



CITY OF FREDERICKSBURG

PLANNING AND ZONING MEETING AGENDA WEDNESDAY, MAY 4, 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 Commission will meet in regular session on **Wednesday, May 4, 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/UCrhnlFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE APRIL 2022 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 2:00 P.M. on May 4, 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 HEARING

- A. PUBLIC HEARING REGARDING REQUEST Z-2206 BY JOHN ZOOK, APPLICANT, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.510 TO CONSTRUCT TWO (2) FIRST FLOOR BED AND BREAKFAST UNITS IN THE HISTORIC SHOPPING DISTRICT OVERLAY ON PROPERTY LOCATED AT 403 WEST AUSTIN STREET.

6. ACTION ITEMS

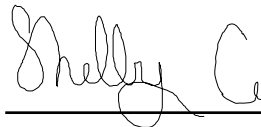
- A. DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST Z-2206 BY JOHN ZOOK, APPLICANT, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.510 TO CONSTRUCT TWO (2) FIRST FLOOR BED AND BREAKFAST UNITS IN THE HISTORIC SHOPPING DISTRICT OVERLAY ON PROPERTY LOCATED AT 403 WEST AUSTIN STREET.
- B. REQUEST SP-2205 – BY GARRETT KELLER WITH MATKIN HOOVER ENGINEERING TO CONSIDER A MULTI-FAMILY DEVELOPMENT, ORCHARD GROVE PHASE II, LOCATED AT 1602 NORTH STATE HIGHWAY 16.
- C. REQUEST P-2216 – BY KEVIN SPRAGGINS WITH VEI TO CONSIDER A FINAL PLAT FOR THE PROSPECT SUBDIVISION LOCATED AT THE INTERSECTION OF HOLLMIG LANE AND FRIENDSHIP LANE.

7. DISCUSSION ITEM

- A. DISCUSS PROCESS AND POLICY RELATING TO PLANNING AND ZONING COMMISSION MEETING AGENDA.

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 P.M. on April 29, 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
APRIL 6, 2022
5:30 P.M.**

On this the 6th day of APRIL 2022 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
EMILY KIRCHNER
DARYL WHITWORTH
POLLY RICKERT
TIM DOOLEY

ABSENT:

STEVE THOMAS
CINDY SCROGGINS

ALSO, PRESENT:

GARRET BONN – Interim Director of Development Services
DANIEL JONES – City Attorney
ANNA HUDSON – Historic Preservation Officer
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 March 2022 Meeting Minutes to include corrections including the spelling of Todd Eidson. Seconded by Daryl Whitworth. All voted in favor and the motion carried.

ACTION ITEM

REQUEST SP-2204 – BY MICHAEL MEEK TO CONSIDER A SITE PLAN FOR A SHORT-TERM RENTAL FACILITY LOCATED AT 320 WEST ORCHARD.

Michael Meek was not present to present the application.

Shelby Collier, Associate Planner, stated the applicant is requesting Site Plan approval for the development of property at 320 West Orchard Street as a Short-Term Rental Facility.

The proposed development would include one (1) existing, one-bedroom unit and three (3) new, one-bedroom units. The proposed development has access off West Orchard St via a 12' wide driveway and requires 4 parking spaces with 4 provided including 1 ADA space. The new units will be single story and

be equipped with a fire suppression system.

Staff recommends approval conditioned upon approval of a Landscape Plan prior to issuance of Building Permits.

Polly Rickert asked if the project complied with Impervious cover requirements. Shelby Collier responded that it did.

Emily Kirchner asked when the application was received. Shelby Collier confirmed the application was received prior to April 1, 2022 and was reviewed under the 2018 Short-Term Rental Ordinance

Jim Jarreau made a Motion to Approve SP-2204 per Staff recommendation. Seconded by Jeff Lawrence. All voted in favor and the Motion carried.

DISCUSSION ITEM

Adding future agenda item to the next meeting, concerning current practices and procedures for Planning and Zoning application review and recommendations to City Council, and any options for possible revisions to said practices and procedures.

Polly Rickert voiced her desire to discuss the process for the Commission to add items to the agenda or providing direction to Staff. Would like to review the flow of projects from the Commission to City Council and voiced her concern that the process is not transparent.

Jim Jarreau stated that he felt that the Commission was rushed to consider the STR Ordinance amendment and would like to know what the Commissions abilities are as Polly Rickert mentioned.

Daniel Jones, City Attorney, stated that the Commission could reference the processes used by City Council for adding items to an agenda. Tim Dooley agreed with this recommended process.

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Seconded by Jim Jarreau. All voted in favor and the meeting was adjourned at 6:09 p.m.

PASSED AND APPROVED this 4th day of May 2022.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



PLANNING & ZONING COMMISSION MEMO

DATE: May 4, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: Z-2206 – Conditional Use Permit Application at 403 W. Austin St.

Summary: The Applicant is requesting a Conditional Use Permit per Sec. 3.510 to construct two (2) first-floor Short Term Rental Units in the Historic Shopping District Overlay on property located at 403 W. Austin. The proposed development would include (2) one-bedroom units in addition to two (2) existing units and would have access via an existing 12' driveway on West Austin Street. This development would require 4 parking spaces with 10 provided, including 1 ADA space.

This Application was submitted on February 25, 2022 and was reviewed under the 2018 Short-Term Rental Ordinance (No. 28-001).

This application was reviewed for its conformity with all City Ordinances including Sec. 5.460, review and evaluation criteria for a Conditional Use Permit.

Site Area:	15,192 SF (0.349 AC)
Zoning:	C-1 Neighborhood Commercial/Historic District
Building Coverage:	33% (50% maximum) Sec. 3.200
Impervious Coverage:	38% (70% maximum) Sec. 3.200
Park Dedication:	\$500.00 per unit Sec. 6.15 (Subdivision)
Parking:	4 spaces required with 10 provided including 1 ADA space.
Access:	Access will be via an existing driveway onto W. Austin St.

Utilities:	Water and sanitary sewer are available to serve the site. New units will be required to be sprinklered (fire).
Detention:	Stormwater controls are not required; however, the site plan has been designed to ensure the proposed improvements do not adversely impact adjacent properties or change historical drainage patterns.
Screening:	Required with new 6ft privacy fence provided along the western property line and existing privacy fence along southern and eastern property lines Sec. 7.970
Landscape:	Will be reviewed as part of the Landscape Plan Sec. 7.970

Recommendation: Based on the review of the project application and responses to review comments, staff is recommending approval conditioned upon the following:

1. Landscape plan be provided and approved prior to the commencement of construction.
2. Payment of Parkland Dedication fees prior to issuance of Building Permits.

Attachments:

General Site Plan, Location Map and Project Application.

Sec. 5.460. Review and Evaluation Criteria.

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.

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.

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.

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.

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.

Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.

Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.

Adequacy and convenience of off-street parking and loading facilities.

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.

Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.

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.

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.

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.



March 26, 2022

Shelby Collier
Development Review Committee (DRC)

RE: Z-2206 Review Comment Responses

Engineering Comment:

Indicate how parking spaces will be delineated in gravel.

Response:

4"x4"x24" pcs of limestone will be embeded flush with the gravel.

Engineering Comment:

Provide drainage flow arrows and / or proposed grading to ensure improvements do not adversely impact adjacent properties or change historical drainage patterns.

Response:

Added flow arrows to Site Plan as requested.

Fire Marshal Comment:

New units will need to be sprinkled.

Response:

Added note on Site Plan that units will need to be fire sprinkled.

Development Comment:

Screening is required for solid waste containers.

Response:

Relocated trash containers to screened locations. Refer to Site Plan.

Development Comment:

Please update Zoning Summary to include density calculations.

Response:

Revised Zoning Summary Calculation as requested. Refer to Site Plan.



Development Comment:

Please verify which unit is ADA accessible.

Response:

Refer to the Site Plan for ADA unit location. Please refer to note on the Site Plan regarding this unit.

Development Comment:

Please provide addressing plan for back units.

Response:

Unit #1 address will be 403 W. Austin Street, Suite 100.

Unit #2 address will be 403 W. Austin Street, Suite 200.

Development Comment:

Provide a note regarding all exterior lighting shall be night sky compliant.

Response:

Note added as requested to Site Plan.

Development Comment:

Park Dedication of \$500.00 per unit due prior to issuance of a building permit.

Response:

Added note as requested to Site Plan.

Development Comment:

Landscape plan required prior to issuance of building permits.

Response:

Added note as requested to Site Plan.

This ends the City comment responses, if you have any further questions or comments please do not hesitate to contact me. Thank you for all your help.

