



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA

WEDNESDAY, MAY 5, 2021 ~ 5:30 P.M.

ROCKBOX THEATER at 109 N. LLANO ST

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, 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, May 5, 2021, at 5:30 p.m.** The meeting will be in person at the Rockbox Theater at 109 N. Llano St. 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 MEETING MINUTES

April 2021 regular 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 City Council 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 remotely:

1. Must be received by 2 p.m. on May 3, 2021.
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 Rock Box Theater in order to comment.

You will be limited to 3 minutes to speak.

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

5. PUBLIC HEARINGS

A. REQUEST #Z-2104 BY KEVIN SPRAGGINS WITH VEI CONSULTING ENGINEERS TO:

- 1) CONSIDER A REQUEST TO CHANGE THE FUTURE LAND USE PLAN FROM “EMPLOYMENT CENTER” (EC) TO “COMMERCIAL CENTER” (CC) FOR APPROXIMATELY 17.461 ACRES OF LAND OUT OF THE THOMAS J. STELL SURVEY NO. 44, ABSTRACT NO. 646, LOCATED AT 3255 S. SH-16.
- 2) CONSIDER A REQUEST FOR VOLUNTARY ANNEXATION AND REQUESTED ZONING OF “COMMERCIAL” (C-2) FOR APPROXIMATELY 17.461 ACRES OF LAND OUT OF THE THOMAS J. STELL SURVEY NO. 44, ABSTRACT NO. 646, LOCATED AT 3255 S. SH-16.
- 3) CONSIDER A REQUEST FOR A “CONDITIONAL USE PERMIT” (CUP) TO ALLOW A LAND USE OF “CAMP GROUNDS” FOR APPROXIMATELY 17.461 ACRES OF LAND OUT OF THE THOMAS J. STELL SURVEY NO. 44, ABSTRACT NO. 646, LOCATED AT 3255 S. SH-16.

B. REQUEST #Z-2105 REQUEST BY WHITNEY KOCH WITH MUSTARD DESIGN TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 5.400 FOR CONDOMINIUM RESIDENTIAL USE ON A C1 ZONED PROPERTY LOCATED AT 815 WELLNESS COURT.

C. REQUEST #Z-2106 REQUEST BY JOSEPH SIMMONS TO:

- 1) CONSIDER A LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT 305 N. ELK STREET AND 502 AND 506 E. SCHUBERT STREET.
- 2) CONSIDER A ZONING CHANGE FROM R1, SINGLE FAMILY RESIDENTIAL, TO R2, MIXED RESIDENTIAL FOR PROPERTY LOCATED AT 305 N. ELK STREET AND 502 AND 506 E. SCHUBERT STREET.

D. REQUEST #Z2107 REQUEST BY YVONNE B. KLAERNER, OWNER, TO:

- 1) CONSIDER A REQUEST FOR VOLUNTARY ANNEXATION AND REQUESTED ZONING OF “MULTI-FAMILY RESIDENTIAL” (R-3) FOR APPROXIMATELY 10 ACRES OF LAND OUT OF THE B. ADAME SURVEY NO. 123, ABSTRACT NO. 1714, LOCATED AT 701 W. LIVE OAK ST.

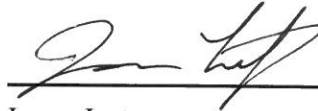
6. ACTION ITEMS

A. DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST #Z-2014

- B. DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST #Z-2105
- C. DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST #Z-2106
- D. CONSIDER #P-2108 REQUEST BY MARK CORNETT WITH CORNETT ENGINEERING FOR A PRELIMINARY PLAT OF THE ALSADT ESTATES SUBDIVISION LOCATED AT 318 E. COLLEGE STREET.
- E. CONSIDER #SP-2104 BY KEVIN SPRAGGINS WITH VEI CONSULTING ENGINEERS FOR SITE PLAN APPROVAL OF A MULTI-FAMILY PROJECT LOCATED AT 707 E. HIGHWAY ST.
- F. CONSIDER #SP-2105 REQUEST BY WHITNEY KOCH WITH MUSTARD DESIGN FOR SITE PLAN APPROVAL OF AN OFFICE PROJECT.

7. ADJOURN

This is to certify that I, Jason Lutz, posted this Agenda before 8:00 PM. on April 30, 2021 on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Jason Lutz,
Director of Development Services

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

**PLANNING & ZONING COMMISSION
April 7, 2021
5:30 P.M.**

On this the 7th day of APRIL 2021 the PLANNING AND ZONING COMMISSION convened in regular Session via Zoom with the following members present to constitute a quorum:

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

ABSENT: CHRIS KAISER
BRENDA SEGNER

ALSO, PRESENT: JASON LUTZ – Director of Development Services
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 March 2021 meeting and Jill Tabor seconded the motion. All voted in favor and the motion carried.

ACTION ITEMS

Consider P-2105 – Request by Kevin Spraggins on behalf of Fredericksburg Land Holdings, LLC for a Final Plat of the Lost Draw Subdivision located on West Live Oak Street, East of Kerr Road.

Kevin Spraggins presented the application. He stated the Commission recently viewed the Preliminary Plat for this project and not much has changed.

Jason Lutz, Director of Development Services stated Staff recommends approval conditional upon the following: Acceptance of a financial surety by City Council, approval of the Construction Plans prior to the start of construction, label Lost Draw Road as “Public Rights-of-Way”, remove all references and depictions of structures, fences, street pavement sections and other information not needed for recording of the plat. A parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat, add “AC” to Lot one and provide a flood study for the development to establish the base flood elevation and extent of the 100-year floodplain. Provide an easement for the floodplain based on the results of the flood study in accordance with Section 6.07 of the City’s subdivision ordinance. Dedicate floodplain easement & add appropriate notes to the plat.

Jill Tabor made a motion to Approve Application P-2015 Per Staff recommendation. Seconded by Tim Dooley. All voted in favor and the motion carried.

Consider SP-2102 – Request by Whitney Koch on behalf of Woerner Warehouse for an off-site parking agreement for a Site Plan located at 405 E. Live Oak Street

Whitney Koch presented the application. She stated her applicant plans to build an additional onto an existing structure at 405 E. Live Oak and has entered into an Off-Site Parking agreement to supply parking for this project.

Jason Lutz, Director of Development stated A Site Plan has been submitted to convert the property at 405 E. Live Oak St into a restaurant (new location of Woerner Café). The Site Plan has been reviewed and is pending consideration and approval of their off-site or remote parking proposal. As part of their plan, a total of 22 parking spaces are required. They are proposing that 7 parking spaces be located on site and the remaining 15 spaces and the dumpster pad be located on the adjoining vacant property to the west (see attached Site Plan & maps). The parking agreement is for a term of 5 years.

Given the limited amount of parking provided on site and the short lease term, staff has major concerns regarding the parking proposal. Since the agreement is for a period of 5 years, there exists the possibility that the parking area could go away through redevelopment of the property leaving the restaurant with only 7 spaces on site, all of which would not be accessible from the street. Staff recommends that a condition of approval be that this parking agreement would need to be for a term equal to the life of the building.

Should the parking agreement be approved, staff can recommend approval of the proposed site plan with the following conditions: landscape plan be provided and approved prior to the commencement of construction, provide detention for the development in accordance with the City's stormwater control ordinance, and should the site plan need to be modified to account for detention, staff will bring the site plan back to P&Z for review and approval.

Whitney Koch wanted to inform the Commission that it is the Applicants intent to purchase the neighboring property.

Tim Dooley commented that if the applicant intends to purchase the neighboring lot, then he would like to see the deed for that prior to considering this request.

Jim Jarreau made a motion to Approve Application SP-2102. Steve Thomas Seconded the motion. Tim Dooley voted in opposition, all others voted in favor and the motion carried.

Consider SP-2103 – Request by Andy Bray on behalf of Riparian Research Corporation for a Site Plan for a Multi-Family Residential project located at 813 Wellness Court.

Andy Bray presented the Application.

Jason Lutz, Director of Development said A Site Plan has been submitted to develop the property at 813 Wellness Court into a Multi-family apartment complex. The proposed complex will be developed with eleven (11) one-bedroom multi-family type units, outdoor amenities such as a pool, covered and open outdoor areas, required onsite parking, covered trash enclosure, landscaping, and dark sky compliant lighting. The wood framed, one -bedroom units will be single story, have a covered porch, be equipped with a fire sprinkler.

The Site Plan has been reviewed and meets all city code regarding land use and development regulations. The only outstanding issues are regarding drainage easements and fire protection (see the conditions listed by staff).

The fire code requires an extension of the fire lane along the norther property line to provide adequate fire coverage for all the units (see redline on the proposed site plan). The applicant has not provided the updated site plan, but they have been communicating with the fire marshal to meet his requirements.

Staff recommends Approval conditioned upon the following: Landscape plan be provided and approved prior to the commencement of construction, provide detention for the development in accordance with the City's stormwater control ordinance, utilize drainage easement across the neighboring tract for conveying storm water to the detention pond instead of conveyance through the cul-de-sac and extend the fire lane further onto the site, along the norther property line, in order to provide adequate fire protection coverage.

Jim Jarreau made a motion to Approve Application SP-2103. Chris Kaiser Seconded the motion. All voted in favor and the motion carried.

Consider Z-2101 – Request by John Needham with Seco Enterprises LLC for Annexation and Requested Zoning of a Planned Unit Development (PUD) 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.

John Needham with Seco presented the application.

Jason Lutz, Director of Development said the applicant is requesting annexation in order to develop a mixed-use development that will contain multi-family structures, single-family type structures, commercial facilities, and office/live work facilities.

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 in the City limit and an additional 5 acres of land located in the ETJ.

The applicant is requesting a zoning designation of Planned Unit Development (PUD), for the 5 acres being annexed to obtain the correct zoning for the project. The PUD zoning requested is the same zoning and regulations approved by P&Z and Council regarding the adjacent property, currently in the City limits.

Staff recommends approval with the request requiring final approval from City Council.

Jim Jarreau made a motion to recommend Approval of Application SP-2103. Steve Thomas 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 Jill Tabor. All voted in favor and the meeting was adjourned at 6:12 p.m.

PASSED AND APPROVED this 5th day of May 2021.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman



PLANNING & ZONING COMMISSION MEMO

DATE: May 06, 2021

TO: P&Z Commission

FROM: Jason Lutz

SUBJECT: Z-2104 – Public Hearing, Consideration, and Recommendation regarding a requested Future Land Use Change, Annexation & Zoning, and a Conditional Use Permit.

Summary:

The applicant is requesting annexation in order to develop “Camp Grounds” (RV Park). The commission will be considering multiple requests with this case. The first issue with the case is establishing a zoning district for the property. To develop the property as desired, the applicant is requesting a C-2 zoning district as the proposed use of “Camp Grounds” is allowed with a Conditional Use Permit in the requested zoning district. In order to establish a C-2 zoning district, the Commission will need to modify the City’s Future Land Use Plan. The current plan calls out this area as an “Employment Center” and must be changed to “Commercial” Prior to the establishment of the requested zoning.

Background / Analysis:

Future Land Use:

The applicant is requesting a zoning category of C-2 in order to develop the RV Park. The City’s Land Use plan calls out this area as “Employment Center”. This district is intended to be a combination of office, light industrial, technology, software, and similar business activities. Some retail or restaurant uses would also be appropriate. This district should be applied to relatively large areas. The existing M-1 zoning district is the closest to this category, except most of the permitted uses are too broad, and not generally compatible with the intent of this district. Uses such as construction sales, pawn shops, extermination services, automobile repair and washing, among others, should not be permitted in Employment Center areas. The Employment Center district should be designed as a “business park”, with larger sites, more limited uses, and higher design standards than the current M-1 district.

The City of Fredericksburg

To establish a zoning district of C-2 for this property, the Land Use Plan must be amended to “Commercial Center”. Commercial Centers are located at the intersection of two existing or planned major arterials. They are intended to include community- and regional-serving shopping centers and malls. Some office or service uses may also locate here. Residential or hospitality uses may also be considered if they can be included in a compatible way. For new centers, the design should reduce the need for multiple automobile trips between stores. Given that this area is the City’s southwestern entrance corridor, staff would support the future land use change, as the “Employment Center” category does not currently meet the current development patterns and trends in the neighborhood.

The Future Land Use Plan shows that the subject tract is adjacent to future land uses of “Mixed Use Corridor to the north, Industrial, Mixed Use Corridor, and Public to the west, Employment Center to the south, and Rural to the east.

Annexation & Zoning:

The applicant is requesting annexation and zoning for this property to connect to City utilities. City Council will consider an annexation agreement of the property on May 3, 2021 and staff will update the Commission on the annexation request. This annexation agreement will stipulate that the applicant would need to extend all infrastructure at their expense. Currently water and sewer are located between 500-1,000 feet northeast of the subject tract. Should Council approve the annexation agreement, P&Z will need to make a recommendation on the proposed zoning.

Adjacent zoning in the area is Commercial (C-2), Public Facilities (PF), and Medium Manufacturing (M-2) across SH-16, ETJ property and Commercial (C-2) to the north, and ETJ (undeveloped) to the east and south.

Given the fact that C-2 would be a more appropriate zoning district for the property, and if the Commission approves the requested land use change, staff supports the requested zoning for the property.

Conditional Use Permit:

The applicant will need approval of a Conditional Use Permit to develop the property as an RV park. The site will be developed with approximately 145 total RV slips, 12 cabin sites, dining room, pools, playground & activity areas, fitness center, and a pavilion.

Staff has not finalized its review of the proposed site plan, but at this time the conceptual plan does meet the proposed C-2 regulations. The site plan will need further review and coordination with TxDOT. Once the plan has been finalized, staff will bring the plan back to the Commission for review and approval.

The proposed use is a compatible use in the area, however there may need to be traffic safety improvements installed, based on TxDOT requirements to handle the vehicular movements of large recreational vehicles.

Recommendation:

Staff recommends Approval of the requested Future Land Use change and requested zoning, as presented. Staff also recommends that the CUP be approved with the condition that the site plan be reviewed by staff and approved by P&Z, at a later date.

Attachments:

Draft annexation agreement & exhibits, proposed site plan, zoning map, and future land use map.



***Entry Corridor Narrative
for Vineyard Hills RV Resort***

a Luxury RV Resort Development

prepared for the
City of Fredericksburg
Development Services Department

March 9, 2021

Vineyard Hills RV Resort

3255 State Hwy 16 South
Fredericksburg, TX 78628
(877) 501-1977

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Overview of Vineyard Hills RV Resort

The Resort brings together the soul of Texas Hill Country and the luxurious elegance of wine country to create an experience like no other. Located in Fredericksburg, it features five-star amenities for those who truly want to taste the good life.

Whether guests are enjoying a meal in the handsome dining room, touring the 50+ local wineries, playing some good old-fashioned bocce ball or even pickleball, or exploring the shops and restaurants in nearby Fredericksburg, Vineyard Hills RV Resort is the place to be.

Introduction

The Texas Hill Country calls out to the explorer in us all. For those who answer the call, life is never the same.

Nestled in the heart of the Hill Country, this exclusive resort offers five-star amenities and activities unlike any other. Featuring spacious lots that can accommodate even the largest RVs, this is the perfect location for those who want to settle in among the Texas canyons and natural springs.

Vineyard Hills RV Resort brings together the soul of the Texas Hill Country and the luxurious elegance of wine country to create an experience like no other.

Located in Fredericksburg, the resort features five-star amenities for those who want to truly taste the good life.

Location

This luxury RV resort is located on SH-16 South, just 3.5-miles south of Historic Downtown Fredericksburg. It is about 70-miles north of San Antonio and 70-miles west of Austin. The resort is located across SH-16 from Gillespie County Airport, Lady Bird Johnson Golf Course, and large sports park facilities. It is down the street from the Gillespie County Fair Grounds and over 50+ of Texas' local wineries and tasting rooms.



