



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA WEDNESDAY, JULY 7, 2021 ~ 5:30 P.M. LAW ENFORCEMENT CENTER – 1601 E. MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member
Vacant, Member

Vacant, 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, July 7, 2021, at 5:30 p.m. The meeting will be in person at the Law Enforcement Center 1601 E. Main Street.**

This meeting will be held in person and live stream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube

<https://www.youtube.com/channel/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

June 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 July 7, 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 Law Enforcement Center 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-2110 REQUEST BY MARK SPARROW TO CONSIDER THE FOLLOWING:

1. A ZONING CHANGE FROM R2, MIXED RESIDENTIAL, TO R3, MULTI – FAMILY RESIDENTIAL ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 10.143 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.
2. A LAND USE CHANGE FROM, MEDIUM DENSITY RESIDENTIAL (MDR), TO HIGH DENSITY RESIDENTIAL (HDR) ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 10.143 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.
3. A ZONING CHANGE FROM R2, MIXED RESIDENTIAL, TO R1A, SINGLE-FAMILY RESIDENTIAL, SMALL LOT ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 0.3 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.
4. A LAND USE CHANGE FROM, MEDIUM DENSITY RESIDENTIAL (MDR), TO LOW DENSITY RESIDENTIAL (LDR) ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 0.3 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.
5. A ZONING CHANGE FROM R1A, SINGLE-FAMIL RESIDENTIAL – SMALL LOT, TO R3, MULTI – FAMILY RESIDENTIAL ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 4.76 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.
6. A LAND USE CHANGE FROM, LOW DENSITY RESIDENTIAL (LDR), TO HIGH DENSITY RESIDENTIAL (HDR) ON PROPERTY LOCATED EAST OF US HIGHWAY 87 SOUTH AND SOUTH OF FRIENDSHIP LANE ON A 4.76 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.
7. A ZONING CHANGE FROM R1A, SINGLE-FAMIL RESIDENTIAL – SMALL LOT, TO R3, MULTI – FAMILY RESIDENTIAL ON PROPERTY LOCATED APPROXIMATLEY 1,600 FEET EAST OF THE INTERSECTION AT FRIENDSHIP LANE AND US HIGHWAY 87LANE ON A 5.986 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

8. A LAND USE CHANGE FROM, LOW DENSITY RESIDENTIAL (LDR), TO HIGH DENSITY RESIDENTIAL (HDR) ON PROPERTY LOCATED APPROXIMATELY 1,600 FEET EAST OF THE INTERSECTION AT FRIENDSHIP LANE AND US HIGHWAY 87 LANE ON A 5.986 ACRE TRACT OF THE PROPOSED FRIENDSHIP OAKS SUBDIVISION.

6. ACTION ITEMS

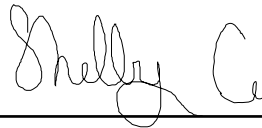
- A. DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING REQUEST #Z-2110
- B. CONSIDER #SP-2106 BY JOHN PURR WITH ROOT ARCHITECTURE FOR SITE PLAN APPROVAL OF A MULTI-FAMILY PROJECT LOCATED AT 619 WEST LIVE OAK ST.

7. DISCUSSION ITEMS

- A. PRESENTATION BY HISTORIC PRESERVATION OFFICER ON HISTORIC DISTRICT DESIGN GUIDELINES/STANDARDS.

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on July 1, 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
JUNE 9, 2021
5:30 P.M.**

On this the 9th day of JUNE 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
JEFF LAWRENCE
JIM JARREAU
JILL TABOR
DARYL WHITWORTH
TIM DOOLEY

ABSENT: CHRIS KAISER
STEVE THOMAS

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

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

MINUTES

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

ACTION ITEMS

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

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

Josh Leamons, Surveyor for the project spoke regarding the need to bring the property under a property R1, Single Family Residential Zoning.

Carroll Waitalla spoke regarding her concerns about drainage in the area. She wanted to let Staff know that there is a drainage issue and didn't want additional development creating more problems.

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 Services stated 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.

Recommendation:

Staff recommends approving the future land use and zoning change requests as presented. The change in zoning

would not have a negative effect 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.

Jim Jarreau made a motion to recommend Approval of Application Z-2108 Per Staff recommendation. Seconded by Jill Tabor. All voted in favor and the motion carried.

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.

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

John Klein with SKT Architects, presented the application. He stated it was his clients desire to build a new residential dwelling on property located at 112 E. Austin. He said there is a possibility that this property may be rented as a Short Term Rental.

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

Jason Lutz, Director of Development stated that 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.

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.

Jim Jarreau made a motion to recommend Approval of Application Z-2109 per Staff Recommendation. Jill Tabor Seconded the motion. All voted in favor and the motion carried.

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.

John Purr with Root Architecture presented the application. He stated it was his clients desire to construct a multi-family project on property located at 619 W. Live Oak.

Jason Lutz, Director of Development, stated Staff recommends denial as we are awaiting further documentation to finalize our review.

Jim Jarreau made a motion to Deny Application SP-2106. Tim Dooley Seconded the motion. All voted in favor and the motion carried.

CONSIDER #SP-2107 BY ANDY BRAY WITH MUSTARD DESIGN FOR SITE PLAN APPROVAL OF A MEDICAL OFFICE LOCATED AT 811 SOUTH MILAM ST.

Candace Ng with Mustard Design presented the application. She stated it was the applicants desire to build a medical office on property located at 811 S. Milam.

Jason Lutz, Director of Development, stated Staff recommends approval.

Tim Dooley made a motion to Approve Application SP-2107. Jeff Lawrence Seconded the motion. All voted in favor and the motion carried.

**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.**

John Klein with SKT Architects presented the application. He stated it is the applicants desire to develop a Short Term Rental Complex at 614 S. Washington. This project was previously approved in 2017 for a different owner.

Jason Lutz, Director of Development stated Staff recommends approval as presented.

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

ADJOURN

With nothing further to come before the Commission, Tim Dooley moved to adjourn. Seconded by Jeff Lawrence. All voted in favor and the meeting was adjourned at 6:19 p.m.

PASSED AND APPROVED this 7th day of July 2021.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



PLANNING & ZONING COMMISSION MEMO

DATE: July 7, 2021

TO: P&Z Commission

FROM: Jason Lutz

SUBJECT: Z-2110 – Public Hearing, Consideration, and Recommendation regarding a requested Future Land Use & Zoning changes for approximately 21 acres of land, known as the Friendship Oaks Development, located south of Friendship Lane and east of Hwy 87.

Summary:

The applicant is requesting a zoning change from Mixed Residential (R2) to Single-family Residential – Small Lot (R1A) for approximately 0.3 acres, a zoning change from Mixed Residential (R2) to Multi-family Residential (R3) for approximately 10.143, a zoning change from Single-family Residential – Small Lot (R1A) to Multi-family Residential (R3) for approximately 4.46 acres, and a zoning change from Single-family Residential – Small Lot (R1A) to Multi-family Residential (R3) for approximately 5.986 acres. Prior to the Commission recommending a change to the zoning districts, multiple land use changes would also need to be made to the City's Future Land Use Plan map.

The applicant has requested corresponding land use changes in addition to the requested zoning changes. The requests are a land use change from Medium Density Residential (MDR) to Low Density Residential (LDR) for approximately 0.3 acres, a land use change from Medium Density Residential (MDR) to High Density Residential (HDR) for approximately 10.143, a land use change from Low Density Residential (LDR) to High Density Residential (HDR) for approximately 4.46 acres, and a land use change from Low Density Residential (LDR) to High Density Residential (HDR) for approximately 5.986 acres.

Background / Analysis:

Heather Glen Development: This property was the subject of several cases in 2019 that were approved by City Council. Portions of the proposed development were annexed and zoned according to a master plan. As part of the annexation and zoning several other tracts were rezoned and had their land use plans amended accordingly.

The applicant is seeking this rezoning and land use changes in order to modify their development, based on current market trends.

Zoning: Adjacent zoning in the area is Mixed Residential (R-2) & Neighborhood Commercial (C1.5) to the north, Commercial (C2) to the west, unzoned property to the south & west, Single-family residential to the north and west, and a PUD (MU-2) to the east.

Future Land Use: Adjacent future land uses are Rural Residential (RR) to the south, Mixed Use (MU) to the west, Low Density Residential to the north, and Commercial to the north.

Utilities & Infrastructure: The applicant has discussed the requested increases in density with city staff, and staff has identified no issues with this request.

Transportation: The applicant will need to update their Traffic Impact Study (TIS) to reflect any approved changes.

Recommendation:

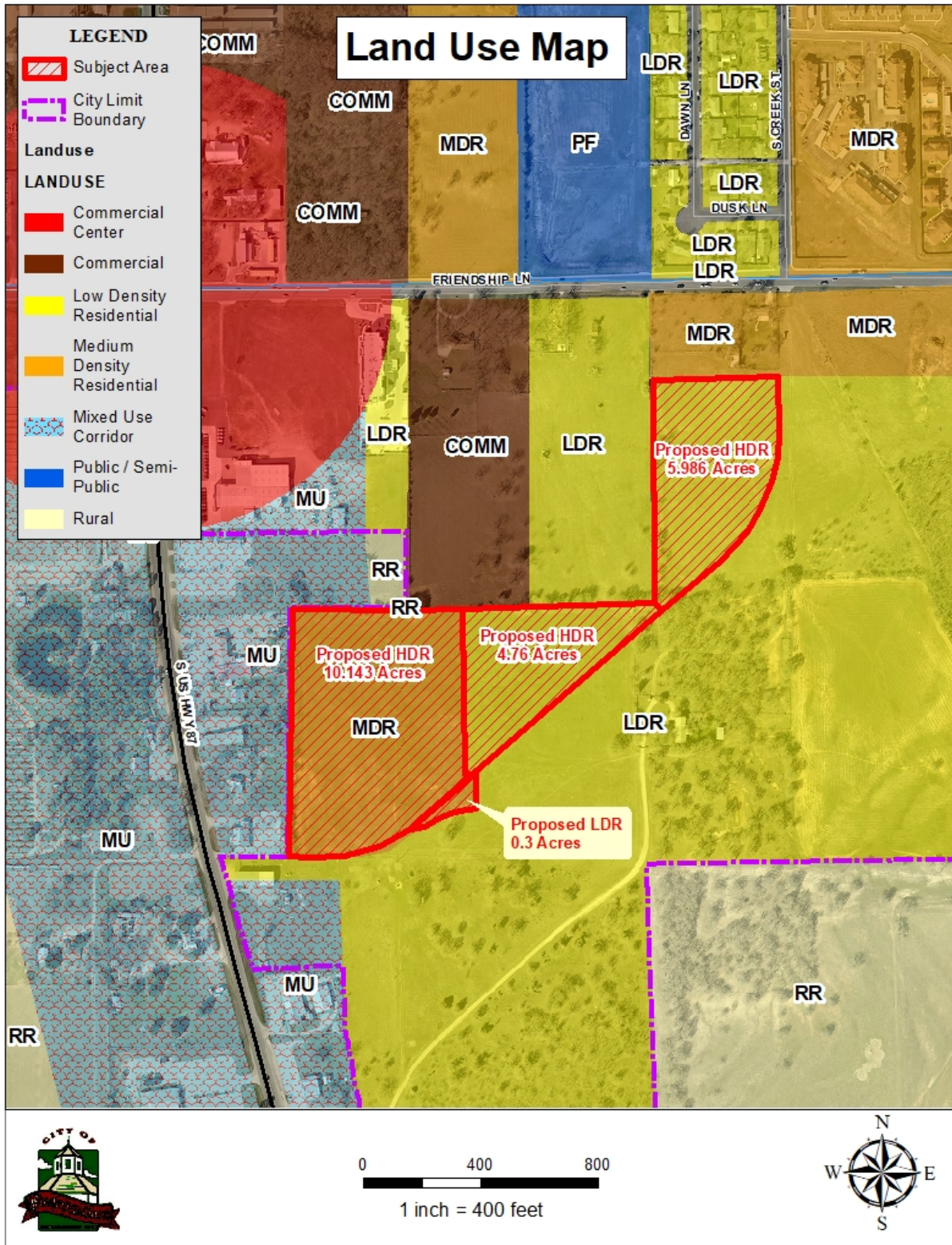
Staff recommends approval of the requested Future Land Use and zoning changes for the 10.143 acre tract due to its location adjacent to commercial property. Staff also recommends approval of the requests regarding the 0.3 acre tract to keep consistency in the development.

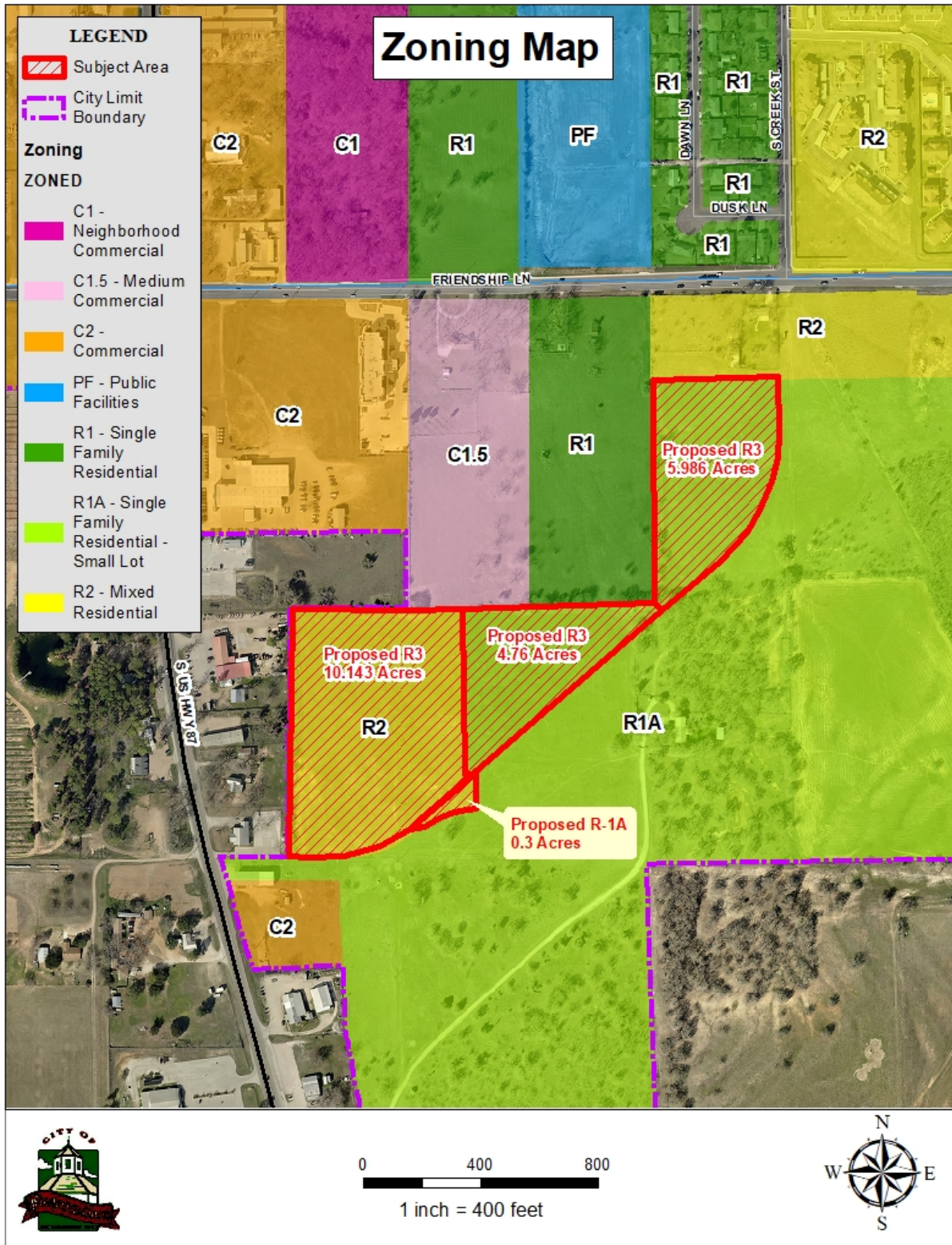
Staff recommends only a partial change for the 4.76 acre tract, as this tract abuts single-family residential. Staff will support the requested changes for only the portion of this tract that is adjacent to the commercial tract.

Staff recommend denial of the requested changes to the 5.986 acre tract as this portion of the property is also adjacent to single-family residential property and given.

Attachments:

Zoning map, future land use map, and proposed plat.





SITE PLAN
BACKGROUND INFORMATION
July 7, 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:	25% (50% maximum)
Impervious Coverage:	58% (70% maximum)
Parking Required:	99 spaces required (99 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 shall be reviewed as part of the building permit application.
Park Dedication Ordinance:	Shall be calculated when the property is platted.
Recommendation:	Staff recommends approval of the proposed site plan.

June 8, 2021

Re: Site Plan Review Comments
SP-2106
619 W. Live Oak Street

Please find the following response to the site plan review comments for the aforementioned project:

1. Plat

- a. Plat is required for the development of the property and must be approved prior to issuance of any building permits.

1. Plat.

- a. Ok. There is a civil engineer and surveyor now on the project working towards getting the plat issued.

2. Screening: Sec. 7.9000

- a. Provide landscaping plan of the property in accordance with the above referenced section.
- b. Include interior/Parking landscaping requirements.

2. Screening.

- a. The site plan has been revised to indicate conformance with the city ordinances(Ch. 5, Article 7, Section 5-423 & Appendix B: Zoning). The final landscape plan will be developed by a professional designer, which the owner is in the process of retaining.
- b. The notestrip on the site plan has been revised to include approximate calculations for interior landscaping based on parking requirements.

3. Building unit breakdown

- a. Provide a unit breakdown of the types/numbers of bedroom units so staff may verify density calculations and parking requirements.

3. Building unit breakdown.

- a. Unit breakdown chart has been provided on revised site plan notestrip. Accompanying unit plans have been attached as supporting documentation.

4. Coverage

- a. Provide a table showing building footprints (sq. ft.) so staff may verify lot coverage & building coverage.

4. Coverage.

- a. Site Coverage Calculations have been elaborated in the revised plan. The chart now includes building coverage tallys.

5. Relocate or reorient dumpster enclosure to prevent garbage collection trucks backing into W. Live Oak Street.

5. Dumpster Enclosure.

- a. The dumpster enclosure orientation has been revised to mitigate the concern of trucks backing onto W. Live Oak St.

6. Please dimension the width of the proposed access drives. Dimension the distance from center to center of the proposed drives and the distance of the western drive from the west edge of the property. Note the spacing requirements of the drives should be consistent with the subdivision ordinance section 6.04 H. (table 7). W Live Oak Road is a collector according to the City' comprehensive plan.

6. Access Management.

- a. The revised site plan shows the dimensions of the accessways to prominent nearby locations; i.e. intersections and adjacent driveways.
- b. The site plan was also revised to comply with Ch. 38, Section 6.04, Design Standards.

7. This development is subject to the City's stormwater control ordinance. Please show flow arrows showing drainage patterns for the site and location of stormwater control infrastructure.

7. Stormwater Control.

- a. The flow arrows and drainage patterns are in process and pending the site's recent survey. The general flow, topographical decline, is to the northeast corner. As such we have located retention swells along the eastern abutment, these will be pending the design of the civil engineer.
8. This site will require review of civil construction plans by the City's engineering department prior to initiating construction.

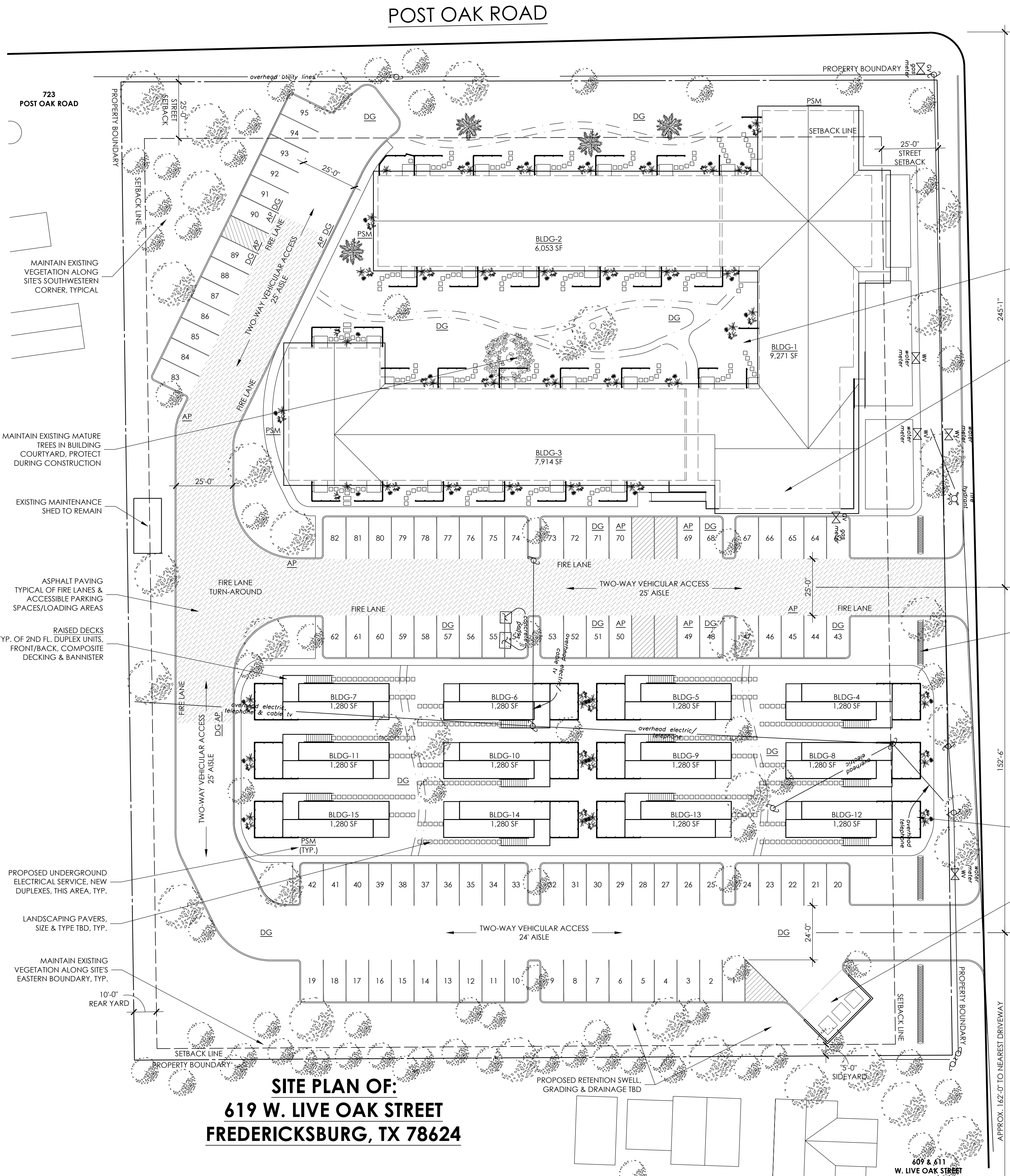
8. Civil Review.

