



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA WEDNESDAY, FEBRUARY 3, 2021 ~ 5:30 P.M. VIA ZOOM WEBINAR

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Brenda Segner, Member
Jeff Lawrence, Member

Chris Kaiser, Member
Jill Tabor, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in a regular session on **Wednesday, February 3, 2021, at 5:30 p.m. The meeting will be available for view and participation via Zoom Teleconferencing.** see details below. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public may join the Zoom Meeting by one of the following:
By web: Please click the link below to join the meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/81162941565?pwd=U3BGRUhlL2Z5SDV0OFNVYVdtemMzUT09>

Passcode: 064765

Or iPhone one-tap:

US: +13462487799,953008868# or +16699006833,953008868#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: (346) 248 7799 or (669) 900 6833 or (253) 215 8782 or (301) 715 8592 or

(312) 626 6799 or (929) 205 6099 or Toll Free at (877) 853 5247 or (888) 788 0099

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. CALL TO ORDER

2. INTRODUCTION OF NEW DIRECTOR OF DEVELOPMENT

3. ROLL CALL

4. APPROVAL OF MEETING MINUTES

January 2021 regular meeting minutes

5. PUBLIC COMMENTS

During the COVID-19 pandemic, the City of Fredericksburg is allowing public comments to be submitted remotely, **by 2:00 p.m. on February 3, 2021**, using any of the following methods:

Email your comments to scollier@fbgtx.org.

The Planning and Zoning Commission (P&Z) welcomes public comments concerning items on this agenda. Each member of the public who desires to address the P&Z regarding an item on this agenda is required to sign up to speak, prior to the start of the meeting. All public comments shall be limited to discussion of items on this agenda and shall be limited to 3-minutes in duration. At the discretion of the P&Z Chair, or upon an affirmative vote of the P&Z, the public comment time limit applicable to all speakers may be lengthened or shortened as required to allow the P&Z to complete its legislative agenda. Persons addressing the P&Z are prohibited from trading time with other speakers or reserving of time.

6. PUBLIC HEARING

- A. Consider Z-2019 – Request by Nick Taylor with Simple as Dirt Engineering for a Conditional Use Permit per Section 5.400 of the Zoning Ordinance for the Following Uses: Condominium Residential and Townhouse Residential on a C1, Neighborhood Commercial Zoned Property, Approximately 14.6 Acres Located on the North Side of Keller Crossing Drive and South Milam.

7. ACTION ITEMS

- A. Receive recommendation and consider (Z-2019)
- B. Consider SP-2016 – Request by Jennifer Henderson, P.E on behalf of the Hill Country Wellness Center for the Review of Design Guidelines and Standards for property located at 1006 S. State Hwy 16.

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on January 29, 2021 on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier,
Development Coordinator

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

**PLANNING & ZONING COMMISSION
January 6, 2021
5:30 P.M.**

On this the 6th day of JANUARY 2021 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

PRESENT: JANICE MENKING
BRENDA SEGNER
JEFF LAWRENCE
TIM DOOLEY
JIM JARREAU
JILL TABOR
STEVE THOMAS
DARYL WHITWORTH

ABSENT: CHRIS KAISER

ALSO, PRESENT: BRIAN JORDAN – Director of Development Services
GARRET BONN – City Engineer
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

MINUTES

Jim Jarreau moved to approve the minutes of the December 2020 meeting and Jeff Lawrence seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider P-2023– Request by Luke Barnett to Replat Lot 5 of the Walters Addition Located at 504 N. Milam Street, into Two Lots, One Fronting on North Milam Street, and the Other Fronting on Pecan Street.

Motion to open Public Hearing made by Tim Dooley seconded by Jim Jarreau. All voted in favor and the motion carried.

Luke Barnett presented the application. He stated it is his desire to subdivide the lot into two lots, one fronting on North Milam Street and the other fronting on Pecan Street.

Motion to close Public Hearing made by Tim Dooley seconded by Jim Jarreau. All voted in favor and the motion carried.

Brian Jordan, Director of Development, stated Staff recommends approval, conditioned upon the removal of the structure encroaching on the proposed lot line prior to recordation of the plat.

Motion to Approve Application P-2023 made by Jim Jarreau Seconded by Daryl Whitworth. All voted in favor and the motion passed.

PLAT

Consider P-2027 – Request by Kevin Spraggins on behalf of Fredericksburg Land Holdings, LLC for a Preliminary Plat of the Lost Draw Subdivision located on West Live Oak Street, East of Kerr Road.

Kevin Spraggins presented the application. He stated the Preliminary Plat consists of 13 plus acres that would be subdivided into 6 lots that would have their own well and septic systems.

Brian Jordan, Director of Development Services stated the project will be served by the creation of Lost Draw Road, an ETJ roadway extending out to Live Oak Street. Each lot will include the standard ETJ well and septic setbacks. In addition, there is currently an overhead utility line crossing the property.

Staff recommends approval conditioned upon Approval of the Final Plat and Final Construction prior to the start of construction.

Daryl Whitworth made a motion to approve Application P-2027 per Staff recommendation. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

Consider P-2029 – Request by Mark Sparrow on behalf of HK Fredericksburg, LLC for a Preliminary Plat of The Friendship Oaks Subdivision Formerly Known as The Heather Glenn Subdivision Located on the South Side of Friendship Lane in the Vicinity of South Creek Street.

Mark Sparrow presented the application. He stated he is requesting approval for a Preliminary Plat for the Friendship Oaks Subdivision.

Brian Jordan, Director of Development Services stated the project will be served by the extension of S. Creek Street. Internal streets will be provided to serve all the proposed lots within the development. In addition, street extensions are proposed onto adjoining property for future connections.

