



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA WEDNESDAY, JUNE 9, 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, June 9, 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/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

May 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 June 9, 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

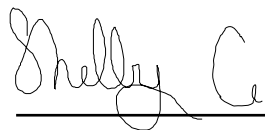
- A. REQUEST #Z-2108 REQUEST BY JOSH LEAMONS TO CONSIDER A ZONING CHANGE FROM OS, OPEN SPACE, TO R1, SINGLE FAMILY RESIDENTIAL AND A LAND USE CHANGE FROM PARKS OPEN SPACE TO LOW DENSITY RESIDENTIAL ON PROPERTY LOCATED AT 508 WEST TRAVIS STREET.
- B. REQUEST #Z-2109 REQUEST BY TINA MERZ TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.510 TO CONSTRUCT A FIRST FLOOR BED AND BREAKFAST UNIT IN THE HISTORIC SHOPPING OVERLAY DISTRICT ON PROPERTY LOCATED AT 112 E. AUSTIN ST.

6. ACTION ITEMS

- A. DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST #Z-2108
- B. DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST #Z-2109
- C. CONSIDER #SP-2106 BY JOHN PURR WITH ROOT ARCHITECTURE FOR SITE PLAN APPROVAL OF A MULTI-FAMILY PROJECT LOCATED AT 619 WEST LIVE OAK ST.
- D. CONSIDER #SP-2107 BY ANDY BRAY WITH MUSTARD DESIGN FOR SITE PLAN APPROVAL OF A MEDICAL OFFICE LOCATED AT 811 SOUTH MILAM ST.
- E. CONSIDER #SP-2108 BY KIM ERWIN WITH CHATEAU A VIN CHAMBRE, LLC FOR SITE PLAN APPROVAL OF A SHORT TERM RENTAL COMPLEX AT 614 SOUTH WASHINGTON ST.

7. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on June 4, 2021 on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelby Collier,
Associate Planner

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
May 5, 2021
5:30 P.M.

On this the 5th day of MAY 2021 the PLANNING AND ZONING COMMISSION convened in regular Session at the Rockbox Theater located at 109 N. Llano Street with the following members present to constitute a quorum:

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

ABSENT: CHRIS KAISER
DARYL WHITWORTH

ALSO, PRESENT: JASON LUTZ – Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

MINUTES

Jim Jarreau moved to approve the minutes of the April 2021 meeting and Jill Tabor seconded the motion. All voted in favor and the motion carried.

ACTION ITEMS

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

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

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

Jason Lutz, Director of Development Services stated 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.

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

Tim Dooley made a motion to recommend Approval of Application Z-2104, A, B and C Per Staff recommendation. Seconded by Jim Jarreau. All voted in favor and the motion carried.

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.

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

Whitney Koch and the property owners presented the application. The intent is to build a Barndominium project that consists of 8 units. The current parking requirements are 1 parking space per unit and this development is providing 32.

Tom Musselman spoke regarding parking concerns. He stated this development would consist of 7 bedrooms per unit resulting in 41 beds which is potentially 82 People on this site at one time. He encouraged the commission to require more parking as part of the Conditional Use Permit.

Mark Cornett spoke in support of the project. He stated the proposed development was well placed as Short-Term Rentals should be in a Commercial area such as this.

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

Jason Lutz, Director of Development stated 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.

Jason Lutz also recommended that the Commission prohibit on Street Parking.

Jeff Lawrence stated that the parking requirement should be 1 space per bedroom.

Jim Jarreau made a motion to Approve Application SP-2105 conditioned upon parking 1 space per bedroom and allowing Stacked Parking. Jill Tabor Seconded the motion. All voted in favor and the motion carried.

REQUEST #Z-2106 REQUEST BY JOESPEH SIMMONS TO:

- A. **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.**
- B. **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.**

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

Joe Simmons presented the application. He stated it was his desire to change the Zoning from R1 to R2 as his property has 3 units on site and he would like to be able to rent all three units as Short-Term Rentals.

Glenn Morrow spoke in protest. He is concerned about the increase in traffic as this is already a busy area as well as noise and parking.

Mark Messer spoke in protest. He would like to keep his quiet neighborhood.

Raydeen Borchers spoke in protest. She has lived in this neighborhood for 20 years and is saddened that due to short term rentals, her and her grandchildren are no longer able to enjoy the lovely back yard as the guests are often rude and ill mannered. She does not support increasing the density to allow for more of that behavior.

The Walch Family spoke in protest.

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

Jason Lutz, Director of Development stated the applicant is requesting a zoning change from Single-family Residential (R-1) to Mixed Residential (R-2). 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 to have flexibility to increase the density of the existing STRs in operation on the site.

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

Jim Jarreau made a motion to recommend Approval of Application Z-2106. Tim Dooley Seconded the motion. All voted in favor and the motion carried.

**REQUEST #Z2107 REQUEST BY YVONNE B. KLAERNER, OWNER, TO
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.**

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

Jason Lutz, Director of Development, stated 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.

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

Tim Dooley made a motion to recommend Approval of Application Z-2107. Jim Jarreau Seconded the motion. All voted in favor and the motion carried.

**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.**

Mark Cornett with Cornett Engineering presented the application. He stated this was a project the owners had been working on for several years. The intent is to develop 23 Single Family lots on the existing 10-acre tract.

Jason Lutz, Director of Development stated this proposed project is desirable as it will create a total of 23 new residential lots. Park Dedication will be required for the new lots and Construction Plans will be required as part of the Final Plat. All development will be subject to approval of the Construction Plans.

Staff recommends Approval conditioned upon Approval of the final Construction Plans prior to the start of Construction.

Jim Jarreau made a motion to Approve Application P-2108. Tim Dooley Seconded the motion. All voted in favor and the motion carried.

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.

Jason Lutz, Director of Development stated the applicant intends to develop a Multi – Family project with the goal of permitting as short-term rentals. The project would consist of 1 existing structure and seven additional 1 story 2-bedroom units.

The project currently provides 28 parking spaces with 16 spaces required. 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.

Staff recommends Approval conditioned upon Public Works approval of Civil Construction Plans prior to issuance of a Building Permit and Approval of a Landscape Plan for the additional area being developed.

Jim Jarreau made a motion to Approve Application SP-2104. Tim Dooley Seconded the motion. All voted in favor and the motion carried.

CONSIDER #SP-2105 REQUEST BY WHITNEY KOCH WITH MUSTARD DESIGN FOR SITE PLAN APPROVAL OF AN OFFICE PROJECT.

Whitney Koch with Mustard Design presented a Site Plan for a future Office project.

Jason Lutz, Director of Development stated Staff recommends approval.

Jim Jarreau made a motion to Approve Application SP-2105. Tim Dooley 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 7:33 p.m.

PASSED AND APPROVED this 7th day of June 2021.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman



PLANNING & ZONING COMMISSION MEMO

DATE: June 9, 2021

TO: P&Z Commission

FROM: Jason Lutz

SUBJECT: Z-2108 – Public Hearing, Consideration, and Recommendation regarding a request by Josh Leamons to consider a zoning change from OS, Open Space, to R1, Single-family Residential and a Land Use change from Parks Open Space to Low Density Residential on property located at 508 West Travis street.

Summary:

The applicant is requesting a zoning change for the property at 508 W. Travis street in order to construct a single-family home. The property consists of multiple lots with an existing single-family home fronting W. Travis and a vacant lot fronting on Sunset.

Background / Analysis:

Zoning:

The property is located in two zoning districts. The existing home is in an Open Space zoning district and the vacant lot is bisected by the Single-family and Open Space zoning districts. The subject tract is surrounded by other single-family properties and R1 zoning. The City's code does not have any regulations that allow for properties to be developed when bisected by two different districts. The OS district does not permit single-family residences, which is where the home will be located. This OS zoning district matches the existing floodplain lines, and any development of a home would need to be approved by engineering so as to ensure the development would not have a negative effect on properties up and down stream.

Land Use:

Before the zoning can be modified, the City's Future Land Use Plan will also need to be changed from Parks Open Space to Low Density Residential. The City's Land Use Plan matches the zoning

district boundaries for the OS and R1 zoning districts and the property is surrounded by other Low Density Districts.

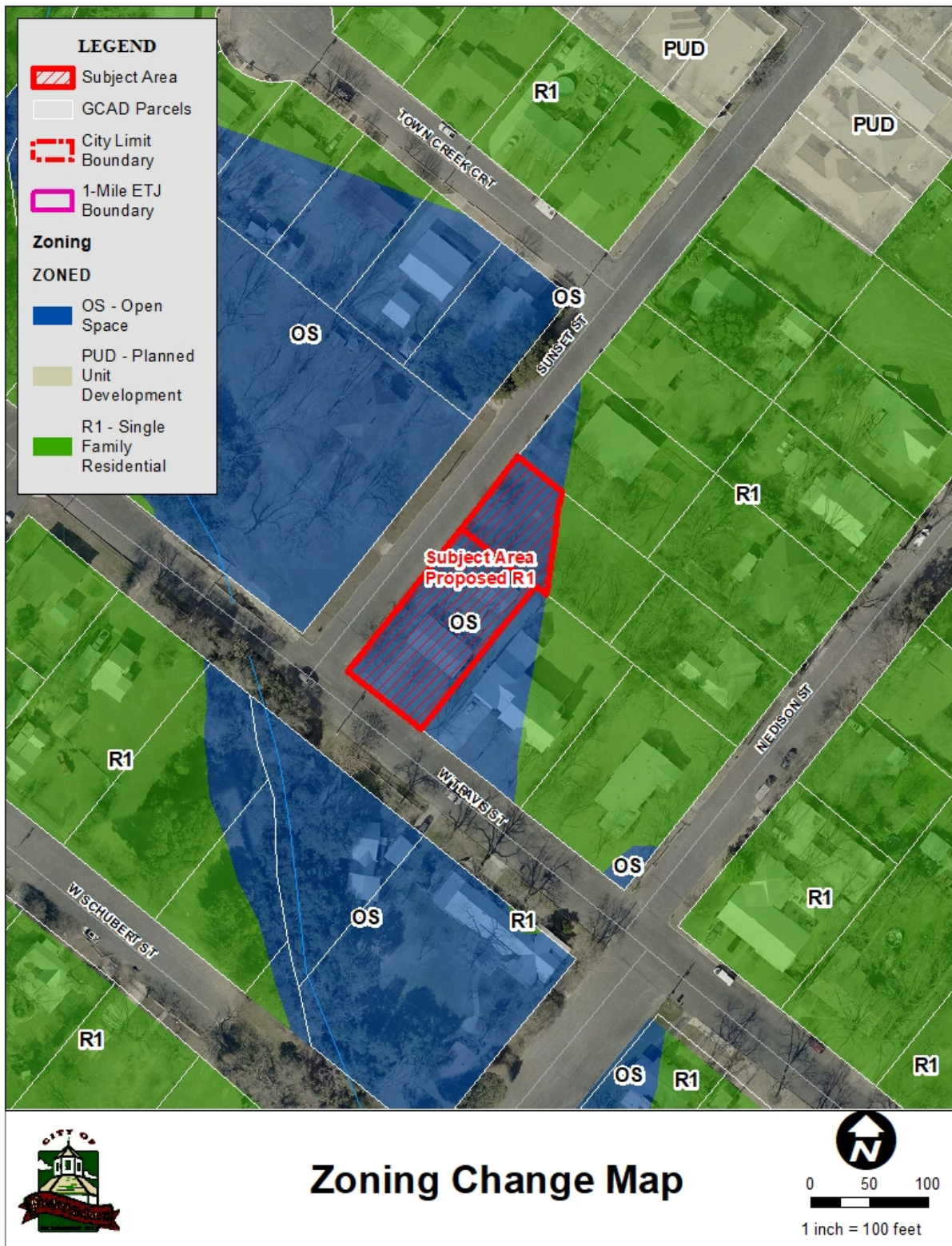
Recommendation:

Staff recommends approving the future land use and zoning change requests as presented. The change in zoning would not have a negative affect on surrounding properties and allow the owner the opportunity to build a new single-family home. Additionally no portion of the existing or proposed structures are located in the floodway.