- a. Ok. The civil engineer is in process, developing the necessary documentation.

Regards,



John Puhr
Architect



SITE PLAN OF:
619 W. LIVE OAK STREET
FREDERICKSBURG, TX 78624

- GENERAL NOTES**
- EXISTING UTILITIES SHOWN. CIVIL ENGR. IS WORKING W/ POWER CO. TO DETERMINE SERVICE REQUIREMENTS. NO CHANGE TO EXIST. WATER SERVICE ENTRY AND/OR METER LOCATION.
 - SITE CURBING AND STRIPING TBD.
 - SITE LIGHTING REQUIREMENTS TBD.
 - EXACT DETERMINATION OF FLOOD PLAN BOUNDARIES AND WATER COURSES DEPENDENT ON TOPOGRAPHICAL SURVEY.
 - STORMWATER MITIGATION DESIGN, FLOW ARROWS, AND DRAINAGE PATTERNS PENDING REVIEW BY CIVIL ENGINEER.
 - LANDSCAPING & TREES SHOWN INDICATES POTENTIAL DESIGN. VEGETATIVE PLAN DEPENDENT ON LAYOUT AND SELECTIONS FROM LANDSCAPE DESIGNER AND IN ACCORDANCE WITH CITY ORDINANCE CH.5, ARTICLE 7, SECTION 5-423.
 - BUILDING SQUARE FOOTAGE IN PLAN AND BAISC BLDG. INFO EQUATES TO BUILDING AREA. BUILDING SQUARE FOOTAGE IN SITE COVERAGE CALCULATIONS EQUATES TO BLDG. COVERAGE.

BUILDINGS' UNIT BREAKDOWN		
BLDG/UNIT	QTY.	SLEEPING RM'S
BLDG#-1		
TYPE-A1	(8)	1-BDRM
TYPE-A2	(1)	1-BDRM
TYPE-A3	(1)	1-BDRM
TYPE-C	(2)	1-BDRM
TYPE-D	(2)	1-BDRM
BLDG#-2		
TYPE-A1	(10)	1-BDRM
TYPE-B	(2)	1-BDRM
BLDG#-3		
TYPE-A1	(12)	1-BDRM
TYPE-A2	(2)	1-BDRM
BLDG#4-15 (EACH)		
TYPE-E	(2)	1-BDRM
SEE ACCOMPANYING UNIT PLANS FOR DETAILS		

PROPERTY DATA	
ADDRESS	619 W. LIVE OAK STREET FREDERICKSBURG, TX 78624
LEGAL DESCRIPTION	G E CO #88 3.57, -NURSING HOME-
OWNER	GENTRY LENDING GROUP LLC. (TITLE PENDING TRANSFER TO NEW OWNER)
ZONING	C-1 NEIGHBORHOOD COMM.
MIN. LOT SIZE 7,500 SF / ACTUAL LOT SIZE 155,438 SF	
MAX. BLDG HEIGHT 3-STORY, 38'-0" / HIGHEST 2-STORY 20'-0"	
MAX. IMPERV. COVER 70%, 108,806 SF / TOTAL 54,320 SF	
MAX. BLDG COVERAGE 50%, 77,719 SF / TOTAL 2,668 SF	
STREET SETBACK	25'-0"
SIDEYARD SETBACK	5'-0"
REAR SETBACK	10'-0"
PROJECT DESCRIPTION:	
MULTIFAMILY RESIDENTIAL DEVELOPMENT COMPRISED OF REUSE OF EXISTING BUILDING AND NEW DUPLEX UNITS. EXISTING NURSING HOME CONVERTED TO 39-UNIT, R-2 OCCUPANCY, APARTMENTS, TYPICAL UNIT 550 SF. NEW DUPLEXES, 24 TOTAL UNITS, TWO-STORY, R-3 OCCUPANCY TYPICAL 575 SF. PARKING ON SITE FOR 95 VEHICLES AND INCLUDING 5-VAN ACCESSIBLE PARKING SPACES. RUSTIC LANDSCAPING & SITEWORK INCLUDING NATIVE SPECIES VEGETATION AND DECOMPOSED GRANITE WALKS.	
BASIC BUILDING INFORMATION:	
MULTIFAMILY RESIDENTIAL (MAIN BUILDING) CHANGE OF OCCUPANCY R-2, RESIDENTIAL OCCUPANCY TYPE VB CONSTRUCTION NFPA 13R SPRINKLER, PROVIDED 23,238 TOTAL AREA (COMPRISED OF 3-FIRE AREAS) 1-STORY, MAXIMUM HEIGHT 11'-11" 39-UNITS, NO SHARED TENANT EGRESS NON-SEPARATED ACCESSORY OCCUPANCY: ON-SITE LAUNDRY AND BUSINESS USE	
DUPLEX HOUSING NEW CONSTRUCTION R-3, RESIDENTIAL OCCUPANCY TYPE VB CONSTRUCTION NON-SPRINKLERED 1,280 AREA EACH (COMPRISED OF 2-UNITS) 2-STORY, MAXIMUM HEIGHT 20'-0" 24-TOTAL UNITS, NO SHARED TENANT EGRESS	

SITE COVERAGE CALCULATIONS		
TOTAL SITE AREA	155,438 SQ.FT.	100 %
PERVIOUS COVER	101,118 SQ.FT.	65 %
IMPERVIOUS COVER	54,320 SQ.FT.	35 %
MAIN BLDG. #'S 1,2, & 3 (R-2)		26,602 SQ.FT.
TOTAL 12-BLDGS #'S 4-15 (R-3)		9,024 SQ.FT.
OUTBUILDINGS		296 SQ.FT.
IMPERV. DRIVEWAY/WALKS/SLABS/OTHER (18,398 SQ.FT.)		
TOTAL BLDG. COVERAGE	35,922 SQ.FT.	23 %

PARKING REQUIREMENT CALCULATIONS	
PARKING REQUIRED	63 UNITS x 1.5 REQ. = 94.5 SPACES
PARKING PROVIDED	95 SPACES TOTAL, 5 HC ACCESS.
HC ACCESS. SPACES	95 TOTAL x 5% REQ. = 4.8 SPACES

INTERIOR LANDSCAPING CALCULATIONS	
SQ.FT. REQUIRED	95 PARKING SPACES x 10 SQ.FT. REQ. = 950 SQ.FT.
CREDIT REDUCTION	EVERY 1 SQ.FT. UNDER MATURE TREE = 1.5 SQ.FT.
TYP. CAR PARK TREE ISLAND	18" DEEP x 5' WIDE, W/ MATURE TREE ~ 84 SQ.FT. CREDIT
INT. LANDSCAPE AREA TOTALS	950 SQ.FT. REQ. / 84 SQ.FT. CREDIT ~ 12 TREE ISLANDS
ROUGH CALC. PENDING REVIEW BY LANDSCAPE DSGNR.	

ABBREVIATIONS			
AP	ASPHALT PAVING	PSM	PROPOSED (ELEC.) SERVICE METER
DG	DECOMPOSED GRANITE	WD	WOOD

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STRUCTURAL ENGINEER:
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MICHAEL CARRILLO
210.734.6004

619 WEST LIVE OAK
APARTMENTS
619 WEST LIVE OAK
FREDERICKSBURG, TEXAS 78624

PROJECT 21111

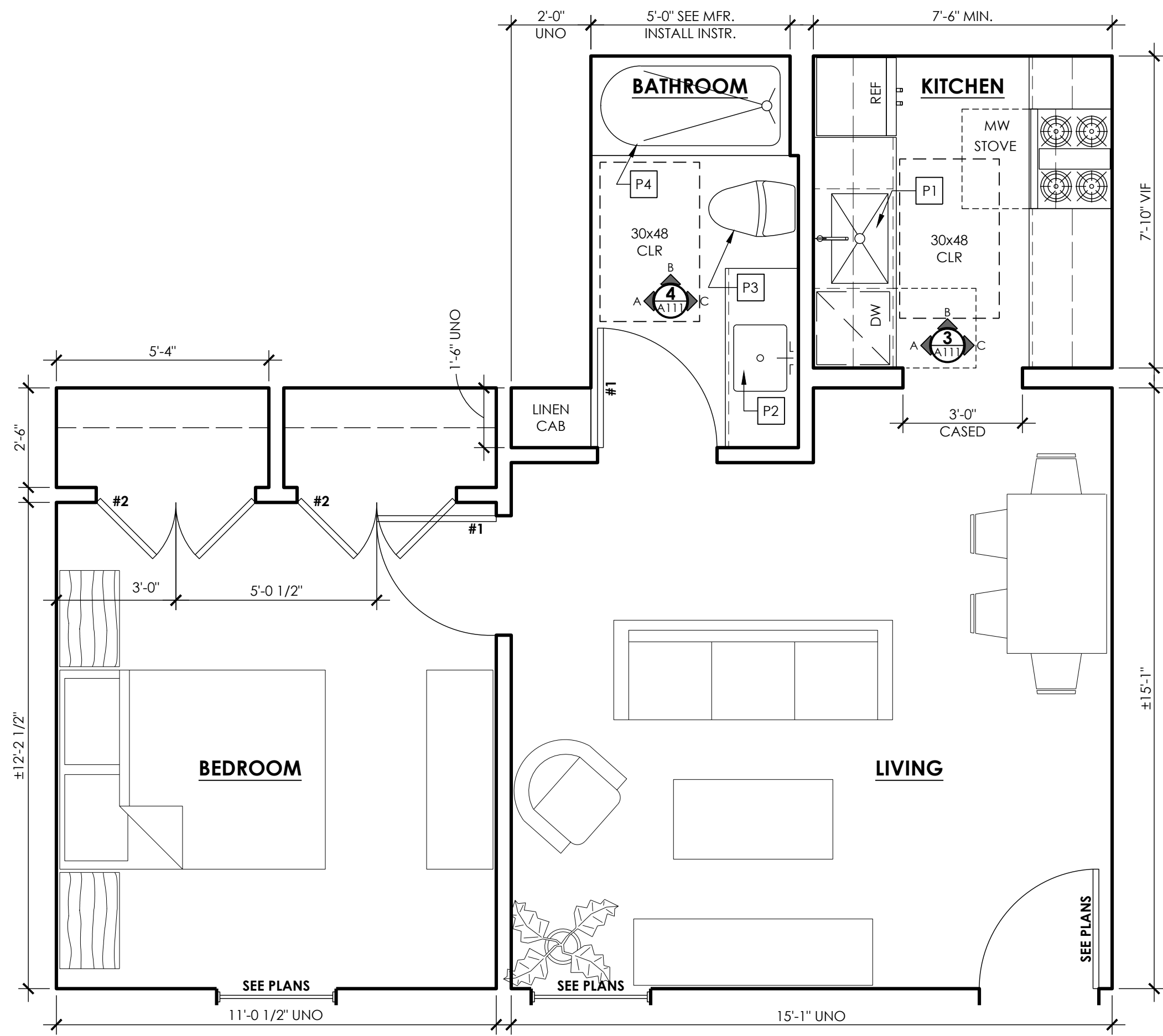
PROFESSIONAL SEAL

ISSUE HISTORY
DATE DESCRIPTION
06.02.2021 SITE PLAN

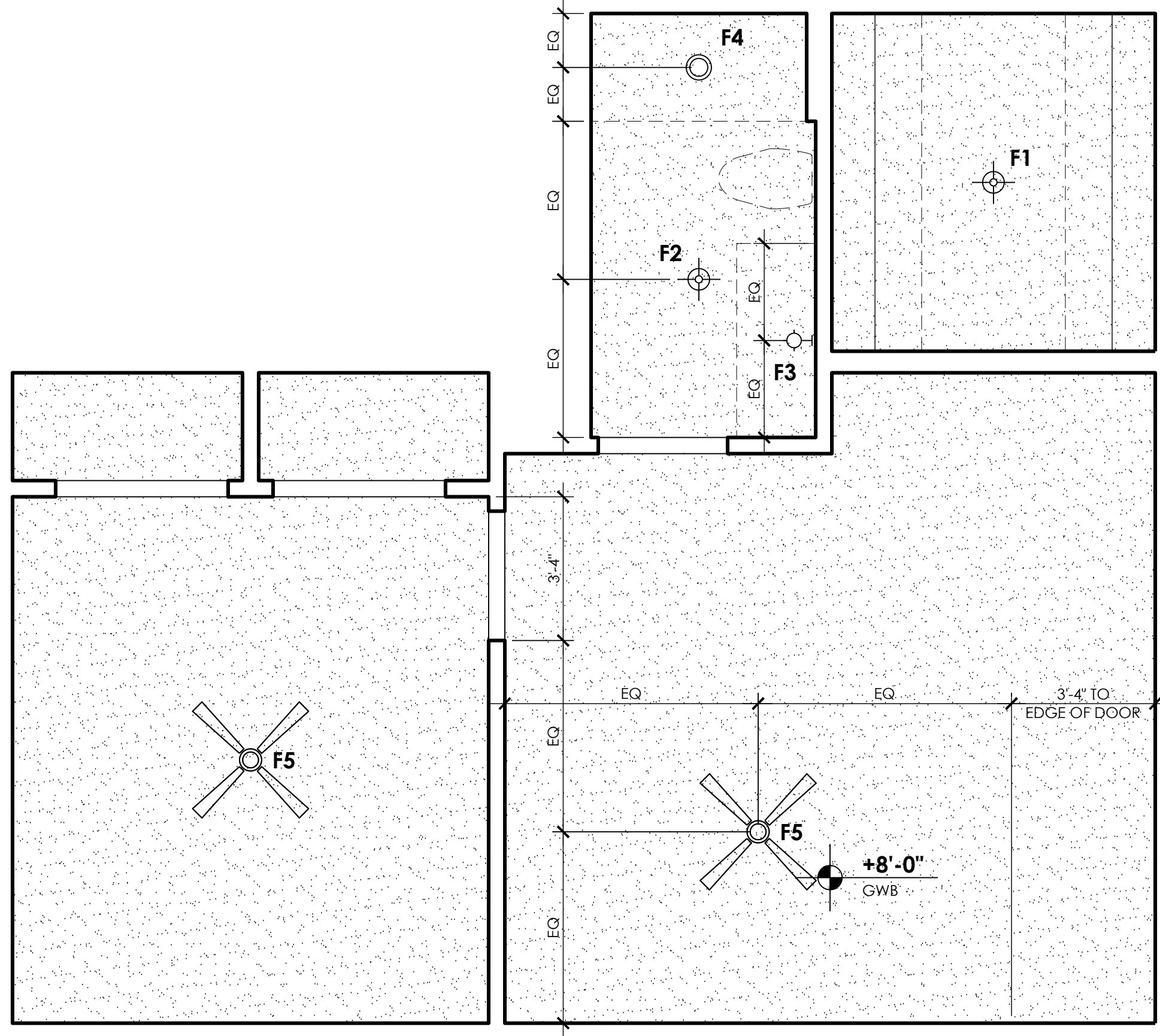
SITE PLAN

A100

16



01 UNIT TYPE-A1, FLOOR PLAN
SCALE: 3/8" = 1'-0"



02 UNIT TYPE-A1, REFLECTED CEILING PLAN
SCALE: 3/8" = 1'-0"

APPLIANCE SCHEDULE

TAG #	ROOM	APPLIANCE	MANUFACTURER/MODEL	REMARKS
DW	KITCHEN	DISHWASHER	GENERIC	STD. SIZE
REF	KITCHEN	REFRIGERATOR	GENERIC	~10 CUBIC FOOT CAPACITY, 24" WIDE x 24" DEEP
STOVE	KITCHEN	STOVE	GENERIC	STD. SIZE, ELECTRIC
MW	KITCHEN	MICROWAVE	GENERIC	STD. OVER-RANGE SIZE, RECIRCULATING VENT

LIGHTING SCHEDULE

TAG #	APPLICATION	MANUFACTURER/MODEL	REMARKS
F1	INTERIOR, PENDANT, TYPICAL	GENERIC	
F2	INTERIOR, PENDANT, BATHROOM	GENERIC	
F3	INTERIOR, SCONCE, BATHROOM	GENERIC	OVER MIRROR VANITY SCONCE
F4	INTERIOR, RECESSED CAN, BATHROOM	GENERIC	WET RATED
F5	INTERIOR, CEILING FAN, TYPICAL	GENERIC	FAN/LIGHT

FINISH SCHEDULE

FINISH	DESCRIPTION
B	1x6 HARDWOOD BASE, PAINTED
GYP.1	PAINTED GYP-BD FIELD, EGGSHELL FINISH
GYP.2	PAINTED (TRIM AND BATHROOM CEILINGS), SEMIGLOSS FINISH
GYP.3	PAINTED (BATHROOM WALLS), SATIN FINISH
GYP.4	PAINTED GYP-BD CEILING, FLAT FINISH
LVT	VINYL PLANK, FLOORING THROUGHOUT
PL.1	PLASTIC LAMINATE, CABINETS
PL.2	PLASTIC LAMINATE, COUNTERTOPS

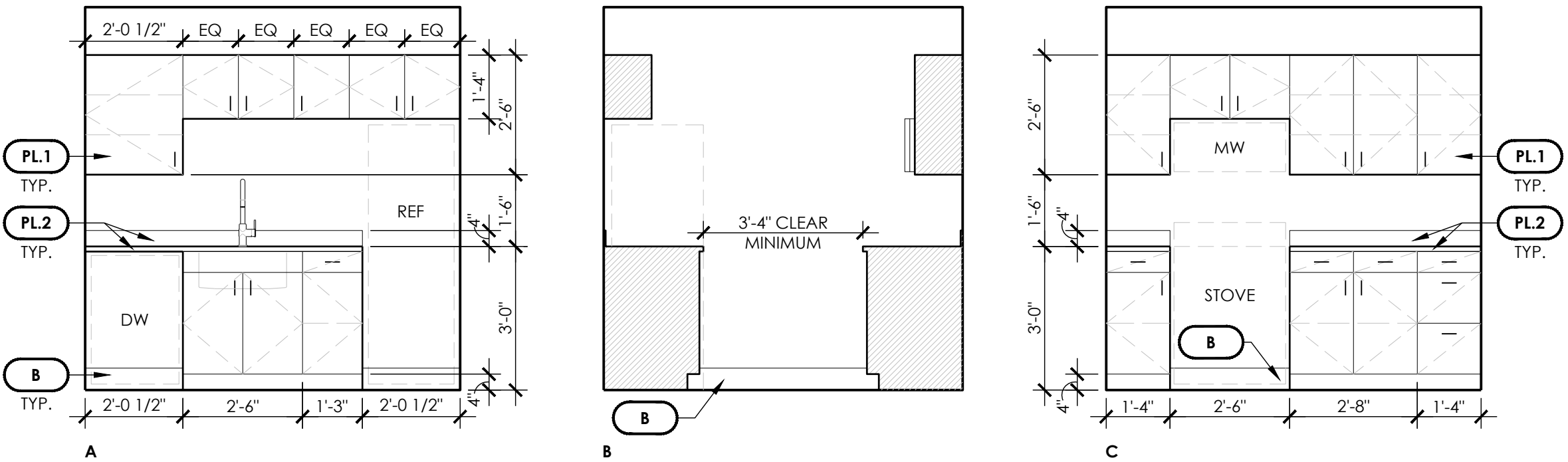
UNIT TYPE-A1

FIXTURE SCHEDULE

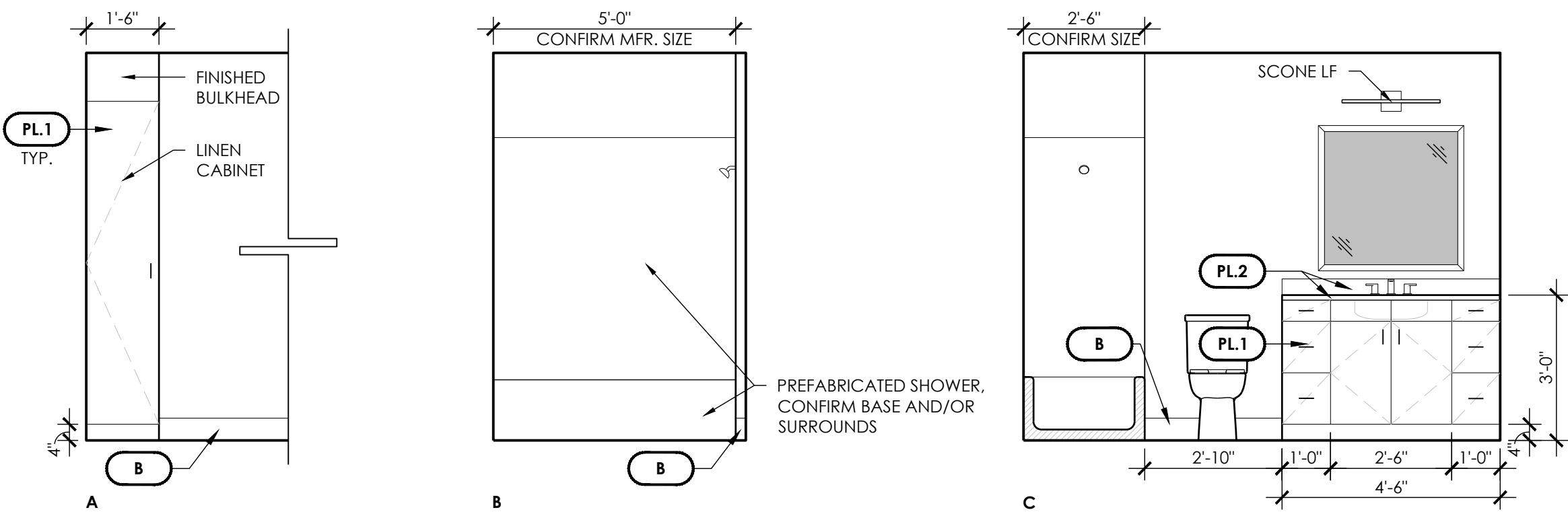
TAG #	ROOM	FIXTURE	MANUFACTURER/MODEL	REMARKS
P1	KITCHEN	SINK	GENERIC	INSTALLATION IN 30" WIDE BASE CABINET
P2	BATHROOM	LAVATORY	GENERIC	INSTALLATION IN 21" DEPTH BASE CABINET
P3	BATHROOM	TOILET	GENERIC	
P4	BATHROOM	SHOWER	GENERIC	

DOOR SCHEDULE

#	TYPE	HAND	SIZE (WXH)	HARDWARE	NOTES
#1	DOOR	SOLID CORE WD	VARIES	3'-0" X 6'-8"	PRIVACY
#2	DOOR	SOLID CORE WD	DOUBLE	4'-0" X 6'-8"	PASSAGE



03 KITCHEN ELEVATIONS
SCALE: 3/8" = 1'-0"



04 BATHROOM ELEVATIONS
SCALE: 3/8" = 1'-0"

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619 WEST LIVE OAK APARTMENTS

