



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA WEDNESDAY, MARCH 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, March 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. ROLL CALL

3. APPROVAL OF MEETING MINUTES

February 2021 regular meeting minutes

4. 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 March 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.

5. PUBLIC HEARING

- A. Consider Z-2101 – Request by John Needham with Seco Enterprises LLC to Change the Zoning from Mixed Use Residential Zoning District (R2) to a Planned Unit Development (PUD) for Approximately 27.491 Acres of Land Located at the Southwest Corner of Friendship Lane and South Eagle Street.
- B. Consider Z-2101 – Request by John Needham with Seco Enterprises LLC for a Future Land Use Change from Medium Density Residential (MDR) to Mixed Use Corridor (MUC) for Approximately 27.491 Acres of Land Located at the Southwest Corner of Friendship Lane and South Eagle Street.
- C. Consider Z-2101 – Request by John Needham with Seco Enterprises LLC for a Future Land Use Change from Rural (R) to Mixed Use Corridor (MUC) for Approximately 5.044 Acres of Land Located on the West Side of South Eagle Street, Approximately 1,000 Feet South of the Southwest Corner of Friendship Lane and South Eagle Street.

6. ACTION ITEMS

- A. Receive recommendation and consider (Z-2101)

7. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on February 26, 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
February 3, 2021
5:30 P.M.**

On this the 3rd day of FEBRUARY 2021 the PLANNING AND ZONING COMMISSION convened in regular Session via Zoom 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: JASON LUTZ – Director of Development Services
GARRET BONN – City Engineer
DANIEL JONES – City Attorney
ANNA HUDSON – Historic Preservation Officer
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 January 2021 meeting and Brenda Segner seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

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.

Janice Menking recused herself and Tim Dooley acted as Chairman.

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

Nick Taylor with Simple As Dirt Engineering presented the application. He stated it was the applicants desire to develop a condominium and townhome project that included multiple professional office spaces on Keller Crossing.

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

Jason Lutz, Director of Development, stated Staff recommends approval of Phase I and II conditioned upon Sidewalks installed on both sides of the Residential development and Historic Review Board approval of the proposed demolition of an existing residence and ancillary structures.

A variance will also be needed for the cul-de-sac on Crestwood Circle which 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'.

Jim Jarreau asked Anna Hudson, Historic Preservation Officer, if the Historic Review Board has had a chance to review the demolition of the residence. Anna stated the Board has not formally reviewed this project.

Brenda Segner stated it would be nice if the developer could retain more of the greenbelt along the Windcrest development.

Motion to recommend Approval of Application Z-2019 per Staff recommendation made by Jim Jarreau Seconded by Steve Thomas. All voted in favor and the motion passed.

ENTRY COORIDOR AND SITE PLAN

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.

Janice Menking recused herself, Tim Dooley continued to act as Chairman.

Adam Riley presented the application. He stated the Applicant, Hill Country Wellness Center, is proposing to expand the current facility. This will result in a 5,000 sq ft building addition as well as several small site changes.

Tim Dooley asked Anna Hudson if Staff supported the proposed roof pitch over the new entrance. Anna stated what is presented is in accordance with the Entry Corridor Design Guidelines.

Staff recommends approval conditioned upon Approval of Landscape Plan and Civil Construction Plans.

Jim Jarreau made a motion to approve Application SP-2016 per Staff recommendation. Jeff Lawrence seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Steve Thomas. All voted in favor and the meeting was adjourned at 6:31 p.m.

PASSED AND APPROVED this 3rd day of March 2021.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman

ZONING CHANGE AND FUTURE LAND USE BRIEF

Request Z-2101

- APPLICANT:** John, Joshua, and Jordan Needham with Seco Enterprises LLC dba Seco Ventures
- LOCATION:** Friendship Lane & S. Eagle St.
- EXISTING ZONING:** R-2, Mixed Residential
- EXISTING LAND USE:** Medium Density Residential & Rural Residential
- PROPOSED REQUEST:**
- 1) CHANGE THE ZONING FROM MIXED USE RESIDENTIAL ZONING DISTRICT (R2) TO A PLANNED UNIT DEVELOPMENT (PUD) FOR APPROXIMATELY 27.491 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.
 - 2) FUTURE LAND USE CHANGE FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO MIXED USE CORRIDOR (MUC) FOR APPROXIMATELY 27.491 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.
 - 3) FUTURE LAND USE CHANGE FROM RURAL RESIDENTIAL (RR) TO MIXED USE CORRIDOR (MUC) FOR APPROXIMATELY 5.044 ACRES OF LAND LOCATED ON THE WEST SIDE OF SOUTH EAGLE STREET, APPROXIMATELY 1,000 FEET SOUTH OF THE SOUTHWEST CORNER OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

FINDINGS:

1. **Project Description:** The project area consists of approximately 32 acres of land located at the southwest corner of friendship lane and south eagle street.
 - Approximately 27 acres are located in the City limit and an additional 5 acres of land located in the ETJ.
 - The applicant is seeking Council approval regarding a voluntary annexation of this area. The annexation agreement is scheduled to be considered by Council on March 15, 2021.

