard Setback

Max. Building Height: 28 Feet (2 Story)

SITE/BUILDING IMPERVIOUS COVERAGE

1208 North Milam Street
Total Site Area = 42,755 ± S.F. (0.98± Acres)
Impervious Cover = 10,750± Sq. Ft. *
Max Allowed = N/A
Building Coverage = 2,782± Sq. Ft.
Max Allowed = 40%

*Building Coverage is included in Total Impervious Calculation

SITE DRAINAGE

Approximate existing contours shown on drawing (2 foot intervals).
Site slopes towards South side of property. Drainage impact minimal on site

PROPOSED ON-SITE PARKING

Day Care Services, 1 ½ spaces per Teacher, Administrator or Day Care Provider:

1 ½ X 4 Staff = 6 Spaces

Total Spaces Required: 6 Spaces
Total Spaces Provided: 13 Spaces

UTILITIES

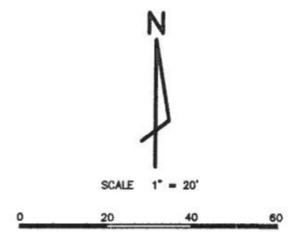
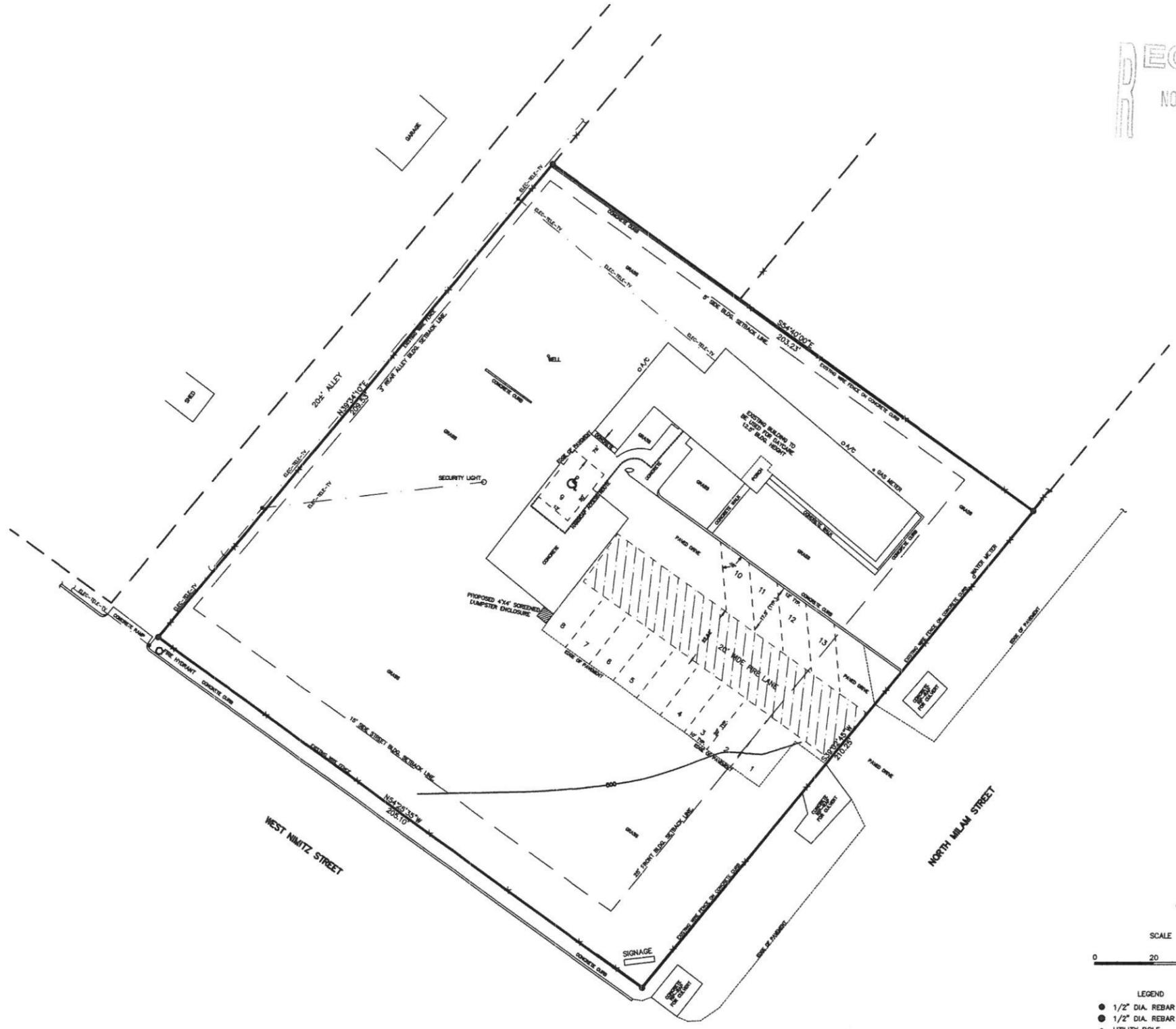
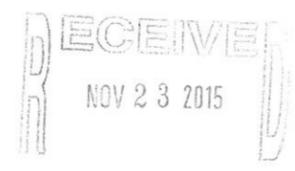
Use Existing Electric, Water, Gas, and Sewer Service.
No expansion of utilities required.
Sewer Line location has not been determined.

SITE LIGHTING AND SIGNAGE

There will be no additional site lighting in parking lot.

Handicapped Parking - Space #9

Tenant: Greater Grace Academy



- LEGEND
- 1/2" DIA. REBAR FOUND
 - 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
 - UTILITY POLE
 - × FENCE
 - PECAN TREE

ELEVATION DATUM USED HEREON IS AN ASSUMED LOCAL ELEVATION.

NOVEMBER 19, 2015

BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-997-3884
FAX: 830-997-0972
EMAIL: bonnsurveying@verizon.net
FIRM REG. NO. 10055800

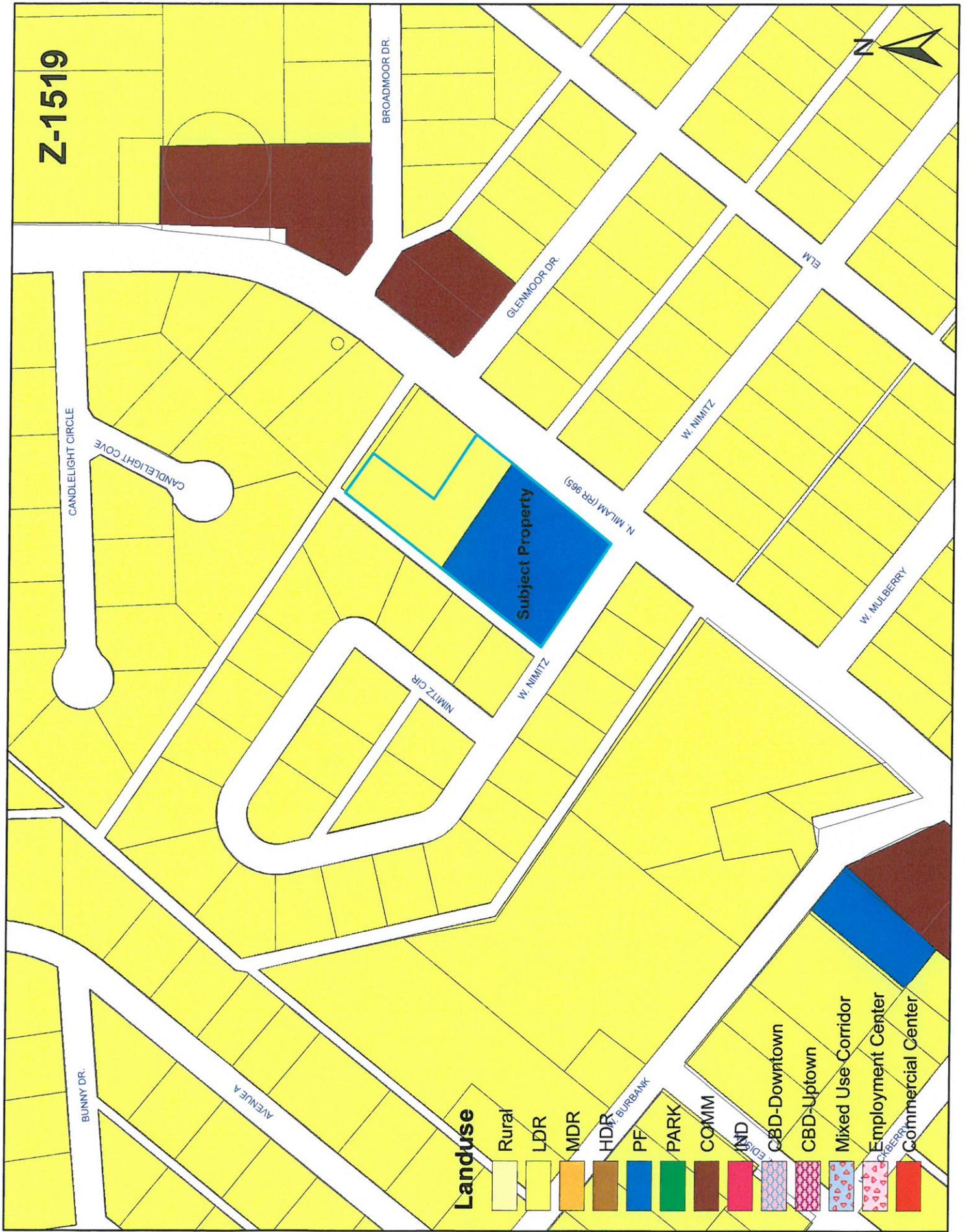
17



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
- PSD - Planned Unit Development
- R1 - Single Family Residential
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential

Z-1519





Z-1519



CANDLELIGHT CIRCLE

CANDLELIGHT COVE

200' Notification Area

BROADMOOR DR.

BLENMOOR DR.

ELM

N. MILAM (RR 965)

Subject Property

W. MULBERRY

BUNNY DR.

AVENUE A

NIMITZ CIR

W. NIMITZ

W. BURBANK

N. EDISON

W. HACKBERRY



Letter	Owner	
A	Lynn Miller	409 Candlelight Cir
B	James M. & Kathleen C. Paige	407 Candlelight Cir
C	Paula S. Dean	1304 N. Milam St.
D	Paula S. Dean	1302 N. Milam St.
E	Jimmie Lou Brown	333 Broadmoor Dr.
F	Carlos Q & Rocio Paola Chavarria	328 Glenmoor Dr.
G	Cornelia Sue Croom	327 Glenmoor Dr.
H	Cornelia Sue Croom	329 Glenmoor Dr.
I	1203 Partners, LP	1203 N. Milam St.
J	Michael & Nancy A. Skoog	326 W. Nimitz
K	Stephen Schneider	331 W. Nimitz
L	Aaron Tyrus Cox	333 W. Nimitz
M	Peggy Ann Dodds Metzger	1004 N. Milam St.
N	Rodney & Malinda Ottmers	401 Nimitz Cir
O	William McWilliams	403 W. Nimitz St.
P	Timothy & Christine Keeter	405 W. Nimitz St.
Q	Jesse & Korina Sanchez II	407 W. Nimitz St.
R	Howard & Tina Merz	409 W. Nimitz St.
S	Stephen J. Bodnar	408 W. Nimitz St.
T	Samuel a. & Joi Jung	425 Nimitz Cir
U	Edith Jo Williams	410 Nimitz Cir
V	Mary B Whitworth	412 Nimitz Cir
W	Charles C. Kiehne	414 Nimitz Cir
X	Virginia Klenzing	416 Nimitz Cir
Y	Patrick R. & Janis Stehling	418 Nimitz Cir
Z	Bierschwale Credit & Lending	1210 N Milam St.
AA	BBR Mustang, LLC	1208 N. Milam St.