619 WEST LIVE OAK
FREDERICKSBURG, TEXAS 78624

PROJECT 21111

PROFESSIONAL SEAL

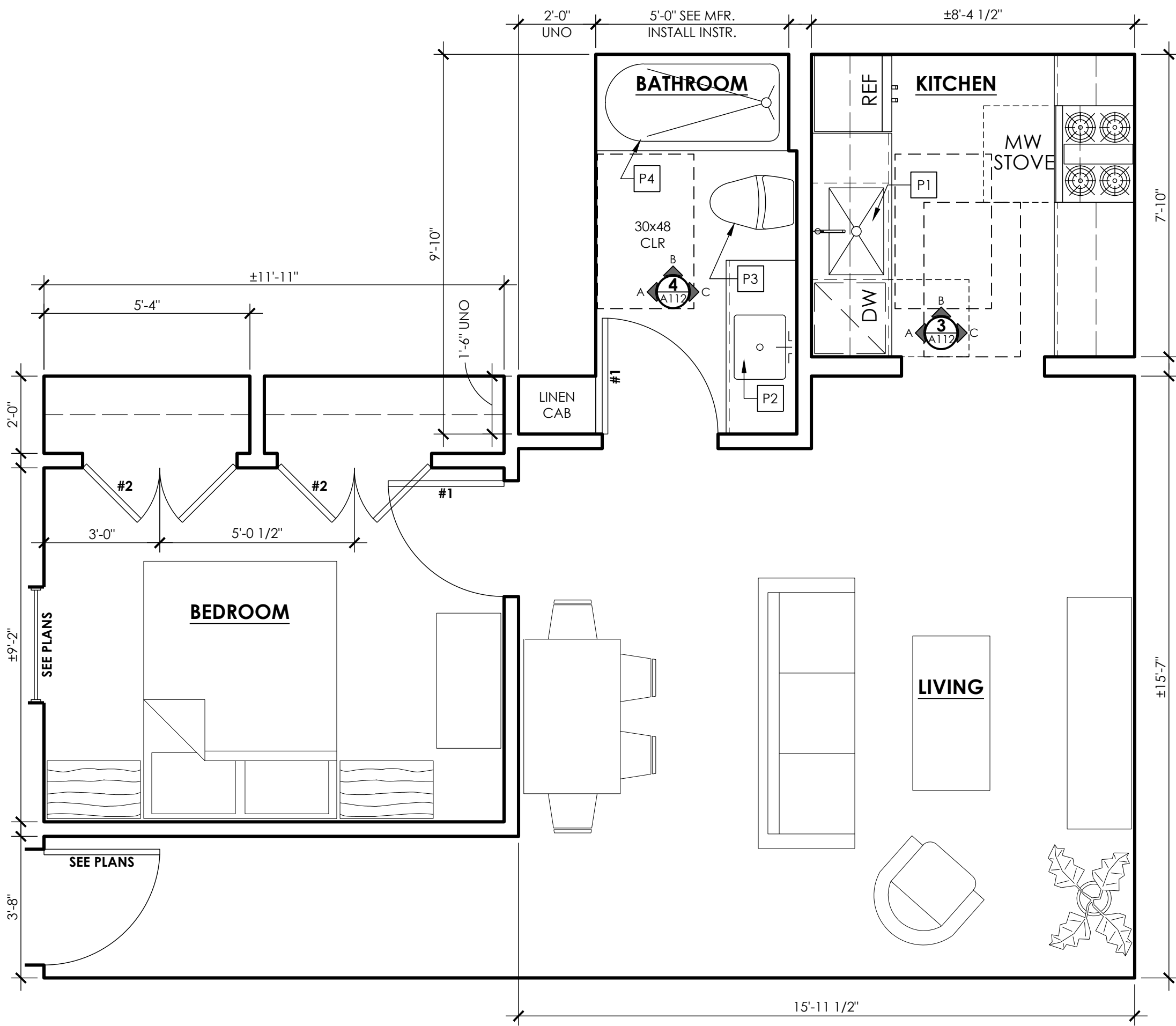
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DATE	DESCRIPTION
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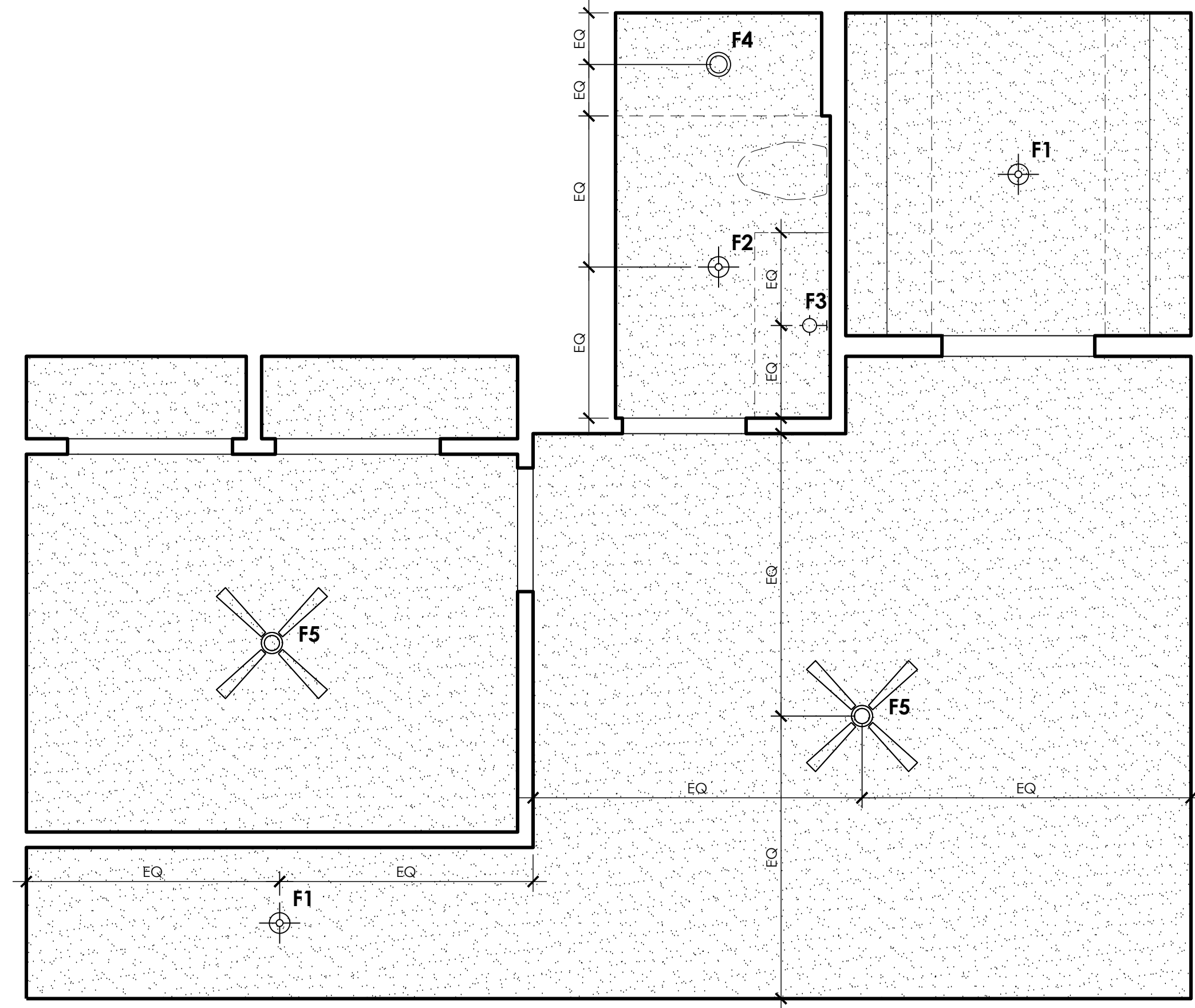
UNIT PLANS

A111



01 UNIT TYPE-A2, FLOOR PLAN

SCALE: 3/8" = 1'-0"



02 UNIT TYPE-A2, REFLECTED CEILING PLAN

SCALE: 3/8" = 1'-0"

UNIT TYPE-A2

APPLIANCE SCHEDULE

TAG #	ROOM	APPLIANCE	MANUFACTURER/MODEL	REMARKS
DW	KITCHEN	DISHWASHER	GENERIC	STD. SIZE
REF	KITCHEN	REFRIGERATOR	GENERIC	~10 CUBIC FOOT CAPACITY, 24" WIDE x 24" DEEP
STOVE	KITCHEN	STOVE	GENERIC	STD. SIZE, ELECTRIC
MW	KITCHEN	MICROWAVE	GENERIC	STD. OVER-RANGE SIZE, RECIRCULATING VENT

LIGHTING SCHEDULE

TAG #	APPLICATION	MANUFACTURER/MODEL	REMARKS
F1	INTERIOR, PENDANT, KITCHEN	GENERIC	
F2	INTERIOR, PENDANT, BATHROOM	GENERIC	
F3	INTERIOR, SCONCE, BATHROOM	GENERIC	OVER MIRROR VANITY SCONCE
F4	INTERIOR, RECESSED CAN, BATHROOM	GENERIC	WET RATED
F5	INTERIOR, CEILING FAN, TYPICAL	GENERIC	FAN/LIGHT

FINISH SCHEDULE

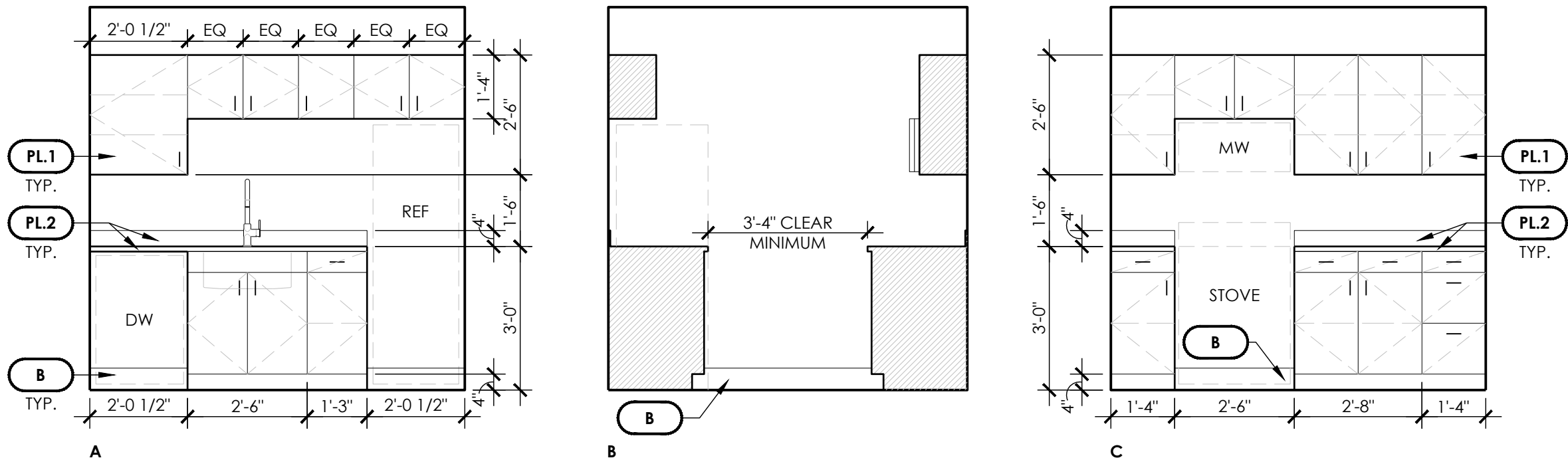
FINISH	DESCRIPTION
B	1x6 HARDWOOD BASE, PAINTED
GYP.1	PAINTED GYP-BD FIELD, EGGSHELL FINISH
GYP.2	PAINTED (TRIM AND BATHROOM CEILINGS), SEMIGLOSS FINISH
GYP.3	PAINTED (BATHROOM WALLS), SATIN FINISH
GYP.4	PAINTED GYP-BD CEILING, FLAT FINISH
LVT	VINYL PLANK, FLOORING THROUGHOUT
PL.1	PLASTIC LAMINATE, CABINETS
PL.2	PLASTIC LAMINATE, COUNTERTOPS

FIXTURE SCHEDULE

TAG #	ROOM	FIXTURE	MANUFACTURER/MODEL	REMARKS
P1	KITCHEN	SINK	GENERIC	INSTALLATION IN 30" WIDE BASE CABINET
P2	BATHROOM	LAVATORY	GENERIC	INSTALLATION IN 21" DEPTH BASE CABINET
P3	BATHROOM	TOILET	GENERIC	
P4	BATHROOM	SHOWER	GENERIC	

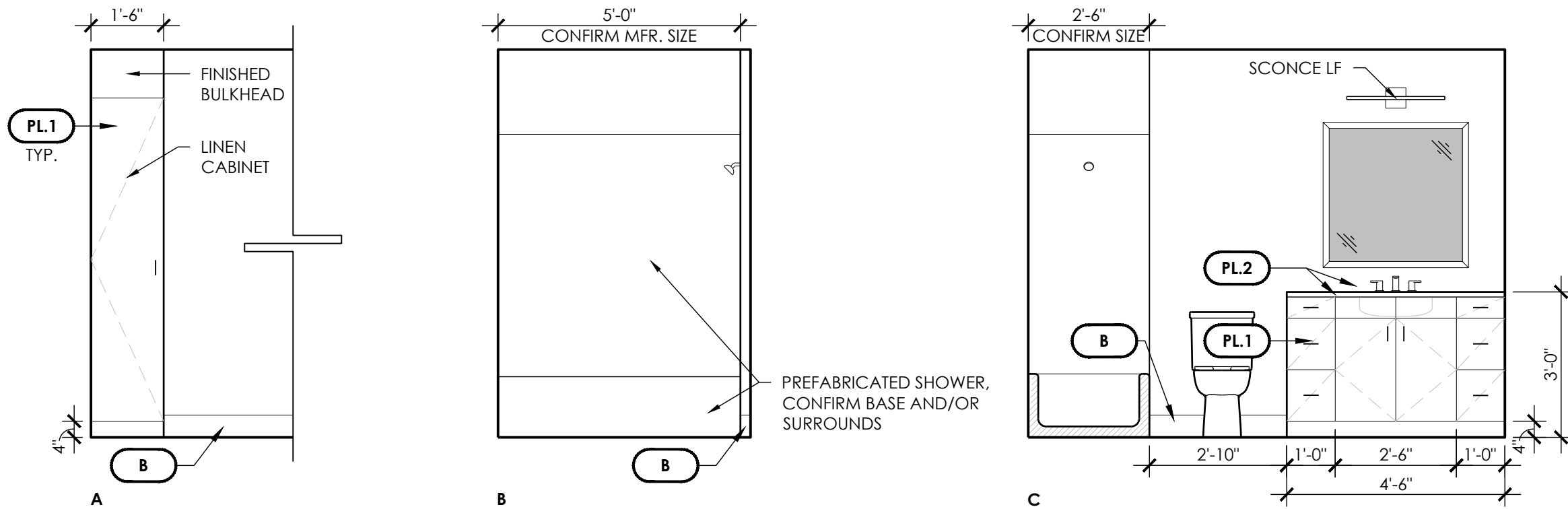
DOOR SCHEDULE

#	TYPE	HAND	SIZE (WXH)	HARDWARE	NOTES
#1	DOOR	SOLID CORE WD	VARIES	3'-0" X 6'-8"	PRIVACY
#2	DOOR	SOLID CORE WD	DOUBLE	4'-0" X 6'-8"	PASSAGE



03 KITCHEN ELEVATIONS

SCALE: 3/8" = 1'-0"



04 BATHROOM ELEVATIONS

SCALE: 3/8" = 1'-0"

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619 WEST LIVE OAK APARTMENTS

619 WEST LIVE OAK
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PROJECT 21111

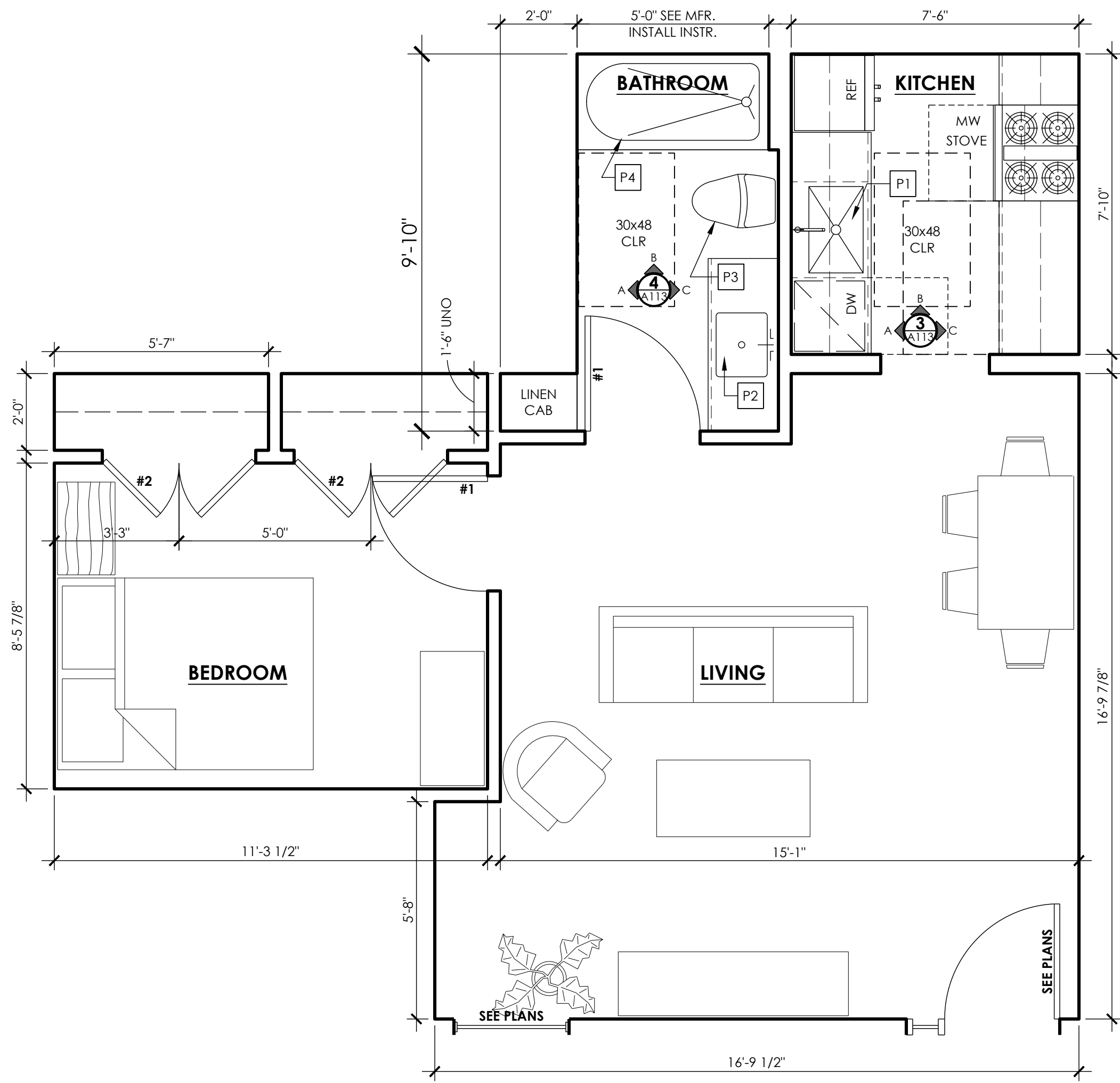
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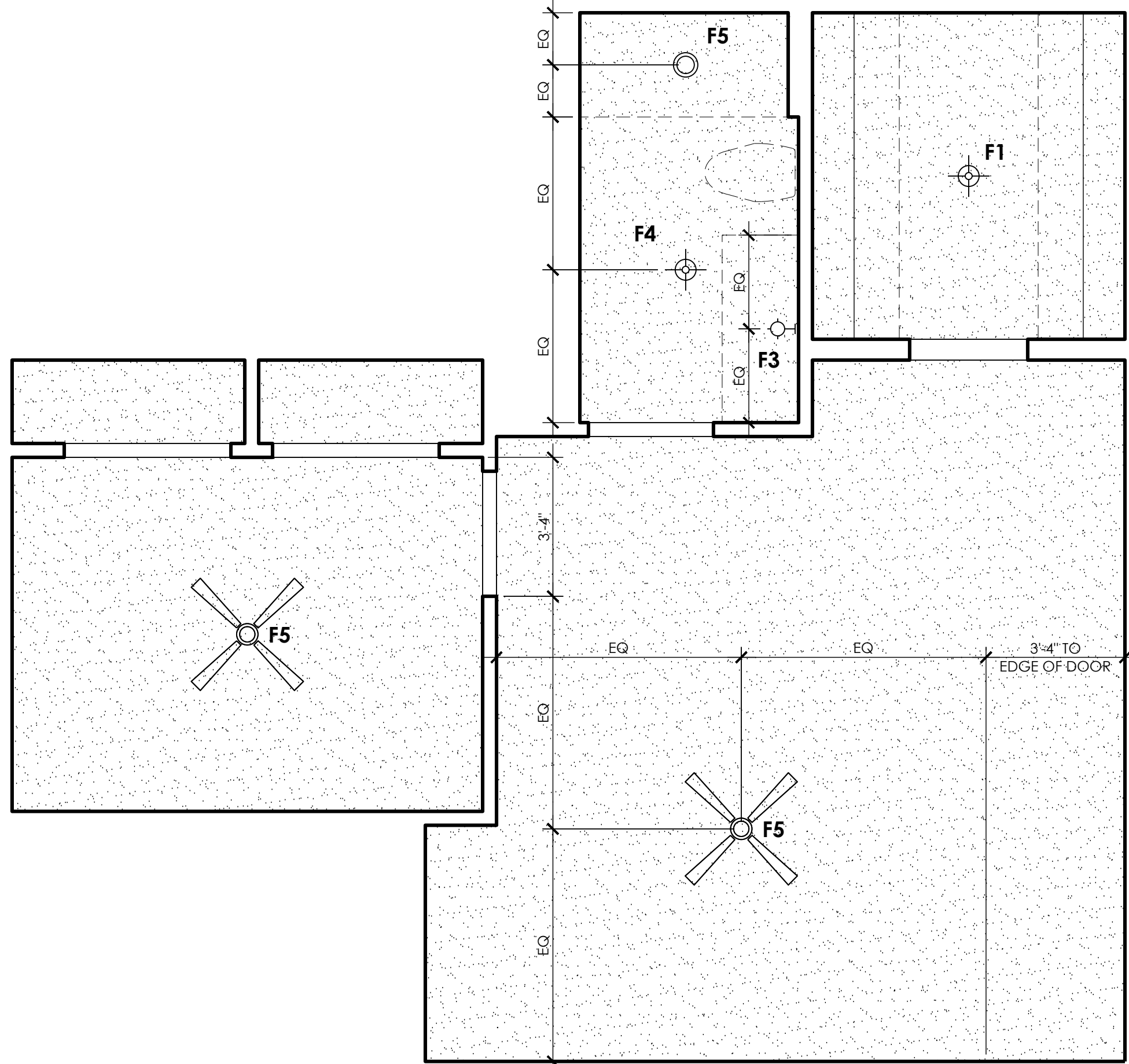
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DATE	DESCRIPTION
04.01.2021	PROGRESS SET