Attachments:

Zoning map & Future Land Use Map





A. Project Information (Please complete all items)

Project Name:

Project Address:

Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

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

Original Survey & Abstract No:

Legal Description:

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning:

Proposed Zoning:

Location:

Proposed Use(s):

Applicant's Signature

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

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

Signature:  _____

Printed Name: _____ Date: _____

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name:

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

C. Fee Schedule (Please attach appropriate fee to application.)

- ☐ Conditional Use Permit Application - \$400
- ☐ Site Plan Application Admin - \$300
- ☐ Site Plan Application P&Z - \$400
- ☐ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Amending Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Preliminary Plat - \$400 plus \$20 per lot
- ☐ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.



PLANNING & ZONING COMMISSION MEMO

DATE: June 9, 2021

TO: P&Z Commission

FROM: Jason Lutz

SUBJECT: Z-2109 – Public Hearing, Consideration, and Recommendation regarding a request by Tina Merz to consider a Conditional Use Permit per section 3.510 to construct a first-floor bed and breakfast unit in the Historic Shopping Overlay District on property located at 112 E. Austin St.

Summary:

The applicant is requesting a conditional use permit for the property at 112 E. Austin St. in order to construct a first-floor bed and breakfast unit.

Background / Analysis:

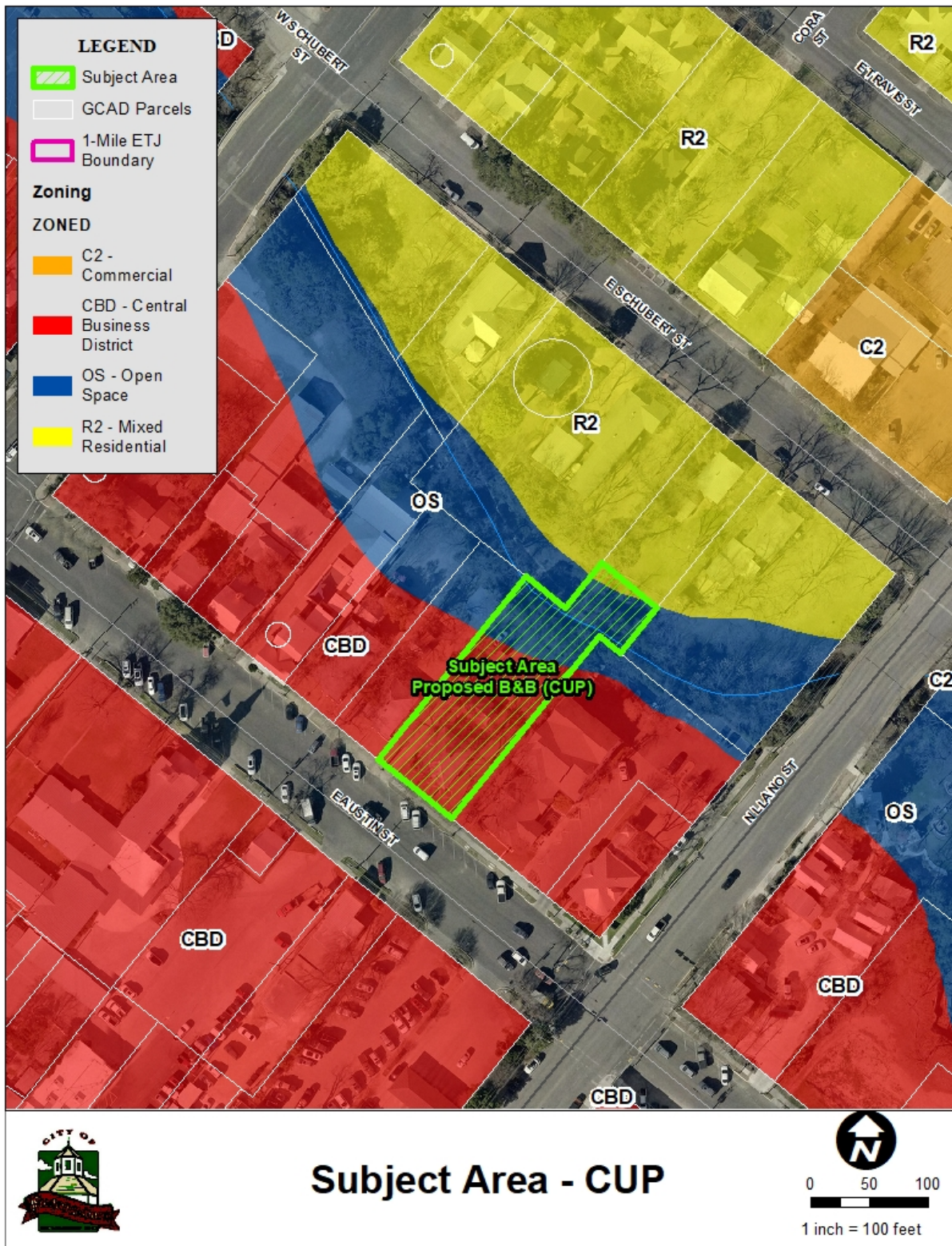
The site is located in the CBD zoning district and is currently being utilized as commercial property with a Spa operating at the front of the lot and a small office located in the middle of the lot. The applicant is looking to construct a 2,000 sq. ft two-bedroom B&B on the rear of the parking (see attached site plan). The proposed structure will provide additional parking (two spaces).

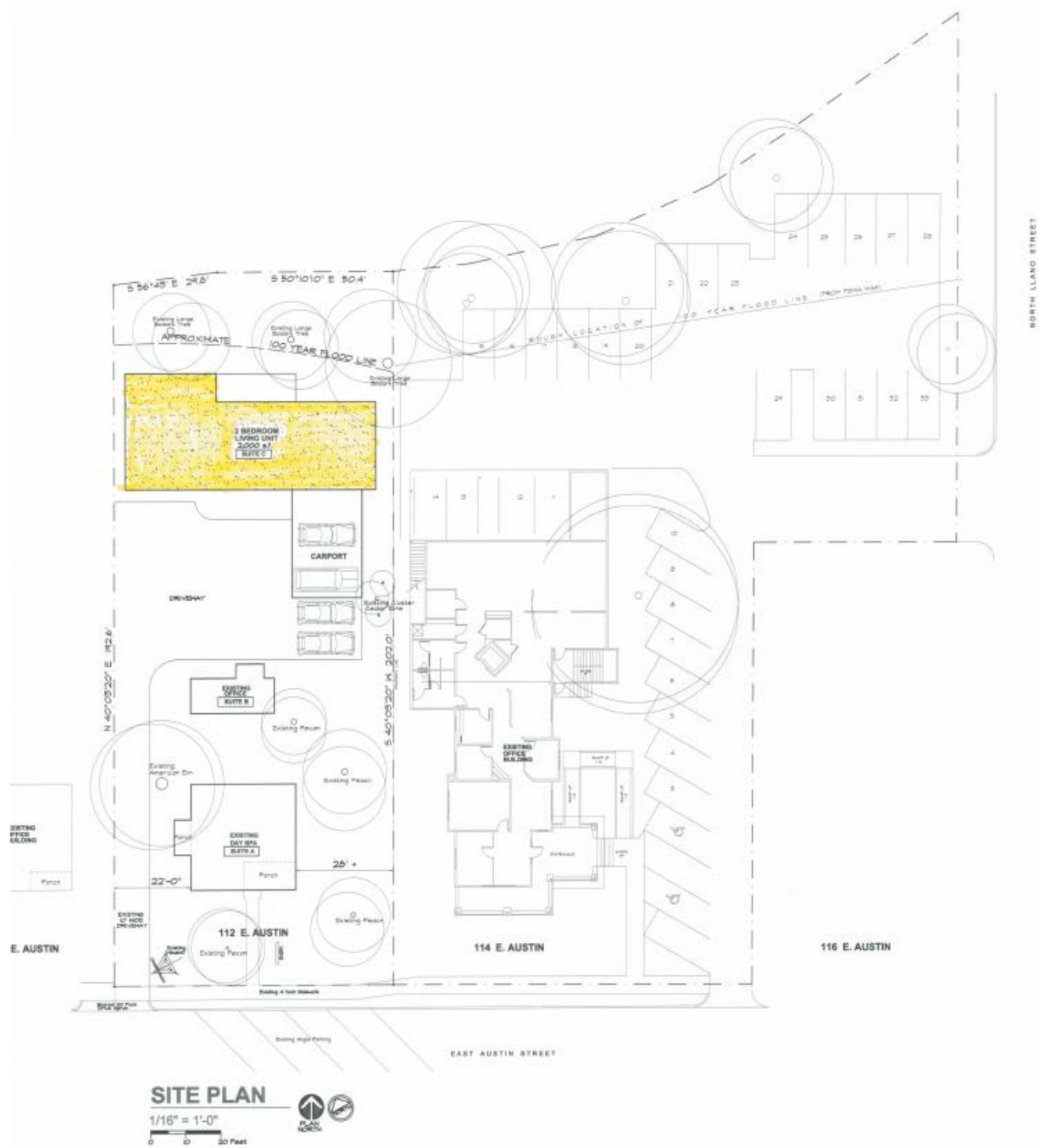
Recommendation:

Since the rear portion of the property is not ideal for commercial enterprises and the proposed use is compatible with other land uses in the area, staff recommends approval of the proposed CUP and associated site plan.

