

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

Wednesday, January 6, 2015

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the December 2015 Regular Meeting *To Come*

**PUBLIC HEARINGS**

3. Public Hearing (P-1522) by Usiel Aguilar for a replat of Lot No. 15, Block C, Henry C. Maier Addition No. 2, a .40 acre tract of land located at the intersection of E. Walnut Street and Ettie Street *Pg 1 - 8*
4. Consider taking action on P-1522

**ADJOURN**

...the first of these is the fact that the ...

...the second of these is the fact that the ...

...the third of these is the fact that the ...

...the fourth of these is the fact that the ...

...the fifth of these is the fact that the ...

**REPLAT  
BACKGROUND INFORMATION  
January, 2016**

**File Number:** P-1522

**Subdivision Name:** Replat of Lot 15, Block C of the Henry Maier Addition into Lots No. 15 AR and 15 BR

**Location:** Southeast corner of Ettie Street and E. Walnut Street (see attached map).

**Tract Size:** Total - 0.396 acres, 17,285 square feet  
Lot 15AR – 9,125 square feet  
Lot 15BR – 8,160 square feet

**Proposed Replat:** There is currently a residence located on this property on proposed Lot 15 AR. The eastern portion of this tract is vacant and large enough to create another lot.

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

**Roadways:** Proposed Lot 15 BR will have access on E. Walnut Street and Lot 15 AR will have access to both Ettie Street and E. Walnut Street. A portion of Ettie Street and E. Walnut Street is uncurbed.

**Right-of-way:** Sufficient right-of-way is existing on Ettie and Walnut Streets.

**Utilities:** Water and Sewer service is currently existing for Lot 15 AR. The applicant will be responsible for providing taps for proposed Lot 15 BR.

**Easements:** NA

**Easements Abandoned:** NA

**Stormwater Detention:** The size of the property will not require Detention.

**Drainage:** NA

**Opposition/Support:** No letters have been received.

**P&Z Action:** Final approval

**Staff Recommendation:** Approval

**Conditions:** Paying for water and sewer taps for Lot 15 BR and paying for the uncurbed portions of the property on Ettie and E. Walnut Streets.



# Project Application

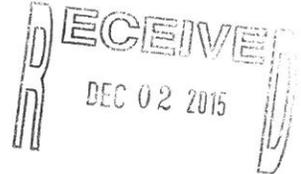
City of Fredericksburg - Development Services Department  
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

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

Project Name:

Project Address: 401 E Walnut St

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<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: 179.17x96.06 No. of Lots:

Original Survey & Abstract No:

Legal Description:

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning:

Proposed Zoning:

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: *Usiel Aguilar*

Printed Name: Usiel Aguilar Date: 12/2/15

Staff Use Only Application No.: P-1522 Date: \_\_\_\_\_

\*Copy of current Title Search required with application.



# Project Application

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

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

### I. Property Owner(s)

Firm Name (if applicable):

Owner Name: Usiel Aguilera

Address: 3572 W US Hwy 290

Phone: (830) 992 7484

Fax:

Email: 93vaguilera@gmail.com

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

Role:  Agent  Engineer  Surveyor  Other (note role):

Firm Name (if applicable): Casey Bonn

Address: 503 Longhorn Street Fredericksburg TX 78624

Primary Contact Name:

Phone: (830) 997 3484

Fax:

Email:

Secondary Contact Name:

Phone:

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):

Address:

Primary Contact Name:

Phone:

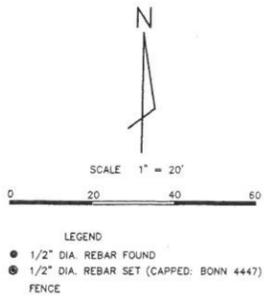
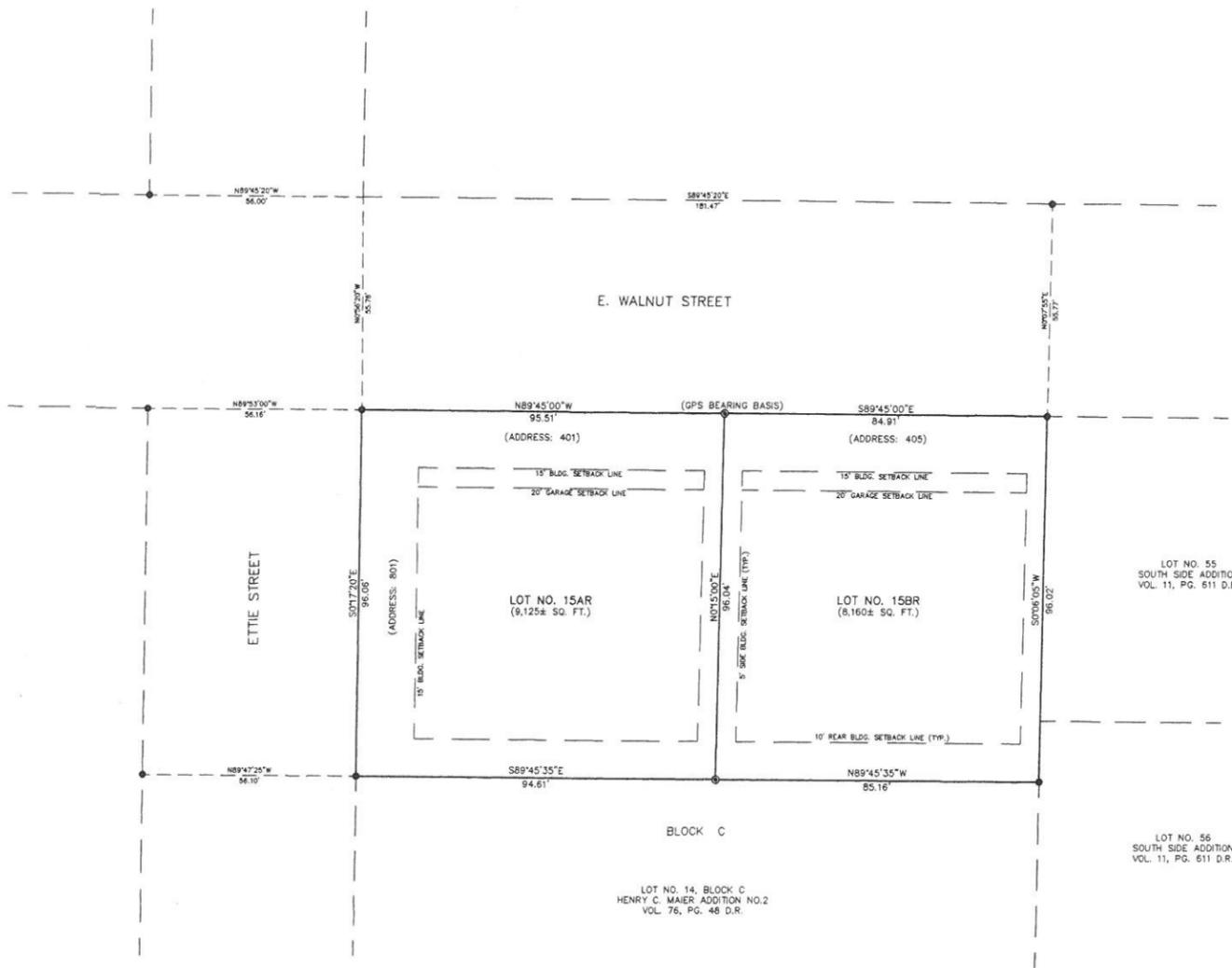
Fax:

Email:

RESUBDIVISION  
OF LOT NO. 15, BLOCK C, HENRY C. MAIER ADDITION NO. 2,  
INTO  
OF LOTS NO. 15AR & 15BR, BLOCK C, HENRY C. MAIER ADDITION NO. 2

BEING SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE  
COUNTY, TEXAS, THE ORIGINAL PLAT OF OF HENRY C. MAIER ADDITION  
NO. 2, FOUND OF RECORD IN VOLUME 76, PAGE 48 OF THE  
DEED 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: 12-1-15  
12-24-15



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

**NOTES:**  
1. BUILDING SETBACK LINES SHOWN HEREON REFLECT CURRENT  
R2-MIXED RESIDENTIAL ZONING FOR THIS PROPERTY AS OF THE  
DATE OF THIS PLAT. 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: \_\_\_\_\_  
Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
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  
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: \_\_\_\_\_