Gary M. Williams
GMW / Architect
214-336-6468
gmwarchitect@aol.com



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: Casitas @ 403 W Austin
Project Address: 403 W Austin, Fredericksburg TX
Tax ID Number (s): 24096

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: No. of Lots:

Original Survey & Abstract No:

Legal Description: FBG ADDN BLK 22 LOT 110-PT

Current Land Use Plan: B&B

Proposed Land Use Plan: B&B

Current Zoning: C1

Proposed Zoning: C1

Location:

Proposed Use(s): B&B

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: [Handwritten Signature]

Printed Name: John Zook Date: February 25, 2022

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: John & Helen Zook

Address: 4706 Duval St

Phone: 2816874563

Fax:

Email: jpzook@sbcglobal.net

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

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

Firm Name (if applicable): Gary Williams, Architect

Address:

Primary Contact Name: Gary Williams

Phone: 2143366468

Fax:

Email: gmwarchitect@aol.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone: Fax: Email:

Z-2206

<all other values>



DESC_

200' BUFFER



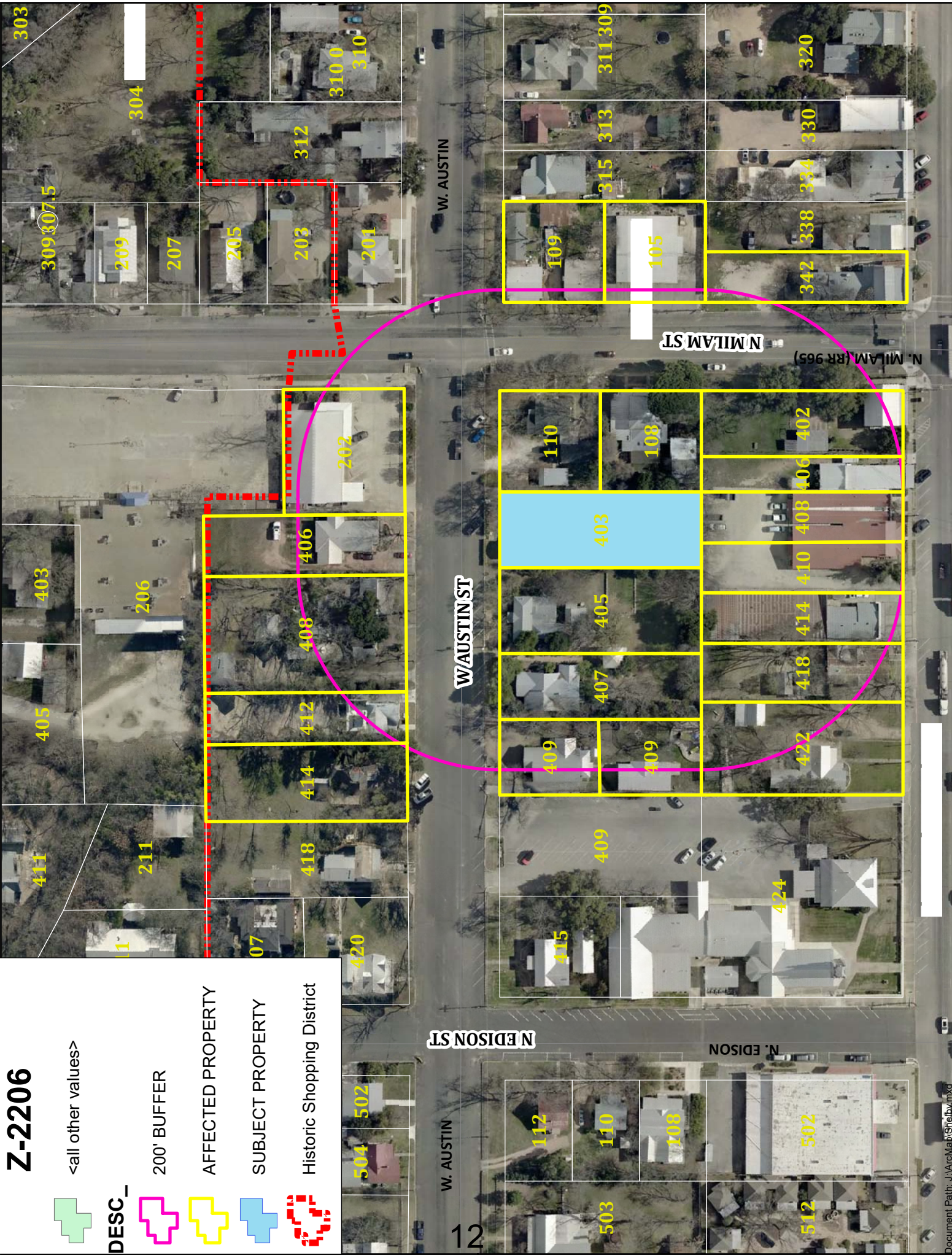
AFFECTED PROPERTY



SUBJECT PROPERTY



Historic Shopping District



Zoning

ZONED

- | Neighborhood | Commercial | Medium Commercial | Central Business District | Open Space | Public Facilities | Single Family Residential | Mixed Residential |
|---------------------------------|------------|-------------------|---------------------------|------------|-------------------|---------------------------|-------------------|
| C1 - Neighborhood Commercial | | | | | | | |
| C1.5 - Medium Commercial | | | | | | | |
| CBD - Central Business District | | | | | | | |
| OS - Open Space | | | | | | | |
| PF - Public Facilities | | | | | | | |
| R1 - Single Family Residential | | | | | | | |
| R2 - Mixed Residential | | | | | | | |





PLANNING & ZONING COMMISSION MEMO

DATE: May 4, 2022
TO: Planning and Zoning Commission
FROM: Garret Bonn, Interim Development Services Director/Asst. City Engineer
SUBJECT: Consider a Multi-Family Development, Orchard Grove Phase II, Located at 1602 North State Highway 16.

Summary: A Site Plan has been submitted to develop the subject property at 1602 North State Highway 16 as part of the second phase of Orchard Grove. The proposed development is to be located on a 5.25 acre lot and will include 10 buildings containing a total of 80 Units: 72 one-bedroom/one-bath units and 8 two-bedroom/two-bath units.

Background / Analysis:

The proposed development has access through the Orchard Grove Apartments (Phase I) with a continuation of an existing drive isle as well as the creation of a new 24 ft wide driveway onto Lower Crabapple. The new units will be (2) two story and be equipped with a fire suppression system. As currently presented, the development will require 112 parking spaces with 114 on-site spaces being provided. Water and Wastewater services are immediately available to serve the project. The project's stormwater controls are also being designed to address an ongoing downstream drainage issue and will comply with the City's Stormwater Control Ordinance.

The Site Plan has been reviewed and meets all applicable city codes regarding land use and development regulations.

Recommendation: Based on the review of the project application and responses to review comments, staff is recommending approval conditioned upon the following:

1. Landscape plan be provided and approved prior to the commencement of construction
2. Approval of Civil Construction Plans

3. TxDOT approval for any work in State ROW (SH 16N) including required sidewalks and drainage improvements
 4. Parkland dedication of \$500.00 Per Unit for the 80 units
-

Attachments:

General Site Plan

Location Map

Project Application



April 11, 2022

Garrett Keller
Matkin Hoover Engineering & Surveying
gkeller@matkinhoover.com

RE: SP-2205 Review Comments for Orchard Grove Phase II located at 1602 N State Highway 16.

Dear Garrett,

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Plat. Plans will not be reviewed or considered without a response sheet.

Engineering

- In addition to site plan approval this project will require submission of civil construction plans to the Engineering Department for review. This review will include floodplain development permitting.
- Provide TXDOT approval for proposed improvements in TXDOT right of way.
- Water service shall be master metered via combination domestic and fire flow assembly. All onsite utilities shall be private.

For information regarding these comments please contact Evan Williamson with Public Works at 830-990-2009 or ewilliamson@fbgtx.org

Fire Marshall

Please complete the Fire Department site plan review form which can be located at <https://www.fbgtx.org/DocumentCenter/View/4733/Fire-Department-Site-Plan-Checklist>
All buildings must have a Fire Suppression system in them, with FDC connections

Development

- Site Plan requires Planning and Zoning Approval, Wednesday May 4th @ 5:30 PM.
- Screening is required for solid waste containers.
- Please provide interior floor plans to determine density.
- Please provide Zoning Summary and include Density Calculations. **Sec 3.210 Sec 7.600**
- Please provide addressing plan for units
- Provide a note that all exterior lighting shall be night sky compliant.
- Park Dedication of \$500.00 Per unit due prior to issuance of a Building Permit
- Screening required per **Sec 7.940**
- Landscape plan in accordance with **Sec 7.920** required prior to issuance of building permits

For information regarding these comments please contact Shelby Collier with Development Services at 830-990-2013 or scollier@fbgtx.org

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plans along with your written response as to how the comments have been addressed by.



Shelby Collier
Development Review Committee (DRC)

April 20, 2022

City of Fredericksburg
126 W. Main St.
Fredericksburg, TX 78624-3708
Attn: Shelby Collier

Re: City of Fredericksburg Review of SP-2205 P&Z Site Plan for the Orchard Grove Phase II Project
Comments Response Letter

Dear Ms. Collier:

The purpose of this letter is to address your comments from the review of SP-2205 P&Z Site Plan for the Orchard Grove Phase II Project submitted on March 28th, 2022 and received on April 11th, 2022.

Engineering: Evan Williamson (830) 990-2009 (email: ewilliamson@fbgtx.org)

Fire Marshall: Reagan Rabke (830) 997-7521 (email: rrabke@fbgtx.org)

Development Services: Shelby Collier (830-990-2013) (email: scollier@fbgtx.org)

Engineering Comments

Comment 1:

In addition to site plan approval this project will require submission of civil construction plans to the Engineering Department for review. This review will include floodplain development permitting.

Response:

Noted. Will provide. Civil Construction Plans and Floodplain Development Study shall be submitted to the City of Fredericksburg (CoF) for approval and permitting.

Comment 2:

Provide TXDOT approval for proposed improvements in TXDOT right of way.

Response:

Noted. Will provide. TXDOT approval shall be provided as part of the Civil Construction Plans to be submitted to the CoF for approval and permitting.