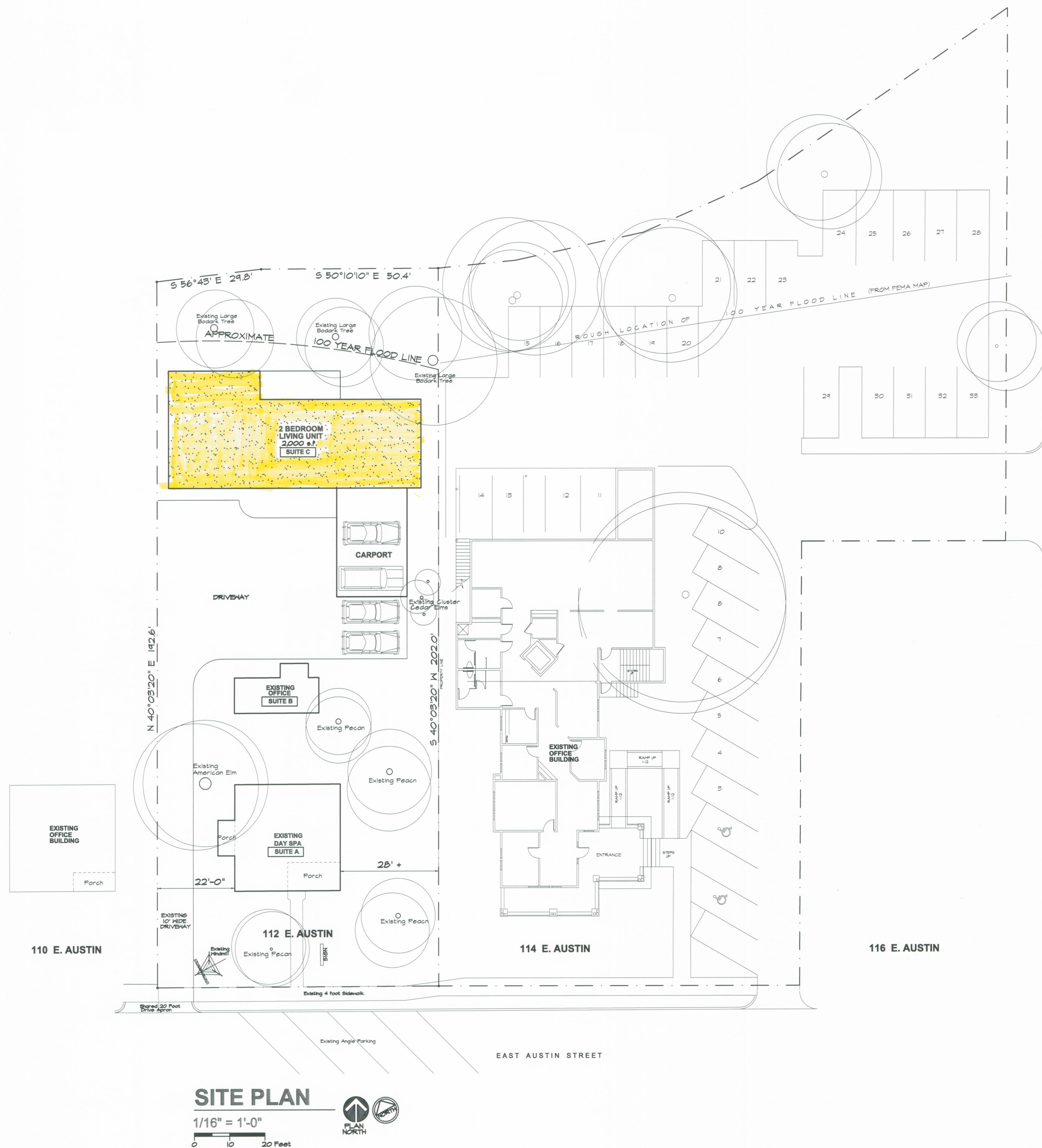
Attachments:

Zoning map, Site Plan, & Site Photo









DEVELOPMENT NOTES:

ZONING AND HISTORIC DISTRICT

PROPERTY ZONED "CBD" AND FALLS WITHIN THE HISTORIC DISTRICT. SET-BACKS WILL BE PER ZONING AND ACCORDING TO BUILDING CODE. SUITE C, LIVING UNIT AND ALL SITE IMPROVEMENTS WILL APPROVED BY THE HISTORIC REVIEW BOARD.

PROPOSED PREVIOUS - IMPERVIOUS

112 EAST AUSTIN TRACT IS APPROX. 16,110 S.F. TRACT SIZE EXEMPTS PROPERTY FROM STORM WATER ORDINANCE. OWNER AWAITING TOPOGRAPHIC SURVEY ON APPLICATION DATE. SITE SLOPES TO TOWN CREEK. FLOOD PLAIN INFORMATION WILL BE INCLUDED IN TOPOGRAPHICAL SURVEY. PROPOSED LIVING UNIT WILL NOT BE LOCATED IN THE FLOOD PLAIN.

EXISTING BUILDINGS - SUITE A AND SUITE B	1,225 SQUARE FEET
PROPOSED LIVING UNIT AND CARPORT	2,620 SQUARE FEET
PARKING LOT AND DRIVEWAY	3,400 SQUARE FEET

TOTAL IMPERVIOUS 7,245 S.F.

PROPOSED 45% IMPERVIOUS
55% PERVIOUS

LANDSCAPE AND TREE PRESERVATION

SITE HAS SEVERAL CEDAR ELM, PECAN AND BODARK TREES. OWNER'S CURRENT PLANS INCLUDE SALVAGING ALL EXISTING PROTECTED TREES. WORK TO TREES CONSIST OF SELECT TRIMMING BY ARBORIST. AREA AROUND SUITE C (LIVING UNIT) WILL BE LANDSCAPED WITH TURF GRASS AND SCHRUBS.

SITE DRAINAGE AND SITE UTILITIES

AWAITING TOPOGRAPHICAL SURVEY. SITE SLOPES TO TOWN CREEK. EXISTING UTILITIES FOR SUITE A AND B TO REMAIN. PROPOSED SUITE C WILL REQUIRE NEW SENER AND WATER TAPS. ELECTRIC SERVICES EXISTS AT BUILDING SUITE A HAS METER BASES AND DISCONNECTS FOR SUITE B AND PROPOSED SUITE C. UNDERGROUND SECONDARY TO LIVING UNIT.

PROPOSED ON-SITE PARKING

SECTION 7.850: LAST PARAGRAPH. THERE SHALL BE NO OFF STREET PARKING REQUIREMENT FOR ANY USE OCCUPYING A HISTORIC STRUCTURE.

- EXISTING SUITE A AND B
PARKING SPACES - 2 SPACES
- PROPOSED SUITE C
PARKING SPACES FOR LIVING UNIT. - 2 SPACES
4 SPACES

FIRE LANES OPTIONS:

EXISTING 10' WIDE DRIVE ON THE WEST BOUNDARY DOES NOT MEET FIRE LANE WIDTH. EVEN IF THE ELM TREE AND WEST PORCH WERE REMOVED THERE IS ONLY 22 FEET OF WIDTH. A 25 FOOT WIDE BY 50 FOOT DEEP FIRE LANE ON THE EAST BOUNDARY COULD FIT BUT LOT WIDTH DOES NOT ALLOW A SECOND DRIVEWAY. SUGGEST OPTION TO STRIP FIRE LANE ON 114 E. AUSTIN STREET PARKING LOT TO ALLOW FIRE TRUCK ACCESS TO SUITE C, PROPOSED LIVING UNIT ON 112 EAST AUSTIN. IF THE 114 EAST AUSTIN PROJECT WERE BUILT TODAY A FIRE LANE WOULD BE INSTALLED.

SITE LIGHTING AND SIGN

ARBOR AND PATHWAY LIGHTING WILL BE DECORATIVE SCOUNCES, DOWNLIGHTS, NO LIGHT WILL SPILL BEYOND THE PERIMETER BOUNDARY. EXISTING GROUND SIGN (WITH LIGHT) TO REMAIN FOR SUITE A AND SUITE B. NO ADDITIONAL SIGNS ARE PROPOSED FOR THIS LOCATION.

John Wm. Klein, Project Architect
STEHLING-KLEIN-THOMAS-ARCHITECTS P.L.L.C.
FREDERICKSBURG, TEXAS
PHONE 830-997-0383
OWNER 112 EAST AUSTIN L.L.C.
PHONE 830-997-4315
Email: gordon@hillcountrytitles.com
114 EAST AUSTIN STREET



Residential Living Unit - SUITE C
112 EAST AUSTIN STREET
FREDERICKSBURG, TEXAS
HISTORIC DISTRICT

DATE: 10 MAY 2021
PROJECT NUMBER
REVISION:
1
2
3
4
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6
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8
9
10

SITE PLAN
CONDITIONAL USE
PERMIT

A-0



Project Application

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

A. Project Information (Please complete all items)

Project Name: 112 East Austin, Suite C

Project Address: 112 East Austin

Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: .369 No. of Lots: part of lots 69 & 70

Original Survey & Abstract No:

Legal Description: .36 Acres, parts of Towlots 69 & 70, German Immigration Co.

Current Land Use Plan: Downtown CBD

Proposed Land Use Plan: Downtown CBD

Current Zoning: CBD

Proposed Zoning: CBD

Location: 112 East Austin

Proposed Use(s): Residential Living Unit in CBD

Applicant's Signature

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

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

Signature: Tina Merz

Printed Name: TINA MERZ, VICE PRESIDENT Date: 5-10-21

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.

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

I. Property Owner(s)

Firm Name (if applicable): 112 East Austin, LLC

Owner Name: Gordon Sauer

Address: 114 East Austin, Fredericksburg, TX 78624

Phone: 830-997-4315

Fax:

Email: gordon@hillcountrytitles.com

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

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

Firm Name (if applicable): Stehling Klein Architects

Address: 300C West Main, Fredericksburg, TX 78624

Primary Contact Name: John Wm. Klein

Phone: 830-739-1315

Fax:

Email: john@sktarchitects.com

Secondary Contact Name: Brandon Weinheimer

Phone: 830-997-0383

Fax:

Email: brandon@sktarchitects.com

III. Applicant

Firm Name (if applicable): 112 East Austin, LLC

Applicant Name (s): Same as above

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): Stehling Klein Thomas Architects

Address: Same as above

Primary Contact Name:

Phone: Fax: Email:

C. Fee Schedule (Please attach appropriate fee to application.)

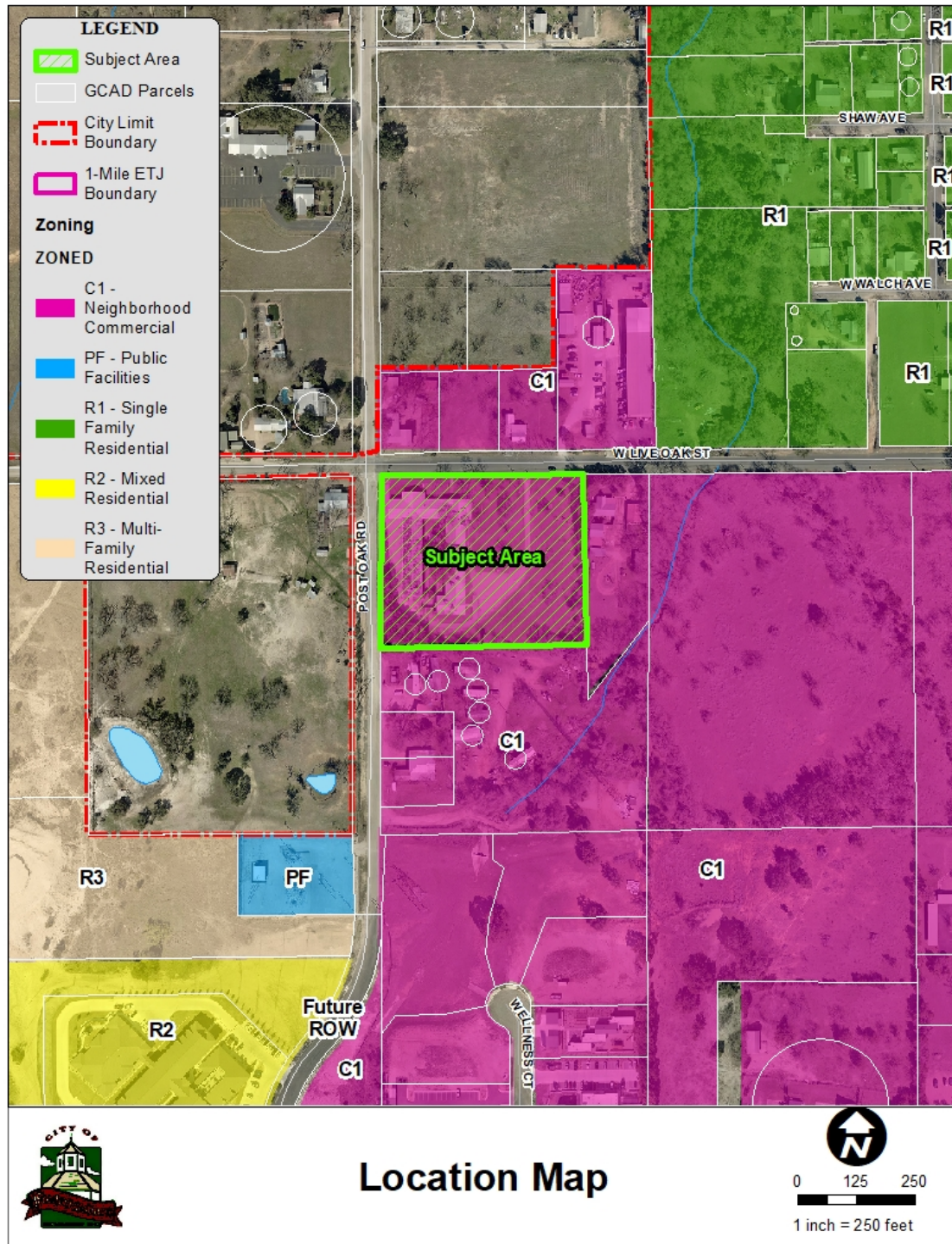
- ☒ Conditional Use Permit Application - \$400
- ☐ Site Plan Application Admin - \$300
- ☐ Site Plan Application P&Z - \$400
- ☐ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Amending Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Preliminary Plat - \$400 plus \$20 per lot
- ☐ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.

**SITE PLAN
BACKGROUND INFORMATION
June 9, 2021**

File Number:	SP-2105
Applicant:	John Puhr with Root Architecture LLC.
Project Description:	Multi-family project.
Site Area:	Approximately 3.57 acres
Zoning:	C-1, Neighborhood Commercial
Building:	Multi-family – 23,644 square feet Duplexes – 61,440 square feet (1,280 sq. ft per unit x 24 units)
Building Height:	Multi-family – 1 story (11'-11") Duplexes – 2 story (20')
Building Coverage:	Need additional info from applicant to verify (50% maximum)
Impervious Coverage:	Need additional info from applicant to verify (70% maximum)
Parking Required:	Need additional info from applicant to verify (95 spaces provided)
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.
Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Stormwater detention plans & studies have not been provided.
Park Dedication Ordinance:	Shall be calculated when the property is platted.
Recommendation:	Staff recommends denial as we are awaiting further documentation to finalize our review.



SITE PLAN OF:

619 W. LIVE OAK STREET

FREDERICKSBURG, TX 78624

01 PROPOSED SITE PLAN

1. EXISTING SITE UTILITIES SHOWN. LOCAL ADJUSTMENT OF OVERHEAD POWER LINES AND TRANSFORMER PADS LIKELY REQUIRED. CIVIL ENGINEER IS WORKING WITH POWER CO. TO DETERMINE SERVICE REQUIREMENTS. NO CHANGE TO EXISTING WATER SERVICE ENTRY AND/OR METER LOCATION.
2. SITE CURBING AND STRIPING TO BE DETERMINED.
3. PROPOSED SITE LIGHTING REQUIREMENTS TO BE DETERMINED.
4. EXACT DETERMINATION OF FLOOD PLAN BOUNDARIES AND WATER COURSES DEPENDENT ON FINAL SURVEY.

A100



Project Application

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

A. Project Information (Please complete all items)

Project Name: West Live Oak Apartments

Project Address: 619 West Live Oak Street, Fredericksburg, TX 78624

Tax ID Number (s): 13411

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 3.57 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: G E CO #88 3.57, -NURSING HOME-

Current Land Use Plan: Convalescent Home Proposed Land Use Plan: Multifamily Residential

Current Zoning: C1 - Neighborhood Commercial Proposed Zoning: C1 - Neighborhood Commercial

Location:

Proposed Use(s):

Applicant's Signature

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

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

Signature: _____

Printed Name: John Puhr Date: 4/30/21

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): Firmus Management

Owner Name: Cary Krier

Address: P.O. Box 28647, Austin, TX 78755

Phone: 214.923.4850

Fax: n/a

Email: cary@firmusmgmt.com

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

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

Firm Name (if applicable): Root Architecture LLC.

Address: 3607 S. Lamar Blvd. #102, Austin, TX 78704

Primary Contact Name: John Puhr

Phone: 512.632.4449

Fax: n/a

Email: johnpuhr@root-architecture.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone: Fax: Email:



Project Application

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

C. Fee Schedule (Please attach appropriate fee to application.)

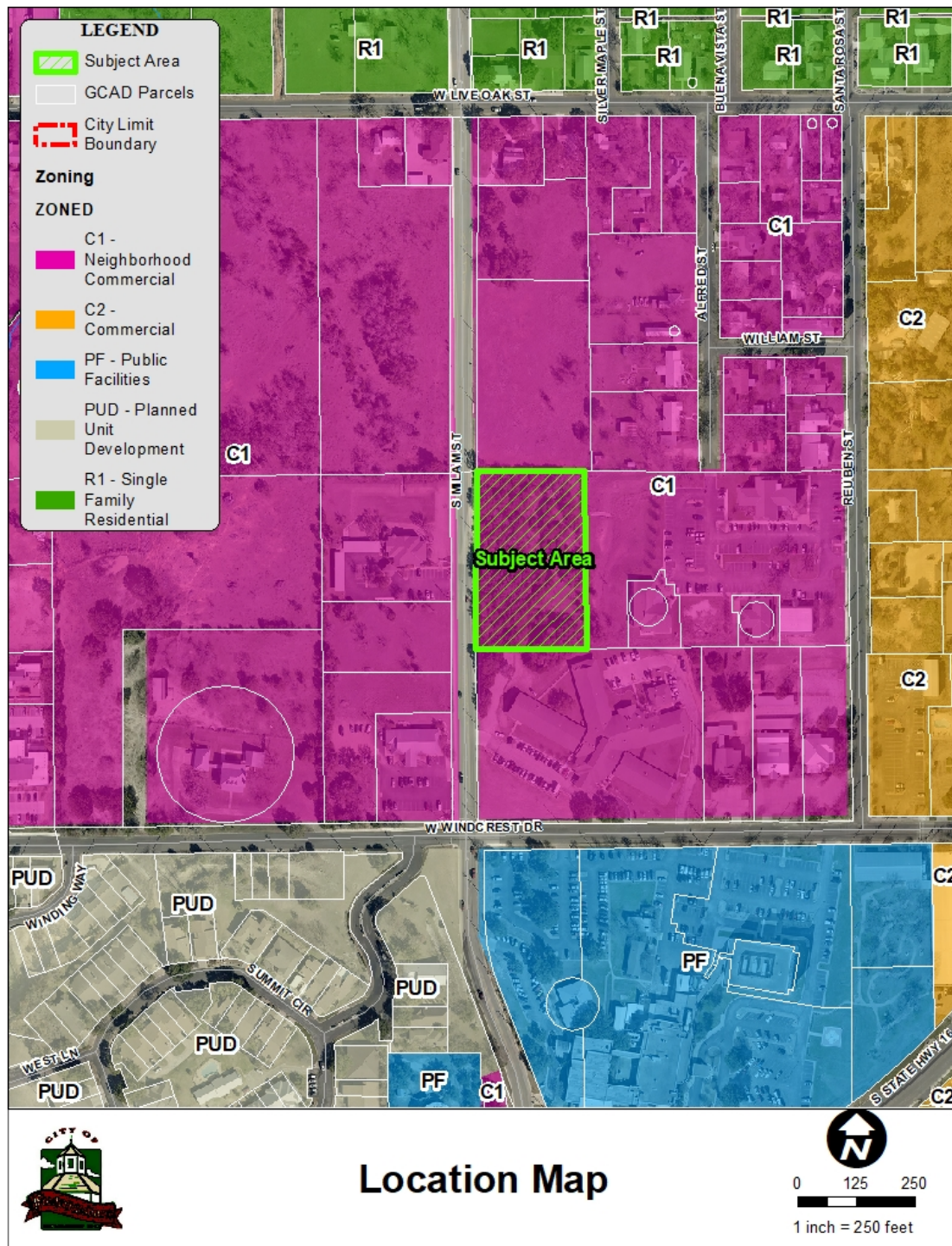
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- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Amending Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Preliminary Plat - \$400 plus \$20 per lot
- ☒ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.

**SITE PLAN
BACKGROUND INFORMATION
June 9, 2021**

File Number:	SP-2107
Applicant:	Andrew E. Bray, AIA with Mustard Design Architects
Project Description:	Medical Office and Surgical Center -
Site Area:	Approximately 2.265 acres
Zoning:	C-1, Neighborhood Commercial
Building:	Medical Office and Surgical Center – 19,562 square feet
Building Height:	1 story (21'-0")
Building Coverage:	20% (50% maximum)
Impervious Coverage:	56% (70% maximum)
Parking Required:	67 spaces provided (65 spaces required)
Landscaping:	Landscaping will be reviewed and approved as part of the permitting documents.
Sidewalk:	Required.
Screening:	All trash containers and service areas are proposed to be screened.
Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Detention is provided along the northern property line.
Park Dedication Ordinance:	Not required.
Recommendation:	Staff recommends denial as we are waiting for comments to be addressed by the applicant.









A. Project Information (Please complete all items.)

Project Name: FREDERICKSBURG MEDICAL OFFICE AND SURGICAL CENTER

Project Address: 811-825 S. MILAM STREET FREDERICKSBURG,
TX 78624

Tax ID Number (s):

Application Type (Check all items that apply.)

