



CITY OF FREDERICKSBURG

PLANNING AND ZONING MEETING AGENDA WEDNESDAY, FEBRUARY 9, 2022, ~ 5:30 P.M. LAW ENFORCEMENT CENTER – 1601 E. MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member
Cindy Scroggins, Member

Emily Kirchner, Member
Polly Rickert, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in regular session on **Wednesday, February 9, 2022, at 5:30 p.m. The meeting will be in person at the Law Enforcement Center 1601 E. Main Street.** This meeting will be held in person and live stream on our YouTube Channel. Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube <https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

4. PUBLIC COMMENTS

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Planning and Zoning Commission is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

Written Comments: to be submitted:

1. Must be received by 2 p.m. on February 9, 2022.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to scollier@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center to comment.

You will be limited to 3 minutes to speak.

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.

5. PUBLIC HEARINGS

- A REQUEST Z-2128 – BY JACOB GRANT TO CONSIDER A REQUESTED VOLUNTARY ANNEXATION AND A PROPOSED ZONING CLASSIFICATION OF “SINGLE-FAMILY RESIDENTIAL” (R1) FOR APPROXIMATELY 21.46 ACRES OF LAND DESCRIBED AS GE CO #700, LOTS GE 165, GE 170, AND A 21.56 ACRE PART OF OUTLOT STREET, LOCATED AT 668 PYKA ROAD.
- B REQUEST Z-2201 - BY KEVIN SPRAGGINS, APPLICANT, TO CONSIDER AN AMENDMENT TO AN EXISTING “PLANNED UNIT DEVELOPMENT” (PUD) TO ALLOW A LAND USE OF “HOTEL-MOTEL” FOR APPROXIMATELY 10.98 ACRES OF LAND, DESCRIBED AS, LOTS 1, 2, AND 3 OF THE FELLER, PHASE I, SUBDIVISION, LOCATED AT 1511 AND 1565 E. MAIN STREET.
- C REQUEST Z-2202(1) - REQUEST BY KEVIN SPRAGGINS, APPLICANT, TO CONSIDER A FUTURE LAND USE CHANGE FROM “MIXED-USE CORRIDOR” (MU) TO A FUTURE LAND USE CLASSIFICATION OF “COMMERCIAL” (C) FOR APPROXIMATELY 14.28 ACRES OF LAND OUT OF THE ABS A0002 W H ANDERSON #197, TRACT III, 22.28 ACRES, LOCATED AT 1100 FRIENDSHIP LANE.
- D REQUEST Z-2202(2) - REQUEST BY KEVIN SPRAGGINS, APPLICANT, TO CONSIDER A REQUEST FOR A ZONING CHANGE FROM “INDUSTRIAL PARK” (M3) TO A ZONING CLASSIFICATION OF “COMMERCIAL” (C2) FOR APPROXIMATELY 14.28 ACRES OF LAND OUT OF THE ABS A0002 W H ANDERSON #197, TRACT III, 22.28 ACRES, LOCATED AT 1100 FRIENDSHIP LANE.

6. ACTION ITEMS

- A DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST Z-2128 – BY JACOB GRANT TO CONSIDER A REQUESTED VOLUNTARY ANNEXATION AND A PROPOSED ZONING CLASSIFICATION OF “SINGLE-FAMILY RESIDENTIAL” (R1) FOR APPROXIMATELY 21.46 ACRES OF LAND DESCRIBED AS GE CO #700, LOTS GE 165, GE 170, AND A 21.56 ACRE PART OF OUTLOT STREET, LOCATED AT 668 PYKA ROAD.
- B DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST Z-2201 - BY KEVIN SPRAGGINS, APPLICANT, TO CONSIDER AN AMENDMENT TO AN EXISTING “PLANNED UNIT DEVELOPMENT” (PUD) TO ALLOW A LAND USE OF “HOTEL-MOTEL” FOR APPROXIMATELY 10.98 ACRES OF LAND, DESCRIBED AS, LOTS 1, 2, AND 3 OF THE FELLER, PHASE I, SUBDIVISION, LOCATED AT 1511 AND 1565 E. MAIN STREET.
- C DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST Z-2202(1), BY KEVIN SPRAGGINS, APPLICANT, TO CONSIDER A FUTURE LAND USE CHANGE FROM “MIXED-USE CORRIDOR” (MU) TO A FUTURE LAND USE CLASSIFICATION OF “COMMERCIAL” (C) FOR APPROXIMATELY 14.28 ACRES OF LAND OUT OF THE ABS A0002 W H ANDERSON #197, TRACT III, 22.28 ACRES, LOCATED AT 1100 FRIENDSHIP LANE.
- D DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST Z-2202(2) BY KEVIN SPRAGGINS, APPLICANT, TO CONSIDER A REQUEST FOR A

ZONING CHANGE FROM “INDUSTRIAL PARK” (M3) TO A ZONING CLASSIFICATION OF “COMMERCIAL” (C2) FOR APPROXIMATELY 14.28 ACRES OF LAND OUT OF THE ABS A0002 W H ANDERSON #197, TRACT III, 22.28 ACRES, LOCATED AT 1100 FRIENDSHIP LANE.

- E REQUEST P-2201 – BY KEVIN SPRAGGINS WITH VEI TO CONSIDER A PRELIMINARY PLAT FOR A MULTI-FAMILY PROJECT LOCATED AT 162 HOLLMIG LANE.
- F REQUEST SP-2201 – BY IVALU ROSE WITH IR SQUARED TO CONSIDER A SHORT-TERM RENTAL COMPLEX LOCATED AT 306 WEST TRAVIS STREET.

7. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on February 4, 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas as well as the City of Fredericksburg’s website fbgtx.org.



Shelby Collier,
Associate Planner

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

**PLANNING & ZONING COMMISSION
JANUARY 5, 2022
5:30 P.M.**

On this the 5th day of JANUARY 2021 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center located at 1601 E. Main Street with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
JIM JARREAU
JEFF LAWRENCE
STEVE THOMAS
EMILY KIRCHNER
DARYL WHITWORTH
POLLY RICKERT
TIM DOOLEY

ABSENT:

ALSO, PRESENT:

JASON LUTZ – Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Associate Planner

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

PUBLIC COMMENTS

MINUTES

Jim Jarreau made a Motion to Approve the December 2021 Meeting Minutes. Daryl Whitworth Seconded the motion. All voted in favor and the motion carried.

Public comment

Crystal Schessow, believes her property would be adversely affected due to the Zoning request, Z-2127.

Jeffrey Morin spoke in defense of comments made by Crystal Schessow.

PUBLIC HEARING

Request Z-2126 BY KEVIN SPRAGGINS TO CONSIDER A REQUEST FOR A FUTURE LAND USE CHANGE

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

Kevin Spraggins presented the application

Daryl Whitworth Close Public Hearing second by Polly Rickert

Jason Lutz, Director of Development Services, stated

Jim Jarreau recommended approval of land use change. Seconded by Daryl Whitworth. All voted in favor.

Request Z-2126 BY KEVIN SPRAGGINS TO CONSIDER A REQUEST FOR A ZONING CHANGES

Jim Jarreau made a motion to open the Public Hearing. Seconded by Daryl Whitworth. All voted in favor and the motion carried.

