



CITY OF FREDERICKSBURG

PLANNING AND ZONING MEETING AGENDA WEDNESDAY, AUGUST 3, 2022, ~ 5:30 P.M. LAW ENFORCEMENT CENTER – 1601 E. MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Jeff Lawrence, Member
Cindy Scroggins, Member

Tom Musselman, Member
Polly Rickert, Member
Tim Dooley, Vice Chair
Steve Thomas, Member

The City of Fredericksburg Planning and Zoning will meet in regular session on **Wednesday, August 3, 2022, at 5:30 p.m. The meeting will be in person at the Law Enforcement Center 1601 E. Main Street.** This meeting will be held in person and live stream on our YouTube Channel.

Link to City of Fredericksburg YouTube Channel Fredericksburg, Texas USA - YouTube
<https://www.youtube.com/channel/UCrhnlFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE MEETING MINUTES

A. JULY 6TH REGULAR PLANNING AND ZONING MEETING

4. PUBLIC COMMENTS

NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Planning and Zoning Commission is limited to either a statement of specific information or recitation of existing policy. TEX. GOV'T CODE § 551.042.

Written Comments: to be submitted:

1. Must be received by 2 p.m. on August 3, 2022.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to scollier@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the Law Enforcement Center to comment.

You will be limited to 3 minutes to speak.

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

5. PUBLIC HEARING

- A REQUEST #Z-2212 BY ROGER & JOAN SCHRENK, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT ON PROPERTY LOCATED AT 109 E. COLLEGE **(PAGES 13 - 28)**.
- B REQUEST #Z-2213 BY BRYAN BENSON WITH JET CAPITAL, LLC, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.700 TO ALLOW “DRIVE THROUGH OR DRIVE-IN FACILITIES” FOR PROPERTY LOCATED AT 1511 E. MAIN STREET **(PAGES 29 -44)**.
- C REQUEST #Z-2216 BY RONNIE & NORMA CROSSLAND, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT ON PROPERTY LOCATED AT 112 E. SCHUBERT **(PAGES 45 - 62)**.

6. ACTION ITEMS

- A DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST Z-2212 BY ROGER & JOAN SCHRENK, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT ON PROPERTY LOCATED AT 109 E. COLLEGE **(PAGES 13 - 28)**.
- B DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2213 BY BRYAN BENSON WITH JET CAPITAL, LLC, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.700 TO ALLOW “DRIVE THROUGH OR DRIVE-IN FACILITIES” FOR PROPERTY LOCATED AT 1511 E. MAIN STREET **(PAGES 29 -44)**.
- C DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2216 BY RONNIE & NORMA CROSSLAND, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT ON PROPERTY LOCATED AT 112 E. SCHUBERT **(PAGES 45 - 62)**.

- D REQUEST SP-2213 BY JOHN PUHR WITH ROOT ARCHITECTURE TO CONSIDER A DUPLEX RESIDENTIAL DEVELOPMENT LOCATED AT 618 WEST LIVE OAK STREET **(PAGES 63-74)**.
- E REQUEST SP-2214 BY RANDY STEHLING WITH SKT ARCHITECTS TO CONSIDER A REMOTE PARKING AGREEMENT FOR PROPERTY LOCATED AT 406 EAST MAIN STREET **(PAGES 75-84)**.
- F REQUEST P-2229 BY DALE SULTEMEIER WITH SULTEMEIER SURVEYING TO CONSIDER A REPLAT FOR PROPERTY LOCATED AT 1032 SOUTH MILAM, PHASE ONE OF THE KELLER OAKS DEVELOPMENT **(PAGES 85-92)**.

8. DISCUSSION ITEMS & POSSIBLE ACTION

- A. Presentation on Affordable Housing by Vince Michel, Attainable Housing Coordinator
- B. Comprehensive Plan Update
- C. Possible rezoning of 500 block of W Live Oak **(PAGES 93-96)**.

9. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on Friday, July 29 2022, on the bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas as well as the City of Fredericksburg's website fbgtx.org.

Shelby Collier
Associate Planner

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
JULY 6, 2022
5:30 P.M.

On this the 6th day of JULY 2022 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center located at 1601 E. Main Street with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
POLLY RICKERT
JEFF LAWRENCE
STEVE THOMAS
JIM JARREAU
TOM MUSSELMAN

ABSENT:

TIM DOOLEY
DARYL WHITWORTH
CINDY SCROGGINS

ALSO, PRESENT:

GARRET BONN – Interim Director of Development Services
DANIEL JONES – City Attorney
ANNA HUDSON – Historic Preservation Officer
SHELBY COLLIER – Associate Planner

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

Introduction of new Commission Member, Tom Musselman.

PUBLIC COMMENTS

MINUTES

Jim Jarreau made a Motion to Approve the June 2022 Meeting Minutes. Seconded by Steve Lawrence. All voted in favor and the motion carried.

PUBLIC HEARING

Request-Z-2209 (1) by Mark Cornett with Cornett Engineering to Consider a Future Land Use Classification of “Low Density Residential” (LDR) for Approximately 6.1 Acres of Land Described as Altstadt Village Subdivision Phase II, Located at 701 E. Morse.

Request-Z-2209 (2) by Mark Cornett with Cornett Engineering to Consider and a Zoning Classification of (R1) Single Family Residential for Approximately 6.1 Acres of Land Described as Altstadt Village Subdivision Phase II, Located at 701 E. Morse.

Jim Jarreau made a Motion to open the public hearing. Polly Rickert seconded the motion. All voted in favor and the motion carried.

Mr. Daniel spoke regarding drainage concerns and consistent construction noise.

Mark Cornett presented the application. He stated the property is requesting annexation and a Zoning of R1 Single Family Residential to develop a 19+ lot subdivision.

Jim Jarreau made a Motion to close the public hearing. Tom Musselman seconded the motion. All voted in favor and the motion carried.

Request-Z-2210 (1) by Brenda Burrier to Consider a Land Use change from of “Low Density Residential” (LDR) to (C) Commercial for Property Located at 528 South Milam.

Request-Z-2210 (2) by Brenda Burrier to Consider a Zoning Change From (R1) Single Family Residential to (C1) Neighborhood Commercial for Property Located at 528 South Milam.

Jim Jarreau made a Motion to open the public hearing. Tom Musselman seconded the motion. All voted in favor and the motion carried.

Adam Hahn presented the application on behalf of Brenda Burrier. He stated it was the owner’s intent to rezone the property from R1 to C1. She has no plans to develop the property but to sell it and let the new owners develop.

Bob Walch spoke regarding his support of the rezoning as he is under contract to purchase the property to the West and would also like C1 Zoning.

Jarreau made a Motion to close the public hearing. Tom Musselman seconded the motion. All voted in favor and the motion carried.

Request-Z-2211 by H.E. “Skip” Preble, to Consider an Amendment to the Planned Unit Development Zoning District (PUD) to Allow Building Heights to Exceed the Maximum Height of 38 Feet for Approximately 24.805 Acres of Land Located at the Southeast Intersection of Otto Eckhardt Road and Mariposa Drive.

Jim Jarreau made a Motion to open the public hearing. Polly Rickert seconded the motion. All voted in favor and the motion carried.

Skip Prebble presented the application. He stated that the multi-Family lot is currently planning to develop and to make the developers plans and unit counts work, they are requesting a PUD amendment to increase the Building Height.

Jim Jarreau made a Motion to open the public hearing. Tom Musselman seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Discussion, Consideration and Recommendation Regarding Request-Z-2209 (1) by Mark Cornett with Cornett Engineering to Consider a Future Land Use Classification of “Low Density Residential” (LDR)

and a Zoning Classification of (R1) Single Family Residential for Approximately 6.1 Acres of Land Described as Altstadt Village Subdivision Phase II, Located at 701 E. Morse.

Garret Bonn, Interim Director of Development Services, stated the applicant currently has an Annexation request that will be considered by City Council and as part of that request the applicant is requesting R1, Single Family Residential Zoning.

As the proposed low density residential use is consistent with surrounding properties and the land use plan, staff recommends approval of the requested land use and zoning classifications.

Polly Rickert is not in favor of dead-end streets as the neighborhood will need full mobility.

Jim Jarreau made a Motion to recommend Approval of Z-2209 (1) requested Land use of Low Density Residential. Jeff Lawrence seconded the motion. All voted in favor and the motion carried.

Discussion, Consideration and Recommendation Regarding Request-Z-2209 (2) by Mark Cornett with Cornett Engineering to Consider and a Zoning Classification of (R1) Single Family Residential for Approximately 6.1 Acres of Land Described as Altstadt Village Subdivision Phase II, Located at 701 E. Morse.

Polly Rickert made a Motion to recommend Approval of Z-2209 (2) requested Zoning of R1 Single Family Residential. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

Discussion, Consideration and Recommendation Regarding Request-Z-2210 (1) by Brenda Burrier to Consider a Land Use change from “Low Density Residential” (LDR) to (C) Commercial for Property Located at 528 South Milam.

Anna Hudson, Historic Preservation Officer, stated the applicant is seeking a future land use classification change from “Low Density Residential” (LDR) to “Commercial” (C) and zoning change from “Single Family Residential” (R1) to “Commercial” C1.

The property currently has one primary house and outbuilding. The entire property in question is the average size of a typical city block and could be divided into multiple lots with the current zoning, requested zoning, or staff recommended zoning.

Land uses surrounding this property include Low Density Residential (LDR) to the north across West Walch west and east across South Milam, and Neighborhood Commercial (NC) to the south across West Live Oak. Additionally, there are neighborhood commercial land uses 2 lots to the west and beyond the intersection of West Live Oak and Post Oak Road.

Zoning to the west, north, and east is R1 – Single Family Residential. Zoning to the south across W. Live Oak is Neighborhood Commercial – C1.

While W. Live Oak has multiple C1 zoned lots, the area north of this block was developed as Single Family and has remained residential.

Staff recommends the half of the block facing W. Live oak change to C1 as requested. The half of the block facing Walch should stay residential, either R1-Single Family Residential as existing or R2 – Mixed Residential to act as a buffer between single family uses and commercial uses.

For Reference: The 400 and 500 block of North Milam have been zoned so the portions facing Milam have C1 zoning and the portions of the deep lots facing Pecan are R1. As these lots have sold and been redeveloped the parcels have been divided along the zoning line.

Janice Menking would like all owners on West Live Oak to request C1 Neighborhood Commercial instead of piecing the Zoning. Polly Rickert agreed.

Polly Rickert made a Motion to recommend Approval of Z-2210 (1) requested Land use of Commercial on Southern portion of property with Land Use line to match the property line of 507 W. Walch to the West. Leaving Low Density Residential to the North. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

Discussion, Consideration and Recommendation Regarding Request-Z-2210 (2) by Brenda Burrier to Consider a Zoning Change From (R1) Single Family Residential to (C1) Neighborhood Commercial for Property Located at 528 South Milam.

Polly Rickert made a Motion to recommend Approval of Z-2210 (2) requested Zoning of C1, Neighborhood Commercial on Southern portion of property with Land Use line to match the property line of 507 W. Walch to the West. Leaving R1, Single Family Residential Zoning to the North and requests that Staff pursue rezoning the vacant tracts to the West, on West Live Oak to C1, Neighborhood Commercial. Tom Musselman seconded the motion. All voted in favor and the motion carried.

Discussion, Consideration and Recommendation Regarding Request-Z-2211 by H.E. "Skip" Preble, to Consider an Amendment to the Planned Unit Development Zoning District (PUD) to Allow Building Heights to Exceed the Maximum Height of 38 Feet for Approximately 24.805 Acres of Land Located at the Southeast Intersection of Otto Eckhardt Road and Mariposa Drive.

Anna Hudson, Historic Preservation Officer, stated the applicant is seeking to amend an existing Planned Unit Development (PUD) to increase the maximum building height from 38' to 60' or 4 stories.

The subject tract in question is currently undeveloped. The applicant is seeking to amend the PUD to allow construction of 4 - story multi-family housing development.

Staff is unable to recommend approval of the requested PUD amendment without more information to understand the impact on surrounding properties and potential obstruction of views from off site.

Polly Rickert stated the 4 story buildings are 21 feet taller (from grade) than the 2 story buildings.

Jim Jarreau made a motion to recommend Denial of Z-2211. Steve Thomas seconded the motion. All voted in favor and the motion carried.

Request P-2218 by Mark Cornett with Cornett Engineering to Consider a Preliminary Plat of Altstadt Village Subdivision Phase II Located at 701 E. Morse Street.

Mark Cornett with Cornett Engineering presented the application. The proposed development consists of 19 single family lots zoned R1, Single Family Residential. The subject tract is located immediately adjacent to the east side of Altstadt Subdivision, Phase I.

Garret Bonn, Interim Director of Development Services, stated all lots are in compliance with the City's

subdivision and zoning requirements regarding lot size and frontage.

Staff recommends approval of the proposed preliminary plat application conditioned upon the following:

- Civil construction plan approval for any public improvements.
- Approved addressing plan and lot numbering.
- Approval of the Final Plat.
- Payment of Parkland Dedication Fees in the amount of \$500/lot payable prior to recordation of the Final Plat per [Sec. 6.15](#)

Polly Rickert made a motion Approve P-2218. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

Request P-2220 by Mark Sparrow with HK Fredericksburg to Consider a Final Plat of Friendship Oaks Subdivision Phase 4 Located on South Creek Street.

Brady Baggs presented the application. He stated they are requesting approval of the Final Plat for Friendship Oaks Phase 4.

Shelby Collier, Associate Planner, stated this subdivision was annexed in 2018 (Z-1819) and Planning & Zoning Commission approved the preliminary plat for the entire Friendship Oaks development on January 6, 2021 (P-2029)

Utility connections are shown to utilities that are currently under construction. Public service will not be available until those utilities have been fully constructed, tested, and accepted by City staff.

The Annexation agreement (Z-1819) calls for a minimum 1.64-acre private park/recreational facility. The previously approved Preliminary Plat (P-2029) provides for a 1.69-acre park in Phase 1. In addition to the small private park, a fee in the amount of \$250 (one-half the regular rate) per lot shall be required prior to recordation of the Final Plat for each phase.

Based on Staffs review, staff can recommend approval conditioned upon the following:

- Approval of Civil Construction Plans.
- Parkland Dedication of \$250.00 Per Lot (\$500.00) for the two lots payable prior to recordation of the Plat.

Polly Rickert made a Motion to Approve P-2220 per Staff Recommendations. Seconded by Tom Musselman. All voted in favor and the motion carried.

Request P-2225 by Mark Sparrow with HK Fredericksburg to Consider a Final Plat of Friendship Oaks Subdivision Phase 2 Located on South Creek Street.

Application was Withdrawn.

Request P-2226 by Jeffery Morin to Consider a Replat of German Emigration Lot #10 Located at 626 South Eagle Street.

Dale Sultemeier with Sultemeier Surveying presented the application.

Shelby Collier, Associate Planner, stated Staff received a Replat application for property located at 626 S. Eagle Street. Currently this property consists of one (1) lot and the applicant requests to subdivide the property into two (2) lots.

Based on staff's review, staff can recommend approval conditioned upon the following:

- Parkland Dedication of \$500.00 per lot payable prior to recordation of the Plat.
- Water and Sewer Tap fees are required for the creation of the new lot (\$2,525.00)
- S. Eagle Street improve to City Standards. These improvements will be constructed for recordation of the plat.
- Sunrise Street improvements may be submitted as escrow to be used at the time the street is constructed by the City.
 - o Curbing: \$4,125 (300 feet at \$13.75 per linear foot)
 - o Sidewalk: \$11,625 (300 feet at \$38.75 per linear foot)
 - o Since there is no access proposed on Sunrise Street by the subdivision construction, contributions to paving will not be required at this time.

Jim Jarreau made a Motion to Approve P-2226 per Staff Recommendation not to include contributions to Sunrise Street. Seconded by Steve Thomas. All voted in favor and the motion carried.

Request P-2228 by Josh Leamons with Searchers Surveying to Consider a Final Plat of Post Oak Village Subdivision Located at 651 Post Oak Road.

Josh Leamons with Searchers Surveying presented the application. He stated the applicant is requesting Final Plat Approval.

Garret Bonn, Interim Director of Development Services, stated the subject property is located on the east side of Post Oak Rd, just north of the intersection with W. Live Oak Street. The subdivision plat includes 39 R1A-Zoned Single-Family Lots on a 6.32-acre tract of land.

Staff recommends approval of the final plat application, as presented.

Jim Jarreau made a Motion to approve Application P-2228 per Staff Recommendation. Seconded by Tom Musselman. All voted in favor and the motion carried.

Request SP-2208 by Mark Sparrow with HK Fredericksburg to Consider a Duplex Residential Development Located on Lot 2 of the Friendship Oaks Subdivision Phase 4.

Brady Baggs presented the application. He stated that they would like to develop 60 duplex residential units.

Shelby Collier, Associate Planner, stated a Site Plan has been submitted to develop property located on lot 2 of the Friendship Oaks Subdivision Phase 4 on South Creek Street. The proposed development would include thirty-one (31) buildings, twenty-nine (29) two-story and two (2) one-story, and consist of Sixty (60), two (2) bedroom units and an amenities center.

The proposed development has access off South Creek Street via a 44' wide driveway. Fifty-eight (58) of the new units will be two-story, the other two (2) are single-story and all units will be equipped with a fire suppression system.

Planning & Zoning Commission approved the preliminary plat for the entire Friendship Oaks development on January 6, 2021 (P-2029) and a Zoning (R1-A to R2) and Land use Change (Low Density Residential to Medium Density Residential) was approved for this phase on July 19, 2021 (Z-2110).

Utility connections are shown to utilities that are currently under construction. Public Service will not be available until utilities have been fully constructed, tested and accepted by City Staff.

The Annexation agreement (Z-1819) calls for a minimum 1.64-acre private park/recreational facility. The previously approved Preliminary Plat (P-2029) provides for a 1.69-acre park in Phase 1. In addition to the small private park, a fee in the amount of \$250 (one-half the regular rate) per lot shall be required prior to recordation of the Final Plat for each phase.

Required along western property line and is provided along western and northern property lines. Minimum of 6 ft wood and or masonry fence OR a hedge-like screen of evergreen plant material capable of attaining a minimum height of eight (8) feet at maturity

A hedge or fence per specifications is required when abutting property is zoned for non-commercial use (Northern property line) and is provided. One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space.

Staff recommends approval conditioned upon the following:

1. Landscape plan, including screening per, be provided, and approved prior review of Building Permit Applications.
2. Approval of Civil Construction Plans prior to review of Building Permit Applications.
3. Park Dedication of \$250.00 Per Unit (\$15,000.00) for the 60 new units payable prior to issuance of Building Permits.
4. Final Plat Approval.
5. Approval of Addressing Plan.

Jim Jarreau made a motion to Approve Application SP-2208 per Staff Recommendation. Seconded by Tom Musselman. All voted in favor and the motion carried.

Request SP-2212 by Kris Gant with Hilltex Ventures to Consider a Condominium Development Located on Lot 1RR of the Dechert Addition on Sunrise Street.

Kris Gant presented the application. He stated that it was his desire to build a Condominium Complex at his property located on Sunrise Street to include 38 units.

Shelby Collier, Associate Planner, stated the proposed development would include thirty-eight (38), two (2) bedroom units that will be two (2) story and will be equipped with a fire suppression system. The developer has previously expressed an interest for eight (8) units to be utilized as STR-Condominiums.

This site plan was first reviewed on July 22, 2021, and has been reviewed under the 2018 Short-Term Rental Ordinance (No. 28-001) as it was submitted prior to the adoption of Ordinance No. 2022-13 (April 1, 2022)

The height shown on the site plan is 37.10 feet, this is an error. Max Building height is 28 feet. 2 parking space per = 76 required spaces with 77 provided including 4 ADA spaces

Screening is required along northern, eastern, and western property lines and a hedge or fence per specifications is required when abutting property zoned for non-commercial use, and one (1) tree per

75 LF is required.

Staff recommends approval conditional upon the following:

1. Landscape plan, including screening, be provided, and approved prior review of Building Permit Applications.
2. Approval of Civil Construction Plans prior to review of Building Permit Applications.
3. Park Dedication Fees of \$500.00 Per Unit (\$19,000.00) for the 38 new units payable prior to issuance of Building Permits.
4. Condominium Plat Approval.

