



CITY OF FREDERICKSBURG

PLANNING AND ZONING MEETING AGENDA WEDNESDAY, SEPTEMBER 7, 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, September 7, 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/UCrhnIFjVfDS1SPBJD2pYKcQ/featured>

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE MEETING MINUTES

A. AUGUST 3RD 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 September 7, 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-2215 BY MARK PAVLICEK WITH NORTH CHERRY BUILDERS, LLC, TO CONSIDER THE FOLLING:
 - i REQUESTED FUTURE LAND USE CLASSIFICATION OF “HIGH DENSITY RESIDENTIAL” (HDR) FOR APPROXIMATLY 9.37 ACRES OF LAND LOCATED AT 211 MARIPOSA DRIVE.
 - ii REQUESTED ZONING OF (PUD) PLANNED UNIT DEVELOPMENT FOR APPROXIMATLY 9.37 ACRES OF LAND LOCATED AT 211 MARIPOSA DRIVE **(PAGES 10 - 44).**
- B REQUEST #Z-2217: BY KIRK EYRING WITH SMITTYS TEXAS LLC, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.210 TO ALLOW A DRIVE THROUGH ASSOCIATED WITH A CAR WASH FOR PROPERTY LOCATED AT 513 SOUTH ADAMS STREET **(PAGES 45 – 72).**
- C REQUEST #Z-2218: BY MICHAEL LINEHAN WITH LAND STRATEGIES, INC. TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.205 TO ALLOW FOOD SALES AS A PERMITTED USE FOR PROPERTY LOCATED AT 206 NORTH MILAM STREET **(PAGES 73 - 123).**

6. ACTION ITEMS

- A DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2215 BY MARK PAVLICEK WITH NORTH CHERRY BUILDERS, LLC, TO CONSIDER THE FOLLING:
 - i REQUESTED FUTURE LAND USE CLASSIFICATION OF “HIGH DENSITY RESIDENTIAL” (HDR) FOR APPROXIMATLY 9.37 ACRES OF LAND LOCATED AT 211 MARIPOSA DRIVE.
 - ii REQUESTED ZONING OF (PUD) PLANNED UNIT DEVELOPMENT FOR APPROXIMATLY 9.37 ACRES OF LAND LOCATED AT 211 MARIPOSA DRIVE **(PAGES 10 - 44).**
- B DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2217: BY KIRK EYRING WITH SMITTYS TEXAS LLC, TO CONSIDER SITE PLAN APPROVAL AND A CONDITIONAL USE PERMIT PER SECTION 3.210 TO ALLOW A DRIVE THROUGH ASSOCIATED WITH A CAR WASH FOR PROPERTY LOCATED AT 513 SOUTH ADAMS STREET **(PAGES 45 - 72).**

- C DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2218: BY MICHAEL LINEHAN WITH LAND STRATEGIES, INC. TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.205 TO ALLOW FOOD SALES AS A PERMITTED USE FOR PROPERTY LOCATED AT 206 NORTH MILAM STREET **(PAGES 73 - 123).**
- D REQUEST P-2230 BY DALE SULTEMEIER WITH SULTEMEIER SURVEYING TO CONSIDER A REPLAT OF LOT 165 IN THE CRABAPPLE GROVE SUBDIVISION UNIT#2 FOR PROPERTY LOCATED AT 224 LOWER CRABAPPLE **(PAGES 124 - 131).**
- E REQUEST P-2231 BY JOSH LEAMONS WITH SEARCHERS SURVEYING TO CONSIDER A REPLAT OF LOT 10 OF THE BURGDORF'S ADDITION FOR PROPERTY LOCATED AT 211 WEST HACKBERRY **(PAGES 132 - 139).**
- F REQUEST P-2232 BY JOSH LEAMONS WITH SEARCHERS SURVEYING TO CONSIDER A REPLAT OF LOT 1 AR & LOT 1 BR OF THE ECKHARDT SUBDIVISION FOR PROPERTY LOCATED AT 738 BREHMER LANE **(PAGES 140 - 147).**

8. DISCUSSION ITEMS & POSSIBLE ACTION

- A. Update on P&Z roles and responsibilities training session.
- B. Comprehensive Plan Update

9. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on Friday, September 2, 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
AUGUST 3, 2022
5:30 P.M.**

On this the 3rd day of AUGUST 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
TIM DOOLEY
DARYL WHITWORTH
CINDY SCROGGINS

ABSENT:

ALSO, PRESENT:

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

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

PUBLIC COMMENTS

No Comments

MINUTES

Jim Jarreau made a Motion to Approve the July 2022 Meeting Minutes including corrections provided by Polly Rickert. Seconded by Polly Rickert. All voted in favor and the motion carried.

PUBLIC HEARING

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

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

Mrs. Schrenk spoke regarding her desire to obtain a STR-Unoccupied permit for property located at 109 E. College.

Tim Dooley made a Motion to close the public hearing. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

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

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

Bryan Benson presented the application. He stated it was his desire to open a HTeaO store at this location. He went on to explain he currently owns and operates several in the San Angelo area and believes the store will do well here.

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

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

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

Mr. Crossland presented his application. He stated that it was his desire to obtain a STR-Unoccupied permit for property located at 112 E. Schubert.

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

ACTION ITEM

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

Garret Bonn, Interim Director of Development Services, stated 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.

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

Jim Jarreau made a Motion to recommend Approval of Z-2212 per Staff recommendation. Tom Musselman seconded the motion. All voted in favor and the motion carried.

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

Garret Bonn, Interim Director of Development Services, 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.

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).

Tim Dooley made a Motion to recommend Approval of Z-2213 per Staff recommendation. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

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

Garret Bonn, Interim Director of Development Services, stated 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 and a protest letter from the neighboring property located at 108 E. Schubert.

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 and working with the neighbor to the west to address her visibility concerns.

Jim Jarreau made a Motion to recommend Approval of Z-2216 per Staff recommendation. Tim Dooley seconded the motion. All voted in favor and the motion carried.

REQUEST SP-2213 BY JOHN PUHR WITH ROOT ARCHITECTURE TO CONSIDER A DUPLEX RESIDENTIAL DEVELOPMENT LOCATED AT 618 WEST LIVE OAK STREET.

John Puhr with Root Architecture stated it is the desire of ownership to create a duplex residential development located at 618 W. Live Oak in a fashion similar to what was previously approved across the street at 619 W. Live Oak.

Shelby Collier, Associate Planner, stated 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)

The property is zoned C1, Neighborhood Commercial and meets the minimum requirements for Building and Impervious Coverage as well as Height. The development is required to provide 84 parking spaces and have provided 97 including 4 ADA spaces, however, 40 of the 97 provided are for compact cars which puts them over the max allowed of 40% compact car parking.

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. Screening is required along the northern property line as well as additional landscaping requirements.

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

Polly Rickert made a Motion to Approve SP-2213 per Staff recommendation. Tom Musselman seconded the motion. All voted in favor and the motion carried.

REQUEST SP-2214 BY RANDY STEHLING WITH SKT ARCHITECTS TO CONSIDER A REMOTE PARKING AGREEMENT FOR PROPERTY LOCATED AT 406 EAST MAIN STREET.

Randy Stehling presented the application. He stated it was the ownerships desire to provide additional parking at this location to provide for their employees and future guests.

Shelby Collier, Associate Planner, stated 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.

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.

Polly Rickert made a motion to Approve SP-2214 per Staff recommendation. Jim Jarreau seconded the motion. All voted in favor and the motion carried.

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.

P.V. McMinn presented the application. He stated he wanted to build townhomes on the property.

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.

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.

Jim Jarreau made a motion to Approve P-2229 per Staff recommendation. Tim Dooley seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEM

Presentation on Affordable Housing by Vince Michel, Attainable Housing Coordinator

Comprehensive Plan Update

Possible rezoning of 500 block of W Live Oak

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Polly Rickert. All voted in favor and the meeting was adjourned at 7:12 p.m.

PASSED AND APPROVED this 7th day of September 2022.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



PLANNING & ZONING COMMISSION MEMO

DATE: September 7, 2022

TO: Planning & Zoning Commission

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

SUBJECT: Z-2215 – Request by Mark Pavlicek to consider a future land use classification of “High Density Residential” (HDR) and a zoning classification of “Planned Unit Development” (PUD) for approximately 9.37 acres of land described as PDV Mariposa located at 211 Mariposa Drive.

Summary:

The applicant, Mark Pavlicek, as part of a voluntary annexation request, has requested consideration of a future land use classification of “High Density Residential” (HDR) and a zoning classification of “Planned Unit Development” (PUD) for approximately 9.37 acres of land described as PDV Mariposa, a proposed multifamily residential development located at 211 Mariposa Drive.

Analysis:

The subject tract lies within the City’s ETJ and is located south of the Heritage Hills and Frieden Planned Unit Developments (PUD’s). The requested zoning of the property is also a PUD. As documented in the attached Development Executive Summary, provided by the developer, the development is to feature a courtyard style layout with 249 one to three bedroom units and the PUD zoning is being requested to allow for modification of the City’s density requirements. The proposed PUD utilizes the R-3 district as a basis for zoning requirements, which would allow for up to 255 efficiency units. However, to meet market needs, the developer is proposing a mix of 1, 2, and 3-bedroom units which would exceed the density limits allowed in the R-3 zone. A comparison chart is provided with the proposed PUD package and Vince Michel, Affordable Housing Coordinator, will be available to answer any questions you may have relating to housing needs. The Future Land Use Plan calls this area as Rural, which is defined as an area for very low residential use. As such, the applicant has been directed to coordinate with adjacent property owners to discuss concerns and potential mitigation efforts.

Ingress and egress to the site will be via two proposed driveways off of Mariposa Drive. An emergency access drive is also currently proposed off of Sunday Circle, a private roadway, which will require approval of the Mariposa HOA. Mariposa Drive is referenced on the City's Thoroughfare Master Plan (attached) as a collector roadway and is shown to extend between US 87 South and US 290 East. As part of the proposed development, a Traffic Impact Analysis would be required, and the developer would be responsible for any improvements or alterations that are required by TxDOT or the City to address any negative impacts created by the proposed development.

As noted in the attached annexation schedule, City Council will be holding a public hearing on September 6th to receive comments from the public relating to the voluntary annexation request. City staff will provide an update relating to public comments presented at the Sept. 6th Council meeting during the staff brief at the P&Z meeting. As of August 31st, City staff has received several calls with questions relating to the proposed development. Additionally, a Petition of Protest, signed by 12 property owners, was received from the Heritage Hill Country Association and one additional letter of protest has also been received. Copies of these letters are attached for your reference.

Sec. 5.271. - Protest Provision of the City's Code of Ordinances states:

If the Planning and Zoning Commission has not recommended approval of the Rezoning Application, or if there is a protest against the Rezoning Application signed by the owners of twenty (20) percent or more of either the area of the property included in the Rezoning Application, or of the area of the property immediately adjoining the same and extending two hundred (200) feet there from, such Rezoning Application shall not become effective except by the favorable vote of three-fourths (3/4) of the members of the City Council.

Based on the properties identified in the petition, the objecting property owners currently account for +/- 31% of the 200 foot buffer area so a favorable vote of $\frac{3}{4}$ of the Council would be required for approval.

If the annexation request is approved by the City Council, the development would be required to extend utilities, as required, to serve the property and also extend utilities to adjacent landowners as part of the platting/subdivision process. The applicant is currently working with City staff to finalize a drainage and utility plan for the area. P&Z's recommendations relating to the land use and zoning change will be presented to the Council for consideration on September 19th, along with a possible annexation ordinance and agreement.

Recommendation:

Although the proposed development appears to meet a housing need for the City, there are concerns with potential negative impacts to adjacent existing low and medium density residential uses in the area along with anticipated traffic safety issues. Additionally, as noted in Sec. 3.120 (R-3 Multi-Family Residential) of the City's zoning ordinance, the R-3 zone (basis for the proposed PUD) is "well suited as a buffer between single family uses and other more intense uses" which does not appear to apply to the

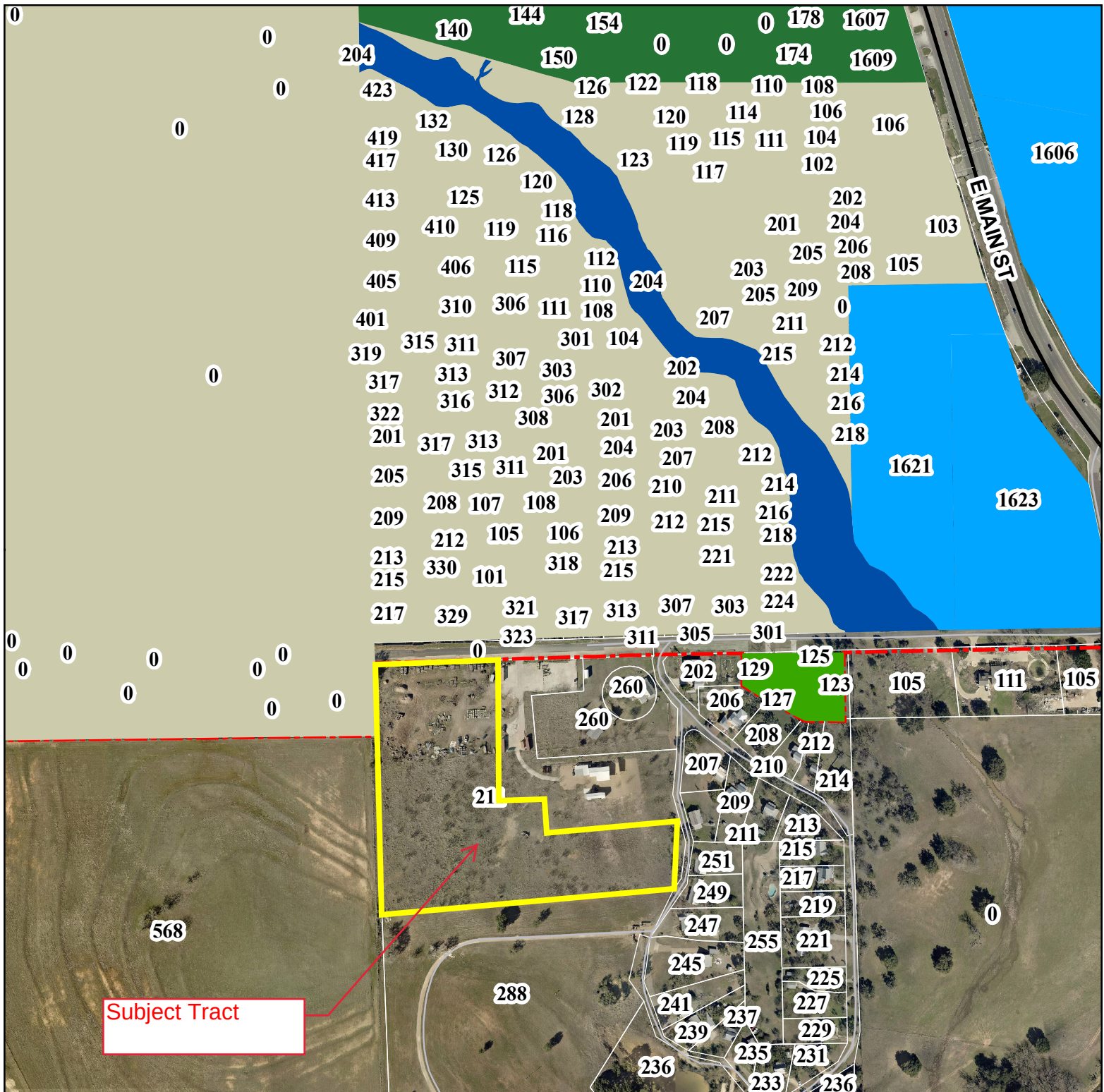
subject tract. Therefore, City staff recommends denial of the request, as currently presented, for the high-density residential zoning (PUD) of the subject tract.

If the Commission instead decides to recommend approval, the following conditions are recommended by City staff:

- 2 and 3-story buildings shall be located in such a way as minimize impacts to adjacent residential uses, including sight lines, wherever possible.
- Provide improved landscaping and buffering, including possible privacy fencing/wall, along property boundaries, or as agreed to in coordination efforts with existing adjacent developments and property owners.
- Verify if any of the units are intended to be utilized for short term rental purposes.
- Platting, Site Plan, & Civil Construction Plan approval including Stormwater Controls.
- Preparation of a Traffic Impact Analysis, to be approved by both the City and TxDOT, to identify and address traffic safety concerns with the proposed development.
- Payment of all applicable development fees (parkland, impact fees, etc).

Attachments:

- 1 Zoning Map
- 2 Land Use Map
- 3 Location Map
- 4 Annexation Schedule
- 5 City of FBG Future Thoroughfare Plan
- 6 Project Application
- 7 Development Executive Summary (provided by developer)
- 8 Draft PUD Restrictions
- 9 Petition of Protest (Heritage Hill Country)
- 10 Letter of Protest (Weber)



Subject Tract



1 inch = 400 feet

FIGURE 1
Zoning Map

Zoning

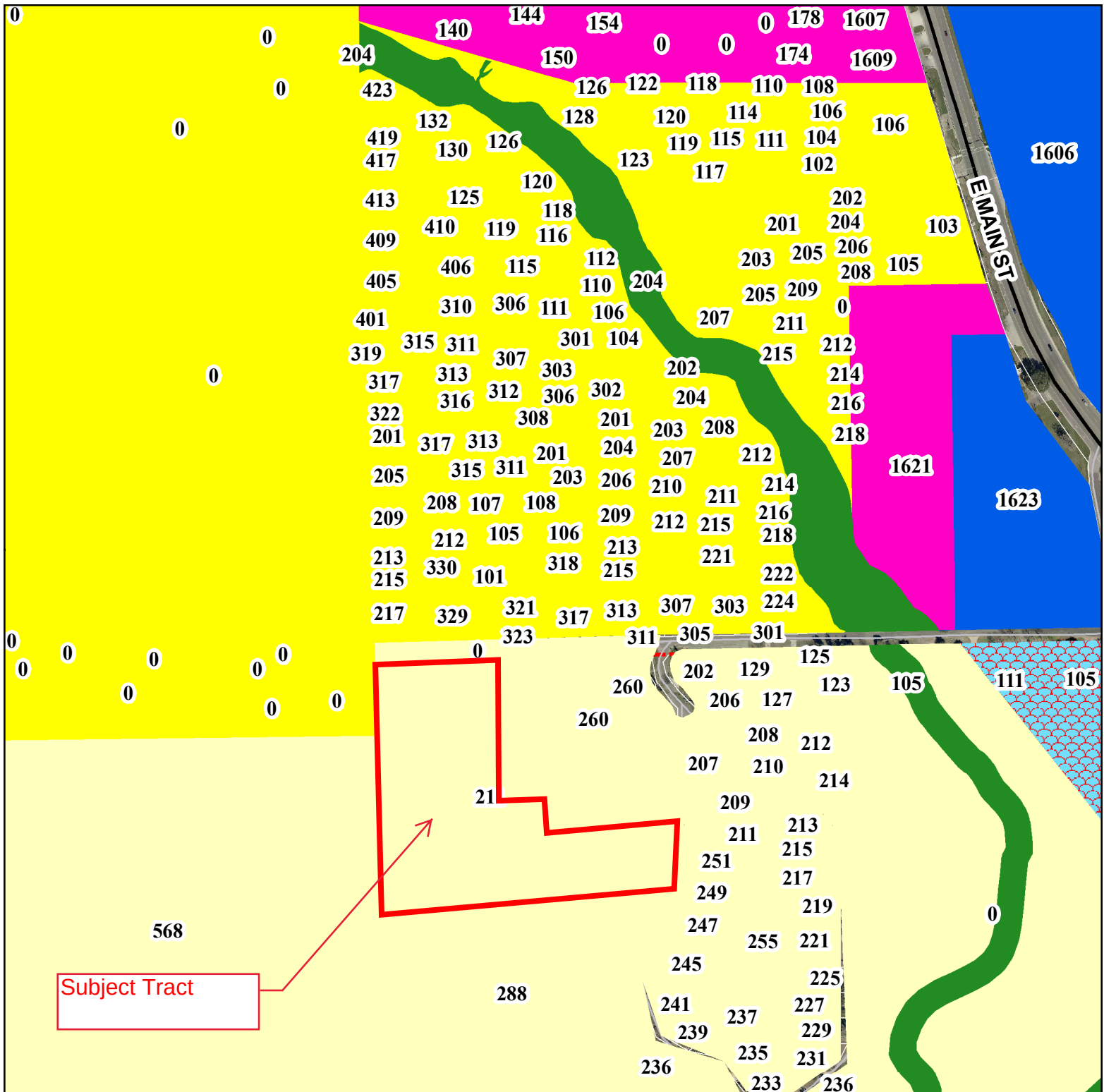
ZONED

- 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



1 inch = 400 feet

FIGURE 2
Land Use Map

Landuse

LANDUSE

- Downtown Central Business District
- Uptown Central Business District
- Commercial Center
- Commercial
- Employment Center
- FUTURE ROW

LEGEND

- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Parks & Open Space
- Public / Semi-Public
- Rural
- City Limit Boundary
- 1-Mile ETJ Boundary

GCAD Parcels



1 inch = 1,000 feet

FIGURE 3
Location Map

LEGEND

-  City Limit Boundary
-  1-Mile ETJ Boundary
-  GCAD Parcels

Annexation Schedule

AUG 17 – Last day to publish newspaper notice for SEPT 7th P&Z public hearing on zoning and land use change, also include notice for the related SEPT 19th Council public hearing on same zoning and land use change

AUG 17-24 – mail written notice of annexation to school district and public entities (see LGC Sec. 43.905 and 43.9051 for content that must be included in notice)

AUG 24 – mandatory date to publish notice in newspaper for SEPT 6th City Council public hearing on annexation (must be published in newspaper on this date exactly), notice must also be posted on City website at same time – all notices should include map showing new ETJ area impacted and ETJ statement explaining impact on property owners

AUG 26- last day to mail 200' notices related to the zoning/land use change

AUG 26 – target date to have annexation agreement finalized for SEPT 6th council consideration

SEPT 6 – City Council meeting – hold public hearing on annexation, and consider approval of annexation agreement

SEPT 7 – P&Z meeting to hold public hearing and make recommendation to Council on zoning and land use change (also maybe consider prelim plat, if needed?)