Kevin Spraggins

Daryl Whitworth Close Public Hearing second by Jim Jarreau.

Jason Lutz, Director of Development Services, stated

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

Jim Jarreau made a Motion to recommend Approval of Z-2126 Per Staff recommendation. Seconded by Daryl Whitworth. All voted in favor and the Motion carried.

Request Z-2127 – Jeffrey Morin

Jim Jarreau made a motion to open the Public Hearing. Seconded by Daryl Whitworth. All voted in favor and the motion carried.

Jeffrey Morin presented the application.

Lorne Kowert, joint applicant, spoke regarding his future development plans.

Tom Musselman spoke regarding the Sunrise Street extension.

Jim Jarreau close public hearing. Seconded by Tim Dooley. All in favor

Jason Lutz, Director of Development Services, stated the

Tim Dooley asked what the city's policy was regarding drainage. Jason discussed rules and state requirements regarding drainage.

Daryl Whitworth made a Motion to recommend Approval per Staff Recommendation of Z-2127. Seconded by Tim Dooley. All voted in favor and the Motion carried.

Request SP-2129 – By KEVIN SPRAGGINS WITH VEI TO CONSIDER A SITE PLAN FOR A MULTI-FAMILY PROJECT LOCATED AT 162 HOLLMIG LANE.

Kevin Spraggins presented the application.

Jason Lutz, Director of Development Services, stated

Jim Jarreau made a Motion to Recommend Approval per Staff recommendation of SP-2129. Seconded by Jeff Lawrence. All voted in favor and the Motion carried.

Request #SP-2130 by Randy Stehling with SKT Architects to consider a Parking Agreement for the Emigrant located at 406 East Main Street.

Steve recused himself and left the table.

Randy Stehling presented application.

Jason Lutz, Director of Development Services, within 300 ft of the first parking space. Proposed parking would need to be along the Western property line, not the eastern property line. The current proposal is on the wrong side of the property.

Jim Jarreau made a Motion to Recommend Approval per Staff recommendation and meeting the requirement of the remote parking agreement ordinance of SP-2130. Seconded by Tim Dooley. All voted in favor and the Motion carried.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Daryl Whitworth. All voted in favor and the meeting was adjourned at 6:56 p.m.

PASSED AND APPROVED this 9th day of February 2022.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



CITY COUNCIL MEMO

DATE: February 9, 2022

TO: Chairman and P&Z Commissioners

FROM: Jason Lutz

SUBJECT: Z-2112 – Public hearing, Consideration, and Action regarding a requested Annexation and requested zoning of Single-family residential (R1) zoning district.

Summary:

The property owner has requested voluntary annexation of approximately 21.46 acres of land to construct a single-family subdivision along Pyka Road. An Annexation Agreement will be considered by City Council on March. The requested zoning of the property is R1.

The Future Land Use Plan calls this area as Low Density Residential and the requested zoning of R1 meets the requirements of the Future Land Use Plan.

The property is located at 668 Pyka Rd, located approximately 1,500 ft east of the intersection of Kerr Rd. and Pyka Rd.

The property would be required to extend utilities to serve their property and then be required to extend utilities to adjacent landowners as part of the platting/subdivision process. The applicant is currently working with City staff to finalize a utility plan for the area.

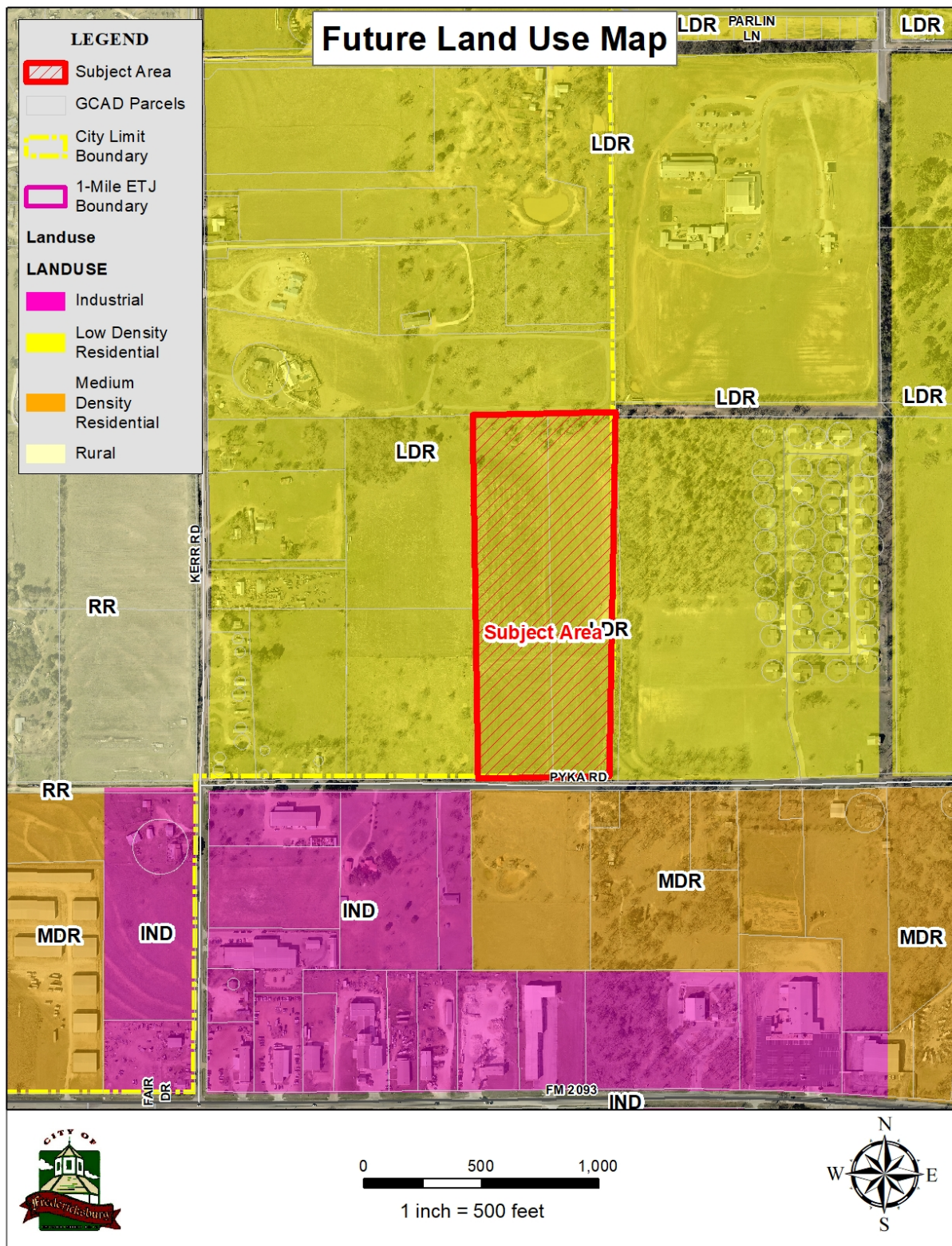
Recommendation:

Staff recommends approval of the requested annexation and proposed zoning of R1.