Section 6.14 of the Subdivision Ordinance requires screening where lots back onto a thoroughfare or collector roadway. Since Creek Street is a collector roadway, a preliminary screening plan is to be submitted with the Preliminary Plat. No plan has been provided. Per the Annexation Agreement, a public sidewalk will be provided along the extension of S. Creek Street and along the south side of Friendship Lane.

Staff Recommends approval conditioned upon the following: Approval of the Final Plat and Final Construction Plans for each phase prior to the start of construction. Approval of a screening plan for along Creek Street prior to consideration of a Final Plat for the first phase. The Annexation Agreement approved by the City Council July 1, 2019 shall govern the responsibilities of the City and the Developer.

Brenda Segner made a motion to approve Application P-2029 per Staff recommendation. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

The Commission made it a point to thank Mr. Brian Jordan, Director of Development Services, for his many years of service to the City of Fredericksburg. Mr. Jordan will be retiring, and a new Director will start on February 1, 2021.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Brenda Segner. All voted in favor and the meeting was adjourned at 6:10 p.m.

PASSED AND APPROVED this 3rd day of February 2021.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman

CONDITIONAL USE PERMIT BRIEF

Request Z-2019

<u>APPLICANT:</u>	Simple as Dirt Engineering, Nick Taylor, AIA, NCARB
<u>LOCATION:</u>	1032 S. Milam
<u>EXISTING ZONING:</u>	C1 – Neighborhood Commercial
<u>EXISTING LAND USE:</u>	Mixed Use Corridor
<u>PROPOSED REQUEST:</u>	Conditional Use Permit for Condominium Residential and Townhouse Residential

CUP Site Plan Overview:

- The Keller Oaks Development is proposed to consist of 22 Townhomes and 32 Condominiums. The project will include a Community Center as well as Professional Offices fronting on Keller Crossing. (see proposed Site Plan).
- The proposed Professional Office Space will consist of 8 Office Buildings. Total building area is approximately 45,559 square feet.
- Access to the property is from Keller Crossing.
- 129 Residential parking spaces are proposed. 149 spaces for the Professional Office and 14 for the Community Center.
- The site is laid out in such a way that the Residential development is separate from the Commercial.
- The surrounding zoning is PUD (Planned Unit Development) to the north, C2 Commercial to the south and west, and PF (Public Facilities) to the east.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- Staff would say that the Site Plan is conceptual at this point but appears to meet the C-1 Zoning regulations.
- Crestwood Circle (cul-de-sac street) is currently proposed to be 733' in length. In accordance with section 6.12 of the Subdivision Ordinance, the maximum cul-de-sac length shall be 500'. As currently presented, this proposal does not meet the Subdivision Ordinance requirements and a Variance would be required.

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

- We would expect the proposed use described by the applicant to be compatible with the surrounding residential and commercial zoning.

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

- We do not anticipate unfavorable effects on adjoining properties from this use.

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:

- Drive access into this property will be on Keller Crossing. The proposed uses on site are anticipated to operate with compatible operating hours. The site is designed to accommodate required parking, vehicle circulation and pedestrian circulation. Staff would like to see more interior sidewalks to accommodate a walkable development.

F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:

- This site has significant elevation change. Site shall comply with City of Fredericksburg requirements.

G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:

- Site and building lighting shall comply with City of Fredericksburg requirements. Staff is waiting on the applicant to submit a lighting plan.

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

- Sufficient parking is provided based on the code. Parking for the Condominiums and Townhouse complexes are separate from the parking for the Professional Office Space.

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

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:

- The design of the site plan, including the locations of the buildings appear to rely heavily on removal of much of the vegetation, including several established trees. Staff is not in favor of tree removal as is currently presented. Staff has requested a more detailed Tree Survey. Staff believes that a potential clear cutting of the site would present an unfavorable impact on the neighboring properties.

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:

- We would not expect the proposed use to have detrimental effects on the public health, safety, or welfare of properties in the vicinity.

OPPOSITION/SUPPORT OF REQUEST: This application originaly included a number of uses in their CUP request. Notification letteres were sent out with the original request and 13 protest letters have been received to date.

STAFF RECOMMENDATION:

Regarding the proposed CUP for Condominium Residential and Townhouse Residential. The layout of the site with Residential development to the back of the property and Professional Office space along Keller Crossing represents a compatible development solution. Staff is concerned with the proposed removal of a potentially historic building, water tank and windmill and have directed the applicant to contact the Historic Preservation Officer for an onsite meeting. The professional office building is noted as Phase 3. Demolition delay should not impact the first phase of the residential development.

Staff recommends Approval of the Conditional Use Permit for Condominium Residential and Townhouse Residential. Staff recommends conceptual approval of the Site Plan as many details still need to be addressed. Please see attached exhibits.

P. V. McMinn, Jr.

■ **Project Planning** ■ **Design / Build** ■ **Development Services**
■ Commercial ■ Industrial ■ Multi-family ■ Select Residential
PO Box 61305, San Angelo, Texas 76906

January 28 , 2021

City of Fredericksburg - Development Review Committee (DRC)
126 W. Main St.
Fredericksburg, TX 78624

Re: Withdrawal of certain requested uses under the Conditional Use Permit Application / Keller Oaks Subdivision.

Dear Committee Members :

In a previous letter, dated December 26, 2020, I had requested some sixteen (16) various uses as listed on Page 2 & 3 of the Project Application be approved under this Application. However, after explaining our vision for the development to Committee Members during a zoom meeting held on January 13, 2020, and having the "use titles" explained as to what they refer to, it was learned that most of the requested uses are not compatible with our objective, and therefore unnecessary, and should be withdrawn from the Application.

Therefore, we respectfully request that, in addition to the "Principal Permitted Uses" as listed under Sec. 3.2 - C-1 NEIGHBORHOOD COMMERCIAL", that the following uses as listed on Page 2 & 3 of the Project Application as "may be permitted subject to a conditional Use Permit as provided for in section 5.400" be approved under this Application:

1. Townhouse Residential; and,
2. Condominium Residential (section 7.610);

Again, we look forward to our mixed-use development being a welcomed and successful addition to the beautiful city of Fredericksburg. I feel certain that our vision for this development will be well received and accomplish that goal.

