

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONING COMMISSION

Wednesday, August 3, 2011

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the July 2011 Regular Meeting *Pp 1 - 3*

PUBLIC HEARINGS

3. PUBLIC HEARING (Z-1104) by The Admiral Nimitz Foundation to: *Pp 4 -15*
 - A) Consider a change in the Land Use Plan from Low Density Residential to Public/Semi-Public on property located at 502 E. Austin
 - B) Consider a change in Zoning from R-1, Single Family Residential, to PF, Public Facilities, on subject property.
4. Consider making a recommendation on Z-1104.
5. PUBLIC HEARING (Z-1105) by The City of Fredericksburg to consider amending the definition of Convenience Store / Self-Service Gasoline as defined in the Zoning Ordinance. *Pp 16 -20*
6. Consider making a recommendation on Z-1105.

ADJOURN

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
July 6, 2011
5:30 PM

On this the 6th day of July, 2011, the PLANNING AND ZONING COMMISSION convened in regular session at the Law Enforcement Center with the following members present to constitute a quorum:

JANICE MENKING - Chair
BRENDA SEGNER
CHARLIE KIEHNE
CHRIS KAISER
STEVE THOMAS
RON WOELLHOF
JASON HELFRICH
GUENTHER MAENIUS

ABSENT: FRITZ METZGER

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

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

MINUTES

Ron Woellhof moved to approve the minutes from the June 2011 meeting as presented. Charlie Kiehne seconded the motion. All voted in favor and the motion carried.

DISCUSSIONS

DISCUSS DEFINITION OF CONVENIENCE STORE / SELF-SERVICE GASOLINE, SPECIFICALLY THE SECTION THAT STATES SELF SERVICE GASOLINE RETAIL SALES ARE LIMITED TO THREE MULTIPLE DISPENSERS OR PUMP UNITS WITHIN ONE SERVICE ISLAND WITH ONE CANOPY COVE. - Brian Jordan, Director of Development Services, gave a brief background of applications the Commission has reviewed which asked for more fuel pumps than are currently allowed by definition in the zoning ordinance. Mr. Jordan stated the latest applicant was HEB and they withdrew their application before City Council heard it because the Planning & Zoning Commission recommended denial. Mr. Jordan noted as a result of that, the Council asked P&Z and Staff to discuss if they believe the definition should be changed. Mr. Jordan noted in 2009 there were some amendments being made to the code and this came up at that time, but it was decided to leave the definition alone. Mr. Jordan commented the limitation is pretty restrictive and there are a combination of things the Commission could recommend be done which include leave the ordinance as it is, increase the amount allowed by a specific number, or increase the number of dispensers and canopies allowed. Mr. Jordan noted he surveyed some surrounding cities about what they allowed and presented that

information to the Commission.

PUBLIC COMMENTS

Tim Dooley asked the Commission to consider the fact that the people who are requesting to put in more than the allowed number of pumps are generally companies that have a standardized layout. Mr. Dooley noted Fredericksburg is an unique city and he doesn't believe we are in need of large fueling stations to make gas cheaper. Mr. Dooley also noted there are not people lining up to get fuel and he does not believe we need any more service stations.

Roy Stroehrer stated HEB has the same option as everyone else in town and they could have a diesel pump under their existing canopy.

Graham Pearson noted it would be easy for HEB to change out a single existing pump with diesel fuel but he believes HEB is looking at the more expensive option of adding an additional island because they are looking at a safety issue to keep the larger vehicles that use diesel away from the vehicles that are using the existing fueling station.

Alton Immel noted at one time he had the opportunity to put in a fueling facility and the rules seems constricting at the time. Mr. Immel commented if the property is large enough, he believes the owners should be allowed more pumps than stated in the current definition.

COMMISSION COMMENTS

Charlie Kiehne recommended the definition include 6 multiple pump dispensers and up to 2 fueling islands under 1 or 2 canopies, as the owner sees appropriate, and not require a specific number under each canopy. Mr. Kiehne commented he felt competition is important and keeps the fuel prices down. Mr. Kiehne also added no oil company will allow more pumps on a site than are safe.

Ron Woellhof stated he sees no reason to change anything in the definition and commented he believes what we have in town is adequate.

Jason Helfrich asked Staff if there were many requests to have more pumps than what the definition allows and Mr. Jordan noted only the larger retailers are requesting more than 3 pumps.

Steve Thomas commented the pumps are getting more advanced and that will continue to happen. Mr. Thomas noted everything will change based on technology and the City will have to look at flexibility, which will not be a black and white allowance. Mr. Thomas stated every station has a different layout but it would not be good to bend the rules for larger companies. Mr. Thomas stated the City should look at something that is a more multiple type ordinance because there is a lot of gray area. Janice Menking asked Mr. Thomas if that means he sees changing the ordinance or just continuing to look at it every couple of years and reviewing each project that comes through. Mr. Thomas commented they should find a common denominator and something that works for everyone and then try to model some type of ordinance from that. Mr. Thomas also commented some of the retailers have larger tracts of land and that will also have to be looked at.

Mr. Helfrich asked if there was a way to tier the ordinance as to how many pumps should be allowed by the amount of acreage available on site and also asked what the process of remodeling an existing station would be if the City would allow more pumps. Mr. Jordan noted the owners of the station would have to present a site plan if they want to add more pumps. As far as tiering the ordinance, Mr. Jordan noted

what he is hearing is that the City doesn't want huge fueling stations and so tiering the ordinance would contradict what he thinks the majority of people want to keep out of Fredericksburg.