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 2.265 No. of Lots: 1
Original Survey & Abstract No: ACRES

Original Survey & Abstract No:

Legal Description: MEDICAL OFFICES, LOT 3B-R, 2.265 ARCES, REPLAT OF LOT 3

Current Land Use Plan: **COMMERCIAL** Proposed Land Use Plan: **COMMERCIAL**

Current Zoning: C-1 Proposed Zoning: ZONING

Location:

Proposed Use(s): MEDICAL OFFICE AND SURGICAL CENTER WITH A OUTDOOR
COURTYARD

Applicant's Signature

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

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify I have no authorization from the owner to act on his / her behalf.

Signature: AKF BT

Printed Name: ANDREW E. BRAY, AIA Date: 05.10.21

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: Dr. Biecker
204 West Windcrest
Address: Fredericksburg, Texas 78624

Phone: Fax: Email:

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

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

Firm Name (if applicable): MUSTARD DESIGN ARCHITECTS
Address: 209 S. LLANO, SUITE B
FREDERICKSBURG, TX 78624

Primary Contact Name:

Phone: 830.997.7024 Fax: Email: ABRAY@MUSTARDDESIGN.NET

Secondary Contact Name:

Phone: Fax: Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone: Fax: Email:

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

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

Firm Name (if applicable): MUSTARD DESIGN ARCHITECTS
Address: 209 S. LLANO, SUITE B
FREDERICKSBURG, TX 78624

Primary Contact Name:

Phone: 830.997.7024 Fax: Email: ABRAY@MUSTARDDESIGN.NET

C. Fee Schedule (Please attach appropriate fee to application.)

- ☐ Conditional Use Permit Application - \$400
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- ☒ Site Plan Application P&Z - \$400
- ☐ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
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- ☐ Replat - \$300 plus \$20 per lot
- ☐ Preliminary Plat - \$400 plus \$20 per lot
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D. Recording Fee Schedule

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SITE PLAN/CONDITIONAL USE PERMIT CHECKLIST P & Z and Administrative Review

- Address and legal description of property
- ☐ Proof of title showing the owner and lien holders, if any
- Brief description of the proposed use, including information pertinent to the review and evaluation criteria stated in Section 7.131
- 6 Copies of the Site Plan (24" x 36" sheet size)
- PDF copies emailed to scollier@fbgtx.org
- The site plan shall be drawn to scale, and sufficiently dimensional as necessary to show the following:
- The date, scale, north point, title, name of owner and name of person preparing the Site Plan.
- The location and dimension of boundary lines, easements, and required yards and setbacks of all existing and proposed buildings and land improvements.
- The location, height and intended use of existing and proposed buildings on site, and approximate locations of buildings on abutting sites within 50'
- The location of existing and proposed improvements including parking and loading areas, pedestrian and vehicular access and utility or service areas.
- The location of existing and proposed fencing and screening.
- Proposed exterior lighting, including fixture type.
- The center line of existing water courses, drainage features and 100-year floodplain.
- On sites affected by the 100 year floodplain, impervious coverage and building coverage are based on the area outside the floodplain. Provide calculations accordingly.
- Location and size of existing and proposed streets and alleys.
- The number of existing and proposed parking and loading spaces, and a calculation of applicable minimum requirements.
- Zoning summary, including type, minimum and actual lot size, setbacks, maximum and actual building height, building coverage and impervious coverage.
- Sites with 10% or greater slope, provide existing and proposed topography and grading (5' minimum contour intervals), and erosion control measures.
- The location of signs, if known.
- Location of solid waste container.
- Locations of proposed and existing water, sewer and electric utilities.
- ☐ The location of the visibility triangle at street intersections and driveways.
- Fire Lanes
- Landscaping, including location, size, and species of existing trees on site, square footage of all proposed landscape areas LANDSCAPE WILL BE PROVIDED AND SUBMITTED AS PART OF THE PERMIT DOCUMENTS FOR CITY REVIEW
- Applicable Fee

Note: Additional information may be required to complete review of proposed project by City of Fredericksburg.

I hereby acknowledge that the items listed above are included with this submittal and that any items not included with this application will result in this application being deemed incomplete and returned without review or scheduled for the upcoming meeting dates.

Owner/Agent: ALBERT Date: 05.10.21

Printed Name: ANDREW BRAY



May 10, 2021

Mr. Jason Lutz

Director of Development
City of Fredericksburg, Texas

jlutz@fbgtx.org

RE: 811-825 S. Milam street Fredericksburg, TX 78624
Proposed site plan for review and approval
by City of Fredericksburg Planning & Zoning Commission

The 2.265-acre lot is currently an undeveloped vacant lot, public utilities are provided in the utility easement and in the public street. The lot sits near the intersection of S. Milam St. and W. Windcrest St., drainage for the site is designed to flow towards a proposed retention pond located to the north of the site. The building is planned to be a medical office and surgical center with an outdoor courtyard, required on-site parking, trash enclosure, landscaping, and dark sky compliant lighting. The steel framed, metal stud building will be a single story, have a covered entry, be equipped with a fire sprinkler system and be in keeping with the adjacent developments.

DR. BIECKER
204 WEST WINDCREST
FREDERICKSBURG, TEXAS 78624

MEDICAL OFFICE AND SURGICAL CENTER
LOT 3B-R, 2.265 ACRES, REPLAT OF LOT 3

ZONED: C-1 NEIGHBORHOOD COMMERCIAL
PROPOSED USE: MEDICAL OFFICE AND SURGICAL CENTER

SETBACKS:

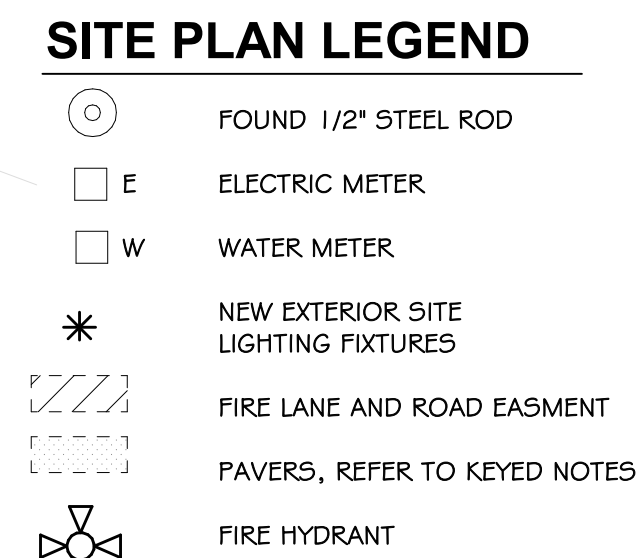
FRONT YARD:	25 FT
INTERIOR SIDE YARD:	5 FT
REAR SIDE YARD:	10 FT

IMPERVIOUS COVERAGE:	54,820 SQFT (56%)	
BUILDING	BUILDING	19,562 SQFT
PAVING / WALKS	PAVING / WALKS	35,258 SQFT

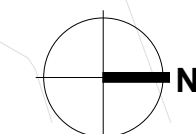
MAXIMUM ALLOWABLE BUILDING HEIGHT: 3 STORIES - 60' - 0"
MAXIMUM PROPOSED BUILDING HEIGHT: 1 STORY - 21'-0"

MEDICAL OFFICE	1 SPACE PER 300 SQFT	
TOTAL REQ. PARKING	19,562 SQFT / 300 =	65 SPACES
TOTAL SPACES PROVIDED	67 SPACES	
ADA PARKING REQ.	3 SPACES	
ADA PARKING PROVIDED	4 SPACES	

LANDSCAPE PLAN TO BE SUBMITTED THROUGH PERMITTING



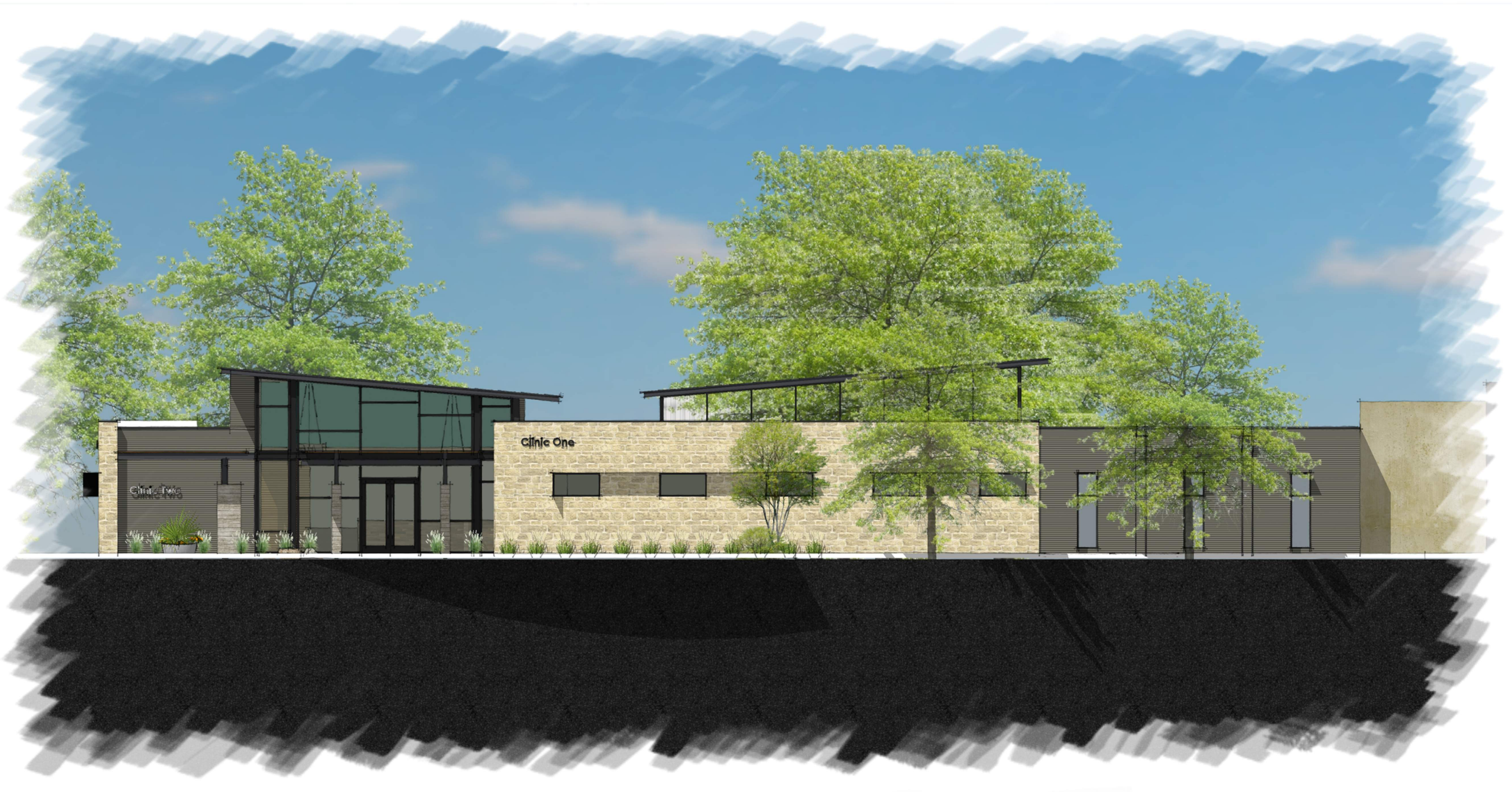
SCALE: 1" = 20'-0"





FBG Medical Office & Surgical Center
Schematic Concept Elevations
04.01.21





FBG Medical Office & Surgical Center
Schematic Concept Elevations
04.01.21





FBG Medical Office & Surgical Center
Schematic Concept Elevations
04.01.21



Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Small Area (MRS)

Outdoor LED Area Light

**IP66**

OVERVIEW

Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.

- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® Listings in progress.

Specifications and dimensions subject to change without notice.





Mirada Small Area Light (MRS)

[Back to Quick Links](#)

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH**

Luminaire Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage	Driver
MRS - Mirada Small Area Light	LED	6L - 6,000 lms 9L - 9,000 lms 12L - 12,000 lms 15L - 15,000 lms 18L - 18,000 lms 21L - 21,000 lms 24L - 24,000 lms Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw	(blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)
Color Temp	Color Rendering	Controls (Choose One)			Finish	Options	
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT	70CRI - 70 CRI	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ALSCS2 - AirLink Synapse Control System with 12-20' MH Motion Sensor ALSCS4 - AirLink Synapse Control System with 20-40' MH Motion Sensor ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH) Stand-Alone Controls EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ³ IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) ⁴ IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) ⁴			BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus	(Blank) - None IH - Integral Houseside Shield ² IL - Integral Louver (Sharp Spill Light Cutoff) ²	

Accessory Ordering Information⁵

Controls Accessories		Mounting Accessories	
Description	Order Number	Description	Order Number ⁶
Twist Lock Photocell (120V) for use with CR7P	122514	Universal Mounting Bracket	684616CLR
Twist Lock Photocell (208-277) for use with CR7P	122515	Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Twist Lock Photocell (347V) for use with CR7P	122516	Horizontal Slip Fitter (2" - 2 3/8" Tenon)	652761CLR
Twist Lock Photocell (480V) for use with CR7P	1225180	Quick Mount Pole Bracket (Square Pole)	687073CLR
AirLink 5 Pin Twist Lock Controller	661409	Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
AirLink 5 Pin Twist Lock Controller	661410	15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
Pole-Mounted Occupancy Sensor (24V)	663284CLR ⁶	15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Shorting Cap for use with CR7P	149328	Wall Mount Bracket	382132CLR
		Integral Louver/Shield	TBD
		Internal Houseside Shield	TBD

Fusing Accessories⁷

Description	Order Number
Single Fusing (120V)	FK120
Single Fusing (277V)	FK277
Double Fusing (480V)	DFK480
Double Fusing (347V)	DFK347

FOOTNOTES:

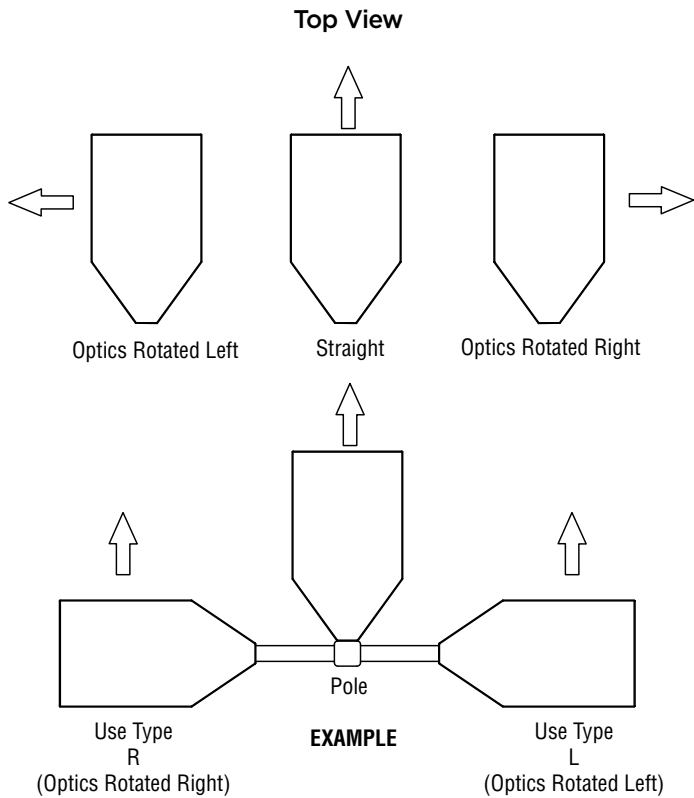
- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
- Not available on "Type 5W" distribution.
- Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
- IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store. Consult Facotry for 347-480V.
- Accessories are shipped separately and field installed.
- "CLR" denotes finish. See Finish options.
- Fusing must be located in hand hole of pole.





Mirada Small Area Light (MRS)

OPTICS ROTATION



ACCESSORIES/OPTIONS

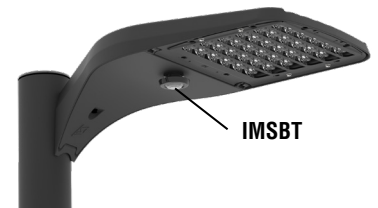
Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



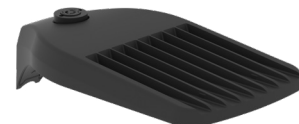
Luminaire Shown with IMSBT Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P





Mirada Small Area Light (MRS)

PHOTOMETRICS

[Back to Quick Links](#)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See <http://www.lsi-industries.com/products/led-lighting-solutions.aspx> for detailed photometric data.

MRS-LED-18L-SIL-2-40-70CRI

LUMINAIRE DATA

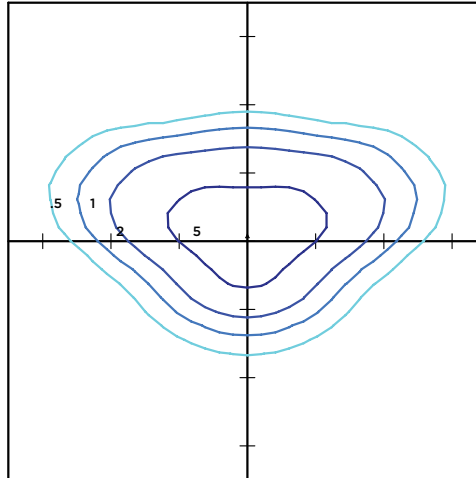
Type 2 Distribution

Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,532
Watts	135
Efficacy	130
IES Type	Type II - Short
BUG Rating	B3-U0-G3

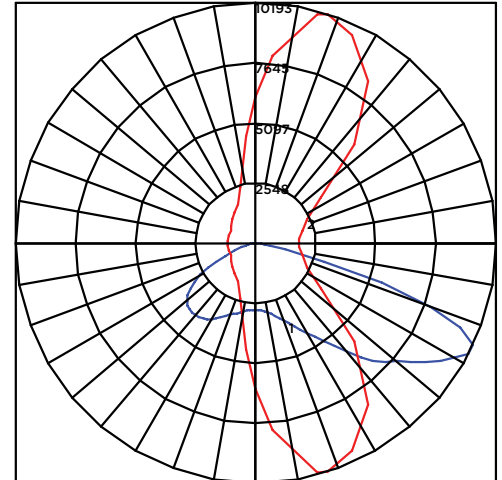
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2831	16%
Medium (30-60)°	10310	59%
High (60-80)°	4208	24%
Very High (80-90)°	184	1%
Uplight (90-180)°	0	0%
Total Flux	17532	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

MRS-LED-18L-SIL-3-40-70CRI

LUMINAIRE DATA

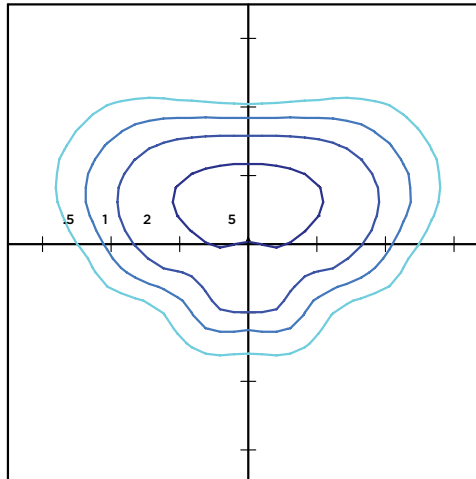
Type 3 Distribution

Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,417
Watts	135
Efficacy	137
IES Type	Type III - Short
BUG Rating	B3-U0-G3

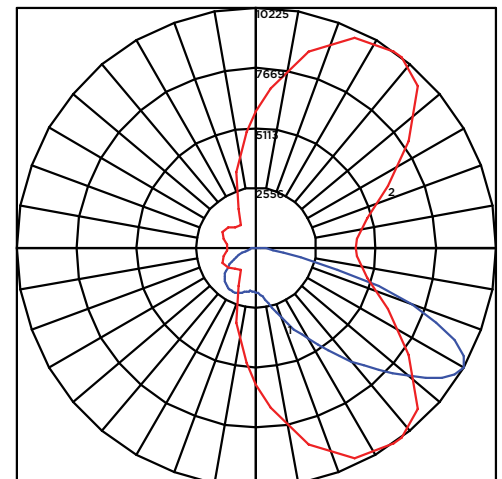
Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	2329	13%
Medium (30-60)°	10634	61%
High (60-80)°	5246	30%
Very High (80-90)°	208	1%
Uplight (90-180)°	0	0%
Total Flux	18417	100%

ISO FOOTCANDLE



POLAR CURVE



20' Mounting Height/20' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC



LED garden and pathway bollard

Post construction: One piece extruded aluminum. All aluminum in the construction is marine grade and copper free.

Lamp Enclosure: One piece die cast aluminum housing attached to post using two (2) captive stainless steel screws threaded into stainless steel inserts. Matte safety glass lens. Fully gasketed using a one piece molded silicone gasket.

Electrical: 2.1W LED luminaire, 3.4 total system watts, -30°C start temperature. Integral 12V AC driver provided must be operated using remote magnetic transformer. Standard LED color temperature is 3000K with a >90 CRI.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

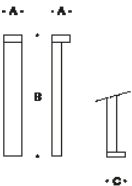
Anchor base: Anchor base made of galvanized steel, made for bolting into foundation or other paved surface. Bollards are secured to anchor base using two (2) stainless steel set screws.

