**AGENDA**
**CITY OF FREDERICKSBURG**
**PLANNING & ZONING COMMISSION**
Wednesday, November 9, 2011
**5:30 P.M.**
LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

*PAGE REF.*

1. Call to Order

2. Approve minutes from the October 2011 Regular Meeting *Pp 1 - 3*

**PUBLIC HEARINGS**

3. PUBLIC HEARING (Z-1106) by Vordenbaum Engineering, Inc. on behalf of Robert Connelly to: *Pp 4 - 14*

   A) Consider a change in the Land Use Plan from Medium Density Residential to Commercial on property located at 304 N. Adams

   B) Consider a change in zoning from R-2, Mixed Residential, to C-1, Neighborhood Commercial, on said property

4. Consider making a recommendation on Z-1106

5. PUBLIC HEARING (Z-1107) by Skicat, LLC for an amended Conditional Use Permit to allow a condominium use on a 4.44 acre tract of land located north of Mueller Street, west of Longhorn Street, and east of Washington Street. Property is zoned C-2, Commercial, and R-3, Multi-Family Residential *Pp 15 - 46*

6. Consider making a recommendation on Z-1107

**PLATS**

7. P-1109 - Consider final plat for Admiral Heights, Phase I *Pp 47 - 51*

**ADMINISTRATIVE APPROVALS**

8. P-1102 - Replat of lots 72, 73, 74, Windcrest into common area (Windcrest Townhomes) *Pp 52*
9. P-1103 - Replat - Walch Terrace East (Stroeher & Olfers) *Pp 53*
10. P-1107 - Resub of Townlot No. 553 (Cox) *Pp 54*

**ADJOURN**

**STATE OF TEXAS**
**COUNTY OF GILLESPIE**
**CITY OF FREDERICKSBURG**

**PLANNING & ZONING COMMISSION**
**October 5, 2011**
**12:00 NOON**

On this the 5th day of October, 2011, the PLANNING AND ZONING COMMISSION convened in regular session at City Hall with the following members present to constitute a quorum:

JANICE MENKING - Chair
BRENDA SEGNER
CHARLIE KIEHNE
CHRIS KAISER
STEVE THOMAS
RON WOELLHOF
JASON HELFRICH
BJORN KIRCHDORFER
MATT LINES

ABSENT:

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

Janice Menking called the meeting to order at 12:00 NOON.

**DISCUSSIONS**

**DISCUSSION REGARDING CONDUCT OF PUBLIC MEETINGS, CONFLICTS OF INTEREST, OPEN MEETINGS ACT (PAT MCGOWAN, CITY ATTORNEY)** - Pat McGowan, City Attorney, highlighted the legalities of open meetings and noted there are certain public notices that are required to be posted before the meeting. Ms. McGowan stated the public has a right to be present and hear what is discussed at an open meeting, but they do not have the right to talk. Ms. McGowan also noted the board may only speak about what is on the agenda. Ms. McGowan then explained an executive session, which is a subset of the Open Meetings Act, could be called and there are two reasons the Planning & Zoning Commission would have to call an executive session. One is to give the board time to consult with an attorney on matters that are attorney/client privileged and the other is pending or threatening litigation. Ms. McGowan then explained public hearings and noted there is a different set of laws super imposed on each other for public hearings. Ms. McGowan stated the legalities that go along with public hearings are that notices of the public hearing have to be published in the newspaper fifteen days before the hearing and notices must be mailed to property owners within 200 feet of the subject property prior to the hearing. Ms. McGowan noted the board can always hear from the public or make the rules more expansive than are stated, but explained the two requirements she mentioned are the minimum that must be done. Ms. McGowan stated public hearings should be conducted in the same manner every time and the amount of time an individual is allowed to speak or how often they are allowed to speak can be limited, but the board must be certain there is a fair method for each person voicing their opinion. Ms. McGowan also explained there could be two sets of rules for a public hearing, such as

making it much more informal when only the board and applicant are involved and when there is a controversial hearing with a room full of people, impose more stringent rules.

The next topic Ms. McGowan covered was conduct of meetings. Ms. McGowan noted meetings fall back on Roberts Rules of Order but they don't have to be that formal if the need is not present. Ms. McGowan noted an individual on the board can make a motion to limit debate or confine the discussion to only the board if there is a controversial topic. Ms. McGowan commented to have a quorum one-half of the members plus one must be present.

Ms. McGowan then touched on charter provisions and state law and noted those are criteria in place for the Planning & Zoning Commission. Ms. McGowan commented state law is pretty minimal and explained the reasons a board member could file a conflict of interest. Ms. McGowan also explained contact with the applicants by members of the board should not happen outside of the meeting. Ms. McGowan noted the members may go gather information by driving by the property or like examples, but they should not have a one on one meeting with the applicant.

**RECEIVE AN UPDATE ON THE CITY'S PROPOSED CAPITAL IMPROVEMENT PLAN (CRAIG WALLENDORF, PE, RPLS, DIRECTOR OF PUBLIC WORKS AND UTILITIES)** - Craig Wallendorf, Director of Public Works, defined capital improvements as something that is going to be put on the ground and constructed. Mr. Wallendorf noted there is a five year capital improvements plan in place that the Planning & Zoning Commission can look at and commented the city council schedules the improvements on basis of need and funding. Mr. Wallendorf presented information that highlighted the police, fire, water, street, park and electric departments and noted the schedule is used as a planning tool. Mr. Wallendorf noted Morning Glory Drive and Austin Street will be improved this year and commented Brehmer Lane and Sunrise are in dire need of repair, but since there is not much traffic on those streets the urgency of the repairs is hindered. Mr. Wallendorf also noted Orange Street is a very old street and will need some work. Mr. Wallendorf stated they are looking at replacing the crossing at Travis Street and Town Creek and noted there is a small controversial project being discussed at the bridge on Morse Street. Mr. Wallendorf then explained there is about two million dollars worth of fleet items that need to be replaced. Mr. Wallendorf also noted water and sewer projects are the hardest to ascertain and fund.

**DISCUSSION REGARDING NON-CONFORMING USE PROVISIONS AND REVIEW CRITERIA (BRIAN JORDAN, AICP, DIRECTOR OF DEVELOPMENT SERVICES).** - Brian Jordan, Director of Development Services, explained non-conforming uses are uses that are not allowed in a specific zoning district, but that have been grandfathered in the city limits at the property they currently function from. Mr. Jordan also commented there are some significant properties in town that have lost their non-conforming status due to businesses closing and the use not being continued. Mr. Jordan stated the Planning and Zoning Commission may hear re-zoning cases on those properties in the future. Mr. Jordan then explained the differences in non-conforming uses in residential zoning districts and commercial zoning districts. Mr. Jordan noted in a residential district the non-conforming use was a legal and conforming use at some time, but it stays legal only as long as the use is continued. Mr. Jordan noted in a residential zoning district, nothing can be done to the property to change or improve the use, it can only be maintained. Mr. Jordan also noted the non-conforming use may only be vacant for 90 days before it loses it's non-conforming status. Mr. Jordan commented businesses in a residential zoning district can continue as the same business but there may be no changes made to the business. As far as commercial properties are concerned, Mr. Jordan stated a non-conforming use business can only be enlarged within the boundary of the lot by a conditional use permit. Mr. Jordan stated a business can sell to another business with the same use without a problem. Mr. Jordan also noted the use can only be vacated for one year in a commercial zoning district before the non-conforming status is lost.

Mr. Jordan then touched briefly on the review criteria city staff uses when applications are submitted and what the Planning and Zoning Commission should be looking at when they review an application.

**MINUTES**

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

**ADJOURN**

With nothing further to come before the Commission, Charlie Kiehne moved to adjourn. Ron Woellhof seconded the motion and the meeting was adjourned at 1:19 p.m.

PASSED AND APPROVED this the 9th day of November, 2011.

SHELLEY BRITTON, City Secretary

JANICE MENKING, Chairman

**LAND USE PLAN AND ZONING CHANGE BRIEF**
Rezoning Request # Z-1106

| | |
|---|---|
| **OWNER:** | Robert Connelly |
| **APPLICANT:** | Vordenbaum Engineering Inc. |
| **SIZE:** | Approximately 0.4591 acres (20,000 Square feet) |
| **LOCATION:** | 304 N. Adams Street, West side of Adams St. south of Travis Street. (See attached map). |
| **EXISTING ZONING:** | R-2, Single-Family Residential |
| **PROPOSED CHANGE:** | 1. Change in Land Use Plan from Medium-Density Residential to Commercial; and<br><br>2) Change in Zoning from R-2 Mixed Residential to C-1, Neighborhood Commercial. |

**FINDINGS:**

- The property contains a single-story historic structure, most recently used for office.
- The property is rectangular in shape, with approximately 100' of frontage on Travis Street and Schubert Street, and 200' along Adams Street.
- The property is bordered by Travis Street on the north side, Adams Street on the east, Schubert Street on the south, and the Turner Hall on the west.
- Water and Sanitary sewer are available to serve this property.
- Adjacent zoning is R-2 Mixed Residential to the west, north and east, and CBD to the south across Schubert Street. This property is within the Historic District (see attached zoning map).
- The Land Use Plan identifies the adjoining property to the west, north and east as Medium-Density Residential, and property to the south as Public Facilities (see attached Land Use Map).
- Adjacent land uses include the Turner Hall event facility to the west, the Elementery School and single-family homes to the north, residential uses to the east and the creek and Baptist Church to the south.

**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. **The subject property is large enough to facilitate smaller commercial activities. However, in staff's opinion, a district larger in size would be more appropriate to accommodate commercial activities. The Land Use Plan does not distinguish between neighborhood and general commercial land uses.**

B. The property affected by the request does not exceed the capabilities of the infrastructure. **Infrastructure serving this area is adequate to support light commercial activities.**

C. The request will have no adverse affect on any property within 600 feet of the affected property. **As the applicant intends to utilize the site with an office use or light commercial activities, we would not anticipate any negative affects on adjoining property. However, in considering this change, all possible uses allowed in the commercial designation need to be considered.**

**It should be noted that this property has been used most recently as an office, which would be considered non-conforming (Grandfathered) under the current R-2 zoning. Under the provisions of the Zoning Ordinance pertaining to non-conforming uses is residential districts, if a use is discontinued for a period of 90 days, any future use shall be in conformity with the current zoning. Since the previous use has been discontinued for more than 90 days, the property is now required to comply with the current R-2 zoning.**

D. The requested change is to accommodate an appropriate land use and is consistent with other elements of the Comprehensive Plan. **As a stand-alone property, we would not consider the proposed commercial designation appropriate. In other words, we would recommend the creation of a zoning district, rather than "spot zoning" a particular tract or parcel, if it is determined that commercial uses are appropriate in this area.**

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. **If an appropriate district can be created wherein land uses are compatible with the surrounding area, we would not expect the proposed change to have a negative affect on properties within the vicinity.**

**ZONING:** While the Land Use Plan does not distinguish between levels of commercial, the type of zoning is more specific. In particular, the applicant is requesting a change to C-1, Neighborhood Commercial. The proposed zoning is intended to provide for the establishment of restricted commercial facilities, to serve the conveniences and needs of the immediate neighborhood and must be compatible with the residential character and environment of the neighborhood. These uses generally result in limited traffic generation. Since this property is also located within the Historic Overlay District, it should be noted that the building could not be demolished and any additions or changes would be subject to Historic Review Board approval.

As suggested in the discussion above, staff does not recommend changing the zoning on the subject property as a stand-alone tract. It was suggested that if the Commission was inclined to consider a change of zoning in this area, we would recommend that a larger area be considered and a zoning district be created.

**OPPOSITION/SUPPORT OF REQUEST:** Staff has received four letters in opposition to this request and one letters in support.

**STAFF RECOMMENDATION:** There is presently a variety of different land uses within this block. As such, this has an affect on considering the proper zoning for the area. In looking at the current zoning configuration, there is presently no C-1 Commercial zoning within this vicinity, while there are non-residential uses (public school, event facility and public swimming pool) in the vicinity. This application is to establish C-1 zoning on a single tract, leaving the remaining tracts within the block as R-2 and Public Facilities. Therefore, it was staff's recommendation that we evaluate the remaining zoning within the block before making a recommendation on this request.

There were several options for the Commission to consider. First, the Commission may recommend approval of the change requested. Second, the Commission may recommend denying the request, or Third, the Commission may recommend that we consider changing the zoning on all or a portion of the remaining property within the block. Since the Commission was not inclined to change the zoning on the subject property or to consider a change on a larger area, we would concur with their recommendation of denying the request. If this option is selected, a subsequent public hearing will be required before making a final recommendation.

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: Vordenbaum Engineering, Inc.
2. ADDRESS: 507 E. Highway Street, Fbg, TX 78624
   PHONE NUMBER: 997-4744 FAX NUMBER: 997-6967
3. OWNER (IF DIFFERENT FROM APPLICANT) Robert Connelly
4. ADDRESS: 2214 Glick Court, Redondo Beach, CA 90278
5. PHONE NUMBER: _____ FAX NUMBER: _____
6. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST: (metes & bounds)
   ADDRESS: 304 N. ADAMS
   LEGAL DESCRIPTION: German Emigration Company Townlot No. 531
   LOT SIZE: 0.4591 ACRES
7. ZONING CHANGE REQUESTED FROM R-2 ZONING DISTRICT TO C-1 ZONING DISTRICT
8. JUSTIFICATION FOR REQUEST: Previously used as a warehouse and office space. Across the street from CBD Zoning.
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.
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: Medium density residential LAND USE TO Commercial LAND USE.
13. SIGNATURE OF APPLICANT: _____

*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: _____

DATE: _____

FEE PAID: _____ ☑ Re-zoning ☑ Land Use Plan Change

TITLE SEARCH: _____

Note: A current title search must be submitted with the application

RECEIVED
OCT 14 2011
Z-1106

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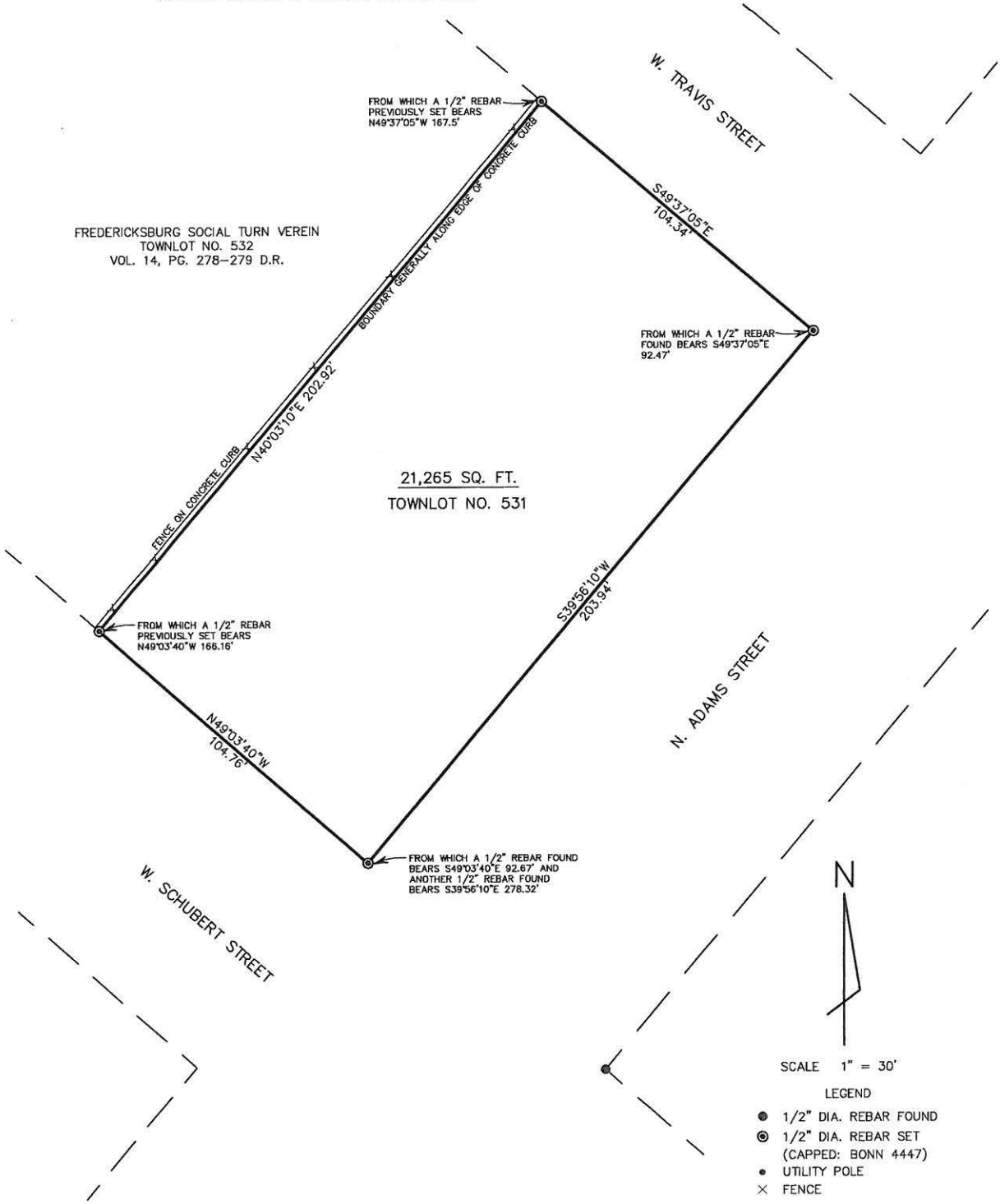
# SURVEY MAP SHOWING
# A 21,265 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING TOWNLOT NO. 531, AS SAID TOWNLOT IS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY. SURVEY MADE AT THE REQUEST OF ROBERT CONNELLY.