Comment 3:

Water service shall be master metered via combination domestic and fire flow assembly. All onsite utilities shall be private.

Response:

Noted. Will provide as part of the Civil Construction Plans to be submitted to the CoF for approval and permitting.

Fire Marshall Comments

Comment 1:

Please complete the Fire Department site plan review form which can be located at <https://www.fbgtx.org/DocumentCenter/View/4733/Fire-Department-Site-Plan-Checklist>

All buildings must have a Fire Suppression system in them, with FDC connections

Response:

Noted. Will provide. The Fire Department Site Plan Review Checklist (filled) shall be included as an Attachment to this Comments Response Letter. The Building Fire Suppression System and remote Fire Department Connections shall be provided as part of the Building Permit and Civil Construction Plans to be submitted to the CoF for approval and permitting.
<u>Development Services Comments</u>
Comment 1: Site Plan requires Planning and Zoning Approval, Wednesday May 4th @ 5:30 PM.
Response: Noted.
Comment 2: Screening is required for solid waste containers.
Response: Noted. Screening shall be provided as part of the Building Permit and Civil Construction Plans to be submitted to the CoF for approval and permitting.
Comment 3: Please provide interior floor plans to determine density.
Response: Noted. Interior floor plans shall be provided as part of the Building Permit Plans to be submitted to the CoF for approval and permitting.
Comment 4: Please provide Zoning Summary and include Density Calculations. Sec 3.210 Sec 7.600
Response: Noted. Zoning Summary and Density Calculations per Sec. 3.210 Sec. 7.600 shall be provided as part of the Building Permit Plans to be submitted to the CoF for approval and permitting.
Comment 5: Please provide addressing plan for units.
Response: Noted. Addressing shall be provided as part of the Building Permit Plans to be submitted to the CoF for approval and permitting.
Comment 6: Provide a note that all exterior lighting shall by night sky compliant.
Response: Noted. Notes indicating that all exterior lighting shall be night sky compliant shall be provided as part of the Building Permit Plans to be submitted to the CoF for approval and permitting.
Comment 7: Park Dedication of \$500.00 Per unit due prior to issuance of a Building Permit.
Response: Noted. Park Dedication Fees shall be provided as part of the Building Permit Plans to be submitted to the

CoF for approval and permitting.
Comment 8: Screening required per Sec 7.940
Response: Noted. Screening per Sec. 7.940 shall be provided as part of the Building Permit and Civil Construction Plans to be submitted to the CoF for approval and permitting.
Comment 9: Landscape plan in accordance with Sec 7.920 required prior to issuance of building permits.
Response: Noted. Landscape plans in accordance with Sec. 7.920 shall be provided as part of the Building Permit and Civil Construction Plans to be submitted to the CoF for approval and permitting.

Should you or your staff have questions, comments, or require additional information, please feel free to contact our office.

Sincerely,
Matkin Hoover Engineering & Surveying
TBPE Firm Registration No. F-4512



Garrett Keller, P.E.
President / COO

Attachments:



Fire Department

Site Plan Review Checklist

Property Information

Building Name: Orchard Grove - Phase II
Address: 1602 SH 16 North, Fredericksburg, TX 78624
Contact Person: Garrett D. Keller
Phone: (210) 884-3751 E-mail: gkeller@matkinhoover.com

Building

Occupancy Type: R2
Square Footage: 80,806
Number of Stories: Two
Construction Type: VB
Occupant Load (based on net gross): 310

YES NO N/A

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| ☒ | ☐ | ☐ | Fire Sprinklers or Standpipe System |
| ☒ | ☐ | ☐ | Fire Alarm System |
| ☐ | ☐ | ☒ | Commercial Kitchen Hood System |
| ☐ | ☐ | ☒ | Underground or Aboveground Fuel Storage Tanks |
| ☐ | ☐ | ☐ | Other: _____ |

The items in the list below are the minimum requirements and must be addressed during site design.

Site Access:

YES NO N/A

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| ☒ | ☐ | ☐ | Fire access roads shall be designed to support the imposed load of a fire apparatus weighing 75,000 lb. gross vehicle weight. (503.2.3) |
| ☒ | ☐ | ☐ | Access roads shall have a minimum of 13 feet 6 Inches of vertical clearance and 20 feet unobstructed width. (503.2.1) Additional road width of (26 feet) may be required for buildings that require aerial apparatus access. Required access roads should not travel through parking stalls, stacking lanes, loading areas or other designated use areas. |

YES NO N/A

- ☒ ☐ ☐ Fire access roads shall be constructed of an all-weather driving surface such as asphalt, concrete, chip-seal (oil matting) or similar surface along an approved route around the exterior of all buildings. Grass pavers may be permitted for secondary access roads no longer than 200 feet in length with a low 6 inch concrete curb provided along the edges to outline and identify the driving area along with fire lane signage. **(503.2.3)**
- ☒ ☐ ☐ All portions of the building's exterior walls shall be within 150 feet of the fire access road. **(503.1.1)**
Access roads may be extended to 200 feet for buildings equipped with an approved automatic sprinkler system installed. When fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection may be approved.
- ☒ ☐ ☐ Turnarounds shall be provided for any dead-end road in excess of 150 feet in length. **(503.2.5)** Dead-end roads in excess of 150 feet resulting from a phased project are required to be provided with temporary approved turnarounds.
- ☐ ☐ ☒ Additional access road(s) may be required for residential subdivisions with more than 30 single family lots or multifamily residential buildings with more than 100 units. **(503.1.2)** Commercial buildings may require additional access depending on design.
- ☒ ☐ ☐ Fire apparatus access road(s) maximum grade shall not exceed 10 percent unless otherwise approved. **(503.2.7)**
- ☒ ☐ ☐ Final approval for all turning radii shall be field verified by the fire department prior to Certificate of Occupancy. **(503.2.4)**
- ☒ ☐ ☐ The angles of approach and departure for fire apparatus access shall not exceed 8 degrees. **(503.2.8)**
- ☒ ☐ ☐ A plan for fire access during construction shall be provided. **(501.4)**
- ☒ ☐ ☐ Details for **No Parking Fire Lane** signage including road striping (cross-hatching) area shall be indicated on the plans. **(503.3)**
- ☒ ☐ ☐ Security gate(s) across fire access roads shall be electronically operated by siren and are provided with fire department KnoxBox key switch override and optical sensors and comply with ASTM F2200. Gate openers shall be listed in accordance with UL 325 **(503.6)**
- ☐ ☐ ☒ Where a bridge or elevated surface is designed in a Fire Apparatus Access Road, then the bridge shall be constructed and maintained to AASHTO HB-17 and designed for a live load sufficient to carry a 75,000 lbs. fire apparatus. Vehicle load limits shall be posted at each entrance to the bridge **(503.2.6)**.
- ☐ ☐ ☒ Traffic calming devices shall be prohibited except when approved by the Fire Code Official

Site Water and Fire Protection:

YES NO N/A

☒ ☐ ☐ Fire flow calculations have been determined using the current (ISO Guide for Determination of Needed Fire Flow) and report submitted with the plan. **(507.3)**. ***Note:** The minimum required flow shall not be less than 1500 GPM. for commercial and 1000 GPM. for residential developments.*

☒ ☐ ☐ The most remote exterior portion of a non-sprinklered building shall be within 400 feet of a fire hydrant. **(507.5.1)** Existing fire hydrants along approved routes may be considered if the locations meet the public safety objectives of the fire department. Spacing between fire hydrants shall not exceed 500 feet.

☒ ☐ ☐ All existing and proposed water mains and fire hydrant locations and size(s) are indicated on plans.

☒ ☐ ☐ Fire system backflow prevention devices are located inside the building and indicated on plans. **(903.3.5)**

☒ ☐ ☐ Fire Department Connections (FDC) for fire sprinklers or standpipes are located remotely from the building exterior outside of the collapse zone and within 50 feet of a fire hydrant with details for construction of FDC including underground piping and valves shall be provided. **(903.3.7)**

☒ ☐ ☐ Landscaping plan has been checked to verify that clear space is maintained around fire hydrants, FDC and other fire protection equipment. **(507.5.5)**

***Note:** When approved as an alternative material and method, the building may be protected throughout by an approved automatic sprinkler system, if the minimum required fire flow is not available or other requirements of the code cannot be met.*



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: Orchard Grove - Phase II
Project Address: 1602 SH 16 North, Fredericksburg, TX 78624
Tax ID Number (s): 179634

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: 5.25 No. of Lots: 1

Original Survey & Abstract No: Anderson, W H #197 / 1712

Legal Description: Lot 2BR-R, Nagel Subdivision Volume 5, Page 135, Plat Record ☒

Current Land Use Plan: Undeveloped Proposed Land Use Plan: Multi-Family Residential ☒

Current Zoning: C-2 Proposed Zoning: C-2

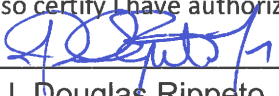
Location: North and East of the Intersection OF SH 16N and Lower Crabapple Road

Proposed Use(s): Multi-Family Residential

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: 

Printed Name: J. Douglas Rippetto Jr. Date: 3/17/2022

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): Juniper Investment Group LLC

Owner Name: Juniper Orchard Grove II LP

Address: 520 Post Oak Blvd., Suite 575, Houston, TX 77027

Phone: (713) 972-9302

Fax:

Email: seth@jiglp.com

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

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

Firm Name (if applicable): MatkinHoover Engineering & Surveying

Address: 8 Spencer Rd., Suite 100, Boerne, TX 78006

Primary Contact Name: Garrett D. Keller

Phone: (210) 884-3751

Fax:

Email: gkeller@matkinhoover.com

Secondary Contact Name: Dean Keller

Phone: (210) 316-6177

Fax:

Email: dkeller@matkinhoover.com

III. Applicant

Firm Name (if applicable): MatkinHoover Engineering & Surveying

Applicant Name (s): Garrett D. Keller

Address: 8 Spencer Rd., Suite 100, Boerne, TX 78006

Phone: (210) 884-3751

Fax:

Email: gkeller@matkinhoover.com

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

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

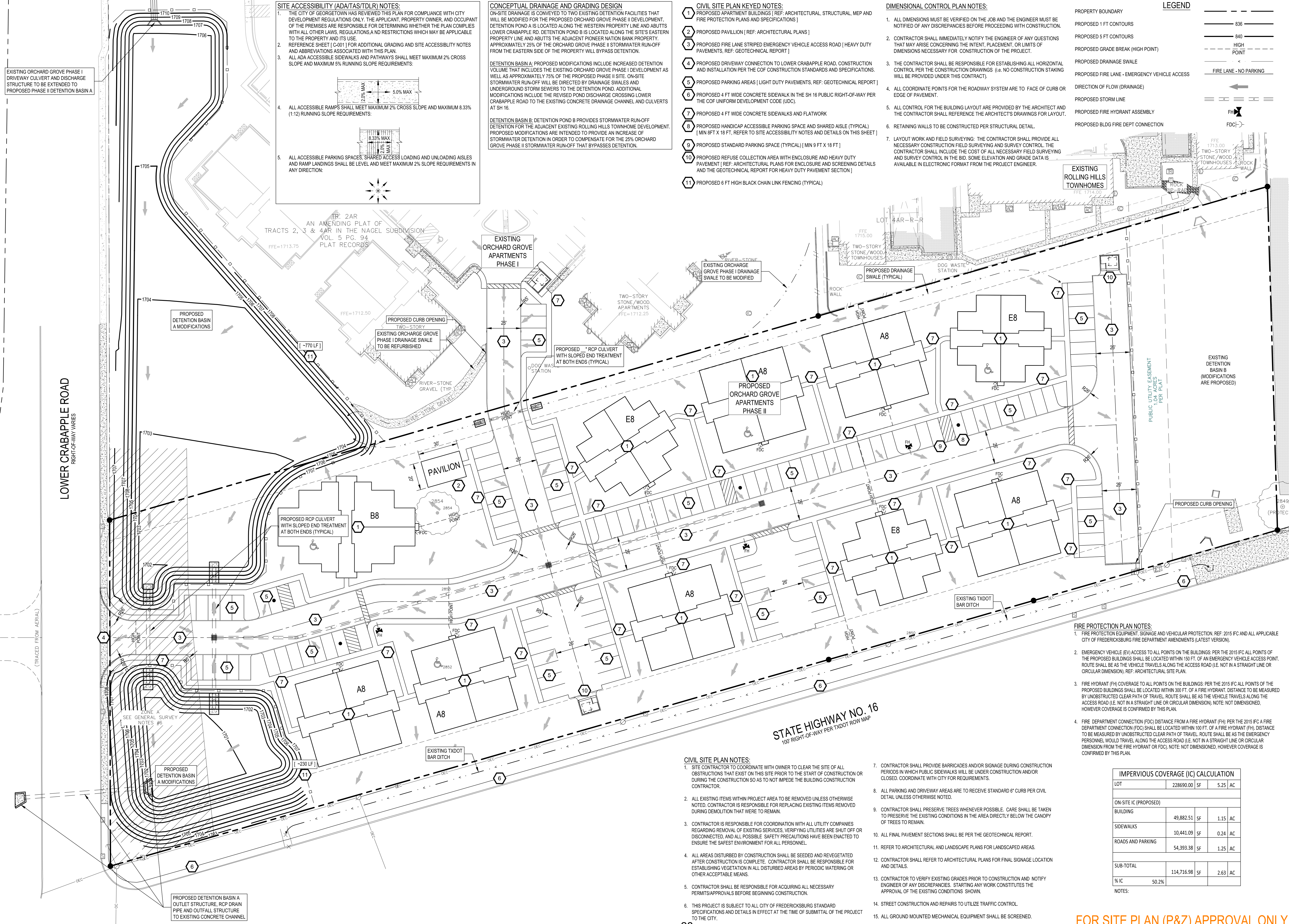
Firm Name (if applicable): MatkinHoover Engineering & Surveying

Address: 8 Spencer Rd., Suite 100, Boerne, TX 78006

Primary Contact Name: Dean Keller

Phone: Fax: Email: dkeller@matkinhoover.com

[illegible]



SITE ACCESSIBILITY (ADA/TAS/TDLR) NOTES:

- THE CITY OF GEORGETOWN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE. REFERENCE SHEET (C-001) FOR ADDITIONAL GRADING AND SITE ACCESSIBILITY NOTES AND ABBREVIATIONS ASSOCIATED WITH THIS PLAN.
- ALL ADA ACCESSIBLE SIDEWALKS AND PATHWAYS SHALL MEET MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% RUNNING SLOPE REQUIREMENTS.
- ALL ACCESSIBLE RAMP SHALL MEET MAXIMUM 2% CROSS SLOPE AND MAXIMUM 8.33% (1:12) RUNNING SLOPE REQUIREMENTS:
- ALL ACCESSIBLE PARKING SPACES, SHARED ACCESS LOADING AND UNLOADING AISLES AND RAMP LANDINGS SHALL BE LEVEL AND MEET MAXIMUM 2% SLOPE REQUIREMENTS IN ANY DIRECTION.

2.0% MAX
5.0% MAX
8.33% MAX

CONCEPTUAL DRAINAGE AND GRADING DESIGN

ON-SITE DRAINAGE IS CONVEYED TO TWO EXISTING DETENTION FACILITIES THAT WILL BE MODIFIED FOR THE PROPOSED ORCHARD GROVE PHASE II DEVELOPMENT. DETENTION POND A IS LOCATED ALONG THE WESTERN PROPERTY LINE AND ABUTTS LOWER CRABAPPLE RD. DETENTION POND B IS LOCATED ALONG THE SITE'S EASTERN PROPERTY LINE AND ABUTTS THE ADJACENT PIONEER NATION BANK PROPERTY. APPROXIMATELY 25% OF THE ORCHARD GROVE PHASE II STORMWATER RUN-OFF FROM THE EASTERN SIDE OF THE PROPERTY WILL BYPASS DETENTION.

DETENTION BASIN A: PROPOSED MODIFICATIONS INCLUDE INCREASED DETENTION VOLUME THAT INCLUDES THE EXISTING ORCHARD GROVE PHASE I DEVELOPMENT AS WELL AS APPROXIMATELY 75% OF THE PROPOSED PHASE II SITE. ON-SITE STORMWATER RUN-OFF WILL BE DIRECTED BY DRAINAGE SWALES AND UNDERGROUND STORM SEWERS TO THE DETENTION POND. ADDITIONAL MODIFICATIONS INCLUDE THE REVISED POND DISCHARGE CROSSING LOWER CRABAPPLE ROAD TO THE EXISTING CONCRETE DRAINAGE CHANNEL AND CULVERTS AT SH 16.

DETENTION BASIN B: DETENTION POND B PROVIDES STORMWATER RUN-OFF DETENTION FOR THE ADJACENT EXISTING ROLLING HILLS TOWNHOME DEVELOPMENT. PROPOSED MODIFICATIONS ARE INTENDED TO PROVIDE AN INCREASE OF STORMWATER DETENTION IN ORDER TO COMPENSATE FOR THE 25% ORCHARD GROVE PHASE II STORMWATER RUN-OFF THAT BYPASSES DETENTION.