Tom Musselman stated he would like to see an 8 ft masonry fence. Polly Rickert mentioned an 8 ft privacy fence instead of the masonry. Tom Musselman agreed.

Polly Rickert made a motion to Approve Application SP-2212 per Staff Recommendation and to include an 8 ft privacy fence along the western property line and the replacement of the 2-story building along the western property line with a single-story building and relocating the 2-story to the eastern property line. Seconded by Tom Musselman. All voted in favor and the motion carried.

DISCUSSION ITEM

Update on P&Z Agenda Item Request Form

Update on P&Z Training Sessions, Development Update and Attainable House Presentation.

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Jeff Lawrence. All voted in favor and the meeting was adjourned at 8:01 p.m.

PASSED AND APPROVED this 3rd day of August 2022.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



PLANNING & ZONING COMMISSION MEMO

DATE: August 3, 2022

TO: Planning & Zoning Commission

FROM: Garret Bonn – Interim Director of Development Services/City Engineer

SUBJECT: REQUEST #Z-2212 REQUEST BY ROGER & JOAN SCHRENK, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT ON PROPERTY LOCATED AT 109 EAST COLLEGE.

Summary/Analysis:

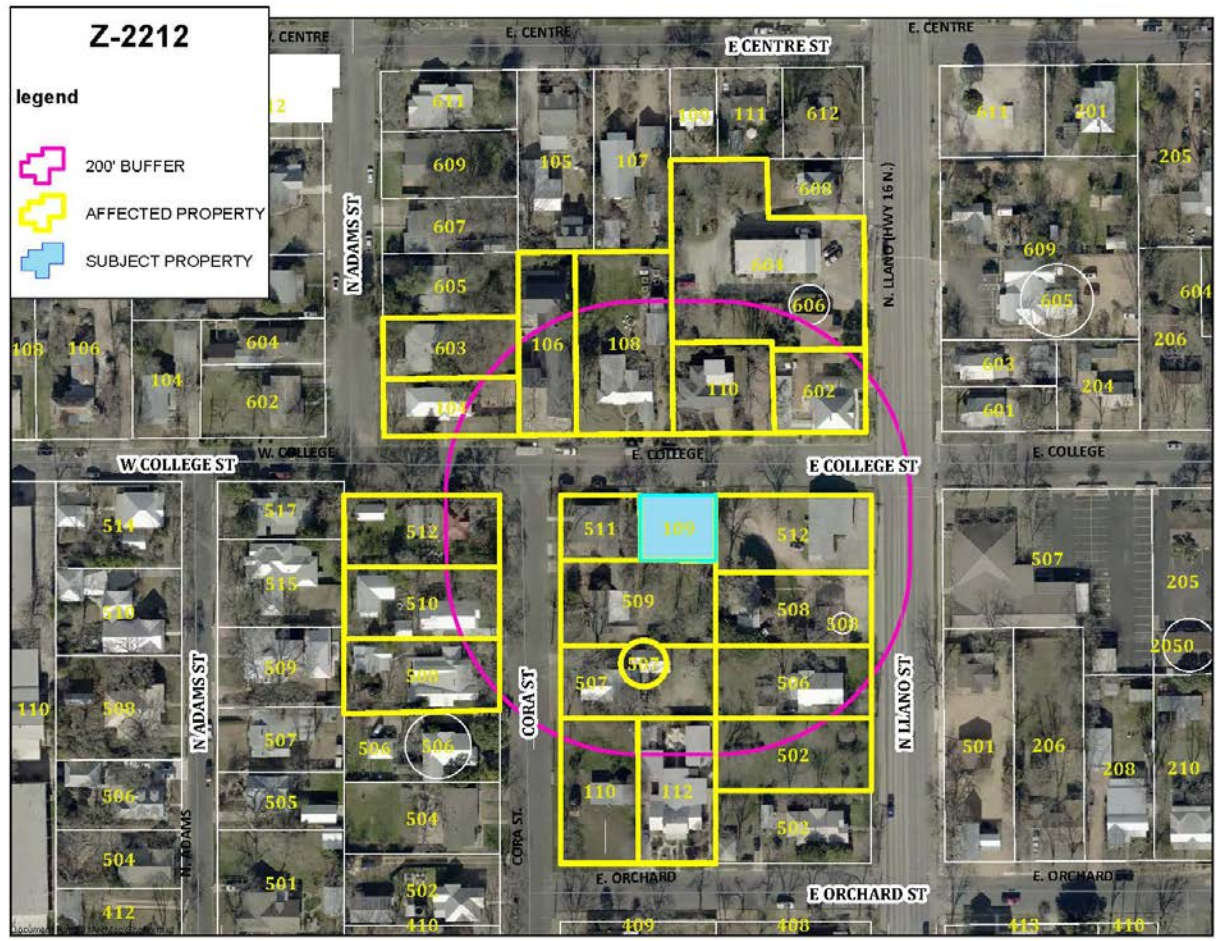
The Applicant is requesting a Conditional Use Permit per Sec. 3.110 of the 2022 Short-Term Rental Ordinance (2022-13) to operate a STR-Unoccupied in a R2-zoned area located within the Historic Overlay District on property located at 109 E. College. The subject tract is bordered by R2 zoning to south and west, C2 commercial to the east, and a combination of R1 and C1 zoning to the north across E. College St. The proposed development would include a two bedroom, one bath Short Term Rental unit with three parking spaces provided (two required), one on site and two on the street as allowed by code (Table 7.863). Public notification, including letters being sent to property owners within 200 feet, resulted in no responses either in support or protest as of the publishing of this agenda.

Recommendation:

As presented, the proposed STR-Unoccupied use meets the requirements of a conditional use permit. As the subject tract is surrounded by STR or commercial uses, staff recommends approval, conditioned upon review/inspection and approval of a STR Permit Application and payment of applicable fees (\$250 for 2-bedroom unit).

Attachments:

1. Public Hearing Map
2. Project Application Including Site & Floor Plans and CUP Narrative
3. City Review Comments and Responses
4. Location/Zoning Map





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: 109 E College St.
Project Address: 109 E. College St.
Tax ID Number (s): 451110534

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: 0.13 No. of Lots: 1

Original Survey & Abstract No: Survey by Sultemeier Surveying FN-06-4013

Legal Description: HENKE BLK B LOT 16-PT

Current Land Use Plan: Homestead

Proposed Land Use Plan: STR

Current Zoning: R2

Proposed Zoning: No change

Location: 109 E. College St.

Proposed Use(s): STR

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: Roger L Schrenk/Joan Smith Schrenk

Printed Name: Roger L Schrenk/Joan Smith Schrenk Date: 06-10-2022

Staff Use Only

Application No.: 7 Date: 06/10/22

*Copy of current Title Search required with application.

\$400.00 Cln #159



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: Roger L Schrenk and Joan R. Smith Schrenk

Address: 124 Parlin Ln, Fredericksburg, TX 78624

Phone: 830-998-7513

Fax:

Email: rlschrenk@yahoo.com

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): Roger L. Schrenk and Joan R. Smith Schrenk

Address: 124 Parlin Lane, Fredericksburg, TX 78624

Phone: 830-998-7513

Fax:

Email: rlschrenk@yahoo.com

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

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

Firm Name (if applicable): Roger L. Schrenk, owner

Address: 124 Parlin Lane, Fredericksburg, TX 78624

Primary Contact Name: Roger L. Schrenk

Phone: Fax: Email: rlschrenk@yahoo.com



Project Application

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

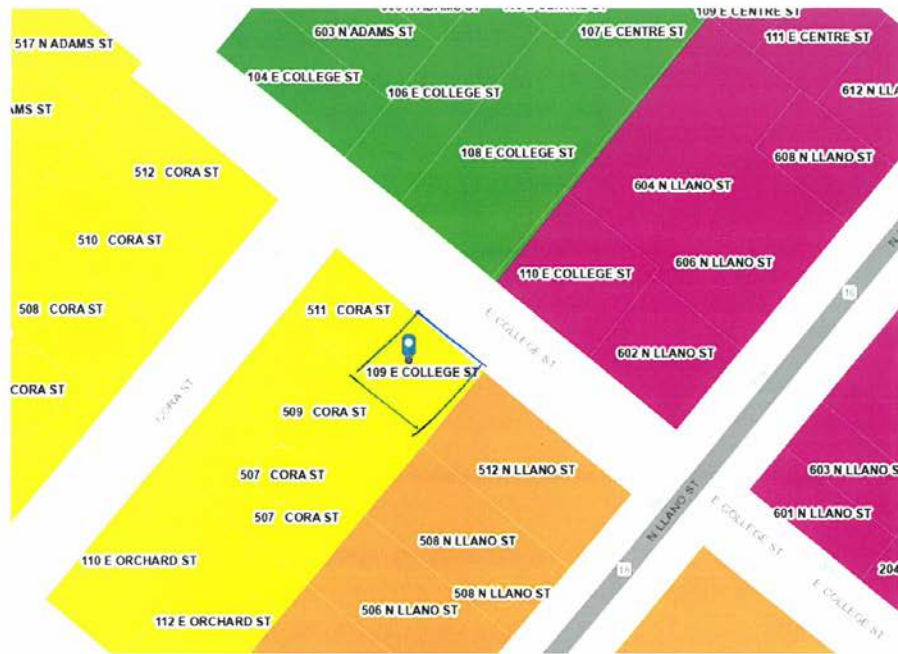
C. Fee Schedule (Please attach appropriate fee to application.)

- ☒ 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.

Map of properties surrounding 109 E. College St.



104 E. COLLEGE
STR

106 E. COLLEGE
STR

108 E. COLLEGE
STR - 2ND HOME

110 E. COLLEGE
STR

NORTH POINT

SITE PLAN ID # 18314

DATE: 6-10-22

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

OWNER: ROGER SCHRENK / JOAN SMITH SCHRENK
PREPARED BY: ROGER SCHRENK

LEGAL DESCRIPTION: HENKE BLK B LOT 16-PT

1 car per 22'

COLLEGE ST.

WATER FLOW

511 CORA
STR

509 CORA
STR

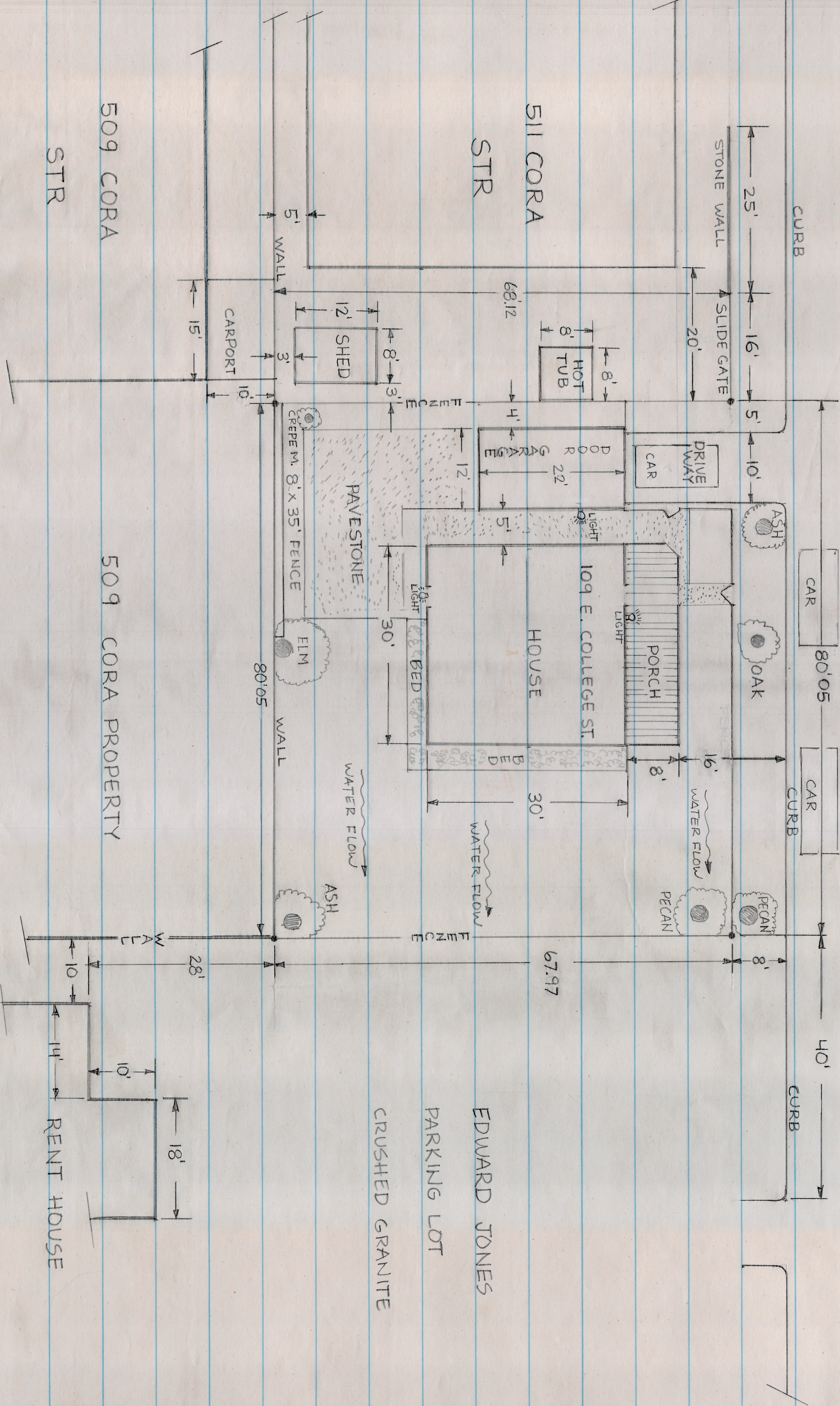
509 CORA PROPERTY

EDWARD JONES

PARKING LOT

CRUSHED GRANITE

RENT HOUSE



To: Shelby Collier
Development Review Committee (DRC)
126 W. Main St.
Fredericksburg, TX 78624-3708
830-990-2013 or emailto: scollier@fbgtx.org

RE: Z-2212 Review Comments for a STR Unoccupied Unit located at 109 E. College Street.

Responses to questions

1. Please provide interior floor plans to determine density. **Sec. 3.110**
See last page attached for 2-bedroom, 1 bath interior floor plan.
2. _Please update Zoning Summary to include Density Calculations. **Sec. 3.110**
Density calculations - 2-bedroom 1 bath is approx. 900 total square feet, and the lot size is 5,662 so approx. 16% of total lot size. The maximum building coverage per the guidelines is 55%, so we are below the percent required.
3. _Please update Zoning Summary to include Parking Calculations (STR-Unoccupied) **Sec. 7.863**
Re: Parking - You may not be able to see it on the Site plan very well, but we show two cars parked in the front along the 80 feet 5" of curb. There are two ovals that look like cars and in small print says "car".
4. _Site Plan requires Planning and Zoning Approval, scheduled for August 3, 2022.
Noted, the date and time at 5:30 pm works for us.
5. _ADA unit is required.
Noted, we have read the rules for ADA for historic structures and our unit follows the guidelines for an ADA unit by the state of Texas.
6. _Provide a narrative addressing **Sec.5.460**, Review and Evaluation Criteria for a Conditional Use Permit
See narrative summary below for Sec. 5.460.
7. _Provide a note regarding all exterior lighting shall by night sky compliant.
There are only 4 outdoor lights and are 40 watt or less and are all night sky compliant.

8. _ Your pending STR-Unoccupied Application depicts use of the garage as a STR unit but the site plan does not reflect this use. Please clarify ALL uses of structures on site.

Noted, the garage is NOT included as an STR. The garage will be used to wash/dry clothes and has an extra bathroom and will be used as a game room.

Respectfully,

Roger and Joan Schrenk

- **Sec. 5.460. - Review and Evaluation Criteria.**

Property: 109 E. College Street R2 Historic District

Owners: Roger and Joan Schrenk

Legal Description: HENKE BLK B LOT 16-PT

511 Cora is STR, - located next door

509 Cora is STR, - located behind us

512 N Llano is Commercial with parking- located next door

110 E. College is STR, - located across the street

108 E. College is STR, - located across the street

106 E. College is STR – located across the street

104 E. College is STR – located across the street.

The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permit applications using the following criteria:

Conformance with applicable regulations and standards established by the Zoning Regulations.

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.

Note All abutting sites are STR's. Our building height is a one story and is landscaped.

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.

No unfavorable affects on abutting sites.

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.

No modifications from when it was a B&B previously other than adding the front porch.

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.

80' of front road plus driveway.

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

No erosion, flood or water damage or fire noise.

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

Front porch light, back porch light, light on door to the garage and light outside the front of the garage.

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

80 feet of front road parking and driveway. Two cars in front per the guidelines.

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.

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

Proposed use with comply with the applicable provisions of the Zoning regulations.

Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.

Compatible with existing or permitted uses in the vicinity.

Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

All surrounding uses are STR's

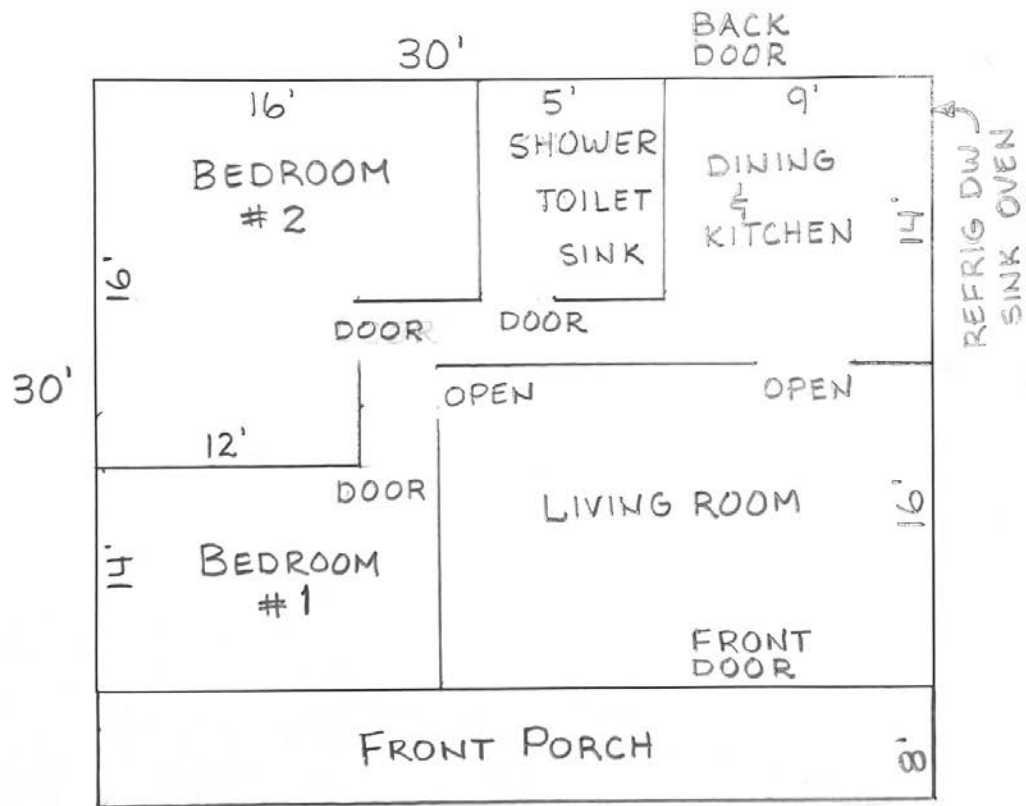
Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