BEING TOWNLOT NO. 531 CONVEYED BY PARTITION DEED TO ALMA BASSE CONNELLY, ET VIR, DATED JULY 15, 1964, FOUND OF RECORD IN VOLUME 85, PAGES 269–272 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.




SCALE 1" = 30'

LEGEND

- ● 1/2" DIA. REBAR FOUND
- ◉ 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
- • UTILITY POLE
- × FENCE

NOTE: REFERENCE IS HERETO MADE TO ACCOMPANYING FIELD NOTES OF EVEN DATE.

STATE OF TEXAS REGISTERED CAREY BONN 4447 PROFESSIONAL LAND SURVEYOR

SURVEYED OCTOBER 13, 2011

CAREY BONN
REG. PROF. LAND SURVEYOR NO. 4447


BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-997-3884
FAX: 830-997-0972
EMAIL: bonnsurveying@verizon.net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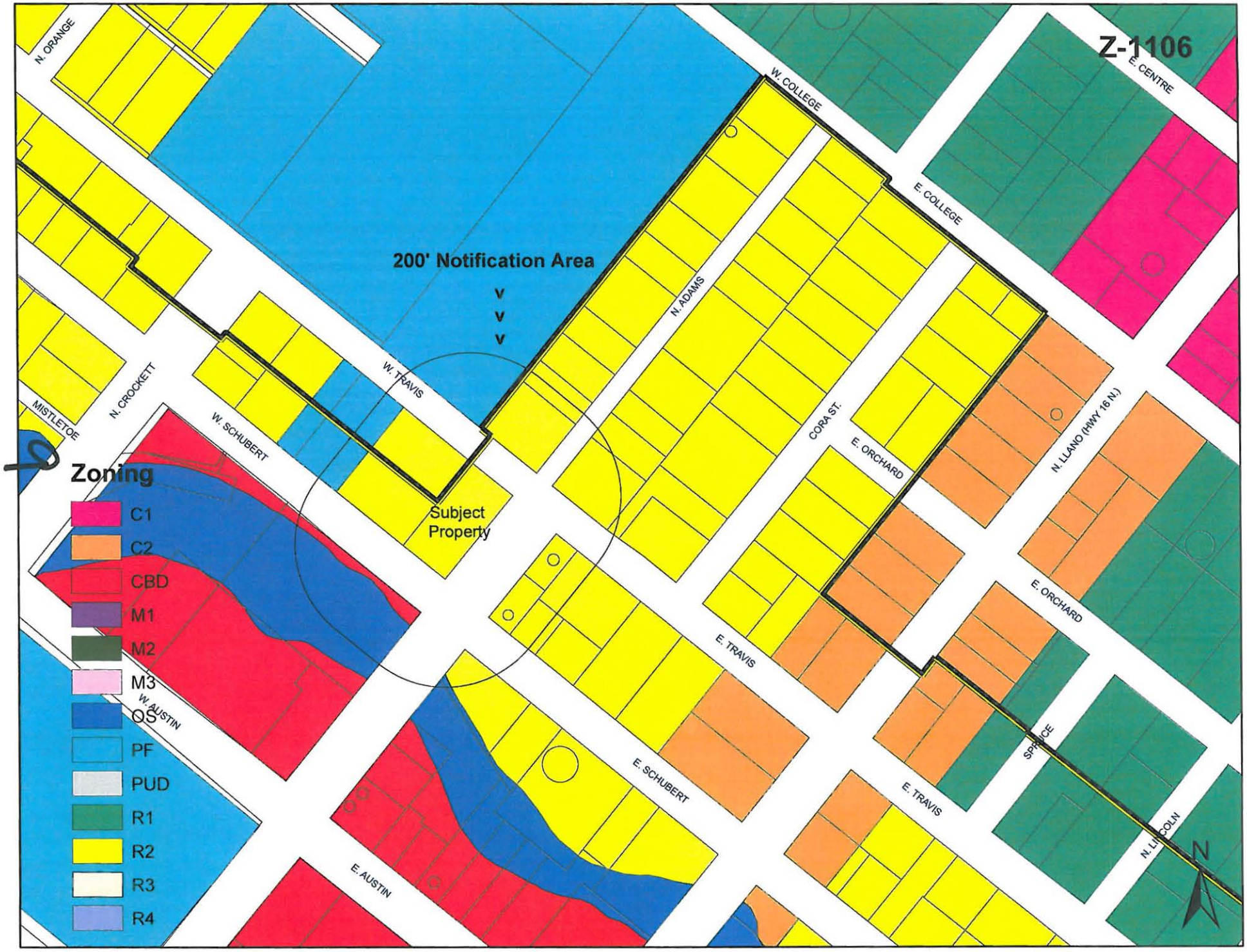
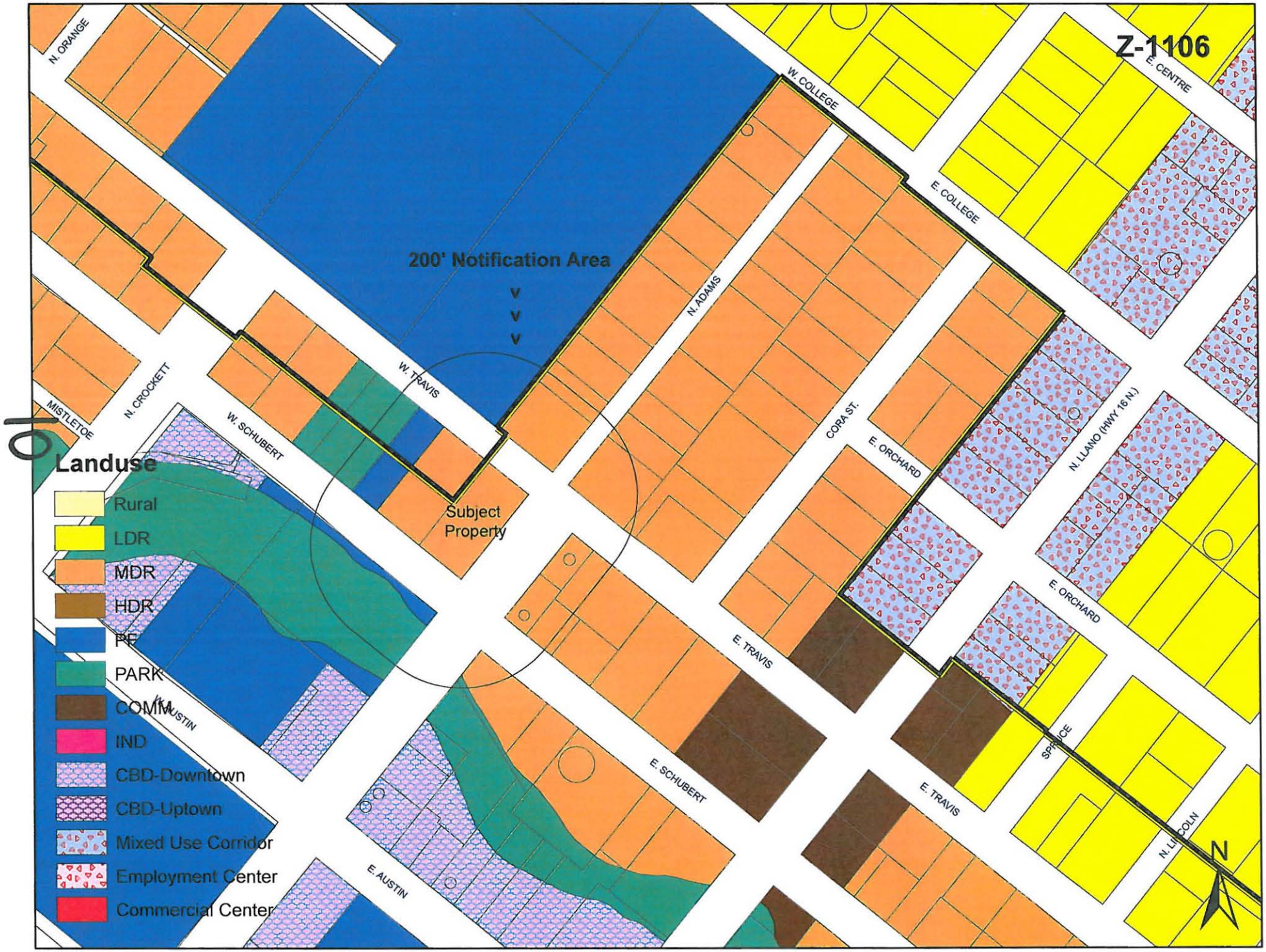
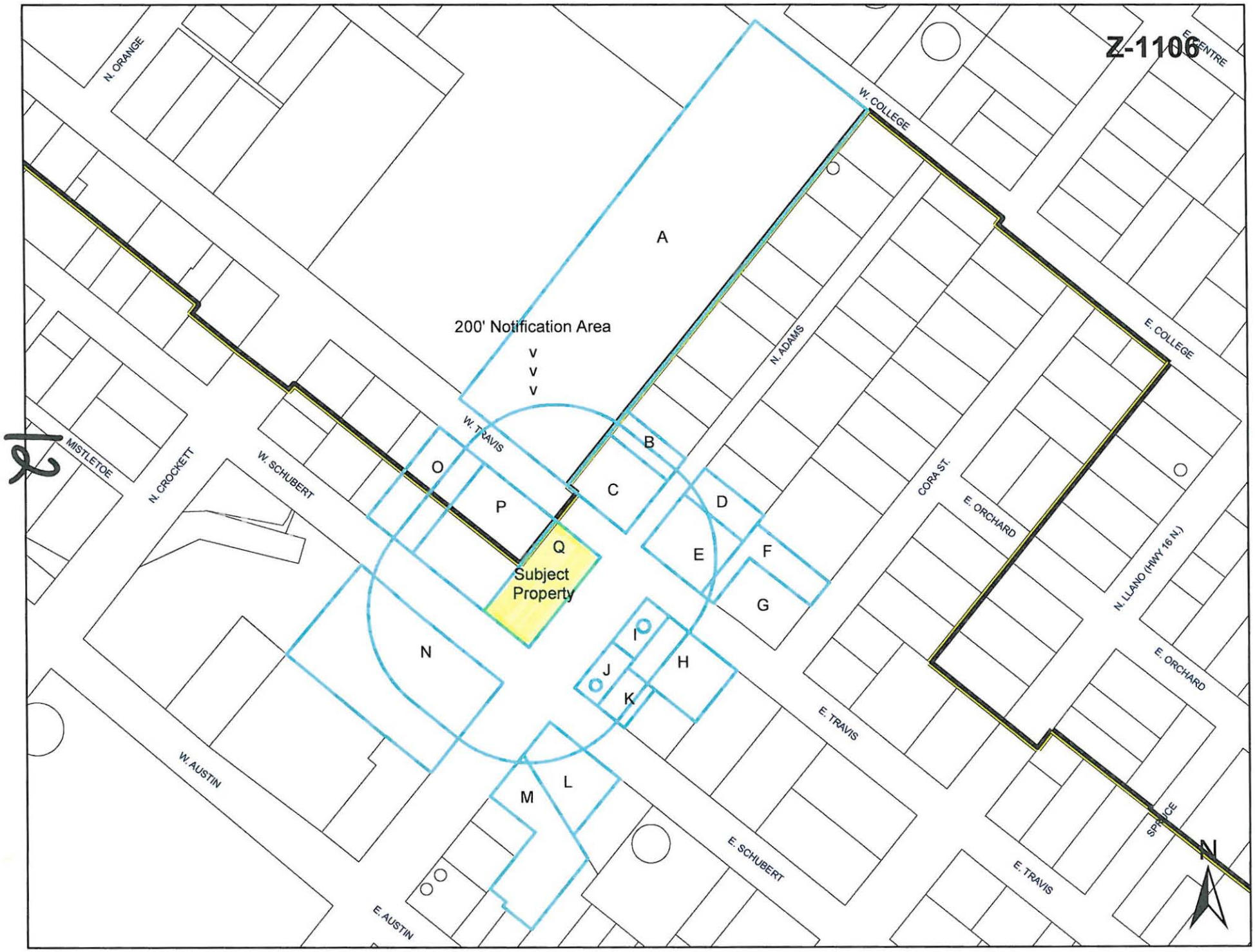

Z-1106
200' Notification Area
Subject Property
Zoning
C1
C2
CBD
M1
M2
M3
OS
PF
PUD
R1
R2
R3
R4
N. ORANGE
W. COLLEGE
E. CENTRE
E. COLLEGE
N. ADAMS
W. TRAVIS
N. CROCKETT
MISTLETOE
W. SCHUBERT
CORA ST.
E. ORCHARD
N. LLANO (HWY 16 N.)
E. TRAVIS
W. AUSTIN
E. SCHUBERT
E. AUSTIN
SPRUCE
N. LINCOLN
N


Z-1106
200' Notification Area
Subject Property
Landuse
Rural
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center
N. ORANGE
W. COLLEGE
E. CENTRE
E. COLLEGE
N. ADAMS
W. TRAVIS
N. CROCKETT
MISTLETOE
W. SCHUBERT
CORA ST.
E. ORCHARD
N. LLANO (HWY 16 N.)
E. TRAVIS
E. SCHUBERT
E. AUSTIN
SPRUCE
N. LINCOLN
N


Z-1106
W COLLEGE
E COLLEGE
E CENTRE
N ADAMS
W TRAVIS
N CROCKETT
MITTLEDE
W SCHUBERT
CORA ST
E ORCHARD
N LLANO (HWY 16 N)
E ORCHARD
E TRAVIS
W AUSTIN
E SCHUBERT
E TRAVIS
SPRUCE
N LINCOLN
E AUSTIN
N


Z-1106
N. ORANGE
W. COLLEGE
E. CENTRE
A
200' Notification Area
N. ADAMS
E. COLLEGE
W. TRAVIS
B
MISTLETOE
N. CROCKETT
W. SCHUBERT
O
P
C
D
CORA ST.
E. ORCHARD
Q
Subject Property
E
F
N. LLANO (HWY 16 N.)
G
N
I
J
H
K
E. ORCHARD
E. TRAVIS
W. AUSTIN
L
M
E. SCHUBERT
SPRUCE
E. TRAVIS
E. AUSTIN
N

| Letter | Owner | |
|---|---|---|
| A | Fbg Independent School District | |
| B | Marlene J. Pylate | |
| C | Mark E. & Laura Diane Boerner | |
| D | Alan L. & Lana G. Neuschwander | |
| E | First Assembly of God of Fbg, TX | |
| F | First Assembly of God of Fbg, TX | |
| G | Mimi Elizabeth Taylor | |
| H | Ronald J. & Elizabeth Ressmann | |
| I | Schubert-Adams, Inc. | c/o Myers K. & Pamela M. Bergman |
| J | Schubert-Adams, Inc. | |
| K | T G Legacy, LLC | |
| L | Tony Garcia | |
| M | Atwell Family Investments, Ltd. | |
| N | Bethany Lutheran Church | |
| O | City of Fredericksburg | |
| P | Fredbg Social Turn Verein | |
| Q | Robert Connelly | |
| | | |
| | | |

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

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

| HEARING DATE: **NOVEMBER 9, 2011** | TIME: **5:30 PM** | REQUEST NUMBER: **Z-1106** |
|---|---|---|

The **PLANNING & ZONING COMMISSION** of the City of Fredericksburg will hold a public hearing at the above stated time and date in the conference room of the Law Enforcement Center, 1601 E. Main St., to consider a request for a Conditional Use Permit.

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

The decision of the PLANNING & ZONING COMMISSION is a recommendation only. Final approval must be by action of the **CITY COUNCIL**. The public hearing by the CITY COUNCIL is scheduled as follows:

| HEARING DATE: **NOVEMBER 21, 2011** | TIME: **7:00 PM** | REQUEST NUMBER: **Z-1106** |
|---|---|---|

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

**APPLICANT:** Vordenbaum Engineering on behalf of Robert Connelly

**LOCATION:** 304 N. Adams
(see accompanying map)

**REQUEST:** Change in Land Use Plan from MDR, Medium Density Residential, to Commercial, and a change in zoning from R-2, Mixed Residential to C-1, Neighborhood Commercial.