Guenther Maenius stated he does not have a great problem with allowing HEB to add a diesel pump but it would open a big can of worms and he believe there should be some limitations on the number of pumps allowed.

Chris Kaiser stated he is somewhat torn because he does not want a large truck stop type fueling station, but without some type of acreage size requirements the ordinance seems to not make much sense. Mr. Kaiser stated the definition, as it stands, is inhibiting business owners, but it is not hurting the citizens. Mr. Kaiser noted he does not have a strong opinion one way or the other.

Brenda Segner commented she does not have a problem with HEB installing a separate dispenser but she is curious about what the impact will be on the existing stations. Ms. Segner also noted it is difficult to fill larger vehicles at some of the stations, and it seems to make sense to have larger stations on the edges of town or in the E/TJ, but she does not believe they will see that request inside the city limits. Ms. Segner stated she has mixed emotions.

Mr. Jordan noted it would be easier to enforce a simple set of rules and specific limitations on the number of pumps allowed, but if the Commission wants to look at some size threshold they can give that some thought.

Craig Wallendorf, Director of Public Works, noted it will be very difficult to put something together that is density based because in most circumstances the fueling station cannot be cut out from the entire tract, or it will have to be based on a stand alone site, which would again change the density requirement. Mr. Wallendorf stated the density basis will not put everyone on the same playing field.

Mr. Jordan noted the City Council asked that the Planning & Zoning Commission look at the definition and re-consider what is in place to give them their thoughts but didn't specifically ask that it be changed.

Ms. Menking asked each member what they believe should be done so Mr. Jordan could pass that information along to the Council. Charlie Kiehne stated he believes the ordinance should be changed and every other member stated they want to leave the ordinance as it is, but re-address it every couple of years to see if it needs to be changed.

Ms. Menking stated their recommendation is to leave the definition and ordinance alone and look at revisions to it as the market dictates.

ADJOURN

With nothing further to come before the Commission, Jason Helfrich moved to adjourn. Chris Kaiser seconded the motion and the meeting was adjourned at 6:30 p.m.

PASSED AND APPROVED this the 3rd day of August, 2011.

SHELLEY BRITTON, City Secretary

JANICE MENKING, Chairman

LAND USE PLAN AND ZONING CHANGE BRIEF

Rezoning Request # Z-1104

- OWNER/APPLICANT:** Admiral Nimitz Foundation
- SIZE:** Approximately 0.684 acres (29,795 Square feet)
- LOCATION:** 502 E. Austin (See attached map).
- EXISTING ZONING:** R-1, Single family Residential
- PROPOSED CHANGE:**
1. Change in Land Use Plan from Low Density Residential to Public/Semi-Public; and
 - 2) Change in Zoning from R-1, Single Family Residential to PF Public Facilities District.

FINDINGS:

- The property contains the historic Ruff House, located immediately adjacent to the Pacific Combat Zone.
- The property contains approximately 0.684 acres, with approximately 205' of frontage on North Elk Street, and 150' of frontage on E. Austin Street.
- The property was owned by the Admiral Nimitz Foundation in the 1970's, and was sold to have the resources to purchase the old HEB site on Austin Street, which is currently home to the George H.W. Bush Gallery.
- The property is bordered by single family homes to the north, the Pacific Combat Zone to the east, the creek and commercial businesses to the south and single family homes to the west.
- Water and Sanitary sewer are available to serve this property.
- Adjacent zoning is R-1 Single Family Residential to the north and west, PF Public Facilities to the east and C-2 Commercial to the south (see attached zoning map).
- The Land Use Plan identifies the adjoining property to the west and north as Low-Density Residential, to the east as Public/Semi-Public and to the south as CBD Downtown (see attached Land Use Map).
- The applicant has indicated that potential uses for the property include event rental space, mini visitor center for the Combat Zone, Foundation offices, civic meeting space (see attached application).

LAND USE PLAN CHANGE: In considering a Land Use Plan change, the Planning and Zoning Commission shall make the following determinations prior to forwarding a recommendation to the Council.

- A. The property affected by the request is adequate in size and shape to facilitate those uses normally associated with the requested designation. **Affirmative.**
- B. The property affected by the request does not exceed the capabilities of the infrastructure. **Affirmative.**
- C. The request will have no adverse affect on any property within 600 feet of the affected property. **While the property abuts R-1, Single-family Residential zoning and land uses to the north, this zoning will be a continuation of the current zoning and land use on the east, which extends the length of the block down to Lee Street. Although there is available space on the adjoining streets for parking, no on-site parking is provided. Events generating more parking demand than is available could encroach into nearby neighborhoods.**
- D. The requested change is to accommodate an appropriate land use and is consistent with other elements of the Comprehensive Plan. **Affirmative.**
- E. The request, together with the applicable conditions, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. **Affirmative.**

ZONING: The proposed zoning of Public Facilities would be a reasonable extension of the existing zoning of the Combat Zone to the east. Although the property has residential adjacency, this change would result in a zoning pattern where one-half of the block is residential and one-half of the block is Public Facilities, a more desirable zoning configuration than is currently the case. However, it should be noted that the property shall be used for the intended purposes listed in the application and shall always under the control of the Admiral Nimitz Foundation.

OPPOSITION/SUPPORT OF REQUEST: As of the writing of this brief, no letters have been received.