- CIVIL SITE PLAN KEYED NOTES:**
- PROPOSED APARTMENT BUILDINGS [REF: ARCHITECTURAL, STRUCTURAL, MEP AND FIRE PROTECTION PLANS AND SPECIFICATIONS]
 - PROPOSED PAVILION [REF: ARCHITECTURAL PLANS]
 - PROPOSED FIRE LANE STRIPED EMERGENCY VEHICLE ACCESS ROAD [HEAVY DUTY PAVEMENTS, REF: GEOTECHNICAL REPORT]
 - PROPOSED DRIVEWAY CONNECTION TO LOWER CRABAPPLE ROAD, CONSTRUCTION AND INSTALLATION PER THE COF CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 - PROPOSED PARKING AREAS [LIGHT DUTY PAVEMENTS, REF: GEOTECHNICAL REPORT]
 - PROPOSED 4 FT WIDE CONCRETE SIDEWALK IN THE SH 16 PUBLIC RIGHT-OF-WAY PER THE COF UNIFORM DEVELOPMENT CODE (UDC).
 - PROPOSED 4 FT WIDE CONCRETE SIDEWALKS AND FLATWORK
 - PROPOSED HANDICAP ACCESSIBLE PARKING SPACE AND SHARED AISLE (TYPICAL) [MIN 8FT X 18 FT, REFER TO SITE ACCESSIBILITY NOTES AND DETAILS ON THIS SHEET]
 - PROPOSED STANDARD PARKING SPACE (TYPICAL) [MIN 9 FT X 18 FT]
 - PROPOSED REFUSE COLLECTION AREA WITH ENCLOSURE AND HEAVY DUTY PAVEMENT [REF: ARCHITECTURAL PLANS FOR ENCLOSURE AND SCREENING DETAILS AND THE GEOTECHNICAL REPORT FOR HEAVY DUTY PAVEMENT SECTION]
 - PROPOSED 6 FT HIGH BLACK CHAIN LINK FENCING (TYPICAL)

- DIMENSIONAL CONTROL PLAN NOTES:**
- ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
 - CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL CONTROL PER THE CONSTRUCTION DRAWINGS (I.E. NO CONSTRUCTION STAKING WILL BE PROVIDED UNDER THIS CONTRACT).
 - ALL COORDINATE POINTS FOR THE ROADWAY SYSTEM ARE TO FACE OF CURB OR EDGE OF PAVEMENT.
 - ALL CONTROL FOR THE BUILDING LAYOUT ARE PROVIDED BY THE ARCHITECT AND THE CONTRACTOR SHALL REFERENCE THE ARCHITECT'S DRAWINGS FOR LAYOUT.
 - RETAINING WALLS TO BE CONSTRUCTED PER STRUCTURAL DETAIL.
 - LAYOUT WORK AND FIELD SURVEYING: THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONSTRUCTION FIELD SURVEYING AND SURVEY CONTROL. THE CONTRACTOR SHALL INCLUDE THE COST OF ALL NECESSARY FIELD SURVEYING AND SURVEY CONTROL IN THE BID. SOME ELEVATION AND GRADE DATA IS AVAILABLE IN ELECTRONIC FORMAT FROM THE PROJECT ENGINEER.

LEGEND

PROPERTY BOUNDARY
PROPOSED 1 FT CONTOURS
PROPOSED 5 FT CONTOURS
PROPOSED GRADE BREAK (HIGH POINT)
PROPOSED DRAINAGE SWALE
PROPOSED FIRE LANE - EMERGENCY VEHICLE ACCESS
DIRECTION OF FLOW (DRAINAGE)
PROPOSED STORM LINE
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED BLDG FIRE DEPT CONNECTION

836
840
HIGH POINT
FIRE LANE - NO PARKING
FH
FDC

REVISIONS:

NO.	DESCRIPTION	DATE

This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511. DATE: MARCH, 2022

MATKINHOOVER
ENGINEERING & SURVEYING

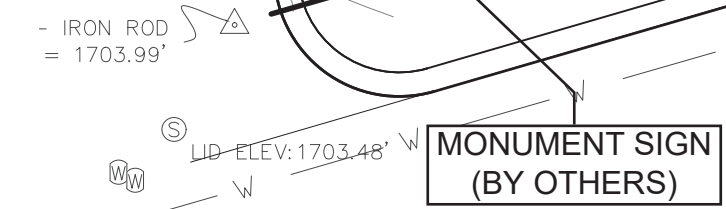
3303 SHELL ROAD SUITE 100
GEORGETOWN, TEXAS 78628
OFFICE: 832.299.6800
CONTACT@MATKINHOOVER.COM
TXAS REGISTERED ENGINEERING FIRM F-040412 SURVEYING FIRM F-10024000

CIVIL SITE PLAN FOR ORCHARD GROVE APARTMENTS - PHASE II
1602 STATE HIGHWAY 16 NORTH
FREDERICKSBURG, TX 78624

- FIRE PROTECTION PLAN NOTES:**
- FIRE PROTECTION EQUIPMENT, SIGNAGE AND VEHICULAR PROTECTION, REF: 2015 IFC AND ALL APPLICABLE CITY OF FREDERICKSBURG FIRE DEPARTMENT AMENDMENTS (LATEST VERSION).
 - EMERGENCY VEHICLE (EV) ACCESS TO ALL POINTS ON THE BUILDINGS: PER THE 2015 IFC ALL POINTS OF THE PROPOSED BUILDINGS SHALL BE LOCATED WITHIN 150 FT. OF AN EMERGENCY VEHICLE ACCESS POINT. ROUTE SHALL BE AS THE VEHICLE TRAVELS ALONG THE ACCESS ROAD (I.E. NOT IN A STRAIGHT LINE OR CIRCULAR DIMENSION), REF: ARCHITECTURAL SITE PLAN.
 - FIRE HYDRANT (FH) COVERAGE TO ALL POINTS ON THE BUILDINGS: PER THE 2015 IFC ALL POINTS OF THE PROPOSED BUILDINGS SHALL BE LOCATED WITHIN 300 FT. OF A FIRE HYDRANT. DISTANCE TO BE MEASURED BY UNOBSTRUCTED CLEAR PATH OF TRAVEL. ROUTE SHALL BE AS THE VEHICLE TRAVELS ALONG THE ACCESS ROAD (I.E. NOT IN A STRAIGHT LINE OR CIRCULAR DIMENSION). NOTE: NOT DIMENSIONED, HOWEVER COVERAGE IS CONFIRMED BY THIS PLAN.
 - FIRE DEPARTMENT CONNECTION (FDC) DISTANCE FROM A FIRE HYDRANT (FH): PER THE 2015 IFC A FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED WITHIN 100 FT. OF A FIRE HYDRANT (FH). DISTANCE TO BE MEASURED BY UNOBSTRUCTED CLEAR PATH OF TRAVEL. ROUTE SHALL BE AS THE EMERGENCY PERSONNEL WOULD TRAVEL ALONG THE ACCESS ROAD (I.E. NOT IN A STRAIGHT LINE OR CIRCULAR DIMENSION FROM THE FIRE HYDRANT OR FDC). NOTE: NOT DIMENSIONED, HOWEVER COVERAGE IS CONFIRMED BY THIS PLAN.

IMPERVIOUS COVERAGE (IC) CALCULATION			
LOT	228690.00	SF	5.25 AC
ON-SITE IC (PROPOSED)			
BUILDING	49,882.51	SF	1.15 AC
SIDEWALKS	10,441.09	SF	0.24 AC
ROADS AND PARKING	54,393.38	SF	1.25 AC
SUB-TOTAL			
% IC	114,716.98	SF	2.63 AC
NOTES:			

- CIVIL SITE PLAN NOTES:**
- SITE CONTRACTOR TO COORDINATE WITH OWNER TO CLEAR THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION CONTRACTOR.
 - ALL EXISTING ITEMS WITHIN PROJECT AREA TO BE REMOVED UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR REPLACING EXISTING ITEMS REMOVED DURING DEMOLITION THAT WERE TO REMAIN.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED AND REVEGETATED AFTER CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING VEGETATION IN ALL DISTURBED AREAS BY PERIODIC WATERING OR OTHER ACCEPTABLE MEANS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING CONSTRUCTION.
 - THIS PROJECT IS SUBJECT TO ALL CITY OF FREDERICKSBURG STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
 - CONTRACTOR SHALL PROVIDE BARRICADES AND/OR SIGNAGE DURING CONSTRUCTION PERIODS IN WHICH PUBLIC SIDEWALKS WILL BE UNDER CONSTRUCTION AND/OR CLOSED. COORDINATE WITH CITY FOR REQUIREMENTS.
 - ALL PARKING AND DRIVEWAY AREAS ARE TO RECEIVE STANDARD 6" CURB PER CIVIL DETAIL UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PRESERVE TREES WHENEVER POSSIBLE. CARE SHALL BE TAKEN TO PRESERVE THE EXISTING CONDITIONS IN THE AREA DIRECTLY BELOW THE CANOPY OF TREES TO REMAIN.
 - ALL FINAL PAVEMENT SECTIONS SHALL BE PER THE GEOTECHNICAL REPORT.
 - REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR LANDSCAPED AREAS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR FINAL SIGNAGE LOCATION AND DETAILS.
 - CONTRACTOR TO VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. STARTING ANY WORK CONSTITUTES THE APPROVAL OF THE EXISTING CONDITIONS SHOWN.
 - STREET CONSTRUCTION AND REPAIRS TO UTILIZE TRAFFIC CONTROL.
 - ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.