(DETACH BELOW)

**REQUEST NO. Z-1106**
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____ Date _____

Printed Name _____ Address _____

# AMENDED CONDITIONAL USE PERMIT BRIEF

*Request Z-1107*

**Property Owner:** American Bank of Texas, N.A.

**Applicant:** Skicat, LLC by Kent Fields, President

**Location:** 605 S. Washington (with frontage on Mueller Street and Longhorn Street)

**Existing Zoning:** C-2, Commercial and R-3, Multi-family residential

**Request:** Amended Conditional Use Permit for a Condominium Complex, originally approved the early part of 2006.

**Site Plan Overview:**

- The property is located at 605 S. Washington, with frontage on Mueller Street and Longhorn Street.
- The infrastructure, including interior drives, parking, lighting and utilities were installed and a single home was built.
- The purpose of this amendment is to allow for different unit sizes, configurations and layouts, within basically the same area originally designated.
- The property is approximately 4.4 acres in size.
- The applicant is proposing 36 condominium units (same as original), in floor plans ranging from 1,036 square feet to 1,862 square feet (see attached).
- Density is 8.2 units to the acre.
- Access is proposed from Mueller Street, with an emergency access onto Washington Street.
- Units will be owned by individuals and all other areas will be held in common and maintained by an association.
- Garage or driveway parking is provided for each unit, as well as parking for visitors.
- The portion of the property fronting S. Washington is zoned C-2, while the remainder of the property is zoned R-3.

**Review and Evaluation Criteria:**

***A. CONFORMANCE WITH APPLICABLE REGULATIONS:***

- The site complies with applicable Development Regulations, including setbacks, building height, building coverage and impervious coverage. In addition, the site complies with special Condominium requirements of minimum units, minimum site area and maximum density. Since the original approval, the R-3 Multi-family residential zoning category now allows condominiums as a permitted use.

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

- A complex such as this would seem to be compatible with surrounding commercial and residential uses.

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

- None anticipated.

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

- None.

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

- Internal circulation is adequate to serve the development. Originally, it was recommended that two points of access be provided. Since the driveway connection to S. Washington Street was restricted by TXDOT, an emergency drive was proposed and approved.

***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:***

- Interior lighting and signage has been installed.

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

- Two parking spaces are provided for each unit. Depending on the unit selected, parking spaces will be either garage spaces or a combination of garage and driveway spaces. In addition, several off-street parking spaces are provided for visitors. The Zoning Ordinance only requires 2 spaces per unit, and no additional parking. In staff's opinion, the additional parking is adequate and necessary for the number of units proposed.

***I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:***

- Affirmative. Staff believes a complex such as this can have a positive impact within this 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:***

- Affirmative.

***L.*** ***DETERMINATION THAT ANY CONDITIONS APPLICABLE TO APPROVAL ARE THE MINIMUM NECESSARY TO MINIMIZE POTENTIALLY UNFAVORABLE IMPACTS ON NEARBY USES AND TO ENSURE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING OR PERMITTED USES IN THE SAME DISTRICT AND THE SURROUNDING AREA:***

- Affirmative.

***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:*** To date, staff has not received any comments.

***STAFF RECOMMENDATION:*** The staff recommends approval of this request conditioned upon:

1. The landscaping originally approved as part of the streetscape be installed.
2. Approval of Condominium covenants by the City Attorney prior to occupancy.
3. All infrastructure originally installed be brought back to an acceptable condition.
4. A minimum of 2 parking spaces be provided off the interior street/drive per unit.

CASE NUMBER _____

DATE _____

# *APPLICATION FOR CONDITIONAL USE PERMIT*

APPLICATION IS HEREBY MADE TO THE PLANNING & ZONING COMMISSION AND THE CITY COUNCIL TO GRANT A CONDITIONAL USE PERMIT IN THE ZONING DISTRICT OF THE CITY OF FREDERICKSBURG AS HEREIN SET FORTH:

CONDITIONAL USE PERMIT -$100.00

1. APPLICANT: Skicat, LLC
2. ADDRESS: 2200 Usener Rd, Fredericksburg, Texas 78624
3. PHONE NUMBER: 830-997-9655 FAX NUMBER: _____
4. OWNER (if different from applicant): American Bank of Texas NA
5. ADDRESS: 1710 N Llano, Fredericksburg, Texas 78624
6. PHONE NUMBER: 830-997-9564 FAX NUMBER: _____
7. DESCRIPTION OF PROPERTY INVOLVED IN THIS REQUEST:

   ADDRESS: Mueller Street

   LEGAL DESCRIPTION: Lot 1, Carriage Park Addition

   LOT SIZE: 4.44 Acres LOT AREA: _____
8. EXISTING ZONING: R-3;C-2 DISTRICT
9. CONDITIONAL USE PERMIT: Condominium USE CLASSIFICATION IN THE C-2 ZONING DISTRICT.
10. INFORMATION TO BE PROVIDED BY THE APPLICANT:

A. A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the findings required for approval of the application. For uses involving public assembly or industrial processing, or uses potentially generating high volumes of vehicular traffic, the Director of Development Services may require specific information relative to the anticipated peak loads and peak use periods, relative to industrial standards, or substantiating the adequacy of proposed parking , loading, and circulation facilities.

See Attached

(attach additional sheet if necessary)

B. Seven (7) copies of a site plan (24 x 36 inches) and 3 copies of a reduced site plan (11 x 17 inches) showing preliminary building elevations, preliminary improvement plans, and such additional maps and drawings all sufficiently dimensioned as required to illustrate the following:

1. The date, scale, north point, title, name of owner, and the name of the person preparing the site plan.
2. The location and dimensions of boundary lines, with distances and bearings, easements, and required yards and setbacks, water courses, drainage features and location and size of existing and proposed streets and alleys, and the 100 year flood plain.
3. The location, height, bulk, general appearance ,and intended use of existing and proposed buildings on the site, and the approximate location of existing buildings on abutting sites within 50 feet.
4. The location of existing and proposed site improvements including parking and loading areas, pedestrian and vehicular access, landscaped areas, utility or service areas, fencing and screening, signs and lighting.

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18

5. The location of water courses and drainage features.

6. The number of existing and proposed off-street parking and loading spaces, and a calculation of applicable minimum requirements.

7. For sites with an average slope greater than ten (10%) percent, a plan showing existing and proposed topography and grading and proposed erosion control measures.

8. The relationship of the site and the proposed use to surrounding uses, including pedestrian and vehicular circulation, current use of nearby parcels, and any proposed off-site improvements to be made.

11. SIGNATURE OF APPLICANT: SKICAT, LLC BY: Ken P Faulds, PRES.
NOTE: If the applicant is not the legal owner of the property, signed statement by the owner that the applicant is the authorized agent of the owner of the property, or the signature of the owner below, is required.

SIGNATURE OF OWNER: Market President
American Bank of Texas, N.A.

DATE: 10-17-2011

FEE PAID: _____

TITLE SEARCH: _____
(Date)

12. CONSENT OF LIENHOLDER: NONE
(SIGNATURE)

NOTE: If this property is encumbered by lien, consent of the lienholder is required.

13. List of property owners within 200 feet. (provided by City)

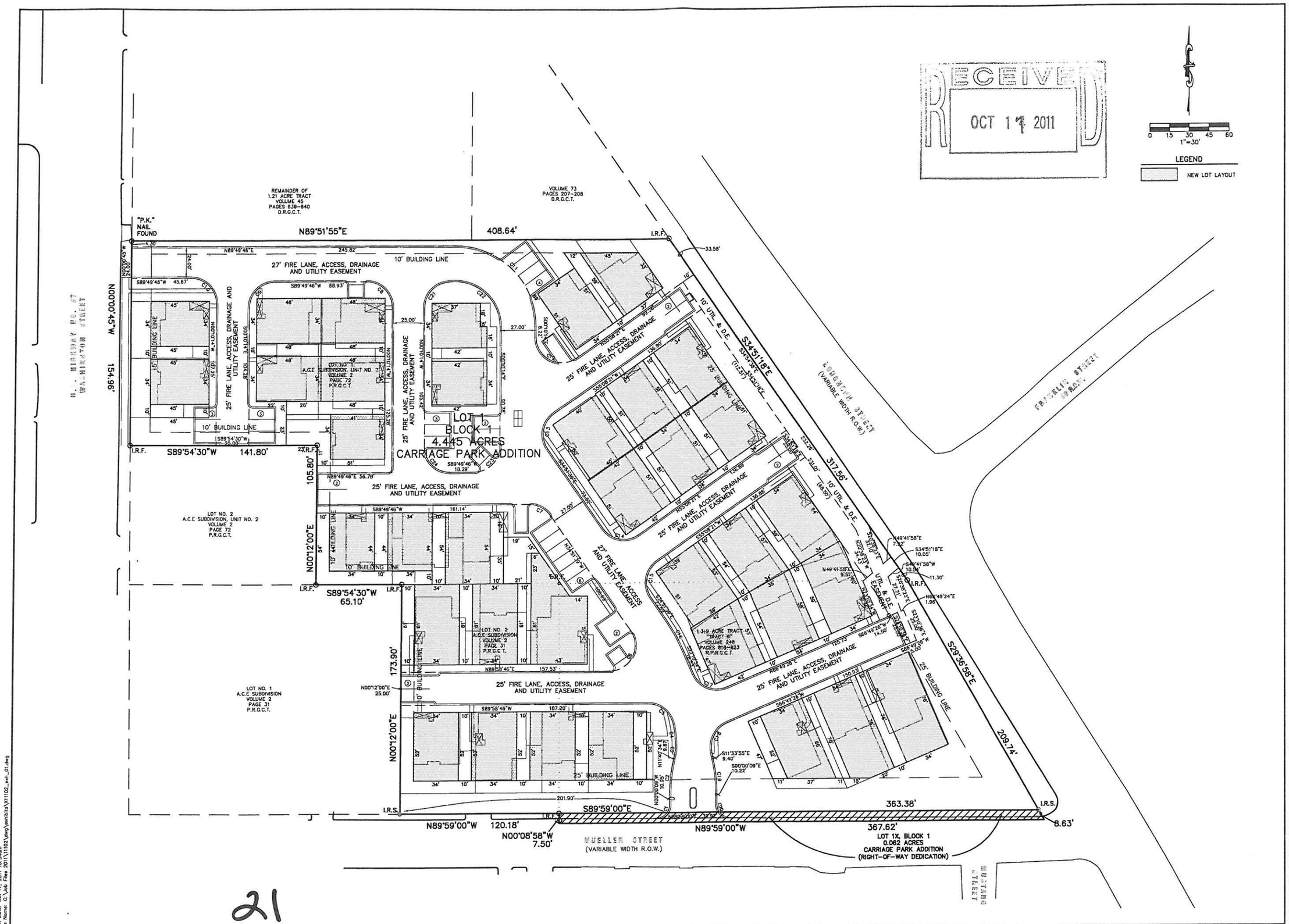
# Exhibit "A"

The applicant is requesting a change in the existing Conditional Use Permit that was approved in 2006 on the existing property. Since that approval, condominium usage has become a permitted use under the R-3 zoning classification. However, because minor changes are requested to the existing plat, re-approval of the Conditional Use Permit is required.

The existing plat of the Carriage Park Subdivision included the footprint of four (4) separate floor plans that the developer/builder was intending to build and offer for sale. Only one of those units was started and never reached completion. The applicant is requesting approval to modify the plat and allow space for any one (1) of twelve (12) floor plans to be constructed on each of the remaining 35 unit sites. (The original four (4) plans plus eight (8) additional plans.) Please see the attached plat which exhibits the requested changes. No changes are being requested for the streets, access, setbacks, landscaping or parking. The offered floor plans will be described in the "Condominium Declarations" which also provide for the Homeowner's Association By-Laws, Architectural Guidelines and Restrictions, etc.

The homes will range in size from 1,036 Sq Ft to 1,862 Sq Ft and will all be done in Texas Hill Country Style. Each model will offer different facades and reverse floor plans to insure that no duplicate homes are placed side by side as specified in the "Condominium Declarations".

The request for approval of these changes is contingent upon the review and approval of the "Condominium Declarations" by the city staff and the city attorney.




PRELIMINARY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

KEVIN W. SPRAGGINS
84823


VORDENBAUM ENGINEERING INC
507-D EAST HIGHWAY STREET,
FREDERICKSBURG, TEXAS 78624
TEXAS REGISTRATION # F-165
830 - 997-4744 FAX 830 - 997-6967
In Kerrville 830 - 895-7440 FAX 830 - 895-7441


LOT LAYOUT

# CARRIAGE PARK ADDITION
## 4.445 ACRES

FREDERICKSBURG TEXAS

| | |
|---|---|
| DRAWN BY: | MG |
| DATE: | 10/17/11 |
| CHK. BY(DWG) | MG |
| CHK. BY(DNCR) | KWS |
| REVISION: | |
| JOB NO: | 11102 |

LOT LAYOUT

SHEET NUMBER

EXH-1

1 of 1

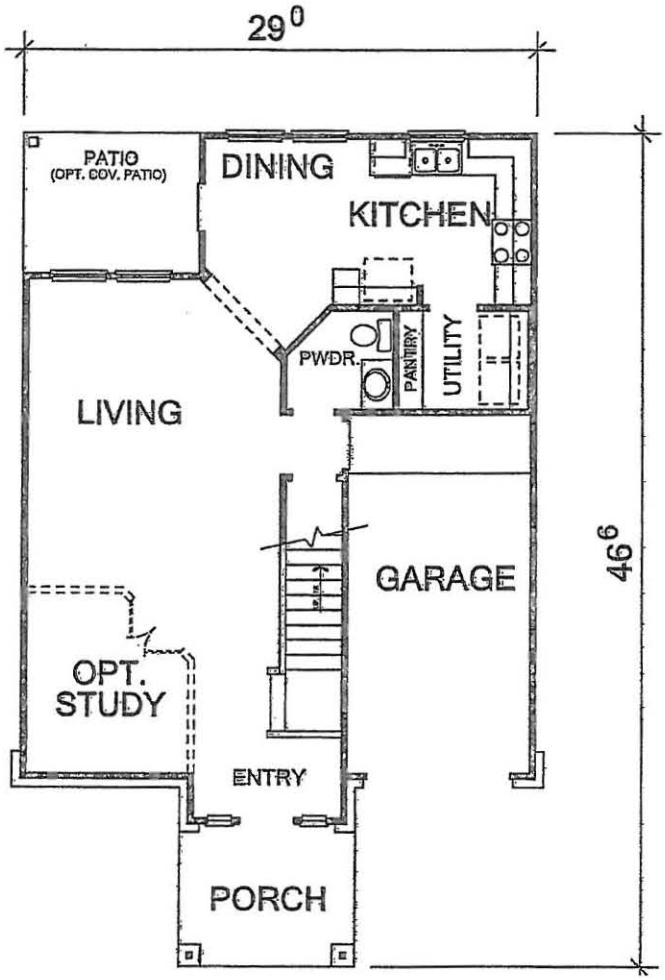
Plot Date: Oct 17, 2011 10:34am
File Name: G:\Job Files 2011\11102\dwg\exhibits\X11102_exh_01.dwg