1. Existing Site Conditions

- 1.1. Development will be nestled within a ±17.46-acre tract of densely wooded, largely undeveloped land.
- 1.2. An abandoned residence is on the site today that is serviced with an existing water well and septic facilities. These services will be removed as part of the project's construction.
- 1.3. Currently there is one vehicle entrance off State Highway 16.
- 1.4. Existing Zoning is M-1, Light Manufacturing.
- 1.5. M-1 Zone required setbacks are all a minimum of 10 ft-0 in.
- 1.6. Zoned Maximum Building Coverage of 75% with proposed project coverage of 17%.
- 1.7. Zoned Maximum Impervious Coverage of 85% with proposed project coverage of 43%.

2. Scope of New Work

- 2.1. Provide a project design to ensure the development protects and enhances the experience of entering Fredericksburg and keeps its consistent, attractive, and responsive to the unique Hill County character.
- 2.2. Provide a design character that relates to the design guidelines of historic Fredericksburg.
- 2.3. Provide a development that also ensures its contribution to or enhances the existing character of its surrounding area.
- 2.4. Design has been taken to conform to current design standard criteria for Building and Site Design aspects.
- 2.5. Building Design elements portray Tuscan Hill Country materials of stone, masonry, standing seam metal roof, and heavy timber construction.
- 2.6. Project will provide a TxDOT Main State Highway 16 Vehicle Entry and a one-way Vehicle Exit to the North.
- 2.7. Project will provide 145 maximum luxury RV campsites with multiple site amenities.
- 2.8. Project will be enhanced by Ancillary Buildings and Facilities to augment each guest's overnight stay.

- 2.9. Anticipating per night fee which would grant guests unrestricted access to a private veranda, landscaped lots, and state-of-the-art clubhouse to call home.
- 2.10. Reservation to one of the RV sites allows one entrance into the most exclusive and upscale RV resort in the area.
- 2.11. Project will provide a relaxed atmosphere where one can soak in the Texas landscape with neighbors like native white-tailed deer or other local wildlife. Rent a site at Vineyard Hills and enjoy the classic splendor of the untouched Texas Hill Country and without sacrificing the comforts of modern living.
- 2.12. Project will also provide required stormwater management for the entire site development.

3. Architecture

- 3.1. Building. Architecture style intent will be to keep with Historic Hill Country Tuscan-style venue. It will also create a uniform and cohesive appearance throughout the development.
- 3.2. Roof. 24-Gauge Galvanized Standing Seam Metal Roof will be used throughout all Structures and Facilities with the use, where appropriate, of a heavy timber exposed open roof structure.
- 3.3. Wall Materials. 6-in minimum wood framing with masonry stucco exterior walls with the use of local stone wainscot. To ensure that the materials are fitting with the Texas Hill Country style prevalent to Fredericksburg.
- 3.4. Doors & Windows. Clear, double insulated glass will help reduce environmental impact of the structures.
- 3.5. HVAC. Rooftop heat pump DX tonnage units will be provided for efficient and cost-effective heating and cooling.

4. Setbacks & Heights

- 4.1. Where necessary, structure heights will take into consideration the tract's Avigation Easement.
- 4.2. Clubhouse Structure is setback 158-ft from highway property line, with a maximum structure height of 27-ft.
- 4.3. Pavilion Structure is setback 92-ft from highway property line with a maximum structure height of 20-ft.

- 4.4. Maintenance Shop and Back of House Structure is setback 263-ft from highway property line.
- 4.5. Guest Laundry and Restroom Facility is setback 482-ft from highway property line.

5. Colors

- 5.1. Project colors will provide a pleasing color scheme that preserves and highlights the heritage of Fredericksburg and creates a robust color palette, which allows enough variation to not be outlandish.
- 5.2. Colors will be within those traditionally used in Fredericksburg's Historic Design Guidelines.

6. Architectural Features

- 6.1. Architectural Features. Use of veranda, covered patios, and pavilions that will have exposed wood material components typically used within all structures.
- 6.2. Massing & Scale. All building structures will be properly massed and scaled to appropriate building and usage scale and with surrounding landscape.

7. Guest RV Lots

- 7.1. Guests will stretch out and unwind after a long day on the road on a lot of their choosing. With both pull-through and back-in sites, Vineyard Hills RV can accommodate even the largest coaches.
- 7.2. All sites with water and sewer hookups ensure that guests will be comfortable as they enjoy the great outdoors from their verandas. A veranda is featured in all sites.
- 7.3. 145 total RV slips, these spacious sites average over 3,100 sq. ft.
- 7.4. 33 Pull-Thru Buddy Sites, 16 RV Back-In Buddy Sites, 79 RV Back-In Sites.
- 7.5. Four (4) Cabin Buddy Sites, and eight (8) Cabin Sites.

8. Building Amenities

- 8.1. Luxury Clubhouse with Welcome Center, Lounge Bar, Club Dining Room, Card/Snack Room, Kitchen, Exercise Room, Restrooms, Shower Facilities, Covered Patio & Walkways, and Fireplaces.
- 8.2. Elegant Dining Room, complete with a full fireplace.

- 8.3. Maintenance Shop and Back of House Laundry Facility.
- 8.4. Guest Laundry/Bath House Facility.
- 8.5. Private Party Open Covered Pavilion.
- 8.6. Stage with Amphitheater.

9. Site Amenities

- 9.1. Highway RV and vehicle entry with a gated exit.
- 9.2. Outdoor fire pit gathering areas.
- 9.3. Multiple gas grilling outdoor kitchen areas.
- 9.4. Adult lap pool.
- 9.5. Jacuzzi spa.
- 9.6. Kiddy pool.
- 9.7. Playground area.
- 9.8. Family activities areas which feature bocce ball, basketball court, and pickle courts, horseshoe, washers/cornhole throw areas and manicured putting greens.
- 9.9. Multiple vehicle and golf cart parking spaces.
- 9.10. Entry water feature.
- 9.11. Lush landscaping that provides both ambiance and privacy.
- 9.12. Clubhouse exercise/ fitness center.
- 9.13. Stormwater management detention basin areas.
- 9.14. Propane supply gas station.

10. Near-by Project Site Amenities

- 10.1. Downtown Fredericksburg Shopping
- 10.2. Lady Bird Johnson Golf Course
- 10.3. Gillespie County Fair Grounds
- 10.4. Gillespie County Airport

10.5. City of Fredericksburg Sports Parks

10.6. 50+ Wineries and Vineyards

11. Summary

11.1. Development will provide a consistent, attractive resort that is responsive to the unique Hill Country character, and that protects and enhances the overall appearance and “brand” of the community of Fredericksburg.

11.2. Project will strive to provide a design standard that will be in line with existing conditions and the Building and Site Design Criteria of the City’s Design Guidelines, including the Entry Corridor Guidelines.

12. Project Contact Information

OWNER:

Vineyard Hills RV
Leon Hardin
Office: 210-306-2939
Mobile: 210-468-9580
E-Mail: lchardin3@gmail.com

CIVIL ENGINEER:

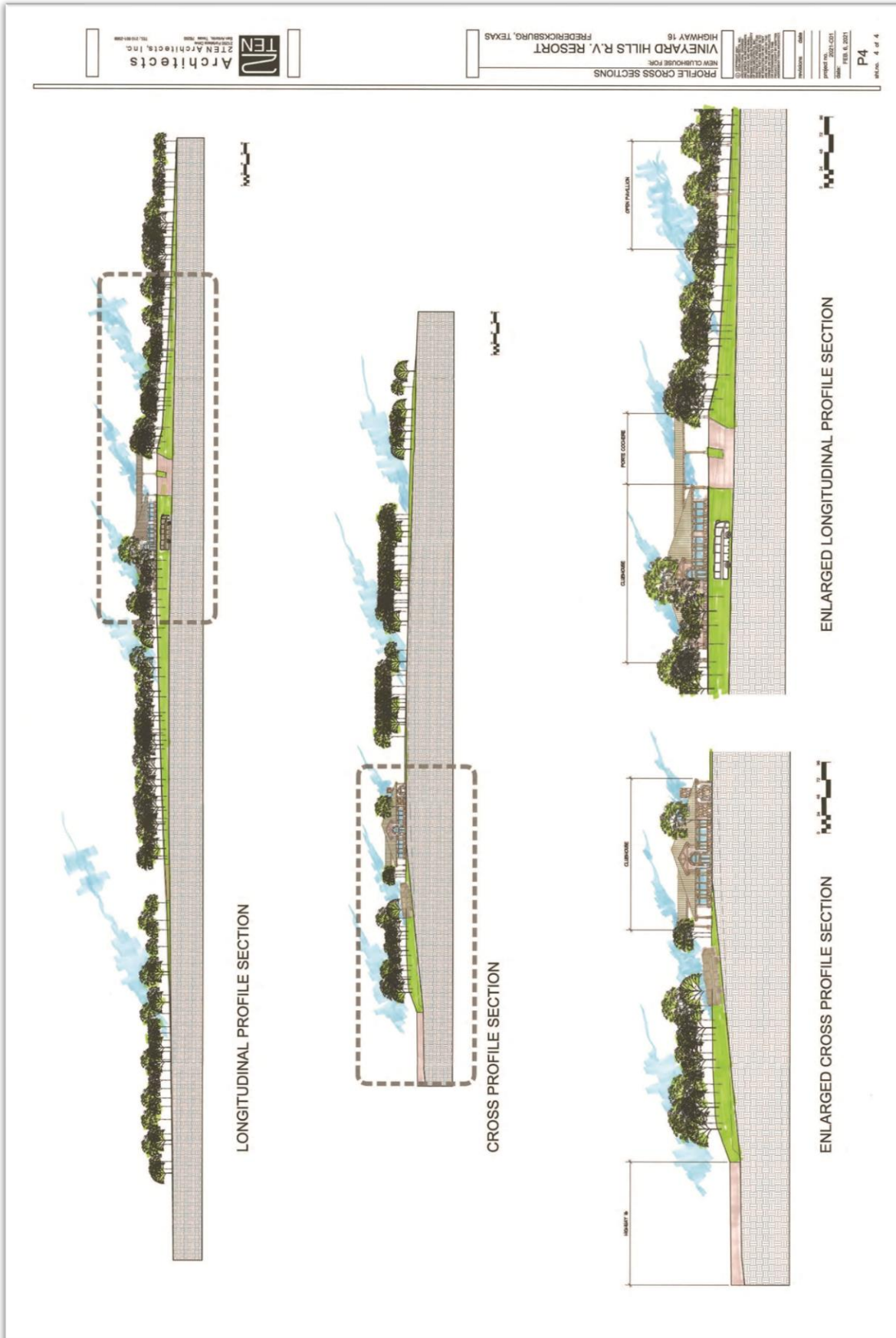
VEI Consulting Engineers
Kevin Spraggins, P.E.
Office: 830-997-4744
Mobile: 830-456-2386
E-Mail: kspraggins@vei-tx.com

CLUBHOUSE FLOOR PLAN
NEW CLUBHOUSE FORD
VINYARD HILLS R.V. RESORT
HIGHWAY 16
FREDERICKSBURG, TEXAS

project no. 2021-001
date FEB 6, 2021
p2
sheet 2 of 4



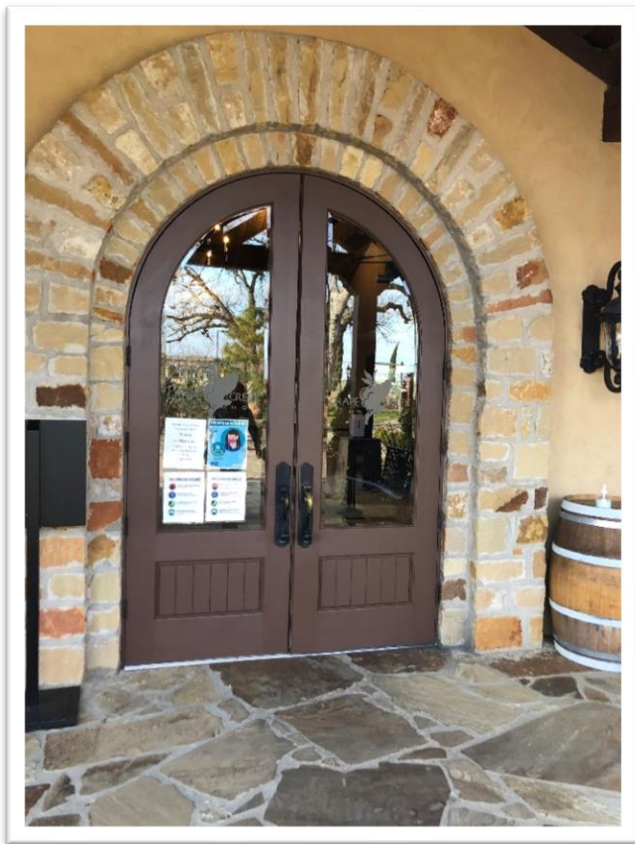




***Vineyard Hills RV – Luxury RV Resort
Entry Corridor Design Narrative***



***Vineyard Hills RV – Luxury RV Resort
Entry Corridor Design Narrative***





0 640
SCALE IN FEET

ANNEXATION AGREEMENT FOR THE HNS MOTORCOACH PARK TRACT

This Annexation Agreement (“Agreement”) is made and entered into by and between the City of Fredericksburg, Texas (“City”), with an address of 126 W. Main Street, Fredericksburg, Texas, 78624, and HNS Motorcoach Park, LLC (“Owner”), with an address of P.O. Box 928, Fredericksburg, Texas, 78624.

RECITALS

WHEREAS, the Owner is the owner of record of approximately 17.461 acres tract of land out of the Thomas J. Stell Survey No. 44, Abstract No. 646, Gillespie County, Texas, and being the remaining portion of a called 23.4628 acre tract recorded in Volume 97, Page 529, Deed Records of Gillespie County, Texas, located at 3255 S. SH-16, and more particularly and separately described in the attached Exhibit “A”; and

WHEREAS, the City Council, after due and careful consideration, finds that the annexation of said 17.461 acres into the City will promote economic development and further the growth of the City, enable the City to control the development of the area, and serves the best interests of the City.

AGREEMENT

NOW THEREFORE, for and in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. The Parties acknowledge and agree that the 17.461 acre subject property is presently located outside the city limits of the City, but is located within the extra territorial jurisdiction of the City, and is commonly known as 3255 S. SH-16 (the “Annexation Tract”), and is more particularly described in Exhibit “A”, a copy of which is attached hereto and made a part hereof. At a public City Council meeting, the City Council shall duly consider enacting an ordinance annexing the Annexation Tract, pursuant to a Petition for Annexation or other written request filed by the Owner.
2. Contemporaneously with the annexation of the Annexation Tract under Paragraph 1 of this Agreement, the City Council shall also duly consider enacting an ordinance amending the Zoning Ordinance of the City, to designate the zoning district of the Annexation Tract as set forth on the Zoning Map in Exhibit “B”, a copy of which is attached hereto and made a part hereof. The zoning designation of the Annexation Tract shall be carried out in accordance with the provisions and proceedings of the City of Fredericksburg Zoning Ordinance and City of Fredericksburg Comprehensive Plan. Any subsequent zoning amendments related to the Annexation Tract and requested by the owner shall be subject to the rules, regulations, and procedures set forth in the City of Fredericksburg Zoning Ordinance, and the same must be in conformity with the Comprehensive Plan for the City

in effect at the time of the request.

3. City Service Plan.

(a). The Parties acknowledge and agree that the Owner's proposed plans for the Annexation Tract will require an improvement to the City's water and sewer system to properly provide City sanitary sewer and water service to the Annexation Tract. The Owner agrees to design and construct, at Owner's sole expense, an extension of the City's water line, from its current terminus on S. SH-16 near the City limits, to be extended to the Annexation Tract. The Owner agrees to design and construct, at Owner's sole expense, an extension of the City's sanitary sewer line, from its current terminus near the intersection of S. SH-16 at Boos Lane, to be extended to the Annexation Tract. The Owner shall acquire, at Owner's sole expense, all utility easements necessary to construct the extension of the City water line and City sanitary sewer line under this Paragraph. The extension of the City water line and sanitary sewer line set forth in this Paragraph shall be constructed in conformance with all City ordinances and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. The Owner agrees to design and construct, at Owner's sole expense, all remaining external and internal lines and taps to connect the Annexation Tract to City's water and sewer system, constructed in conformance with all City ordinances and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. The Parties acknowledge and agree that the City will not construct or assume maintenance for any lift pumps, sewer pumps, pressure boosters, or any other similar item needed for adequate water or sewer service to the Annexation Tract. The Owner shall be responsible for payment of all impact fees, tap fees, and other related utility fees, as assessed by the City pursuant to the City's Code of Ordinances for water and wastewater utility service connections. It is hereby understood and agreed by the Parties that permanent connection of the Annexation Tract to City water and wastewater utility services is contingent upon annexation of the Annexation Tract under Paragraph 1 of this Agreement, and the City may discontinue water and wastewater utility services to the Annexation Tract if the Annexation Tract is not annexed.