Attachments: Future land Use Map & Location/Zoning Map

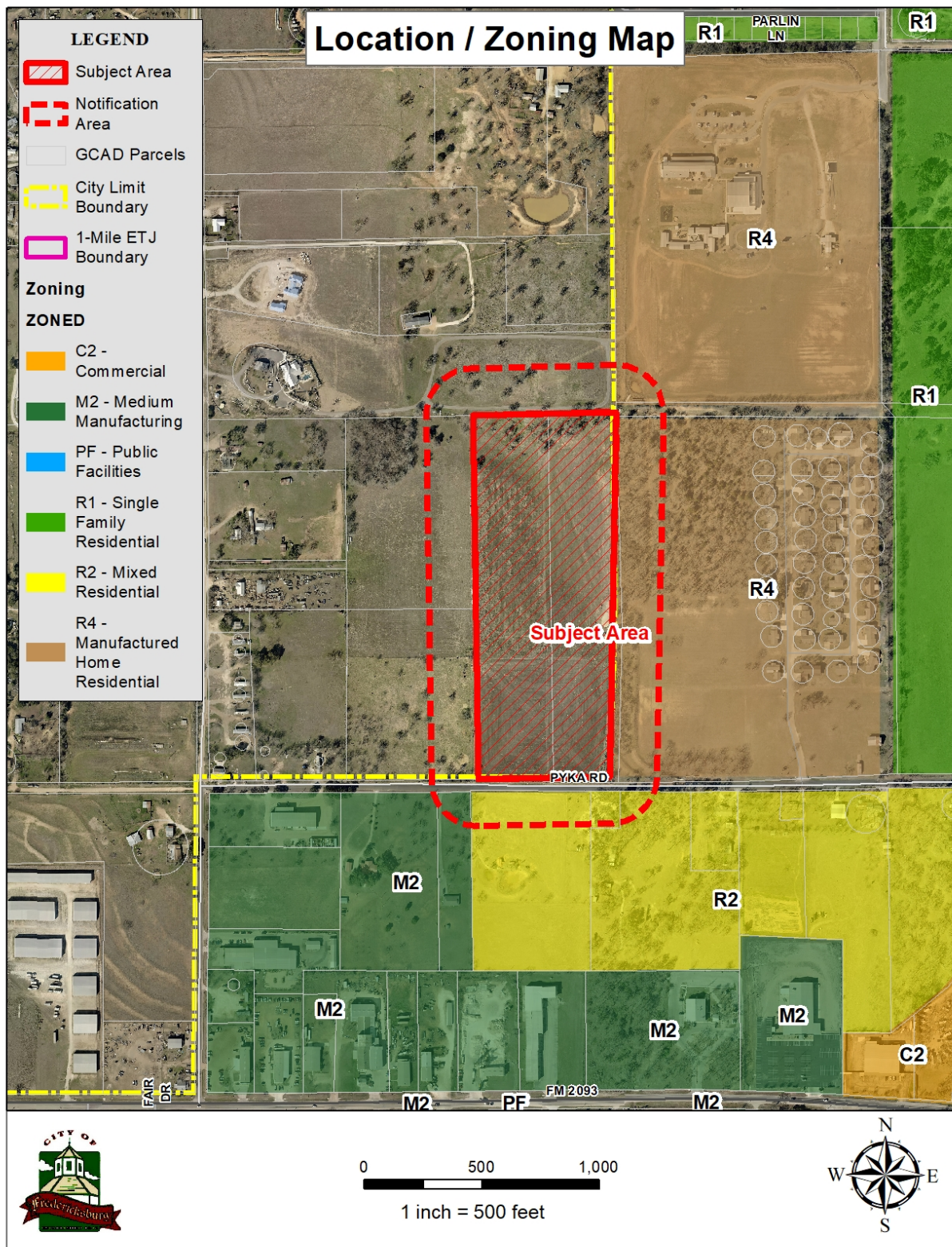
The City of Fredericksburg

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PLANNING & ZONING COMMISSION MEMO

DATE: February 9, 2022

TO: Planning & Zoning Commission

FROM: Jason Lutz

SUBJECT: Z-2201 – REQUEST BY KEVIN SPRAGGINS, APPLICANT, TO CONSIDER AN AMENDMENT TO AN EXISTING “PLANNED UNIT DEVELOPMENT” (PUD) TO ALLOW A LAND USE OF “HOTEL-MOTEL” FOR APPROXIMATELY 10.98 ACRES OF LAND, DESCRIBED AS, LOTS 1, 2, AND 3 OF THE FELLER, PHASE I, SUBDIVISION, LOCATED AT 1511 AND 1565 E. MAIN STREET.

Summary:

The applicant is seeking to amend an existing Planned Unit Development (PUD) to allow the land use of “Hotel-Motel” on the property.

Background: The subject tract is currently zoned Planned Unit Development (PUD). This zoning was established in 1981 to allow construction of the original Walmart store. The PUD was filed as a plat showing certain uses, access, and buildings.

Analysis:

The property is currently home to the Sutherlands retail facility and vacant and undeveloped tracts. The applicant is seeking to amend the PUD to allow construction of a hotel on the vacant land to the south of Sutherlands.

Land uses surrounding this property include intense retail to the north (Sutherlands & Walmart), vacant land to the west, and an RV Park to the south.

Surrounding zoning is Commercial (C2) to the west, Planned Unit Developments (PUDs) to the north, Public Facilities to the east, and Medium Manufacturing (M2) to the south. The subject tract is also within the City’s Entry Corridor Overlay district.

The Future Land Use Plan bisects the property, with “Mixed Use Corridor” and “Commercial Center”.

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The current PUD is more in line with those land uses found in the City's Commercial (C2) zoning district. This district would allow Hotel-Motel as a use that would be permitted, by right.