We look forward to your approval of this application and joining your community.

Very truly yours,

P. V. McMinn, Jr.



Project Application

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

A. Project Information (Please complete all items)

Project Name: *Keller Oaks - A Mixed Use Development*
Project Address: *Keller Crossing @ S Milan Street, Fredericksburg, Tx 76824*
Tax ID Number (s): *Simple As Dirt Engineering 83-3233373*

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

- | | | |
|--|--|--|
| ☒ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☐ Site Plan | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

Revision of Approved Plan / Plat? ☐ Yes ☒ No Name:

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: *14.6* No. of Lots: *25*

Original Survey & Abstract No:

Legal Description: *Keller SubD Lot 1R-1, 14.25, -Homesite -Replat*

Current Land Use Plan: *Neighborhood Commercial*

Proposed Land Use Plan: *Neighborhood Commercial*

Current Zoning: *C1*

Proposed Zoning: *C1 w/ townhouse and*

Location: *North west and adjacent to Keller Crossing and Milan intersection*

Proposed Use(s): *townhouses, Condominiums, Commercial Retail and office*

Edited 1-27-21

Nick Taylor

Applicant's Signature

Applicant's Role: ☐ Owner ☐ Developer ☒ Other (note role): *Engineer*

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

Signature: *Nick Taylor*

Printed Name: *Nick Taylor*

Date: *12-7-20*

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: *Mary Martha Devere*

Address: *1032 S Milan St, Fredericksburg Tx 78624*

Phone: *830-733-0693* Fax: *512-342-0500* Email: *MARYKELLED000@GMAIL.COM*

DocuSigned by:

Mary Devere
A2199041C3B-A24A1

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

Role: ☒ Agent ☒ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable): *Simple As Dirt Engineering*

Address: *4250 CR 260, Richland Springs, Texas 76871*

Primary Contact Name:

Phone: *325 456 4005* Fax:

Email: *nick@SA-Dirt.com*

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): *P. V. McMin Jr.*

Address: *805 N Llano, Fredericksburg, Tx 78624*

Phone: *(825) 234-9424* Fax:

Email: *pvmcminjr@gmail.com*

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

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

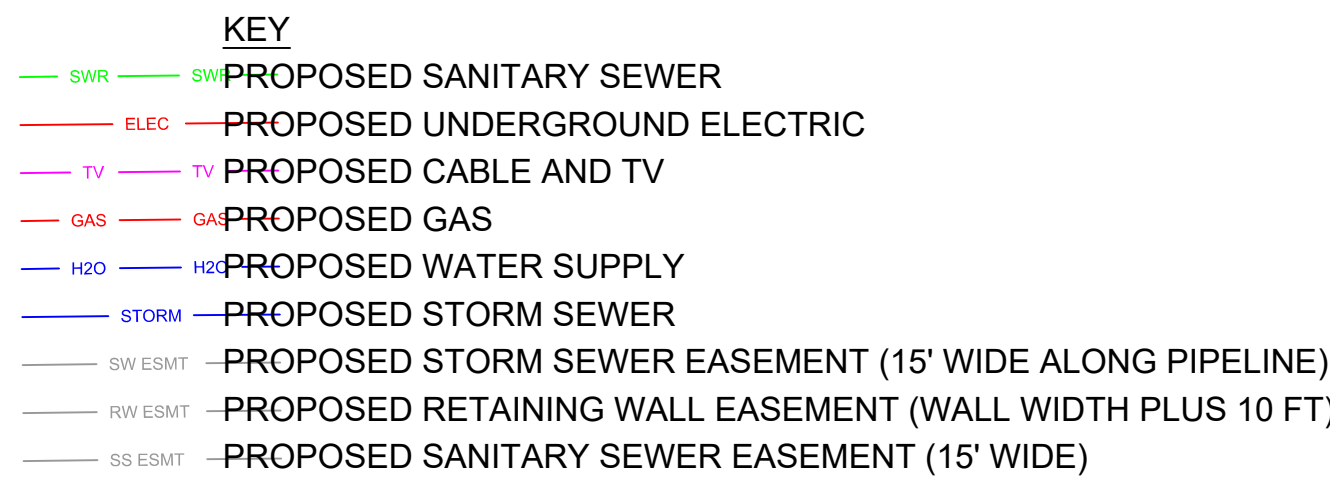
Firm Name (if applicable):

Address: *Same As Above - Simple As Dirt Engineering*

Primary Contact Name:

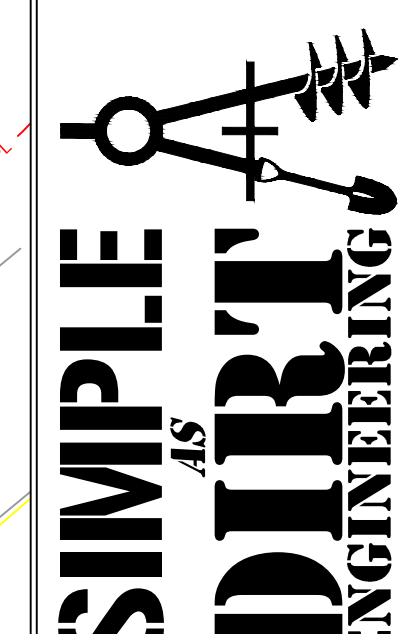
Phone: Fax: Email:



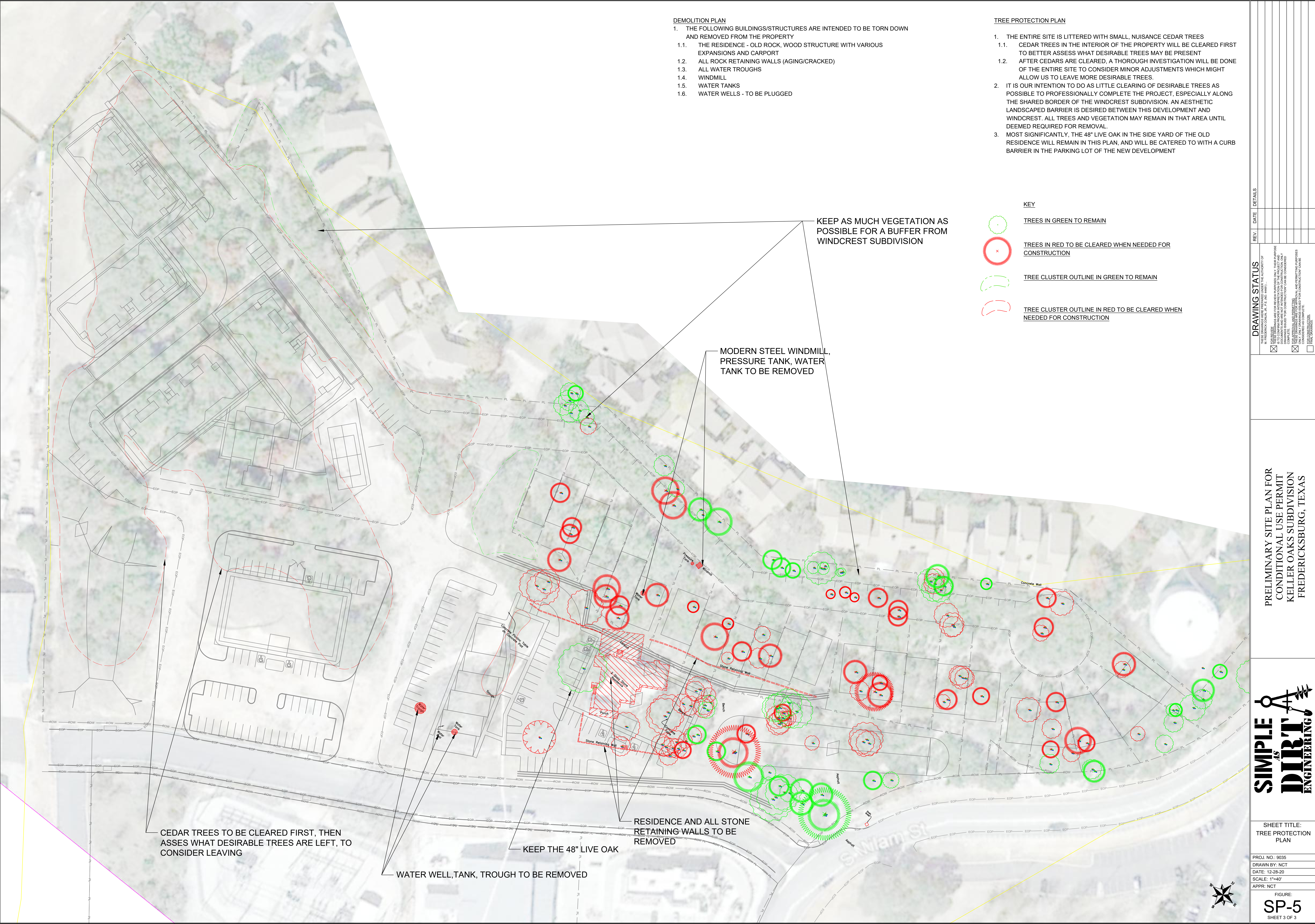


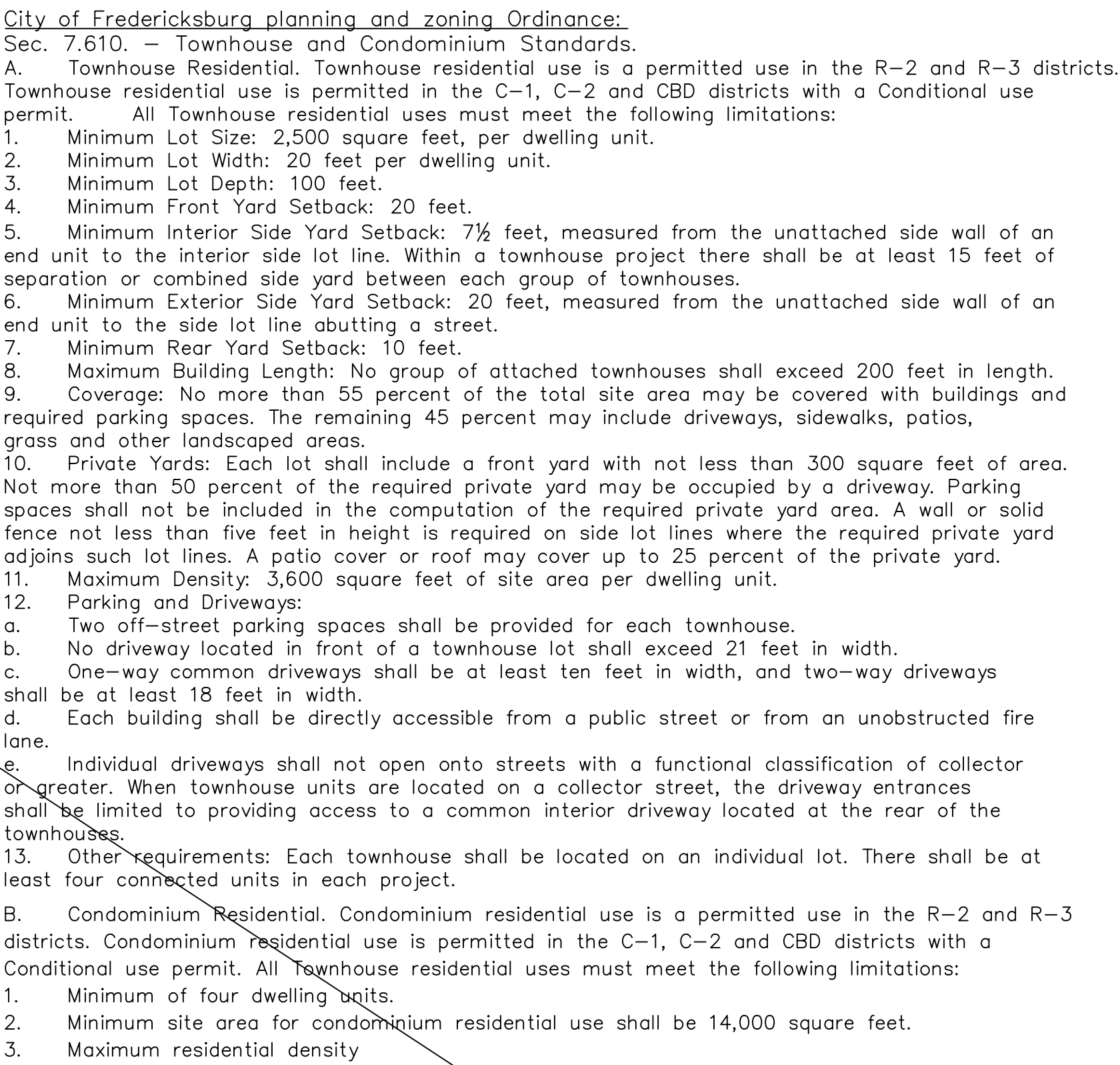
TOWNHOME FOOTPRINTS ARE DEPICTED IN GENERAL TO INDICATE CODE COMPLIANCE WITH SETBACK REQUIREMENTS, FUTURE PLOT PLANS WHEN SUBMITTED FOR BUILDING PERMITS WILL REFLECT ACTUAL FLOOR PLANS AS THEY DEVELOP