Finish: Available in four standard BEGA color: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

Please note: BEGA's approach to product design is to innovate, not follow. With a steadfast commitment to quality, each product is conceived to satisfy a general or specific lighting task as defined by its architectural or exterior surroundings. The Home and Garden Collection is designed specifically for use in Residential and Light Commercial applications. Please reference our standard BEGA portfolio when mounting provisions for the rigorous demands of high-use commercial and/or vandal prone settings are required.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

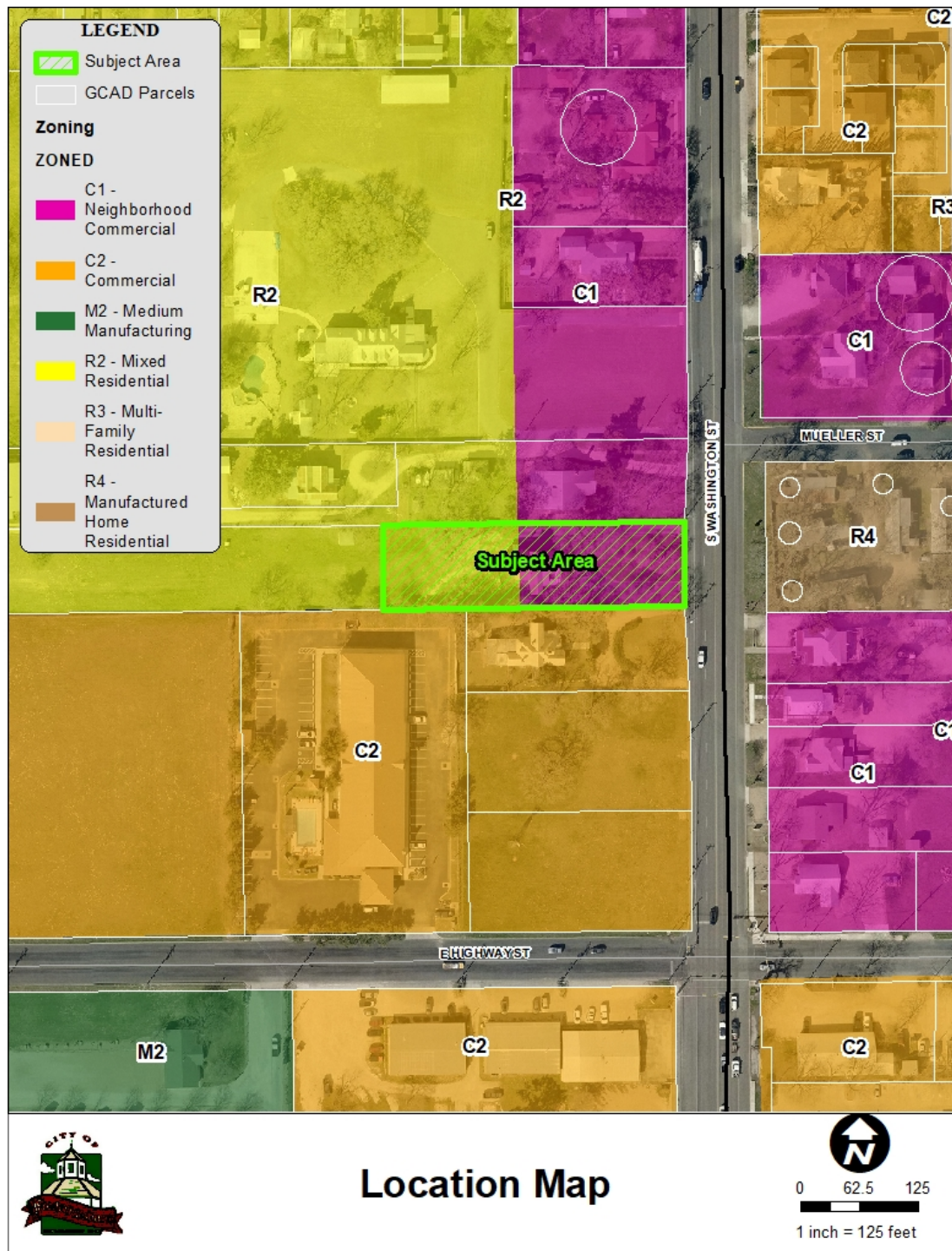
Weight: 6.3 lbs.

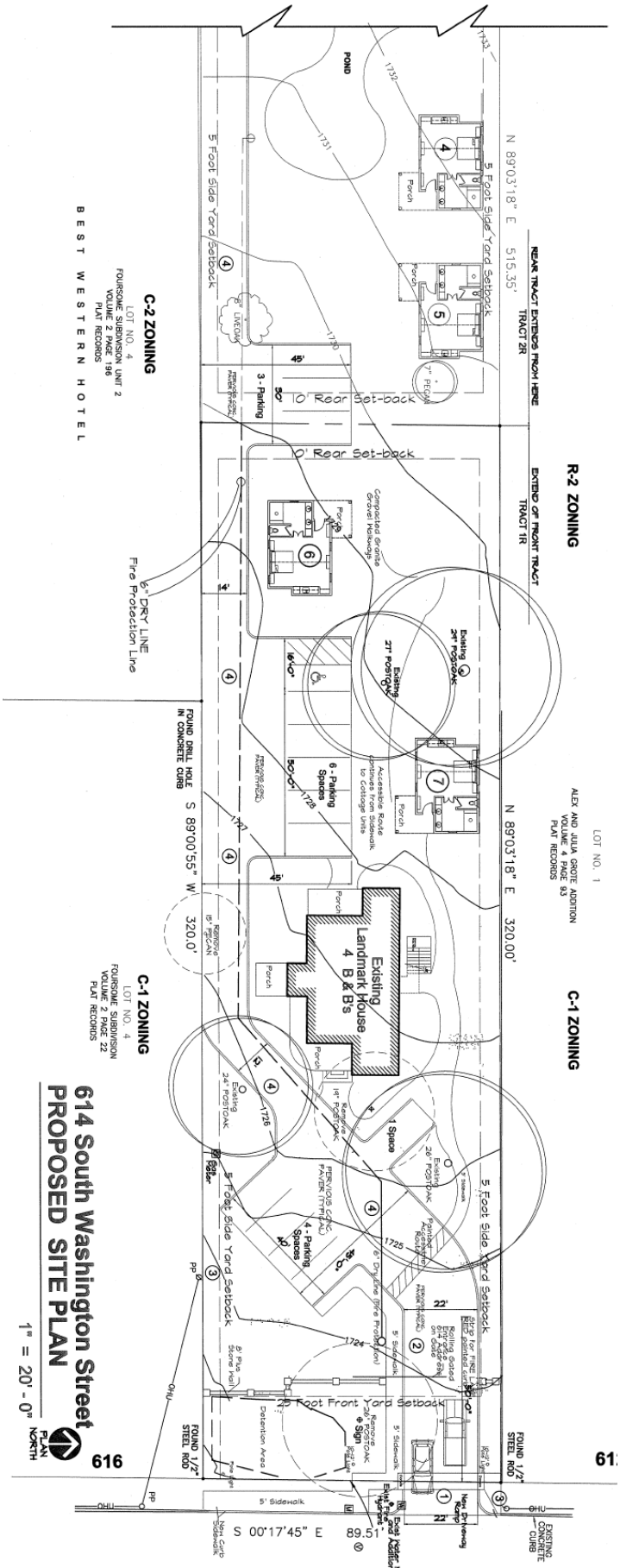


		Lamp	A	B	C
77 264	with hardscape base	2.1 W LED	4 3/8	27 1/2	4 3/8

**SITE PLAN
BACKGROUND INFORMATION
June 9, 2021**

File Number:	SP-2108
Applicant:	John W. Klein with Stehling Klein Thomas Architects
Project Description:	Short-term Rental Complex – 614 S. Washington
Site Area:	Approximately 1.858 acres
Zoning:	C1, Neighborhood Commercial & R2, Mixed Residential
Building(s):	Short-term Rental Complex – 12,120 square feet
Building Height:	2 story (existing) & 1 story proposed
Building Coverage:	17% (45% maximum)
Impervious Coverage:	22% (50% maximum)
Parking Required:	27 spaces provided (6 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.
Lighting:	Exterior lighting to be ordinance compliant.
Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Not required.
Park Dedication Ordinance:	Not required.
Recommendation:	Staff recommends approval, as presented.





C-2 ZONING
LOT NO. 4
FOURSCHE SUBDIVISION UNIT 2
VOLUME 2 PAGE 198
PLAN RECORDS
BEST WESTERN HOTEL

C-1 ZONING
LOT NO. 1
ALEX AND JULIA GROVE ADDITION
VOLUME 4 PAGE 83
PLAN RECORDS

614 South Washington Street
PROPOSED SITE PLAN

1" = 20' - 0"

SITE PLAN NOTES:

PROJECT SURVEY / RE-PLAT:

DONNIE BOERNER SURVEY CO. LP, Firm No. 10193963
email: donnie@gvtc.com, (830-377-2492). WILL WORK TO COMPLETE SURVEY OF THE PROPERTY AND PREPARE THE RE-PLAT OF THE 3 TRACTS TO 2 TRACTS. BOUNDARY AND EXISTING TOPO ON THESE DRAWINGS ARE FROM EARLY FIELD INFORMATION.

CIVIL ENGINEERING:

CIVIL DRAWINGS FOR DEVELOPMENT OF PROJECT WILL BE PREPARED BY JOHN HEWITT, P.E., CFM, email: jmhewitt@hewitt-inc.com, (830-315-8800) CIVIL ENGINEER WILL DO HYDROLOGY STUDY AND DETENTION ANALYSIS. PREPARE CIVIL DRAWINGS FOR SITE DEVELOPMENT.

PROPOSED ON-SITE PARKING:

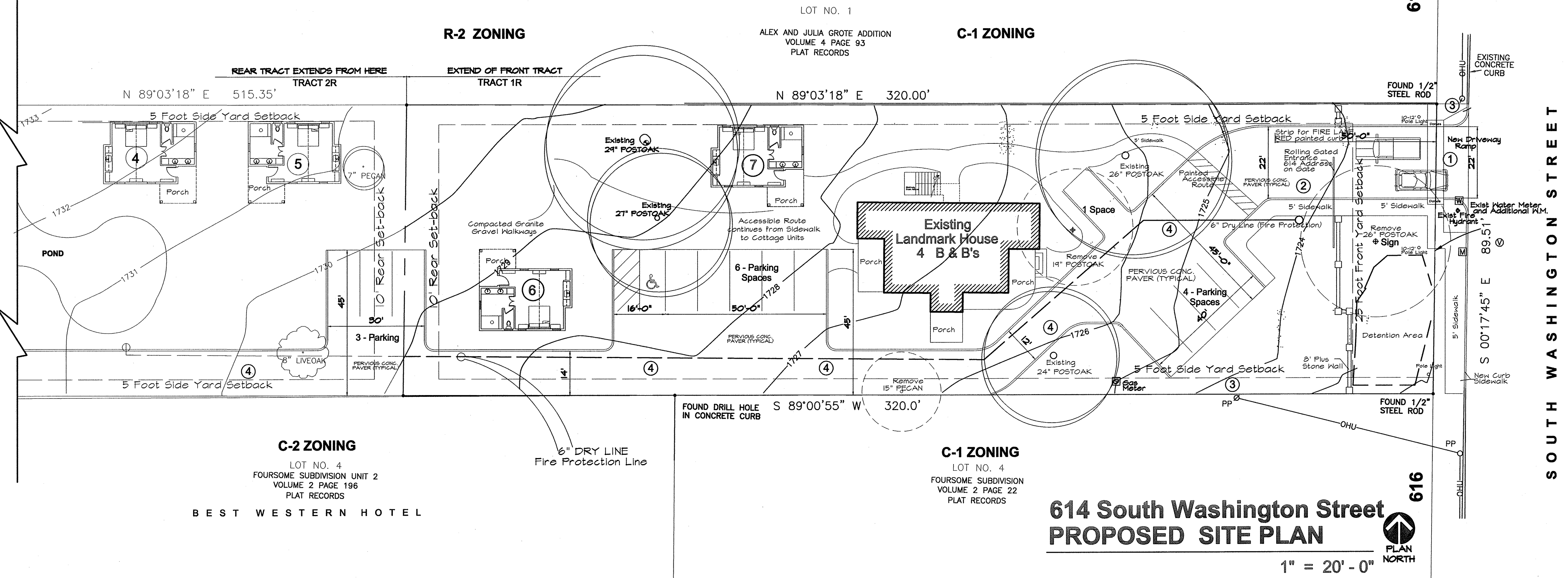
B & B ORDINANCE NO. 23-014 SECTION 3-110, R-2 AND SEC. 3.200 C-1, PERMIT MAX. (8) SEPARATE LODGING UNITS PER LOT (TRACT). THE COMPLETED PROJECT WILL HAVE 11 UNITS. 6 FRONT TRACT 5 REAR R-2 TRACT -BED & BREAKFAST USE - 1 PARKING SPACE PER UNIT = 6 UNITS FRONT C-1 TRACT 11 SPACES SHOWN REAR TRACT PARKING 16 SPACES SHOWN