UNIT PLANS

A112



01 UNIT TYPE-A3, FLOOR PLAN
SCALE: 3/8" = 1'-0"



02 UNIT TYPE-A3, REFLECTED CEILING PLAN
SCALE: 3/8" = 1'-0"

UNIT TYPE-A3

APPLIANCE SCHEDULE

TAG #	ROOM	APPLIANCE	MANUFACTURER/MODEL	REMARKS
DW	KITCHEN	DISHWASHER	GENERIC	STD. SIZE
REF	KITCHEN	REFRIGERATOR	GENERIC	~10 CUBIC FOOT CAPACITY, 24" WIDE x 24" DEEP
STOVE	KITCHEN	STOVE	GENERIC	STD. SIZE, ELECTRIC
MW	KITCHEN	MICROWAVE	GENERIC	STD. OVER-RANGE SIZE, RECIRCULATING VENT

LIGHTING SCHEDULE

TAG #	APPLICATION	MANUFACTURER/MODEL	REMARKS
F1	INTERIOR, PENDANT, KITCHEN	GENERIC	
F2	INTERIOR, PENDANT, BATHROOM	GENERIC	
F3	INTERIOR, SCONCE, BATHROOM	GENERIC	OVER MIRROR VANITY SCONCE
F4	INTERIOR, RECESSED CAN, BATHROOM	GENERIC	WET RATED
F5	INTERIOR, CEILING FAN, TYPICAL	GENERIC	FAN/LIGHT

FINISH SCHEDULE

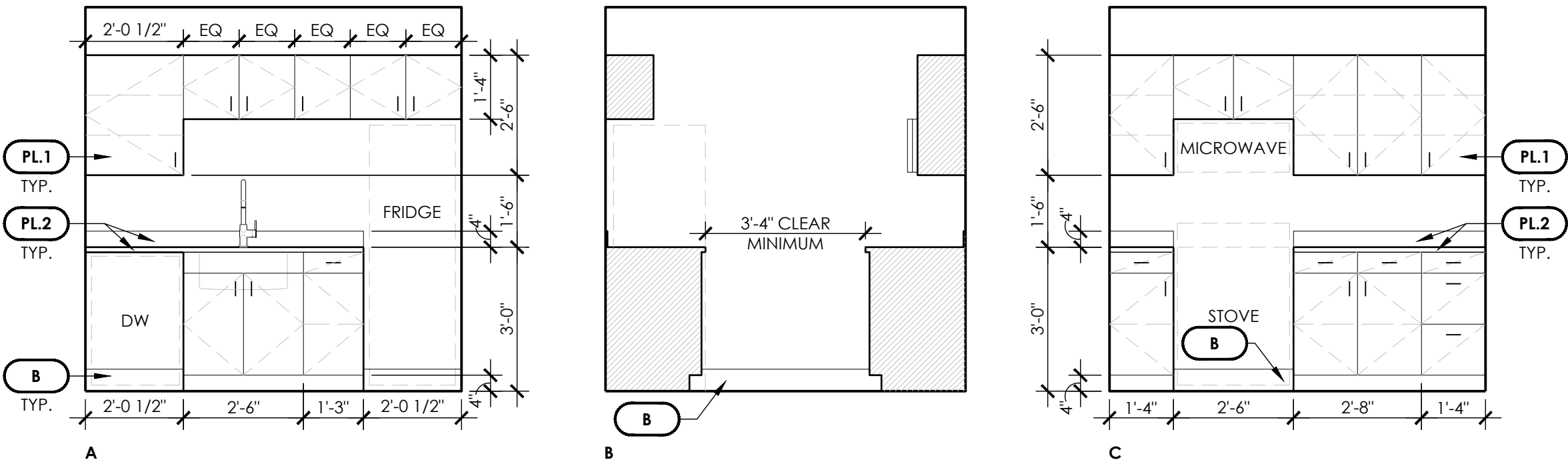
FINISH	DESCRIPTION
B	1x6 HARDWOOD BASE, PAINTED
GYF.1	PAINTED GYP-BD FIELD, EGGSHELL FINISH
GYF.2	PAINTED (TRIM AND BATHROOM CEILINGS), SEMIGLOSS FINISH
GYF.3	PAINTED (BATHROOM WALLS), SATIN FINISH
GYF.4	PAINTED GYP-BD CEILING, FLAT FINISH
LVT	VINYL PLANK, FLOORING THROUGHOUT
PL.1	PLASTIC LAMINATE, CABINETS
PL.2	PLASTIC LAMINATE, COUNTERTOPS

FIXTURE SCHEDULE

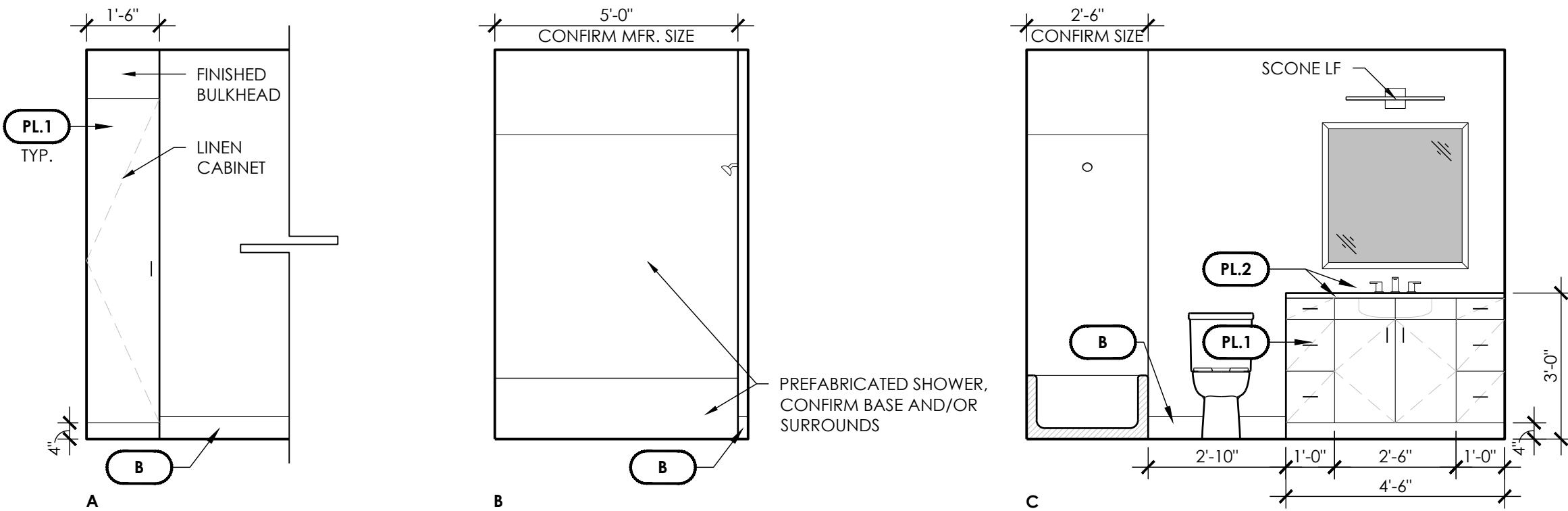
TAG #	ROOM	FIXTURE	MANUFACTURER/MODEL	REMARKS
P1	KITCHEN	SINK	GENERIC	INSTALLATION IN 30" WIDE BASE CABINET
P2	BATHROOM	LAVATORY	GENERIC	INSTALLATION IN 21" DEPTH BASE CABINET
P3	BATHROOM	TOILET	GENERIC	
P4	BATHROOM	SHOWER	GENERIC	

DOOR SCHEDULE

#	TYPE	HAND	SIZE (WXH)	HARDWARE	NOTES
#1	DOOR	SOLID CORE WD	VARIES 3'-0" X 6'-8"	PRIVACY	
#2	DOOR	SOLID CORE WD	DOUBLE 4'-0" X 6'-8"	PASSAGE	



03 KITCHEN ELEVATIONS
SCALE: 3/8" = 1'-0"



04 BATHROOM ELEVATIONS
SCALE: 3/8" = 1'-0"

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619 WEST LIVE OAK APARTMENTS

619 WEST LIVE OAK
FREDERICKSBURG, TEXAS 78624

PROJECT 21111

PROFESSIONAL SEAL

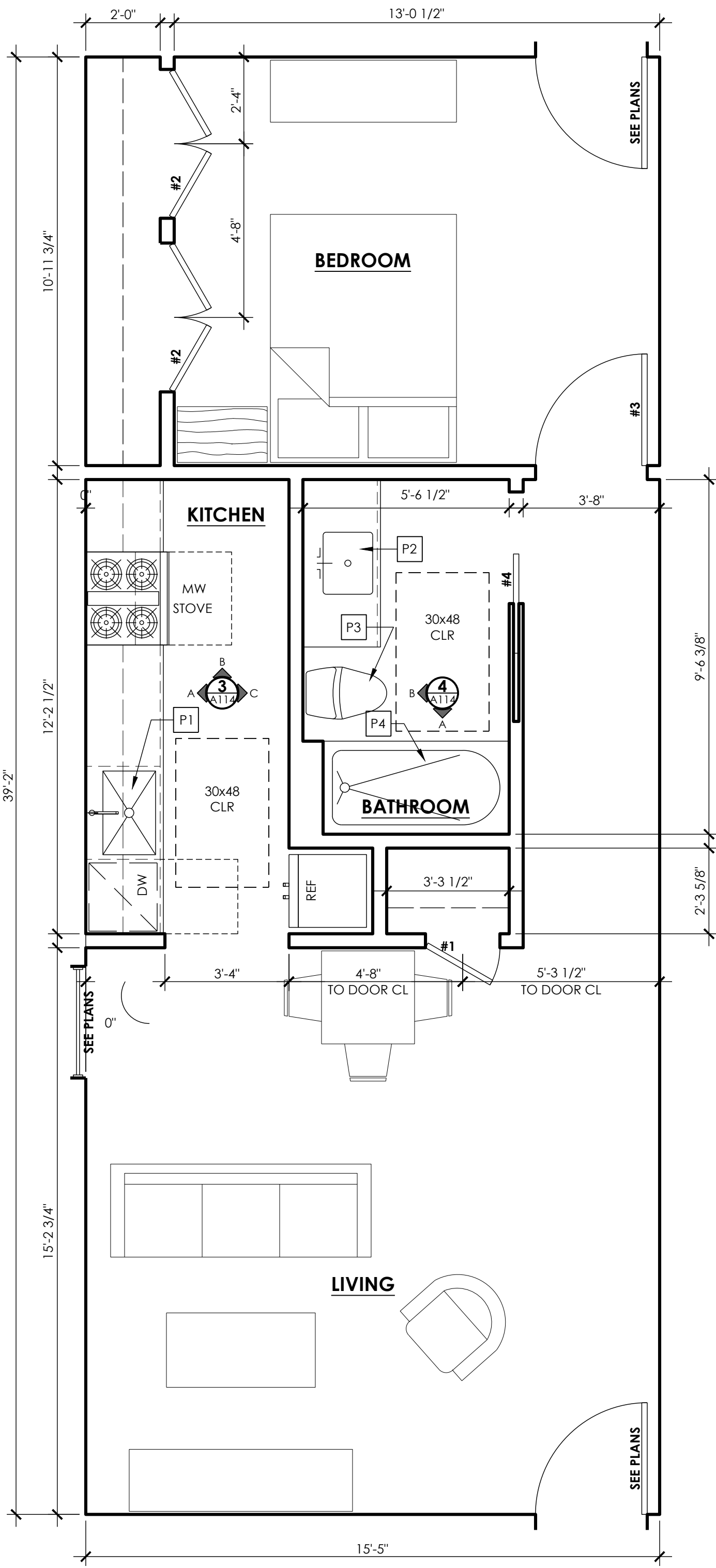
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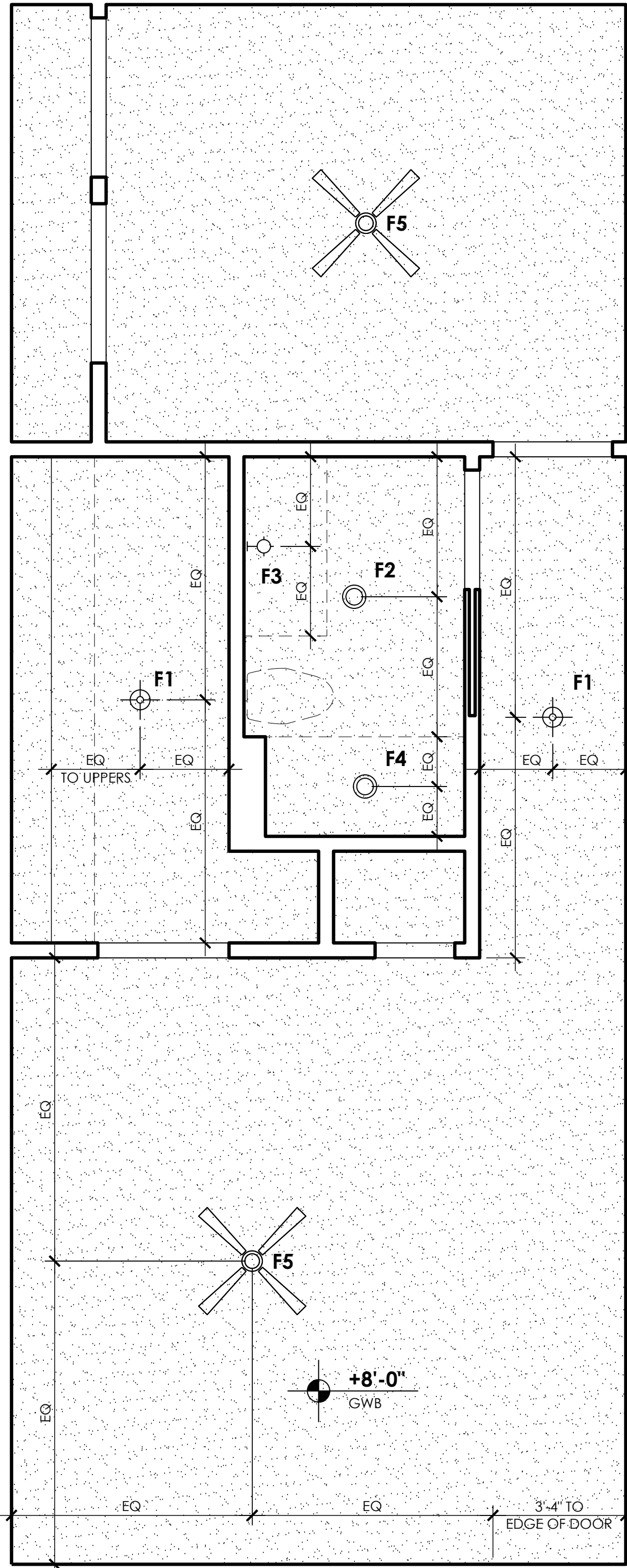
UNIT PLANS

A113



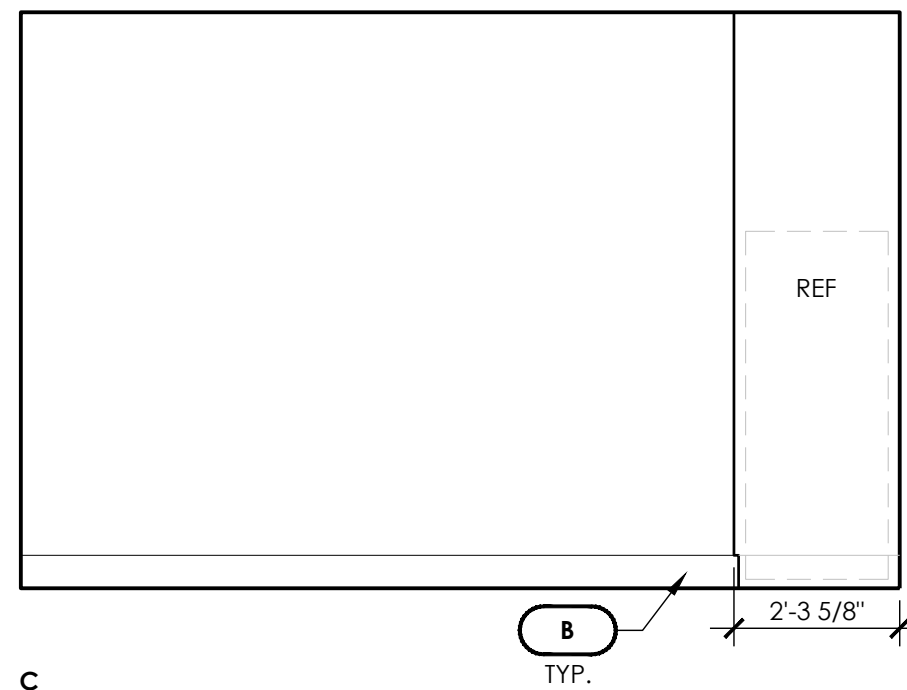
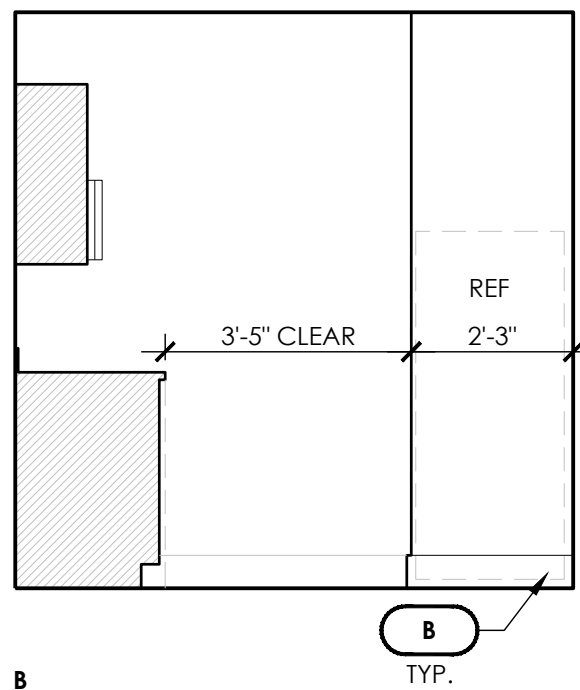
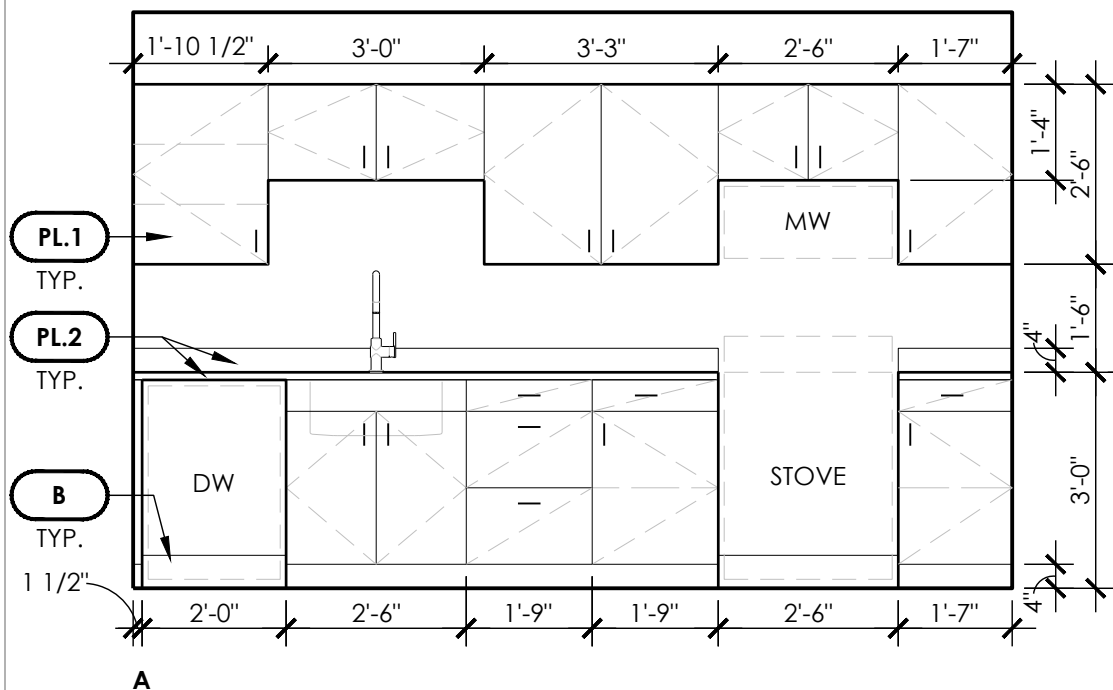
01 UNIT TYPE-B, FLOOR PLAN

SCALE: 3/8" = 1'-0"



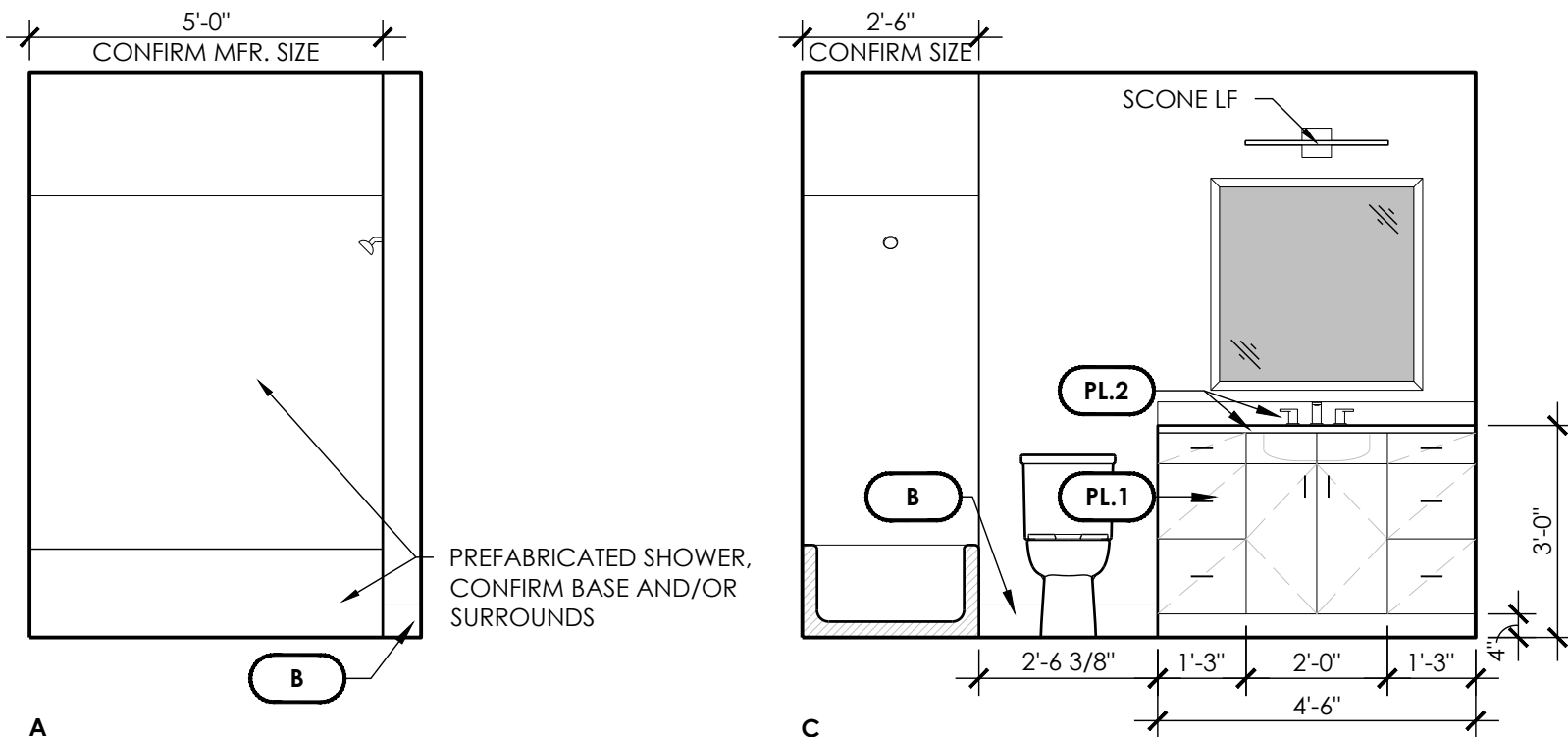
02 UNIT TYPE-B, REFLECTED CEILING PLAN

SCALE: 3/8" = 1'-0"