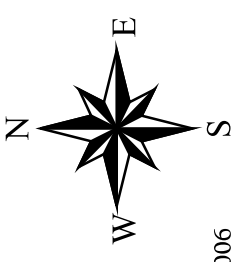
SEPT 19 – Council meeting to hold public hearing on zoning and land use change, and Council to adopt annexation ordinance and zoning/land use ordinance

Figure 10

City of Fredericksburg, Texas
Comprehensive Plan

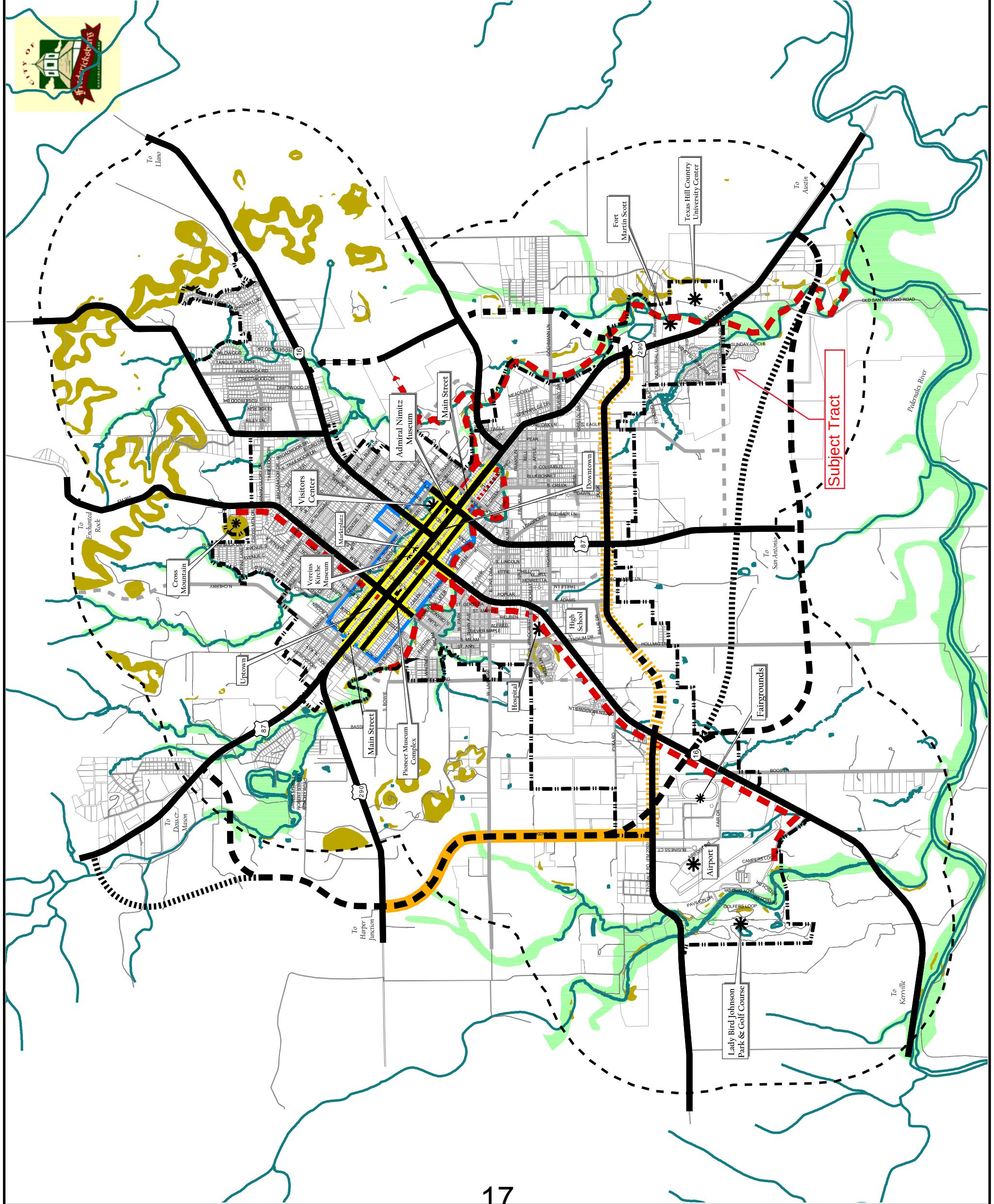
Future Thoroughfare Plan

- Major Arterial
- Future Major Arterial
- Civic Streets
- Collector
- Future Collector
- Outer Loop Alternate 6
- Outer Loop Alternate 9
- Southwest Hill Country Dr.
- Future Hard Surface Trail
- Alternate Trail
- Historic District
- Steep Slopes
- 100-Year Floodplain
- Major Destinations
- Other Destinations
- City Limits
- ETJ
- Creeks



Adopted:
January 23, 2006

Dunkin Sefko & Associates, Inc.
Urban Planning Consultants Dallas, Texas
Strategic Community Solutions





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: PDV Mariposa

Project Address: 211 Mariposa Drive aka 258 Sunday Circle

Tax ID Number (s): 85-2809512

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: 9.37 No. of Lots: 1

Original Survey & Abstract No: WM. O. Merriwether Survey No. 36, Abstract No. 488

Legal Description: Tract 2BR, Kinman Subdivision, Recorded in Volume 6, page 120

Current Land Use Plan: Rural

Proposed Land Use Plan: High Density Residential

Current Zoning: N/A

Proposed Zoning: PUD

Location: 211 Mariposa Drive aka 258 Sunday Circle

Proposed Use(s): Multifamily Residential

Applicant's Signature

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

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

Signature: _____

Printed Name: Mark Pavlicek Date: 6/22/2022

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

A. Project Information (Please complete all items)

Project Name: PDV Mariposa

Project Address: 211 Mariposa Drive aka 258 Sunday Circle

Tax ID Number (s): 85-2809512

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: 9.37

No. of Lots: 1

Original Survey & Abstract No: WM. O. Merriwether Survey No. 36, Abstract No. 488

Legal Description: Being all that certain lot, tract or parcel of land known as Tract 2BI

Current Land Use Plan: Rural

Proposed Land Use Plan: High Density Residential

Current Zoning: N/A

Proposed Zoning: PUD

Location: 211 Mariposa Drive aka 258 Sunday Circle

Proposed Use(s): Multifamily Residential

Applicant's Signature

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

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

Signature: _____

Printed Name: Mark Pavlicek

Date: 6/22/2022

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): N. Cherry Builders LLC

Owner Name: N. Cherry Builders LLC owned by Mark Pavlicek

Address: 11 Cold Spring Court, Mount Kisco, NY 10549

Phone: 516 318-6096

Fax:

Email: mpav2001@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: Mark Pavlicek

Phone: 516 318-6096

Fax:

Email: mpav2001@gmail.com

Secondary Contact Name: Woody Victor

Phone: 917 923-1553

Fax:

Email: woody@delmasgroup.com

III. Applicant

Firm Name (if applicable): PDV Group LLC

Applicant Name (s): PDV Group LLC

Address: 11 Cold Spring Court, Mount Kisco, NY 10549

Phone: 917 923 1553

Fax:

Email: woody@delmasgroup.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: Woody Victor

Phone: Fax:

Email: woody@delmasgroup.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.

PDV Mariposa Development

August 3rd, 2022

- PDV Group ("PDV") is thankful for the potential opportunity to bring much needed housing to Fredericksburg
- In addition to significant financial capital investment, PDV will bring a unique blend of:
 - Development and construction expertise and track record
 - Real estate savvy
 - Compassion for community
 - Local family roots in Fredericksburg
- PDV is proposing a 249-unit planned use development at a site in the ETJ that is a strong candidate for annexation
- In addition to annexation, we would seek some a slight unit mix modification to the current R3 zoning

Executive Summary

- The 9.37 acre site was purchased in December of 2021
- PDV has added several Texas firms creating a very formidable and experienced development team
 - B&A Architects (San Antonio) - Design and architectural services
 - Janna Cormier (Austin) – Development Consultant
 - Banks Law Firm (Houston) - Real estate law firm led by widely respected attorney, Tony Jackson
 - NRP Construction (San Antonio) - Best-in-class multifamily construction at a national scale
- Conceptual Site Plan and initial financing discussions

Progress to Date

- We are proposing a courtyard style layout formed by two three story buildings for much of the site, with two additional stand-alone buildings making use of the narrow arm to the east.
- We would like a minor modification to current unit mix guidelines
 - The ETJ's MF zoning has specific square footage formula by unit type that we would like to modify to be more in line with the market we are accommodating and project's financing needs.
 - Current R3 zoning would allow 255 studios. We would like a mix of 249 1-3 bedrooms as that is consistent with the needs of the city
 - We would still meet all the other zoning specifications including max impervious coverage, max building coverage, and parking.

Zoning, Land Use and Annexation application

MAP SHOWING
TRACT 2BR, KINMAN SUBDIVISION,
SITUATED IN GILLESPIE COUNTY, TEXAS,
PLAT FOUND OF RECORD IN VOLUME 6, PAGE 120 OF
THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
PREPARED AT THE REQUEST OF
JOHN WEBBER.

SCALE 1" = 100'
0 100 200

LEGEND

- 1/2" DIA. REBAR FOUND
- ⊙ 1/2" DIA. REBAR SET (CAPPED: RPLS 6454)
- ⊕ UTILITY POLE
- × FENCE

APPROX. PATENT SURVEY LINE

NOTE:

1. ONLY APPARENT UTILITIES WERE LOCATED AND ARE SHOWN HEREON. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY/OPERATOR.
2. COORDINATES, DISTANCES, BEARINGS AND AREA SHOWN HEREON ARE DERIVED FROM GPS POSITIONING AND REPORTED IN THE TEXAS STATE PLAN COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83). "NORTH" IS REFERENCED TO GRID NORTH (UNLESS NOTED OTHERWISE).
3. SEPTIC SYSTEM SETBACKS MUST MEET STATE OF TEXAS MINIMUM REQUIREMENTS WHICH VARY DEPENDING ON THE TYPE OF SYSTEM.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE EXCEPTIONS FROM COVERAGE INCLUDED ON SCHEDULE B OF THE TITLE COMMITMENT PERTAINING TO AFFECTING EASEMENTS, INTRUSIONS OR PROTRUSIONS, HAVE BEEN LISTED BELOW CONCERNING THE SURVEYED PROPERTY. AFFECTING EASEMENTS IS QUALIFIED AS BEING BASED ONLY ON AN OBJECTIVE ASSESSMENT OF WHERE THE EASEMENT PLOTS PURSUANT TO THE GRANTING INSTRUMENT. ITEMS THAT ARE SPECIFICALLY LOCATABLE ARE SHOWN HEREON (SH). ITEMS WHICH ARE NOT SPECIFICALLY LOCATABLE (NSL) OR UNDEFINED, ARE NOTED BELOW, PER COMMITMENT FOR TITLE INSURANCE REFERENCED IN THE CERTIFICATE STATEMENT. SCHEDULE "B" EXCEPTIONS:

10. C. RIGHT-OF-WAY EASEMENT (UTILITY), VOL. 47, PG. 354-355, D.R. (UNDEFINED)
10. D. RIGHT-OF-WAY EASEMENT (UTILITY), VOL. 92, PG. 578-578, D.R. (UNDEFINED)
10. E. 10' WIDE WATERLINE EASEMENT TO THE CITY OF FREDERICKSBURG, VOL. 92, PG. 578-578, D.R. (LOCATED EAST OF SURVEYED PROPERTY)
10. F. RIGHT-OF-WAY EASEMENT (UTILITY), VOL. 183, PG. 674-675, D.R. (UNDEFINED)
10. G. RIGHT-OF-WAY EASEMENT (UTILITY), VOL. 92, PG. 578-578, R.P.R. (UNDEFINED)
10. H. RIGHT-OF-WAY EASEMENT (UTILITY), VOL. 316, PG. 816-817, R.P.R. (UNDEFINED)
10. K. RIGHT-OF-WAY EASEMENT (UTILITY), INST. NO. 20191772, O.P.R. (20' WIDE, NOT SPECIFICALLY LOCATABLE)
10. L. RIGHT-OF-WAY EASEMENT (UTILITY), INST. NO. 20194703, O.P.R. (20' WIDE, NOT SPECIFICALLY LOCATABLE)

I HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS THE BOUNDARY LINES OF THIS TRACT OF LAND OR INTO ANY OF THOSE DEFINED EASEMENTS OR BUILDING SETBACKS AS LISTED IN TEXAN TITLE INSURANCE COMPANY AND HILL COUNTRY TITLES, INC. COMMITMENT FOR TITLE INSURANCE G.F. NO. 221-2130, ISSUED DECEMBER 22, 2021, AND AS PROVIDED TO ME BY HILL COUNTRY TITLES, INC., VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

Cody J. Musick
CODY J. MUSICK
REG. PROF. LAND SURVEYOR NO. 6454
FIELD MEASUREMENTS: DECEMBER 8, 2021
SURVEY ISSUED: DECEMBER 28, 2021
PROJECT NO.: 202111-04

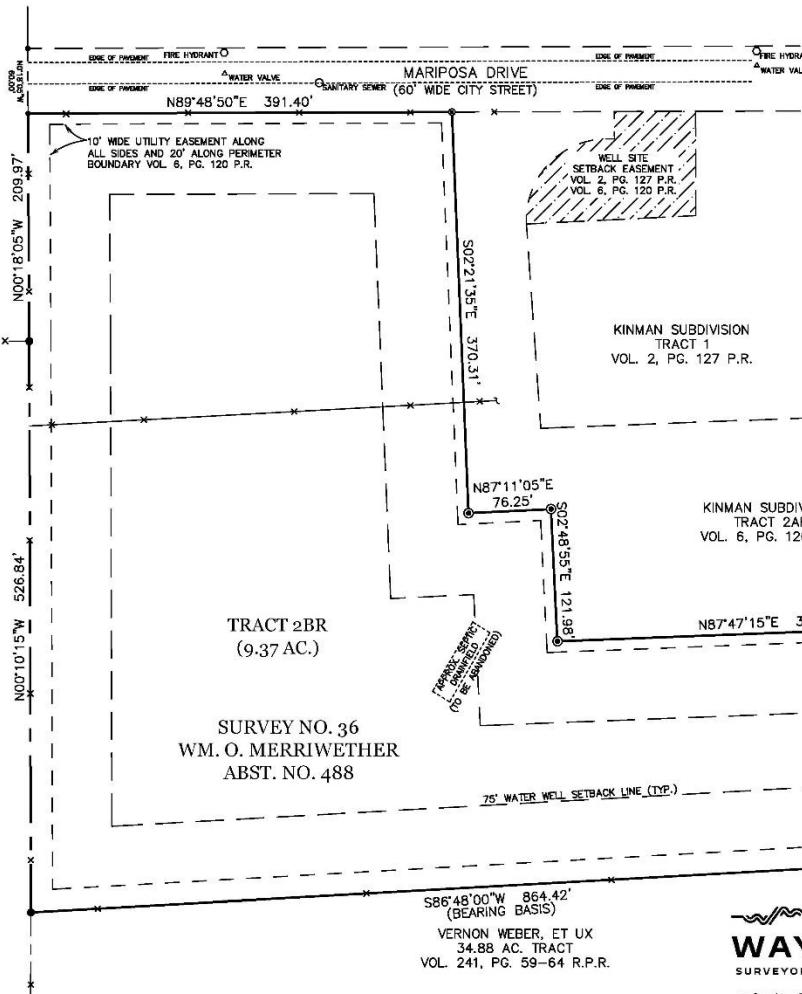


WAYMAKER
SURVEYORS OF LAND

3013 Loughorn Street | Fredericksburg, Texas 78621
830-997-9884 | TRIPLES Firm No. 10194660

FREDERICKSBURG DEVELOPMENT, INC.
219.460 AC. TRACT
INSTRUMENT NO. 20181539 O.P.R.

MICHAEL JAMES HODGES, ET UX
159.44 AC. TRACT
INSTRUMENT NO. 20112588 O.P.R.



Site Information



1 Conceptual Site Layout
1"=100'-0"



MARIPOSA APARTMENTS - FREDERICKSBURG, TX
DRAFT CONCEPT SITE PLAN

Conceptual Site Plan

Mark Pavlicek (PDV Group)

- 30 years plus in Real Estate and encompassing approximately 150 buildings and 5000+ Units of Affordable, Market Rate and Workforce Housing
- Most recent experience as Director of Construction & Design with Property Resources Corporation (PRC). His responsibilities cover a broad range of construction management and design tasks including cost estimating, scope of work preparation, bid negotiation, project scheduling, value engineering, consulting relationships, architectural review and both on-site and off-site day-to-day management of affordable housing construction projects both from the ground up and rehabilitation of existing structures. Supervised over \$550 million of construction work
- Licensed Site Safety Supervisor, NYC Construction Superintendent and a US DEP Lead Renovation Safety Inspector.
- Significant experience with Federal, State and City Agencies including HUD, NYC HPD, NYC DDC, NYCHA, and FEMA
- B.A., Marist College
- Strong familial ties to Fredericksburg

Project Sponsors

Jimmy Delengos (PDV Group)

- Seasoned Real estate investor and construction professional
- Recently developed a mixed-use workforce housing project in Bronx, NY utilizing city capital subsidies and Federal Low-Income Housing Tax Credits (LIHTC)
- Owned and operated A.A.D. Construction Corp., a new York based construction company which has renovated over 3,000 low income and affordable housing units for numerous private developers, non-for-profit community groups and entrepreneurs
- Worked closely with various a myriad of state and city agencies and financing programs
- Experience with multifamily residential, hospitals, religious institutions, public libraries and manufacturing plants

Project Sponsors

Woody Victor (PDV Group)

- Real estate and private equity investment professional with over 25 years of financial and operating experience in complex corporate and entrepreneurial settings
- Mr. Victor has arranged equity, debt and public financing for several large scale residential and mixed-use developments
- Most recently served as Principal at Capalino overseeing real estate and housing development.
- Prior to Capalino, VP of Real Estate Development at a leading nonprofit in the South Bronx
- Past Executive positions at Viacom, Accenture, Old Mutual
- Owned and operated consulting firm serving clients in finance, real estate, and media
- Columbia Business School, MBA in Finance; Brown University, Bachelors of Science in Electrical Engineering
- Board of Directors, Comunilife and local community development organization

Project Sponsors



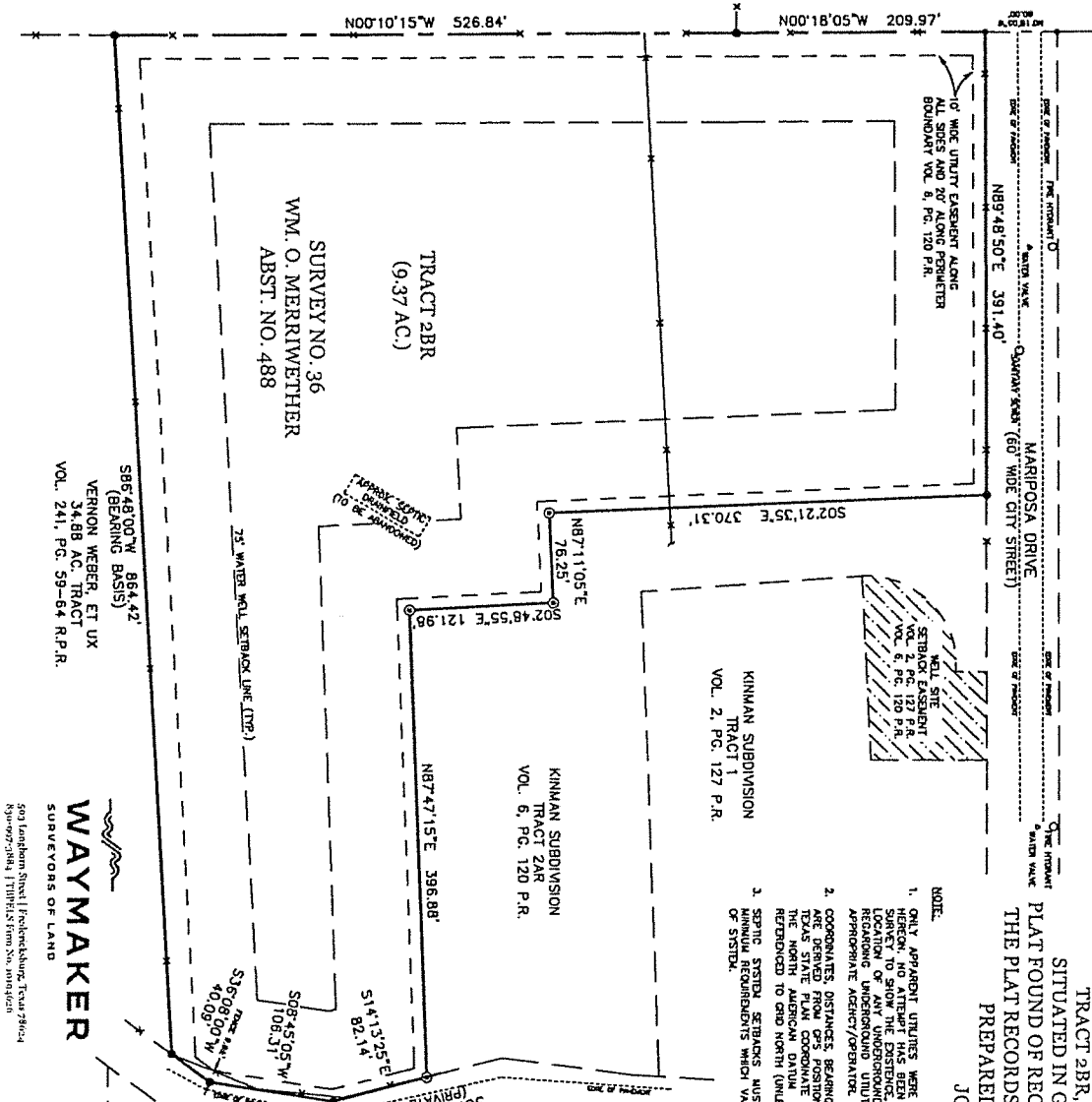
B&A Architects, Inc. is a multi-discipline Architecture firm with a broad base of experience, offering services that include Programming, Planning, Architecture, and Interior Architecture & Design. B&A's corporate office in San Antonio, Texas and was founded in 1980 a Brendler and Associates. The principals have a combined history of over 50 years of service to San Antonio and the Southwest Region of the United States.