EXISTING TREES AND LANDSCAPE:

OWNERS' INTENT IS TO SAVE 4 POST OAK TREES 1 POST OAK REMOVED ALONG FRONT ENTRANCE TO ACCOMMODATE ENTRANCE FEATURES, SITE GRADING, SIDEWALKS AND DETENTION. 1 POST OAK REMOVED AT THE FRONT OF THE HOUSE TO AVOID FUTURE DAMAGE TO HISTORIC LANDMARK. LANDSCAPE PLAN TO BE SUBMITTED AT TIME OF BUILDING PERMITTING.

SITE LIGHTING - SIGN

POLE LIGHTS (P.L.) NOTED ALONG WASHINGTON ST. SIDEWALK AND THRU-OUT PROJECT TO LUMINATE PEDESTRAIN WALKING SURFACES. LIGHTS WILL MEET CITY OF FREDERICKSBURG ORDINANCE 24-014. GROUND SIGN ALONG WASHINGTON STREET LOCATION INDICATED.

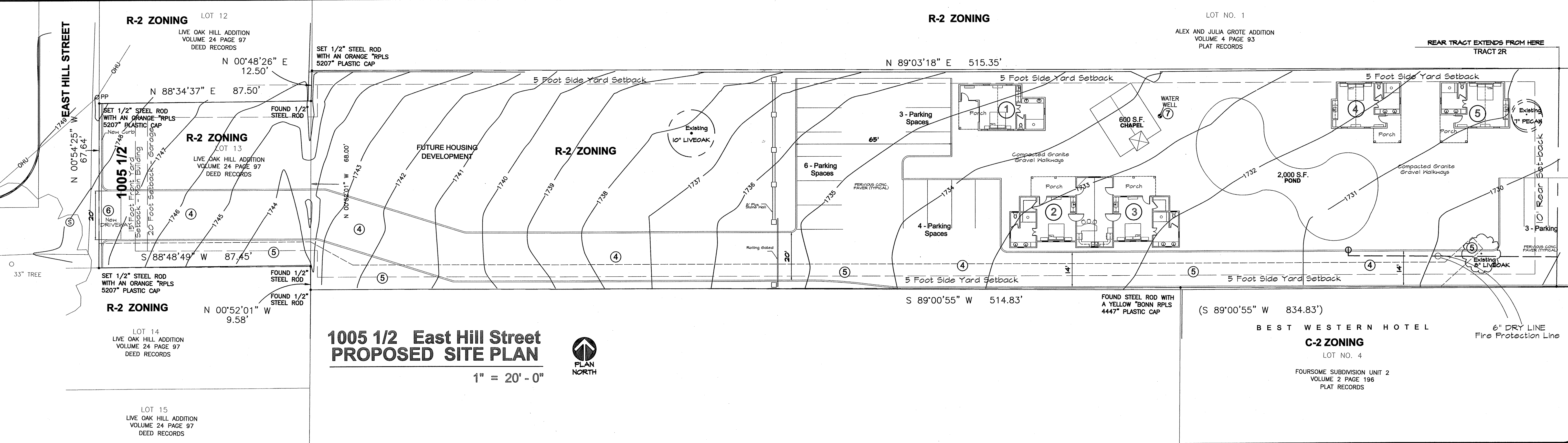


PROPOSED IMPREVIOUS - PERVIOUS:
TRACT 1-R IS APPROXIMATELY 28,683 S.F., PROPOSED IMPREVIOUS AREA- 6,500 S.F. 22 % IMPREVIOUS
TRACT 2-R IS APPROXIMATELY 52,246 S.F., PROPOSED IMPREVIOUS AREA- 9,000 S.F. 17 % IMPREVIOUS
PROPOSED BUILDING COVERAGE - R-2 ZONING - MAXIMUM 45%
TRACT 1-R IS APPROXIMATELY 28,683 S.F., PROPOSED BUILDING COVERAGE - 5,000 S.F. 17 % COVERAGE
TRACT 2-R IS APPROXIMATELY 52,246 S.F., PROPOSED BUILDING COVERAGE - 7,120 S.F. 14 % COVERAGE

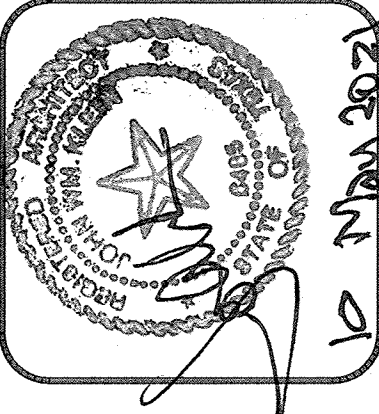
BED AND BREAKFAST DEVELOPMENT:
Chateau a Vin Chambre, L.L.C. PROPOSES TO DEVELOP THE FELIX KIEDEL LANDMARK HOUSE AT 614 SOUTH WASHINGTON STREET INTO A BED & BREAKFAST COMPLEX WITH THE ADDITIONAL COTTAGE TYPE BUILDINGS WITH SITE FEATURES. PROJECT WILL COMPLY WITH CITY'S 2014 B&B ORDINANCE.

KEYED SITE NOTES:

- 1 REMOVE EXISTING DRIVEWAYS. NEW SINGLE ACCESS DRIVE AND SIDEWALK ALONG S. WASHINGTON. EXTEND DRIVE FOR PULL OFF SPACE FOR GATED ACCESS.
- 2 STRIPPED FIRE LANE TO DEPTH INDICATED. PROVIDE DRY LINE STAND PIPE.
- 3 REMOVE ALL OVERHEAD UTILITY SERVICES TO PROPERTY FROM WASHINGTON STREET. NEW UNDERGROUND UTILITY TO PROPERTY FROM HILL STREET. SEE (6)
- 4 15 FOOT CROSS ACCESS EASEMENT FOR BOTH TRACTS. EXTENDS TO BOTH SOUTH WASHINGTON & EAST HILL STREET.
- 5 UNDERGROUND PRIMARY FROM EAST HILL STREET. 10 FOOT WIDE EASEMENT TO PAD-MOUNT TRANSFORMER. SINGLE PHASE -75 KVA TRANS.- 800 AMP P-5 LOAD CENTER.
- 6 CURB AND DRIVEWAY ALONG EAST HILL STREET. BACK TO BACK CURB WIDTH 26.5 FEET TO MATCH WEST HILL STREET
- 7 EXISTING WELL TO REMAIN. PIPING WILL NOT BE CONNECTED TO ANY CITY WATER LINE.



John Wm. Klein, Project Architect
STEHLING-KLEIN-THOMAS ARCHITECTS P.L.L.C.
CELL 830-759-1315 john@starkitects.com FREDERICKSBURG, TEXAS
Owner:
Chateau a Vin Chambre L.L.C.
KIM ERWIN CELL: 361-688-9509 Email: kimerwincc@gmail.com



Historic Bed & Breakfast Landmark
Chateau a Vin Chambre L.L.C.
KIM ERWIN CELL: 361-688-9509 FREDERICKSBURG, TEXAS
614 SOUTH WASHINGTON STREET

DATE 10 MAY 2021
PROJECT NUMBER 10-2021
REVISION

ARCHITECTURAL
SITE PLAN
A-0



Project Application

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

A. Project Information (Please complete all items)

Project Name: Chateau a Vin Chambre

Project Address: 614 S. Washington

Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 1.858 No. of Lots: 2

Original Survey & Abstract No:

Legal Description: Tract 1-R and Tract 2-R

Current Land Use Plan: Commerical, Medium Density Res. Proposed Land Use Plan: Same

Current Zoning: Front portion is C-1, Back is R-2 Proposed Zoning: Same

Location: 614 S. Washington

Proposed Use(s): Short-Term Rentals

Applicant's Signature

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

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

Signature: Kim Erwin

Printed Name: Kim Erwin Date: 10 May 2021

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): Chateau a Vin Chambre, LLC

Owner Name: Kim Erwin

Address: 13957 Dasmarias, Corpus Christi, TX 78418

Phone: 361-688-9509

Fax:

Email: kimerwincc@gmail.com

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

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

Firm Name (if applicable): Stehling Klein Thomas Architects

Address: 300C West Main, Fredericksburg, TX 78624

Primary Contact Name: John Wm. Klein

Phone: 830-739-1315

Fax:

Email: john@sktarchitects.com

Secondary Contact Name: Brandon Weinheimer

Phone: 830-997-0383

Fax:

Email: brandon@sktarchitects.com

III. Applicant

Firm Name (if applicable): Chateau a Vin Chambre, LLC

Applicant Name (s): Same as Above

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): Stehling Klein Thomas Architects

Address: Same as Above

Primary Contact Name:

Phone: Fax: Email:



Project Application

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

C. Fee Schedule (Please attach appropriate fee to application.)

- ☐ Conditional Use Permit Application - \$400
- ☐ Site Plan Application Admin - \$300
- ☒ Site Plan Application P&Z - \$400
- ☐ Application for Zoning Change - \$400
- ☐ Application for Land Use Change - \$300
- ☐ Minor Plat - \$300
- ☐ Amending Plat - \$300
- ☐ Replat - \$300 plus \$20 per lot
- ☐ Preliminary Plat - \$400 plus \$20 per lot
- ☐ Final Plat - \$500 plus \$10 per lot

D. Recording Fee Schedule

For plats, a recording fee will be collected when mylars are presented. The check should be made payable to Gillespie County Clerk and the recording fees are \$121.00 for a single lot plat. Each additional lot will increase the recording fee by \$10.00.