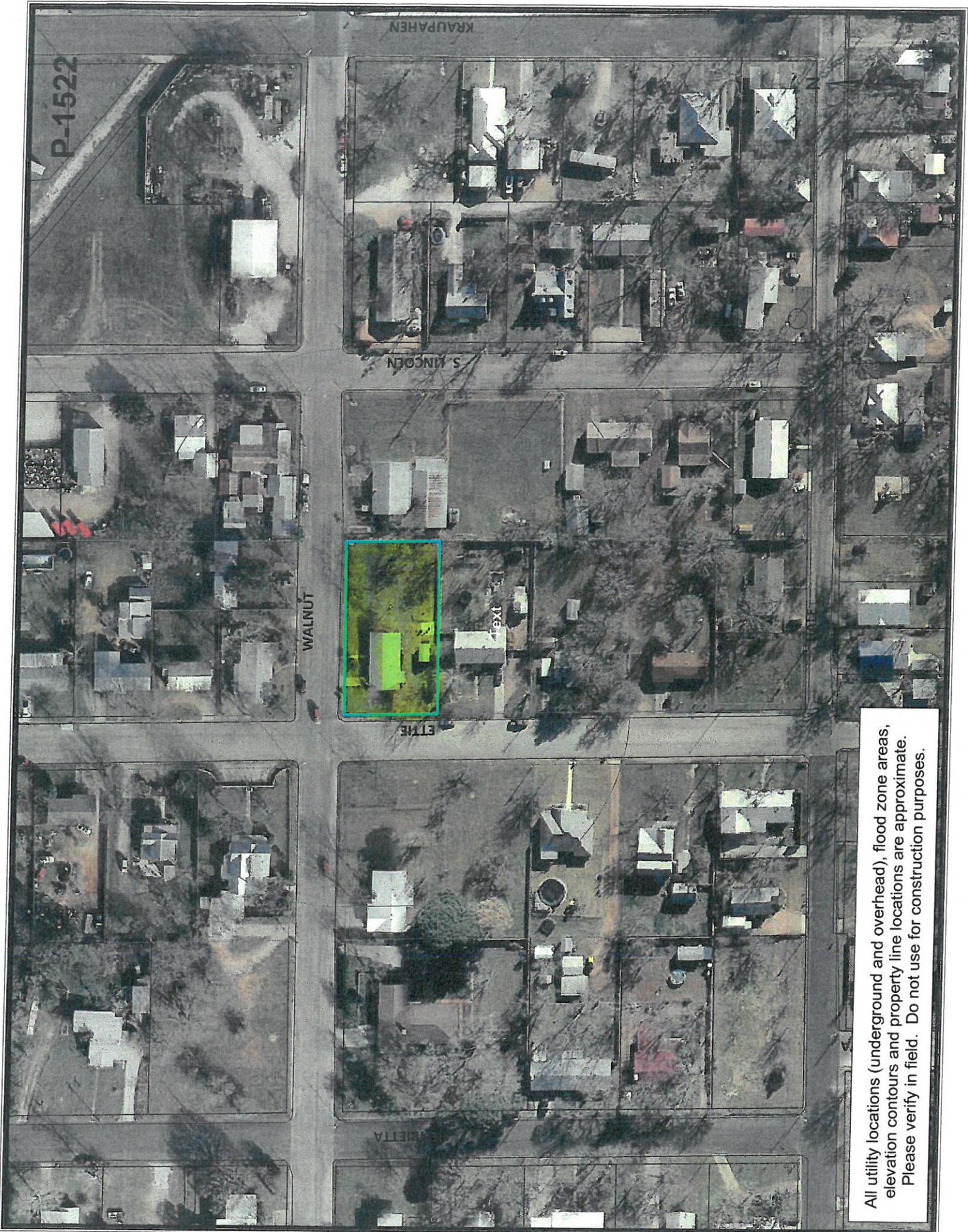
THE STATE OF TEXAS  
COUNTY OF GILLESPIE  
BEFORE ME, the undersigned authority in and for \_\_\_\_\_ County, Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is \_\_\_\_\_ 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 \_\_\_\_\_  
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 \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., on Page \_\_\_\_\_ Volume \_\_\_\_\_ of the Plat  
Records of Gillespie County, Texas  
County Clerk \_\_\_\_\_ Deputy Clerk \_\_\_\_\_  
Gillespie County, Texas



All utility locations (underground and overhead), flood zone areas, elevation contours and property line locations are approximate. Please verify in field. Do not use for construction purposes.



P-1522

200' Notification Area

KRAUPAHEN

S. LINCOLN

WALNUT

HENRIETTA

HALE

Subject Property  
M



All utility locations (underground and overhead), flood zone areas, elevation contours and property line locations are approximate. Please verify in field. Do not use for construction purposes.





**NOTICE OF PUBLIC HEARING FOR  
REPLAT**

**HEARING**  
**DATE: JANUARY 6, 2015**

**TIME: 5:30 PM**

**REQUEST**  
**NUMBER: P-1522**

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:** Usiel Aguilar

**LOCATION:** E. Walnut Street and Ettie Street  
(see accompanying map)

**REQUEST:** Replat of Lot No., 15, Block C, Henry C. Maier Addition

(DETACH BELOW)

**REQUEST NO. P-1522**

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

Signed \_\_\_\_\_

Date \_\_\_\_\_

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

Address \_\_\_\_\_