Z-1519



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

HEARING
DATE: **DECEMBER 9, 2015**

TIME: **5:30 PM**

REQUEST
NUMBER: **Z-1519**

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: **DECEMBER 21, 2015**

TIME: **6:00 PM**

REQUEST
NUMBER: **Z-1519**

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

APPLICANT: Carroll J. Bryla

LOCATION: 1208 N. Milam

(see accompanying map)

REQUEST: Conditional Use Permit to allow a Day Care Center in the R-1, Single Family Residential Zoning District

(DETACH HERE)

REQUEST NO. Z-1519

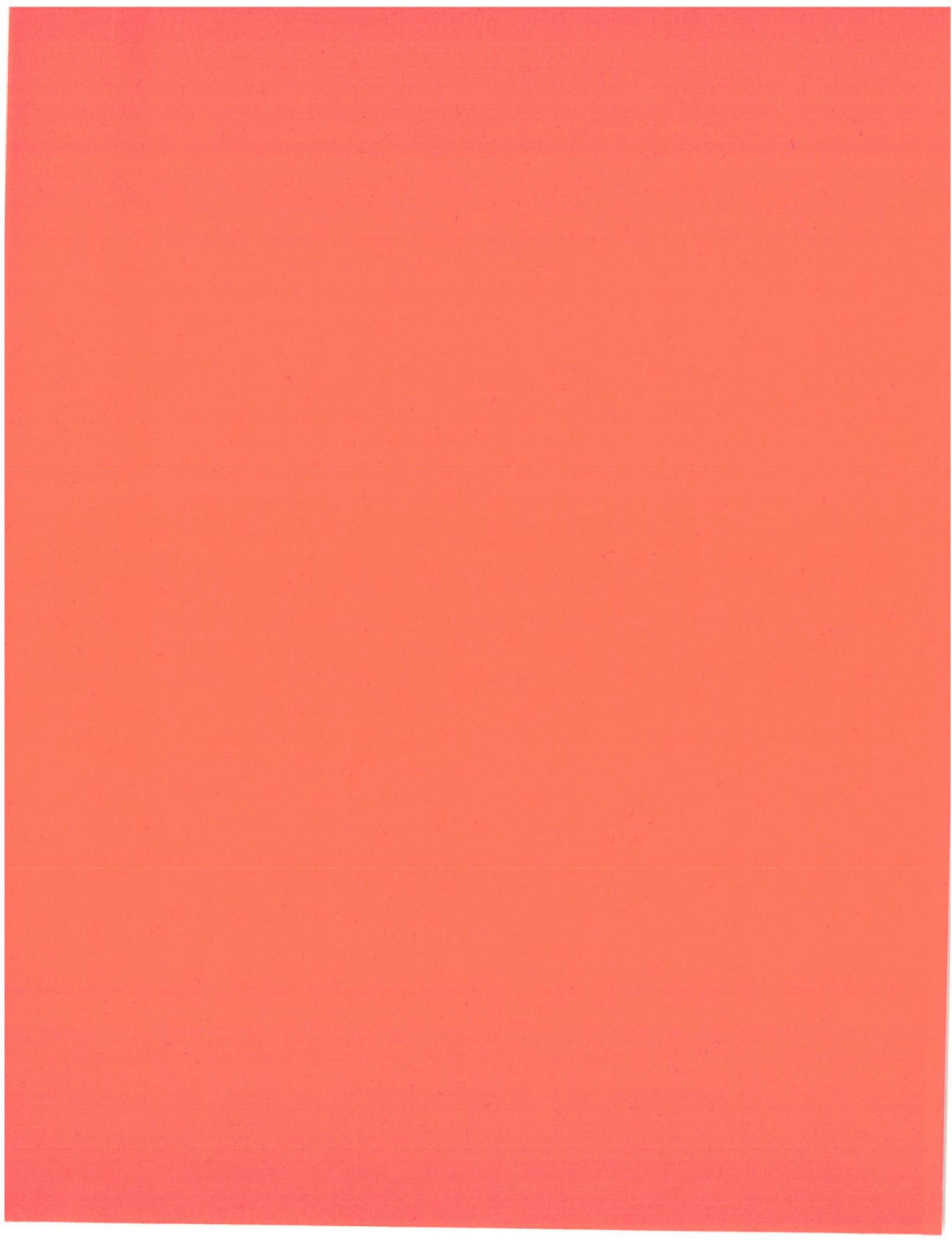
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____

Date _____

Printed Name _____

Address _____



LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1520

- OWNER/APPLICANT:** Anthony DiCuffa
- LOCATION:** Rear Portion of 1108 N. Llano Street
- SIZE:** Approximately 0.327
- EXISTING ZONING:** C-1 Neighborhood Commercial
- PROPOSED CHANGE:**
1. Change in the Land Use Plan from Mixed Use to Low Density Residential, and
 2. Change in Zoning from C-1 Neighborhood Commercial to R-1, Single Family Residential.

FINDINGS:

- The Land Use Plan and Zoning of this portion of property was recently changed from residential to commercial. Since that time, the owner (Mr. DiCuffa) has purchased two lots fronting on Adams Street, one of which he intends to incorporate into the back portion of his property. In doing so, Mr. DiCuffa would like to move the recently approved zoning line from the fence behind his pool to point nearer the actual pool itself. Mr. DiCuffa has filed an application to plat the rear portion of his property to include one of the recently acquired properties (see attached).
- By incorporating the new lot, the rear portion of the property now has frontage on Adams Street.
- Utilities are currently serving the property.
- The zoning line approved recently follows the back fence to the northwest of his pool. (see attached exhibit).

LAND USE PLAN: The Land Use Plan was changed with Mr. DiCuffa's recent zoning change request. The proposed change would move the Land Use Plan designation for Mixed Use back approximately 43'. It is our opinion that this change will have little or no effect on the recent change.

ZONING: As noted above, we do not expect this change to have any impact on the line recently approved, particularly in light of the fact that the rear portion of the property is being platted with frontage on Adams Street.

OPPOSITION/SUPPORT OF REQUEST: No letters to date.

STAFF RECOMMENDATION: 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: 1108 North Llano St Rezone

Project Address: 1108 North Llano St.

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 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: .34 No. of Lots: 1

Original Survey & Abstract No: Vol. 61, Pg 298-299 D.R.

Legal Description: German Emigration Company, Outlot #292 (portion of lot described in **Part A** of attached survey)

Current Land Use Plan: Mixed Use
Density Residential

Proposed Land Use Plan: Low

Current Zoning: C1

Proposed Zoning: R1

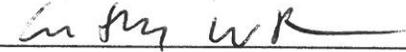
Location: 1108 North Llano Street

Proposed Use(s): N/A

Applicant's Signature

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

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

Signature: 

Printed Name: ANTHONY DICOPPA Date: 11/2/2015

Staff Use Only Application No.: Z-1520 Date: 11.2.15

*Copy of current Title Search required with application.

21



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): N/A

Owner Name: Anthony DiCuffa

Address: 1108 North Llano

Phone: 512-619-6708

Fax: N/A

Email:

Anthony.w.dicuffa@accenture.com

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

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): N/A

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): N/A

Applicant Name (s): Anthony DiCuffa

Address: 1108 North Llano

Phone: 512-619-6708

Fax: N/A

Email:

Anthony.w.dicuffa@accenture.com

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

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): N/A

Address:

Primary Contact Name:

22

ARLOS L. AWALT
0.232 AC. TRACT
VOL. 363, PG. 830-832 R.P.R.

LINDA GOY
0.124 AC. TRACT
INSTRUMENT NO. 20071069 O.P.R.

MICHAEL GOY
0.124 AC. TRACT
INSTRUMENT NO. 20084300 O.P.R.

MICHAEL STEHLING, ET UX
0.124 AC. TRACT
VOL. 298, PG. 384-386 R.P.R.

N39°23'E 59.16' N39°37'25"E 60.14' N39°43'05"E 60.02' N39°30'25"E 112.64'

GERMAN EMIGRATION COMPANY
OUTLOT NO. 282

DR. LESTER L. KEYSER SUBDIVISION
VOL. 61, PG. 298-299 D.R.

2.482 AC.

DR. LESTER L. KEYSER SUBDIVISION

N50°21'55"W 237.90'

2.1±' 1.6±' S50°33'15"E (BEARING BASIS)

PART A
34 ACRES

BLDG.

S39°30'50"W 69.20'

3/4" PIPE FOUND

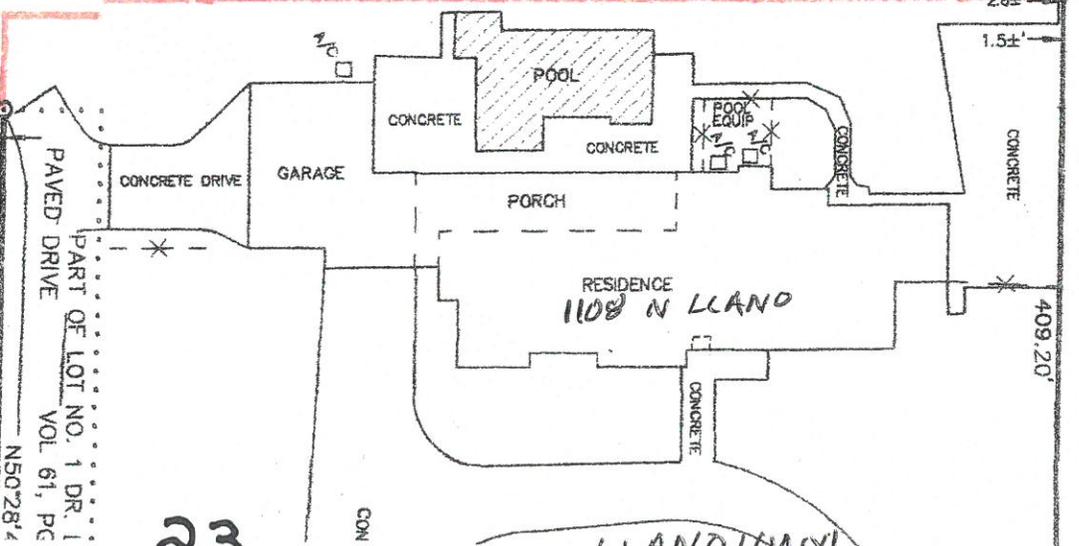
PAVED DRIVE
PART OF LOT NO. 1 DR. I
VOL. 61, PG. 287, 288
N50°28'4" 169.86'