2. *Project Land Uses*: The applicant is proposing a mixed-use development that will contain multi-family structures, single-family type structures, commercial facilities, and office/live work facilities (see attached “Proposed Site Plan”).
- Lot A (Phase 1A) & Lot B (Phase 1B):
 - 108 Multi-family units
 - 20 Single-family structures
 - 8,000 s.f. Leasing/Amenity
 - 10,000 s.f. Retail facilities
 - 8,000 s.f. Office/Live work facilities
 - Lot C (Phase 2):
 - 108 Multi-family units
 - 22 Single-family structures
 - 3,000 s.f. Amenity
 - Lot D (Phase 3):
 - 150 Multi-family units
 - 13 Single-family structures
 - 3,000 s.f. Amenity
 - Total Development:
 - 421 Residential Units (366 Multi-family & 55 Single-family)
 - Unit Mix = 50% 1 BR, 40% 2 BR, and 10% 3 BR
 - 14,000 s.f. Leasing/Amenity
 - 10,000 s.f. Retail
 - 8,000 s.f. Office/Live work
3. *Project Zoning & Future Land Use*: The applicant is requesting a zoning change to establish a Planned Unit Development (PUD) in order to obtain the correct zoning for the project.
- The PUD will require the property be developed according to the development standards found in the Mixed Use Corridor (MU-2) zoning district.
 - Before a zoning change can be approved for the 27 acres in the City limit, the City’s Future Land Use Plan must be amended from Medium Density Residential (MDR) to Mixed Use Corridor (MUC).
 - The project is also contingent on approval of annexation for the 5 acres, south of the property.
 - Once the annexation agreement is approved, the P&Z shall consider the zoning for the property (at a later date), which will match the PUD established in the re-zoning of the 27 acres.
 - Before zoning can be established, for the 5 acres that will be annexed, the City’s Future Land Use Plan must be amended from Rural Residential (RR) to Mixed Use Corridor (MUC).

4. Adjacent Zoning Districts, Existing Land Uses & Future Land Use:

- Adjacent Zoning Districts:
 - Mixed Residential (R-2), Neighborhood Commercial (C-1), and Single-Family Residential (R-1) to the north, across Friendship Lane.
 - Mixed Residential (R-2), Neighborhood Commercial (C-1), and ETJ (no zoning) to the east.
 - ETJ (no zoning) to the south.
 - Mixed Residential (R-2) & Single Family Residential - Small Lot (R-1A) to the west.
- Adjacent Existing Land Uses
 - Multi-family, Single-family residential, Undeveloped property, Daycare, and Church to the north, across Friendship Lane.
 - Undeveloped property and Single-family Residential to the east.
 - Undeveloped property and Single-family Residential to the south.
 - Undeveloped property to the west.
- Adjacent Future Land Uses
 - Medium Density Residential & Public Facilities to the north, across Friendship Lane.
 - Medium Density Residential to the east and west.
 - Rural Residential to the south.

5. Access: The applicant has proposed 3 access points off Friendship Lane and a side access off S. Eagle St. At this time staff does not support the middle access point, in front of the leasing office.

- Friendship Lane is classified as a Major Arterial.
 - Major Arterials are defined as Typically the highest traffic volume corridors with longer trip distance demands.
 - Provides connectivity between surrounding cities and major activity centers.
 - Includes Fredericksburg's civic streets.
- S. Eagle St. is classified as a Collector, and if the project is approved, would need to be upgraded accordingly (1/2 of road).
 - Collectors distribute traffic from the local streets to the arterial network and provides access to destinations with traffic circulation.

6. **Zoning District Comparison:** While the property is being requested as a PUD, the base zoning of MU-2 will be followed for development of the property. Below is a comparison chart highlighting some of the differences between the two properties.

	R-2	MU-2
Lot Size	Minimum Lot Area, 5,000 Square feet	Minimum Lot Area, 10,000 Square feet
Lot Width	Minimum Lot Width, 50 feet	Minimum Lot Width, 100 feet
Height	2½ Stories, 28 feet	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)	Minimum Required Setback, 20 feet
Street Side Yard	Minimum Required Setback, 15 feet	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet	Minimum Required Setback, 0 feet* *25 feet when adjacent to Residential zoning district
Rear Yard	Minimum Required Setback, 10 feet	Minimum Required Setback, 0 feet* *25 feet when adjacent to Residential zoning district
Residential Density	Minimum Site Area per Dwelling Unit Efficiency: 1600 s.f. 1 Bedroom: 2000 s.f. 2 Bedroom: 2400 s.f.	Minimum Site Area per Dwelling Unit Efficiency: 1600 s.f. 1 Bedroom: 2000 s.f. 2 Bedroom: 2400 s.f.
Maximum Impervious Cover	65%	75%
Maximum Building Coverage	Percent of Lot Area, 55%	Percent of Lot Area, 65%

FUTURE LAND USE PLAN: The Future Land Use Plan identifies the subject property to be Medium Density Residential. As defined in the Comprehensive Plan, this definition is his use category includes single family detached dwellings on smaller lots and attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide housing for “empty nesters” who may not want the maintenance of a large-lot single-family home, and for young families who may find a townhome or duplex more affordable than a single-family home. They play an important role in providing workforce housing as well. These residential uses can provide a buffer between lower density residential areas and more intensive residential, non-residential, or mixed-use areas. An average of 8 dwelling units per gross acre is assumed for these areas.

The applicant is requesting a Future land use of Mixed Use Corridor. The Mixed Use Corridor category represents an effort to change the typical pattern of strips of underperforming commercial development that often line highways and arterials. Rather than limiting the properties along major entry corridors to commercial uses, this category offers a variety of higher density residential and mixed-use opportunities. The policy of allowing this mix of uses along major roadways supports a change in development from a pattern of older commercial

structures to new projects with a variety of uses, including mixed use within an individual project or building. In the process, it reduces the excess commercial capacity along these corridors and creates locations for more affordable housing. Combined with Fredericksburg's existing landscape and signage regulations, this development pattern may create entry corridors that clearly tell the driver that she is entering a special community.

While the property is not located on the traditional entry corridors within the community, Friendship Lane is unique in the fact that it connects 2 of the City's entry corridors and the rationale behind the Mixed Use Corridor land use would apply to this area.

ZONING: The subject property is zoned Mixed Residential (R-2) and 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. 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."

The proposed PUD would have a base zoning of Mixed Use Corridor (MU-2) and is a zone that represents an effort to change the typical pattern of strips of underperforming commercial development that often line highways and arterials. Rather than limiting the properties along major entry corridors to commercial uses, this category offers a variety of higher density residential and mixed use opportunities. The policy of allowing this mix of uses along major roadways supports a change in development from a pattern of older commercial structures to new projects with a variety of uses, including mixed use within an individual building project or building.