(b). Upon completion of the annexation proceedings under Paragraph 1 of this Agreement, all other City services shall be provided to the Owner as set forth in the agreed service plan in Exhibit "C", a copy of which is attached hereto and made a part hereof. In the event of any inconsistency or conflict between the provisions of this Agreement and those of the agreed service plan in Exhibit "C", this Agreement shall prevail.

4. The effective date of this Agreement shall be the date of execution by both Parties.

5. It is understood and agreed by the Parties hereto that time is of the essence of this Agreement, and that all the parties will make every reasonable effort to expedite the

subject matters hereof.

6. The Parties mutually represent that they have taken and will take action as may be required to bring about the annexation of Annexation Tract and the necessary or proper processes in order to zone and classify the Annexation Tract so as to enable the same to be developed and used in the manner anticipated in this Agreement, and such other action as to enable the parties to execute this Agreement and to fully carry out all other covenants, agreements, duties and other obligations created and imposed by the terms and conditions of this Agreement.

7. This Agreement shall be binding upon the parties to it, their respective grantees, successors, assigns or lessees, subject to limitations provided by law.

8. The Parties agree that this Agreement and any exhibits attached to it may be amended only by the mutual written consent of all parties.

9. THE OWNER AGREES TO FULLY INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES, FROM ALL CLAIMS, SUITS OR CAUSES OF ACTION OF ANY NATURE WHATSOEVER, WHETHER REAL OR ASSERTED, BROUGHT FOR OR ON ACCOUNT OF ANY INJURIES OR DAMAGES TO PERSONS OR PROPERTY INCLUDING DEATH, RESULTING FROM OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE CONSTRUCTION OF THE IMPROVEMENTS OR FACILITIES DESCRIBED HEREIN; AND IN ADDITION, THE OWNER COVENANTS TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES, FROM AND AGAINST ANY AND ALL CLAIMS, SUITS OR CAUSE OF ACTION OF ANY NATURE WHATSOEVER, BROUGHT FOR OR ON ACCOUNT OF ANY INJURIES OR DAMAGES TO PERSONS OR PROPERTY, INCLUDING DEATH, RESULTING FROM ANY FAILURE TO PROPERLY SAFEGUARD THE WORK, OR ON ACCOUNT OF ANY ACT, INTENTIONAL OR OTHERWISE, NEGLIGENCE OR MISCONDUCT OF THE OWNER, ITS CONTRACTORS, AGENTS, SERVANTS OR EMPLOYEES.

10. Approval by the City of any plans, designs, or specifications submitted by the Owner pursuant to this Agreement shall not constitute or be deemed to be release of the responsibility and liability of the Owner or its engineers, employees, officers or agents for the accuracy and competency of their design and specifications. The Parties acknowledge and agree that the approval of any plans, designs, or specifications by the City signifies the City's approval on only the general design concept of the improvements to be constructed as the same relates to conformance with City ordinances.

IN WITNESS WHEREOF, each of the parties hereto has executed this Agreement, or caused the same to be executed by its duly authorized representative.

HNS Motorcoach Park, LLC (“OWNER”)

By:_____ Date:_____

Printed Name:_____

THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____,
20_____, by _____, Owner.

Notary Public, State of Texas

CITY OF FREDERICKSBURG, TEXAS (“City”)

By:_____ Date:_____
Kent Myers, City Manager

THE STATE OF TEXAS
COUNTY OF GILLESPIE

This instrument was acknowledged before me on the _____ day of _____,
20_____, by Kent Myers, City Manager of the City of Fredericksburg.

Notary Public, State of Texas

EXHIBIT " A "
MDS

LAND SURVEYING COMPANY, INC.
BOUNDARY & TOPOGRAPHIC CONSTRUCTION
8 SPENCER ROAD, BOERNE, TEXAS 78006
PHONE: 830-816-1818 EMAIL: MDSINC@GVTC.COM

FIELD NOTES FOR A 17.461 ACRE TRACT OF LAND

BEING A 17.461 ACRE TRACT OF LAND OUT OF THE THOMAS J. STELL SURVEY NO. 44, ABSTRACT NO. 646, GILLESPIE COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 23.4628 ACRE TRACT RECORDED IN VOLUME 97, PAGE 529, DEED RECORDS OF GILLESPIE COUNTY, TEXAS. SAID 17.461 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the southeast right-of-way line of State Highway No. 16, the northwest boundary line of the called 23.4628 acre tract, at the southwest corner of the herein described tract, said point being the north corner of a called 3.062 acre tract recorded in Volume 456, Page 68, Official Public Records of Gillespie County, Texas;

- (1) **Thence**, N 27° 57' 40" E, with the southeast right-of-way line of State Highway No. 16, the northwest boundary line of the called 23.4628 acre tract, the northwest boundary line of the herein described tract, a **distance of 1077.84'** (N 29° E, 1077.08', record) to a ½" iron rod with "MDS" cap set for northwest corner at the northwest corner of the called 23.4628 acre tract, the southwest corner of Tract 3, Elmon Priess Subdivision, recorded in Volume 1, Page 195, Plat Records of Gillespie County, Texas;
- (2) **Thence**, departing the southeast right-of-way line of State Highway No. 16, with the south boundary line of Tract 3, Elmon Priess Subdivision, the north boundary line of the called 23.4628 acre tract, the north boundary line of the herein described tract, the following courses and distances:
 - a. **S 62° 14' 44" E, 92.31'** (S 61° E, 90.42', record) to a ½" iron rod with "MDS" cap set for angle;
 - b. **N 89° 00' 16" E, 202.60'** (East, 202.22', record) to a ½" iron rod with "MDS" cap set for northeast corner at the northwest corner of a called 3.05 acre tract recorded in Document No. 20075160, Official Public Records of Gillespie County, Texas;
- (3) **Thence**, S 00° 33' 44" E, departing the south boundary line of Tract 3, Elmon Priess Subdivision, the north boundary line of the called 23.4628 acre tract, with the west boundary line of the called 3.05 acre tract, the east boundary line of the herein described tract, a **distance of 1329.00'** (S 00° 08' W, 1328.95', record) to a ½" iron rod with "MDS" cap set for southeast corner in the south boundary line of the called 23.4628 acre tract, the north boundary line of the remaining portion of Tract 11R, Oak Wood Forest Subdivision, recorded in Volume 2, Page 39, Plat Records of Gillespie County, Texas;

- (4) Thence, S 88° 56' 51" W, with the north boundary line of the remaining portion of Tract 11R, Oak Wood Forest Subdivision, the south boundary line of the called 23.4628 acre tract, the south boundary line of the herein described tract, a distance of 413.91' (West, 411.30', record) to a ½" iron rod found for angle at the east corner of the called 3.062 acre tract;
- (5) Thence, N 42° 31' 22" W, with the northeast boundary line of the called 3.062 acre tract, the southwest boundary line of the herein described tract, a distance of 575.28' (N 42° 31' 28" W, 574.61', record) to the Place of Beginning and containing 17.461 acres of land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk
Gillespie County, Texas



March 13, 2017 11:56:31 AM

FEE: \$40.00 CCHEESEMAN 20171139
WD

DRAFT

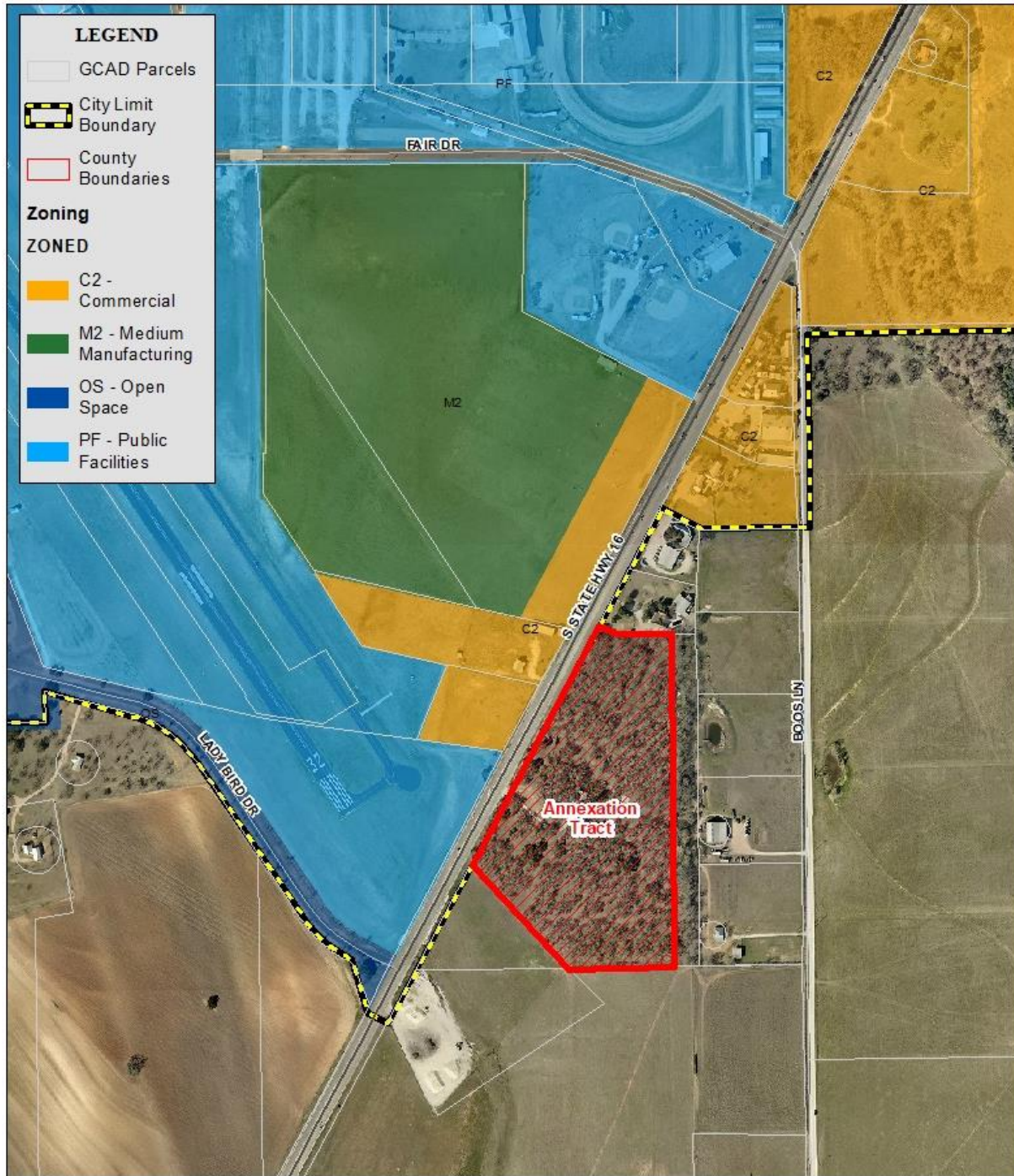


Exhibit B Annexation Tract



EXHIBIT "C"

City of Fredericksburg Agreed Annexation Service Plan For Annexation

I. TERRITORY

This service plan is applicable to approximately 17.461 acres tract of land out of the Thomas J. Stell Survey No. 44, Abstract No. 646, Gillespie County, Texas (the "Annexation Parcel").

II. GENERAL PROVISIONS

a. Effective Term. This service plan shall be in effect for a ten-year period commencing on the effective date of the annexation.

b. Amendment or Renewal. This service plan may be amended from time to time as provided by Local Government Code. Renewal of this service plan shall be at the sole option of the Fredericksburg City Council.

c. Level of Services to be Provided. The City Council finds and determines that the level of services, infrastructure and infrastructure maintenance provided within the area prior to annexation is not greater than is provided in the City. The City Council finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with reasonably similar topography, land use, and population density. The City Council finds and determines that implementation of this plan in the manner proposed will not reduce the level of fire, police, and emergency medical services available within the City.

III. SERVICES TO BE PROVIDED AT ANNEXATION

The following services will be provided within the annexed area immediately upon the effective date of the annexation. In the case of a gated subdivision, it will be the responsibility of the Property Owners Association (POA) of the gated subdivision to allow timely emergency service access and City staff access, particularly in cases where the access mechanism changes on or after annexation.

a. Police Protection. The City of Fredericksburg Police Department will provide police services, including criminal investigations, routine patrol, traffic

enforcement, and dispatched response to both emergency and non-emergency service calls. It is anticipated that police services within the annexed area will be provided utilizing existing levels of personnel and equipment. Currently, the nearest police station is the City of Fredericksburg Police Department headquarters, located at 1601 E. Main Street.

b. Fire Protection and Emergency Medical Services. The City of Fredericksburg Fire Department will provide emergency fire suppression and routine fire prevention services within the annexed area. The City of Fredericksburg Emergency Medical Services (EMS) Department will provide primary EMS services within the annexed area. Firefighters may be dispatched to the scene of accidents or other medical emergencies to assist EMS personnel or to provide “first responder” services pending the arrival of EMS personnel.

c. Solid Waste Collection. The City provides fee based household garbage collection services to single family residences within the City. The City provides a single drop off location for recycling collection within the City. The City does not collect garbage from commercial establishments. Commercial garbage collection and disposal and/or recycling and is available from privately owned collection businesses.

The City currently provides residential garbage collection at the street curb using an automated collection system that requires use of specific collection containers. In accordance with the City's current policy, each residential garbage customer will be provided a collection container for waste disposal. The City does not currently provide recycling collection at the street curb.

Privately owned solid waste management service providers currently provide collection services within the annexed area and may continue to provide such services. Pursuant to Local Government Code, at any time before the second anniversary of the date an area is included within the corporate boundaries of a the City by annexation, the City may not (1) prohibit the collection of solid waste in the area by a privately owned solid waste management service provider; or (2) offer solid waste management services in the area unless a privately owned solid waste management service provider is unavailable. The City will commence residential collections services prior to the second anniversary of annexation if requested to do so in writing by any property owner. Any such request must be made at least 90 days prior to the proposed effective date for initiation of City service.

d. Maintenance of Water and Wastewater Facilities. The annexation territory is not currently within the service area of the City of Fredericksburg. The City does not maintain privately owned water wells or septic or aerobic wastewater systems. Property owners who currently have water wells, septic or aerobic wastewater systems may keep them as long as they are maintained in proper working order. When City wastewater disposal facilities are available to serve existing development the City may require connection to the City system instead

of permitting the installation of new septic or aerobic disposal systems. Mandatory connection to the City wastewater system will not be required where existing systems remain in good working order and do not present a threat to public health or safety.

e. Maintenance of Roads, Streets, Street Lighting, and Drainage Infrastructure. The City is currently responsible for the maintenance of public roads, streets, street lighting, and drainage infrastructure in the annexed area.

f. Maintenance of Parks, Playgrounds and Swimming Pools. There are no public parks, public playgrounds, or public swimming pools within the area to be annexed.

g. Maintenance of any other Public Building, Facility or Service. Annexation does not transfer ownership of public buildings, facilities or services, all of which should continue to be maintained or provided by the public entity that currently owns or provides them. Privately owned facilities, including privately owned and operated storm water detention facilities, are not affected by the annexation.

An appropriate City Department will be assigned to assume responsibility for the maintenance or provision of any required facilities or services which become the responsibility of the City and are not expressly provided for by this service plan.