PRELIMINARY SITE PLAN FOR
CONDITIONAL USE PERMIT
KELLER OAKS SUBDIVISION
FREDERICKSBURG, TEXAS



SF-4





TOWNHOME FOOTPRINTS ARE DEPICTED IN GENERAL TO INDICATE CODE COMPLIANCE WITH SETBACK REQUIREMENTS, FUTURE PLOT PLANS WHEN SUBMITTED FOR BUILDING PERMITS WILL REFLECT ACTUAL FLOOR PLANS AS THEY DEVELOP

DRAWING STATUS

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF
 M. FREDERICK CONLIN, JR., P.E. (NO. 44461) ...

☒ FOR REVIEW

THESE DRAWINGS ARE FOR REVIEW PURPOSES ONLY. THEIR PERMISSIBLE USE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT AND TO IDENTIFY ANY DISCREPANCIES. THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. ANY CHANGES TO THE DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED COMPLETE.

☒ FOR APPROVAL AND PERMITTING

THESE DRAWINGS ARE FOR APPROVAL AND PERMITTING PURPOSES ONLY. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

☐ FOR CONSTRUCTION

PRELIMINARY SITE PLAN FOR
CONDITIONAL USE PERMIT
KELLER OAKS SUBDIVISION
FREDERICKSBURG, TEXAS



SHEET TITLE:
GRADING AND
DRAINAGE -
PRELIMINARY PLAN
FOR C.U.P.

PROJ. NO.: 9035
DRAWN BY: NCT
DATE: 12-15-20
SCALE: 1"=40'
APPROVED: NCT

FIGURE:
SP-1
SHEET 1 OF 3







December 28, 2020

Mr. Brian Jordan ASLA, RLA
Director of Development Services
City of Fredericksburg
126 W. Main Street
Fredericksburg, TX 78624

Re: RE: Z-2019 Conditional Use Permit for the proposed Keller Oaks Development located at the intersection of Keller Crossing and S. Milam Street, Fredericksburg, Texas

Dear Mr. Jordan:

Simple As Dirt Engineering, LLC (SA-Dirt) and America's Component Structures, LLC. (ACS) is pleased to reply to your review comments written on December 21, 2020. Please find your comments listed below in black, with our replies in red. We hope these replies suffice for your review needs but welcome any further comments and will reply as soon as possible to keep us on track for a January 6th Planning and Zoning Committee review.

I. Comments and replies:

1. A full review will be conducted as part of the civil construction plan review phase of the project. Additional comments may be generated at that time. The design engineer is responsible for ensuring proper utility sizing and adequate area has been provided for proposed detention areas to comply with applicable city codes.
 - a. **Acknowledged**
2. Final plat will need to be titled a replat of Keller Subdivision and lots numbered accordingly.
 - a. **Acknowledged, lots will be numbered accordingly at the time of replat**
3. Highland Blvd should terminate at a "T" intersection with the public Crestview Circle to the right and a private drive to the left (aligned)
 - a. **Completed – see updated sheet SP-3**
4. A City-standard driveway shall be called for at the entrances to Phase III off both Highland Blvd. and Highland Trace.
 - a. **Completed for all 5 entrances on the project – see updated sheet SP-3**
5. Rename one of the Highland Trace roadways since they will need to terminate at a "T" (coordinate with Shelby Collier)
 - a. **Completed – see updated sheet SP-3**
6. Provide LCRA and/or CTEC approval of all improvements within existing easements.
 - a. **See attached documentation of our recent and past conversations with LCRA in regards to our "permission to encroach" form submission. We have received a project number "EMT 36598". As of the date of this letter, permission has not been signed off, but the conversation is progressing well and we hope to have permission by mid-January. We are confident that we can reach an agreement with LCRA. We are requesting the P&Z committee approve this CUP, with the condition of LCRA's approval of permission to encroach.**
7. As part of the subdivision plat, provide appropriate easements in accordance with Section 6.07 of the Subdivision Ordinance as well as private easements for any shared improvements.
 - a. **Completed – see updated sheet SP-4**
8. Dimension driveways and spacing to show compliance with Table 7 and Table 8 of Section 6.04 of the subdivision ordinance.