B&A has developed programs for many multi-housing product types in the public/private sector. B&A has the experience of multi-family residential design you're searching for, accounting for over 60 million square feet and \$6 billion of estimated construction. Having the ability to work with clients and define the scope of work necessary for a projects success requires an understanding of the development philosophy as well as the specialty services required by the client. This is evidenced by the successful completion of a vast array of multi-housing projects for many repeat clients over the years through many economic cycles.

B&A Architects

Exhibit “C”
A portion of the Kinman Subdivision
Planned Unit Development
City of Fredericksburg

1. No building shall be erected at any location in the PUD other than the building locations shown on the PUD plan or the areas designated for future development on the PUD plan.
2. Access from the PUD to Mariposa Drive shall be at the locations and widths as shown on the PUD plan, but the locations may be modified or moved to improve traffic flow or engineering requirements.
3. The City landscape ordinance shall be followed.
4. Fire hydrants shall meet N.F.P.A. requirements.
5. All uses allowed within the PUD shall be those allowed in Section 3.120 of the City Zoning Ordinance and other uses listed on the PUD Plan.
6. Residential Density shall be as set forth in PUD Plan.
7. All utility lines within the PUD site shall be installed underground, except those installed by the utility company.
8. Parking spaces shall be provided as shown on the PUD Plan.
9. All City codes, ordinances and regulations shall apply to the PUD except as expressly provided to the contrary as shown on the PUD Plan.
10. All grounds within the PUD shall be maintained as to collection of trash, debris, litter and weeds.
11. All landscaped areas shall provide curbing or other protection from vehicular encroachment.
12. The owners, tenants, and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this PUD. All landscaping shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris. All landscaping areas shall be provided with underground or drip irrigation systems.



MAP SHOWING
TRACT 2BR, KINMAN SUBDIVISION,
SITUATED IN GILLESPIE COUNTY, TEXAS,
PLAT FOUND OF RECORD IN VOLUME 6, PAGE 120 OF
THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
PREPARED AT THE REQUEST OF
JOHN WEBBER.

NOTE:

1. ONLY APPARENT UTILITIES WERE LOCATED AND ARE SHOWN. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS PROJECT TO LOCATE OR IDENTIFY ANY OTHER UTILITIES. LOCATION OF ANY UNDERGROUND UTILITY, FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY/OPERATOR.
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3. SEPTIC SYSTEMS, STORMWATER WELLS, WEST SIDE OF TEXAS MINIMUM REQUIREMENTS WHICH VARY DEPENDING ON THE TYPE OF SYSTEM.

0 100 200

SCALE 1" = 100'

LEGEND

1/2" DIA. REBAR FOUND

1/2" DIA. REBAR SET (CAPPED: REBAR)

UTILITY POLE

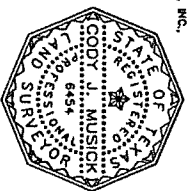
FENCE

APPROX. PATENT SURVEY LINE

APPROX. PATENT SURVEY LINE

[illegible]

COOT J. MURCK
REG. PROF. LAND SURVEYOR NO. 8454
FIELD MEASUREMENTS, DECEMBER 5, 2002
SURVEY ISSUED: DECEMBER 29, 2001
PROJECT NO.: 202111-04



Site plan of the proposed 100-unit apartment building. The building is a large rectangular structure with a central courtyard. Units are labeled as 1BD, 2BD, and 3BD. The building is situated on a lot bounded by Sundry Cr to the north and Mariposa Dr to the east. A smaller building is shown to the south of the main structure. The plan also includes a north arrow and a scale bar.

1 Conceptual Site Layout
1"=100'-0"

PARKING RATIO: 1.74



EXHIBIT "B"

August 23, 2022

City of Fredericksburg
126 W Street
Fredericksburg, TX 78624

**RE: Tract 2BR of Kinman Subdivision - Annexation Agreement & Requested PUD
Zoning Comparison**

To whom it may concern:

The following table comparison outlines the proposed guidelines for development of a multi-family residential project on the property in comparison to the City's R-3 Multi-Family Residential zoning code, Sec. 3.120.

Feature	R-3 Regulation	Proposed	Notes
Lot Size	Min. Lot Area, 7500 sf	Per R-3	Lot is approx. 408,157 sf
Lot Width	Min. Lot Width, 50 ft	Per R-3	Lot frontage on Mariposa Dr is 391' and is 864.42' wide at the southern border
Height	Max Building Height, 3 stories, 38'	Per R-3	
Front Yard	Min. required setback, 25'	Per R-3	
Street Side Yard	Min. required setback, 15'	Per R-3	
Interior Side Yard	Min. required setback, 5' for single-family, 10' for multi-family abutting residential, 15' for +2-story MF abutting residential	Per R-3	
Rear Yard	Min. required setback, 10' or 15' for multi-family abutting residential, 25' for +2-story MF abutting residential	Per R-3	

Residential Density	Min. site area per dwelling units, Efficiency: 1600 sf 1-Bdrm: 2000 sf 2-Bdrm: 2400 sf 3-Bdrm: 2800 sf +400 sf for each additional bedroom	Min. site area per dwelling units, Efficiency: 1000 sf 1-Bdrm: 1350 sf 2-Bdrm: 1700 sf 3-Bdrm: 2050 sf +350 sf for each additional bedroom	The proposed zoning modification aims to increase unit diversity. For example, the R-3 regulation would allow up to 255 Efficiency Units. Under the proposed reduction in minimum site area per unit, the project could support 254 units distributed as 125 1-Bdrm (50%) 74 2-Bdrm (29%) 55 3-Bdrm (21%). Nevertheless, the average unit sizes under this proposal remain consistent with market norms, with average net unit areas anticipated at 600sf Efficiency units, 700sf 1-bdrm units, 950sf 2-bdrm units, and 1200sf 3-bdrm units.
Max Impervious Coverage	65%	Per R-3	R-3 regulations would allow 265,302 sf of impervious coverage. Current site development concept shows approx. 236,000 sf of impervious coverage.
Max Building Coverage	Percent of Lot Area, 55%	Per R-3	R-3 regulations would allow 224,486 sf of building coverage. Current site development concept calls for approx. 95,184 sf of building coverage.
Nonconforming Uses	Sec. 6.100	Per R-3	
Site Development Regulations	Sec. 7.000	Per R-3	
Special Yard Regulations	Sec. 7.300	Per R-3	
Fences, Walls and Visibility	Sec. 7.530	Per R-3	
Parking	Sec. 7.800	Per R-3	
Landscaping and Screening Regulations	Sec. 7.900	Per R-3	
Temporary/Accessory Buildings	Sec. 8.00	Per R-3	
Home Occupations	Sec. 8.300	Per R-3	

As can be seen on the table, the proposed development aims to uphold the City's standard Multi-Family development regulations (even when considering total unit count), except in requesting the ability to provide for a higher mix of 1-bedroom and 2+-bedroom units.



HHC@austin.rr.com

204 Heritage Hills Drive • Fredericksburg TX 78624

830.990.4127

August 31, 2022

Mayor Jeryl Hoover
Fredericksburg City Council
126 W. Main Street
Fredericksburg, Texas 78624

RE: 1) **REQUEST TO STOP THE ANNEXATION OF 211 Mariposa Drive**
2) **Heritage Hill Country Association Petition of Protest** regarding Land and Use
Zoning Request Number Z-2215. Request for PUD for High Density Residential on
Mariposa Dr.

Dear Mayor Hoover:

As President of Heritage Hill Country Association, I am writing on behalf of the Board of Directors and residents. We strongly request that City Council reject the request for annexation of 211 Mariposa Drive. The reasoning is below:

Attached is our Petition of Protest signed by 92% of the HHC homeowners falling within the 200' of proposed changes (indicated above). The one missing signature is due to the homeowner being out of town. It may arrive in time to include with this letter which would give us 100%.

We received a Notice of Planning & Zoning Public Hearing: Establishment of Land Use and Zoning #Z-2215 on August 24. Heritage Hill Country residents plan to attend The City Council Meeting on September 6, The Zoning and Planning Commission Hearing on September 7, and City Council Meeting on September 19, 2022. Our residents are very upset by this proposed, unsafe and inappropriate location for high density residential housing and, strongly oppose the annexation of the land the developer intends to use to build the HDR.

In speaking with one of the developers we learned this high density residential housing would be 3 story apartment buildings housing 250 units and 500-750+ residents. Safety is the first issue that comes to mind. Mariposa Drive can hardly accommodate 500+ automobiles on a daily basis. The entrance and exit off US 290 is hazardous. The road itself is substandard.

The drain on the City's resources, utilities and schools would be enormous. Water is the big issue at this time. The devaluation of our property certainly will not be favorable to GCAD and ultimately the City and School District. We are tax payers and not all of us have homestead or over 65 exemptions. Residents of Mariposa and the new Frieden Development will be duly affected.

We are not opposed to much needed affordable housing for our workers however, this type and volume of housing in this location makes no sense. Surrounding this 9.37 acres are established, single family neighborhoods. HHC is the City's Senior Neighborhood. We are your "free labor" as volunteers at the Needs Council, Good Samaritan Center, hospital, library, schools, Meals on Wheels, Food Bank and our churches. We volunteer at the City's activities and festivals, The Fredericksburg Theater Company and with the Pioneer Museum and Fort Martin Scott and this does not encompass all that we contribute to Fredericksburg. We are also a block of 276 voters.

Adding this proposed HDR to the City's already large number of approved future housing subdivisions and apartment complexes will over burden our City's resources, including our Police, Fire and First Responders and increase traffic on the existing unsafe Mariposa Drive entrance and exit at US 290. Safety is of utmost concern not only for Heritage Hill Country residents, but our neighbors and visitors traveling the very dangerous US 290.

This High Density Residential project is totally out of place down the narrow, twisting Mariposa Drive. **We ask that this HDR/PUD request and the annexation of that property be denied.**

Sincerely,

For the Board of Directors and Residents of Heritage Hill Country Association



Nancy Hiner,
President

Cc: Sharon Joseph Council Member
Emily Kirchner, Council Member
Tony Klein, Council Member
Bobby Watson, Council Member

Clinton Bailey, City Manager
Garret Bonn, Interim City Engineer, Interim Director of Development Services

PROTEST PETITION
HERITAGE HILL COUNTRY ASSOCIATION
VS
MARK PAVLICEK WITH NORTH CHERRY BUILDERS
Request Number: Z-2215

The following Heritage Hill Country residents, owners of homes located within 200' of proposed changes located at 211 Mariposa Drive, are hereby submitting their signatures in **protest** of this zoning change (PUD) and building request to build "high density residential" (HDR) on approximately 9.37 acres of land located at 211 Mariposa Drive.

SAFETY is the utmost issue for existing residents and the proposed 500+ new residents to be housed in the 250 unit, 3 story apartment buildings. The City of Fredericksburg's utilities, schools and resources will be burdened, and our Police and First Responders' safety will be compromised. Mariposa Drive is a narrow road with a hazardous entrance and exit onto US 290. It cannot handle the additional 500+ automobiles on a daily basis. The land location is inappropriate for this suggested use, falling between 2 established, single family neighborhoods. The existing home values will diminish, a detriment to GCAD and taxing values. Heritage Hill Country is the City's only age restricted neighborhood for seniors. SAFETY is the main issue.

The Board of Directors of Heritage Hill Country Association and it's Residents.

Jim, Glenda Hambricht	309 Chase Oaks Place
Marilyn McPhillips	311 Chase Oaks Place
Edwina Pellikka	313 Chase Oaks Place
Jerry, Maria Oliver	315 Chase Oaks Place
Rusty, Michelle Smith	317 Chase Oaks Place
Tommy, Rocio Hays	319 Chase Oaks Place
Gene, Allie Pior	321 Chase Oaks Place
Ron Butschy/Debra Carvalho	323 Chase Oaks Place
Marianne Wagner	325 Chase Oaks Place
Todd, Glynda Smith	327 Chase Oaks Place
Mindy Matthes	329 Chase Oaks Place
Mark Johnson	333 Chase Oaks Place
Bill, Patti Sadd	217 Peach Tree Lane

Jim Hambricht
Marilyn McPhillips
Edwina Pellikka
Clarence M. Oliver
Rusty Smith
OWNERS: John Bennett
Cathy Bennett
Gene Pior
Ron Butschy
Marianne Wagner
Todd Smith
Mark Johnson
Bill & Patti Sadd

"As this is a protest against the rezoning, with more than 20% of the property owners signatures immediately adjoining the same and extending two hundred (200) feet there from, such rezoning shall not become effective except by the favorable vote of three-fourths of the members of the City Council." Sec. 5.480. - Protest Provisions.

PROTEST PETITION
HERITAGE HILL COUNTRY ASSOCIATION
VS
MARK PAVLICEK WITH NORTH CHERRY BUILDERS
Request Number: Z-2215

The following Heritage Hill Country residents, owners of homes located within 200' of proposed changes located at 211 Mariposa Drive, are hereby submitting their signatures in protest of this zoning change (PUD) and building request to build "high density residential" (HDR) on approximately 9.37 acres of land located at 211 Mariposa Drive.

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Jim Hambricht
Marilyn McPhillips

Edwina Pellikka
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Tommy, Rocio Hays
Gene, Allie Pior

Ron Butschy/Debra Carvalho
Marianne Wagner

"As this is a protest against the rezoning, with more than 20% of the property owners signatures immediately adjoining the same and extending two hundred (200) feet there from, such rezoning shall not become effective except by the favorable vote of three-fourths of the members of the City Council." Sec. 5.480. - Protest Provisions.



RECEIVED AUG 24 2022

NOTICE OF PLANNING & ZONING PUBLIC HEARING:
ESTABLISHMENT OF LAND USE AND ZONING

HEARING

DATE: September 7, 2022

TIME: 5:30 PM

REQUEST

NUMBER: Z-2215

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on September 7, 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: September 19, 2022

TIME: 6:00 PM

REQUEST

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REQUEST:

REQUEST #Z-2215 TO CONSIDER THE FOLLING:

- A. REQUESTED FUTURE LAND USE CLASSIFICATION OF "HIGH DENSITY RESIDENTIAL" (HDR) FOR APPROXIMATLY 9.37 ACRES OF LAND LOCATED AT 211 MARIPOSA DRIVE.
- B. REQUESTED ZONING OF (PUD) PLANNED UNIT DEVELOPMENT FOR APPROXIMATLY 9.37 ACRES OF LAND LOCATED AT 211 MARIPOSA DRIVE.

APPLICANT: MARK PAVLICEK WITH NORTH CHERRY BUILDERS

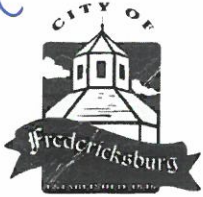
LOCATION: 211 MARIPOSA

(See attached map)



DEF





NOTICE OF PLANNING & ZONING PUBLIC HEARING:
ESTABLISHMENT OF LAND USE AND ZONING

HEARING

DATE: September 7, 2022

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APPLICANT: MARK PAVLICEK WITH NORTH CHERRY BUILDERS

LOCATION: 211 MARIPOSA

(See attached map)

REQUEST NO. Z-2215

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

<u>Patricia L Weber</u>	<u>Vernon P. Weber</u>	<u>8-29-22</u>
Signed		Date
<u>Patricia Weber</u>	<u>VERNON P. WEBER</u>	<u>202 Weber Lane</u>
Printed Name		Address
		<u>Spqr</u>



PLANNING & ZONING COMMISSION MEMO

DATE: September 7, 2022

TO: Planning & Zoning Commission

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

SUBJECT: REQUEST #Z-2217 BY KIRK EYRING WITH SQUIRREL’S REAL ESTATE, TO CONSIDER SITE PLAN APPROVAL AND A CONDITIONAL USE PERMIT PER SECTION 3.700 TO ALLOW “DRIVE THROUGH OR DRIVE-IN FACILITIES” FOR PROPERTY LOCATED AT 513 S. ADAMS ST.

Summary/Analysis:

The Applicant is requesting Site Plan Approval and a Conditional Use Permit per Sec. 3.700 of the City’s Zoning Ordinance to allow a drive through as part of a drive-through car wash development at 513 S. Adams St. The subject tract is zoned C2 and has frontage on S. Adams St., E. Walch Ave., and E. Live Oak St. The site is bordered by C2 zoning to the South and West, C1 zoning to the East, and M1 zoning to the North.

The site will take access off of S. Adams St. and E. Walch Ave. and sidewalks are proposed along both frontages. As currently proposed, the site plan appears to meet all applicable development requirements and given the location and surrounding uses, no unfavorable impacts are anticipated.

As of August 31st, City staff has received two responses to the public hearing notices, one for and one against. A copy of each letter is attached for reference.