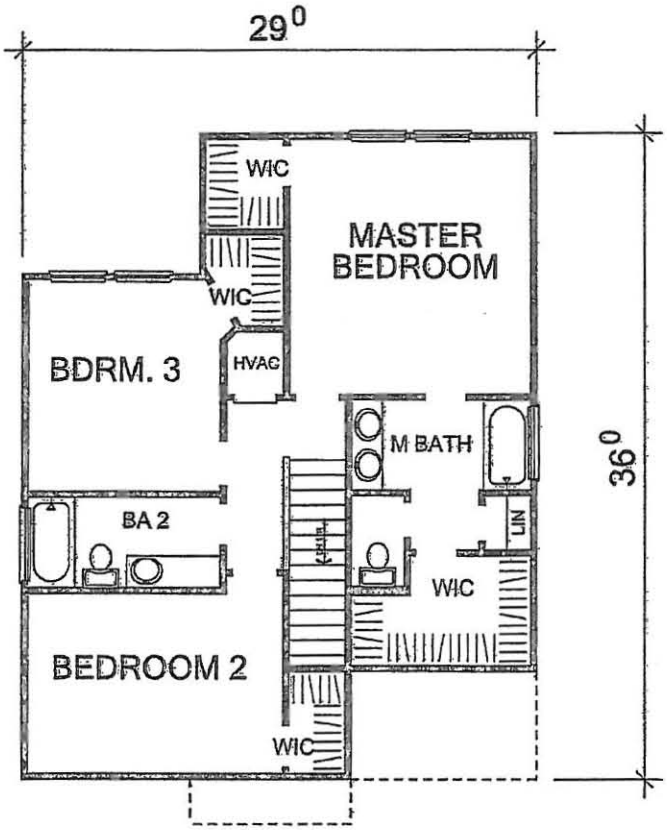
Plan 1658A

Plan 1658B

Plan 1658C

** Artist renderings–builder shall have right to modify.



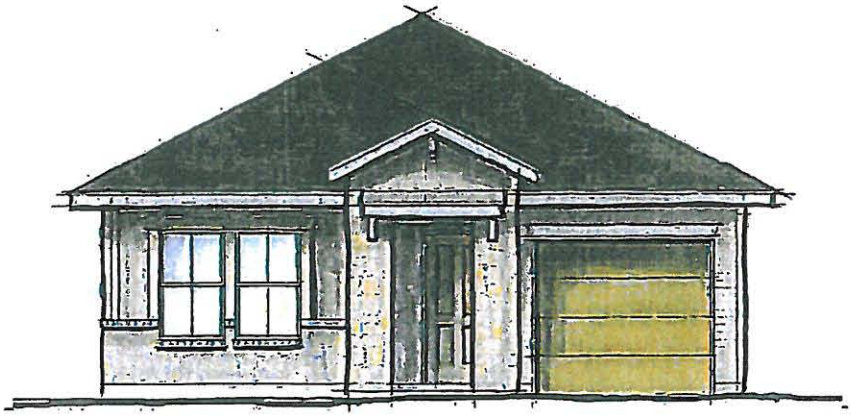




2nd FLOOR PLAN



Baron's Creek

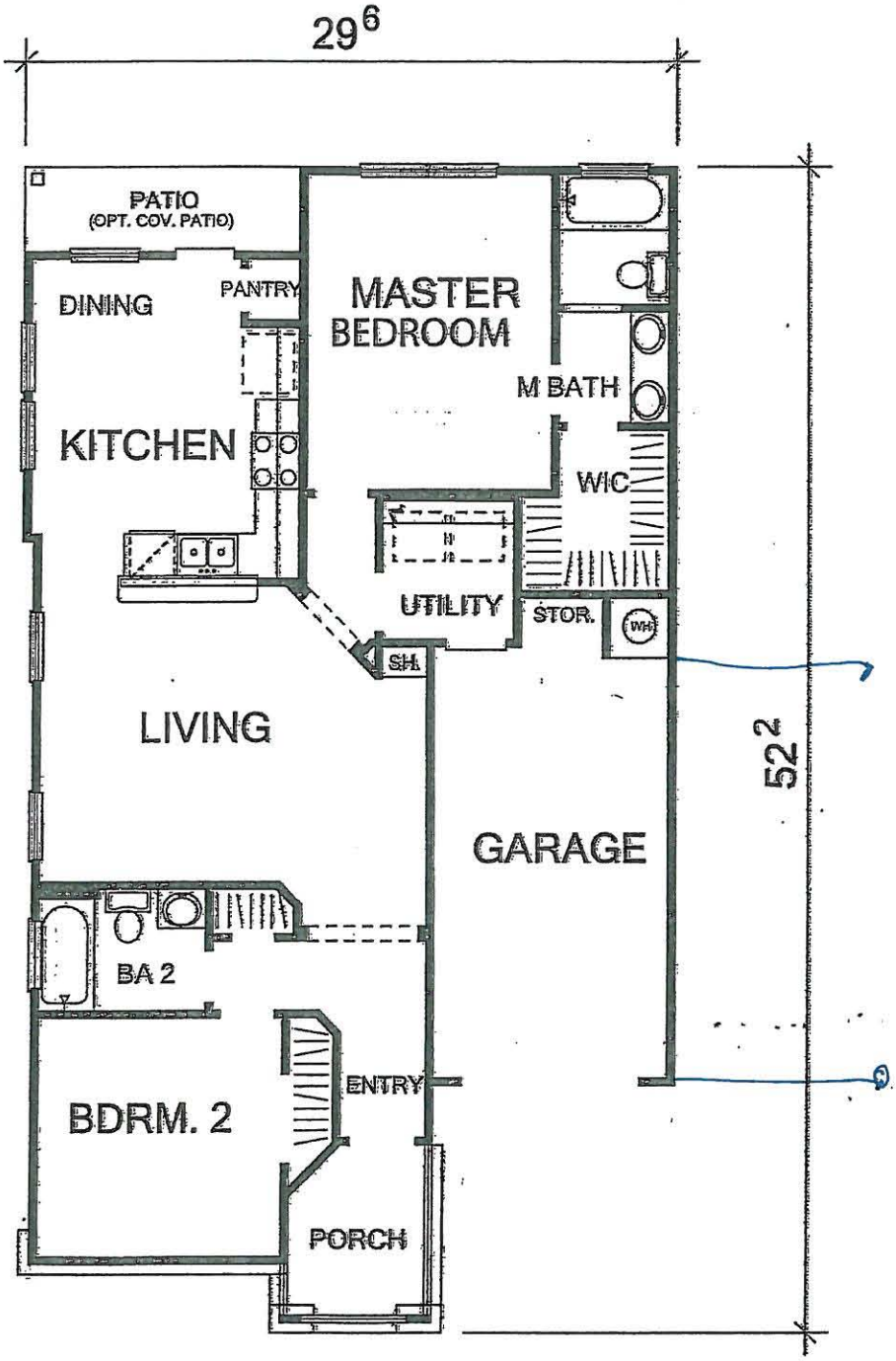
Plan: 1658



Plan 1036A

Plan 1036B

** Artist renderings–builder shall have right to modify.

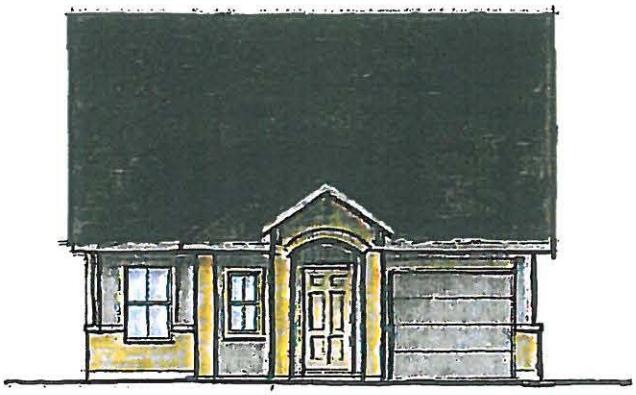



FLOOR PLAN



Baron's Creek

Plan: 1036

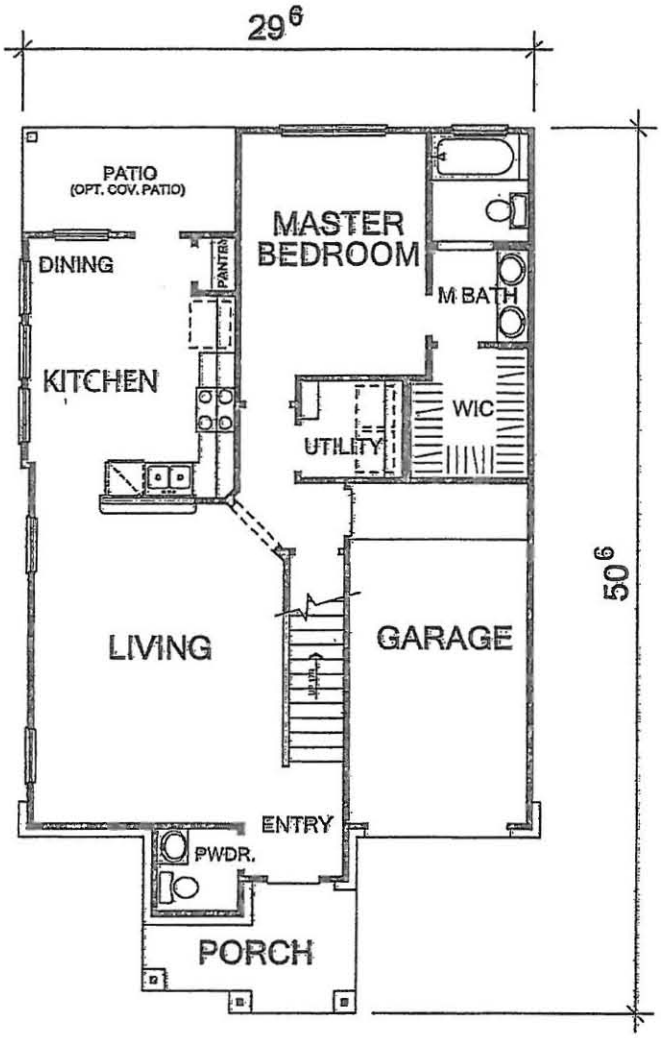


Plan 1414A

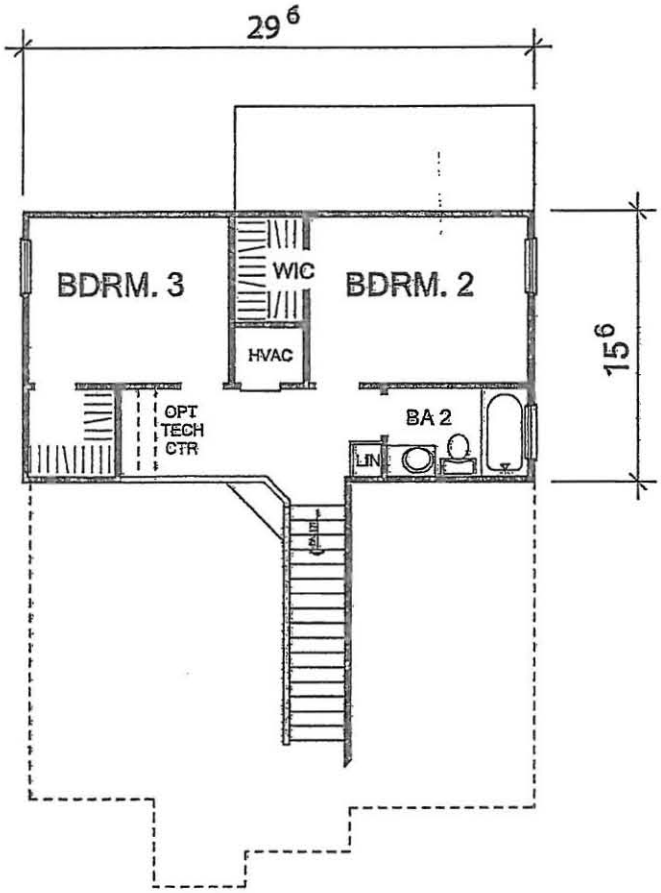
Plan 1414B

Plan 1414C

** Artist renderings–builder shall have right to modify.




1st FLOOR PLAN




2nd FLOOR PLAN



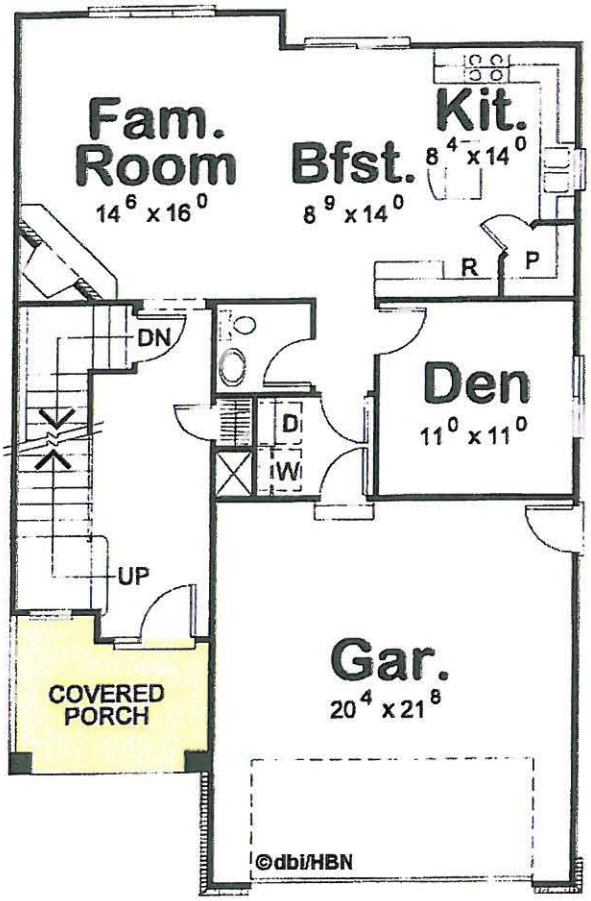
Baron's Creek

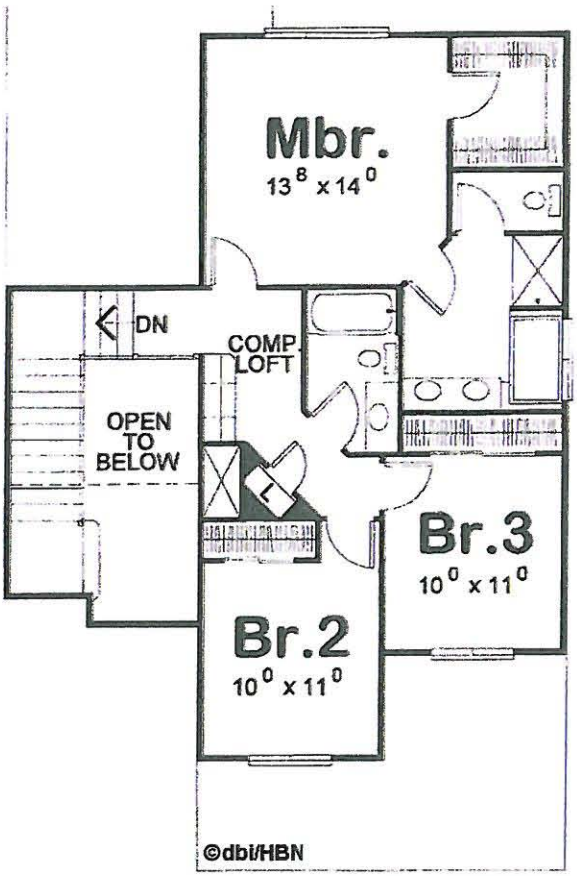
Plan: 1414

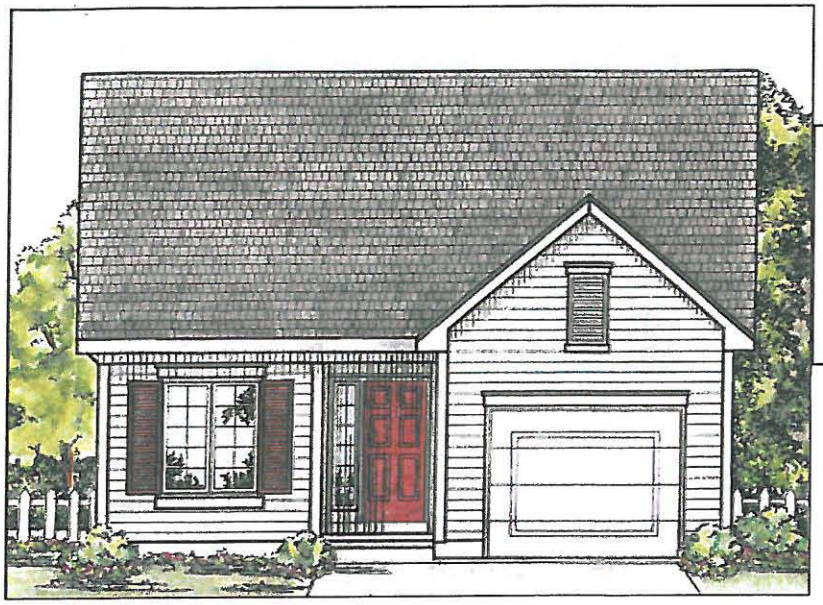
# Design 8618

945' Main Level, 829' Upper Level
1774' Total Finished Square Feet

2 Story with 3 bedroom(s)
Footprint: 32' 0" wide by 50' 0" deep
Design Type: Farm House



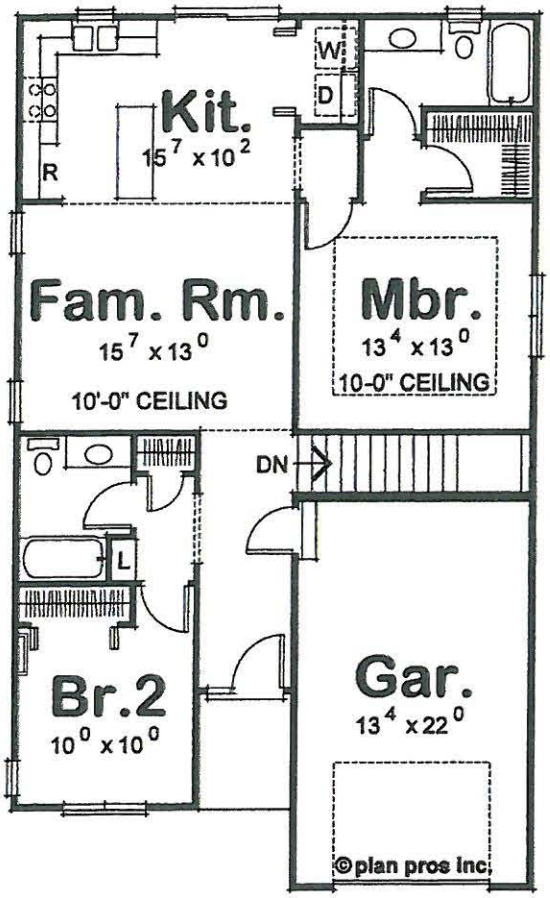



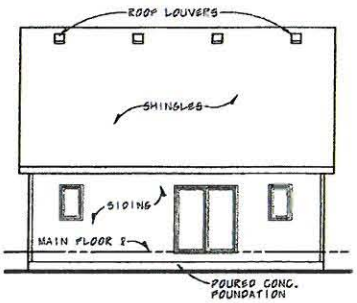
# Design 29088

1091' Total Finished Square Feet

1 Story with 2 bedroom(s)
Footprint: 30' 0" wide by 50' 4" deep
Design Type: Traditional

---



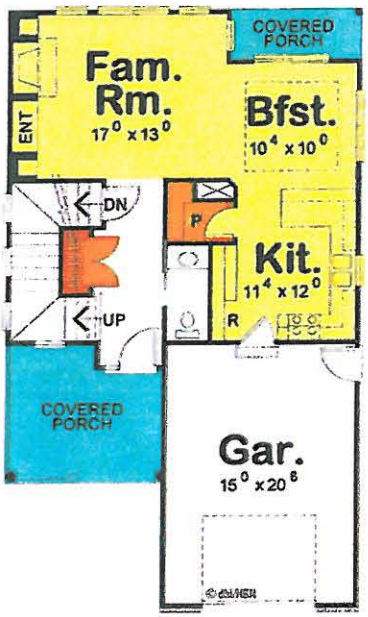

29

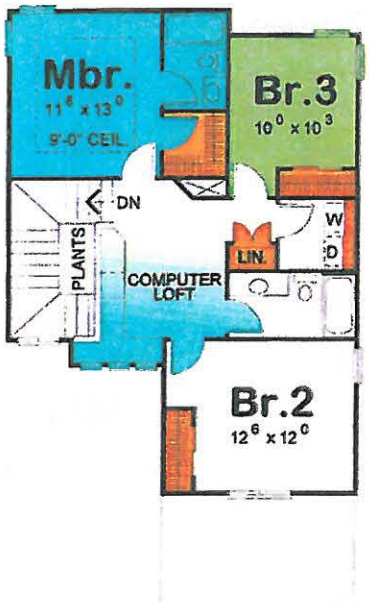
# Design 8613

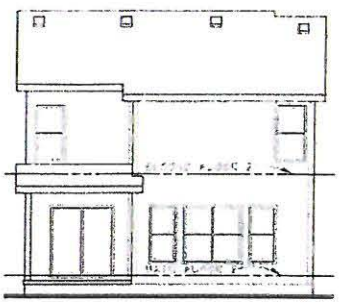
717' Main Level, 823' Upper Level
1540' Total Finished Square Feet