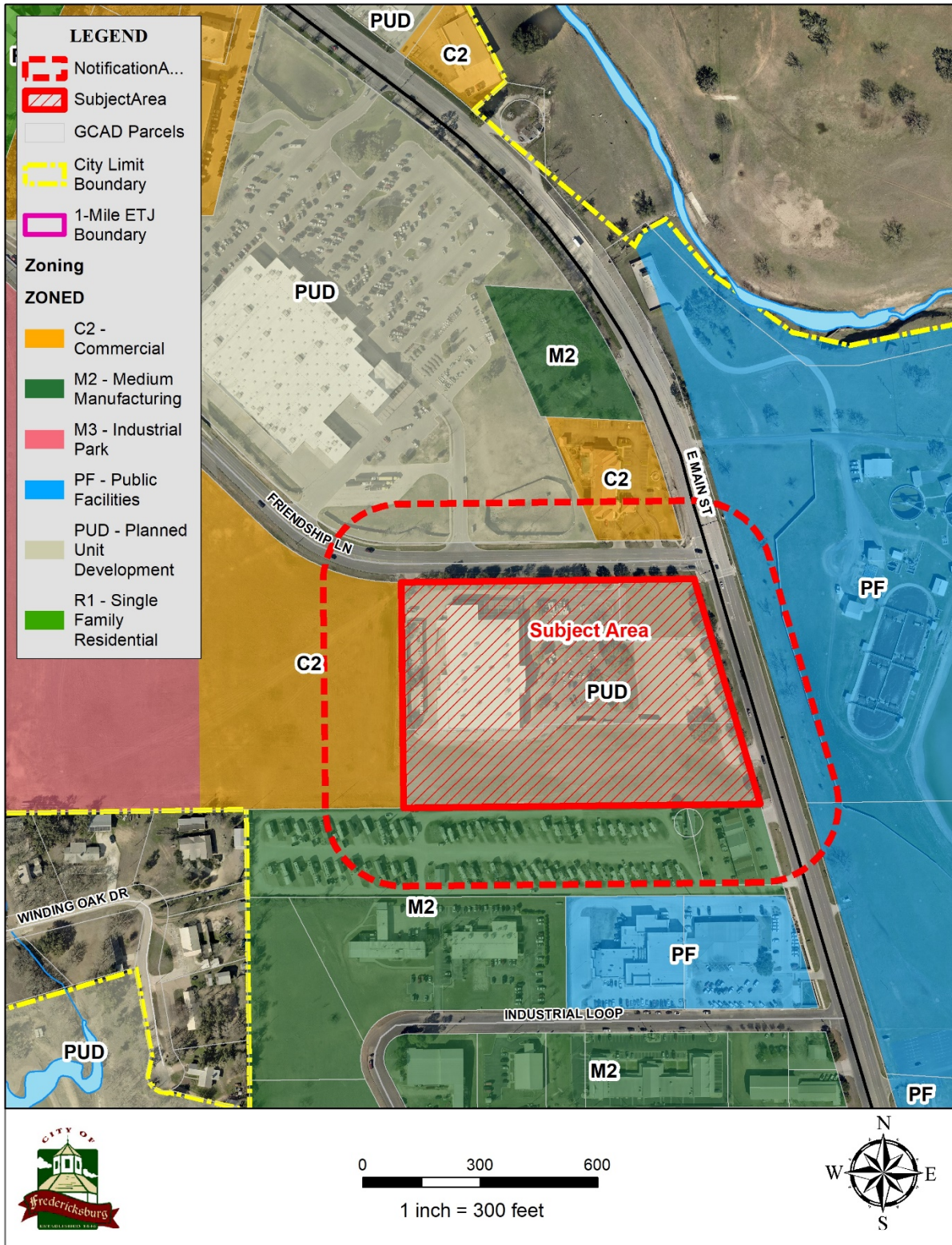
Recommendation:

Staff recommends approval of the requested amendment with the following conditions:

1. That the property be replatted and updated with the new PUD information.
2. That the Hotel-Motel land use be developed in accordance with all current and applicable City Codes including, but not limited to, signs, parking, access, easements, and setbacks.

Attachments:

Future Land Use Location/Zoning Map



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PLANNING & ZONING COMMISSION MEMO

DATE: February 9, 2022

TO: Planning & Zoning Commission

FROM: Jason Lutz

SUBJECT: Z-2202 – REQUEST BY KEVIN SPRAGGINS, APPLICANT, TO CONSIDER A REQUEST FOR REQUEST FOR A FUTURE LAND USE CHANGE FROM “MIXED-USE CORRIDOR” (MU) TO A FUTURE LAND USE CLASSIFICATION OF “COMMERCIAL” (C) AND A REQUEST FOR A ZONING CHANGE FROM “INDUSTRIAL PARK” (M3) TO A ZONING CLASSIFICATION OF “COMMERCIAL” (C2) FOR APPROXIMATELY 14.28 ACRES OF LAND OUT OF THE ABS A0002 W H ANDERSON #197, TRACT III, 22.28 ACRES, LOCATED AT 1100 FRIENDSHIP LANE.

Summary:

The applicant is seeking a future land use classification change from “Mixed-Use Corridor” (MU) to “Commercial” (C) and zoning change from “Industrial Park” (M3) to “Commercial” C2 to bring the entire tract under the same land use and zoning as the remainder of the property.

Background: On January 18, 2022 Council approved a future land use change from “Mixed-Use Corridor” (MU) to “Commercial” (C) and zoning change from “Industrial Park” (M3) to “Commercial” C2 for a portion of the property (approximately 8 acres).

This request will bring the remaining portion of the property (14.28 acres) under the same land use and zoning previously approved by Council.

Analysis:

The property is currently vacant undeveloped land located on the south side of Friendship Lane behind the existing Sutherlands facility.

Land uses surrounding this property include intense retail to the to the east and north (Sutherlands & Walmart), vacant land and multi-family to the west, and an RV Park and single-family residential (ETJ) to the south.

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Surrounding zoning is Industrial Park (M3) to the west, Planned Unit Developments (PUDS) to the north and east, Medium Manufacturing (M2) to the southeast, and unzoned property (ETJ) to the southwest.

The Future Land Use Plan identifies the subject area as a “Mixed Use Corridor”, but the property is not currently in the City’s Entry Corridor Overlay District.

The Future Land Use Describes the “Mixed Use Corridor” classification as a district that would be generally applicable along major roadways, such as US Highway 290 and 87, and State Highway 16. The City’s present C-1 and C-2 zoning districts allow residential uses only by CUP (conditional use permit), but in this district residential uses would be permitted by right. Although uses could be mixed, there would be no requirement that they be “integrated” into a project or within the same building. This new district should incorporate many of the new TND (Traditional Neighborhood Design) and New Urbanism concepts that are being developed in many parts of the country today. These design concepts could be incorporated through a zoning overlay district for these areas. In this district, commercial uses should be limited, and retail, office, hospitality, and institutional uses should be encouraged. This district will ultimately encourage a better image of Fredericksburg along these major roadways.

The current zoning of Industrial Park (M3) is not compatible with the existing zoning and land uses in the area and staff supports a change from M3 to any other Commercial zoning category within the city.