REQUIRED	112
PROVIDED	114
STANDARD	110
ACCESSIBLE	<u>4</u>
TOTAL	114

ORCHARD GROVE APARTMENTS: PHASE II											
NET RENTABLE AREA TABULATIONS				TYPICAL BUILDING DATA							
UNIT		A1	B1	E1	TOTAL UNITS/ BLDG	UNIT AREA/BLDG		MISC. BLDG AREA			TOTAL BLDG AREA (S.F.)
TYPE	1BR/1BA	2BR/2BA	1BR/1BA	FIRST FLOOR (S.F.)		SECOND FLOOR (S.F.)	TOTAL UNIT AREA/ BLDG (S.F.)	FIRST FLOOR PATIOS, BRZWS, STOR.	SECOND FLOOR PATIOS, BRZWS, STOR.		
NUMBER	48	8	24								
SQ FT/UNIT	750	1002	578								
% OF TOTAL	60%	10%	30%								
BLDG TYPE	A1	B1	E1								
1	III		8	8	4218	4218	8436	1268	713	10417	
2	I		8	8	2492	2492	4984	1232	677	6893	
3	II	8		8	3228	3228	6456	1192	637	8285	
4	II	8		8	3228	3228	6456	1192	637	8285	
5	I		8	8	2492	2492	4984	1232	677	6893	
6	II	8		8	3228	3228	6456	1192	637	8285	
7	I		8	8	2492	2492	4984	1232	677	6893	
8	II	8		8	3228	3228	6456	1192	637	8285	
9	II	8		8	3228	3228	6456	1192	637	8285	
10	II	8		8	3228	3228	6456	1192	637	8285	
TOTAL		48	8	24	80	31062	31062	62124	12116	6566	80806

 **PETER LEWIS**
ARCHITECT + ASSOCIATES

334 West Water Street
(830) 896-4220

Kernville, TX 78028
(830) 896-4226

www.pwlarchitect.com



JUNIPER
INVESTMENT GROUP

Fredericksburg, Texas 78624

NOT PUBLISHED: ALL RIGHTS RESERVED BY THE ARCHITECT. DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR THE CONFIRMING AND CORRELATING DIMENSIONS AT JOB SITE. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES

Architectural Site Plan

A1.1



PLANNING & ZONING COMMISSION MEMO

DATE: May 4, 2022
TO: Planning and Zoning Commission
FROM: Garret Bonn, Interim Development Services Director/Asst. City Engineer
SUBJECT: P-2201 Final Plat of Prospect Addition Subdivision located at the Southwest Corner of the Intersection of Friendship Lane & Hollmig Lane

Summary:

The subject property, formerly referred to as Carbon Multi-Family, is located on the south side of Friendship Lane, west of the intersection of Friendship Lane and Hollmig Lane. The subdivision plat includes:

- Lot 1 (9.74 AC) - planned for a restricted multi-family development
- Lot 2 (9.98 AC) - planned for a traditional multi-family development
- Lot 3 (19.66 AC) – use is yet to be determined

All lots are in compliance with the City's subdivision and zoning requirements regarding lot size and frontage.

Background / Analysis:

City Council approved a zoning change for a portion of the subject property to facilitate the proposed development in January of 2022. P&Z also approved a proposed site plan for two multi-family developments on Lots 1 and 2 in January of 2022. The preliminary plat for the property was approved by P&Z in February of 2022 with several conditions, including a requirement for the entire subject tract to be included in the platted boundary. These conditions have been met in the proposed final plat.

Recommendation:

Staff recommends approval of the final plat application conditioned upon the following:

- Civil construction plan approval for any public improvements and site plans, including a traffic impact analysis, as required by the Access Management Section (6.04) of the City's Subdivision Ordinance.
 - Exact lot acreages shall be noted on the plat.
 - Payment of Parkland Dedication Fees in the amount of \$500/lot.
-

Attachments:

Final Plat

Location Map

Project Application



VEI Consulting Engineers

Graylaur Corporation Inc. d/b/a

507 E. Highway Street, Suite D ♦ Fredericksburg, TX 78624

Tel (830) 997-4744 ♦ <http://vei-tx.com>

Licensed in Texas (Firm No. F-165) ♦ Arkansas ♦ Oklahoma ♦ Colorado ♦ Louisiana ♦ New Mexico

April 25, 2022

City of Fredericksburg
Attn: Shelby Collier, Assoc. Planner
126 W. Main Street
Fredericksburg, TX 78624

Via email to scollier@fbgtx.org

Re: Your letter dated April 18, 2022, Re: P-2216, Final Plat for land located on the south side of Friendship Lane referred to as the PROSPECT ADDITION, Fredericksburg, Gillespie County, Texas (VEI Project No. 21097)

Dear Shelby,

Below you will find our responses to your comments in the above-mentioned letter.

City Comment (ENGINEERING, E.Williamson):

1. *Please note that this project will require civil construction plan review and approval by the Engineering Department and more comments may be generated at that time.*

VEI Response:

Comment noted.

City Comment (ENGINEERING, E.Williamson):

2. *Continue right of way dedication through.*

VEI Response:

A note has been added to the plat addressing future right-of-way dedication requirements.

City Comment (ENGINEERING, E.Williamson):

3. *Additional dedications or improvements may be required based on the results of a traffic impact study for the development of the remaining lot.*

VEI Response:

Comment noted.

City Comment (ENGINEERING, E.Williamson):

4. *In the comment response letter, it was stated the 20-foot utility easement on Lot 3 will no longer be dedicated by separate instrument. It is still noted by separate instrument. Please revise.*

VEI Response:

The call-out for the proposed 20-foot utility easement has been revised.

City Comment (ENGINEERING, E.Williamson):

5. *Show triangular site visibility easement at the corner of Friendship and Hollmig Lane.*

VEI Response:

A sight visibility easement has been added at the corner of Friendship and Hollmig Lane.

City Comment (ENGINEERING, E.Williamson):

6. *Please add the sight visibility restriction note to the plat as written in the City's subdivision ordinance, Section 6.*

VEI Response:

The sight visibility restriction note has been revised as requested.

City Comment (ENGINEERING, E.Williamson):

7. *Show right of way ties across Hollmig Lane.*

VEI Response:

Right-of-way ties across Hollmig Lane have been added to the plat.

City Comment (ENGINEERING, E.Williamson):

8. *Hollmig Lane shall be improved to City standards along the frontage of the subdivision and within the City limit.*

VEI Response:

Comment noted. Hollmig Lane improvements will be occur when Lot 3 is developed. A note has been added to the plat addressing this item.

City Comment (ENGINEERING, E.Williamson):

9. *Dedicate 45- by 45-foot square at the right of way line for the existing Bob White sewer lift station.*

VEI Response:

A 45-by 45-foot easement has been shown around the existing sewer lift station as requested.

City Comment (DEVELOPMENT, S.Collier):

10. *Add the Project Number, P-2216, to the Plat.*

VEI Response:

This project number has been added to the Plat.

City Comment (DEVELOPMENT, S.Collier):

11. *Provide Addressing for all lots.*

VEI Response:

The proposed addresses are being coordinated between the City of Fredericksburg and the Gillespie County Rural Addressing office.

City Comment (DEVELOPMENT, S.Collier):

12. *Provide Park Dedication, \$500.00 Per lot.*

VEI Response:

The park dedication fee will be provided to the City by the owner.

City Comment (DEVELOPMENT, S.Collier):

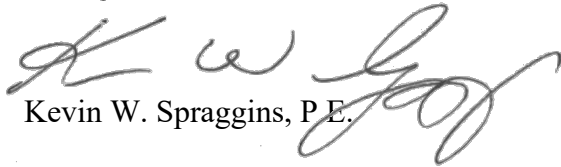
13. *Final Plat requires Planning & Zoning Approval, scheduled for May 4, 2022.*

VEI Response:

Comment noted.

Should you have further questions or comments please do not hesitate to contact me at the information at the top of this letter or at kspraggins@vei-tx.com.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K W Spraggins', written in black ink.

Kevin W. Spraggins, P.E.

A. Project Information (Please complete all items)

Project Name: PROSPECT ADDITION

Project Address: Friendship Lane & 162 Hollmig Lane

Tax ID Number (s): 11773 & 24014 (portion)

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: Carbon Multi-family

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 38.64 No. of Lots: 3

Original Survey & Abstract No: G. de Brandt Survey #42, Abstract #A0180

Legal Description: ABS A0180 G DE BRANDT #42, 31.3 ACRES, -FARM- & ABS A0180

Current Land Use Plan: HDR & COMM

Proposed Land Use Plan: no change

Current Zoning: C1 & R3

Proposed Zoning: no change

Location: SW corner of Friendship Lane & Hollmig Lane

Proposed Use(s): Multi-family Apartment Complex & Senior Living Cottages, both with A

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: _____

Printed Name: Kevin W. Spraggins, P.E. Date: 04/01/2022

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.

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

I. Property Owner(s)

Firm Name (if applicable): Penick Estate Limited Partnership

Owner Name: Mr. Michael Penick and/or Mr. Carroll Bryla

Address: 141 E. Main Street, Fredericksburg, 78624

Phone:

Fax:

Email: cbryla@hotmail.com

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

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

Firm Name (if applicable): Carbon Shepherd Development LLC

Address: 17120 Dallas Pkwy, Ste. 101, Dallas, TX 75248

Primary Contact Name: Mr. Travis E. Jones

Phone: (325) 456-2750

Fax:

Email: travis@carbonlandmark.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): VEI Consulting Engineers

Applicant Name (s): Kevin W. Spraggins, PE

Address: 507 E. Highway Street, Suite D, Fredericksburg, TX 78624

Phone: (830) 997-4744

Fax:

Email: kspraggins@vei-tx.com

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

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

Firm Name (if applicable): same as Applicant

Address:

Primary Contact Name:

Phone: Fax: Email:

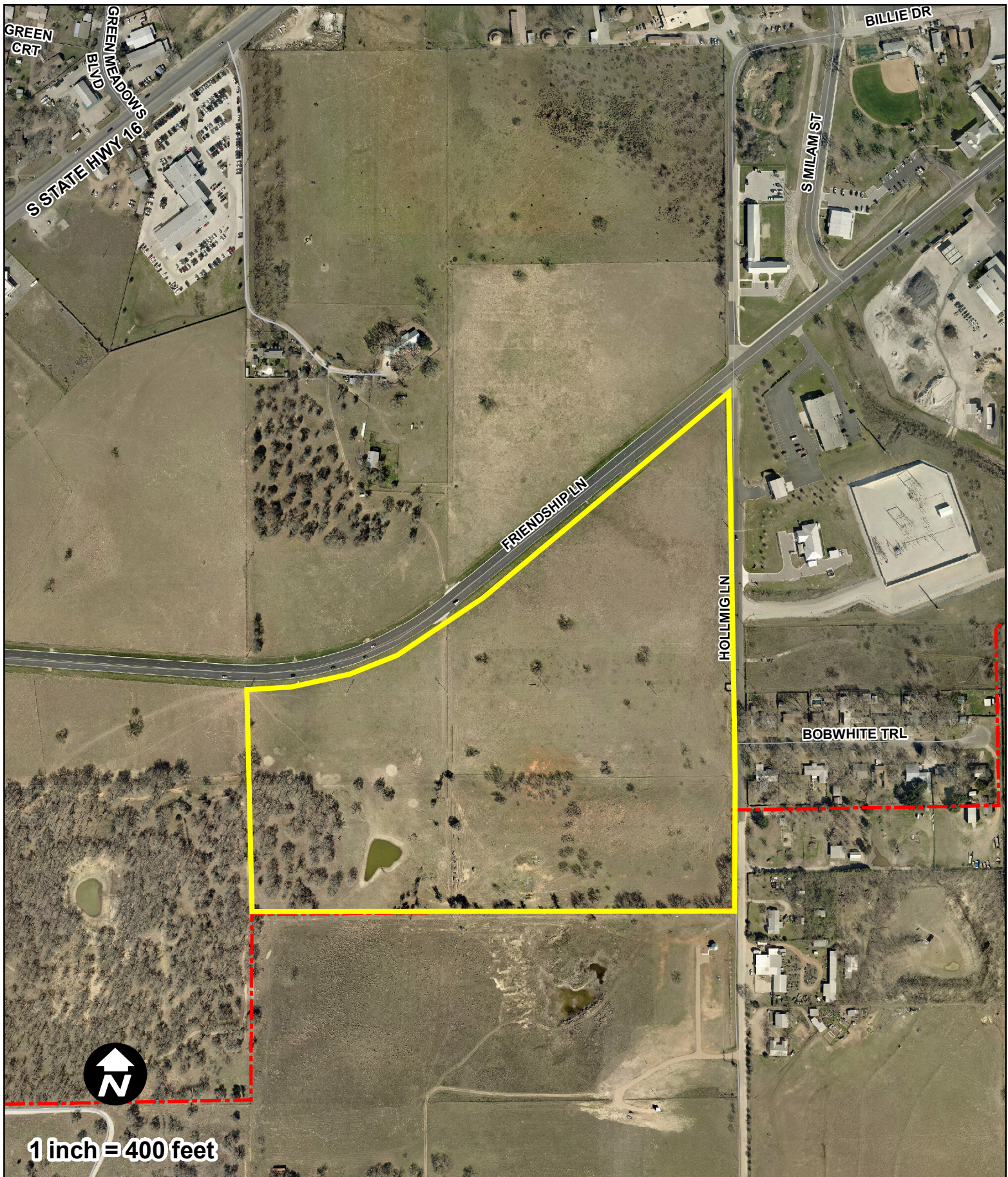
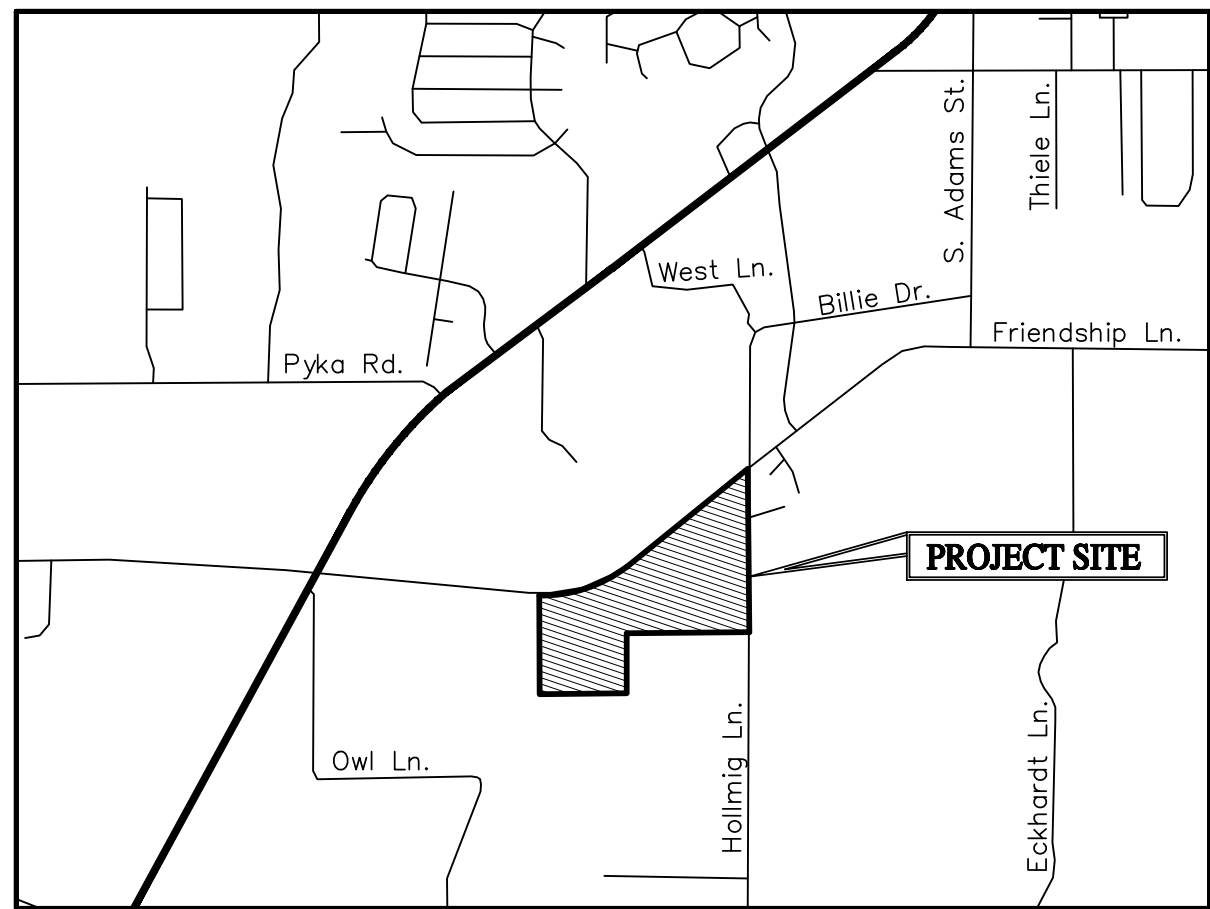
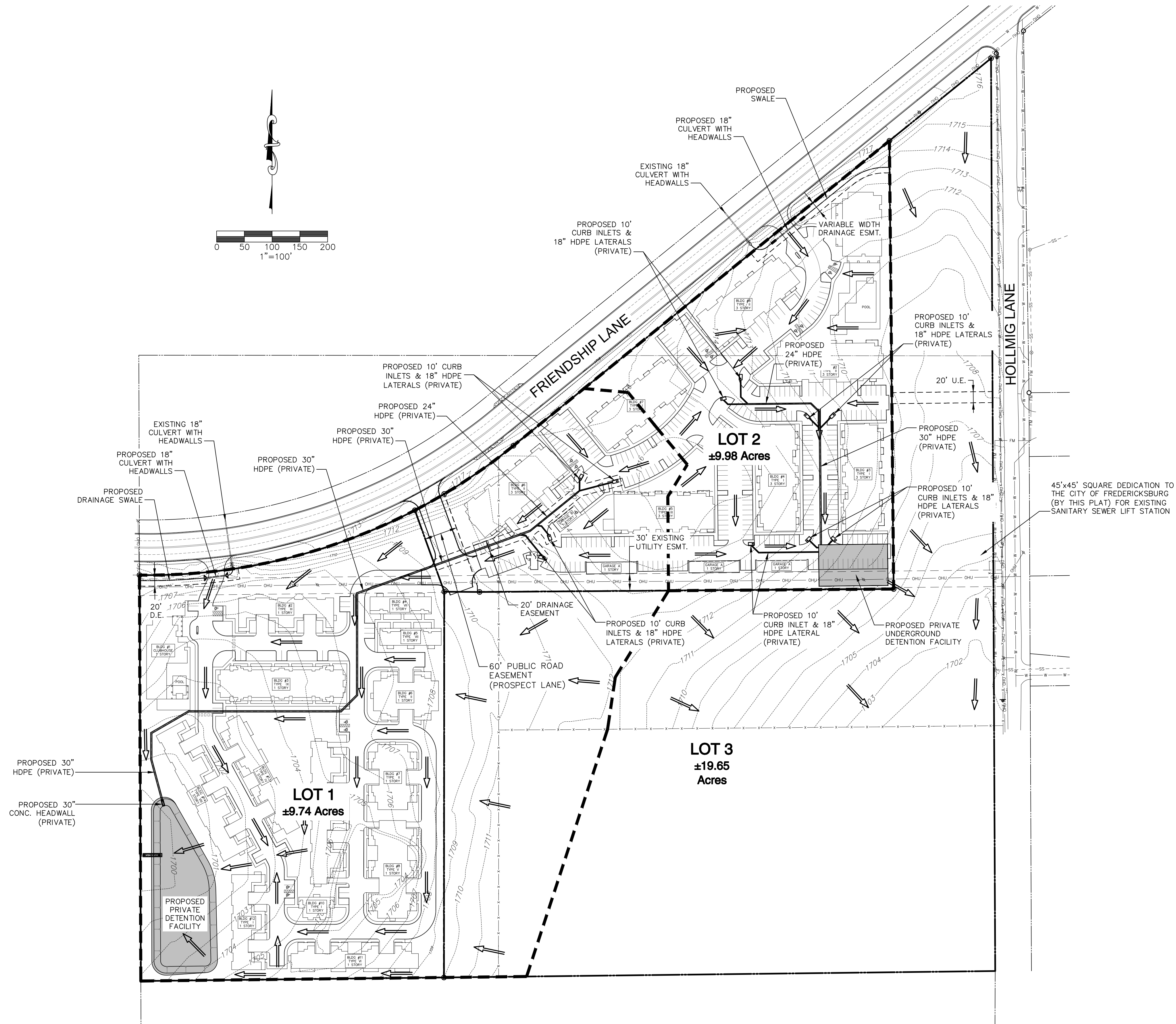