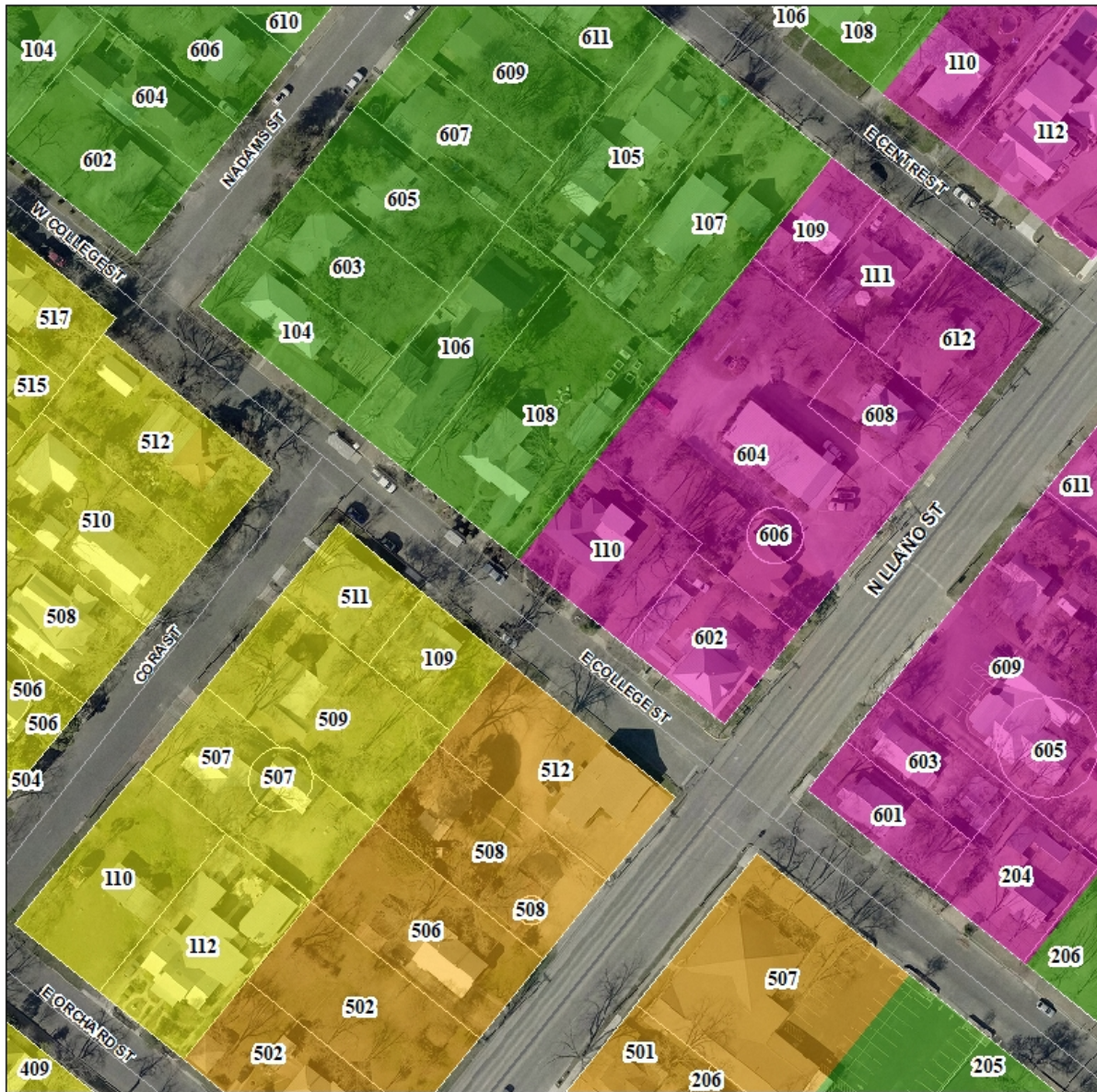
The location will NOT be detrimental to public health, safety or welfare or materially injure properties in the vicinity.

Roger L. Schrenk/Joan Smith Schrenk
109 E. College St.
Fredericksburg, TX

RD - ID #18314

2 Bedroom 1 bath Floor Plan 900 sf





1 inch = 100 feet

EXHIBIT Location/Zoning Map

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space

LEGEND

- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential
- City Limit Boundary
- 1-Mile ETJ Boundary

GCAD Parcels

Document Path: C:\Users\Garet\Desktop\00_FBG_ANSI_A_Portrait_Template.mxd

Sec. 5.471. Conditions.

The Planning and Zoning Commission, in considering and determining its recommendation, and the City Council, on any request for a Conditional Use Permit, may require from the applicant's plans, information, operation data and expert evaluation concerning the location, function and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to ensure compliance with this Ordinance, establish conditions of operation, location, arrangement and construction of any use for which a permit is authorized or may allow a variance from property development standards. In authorizing the location of any of these uses listed as Conditional Use Permits, the City Council may impose such development standards and safeguards as the conditions and location indicate important to welfare and protection of adjacent property from excessive noise, vibration, dust, smoke, fumes, gas, odor, explosion, glare, offensive view or other undesirable or hazardous conditions. The City Council, in approving or conditionally approving a Conditional Use Permit, may set forth in its decision reasonable conditions which will ensure the intent and purposes of the Zoning Regulations and avoid the creation or detrimental affect upon abutting properties which may include, but not limited to the following:

Duration of use	Time period in which the proposed use shall be developed or constructed
Fences, hedges and walls	Surfacing of parking areas
Regulation of noise, vibration, odors, etc.	Regulation of time for certain activities
Regulation of signs	Requiring maintenance of the grounds
Regulation of use or uses	Special yards, spaces and buffers
Requiring street, service road or alley dedications and improvements or appropriate bonds	Regulation of locations of vehicular ingress and egress

Including such other conditions that will make possible the development occurs in an orderly and efficient manner, and in conformity with the intent and purposes of applicable ordinances.



PLANNING & ZONING COMMISSION MEMO

DATE: August 3, 2022

TO: Planning & Zoning Commission

FROM: Garret Bonn – Interim Director of Development Services/City Engineer

SUBJECT: REQUEST #Z-2213 BY BRYAN BENSON WITH JET CAPITAL, LLC, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.700 TO ALLOW “DRIVE THROUGH OR DRIVE-IN FACILITIES” FOR PROPERTY LOCATED AT 1511 E. MAIN STREET

Summary/Analysis:

The Applicant is requesting a Conditional Use Permit per Sec. 3.700 of the City’s Zoning Ordinance to allow a drive through as part of a development at 1511 E. Main Street. The subject tract has frontage on both Friendship Lane and US 290E. The site is bordered by M2 zoning to the South, C2 zoning to the west, C2/PUD zoning to the north, and PF (public facilities) to the east. The tract is part of the Feller PUD which was part of the development of the original Walmart, now Sutherlands. The site plan included in the PUD (attached) included a drive through facility on this tract.

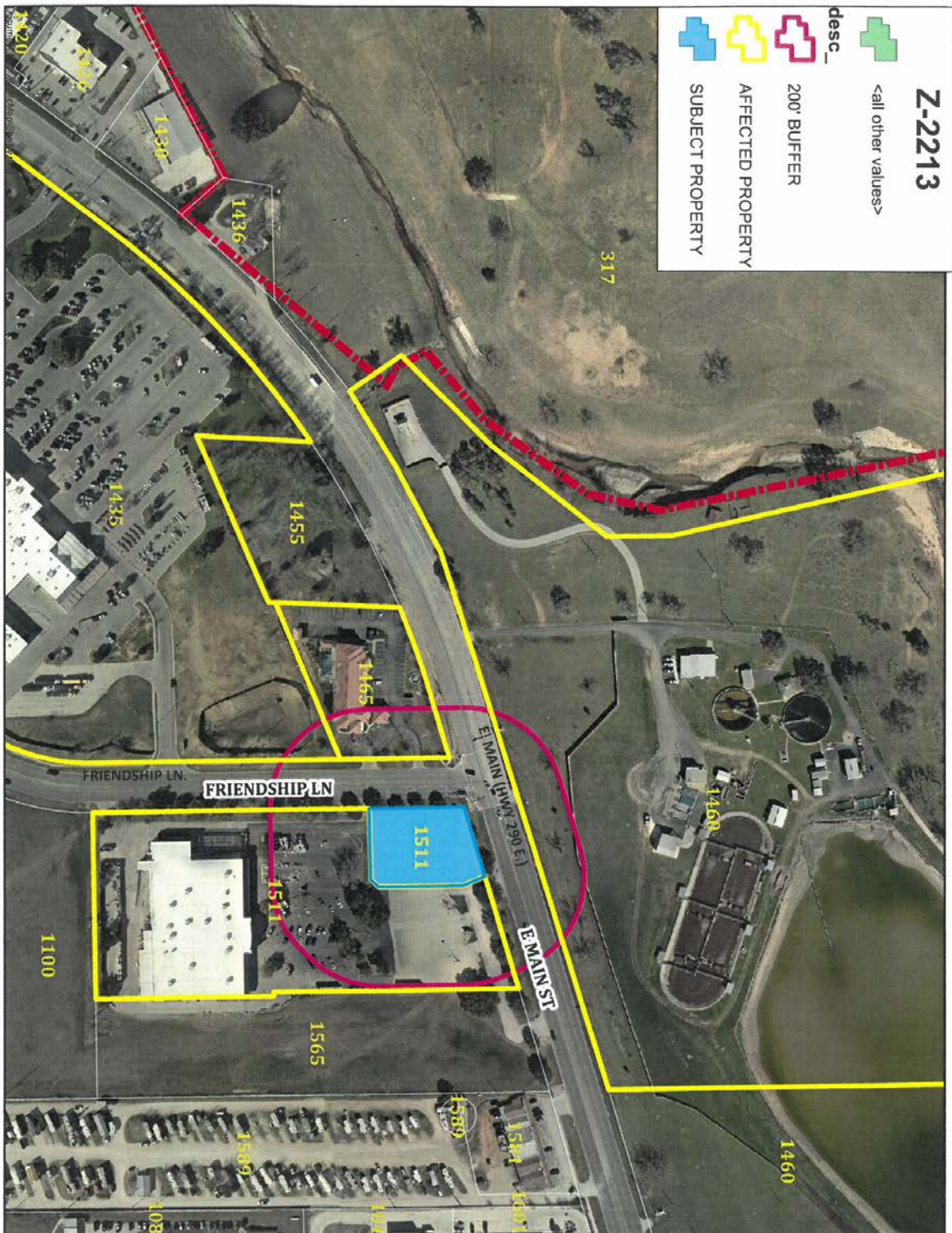
Recommendation:

As presented, the proposed drive through facility meets the requirements of a conditional use permit. Staff recommends approval, conditioned upon the following:

1. Site/Construction Plan approval including Entry Corridor Design Standards and Guidelines and landscaping/screening.
 2. Signage in accordance with City sign ordinance (Chapter 29).
-

Attachments:

1. Public Hearing Map
2. Project Application Including Updated Site & Floor Plans and CUP Narrative
3. City Review Comments and Responses
4. Location/Zoning Map
5. Feller PUD Site Plan





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: HTeaO

Project Address: 1511 EAST MAIN STREET

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: 0.689 No. of Lots: 1

Original Survey & Abstract No: Section 197, Block 197, Abst. 2, W.H. Anderson Survey

Legal Description: Tract 2, Feller Subdivision, Phase 1

Current Land Use Plan: COMMERCIAL CENTER Proposed Land Use Plan:

Current Zoning: PUD

Proposed Zoning:

Location: 1511 East Main Street

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: Bryon Benson

Printed Name: Bryon Benson Date: 6-22-22

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: Jett Capital, LLC

Address: 4264 S Jackson St San Angelo TX 76903

Phone: 325.234.0085

Fax:

Email: bryanwbenson@yahoo.com

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

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

Firm Name (if applicable): SK ARCHITECTURE GROUP, LLC

Address: PO 64565, LUBBOCK TEXAS, 79464

Primary Contact Name: Gabriel Sanchez

Phone: 806-300-8151 ext 704

Fax:

Email: gabriel@skarchgroup.com

Secondary Contact Name: Lori Martin

Phone: 806-300-8151 ext 701

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s): SAME AS PROPERTY OWNER

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.)

- ☒ 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/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
- ☒ Applicable Fee

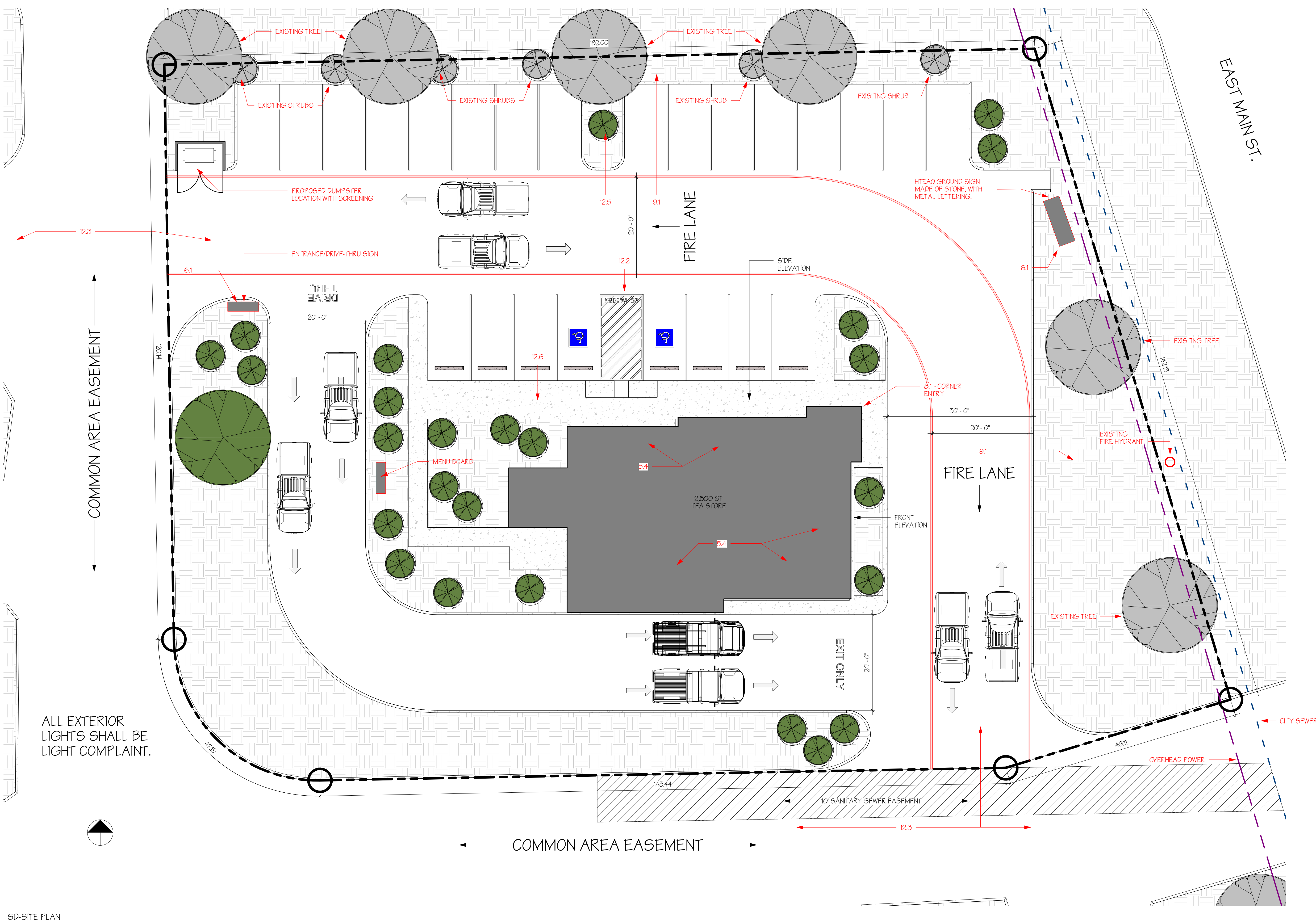
Note: Additional information may be required to complete review of proposed project by City of Fredericksburg.

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: BSB Date: 6-22-22
Printed Name: Bryan Benson



SITE DATA:
ZONING: PUD PLANNED UNIT DEVELOPMENT
PROPERTY AREA: 29,998 SF
BUILDING AREA: 2,403 SF
BUILDING HEIGHT: 15 FT
PAVED AREA: 15,765 SF
PARKING SPACES PROVIDED: 24
H.C. SPACES PROVIDED: 2
LANDSCAPING REQUIRED: 2,400 SF
LANDSCAPING PROVIDED = 10,000 SF
SITE OWNER: BRYAN BENSON



ALL EXTERIOR LIGHTS SHALL BE LIGHT COMPLAINT.

SD-SITE PLAN
3/32" = 1'-0"

SD101



Drawn by: SK ARCH
Checked by: GS
Project Issue Date: 07/22/22
Project Number: 22-092

HTEAO - FREDERICKSBURG
1511 E MAIN ST, FREDRICKSBURG TX 78624

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#	Revision	Date

SK
ARCHITECTURE GROUP
COMMERCIAL | RESIDENTIAL | DEVELOPMENT

SD101
SITE PLAN



07/18/2022

Gabriel Sanchez
SK Architecture Group, LLC
PO Box 64565 Lubbock, TX 79464
gabriel@skarchgroup.com
806.300.8151 ext.704

RE: C.U.P. Permit Z-2213 – HTeaO Fredericksburg

City of Fredericksburg Plan Reviewers:

This letter is to address review comments for the conditional use permit at 1511 East Main Street:

- **“Provide a narrative addressing Sec.5.460, Review and Evaluation Criteria for a Conditional Use Permit”:**

We are applying for a conditional use permit for the drive through needed for this proposed HTeaO store location. The store will comply with hill country aesthetic with an EFIS exterior and faux wood accents, as shown. Figure (A)

The building will comply with all height and screening requirements to conform with applicable zoning code, entry corridor aesthetic, and development deed and PUD restrictions.

The store will provide an exit lane in the drive through, along with proper unobstructed fire lane striping.

The building and site will include approved landscaping and erosion control with additional native Texas trees, without the removal of any existing trees on site.

The site will provide the required amount or more of standard parking spots with proper amount being accessible in compliance with ADA.

The site will have on site solid waste disposal on site with a masonry screen blocking from view.

SK Architecture Group, LLC
PO Box 64565 | Lubbock, TX 79464
T (806) 300.8151 | www.skarchgroup.com



ARCHITECTURE GROUP
COMMERCIAL | RESIDENTIAL | DEVELOPMENT

- **"Provide a note regarding all exterior lighting shall by night sky compliant.":**

The site will not have exterior parking lot lighting other than storefront lighting and wall packs installed on each elevation. All exterior lighting selections shall be night sky compliant.

- **"Access isn't clear, please clarify if the development will have 2 ways in and 2 ways out.":**

Flow of traffic arrows have been added to the attached site plan.

- **"Please clarify if drive through has an escape lane. Please provide flow of traffic detail Sec. 7.131":**

Flow of traffic arrows have been added to the attached site plan.

- **"Please address signage Sec. 7.131"**

Pole sign has been converted to a ground sign, to be constructed with approved materials per Entry Corridor requirements, and per PUD size requirements.

- **Please update Zoning Summary to include Maximum allowances and requested calculations.**

Building will not be over 35' and ground sign size will be within PUD guidelines. All sight-bearing screens will adhere to 6' above adjacent finished grade. Fire line striping will be maintained and unobstructed during normal business operation.

Please call or e-mail if you have any further questions or comments on this plan set.