PK NAIL SET IN CONC.
AT A CEDAR FENCE
CORNER POST

LOT
DR. LESTER L. K
VOL. 3, P. 1

23

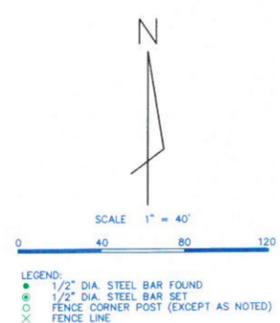
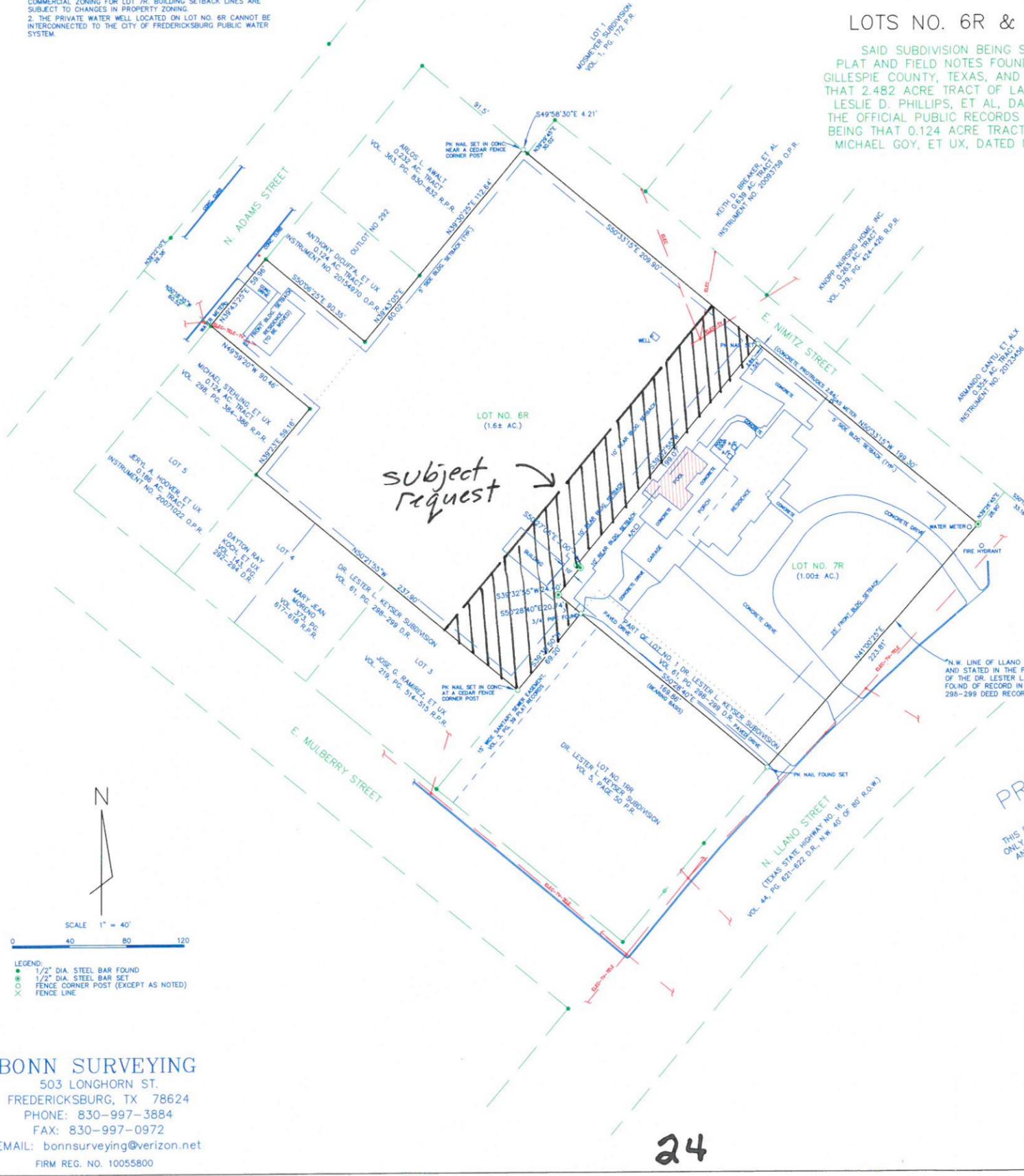
CON



RESUBDIVISION OF
PART OF LOT NO. 1, DR. LESTER L. KEYSER SUBDIVISION AND PART
OF THE UNNUMBERED PART OF DR. LESTER L. KEYSER SUBDIVISION
INTO
LOTS NO. 6R & 7R, DR. LESTER L. KEYSER SUBDIVISION.

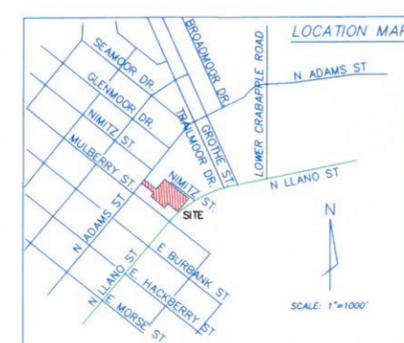
SAID SUBDIVISION BEING SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, PLAT AND FIELD NOTES FOUND OF RECORD IN VOLUME 61, PAGES 298-299 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS, AND SAID PART OF LOT NO. 1 & PART OF SAID UNNUMBERED PART, BEING THAT 2.482 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE TO ANTHONY WILSON DICUFFA, ET AL, BY LESLIE D. PHILLIPS, ET AL, DATED JUNE 12, 2007, FOUND OF RECORD IN INSTRUMENT NO. 20073312 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS. ANOTHER PART OF SAID UNNUMBERED PART BEING THAT 0.124 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE TO ANTHONY DICUFFA, ET UX, BY MICHAEL GOY, ET UX, DATED NOVEMBER 13, 2015, FOUND OF RECORD IN INSTRUMENT NO. 20154971 OF SAID OFFICIAL PUBLIC RECORDS.

NOTES:
1. BUILDING SETBACK LINES SHOWN HEREON REFLECT CURRENT R-1 SINGLE FAMILY RESIDENTIAL ZONING FOR LOT 6R AND C-1 COMMERCIAL ZONING FOR LOT 7R. BUILDING SETBACK LINES ARE SUBJECT TO CHANGES IN PROPERTY ZONING.
2. THE PRIVATE WATER WELL LOCATED ON LOT NO. 6R CANNOT BE INTERCONNECTED TO THE CITY OF FREDERICKSBURG PUBLIC WATER SYSTEM.



BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-997-3884
FAX: 830-997-0972
EMAIL: bonnsurveying@verizon.net
FIRM REG. NO. 10055800

PRELIMINARY
THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW ONLY AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
DATE: 11-24-2015



THE STATE OF TEXAS*
COUNTY OF GILLESPIE*
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 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, as shown hereon, to the City of Fredericksburg for 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.

Owner: _____ Date: _____
BEFORE ME, the undersigned authority in and for _____ County, Texas, on this _____ day of _____, 20____

day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____
Notary Public in and for The State of Texas _____ Printed Name of Notary

THE STATE OF TEXAS*
COUNTY OF GILLESPIE*

Whereas, _____ acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: _____ Date: _____

THE STATE OF TEXAS*
COUNTY OF GILLESPIE*

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this _____ day of _____, 20____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____
Notary Public in and for The State of Texas _____ Printed Name of Notary

My commission expires: _____
Approved _____

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

The undersigned, the City Secretary and the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the _____ Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, 20____, and the Commission, by formal action, then and there accepted the dedications, conveyances of land, improvements, and any other property necessary to serve the plat and to implement the requirements of the planning ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Gillespie County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance on behalf of the City thereof by signing his/her name as hereinabove subscribed.

Witness by hand on this _____ day of _____, 20____

City Secretary
City of Fredericksburg, Texas

THE STATE OF TEXAS*
COUNTY OF GILLESPIE*

I, the undersigned, a Registered Professional Land Surveyor No. 4447 in the State of Texas, hereby certify that to the best of my knowledge & abilities this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground on _____

Date: _____
Carey Bonn
Registered Professional Land Surveyor No. 4447
BONN SURVEYING 830-997-3884

THE 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 _____, 20____
Notary Public in and for The State of Texas _____ Printed Name of Notary

My commission expires: _____

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

County Clerk _____ Deputy Clerk _____
Gillespie County, Texas

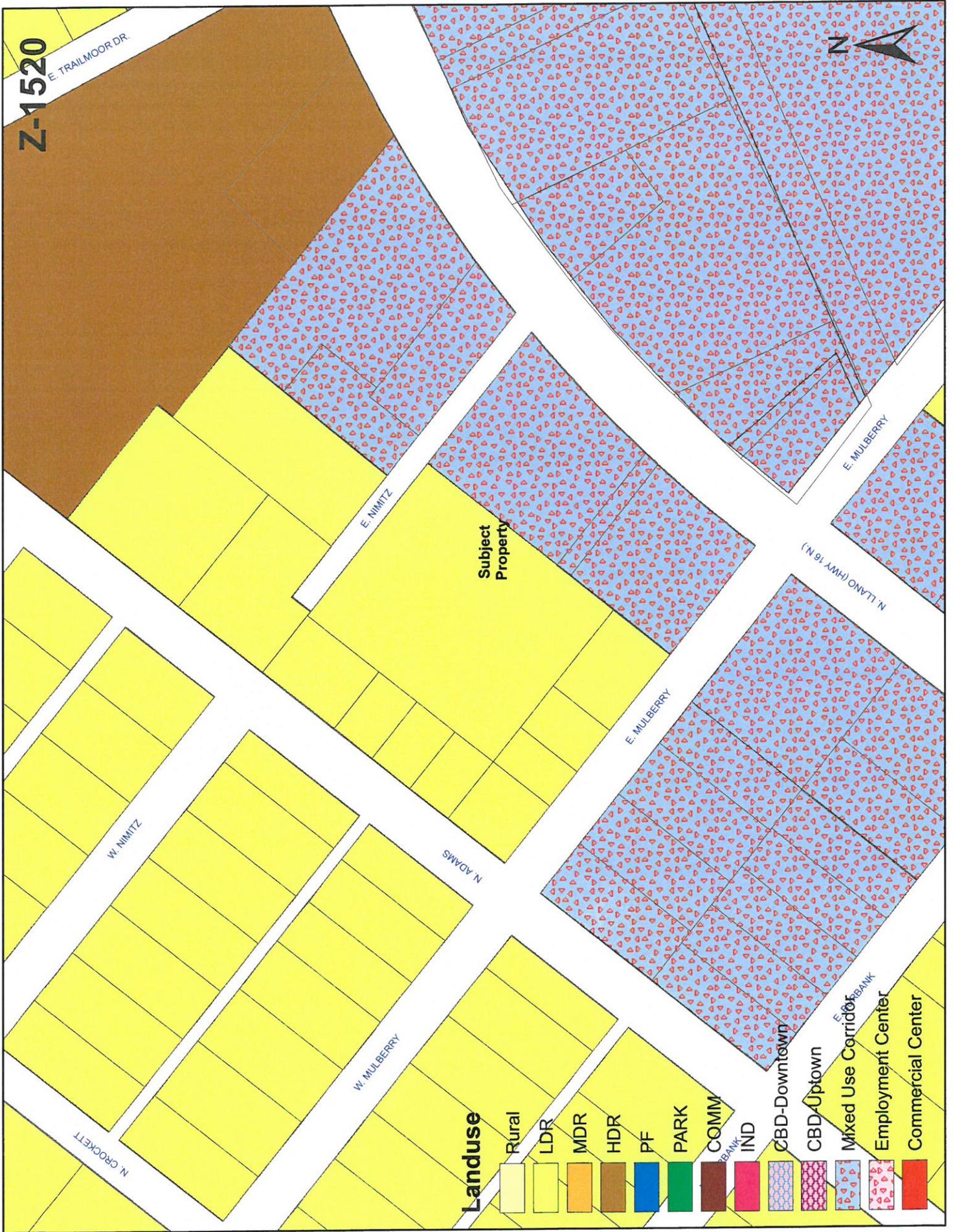
Z-1520

E. TRAILMOOR DR.



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





1520



Z-1520

TRAILMOOR DR.