STAFF RECOMMENDATION: The proposed change in the Land Use Plan and Zoning are consistent with the Comprehensive Plan and will create a more desirable land use and zoning pattern for the area. Approval is recommended.

LAND USE - ZONING

APPLICATION FOR RE-ZONING- \$100.00

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

- 1. APPLICANT: Admiral Nimitz Foundation
- 2. ADDRESS: 328 East Main St. Fredericksburg, TX 78624
PHONE NUMBER: 830-997-8600 ext 200 FAX NUMBER: 830-997-8092
- 3. OWNER (IF DIFFERENT FROM APPLICANT) _____
- 4. ADDRESS: _____
- 5. PHONE NUMBER: _____ FAX NUMBER: _____
- 6. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:
ADDRESS: 502 East Austin Street Fredericksburg, TX 78624

LEGAL DESCRIPTION: FBG ADD BLK 65 LOT 481 & 482 Attachment C

LOT SIZE: 0.684 acre
- 7. ZONING CHANGE REQUESTED FROM Single Family Residential ZONING DISTRICT TO Public Facility ZONING DISTRICT
- 8. JUSTIFICATION FOR REQUEST: Attachment A
- 9. ARE THERE ANY DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY FROM BEING USED IN THE MANNER HEREIN PROPOSED? No
- 10. EXISTING IMPROVEMENTS ON PROPERTY: If there are any structures on the property, attach a plot plan, drawn to scale (to fit on an 11 x 17" paper, if possible) showing the location and size of all existing structures and their distance from the lot lines, plus proposed development plans if any. Attachment B
- 11. CONFORMANCE WITH LAND USE PLAN: YES NO
An application for re-zoning will not be accepted unless the requested zoning classification conforms to the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan. An applicant may apply for a change in the Comprehensive Land Use Plan concurrently with a re-zoning application. However, the Planning & Zoning Commission and the City Council shall consider and make its recommendation or decision on the Comprehensive Land Use Plan change prior to the re-zoning.

APPLICATION FOR LAND USE PLAN CHANGE-\$200.00

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

- 12. CHANGE REQUESTED FROM: Single family residential LAND USE TO Public facility LAND USE.
- 13. SIGNATURE OF APPLICANT: Michael W. Hoge
Note: If the applicant is not the legal owner of the property, A signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner is required:
SIGNATURE OF OWNER: Michael W. Hoge
PRESIDENT/CEO
ADMIRAL NIMITZ FOUNDATION
- DATE: July 11, 2011
- FEE PAID: \$300 Re-zoning Land Use Plan Change
- TITLE SEARCH: Attachment D
Note: A current title search must be submitted with the application

6.



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

SIGNATURE OF LIEN HOLDER: *SECURITY STATE BANK & TRUST*
by: Will H. Cunden, - PRESIDENT

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

502 East Austin Street, Fredericksburg, Texas (Ruff House Property)

The "Ruff House" property belonged to the Admiral Nimitz Foundation in the 1970s. The property was sold in order to have the resources to purchase the old HEB site on Austin Street. This latter property provided the location for today's George H.W. Bush Gallery.

Abutting the Pacific Combat Zone on the east, the property would serve several potential purposes:

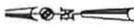
- Event rental facility (weddings, dinners, meetings, reunions, etc.) . Managed by the Foundation's Retail Revenue staff, such use would help generate income for the Foundation and its support of the National Museum of the Pacific War. Although our intent would be to have the facility, along with the historic Nimitz Hotel, become another Fredericksburg "destination" attraction, we have no intent to operate a "Bread and Breakfast". Customers would normally arrange for their own catering and accommodations.

- Mini visitor-center for those visiting the Pacific Combat Zone exhibits, or attending the periodic Pacific Combat Zone Reenactments.

- Relocation site for Admiral Nimitz Foundation offices.