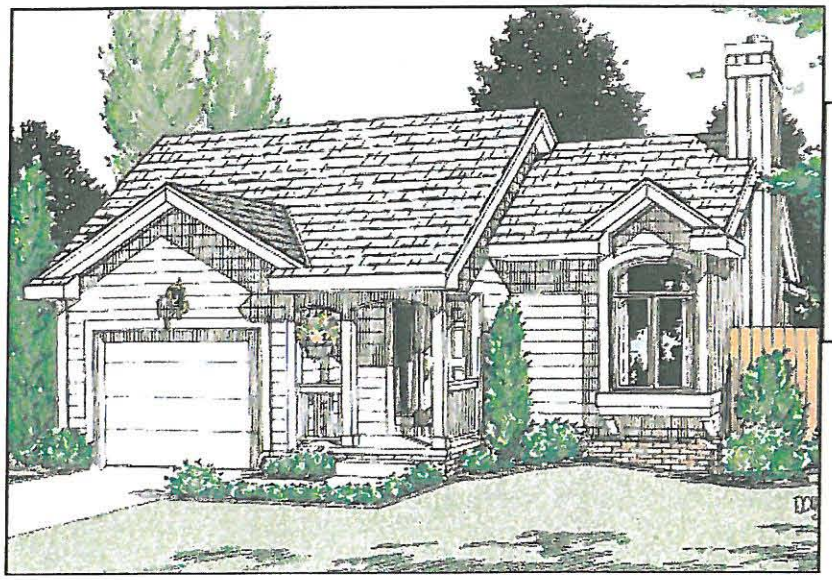
2 Story with 3 bedroom(s)
Footprint: 28' 0" wide by 47' 8" deep
Design Type: Farm House

---



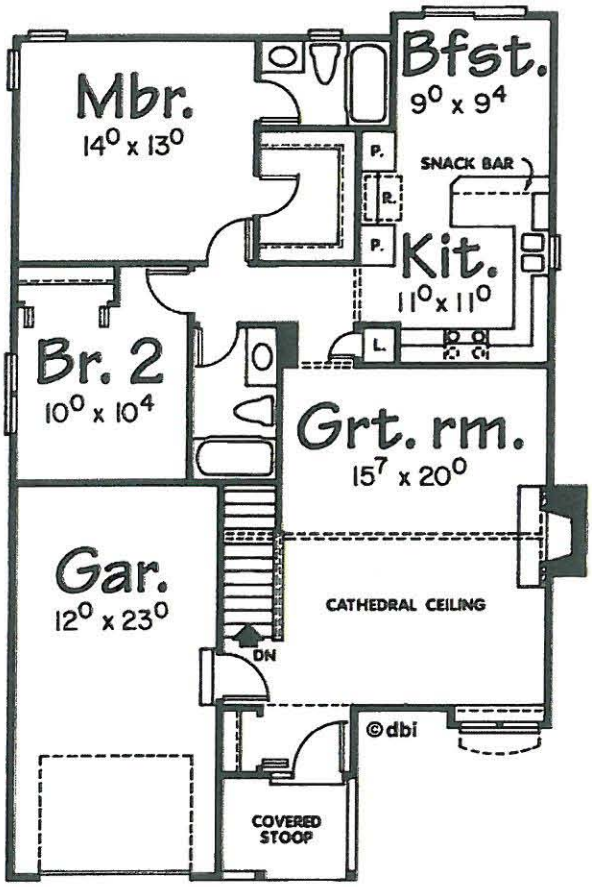


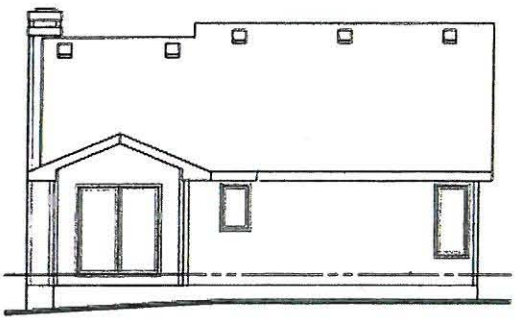
# Design 8161

1162' Total Finished Square Feet

1 Story with 2 bedroom(s)
Footprint: 32' 0" wide by 51' 4" deep
Design Type: Traditional

---



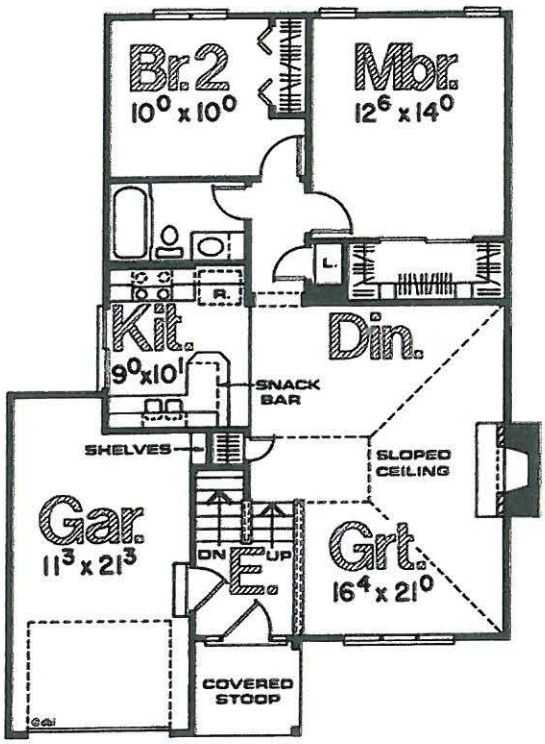



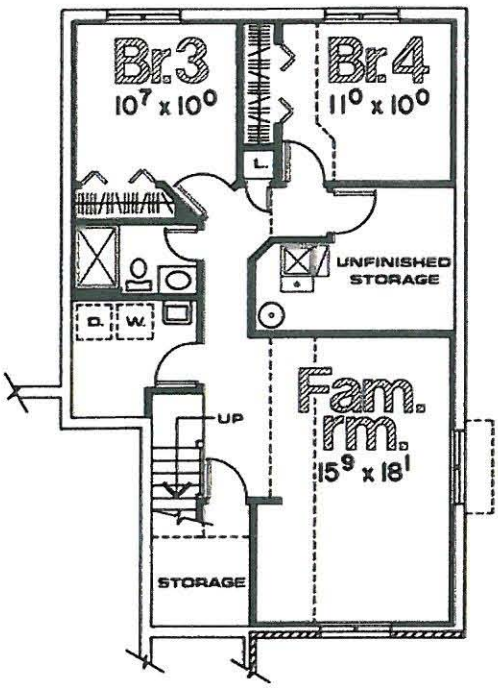
# Design 2568

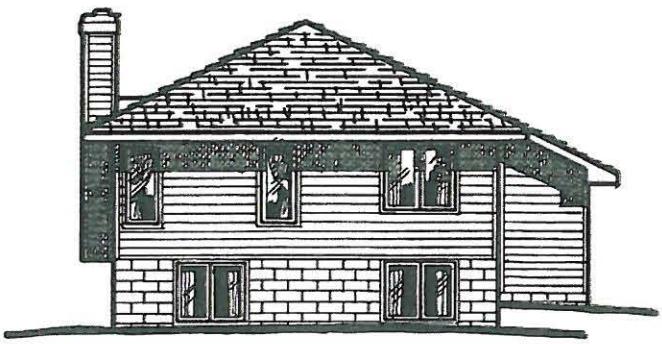
1,862 Total Finished Square Feet

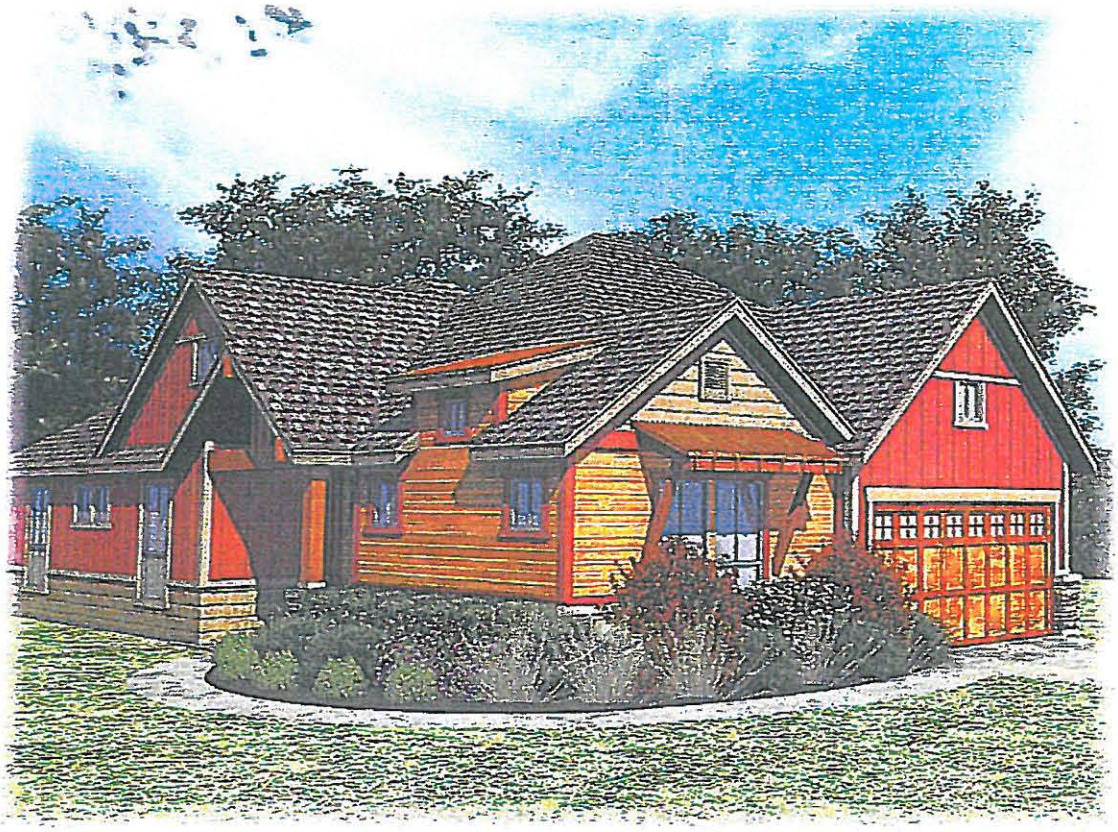
1 Story with 2 bedroom(s)
Footprint: 32' 0" wide by 46' 0" deep
Design Type: Traditional