IV. CAPITAL IMPROVEMENTS PLAN

Construction of the following capital improvements related to the annexation will be substantially completed within 2½ years, except for certain services that the City cannot reasonably provide within that period, and for which the City proposes a schedule set forth below to provide for the provision of full municipal services no later than 4-1/2 years after the effective date of the annexation.

a. Police Protection. No additional capital improvements are needed at this time to provide police services.

b. Fire Protection. No capital improvements are needed at this time to provide fire protection services.

c. Solid Waste Collection. No capital improvements are needed at this time to provide solid waste collection services.

d. Water and Wastewater Facilities. No additional capital improvements by City will be made at this time to provide full water and wastewater services to the annexed area. The Owner agrees to design and construct, at Owner's sole expense, an extension of the City's water line and wastewater lines to serve the annexed area.

e. Roads, Streets, Street Lighting, and Drainage Infrastructure. No new roads, streets, street lights, or drainage infrastructure is needed at this time.

f. Parks, Playgrounds and Swimming Pools. No capital improvements are needed at this time to provide recreational services.

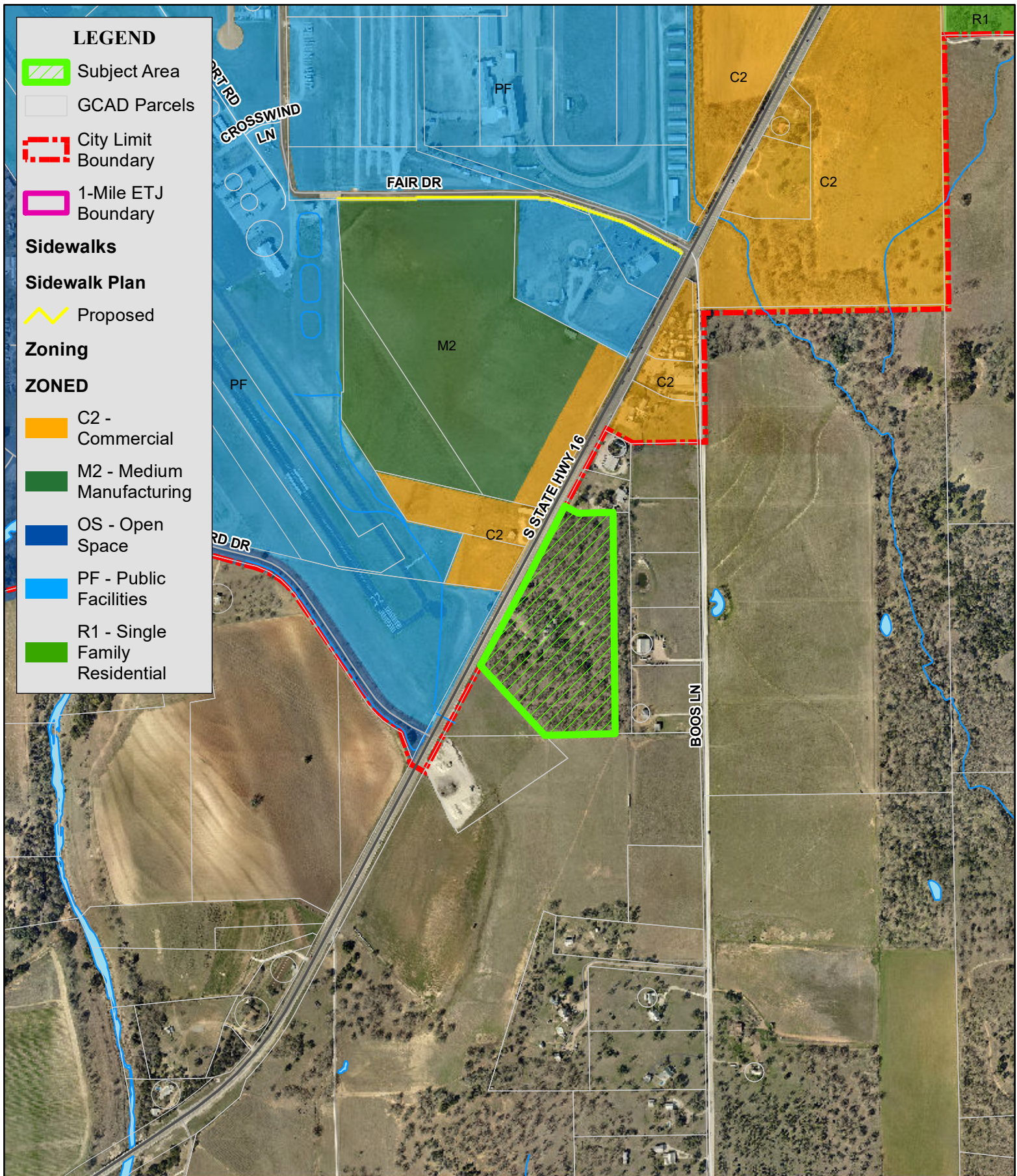
g. Other Public Buildings, Facilities or Services. No capital improvements are needed at this time to provide other public services.

V. WATER AND WASTEWATER SERVICE EXTENSION POLICIES

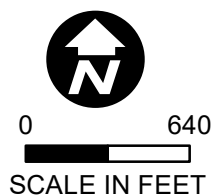
The City provides fee based water and wastewater services to the portions of the City which are not within the service area of another water or wastewater utility provider. For lots that have water or wastewater lines in an abutting street or easement, the owner may receive water or wastewater service by applying for a City tap and paying any required fees.

The provision of water and wastewater facilities for new development within the City is primarily governed by the City's building code and subdivision ordinances that are found in Chapters 14 and 94 of the City Code of Ordinances.

Facilities necessary to serve any new development are generally provided at the sole cost of the developer. Such facilities include not only those which are located within the developer's property, but also any exterior mains which must be extended to connect the property under development to the point of connection with the City's existing facilities. The City need not compensate the developer for the ordinary costs of extending exterior mains.



Zoning Map





PLANNING & ZONING COMMISSION MEMO

DATE: May 05, 2021

TO: P&Z Commission

FROM: Jason Lutz

SUBJECT: Z-2105 – Public Hearing, Consideration, and Recommendation regarding a requested Conditional Use Permit and Site Plan for Condominiums.

Summary:

A Site Plan has been submitted to develop the property at 815 Wellness Court into a condominium complex. The proposed complex will be developed with three (3) seven-bedroom units, four (5) four-bedroom units, an outdoor pavilion, and associated parking.

The Site Plan has been reviewed and meets all city code regarding land use and development regulations. The only outstanding issue is the required landscaping plan, that may be submitted, reviewed, and approved, at a later date, by staff.

Background / Analysis:

Zoning:

The property is a 1.72 acre lot in the C-1 zoning district, located at 815 Wellness Court. The applicant is requesting to construct a condominium project consisting of 8 units.

The property is adjacent to other C-1 zoning on all sides. Some of the properties along Wellness Court are undeveloped, while others are being developed with multi-family, mixed-use, or medical offices.

Conditional Use Permit:

While the development meets the regulations of the proposed condominium use (per zoning regulations), staff has concerns regarding the parking provided in the area. Those concerns will most likely manifest themselves during operation, as the owners have expressed interest in

The City of Fredericksburg

possibly converting some or all of the structures to STRs. Additionally, since this will be a condominium project, there may be a possibility that future owners may convert all units to an STR.

Staffs main concern regarding the site is the parking calculations. The original plan will provide 32 spaces (some are stacked spaces for 3 cars between buildings) and an additional 8 spaces may be provided, if required by the Commission (shown on site plan). This would bring the total parking to 40 spaces for 41 bedrooms. While this parking would be in line with other developments, staffs concern is that once these units sell off, they could each become their own STR. Given the current regulations and trends this could result in 41 bedrooms, sleeping 4 per bedroom with an occupancy of up to 164 individuals. Staff would recommend that additional parking spaces be constructed along the west side of the entrance drive.

Recommendation:

Considering that the proposed use is in line with the existing development pattern in the area and permitted by the zoning code, staff recommends approval with the conditions that 1.) the 8 additional spaces shown on the east side of the entrance drive be constructed and 2.) that the area along the western side of the drive install additional parking to the maximum allowed by the site constraints.

Attachments:

Comment response letter, proposed site plan, and zoning map.



April 26, 2021

Shelby Collier

Development Services Coordinator
City of Fredericksburg, Texas

scollier@fbgtx.org

RE: Z-2105: Site Plan and CUP for 815 Wellness Court

Dear Shelby,

Thank you for the site plan review, we received your comments dated 04.20.2021 and have listed a written response to each for the above-mentioned project. Each item is numbered and listed to coordinate with the review comment.

Item	Response:
1.i.1.1)	<i>This subdivision was intended to be utilized as a medical office complex (WINDCREST MEDICAL ADDITION LOT 3BR, 1.72, -REPLAT OF LT 3) and staff's recommendation is that the property be developed with the anticipated use.</i> The subject property and surrounding lots have been zoned C-1, unconditionally. The requested use for the CUP and the alternate multifamily site plan are in accordance with C-1 zoning by right and through the CUP process. Residential uses including condominiums and multifamily are allowed in this zoning. Also, two adjacent lots along the same side of Wellness Court are currently utilized and planned for multifamily including short term rentals, and long term rentals. The area is already established for residential usage. Adding this site under a residential use extends the current and in-progress developments in the area.
1.i.1.2)	<i>The development will accommodate 41 bedrooms but has only provided 15 parking spaces.</i> The site actually provides for 16 parking spaces. Table 7.863 outlining off-street parking requires only 2 parking spaces <u>per dwelling unit</u> for a condominium development. The site has 8 units at 2 spaces per dwelling unit, thus only 16 spaces are required for the development. However, to address the City's concern over the amount of provided parking, we have provided the option for an additional eight (8) spaces if required in addition to the 16 spaces required. Also seven of the driveways can accommodate up to three vehicles at each driveway in a stacked configuration for an additional fourteen (14) vehicle. Being that each house is intended for one family, one group, or party the stacked parking could be managed from within each family's internal usage.
1.i.1.3)	<i>No Condo Plat has been submitted with the site plan to verify common areas/ownership.</i> It is understood that currently the City has no guidelines requiring a condominium development to provide a condo plat. Section 4 of the Zoning Ordinance only provides provisions for a subdivision plat, which this project does not comply. If required, a condo plat can be provided.

- 2.i.1)** *Provide an elevation showing the height and grade of the land to verify adherence to height regulations of the City's zoning code.*

A maximum dimension has been provided to grade. All buildings are under 30'-0" in height to grade.

- 2.i.2)** *Any structures over 30' (29'-6" proposed) will require a 26' wide fire lane to accommodate an aerial apparatus.*

Comment noted; no structures will be over 30'-0". See note 2.i.1) above.

- 3.i.1)** *STRs are subject to density calculations with a maximum of 8 units per lot.*

Comment noted; a maximum unit layout of 8 has been provided

- 3.i.2)** *If this property is to be developed as an STR project, the applicant must submit separate applications for the project (after construction and completion of the project).*

Comment noted; owner is aware of the STR application process

- 4)** *Paint fire lane striping on curb face where no parking is proposed between the fire lane and the curb.*

Comment noted, and will be noted accordingly on the permit documents.

- 5)** *Dimension fire lane turning radius. Dimension width of fire lane hammer head ends.*

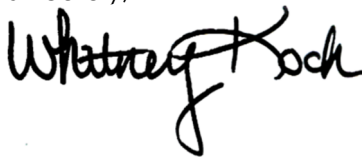
Requested dimensions have been provided.

- 6)** *Civil construction plan review by the Engineering department will be required for this project. Additional comments may be generated at that time.*

Comment noted.

Enclosed is one (1) full size PDF of the revised plans referenced in the above response. Thank you for the plan review, should you have any questions please contact me directly.

Sincerely,



Whitney Koch, AIA, NCARB
Mustard Design Architects
Registered Architect Texas 24419

Enclosures:
DRC Plan review comments dated 04.20.2021
Revised site plan

Cc: Courtney Selinidis
Natalia Branch

Dear Fredericksburg Planning and Zoning Committee,

We wanted to take an opportunity to introduce ourselves.

We are Lance and Natalia Branch. We live in Houston and we have two boys - Dylan (14) and Evan (9). We love camping, hiking and grilling with our family and friends. From 2016 to 2018, we lived in a small town of Wassenaar in The Netherlands with Shell Oil Company, and moving back we really missed that close community feel. When we discovered Fredericksburg, we instantly fell in love and started coming to visit. It was our dream to own a second home here.

We are the Selinidis Family – Stephan, Courtney and our three sons – Kosta (5), Luca (2) and Niko (1). Yes, you read those ages correctly and yes we are a very busy family! Courtney, born and raised in Houston, is a Finance Manager at Shell Oil Company. Stephan is originally from Port Arthur, TX and is currently an Oil and Gas attorney at Exterran Corporation. We love spending time with our friends and family around a table filled with good food and good wine. Our love of wine made Fredericksburg a no-brainer!

We all come from big families with grandparents, siblings, nieces and nephews. Therefore, we were looking for homes with enough space for gathering together. After looking at multiple houses on the market, we decided to buy a lot and build. Because we won't live there full time, we wanted the optionality to rent the homes to professionals and visitors staying in Fredericksburg.

The lot on Wellness Court was perfect with a big oak tree and within a short distance to all the places we love - Marktplatz, Main Street, Das Peach House, Pasta Bella, and many wineries. We thought there may be other families interested in a second home that can be used for large family gatherings on holidays.

The proposed development can accommodate up to eight units that will be built as sustainable barndominiums with a large outdoors gathering space, gated entry and perimeter fence. Our primary investor is Stephan's parents – Kosta and Marie Selinidis. They are real estate entrepreneurs themselves. In the 1970's they built a townhome complex in Port Arthur, TX and operated it for more than 30 years. They also own several other properties across Texas. Kosta is a first-generation Greek American who is steadfastly focused on his family. He was overjoyed at the prospect of working with us as we navigate through real estate development. In addition, we plan to finance the project with a local bank. We are currently in negotiation with two Fredericksburg banks and the feedback we've received has been very positive – both in terms of the location as well as the overall concept.

Our envisioned plan is a custom complex that will be a long-term asset to the City. We really hope to be a part of your community!