Sincerely,

Gabriel Sanchez
Project Manager Commercial Division

SK Architecture Group, LLC
PO Box 64565 | Lubbock, TX 79464
T (806) 300.8151 | www.skarchgroup.com



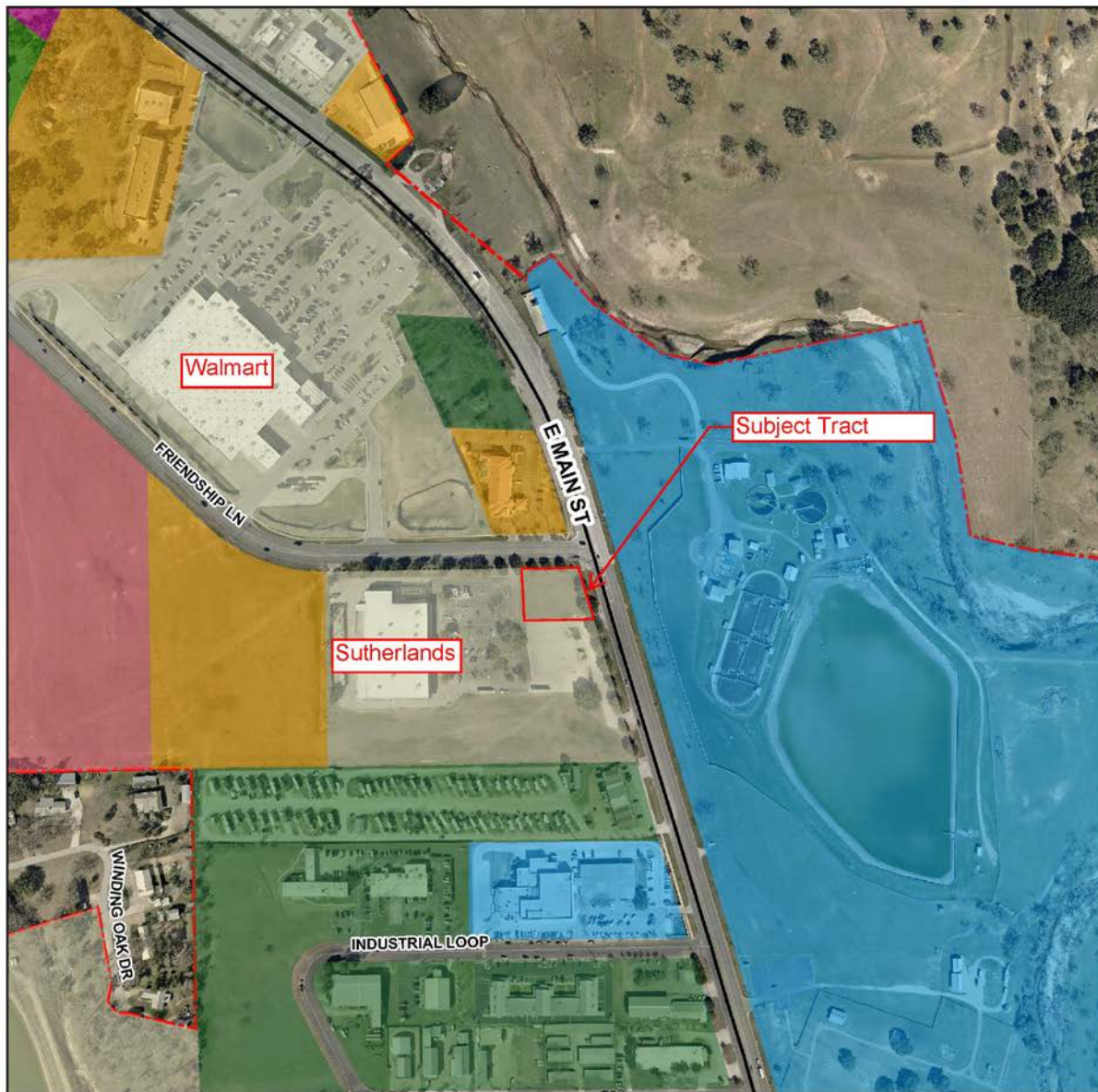
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SK Architecture Group, LLC



Figure A

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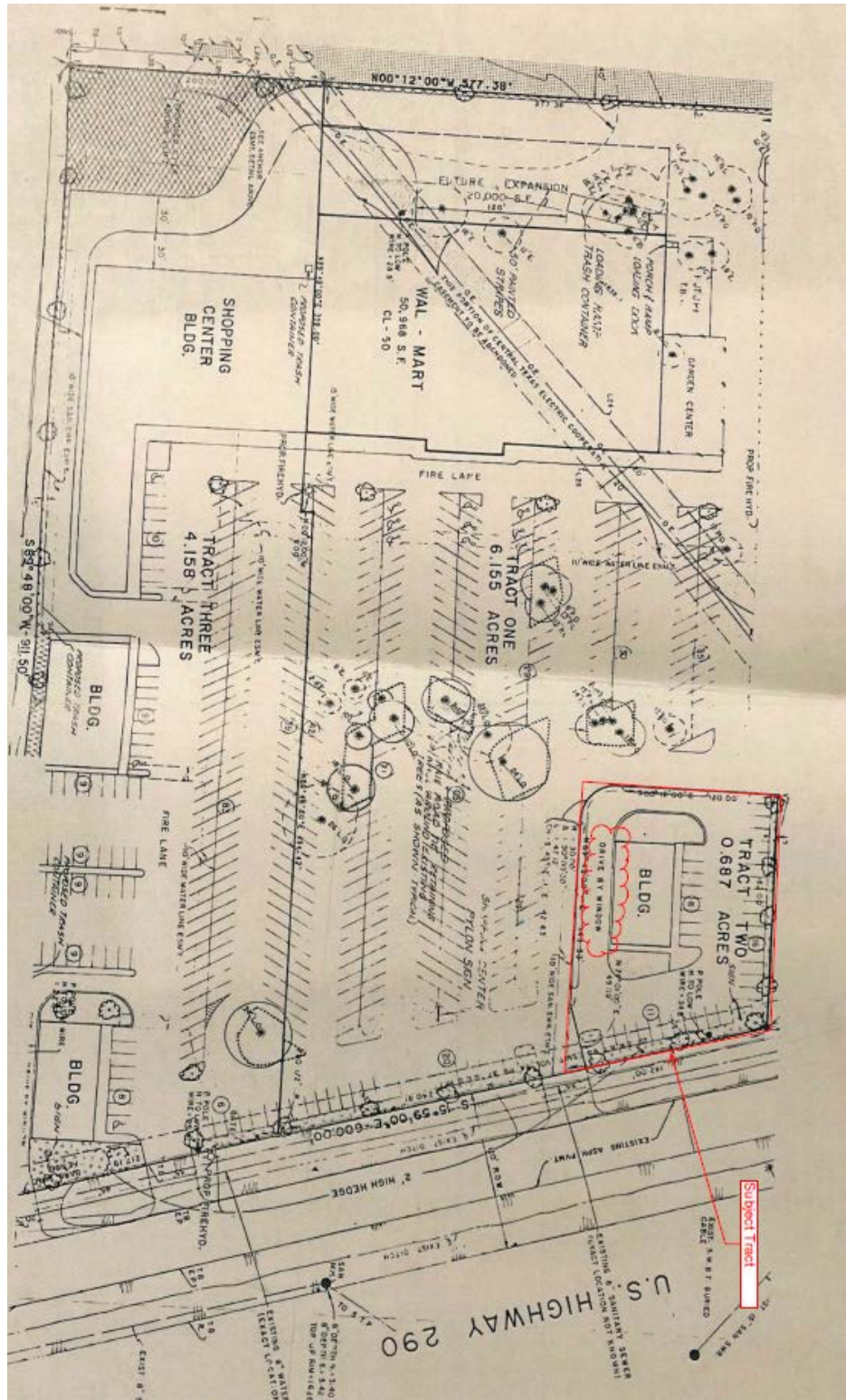


1 inch = 400 feet

FIGURE 1
Location/Zoning Map

LEGEND	
Zoning	PF - Public Facilities
ZONED	PUD - Planned Unit Development
C1 - Neighborhood Commercial	R1 - Single Family Residential
C1.5 - Medium Commercial	R1A - Single Family Residential - Small Lot
C2 - Commercial	R2 - Mixed Residential
CBD - Central Business District	R3 - Multi-Family Residential
M1 - Light Manufacturing	R4 - Manufactured Home Residential
M2 - Medium Manufacturing	R5 - Pato Home Residential
M3 - Industrial Park	City Limit Boundary
OS - Open Space	1-Mile ETJ Boundary

Original Feller PUD Site Plan



Sec. 5.471. Conditions.

The Planning and Zoning Commission, in considering and determining its recommendation, and the City Council, on any request for a Conditional Use Permit, may require from the applicant's plans, information, operation data and expert evaluation concerning the location, function and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to ensure compliance with this Ordinance, establish conditions of operation, location, arrangement and construction of any use for which a permit is authorized or may allow a variance from property development standards. In authorizing the location of any of these uses listed as Conditional Use Permits, the City Council may impose such development standards and safeguards as the conditions and location indicate important to welfare and protection of adjacent property from excessive noise, vibration, dust, smoke, fumes, gas, odor, explosion, glare, offensive view or other undesirable or hazardous conditions. The City Council, in approving or conditionally approving a Conditional Use Permit, may set forth in its decision reasonable conditions which will ensure the intent and purposes of the Zoning Regulations and avoid the creation or detrimental affect upon abutting properties which may include, but not limited to the following:

Duration of use	Time period in which the proposed use shall be developed or constructed
Fences, hedges and walls	Surfacing of parking areas
Regulation of noise, vibration, odors, etc.	Regulation of time for certain activities
Regulation of signs	Requiring maintenance of the grounds
Regulation of use or uses	Special yards, spaces and buffers
Requiring street, service road or alley dedications and improvements or appropriate bonds	Regulation of locations of vehicular ingress and egress

Including such other conditions that will make possible the development occurs in an orderly and efficient manner, and in conformity with the intent and purposes of applicable ordinances.



PLANNING & ZONING COMMISSION MEMO

DATE: August 3, 2022

TO: Planning & Zoning Commission

FROM: Garret Bonn – Interim Director of Development Services/City Engineer

SUBJECT: REQUEST #Z-2216 REQUEST BY RONNIE & NORMA CROSSLAND, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT ON PROPERTY LOCATED AT 112 E. SCHUBERT.

Summary/Analysis:

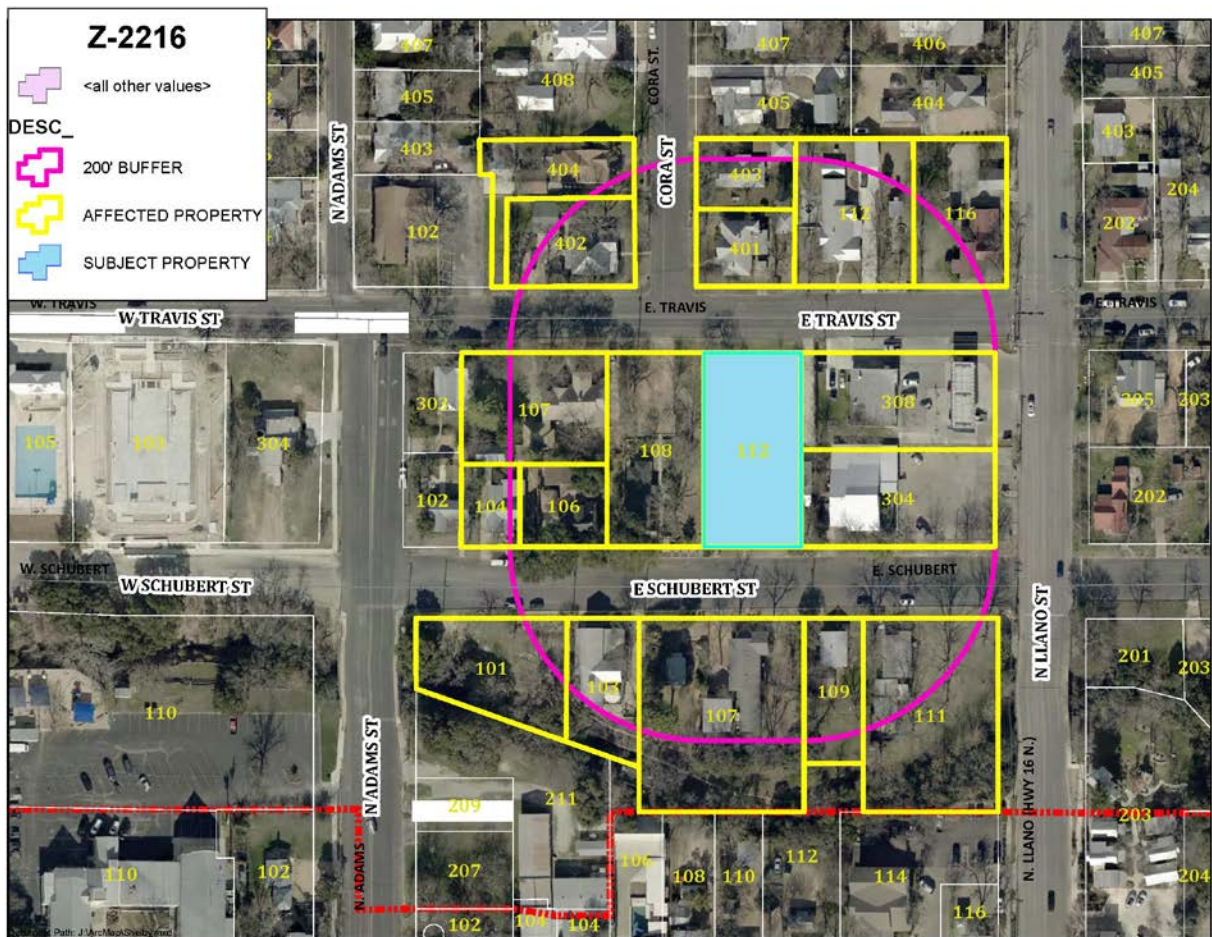
The Applicant is requesting a Conditional Use Permit per Sec. 3.110 of the 2022 Short-Term Rental Ordinance (2022-13) to operate a STR-Unoccupied in a R2-zoned area located within the Historic Overlay District on property located at 112 E. Schubert. The subject tract has frontage on both E. Travis and E. Schubert Streets and is bordered by C2 zoning to east and R2 Zoning to the North, South, and West. The majority of the surrounding R2 zoned properties are currently utilized as STR's. The proposed development would include a 2 bedroom short term rental unit within the main structure with four on-site parking spaces provided. The existing storage building located on the property would not be used as a STR. Public notification, including letters being sent to property owners within 200 feet, resulted in two responses in support of the project.

Recommendation:

As presented, the proposed STR-Unoccupied use meets the requirements of a conditional use permit. As the subject tract is surrounded by STR or commercial uses, staff recommends approval, conditioned upon review/inspection and approval of a STR Permit Application(s) and payment of applicable fees (\$250 for a 2 bedroom unit).

Attachments:

1. Public Hearing Map
2. Project Application Including Updated Site & Floor Plans and CUP Narrative
3. City Review Comments and Responses
4. Location/Zoning Map
5. Response Letters





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: Crossland STR
Project Address: 112 E Schubert St
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: 0.4661 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: Lot 527, Block 45 of the FBG Addition

Current Land Use Plan: Residential

Proposed Land Use Plan: Residential

Current Zoning: R-2

Proposed Zoning: R-2

Location: 112 E. Schubert St.

Proposed Use(s): Short term rental

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: Ronnie Crossland

Printed Name: RONNIE CROSSLAND

Date: 6/27/2022

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): **E**

Owner Name: **Crossland Land & Development, Ltd**

Address: **P.O. Box 11152, Midland, TX 79702**

Phone: **432-664-4452**

Fax:

Email: **rcross1420@aol.com**

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): **Ronnie & Norma Crossland**

Address: **P.O. Box 11152, Midland, TX 79702**

Phone: **432-664-4452**

Fax:

Email: **rcross1420@aol.com**

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

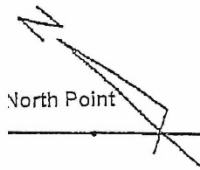
City of Fredericksburg - Development Services Department
126 W. Main St., Fredericksburg, TX 78624 – (830)997-7521

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

- ☒ 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

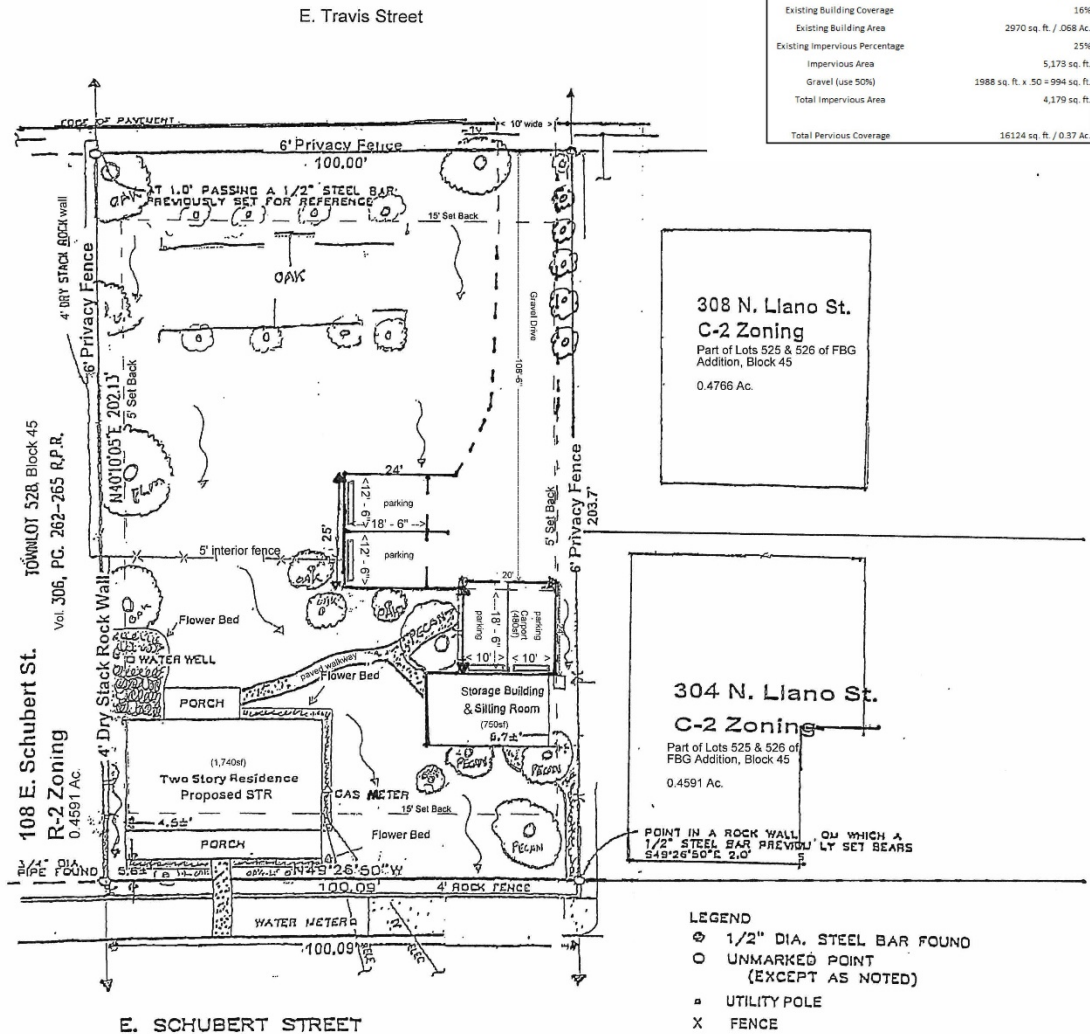
D. Recording Fee Schedule

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.



Parking Summary:	
Existing Facilities	
Existing Unit Count	2 Units
Parking Spaces Required	1 Space per Unit
Standard Parking Spaces	4 Spaces
Total Number of Spaces Provided	4 Spaces
Parking Calculation: STR Unoccupied	1 space per bedroom

Lot Summary Table:	
Lot Area:	20,303 sq. ft. / 0.4661 Ac.
Current Zoning:	R-2: Mixed Residential
Zoning Requirements	
Min Lot Width	50 ft.
Building Setbacks	
Min Front Yard Setback	15 ft. (20 ft. Garage)
Min Street Side Yard Setback	15 ft.
Min Side Yard Setback (Interior)	5 ft.
Min Rear Yard Setback	10 ft.
Max Building Height	
Max Building Coverage	2.5 Stories, 28 ft.
Max Impervious Coverage	55%
Existing Lot Coverages	65%
Existing Building Height	2 Stories
Existing Building Coverage	16%
Existing Building Area	2970 sq. ft. / .068 Ac.
Existing Impervious Percentage	25%
Impervious Area	5,173 sq. ft.
Gravel (use 50%)	1988 sq. ft. x .50 = 994 sq. ft.
Total Impervious Area	4,179 sq. ft.
Total Pervious Coverage	16,124 sq. ft. / 0.37 Ac.



Crossland Land & Development, Ltd
112 E. Schubert St., Fredericksburg, TX 78624

Prepared By: Clay Sears

Scale: 1" = 24.24'



July 5, 2022

Ronnie Crossland
Rcrossl420@aol.com

RE: Z-2216 Review Comments for a STR Unoccupied Unit located at 112 E. Schubert Street.