03 KITCHEN ELEVATIONS

SCALE: 3/8" = 1'-0"



04 BATHROOM ELEVATIONS

SCALE: 3/8" = 1'-0"

UNIT TYPE-B

APPLIANCE SCHEDULE

TAG #	ROOM	APPLIANCE	MANUFACTURER/MODEL	REMARKS
DW	KITCHEN	DISHWASHER	GENERIC	STD. SIZE
REF	KITCHEN	REFRIGERATOR	GENERIC	~10 CUBIC FOOT CAPACITY, 24" WIDE X 24" DEEP
STOVE	KITCHEN	STOVE	GENERIC	STD. SIZE, ELECTRIC
MW	KITCHEN	MICROWAVE	GENERIC	STD. OVER-RANGE SIZE, RECIRCULATING VENT

FIXTURE SCHEDULE

TAG #	ROOM	FIXTURE	MANUFACTURER/MODEL	REMARKS
P1	KITCHEN	SINK	GENERIC	INSTALLATION IN 30" WIDE BASE CABINET
P2	BATHROOM	LAVATORY	GENERIC	INSTALLATION IN 21" DEPTH BASE CABINET
P3	BATHROOM	TOILET	GENERIC	
P4	BATHROOM	SHOWER	GENERIC	

LIGHTING SCHEDULE

TAG #	APPLICATION	MANUFACTURER/MODEL	REMARKS
F1	INTERIOR, PENDANT, TYPICAL	GENERIC	
F2	INTERIOR, PENDANT, BATHROOM	GENERIC	
F3	INTERIOR, SCONCE, BATHROOM	GENERIC	OVER MIRROR VANITY SCONCE
F4	INTERIOR, RECESSED CAN, BATHROOM	GENERIC	WET RATED
F5	INTERIOR, CEILING FAN, BEDROOM	GENERIC	FAN ONLY

FINISH SCHEDULE

FINISH	DESCRIPTION
ACT	ACOUSTIC CEILING TILE
B	4" VINYL BASE
GY.P.1	PAINTED GYP-BD FIELD, EGGSHELL FINISH
GY.P.2	PAINTED (TRIM AND BATHROOM CEILINGS), SEMI-GLOSS FINISH
GY.P.3	PAINTED (BATHROOM WALLS), SATIN FINISH
GY.P.4	PAINTED GYP-BD CEILING, FLAT FINISH
LVT	VINYL PLANK, FLOORING THROUGHOUT
PL.1	PLASTIC LAMINATE, CABINETS
PL.2	PLASTIC LAMINATE, COUNTERTOPS

DOOR SCHEDULE

#	TYPE	HAND	SIZE (WXH)	HARDWARE	NOTES
#1	DOOR	SOLID CORE WD	VARIABLES	2'-0" X 6'-8"	PASSAGE
#2	DOOR	SOLID CORE WD	DOUBLE	4'-0" X 6'-8"	PASSAGE
#3	DOOR	SOLID CORE WD	SLIDING	3'-0" X 6'-8"	PRIVACY
#4	DOOR	SOLID CORE WD	SLIDING	3'-0" X 6'-8"	SLIDING

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619 WEST LIVE OAK APARTMENTS

619 WEST LIVE OAK
FREDERICKSBURG, TEXAS 78624

PROJECT 21111

PROFESSIONAL SEAL

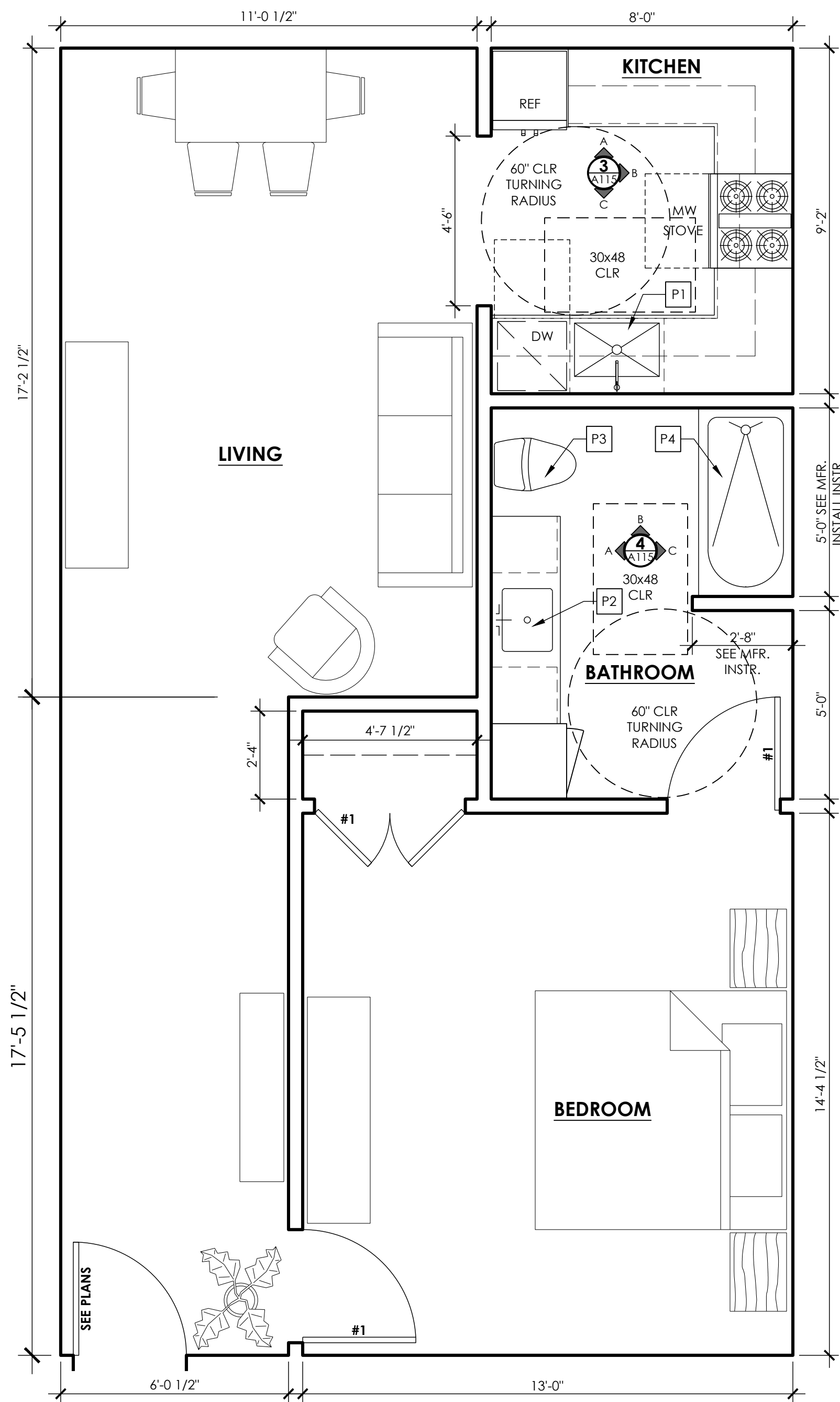
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UNIT PLANS

A114

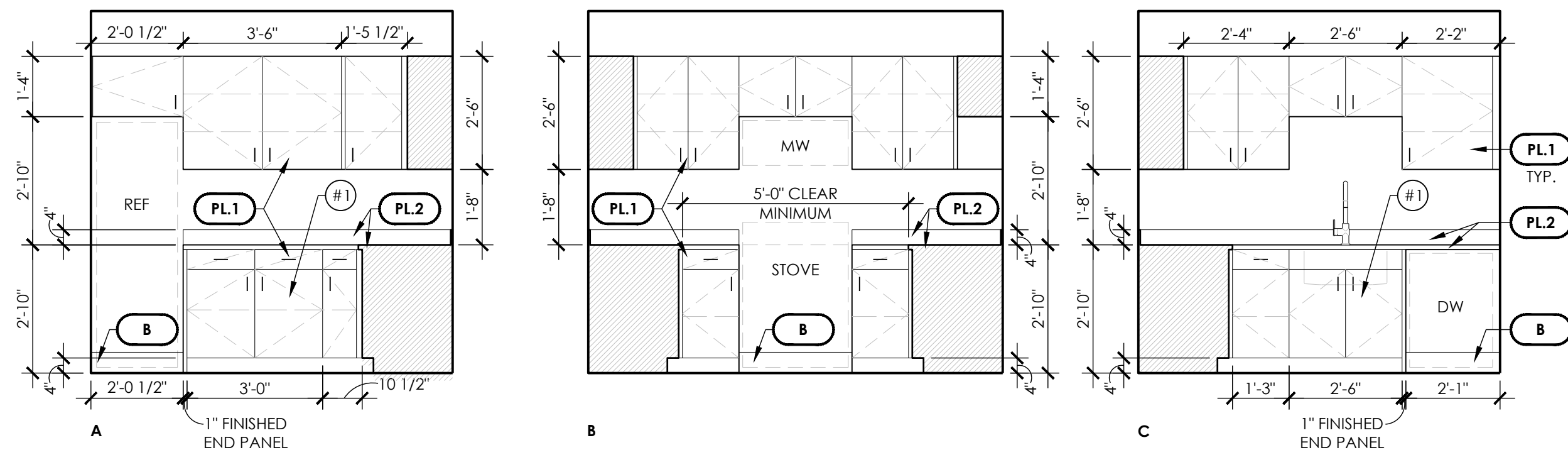


01 UNIT TYPE-C, FLOOR PLAN

SCALE: 3/8" = 1'-0"

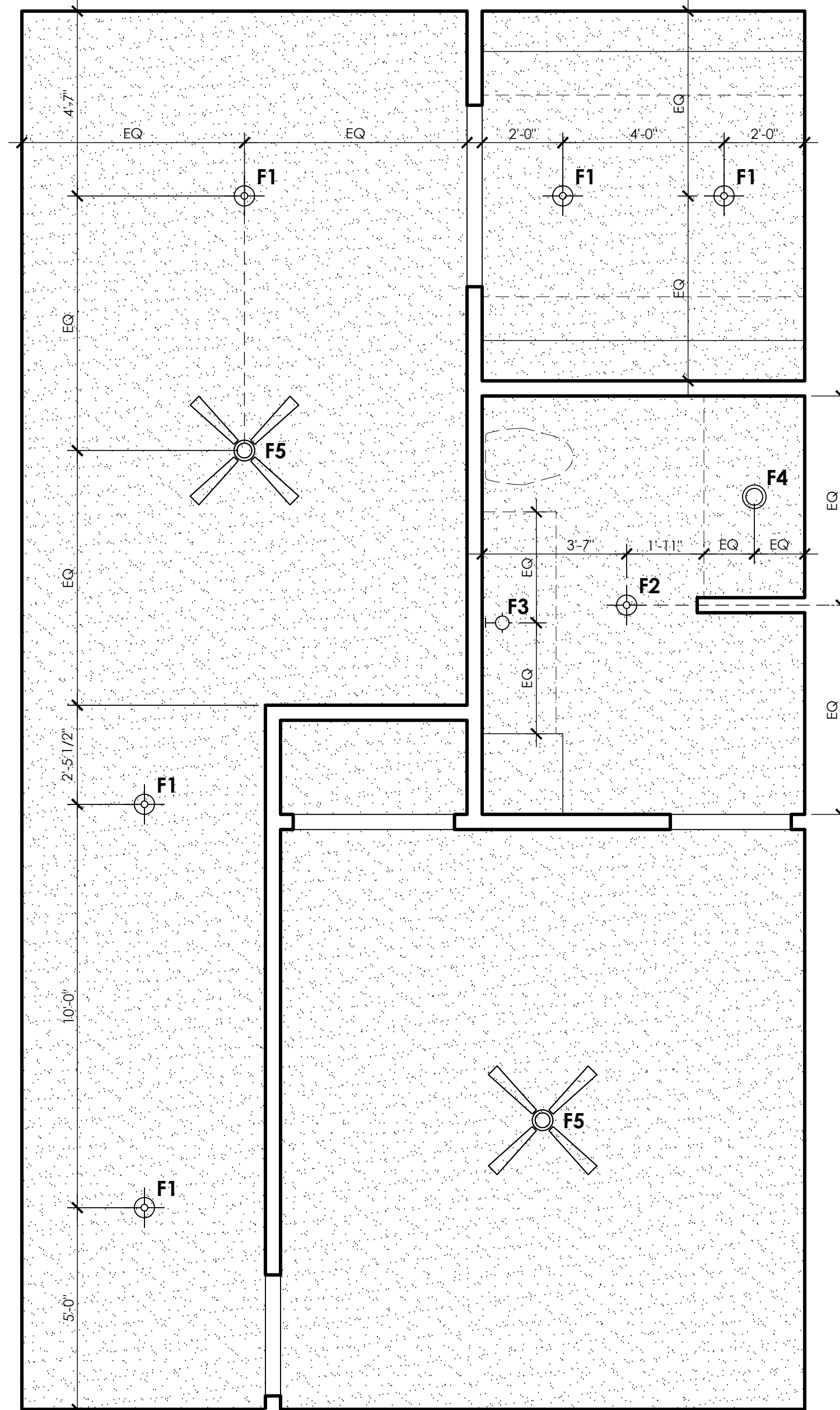
KEY NOTES:

- ACCESSIBLE FORWARD CLEARANCE REQUIRED, PROVIDE ALL OF THE FOLLOWING:
- #1 CABINET CAN BE REMOVED W/OUT REMOVAL OF COUNTER
 - FLOOR FINISH EXTENDS UNDER CABINERY
 - WALL BEHIND CABINERY IS FINISHED
 - FINISHED CABINERY END PANELS
- #2 PROVIDE SOLID WOOD BLOCKING 33-39" ABOVE FINISH FLOOR
- #3 PROVIDE SOLID WOOD BLOCKING 22-56" ABOVE FINISH FLOOR
- #4 PROVIDE SOLID WOOD BLOCKING 22-39" ABOVE FINISH FLOOR



03 KITCHEN ELEVATIONS

SCALE: 3/8" = 1'-0"



02 UNIT TYPE-C, REFLECTED CEILING PLAN

SCALE: 3/8" = 1'-0"

UNIT TYPE-C

TYPE-A, ACCESSIBLE UNITS, PER ICC A117.1

APPLIANCE SCHEDULE

TAG #	ROOM	APPLIANCE	MANUFACTURER/MODEL	REMARKS
DW	KITCHEN	DISHWASHER	GENERIC	STD. SIZE
REF	KITCHEN	REFRIGERATOR	GENERIC	~10 CUBIC FOOT CAPACITY, 24" WIDE x 24" DEEP
STOVE	KITCHEN	STOVE	GENERIC	STD. SIZE, ELECTRIC
MW	KITCHEN	MICROWAVE	GENERIC	STD. OVER-RANGE SIZE, RECIRCULATING VENT

FIXTURE SCHEDULE

TAG #	ROOM	FIXTURE	MANUFACTURER/MODEL	REMARKS
P1	KITCHEN	SINK	GENERIC	INSTALLATION IN 30" WIDE BASE CABINET, 5-1/2" MAX DEPTH, ADA-COMPLIANT
P2	BATHROOM	LAVATORY	GENERIC	INSTALLATION IN 21" DEPTH BASE CABINET
P3	BATHROOM	TOILET	GENERIC	PROVIDE SOLID WD BLOCKING AS INDICATED
P4	BATHROOM	SHOWER	GENERIC	PROVIDE SOLID WD BLOCKING AS INDICATED

LIGHTING SCHEDULE

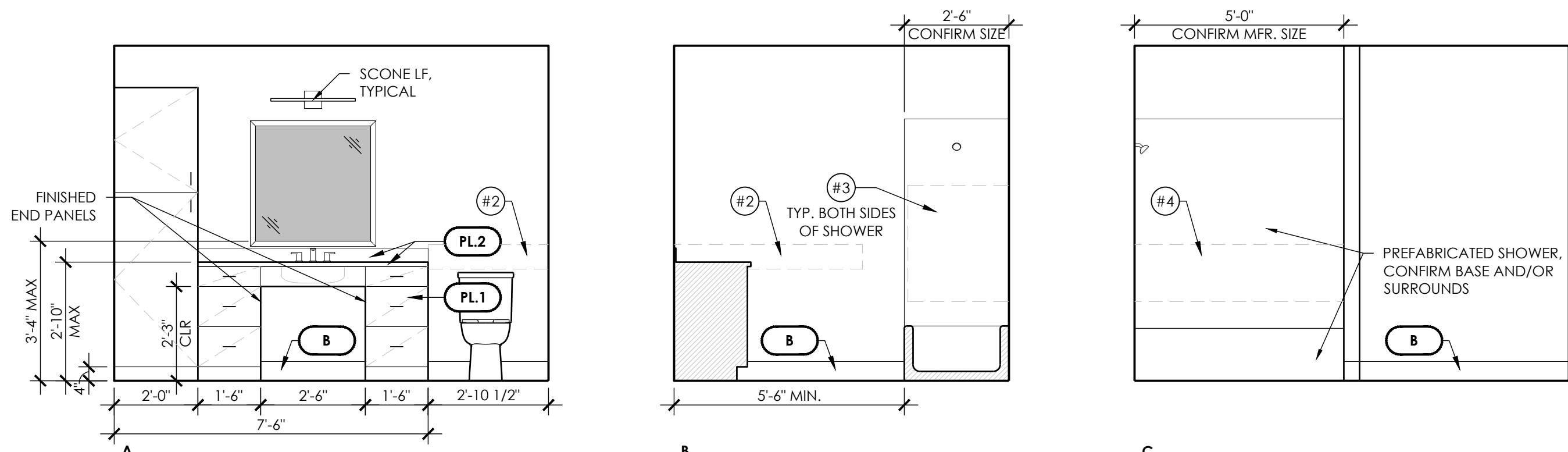
TAG #	APPLICATION	MANUFACTURER/MODEL	REMARKS
F1	INTERIOR, PENDANT, TYPICAL	GENERIC	
F2	INTERIOR, PENDANT, BATHROOM	GENERIC	
F3	INTERIOR, SCONCE, BATHROOM	GENERIC	OVER MIRROR VANITY SCONCE
F4	INTERIOR, RECESSED CAN, BATHROOM	GENERIC	WET RATED
F5	INTERIOR, CEILING FAN, TYPICAL	GENERIC	FAN/LIGHT

FINISH SCHEDULE

FINISH	DESCRIPTION
B	1/4" HARDWOOD BASE, PAINTED
GYP.1	PAINTED GYP-BD FIELD, EGGSHELL FINISH
GYP.2	PAINTED (TRIM AND BATHROOM CEILINGS), SEMI-GLOSS FINISH
GYP.3	PAINTED (BATHROOM WALLS), SATIN FINISH
GYP.4	PAINTED GYP-BD CEILING, FLAT FINISH
LVT	VINYL PLANK, FLOORING THROUGHOUT
PL.1	PLASTIC LAMINATE, CABINETS
PL.2	PLASTIC LAMINATE, COUNTERTOPS

DOOR SCHEDULE

#	TYPE	HAND	SIZE (WXH)	HARDWARE	NOTES
#1	DOOR	SOLID CORE WD	VARIES	3'-0" X 6'-8"	PRIVACY
#2	DOOR	SOLID CORE WD	DOUBLE	4'-0" X 6'-8"	PASSAGE



04 BATHROOM ELEVATIONS

SCALE: 3/8" = 1'-0"

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619 WEST LIVE OAK
FREDERICKSBURG, TEXAS 78624