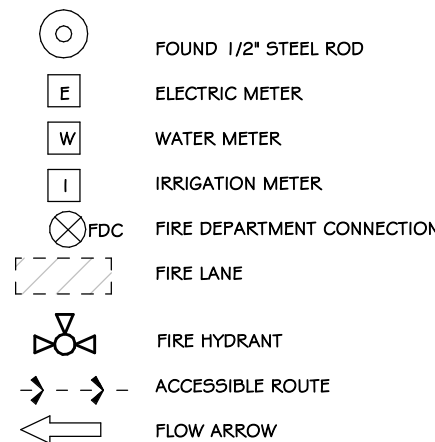
Thank You,
Branch and Selinidis Families



OWNER INFORMATION (POINT OF CONTACT):

COURTNEY SELINIDIS
1057 CANDLELIGHT LN.
HOUSTON, TEXAS 77018
617.869.4789

SITE PLAN LEGEND



ZONING:

ZONED: C-1
PROPOSED USE: MULTIFAMILY DEVELOPMENT
WITH CONDOMINIUM OPTION

MIN. ALLOWABLE LOT AREA (C-1): 7,500 SQ FT
MIN. ALLOWABLE LOT AREA (CONDOS): 14,000 SQ FT
TOTAL LOT AREA: 74,923 SQ FT (1.72 ACRES)

SETBACKS:
FRONT YARD: 25 FT
STREET SIDE YARD: 25 FT
INTERIOR SIDE YARD: 5 FT
REAR SIDE YARD: 10 FT

MAX. ALLOWABLE BUILDING COVERAGE: 50% OF LOT AREA
TOTAL PROPOSED BUILDING COVERAGE: 23% (17,391 SF)

MAX ALLOWABLE DENSITY (CONDOS): 3,500 SQ FT /DWELLING UNIT
PROPOSED DENSITY (CONDOS) 8 UNITS: 28,000 SQ FT TOTAL
OVERALL SITE SQ FT 74,923 SQ FT SITE

MAX ALLOWABLE IMPERVIOUS COVERAGE: 70% OF LOT AREA
PROPOSED IMPERVIOUS COVERAGE: 49% (36,446 SF)

IMPERVIOUS COVERAGE:	36,446 SQFT	
BUILDING	BUILDING	17,391 SQFT
PAVING / WALKS	PAVING / WALKS	19,055 SQFT

PERVIOUS COVERAGE: 38,477 SQFT (51%)

MAXIMUM ALLOWABLE BUILDING HEIGHT: 3 STORIES - 38' - 0"
MAXIMUM PROPOSED BUILDING HEIGHT: 2 STORY - 29'-6"

REQUIRED PARKING SPACES:

MULTI-FAMILY (PARKING/DWELLING UNIT)
1 SPACE PER EFFICIENCY = 0 UNITS x 1 = 0 SPACES
1.5 SPACES PER 1 BEDROOM = 0 UNITS x 1.5 = 0 SPACES
2 SPACES PER 2+ BEDROOMS = 8 UNITS x 2 = 16 SPACES
OR
CONDOMINIUM RESIDENTIAL = 8 UNITS x 2 = 16 SPACES
2 SPACES PER DWELLING UNIT

TOTAL REQ. PARKING 16 SPACES
TOTAL SPACES PROVIDED 16 SPACES
WITH ADDITIONAL SPACES UP TO 24 SPACES TOTAL

ADA PARKING REQ. 1 SPACE
ADA PARKING PROVIDED 1 SPACES

INTERIOR LANDSCAPING REQUIRED: = 240 SQFT

NOTE:
LANDSCAPING DESIGNS COMPLYING WITH CITY ZONING
ORDINANCE WILL BE PROVIDED AS PART OF PERMIT DOCUMENTS

SITE LIGHTING SELECTIONS COMPLYING WITH CITY ZONING
ORDINANCE WILL BE PROVIDED AS PART OF PERMIT DOCUMENTS

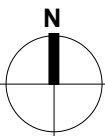


PROPOSED ELEVATIONS

SCALE: 3/32" = 1'-0"

CUP SITE PLAN

SCALE: 1" = 20'-0"



© 2020 MUSTARD DESIGN

mustard
DESIGN

209 South Liano Street, Suite B
Fredericksburg, Texas 78624
830.997.7024

**NOT FOR
CONSTRUCTION
FOR REGULATORY
APPROVAL ONLY**

A NEW MULTIFAMILY DEVELOPMENT FOR:

FBG BARND0 COMPLEX

815 WELLNESS COURT
FREDERICKSBURG, TEXAS 78624

REVISIONS
NO. DATE DESCRIPTION

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NOT FOR CONSTRUCTION



04.26.2021

SCHEMATIC SITE PLAN

Drawn By: WLK
Checked By: WLK
Approved By: WLK
Project No. 2104.01
Original Issue Date: 00.00.00

CUP

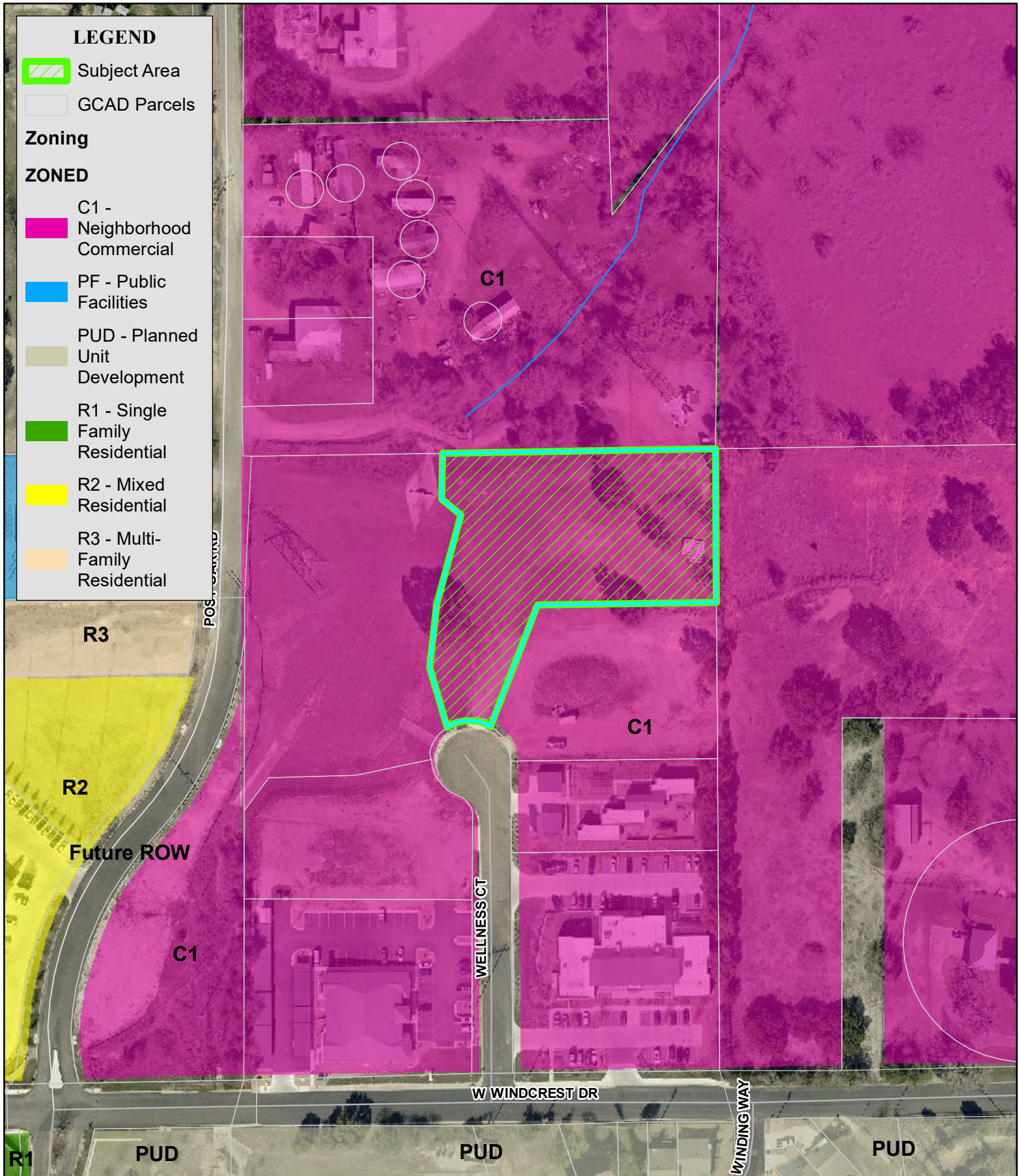
LEGEND

-  Subject Area
-  GCAD Parcels

Zoning

ZONED

- C1 -
 Neighborhood
Commercial
- PF - Public
 Facilities
- PUD - Planned
 Unit
Development
- R1 - Single
 Family
Residential
- R2 - Mixed
 Residential
- R3 - Multi-
 Family
Residential



Zoning Map



0 125
SCALE IN FEET



PLANNING & ZONING COMMISSION MEMO

DATE: May 05, 2021

TO: P&Z Commission

FROM: Jason Lutz

SUBJECT: Z-2106 – Public Hearing, Consideration, and Recommendation regarding a requested Future Land Use & Zoning.

Summary:

The applicant is requesting a zoning change from Single-family Residential (R-1) to Mixed Residential (R-2). In order to establish a R-2 zoning district, the Commission will need to modify the City's Future Land Use Plan. The current plan calls out this area as an "Low Density Residential" and must be changed to "Medium Density Residential" Prior to the establishment of the requested zoning. The applicant is requesting the zoning category of R-2 in order to have flexibility to increase the density of the existing STRs in operation on the site.

Background / Analysis:

Future Land Use:

The City's Land Use plan calls out this area as "Low Density Residential". This use is representative of traditional, single-family detached dwelling units. Low density residential accounts for the largest percentage of residential development in Fredericksburg today and will continue to do so with the development shown on this "Future Land Use Map". The areas designated for low density residential land use are generally not adjacent to major thoroughfares or incompatible land uses, and are in proximity to existing single-family residential land use. Within these areas, the City should encourage a range of lot sizes and housing types in order to promote increased housing diversity and affordability. For this reason, several single-family zoning districts with various lot sizes should be provided in the Zoning Ordinance. For the purpose of discussing Fredericksburg's ultimate population capacity (in the Growth Element of this plan), areas of the City or ETJ designed for low density residential development are assumed to develop at an average of three dwelling units per gross acre.

The City of Fredericksburg

To establish a zoning district of R-2 for this property, the Land Use Plan must be amended to “Medium Density Residential”. This 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 Future Land Use Plan shows that the subject tract is adjacent to future land uses of “Low Density Residential to the west and south, Medium Density Residential to the east, and Public Facilities (Nimitz) in the immediate area.

Zoning:

Adjacent zoning in the area is Mixed Residential (R-2) to the east and southeast, Single-family residential (R-1) across the streets to the south, west, and north. Additionally, there are multiple STRs, Commercial, and Public Uses in the general area.

One of the lots in the subject area is undeveloped, while the other two lots are being utilized as STRs.

Given the fact that R-2 would bring the entire block into one consistent zoning district, staff can support this requested change.

Recommendation:

Staff recommends Approval of the requested Future Land Use change and requested zoning, as presented.

Attachments:

Zoning map, future land use map, and protest letters.

SUMMARY

Justification for Rezone of Town Lots, 510, 511AR and 511BR from R1 to R2

- Question/Issue:** Should Town BLK 66 lots 510, 511AR, 511BR be rezoned from R1 to R2 along with the accompanying land use change from low density residential to moderate density residential?
- Applicants:** The applicants consist of the owners of the three remaining lots on BLK 66 currently zoned as R-1.
- Answer/Response:** We believe the lots in question meet the criterion necessary for rezoning them to R2 for a variety of reasons as follows:
- 1) Two of the lots in question (BLK 66, lots 511AR and 511BR) are located at or near the intersection of two of the busiest collector streets in Fredericksburg – North Elk street and Travis street. It is well known that North Elk is used as a bypass to avoid Main Street around town via Travis street. Accordingly, it generates more traffic than most residential thoroughfares and the intersection of North Elk and Travis street is adjacent to these lots. The third lot (510) backs up to the above lots and is owned by the same entity which owns the remainder of the block zoned R-2. (See Exhibit A).
 - 2) As previously mentioned, there is only one other lot contained on Block 66 NOT FRONTING North Elk bordered by East Travis, East Schubert and North Elk zoned R-1 (lot 510). The owner of lot 510 is the same owner that owns the remaining R2 zoned property contained within the Block and is one of the applicants seeking rezoning to R-2 for it's last remaining lot on the Block. (See Exhibit B). **By granting the R-2 designation to the lots in question, the entire Block will now be zoned R-2 providing uniformity rather than spot zoning.**
 - 3) The overwhelming majority of property owners along North Elk - both East and West side --are already using their properties for STR's (short term rentals). (See Exhibit B)
 - 4) We believe the lots covered by the application are not needed for a transition zone from R2 to R1 because Elk Street (both North and South) already serves as a transition buffer from East to West. The comprehensive plan seems to reflect this rationale since the vast majority of lots east of Elk street are zoned R-2, Commercial or Public. (See Exhibit A-1 & C). **Of the 17 other property owners fronting the East side of Elk street for the entire length of road from Travis to E. Uffer (both North and South Elk), only 3 have R-1 designation. The remaining 14 lots have R-2, Commercial or Public designations.** It is unclear to applicants why the comprehensive plan chose not to reflect R-2 zoning on the lots in question upon it's adoption but

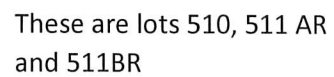
a visual observation of Exhibit A-1 suggests there may have been intent of R-2 or higher east of Elk.

- 5) The rental flexibility allowed by R2 zoning would create fewer problems for both the property owners and the City while meeting the objectives of both. Currently, the majority of lots are currently being used as STR's. However, because one of the owners has not designated it's house as a primary residence, they are somewhat restricted to leasing their property to single groups. As such, many of these single guest groups are larger. Experience indicates that leasing to different and smaller groups creates fewer incidents regarding noise, traffic, and other disturbances. In other words, it is often better to have 3 separate guest groups which add up to 12 people staying in 3 units than to have one guest group of 12 people staying in one unit. With 15 cabins located on the remainder of the block zoned R2, it seems reasonable the remaining adjacent properties within the block also be zoned as such. We do not believe low-density single-family residence is an appropriate or desirable designation when a lot fronts an extremely busy street on one side and a large R2 compound on the other.

Comprehensive Land Use Change Factors for Planning and Zoning:

- 1) The properties in question are adequate in size and shape to facilitate those uses normally associated with the requested designation. All of the lots contain a single house or a single house and ancillary structures.
- 2) The properties in question have adequate infrastructure to accommodate the R2 use. In fact, they will mostly operate as they do currently.
- 3) The property will not adversely affect properties within 600 feet because most other properties in the vicinity are already operating as STR's and because the ability to rent to smaller guest groups will create fewer disturbances. (See Exhibit B & C-1)
- 4) The requested change in use is an appropriate land use and is consistent with the other elements of the Comprehensive plan. The properties are surrounded by other R2 zoning and virtually all of the properties on east side of Elk are zoned as R2 or Commercial. We believe the moderate residential use would be more consistent with the intent of the Comprehensive plan by granting the change. (See Exhibit A-1 and C). We do not believe low-density single-family residence is an appropriate or desirable designation when a lot fronts an extremely busy street on one side and a large R2 compound on the other.
- 5) The request will not be detrimental to the public health, safety or welfare or be materially injurious to properties or improvements in the vicinity. Most of the properties in the vicinity either have R2 zoning or are currently operating as STR's. The request will be less detrimental to public health, safety and welfare because smaller groups of guests will provide few potential incidents. (See Exhibit B)

