

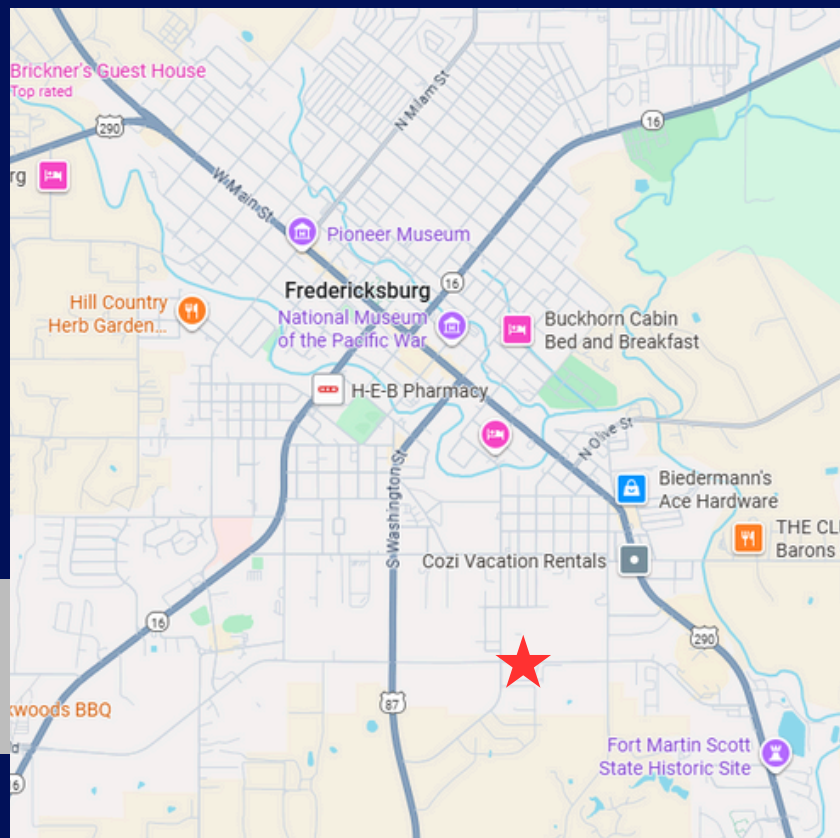


800 FRIENDSHIP LANE

FREDERICKSBURG, TEXAS

- 1.979 Acres
- Prime Location
- City Water, Sewer, and Electric
- 300' of Frontage on Friendship Lane
- Current Zoning: R2

\$549,000



Contact for More Information

Listing Agent: Jacob Shafer, Broker Associate
Cell: 832-748-1117
Email: Jacob.Shafer@Caprocktx.com



Gillespie CAD Property Search

Property Details

Account		
Property ID:	183910	Geographic ID: S0571-0000-000200
Type:	R	Zoning: R2
Property Use:		Condo:
Location		
Situs Address:	800 FRIENDSHIP LN TX	
Map ID:	8-N	Mapsco:
Legal Description:	ALORA MAE HAHN SUBD LOT 2, 1.979	
Abstract/Subdivision:	S3014	
Neighborhood:	(FCSE) CITY SOUTHEAST	
Owner		
Owner ID:	347006	
Name:	KPG FBG 1 LLC	
Agent:		
Mailing Address:	%DURDEN, JESSE MANAGER 18965 MEADOWS OVERLOOK LN COLLEGE STATION, TX 77845	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$342,240 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$342,240 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$342,240 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$342,240
Ag Use Value:	\$0
<p>2025 values are preliminary and subject to change prior to certification.</p> <p>Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.</p>	



Property Taxing Jurisdiction

Owner: KPG FBG 1 LLC %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
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CFB	CITY OF FREDBG	\$342,240	\$342,240	\$702.71	
G086	GILLESPIE COUNTY	\$342,240	\$342,240	\$918.91	
HUW	HILL CNTRY UWCD	\$342,240	\$342,240	\$16.43	
SFB	FREDBG ISD	\$342,240	\$342,240	\$2,645.86	
WCD	GILLESPIE WCID	\$342,240	\$342,240	\$0.60	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$342,240	\$342,240	\$0.00	

Total Tax Rate: 1.251900

Estimated Taxes With Exemptions: \$4,284.51

Estimated Taxes Without Exemptions: \$4,284.51

Sec. 3.110. - R-2: MIXED RESIDENTIAL.

Intent

This zone is intended to provide for medium density living, for example, with not more than one (two bedroom) dwelling unit permitted for each 3,500 square feet of lot area. (See Site Development Regulations). Additional uses necessary and incidental to multiple family residential dwellings are also permitted. It is a zone well suited as a buffer between single family uses and other more intense uses. This zone is typically associated with Medium Density Residential Land Use category but is allowed within all Land Use categories except "Open Space/Park," "Public Facility" and "Industrial."

Principal Permitted Uses

Buildings, structures and land shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Community Recreation	Local Utility Service
Duplex Residential	Multiple Family Residential
Townhouses (Section 7.610)	
Group Residential	Single Family Residential (Detached)
Single Family Small Lot (Section 3.101 R-1-A)	
Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)	Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)

Uses Permitted Subject To Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.

Private Primary Educational Facilities	Private Secondary Educational Facilities
Day Care Services	
Condominiums (Section 7.610)	
Convalescent Services	
Cultural Services	Religious Assembly
Guidance Services	

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the R-2 district shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 5,000 Square feet

Lot Width	Minimum Lot Width, 50 feet
Height	2½ Stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet for single family detached structures; or 10 feet, for multi-family developments, when abutting residential zoning districts; or 15 feet for 2 story multi-family developments when abutting residential zoning districts
Rear Yard	Minimum Required Setback, 10 feet; or 15 feet, for multi-family developments, when abutting a residential zoning district; or 25 feet, for multi-family developments, for 2 or more stories when abutting residential zoning districts
Residential Density	Minimum Site Area per Dwelling Units,
	Efficiency: 2,500 Square feet
	1 Bedroom: 3,000 Square feet
	2 Bedroom: 3,500 Square feet
	3 Bedroom: 4,000 Square Feet Each additional bedroom (over 3 bedrooms) shall provide an additional 500 square feet interval to the required density area
Maximum Impervious Coverage	65%
Maximum Building Coverage	Percent of Lot Area, 55%
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.000
Home Occupations	Section 8.300

Note— In an R-2 Zone the R-1-A Site Development Regulations may apply to the development of single family dwellings at the option of the Owner.

(Ord. No. 18-014, § 3.110, 12-1-2008; Ord. No. 23-014, 9-16-2013; Ord. No. 2022-13, § 3(Exh. C), 3-21-2022; Ord. No. 2023-18, § 8B, 11-7-2023)