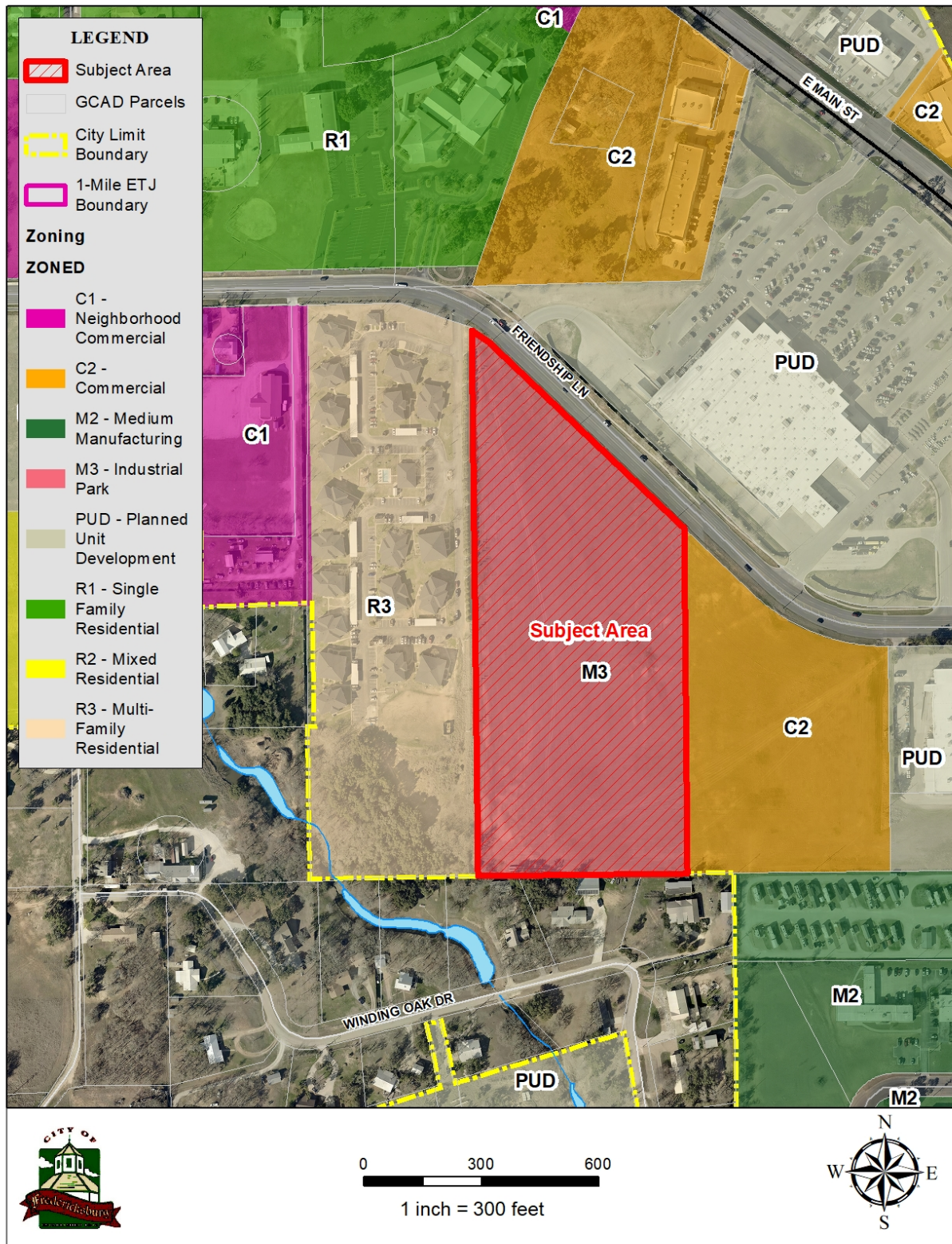
Recommendation:

Staff recommends approval of the requested future land use and zoning change requests due to the following factors:

1. Changing the zoning from M3 to C2 would be a better use of the land, given its location.
2. The M3 zoning district would allow uses that would not be compatible with adjacent zoning and existing land uses.

Attachments:

Future Land Use Map & Location/Zoning Map



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PLANNING & ZONING COMMISSION MEMO

DATE: February 9, 2022

TO: P&Z Commission

FROM: Jason Lutz

SUBJECT: P-2201 – Discussion, Consideration, and Action regarding a requested Preliminary Plat for approximately 20 acres of land located on the south side of Friendship Lane, approximately 1,200 feet west of the Friendship Lane and Hollmig Lane intersection.

Summary:

The property owner is submitting this preliminary plat to develop multi-family projects on the proposed lots.

The property is located on the south side of Friendship Lane, approximately 1,200 feet west of the Friendship Lane and Hollmig Lane intersection.

Proposed Lot 1 will be an age restricted multi-family development and proposed Lot 2 will be traditional multi-family development. Both lots are approximately 19+ acres and meet the City's subdivision and zoning requirements regarding lot size and frontage.

A 60' wide right-of-way (city street) is proposed between the two lots to connect the remainder of the tract.

Background / Analysis:

City Council approved a zoning change for a portion of the subject property to facilitate the development in January of 2022.

P&Z also approved a proposed site plan of the two multi-family developments in January of 2022.

Recommendation:

The City of Fredericksburg

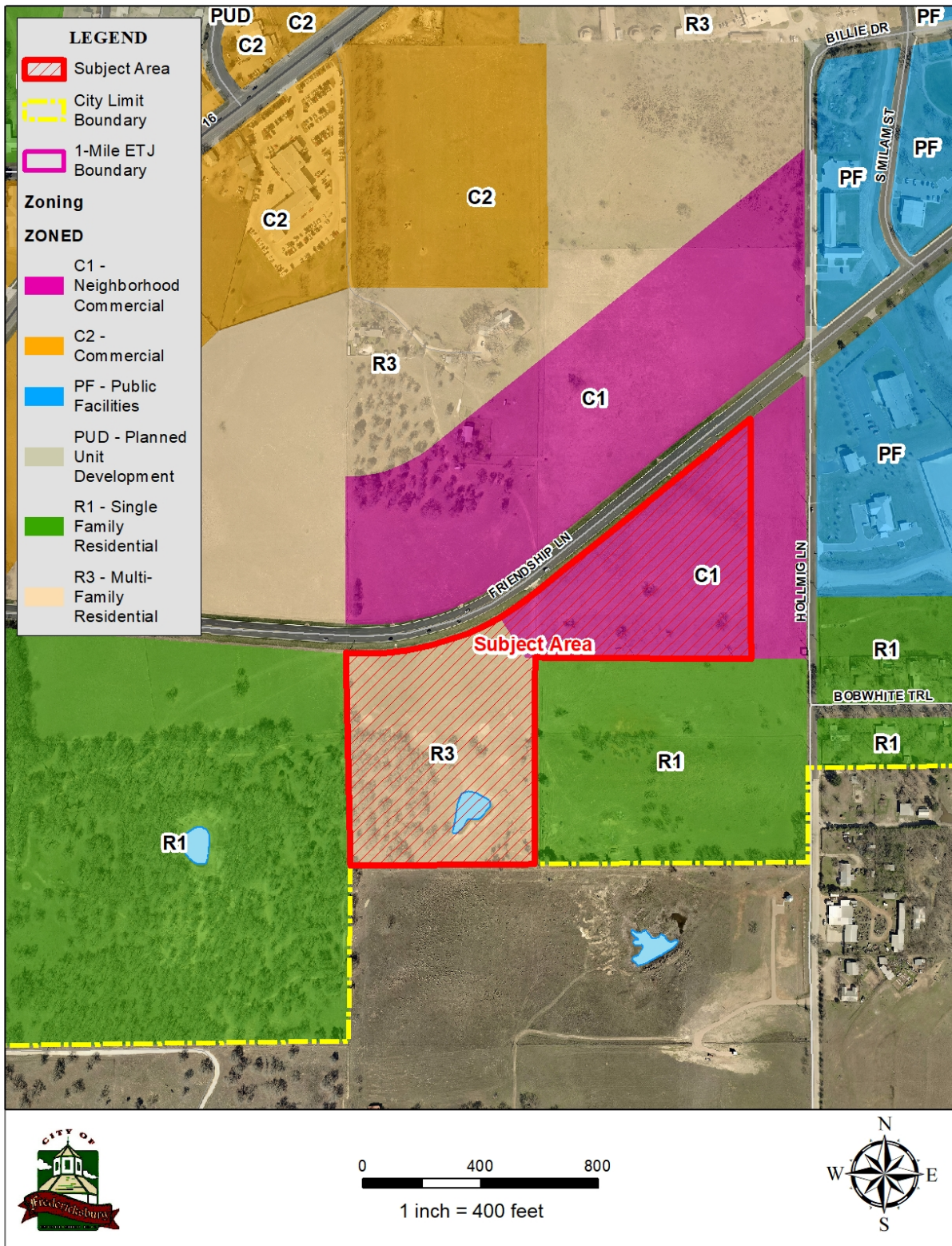
Staff recommends approval of the proposed preliminary plat with the following conditions.