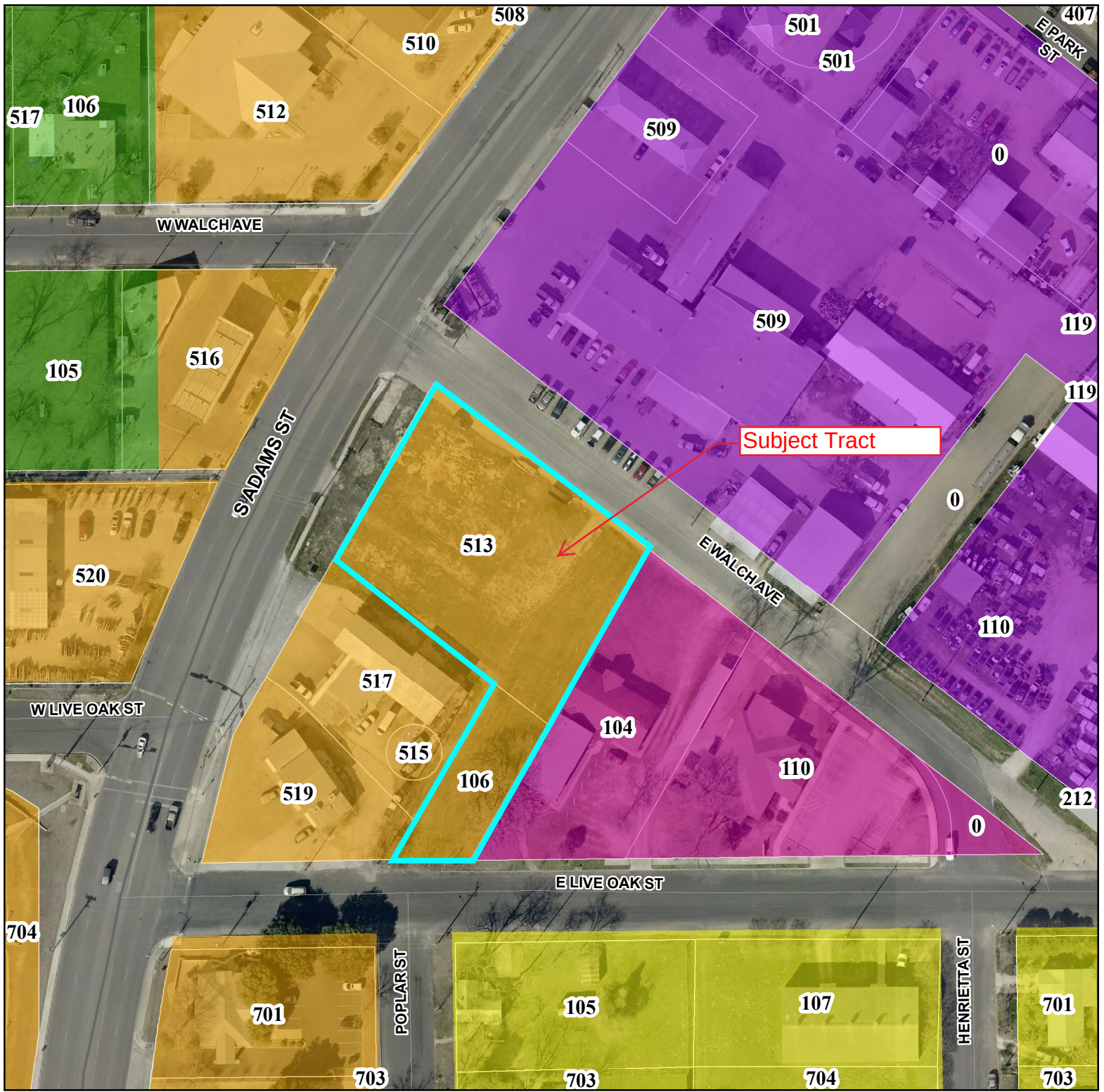
Recommendation:

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

1. Site/Civil Construction Plan approval including Entry Corridor Design Standards and Guidelines and landscaping/screening.
 2. TxDOT approval for access off of S. Adams (SH 16 South).
 3. Sidewalk installation to City standard for frontage along S. Adams and E. Walch Ave, as shown on the proposed site plan.
 4. Signage and lighting in accordance with City standards.
-

Attachments:

1. Location/Zoning Map
2. Public Hearing Map
3. Project Application Including Elevations & CUP Information
4. City Review Comments and Responses
5. Responses to Public Hearing Letter



1 inch = 100 feet

FIGURE
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

Z-2217



<all other values>

desc_



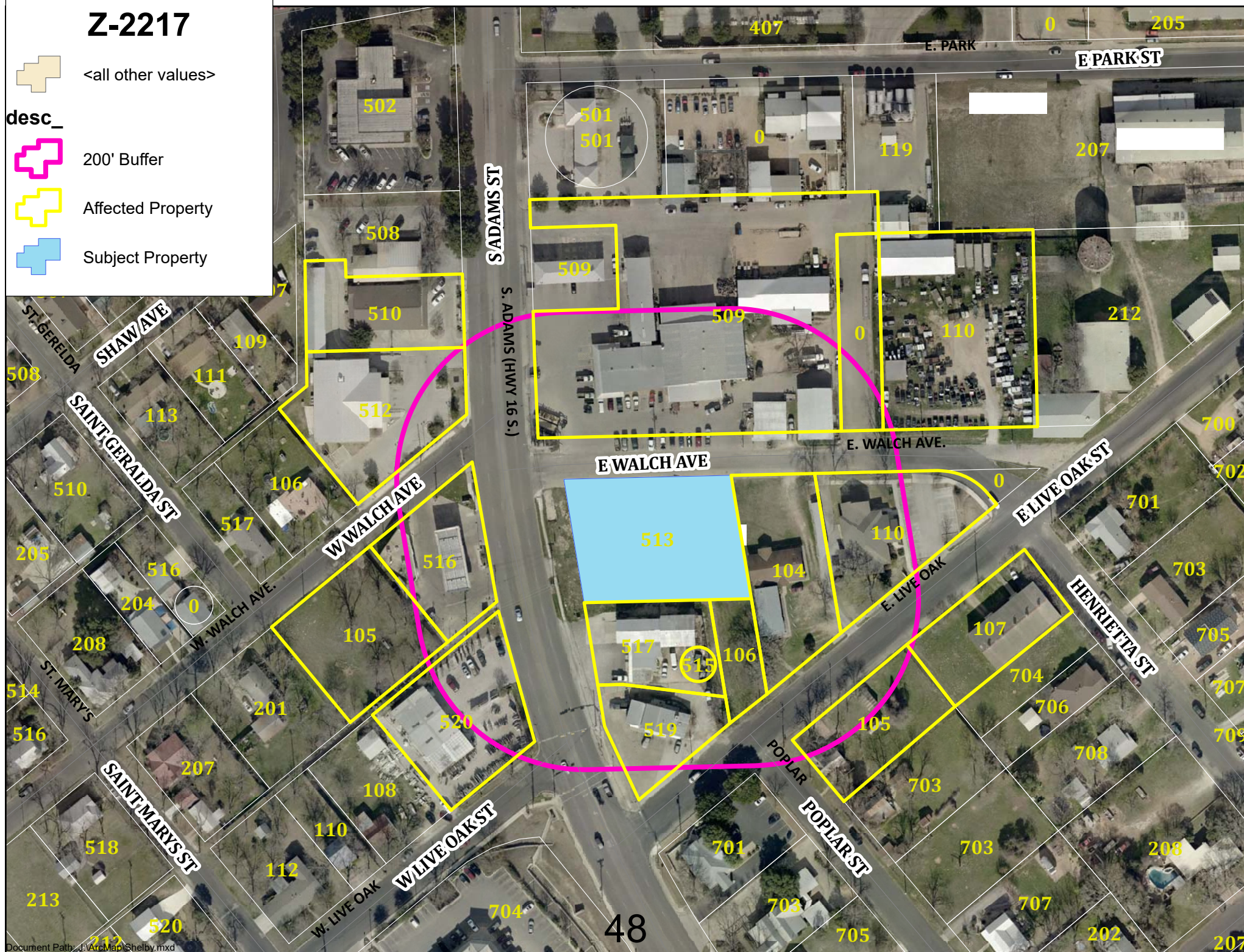
200' Buffer

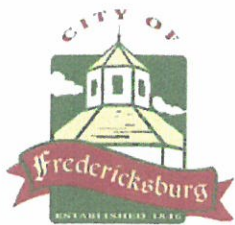


Affected Property



Subject Property





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: Smitty's Car Wash- Fredericksburg

Project Address: East Walch Avenue, Fredericksburg, Tx 78624

Tax ID Number (s): Property ID 14114, 14116

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: .890 No. of Lots: 5

Original Survey & Abstract No:

Legal Description: All of Lots 5,6,7,8,and 18 in Block 3

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: M1- Light Manufacturing

Proposed Zoning:

Location:

Proposed Use(s): Tunnel Car Wash

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: Kirk Eyking

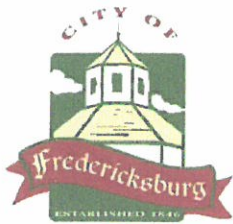
Printed Name: KIRK EYKING Date: 6-6-2022

Staff Use Only

Application No.: 2-2217 Date: 07/07/23

*Copy of current Title Search required with application.

\$400.00 CH #1062



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: Squirrel's Real Estate, LLC

Address: 203 South 1st Street Lufkin, Texas 75901

Phone: (903) 720-5896

Fax:

Email:

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

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

Firm Name (if applicable): Johnson & Pace Inc

Address: 1201 NW Loop 281, Suite 100 Longview, Texas 75604

Primary Contact Name: Jeff Hamilton

Phone: (903) 753-0663

Fax: (903) 753-8803

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): Smitty's Texas LLC

Applicant Name (s): Kirk Eyring

Address: 203 South First Street Lufkin, Texas 75901

Phone: (713) 550-2025

Fax: na

Email: keyring@smittyscarwas

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

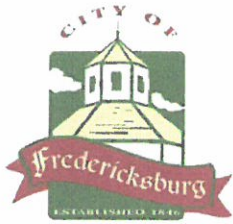
Role: ☐ Agent ☐ Engineer ☐ Surveyor ☐ Other (note role):

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.

modernwash[®] 2017



9/9/21

modernwash[®] A COMPANY 2020

5220 SCOTTSVILLE RD.
BOWLING GREEN, KY 42104
800.511.7208
info@modernwash.net

Schmitt's Wash
#Site Address!
To Be Determined, Texas

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To Be Determined, Texas

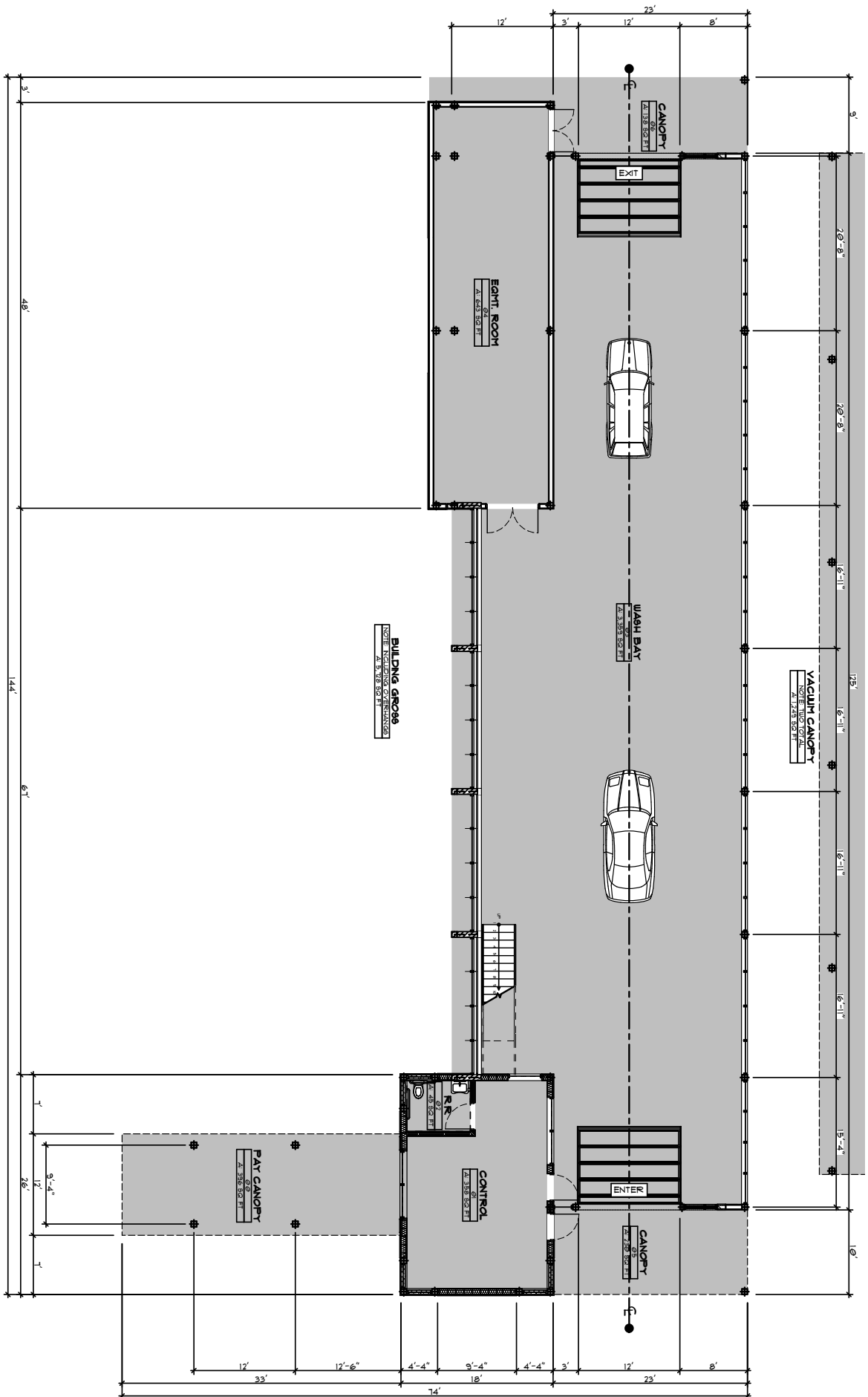
Schmitz's Wash

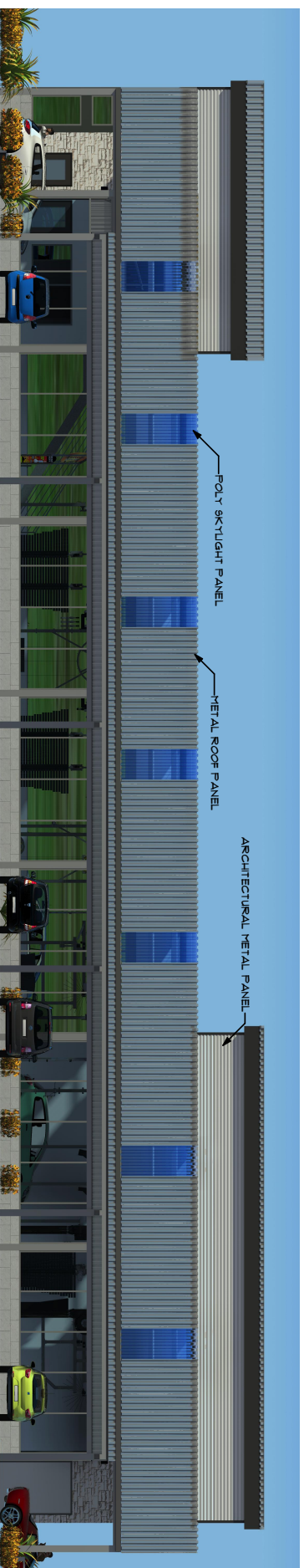
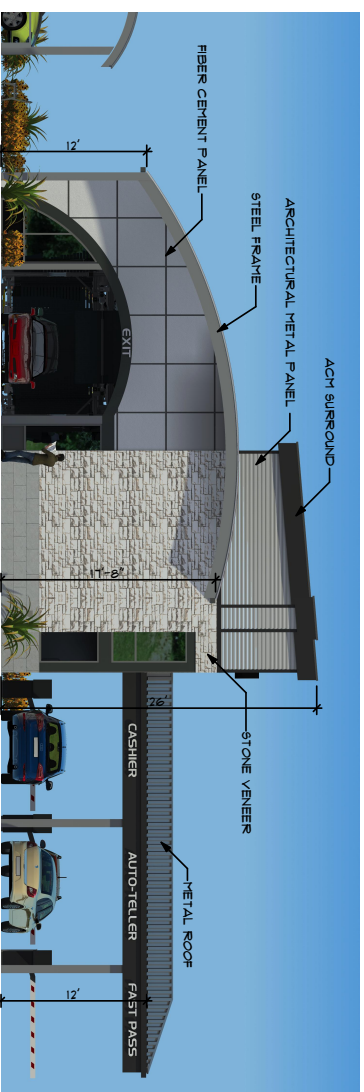
11

modernwash

© 2017









TYPICAL SPECIFICATIONS :

1. 15 HIGH STRENGTH TUBULAR STEEL (495) STRUCTURAL FRAME MEMBERS, DESIGNED TO THE MOST RECENT IBC OR CURRENT LOCAL BUILDING CODES WITH STANDARD DESIGN LOADS OF THE GREATER VALUE OF 30LBS PER S.F. LIVE LOAD AND 100 MPH SUSTAINED WIND LOAD OR SITE SPECIFIC CONDITIONS AND APPLICABLE ZONE REGARDING SEISMIC LOADS, CONNECTING BOLTS SHALL BE A 30T OR A 35S SPECIFICATIONS, HIDDEN AT ALL CONNECTIONS. ALL FRAME MEMBERS SHALL BE STRUCTURAL STEEL, TUBE SIZED ACCORDING TO STRUCTURAL ENGINEERING CALCULATIONS MINIMUM 1/20 WALL THICKNESS.

2. ALL FRAME MEMBERS DESIGNED ACCORDING TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) FOR COLD FORMED STRUCTURAL MEMBERS. ALL FABRICATION WELDS SHALL BE IN ACCORDANCE WITH THE GUIDELINES OF THE AMERICAN WELDING SOCIETY (AWS). FIELD WELDING IS NOT REQUIRED.

3. STRUCTURAL CALCULATIONS AND STAFFED ENGINEERING IS PROVIDED TO MEET FEDERAL, LOCAL CODES AND SITE CONDITIONS DETERMINED BY ZONES.

FRAME FINISH :

1. ALL TUBULAR STRUCTURAL STEEL MEMBERS SHALL BE PREPARED WITH OUR 15 FINISH SYSTEM WHICH IS A GIC POLYPOWDER COATING WITH A ZINC ENRICHED APPLIED PRIMER IN MULTIPLE LAYERS.

ROOFING :

1. PRE-FINISHED MEGA-RIB ROOF PANEL

2. TOPGAL 21MM POLYCARBONATE STANDING SEAM ROOF SYSTEM.

OTHER ROOF SYSTEMS AVAILABLE. SEE MANUFACTURER FOR SPECIFIC MATERIALS SPECS.

GLAZING :

1. ALL STANDARD GLASS SYSTEMS SHALL BE STOREFRONT TYPE SYSTEMS WITH 1/4" UNINSULATED OR 1" INSULATED (INCLOUEATHERPACKAGE) SAFETYGLASS. SECURED WITHIN 41/2" ANODIZED ALUMINUM FRAMEWORK WITH URETHANE SEALS.

KNEE WALL PANELS :

1. KNEE WALL GLAZING PANELS SHALL BE 3MM ALUMINUM COMPOSITE MATERIAL (ACM) IN COORDINATING COLORS.

2. SCORED ON STACKED CULTURED STONE.

PVC TUNNEL DIVISOR WALLS :

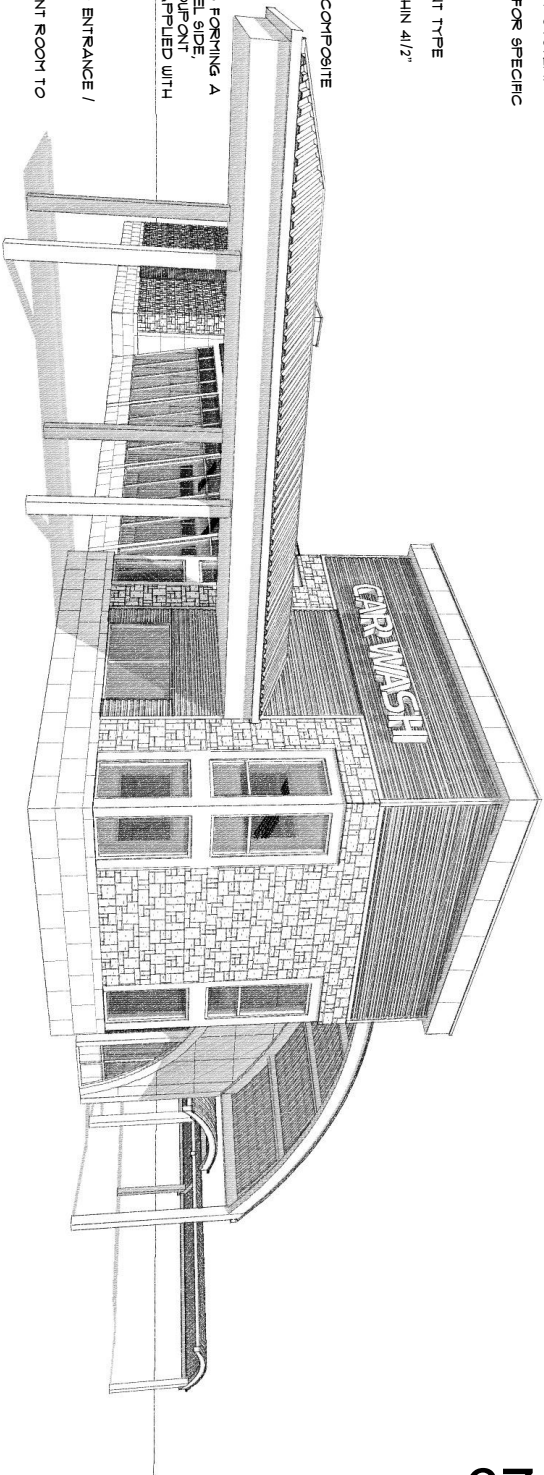
1. SHALL CONSIST OF GALVANIZED STEEL 18 GAUGE STUDS FORMING A WALL FRAME WITH SOLID SHEETING APPLIED TO THE TUNNEL SIDE COVERED WITH A WATER RESISTANT WRAP (SIMILAR TO DUPONT TYVE) WITH A 1/2" TONGUE AND GROOVE PVC PANELS APPLIED WITH MATCHING TRIMS.

MAN DOORS :

1. EQUIPMENT ROOM: STEEL SLAB PAINTED MAN DOORS @ ENTRANCE / EXTERIOR

2. PVC WRAPPED FIBERGLASS MAN DOOR FOR EQUIPMENT ROOM TO TUNNEL ACCESS.

3. ALUMINUM MAN DOORS WITH GLASS AT ALL EXTERIOR OFFICE AREA LOCATIONS.



- AXIOM PRIME X -

Car Wash

DROPPED CURVE ROOF DESIGN

Features:

Decorative Building Surround
Fiber Cement Panel Cladding
Stone Panel Cladding
Architectural Metal Panel Cladding
Metal Roof Panels

Smitty's Car Wash

Fredericksburg, Texas

7-23-2022

1. Project- Smitty's Car Wash- This project is presented per the provided Site plan.
2. Project Schedule: The Car Wash project will be built as soon as the requirements of the City of Fredericksburg are complete. The Architectural construction drawings are complete, with construction scheduled to start in the fall of 2022.
3. Shared Entry Drive: There is be no shared entry drive for the Car Wash layout.
4. Additional site access: Additional site access will not be required for this site.
5. An Access Easement will not be required per this site.
6. Parking: Car Wash Employee: This facility has a minimum of employees and their parking will be supplied on site.
7. Landscaping- Landscaped areas :Landscaping and the placement of required trees will meet City standards.
8. Fire Department access: Fire lanes will be provided per Fire Department standards.
9. Building roof height and number of stories: The Car Wash building height is 26'-0". The Car Wash building is one story.
10. Storm Water Detention/engineering: Refer to the future Civil drawings as to management of storm water on the site.
11. Zoning Summary: M1, Light Manufacturing The setbacks are shown on the provided Site plan.
12. Lot Coverage: Maximum Impervious cover: 75%, actual is 65.1%
Maximum building coverage is 75% and the actual is 11.4%
14. Dumpsters: Located adjacent to the building on the site and are screened.
15. Signage: Monument signs are proposed for the site and we conform to the standards of the City of Fredericksburg.