PROJECT 21111

PROFESSIONAL SEAL

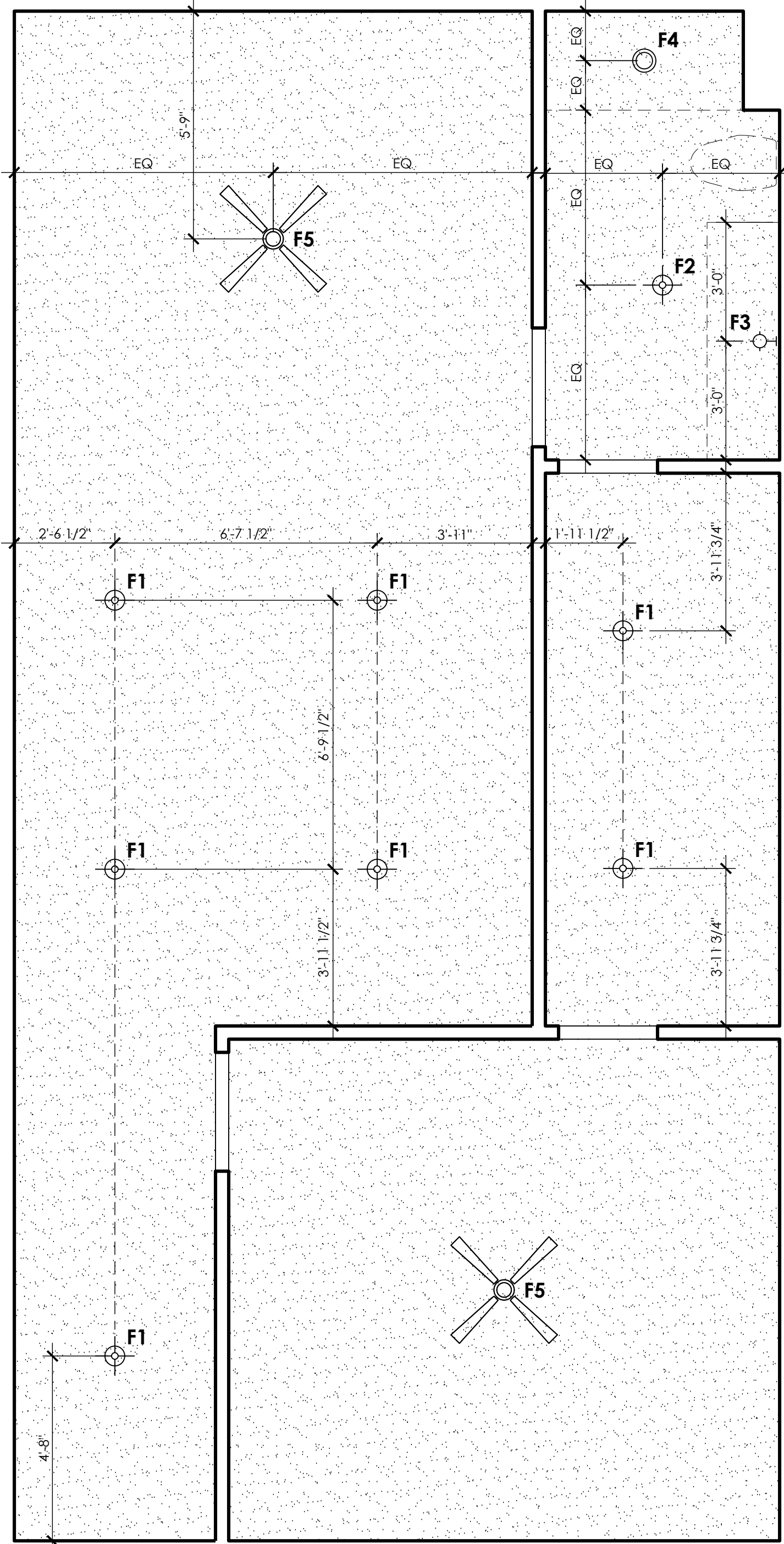
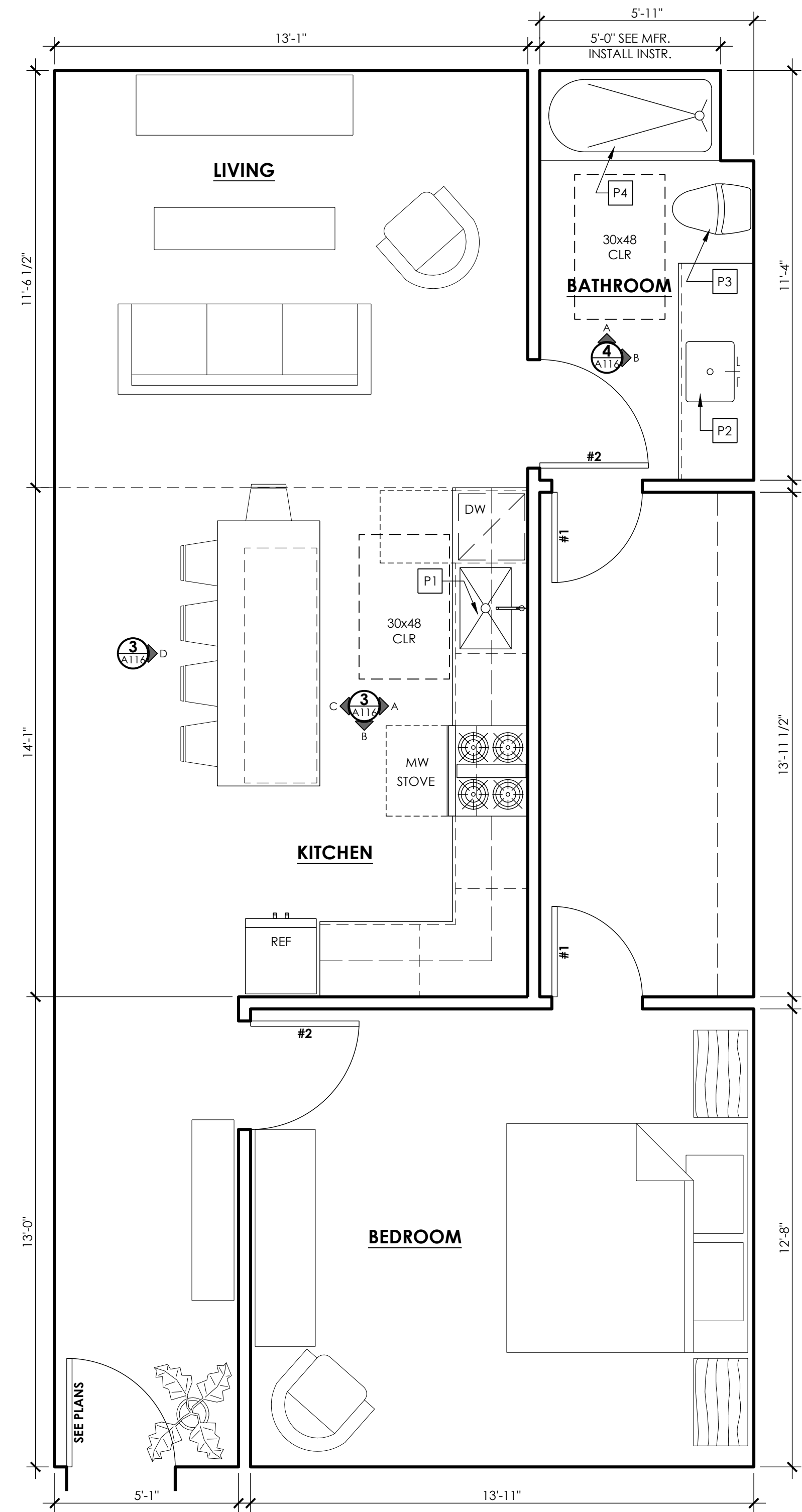
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UNIT PLANS

A115



UNIT TYPE-D

APPLIANCE SCHEDULE

TAG #	ROOM	APPLIANCE	MANUFACTURER/MODEL	REMARKS
DW	KITCHEN	DISHWASHER	GENERIC	STD. SIZE
REF	KITCHEN	REFRIGERATOR	GENERIC	~10 CUBIC FOOT CAPACITY, 24" WIDE X 24" DEEP
STOVE	KITCHEN	STOVE	GENERIC	STD. SIZE, ELECTRIC
MW	KITCHEN	MICROWAVE	GENERIC	STD. OVER-RANGE SIZE, RECIRCULATING VENT

FIXTURE SCHEDULE

TAG #	ROOM	FIXTURE	MANUFACTURER/MODEL	REMARKS
P1	KITCHEN	SINK	GENERIC	INSTALLATION IN 30" WIDE BASE CABINET
P2	BATHROOM	LAVATORY	GENERIC	INSTALLATION IN 21" DEPTH BASE CABINET
P3	BATHROOM	TOILET	GENERIC	
P4	BATHROOM	SHOWER	GENERIC	

LIGHTING SCHEDULE

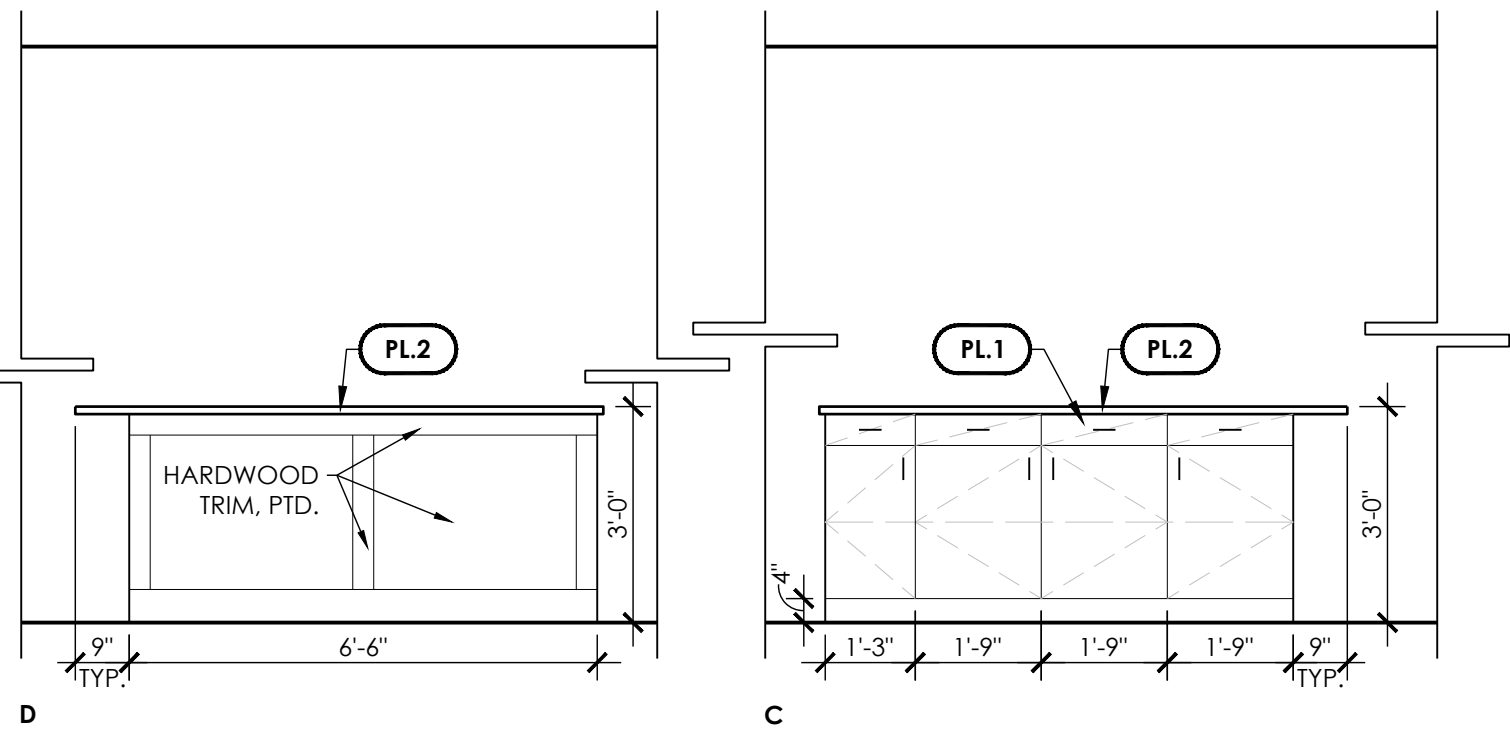
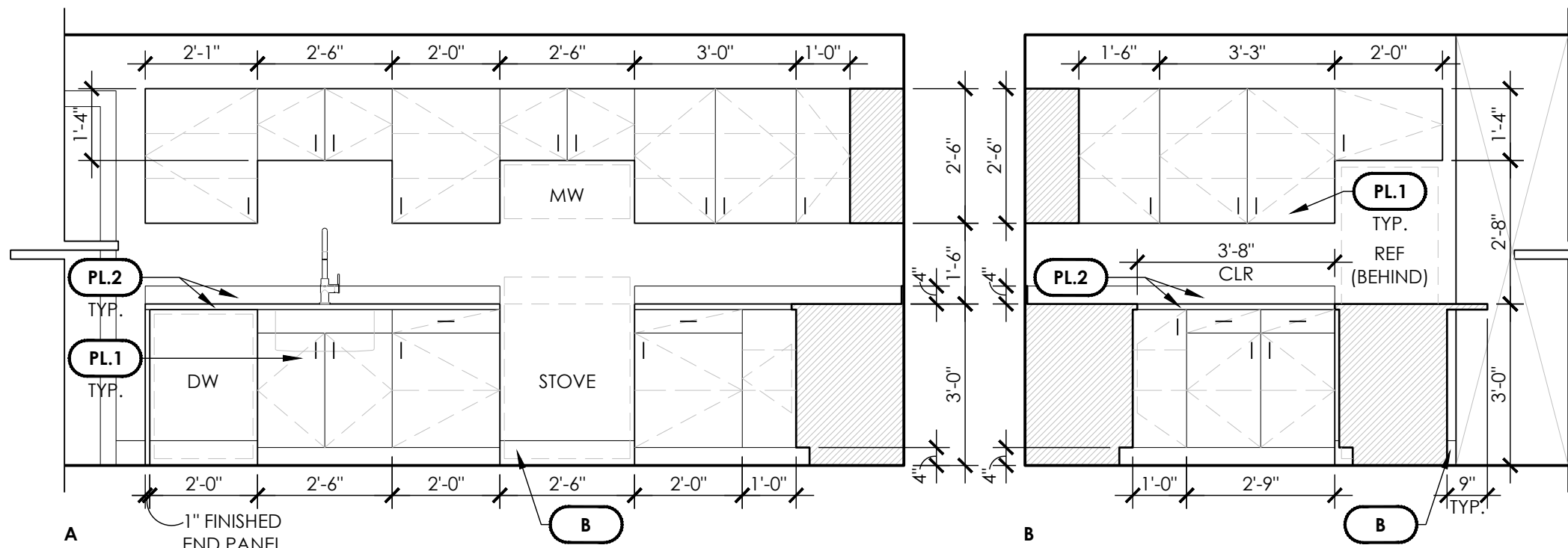
TAG #	APPLICATION	MANUFACTURER/MODEL	REMARKS
F1	INTERIOR, PENDANT, TYPICAL	GENERIC	
F2	INTERIOR, PENDANT, BATHROOM	GENERIC	
F3	INTERIOR, SCONCE, BATHROOM	GENERIC	OVER MIRROR VANITY SCONCE
F4	INTERIOR, RECESSED CAN, BATHROOM	GENERIC	WET RATED
F5	INTERIOR, CEILING FAN, TYPICAL	GENERIC	FAN/LIGHT

FINISH SCHEDULE

FINISH	DESCRIPTION
B	4" VINYL BASE
GYP.1	PAINTED GYP-BD FIELD, EGGSHELL FINISH
GYP.2	PAINTED (TRIM AND BATHROOM CEILINGS), SEMI-GLOSS FINISH
GYP.3	PAINTED (BATHROOM WALLS), SATIN FINISH
GYP.4	PAINTED GYP-BD CEILING, FLAT FINISH
LVT	VINYL PLANK, FLOORING THROUGHOUT
PL1	PLASTIC LAMINATE, CABINETS
PL2	PLASTIC LAMINATE, COUNTERTOPS

DOOR SCHEDULE

#	TYPE	HAND	SIZE (WXH)	HARDWARE	NOTES
#1	DOOR	SOLID CORE WD	VARIES	2'-6" X 6'-8"	PRIVACY
#2	DOOR	SOLID CORE WD	VARIES	3'-0" X 6'-8"	PRIVACY



root
architecture

3607 south Lamar boulevard #102
austin, texas 78704
512.632.4449
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619 WEST LIVE OAK
APARTMENTS

619 WEST LIVE OAK
FREDERICKSBURG, TEXAS 78624

PROJECT 21111

PROFESSIONAL SEAL

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ISSUE HISTORY

DATE	DESCRIPTION
04.01.2021	PROGRESS SET

UNIT PLANS

A116

REFER TO SHEET A118, UNIT PLANS, FOR
GENERAL NOTES AND KEYNOTING. UNIT PLANS,
SCHEDULES, AND ELEVATIONS CONTINUED
ONTO SHEET A118.

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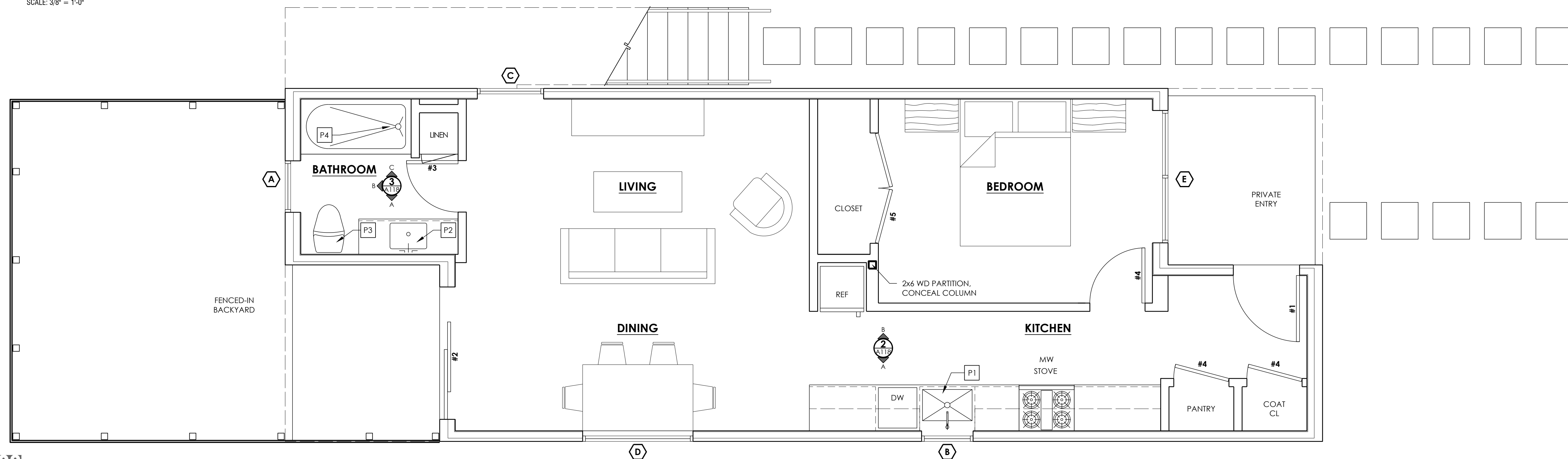
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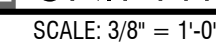
MEP ENGINEER:
RCE ENGINEERS
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SAN ANTONIO, TEXAS 78212
MICHAEL CARRILLO
210.734.6004

EACH DWELLING UNIT COMPRISED OF
(2) 20' x 40' STORAGE CONTAINERS AND
INCLUDING 6' x 8' CONCRETE STOOP &
16' x 16' FENCED-IN BACKYARD.
UNITS ARE 574 NET SQUARE FEET EACH.

SCALE: 3/8" = 1'-0"



SCALE: 3/8" = 1'-0"



FREDERICKSBURG, TEXAS 78624

PROJECT ZIIII

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APPROVAL

DATE	DESCRIPTION
4.01.2021	PROGRESS SET

UNIT PLANS

A117

UNIT TYPE-E

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210.734.6004

01 UNIT TYPE-E, TYPICAL REFLECTED CEILING PLAN

SCALE: 3/8" = 1'-0"

GENERAL NOTES:

1.

ALL EXTERIOR WALLS ARE FURRED WITH 2x4 WOOD FRAMING, R-13 BATT INSULATION, AND 1/2" GYPSUM WALLBOARD, UNLESS OTHERWISE NOTED.

2.

ALL INTERIOR WALLS ARE FRAMED WITH 2x4 WOOD FRAMING AND 1/2" GYPSUM WALLBOARD, UNLESS OTHERWISE NOTED.

3.

DO NOT FASTEN-THROUGH OR PENETRATE CONTAINER EXTERIOR.

4.

PROVIDE FIT-FRAME BOXES, SPACED 4'-0" ON CENTER, AND USE AS NAILERS TO ATTACH ALL INTERIOR FURRING AND/OR SLEEPERS. DO NOT ATTACH FRAMING TO CONTAINER STRUCTURE.

KEY NOTES:

#1

STRIP EXISTING OAK PLANK FLOORING. PROVIDE 1-1/2" DEEP FURRING SLEEPERS 16" O.C. TRANSVERSE TO LONG AXIS. INFILL SLEEPERS WITH 1-1/2" RIGID, T&G, OPEN CELL INSULATION. PROVIDE 3/4" T&G WOOD SUBFLOOR. FLASH AND SEAL WITH SELF-LEVELING, CEMENTITIOUS UNDERLAYMENT. PROVIDE SCHEDULED FINISH FLOOR.