Conditions:

1. The entire lot should be included in the plat and any remainders of the lot should not be excluded.
2. Update triangular sight visibility easement note to match section 6.07 of the subdivision ordinance.
 - a. Location of the triangular site visibility easements should be based on Collector Street cross section.
3. Include easements for cross lot utilities and drainage.
4. Note storm drain underneath right of way as private.
5. Existing drives on the north side of Friendship Lane should be shown.
6. Provide separate easement instrument for public sewer line to Hollmig Lane.

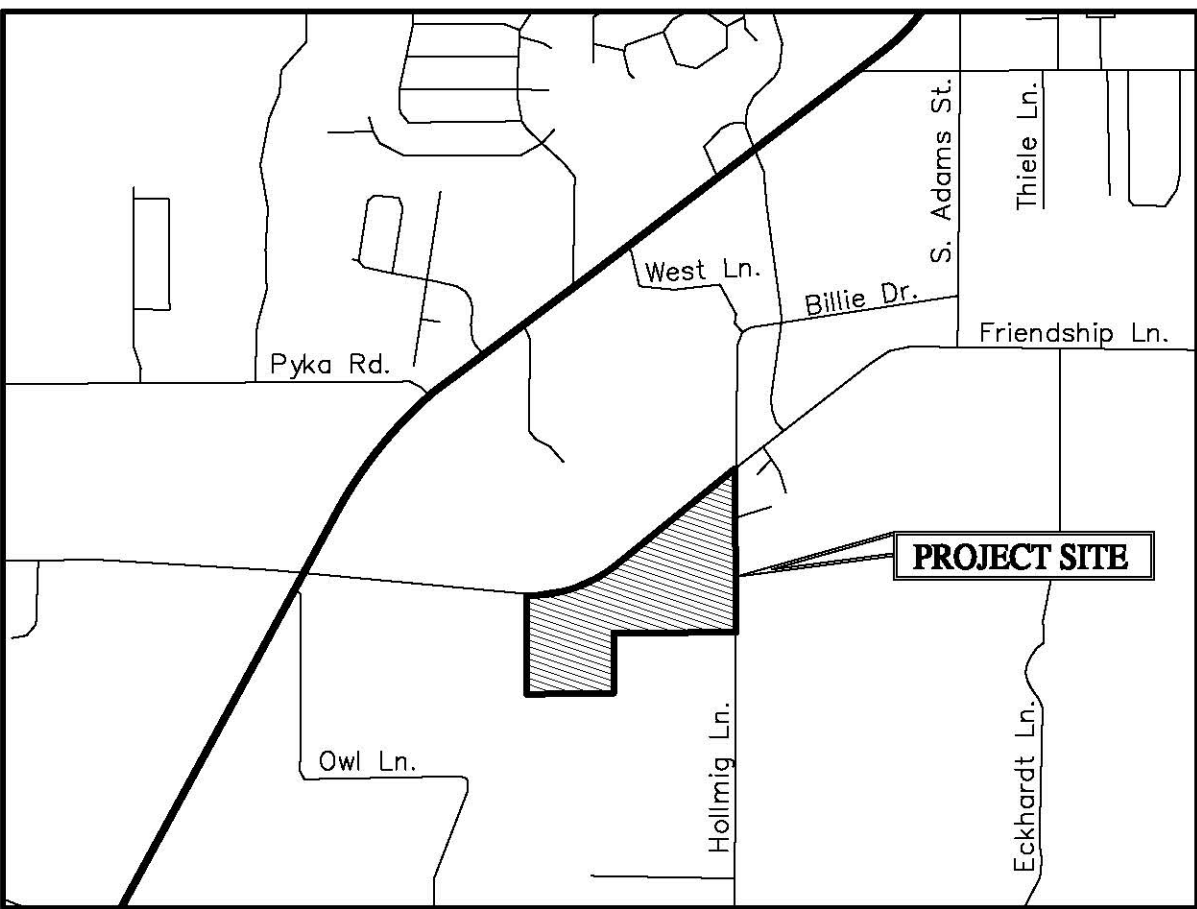
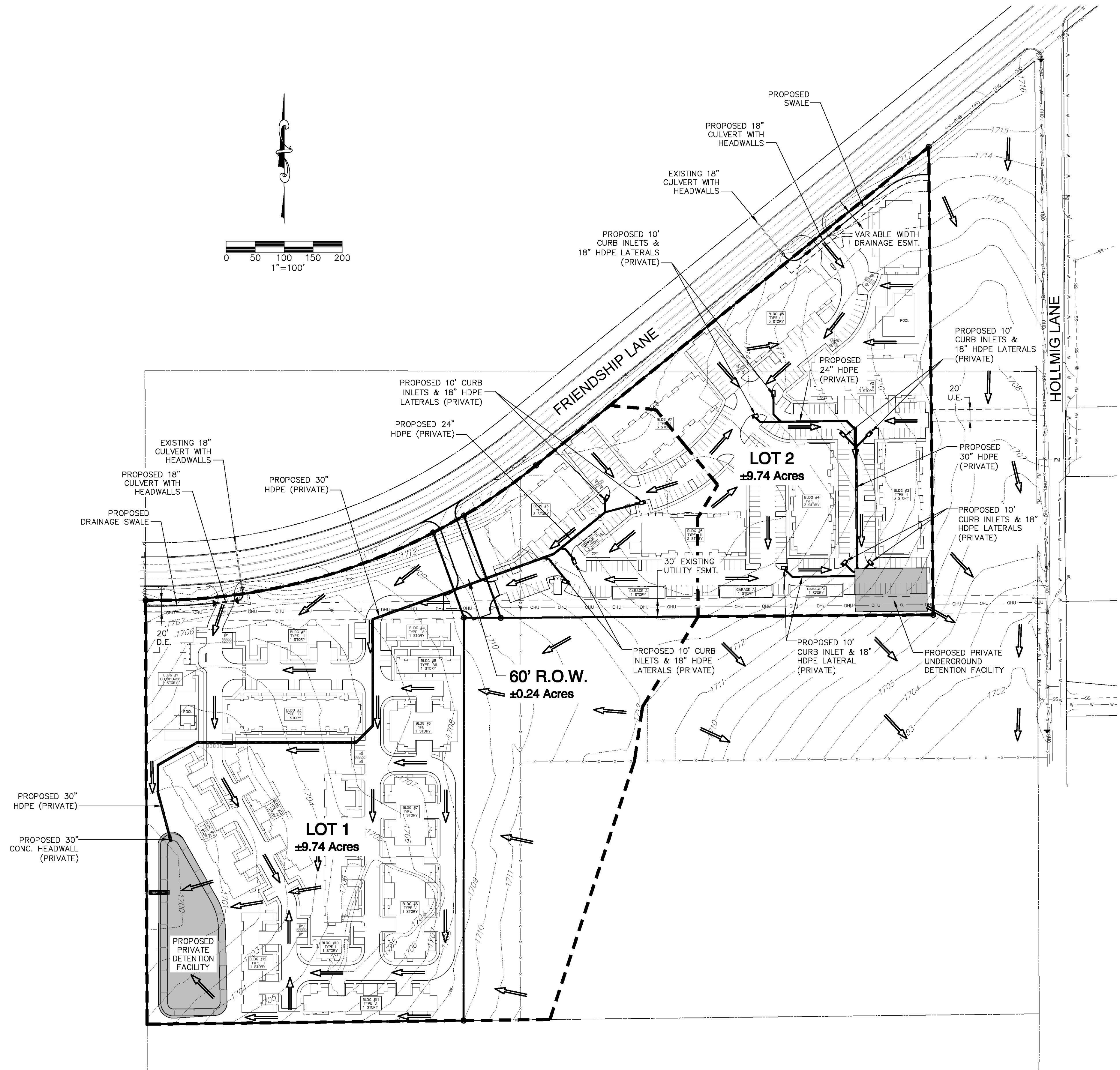
Attachments:

Zoning map and future land use map.



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LOCATION MAP

NOT TO SCALE

LEGEND

EXISTING

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING FENCE LINE
- EXISTING EASEMENT
- EXISTING CONTOURS
- EXISTING CONCRETE CURB
- EXISTING CULVERT
- EXISTING UTILITY POLE

PROPOSED

- PROPOSED DETENTION FACILITY
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED DRAINAGE AREA
- PROPOSED DRAINAGE FLOW DIRECTION

A
PRELIMINARY DRAINAGE PLAN
FOR

MULTI-FAMILY
DEVELOPMENT

BEING AN 18.98 ACRE TRACT OF LAND LOCATED IN THE GEORGE DEBRANT SURVEY NO. 42, ABSTRACT NO. 180, GILLESPIE COUNTY, TEXAS AND BEING A PORTION OF TRACT 5, A CALLED 65 ACRE TRACT, RECORDED IN DOCUMENT NO. 20100277, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

CARBON LANDMARK, LLC

OWNER

CONTACT: TRAVIS JONES
17120 DALLAS PARKWAY, SUITE 101
DALLAS, TX 78248

VEI CONSULTING ENGINEERS

ENGINEER

ENGINEERING CONTACT: KEVIN W. SPRAGGINS
507 E. HIGHWAY ST., SUITE D
FREDERICKSBURG, TX 78624

(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

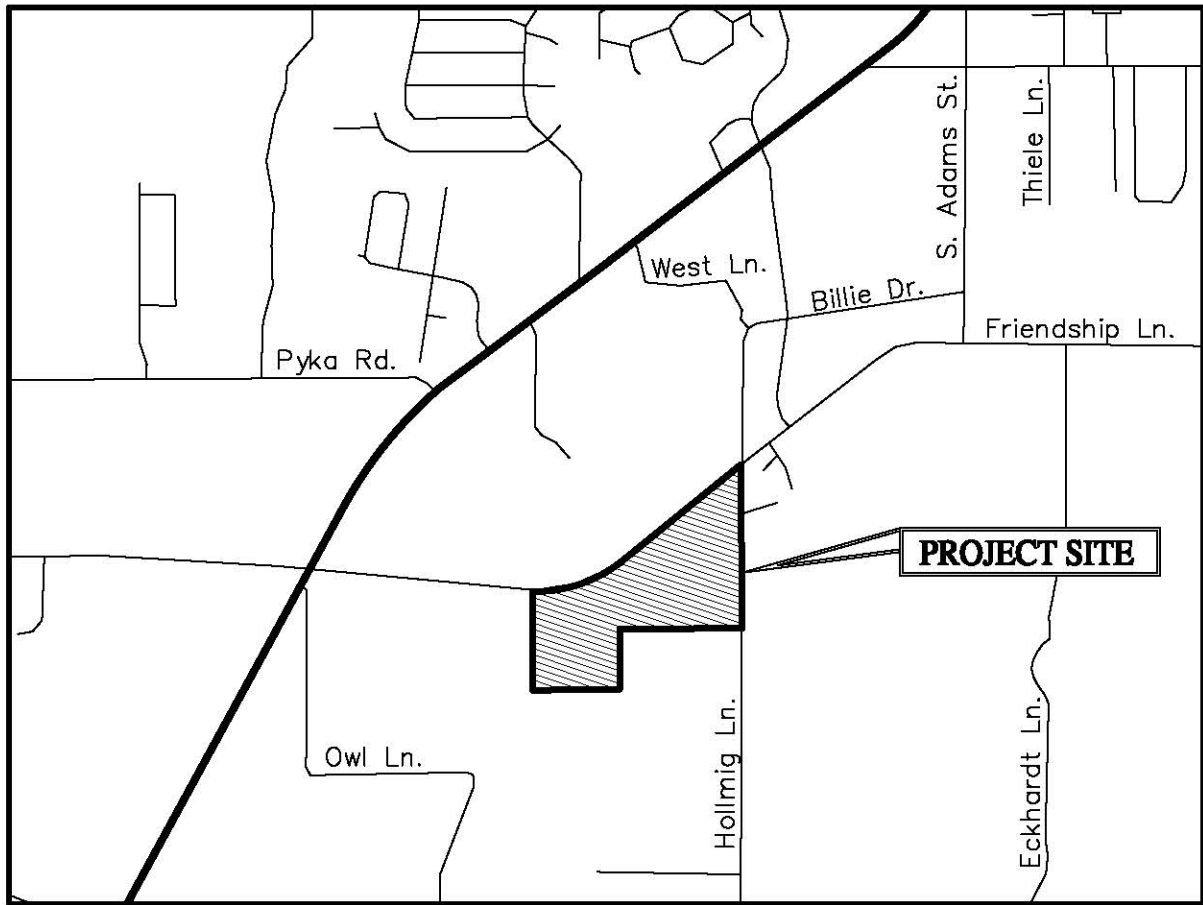
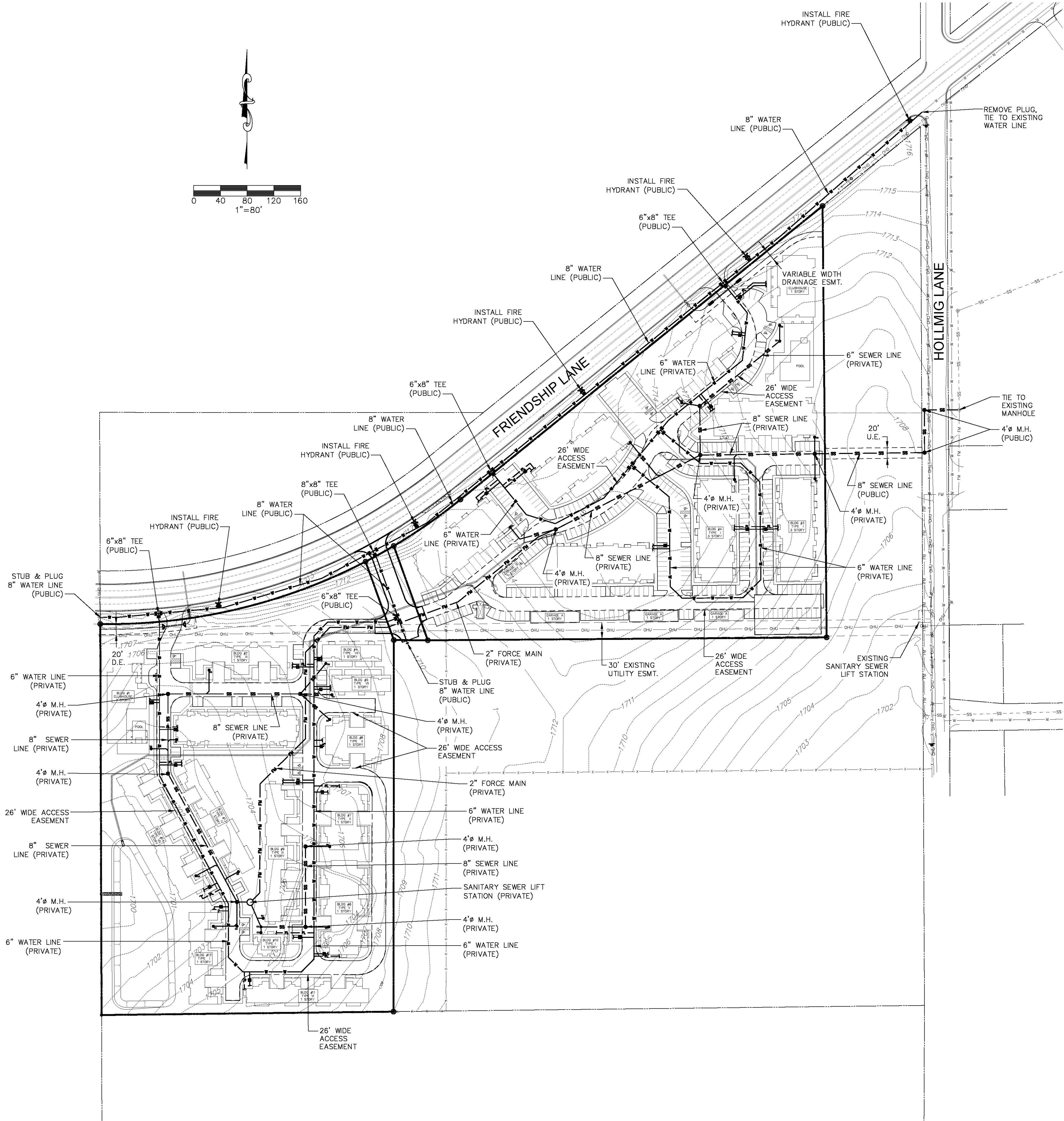
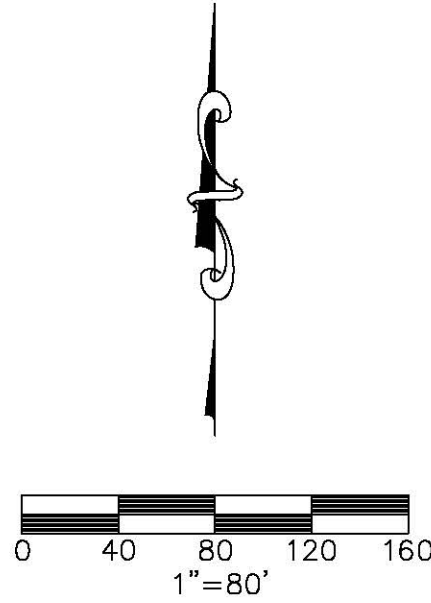
FILE NO: 21097