200' Notification Area

V

V

V

Y

O

W. NIMITZ

N. CROCKETT

W. MULBERRY

N. ADAMS

W. BURBANK

E. BURBANK

E. NIMITZ

E. MULBERRY

E. MULBERRY

N. LLANO (HWY 16 N.)

N

T

M

J

I

W

D

U

X

L

R

F

B

P

C

Q

E

A

K

H

V

S

G

Subject Property

Letter	Owner	
A	Fernando & Cristina Zenteno	101 W. Nimitz
B	Michael & Carol Stehling	1103 N. Adams
C	Dayton R. & Diana Koch	102 E. Mulberry
D	Anthony W. & Kelly Creighton DiCuffa	1108 N. Llano
E	Jose G. & Agustina Ramirez	108 E. Mulberry
F	Michael A. Goy	1105 N. Adams St.
G	James H. Padgett III etux	1004 N. Llano St.
H	Jack R. Milburn	101 E. Mulberry St.
I	Lauren I & Ada F. Schverak	1205 N. Adams St.
J	Knopp Nursing Home, Inc.	108 E. Nimitz St.
K	Terry Gene Wilttrout etal	102 W. Mulberry
L	Alma Louise Awalt	1109 N. Adams St.
M	Kenneth D. & Darneille Breaker	106 E. Nimitz St.
N	Knopp Nursing Home, Inc.	1204 N. Llano St.
O	Ila Marie Brintle	1201 N. Adams St.
P	James Ryan & Caitlin J. Hoover	100 E. Mulberry St.
Q	Daneil & Mary Moreno Life Estate	104 E. Mulberry St.
R	Linda Goy	1107 N. Adams
S	Jose Rubio Perez, Jr.	105 E. Mulberry St.
T	Armando & Lucy Cantu	1202 N. Llano St.
U	Anthony W. & Kelly Creighton DiCuffa	1108 N. Llano
V	Vincent Lee Condra GST Trust	103 E. Mulberry St.
W	Paschal D. & Dyron Florene Thompson	1203 N. Adams St.
X	Hans J. & Kelly Oosterbaan	1102 N. Llano St.



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

HEARING

DATE: DECEMBER 9, 2015

TIME: 5:30 PM

REQUEST

NUMBER: Z-1520

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 Zoning and a change in the Land Use Plan.

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: DECEMBER 21, 2015

TIME: 6:00 PM

REQUEST

NUMBER: Z-1520

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

APPLICANT: Anthony DiCuffa

LOCATION: A .34 acre tract of land located on the mid portion of property at 1108 N. Llano
(see accompanying map)

REQUEST: Change in zoning from C-1, Neighborhood Commercial, to R-1 Single Family Residential and a change in Land Use Plan from Mixed Use to Low Density Residential

(DETACH HERE)

REQUEST NO. Z-1520

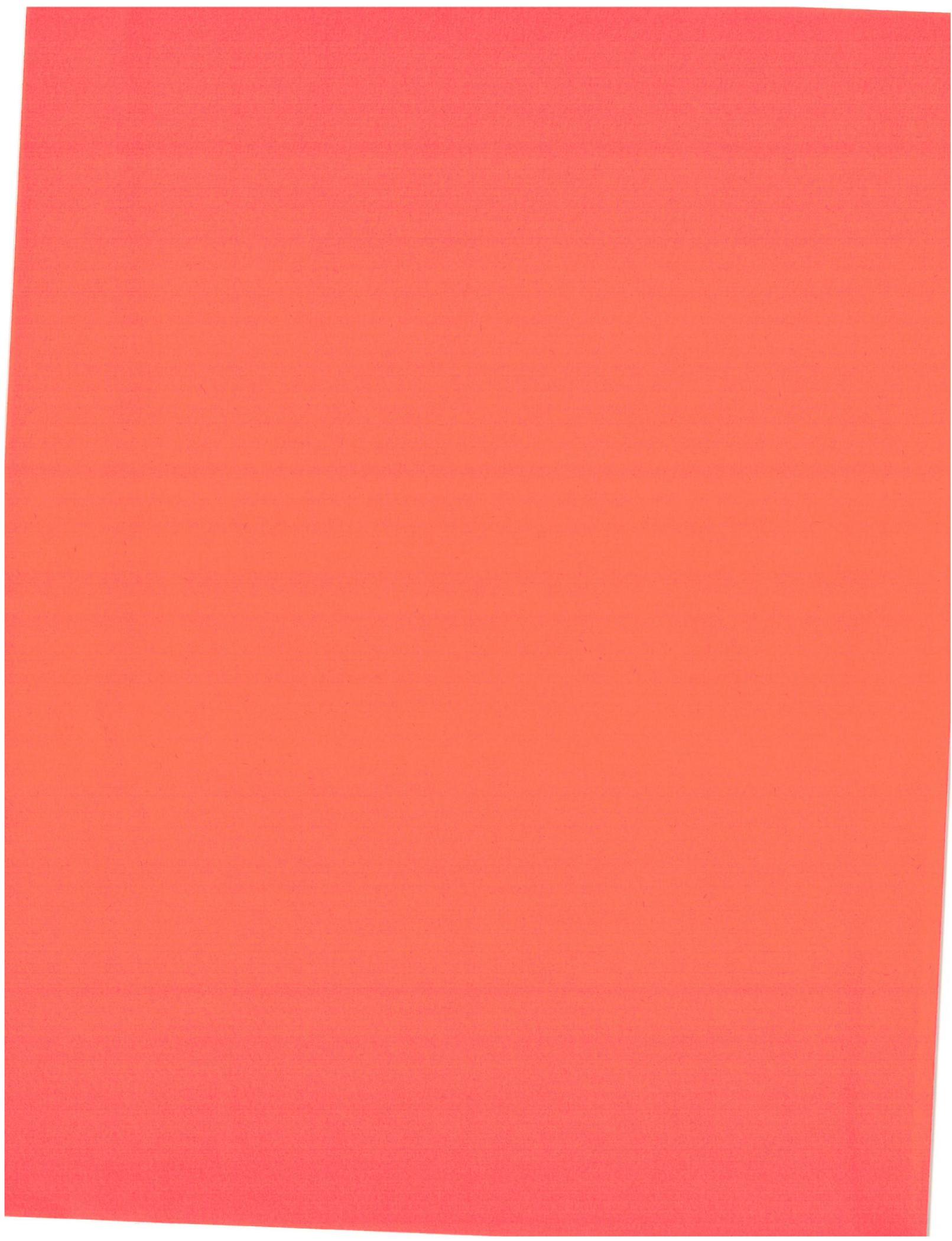
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed

Date

Printed Name

Address



**REPLAT
BACKGROUND INFORMATION
December, 2015**

File Number: P-1517

Subdivision Name: Replat of Lot 3AR, Windcrest Medical Addition

Location: Northwest corner of W. Windcrest Drive and Wellness Court (see attached map).

Tract Size: Total – 2.2 acres
Lot 3AR-1R – 1.37acres
Lot 3AR-2R – 0.83acres

Proposed Replat: The property is located at the northwest corner of W. Windcrest Drive and Wellness Court. The Planning and Zoning Commission approved a Site Plan for an office building on proposed Lot 3AR-2R. The remaining portion of the lot will remain vacant at this time.

Zoning: C-1, Neighborhood Commercial

Roadways: Wellness Court is a Local Street.
W. Windcrest Drive – Collector Street

Right-of-way: Wellness Court – 50’
W. Windcrest Drive – 60’

Utilities: Water is available in Wellness Court to serve both properties. Sanitary Sewer will need to be extended across Lot 3AR-2R to serve Lot 3AR-1R.

Easements: A 10’ utility easement is provided on Lot 3AR-2R and a 10’ Drainage Easement is provided on Lot 3AR-2R.

Easements Abandoned: NA

Stormwater Detention: Detention will be provided within the existing pond located to the north of the property.

Opposition/Support: No letters have been received.

P&Z Action: Final approval

Staff Recommendation: Approval

Conditions: NA.



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:

Project Address: *West Windcrest of Wellness Court*

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 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
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: *1*

Original Survey & Abstract No:

Legal Description: *LOT 3AR, Windcrest Medical Addition*

Current Land Use Plan: *Commercial* Proposed Land Use Plan:

Current Zoning: *C2* Proposed Zoning:

Location: *514 Wellness Court*

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: *Mark Cornett*

Printed Name: *MARK CORNETT* Date: *10/27/15*

Staff Use Only Application No.: *P-1517* Date: *10-27-15*

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: *Mark & Karen, and Dan & Carolie Cornett*

Address: *1174 Funf Kinder, Fredericksburg TX*

Phone: *997-6418*

Fax:

Email: *funfKinder@hotmai.com*

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

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): *Mark Cornett*

Address: *1174 Funf Kinder*

Primary Contact Name:

Phone: *997-6418*

Fax:

Email: *funfKinder@hotmai.com*

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): *Mark Cornett*

Address: *Same above*

Phone: *997 6418*

Fax:

Email: *funfKinder@hotmai.com*

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

Role: Agent Engineer Surveyor Other (note role):

Firm Name (if applicable): *Bonn Surveying*

Copy Mark

Address: *503 Longham St. FBG TX 78624*

Primary Contact Name:

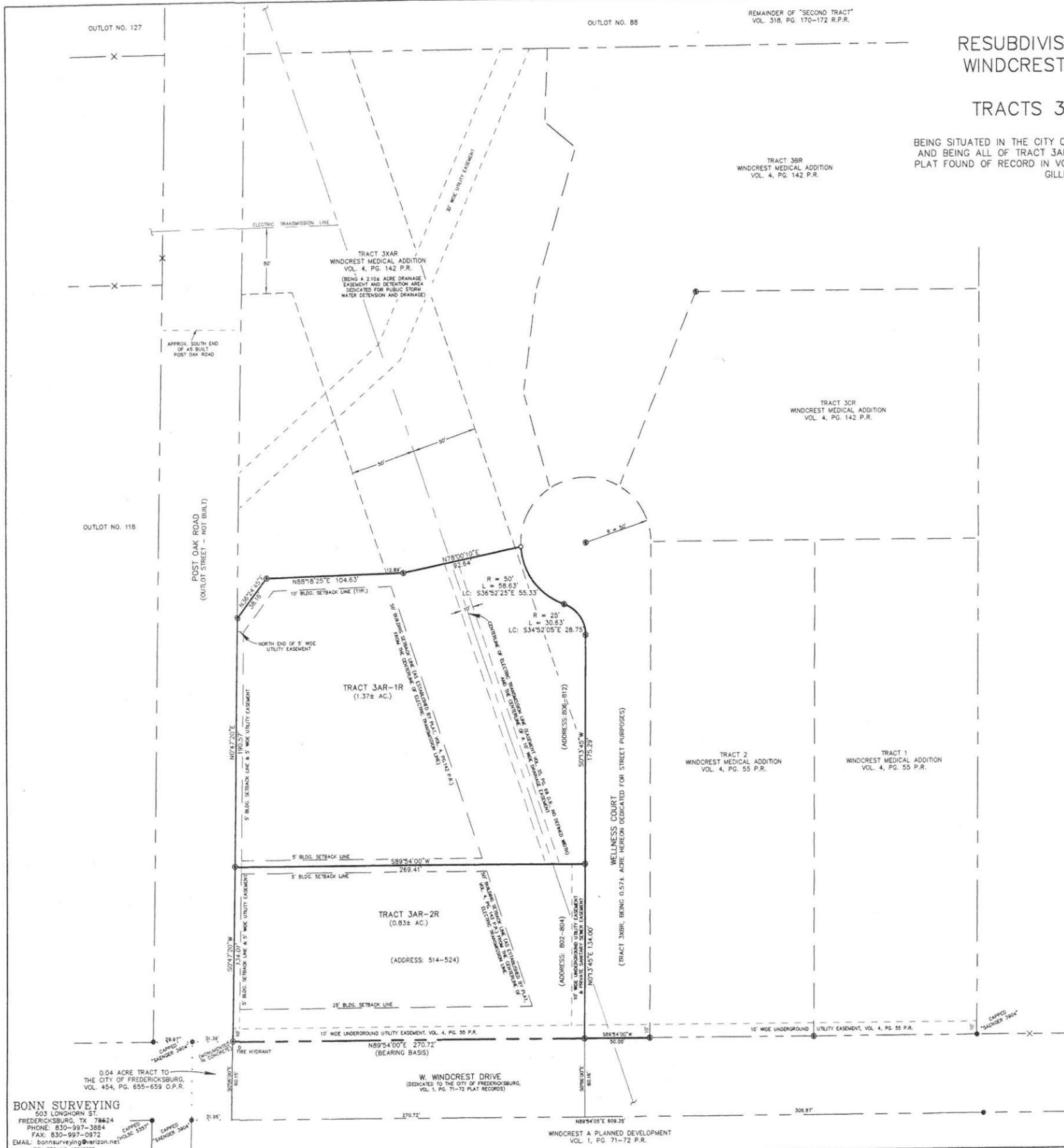
Phone:

Fax:

Email:

RESUBDIVISION OF TRACT 3AR, WINDCREST MEDICAL ADDITION INTO TRACTS 3AR-1R & 3AR-2R

BEING SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS,
AND BEING ALL OF TRACT 3AR, WINDCREST MEDICAL ADDITION, RESUBDIVISION
PLAT FOUND OF RECORD IN VOLUME 4, PAGE 142 OF THE PLAT RECORDS OF
GILLESPIE COUNTY, TEXAS.



PRELIMINARY

THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW
ONLY AND SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON
AS A FINAL SURVEY DOCUMENT.

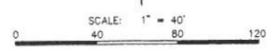
DATE: 10-18-15
11-25-15

OUTLOT NO. 86

MARY LOU HOERSTER
5.80 AC. TRACT II
VOL. 415, PG. 551-558 O.P.R.

P-1517
RECEIVED
NOV 30 2015

Reviewed 11/30/15
DRC 11/30/15 + 12/31/15
Comments due 12/7/15
P+Z 12/19/15



- LEGEND:
- 1/2" DIA. STEEL BAR FOUND (AS NOTED)
 - 1/2" DIA. STEEL BAR SET (CAPPED: BONN 4447)
 - PK NAIL SET IN CONCRETE
 - X FENCE
 - - - - - APPROX. OUTLOT LINE

NOTE:
1. BUILDING SETBACK LINES SHOWN HEREOF REFLECT CURRENT
C-1 (NEIGHBORHOOD COMMERCIAL) ZONING FOR THIS PROPERTY
AS OF THE DATE OF THIS PLAT, UNLESS OTHERWISE NOTED. BUILDING
SETBACK LINES ARE SUBJECT TO CHANGES IN PROPERTY ZONING.



THE STATE OF TEXAS,
COUNTY OF GILLESPIE

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 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, as shown hereon, to the City of Fredericksburg for 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.

Owner: _____ Date: _____

THE STATE OF TEXAS,
COUNTY OF GILLESPIE

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this _____ day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public in and for The State of Texas _____ Printed Name of Notary

My commission expires: _____

THE STATE OF TEXAS,
COUNTY OF GILLESPIE

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this _____ day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public in and for The State of Texas _____ Printed Name of Notary

My commission expires: _____

THE STATE OF TEXAS,
COUNTY OF GILLESPIE

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this _____ day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____

Notary Public in and for The State of Texas _____ Printed Name of Notary

My commission expires: _____

Approved _____ Date _____

Chairman, Planning and Zoning Commission
City of Fredericksburg, Texas

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

Witness by hand on this _____ day of _____, 20____

City Secretary
City of Fredericksburg, Texas

THE STATE OF TEXAS,
COUNTY OF GILLESPIE

I, the undersigned, a Registered Professional Land Surveyor No. 4447 in the State of Texas, hereby certify that to the best of my knowledge & abilities this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground on _____

Date: _____
Carey Bonn
Registered Professional Land Surveyor No. 4447
BONN SURVEYING 830-997-3884

THE 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 _____, 20____

Notary Public in and for The State of Texas _____ Printed Name of Notary

My commission expires: _____

Filed for record at _____ o'clock _____ M., this the _____ day of _____, 20____ A.D., on Page _____ Volume _____ of the Plat

Records of Gillespie County, Texas

County Clerk _____ Deputy Clerk _____

BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-997-3884
FAX: 830-997-0972
EMAIL: bonnsurveying@erizon.net
FIRM REG. NO. 10028800



P-1517

WELLNESS COURT

POST OAK RD

Subject
Property

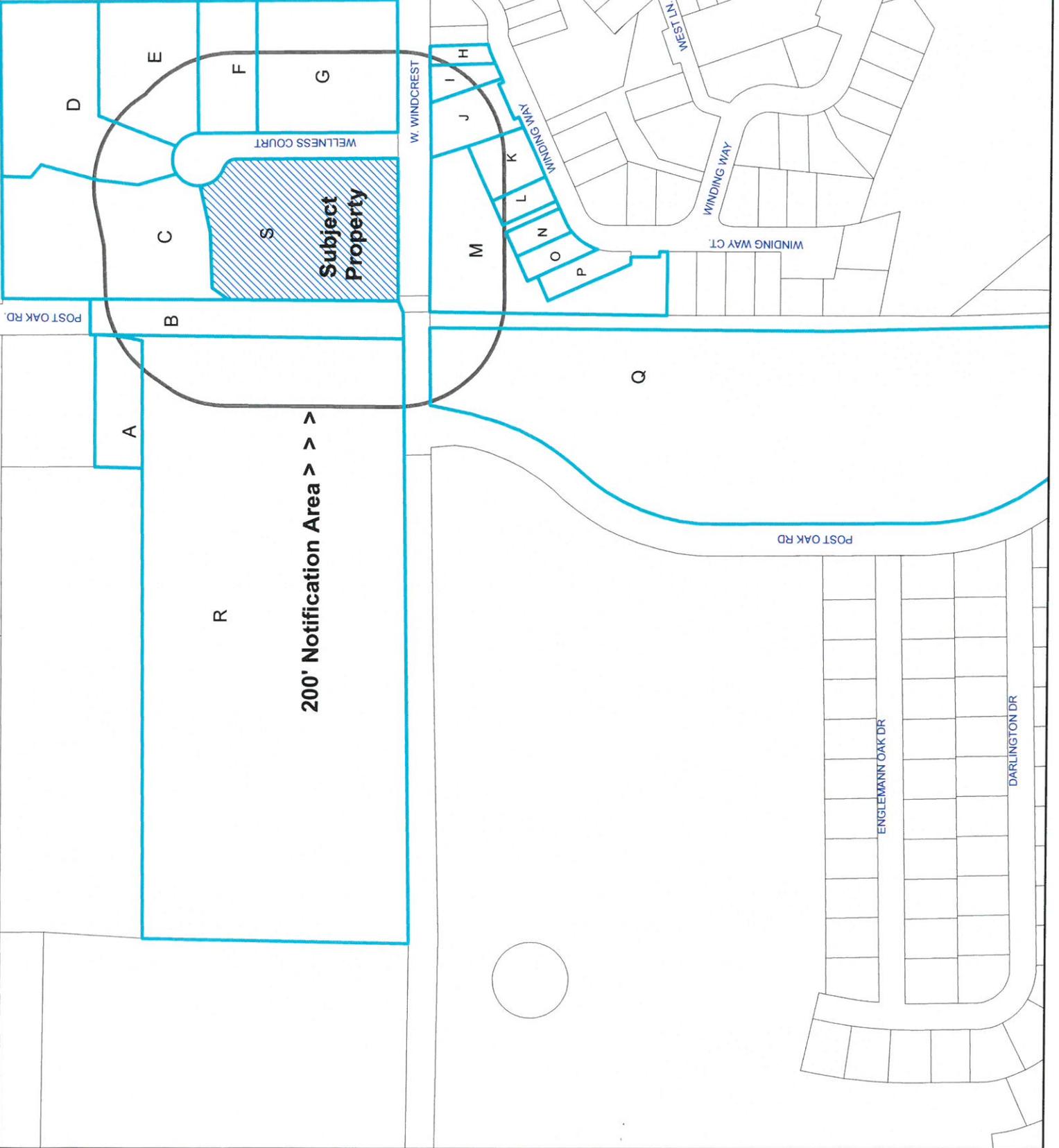
W. TENNESSEE ST

SUMMIT CIRCLE

WINDING WAY DR

POST OAK RD

P-1517





**NOTICE OF PUBLIC HEARING FOR
REPLAT**

HEARING
DATE: DECEMBER 9, 2015

TIME: 5:30 PM

REQUEST
NUMBER: P-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 replat.