---



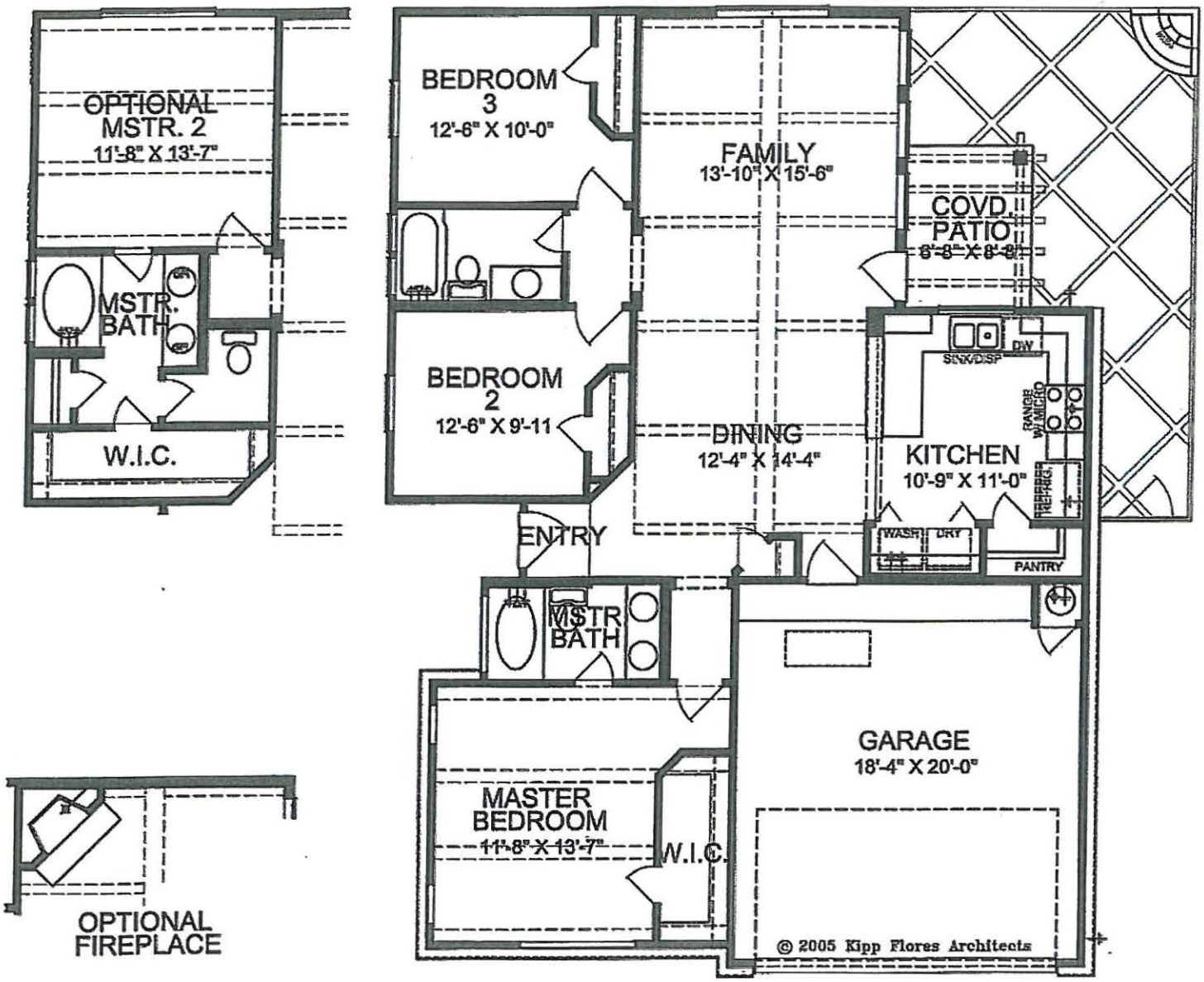


*The Colorado Elevation 'A'*



*The Colorado Elevation 'B'*

# *The Colorado*
## *Plan: 1283*

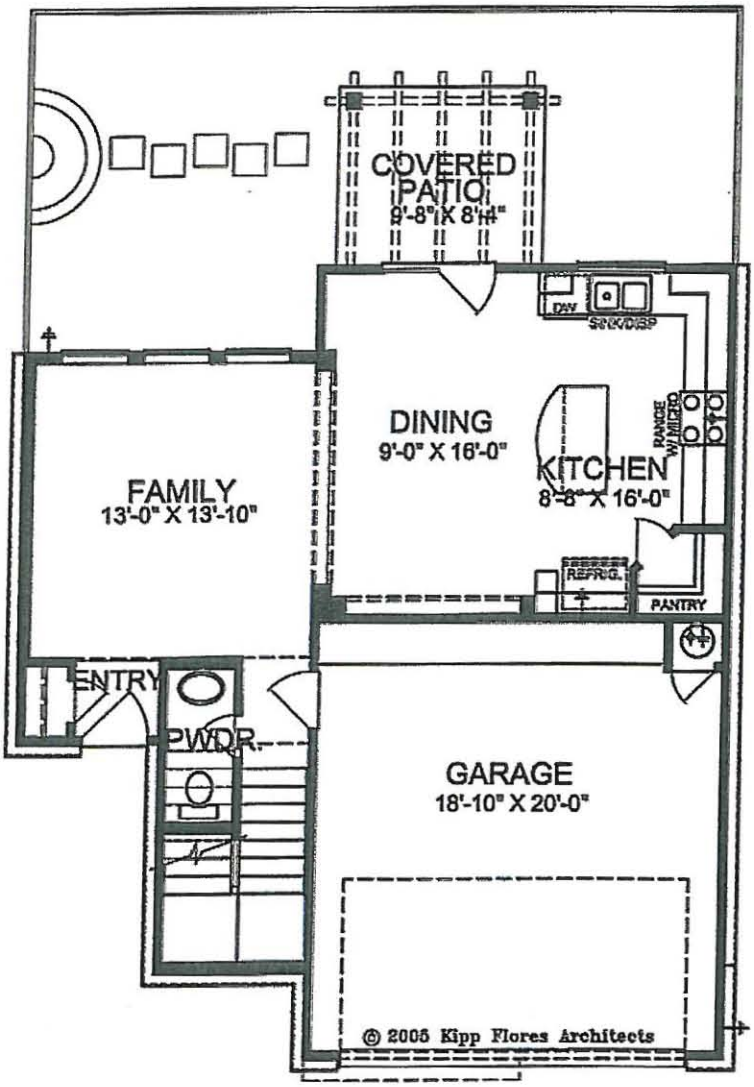


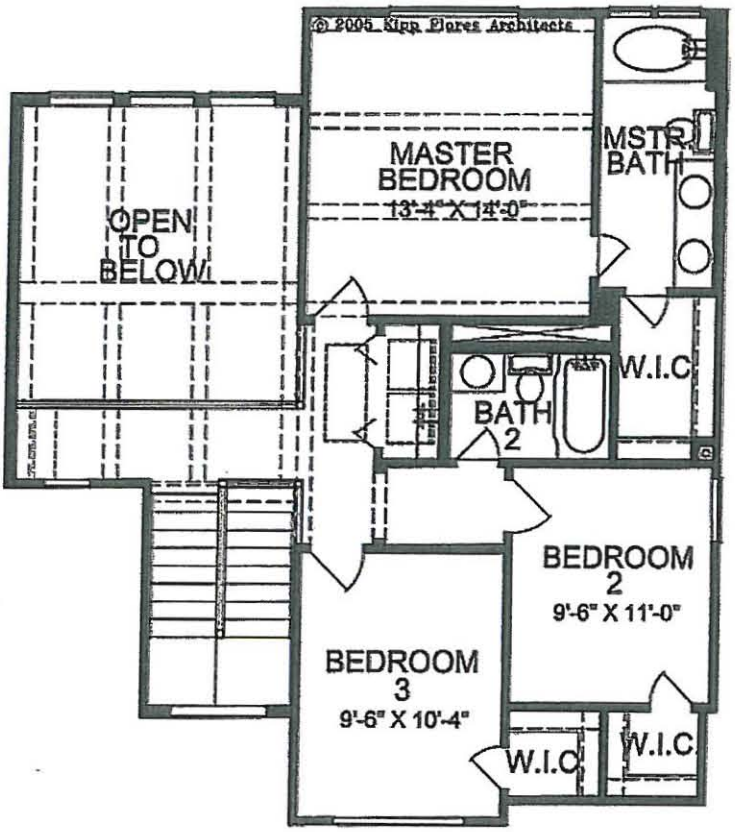
*The Plano Elevation 'A'*

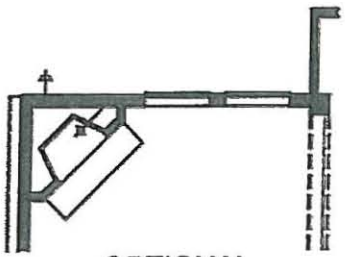


*The Plano Elevation 'B'*

# The Llano
## Plan: 1500



OPTIONAL FIREPLACE

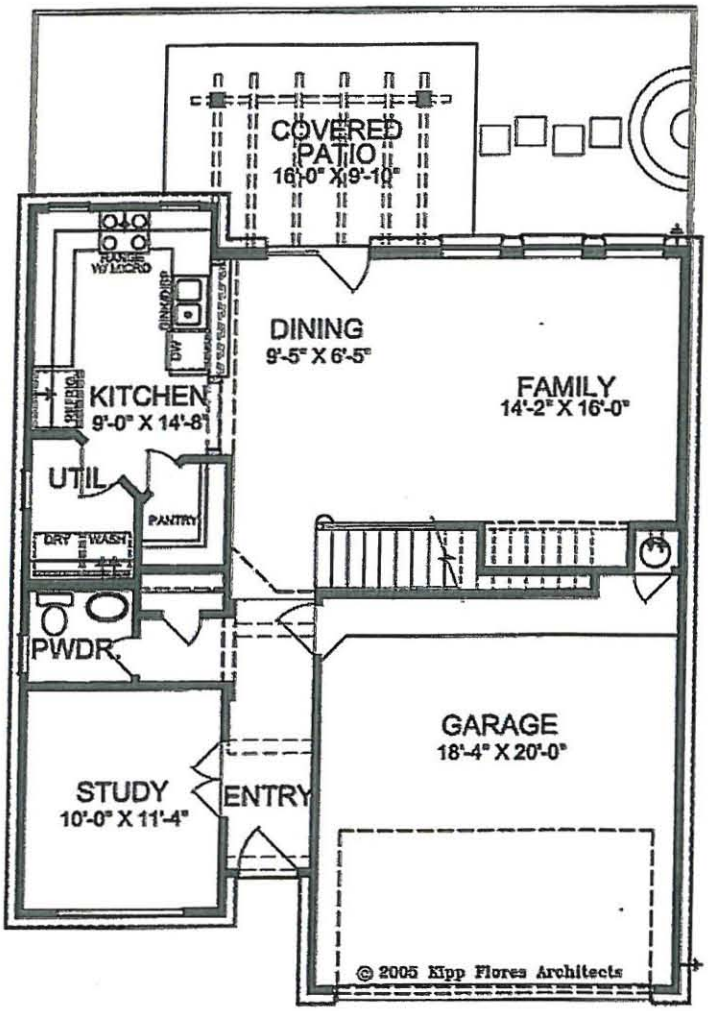
OPTIONAL DESK

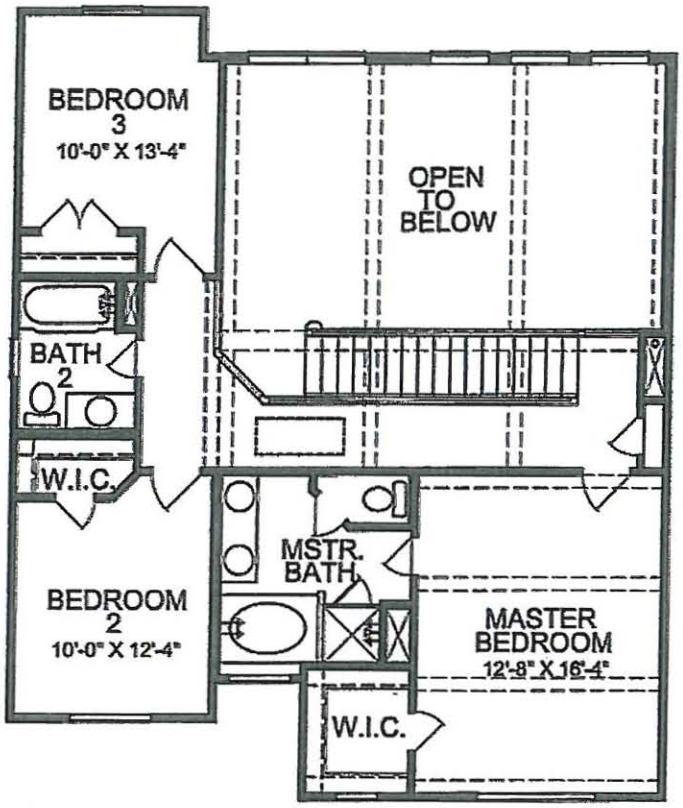
*The Blanco Elevation 'A'*

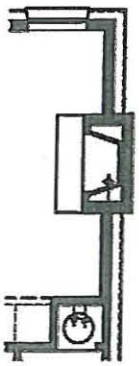


*The Blanco Elevation 'B'*

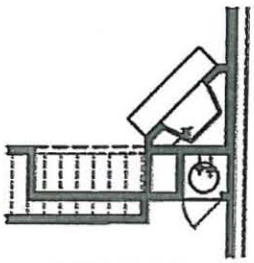
# *The Blanco*
## *Plan: 1788*



OPTIONAL FIREPLACE #2

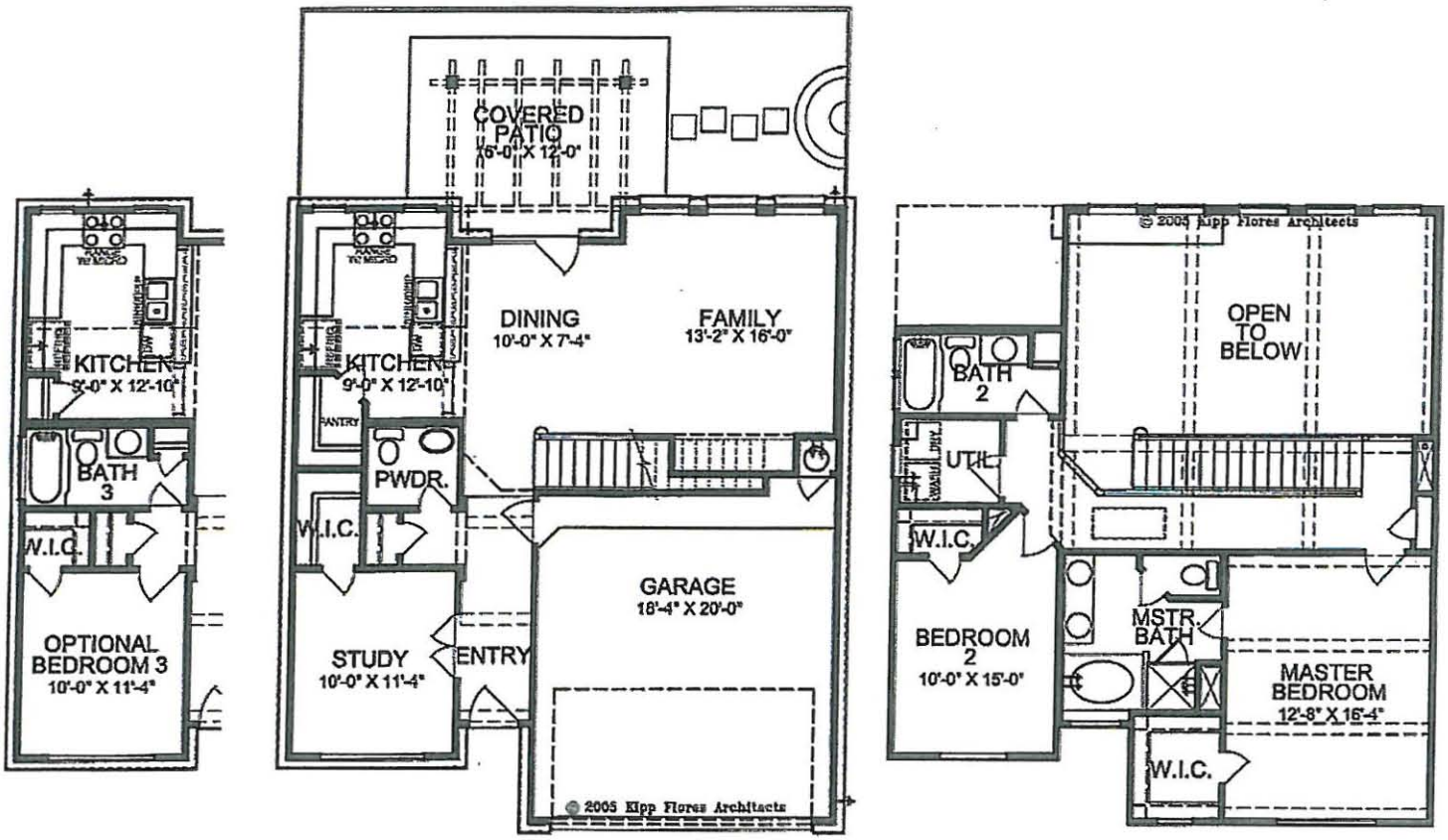


OPTIONAL FIREPLACE #1

The San Saba Elevation 'A'

The San Saba Elevation 'B'

# The San Saba
## Plan: 1639

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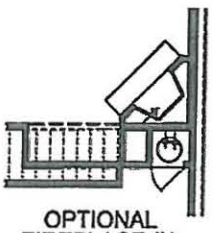
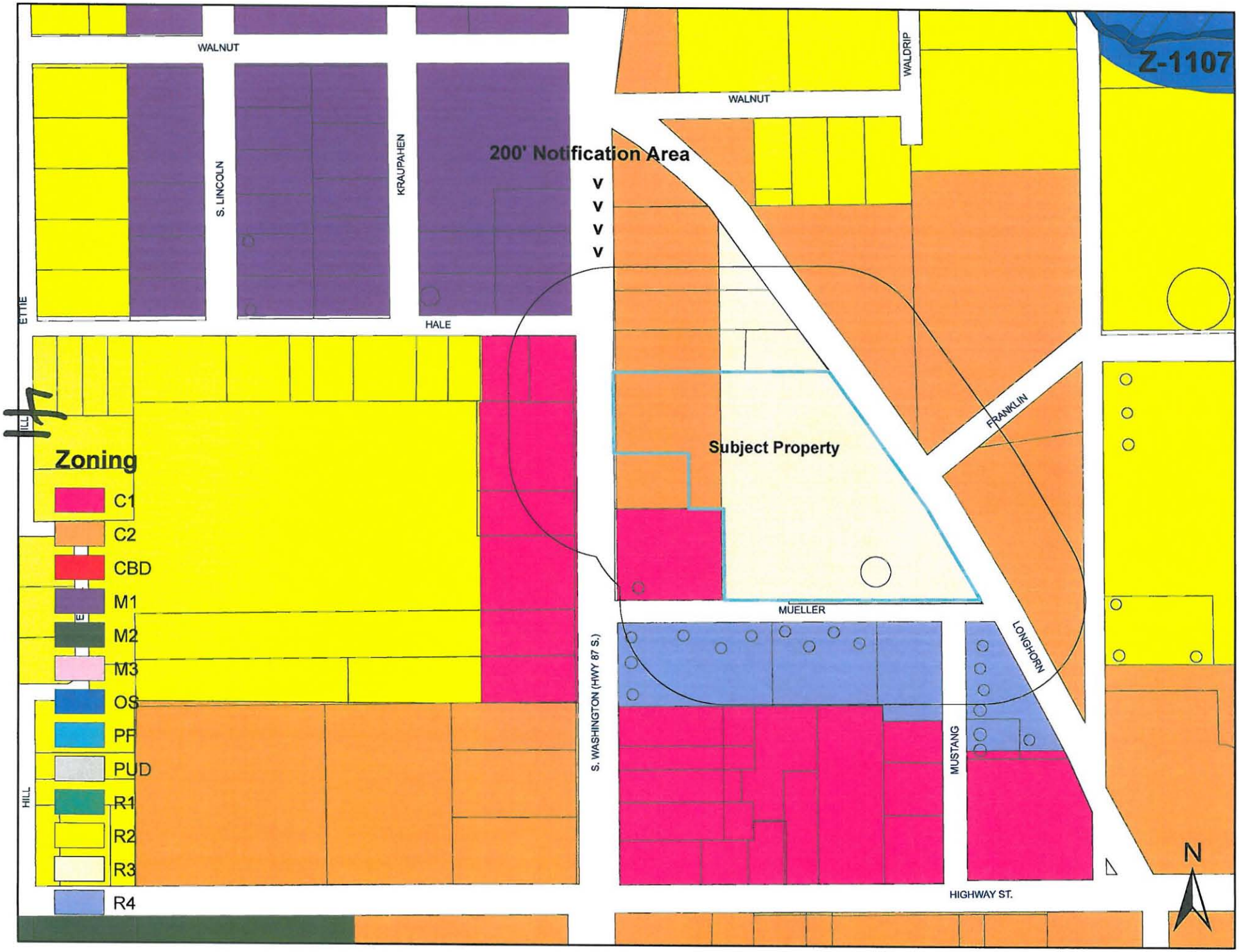
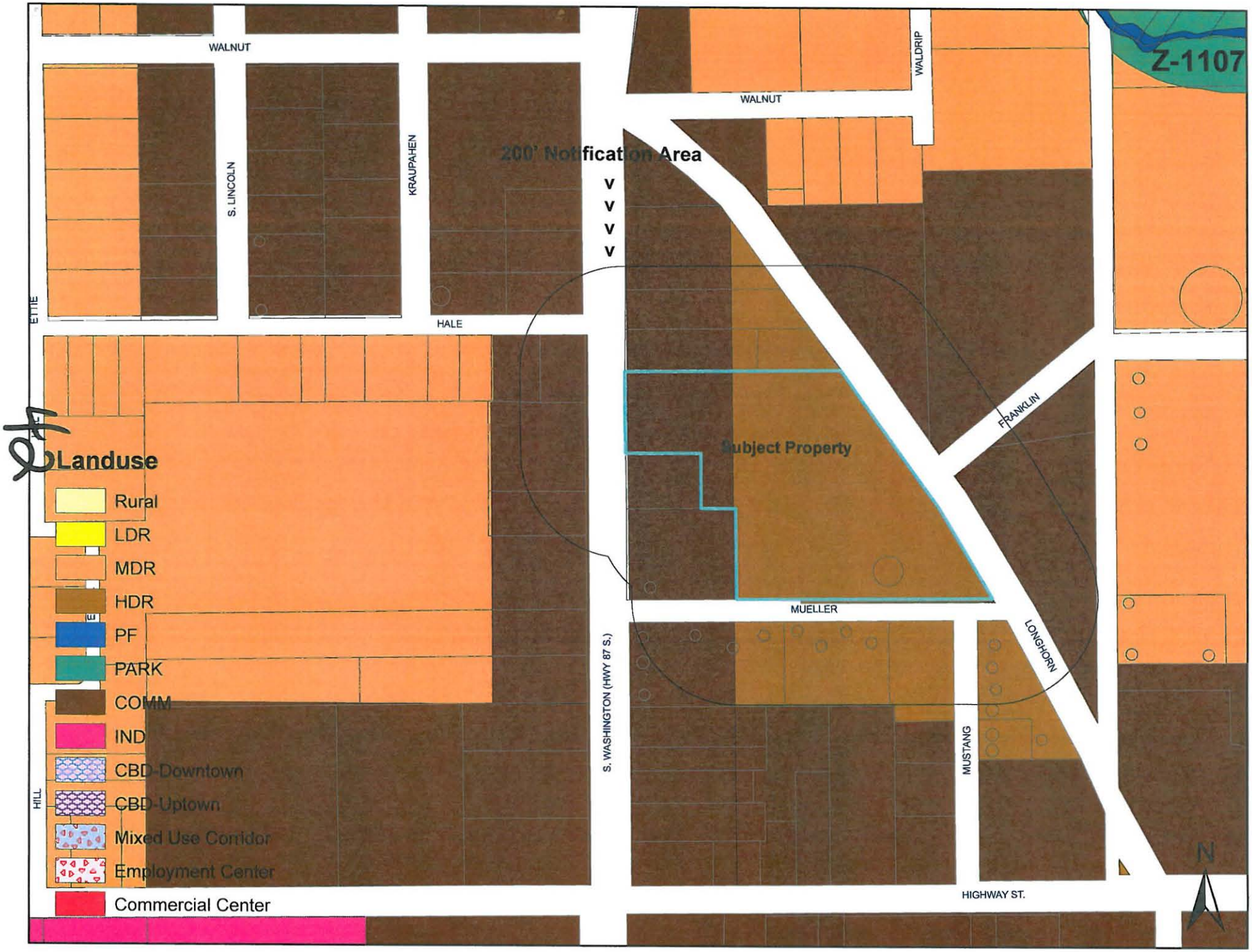