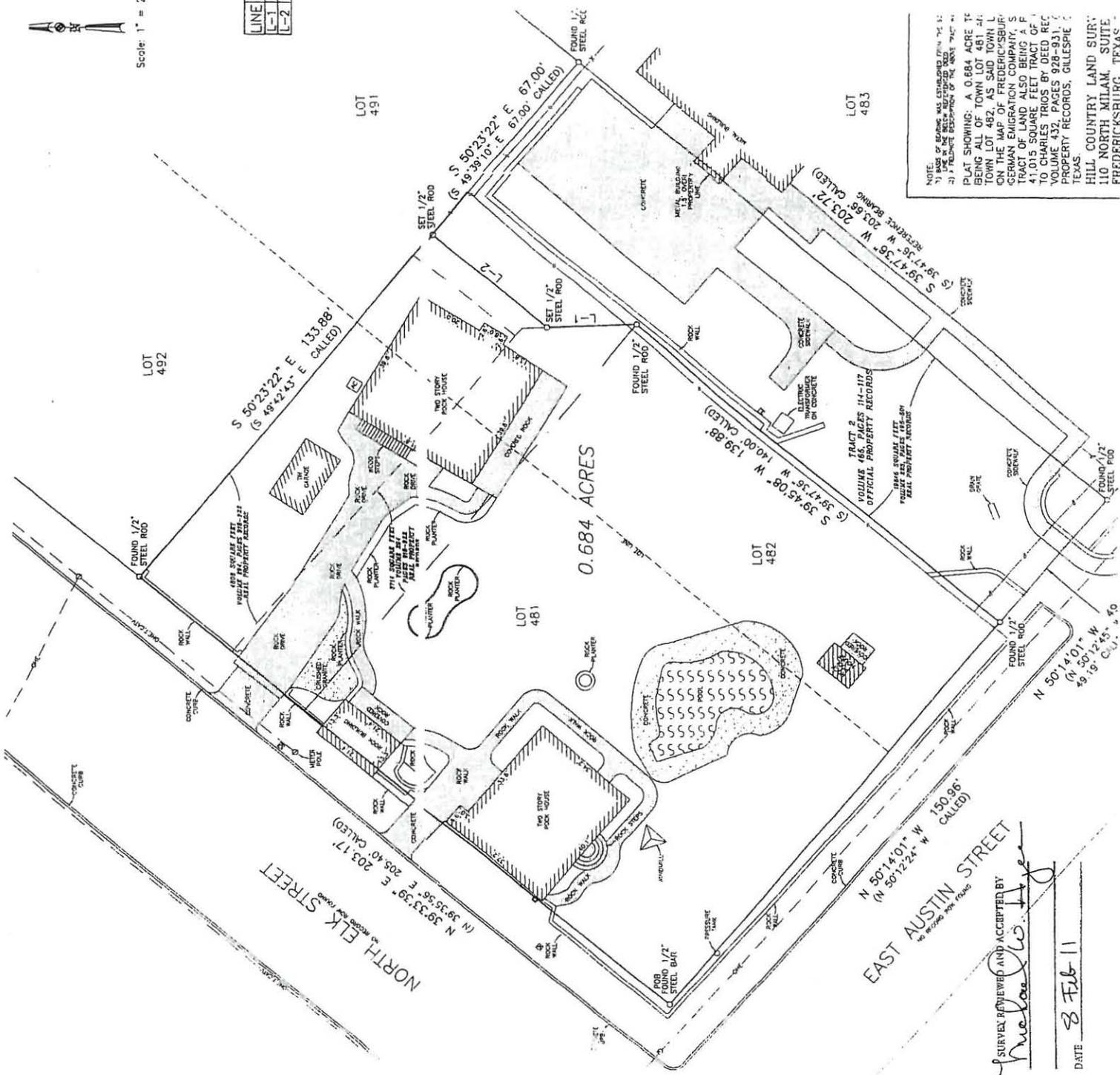
- Available for local civic meetings and functions.

We are excited that this historic property is once again a part of the Admiral Nimitz Foundation and our community.



Scale: 1" = 20'