- a. Completed – see updated sheet SP-3 with many new dimensions. A small modification was made on the throat length of the driveway to Phase 3. It is our belief that our plan now complies in full with tables 7 and 8.
9. Show proposed no parking zones for Crestview Circle.
 - a. Completed – see updated sheet SP-3
10. Ensure private retaining wall does not lie within public ROW.
 - a. Verified - The proposed retaining wall is intentionally very near and following the ROW line, but will not encroach
11. Eliminate the median proposed in Highland Boulevard.
 - a. Completed – see updated sheet SP-3
12. Provide information on the length of Crestwood Circle (cul-de-sac street). In accordance with section 6.12 (G) of the Subdivision Ordinance, the maximum cul-de-sac length shall be 500'.
 - a. The Crestview circle cul-de-sac is proposed at 733' in length. We are requesting a variance to the subdivision ordinance for the additional 233' feet of length. As you will find in attachment #1, A variance request was composed with justification and included in this submittal. If the city has a preferred formal variance request form, we will be glad to fill it out once provided.
13. Provide a response to the statements noted on the plan regarding the Townhouse and Condominium Residential Standards. The minimum interior setback of 7.5' has not been addressed based on the dimensions shown. –
 - a. Completed – see updated sheet SP-3
 - b. A drafting mistake was noted on a dimension on sheet SP-3, which was corrected. Other dimensions were added to support our compliance with the required setbacks
14. Provide for visitor parking for the Condominiums and Townhouses.
 - a. Completed – see updated sheet SP-3
15. Provide a Site Summary for the entire site, and each individual phase of the project.
 - a. Completed – see new sheet SP-1 – site summary
16. Provide schematic elevations for all the building types proposed.
 - a. See attached schematic elevations for your review (included in this email)
17. Provide a written response to the Review and Evaluation Criteria noted in Section 5.460 of the Zoning Ordinance.

The criteria from section 5.46 are written in green, and our response in red

 - The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permit applications using the following criteria:
 - Conformance with applicable regulations and standards established by the Zoning Regulations.
 - Following our careful review, except for the single variance requested (Cul-de-sac length), we are not aware of any mis-conformance of our plan to the regulations and standards
 - Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.
 - We are not aware of any violation of the above, considering the C-1 designation and the zoning ordinance
 - Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.
 - We are not aware of any Potentially unfavorable affects or impacts for our plan
 - Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be

necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.

- The previously noted cul-de-sac length is the only modification that we are aware of which does not adhere to the development regulations. Concessions were made to ensure that fire equipment can be assured safe and easy access to the area.
 - Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.
 - Calculations were completed per city specifications for Average Daily Traffic across the new development, and no concerns were found with the proposed Highland Boulevard, Crestview Circle, Highland Trace, and Hillside Run for capacity. Standard city sidewalks are anticipated on one side of each of the four proposed streets.
 - Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
 - Best management practices will be used with a thorough erosion control plan, as well as a permanent, engineered stormwater drainage system
 - Building Fire codes will be adhered to, without modification
 - Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.
 - Traffic control signage and street lighting will be installed per city specifications
 - Adequacy and convenience of off-street parking and loading facilities.
 - Off street parking facilities on the plan were found to meet or exceed specifications by the city – see Sheet SP-3
 - Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.
 - The current zone C-1 allows for professional office buildings, and allows for townhomes and condominiums under this requested conditional use permit
 - Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.
 - The current zone C-1 allows for professional office buildings, and allows for townhomes and condominiums under this requested conditional use permit
 - 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.
 - We believe that the proposed residential as well as the proposed professional office buildings will complement the area, as residential is adjacent to the north, and professional office space will be desired near the hospital for medical professionals.
 - Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
 - We believe that the proposed residential as well as the proposed professional office buildings will complement the area, as residential is adjacent to the north, and professional office space will be desired near the hospital for medical professionals.
 - Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
 - We believe that the proposed use will have no detrimental effects to the health, safety, or welfare, or materially injurious to properties or improvements in the vicinity
18. It is recommended that you contact adjoining Windcrest Property Association prior to the public hearing. The purpose of this is to provide adjoining property owners with a description of the proposed project.
- a. We have begun this process by requesting a meeting with the Windcrest HOA president. With his support and/or direction we will be contacting the property owners to discuss our plans and their concerns.

19. Provide information including photos and ages of all structures and accessories to be demolished including the house, windmill, tank house, etc. All structures to be demolished should be shown in hatched lines. Given the assumed age of the structures the Historic Preservation Officer will conduct further research for a recommendation of landmark designation to the Historic Review Board and on to the City Council.

- a. We have attached a 5th sheet to the set, called SP-5 – Tree Protection and Demolition plan
- b. Furthermore, supporting photographs and estimated age of structures are included in this submittal (attachment #2)

20. Provide trip generation calculations (ADT) in accordance with Section 6.04 of the Subdivision Ordinance and provide a TIA, if required.

- a. Per the guidelines outlined in section 6.04 (E), this project is exempt from a TIA due to the total ADT being less than 1000 per roadway for this residential subdivision. Calculation table provided for reference below.

	units	ADT per unit	total units	ADT to Highland BLVD	ADT to Highland Trace	comments
Phase 1 townhomes	dwelling	10	22	220	0	
Phase 2 Condominiums	dwelling	10	32	160	160	(half on each roadway)
Phase 2 community center	sq ft	500/50000	2568	12.84	12.84	(half on each roadway)
Phase 3 Commercial	sq ft	500/50000	25892	258.92	0	
Phase 4 Commercial	sq ft	500/50000	19667	98.335	98.335	(half on each roadway)
Total per roadway				750.095	271.175	

21. In accordance with Section 7.90 of the Zoning Ordinance, a plan showing existing trees proposed to be retained or removed shall be provided. The planning and Zoning Commission has the authority to approve or deny the removal of trees within the site.