The MU-2 zoning district is a new district and would be the first area zoned as such within the City. Staff can support this base zoning district within the PUD as a way to allow the uses while protecting the City from future changes. Any modifications to the site plan would require City Council approval.

Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- The Site Plan is conceptual at this point, but meets the proposed MU-2 regulations.
- During the official review of the construction plans any items identified that are out of compliance with the City's zoning code would be prohibited, even if shown on the attached site plan.

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

- The proposed uses allowed in the MU-2 zoning district are compatible with the surrounding zoning. Since this project is a PUD, and uses P&Z feels are not appropriate may be prohibited through the PUD.

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 at this time.

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

- Drive access into this property will be on Friendship Lane. 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.

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

- The site is designed with proposed drainage detention, landscaping, and erosion control to prevent adverse impacts. Engineering will have final approval on all improvements within the subdivision.

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.

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

- All off street parking will meet City of Fredericksburg standards.

OPPOSITION/SUPPORT OF REQUEST: At the time this packet was distributed staff has received 1 response against the project and 0 supporting the project.

STAFF RECOMMENDATION: In order to accommodate the use proposed by the applicant, it is necessary to have the appropriate land use designation, zoning, and the remaining portion of the property annexed into the City before the applicant can apply for their project.

In reviewing the current Land Use Plan and Zoning for the subject property and other properties in the area, the main concern from staff's perspective is does this area make sense for a higher density and mix of commercial uses than what the current zone allows.

Given the size and category of Friendship Lane as a Major Arterial, that connects two entry corridor areas, that the MU-2 zone intent meets most of the requirements for this area, adequate utilities are

available, and that the PUD gives the City some protection from future changes, staff recommends approval of the requested future land use changes and the requested zoning changes with the following conditions.

Conditions:

1. That the rear setback be 25'.
2. That the middle access point, in front of the leasing office, not be permitted.
3. Any other conditions as required by P&Z.

LEGEND

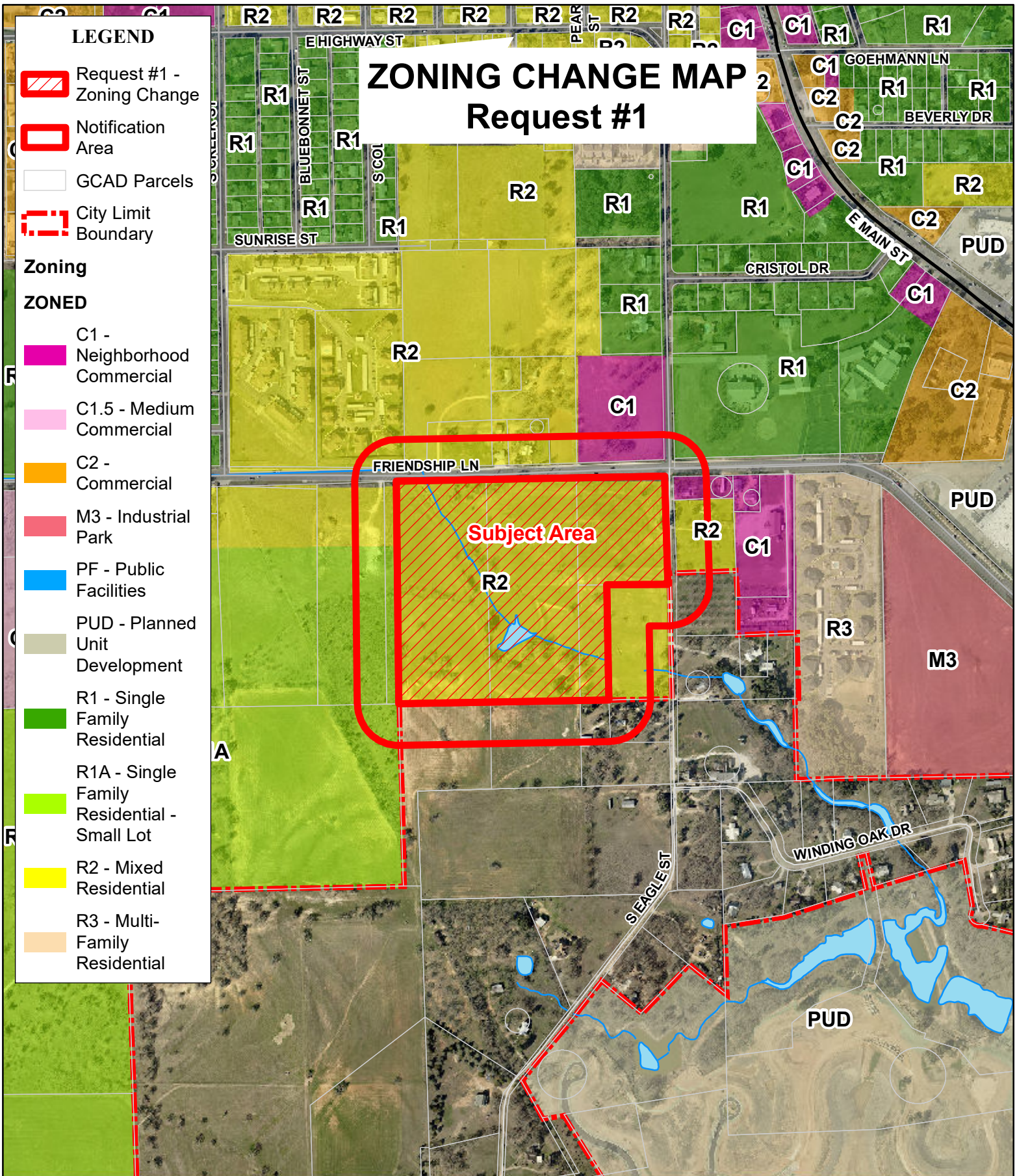
-  Request #1 - Zoning Change
-  Notification Area
-  GCAD Parcels
-  City Limit Boundary