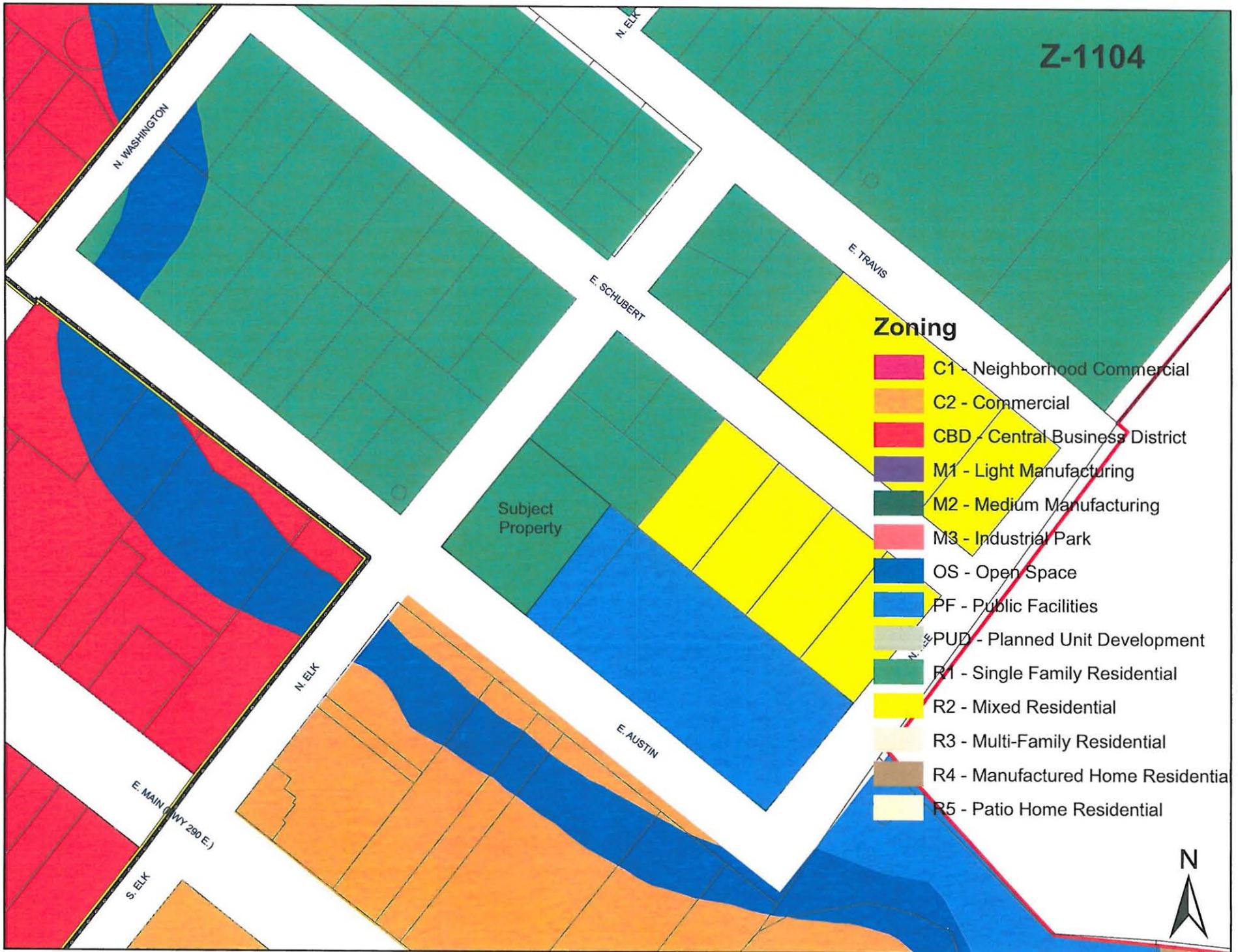
LINE	BEA
L-1	S
L-2	S

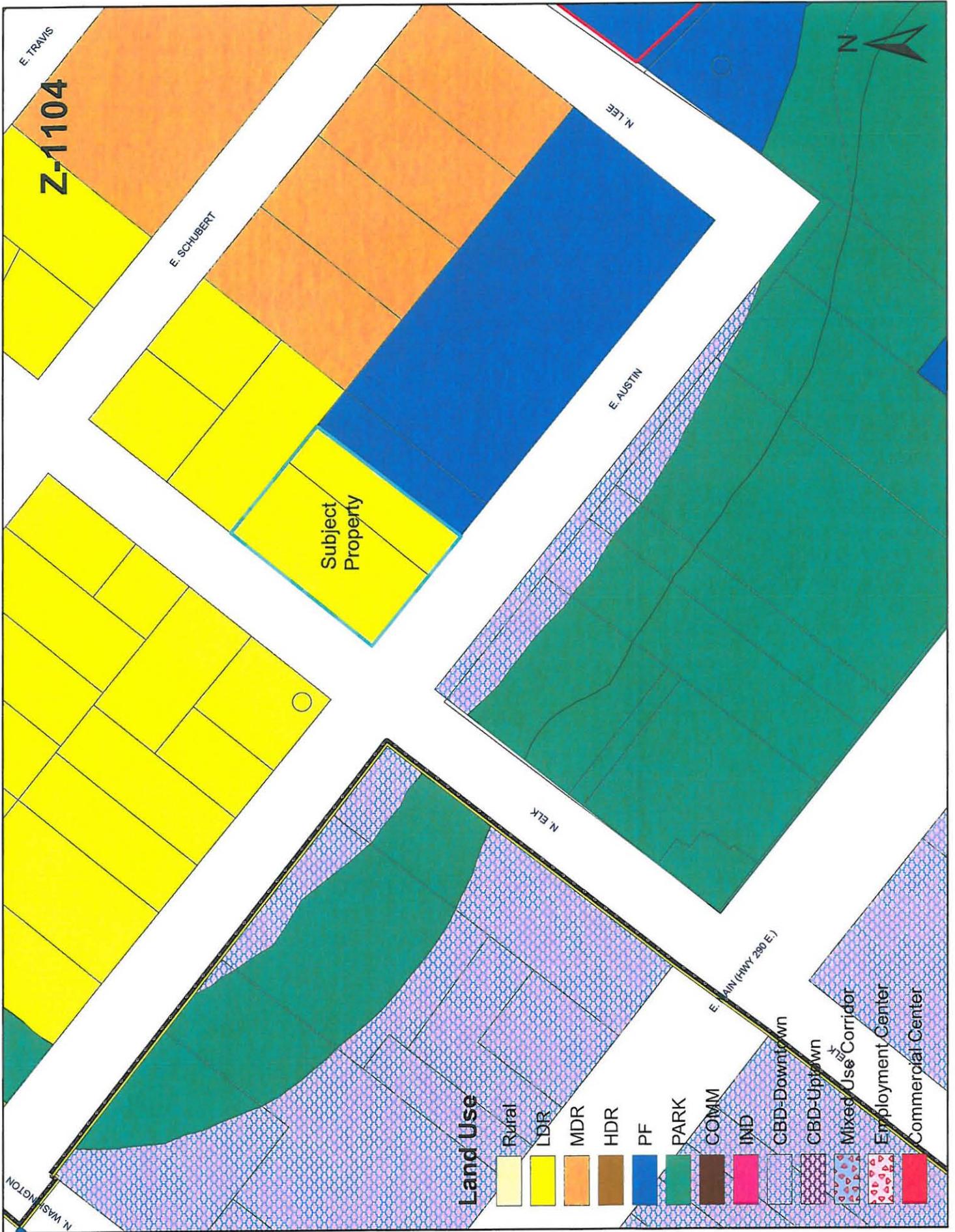


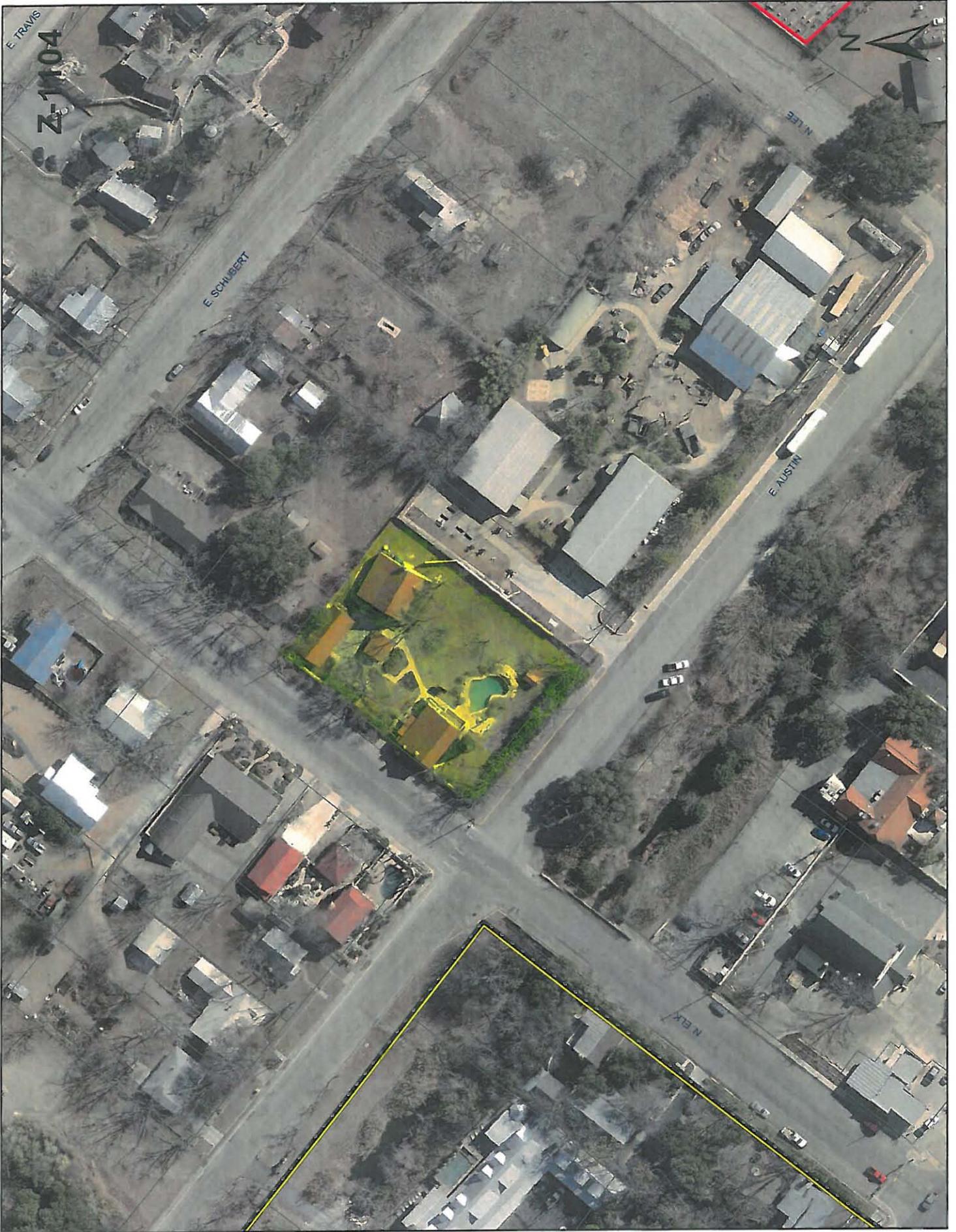
NOTE: THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACTS OF TEXAS, CHAPTER 131, SUBCHAPTER B, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS. THE PLAT SHOWING A 0.684 ACRE TRACT BEING ALL OF TOWN LOT 481 AND TOWN LOT 482, AS SAID TOWN LOT ON THE MAP OF FREDERICKSBURG, GERMAN EMIGRATION COMPANY, S. TRACT OF LAND ALSO BEING A PART OF TOWN LOT 481, TRACT 2, VOLUME 432, PAGES 92-93, TO CHARLES W. FEELY TRACT GRANT, VOLUME 432, PAGES 92-93, PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS. HILL COUNTRY LAND SURVEY, 110 NORTH MILAM, SUITE 100, FREDERICKSBURG, TEXAS.