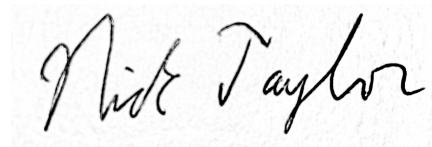
- a. Completed – we have attached a 5th sheet to the set, called SP-5 – Tree Protection and Demolition plan

22. Given the amount of retail, commercial and office proposed, a market analysis justifying this amount shall be provided.

- a. See attachment #3, included in this submittal

SA-Dirt and ACS sincerely appreciates the opportunity to work alongside the City to create this development project. Please do not hesitate to contact us at (325)456-4005 or nick@sa-dirt.com if you have any questions or if we can be of further assistance.

Kindest regards,



Nick Taylor, P.E.
President
Simple As Dirt Engineering

**SITE PLAN
BACKGROUND INFORMATION
February 3, 2021**

File Number:	SP 2016
Address/Location:	1006 S. State Hwy 16
Applicant:	Jennifer Henderson, P.E
Project Description:	Addition – Wellness Center
Site Area:	Approximately 1.25 Acres
Zoning:	PF, Public Facilities and C2, Commercial
Building:	Proposed 5,000 S.F. addition to existing building
Building Height:	Single Story
Building Coverage:	32% (75% maximum)
Impervious Coverage:	33% (80% maximum)
Site Access:	The existing drives on State Highway 16 and Windcrest will remain.
Parking Required:	60 Parking Spaces provided onsite.
Landscaping:	Compliant with Entry Corridor Standards and Guidelines.
Sidewalk:	Sidewalks will be provided along Windcrest and State Highway 16.
Screening:	All trash containers and service areas are proposed to be screened. No perimeter screening is required.
Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Compliant with Article XIII-Stormwater Control Ordinance.
Fire Protection:	The Fire Marshall has reviewed the Site Plan and has approved the plan as proposed.

Entry Corridor Requirements:

The proposed project has been reviewed for compliance with our Entry Corridor Standards and Guidelines. Appropriate measures have been taken for this project to comply.

Recommendation:

Approval, conditioned upon approval of a Landscape Plan and Civil Construction Plans.



2020.09.02 | PERSPECTIVES

Hill Country Memorial - Wellness Center

San Antonio, TX

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Jason E. Puchot

RVK **designs** and delivers
exceptional solutions that
positively **impact** the daily lives
of **people** and their environments.



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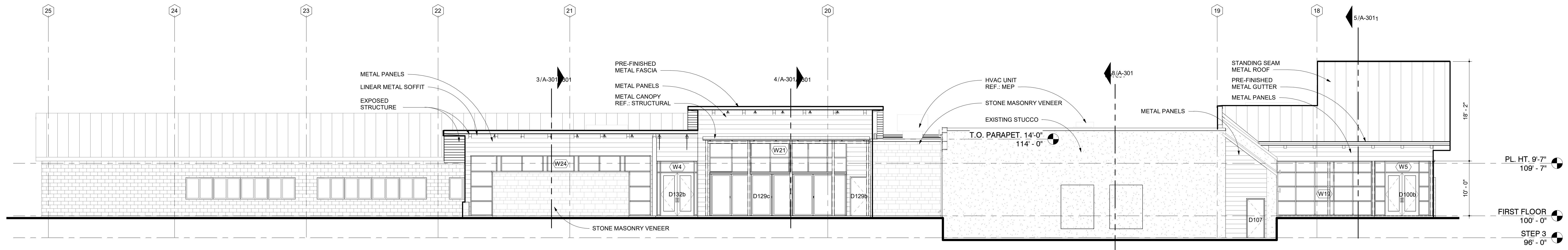
2020.09.02 | PERSPECTIVES