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

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

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

APPLICANT: Mark Cornett

LOCATION: W. Windcrest Dr. and Wellness Court
(see accompanying map)

REQUEST: Replat of Tract 3AR, Windcrest Medical Addition

(DETACH BELOW)

REQUEST NO. P-1517

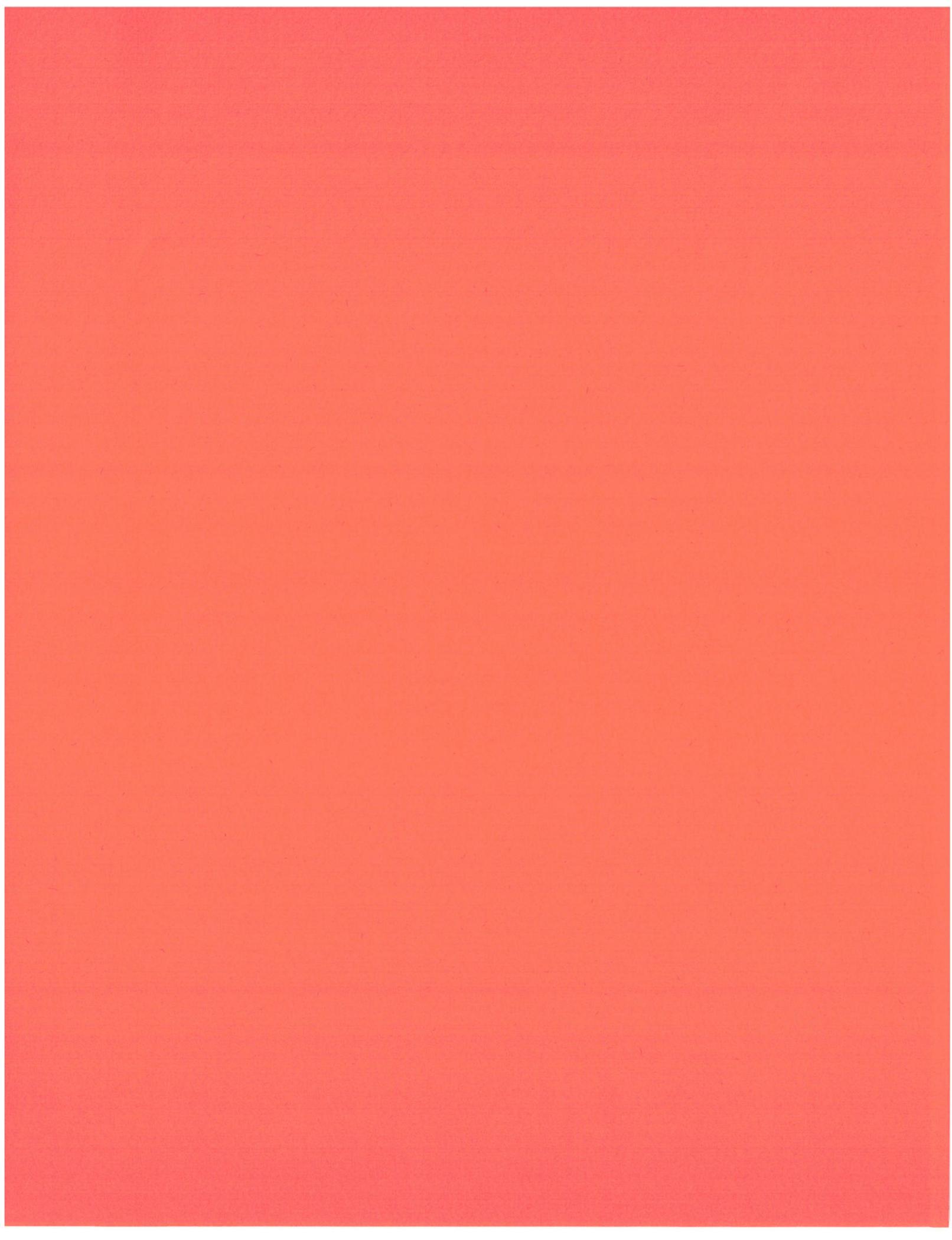
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed

Date

Printed Name

Address



SITE PLAN
BACKGROUND INFORMATION
December, 2015

NOTE: A Site Plan was approved by the Planning and Zoning Commission on this project in June, 2012. No changes are proposed.

File Number: SP 1516
Address/Location: 212 W. San Antonio Street
Applicant: Randy Stehling, AIA
Owner: St. Joseph's Society
Project Description: Restoration of St. Joseph's Halle, with minor building additions and site modifications.
Site Area: 0.46 acres (approximately 20,118 square feet)
Zoning: CBD, Central Business District

Adjacent Land Uses/Zoning:

North: Commercial/retail uses zoned CBD.
West: St. Mary's School zoned CBD.
East: Parking lot and bank zoned CBD
South: Residential, zoned R-2

Building Breakdown:

Existing building – 4,298 square feet
Proposed addition – 4,025 square feet
Total building area – 8,323 square feet

Building Height:

Existing Building - 32'-5" to parapet
Proposed addition - height varies from 14'-2" to approximately 22'

Building Coverage:

41% (no maximum)

Impervious Coverage:

80.5% (90% maximum permitted)

Site Access:

Single one-way drive (13.5') from the rear of the building to the front and onto San Antonio Street. This drive originates at Orange Street, and serves the parking area to the rear of the school building as well. Indirect access (meaning there is no curbing) is also provided through the adjoining parking lot to the east owned by St. Mary's Church.

Parking Required:

Existing Building - Exempt per Section 7.820.L of the Zoning Ordinance pertaining to historic structures.
Proposed additions - 1 space per 40 square feet of meeting space (320 square feet), divided by 2 per Section 7.825.B of the Zoning Ordinance or 4 spaces, and 1 space per 1,000 square feet for storage space (290

square feet), divided by 2 or 1 space, for a total of 5 spaces.

Other functions within the addition include restrooms, kitchen, janitorial/mechanical area, service entrance and backstage area. Such areas do not require parking since they are included in the overall requirement for the building.

Approximately 36 spaces are available in the adjoining lot. While these spaces do not count for the required parking, they are typically available during events at the St. Joseph's Hall.

Parking Provided:	7 Spaces provided, including 2 handicap spaces
Screening Required:	Around trash dumpster.
Landscaping:	A Landscape Plan is required prior to be approved prior to issuance of a Building Permit. There are no significant existing landscape elements being preserved.
Lighting:	The Site Plan notes that the parking area will be illuminated by pole mounted light fixtures. Building entrances to be illuminated by wall mounted light fixtures. All lighting to be ordinance compliant.
Detention:	NA
P&Z Action:	Final approval
Recommendation:	Approval
Conditions:	1) Landscape plan be approved by staff before 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: Restoration & Addition for St. Joseph's Halle

Project Address: 212 W. San Antonio Street

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 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
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: .46 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: German Emigration Company Townlot No. 308

Current Land Use Plan: Proposed Land Use Plan:

Current Zoning: CBD Proposed Zoning: Same

Location: 212 W. San Antonio Street

Proposed Use(s): Club or Lodge / Assembly functions

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: Bandy Stehling

Printed Name: Bandy Stehling Date: 11.2.15

Staff Use Only Application No.: SP-1516 Date: 11-2-15

*Copy of current Title Search required with application.

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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): St. Joseph's Society

Owner Name: Jeff Dittmar - President

Address: 707 S. Adams, Fredericksburg, TX 78624

Phone: 830-997-8967

Fax:

Email: info@stjosephssociety.org

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

Role: Agent Engineer Surveyor Other (note role): Architect

Firm Name (if applicable): Stehling Klein Thomas Architects

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

Primary Contact Name: Randy Stehling – Project Architect

Phone: 830-997-0383

Fax:

Email: randy@sktarchitects.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): Stehling Klein Thomas Architects

Applicant Name (s): Randy Stehling

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

Phone: 830-997-0383

Fax:

Email: randy@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):

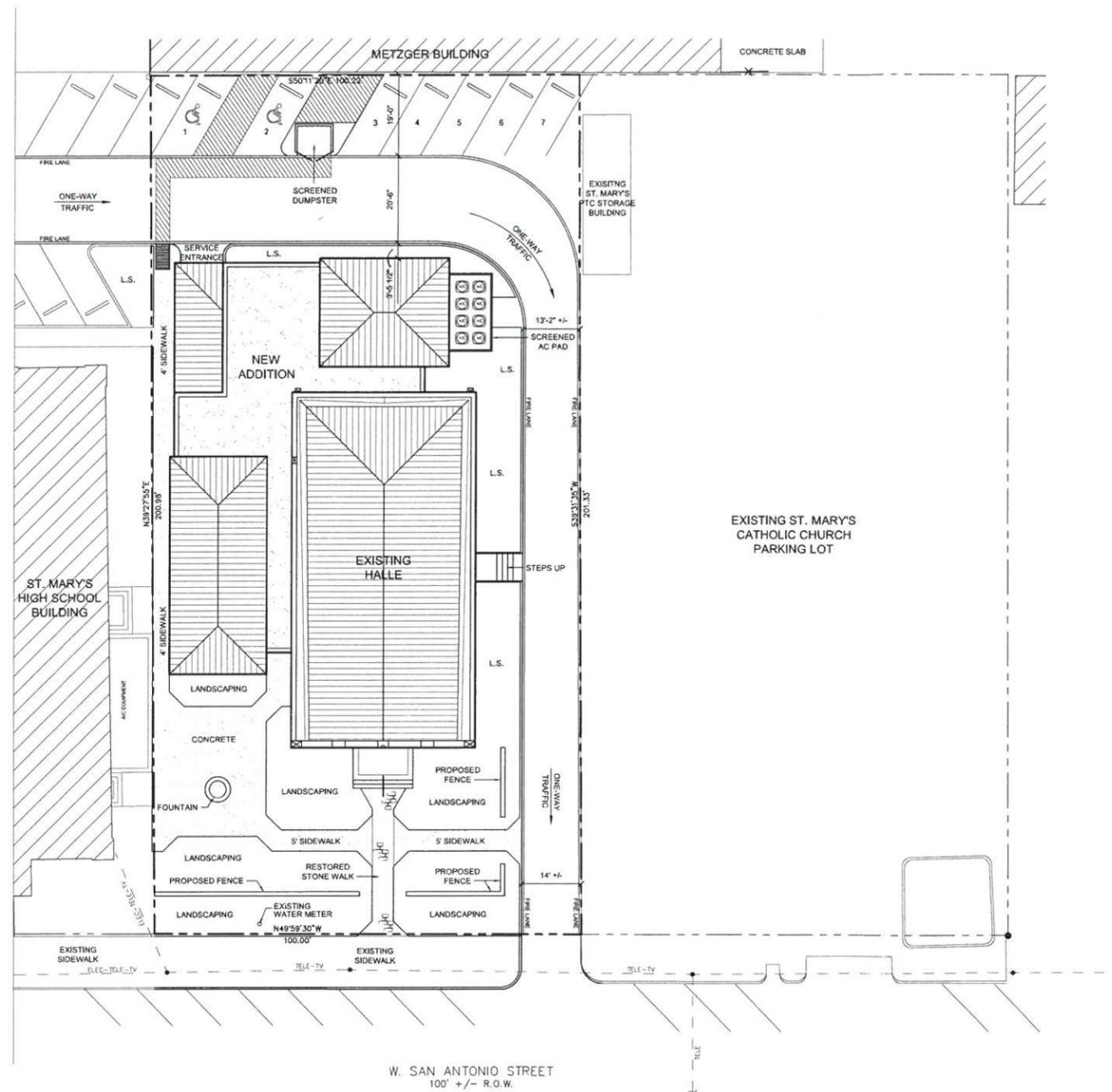
Address:

Primary Contact Name:

Phone:

Fax:

Email:



SITE PLAN
1/16" = 1' - 0"



43

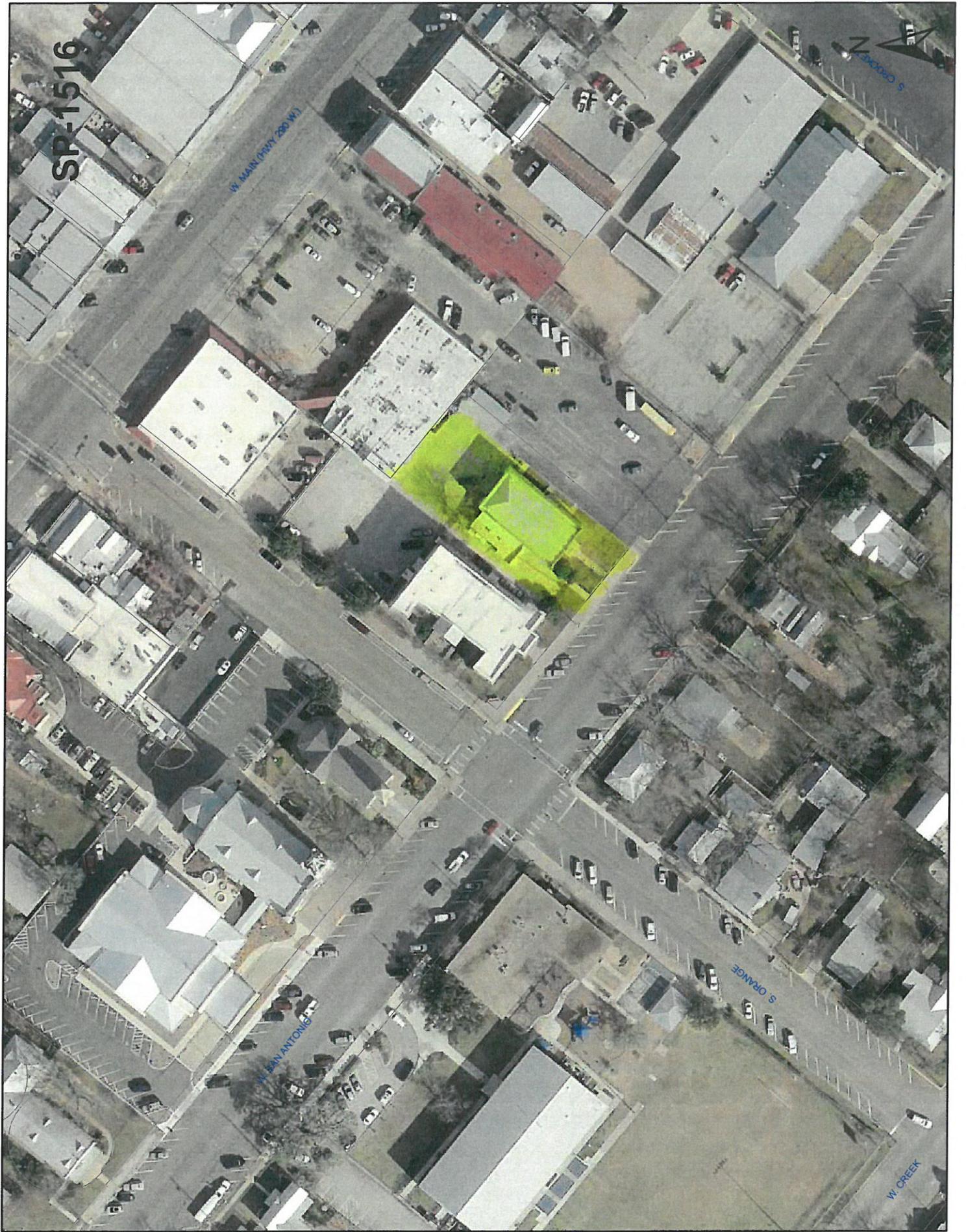
PROPERTY DEVELOPMENT DATA	
PROPERTY OWNER:	ST. JOSEPH'S SOCIETY PRESIDENT - JEFF DITTMAR 212 WEST SAN ANTONIO ST. FREDERICKSBURG, TEXAS 78624 830-997-8967
ZONED:	CBD: CENTRAL BUSINESS DISTRICT
LOT SIZE:	20,118 SQUARE FEET (.46 ACRES)
SETBACKS:	0' FT FRONT YARD, INTERIOR SIDE YARD, AND REAR YARD
IMPERVIOUS COVERAGE:	80.5% (MAX. ALLOWED - 90%)
PARKING REQUIREMENTS:	
EXISTING BUILDING:	EXEMPT PER SEC. 7.820.L OF THE CITY OF FREDERICKSBURG ZONING ORDINANCE
NEW ADDITION:	
MEETING SPACE:	320 S.F. = 8 SPACES 1 SPACE PER 40 S.F. = 2 (PER SEC. 7.825.B OF THE CITY OF FREDERICKSBURG ZONING ORDINANCE) = 4 SPACES
STORAGE SPACE:	290 S.F. = 1 SPACES 1 SPACE PER 1000 S.F. = 2 (PER SEC. 7.825.B OF THE CITY OF FREDERICKSBURG ZONING ORDINANCE) = 1 SPACES
TOTAL SPACES REQUIRED:	5 SPACES
TOTAL SPACES PROVIDED:	7 SPACES
SITE DRAINAGE:	WATER CURRENTLY SURFACE DRAINS TO SAN ANTONIO STREET. PROPOSED DEVELOPMENT WILL MAINTAIN EXISTING FLOW DIRECTION. FINAL GRADING/DRAINAGE PLANS AND CALCULATIONS WILL BE SUBMITTED BY CIVIL ENGINEER WITH FINAL CONSTRUCTION SET.
BUILDING HEIGHT:	EXISTING HALL - 31 FT TO RIDGE ADDITION - 22 FT TO HIGHEST RIDGE / 14 FT TO PARAPET
UTILITIES:	PROPOSED ADDITION WILL TIE INTO ELECTRIC, WATER, AND SEWER LOCATED ALONG SAN ANTONIO STREET. EXACT LOCATIONS TO BE COORDINATED WITH CITY OF FREDERICKSBURG.
EXTERIOR LIGHTING:	PARKING AREA IN REAR TO BE ILLUMINATED BY POLE MOUNTED LIGHT FIXTURE. BUILDING ENTRANCES TO BE ILLUMINATED BY WALL MOUNTED LIGHT FIXTURES. ALL EXTERIOR LIGHTING WILL COMPLY WITH CITY ORDINANCE 24-014.
LANDSCAPING:	PROPOSED LANDSCAPED AREAS SHOWN ON SITE PLAN. FINAL LANDSCAPING WILL BE SHOWN ON LANDSCAPE PLAN TO BE INCLUDED WITH FINAL CONSTRUCTION DOCUMENTS. LANDSCAPING TO BE INSTALLED PER CITY ORDINANCE.
PROPERTY ACCESS:	THE PROPERTY WILL CONTINUE TO BE ACCESSED FROM THE ST. MARY'S SCHOOL PARKING LOT AT THE NORTHWEST CORNER OF THE PROPERTY. THIS ACCESS HAS BEEN ALLOWED BY ST. MARY'S PARISH THROUGH MUTUAL AGREEMENT BETWEEN THE ST. JOSEPH'S SOCIETY AND ST. MARY'S PARISH SINCE THE CONSTRUCTION OF ORIGINAL HALLE IN 1901. PER CITY STAFF RECOMMENDATION, A WRITTEN LETTER OF AGREEMENT BETWEEN THESE ENTITIES WILL BE PROVIDED PRIOR TO REQUESTING A BUILDING PERMIT.

**RESTORATION OF
ST. JOSEPH'S HALLE**
212 WEST SAN ANTONIO STREET, FREDERICKSBURG, TEXAS

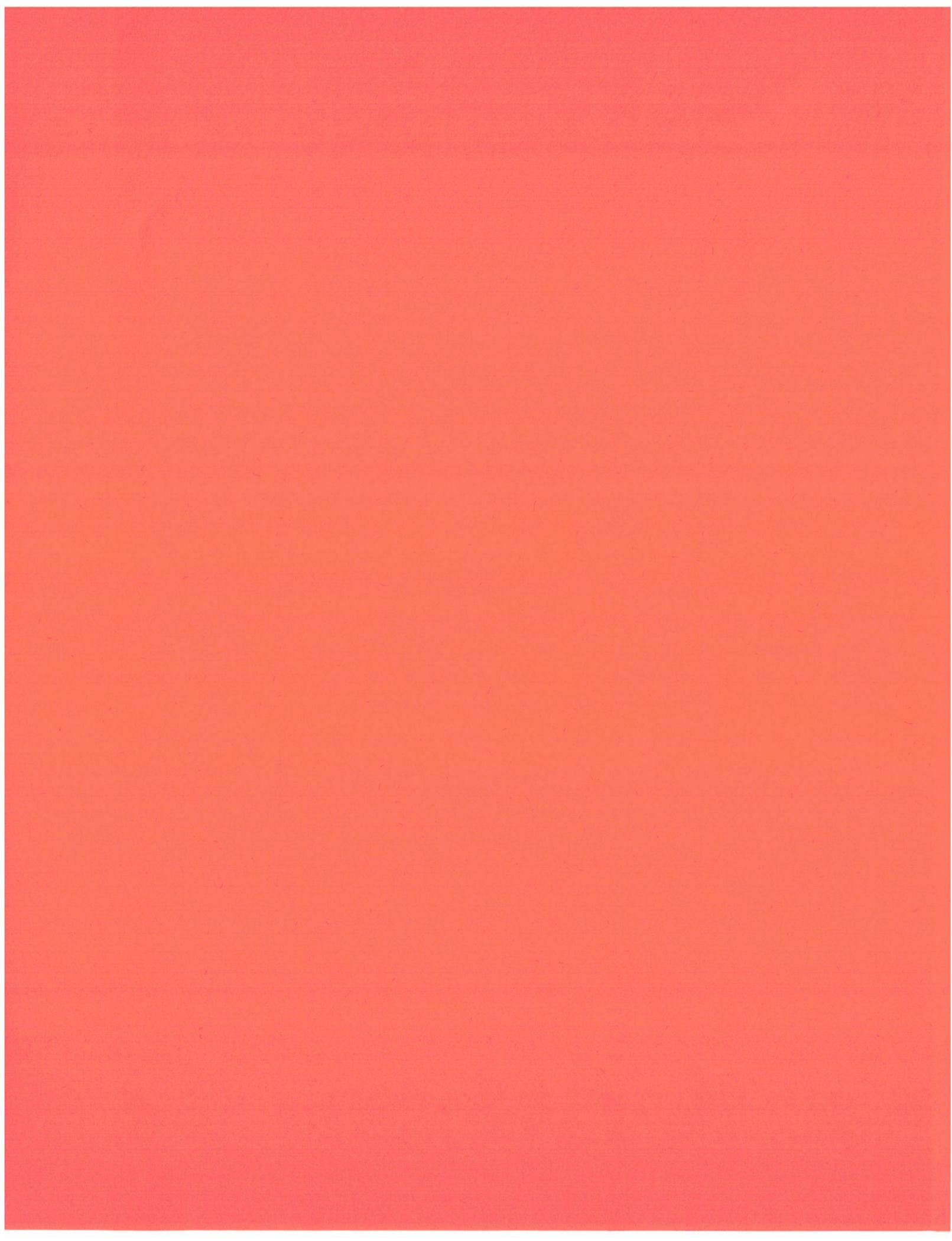
CONCEPTUAL DESIGN
NOVEMBER 2, 2015

STEHLING · KLEIN · THOMAS · ARCHITECTS, P.L.L.C.
RANDY R. STEHLING, AIA - PROJECT ARCHITECT
300C WEST MAIN STREET FREDERICKSBURG, TEXAS 78624
PHONE: 830-997-0383 FAX: 830-996-9272

SP-1516
RECEIVED
NOV 02 2015



SP-1516



**FINAL PLAT
BACKGROUND INFORMATION
December, 2015**

File Number: P-1518

Subdivision Name: Oaks of Windcrest – Phase 3

Location: South side of W. Windcrest Drive, between Post Oak Road and the Windcrest neighborhood (see attached map).