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- M3 - Industrial Park
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential

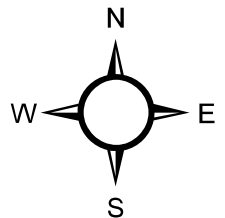
ZONING CHANGE MAP Request #1



0 150 300 600
SCALE IN FEET

1 inch = 600 feet

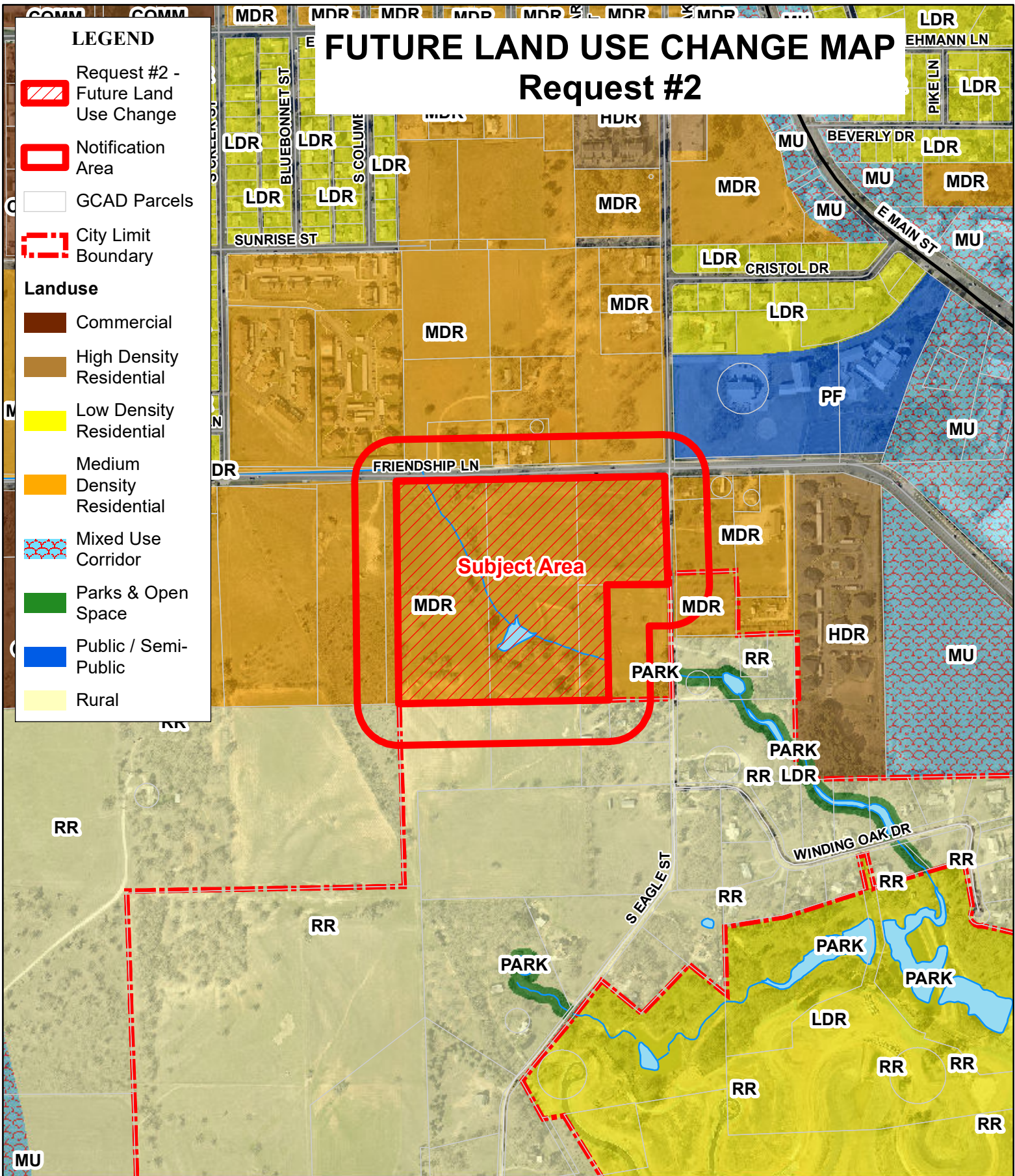
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FUTURE LAND USE CHANGE MAP Request #2

LEGEND

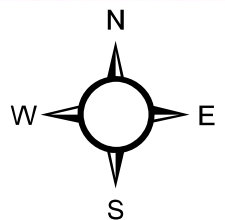
-  Request #2 - Future Land Use Change
-  Notification Area
-  GCAD Parcels
-  City Limit Boundary
- Landuse**
 -  Commercial
 -  High Density Residential
 -  Low Density Residential
 -  Medium Density Residential
 -  Mixed Use Corridor
 -  Parks & Open Space
 -  Public / Semi-Public
 -  Rural