August 8, 2022 **Response dated 8-15-2022**

Kirk Eyring

Smitty's Texas LLC

jkeyring@smittyscarwash.com

RE: Z-2217 – Review of Site Plan/CUP for a Drive Through associated with a Car Wash for property located at 513 South Adams Street.

Dear Kirk,

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.

Response to City comments shown in Red text.

Engineering

- The project will require submission and approval of civil construction plans to the Engineering Department. **A complete set of civil construction drawings will be submitted.**
- Current sidewalk is 4 feet wide and should be constructed to City standards as noted in the site plan. **The civil drawings will show the sidewalk per City standards**
- TXDOT approval of Hwy 16 S access will be required. **Approval from TXDOT will be submitted**
- Compliance with the City's stormwater control ordinance will be required.
The civil drawings will show compliance with the City's stormwater control ordinance

The City of Fredericksburg

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

Development:

- The row of vacuums in the setback will be deleted, There is a zero setback at the pay canopy.
- Vacuum canopy locations shown are within side yard setbacks as is the pay canopy.
- Show location of proposed signage. Total signage allotments are based on length of frontage. A proposed monument sign will be shown on the civil drawings
- Landscaping is required per [Sec. 7.920](#) Landscape drawing will conform to Sec. 7.920
- 1.4 – The use of “corporate” architectural designs associated with chain or franchise buildings is strongly discouraged. Noted
- 7.4 Building Height – explain need for 28’ height. Note discrepancy in building height as listed on the site plan and describe in submittal documents. Height is required for internal equipment Height is 26' as noted on site plan
- 9.1 – Landscaping, including planting trees, shall be provided as a buffer between the street and parking. Noted, and will be shown on future drawings
- 9.5 – Minimize impervious coverage Noted, actual shown on site plan
- 12.5 – A minimum of a 4” diameter tree per 8 parking spaces shall be planted in planting beds located in corners of parking lots and islands. Noted, and will be shown on future drawings
- 12.14 – New surface parking areas are discouraged within view of SH 16. New parking areas should be situated behind buildings and screened from street view. Noted
- Update Zoning Summary as the property is zoned C2, Commercial not M1. Corrected on Site Plan
- Provide address of property in Zoning Summary, 513 S. Adams. Corrected on Site Plan
- Screening per [Sec. 7.940](#) required along eastern property line. Screening will be provided per Sec. 7.940

Please feel free to contact me with any comments or questions, and I will be happy to assist you.

Please return the revised plat along with your written response as to how the comments have been addressed by Monday, August 15, 2022. If you fail to provide a response to comments by the required timeline, your application may receive a recommendation for denial.

Shelby
Collier

Digitally signed by Shelby Collier
DN: cn=Shelby Collier, o=City of
Fredericksburg, ou,
email=collier@fbgtx.org, c=US
Date: 2022.08.08 16:42:09 -05'00'

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



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

HEARING

DATE: September 7, 2022

TIME: 5:30 PM

REQUEST

NUMBER: Z-2217

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REQUEST:

REQUEST #Z-2217: BY KIRK EYRING WITH SMITTYS TEXAS LLC, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.210 TO ALLOW A DRIVE THROUGH ASSOCIATED WITH A CAR WASH FOR PROPERTY LOCATED AT 513 SOUTH ADAMS STREET.

APPLICANT: KIRK EYRING WITH SMITTYS TEXAS LLC

LOCATION: 513 SOUTH ADAMS STREET

(See attached map)

REQUEST NO. Z-2217

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

Strecher & Son, Inc. By Betty Olfers

Signed

BETTY OLTERS

Printed Name

Date

8/23/22
509 South Adams

Address

Fredericksburg, Texas
78624



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

HEARING

DATE: September 7, 2022

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REQUEST #Z-2217: BY KIRK EYRING WITH SMITTYS TEXAS LLC, TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.210 TO ALLOW A DRIVE THROUGH ASSOCIATED WITH A CAR WASH FOR PROPERTY LOCATED AT 513 SOUTH ADAMS STREET.

APPLICANT: KIRK EYRING WITH SMITTYS TEXAS LLC

LOCATION: 513 SOUTH ADAMS STREET

(See attached map)

REQUEST NO. Z-2217

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

Signed

Brenda Durst
BRENDA DURST

Printed Name

Date

8-22-2022

Address



PLANNING & ZONING COMMISSION MEMO

DATE: September 7, 2022

TO: Planning & Zoning Commission

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

SUBJECT: REQUEST #Z-2218 BY LAND STRATEGIES, INC., TO CONSIDER AN UPDATED CONDITIONAL USE PERMIT PER SECTION 3.205 TO ALLOW ADDITIONAL OUTDOOR AMENITIES AT REAR OF PROPERTY LOCATED AT 206 N. MILAM

Summary:

On behalf of the owner, Fixing Fred LLC, Land Strategies, Inc. is requesting an updated Conditional Use Permit (CUP) per Sec. 3.205 of the City's Zoning Ordinance to allow for additional amenities at the rear of the building. A CUP was originally approved for the property in September 2020 and included conditions which are detailed in the original CUP approval documents (attached).

Site Plan Overview:

The subject tract has frontage on both N. Milam and W. Schubert. The site is zoned C1.5 and is bordered by a combination of C1 and Open Space (floodplain) zoning to the West, North, and East and C1.5 Zoning to the South. As documented in the original CUP approval, the project is intended to be an adaptive reuse of the vacant Super S Grocery Store site with a mixture of general retail services, cocktail lounge, food sales, liquor sales, and a mini distillery. As development of the site has progressed and program uses and physical characteristics have become more defined, the developer has proposed additional uses of the rear portion of the site (western side) for food vending kiosks, a yoga lawn, and a stage which were not included in the original CUP approval. Because this would be considered an expansion of the current CUP, additional approvals are required.

As of August 31st, City staff has received two responses to the public hearing notices, one for and one against. A copy of each letter is attached for reference.

CUP Review and Evaluation Criteria:

A. CONFORMANCE WITH APPLICABLE REGULATIONS:

- The use of the site appears to comply with applicable zoning regulations.

B. COMPATIBILITY WITH EXISTING OR PERMITTED USES IN ABUTTING SITES:

- The use of the property for a mix of retail and restaurant uses within the existing building would support the retail and commercial activities within the area. Although the proposed stage and kiosks are situated in such a way as to minimize disturbance, if a CUP including the backyard programming is to be approved, additional landscaping and buffering is recommended to mitigate any potential negative impacts to adjacent uses, keeping in mind potential negative impacts to the flood zones.

C. POTENTIALLY UNFAVORABLE EFFECTS OR IMPACTS ON OTHER EXISTING OR PERMITTED USES ON ABUTTING PROPERTY:

- As discussed during the original CUP approval process, outdoor amplified sound or music could be a nuisance to the adjoining properties to the west. The City currently has an ordinance in place prohibiting amplified music adjacent to residentially zoned property. The applicant has stated that hours of operation and sound decibel levels under the original CUP will be complied with but additional details relating to the backyard program narrative should be defined as they relate to movie nights, sports screenings, and musical performances. Additionally, City staff recommends backyard programming comply with the recently adopted City of Fredericksburg quiet hours (10pm to 7am in residential zones). The current programming plan calls for hours of operation to be limited to 8am to 10pm (Monday-Wednesday) and 8am to 11pm (Thursday-Sunday) so it is recommended those hours not extend past 10pm.

D. MODIFICATIONS TO THE SITE PLAN WHICH WOULD RESULT IN INCREASED COMPATIBILITY AND WOULD MITIGATE POTENTIALLY UNFAVORABLE IMPACTS:

- Additional buffering and screening are recommended to mitigate potential impacts to adjacent properties. The applicant has also been advised to coordinate with adjacent property owners regarding concerns that were brought up during the original approval process.

E. SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:

- The proposed drive access into and out of the property would be an improvement to the current conditions. Pedestrian access is to be taken from N. Milam.

F. PROTECTION OF PERSONS AND PROPERTY FROM EROSION, FLOOD OR WATER DAMAGE, FIRE, NOISE, GLARE:

- A portion of the property currently lies within the 100-year floodplain (refer to floodplain exhibit). As such, any development or substantial improvements that lie within the FEMA Special Flood Hazard Area will require submission of a floodplain development permit application and compliance with the City's Flood Hazard Reduction Ordinance. A floodplain development permit has been issued for the redevelopment of the building, but as currently proposed, the covered stage and kiosks, along with a CMU wall appear to lie within the a regulatory floodway zone. In order to develop in this area, the design engineer will be required to submit a "No Rise Certification" or the project will need be approved through the FEMA Letter of Map Change (LOMC) process. The "no detention" study will also need to be updated to reflect updated site conditions.

G. LOCATION OF LIGHTING AND TYPE OF SIGNS; THE RELATION OF SIGNS TO TRAFFIC CONTROL AND ADVERSE EFFECTS OF SIGNS ON ADJACENT PROPERTIES:

- All lighting shall be shielded and City-ordinance compliant.

H. ADEQUACY AND CONVENIENCE OF OFF-STREET PARKING AND LOADING FACILITIES:

- Sufficient parking is provided based on the code. Not knowing the ultimate mix of uses, the applicant has based the parking on a ratio of 1 space per 200 square feet and parking spaces are provided for kiosk food vendors. The fire marshal will need to approve the updated access plan, specifically as it relates to deliveries (loading zone) and fire access requirements.

I. DETERMINATION THAT THE PROPOSED USE IS IN ACCORDANCE WITH THE OBJECTIVES OF THESE ZONING REGULATIONS AND PURPOSES OF THE ZONE IN WHICH THE SITE IS LOCATED:

- The intent of the C-1.5 Medium Commercial District is to provide a district between the Neighborhood Commercial District and the Commercial District. Uses have been selected from each of the various districts, with the intent that the proposed uses could function as a transition between highway commercial and residential neighborhoods but could also provide a lower impact zone along major roadways.

J. DETERMINATION THAT THE PROPOSED USE WILL COMPLY WITH EACH OF THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE:

- The project has received approval of a Certificate of Appropriateness by the Historic Review Board and the Historic Preservation Officer.

K. 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:

- Affirmative.

L. 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:

- No additional changes are recommended.

M. 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:

- No additional changes are recommended.

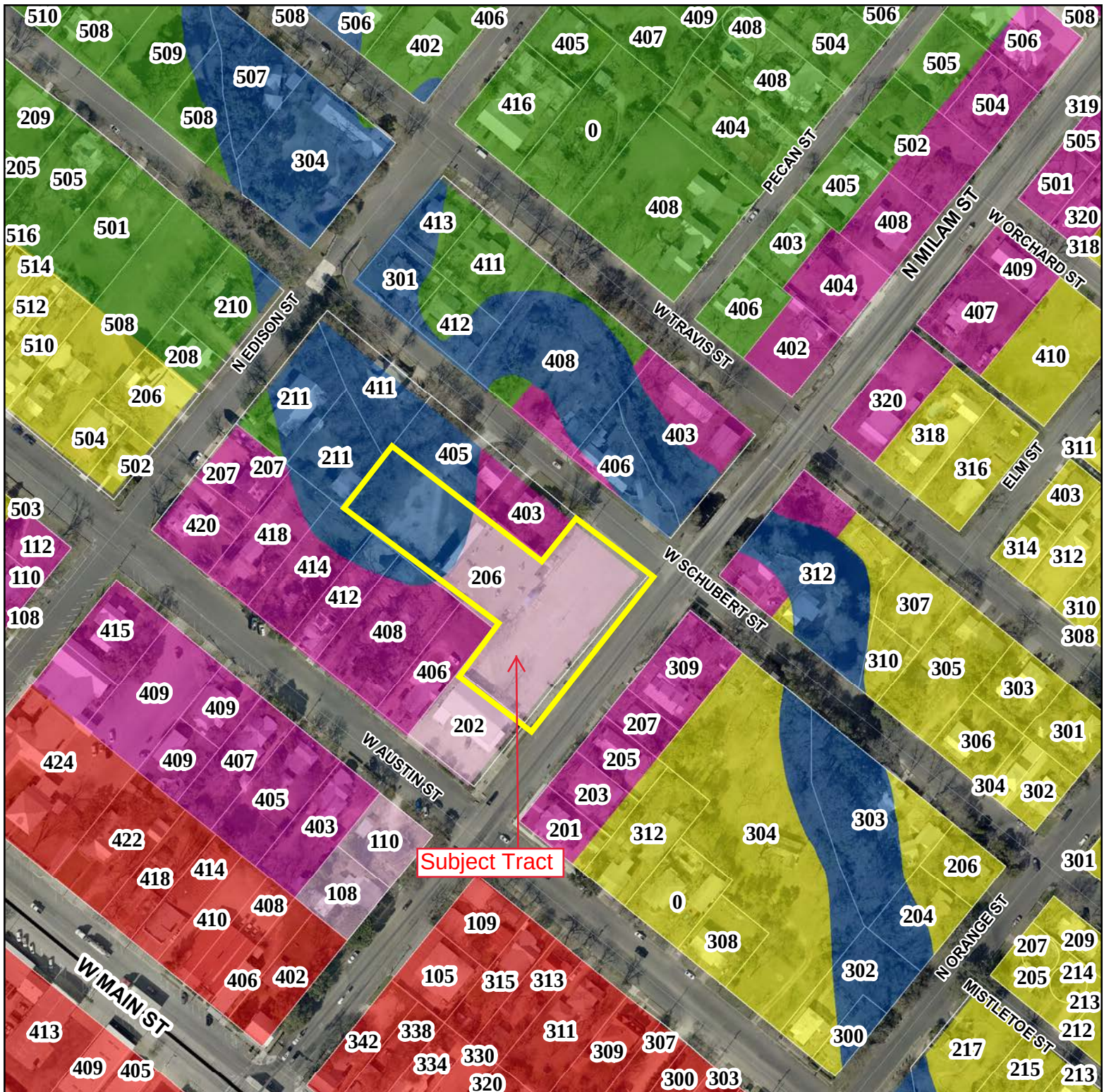
STAFF RECOMMENDATION: In staff's opinion, the proposed Fredericksburg Market project represents an appropriate reuse of an otherwise underutilized property. It is Staff's recommendation to approve this amended CUP application with the following conditions:

- All conditions of original CUP approval shall remain in effect.
- Use of the backyard area shall comply with the City of Fredericksburg Quiet Hours for Residential Zones (no programming between 10pm to 7am).
- Provide additional landscaping and buffering/sound wall to mitigate any potential negative impacts to adjacent uses, keeping in mind potential negative impacts to the flood zones.
- Fire marshal approval of updated access plan, specifically as it relates to deliveries (loading zone) and fire access requirements.

- Building Permit approval for additional facilities.
 - Obtain floodplain development permit for all development within FEMA-designated floodplain areas and conformance with City's Stormwater Control Ordinance (update no-detention study).
-

Attachments:

- Zoning/Location Map
 - Public Hearing Map
 - FEMA Flood Zone Map
 - Original Approved CUP
 - Notice of Action
 - Approved Fire Plan
 - Approved Impervious Cover Plan
 - Project Application & Backyard Program Narrative
 - Revised Site Plan & Response to Comments
 - CUP Condition Options (Sec. 5.471)
 - Responses to Public Hearing Letter
-



1 inch = 200 feet

FIGURE
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

Z-2218

 <all other values>

desc_

 200' Buffer

 Affected Property

 Subject Property

507 304 509 508

W. SCHUBERT

209 505 501 210

205 508 203

512 206

516 514 510 504 502

W. AUSTIN

509 507 505 503 112 110 108

520 516 512 502

Document Path: J:\ArcMap_Shelby.mxd

507 304 509 508

W. SCHUBERT

209 505 501 210

205 508 203

512 206

516 514 510 504 502

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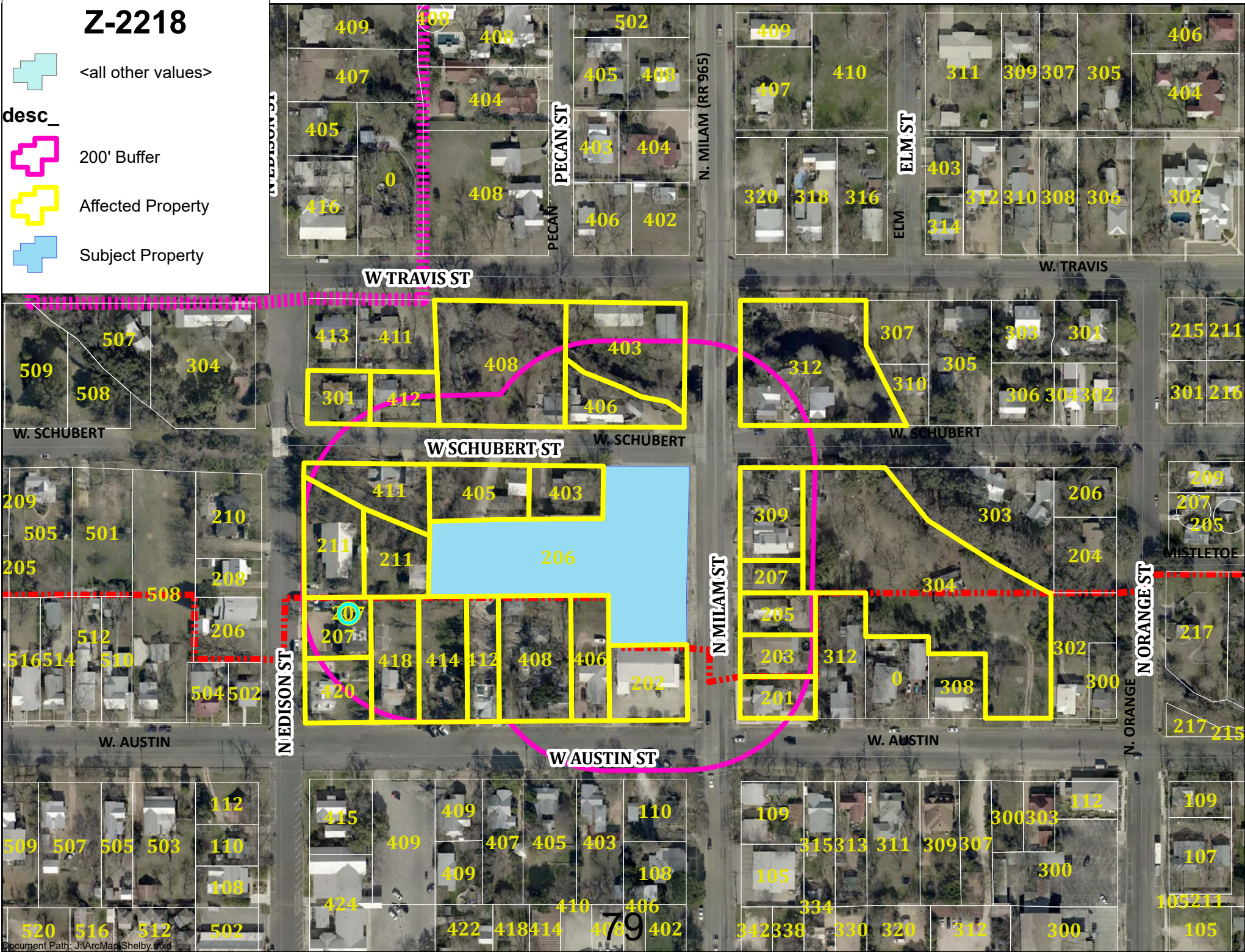
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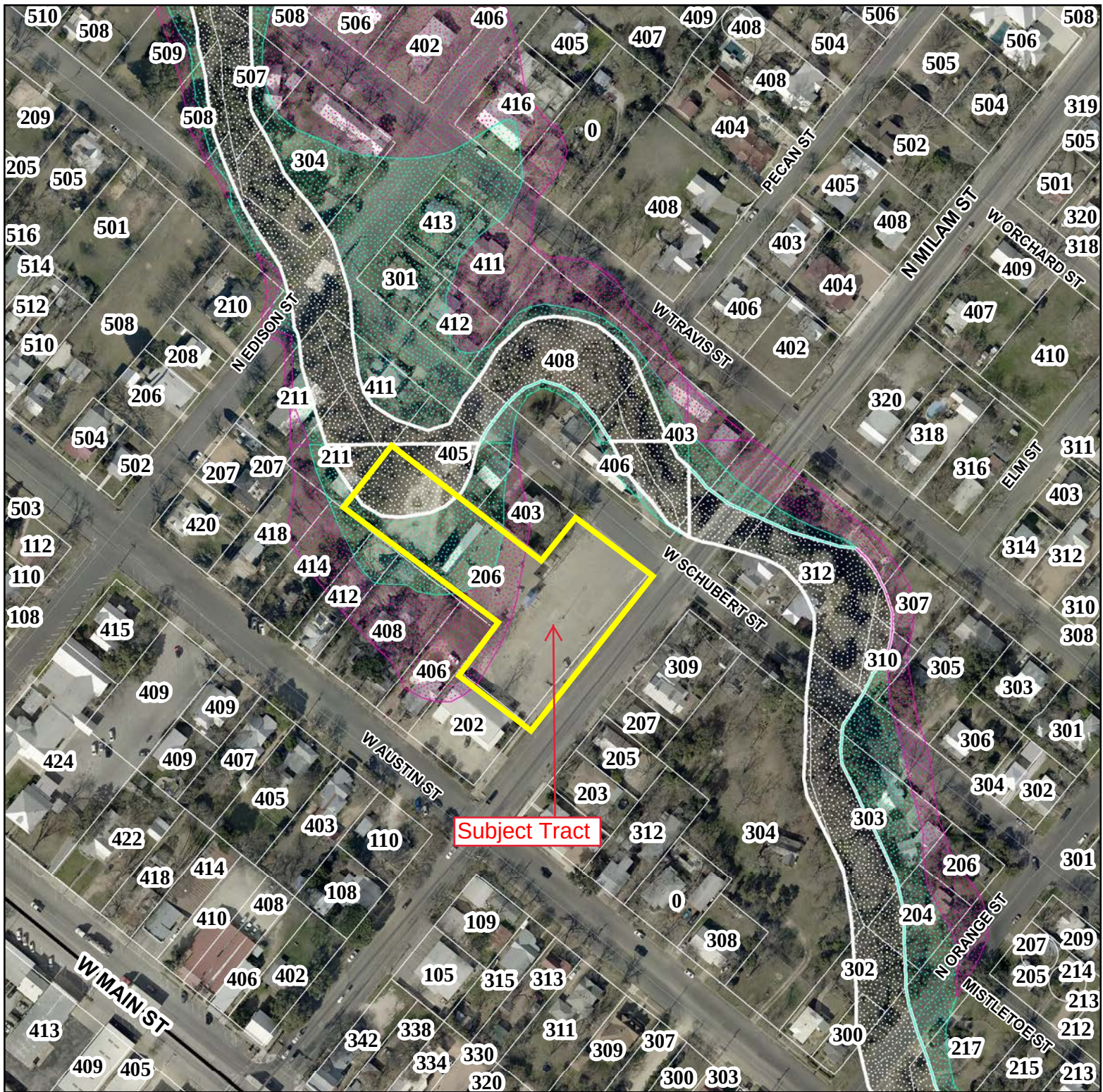
W. AUSTIN