Zoning and Land Use



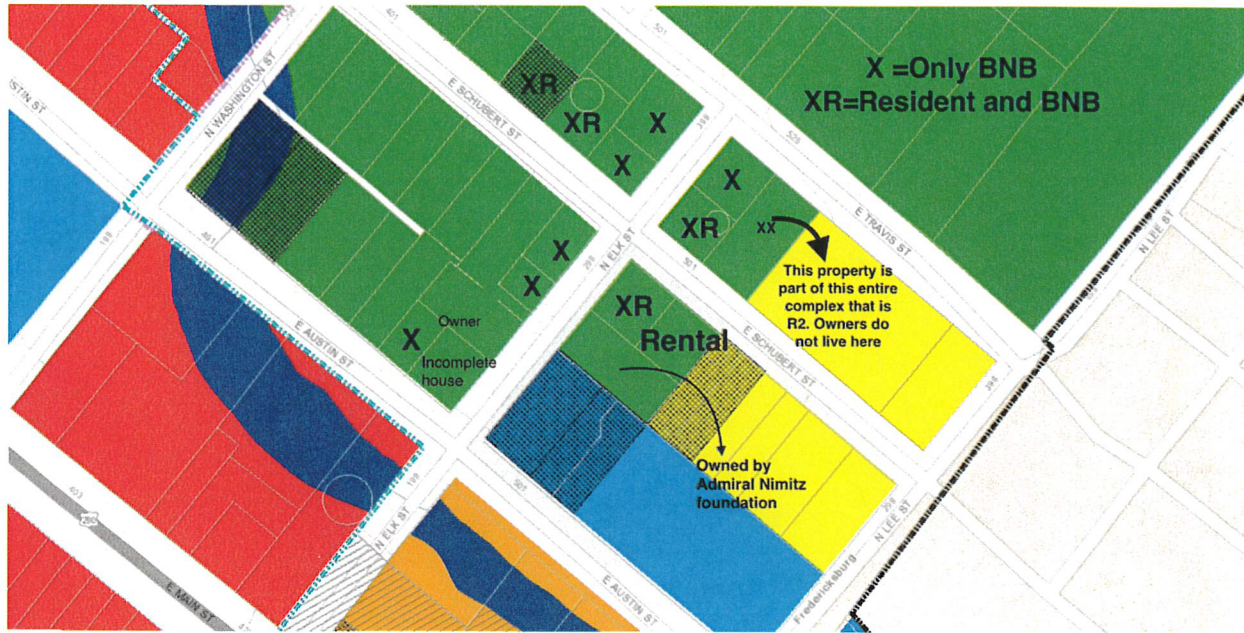
EHIBIT A-1

2,438.746 Square Feet on East side of Elk -Shaded

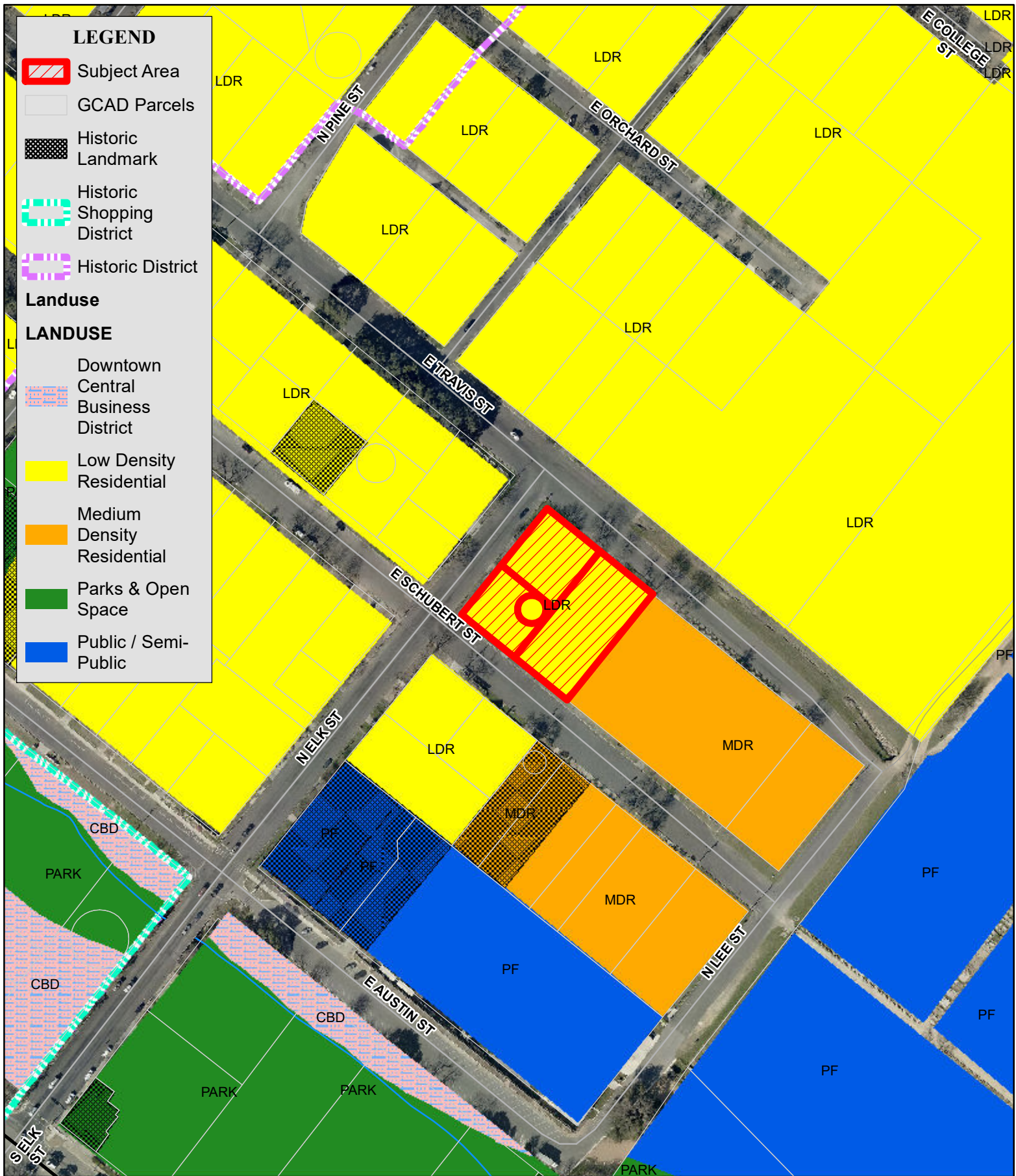


EXHIBIT B

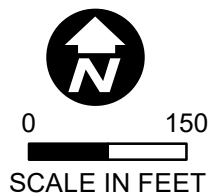
Surrounding Uses

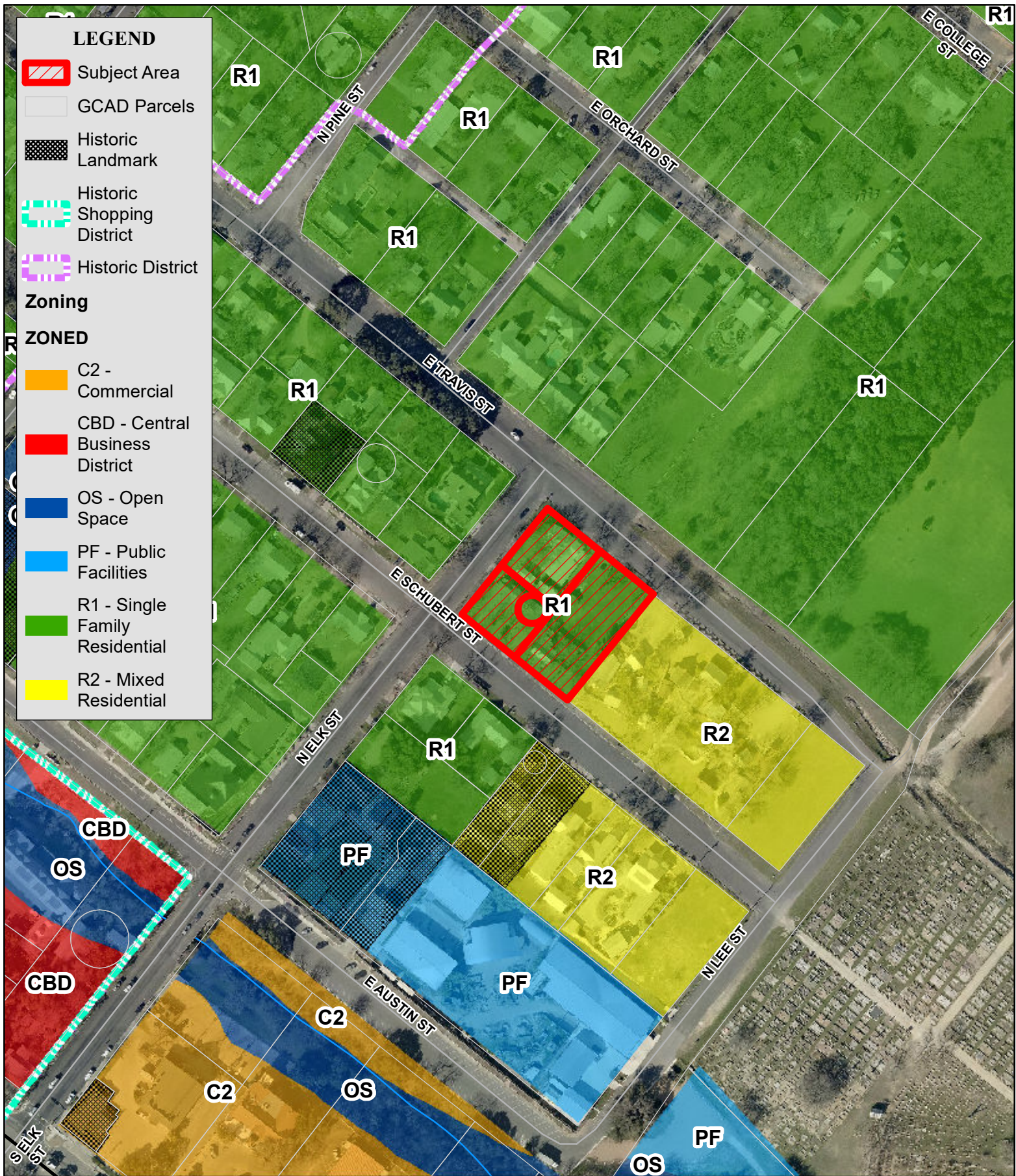


SITE

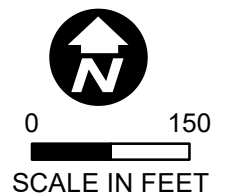


Future Land Use Map





Zoning Map



From: [Glenn Morrow](#)
To: [Shelby Collier](#)
Subject: Protest Form / May 5, 2021 Hearing
Date: Friday, April 30, 2021 12:17:01 PM

Please find attached protest form regarding Request Z-2106.

This form will represent both of my properties, **414 E. Schubert St., 418 E. Schubert St.**

Thanks,

Glenn Morrow
President, Founder

GDM Enterprises, LLC

National Vending, Local Distribution

(210) 288-2969 (cell)

From: paulettegraham@gmail.com
To: [Shelby Collier](#)
Cc: [Cathy Schreiber](#)
Subject: Zoning request Z-2106
Date: Thursday, April 29, 2021 11:57:25 AM

I protest against this change. It will create too much more traffic on an already busy residential street.

Paulette Graham, part owner of property on Schubert Street
1601 Northwood Drive
Marble Falls, TX. 78654

Sent from my iPad



PLANNING & ZONING COMMISSION MEMO

DATE: May 05, 2021

TO: P&Z Commission

FROM: Jason Lutz

SUBJECT: Z-2106 – Public Hearing, Consideration, and Recommendation regarding annexation and Zoning.

Summary:

The property owner has requested voluntary annexation due to a failing septic system. The applicant is currently contracting services to have the septic system pumped and hauled off monthly.

The property is located at 701 W. Live Oak Street, located at the southwest corner of Post Oak Rd. and W. Live Oak St. This property is currently an existing hole in the City Limits and would provide the City an opportunity to fill this area in, establish zoning, and facilitate development of the property.

The property would not be required to extend utilities as there are water & sewer services located in the rights-of-way of Post Oak and Live Oak. City Council has approved an annexation agreement that would allow the property owner to immediately connect to the City's sewer system, prior to the completion of the annexation process. All other City services would be available once the annexation process has been completed.

Background / Analysis:

Future Land Use:

The City's Land Use plan calls out this area as "High Density Residential". The applicant is not requesting any changes to the future land use.

Zoning:

Adjacent zoning in the area is Mixed Residential (R-2) to the south, Commercial (C-1) to the east, and Multi-family Residential (R-3) to the west and south. The applicant has no preference in zoning and is requesting the zoning district R-3 as called for in the City's comprehensive plan.

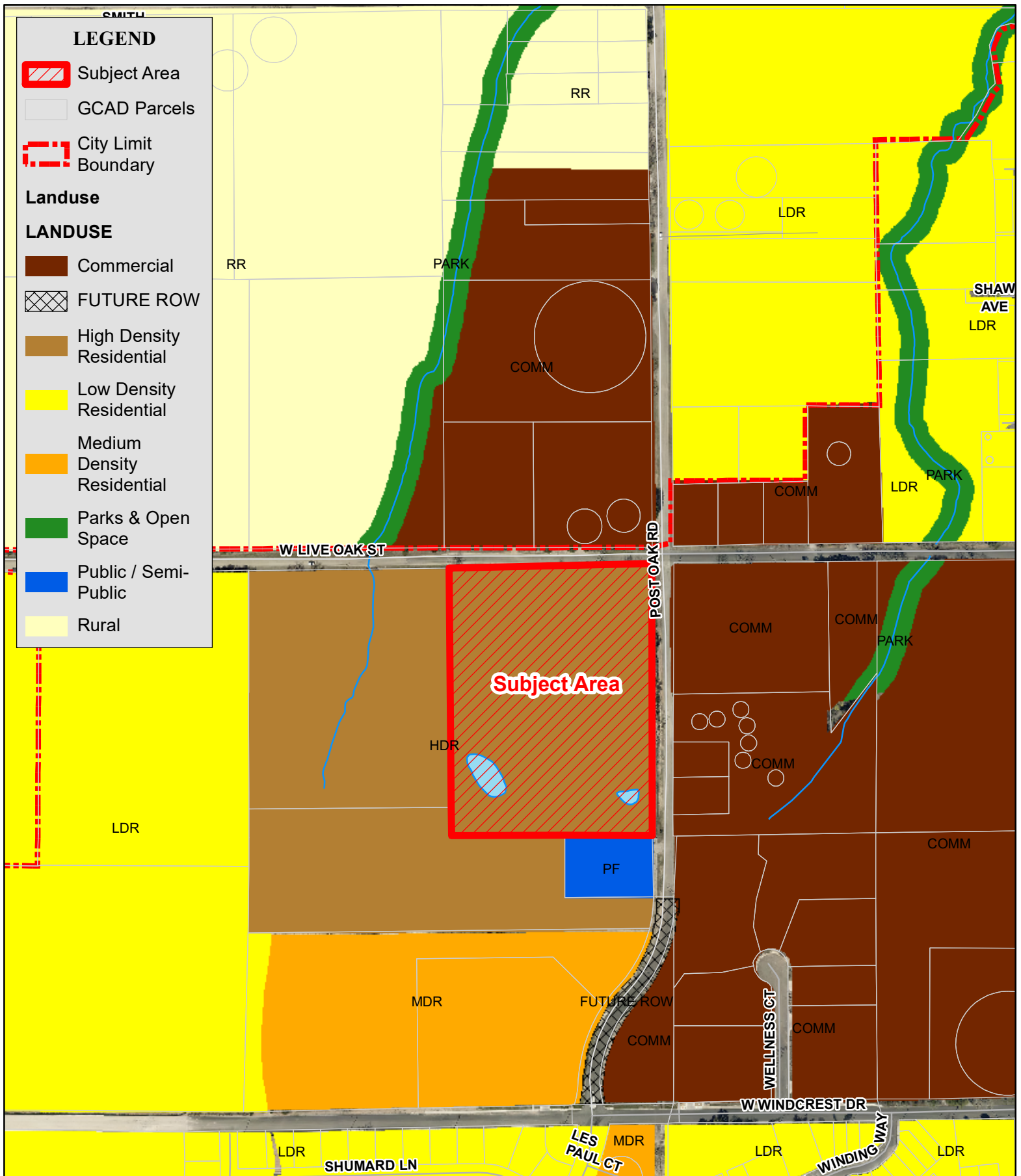
The City of Fredericksburg

Recommendation:

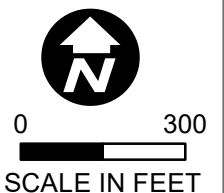
Staff recommends approval of the requested zoning, as presented.

Attachments:

Zoning map and future land use map.