Dear Mr. Crossland,

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

- Please provide interior floor plans t. [Sec. 3.110](#)
- Please update Zoning Summary to include Parking Calculations (STR-Unoccupied, 1 space per bedroom) [Sec. 7.863](#)
- Site Plan requires Planning and Zoning Approval, scheduled for August 3, 2022.
- ADA unit is required.
- Provide a narrative addressing [Sec. 5.460](#), Review and Evaluation Criteria for a Conditional Use Permit
- Provide a note regarding all exterior lighting shall by night sky compliant.
- Please provide clarification that the Storage Building depicted on the eastern property line will NOT be used as a STR Unit.

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

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plans along with your written response as to how the comments have been addressed by Monday, July 18th to ensure consideration by Planning & Zoning Commission on Wednesday, August 3rd.

Shelby
Collier

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, email=shelby.collier@cityof
fredericksburg.tx.us, c=US
Date: 2022.07.17 16:58:42 -0500

Shelby Collier
Development Review Committee (DRC)

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

7/13/2022

City of Fredericksburg

Attn: Shelby Collier

scollier@fbgtx.org

RE: Z-2216 Review Comments for a STR Unoccupied Unit located at 112 E. Schubert Street

Ms. Collier,

Please review the following written response which addresses the comments from your letter dated July 5th, 2022.

- Interior floor plans have been attached to this document.
- Zoning Summary to include Parking Calculations (STR – Unoccupied, 1 space per bedroom) has been added to the site plan and updated site plan has been sent along with this response.
- Planning and Zoning meeting on August 3rd, 2022, has been acknowledged and we will be in attendance.
- We are aware that an ADA unit is required.
- Narrative address Sec. 5.460 has been attached to this document.
- A note regarding all exterior lighting to be night sky compliance has been added to the site plan and updated site plan has been sent along with this response.
- A clarification that the storage building depicted on the eastern property line will not be used as an STR has been added to the site plan and updated site plan has been sent along with this response.

Let me know if there is anything else that we need to clarify prior to the August 3rd Planning and Zoning meeting.

Thank you,

DocuSigned by:
RONNIE CROSSLAND
E8514F2BD6F1422...

Ronnie Crossland

112 E. Schubert St. – STR

Sec. 5.460. Review and Evaluation Criteria.

The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permit applications using the following criteria:

Conformance with applicable regulations and standards established by the Zoning Regulations.

Response: Yes

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.

Response: An STR at 112 E. Schubert would be compatible with the current property uses as the properties to the east are zoned C-2. Mini Mart (308 N. Llano) and Buc O Brians Bar (304 N. Llano) share the property line to the East. To the West, North and South are all R-2 Zoned properties as well. Many of these properties are already permitted STR's, long term rentals and secondary residences. Known STRs include: 112 E. Travis, 104 E. Schubert, 102 E. Schubert and 303 Adams St. Known Secondary Residences: 106 Schubert St. and 107 Travis St. Long Term Rentals: 109 Schubert and 111 Schubert. (land use and zoning maps attached)

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.

Response: With the property already surrounded by permitted STRs and commercial businesses that are open till very late hours and lots of foot and vehicle traffic, there is not a negative affect by having an STR at 112 E. Schubert St.

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.

Response: There are no modifications or variances being requested.

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.

Response: Expectation of pedestrian and vehicular traffic would stay similar to what it currently is as there are only 2 bedrooms. Current owners have 2 vehicles which is the same amount of off-street parking required. This property has 4 off street private, gated parking spaces which would keep all vehicle traffic to a minimum.

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

Response: We are not proposing additional units or any changes to the property that would affect people or neighboring properties. All exterior lights will be in compliance with night sky ordinance.

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

Response: There are exterior lights on the sitting room/secondary building that will be in compliance with night sky ordinance.

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

Response: The required number of off street parking spaces is two for this many bedrooms. We have 4 spaces of off street parking with room for additional cars to park behind other parked cars if absolutely needed. Also, the parking is private and secluded in the back of the property and accessed off Travis St.

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.

Response: The property is zoned R-2 which allows for STR use.

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

Response: Yes

Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.

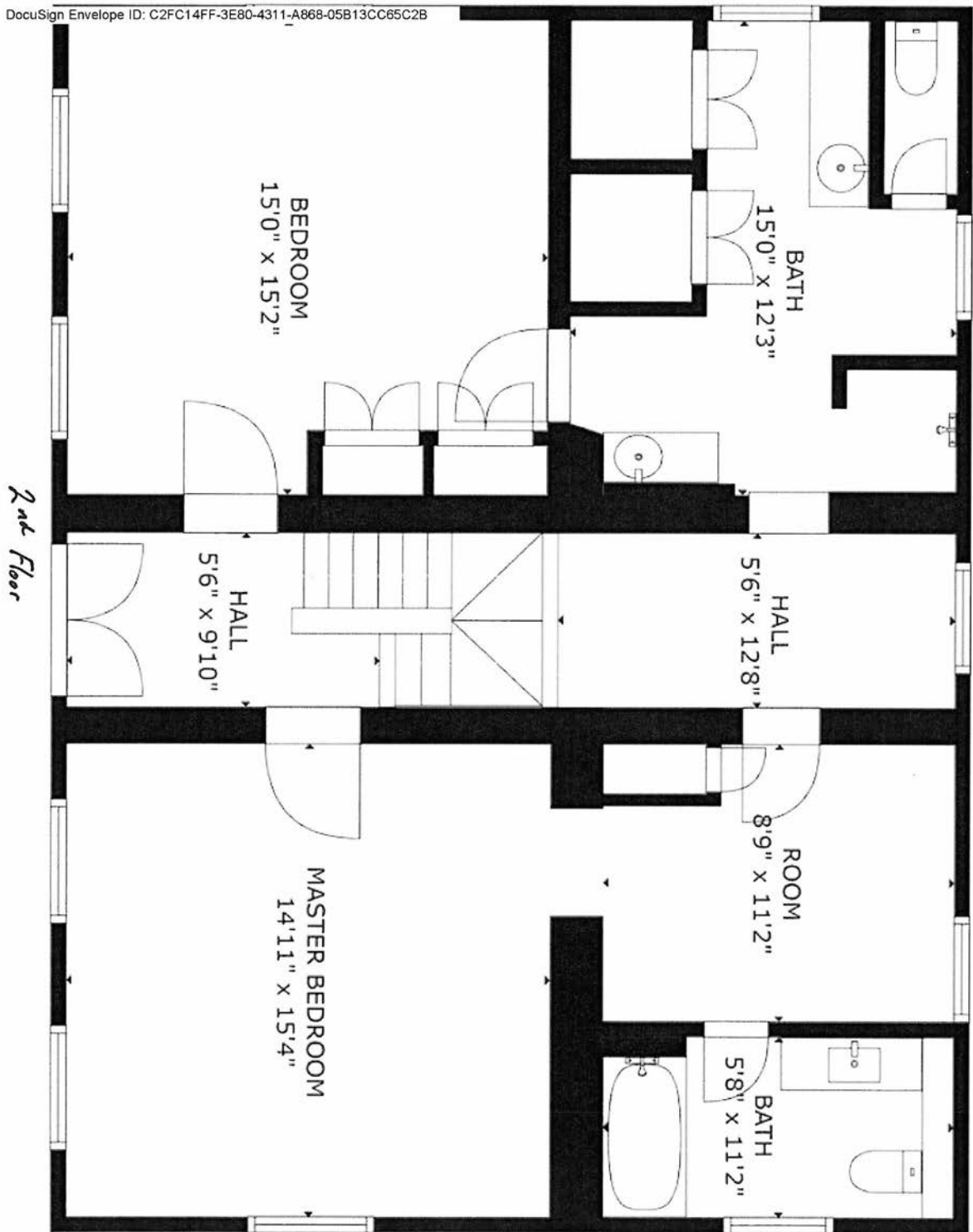
Response: Yes

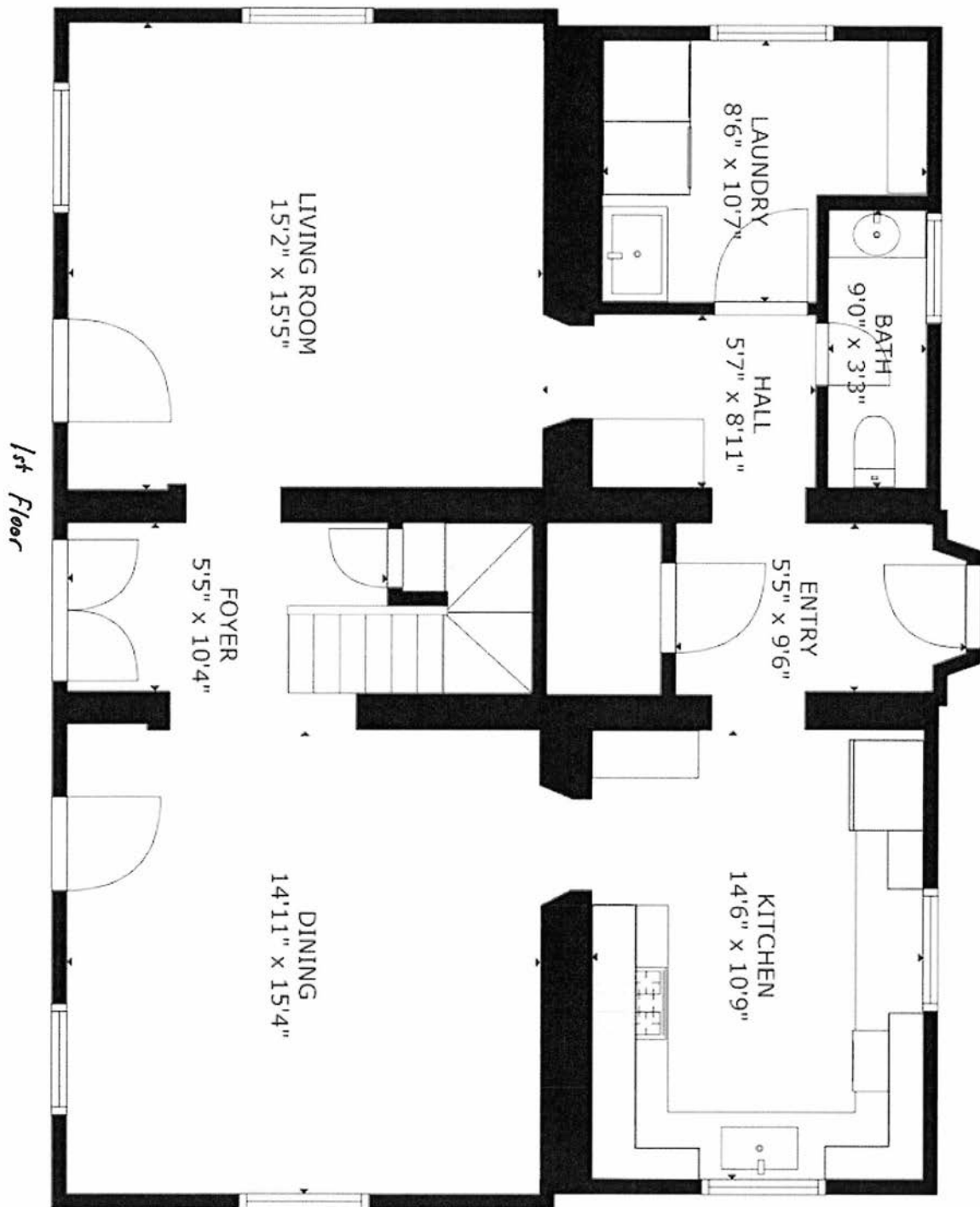
Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

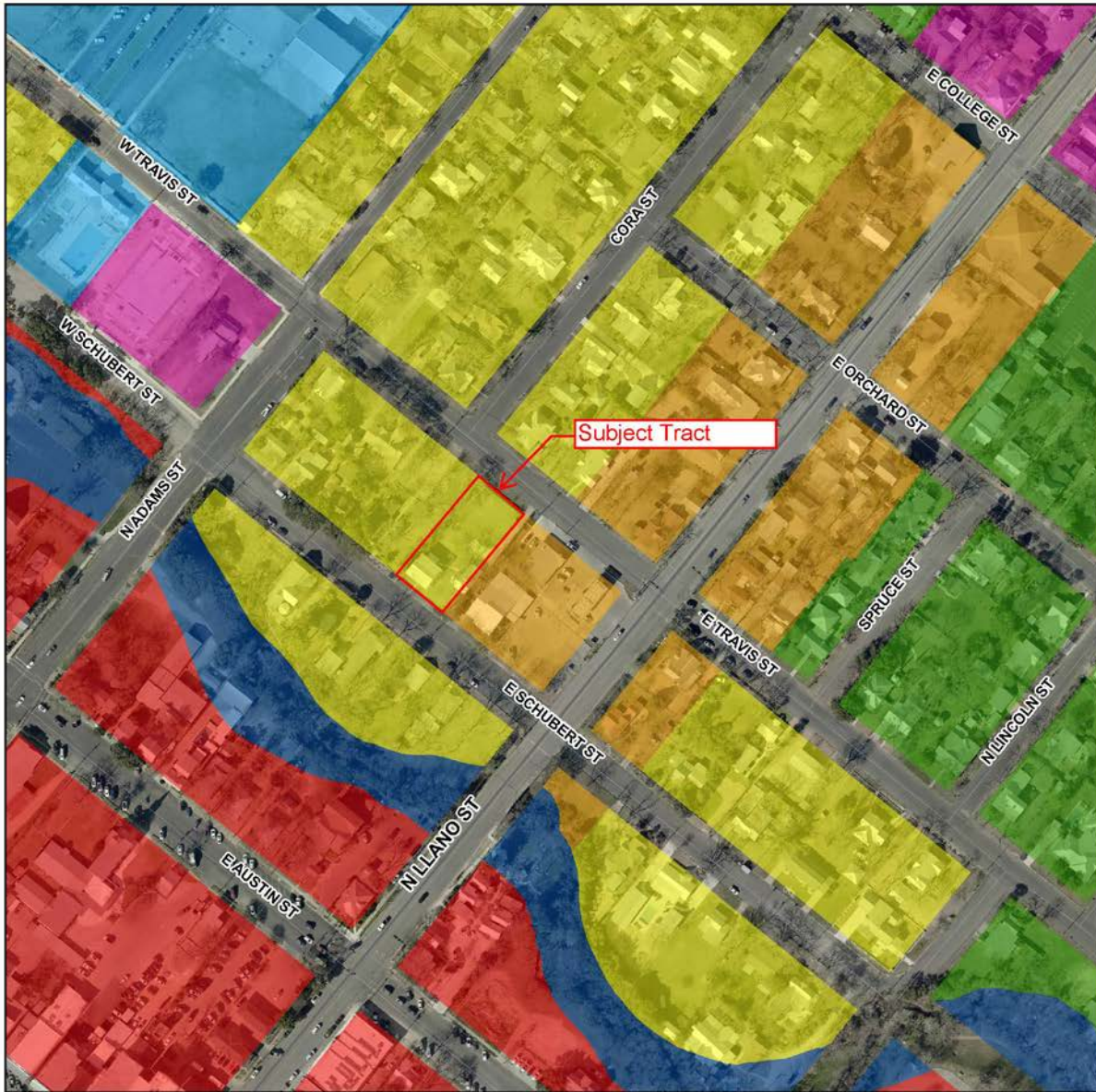
Response: Yes

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Response: Yes







1 inch = 211 feet

FIGURE 1
Location/Zoning Map

LEGEND	
Zoning	PF - Public Facilities
ZONED	PUD - Planned Unit Development
C1 - Neighborhood Commercial	R1 - Single Family Residential
C1.5 - Medium Commercial	R1A - Single Family Residential - Small Lot
C2 - Commercial	R2 - Mixed Residential
CBD - Central Business District	R3 - Multi-Family Residential
M1 - Light Manufacturing	R4 - Manufactured Home Residential
M2 - Medium Manufacturing	R5 - Paso Home Residential
M3 - Industrial Park	City Limit Boundary
OS - Open Space	1-Mile ETJ Boundary

Document Path: C:\Users\Garret\Desktop\00_FBG_ANSI_A_Portrait_Template.mxd

From: peggy reichenau <preichenau@hotmail.com>
Date: July 20, 2022 at 11:00:40 AM CDT
To: Garret Bonn <gbonn@fbgtx.org>
Subject: Jimmy's rental properties

Good Morning !

We received a letter in reference to requesting our approval for a conditional use permit.
Property is located across the street at 112 E Schubert.

We have no issues at all giving it our thumbs up....

Please give me a call....I have some other questions.

Thank you Garret!

830-377-1319

Peggy Reichenau



NOTICE OF PLANNING & ZONING PUBLIC HEARING:
A CONDITIONAL USE PERMIT

HEARING

DATE: August 3, 2022

TIME: 5:30 PM

REQUEST

NUMBER: Z-2216

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on August 3, 2022, at 5:30 PM. The meeting will be held at the Law Enforcement Center, 1601 East Main Street, Fredericksburg, TX 78624.

According to Tax Records, you are the owner of real property within 200' of the proposed changes, listed below. You are **not** required to attend the meeting, but if you care to attend, you will be given full opportunity to be heard. If you cannot attend the hearing, but wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

The decision of the **PLANNING & ZONING COMMISSION** is a recommendation only. Final approval must be by action of the **CITY COUNCIL**.

HEARING

DATE: August 15, 2022

TIME: 6:00 PM

REQUEST

NUMBER: Z-2216

The City of Fredericksburg City Council will meet in a regular session on August 15, 2022, at 6:00 PM. The meeting will be held at the Law Enforcement Center, 1601 East Main Street, Fredericksburg, TX 78624.

REQUEST:

REQUEST #Z-2216, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.110 TO OPERATE A STR-UNOCCUPIED IN A R2 ZONED AREA LOCATED IN THE HISTORIC OVERLAY DISTRICT ON PROPERTY LOCATED AT 112 E. SCHUBERT

APPLICANT: RONNIE & NORMA CROSSLAND

LOCATION: 112 E. SCHUBERT

(See attached map)

REQUEST NO. Z-2216

As an interested property owner, I (Protest) ☒ (Approve) the requested zoning amendment represented by the above file Number because:

Signed

Printed Name

Warren Richardson

Date

Address

7/18/2022

403 Cora

Sec. 5.471. Conditions.

The Planning and Zoning Commission, in considering and determining its recommendation, and the City Council, on any request for a Conditional Use Permit, may require from the applicant's plans, information, operation data and expert evaluation concerning the location, function and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to ensure compliance with this Ordinance, establish conditions of operation, location, arrangement and construction of any use for which a permit is authorized or may allow a variance from property development standards. In authorizing the location of any of these uses listed as Conditional Use Permits, the City Council may impose such development standards and safeguards as the conditions and location indicate important to welfare and protection of adjacent property from excessive noise, vibration, dust, smoke, fumes, gas, odor, explosion, glare, offensive view or other undesirable or hazardous conditions. The City Council, in approving or conditionally approving a Conditional Use Permit, may set forth in its decision reasonable conditions which will ensure the intent and purposes of the Zoning Regulations and avoid the creation or detrimental affect upon abutting properties which may include, but not limited to the following:

Duration of use	Time period in which the proposed use shall be developed or constructed
Fences, hedges and walls	Surfacing of parking areas
Regulation of noise, vibration, odors, etc.	Regulation of time for certain activities
Regulation of signs	Requiring maintenance of the grounds
Regulation of use or uses	Special yards, spaces and buffers
Requiring street, service road or alley dedications and improvements or appropriate bonds	Regulation of locations of vehicular ingress and egress

Including such other conditions that will make possible the development occurs in an orderly and efficient manner, and in conformity with the intent and purposes of applicable ordinances.



PLANNING & ZONING COMMISSION MEMO

DATE: August 3, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: SP-2213 Consider a Site Plan for a duplex-residential development located at 618 W. Live Oak

Summary: A Site Plan has been submitted to develop property located at 618 W. Live Oak. The proposed development would include twenty-one, two-story (21) buildings and consist of forty-two (42), two (2) bedroom units and a dog park.

The proposed development has access via a 20' wide driveway on West Live Oak through the site to Post Oak Road and all units will be equipped with a fire suppression system.

This site plan was first reviewed on March 10, 2022, and has been reviewed under the C1 Zoning Ordinance prior to the adoption of Ordinance No. 2022-13 (April 1, 2022)

This application was reviewed for its conformity with relevant City Ordinances including [Sec. 7.131](#), review and evaluation criteria for Site Plans.