OPTIONAL FIREPLACE #1


Z-1107
200' Notification Area
Subject Property
WALNUT
WALDRIP
S. LINCOLN
KRAUPAHEN
HALE
ETTIE
HILL
FRANKLIN
MUELLER
LONGHORN
S. WASHINGTON (HWY 87 S.)
MUSTANG
HIGHWAY ST.
Zoning
C1
C2
CBD
M1
M2
M3
OS
PF
PUD
R1
R2
R3
R4
N

47


Z-1107
WALNUT
WALDRIP
WALNUT
S. LINCOLN
KRAUPAHEN
200' Notification Area
HALE
ETTIE
FRANKLIN
Subject Property
MUELLER
LONGHORN
S. WASHINGTON (HWY 87 S.)
MUSTANG
HIGHWAY ST.
HILL
N
Landuse
Rural
LDR
MDR
HDR
PF
PARK
COMM
IND
CBD-Downtown
CBD-Uptown
Mixed Use Corridor
Employment Center
Commercial Center

Z-1107
WALDRIP
WALNUT
FRANKLIN
LONGHORN
MUSTANG
HIGHWAY ST.
MUELLER
S. WASHINGTON (HWY 87 S.)
HALE
KRAUPAHEN
S. LINCOLN
WALNUT
E. HILL
HILL
ETTIE
HILL
N

43


Z-1107
KRAUPAHEN
HALE
A
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Subject Property
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MUELLER
S. WASHINGTON (HWY 87 S.)
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G
MUSTANG
D
LONGHORN
FRANKLIN
C
N

44

| Letter | Owner | |
|---|---|---|
| A | Frederick & William Petmecky | |
| B | Lochte Storage & Commission Co. | c/o Dayton Crenwelge |
| C | Gillespie Livestock | |
| D | Milton W. & Regina Carlene Grobe Living Trust | |
| E | Kathlyn Hazelett | |
| F | Milton W. & Regina Carlene Grobe Living Trust | |
| G | Robert J. & Carol J. Machicek | |
| H | Grady James George etal | |
| I | Jeanette Lopez | |
| J | Rainey & Deanna Threadgill | |
| K | Lynden R. Maurer | |
| L | Kevin S. & Lynn MacWithey | |
| M | Lynn Gale Reddick | |
| N | Michael Saunders | |
| O | William F. Howell | |
| P | Rebertha Duecker | |
| Q | Kerry Kordzik | |
| R | Mildred Solbrig | |
| S | Cutthorn, LLC | |
| T | John Wilkinson | |
| U | Melanie J. Edgecombe | |

**Z-1107**

City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

**NOTICE OF PUBLIC HEARING FOR AN AMENDED CONDITIONAL USE PERMIT**

| HEARING DATE: **NOVEMBER 9, 2011** | TIME: **5:30 PM** | REQUEST NUMBER: **Z-1107** |
|---|---|---|

The **PLANNING & ZONING COMMISSION** of the City of Fredericksburg will hold a public hearing at the above stated time and date in the conference room of the Law Enforcement Center, 1601 E. Main St., to consider a request for a Conditional Use Permit.

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

The decision of the PLANNING & ZONING COMMISSION is a recommendation only. Final approval must be by action of the **CITY COUNCIL**. The public hearing by the CITY COUNCIL is scheduled as follows:

| HEARING DATE: **NOVEMBER 21, 2011** | TIME: **7:00 PM** | REQUEST NUMBER: **Z-1107** |
|---|---|---|

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

**APPLICANT:** Skicat, LLC

**LOCATION:** 510 Mueller Street
(see accompanying map)

**REQUEST:** Amended Conditional Use Permit to allow a condominium use on a 4.44 acre tract of land located north of Mueller St., west of Longhorn St. and east of Washington St., Property is zoned C-2, Commercial and R-3, Multi-Family Residential.

(DETACH BELOW)

**REQUEST NO. Z-1107**
As an interested property owner, I (Protest)(Approve) the requested zoning amendment represented by the above file number because:

Signed _____ Date _____

Printed Name _____ Address _____

# FINAL PLAT FOR CONSTRUCTION
# BACKGROUND INFORMATION
## November, 2011

| | |
|---|---|
| **File Number:** | P-1109 |
| **Subdivision Name:** | Admiral Heights, Phase 1 (ETJ) |
| **Owner:** | Michael C. Dorris, Timothy Squyers |
| **Applicant:** | Graham Pearson |
| **Zoning:** | Property is located within the ETJ, zoning not applicable. |
| **Location:** | North and west of Lower Crabapple Road, and north of The Edge Subdivision (approved but construction not completed) |
| **Purpose of Plat:** | This proposed plat is a revision to the approved preliminary plat relating to Tracts 1,2,3 and 4. Tract 1 was conveyed previously on the basis that it had frontage on Lower Crabapple Road. This plat proposes to dedicate and construct a portion of Admiral Heights Boulevard for a distance of 1,200 feet, with access provided to the four tracts mentioned above. See discussion below regarding roadway length. |
| **Tract Size:** | Admiral Heights Phase 1 – 62.75 acres<br>Original Plat of Admiral Heights – 227.56 acres |
| **Number/Size of Lots:** | Admiral Heights Phase 1 – 4 tracts averaging 14.8 acres.<br>Original Plat – 15 tracts averaging approximately 15 acres. |
| **Adjacent Roadways:** | Lower Crabapple Road will serve this development. |
| **ROW Dedications:** | When the original preliminary plat was approved in 2008, it was required that the subdivision have two points of access. The plat was approved with a divided entrance road off of Lower Crabapple Road, extending into the development approximately 500', where the road then looped around serving other lots.<br><br>This phase 1 plat proposes to extend a street for a distance of 1,200 feet, the maximum cul-de-sac length allowed in the subdivision ordinance, upon approval by the Planning and Zoning Commission. The Subdivision Ordinance (Section 9.1300H) states that a cul-de-sac shall not be more than 500' in length unless approved by the Planning Commission for specific reasons of topography, engineering design or limited residential density or non-residential use intensity. In no case shall a cul-de-sac |

| | |
|---|---|
| | longer than 1,200' be allowed. The cul-de-sac length was approved with the Preliminary Plat. |
| **Utilities:** | No City utilities are available to serve this tract. Tracts will be served with septic systems and wells. Septic systems will be permitted by Gillespie County and wells will be permitted by the Hill Country Underground Water District. |
| **Easements:** | Various drainage and utility easements are provided. |
| **Stormwater Detention:** | NA. |
| **Floodplain:** | There is no floodplain affecting this tract. |
| **Staff Recommendation:** | The plat layout, lot size and configuration correspond with the approved overall preliminary plat. The cul-de-sac length was approved as part of the Preliminary Plat. Approval is recommended. |
| **Conditions:** | Addressing all engineering comments. |

# APPLICATION FOR PLAT APPROVAL

DATE: 10-3-2011

NAME OF SUBDIVISION: Admiral Heights, Phase 1

ACREAGE: 62.75 NUMBER OF LOTS: 4

**TYPE OF APPROVAL REQUESTED AND FEE:**

- ☐ PRELIMINARY PLAT: $100 plus $10 per lot $ _____
- ☐ VARIANCE REQUEST: $50 per item $ _____
  (Requests for variance on design or construction standards MUST be submitted in writing with Preliminary Plat submission. The request MUST specifically state item, section, subsection, or standards that the variance relates to.)
- ☐ MINOR PLAT: $100** $ _____
- ☐ REPLAT (RE-SUBDIVISION):$100 plus $10 per lot (over 2 lots)** $ _____
- ☑ FINAL PLAT FOR CONSTRUCTION/CONSTRUCTION PLAN REVIEW:** $250 plus $5 per lot $ 270.00
- ☐ FINAL PLAT FOR RECORDING: $200 plus $50 per plat page** $ _____
  - ☐ SUBDIVISION CONSTRUCTION INSPECTION: $100 per lot $ _____
  - ☐ PARKS FEE: 1% of the gross land value of the platted area. Applicants shall provide an appraisal, by a certified appraiser, dated within six months of application. *(Separate check required)* $ _____

EXISTING LAND USE: Residential PROPOSED USE: residential

OWNER(S): NAME: Michael Dorris

ADDRESS: 131 Delaware Creek Rd Blanco, TX 78606

TELEPHONE: 830-833-5055 FAX: _____

LIEN HOLDER: NAME: _____ ADDRESS: _____

SURVEYOR: Dale Suldemeier PHONE: 990-1221

ENGINEER: _____ PHONE: _____

I certify that the information concerning the proposed subdivision is true and correct that I am the record owner(s) of the above described property.

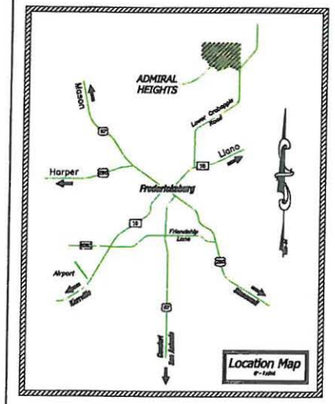
Michael C. Dorris 10-3-2011
SIGNATURE OF OWNER DATE

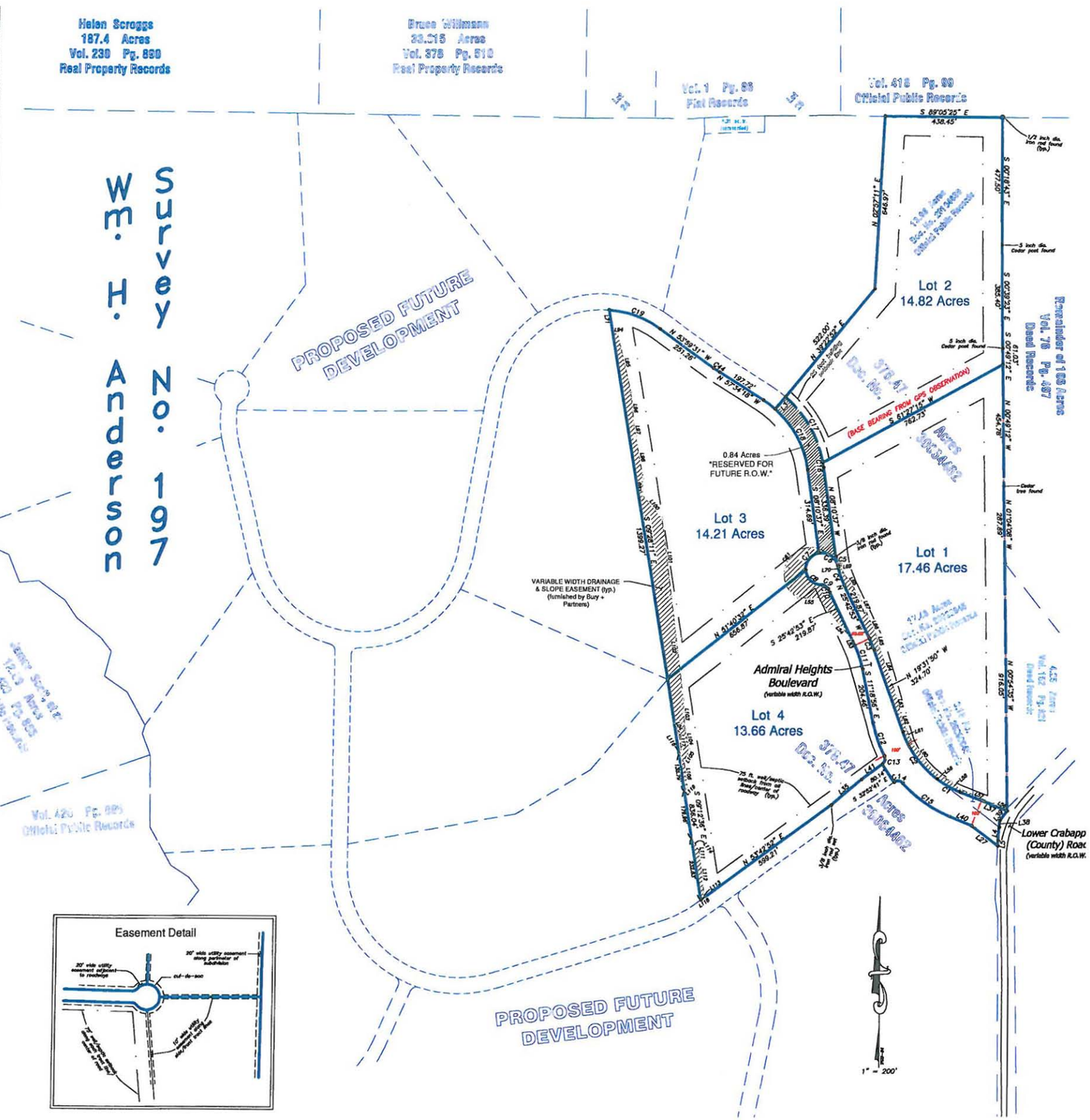
Timothy E. Squyres 10/19/2011
SIGNATURE OF APPLICANT, if applicant is NOT owner DATE

*NOTE: A copy of a CURRENT Title search *MUST* be submitted to the City Secretary before plat can be recorded.