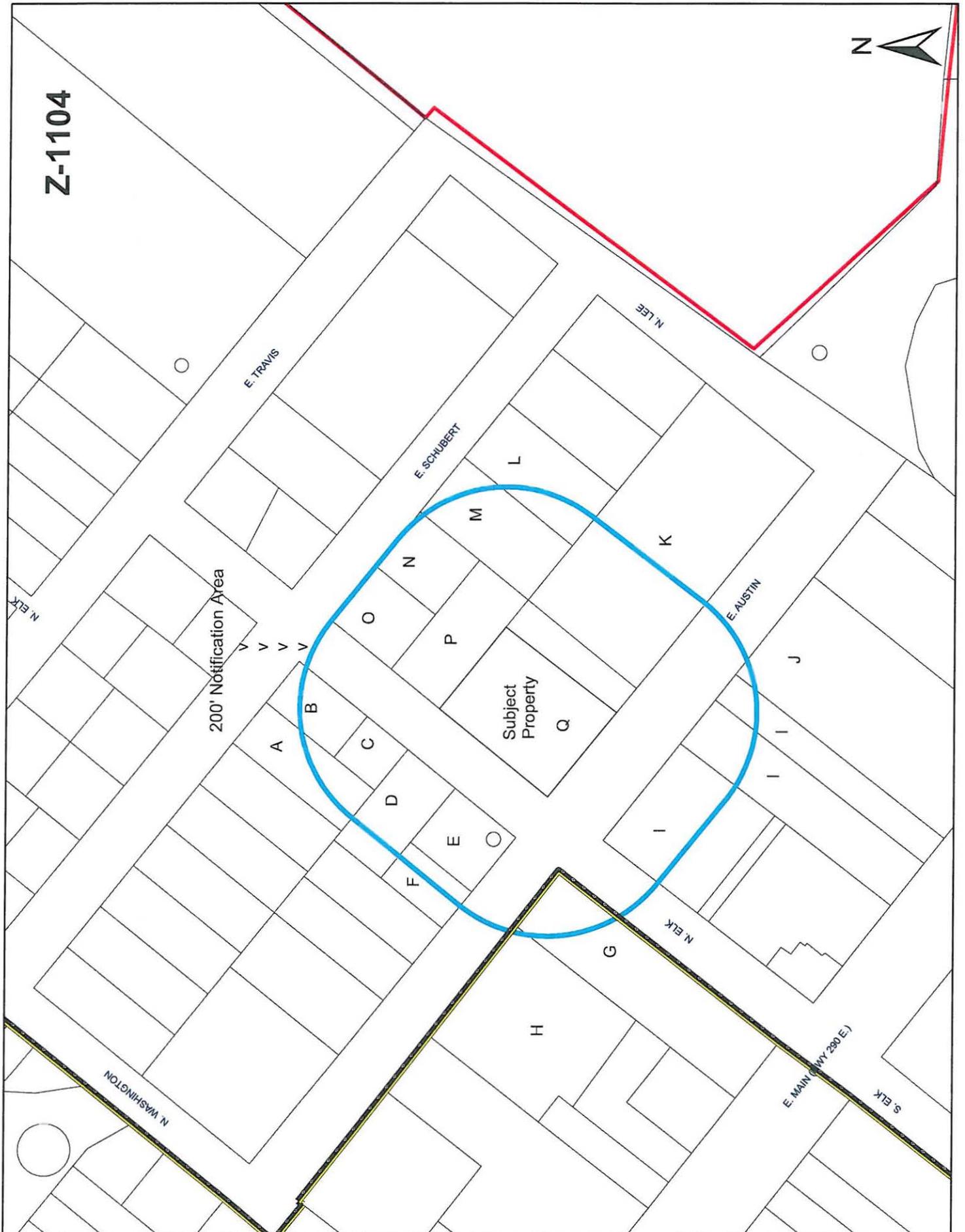
SURVEY REVIEWED AND ACCEPTED BY
Michael W. H.
 DATE 8 Feb 11

10.









Letter	Owner	
A	GH & Sharon Joy Brunner	
B	Pauline Mary Walch	
C	Gary & Sharon Joy Brunner	
D	Hall Family Living Trust	
E	Antonette M. Keating	
F	Dudley & Connie Goulden	
G	G. Harvey, Ltd.	
H	Ron Ross Custom Homes, LLC	
I	Mamacita's	
J	Daniel J. Michalak	
K	Texas Historical Commission	
L	The Grange Development, LP	
M	The Grange Development, LP	
N	John Kenneth Morgan etal	
O	Kristina Keck & Gina Rae Seracen	
P	The Admiral Nimitz Foundation	
Q	The Admiral Nimitz Foundation	

14.

Z-1104

Memo

To: Planning and Zoning Commission
From: Brian Jordan, AICP
Date: July 28, 2011
Re: Regulations regarding Convenience Store/Self Service Gasoline (Z-1105)

The City Council has directed staff and the Planning and Zoning Commission to re-evaluate the current standards pertaining to fueling facilities within the City of Fredericksburg. The most recent request to deviate from the current guidelines was with HEB. The Planning and Zoning Commission voted to deny their request for a PUD amendment pertaining to an additional fueling island, and HEB withdrew their request by the time the item reached the City Council. At the previous Planning and Zoning Commission Meeting (July 6, 2011), the Commission discussed this issue and heard from a few interested individuals (minutes included). While the Commission did not make a formal recommendation, the majority of the members felt like the current regulations should remain in place and the City should re-evaluate the matter on a regular basis. The Council has requested that the Commission make a formal recommendation on the matter. As such, we have advertised for a public hearing and have sent a letter to all businesses in town who offer fuel for sale.

The current definition of a Convenience Store/Self Service Gasoline establishes a limit of three (3) multiple dispensers or pump units within one (1) service island, with one canopy cover. A similar discussion occurred in 2009, where the staff recommended that the limitation of the number of multiple dispensers or pump units be eliminated. The Planning and Zoning Commission as well as the City Council voted to leave the limitation in place.

As was mentioned at the previous meeting, the existing fueling facilities in town are in various states of compliance. Staff has done a visit of each of the existing businesses and has logged the conditions pertaining to each site. Of the 15 businesses in town that offer fuel for sale, 8 would be considered compliant with the current definition, and 7 would be non-compliant. Attached, please find a summary of the conditions at these facilities.

Opposition/Support: One letter has been received in support of keeping the current ordinance in place.

Existing Fueling facilities:

FM 965

Food Mart (formerly Sunset Village), 816 N. Milam (Compliant)

- 2 Dispensers
- 1 Canopy
- 1 Island

Hwy. 16 North (N. Llano St.)

Mini Mart - 1902 N. Llano St. (Compliant)

- 2 Dispensers
- 1 Canopy
- 1 Island

Mini Mart – 308 N. Llano St. (Compliant)

- 2 Dispensers
- 1 Canopy
- 1 Island

Hwy 16 South (S. Adams St.)