FIGURE 1
P-2206
Location Map
37

LEGEND

- City Limit Boundary
- 1-Mile ETJ Boundary



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
	PROPOSED UTILITY EASEMENT
	PROPOSED DRAINAGE EASEMENT

A
PRELIMINARY PLAT
FOR

MULTI-FAMILY DEVELOPMENT

BEING A 38.64 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

PROJECT NO. P-2201

CARBON LANDMARK, LLC

OWNER

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

VEI CONSULTING ENGINEERS

ENGINEER

ENGINEERING CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507 E. HIGHWAY ST., SUITE D Texas Registration # F-165
FREDERICKSBURG, TX 78624

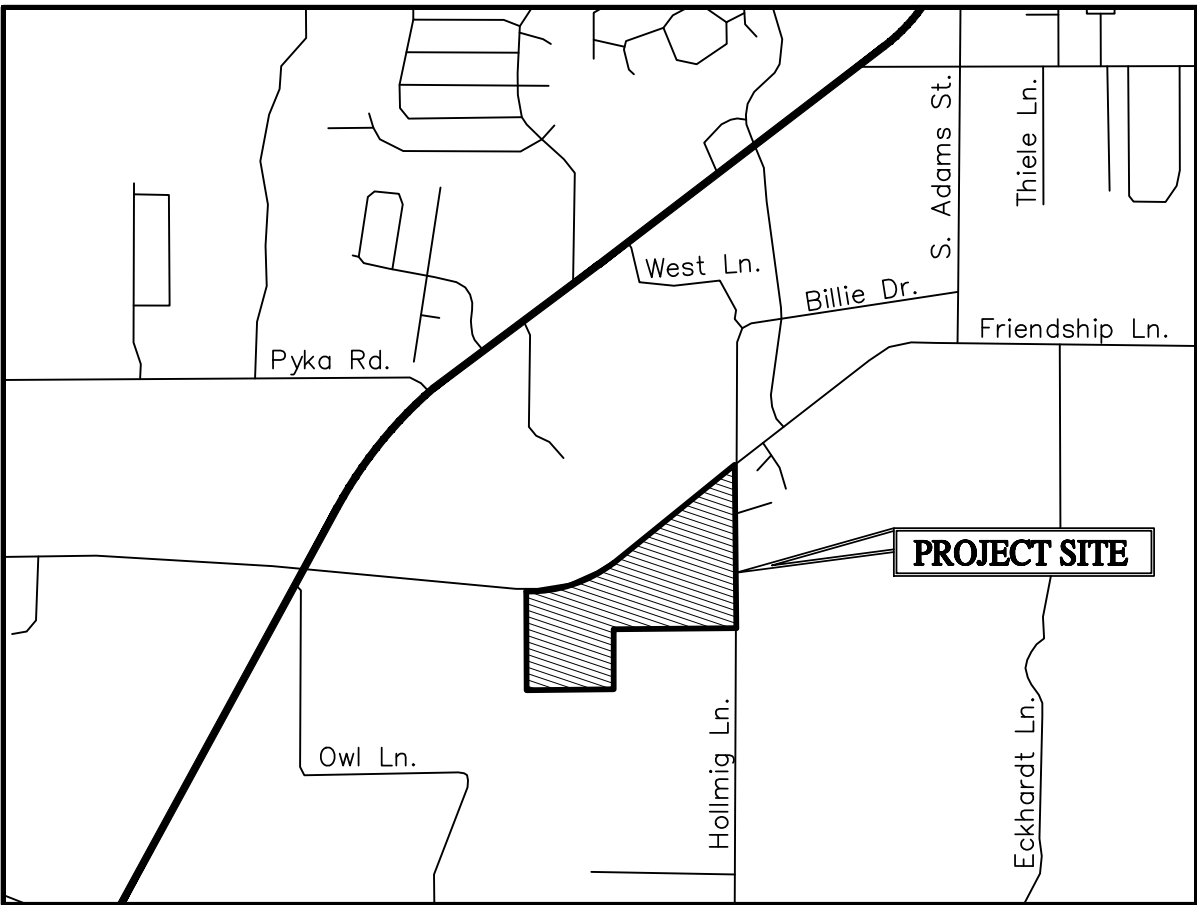
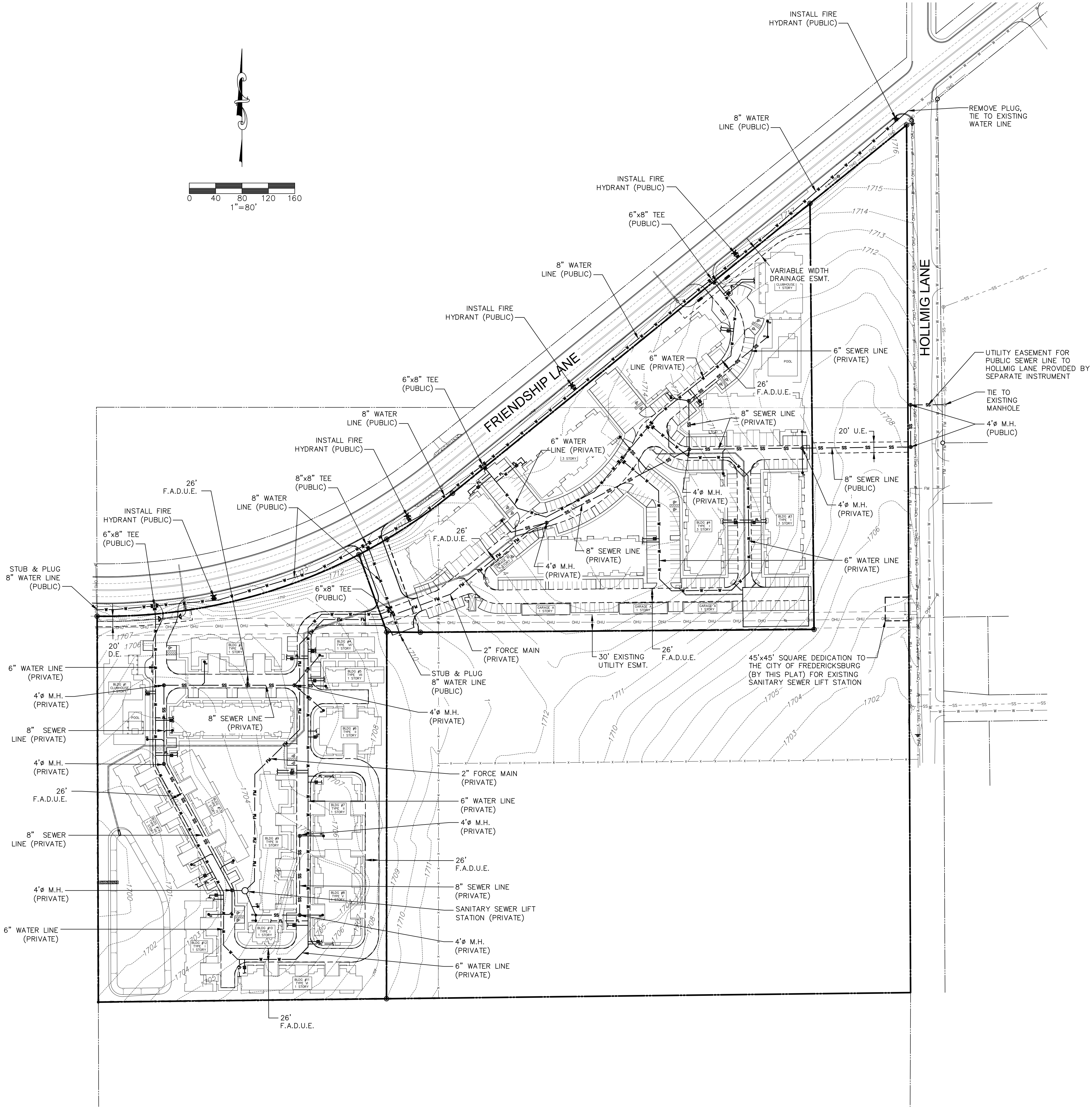
FILE NO: 21097

DATE: 04/25/2022

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
- PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT

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SHEET: UP (3 OF 3)