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520 516 512 502

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1 inch = 200 feet

FIGURE
FEMA FLOOD ZONES





Applicant ERIN WELCH
Case Number Z-2011
Location 206 N. MILAM

NOTICE OF ACTION

YOUR APPLICATION FOR:

- ☐ LAND USE CHANGE
☐ RE-ZONING
☒ CONDITIONAL USE PERMIT
☐ SITE PLAN REVIEW
☐ VARIANCE

PLANNING & ZONING COMMISSION RECOMMENDATION:

- ☒ APPROVAL
☐ DISAPPROVAL
- ON DATE: August 5, 2020

CITY COUNCIL ACTION:

- ☒ APPROVAL
☐ DISAPPROVAL
- ON DATE: September 9, 2020

CONDITIONS OF APPROVAL:

PLEASE SEE ATTACHED EMAIL CORRESPONDANCE DETAILING THE CONDITIONAL APPROVAL.

Signed: 
Shelby Collier, Development Coordinator

Date: 09/10/20

126 West Main Street~ Fredericksburg, Texas 78624 ~ 830-997-7521 ~ 830-997-1861 fax

1. Withdraw request for Club/Lodge CUP;
2. No more than 33% of the gross square footage of the building at any given time shall be used for alcohol-related uses (this does not include any restaurant use which may have alcohol sales as part of its business);
3. Hours of operation shall be limited to 8am to 10pm Monday through Wednesday and 8am to 11pm Thursday through Sunday;
4. No bars, taverns, cocktail lounges or similar uses engaged primarily in the preparation and retail sale of alcoholic beverages for on-premise consumption shall be permitted on the property, except when operated in conjunction with a restaurant or as a tasting room as further defined in these conditions;
5. The preparation and retail sale of alcoholic beverages for on-premise consumption shall be limited to the following:
 - a. Within a Restaurant, which shall be defined as a business that receives no more than 50% of its gross profits from the sale of alcoholic beverages (the remainder coming primarily from food sales);
 - b. Within a Wine, Beer or Spirit Tasting Room, which shall be defined as a retail operation offering samples and/or drinks by the glass for on-premise consumption, or sealed containers (bottles/cans) for off-premise consumption, only of products produced by the Tasting Room business.
 - c. Within a Microbrewery or Microdistillery, which shall be defined as a brewery that produces less than 10,000 barrels of beer per year (Microbrewery) or a distillery that produces beverage grade spirit alcohol in relatively small quantities, primarily in single batches (Microdistillery).
6. The sale of alcoholic beverages for off-premise consumption shall be limited to Wine, Beer or Spirit Tasting Rooms, Microbrewery or Microdistillery, as defined above, or to a Liquor Store (Liquor Sales) as defined in the Code; however, no more than 1 Liquor Store may operate on the property and no Liquor Store may exceed 2,500 square feet of gross floor area.
7. To the extent possible, commercial deliveries shall occur at the rear of the property (nearest Edison Street). If deliveries are to occur at the front of the property (nearest Milam Street), delivery vehicles shall park as close to the building as possible, shall not idle for extended periods of time, and shall not occur between the hours of 9pm to 7am Monday – Friday or between the hours of 10pm to 9am Saturday and Sunday.



LAND STRATEGIES INC.

1983 - 2020
37
YEARS OF EXCELLENCE

1010 LAND CREEK CV.
SUITE 100
AUSTIN, TX 78746
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.COM

MICHAEL LINERMAN
TEXAS ARCHITECT
REGISTRATION # 26973
THIS DOCUMENT IS
INCOMPLETE AND MAY NOT BE
USED FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION

NOTES:

1.

FREDERICKSBURG MARKET

REVISIONS

SET ISSUED

06.29.2020

DRAWN BY

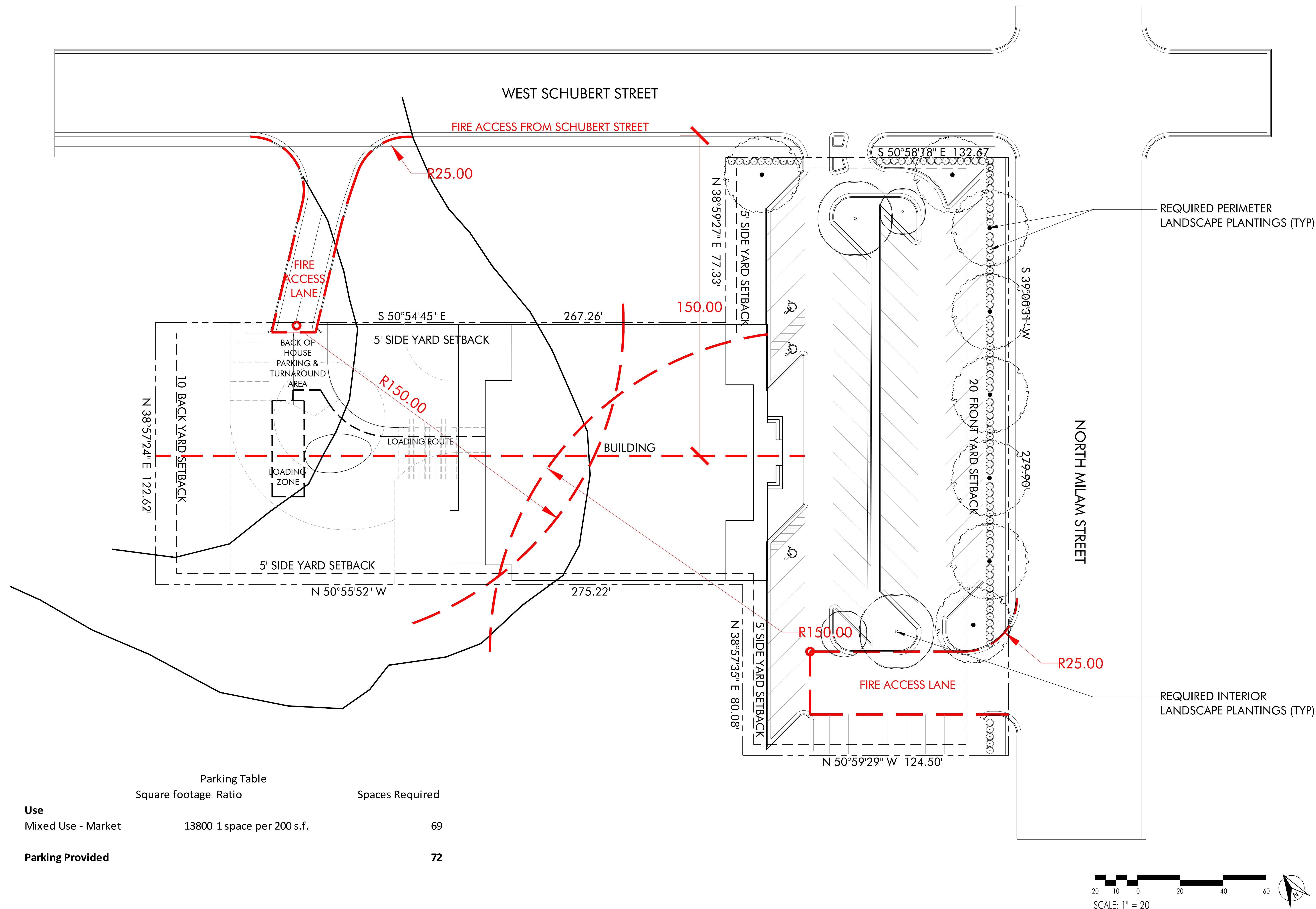
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SHEET NAME

SITE PLAN

SHEET

SP 1.0





LAND STRATEGIES INC.

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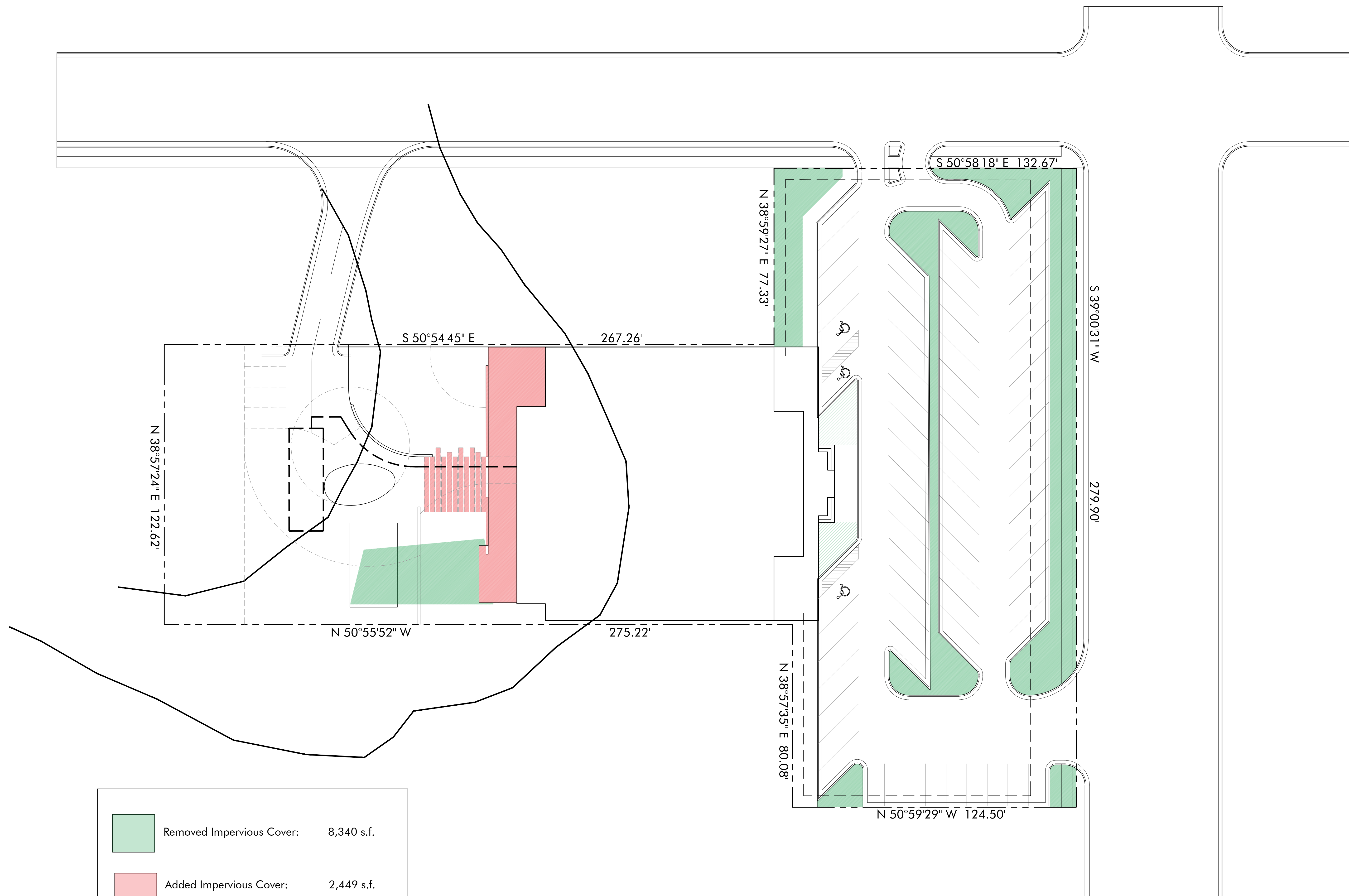
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SHEET NAME

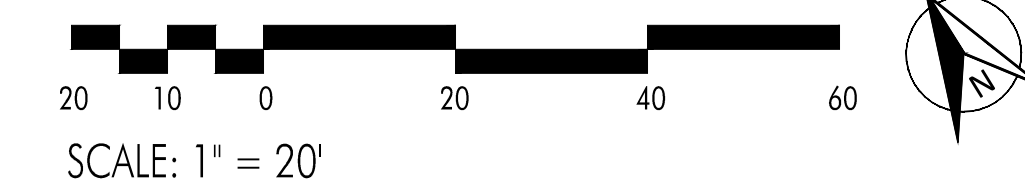
**IMPERVIOUS
COVER
EXHIBIT**

SHEET

SP 1.0



	Removed Impervious Cover:	8,340 s.f.
	Added Impervious Cover:	2,449 s.f.
	Net change in Impervious Cover:	-5,891 s.f.



A. Project Information (Please complete all items)

Project Name: PDV Mariposa

Project Address: 211 Mariposa Drive aka 258 Sunday Circle

Tax ID Number (s): 85-2809512

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: 9.37 No. of Lots: 1

Original Survey & Abstract No: WM. O. Merriwether Survey No. 36, Abstract No. 488

Fredericksburg Addition Block 23 Lot 21 and parts of Lots

Legal Description: Tract 2BR, Kinnaman Subdivision, Recorded in Volume 6, page 120

Current Land Use Plan: Rural Commercial

Proposed Land Use Plan: Commercial: High Density Residential

Current Zoning: N/A

Proposed Zoning: PUD

Location: 211 Mariposa Drive aka 258 Sunday Circle

Proposed Use(s): Multifamily Residential
A multi-tenant market with 7 tenants, one kiosk, a variety of services, food services, wine and spirits tasting rooms, restaurants with the opportunity for rotating vendors and at-retail kiosks. There is a backyard amenity intended to be used by patrons of the tenants that will also host community events which may include: movie nights, game screening events, acoustic performances, and yoga classes. The backyard will also have two food service kiosks to be occupied by tenants.

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: Mark Pawlcek Date: 6/22/2022

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): N. Cherry Builders LLC

Owner Name: N. Cherry Builders LLC owned by Mark Pavlicek

Address: 11 Cold Spring Court, Mount Kisco, NY 10549

Phone: 516 318-6096

Fax:

Email: mpav2001@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: Mark Pavlicek

Phone: 516 318-6096

Fax:

Email: mpav2001@gmail.com

Secondary Contact Name: Woody Victor

Phone: 917 923-1553

Fax:

Email: woody@delmasgroup.cor

III. Applicant

Firm Name (if applicable): PDV Group LLC

Applicant Name (s): PDV Group LLC

Address: 11 Cold Spring Court, Mount Kisco, NY 10549

Phone: 9179231553

Fax:

Email: woody@delmasgroup.cor

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: Woody Victor

Phone: Fax:

Email: woody@delmasgroup.com (512) 328-6050

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 and/or CONDITIONAL USE PERMIT CHECKLIST

- ☒ 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
- ☒ 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. (Must be Dark Sky compliant)
 - ☒ 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.
 - ☒ Location of signs
 - ☒ 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 Planning & Zoning meeting dates.

Owner/Agent:  Date: July 25, 2022

Printed Name: Michael Linehan, AIA



206 N Milam Backyard Program Narrative for Resubmittal of Conditional Use Permit July 25th 2022

Garret Bonn, P.E., C.F.M.
Director of Development Services
City of Fredericksburg
126 W. Main Street
Fredericksburg, TX 78624
cc: Shelby Collier
Associate Planner

City of Fredericksburg Development Services,

Land Strategies Inc, on behalf of the owner, respectfully submits this Conditional Use Permit application packet for the proposed development known as Grand Central at Milam, Located at 206 N Milam Street with respect to the allowance of specific Land uses, for your review and approval.

The Proposed Project

The Fredericksburg Market is an adaptive reuse of the long vacant Super S grocery store. The intent is to divide the main floor area into multiple suites (an estimated 8 internal suites) for use by local businesses, such as cheese shops and wineries, to create a vibrant urban space. The project will renovate the abandoned grocery store with new landscaping, new signage, and a new facade that deliberately incorporates elements of traditional Main Street Fredericksburg, such as vertically oriented windows with transoms above shaded awnings and colonnades. The project obtained a Certificate of Appropriateness from the Historic Review Board on June 9, 2020.

Required Information about the Proposed Project

Square Footage of Existing Building:	+/- 13,800 s.f.
Required Parking (per City staff, 1 :200)	69 spaces
Provided Parking	72 spaces
Provided Loading	Loading is provided for in the backyard with access through an existing access easement from Schubert St.
—	
—	

Additional Improvements

Backyard amenities for use by the patrons of tenants and the Fredericksburg community including a yoga lawn, playground, shaded seating, open-air stage to host movie nights, sports screenings, musical performances, art installations, and two food service kiosks.

Site Program Development

After further development of this site following the approval of the original CUP application on September 10th 2020, the program uses and physical characteristics have become more defined. We have located food vending kiosks in the back yard and while the use of food service has previously been approved, the site plan

has developed further and the new location of the food kiosks requires approval. The program of the food service kiosks in the backyard is the impetus for the resubmission of a CUP for this project.

While we are not proposing new use types in this application, we are proposing new food service kiosks that are illustrated in the corresponding site plan to this application. In our effort to maintain full transparency, below are the previously approved and proposed (notated in bold text*) conditional uses and correlating intentional uses.

Proposed and approved conditional uses:

General Retail Services
Cocktail Lounge
Food Sales (Food Kiosks)*

Liquor Sales
Mini Distillery

Intended use of the backyard program area:

<u>Program</u>	<u>Uses</u>
Open air Stage	Acoustic Music, Movie nights, Sporting event screening, Art installations, Covered seating
Yoga Lawn	Yoga Classes, informal seating
Shaded seating	Open picnic tables under a shade trellis
Lawn	Informal seating/ performance viewing
Food Kiosks	Food service vending for potentially seasonal vendors and restaurant start ups

Fredericksburg Market proposes to be a vibrant redevelopment of currently unused space. Its design incorporates features of historic Main Street and will reintegrate a lifeless tract back into the fabric of the town. As referenced above, the Historic Review Board granted the project a Certificate of Appropriateness. Accordingly; we request your support of this Conditional Use Permit.

In addition to addressing the kiosks in this resubmittal, attached is the backyard program narrative provided on June 28, 2022 that references hours of operation, sound decibels allowed, details of kiosk use, and approved conditions from the original Conditional Use Permit.

The included renderings are meant to show the atmosphere of the intended development. The actual design and location of program are out of date. On the renderings of the front façade, the signage is not accurate to what is proposed or being requested, but intended for marketing purposes only.

Please don't hesitate to contact me if you have any questions. Thank you for your consideration.



Michael Linehan, AIA
Managing Partner



206 N Milam Backyard Program Narrative

June 28, 2022

Garret Bonn, P.E., C.F.M.
Director of Development Services
City of Fredericksburg
126 W. Main Street
Fredericksburg, TX 78624
cc: Shelby Collier
Associate Planner

City of Fredericksburg Development Services,

This Narrative addresses the intended use of the back yard and the proposed construction of a small open air stage and two (2) 200 square foot food service vendor kiosks in relation to its appropriateness of the approved conditional uses for the property approved by the City of Fredericksburg on September 10th 2020 (Case Number Z-2011, recorded conditions have been copied to the bottom of this letter.)