HEB – 401 S. Adams St. (Compliant)

- 3 Dispensers
- 1 Canopy
- 1 Island

Valero – 516 S. Adams St. (Compliant)

- 3 Dispensers
- 1 Canopy
- 1 Island

Stroeher and Olfers – 509 S. Adams. St. (Non-Compliant)

- 2 Dispensers, 1 Canopy, 1 Island
- 2 Dispensers, no canopy, 1 Island

Shell (Goldstar) – 1001 S. St. Hwy. 16 (Non-Compliant)

- 4 Dispensers
- 1 Canopy
- 1 Island

Stripes – 2204 S. St. Hwy. 16 (Non-Compliant)

- 3 Dispensers, 1 Canopy, 1 Island
- 1 Dispenser, no canopy, 1 Island

US 290 West (W. Main St.)

Jek's – 528 W. Main St. (Compliant)

- 3 Dispensers
- 1 Canopy
- 1 Island

Fina – 713 W. Main St. (Non-Compliant)

- 2 Dispensers, 1 Canopy, 1 Island
- 1 Dispenser, no canopy, 1 Island
- 1 Dispenser, no canopy, 1 Island

US 290 East (E. Main St.)

Bobby D's – 701 E. Main St. (Compliant)

- 1 Dispenser
- 1 Canopy
- 1 Island

Jek's – 1110 E. Main St. (Compliant)

- 3 Dispensers
- 1 Canopy
- 1 Island

290 Gas Mart (formerly Browder's) – 1301 E. Main St. (Non-Compliant)

- 4 Dispensers, 1 Canopy, 1 Island
- 2 Dispensers, 1 Canopy, 1 Island

Kusey's (vacant) – 1107 E. main St.

US 87 South (S. Washington St.)

Express Care – 501 S. Washington St. (Non-Compliant)

- 1 Dispenser, 1 Canopy, 1 Island
- 2 Dispensers, 1 Canopy, 1 Island

Fina (Crenwelge Oil Co.) – 722 S. Washington St. (Non-Compliant)

- 3 Dispensers, 1 Canopy, 1 Island
- 1 Dispenser, no canopy, 1 Island



City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

NOTICE OF PUBLIC HEARING
CONCERNING THE DEFINITION OF CONVENIENCE STORE/SELF-SERVICE GASOLINE

HEARING

DATE: **AUGUST 3, 2011**

TIME: **5:30 PM**

REQUEST

NUMBER: **Z-1105**

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 concerning the definition of Convenience Store/Self-Service Gasoline.

NOTE: You are receiving this notice because our records indicate you are the owner of a business in town that offers fuel for sale. 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: **AUGUST 15, 2011**

TIME: **7:00 PM**

REQUEST

NUMBER: **Z-1105**

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

APPLICANT: The City of Fredericksburg

LOCATION: 126 W. Main
(see accompanying map)

REQUEST: Consider amending the definition of Convenience Store/Self-Service Gasoline as defined in the zoning ordinance; specifically the section that states gasoline retail sales limited to three (3) multiple service dispensers or pump units within one (1) service island with one (1) canopy cover

(DETACH BELOW)

REQUEST NO. Z-1105

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

Signed

Date

Printed Name

Address

STATION	SITE ADDRESS	OWNER NAME	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP
Sunset Village	816 N. Milam	Roger Zenner	816 N. Milam		Fredericksburg	TX	78624
Mini Mart	1902 N. Llano St.	Fritz Family Enterprises Limited Partners	1902 N. Llano St.		Fredericksburg	TX	78624
Mini Mart	308 N. Llano	Fritz Family Enterprises Limited Partners	1902 N. Llano St.		Fredericksburg	TX	78624
HEB	401 S. Adams	H E Butt Grocery #561	Property Tax Department	P.O. Box 839999	San Antonio	TX	78283
Valero	516 S. Adams	Diamond Shamrock Stations, Inc.	P.O. Box 690110		San Antonio	TX	78269
Stroeher & Olfers	509 S. Adams	Stroeher & Olfers	509 S. Adams		Fredericksburg	TX	78624
Shell (Goldstar)	1001 S. St. Hwy 16	Mary Penick	116 E. Main St.		Fredericksburg	TX	78624
Stripes	2204 S. St. Hwy 16	Town & Country Food Stores, Inc. #257	P.O. Box 9036		Corpus Christi	TX	78469
Jek's	528 W. Main St.	Stroeher & Olfers Properties	509 S. Adams		Fredericksburg	TX	78624
Fina	713 W. Main St.	Crenwelge Oil Co., Inc.	P.O. Box 452		Fredericksburg	TX	78624
Bobby D's	701 E. Main St.	CTBA, LLC	1406 E. Main St.	Suite 200	Fredericksburg	TX	78624
Jek's	1110 E. Main St.	Stroeher & Son, Inc.	509 S. Adams		Fredericksburg	TX	78624
290 E. Gas Mart	1301 E. Main St.	Stroeher & Olfers Properties	509 S. Adams		Fredericksburg	TX	78624
Kusey's	1107 E. Main St.	Dennis Kusenberger	116 E. Austin		Fredericksburg	TX	78624
Express Care	501 S. Washington	W & E Partners, LLC	c/o William Callahan	130 Lantana Way	San Antonio	TX	78258
Fina (Crenwelge Oil Co.)	722 S. Washington	Crenwelge Oil Co., Inc.	P.O. Box 452		Fredericksburg	TX	78624

20.

Z-1105