0 150 300 600
SCALE IN FEET

1 inch = 600 feet

13



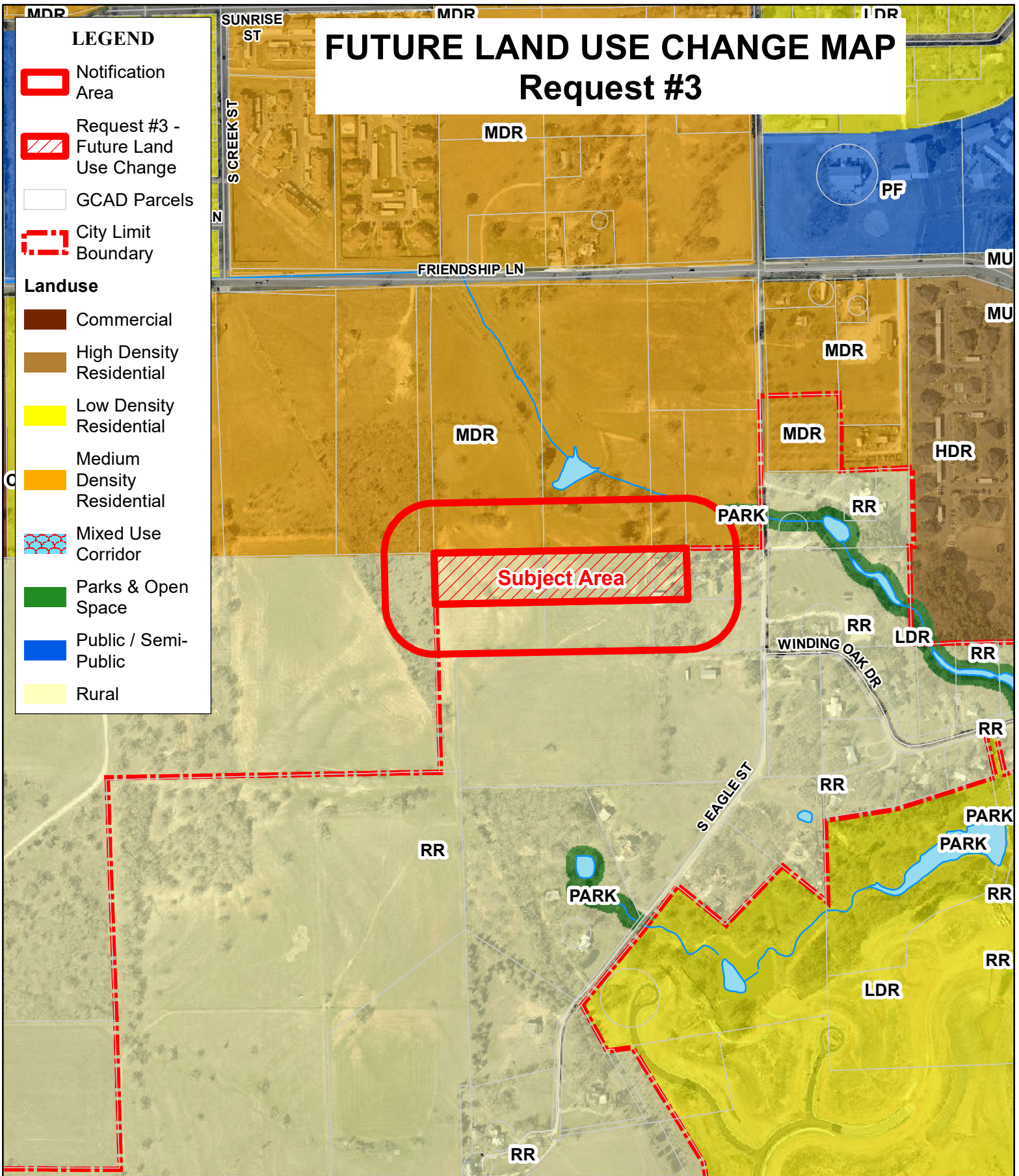
FUTURE LAND USE CHANGE MAP Request #3

LEGEND

-  Notification Area
-  Request #3 - Future Land Use Change
-  GCAD Parcels
-  City Limit Boundary

Landuse

-  Commercial
-  High Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use Corridor
-  Parks & Open Space
-  Public / Semi-Public
-  Rural

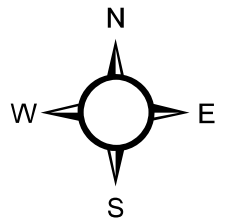


0 250 500 1,000

SCALE IN FEET

1 inch = 500 feet

14



APPENDIX D: SCHEDULE OF USES (New proposed zones, C-1.5, MU-1, MU-2)

SCHEDULE OF USES	R-1	R-2	R-3	R-4	R-5	C-1	C1-5	C-2	CBD	MU-1	MU-2	M-1	M-2	M-3	OS	HO	PF	PUD
RESIDENTIAL USES:																		
Single Family Residential (Detached)	•	•	•	•	•	C	C	C	C	•	•					•		C
Duplex Residential		•	•			C	C	C	C	•	•					•		C
Manufactured Home Residential				•														C
Townhouse Residential		C	C			C	C	C	C	•	•					C		C
Condominium Residential		C	C			C	C	C	C	•	•					C		C
Multiple Family Residential		•	•			•	•	•	•	•	•					C		C
Group Residential		•	•			•	•	•	C	C	C					C		
INDUSTRIAL USES:																		
Basic Industry														C				C
Custom Manufacturing							C	•	C	•	•	•	•	•				C
General Warehousing & Distribution													C	C				C
Light Manufacturing												C	C	C				C
Limited Warehousing & Distribution												C	C	C				C
Resource Extraction														C				C
Stockyards													C	C				C
CIVIC USES:										•	•							
Administration Services																•	•	
Aviation Facilities																	C	
Cemetery																	C	
Club or Lodge			C			C	C	•	•	•	•	•	•			•		C
College or University Facilities										•	•					C	•	
Community Recreation	C	•	•	•	C					•	•					C		
Convalescent Services		C	C			•	•	•										
Cultural Services		C	C			•	•	•	•	•	•					•	•	C
Day care Services	C	C	C	C	C	•	•	•	•	•	•					•		C
Detention Facilities																C	•	
Guidance Services	C	C	C		C	C	•	•	•	C	C					C	•	
Hospital Services (General)									C								•	
Hospital Services (Limited)						C	•	•		•	•	•	•			•		
Local Utility Services	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Maintenance and Service Facilities								•				•	•	•			•	
Major Utility Facilities																	•	
Military Installations																	•	
Park and Recreation Services										•	•				•	•	•	
Postal Facilities																•	•	
Private Primary Educational Facilities	C	C	C	C	C	•	•	•	•	C	C					•		