DATE: 01/03/2021

SHEET: DP (2 OF 3)

NOTES:

1. THIS DRAWING AND SERVICES BY VEI DO NOT INCLUDE SUBMISSION TO ARCHITECTURAL BARRIERS FOR ADA REVIEW. REVIEW, IF REQUIRED, IS BY OTHERS.
2. SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
3. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
4. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL BUILDING DIMENSIONS DERIVED FROM ARCHITECTURAL DRAWINGS. DUE TO THE INHERENT INACCURACY OF REPRODUCTION, DO NOT SCALE FROM THESE DRAWINGS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
7. REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE AREAS.
8. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
9. FIRE LANE SHALL BE MARKED PER CITY STANDARDS.
10. THIS IS NOT A PROPERTY SURVEY. ANY QUESTIONS CONCERNING PROPERTY CORNERS, PROPERTY LINES, PROPERTY BOUNDARIES AND/OR SET BACKS SHOULD BE DIRECTED TO AND/OR VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
11. ALL SIDEWALK AND DRIVEWAY IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY STANDARDS.



LOCATION MAP

NOT TO SCALE

LEGEND

EXISTING

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING FENCE LINE
- EXISTING EASEMENT
- EXISTING CONTOURS
- EXISTING CONCRETE CURB
- EXISTING CULVERT
- EXISTING UTILITY POLE
- EXISTING SANITARY SEWER MANHOLE

PROPOSED

- PROPOSED ACCESS EASEMENT
- PROPOSED WATER LINE
- PROPOSED 6" FIRE LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CLEANOUT

A
PRELIMINARY UTILITY PLAN
FOR

MULTI-FAMILY
DEVELOPMENT

BEING AN 18.98 ACRE TRACT OF LAND LOCATED IN THE GEORGE DEBRANT SURVEY NO. 42, ABSTRACT NO. 180, GILLESPIE COUNTY, TEXAS AND BEING A PORTION OF TRACT 5, A CALLED 65 ACRE TRACT, RECORDED IN DOCUMENT NO. 20100277, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

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Texas Registration # F-165

FILE NO: 21097

DATE: 01/03/2021

SHEET: UP (3 OF 3)

SITE PLAN
BACKGROUND INFORMATION
February 9, 2022

File Number:	SP-2201
Applicant:	Ivalu Rose
Project Description:	Short-term Rental Facility.
Site Area:	Approximately 0.55 acres
Zoning:	R2, Mixed Residential
Building:	2 (1 story structures) & 2 (2 story structures)
Building Height:	TBD, must meet zoning code (Max 28')
Building Coverage:	26% (50% maximum)
Impervious Coverage:	60% (70% maximum)
Parking Required:	4 spaces required (10 + 1 ADA space provided)
Landscaping:	Landscaping will be reviewed and approved as part of the permitting documents.
Sidewalk:	Provided.
Screening:	N/A.
Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.
Park Dedication Ordinance:	N/A.
Recommendation:	Staff recommends approval of the proposed site plan with the following conditions.
Conditions:	1. That the dumpsters be screened per City code and located outside of existing setbacks. 2. That Civil Construction Plans be reviewed and approved.