#2

UNUSED

APPLIANCE SCHEDULE

TAG #	ROOM	APPLIANCE	MANUFACTURER/MODEL	REMARKS
DW	KITCHEN	DSHWASHER	GENERIC	STD. SIZE
REF	KITCHEN	REFRIGERATOR	GENERIC	~10 CUBIC FOOT CAPACITY, 24" WIDE x 24" DEEP
STOVE	KITCHEN	STOVE	GENERIC	STD. SIZE, ELECTRIC
MW	KITCHEN	MICROWAVE	GENERIC	STD. OVER-RANGE SIZE, RECIRCULATING VENT

LIGHTING SCHEDULE

TAG #	APPLICATION	MANUFACTURER/MODEL	REMARKS
F1	INTERIOR, PENDANT, TYPICAL	GENERIC	
F2	INTERIOR, PENDANT, BATHROOM	GENERIC	
F3	INTERIOR, SCONCE, BATHROOM	GENERIC	OVER MIRROR/VANITY SCONCE
F4	INTERIOR, RECESSED CAN, BATHROOM	GENERIC	WET RATED
F5	INTERIOR, CEILING FAN, BEDROOM	GENERIC	FAN/LIGHT
F6	EXTERIOR, RECESSED, DOWNLIGHT	GENERIC	

FINISH SCHEDULE

FINISH	DESCRIPTION
B	1x6 HARDWOOD BASE, PAINTED
CMP	COMPOSITE WOOD DECKING
GYP.1	PAINTED GYP-BD FIELD, EGG-SHELL FINISH
GYP.2	PAINTED (TRIM AND BATHROOM CEILINGS), SEMI-GLOSS FINISH
GYP.3	PAINTED (BATHROOM WALLS), SATIN FINISH
GYP.4	PAINTED GYP-BD CEILING, FLAT FINISH
LVT	VINYL PLANK, FLOORING THROUGHOUT
PL.1	PLASTIC LAMINATE, CABINETS
PL.2	PLASTIC LAMINATE, COUNTERTOPS
TG	5-1/4" TONGUE AND GROOVE WOOD CEILING

FIXTURE SCHEDULE

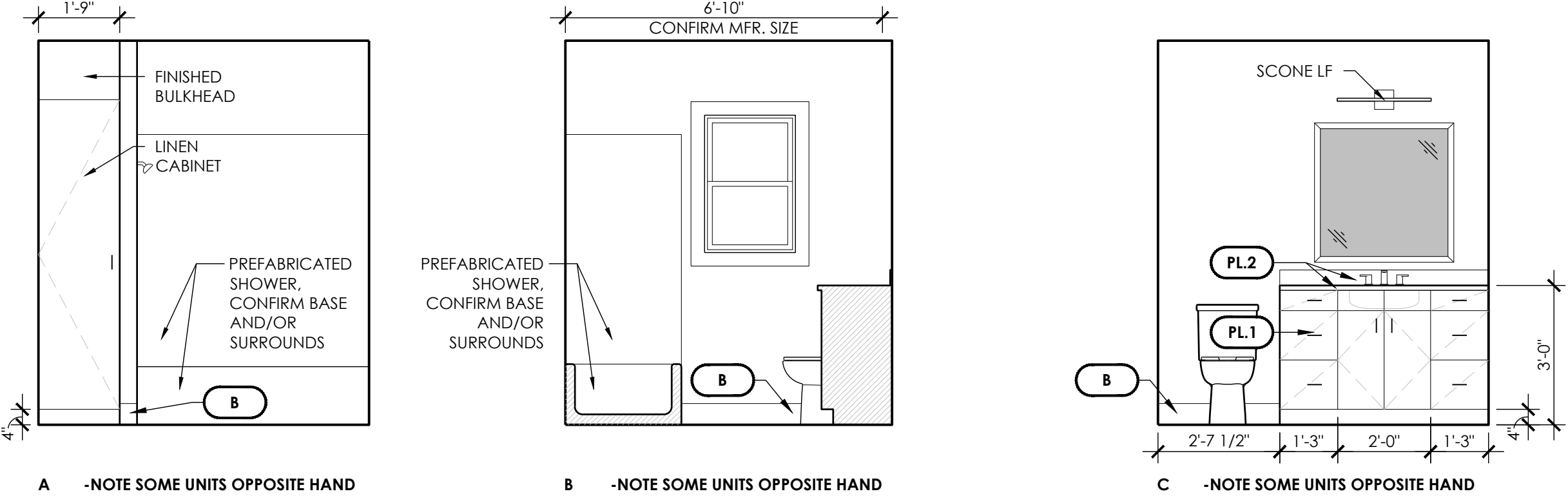
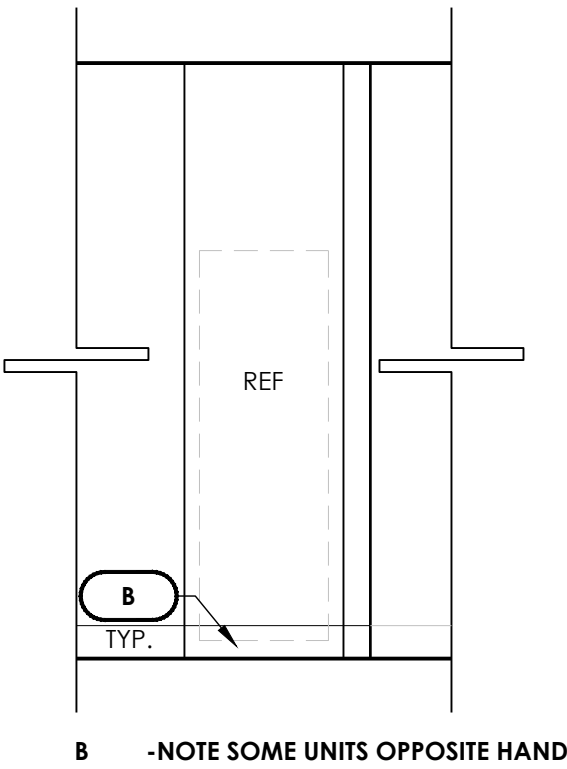
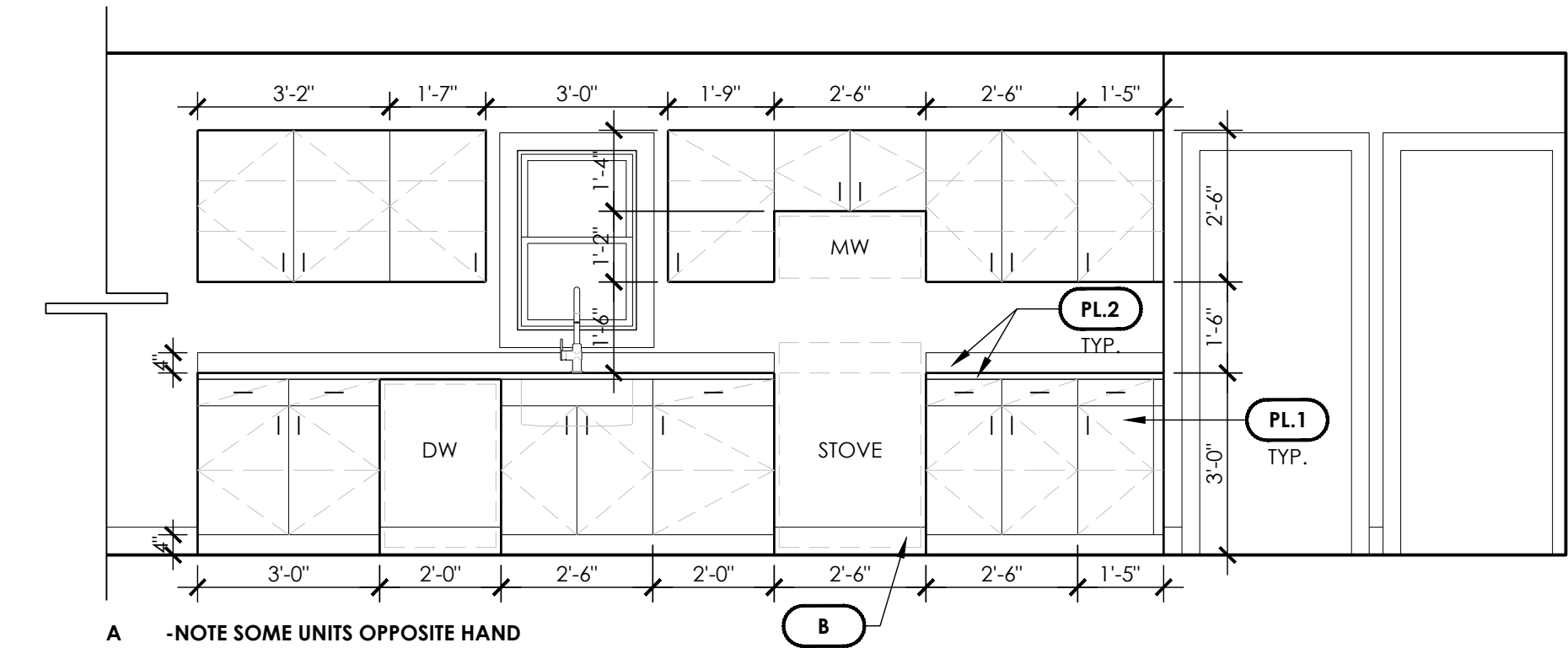
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P2	BATHROOM	LAVATORY	GENERIC	INSTALLATION IN 21" DEPTH BASE CABINET
P3	BATHROOM	TOILET	GENERIC	
P4	BATHROOM	SHOWER	GENERIC	

DOOR SCHEDULE

#	TYPE	HAND	SIZE (WxH)	HARDWARE	NOTES
#1	DOOR	EXTERIOR, GL/AL	VARIES 3'-0" X 6'-8"	ENTRY	GLASS & ALUMINUM, PATIO STYLE DOOR, TEMPERED
#2	DOOR	EXT. GL/AL, SLIDER	SLIDER 6'-0" X 6'-8"	ENTRY	GLASS & ALUMINUM, PATIO STYLE DOOR, TEMPERED
#3	DOOR	SOLID CORE WD	VARIES 2'-4" X 6'-8"	PRIVACY	
#4	DOOR	SOLID CORE WD	VARIES 2'-6" X 6'-8"	PRIVACY	
#5	DOOR	SOLID CORE WD	DOUBLE 4'-0" X 6'-8"	PASSAGE	REFER TO FRAMING PLAN FOR LOCATION

WINDOW SCHEDULE

#	TYPE	LOC.	SIZE (WxH)	HEAD HEIGHT	NOTES
A	WIND	SINGLE-HUNG, VINYL	BATH 2'-0" X 3'-0"	6'-8"	TEMPERED GLAZING, 2-UNITS, FACTORY MULL 1/2", MUST COMPLY W/ EGRESS REQ.
B	WIND	SINGLE-HUNG, VINYL	KITCHEN 2'-0" X 3'-0"	6'-8"	
C	WIND	SINGLE-HUNG, VINYL	LIVING 3'-0" X 4'-0"	6'-8"	
D	WIND	SINGLE-HUNG, VINYL	BDRM (2) 3'-0" X 5'-0"	6'-11 1/2"	TEMPERED GLAZING, 2-UNITS, FACTORY MULL 1/2", MUST COMPLY W/ EGRESS REQ.
E	WIND	FIXED, VINYL	LIVING 5'-0" X 3'-6"	6'-8"	



619 WEST LIVE OAK
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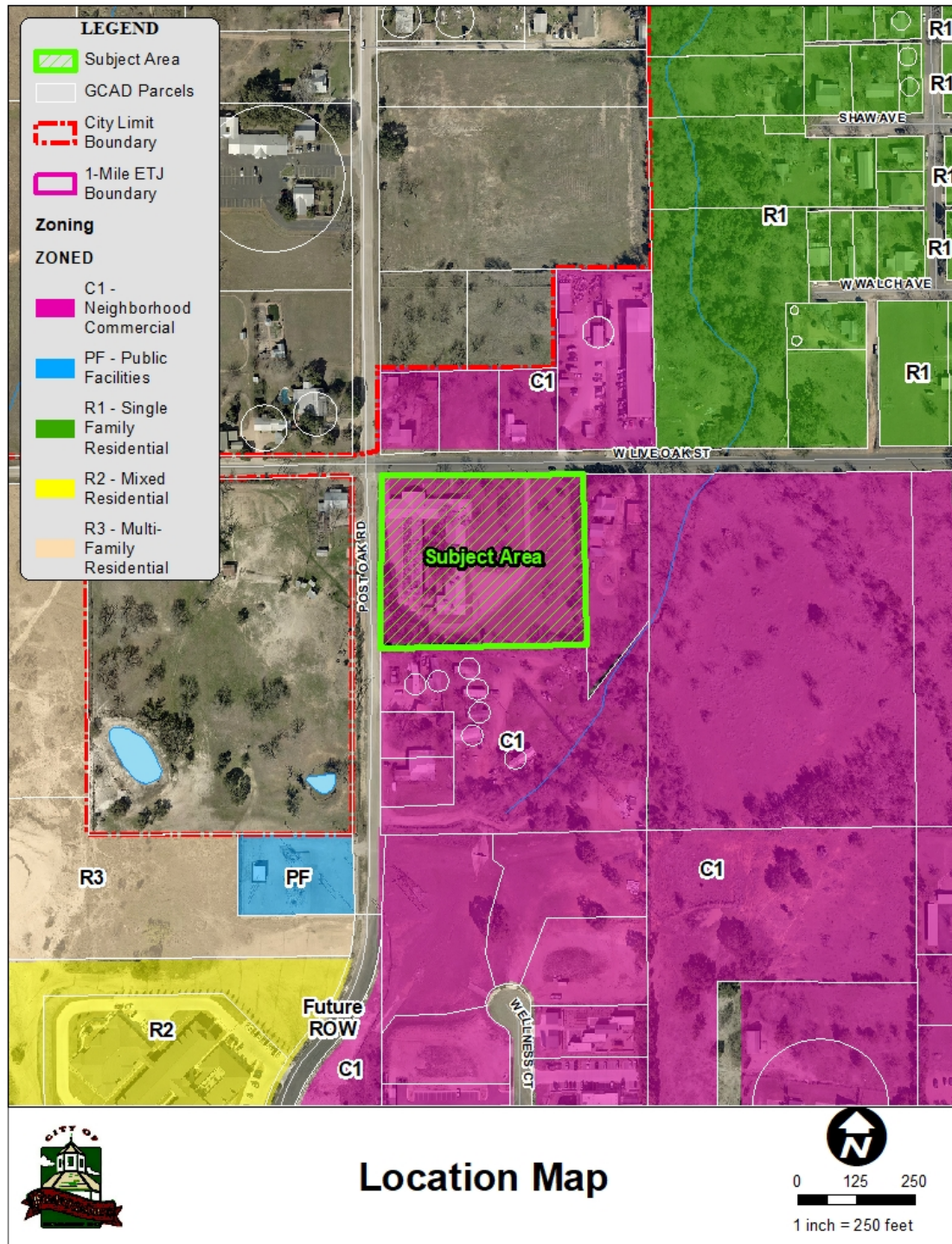
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ISSUE HISTORY	
DATE	DESCRIPTION
04.01.2021	PROGRESS SET

UNIT PLANS

A118





PLANNING & ZONING MEMO

DATE: July 7, 2021

TO: Planning & Zoning Members

FROM: Anna Hudson, Historic Preservation Officer

SUBJECT: Historic District Design Guidelines/Standards

Background:

In 2019, The City of Fredericksburg entered into a contract with HHM & Associates along with Winter & Company to create new design guidelines for historic properties. The guidelines are a guide for the community, City Staff, and the Fredericksburg Historic Review Board to use when evaluating the appropriateness of exterior changes to buildings and new construction proposed within the local historic district and local landmarks. A secondary, but equally important purpose of this document is to convey to the property owner the appropriate methods of improving their historic property. The guidelines are a resource for property owners, builders, architects and realtors to use in order to: 1) understand the reasons for; 2) the proper methods of; and 3) the overall benefits of historic preservation both to the individual and the community as a whole. The HRB currently uses the 1997 Design Guidelines.

A kick-off public meeting was held on January 28, 2020 with attendance of around 85 people representing homeowners, business owners, real estate agents, contractors, and those with a general interest. An online survey was created to garner feedback from those interested in giving feedback on the current design guidelines and the new guidelines/standards.

The first draft was released in May of 2020. Two public presentations were made in June of 2020 via Zoom. A three hour in-person workshop was held in October and public comments on the first draft were closed in November 2020. The second draft was released to the public in February 2021. Staff hosted two days of in-person Open Houses on April 27th and 29th with a morning session and evening session along with an on-line evening session on May 4th. Nearly 50 people attended the three events. The in-person sessions allowed for one-on-one conversations about owners' specific concerns. Twenty-six responses to

the online survey on the Design Guidelines/Standards were gathered over a month's time. Some of the common feedback was that design review of new construction is important, especially height and density. Replacement windows and paint colors always garner lots of conversation. The new draft gives more guidance on both.

Summary:

The drafts of the Historic District Design Guidelines & Standards have been available for review and comment since late February at <https://www.fbgtx.org/999/Design-Guidelines>. This document includes both *Guidelines* and *Standards*. Properties are treated different based on the rating – *high*, *medium*, *low*. This document also recognizes that some changes are acceptable if “not visible from the rights-of-way”, thus allowing many changes to the back of properties and prioritizing visible sides of buildings. The feedback from the survey re-enforces this idea that “high” rated properties should be treated differently than “low” rated properties.

Replacement windows are a hot topic in the Fredericksburg Historic District the same as they are across the country. Original windows are a character defining feature. Their style, material and location are period appropriate. The Design Guidelines/Standards (Section 3.28. pages 3-26-27) recommends repair and explains that when replacement is appropriate the new windows should match the dimensions, profile, configuration and have the same appearance as the historic window and to retain the depth and dimension as the historic window.

The Historic Review Board is seeing a trend in applications over the last few years, large additions to small homes or multiple small units/cottages added to create a compound. New construction on empty residential lots tends to be large homes which can have a negative impact on the small neighboring properties. One of the biggest concerns raised by the public at the onset of this process was the concern for “McMansions” that loom over small historic homes. The historic district includes Central Business District, R2, R1, C1, and C2 zoning districts. Part of this document explains the common lot development pattern; that pattern is being changed with the STR development pattern. The HRB has required parking to be inside or rear of properties which limits some space that would otherwise be used for STR units. The design guidelines recommend parking in the rear.

Staff has made recommended changes to the 2nd Draft to bring back for adoption in July.

1. The document provides both guidelines (recommendations) and standards (requirements).
2. The Historic District is a very desirable investment location for short term rentals, as such the HRB is seeing more and more requests for STR “compounds”. The document attempts to place spacing requirements that are in keeping with historical lot development patterns which may be more restrictive than the base zoning. For example an R-2 lot may allow eight units, however the height and volume have a negative impact on neighboring properties and only 4 units are approved.

3. The Historic Preservation Ordinance will be amended with the adoption of the guidelines/standards document to include a way for the HRB to give an exception to standards when projects warrant such action; make the design guidelines/standards an appendix to the ordinance.
4. Ordinance Amendments:
 - a. Change composition of Historic Review Board from current seven regular members and three alternates to nine (9) regular members (Sec 23-57)
 - b. Update landmark designation process to match state statute H.B.2496 (Sec 23-58 b)
 - c. Add 2021 Design Guidelines/Standards as an appendix to the ordinance and reference in Section 23-62
 - d. Add staff approval of demolition of non-historic aged structures regardless rating of other property.

The document is broken into sections: 1 – Purpose and Scope, 2- Architectural Character, 3- Standards & Guidelines, 4- Bibliography/Appendices.

The contract with HHM Inc is complete and included 2 drafts. All edits beyond the 2nd draft document have been made by staff.

Timeline:

The process to update the design guidelines started with selecting a consultant in 2019.

- Kick off public meeting with consultants *January 2020 (67 written comments)*
- Draft released *May 2020 – published on website.*
- Two Public Presentations via two Zoom *June 2nd (evening) and June 3rd (lunch)*
- Public meeting at HRB *October 13*
- 3-hour in-depth workshop with HRB, *Steering Committee October 30*
- Deadline for public comments – *Nov 20th*
- HRB voted on Comments/Changes to the draft to send to consultants - *December 15th*
- HHM submitted their final draft to staff Jan 29, 2021
- HRB comments on 2nd draft *Feb 2021*
- Steering Committee Meeting *March 25, 2021*
- City Council Update *April 5, 2021*
- Public Open Houses *April 27 and 29 (Pioneer Museum Sanctuary on W. San Antonio)*
- Public Open House via Zoom – *May 4*
- Staff to make recommended changes.
- HRB recommendation for adoption *July 13, 2021*
- City Council 1st reading *July 19, 2021*
- Public Meetings on how to use the Design Standards: presentations to interested groups such as Hill Country Builders Association, Central Hill Country Board of Realtors, Chamber of Commerce, etc.

Attachments:

1. Historic District Design Guidelines Presentation
2. Online survey results and comments from citizens about the Design Guidelines/Standards

Department Approval

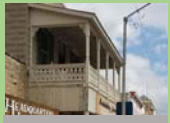
City Manager Approval

City Attorney Approval







Historic District Design Guidelines & Standards

Planning & Zoning Commission

UPDATE

JULY 7, 2021

1

Historic Preservation in Fredericksburg

- 1970 - National Register District
- 1983 – Survey
- 1987- Local District Established
- 2003- Survey
- 2005- Local District Expanded
- 2017- Created Historic Preservation Officer Position
- 2018- Historic Resource Survey
- 2019- District Expanded



2






HISTORIC PRESERVATION

What is important? Survey

How to protect it?

Design guidelines/ordinance

Pass on an appreciation for it to the next generation: Education/outreach

3



Historic Review Board

- Sharon Joseph, Chair
- Larry Jackson, Vice Chair
- Richard Laughlin
- David Bullion
- Eric Parker
- Jessica Mittel
- Mike Penick
- Brad Bertrand
- Barry Kaiser
- Joe Salinas, Jr.

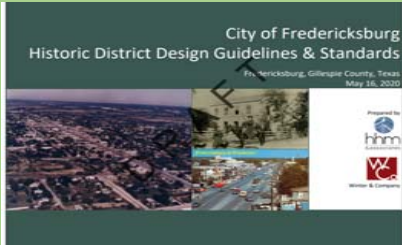
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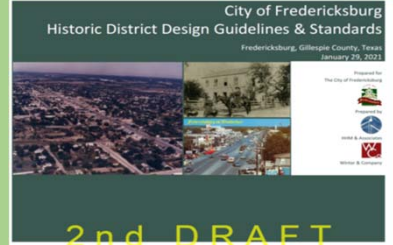
Steering Committee

Sharon Joseph, HRB
 Richard Laughlin, HRB
 Brad Bertrand, HRB
 Mike Starks, Realtor
 Stan Klein, Architect
 Todd Eidson, Chamber/Builder
 Ben Fuller, Builder
 Jeryl Hoover, GC Historic Society
 Jason Lutz, City of Fredericksburg

5



**1st Draft released
May 2020**



**2nd Draft released
February 2021**

6

Public Process



- *January 2019* Kick off Public meeting with consultants (*67 written comments*)
- *May 2020* Draft released – *published on website*
- *June 2nd (evening) and June 3rd (day)* Public Presentations via Zoom
- *October 13* Public meeting at HRB
- *October 30* 3-hour in-depth workshop with HRB, Steering Committee
- *Nov 20th* Deadline for public comments
- *December 15th* HRB to Vote on Comments/Changes to the draft to send to consultants
- *Jan 29th* HHM submitted *their* final draft to staff

7

Public Process



- *Feb 2021* HRB comments on 2nd draft
- *March 25, 2021* Steering Committee Meeting
- *April 5, 2021* City Council Presentation
- Online Survey
- *April 27 & 29* Public Open Houses
- *May 4th* – Zoom Open House
- *May/June* Staff to make changes/edits
- *July 13, 2021* HRB Recommendation for Adoption
- *July 19, 2021* City Council Adoption
- *Summer/Fall 2021* Public Presentations to groups such as Board of Realtors, Chamber, HC Builders Association, etc.

8

The Document



- Section 1 – Purpose & Scope
- Section 2 – Architectural Character
 - Architectural Styles
 - Building Forms
 - Complex Types
- Section 3 – Standards & Guidelines for Historic Properties
 - **Alterations**
 - **Additions**
 - **New Infill Construction**
- Section 4 – Bibliography
- Section 5 - Appendices

9

1997 Guidelines compared to New Standards

- Use Rating System: High, Medium, Low rated properties treated differently
- Includes important features such as: chimneys, fencing, lot development pattern
- More direction for New Construction (infill)
- Includes Mid Century Properties

10

April Presentation to City Council

- Guidelines (Recommendations) and Standards (Requirements)
- Ordinance amendments in conjunction with adoption of Design Standards
- Development Pattern/Lot Coverage Section
- Public input prior to adoption: workshop, open houses, online survey

11

Section 1 – Purpose & Scope

Guidelines (recommendations) and Standards (requirements).

Standards versus Guidelines: Interpreting "Required" versus "Recommended" and "Appropriate" versus "Inappropriate"

The word "Required" means that this is a regulatory **standard** for High and Medium priority resources

The word "Recommended" means that this is an advisory **guideline** for Low priority resources

(a) Sample item a

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

(b) Sample item b

High Priority	Medium Priority	Low Priority
Inappropriate	Inappropriate	Appropriate

The word "Inappropriate" means that this is a regulatory **standard** for High and Medium priority resources.

The word "Appropriate" means that this is an advisory **guideline** for Low priority resources

12

Section 1 – Purpose & Scope

Design Guidelines & Standards

Rating System

treats **High** rated differently than **Low** Visibility from **Public Right-of-Way**

Visibility from the Public Right-of-Way

Visibility from the public right-of-way is used to gauge the appropriateness of design. For corner lots, this includes both the front façade and the street-facing side façade.

Preservation

(a) Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions.

High Priority Required	Medium Priority Required if visible from the public ROW	Low Priority Recommended
---------------------------	---	-----------------------------

13

Section 1 – Purpose & Scope Allowing for Exceptions

In a limited number of exceptional circumstances, the HRB may approve a COA that **meets the spirit** of the *Secretary's Standards*, but does not precisely meet the letter of these standards and guidelines.