The intended use for the stage is to host small acoustic performances in the afternoon hours that are compliant with the conditional hours of operation as well as the City of Fredericksburg decibel limitations. Other potential uses for the stage are to screen movies in the backyard, screen sporting events, and host art installations. The primary use for the stage will be covered seating when there is not a screening or installation in place.

Condition #3. Hours of operation shall be limited to 8am to 10pm Monday through Wednesday and 8am to 11pm Thursday through Sunday;

Daytime hours - before 8:00 p.m. - 85 dba
Evening hours - 8 p.m. to 10 p.m. - 75 dba
Night time hours - after 10 p.m. - 55 dba

The food service vendor kiosks are being constructed by the owner as shell structures to be equipped by prospective tenants. The intent of the kiosks is to house small food vendors for window service ordering and pick up; each kiosk is 200sf totaling 400sf for both kiosks. These vendors will be in keeping with the conditional use restrictions and will not be alcohol-oriented businesses.

Included with this letter are the architectural site plan from the approved building permit package, as well as the architectural site plan from the recently submitted building permit package for the exterior stage and kiosks. These site plans show the original location of this program and the newly proposed location which allows for more loading space as well as elevates the finished floor elevation at least 1 foot above the base flood elevation.

Please don't hesitate to contact me if you have any questions.

Michael Linehan, AIA
Managing Partner

Case Number Z-2011 Conditions of conditional use permit

1. Withdraw request for Club/Lodge CUP;
2. No more than 33% of the gross square footage of the building at any given time shall be used for alcohol-related uses (this does not include any restaurant use which may have alcohol sales as part of its business);
3. Hours of operation shall be limited to 8am to 10pm Monday through Wednesday and 8am to 11pm Thursday through Sunday;
4. No bars, taverns, cocktail lounges or similar uses engaged primarily in the preparation and retail sale of alcoholic beverages for on-premise consumption shall be permitted on the property, except when operated in conjunction with a restaurant or as a tasting room as further defined in these conditions;
5. The preparation and retail sale of alcoholic beverages for on-premise consumption shall be limited to the following:
 - a. Within a Restaurant, which shall be defined as a business that receives no more than 50% of its gross profits from the sale of alcoholic beverages (the remainder coming primarily from food sales);
 - b. Within a Wine, Beer or Spirit Tasting Room, which shall be defined as a retail operation offering samples and/or drinks by the glass for on-premise consumption, or sealed containers (bottles/cans) for off-premise consumption, only of products produced by the Tasting Room business.
 - c. Within a Microbrewery or Microdistillery, which shall be defined as a brewery that produces less than 10,000 barrels of beer per year (Microbrewery) or a distillery that produces beverage grade spirit alcohol in relatively small quantities, primarily in single batches (Microdistillery).
6. The sale of alcoholic beverages for off-premise consumption shall be limited to Wine, Beer or Spirit Tasting Rooms, Microbrewery or Microdistillery, as defined above, or to a Liquor Store (Liquor Sales) as defined in the Code; however, no more than 1 Liquor Store may operate on the property and no Liquor Store may exceed 2,500 square feet of gross floor area.
7. To the extent possible, commercial deliveries shall occur at the rear of the property (nearest Edison Street). If deliveries are to occur at the front of the property (nearest Milam Street), delivery vehicles shall park as close to the building as possible, shall not idle for extended periods of time, and shall not occur between the hours of 9pm to 7am Monday- Friday or between the hours of 10pm to 9am Saturday and Sunday.

Aug 15, 2022

Garrett Bonn
Cc: Shelby Collier
City of Fredericksburg
126 W Main Street
Fredericksburg, Texas 78624

Re: Fredericksburg Market – 206 N. Milam Street Conditional Use Permit Comment Response

Dear Garrett and Shelby:

Please find our response to the City of Fredericksburg's formal comments below in bold, italicized print. We appreciate your time.

Development:

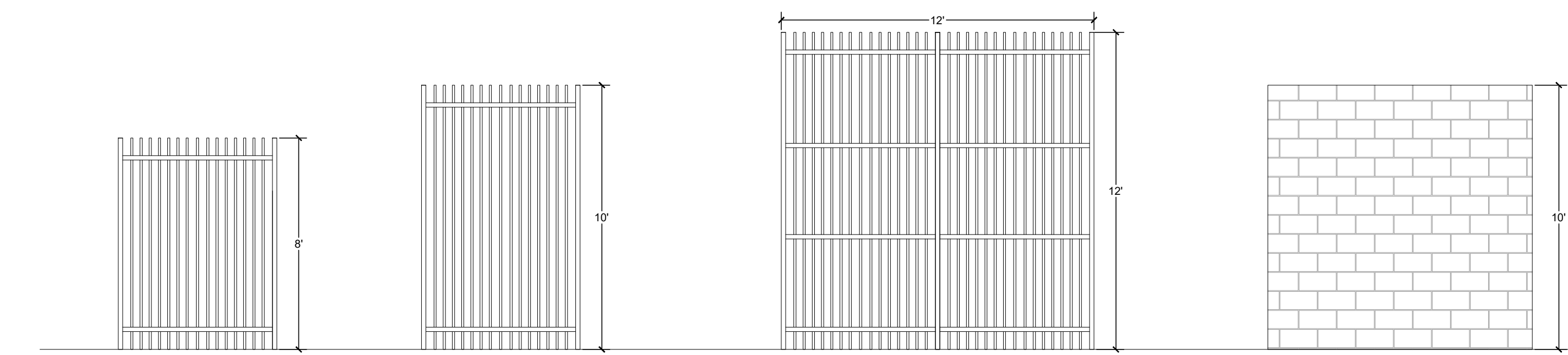
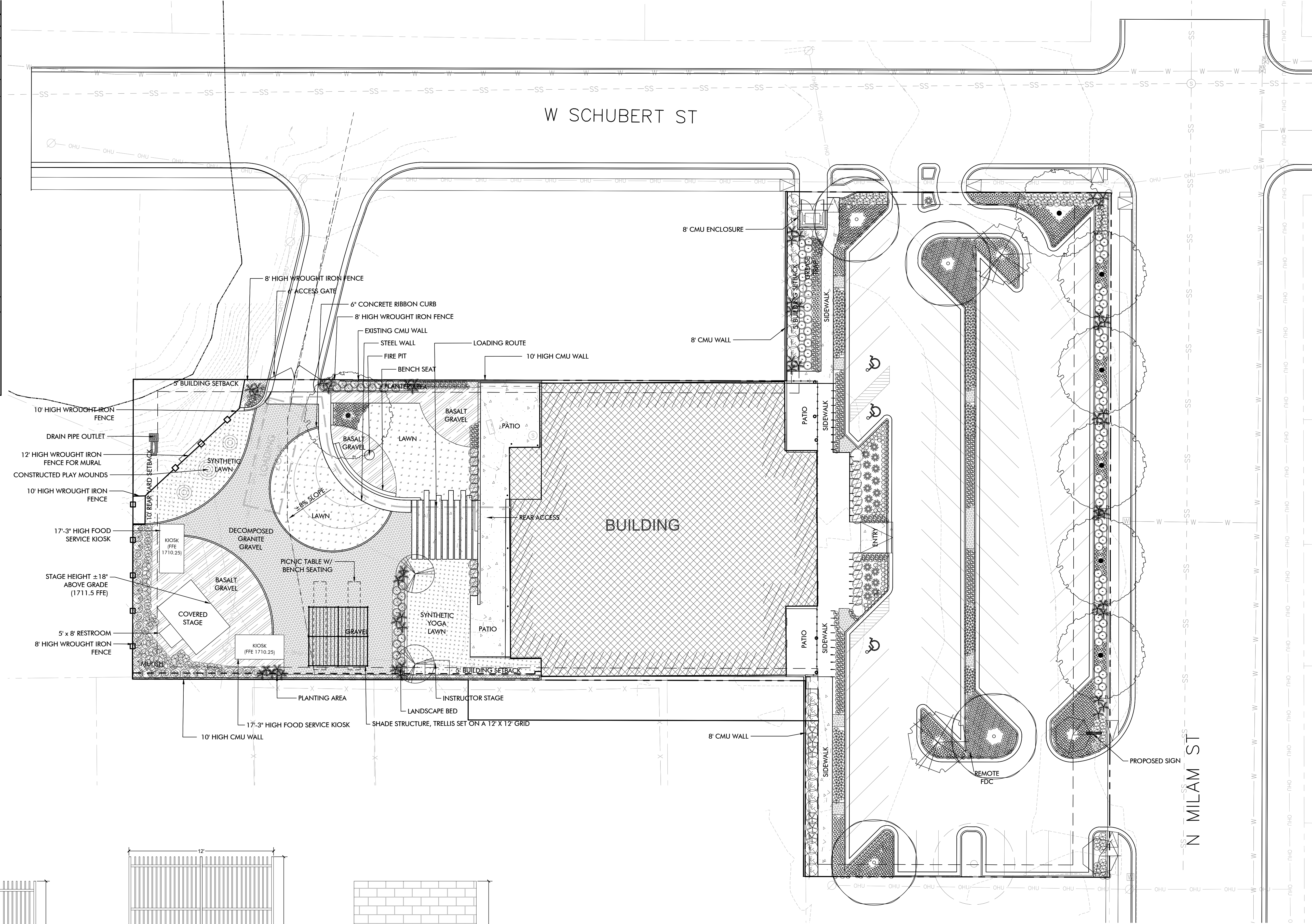
- Address the neighborhood's concerns in narrative directly. ***Ownership has not received any concerns, or negative feedback from any of the neighbors abutting the project.***

Rather, input from the neighbors to both the north and south have been fully supportive, and in fact excited about the project and the positive impact it will have on the neighborhood. Owners to the west, are across the creek, and sufficiently distanced from the actual backyard, however, they have not reached out with any concerns at any point.

- Exhibits – add photos of the back, “what can be seen from the backyard into the neighborhood?”
Please see photos beginning on page 25 of the submittal packet
- Make renderings match the site plan including rendering looking out to the back yard and kiosk locations ***Please see renderings, pages 6 & 7 of CUP Packet***
- Trees are inaccurate on page 14 ***The previous rendering sent was an outdated rendering and the trees depicted were for illustrative purposes. Please see site plan for tree details.***
- Interior renderings aren't as important as the backyard, maybe only provide one interior ***Please see updated site plan***
- Page 19 is old and shows the truck which isn't allowed, remove ***Please see updated site plan***
- Kiosk and stage as proposed are located in the Building Setback, please relocate out of the setback. ***Sec. 3.205 The setback has been annotated, please see updated site plan***
- Fence details need to be added, including 12' wrought iron, 10' wrought iron, 8' wrought iron and 10' CMU ***Please see sheet L1.00***
- Page 9 is the most important – overall site plan. Zoom in to focus on the backyard, the parking lot is not as important. Okay to keep it in the submittal but the main image should be updated. ***Please see updated site plan***
- Page 9 needs to add a Zoning Summary to include all items addressed in C1.5 Zoning as a Building height and Building coverage. ***Sec. 3.205 Please see updated site plan***
- Renderings in the front are showing 8' CMU walls at the front façade, there is a 6' fence according to google Earth. ***We are proposing an 8' CMU wall to provide screen for neighbors. Please see updated site plan.***
- Landscaping per Sec. 7.920 required to include a hedge or fence when abutting property is zoned for non-commercial use (norther 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. ***Please see updated site plan.***

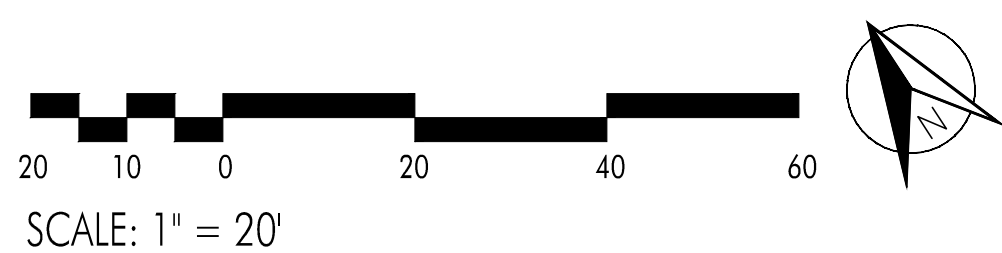
K:\DATA\1851-1900\1895 St Croix Fredericksburg\3 DRAWING\1 DWG\3-SUBMITTAL DRAWING SETS\CONSTRUCTION DOCUMENTS\1895.02_CONSTRUCTION DOCUMENTS_LANDSCAPE.dwg

LANDUSE SUMMARY	
Lot area	1,585.00 ac.
Current zoning	C1.5 Medium commercial
Zoning requirements	
Minimum lot area	7,500.00 s.f.
Minimum lot width	70.00 ft.
Buildings setbacks	
Minimum front yard setback	20 ft.
Minimum street side yard setback	50 ft.
Minimum side yard setback (interior)	5 ft.
Minimum rear yard setback	10 ft.
Maximum building height	3 stories, 38 ft
Maximum building coverage	60 %
Maximum impervious coverage	75 %
Proposed lot coverage	
Proposed building height	1 story 29'-2"
Proposed building coverage	20 %
Proposed building area	13,923 s.f./ 0.20 ac.
Impervious Cover	
Proposed impervious percentage	84 %
Impervious area	1.22 ac.
Existing impervious percentage	84 %
Pervious area	0.24 ac.
Proposed facilities	
Proposed food and retail space	13,923 s.f.
Parking spaces required:	
1 space per 300sf. (food sales)	47 spaces
Parking spaces provided:	
Total parking spaces	69 spaces
Required # of handicap spaces	1 van and 1 standard
Proposed # of handicap spaces	1 van and 2 standard



1 WROUGHT IRON FENCE , CMU WALL

SCALE: 3/4"=1'-0"



LAND STRATEGIES INC.

1983 - 2022
39
YEARS OF EXCELLENCE

1411 W. 5TH ST.
SUITE 100
AUSTIN, TX. 78703
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.COM

THIS DOCUMENT IS
INCOMPLETE AND MAY NOT BE
USED FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION.

NOTES:
1.

Grand Central @ Milam

206 N. Milam St. Fredericksburg, TX 78624
LSI # 1895

REVISIONS

SET ISSUED
2022

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LSI

SHEET NAME
OVERALL
SITE PLAN

SHEET
L1.00



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REVISIONS

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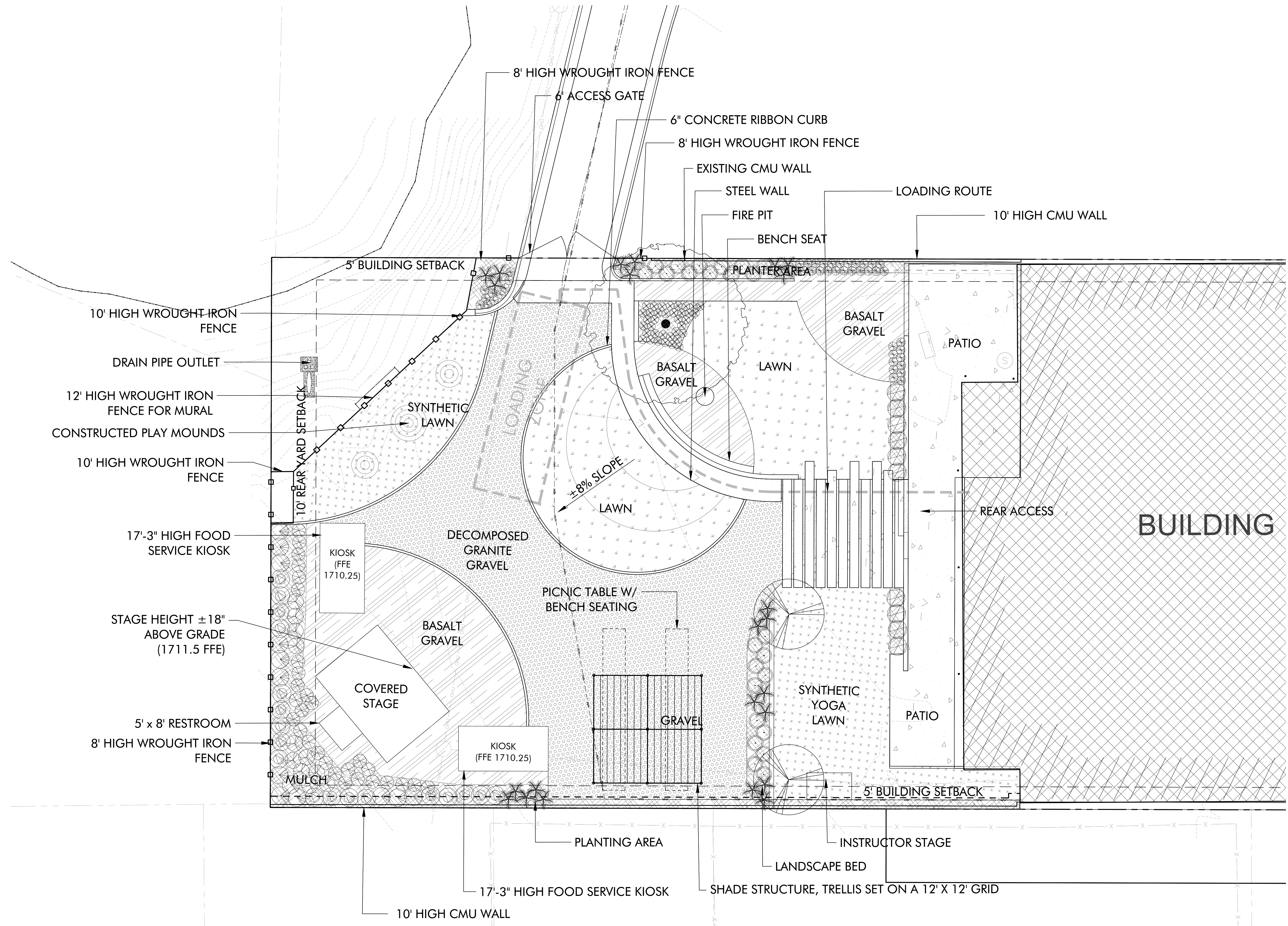
DRAWN BY
LSI

SHEET NAME

BACKYARD
SITE PLAN

SHEET

L1.01



K:\DATA\1851-1900\1895 St Croix Fredericksburg\3 DRAWING\1.DWG\3-SUBMITTAL DRAWING SET\CONSTRUCTION DOCUMENTS\LANDSCAPE.dwg

PLANT LEGEND:

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE/ CAL. INCH	COMMENTS
TREES						
	QV	Quercus virginiana	Live Oak	7	4"	12'-14" H X 5'-6" W
	UC	Ulmus crassifolia	Cedar Elm	4	4"	12'-14" H X 5'-6" W
	RL	Rhus lanceolata	Flameleaf Sumac	2	3"	8'-10' H X 4'-5" W
	SS	Sophora secundiflora	Tx Mountain Laurel	2	3"	8'-10' H X 4'-5" W
	CC	Cercis canadensis var. texensis	Tx Redbud	4	3"	8'-10' H X 4'-5" W

ACCENTS AND SHRUBS

	AO	Agave ovatifolia	Whale's Tongue Agave	20	5 gal	18" H X 18" W
	LCS	Loropetalum chinense var. 'Shang-Red'	'Red Diamond' Loropetalum	6	5 gal	36" H X 36" W
	IVN	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	94	5 gal	18" H X 18" W
	LFC	Leucophyllum frutescens 'Compactum'	Compact Texas Sage	25	5 gal	36" H X 36" W
	LCD	Loropetalum chinense var. rubrum 'Daruma'	Daruma Loropetalum	97	5 gal	24" H X 24" W
	RO	Rosmarinus officinalis	Upright Rosemary	23	5 gal	36" H X 36" W
	CP	Caesalpinia pulcherrima	Pride of Barbados	2	5 gal	36" H X 36" W
	VSS	Viburnum Suspensum 'Sandankwa'	Sandankwa viburnum	18	5 gal	36" H X 36" W
	RV	Rhus Virens	Evergreen Sumac	13	5 gal	36" H X 36" W
	CM	Chrysactinia mexicana	Damianita	262	3 gal	18" H X 18" W
	SM	Sabal minor	Dwarf Texas Palmetto	50	5 gal	24" H X 24" W
	DI	Dianella	Flax Lily	114	3 gal	18" H X 18" W
	CA	Callicarpa americana	American Beautyberry	11	5 gal	36" H X 36" W

GROUNDCOVERS AND PERENNIALS

	LM	Lantana montevidensis	Trailing Lantana	257	1 gal	12" O.C. SPACING
	TP	Tradescantia pallida	Purple Heart	382	1 gal	18" O.C. SPACING
	TV	Tulbaghia violacea	Society Garlic	86	1 gal	18" O.C. SPACING
	LMV	Liriope muscari 'Variegata'	Variegated Liriope	490	1 gal	12" O.C. SPACING

SOD

	ZJ	Zoysia japonica Steud. x Zoysia matrella (L.) Merr.	Palisades Zoysia	3,150 SF
--	----	--	------------------	----------

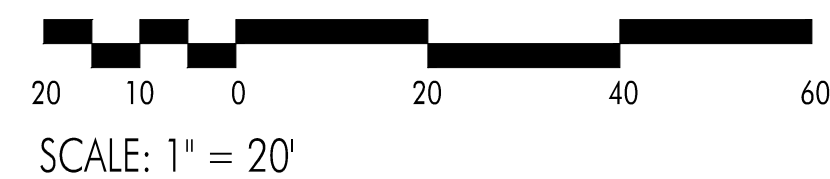
INERT MATERIALS

	Decomposed Granite	Tan/ Light Brown, 3/8" Diameter	2,940 SF
	Basalt Gravel	Dark Gray/Black, 3/8" Diameter	3,756 SF
	Hardwood Mulch	Dark Brown, Shredded	5,300 SF

UBERT ST

BUILDING

N MILAM ST



LAND STRATEGIES INC.