Site Area:	Approximately 102,369 sq ft
Zoning:	C1, Neighborhood Commercial Sec. 3.200
Building Coverage:	24.1% (24,696 sq ft) (50% maximum) Sec. 3.200
Impervious Coverage:	59.9% (61,310 sq ft) (70% maximum) Sec. 3.200
Heights:	Max Building Height 38 Feet

Parking:	2 parking spaces per unit, 42 units total = 84 required spaces with 97 provided including 4 ADA spaces. 40 of the 97 spaces provided are for compact cars but only 40% is allowed per Sec7.840 . Proposal is currently over the allowance at 42% Sec. 7.863
Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.
Park Dedication:	The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development. \$500.00 per Unit (42) for a total of \$21,000.0 Parkland fees shall be paid prior to recordation of each phase of the project. Sec. 6.15
Screening:	Required along northern property line. Minimum of 6 ft wood and or masonry fence OR a hedge-like screen of evergreen plant material capable of attaining a minimum height of eight (8) feet at maturity. Sec. 7.940
Landscape:	A hedge or fence per specifications is required when abutting property is zoned for non-commercial use (northern property line). One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. Sec. 7.920

Recommendation & Findings: Based on review by the Development Review Committee (DRC), staff can recommend approval conditioned upon the following:

1. Landscape plan per [Sec. 7.920](#), including screening per [Sec 7.940](#), be provided and approved prior review of Building Permit Applications.
2. Approval of Civil Construction Plans prior to review of Building Permit Applications.
3. Park Dedication of \$500.00 Per Unit (\$21,000.00) for the 42 new units payable prior to issuance of Building Permits per [Sec. 6.15](#)
4. Compliance with Parking requirements [Sec. 7.840](#)
5. Final Plat Approval
6. Approval of Addressing Plan

Attachments:

1. General Site Plan
 2. Location Map
 3. Review comments
 4. Project Application
-



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

**LIVE OAK
PHASE II**
618 WEST LIVE OAK
FREDERICKSBURG, TEXAS 77864
PROJECT 22101

DATE	DESCRIPTION
17.18.2022	P & Z REVIEW

A101

APPLIANCE FIXTURE SCHEDULE					
TAG #	ROOM	APPLIANCE	MANUFACTURER	MODEL #/STYLE/FINISH	REMARKS
A1	KITCHEN	30" RANGE	PER OWNER SPECS	TBD	
A2	KITCHEN	30" HOOD	PER OWNER SPECS		
A3	KITCHEN	33" REFRIGERATOR	PER OWNER SPECS		
A4	KITCHEN	24" DISHWASHER	PER OWNER SPECS		
A5	LAUNDRY	WASHER & DRYER	PER OWNER SPECS		
A6	NOT USED	NOT USED	NOT USED		

APPLIANCE SCHEDULE

scale: 1/4" = 1'-0"

PLUMBING FIXTURE SCHEDULE					
TAG #	ROOM	FIXTURE	MANUFACTURER	MODEL #/STYLE/FINISH	REMARKS
P1	KITCHEN	KITCHEN SINK	PER OWNER SPECS	TBD	TBD
P2	KITCHEN	KITCHEN FAUCET	PER OWNER SPECS		
P3	ALL BATHS	VANITY SINK	PER OWNER SPECS		
P4	ALL BATHS	VANITY SINK FAUCET	PER OWNER SPECS		
P5	ALL BATHS	TOILET	PER OWNER SPECS		
P6	BATH 1	BATH TUB	PER OWNER SPECS		
P7	BATH 1	TUB/SHOWER TRIM	PER OWNER SPECS		
P8	BATH 2	SHOWER TRIM KIT	PER OWNER SPECS		

PLUMBING SCHEDULE

scale: 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

1. CONTRACTOR TO PROVIDE DAMAGE PROTECTION FOR ALL AREAS OF WORK AS WELL AS PROTECTED PATHWAYS THROUGH JOB SITE.

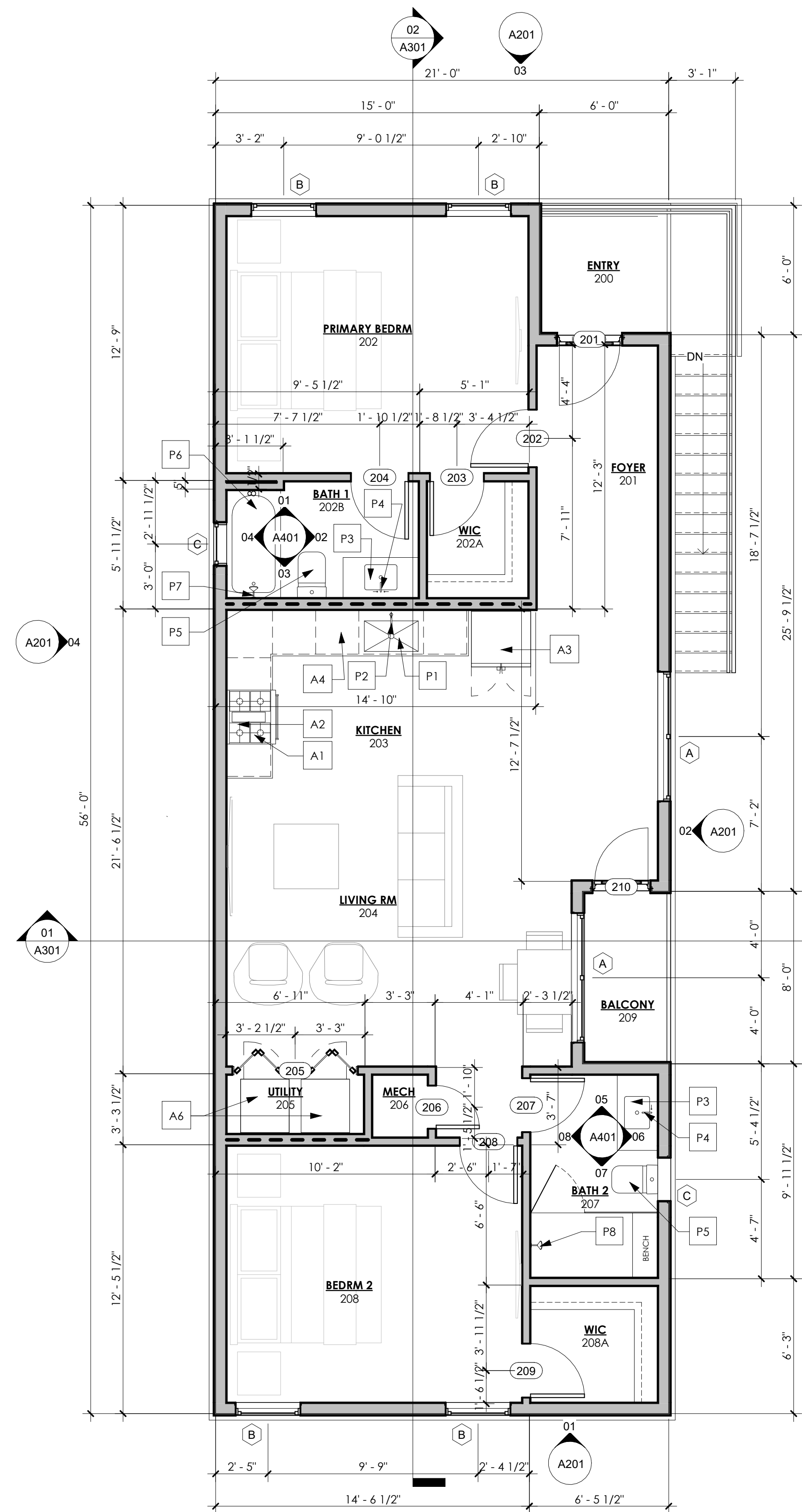
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.

3. ANY DOOR THAT IS NOT DIMENSIONED SHOULD BE LOCATED ON THE CENTERLINE OF THE WALL IN WHICH THE DOOR IS LOCATED.
4. REFER TO SCHEDULES FOR FINISHES, FIXTURES, AND APPLIANCES. ALSO COORDINATE WITH ENGINEER'S DRAWINGS AND SCHEDULES - IN CASE OF CONFLICT BETWEEN ENGINEER'S DRAWINGS AND ARCHITECT'S DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY BEFORE PROCEEDING.

5. ALL NEW EXTERIOR & PLUMBING WALLS ARE 2X6 WALLS AT 16" O.C. UNLESS NOTED OTHERWISE

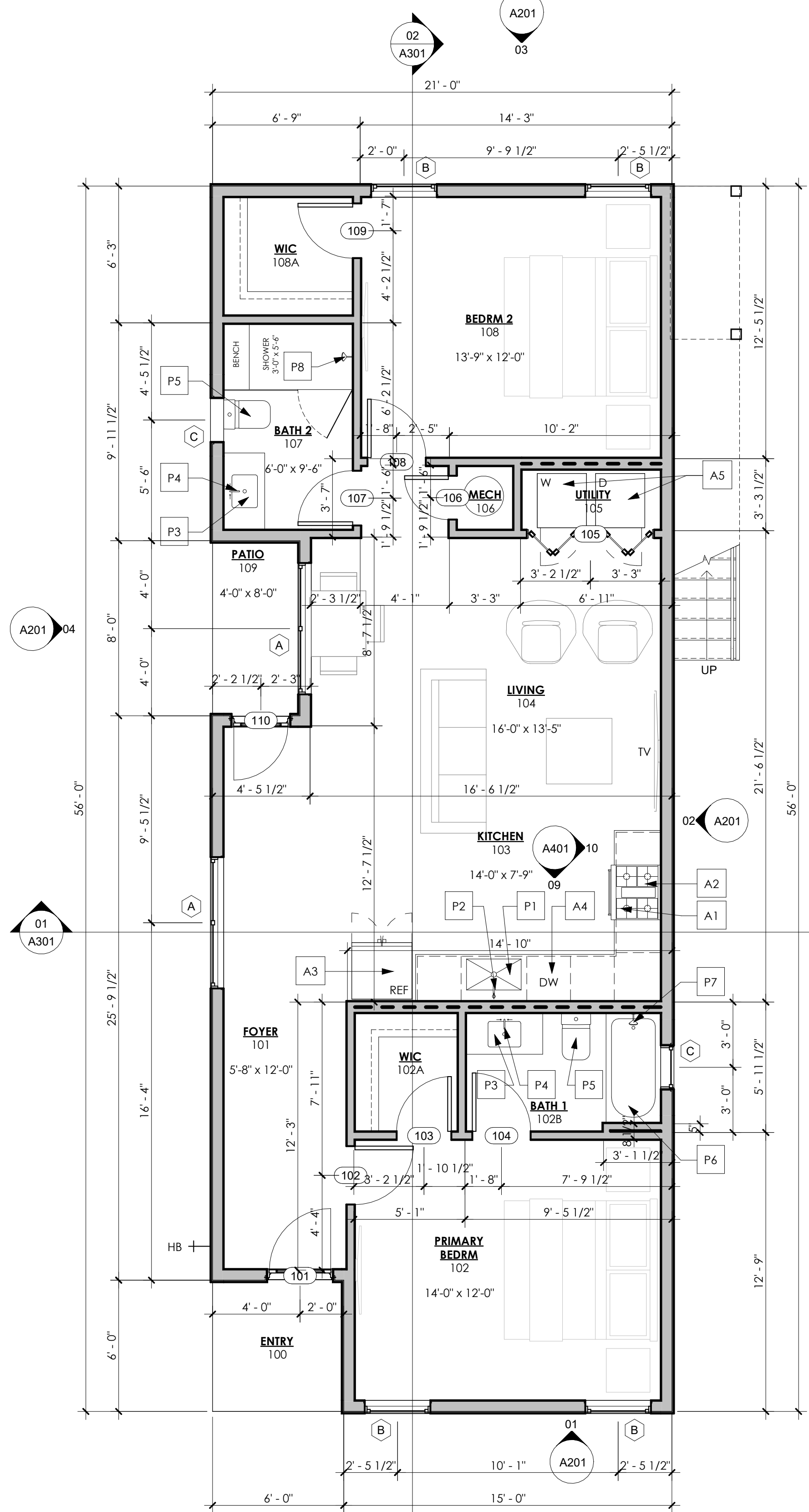
WALL TYPES:

2X4 WALL 2X6 WALL 2X6 WALL



02 FLOOR PLAN - LEVEL 02

scale: 1/4" = 1'-0"



01 FLOOR PLAN - LEVEL 01

scale: 1/4" = 1'-0"

root
architecture

4099 bonister lane #250
austin, texas 78704
512.632.4449
www.root-architecture.com

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PROJECT TEAM:

OWNER:

FIRMUS MANAGEMENT
P.O. BOX 28647
AUSTIN, TX 78755
CARRY KRIER
214.923.4850

CIVIL:

MAHONEY ENGINEERING
8201 S. CONGRESS AVE.
AUSTIN, TX 78745
JAKE STINSON
512.910.3874

STRUCTURAL:

TBD ENGINEERING
1807 GARFIELD STREET
BASTROP, TX 78602
GABRIEL MILLER
210.718.3591

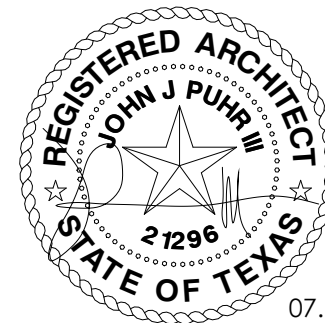
MEP:

TBD ENGINEERING
5323 McCULLOUGH AVE.
SAN ANTONIO, TX 78212
MICHAEL CARRILLO
210.734.6004

LIVE OAK
PHASE II

618 W. LIVE OAK
FREDERICKSBURG, TX 78624
PROJECT 22101

PROFESSIONAL SEAL



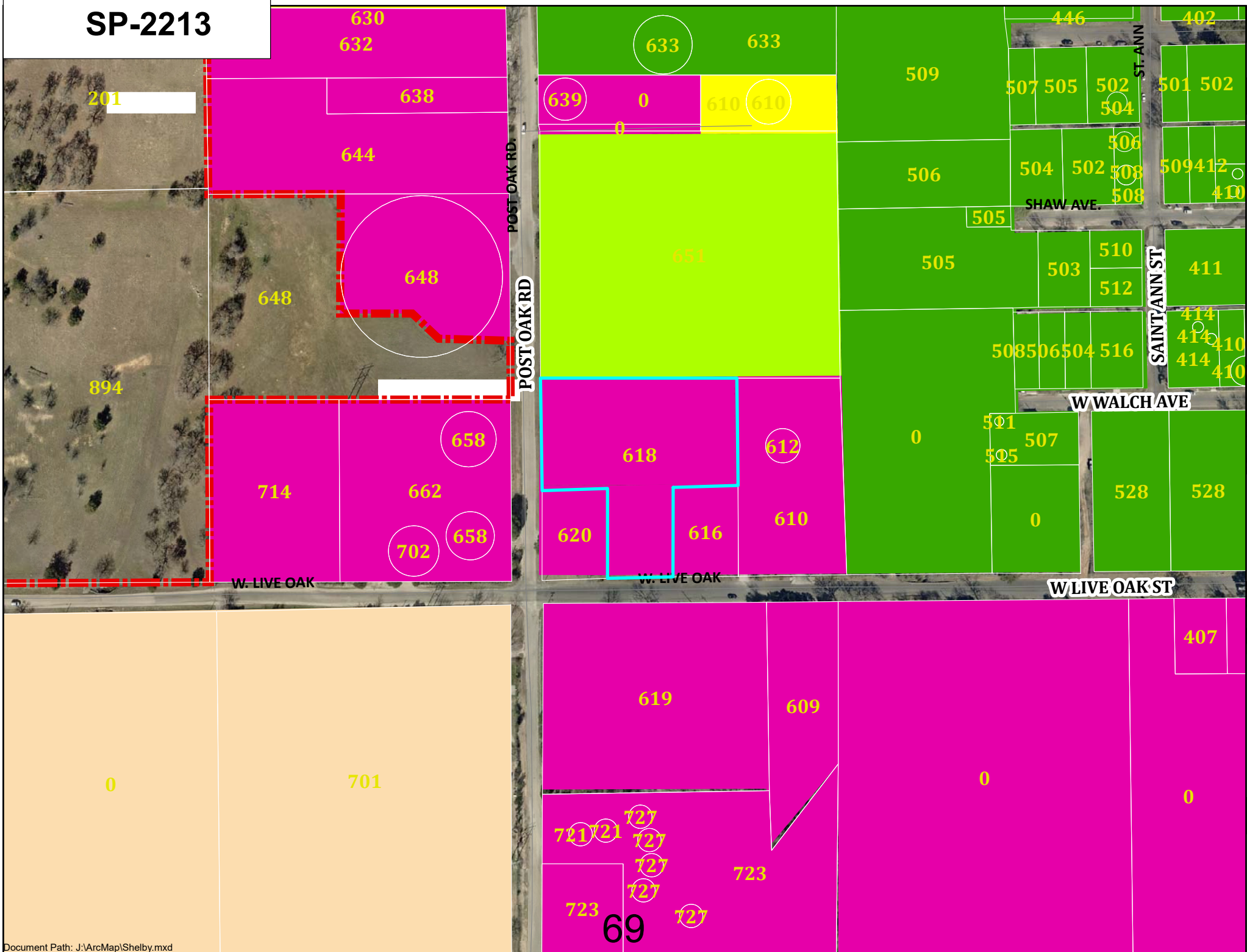
ISSUE HISTORY

DATE	DESCRIPTION
07.18.2022	P & Z REVIEW

FLOOR PLANS

A111

SP-2213



July 18, 2022

Shelby Collier
Development Review Committee (DRC)
126 W. Main St.
Fredericksburg, TX 78624

Re: Site Plan Review Comment Response
SP-2213
618 W. Live Oak Street

Dear Shelby & DRC:

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

ENGINEERING:

- The Project will require submission of civil construction plans for review and approval prior to construction.
 - **Root Response:** Comment acknowledged. Civil plans are in progress and will be submitted for approval under separate permit application.
- Show and dimension site visibility triangles on W. Live Oak and Post Oak Rd entrances as described in **Section 6.07** of the City's subdivision ordinance.
 - **Root Response:** Site Visibility Triangles are shown and dimensioned per Sec. 6.07 on the revised architectural site plan. Refer to 01/A101.
- W. Live Oak Road should be improved to City Collector roadway standards including curb construction and any necessary pavement widening. Post Oak Road improvements may be submitted as escrow as it will be future capitol improvement project.
 - **Root Response:** Site plan has been revised to indicate the required curb and sidewalk improvements as part of the development scope.

FIRE MARSHALL:

- New Units will need to be sprinklered.
 - **Root Response:** Per phone call with Reagan Rabke on 6/23 we do not need automatic sprinklers. All units have min. 10' separation distance and are on individual conc. foundations.

DEVELOPMENT:

- Please provide interior floor plans to determine density. **Sec. 3.200**
 - **Root Response:** Typical floor plan will be provided.
- Please update Zoning Summary to include Density Calculations. **Sec. 3.200**
 - **Root Response:** After discussion with Shelby Collier on Monday, July 18. We determined that the Residential Density Calculation shall accord with R-3 density requirements, per **Section 3.120**. Lot area of 102,369 SF would support up to 42.7 2-bedroom units. We propose to build 42 units which we are able to adequately provide parking for and still meet all P&Z requirements. See Calculations on Sheet A101.
- Please provide addressing plan for all units.
 - **Root Response:** Root will provide addressing plans for all units. Refer to Site Plan, 01/A101
- Provide a note that all exterior lighting shall be night sky compliant.
 - **Root Response:** Parking lot lights will not be added to the site. Lights on the buildings will illuminate the common areas. The note above will be added to the site plan.
- Park Dedication of \$500.00 Per unit due prior to issuance of Building Permit.
 - **Root Response:** Fee shown above is acknowledged. Will submit receipt for payment with the building permit application.
- Landscape plan required prior to issuance of building permits and shall include screening **Sec. 7.970**
 - **Root Response:** Landscape plan is in progress and will comply with Sec. 7.970. Landscaping plan will be provided by landscaping designer.