Future Land Use Map





**PRELIMINARY PLAT
BACKGROUND INFORMATION
May 5, 2021**

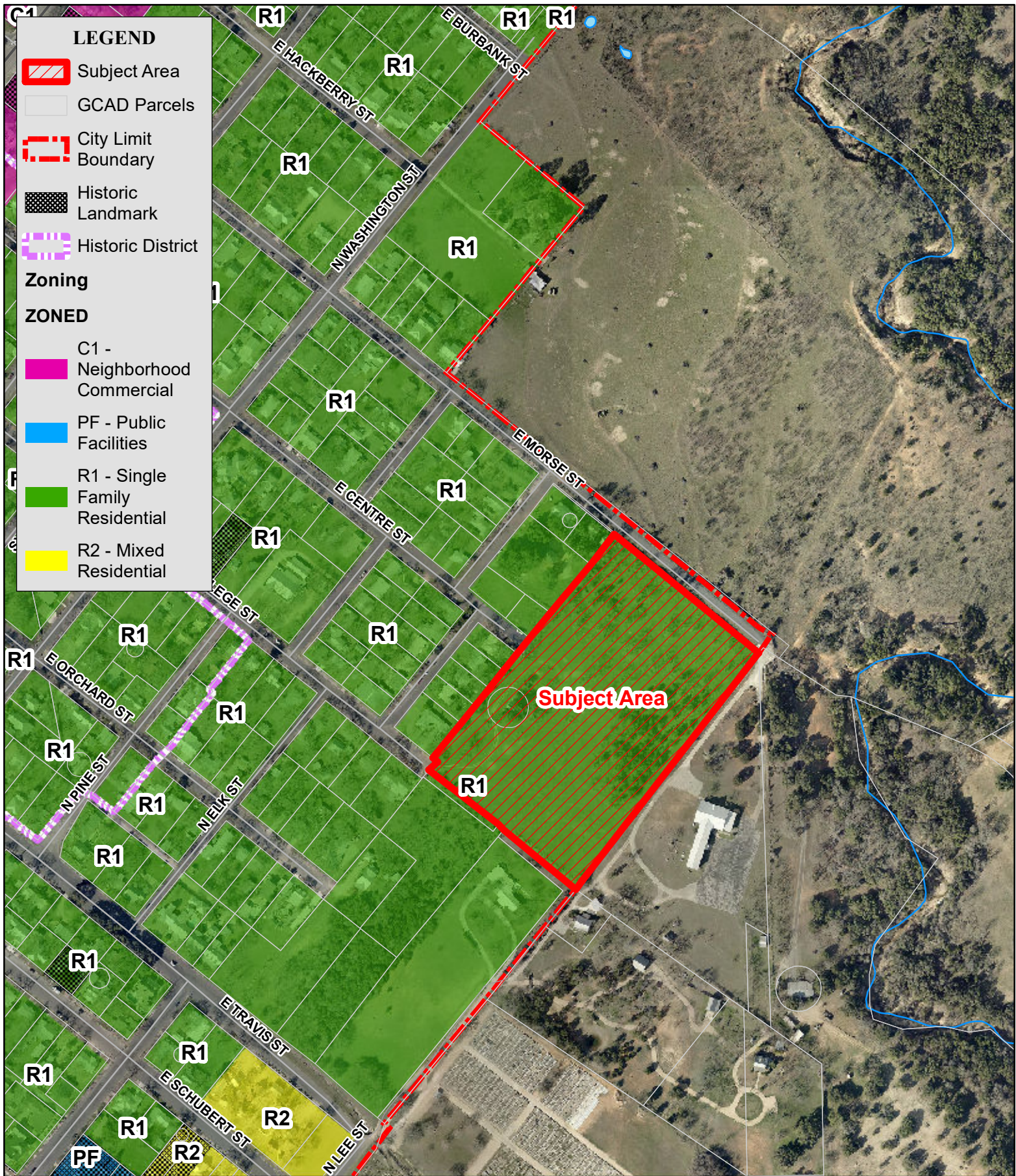
File Number:	P-2108
Subdivision Name:	Outlot 280, part of unnumbered outlot of the Map of Fredericksburg and Environs.
Location:	End of E. Centre St. (see attached map).
Zoning:	R-1 Single-family Residential
Tract Size:	Approximately 10 acres
Number/Size of Lots:	23 lots. An existing residence is located on proposed Lot 1, Block 2, and the remaining lots are vacant and exceed the minimum size requirements.
Roadways:	Six lots will front on E. Morse Street, six lots on a proposed extension of E. Centre St., and eleven lots on a new proposed street (Altsdadt Dr.).
Right-of-way:	New proposed street (Altsdadt Dr.).
Utilities:	Utilities are available to serve this property and extension of existing infrastructure will be extended, at the developer's expense to serve lots on the new portion of E. Centre and Alstdadt Dr.
Easements:	Standard easements.
Easements Abandoned:	NA
Stormwater Detention:	Detention will be addressed as part of the Construction Plans and a detention lot has been established on the southeast corner of the proposed subdivision.
Drainage:	See above.
Park Dedication:	Park Dedication will be required for the new lots (22) being created.
Construction Plans:	Construction Plans will be required as part of the Final Plat. All development will be subject to approval of the Construction Plans.
Screening Plan:	None required
P&Z Action:	Final approval

Staff Recommendation:

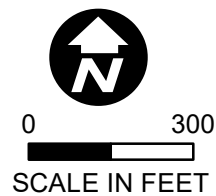
Approval

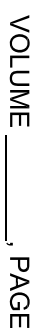
Conditions:

Approval of the final Construction Plans prior to the start of construction.



Zoning Map





A vicinity map showing the project area highlighted in red. The map includes the following roads and landmarks:

- Highways:** U.S. HIGHWAY 87, HIGHWAY 27.
- Streets:** N. MAIN STREET, S. MAIN STREET, E. MAIN STREET, E. 10TH ST, E. 9TH ST, E. 8TH ST, E. 7TH ST, E. 6TH ST, E. 5TH ST, E. 4TH ST, E. 3RD ST, E. 2ND ST, E. 1ST ST, E. 0TH ST, E. -1ST ST, E. -2ND ST, E. -3RD ST, E. -4TH ST, E. -5TH ST, E. -6TH ST, E. -7TH ST, E. -8TH ST, E. -9TH ST, E. -10TH ST, E. -11TH ST, E. -12TH ST, E. -13TH ST, E. -14TH ST, E. -15TH ST, E. -16TH ST, E. -17TH ST, E. -18TH ST, E. -19TH ST, E. -20TH ST, E. -21ST, E. -22ND, E. -23RD, E. -24TH, E. -25TH, E. -26TH, E. -27TH, E. -28TH, E. -29TH, E. -30TH, E. -31ST, E. -32ND, E. -33RD, E. -34TH, E. -35TH, E. -36TH, E. -37TH, E. -38TH, E. -39TH, E. -40TH, E. -41ST, E. -42ND, E. -43RD, E. -44TH, E. -45TH, E. -46TH, E. -47TH, E. -48TH, E. -49TH, E. -50TH, E. -51ST, E. -52ND, E. -53RD, E. -54TH, E. -55TH, E. -56TH, E. -57TH, E. -58TH, E. -59TH, E. -60TH, E. -61ST, E. -62ND, E. -63RD, E. -64TH, E. -65TH, E. -66TH, E. -67TH, E. -68TH, E. -69TH, E. -70TH, E. -71ST, E. -72ND, E. -73RD, E. -74TH, E. -75TH, E. -76TH, E. -77TH, E. -78TH, E. -79TH, E. -80TH, E. -81ST, E. 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LINE	BEARING	DISTANCE
L1	N 51°55.15" W	12.10'
L2	N 51°16'05" W	3.23'
L3	S 51°00'15" E	16.43'
L4	S 38°05'15" W	54.98'
L5	S 51°54'45" E	32.76'
L6	S 11°44'50" W	58.11'

Witness by my hand on this _____ day of _____, 2021

City Secretary
City of Fredericksburg, Texas

I, the undersigned, a Licensed Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground. Field work completed on February 22, 2021.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Josh W. Leamons
April 19, 2021
Registered Professional Land Surveyor, 62766

STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Josh W. Leamons, known to me to be the person whose name is subscribed above.

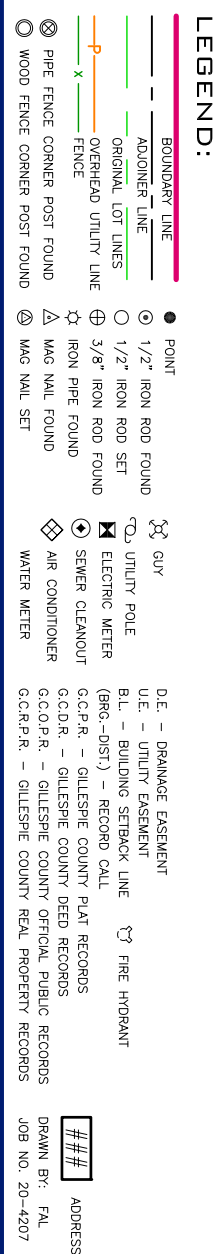
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public, State of Texas

1. The survey was prepared without the benefit of a current title report/comment. There may be easements, restrictions, and/or covenants affecting this property, not shown here.
2. Bearings, distances, coordinates, & acreage are GRI, NAD 83, US Texas Central Zone 4203.
3. A "1/2 inch non set" is a 1/2 inch slab with plastic cap marked "SECCREHS RLS 6275."

**A PLAT ESTABLISHING THE
ALTSADT VILLAGE SUBDIVISION**

AS SHOWN ON THE MAP OF FREDERICKSBURG AND ENVIRONS
BY THE GERMAN EMIGRATION COMPANY IN THE CITY OF
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING ALL OF
THAT CERTAIN 10.03 ACRE TRACT DESCRIBED IN INSTRUMENT
NO. 20175631 OF THE OFFICIAL PUBLIC RECORDS OF
GILLESPIE COUNTY, TEXAS.



COUNTY CLERK, GILLESPIE COUNTY, TEXAS

FILED FOR RECORD AT _____ O'CLOCK __M, THIS THE _____ DAY OF _____ 202__
ON VOLUME _____, PAGE _____ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

April 19, 2021

Shelby Collier, Development Coordinator
City of Fredericksburg
126 W. Main St.
Fredericksburg, Texas 78624

Re: P-2108 – Altsadt ~~Estates~~ Village Preliminary Plat – 318 E. College

Mrs. Collier

Please find the attached revised preliminary plat documents with a response (R) to City comments (C) dated April 12, 2021.

1. *C: Regarding the easement document, if stormwater conveyance is included in the area, that needs to be added to the document (easement).*

R: Acknowledged. As design progresses and utilities are well located in that area, the conveyance may require modifications to the easement depending on how the street and drainage work out in that critical area.

2. *C: For review purposes, please show the location of the building setback lines for each lot including how the proposed road easements will impact setbacks.*

R: The building setback lines are provided on the revised preliminary plat document.

3. *C: Outfall of detention pond on Lot 8 appears to create a concentrated discharge. Please provide additional information regarding how adverse impacts will be mitigated.*

R: The outfall will be analyzed in final design to determine if a spread curb is necessary or if provisions can be made to allow for concentrated flow.

4. *C: To allow the City to review existing vs developed runoff rates, drainage basins should be delineated for each discharge point from the property. Based on drainage arrows shown for developed Drainage Area C, a number of areas will be allowed to free release off of this site. For each discharge point, please provide peak flow calculations for the existing, existing without detention, and existing with detention (if provided) for the 2, 10, 25 and 100-yr design storm events.*

R: The drainage calculations have been modified to reflect these comments. Overall release rates to the adjacent site will be at or less than existing conditions. The design will accommodate the conveyance of storm water through streets, flumes, detention pond, and outfall.

5. *C: The developed flow arrow for Drainage Area B call out conveyance to a detention pond but none is shown. If runoff is to be directed to the existing culvert under the church's driveway, detailed calculations will need to be provided for each design storm to ensure no adverse impacts to adjacent or downstream properties, including public ROW. If other improvements will be required once utilities are located, please be aware that any increase in runoff rates will require conveyance being shown to the creek with no adverse impacts.*

R: A detention pond for Drainage Area B is not necessary. Both northern drainage areas have been combined to "AB". The new street storm water will be conveyed into a flume or channel to outfall #1. The residential lots will primarily drain through each other along common lot lines to Morse Street, with exception of those adjacent to the flume. Calculations have been modified to reflect these changes. The discharge rates of Developed "AB" is actually lower than Existing "AB" due to a reduced overall drainage contribution area and changes in time of concentration. Therefore, no net increase in storm water runoff to Outfall #1.

6. *C: Please provide details on extent of improvements to development side of Morse Street since this will determine if developer will be required to contribute toward future construction of other boundary streets.*

R: A detail of half street improvements is shown on the preliminary plans that includes new curbing and half street widening. Proposal is to seal coat the entire width including existing pavement as there will be several utility crossings. In design, it will be determined to sheet flow storm water across the street or to capture and convey it by inlet and storm drain. The existing pipe culvert is likely undersized.

Thank you for your comments.

Sincerely



Cornett Engineering



Copy: Fred Heimer – Einsatz Capital, Inc.

Attachments: Revised Preliminary Plat Plans

SITE PLAN
BACKGROUND INFORMATION
May 5, 2021

File Number:	SP-2104
Address/Location:	707 E. Highway St.
Applicant:	Kevin Spraggins, P.E.
Owner:	Subbu Neti.
Project Description:	Multi-family project with goal of permitting as Short-term rentals.
Site Area:	Approximately 1 acre
Zoning:	R2 - Mixed Residential (see attached map)
Adjacent Land Uses/Zoning:	
North:	Single Family Residential, zoned R-2
West:	Multi-family, zoned R-2
East:	Multi-family, zoned R-2
South:	Multi-family, zoned R-2
Buildings:	One existing structure (STR), seven additional one story two bedroom units.
Building Coverage:	23% (55% maximum)
Impervious Coverage:	59% (65% maximum)
Parking Required:	16 Spaces required 28 Spaces provided
Access:	The site is currently served by a single entrance to the north of the existing home. This entrance will be removed and a new driveway will be constructed to access the site.
Landscaping:	Landscape Plans will require approval prior to issuance of a permit.
Sidewalk:	A sidewalk is required and will be constructed along Highway St.
Screening:	All trash containers and service areas are proposed to be screened. No perimeter screening is required.

Lighting:	Exterior lighting shall be ordinance compliant.
Utilities:	Site will be serviced via existing utilities.
Detention:	Detention will be provided on-site, and grading and drainage plans will be reviewed and approved as part of the Civil Construction Plans.
Fire Protection:	The Fire Marshall has reviewed the Site Plan and has approved the plan as proposed.
Entry Corridor Requirements:	N/A
Recommendation:	Approval, conditioned upon: 1) Public Works approval of civil construction plans prior to issuance of a building permit. 2) Approval of a Landscape Plan for the additional area being developed.