SCHEDULE OF USES	R-1	R-2	R-3	R-4	R-5	C-1	C1-5	C-2	CBD	MU-1	MU-2	M-1	M-2	M-3	OS	HO	PF	PUD
Private Secondary Educational Facilities	c	c	c	c	c	•	•	•	•	c	c					•		
Public Primary Educational Facilities																•	•	
Public Secondary Educational Facilities																•	•	
Railroad Facilities														c			c	
Religious Assembly	c	c	•	c	c	•	•	•	•	•	•	•				•		c
Safety Services																•	•	
Transportation Terminals								c	c	c	c	c	c	c		c	c	
AGRICULTURAL USES:																		
Horticulture								•	c			•	•	•		c		
COMMERCIAL USES:																		
Administrative and Business						•	•	•	•	•	•	•	•	•		•		c
Agriculture Sales and Services								•				•	•	•				
Arts and Crafts						c	•	•	•	•	•	•				•		
Automobile Rentals								•		c	c	•	•	•				
Automotive Repair Services								•				•	•	•				
Automotive Sales								•				•	•	•				c
Automotive Washing						c	c	•				•	•	•				
Building Maintenance Services						c	c	•				•	•	•				
Business Support Services						c	•	•	c	•	•	•	•	•		•		c
Business or Trade School						c	c	•	c	c	c	•	•	•		•		c
Campgrounds								c				c	c		c		c	
Cocktail Lounge							c	•	•	•	•	•				•		c
Commercial Off-Street Parking								•	c			•	•			•		c
Communication Services						c	•	•	c			•	•	•		c		c
Construction Sales and Services								•				•	•	•				
Consumer Convenience Services						c	c	•	•	•	•	•				•		c
Consumer Repair Services						c	•	•	•	•	•	•				•		c
Convenience Storage						c	c	c		c	c	•	•	•				
Convenience Store/ Self Service Gas						c	c	•				•	•	•				c
Equipment Repair Services								•				•	•	•				
Equipment Sales								•				•	•	•				
Extenninating Services								•				•	•	•				
Financial Services							•	•	•	•	•	•	•	•		•		c
Food Sales						c	c	•	c	•	•	•	•	•		•		c

SCHEDULE OF USES	R-1	R-2	R-3	R-4	R-5	C-1	C1-5	C-2	CBD	MU-1	MU-2	M-1	M-2	M-3	OS	HO	PF	PUD
Funeral Services								*	c			*	*	*		c		
General Retail Sales							c	*	*	*	*	*	*	*		*		c
Hotel - Motel								*	c	*	*	*				c		c
Indoor Entertainment								*	c	*	*	*	*			*		
Indoor Sports and Recreation								*	c	*	*	*	*			*		c
Kennels							c	*		*	*	*	*					
Laundry Services						c	c	*		*	*	*	*			*		c
Liquor Sales						c	c	*	*	*	*	*				*		c
Medical Offices						*	*	*	c	*	*	*				*	*	c
Mobile Food Establishments							c	*	*	*	*							
Outdoor Entertainment								*	c	*	*	*	*			*		c
Outdoor Sports and Recreation								*	c	c	c	*	*			*	c	
Pawn Shop Services								*				*	*					
Personal Improvement Services						c	*	*	*	*	*	*				*		c
Personal Services						*	*	*	*	*	*	*				*		c
Pet Services						c	*	*	*	*	*	*				*		c
Professional Offices						*	*	*	*	*	*	*	*			*		c
Research Services								*				*	*	*				c
Restaurant - Drive-In/ Fast Food								*		*	*	c	c	c		c		c
Restaurant								*	*	*	*	*	*			*		c
Restaurant - Limited						c	*	*	*	*	*							
Retail Sales- Limited						c	*	*	*	*	*							
Scrap and Salvage Services													c	c				
Service Station								*				*	*					c
Stables															c		c	
Vehicle Storage													c				c	
Veterinary Services								*				*	*					c
Shopping center										*	*							c
Drive-In Facilities						c	c	c	c	c	c	c	c	c		c		c

• - Permitted Uses

c - Conditional Uses

MU-1 - redevelopment areas

MU-2 greenfield development

APPENDIX D: SCHEDULE OF USES (CONTINUED)

SCHEDULE OF USES	R-1	R-2	R-3	R-4	R-5	C-1	C-1.5	C-2	CBD	MU-1	MU-2	M-1	M-2	M-3	OS	HO	PF	PUD
COMMERCIAL USES:																		
Administrative and Business Office						•		•	•			•	•	•		•		C
Agriculture Sales and Services								•				•	•	•				
Arts and Crafts						C		•	•			•				•		
Automobile Rentals								•				•	•	•				
Automotive Repair Services								•				•	•	•				
Automotive Sales								•				•	•	•				C
Automotive Washing						C		•				•	•	•				
Building Maintenance Services						C		•				•	•	•				
Business Support Services						C		•	C			•	•	•		•		C
Business or Trade School						C		•	C			•	•	•		•		C
Campgrounds								C				C	C		C		C	
Cocktail Lounge								•	•			•				•		C
Commercial Off-Street Parking								•	C			•	•			•		C
Communication Services						C		•	C			•	•	•		C		C
Construction Sales and Services								•				•	•	•				
Consumer Convenience Services						C		•	•			•				•		C
Consumer Repair Services						C		•	•			•				•		C
Convenience Storage						C		C				•	•	•				
Convenience Store/ Self Service Gas						C		•				•	•	•				C
Equipment Repair Services								•				•	•	•				