- Site Plan requires Planning and Zoning Approval, scheduled for August 3, 2022.
 - **Root Response:** Date confirmed. We have attached a revised site plan to this letter to document the current stage of our planning. Please respond with any additional feedback as soon as possible so that we may address those issues prior to our anticipated P&Z meeting on 8/3/22.

Regards,

A handwritten signature in black ink, appearing to be 'JP' followed by a stylized flourish and an arrow pointing to the right.

John Puhr, AIA
Principal
Root Architecture

A. Project Information (Please complete all items)

Project Name: Live Oak Phase II - Duplexes

Project Address: 618 W. Live Oak St.

Tax ID Number (s): 19982

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: 2.35 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: G E CO #97 2.351

Current Land Use Plan: none

Proposed Land Use Plan: Multi-Family

Current Zoning: C-1 Neighborhood Comm

Proposed Zoning: C-1 Neighborhood Comm

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: 06/02/2022

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.

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

I. Property Owner(s)

Firm Name (if applicable): 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: 4009 Banister Ln, #250, Austin, TX 78704

Primary Contact Name:

Phone: 512.632.4449

Fax: n/a

Email: johnpuhr@root-architecture.c

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:



PLANNING & ZONING COMMISSION MEMO

DATE: August 3, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: SP-2214 Consider a Site Plan & Remote Parking Agreement for a 406 E. Main Street.

Summary: A Site Plan has been submitted to consider 406 E. Main St as the location of remote parking for the Emigrant Hotel (331 E. Main St), as the basement of the Hotel is proposing a bar and would result in an additional 12 spaces.

A Remote Parking Agreement was previously approved for this located on January 5, 2022 (SP-2130) and included 14 parking spaces. The applicant has since returned with a modified site plan to include a total of 28 parking spaces.

It is the applicants desire to provide parking above the minimum parking requirements as its believed that the additional spaces would better accommodate the anticipated number of guests visiting the facility (Emigrant Hotel) and reduce congestion on adjacent side streets.

This project, including the fencing, received Historic Review Board Approval on Tuesday, July 12, 2022.

This application was reviewed for its conformity with relevant City Ordinances including [Sec. 7.850](#), Off Site or Remote Parking.

Site Area:	Approximately 1.635 with 17,865 sq ft developed
Zoning:	CBD, Commercial Business District Sec 3.220
Building Coverage:	0% (100% maximum)
Impervious Coverage:	33.5% (90% maximum)
Access:	Access provided off East Main Street and will require TX Dot approval.

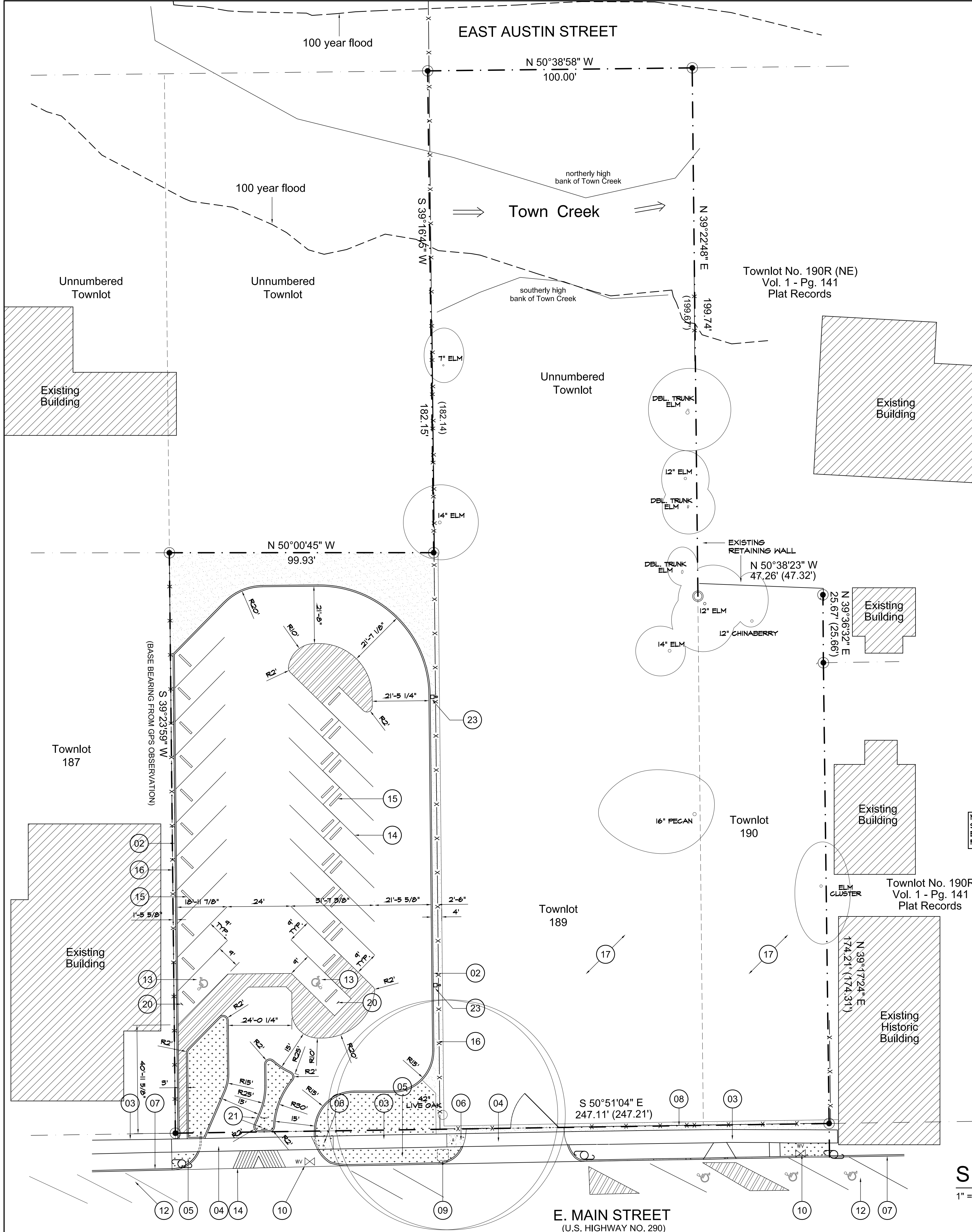
Landscape: One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. [Sec. 7.920](#)

Recommendation & Findings: Based on staff's review, staff can recommend approval conditioned upon the following:

1. Landscape plan, including screening per [Sec 7.940](#), be provided and approved prior to review of Building Permit Applications per [Sec. 7.920](#).
2. TXDot Approval of the proposed Driveway.

Attachments:

1. General Site Plan
 2. Location Map
 3. Review comments
 4. Project Application
-



LEGEND

NEW CONCRETE AS NOTED

NEW LANDSCAPE AREA

NEW GRASS

NEW DECOMPOSED GRANITE

PAVEMENT TO BE PATCHED

PROPERTY LINE

EXISTING OVERHEAD UTILITY

FENCE AS NOTED

TREE AS NOTED

EXISTING UTILITY POLE

- SITE KEYED NOTES
- 1

NEW ASPHALT PAVEMENT
- 2

NEW CONCRETE STAND UP CURB
- 3

EXISTING SIDEWALK TO REMAIN
- 4

EXISTING SIDEWALK AND DRIVEWAY TO REMAIN
- 5

NEW LANDSCAPE BED
- 6

NEW TAS COMPLIANT CONCRETE CURB RAMP
- 7

EXISTING CONCRETE CURB
- 8

EXISTING FENCE TO REMAIN
- 9

EXISTING FOOTING TO REMAIN
- 10

EXISTING WATER METER TO REMAIN
- 11

PATCH PAVEMENT DISTURBED BY CONSTRUCTION OF NEW CURB
- 12

EXISTING PUBLIC PARKING SPACE
- 13

NEW HANDICAP ACCESSIBLE PARKING SPACE
- 14

NEW STRIPING TO DELINEATE PARKING SPACES AND DRIVEWAY APPROACH
- 15

NEW CONCRETE WHEEL STOP
- 16

NEW FENCE AS DETAILED
- 17

EXISTING GRASS / GROUNDCOVER TO REMAIN
- 18

EXISTING DRIVEWAY TO REMAIN
- 19

NO LONGER IN USE
- 20

NEW PARKING SPACE SIGN TO COMPLY WITH TEXAS ACCESSIBILITY STANDARDS
- 21

NEW CONCRETE MEDIAN WITH DIRECTIONAL SIGNAGE PER CITY OF FREDERICKSBURG SIGN ORDINANCE.
- 22

NEW GATE TO MATCH EXISTING
- 23

NEW POLE LIGHT

DEVELOPMENT NOTES

ZONED:

CBD: CENTRAL BUSINESS DISTRICT

LOT SIZE (5,000 SF MIN.):

71,220 SF (1.635 ACRES)
63,312 SF ABOVE 100 YEAR FLOOD

SETBACKS:

0' FT FRONT YARD, SIDE YARD, INTERIOR SIDE YARD, AND REAR YARD

IMPERVIOUS COVERAGE:

Existing: 0 SF
Proposed: 17,865 SF = 33.5% (MAX. ALLOWED - 90%)

341 EAST MAIN OFF-STREET PARKING REQUIREMENTS:

EXISTING 2 STORY STR (Emigrant's Inn):
1 SPACE PER B&B UNIT = 8 SPACES

EXISTING STR - House (Cottage at Emigrant's Inn):
1 SPACE PER UNIT = 1 SPACES

EXISTING STR - Out Building (Cottage at Emigrant's Inn):
1 SPACE PER UNIT = 1 SPACE

NEW BUILDING (The Emigrant):
STRs: 1 SPACE PER UNIT = 5 SPACES
RETAIL: 1 SPACE PER 400 SF
981 SF / 400 = 2.4 SPACES x 50% per Sec. 7.825 = 1.2 (1) SPACES
COCKTAIL LOUNGE: 1 SPACE PER 3 PERSONS CAPACITY
140 PERSONS / 3 = 46.67 SPACES x 50% per Sec. 7.825 = 23.3 (23) SPACES

TOTAL: = 38 SPACES

OF SPACES PROVIDED AT 341 E. MAIN:

24 SPACES

OF REMOTE SPACES PROVIDED AT 406 E. MAIN:

28 SPACES

TOTAL SPACES PROVIDED:

52 SPACES

UTILITIES

EXISTING WATER METERS SHALL REMAIN. NO UTILITIES WILL BE BROUGHT ON SITE EXCEPT FOR ELECTRICAL TO PROVIDE POWER TO POLE LIGHTS.

DRIVEWAYS AND SIDEWALKS

ALL DRIVEWAY AND SIDEWALK WORK IN TxDOT RIGHT-OF-WAY WILL COMPLY WITH THE CITY OF FREDERICKSBURG AND TxDOT STANDARDS AND TEXAS ACCESSIBILITY STANDARDS (TAS).

EXTERIOR LIGHTING

SEE SITE PLAN FOR LOCATION OF POLE LIGHTS. LIGHTING WILL COMPLY WITH THE CITY OF FREDERICKSBURG LIGHTING ORDINANCE.

LANDSCAPING

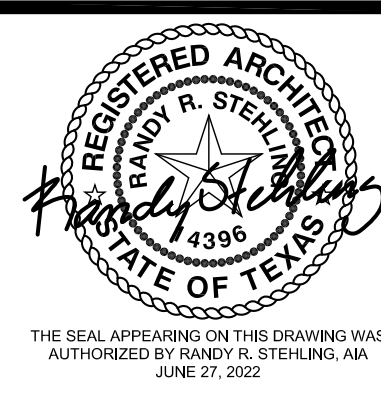
PROPOSED LANDSCAPED AREAS SHOWN ON SITE PLAN. FINAL LANDSCAPING WILL BE SHOWN ON LANDSCAPE PLAN TO BE INCLUDED WITH FINAL CONSTRUCTION DOCUMENTS. LANDSCAPING WILL BE INSTALLED PER CITY ORDINANCE.

SITE PLAN

1" = 20'



SKT Architects, PLLC
300 West Main, Suite C
Fredericksburg, TX 78624
www.sktarchitects.com
P: 830-997-0383



REMOTE PARKING FOR THE EMIGRANT
406 & 412 EAST MAIN ST.
FREDERICKSBURG, TEXAS

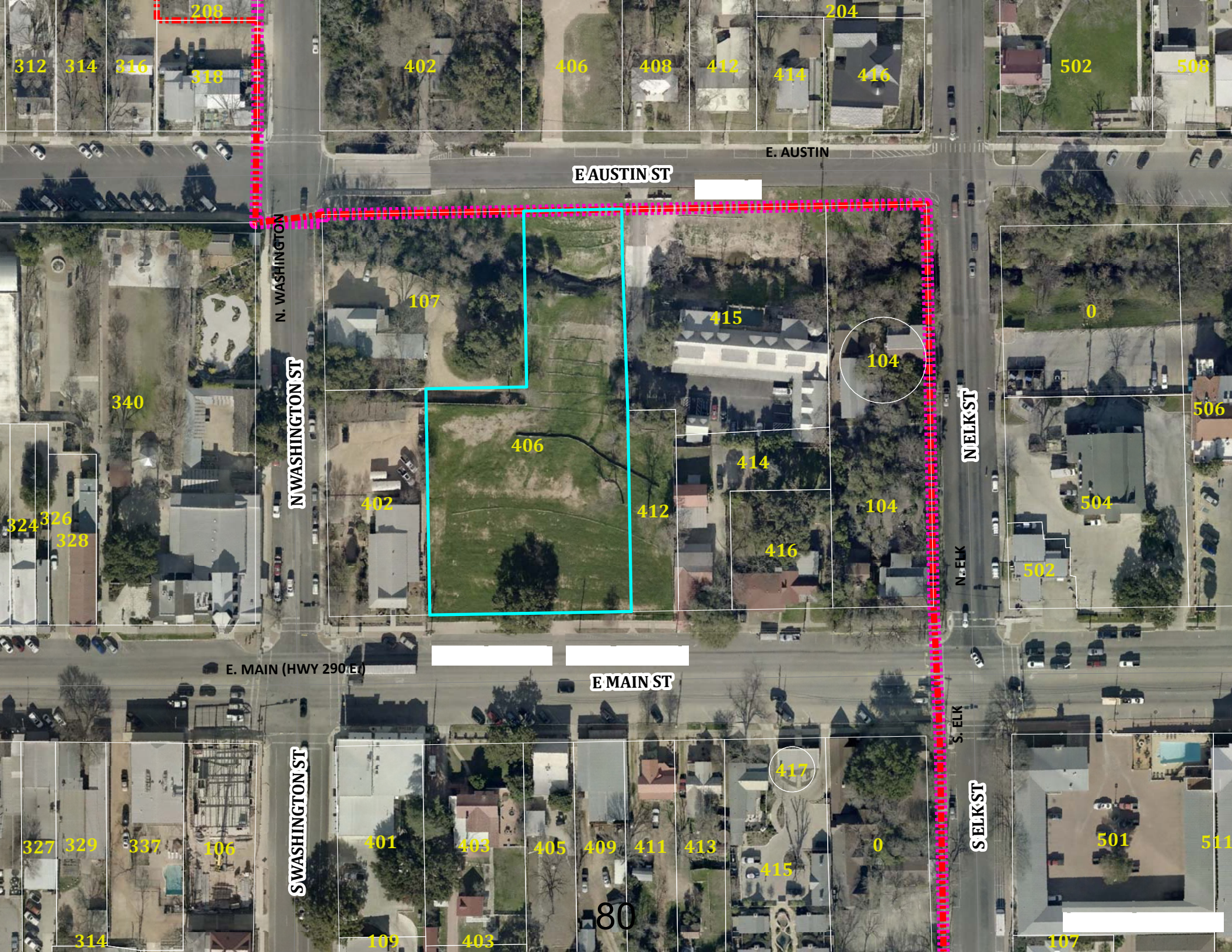
PROJECT #	17-04
DATE	6-27-22
REVISION	

SITE PLAN

C1.0







208

312

314

316

318

402

406

408

412

414

416

502

508

E. AUSTIN ST

E. AUSTIN

N. WASHINGTON ST

N. WASHINGTON ST

340

324

326

328

107

406

415

104

414

104

416

0

506

504

502

E. MAIN (HWY 290 E)

E. MAIN ST

N. ELK ST

N. ELK

S. ELK

SELK ST

SWASHINGTON ST

327

329

337

106

314

401

403

405

409

411

413

417

415

0

501

511

80

107

July 13, 2022

Shelby Collier, Development Review Committee (DRC)
City of Fredericksburg
126 West Main Street
Fredericksburg, TX 78624

RE: SP-2214 Review Comments for a Remote Parking Agreement for property located at 406 E. Main Street.

Please see responses to the City of Fredericksburg's comments below:

Engineering

- A drainage study will be included in future civil drawings.
- Civil drawings will be provided to TxDOT to obtain a driveway permit.
- Additional dimensions were added in the most recent submission of the plan, reattached for reference and A site plan will be submitted to TxDot for review and comments.

Development

- Approval of Certificate of Appropriateness (COA) confirmed on July 12, 2022, will submit document upon receipt.
- It is understood that the project will need Planning & Zoning Approval
- Additional parking spaces are proposed for The Emigrant because it is believed that the additional spaces would better accommodate the anticipated number of guests visiting the facility and reduce congestion on adjacent side streets.
- Landscaping will meet the City of Fredericksburg landscaping requirements.

Sincerely,



Randy Stehling, Project Architect
SKT Architects, PLLC

Attachments:
Architectural Site Plan 6-27-22
Renderings of Proposed Parking Lot



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: Remote Parking for The Emigrant at 406 & 412 East Main
Project Address: 406 East Main & 412 East Main, Fredericksburg, TX 78624
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: 1.635 No. of Lots: 5

Original Survey & Abstract No:

Legal Description: 1.635 acres; all townlots 188, 189, and unnumbered townlot lying NE of townlot 189, part of townlot 190, and part of unnumbered townlot lying NE of townlot 188

Current Land Use Plan: Downtown Central Business District Proposed Land Use Plan: Downtown Central Business District

Current Zoning: Commercial Business District Proposed Zoning: CBD

Location: 406-412 East Main

Proposed Use(s): Remote Parking for The Emigrant (341 East Main)

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: Randy Stehling

Printed Name: Randy Stehling Date: 06-27-2022

Staff Use Only Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): 406-412 East Main, LLC

Owner Name: Maggie Klenzing

Address: 406 East Main, Fredericksburg, TX 78624

Phone: 830-997-0383

Fax:

Email: mariposasprings@gmail.com

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

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

Firm Name (if applicable):

Address:

Primary Contact Name: Kyle Segner

Phone: 830-998-9630

Fax:

Email: k_segner09@hotmail.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): SKT Architects, PLLC

Applicant Name (s): Randy Stehling

Address: 300 West Main, Fredericksburg, TX 78624

Phone: 830-997-0383

Fax:

Email: randy@sktarchitects.com

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:



PLANNING & ZONING COMMISSION MEMO

DATE: August 3, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: P-2229 – Replat of Keller Subdivision Phase I located at 1032 S. Milam.

Summary:

Staff received a Replat application for Phase 1 of the Keller Subdivision located at 1032 S. Milam. Currently this property consists of one (1) lot and the applicant requests to subdivide the property into twenty-one (21) Townhome lots.

The application was reviewed for its conformity with the relevant City Ordinances including [Sec. 7.610](#), Townhouse and Condominium Standards. The lots are in compliance with the City's subdivision and zoning requirements regarding lot size and frontage.

Zoning:	C1, Neighborhood Commercial Sec. 3.200
Tract Size:	Approximately 97,000 Sq Ft
Number/Size of Lots:	21 Lots
Roadways:	Creation of two (2) new Roadways. Highland Boulevard and Crestview Circle with Highland Boulevard taking access from Keller Crossing Drive.
Access:	All Lots will have access on Crestview Circle.
Utilities:	Utilities are available to serve this property and if extension of existing infrastructure is needed it will be extended at the developer's expense.

Easements: Standard easements such as Drainage must be in accordance with City Subdivision Ordinance.

Park Dedication: The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development. Parkland fees shall be paid prior to recordation of each phase of the project. \$500.00 per lot (21 lots) for a total of \$10,500.00 [Sec. 6.15](#)

Recommendation & Findings: Based on staff's review, staff can recommend approval conditioned upon the following:

- Parkland Dedication of \$500.00 per lot (\$10,500.00) payable prior to recordation of the Plat.
- Review and approval of civil construction plans including any required offsite easements.
- Review and approval of building plans in conformance with Townhouse Residential uses.
- Compliance with previously approved Conditional Use Permit (CUP) Z-2019 and to include Sidewalks.