Exceptions to these Design Guidelines

.... on one or more of the following factors:

- Life safety issues per current building codes (2015 International Building Code at the time of this publication),
- Basic health and sanitation codes and requirements,
- Energy efficiency,
- Watershed protection,
- Tree protection,
- Accessibility for persons with disabilities,
- Small or irregular lot size,
- Exceptional design, and
- Exceptional public purpose or function.

14

Section 1 – Purpose & Scope

Allowing for Exceptions

In a limited number of exceptional circumstances, the HRB may approve a COA that **meets the spirit** of the *Secretary's Standards*, but does not precisely meet the letter of these standards and guidelines.

Exceptions to these Design Standards

... the following factors:

- Life safety issues per current building codes
- (2015 International Building Code at the time of this publication) The International Existing Building Code does make exceptions for *Historic Buildings*,
- Basic health and sanitation codes and requirements,
- Accessibility for persons with disabilities,
- Small or irregular lot size, and
- Exceptional public purpose or function



15

1997 Design Guidelines

Not Recommended

1. Replacing old windows and features with new material that is not physically or chemically compatible with the old and that changes or alters the visual appearance of the building.
2. Removing original windows or features that are in repairable condition, or when limited replacement is sufficient.

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Section 3 – Standards & Guidelines

3.2.8. Windows and Window Openings Maintenance

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

(a) Preserve and maintain all components of existing historic windows, screens, and shutters unless deteriorated beyond repair (SOI Standards 2, 5, 6).

(b) Maintain and repair historic windows, screens, and shutters according to accepted preservation techniques (Appendix G, SOI Standards 5, 6, 7).

(c) Where possible, patch the smallest feasible portion of a deteriorated window, matching the historic material, dimensions, profile, and configuration (SOI Standard 6).

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Section 3 – Standards & Guidelines

Alterations

(d) Do not enlarge, alter, or relocate window openings, or add new window openings (SOI Standards 2, 3).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended



18

1997 Design Guidelines

Designing and Replicating

Recommended

1. Duplicating material, design, and hardware of the older window, if new are to be used.
2. Designing new windows and features based upon historical, physical, or pictorial documentation and evidence.
3. Using same or similar materials when designing new windows or features that are compatible with the old.

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Section 3 – Standards & Guidelines

Replacement Windows

(e) If replacement of deteriorated historic windows is necessary, use windows that match the dimensions, profile, and configuration of the historic windows (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

(f) Substitute materials may be appropriate in some cases if they maintain the profile and finish appearance of the historic window (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Appropriate	Appropriate	Appropriate

(g) If replacement windows are required, install the new windows so that they maintain the same spatial relationships (including depth and dimension) as existed historically relative to window frames, exterior wall planes, and other exterior features (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended



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1997 Design Guidelines

NEW CONSTRUCTION

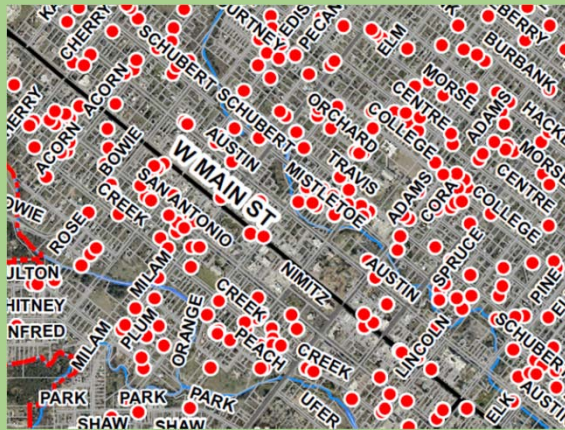
New Construction, if done correctly, can make a positive impact in a historic district, whether the district is commercial or residential. As with all changes that must be made to or around historic district, it is essential to preserve the integrity and character of the area. New construction should always respect the scale of its surroundings while maintaining its own individuality. However, it should not be obtrusive to the original structures in the district. All new construction should reinforce the visual character of the historic neighborhood.

Recommended

1. Designing new construction within the same scale, size, and massing of its surroundings.
2. Using materials, colors, and finishes compatible to the surrounding historic structures.
3. Maintaining the same roof lines, setbacks, and street and porch orientations and as its neighbors.
4. Minimizing the visual and physical impact of parking.

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Permitted STR Units



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2.3.1. Residential Lots

Residential lots are defined by a main house, the relationship of the main house to the land and street, and the relationship of the main house to accessory buildings. Each element serves a functional purpose, and their spatial relationships help express their function.

Character-defining features:

- Original house often not the largest house on the lot
- Inconsistent setbacks due to extended period of development
- Prior to the 1920s, main houses set relatively close to the street, setbacks 20 feet or less
- By the 1930s, setbacks at 30 feet or more
- Rear yards generally not fenced
- Prior to the 1920s, front yards sometimes fenced
- Windmills, tank houses, and well houses usually directly behind main house to allow water use in kitchen
- Garages generally diagonally behind main house to allow driveway to run beside
- Scale of garage related to size of vehicles during era of construction
- Auxiliary dwellings often located close to street to keep core of rear yard open for gardening and kitchen work
- Seldom more than two auxiliary dwellings per lot
- Auxiliary dwellings always detached from one another
- Scale of auxiliary dwellings clearly deferential to main house (generally less than 600 square feet, and often less than 400 square feet)

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3.4.1. Lot Coverage

Zoning as the Baseline for *Maximum* Lot Coverage

Fredericksburg's zoning ordinance sets the baseline for the *maximum* allowable lot coverage. These standards require contextual assessment of lot coverage based on the surrounding historic properties. In many instances, the lot coverage permitted by these standards will be **less than the maximum permitted by the zoning ordinance**. The current zoning ordinance is

(e) Maintain appropriate setbacks between new auxiliary buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size. (See fig. 3-58.)

High Priority	Medium Priority	Low Priority
Maintain at least a 15-foot setback	Maintain at least a 10-foot setback	Required if visible from the public ROW; maintain at least a 10-foot setback

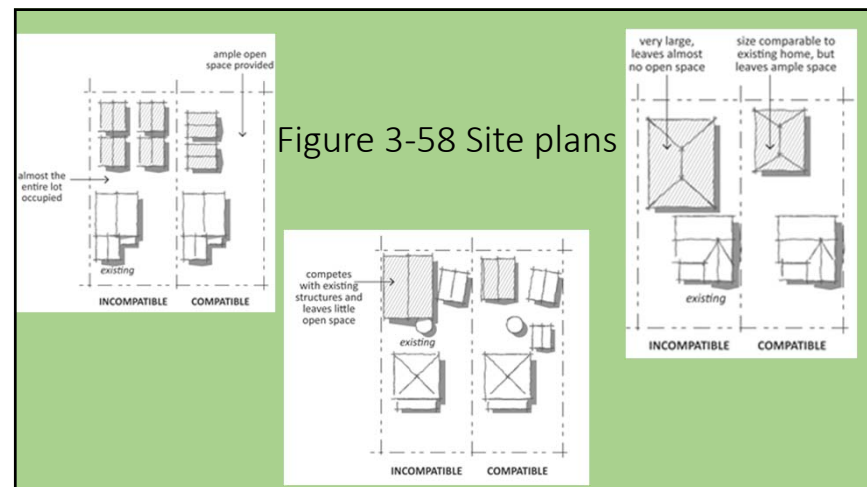
NEW to this DRAFT:

(g) R1 & R2 zoned – footprint of any single Accessory Dwelling Unit may not cover more footprint than primary building.

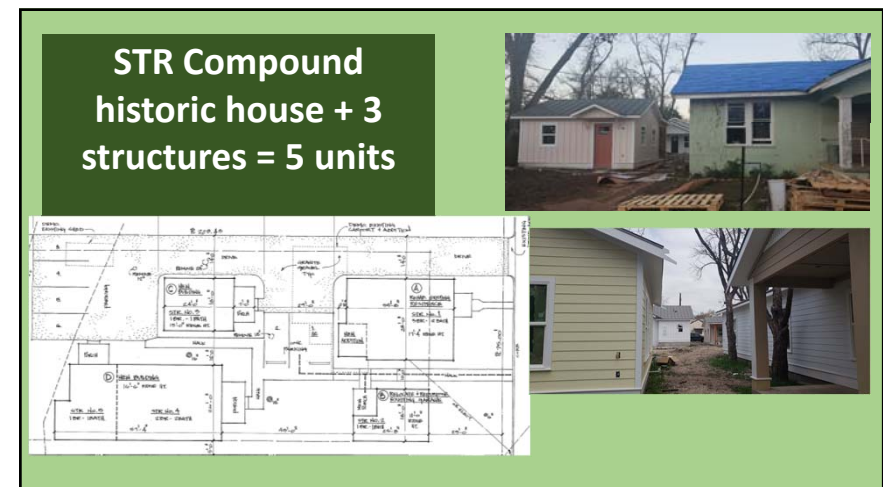
(h) Auxiliary buildings such as garages shall not be larger than 800 sf or 50% of the square footage of the main structure, whichever is greater.

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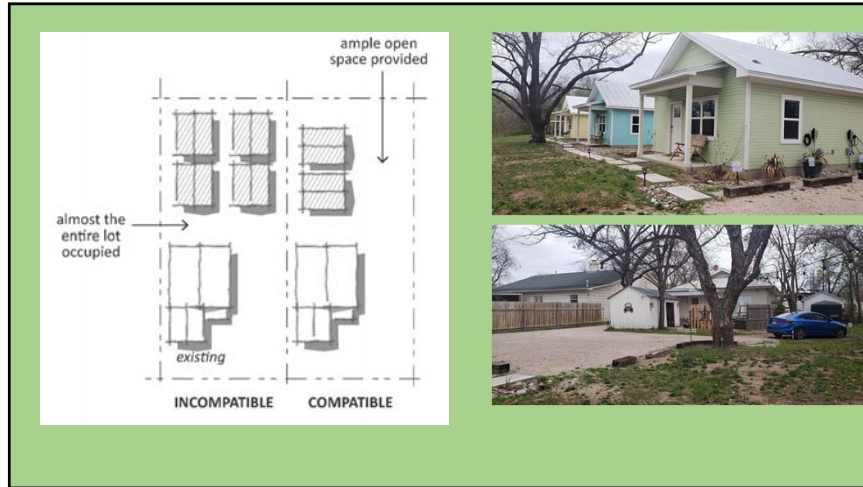


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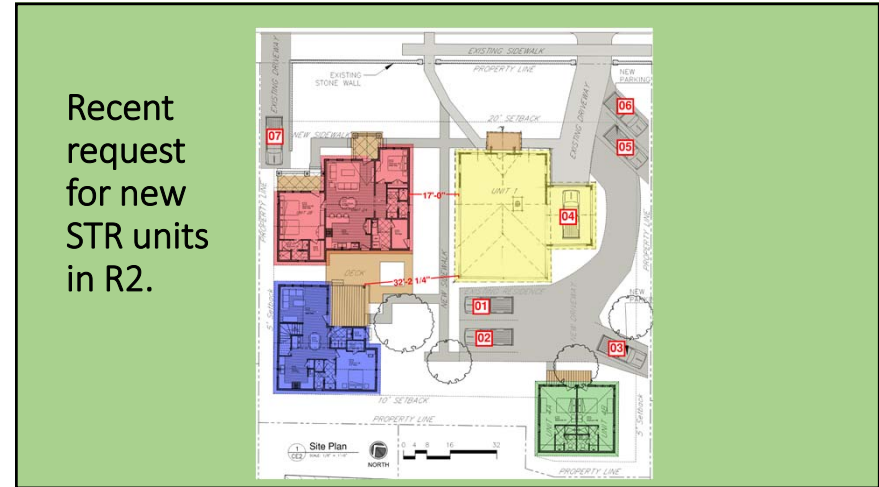
AH1

-Use is allowed in rooms of property owner's principal residence with no limit as to number of units up to eight,
OR if the property is not the owner's principal residence, then Bed and Breakfast use is limited to one rental unit
OR one separate guest house if the lot is 10,000 square feet or more, and

Anna Hudson, 2/9/2021



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City of Fredericksburg
Historic District Design Guidelines & Standards
2nd DRAFT

HISTORIC DISTRICT DESIGN GUIDELINES 2ND DRAFT

OPEN HOUSES

APRIL 27
3-7 PM

APRIL 29
8:30 AM-NOON
THE SANCTUARY AT PIONEER MUSEUM
312 W. SAN ANTONIO ST

MAY 4th 6:30 PM
ZOOM WEBINAR
Presentation with Q&A
Webinar ID: 871 1880 6364

19 attendees on 27th

17 attendees on 29th

9 attendees on Zoom

View the Historic District 2nd Draft Design Guidelines at [fbgtx.org/999/Design-guidelines](https://www.fbgtx.org/999/Design-guidelines)
Hard copies available at City Hall. Contact Anna Hudson with questions ahudson@fbgtx.org 830-990-2026

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We need your feedback!

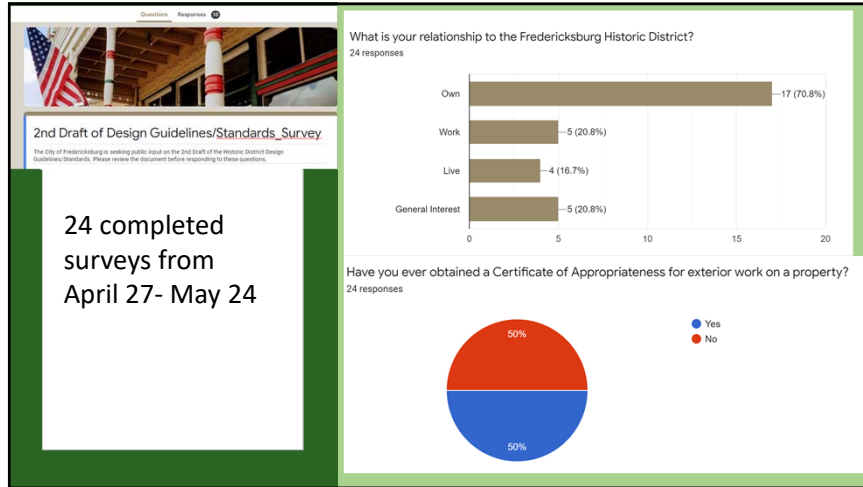
<https://www.fbgtx.org/999/Design-Guidelines>

2nd DRAFT

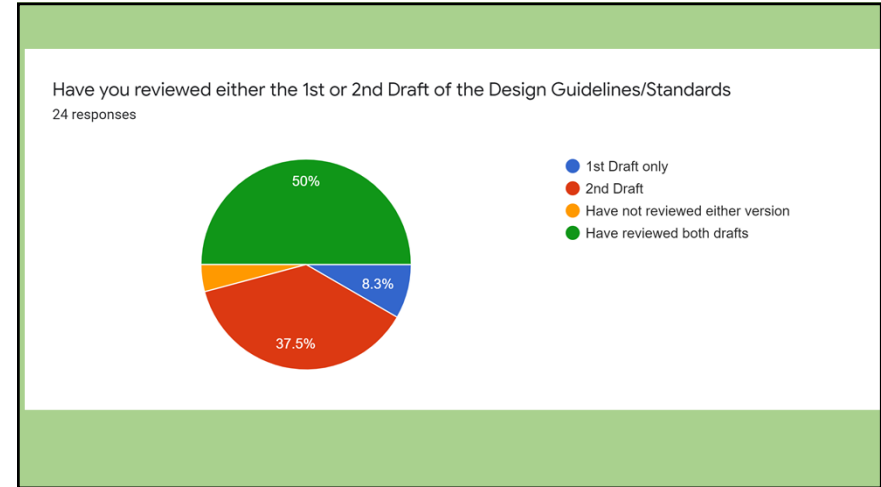
Please take a quick Survey on the 2nd Draft of the Historic District Design Guidelines

https://docs.google.com/forms/d/135Thtsf-S58mj7B_3D0kDLKJ24-9igWV6nJnFxdFIE/edit

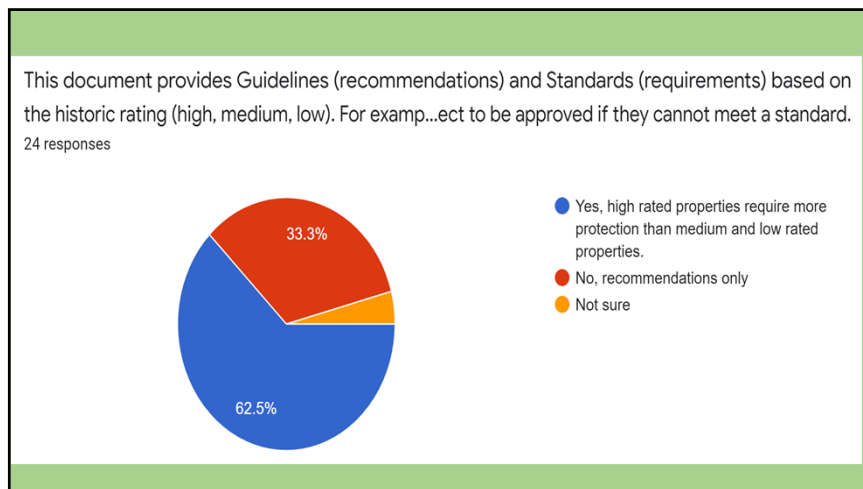
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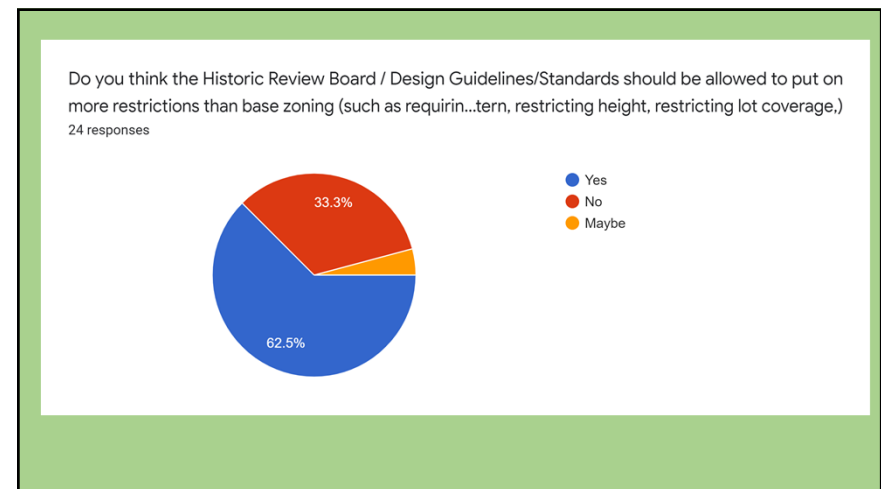
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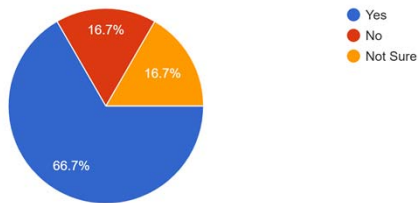
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Do you think the section on new additions (3.3) adequately protects historic properties while allowing buildings to expand?

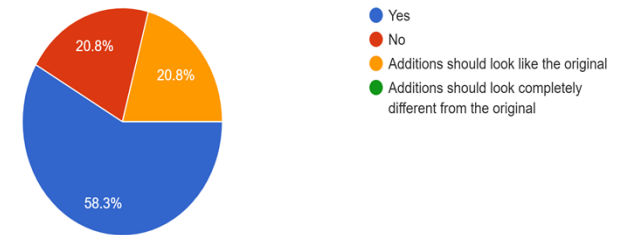
24 responses



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For additions height is most important. Other aspects of an addition that can be compatible or differentiated include: roof shape, material, footp...east one aspect should be different. Do you agree?

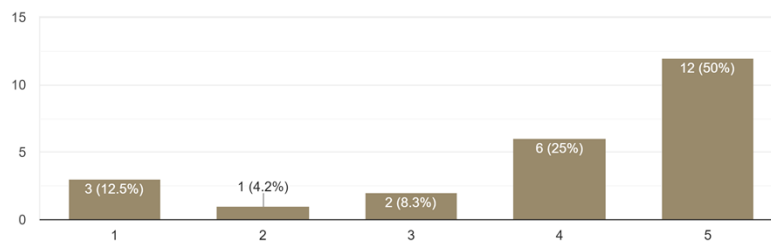
24 responses



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How important is design review of new construction in the district?

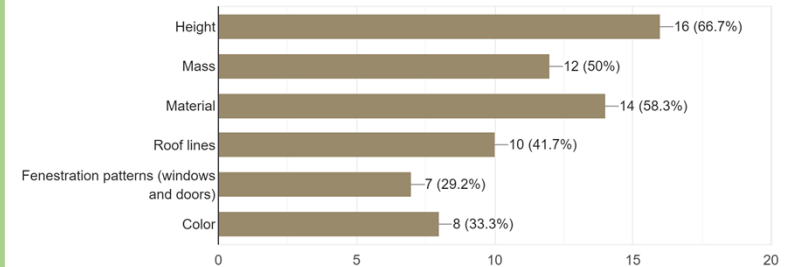
24 responses



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For new construction, what features are most important to regulate?

24 responses



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New construction should allow contemporary design that does not detract from the district. Do you think section 3.4 does this?

19 responses

Yes

yes

people's property they should do what they want

In word, it seems to address the issue adequately; however, in practice, especially in commercial (CBD) districts, there seems to be more variance from the guidelines/standards.

Not sure

This will not improve the city or anyone's quality of life. I am very opposed to expansion

Since all new design has to be approved by the HRB this section is subject to their interpretation.

Good question. Hard to answer. As a general proposition, we agree. However, the lot coverage section is not clear or ascertainable (maybe by design). This makes it hard to know beforehand if a project is viable. Also, requiring (as a matter of default) restoration businesses like ours to avoid demolition of a portion of

restores is a bit of concern, we only use historic/restored materials in our restorations, but there are many times where the partial demolition of a structure—with reuse of the materials—produces a better result with historically appropriate appearance/features. Finally, I love trees, and support efforts to protect, but also think there should be the right to remove trees when necessary—BUT only if the planting of additional trees is part of the development plan.

Yes. Like compatible but differentiated

I think section 3.4 assumes that the owner doesn't know what to do with their own property and that the city thinks it should assume that right. I disagree. The historic review board is an over reach of property owners rights. I think it is a great resource for information and suggested guidelines if a homeowner is looking for help, but that should be it's only job. There is a lot a really interesting information in the design guidelines/standards, and it's obvious a lot of work has gone into each of the sections. I think you should take "standards" off the title and allow it to be recommended un-enforceable guideline for all sections, including section 3.4.

HRB should review and approve all designs. New designs must fit in with the surroundings

no

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Public Process



- Feb 2021 HRB comments on 2nd draft
- March 25, 2021 Steering Committee Meeting
- April 5, 2021 City Council Presentation
- April 27 & 29 & May 4 2021 Public Meeting(s)/Online Survey open
- May/June Staff to make changes/edits
- July 13, 2021 HRB Recommendation for Adoption
- July 19, 2021 City Council Adoption
- Summer/Fall 2021 Public Presentations to groups such as Board of Realtors, Chamber, HC Builders Association, etc.

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