Hill Country Memorial - Wellness Center

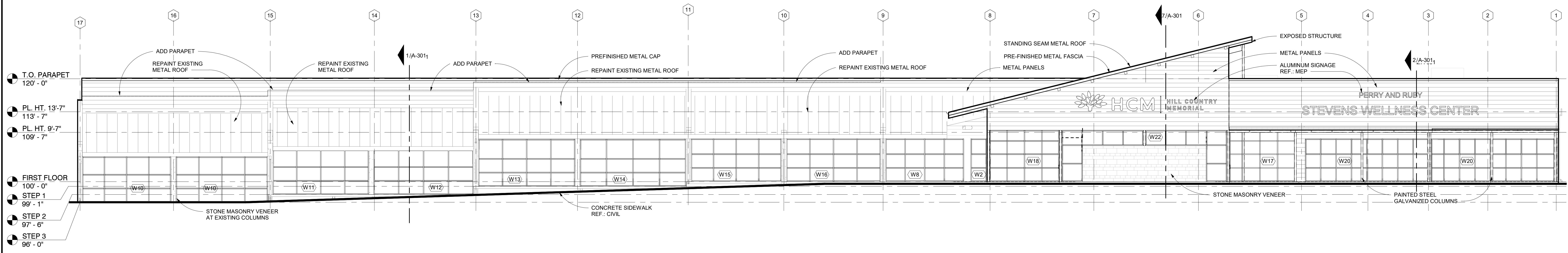
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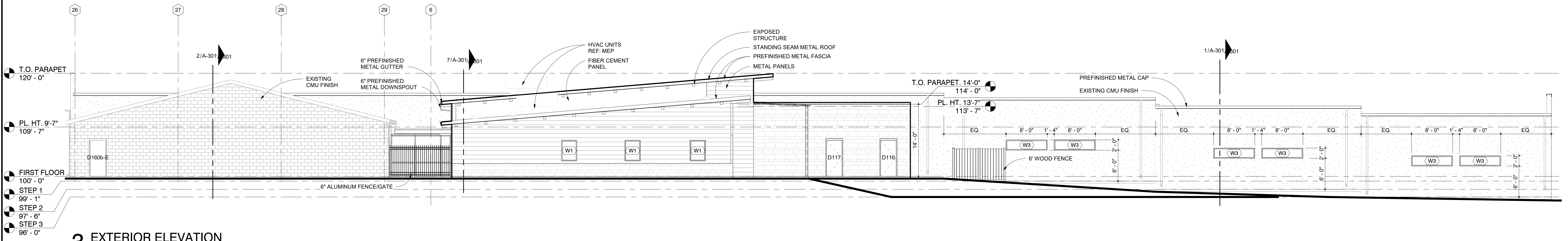
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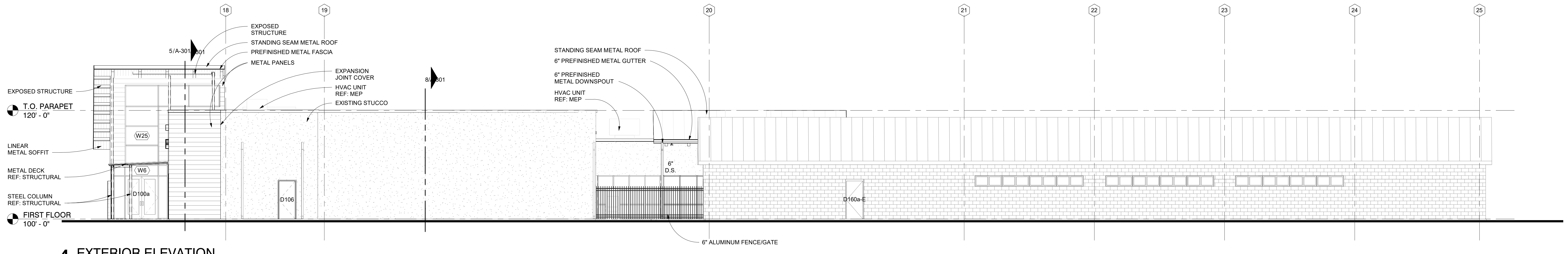
1 EXTERIOR ELEVATION
SOUTH ELEVATION
1/8" = 1'-0"



2 EXTERIOR ELEVATION
EAST ELEVATION
1/8" = 1'-0"



3 EXTERIOR ELEVATION
WEST ELEVATION
1/8" = 1'-0"



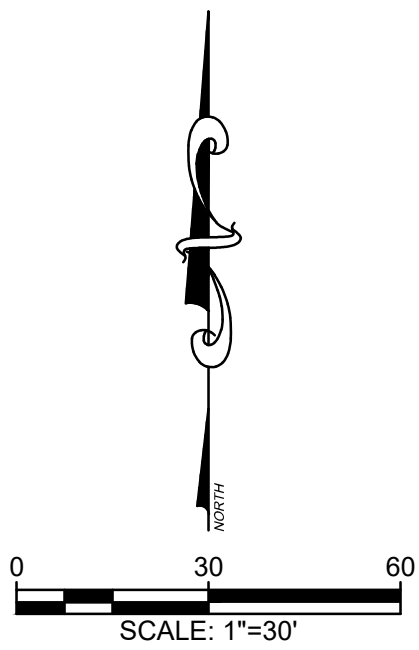
4 EXTERIOR ELEVATION
NORTH ELEVATION
1/8" = 1'-0"

HILL COUNTRY MEMORIAL HOSPITAL
HCM WELLNESS CENTER
1006 S State Highway 16
Fredericksburg, TX 78624

revision date

RVK
745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com
90% Construction Documents

A-201
EXTERIOR ELEVATIONS



01/18/2021

**HCM WELLNESS CENTER
1006 S. STATE HIGHWAY 16
FREDERICKSBURG, TX 78624**

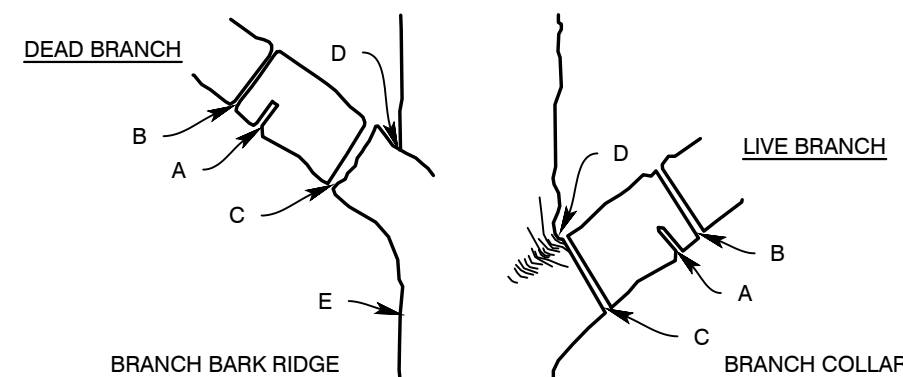
SITE PLAN

JOB: 8120RVKAC.001		
DATE: 2021/01/18		
DRAWN: AR	PM:	JH
DESIGN: AR	DM:	JH
PEER: JS	OTHER:	
REVISIONS:		
DELTA	DESCRIPTION	DATE

SHEET:

C01.01

1. TREE SURVEY INFORMATION IS BASED ON SITE SURVEY PREPARED BY M&S ENGINEERING OF GEORGETOWN, TX. (830) 228-5446



- ### 3 BRANCH PRUNING DETAIL

TREE PRESERVATION PLAN