Equipment Sales								.				.	.	.				
Extenuating Services								.				.	.	.				
Financial Services								.	.			.	.	.		.		C
Food Sales						C		.	C			.	.	.		.		C
Funeral Services								.	C			.	.	.		C		
General Retail Sales								.	.			.	.	.		.		C
Hotel - Motel								.	C			.				C		C
Indoor Entertainment								.	C			.	.			.		
Indoor Sports and Recreation								.	C			.	.			.		C
Kennels								.				.	.					
Laundry Services						C		.				.	.			.		C
Liquor Sales						C		.	.			.				.		C
Medical Offices						.		.	C			.				.	.	C
Mobile Food Establishments								.	.									
Outdoor Entertainment								.	C			.	.			.		C
Outdoor Sports and Recreation								.	C			.	.			.	C	
Pawn Shop Services								.				.	.					
Personal Improvement Services						C		.	.			.				.		C
Personal Services						.		.	.			.				.		C
Pet Services						C		.	.			.				.		C
Professional Offices						.		.	.			.	.			.		C
Research Services								.				.	.	.				C
Restaurant - Drive-In/ Fast Food								.				C	C	C		C		C
Restaurant								.	.			.	.			.		C
Restaurant - Limited						C		.	.									
Retail Sales- Limited						C		.	.									
Scrap and Salvage Services													C	C				

Service Station								•				•	•					c
Stables															c		c	
Vehicle Storage													c				c	
Veterinary Services								•				•	•					c
Shopping center																		c
Drive-In Facilities							c		c	c		c	c	c		c		c

• - Permitted Uses

c - Conditional Uses

MU-1 - redevelopment areas

MU-2 greenfield development



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: Friendship Lane Mixed-Use

Project Address: Friendship Lane & S. Eagle St.

Tax ID Number (s): GCAD Property IDs: 15730, 87188, 15726 (partial), 15727 (partial), 15728, 15729, 15732 (partial)

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: n/a

Jurisdiction: ☒ City Limits ☒ ETJ Total Acres: 32.535 AC No. of Lots: see surveys attached
approx. 25.915 city / 6.62 ETJ

Original Survey & Abstract No: see attached

Legal Description: see attached

Current Land Use Plan: Medium Density Residential

Proposed Land Use Plan: Mixed Use Corridor

Current Zoning: R-2: Mixed Residential

Proposed Zoning: MU-2: Mixed Use - Corridor

Location: The SW corner of Friendship Lane and South Eagle Street.

Proposed Use(s): Multifamily and single-family residential (for-rent), retail, office

Applicant's Signature

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

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: John Needham
John C Needham (Jan 04 2021 12:20 MST)

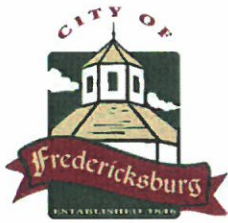
Printed Name: John Needham

Date: 01/04/2021

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) 1 of 2

Firm Name (if applicable):

Owner Name: Robert Eckhardt (4.915 acres)

Address: 10 Palomino Path, High Falls, NY 12440

Phone:

Fax:

Email: robertenyc@mac.com

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

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

Firm Name (if applicable): Seco Enterprises LLC dba Seco Ventures

Address: 2204 Lake Austin Blvd., Austin, TX 78703

Primary Contact Name: John Needham

Phone: 512-200-3480

Fax:

Email: john@secoventures.com

Secondary Contact Name: Jordan Needham

Phone: 512-200-3480

Fax:

Email: jordan@secoventures.com

III. Applicant

Firm Name (if applicable): Seco Enterprises LLC dba Seco Ventures

Applicant Name (s): John, Joshua, Jordan Needham

Address: 2204 Lake Austin Blvd., Austin, TX 78703

Phone: 512-200-3480

Fax:

Email: john@secoventures.com

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

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

Firm Name (if applicable): LJA Engineering

Address: 7500 Rialto Boulevard Building II, Suite 100 Austin, Texas 78735

Primary Contact Name: Charles Hager

Phone: Fax: Email: chager@lja.com

512.439.4714



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) 2 of 2

Firm Name (if applicable):

Owner Name: Keven Eckhardt (27.62 acres)

Address: 105 Shatzee Lane, Fredericksburg, TX, 78624

Phone:

Fax:

Email: keckhardt62@gmail.com

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

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

Firm Name (if applicable): Seco Enterprises LLC dba Seco Ventures

Address: 2204 Lake Austin Blvd., Austin, TX 78703

Primary Contact Name: John Needham

Phone: 512-200-3480

Fax:

Email: john@secoventures.com

Secondary Contact Name: Jordan Needham

Phone: 512-200-3480

Fax:

Email: jordan@secoventures.com

III. Applicant

Firm Name (if applicable): Seco Enterprises LLC dba Seco Ventures

Applicant Name (s): John, Joshua, Jordan Needham

Address: 2204 Lake Austin Blvd., Austin, TX 78703

Phone: 512-200-3480

Fax:

Email: john@secoventures.com

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

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

Firm Name (if applicable): LJA Engineering

Address: 7500 Rialto Boulevard Building II, Suite 100 Austin, Texas 78735

Primary Contact Name: Charles Hager

Phone: Fax:

Email: chager@lja.com

512.439.4714

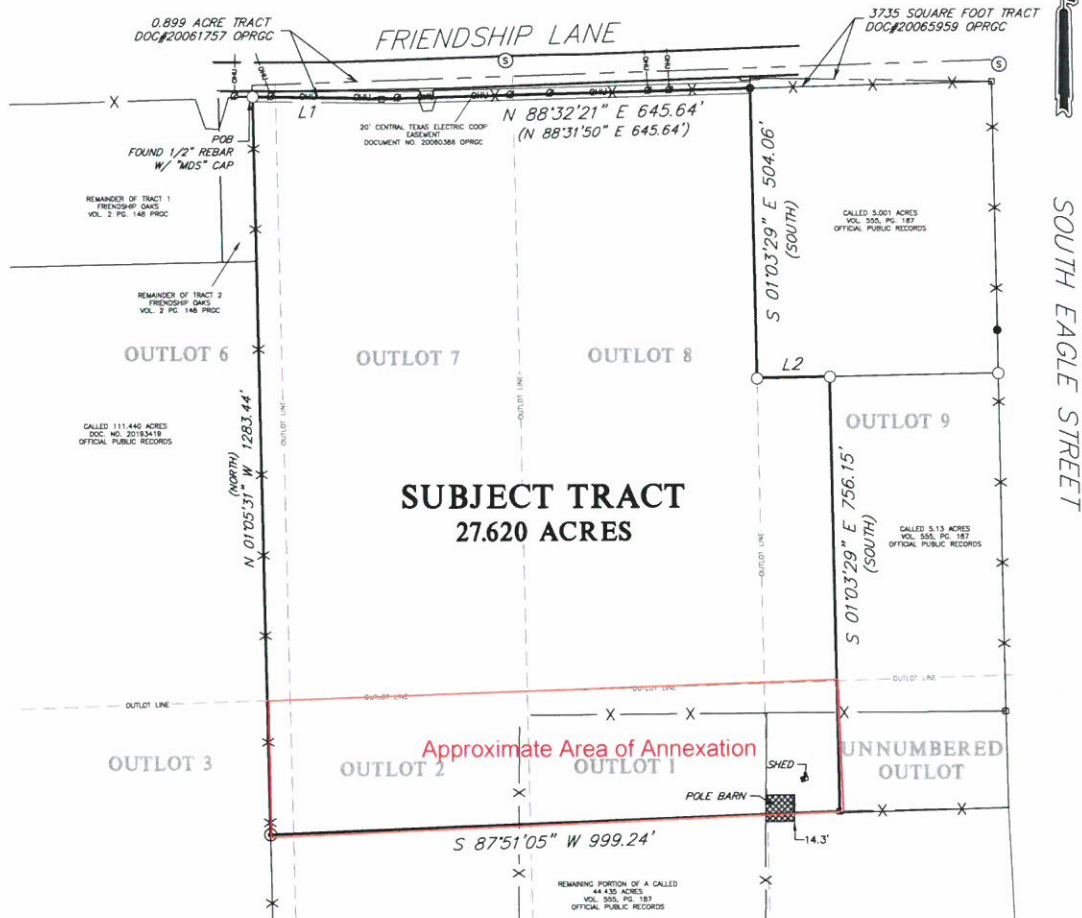


Tract A	
Residential (1000 sf avg):	123 units 108 MF units / 15 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Leasing/Amenity:	8,000 s.f.
Retail:	10,000 s.f.
Office/Live Work:	8,000 s.f.
Residential:	215 sps (1.75 sps/unit)
Retail:	67 sps (Assume 1sp/150 s.f.)
Office/LW:	20 sps (1sp/400 s.f.)
Parking Provided:	325 sps
Residential:	215 sps (1.75 sps/unit)
Retail:	70 sps (Assume 1sp/150 s.f.)
Office/LW:	40 sps (1 sp/200 s.f.)
Site Area Gross:	11.5 Acres
Tract B	
Residential (1000 sf avg):	125 units 108 MF units / 17 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Amenity:	3,000 s.f.
Parking Required (Residential):	220 sps (1.75 sps/unit)
Parking Provided (Residential):	230 sps (1.8 sps/unit)
Site Area Gross:	11.2 Acres
Tract C	
Residential (1000 sf avg):	160 units 150 MF units / 10 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Amenity:	3,000 s.f.
Parking Required (Residential):	280 sps (1.75 sps/unit)
Parking Provided (Residential):	280 sps (1.75 sps/unit)
Site Area Gross:	9.3 Acres
Total Tracts	
Residential (1000 sf avg):	408 units 366 MF units / 42 SF houses (Unit Mix: 50% 1 BR, 40% 2 BR, and 10% 3BR)
Leasing/Amenity:	14,000 s.f.
Retail:	10,000 s.f.
Office/Live Work:	8,000 s.f.
Parking Provided:	835 sps
Site Area Gross:	32 Acres

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
2. DISTANCES SHOWN HEREON ARE GRID VALUES.
3. FIELD SURVEY INVESTIGATION 11-23-2020.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

SCALE: 1" = 200'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88° 50' 49"E	226.64'
L2	N88° 56' 31"E	127.73'

RECORD LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88° 51' 20"E	227.38'
L2	EAST	127.73'

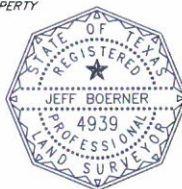
STATE OF TEXAS §
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 14th DAY OF DECEMBER, 2020, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

Jeff Boerner
JEFF BOERNER

REGISTERED PROFESSIONAL LAND SURVEYOR

4939
TEXAS REGISTRATION NO.



**BOUNDARY SURVEY
OF**

**27.620 ACRES
OUT OF A CALLED
44.435 ACRE TRACT
RECORDED IN VOLUME 555, PAGE 187
OFFICIAL PUBLIC RECORDS OF
GILLESPIE COUNTY, TEXAS
BEING PORTIONS OF
OUTLOTS 1, 2, 3, 6, 7, 8, 9, AND AN UNNUMBERED
OUTLOT EAST OF OUTLOT 1, AS SAID OUTLOTS ARE
SHOWN ON MAP OF FREDERICKSBURG, TEXAS,
AND ENVIRONS, BY THE GERMAN EMIGRATION
COMPANY
GILLESPIE COUNTY, TEXAS
DECEMBER 2020**

**MDS LAND SURVEYING
COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10079600
874 HARPER ROAD # 104 • KERRVILLE, TX 78028 • 830-895-1818

JOB No. 20-284-00 SURVEYORS: JB SHEET 1 OF 2