# ADMIRAL HEIGHTS
## Phase 1

**BEING 62.75 ACRES OF LAND OUT OF THE WILLIAM H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2, SITUATED IN GILLESPIE COUNTY, TEXAS; COMPRISING ALL OF THAT CERTAIN 0.18 & 17.46 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20090045 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, ALL OF THAT CERTAIN 13.98 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20104636 OF THE SAID OFFICIAL PUBLIC RECORDS AND PART OF THAT CERTAIN 378.47 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20064462 OF THE SAID OFFICIAL PUBLIC RECORDS.**




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S 89°05'25" E | 20.00' |
| L2 | S 87°39'31" W | 19.90' |
| L3 | S 87°39'31" W | 21.00' |
| L4 | S 87°39'31" W | 194.71' |
| L5 | N 89°01'59" E | 98.55' |
| L6 | N 89°01'59" E | 98.55' |
| L7 | N 89°01'59" E | 195.00' |
| L8 | N 89°01'59" E | 195.00' |
| L9 | S 89°05'25" W | 46.48' |
| L10 | S 89°05'25" W | 46.48' |
| L11 | S 89°05'25" W | 98.04' |
| L12 | S 89°05'25" W | 98.04' |
| L13 | S 89°05'25" E | 7.30' |
| L14 | S 89°05'25" E | 7.30' |
| L15 | N 89°43'35" W | 33.00' |
| L16 | N 89°43'35" W | 33.00' |
| L17 | N 87°21'55" W | 200.00' |
| L18 | N 87°21'55" W | 200.00' |
| L19 | S 87°38'06" E | 65.59' |
| L20 | S 87°38'06" E | 134.48' |
| L21 | S 87°38'06" E | 69.30' |
| L22 | S 87°38'06" E | 74.30' |
| L23 | S 87°38'06" E | 138.88' |
| L24 | S 84°15'36" E | 50.77' |
| L25 | S 87°38'06" E | 83.31' |
| L26 | S 17°27'31" E | 66.14' |
| L27 | S 17°27'31" E | 117.61' |
| L28 | S 14°30'31" E | 50.00' |
| L29 | S 17°27'31" E | 73.01' |
| L30 | S 17°27'31" E | 87.00' |
| L31 | S 30°06'31" E | 113.62' |
| L32 | S 30°06'31" E | 98.00' |
| L33 | S 30°06'31" E | 98.00' |
| L34 | S 30°06'31" E | 98.00' |
| L35 | S 30°06'31" E | 98.00' |
| L36 | S 17°27'31" E | 83.00' |
| L37 | S 17°27'31" E | 83.00' |
| L38 | S 17°27'31" E | 83.00' |
| L39 | S 17°27'31" E | 83.00' |
| L40 | S 17°27'31" E | 83.00' |
| L41 | S 17°27'31" E | 83.00' |
| L42 | S 17°27'31" E | 83.00' |
| L43 | S 17°27'31" E | 83.00' |
| L44 | S 17°27'31" E | 83.00' |
| L45 | S 17°27'31" E | 83.00' |
| L46 | S 17°27'31" E | 83.00' |
| L47 | S 17°27'31" E | 83.00' |
| L48 | S 17°27'31" E | 83.00' |
| L49 | S 17°27'31" E | 83.00' |
| L50 | S 17°27'31" E | 83.00' |
| L51 | S 17°27'31" E | 83.00' |
| L52 | S 17°27'31" E | 83.00' |
| L53 | S 17°27'31" E | 83.00' |
| L54 | S 17°27'31" E | 83.00' |
| L55 | S 17°27'31" E | 83.00' |
| L56 | S 17°27'31" E | 83.00' |
| L57 | S 17°27'31" E | 83.00' |
| L58 | S 17°27'31" E | 83.00' |
| L59 | S 17°27'31" E | 83.00' |
| L60 | S 17°27'31" E | 83.00' |
| L61 | S 17°27'31" E | 83.00' |
| L62 | S 17°27'31" E | 83.00' |
| L63 | S 17°27'31" E | 83.00' |
| L64 | S 17°27'31" E | 83.00' |
| L65 | S 17°27'31" E | 83.00' |
| L66 | S 17°27'31" E | 83.00' |
| L67 | S 17°27'31" E | 83.00' |
| L68 | S 17°27'31" E | 83.00' |
| L69 | S 17°27'31" E | 83.00' |
| L70 | S 17°27'31" E | 83.00' |
| L71 | S 17°27'31" E | 83.00' |
| L72 | S 17°27'31" E | 83.00' |
| L73 | S 17°27'31" E | 83.00' |
| L74 | S 17°27'31" E | 83.00' |
| L75 | S 17°27'31" E | 83.00' |
| L76 | S 17°27'31" E | 83.00' |
| L77 | S 17°27'31" E | 83.00' |
| L78 | S 17°27'31" E | 83.00' |
| L79 | S 17°27'31" E | 83.00' |
| L80 | S 17°27'31" E | 83.00' |
| L81 | S 17°27'31" E | 83.00' |
| L82 | S 17°27'31" E | 83.00' |
| L83 | S 17°27'31" E | 83.00' |
| L84 | S 17°27'31" E | 83.00' |
| L85 | S 17°27'31" E | 83.00' |
| L86 | S 17°27'31" E | 83.00' |
| L87 | S 17°27'31" E | 83.00' |
| L88 | S 17°27'31" E | 83.00' |
| L89 | S 17°27'31" E | 83.00' |
| L90 | S 17°27'31" E | 83.00' |
| L91 | S 17°27'31" E | 83.00' |
| L92 | S 17°27'31" E | 83.00' |
| L93 | S 17°27'31" E | 83.00' |
| L94 | S 17°27'31" E | 83.00' |
| L95 | S 17°27'31" E | 83.00' |
| L96 | S 17°27'31" E | 83.00' |
| L97 | S 17°27'31" E | 83.00' |
| L98 | S 17°27'31" E | 83.00' |
| L99 | S 17°27'31" E | 83.00' |
| L100 | S 17°27'31" E | 83.00' |
| L101 | S 17°27'31" E | 83.00' |
| L102 | S 17°27'31" E | 83.00' |
| L103 | S 17°27'31" E | 83.00' |
| L104 | S 17°27'31" E | 83.00' |
| L105 | S 17°27'31" E | 83.00' |
| L106 | S 17°27'31" E | 83.00' |
| L107 | S 17°27'31" E | 83.00' |
| L108 | S 17°27'31" E | 83.00' |
| L109 | S 17°27'31" E | 83.00' |
| L110 | S 17°27'31" E | 83.00' |
| L111 | S 17°27'31" E | 83.00' |
| L112 | S 17°27'31" E | 83.00' |
| L113 | S 17°27'31" E | 83.00' |
| L114 | S 17°27'31" E | 83.00' |
| L115 | S 17°27'31" E | 83.00' |
| L116 | S 17°27'31" E | 83.00' |
| L117 | S 17°27'31" E | 83.00' |
| L118 | S 17°27'31" E | 83.00' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CENTRAL ANGLE | CHORD BEARING | CHORD |
| C1 | 100.00' | 400.00' | 14°32'32" | S 82°20'51" E | 100.00' |
| C2 | 100.00' | 400.00' | 14°32'32" | S 82°20'51" E | 100.00' |
| C3 | 48.47' | 470.00' | 5°17'55" | S 89°27'21" E | 48.47' |
| C4 | 85.00' | 470.00' | 10°21'37" | S 82°37'31" E | 84.89' |
| C5 | 85.00' | 470.00' | 10°21'37" | S 72°16'01" E | 84.89' |
| C6 | 85.00' | 470.00' | 10°21'37" | S 61°54'25" E | 84.89' |
| C7 | 85.00' | 470.00' | 10°21'37" | S 51°33'13" E | 84.89' |
| C8 | 85.00' | 470.00' | 10°21'37" | S 41°11'49" E | 84.89' |
| C9 | 54.01' | 470.00' | 6°35'00" | S 34°30'21" E | 54.00' |
| C10 | 54.01' | 470.00' | 6°35'00" | S 27°55'21" E | 54.00' |
| C11 | 130.00' | 400.00' | 18°37'00" | S 37°16'31" E | 129.43' |
| C12 | 85.70' | 400.00' | 12°16'31" | S 52°46'16" E | 85.53' |
| C13 | 92.30' | 400.00' | 13°13'01" | S 65°32'31" E | 92.11' |
| C14 | 100.00' | 400.00' | 14°32'32" | S 79°20'51" E | 100.00' |
| C15 | 100.00' | 400.00' | 14°32'32" | S 64°48'19" E | 100.00' |
| C16 | 100.00' | 400.00' | 14°32'32" | S 50°15'46" E | 100.00' |
| C17 | 100.00' | 400.00' | 14°32'32" | S 35°43'14" E | 100.00' |
| C18 | 100.00' | 400.00' | 14°32'32" | S 21°10'41" E | 100.00' |
| C19 | 100.00' | 400.00' | 14°32'32" | S 6°38'09" E | 100.00' |
| C20 | 100.00' | 400.00' | 14°32'32" | S 8°05'24" W | 100.00' |
| C21 | 100.00' | 400.00' | 14°32'32" | S 22°37'56" W | 100.00' |
| C22 | 100.00' | 400.00' | 14°32'32" | S 37°10'29" W | 100.00' |
| C23 | 100.00' | 400.00' | 14°32'32" | S 51°43'01" W | 100.00' |
| C24 | 100.00' | 400.00' | 14°32'32" | S 66°15'34" W | 100.00' |
| C25 | 100.00' | 400.00' | 14°32'32" | S 80°48'06" W | 100.00' |
| C26 | 100.00' | 400.00' | 14°32'32" | N 85°00'39" W | 100.00' |
| C27 | 100.00' | 400.00' | 14°32'32" | N 70°27'16" W | 100.00' |
| C28 | 100.00' | 400.00' | 14°32'32" | N 55°53'53" W | 100.00' |
| C29 | 100.00' | 400.00' | 14°32'32" | N 41°20'30" W | 100.00' |
| C30 | 100.00' | 400.00' | 14°32'32" | N 26°47'07" W | 100.00' |
| C31 | 100.00' | 400.00' | 14°32'32" | N 12°13'44" W | 100.00' |
| C32 | 100.00' | 400.00' | 14°32'32" | N 2°39'21" E | 100.00' |
| C33 | 100.00' | 400.00' | 14°32'32" | N 17°12'38" E | 100.00' |
| C34 | 100.00' | 400.00' | 14°32'32" | N 31°45'55" E | 100.00' |
| C35 | 100.00' | 400.00' | 14°32'32" | N 46°19'12" E | 100.00' |
| C36 | 100.00' | 400.00' | 14°32'32" | N 60°52'29" E | 100.00' |
| C37 | 100.00' | 400.00' | 14°32'32" | N 75°25'46" E | 100.00' |
| C38 | 100.00' | 400.00' | 14°32'32" | N 89°59'03" E | 100.00' |
| C39 | 100.00' | 400.00' | 14°32'32" | S 84°32'21" E | 100.00' |
| C40 | 100.00' | 400.00' | 14°32'32" | S 69°05'38" E | 100.00' |
| C41 | 100.00' | 400.00' | 14°32'32" | S 53°38'55" E | 100.00' |
| C42 | 100.00' | 400.00' | 14°32'32" | S 38°12'12" E | 100.00' |
| C43 | 100.00' | 400.00' | 14°32'32" | S 22°45'29" E | 100.00' |
| C44 | 100.00' | 400.00' | 14°32'32" | S 7°18'46" E | 100.00' |

OWNER: Mr. Michael C. Dorris
131 Delaware Creek Road
Blanco, TX 78606

SURVEYOR: Dale Allen Sultemeier, P.E., R.P.L.S.
SULTEMEIER SURVEYING & ENGINEERING
805 North Llano
Fredericksburg, TX 78624

Total area: 62.75 acres
Lot area: 60.15 acres
Road area: 2.60 acres (Admiral Heights Boulevard)
(NOTE: Entire area to be dedicated to public with final plat.)

No. lots: 4
Average density: one lot per 15.69 acres
Average lot size: 15.04 acres

The proposed land use of tracts shown hereon is residential.

FLOOD PLAIN:
This development is not shown in a Special Flood Hazard Area which would be inundated by a 100-year flood on FIRM, Map No. 48171C0286 C, 10/19/2001.

This development is located entirely within the ETJ of the City of Fredericksburg.




UTILITY EASEMENT:

Grantors hereby dedicate perpetual easements for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten (10) feet of the rear, front and side lines of all lots and or/tracts and in the street, alleys, boulevards, lanes, and roads of the subdivision, and ten (10) feet along the other boundaries of all streets, boulevards, lanes, drives and roads, where property lines of individual lots and/or tracts are deeded to the center line of said avenues and twenty (20) feet along the entire perimeter (boundary) of said subdivision and with the authority to place, construct, operate, maintain, relocate and replace thereon an electric distribution line or system. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots or tracts of this subdivision. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with installation and maintenance of utilities. The easement area of each lot and/or tract and all improvements within it shall be maintained by the owner of the lot except for those improvements for which an authority or utility company is responsible. Utility companies or their employees shall have all the rights and benefits necessary and convenient for the full enjoyment of the rights herein granted, including but not limited to the free right to ingress to, and to egress from said right-of-way and easement, and the right from time to time to cut and trim all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility installation. The developer and/or landowner shall be responsible for removal of any or all limbs, debris, branches or brush that must be cut in order to clear the right-of-way for new construction or maintenance of any lines constructed on the property.

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Fredericksburg, Texas, with the exception of such variances, if any, as are noted on the plat and that it has been approved for recording in the office of the County Clerk.

Date: _____ _____
Chairperson, City Planning and Zoning Commission

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.

_____ _____
Deputy Clerk, County Court
Gillespie County, Texas

I (We) hereby certify that I am (We are) the owner(s) of the 378.47 acre tract shown and described hereon, that no other person or entity has any interest in the property either by lien, lease, or other equitable interest, and that I (We) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate and convey the R.O.W. shown hereon, all alleys, parks, water courses, easements and other open space to public use forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines, dedications, and other restrictions shown hereon.

Date: _____, 20____ _____
Michael C. Dorris
131 Delaware Creek Road
Blanco, TX 78606

COUNTY OF GILLESPIE:

This instrument was acknowledged before me on this the _____ day of _____, 20____.

by _____ _____
Notary Public in and for the State of Texas
My commission expires:_____

_____
Printed Name of Notary

I (We) hereby certify that I am (We are) the owner(s) of the 0.18 and 17.46 acre tracts shown and described hereon which were conveyed to me (Us) by Deed recorded in Document No. 20090045 of the Official Public Records of Gillespie County, TX and the 13.98 acre tract shown and described hereon which was conveyed to me (Us) by Deed recorded in Document No. 20104636 of the said Official Public Records and that no other person or entity has any interest in the property either by lien, lease or other equitable interest, and that I (We) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate and convey the R.O.W. shown hereon, all alleys, parks, water courses, easements and other open space to public use forever and agree for myself (ourselves) and my (our) assigns to abide forever by all lines, dedications, and other restrictions shown hereon.

Date: _____, 20____ _____
Timothy Spygres
5103 Valerie
Bellaire, TX 77401

Date: _____, 20____ _____
Karen Brune
5103 Valerie
Bellaire, TX 77401

THE STATE OF TEXAS:
COUNTY OF GILLESPIE:

This instrument was acknowledged before me on this the _____ day of _____, 20____.

by _____ _____
Notary Public in and for the State of Texas
&
by _____ My commission expires:_____

_____
Printed Name of Notary

I, Dale Allen Sultemeier, the undersigned, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is prepared from an actual survey of the property made under my direction and supervision on the ground on _____ and that the corner monuments were properly placed under my supervision, and that all aspects of this plat are in accordance with the City of Fredericksburg's Subdivision Ordinance.

**PRELIMINARY - NOT TO BE RECORDED FOR ANY PURPOSE.**

Date: _____ _____
Registered Professional Land Surveyor No. 4542
SULTEMEIER SURVEYING (830) 990-1221


SULTEMEIER
SURVEYING & ENGINEERING
Boundary–Title–Topographic–Construction Surveys
Engineering – Land Development Services
805 North Llano Street
Fredericksburg, Texas 78624
(830) 990-1221 Fax (830) 990-1222



sultemeiersurveying.com


I hereby certify that the sewage disposal utility system installed, or proposed for installation, in the subdivision plat entitled has a lot area of adequate size and configuration to meet the requirements of the County of Gillespie and are hereby approved.
the City of Fredericksburg's Subdivision Ordinance.

Date: _____ _____
Gillespie County Sanitarian or Approving Agent

| Texas Licensed | Texas Registered |
|---|---|
| Surveying Firm | Engineering Firm |
| 100930-00 | F-10608 |

I hereby certify that the water utility system installed, or proposed for installation, in the subdivision plat entitled fully meets the requirements of the Hill Country Underground Water Conservation District and are hereby approved.

Date: _____ _____
Hill Country Underground Water Conservation District

P-1109
STONE MEADOW
SUMMIT FOREST
CORALSTONE
STONE PASS
FREDERICK RD
LOWER CRABAPPLE RD
N MILAM (RR 965)


B-1102
W. WINDCREST
S. MILAM
SUMMIT CIRCLE
SUMMIT CIRCLE
WINDHAVEN WAY
WESTON
N

P-1103
E PARK
S ADAMS (HWY 16 S)
W WALCH AVE
W WALCH AVE
SHAW AVE
ST GERELDA
W LIVE OAK
N


P-1107
N. ACORN
N. ACORN
W. TRAVIS
TOWN CREEK CT
SUNSET
N. BOWIE
W. SCHUBERT
W. AUSTIN
N

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