Tract Size: 9.97 acres

Number/Size of Lots: 18 lots, (sizes range from 0.40 acres to 0.57 acres). These lots are much larger than lots within Phases 1 and 2 of the Oaks of Windcrest.

Roadways: Post Oak Road will serve as the main access for this phase. Four cul-de-sac streets are proposed to serve the lots.

Right-of-way Dedications: All proposed streets will have 50' of right-of-way.

Utilities: Water and Sewer lines will be extended to serve each lot.

Easements: Variable width drainage and utility easements. Final details on the size and designation of easements to be determined and approved by the City as part of the Construction Plans.

Easements Abandoned: NA.

Stormwater Detention: A portion of this project drains to the north into the detention pond located north of Windcrest Drive and a portion will drain into the existing pond located to the west in Oaks of Windcrest Phase 1.

Drainage: See above.

Staff Comments: The Final Plat will be subject to approval of the Construction Plans by the Engineering Department.

P&Z Action: Final approval

Staff Recommendation: Approval

CERTIFICATE OF SURVEYOR

I, the undersigned, a (Licensed Professional Engineer/ Registered Professional 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.

LICENSED PROFESSIONAL ENGINEER OR REGISTERED PROFESSIONAL LAND SURVEYOR

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: _____

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

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 _____ 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: _____

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: _____

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS § COUNTY OF GILLESPIE §

Whereas, _____ acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described herein, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: _____ 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: _____

CERTIFICATE OF FINAL APPROVAL

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

Approved _____ Date _____

Chairman, Planning and Zoning Commission City of Fredericksburg, Texas

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

City Secretary City of Fredericksburg, Texas

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

Approved _____ Date _____

Chairman, Planning and Zoning Commission City of Fredericksburg, Texas

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

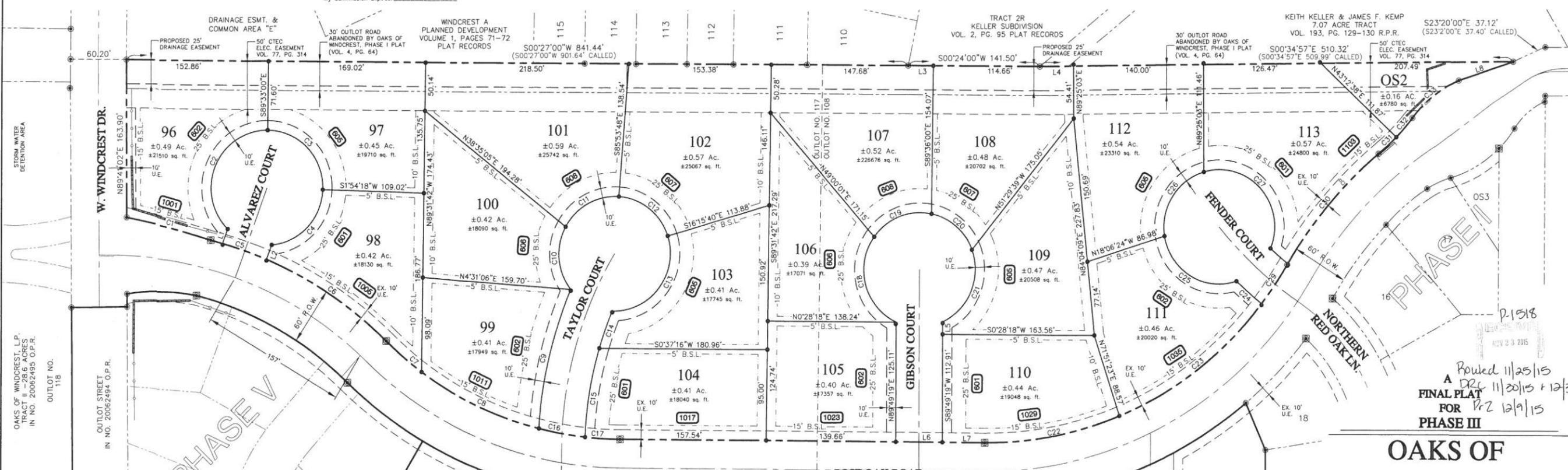
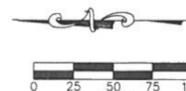
City Secretary City of Fredericksburg, Texas

NOTES:

- ZONING FOR OAKS OF WINDCREST, PHASE III IS R1-SINGLE FAMILY RESIDENTIAL.
- THE DEVELOPER DEDICATES THE SANITARY SEWER & WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG WILL OWN AND MAINTAIN WITHIN TWO (2) YEARS OF ACCEPTANCE OF SAID SEWER & WATER MAINS LOCATED WITHIN THIS SUBDIVISION PLAT.
- DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS, OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTIONS OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE THE PROPERTY OWNERS MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.
- DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSONS FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.
- NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPER BY ALTERING ANY SLOPES, CONSTRUCTING OR DESTROYING ANY RETAINING WALL OR OBSTRUCTING OR CHANGING THE CONTOUR OF ANY CHANNEL, SWALE, OR EMBANKMENT, OR TAKING ANY OTHER ACTION WHICH WILL OR IS LIKELY TO RETARD, CHANGE, OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.
- ALL TOPOGRAPHIC INFORMATION, BENCHMARKS AND DRAINAGE DESIGNS WERE COMPUTED AND STAKED ON THE GROUND BY VEI CONSULTING ENGINEERS, INC.



LOCATION MAP SCALE: 1" = 2,000'



BENCHMARK
CITY OF FREDERICKSBURG, GPS STATIC SURVEY
DESCRIPTION: INDV. 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 CURVED, 2.7' OFF FENCE AND 78.0' @ 200° MAGNETIC AZIMUTH TO NORTHWEST CORNER OF A RESIDENCE.

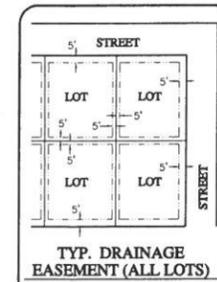
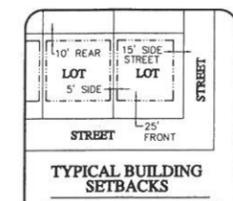
Curve #	Length	Radius	Delta
C1	93.82	802.00	6'42"09"
C2	142.56	60.00	136'08"18"
C3	95.77	60.00	91'27"18"
C4	87.08	60.00	83'09"29"
C5	50.03	430.00	6'39"58"
C6	155.87	430.00	20'46"10"
C7	49.934	370.00	7'43"57"
C8	140.64	370.00	21'46"42"
C9	149.55	425.00	20'09"40"
C10	70.00	60.00	66'50"54"
C11	68.91	60.00	65'48"21"
C12	71.09	60.00	67'52"55"
C13	115.29	60.00	110'05"33"
C14	40.91	375.00	6'15"01"
C15	94.37	375.00	14'25"08"
C16	50.52	370.00	7'49"24"
C17	37.68	370.00	5'50"03"
C18	105.57	60.00	100'48"34"

Curve #	Length	Radius	Delta
C19	70.00	60.00	66'50"30"
C20	60.21	60.00	57'29"58"
C21	89.64	60.00	85'36"03"
C22	148.64	370.00	23'01"04"
C23	194.93	370.00	30'11"10"
C24	36.06	425.00	4'51"40"
C25	104.07	60.00	99'22"40"
C26	86.82	60.00	82'54"16"
C27	134.40	60.00	128'20"47"
C28	24.57	375.00	3'45"13"
C29	50.22	370.00	7'46"38"
C30	155.08	430.00	20'39"50"
C31	21.60	200.00	6'11"13"
C32	26.36	200.00	7'33"06"
C33	63.90	123.00	29'46"01"

Line #	Length	Direction
L1	16.18	S70° 18' 46"E
L2	16.18	N70° 18' 46"W
L3	26.84	N0° 26' 43"W
L4	36.36	N0° 26' 57"W
L5	12.90	S89° 49' 19"W
L6	50.01	N0° 37' 16"E
L7	45.80	S0° 37' 16"W
L8	62.31	S18° 22' 13"E

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- RIGHT-OF-WAY CENTERLINE
- EXISTING EASEMENT
- EXISTING CONTOURS
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM SEWER/CULVERT
- EXISTING CURB & GUTTER
- EXISTING CURB WALL
- EXISTING WOOD FENCE
- EXISTING OUTLOT LINES
- 1/2" IRON ROD FOUND IN CONCRETE
- EXISTING CURB INLET
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC METER
- EXISTING CABLE T.V. PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING WATER SERVICE
- EXISTING SANITARY SEWER SERVICE
- EXISTING MANHOLE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED PAVING
- PHASE LINE
- PROPOSED LOT LINE/R.O.W. LINE
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK LINE
- FUTURE DEVELOPMENT
- PROPOSED ROLLOVER CURB
- PROPOSED CURB INLET
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- 1/2" IRON ROD SET
- LOT ADDRESS NUMBERS



OAKS OF WINDCREST

9.97 ACRE TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING PARTS OF OUTLOTS NO. 108 & 117 AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS, BY THE GERMAN EMIGRATION COMPANY, OUT OF THE BARBARA ADAME SURVEY NO. 123, ABSTRACT NO. 4, FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

IRONBREAKER DEVELOPMENT CO. DEVELOPER

CONTACT: JOHN BERNARD (325) 668-1628
1415 COUNTRYSIDE BEND
FREDERICKSBURG, TX 78624

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.
FREDERICKSBURG, TX 78624
FAX: (830) 997-6967
Texas Registration # F-165

DATE: 11/23/2015 FILE NO: 15064 SHEET: F1 (2 OF 14)

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