Attachments:

- 1 Plat
 - 2 Location Map
 - 3 Review Comments
 - 4 Project Application
-

Dale Allen Sultemeier, PE, RPLS
PE Registration No. 77092
RPLS Registration No. 4542
June, 2022

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

RECORDS

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	48.46'	206.43'	13°26'57"	S 73°11'43" W	48.34'
C2	47.91'	206.43'	13°12'53"	S 86°34'08" W	47.80'
C3	25.81'	77.00'	19°12'09"	N 83°37'00" E	25.69'
C4	24.63'	77.00'	18°19'51"	N 64°51'00" E	24.53'
C5	33.46'	55.00'	34°51'38"	N 27°31'39" E	32.95'
C6	34.95'	55.00'	36°24'27"	N 63°09'42" E	34.36'
C7	36.84'	55.00'	38°22'23"	S 79°26'53" E	36.15'
C8	10.23'	25.00'	23°26'11"	N 71°53'34" W	10.15'
C9	16.46'	25.00'	37°42'53"	S 77°31'54" W	16.16'
C10	57.49'	308.86'	10°39'55"	N 41°18'11" E	57.41'
C11	57.49'	308.86'	10°39'55"	N 30°38'15" E	57.41'
C12	69.49'	308.86'	12°54'15"	N 18°51'33" E	69.35'
C13	70.43'	55.00'	73°22'26"	S 52°39'23" W	65.72'
C14	62.50'	55.00'	65°06'41"	N 58°06'04" W	59.19'
C15	34.21'	55.00'	35°38'33"	N 07°43'22" W	33.67'
C16	6.93'	10.00'	39°42'54"	N 35°49'37" E	6.79'
C17	116.34'	256.43'	25°59'40"	S 80°13'14" W	115.35'
C18	12.69'	27.00'	37°32'00"	N 74°22'04" E	12.37'
C19	162.75'	308.86'	30°11'31"	N 02°40'57" W	160.88'
C20	219.22'	289.40'	43°24'09"	S 25°57'43" W	214.02'
C21	158.08'	230.00'	39°22'46"	S 72°02'00" W	154.99'
C22	20.77'	170.00'	7°00'00"	N 55°50'37" E	20.76'
C23	36.75'	25.00'	84°12'59"	S 11°54'23" W	33.53'
C24	36.57'	230.00'	9°06'39"	S 54°51'09" W	36.53'

LEGEND

- 1/2 inch dia. iron rod found
- 2.875 inch dia. iron pipe found
- electric meter pad
- Verizon riser box
- Time Warner riser box
- ⊠ gas meter
- ⊞ water meter
- air conditioning unit
- utility pole
- ⊙ well
- ⊞ storm drain inlet
- ⊞ sanitary sewer manhole
- [xxx] street address

Lot 1R-2 SUBDIVISION
Reg. 2021010026

Lot 1R-1A
3.69 Ac.

Lot 1R-1B
2.42 Ac.

KELLER SUBDIVISION
Reg. 2021010026

HIGHLAND BOULEVARD

KELLER CROSSING DRIVE

CRESTVIEW CIRCLE (50' ROW)

SOUTH MI LAM ST.

WINDCREST ADDITION VOL. 1, PG. 71-72, P.R.

WINDCREST PLAZA

UNIVERSITY SAVINGS ASSOC. VOL. 133, PG. 562, D.R. LOT 109

LOT 107, LOT 101, LOT 100, LOT 99, LOT 98, LOT 97, LOT 96, LOT 18, LOT 17, LOT 16, LOT 15, LOT 14, LOT 13, LOT 12, LOT 11, LOT 10, LOT 9, LOT 8, LOT 7, LOT 6, LOT 5, LOT 4, LOT 3, LOT 2, LOT 1

Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot 19, Lot 20

10' B.S.L., 25' B.S.L., 15 ft. fire separation & drainage easement

two-pole transmission line structure

proposed Drainage Easement

centerline of 15 ft. wide sanitary sewer easement (top)

DATE: _____

Registered Professional Land Surveyor No. 4542

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in & for the State of TX

Type or Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF FINAL PLAT APPROVAL
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)

Approved

Chairman, Planning and Zoning Commission

City of Fredericksburg, Texas

Date

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the _____ Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____, 20____.

City Secretary

City of Fredericksburg, Texas

I (we), the undersigned, owner(s) of that certain 6.11 acre tract of land conveyed to me (us) by Deed recorded under Register _____ of the Official Public Records of Gillespie County, Texas, and designated herein as the KELLER SUBDIVISION to the City of Fredericksburg, Texas, and whose name(s) is (are) subscribed hereto, hereby dedicate to the KELLER SUBDIVISION Property Owners Association, Inc. use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements or sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the Admiral Heights Subdivision and to implement the requirements of the platting ordinances, rules, and other regulations thereon shown for the purpose and consideration therein expressed.

DATE: _____

Owner: _____

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in & for the State of TX

Type or Print Notary's Name

LOCATION MAP

SUBJECT TRACT

NORTH

FRANKLIN BL., HILL BL., JEFFERSON BL., LINCOLN BL., MAIN BL., MARKET BL., N. MI LAM ST., S. MI LAM ST., TOLSON BL., W. MI LAM ST., WINDCREST BL.

LOT 109, LOT 108, LOT 107, LOT 106, LOT 105, LOT 104, LOT 103, LOT 102, LOT 101, LOT 100, LOT 99, LOT 98, LOT 97, LOT 96, LOT 95, LOT 94, LOT 93, LOT 92, LOT 91, LOT 90, LOT 89, LOT 88, LOT 87, LOT 86, LOT 85, LOT 84, LOT 83, LOT 82, LOT 81, LOT 80, LOT 79, LOT 78, LOT 77, LOT 76, LOT 75, LOT 74, LOT 73, LOT 72, LOT 71, LOT 70, LOT 69, LOT 68, LOT 67, LOT 66, LOT 65, LOT 64, LOT 63, LOT 62, LOT 61, LOT 60, LOT 59, LOT 58, LOT 57, LOT 56, LOT 55, LOT 54, LOT 53, LOT 52, LOT 51, LOT 50, LOT 49, LOT 48, LOT 47, LOT 46, LOT 45, LOT 44, LOT 43, LOT 42, LOT 41, LOT 40, LOT 39, LOT 38, LOT 37, LOT 36, LOT 35, LOT 34, LOT 33, LOT 32, LOT 31, LOT 30, LOT 29, LOT 28, LOT 27, LOT 26, LOT 25, LOT 24, LOT 23, LOT 22, LOT 21, LOT 20, LOT 19, LOT 18, LOT 17, LOT 16, LOT 15, LOT 14, LOT 13, LOT 12, LOT 11, LOT 10, LOT 9, LOT 8, LOT 7, LOT 6, LOT 5, LOT 4, LOT 3, LOT 2, LOT 1

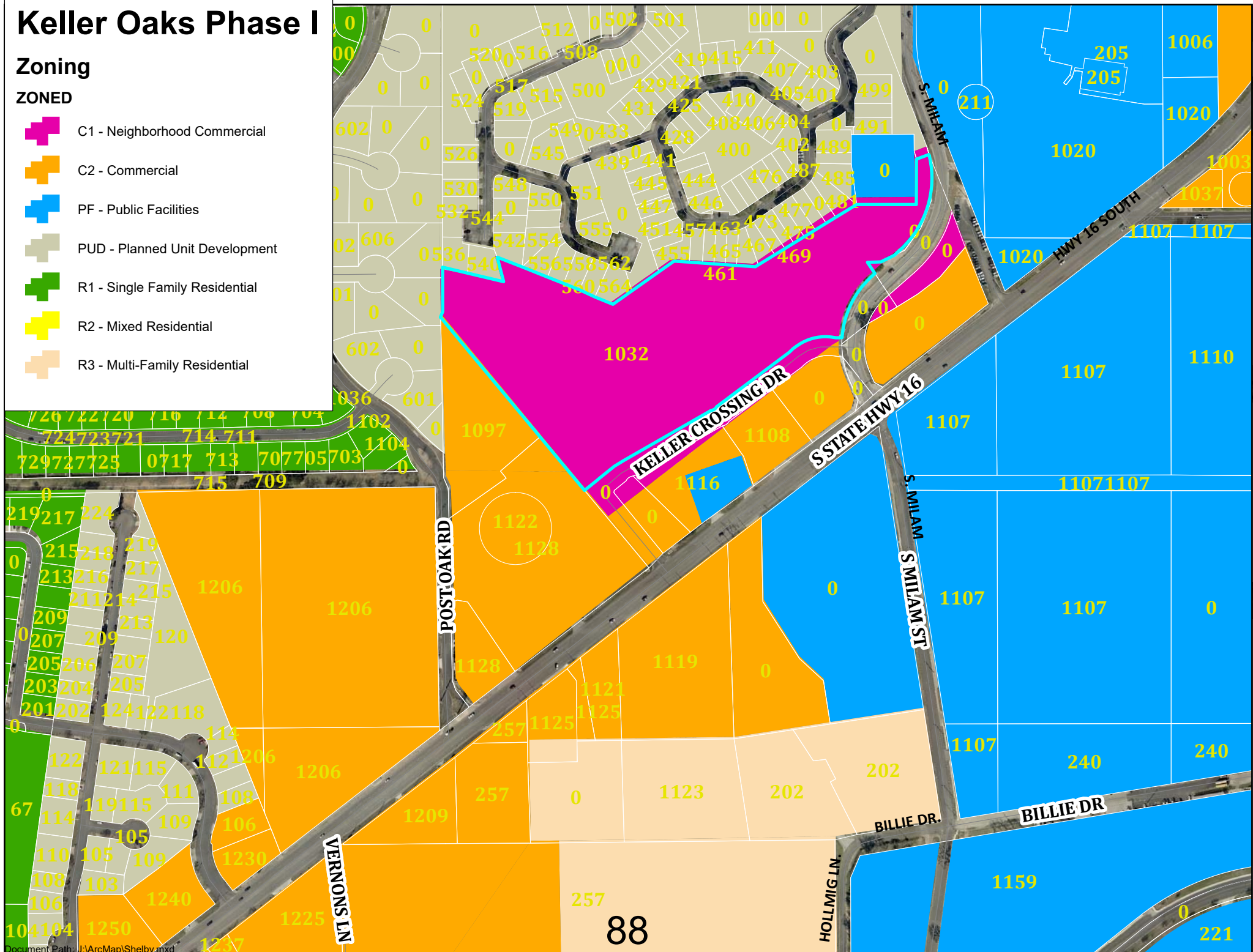
SHEET NUMBER

Keller Oaks Phase I

Zoning

ZONED

-
- C1 - Neighborhood Commercial
- C2 - Commercial
- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R2 - Mixed Residential
- R3 - Multi-Family Residential



SULTEMEIER

SURVEYING & ENGINEERING

501 West Main, Suite 109
Fredericksburg, TX 78624
Tel.: (830) 990-1221

TBPELS SURVEYING FIRM: 100930-00
TBPELS ENGINEERING FIRM: F-10608

July 19th, 2022

Ms. Shelby Collier
City of Fredericksburg
126 West Main
Fredericksburg, TX 78624

RE: P-2229

Dear Ms. Collier:

The following is a written response regarding how we addressed your/staff comments:

1. The sight visibility triangle and easement note have been added.
2. The island in Highland Boulevard has been removed.
3. Drainage easements for the proposed detention areas have been added.
4. Public ROW to be dedicated has been labeled and dimensioned.
5. Easements for retaining walls are shown and additionally described with a plat note.
6. Public & private sanitary sewer easements are shown.
7. Addresses are shown for Lots 1 - 21.
8. Our client acknowledges a parkland dedication fee of \$500.00 per lot must be paid prior to recordation.
8. - The Project Number has been added.
9. The signature block for plat approval has been added.
10. Our client understands P & Z approval at the Wednesday, August 3rd, 2022 is required.

Please advise if you/staff have any additional comments.

Sincerely,



Dale Allen Sultemeier, P.E., R.P.L.S.



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: **Keller Oaks**

Project Address: **1032 S. Milam St. Fredericksburg, TX 78624**

Tax ID Number (s): **34749**

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: ~~7.549~~ No. of Lots: **Twenty-one (21) Townhome Lots - Phase 1**

Original Survey & Abstract No:

Legal Description: **Lot 1R1, being 6.133 Acres & Easement 1R-2A being 1.436 Acres, totaling 7.549 Acres of land in Keller Subdivision, a 14.25 acre subdivision in Gillespie County, Texas**

Current Land Use Plan: **Neighborhood Commercial** Proposed Land Use Plan: **Townhomes**

Current Zoning: **C1 w/ Conditional Use Permit** Proposed Zoning: **No Change**

Location: **Keller Crossing and S. Milam Street, Fredericksburg, TX 78624**

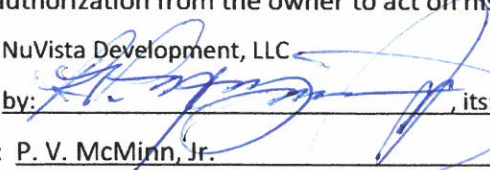
Proposed Use(s): **Townhomes (Phase 1);**

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.

NuVista Development, LLC

Signature: by: , its: Director of Operations

Printed Name: P. V. McMinn, Jr. Date: _____

Staff Use Only Application No.: P-2229 Date: 06/24/22

*Copy of current Title Search required with application.

\$820.00 C/n # 1058
\$300 needed for SP
PV to Pzy manday

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): **NuVista Development, LLC**

Owner Name: **NuVista Development, LLC**

Address: 805 N. Llano Street (Fredericksburg Office)

Phone: Fax: Email: 325-234-9424

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

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

Firm Name (if applicable): **Hewitt Engineers, Inc.**

Address: 716 Barnett Street, Kerrville, TX 78028

Primary Contact Name: John Hewitt, P. E.

Phone: Fax: Email: 830-285-7925

Secondary Contact Name:

Phone: Fax: Email:

III. Applicant

Firm Name (if applicable): NuVista Development, LLC ("NuVista")

Applicant Name (s): P. V. McMinn, Jr., NuVista Director of Operations

Address: 805 N. Llano St., Fredericksburg, TX 78624

Phone: Fax: Email: 325-234-9424 / pvmcminnjr@gmail.com

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

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

Firm Name (if applicable): Sultemeier Surveying, Dale Sultemeier, P.E. / R.P.L.S.

Address: 501 W. Main Street

Primary Contact Name:

Phone: Fax: Email: 830-990-1221 / dale@sultemeiersurveying.com



PLANNING & ZONING COMMISSION MEMO

DATE: August 3, 2022

TO: Planning & Zoning Commission

FROM: Garret Bonn – Interim Director of Development Services/City Engineer

SUBJECT: Possible Rezoning in 500 Block of W. Live Oak

Summary:

In response to a recently approved rezoning request relating to property at 528 S. Milam, a P&Z agenda item has been requested to discuss additional rezoning to the west along W. Live Oak.

Background:

In July, P&Z and City Council approved a rezoning of the property at 528 S. Milam to C1-Neighborhood Commercial on the southern portion of the property fronting on W. Live Oak, to match the property line of the neighboring R1 tract located at 507 W. Walch. The remainder of the tract (northern portion) remained R1 – Single Family. During the discussion at P&Z, the idea of extending the C1 zoning further west was also discussed. This rezoning would impact a 0.828 acre tract (GE CO #96) and 3.56 acre tract (Duecker Subd. Lot 2). If similar rezoning was extended to the west, it would encompass all of the 0.828 acre tract and approximately 1.34 acres of the 3.56 acre tract.

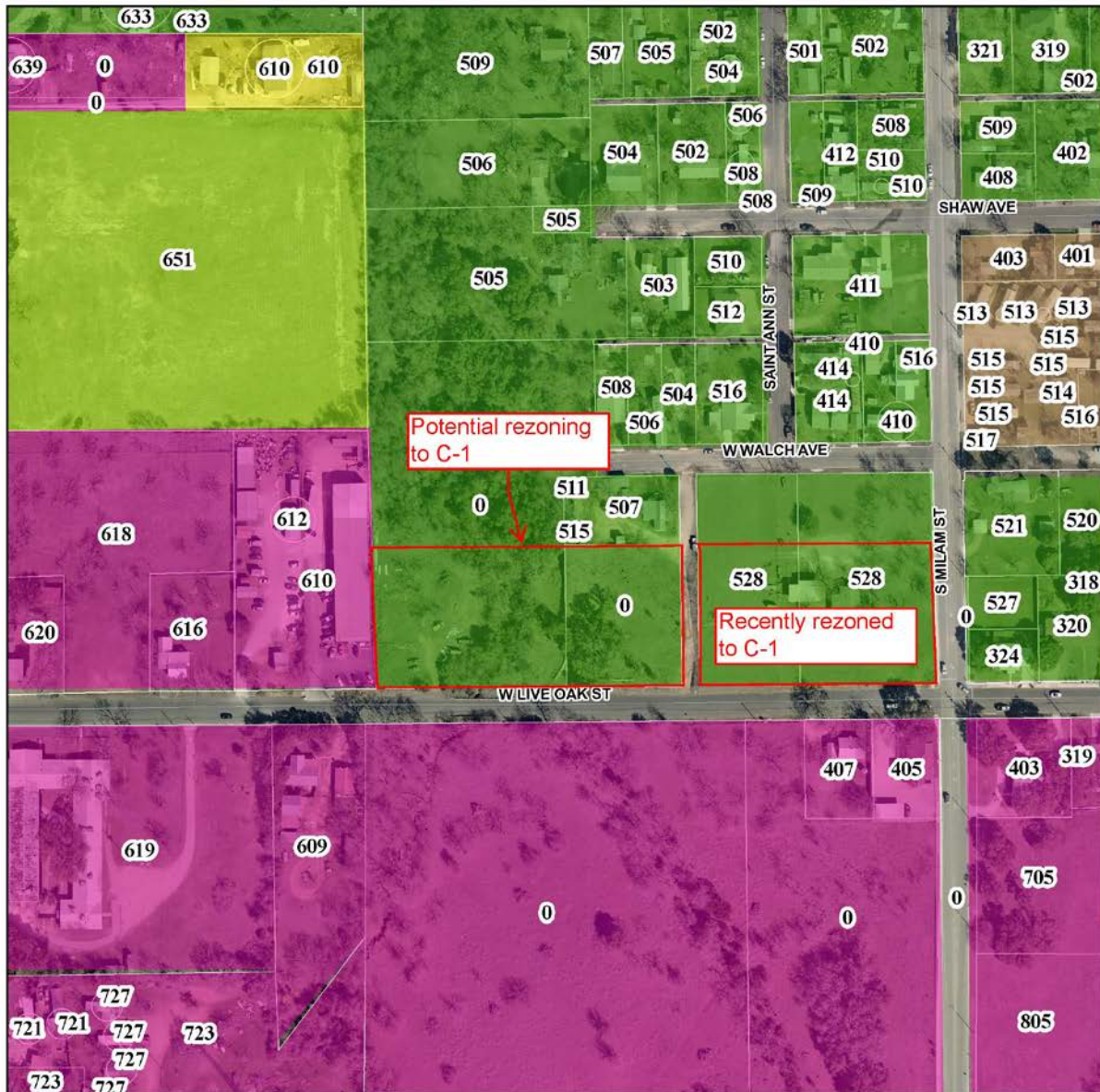
Recommendation/Possible Action:

If P&Z would like City staff to pursue rezoning of the subject area, in accordance with Section 5.230 of the Zoning Ordinance, a motion by the Planning and Zoning Commission will be required and then staff will proceed with the rezoning process, including public notifications and further consideration by P&Z and Council in September.

Attachments:

1. Approved Rezoning – 528 S. Milam
2. Possible Rezoning Area(s)





1 inch = 200 feet

EXHIBIT Zoning Map

Zoning

ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- M3 - Industrial Park
- OS - Open Space

LEGEND

- PF - Public Facilities
- PUD - Planned Unit Development
- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Pato Home Residential
- City Limit Boundary
- 1-Mile ETJ Boundary

GCAD Parcels

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