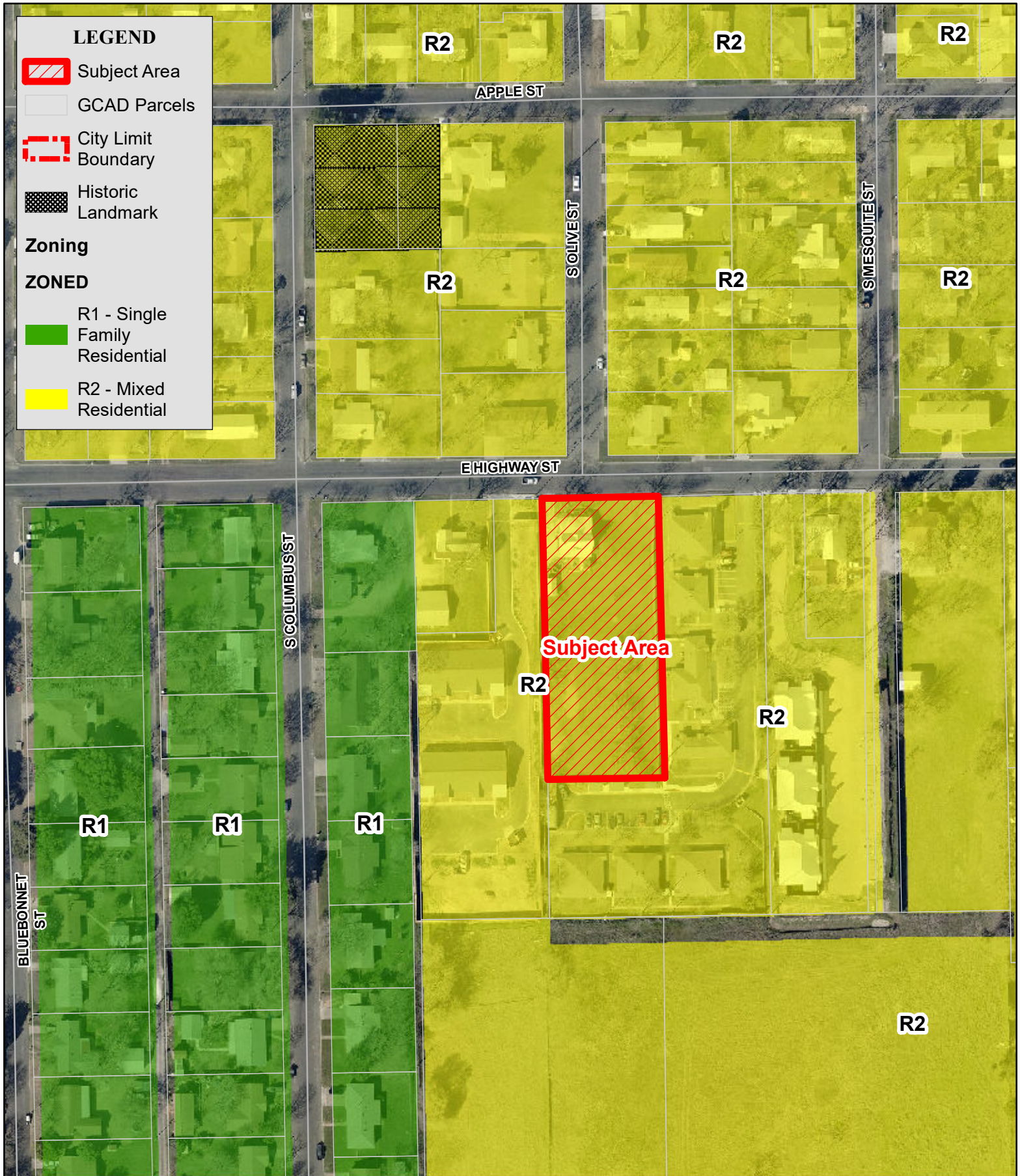
LEGEND

-  Subject Area
-  GCAD Parcels
-  City Limit Boundary
-  Historic Landmark

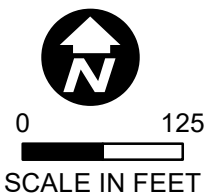
Zoning

ZONED

-  R1 - Single Family Residential
-  R2 - Mixed Residential



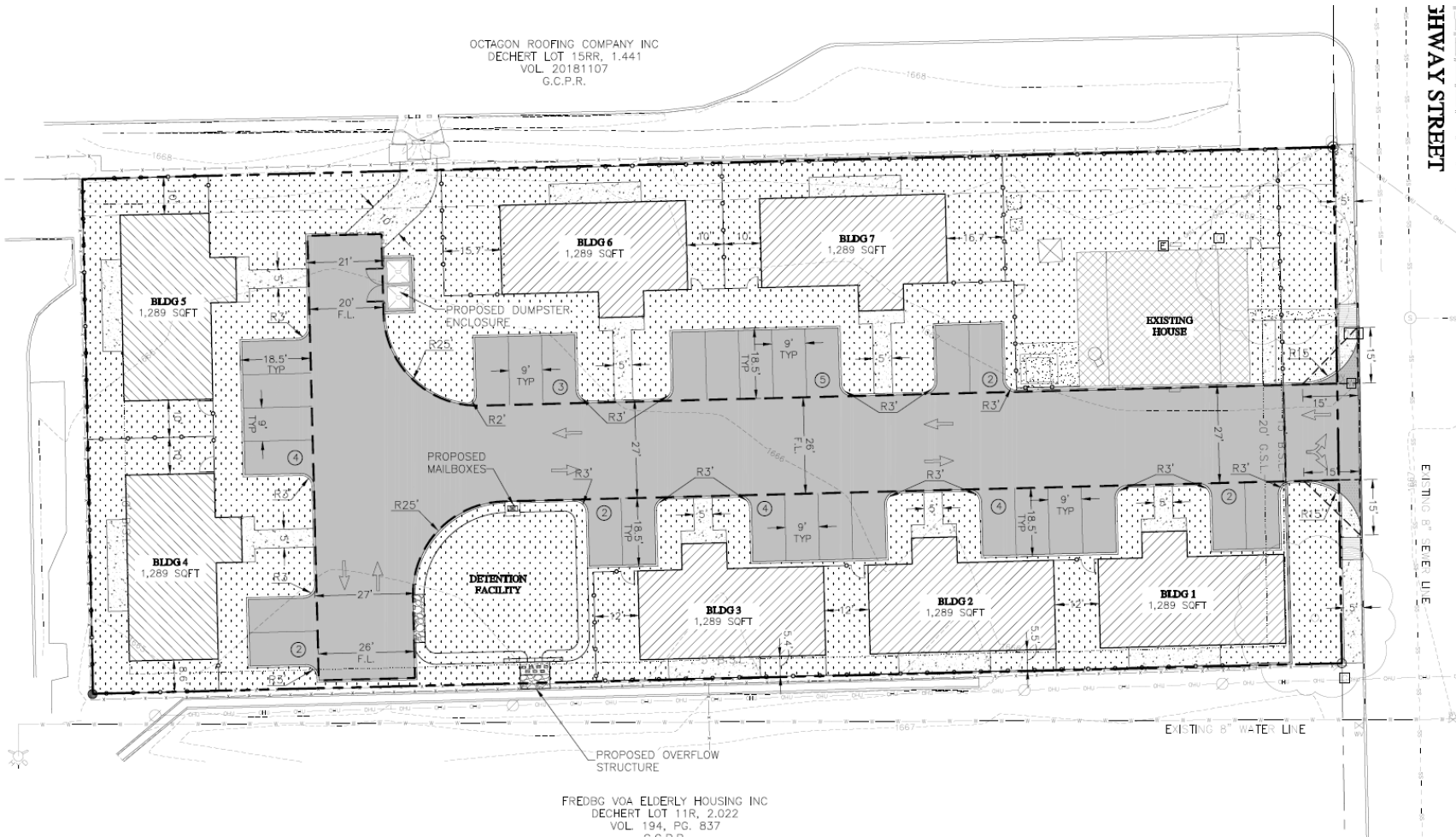
Zoning Map



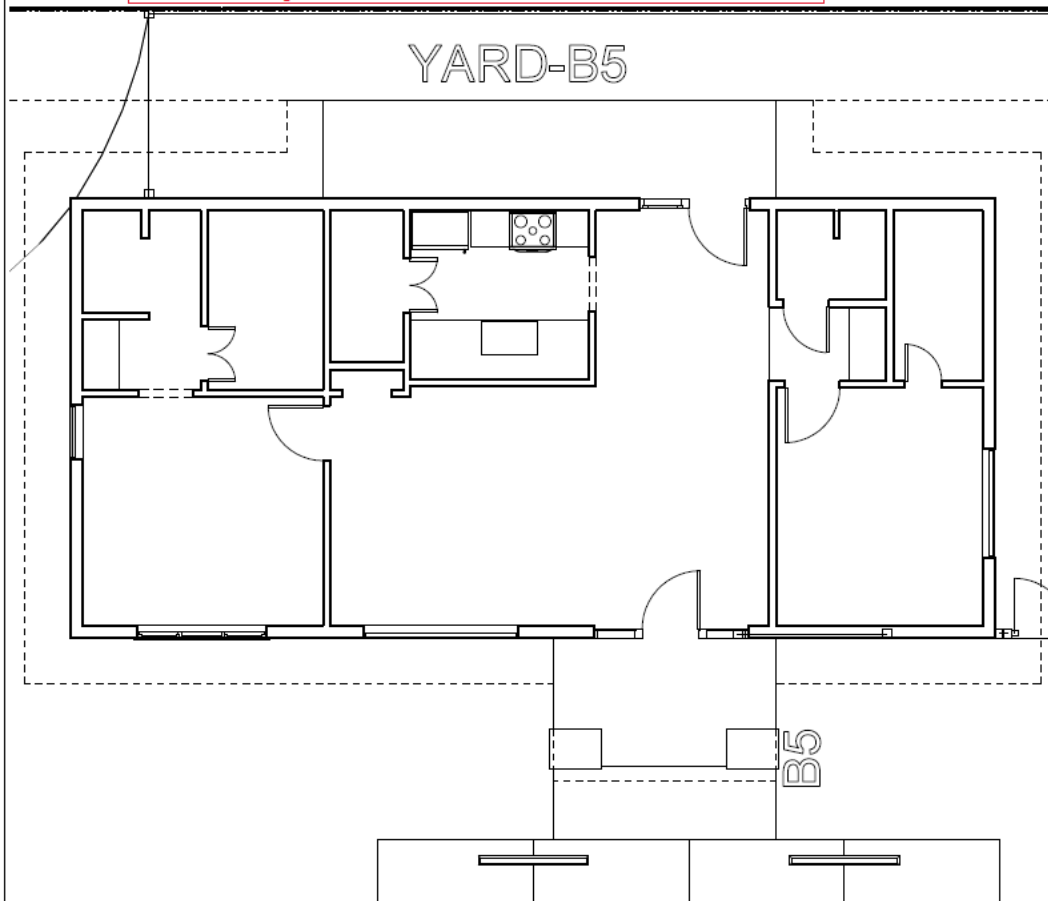
OCTAGON ROOFING COMPANY INC
DECHERT LOT 15RR, 1.441
VOL. 20181107
G.C.P.R.

SHAW STREET

EXISTING 8" WATER LINE



All units will follow this floor-plan.



1 BUILDING B5 - FLOOR PLAN
3/16" = 1'-0"

1 BUILDING B5 - FLOOR PLAN

3/16" = 1'-0"



3 FRONT ELEVATION - BUILDING B5

3/16" = 1'-0"

**SITE PLAN
BACKGROUND INFORMATION
May 5, 2021**

File Number:	SP-2105
Applicant:	Whitney Koch with Mustard Design.
Project Description:	Office project.
Site Area:	Approximately 2.23 acres
Zoning:	M-2, Medium Manufacturing
Building:	Admin/Office – 12,777 square feet Phase I 1,118 square feet, Phase II.
Building Height:	2-story, 23’-9”
Building Coverage:	14% (80% maximum)
Impervious Coverage:	38% (70% maximum)
Parking Required:	17 spaces provided (22 spaces required)
Landscaping:	Landscaping will be reviewed and approved as part of the permitting documents.
Sidewalk:	Not required.
Screening:	All trash containers and service areas are proposed to be screened. Perimeter screening is being provided (see site plan).
Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Stormwater detention is being provided at the southeast corner of the property. Final detention plans are subject to construction plan approval.
Park Dedication Ordinance:	Not Required.
Recommendation:	Approval, conditioned upon: 1. Approval of the Landscape Plan prior to issuance of a building permit.

OWNER INFORMATION (POINT OF CONTACT):

TODD EIDSON
P.O. BOX 3415
FREDERICKSBURG, TEXAS 78624
830.496.1569

NOTE:
LANDSCAPING DESIGNS COMPLYING WITH CITY
ZONING ORDINANCE WILL BE PROVIDED AS
PART OF PERMIT DOCUMENTS

ZONING:

ZONED:
PROPOSED USE:

MIN. ALLOWABLE LOT AREA:
TOTAL LOT AREA:

SETBACKS:

FRONT YARD:
STREET SIDE YARD:
INTERIOR SIDE YARD:
REAR SIDE YARD:

MAX. ALLOWABLE BUILDING COVERAGE:
TOTAL PROPOSED BUILDING COVERAGE:

M-2 MEDIUM MANUFACTURING
CLUB/LODGE WITH ADMIN./ BUSINESS OFFICES

10,000 SQ FT
97,139 SQ FT (2.23 ACRES)

10 FT

10 FT

10 FT

10 FT

80% OF LOT AREA
CURRENT PHASE 13%

(12,777 SF)
(10,087 SF MAIN BUILDING)
(1,873 SF ACCESSORY STRUCTURE 1)
(817 SF ACCESSORY STRUCTURE 2)

FUTURE PHASE 1%

(1,118 SF)
(974 SF FUTURE BUILDING EXPANSION)
(144 SF ACCESSORY STRUCTURE 3)

MAX ALLOWABLE IMPERVIOUS COVERAGE: 70% OF LOT AREA
PROPOSED IMPERVIOUS COVERAGE: 38% (36,643 SF)

IMPERVIOUS COVERAGE: 36,643 SQFT
BUILDING 12,777 SQFT
PAVING / WALKS 23,866 SQFT

PERVIOUS COVERAGE: 60,495 SQFT (62%)

MAXIMUM ALLOWABLE BUILDING HEIGHT: 3 STORIES - 38' - 0"
MAXIMUM PROPOSED BUILDING HEIGHT: 2 STORY - 23'-9"

REQUIRED PARKING SPACES:

ADMIN./BUSINESS OFFICES

CLUB/LODGE

CURRENT PHASE
TOTAL REQ. PARKING
TOTAL SPACES PROVIDED

ADA PARKING REQ.
ADA PARKING PROVIDED

FUTURE PHASE
CLUB/LODGE

TOTAL REQ. PARKING
TOTAL SPACES PROVIDED

INTERIOR LANDSCAPING REQUIRED:

1 SPACE PER 400 SF
3,051 SF / 400 SF = 8 SPACES

1 SPACE PER 5 OCCUPANTS
36 OCC. / 5 OCC. = 7 SPACES

15 SPACES
22 SPACES

1 SPACE
1 SPACES

FUTURE PHASE (IN ADDITION TO CURRENT PHASE)
1 SPACE PER 5 OCCUPANTS
12 OCC. / 5 OCC. = 2 ADDITIONAL SPACES

17 SPACES
22 SPACES

= 240 SQFT

SITE PLAN NOTES

- CONTRACTOR IS TO PROTECT ALL EXISTING TREES PRIOR TO CONSTRUCTION.
- REFER TO LANDSCAPE PLAN FOR ALL PLANT/LANDSCAPE ITEMS.
- PROPOSED CONCRETE CURBING
- EXISTING CONCRETE CURB TO REMAIN
- PROPOSED CONCRETE ENTRY APRON
- PROPOSED CONCRETE DRIVEWAY
- CONCRETE SIDEWALK
- VAN ACCESSIBLE HANDICAP SIGN
- 8'-0" WOOD PRIVACY FENCE AT PERIMETER, 6'-0" AT TRASH ENCLOSURE
- PROPOSED ELECTRICAL TRANSFORMER LOCATION
- SITE LIGHTING COMPLYING WITH CITY SITE LIGHTING STANDARDS
- ADA PARKING STRIPING
- ADA PARKING SIGN
- FIRE RISER ROOM
- FDC CONNECTION
- CUT & REMOVE EXISTING CURB
- PROPOSED 2" WATER METER SIZED FOR FUTURE EXPANSION, WITH 2 1/2" SERVICE LINE TO BUILDINGS
- PROPOSED 1" IRRIGATION METER WITH 2" SERVICE LINE TO SITE
- 4" FIRE WATER SERVICE LINE
- LANDSCAPE COMPLIANT WITH PARKING SCREENING REQUIREMENTS
- EXISTING OVERHEAD ELECTRIC
- EXISTING 8" CITY WATER LINE
- EXISTING 8" CITY SANITARY SEWER LINE
- STORM INLET WITH UNDERGROUND PIPING TO DETENTION POND
- PROPOSED 500 GAL GREASE INTERCEPTOR
- EXISTING FIRE HYDRANT
- EXISTING CONCRETE DRIVEWAY

SITE PLAN LEGEND

- FOUND 1/2" STEEL ROD
- ELECTRIC METER
- WATER METER
- IRRIGATION METER
- FIRE DEPARTMENT CONNECTION
- FIRE LANE AND ROAD EASEMENT
- FIRE HYDRANT
- ACCESSIBLE ROUTE
- FLOW ARROW
- W — W WATER LINE
- SS — SS SANITARY SEWER LINE
- F — F FIRE LINE
- UGE — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC

© 2020 MUSTARD DESIGN

mustard
DESIGN

209 S Llano Street, Suite B
Fredericksburg, Texas 78624
830.997.7024

CLUB / PROFESSIONAL OFFICE FACILITY

LOT 6,
FREDERICKSBURG, TX 78624

REVISIONS
NO. DATE

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SITE PLAN - P & Z

Drawn By: LAW, WLK

Checked By: WLK

Approved By: WLK

Project No. 2024

Original Issue Date: 04.02.21

A-001a

C:\REV\IT LOCAL COPY\2024 - Grace Center - CD 02 - Central_lwelliver.rvt