1983 - 2022
39
YEARS OF EXCELLENCE

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AUSTIN, TX. 78703
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LSI # 1895

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2022

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SHEET NAME

PARKING
LANDSCAPE
PLAN

SHEET

L1.02



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LSI # 1895

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SHEET NAME

BACKYARD
LANDSCAPE
PLAN

SHEET

L1.03

PLANT LEGEND:

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE/ CAL. INCH	COMMENTS
	QV	Quercus virginiana	Live Oak	7	4"	12'-14" H X 5'-6" W
	UC	Ulmus crassifolia	Cedar Elm	4	4"	12'-14" H X 5'-6" W
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	IVN	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	94	5 gal	18" H X 18" W
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GROUNDCOVERS AND PERENNIALS

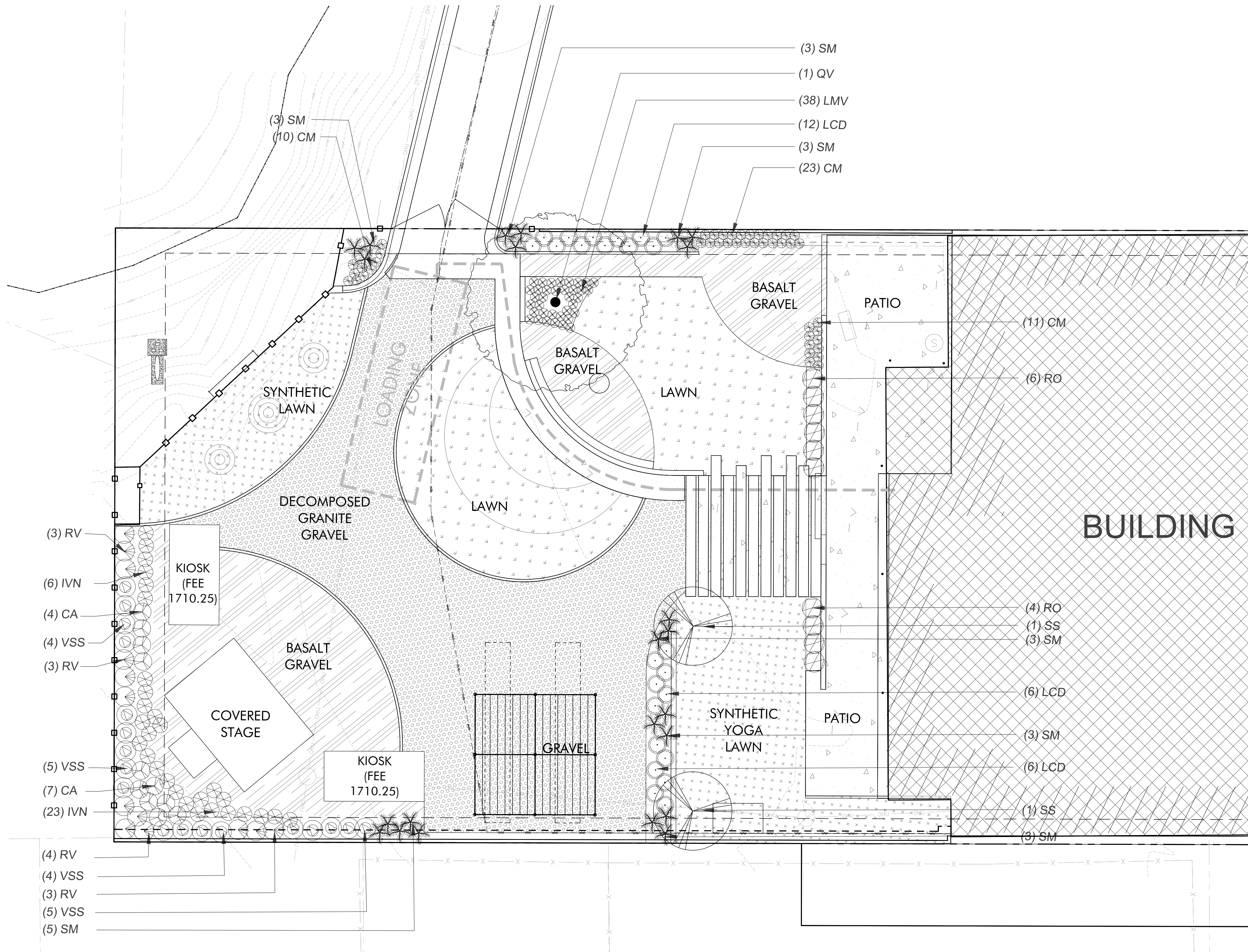
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	TV	Tulbaghia violacea	Society Garlic	86	1 gal	18" O.C. SPACING
	LMV	Liriope muscari 'Variegata'	Variegated Liriope	490	1 gal	12" O.C. SPACING

SOD

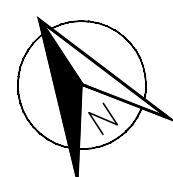
	ZJ	Zoysia japonica Steud. x Zoysia matrella (L.) Merr.	Palisades Zoysia	3,150 SF
--	----	--	------------------	----------

INERT MATERIALS

	Decomposed Granite	Tan/ Light Brown, 3/8" Diameter	2,940 SF
	Basalt Gravel	Dark Gray/Black, 3/8" Diameter	3,756 SF
	Hardwood Mulch	Dark Brown, Shredded	5,300 SF



10 5 0 10 20 30
SCALE: 1" = 10'









101







PIZZA

PALINURO
ITALIAN CUISINE





FREDERICKSBURG, TEXAS
GRAND CENTRAL
at Milam

 NobiliTea

 Fresh Pickens

GENERAL NOTES

1. CONTRACTOR TO COORDINATE STAGING AREAS
2. ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SITE & CONSTRUCTION CONDITIONS AFFECTING WORK UNDER THIS CONTRACT.
3. COORDINATE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DIVISIONS WITH OTHER TRADES AFFECTING OR AFFECTED BY SAME.
4. NO CHANGES IN CONSTRUCTION METHODS, MATERIALS, DETAILS, SPECIFICATIONS, GENERAL NOTES AND SCHEDULES, OR DELETION OF ANY REQUIREMENT SHOWN ON THESE PLANS WILL BE ACCEPTABLE WITHOUT FIRST OBTAINING PERMISSION FROM THE ARCHITECT AND CLIENT. TO OBTAIN PERMISSION, PRICING, RELEVANT DRAWINGS AND DOCUMENTS SHALL BE PROVIDED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL PROVISIONS OF APPLICABLE CODES AND ORDINANCES. WORKMANSHIP AND MATERIALS TO BE OF THE HIGHEST INDUSTRY STANDARDS.
6. THE PLANS AND SPECIFICATIONS HAVE BEEN DEVELOPED WITH THE INTENT OF MEETING OR EXCEEDING THE MINIMUM REQUIRED STANDARDS. SHOULD THE PLANS AND SPECIFICATIONS DISAGREE WITH THEMSELVES, THE GREATER QUANTITY/QUALITY IS TO BE PERFORMED OR FURNISHED.
- 7.THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AND ITEMS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
8. CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE LEFT SUBJECT TO DAMAGE OR THEFT.
9. PROVIDE AND PAY FOR ALL COST FOR TEMPORARY FACILITIES AND SERVICES REQUIRED FOR THE PROPER AND EXPEDITIOUS EXECUTION OF THE CONTRACT WORK. MAKE ALL TEMPORARY CONNECTIONS TO EXISTING UTILITIES IN LOCATIONS ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION THEREOF. PAY ALL COSTS FOR TEMPORARY ELECTRICAL POWER, WATER AND HEATING.
10. PROVIDE FIRST AID AND FIRE PROTECTION AS REQUIRED BY OSHA.
11. A COMPLETE SET OF AS-BUILTS SHALL BE FURNISHED TO THE ARCHITECT AT COMPLETION OF THE PROJECT. THE CLOSE OUT PACKAGE IN THE FORM OF A HARD BINDER, INDEXED, LABELED AND DIVIDERS FOR WHICH INCLUDES COPIES OF PERMITS AND THE CERTIFICATE OF OCCUPANCY, A LIST OF SUB-CONTRACTORS AND PHONE NUMBERS, ALL WARRANTIES AND MANUALS. ONE COPY SHOULD GO DIRECTLY TO THE OWNER AND ONE COPY TO THE ARCHITECT. PROVIDE PAINT COLORS AND FORMULAS OF ALL PAINTS.
12. GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE TO BID THIS PROJECT AS DESIGNED. VALUE ENGINEERING IS WELCOMED IN AN EFFORT TO GET THE BEST VALUE. GENERAL CONTRACTOR SHALL SUBMIT HIS BID PER PLANS AND SPECIFICATIONS AND SUBMIT VALUE ENGINEERING ITEMS SEPARATELY.
13. ALL PAINT COLORS TO BE SELECTED AT A LATER DATE, BY OWNER AND ARCHITECT.
14. PROVIDE ARCHITECT W/SHOP DWGS. OF ALL MILLWORK
15. PROVIDE ARCHITECT & ENGINEER W/ SHOP DWGS. OF ALL STRUCT. STEEL WORK
16. ALL NEW & ORIGINAL CONSTRUCTION SHALL BE THOROUGHLY CLEANED AND PAINTED, BOTH EXTERIOR & INTERIOR PRIOR TO OWNERS OCCUPANCY.
17. LAYOUT TILE PATTERNS PRIOR TO INSTALLATION FOR ARCH. APPROVAL
18. SEE FINISH SCHEDULE FOR ALL MATERIALS, FINISHES AND FIXTURES; PAINT COLORS TO BE SELECTED AT A LATER DATE
19. CONTRACTOR SHALL PROVIDE APPROPRIATE WRITTEN DOCUMENTS THAT REFLECT ANY CHANGES TO ORIGINAL DRAWINGS, FINISH AND MATERIAL SPECIFICATIONS OR LAYOUT
20. ALL SUBCONTRACTORS SHALL REVIEW AND STUDY THE COMPLETE SET OF DRAWINGS TO PROVIDE PRICING PROPOSAL AND PRODUCE AND CONSTRUCT THEIR WORK
21. ALL WATER PROOFING, ROOFING, FLASHING AND SCUPPERS TO BE CONSTRUCTED ACCORDING TO INDUSTRY STANDARDS
22. ALL WINDOWS AND GLASS DOORS TO COMPLY WITH I.R.C. AND APPLICABLE CODE
23. CONTRACTOR TO VERIFY MEASURMENTS AND DIMENSIONS OF ALL EXISTING CONDITIONS IN FIELD. CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY DISCREPNCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS

CODE / PROJECT INFORMATION

PROJECT DESCRIPTION:
(3) NEW INDIVIDUAL STRUCTURES LOCATED ON THE SOUTH-WEST CORNER OF THE "GRAND CENTRAL OF MILAN" MARKET PROJECT:
1. NEW OUTDOOR WOOD STRUCTURE PAVILION PERFORMANCE STAGE w/A SINGLE SERVICE RESTROOM (FOR THE USE OF THE PERFORMERS AND FOOD VENDORS).
2.THE SHELLS OF (TWO) SINGLE STORIES PREFAB MODULAR ("ULRICH" CABINS) WOOD STRUCTURES EACH ONE ON A POUR IN PLACE CONCRETE SLAB TO HOUSE FUTURE INDEPENDENT FOOD VENDORS.

APPLICABLE CODES:
2021 IBC
2020 NEC
2021 UMC
2021 UPC
2021 IFG
2018 ISFSC
2021 IECC
AND ALL LOCAL AMENDMENTS

OCCUPANCY CLASSIFICATIONS:
GROUP: M MERCHANTILE

CONSTRUCTION TYPE AND AREAS:
TYPE: V-B

ALLOWABLE AREA	MODIFICATIONS	ALLOWABLE TOTAL AREA
N/A	N/A	N/A

BUILDING AREA (GROSS AREA PER DEFINITION IN IBC.)

FT. TOTAL GROSS BUILDING AREA	KIOSK 1: 176 SF KIOSK 1: 176 SF RESTROOM: 42 SF
	STAGE PAVILION: 400 SF
FT. CONDITIONED BUILDING AREA (F.A.R.)	394 SF

BUILDING HEIGHT 17'-3" (STAGE PAVILION)

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS (TABLE 601)

	TYPE:	TYPE:
PRIMARY STRUCTURE	II-B	
BEARING WALL EXTERIOR:	0	
BEARING WALL INTERIOR:	0	
NONBEARING EXTERIOR:	0	
NONBEARING INTERIOR:	0	
FLOOR & SECONDARY MEMBERS	0	
ROOF AND SECONDARY MEMBERS	0	

OCCUPANT LOAD / EXITS
SEE EGRESS PLAN SHEET:

SPECIAL FEATURES / FIRE RATINGS

CONCUSTION TYPE V, OCCUPANCY TYPE M
SEPARATION 10< X <30 = 0 HRS.

EXTERIOR RATINGS / OPENINGS PER TABLE 602

DRAWING INDEX

ARCHITECTURAL	
Sheet Number	Sheet Name
A0.00	Cover Page
A0.01	Architectural Symbols + Notes
A0.02	TAS Guidlines
A0.20	Survey
A0.24	Site Plan
A1.11	Floor Plan
A1.12	Roof Plan
A2.10	Stage Pavilion & Restroom Elevations / Sections and Details
A2.20	"Ulrich" Kiosks Exterior Elevations & Section

CONTACT

OWNER:
FIXING FRED LLC c/o ST. CROIX CAPTIOI ADVISORS LLC
901 S MOPAC EXPY
BARTON OAKS PLAZA 1 STE. 160
AUSTIN, TX 78746
PH: 512.391.0718
CONTACT: KEN SATTERLEE

ARCHITECT:
LSI
(LAND STRATEGIES INC.)
1411 W 5TH ST, SUITE 100
AUSTIN, TX 78703
PH: (512) 328-6050
CONTACT: MICHAEL LINEHAN, AIA
EMAIL: MLINEHAN@LSIAUSTIN.COM

CONSTRUCTION MANAGER:
CSMG LLC.
P.O. BOX 161465
AUSTIN, TX 78716
PH: (619-994-1195
CONTACT:RICH LANDRETH
EMAIL: RLANDRETH@CSMGAUSTIN.COM

GENERAL CONTRACTOR:
CSMG LLC.
RICH LANDRETH
P.O BOX 161465
AUSTIN,TX 78716
P: 619-994-1195
E: RICHLANDRETH@GMAIL.COM

STRUCTURAL ENGINEER:
MJ
812 SAN ANTONIO ST. SUITE 406
AUSTIN, TX 78701
PH: 512.693.9500
CONTACT: RICHARD ANDRE MARTIN

MEP ENGINEER:
EEA
6615 VAUGHT RANCH ROAD, SUITE 100
AUSTIN, TX 78730
PH: 512.744.4435
CONTACT: BEN CHILDRESS

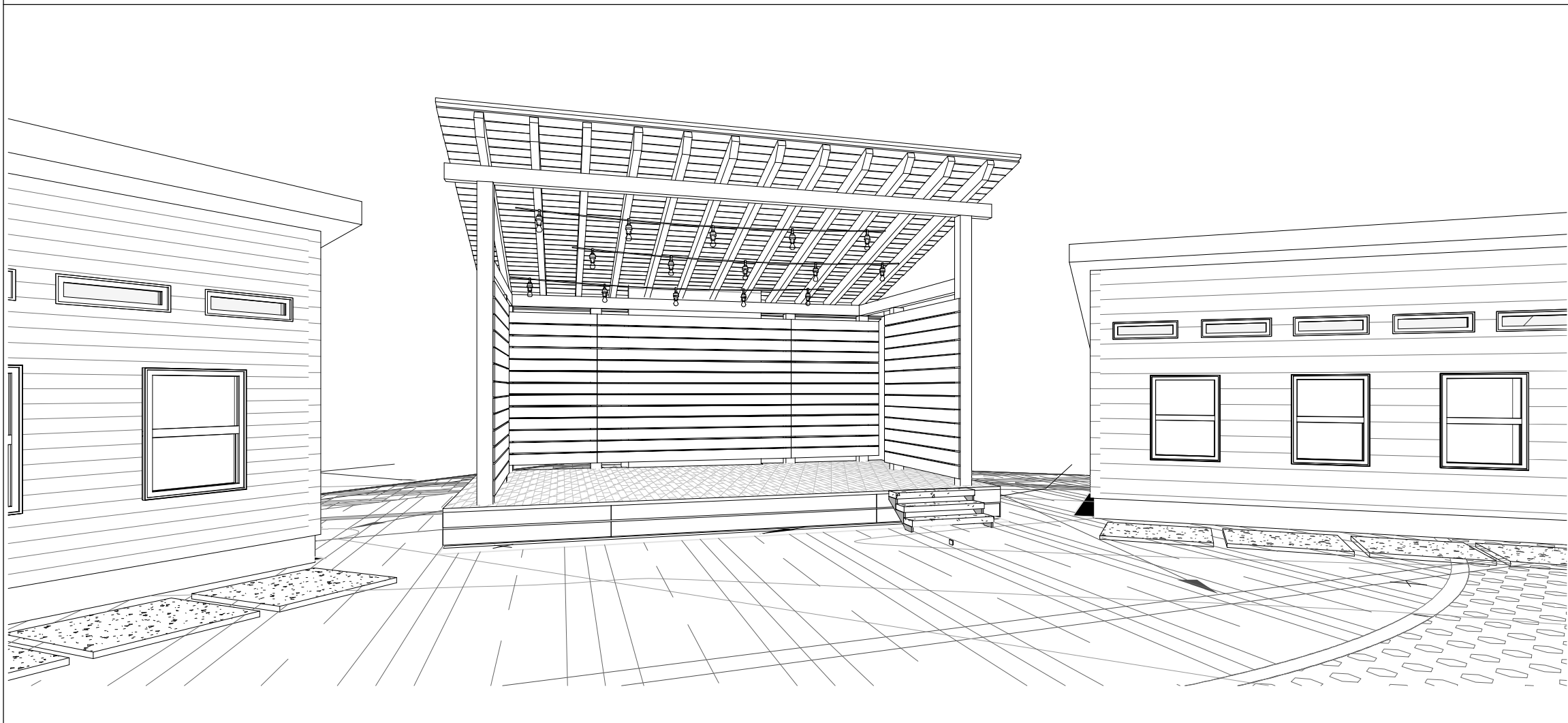
CIVIL ENGINEER:

LSI
(LAND STRATEGIES INC.)
1411 W 5TH ST, SUITE 100
AUSTIN, TX 78703
PH: (512) 328-6050
CONTACT: MICHAEL LINEHAN, AIA
EMAIL: MLINEHAN@LSIAUSTIN.COM

VICINTY MAP



PROJECT RENDERING



REVISION INDEX

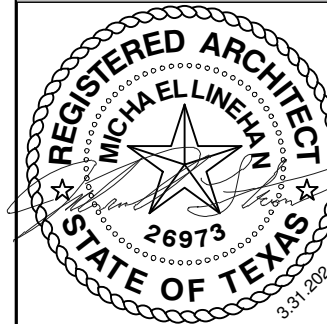
SET ISSUED	
4/27/2022	
Revision	
#	Date
DRAWN BY	
CP	
SHEET NAME	
Cover Page	
SHEET	
A0.00	



LAND STRATEGIES INC.

FOUNDED
1983

1411 W 5th Street, Suite 100
Austin, TX 78703
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIAustin.com
WEBSITE: LSIAustin.com



NOTES:

1.

OUTDOOR STAGE AND KIOSKS

GRAND CENTRAL AT MILAM
206 N Milam St, Fredericksburg TX 78624
LSI 1895.02.D

SET ISSUED

4/27/2022

Revision

#	Date
---	------

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CP

SHEET NAME

Cover Page

SHEET

A0.00



33 - 2022

39

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11 W 5th St., #100,
Austin, TX 78703
H: (512) 328-6050
AX: (512) 328-6172
E: LSI@LSIaustin.com
WEBSITE: LSIaustin.com

MICHAEL LINEHAN
TEXAS ARCHITECT
REGISTRATION # 26973

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TESTS:

OUTDOOR STAGE AND KIOSKS

206 N Milam St. Fredericksburg TX 78624
LSI #: 1895.02.D

SET ISSUED

3/31/2021

REVISIONS

[illegible]

1

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CP

SHEET NAME

Floor Plan

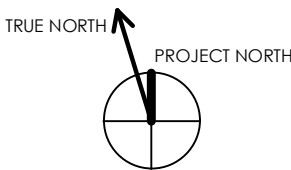
SHEET

A1.11



AREA SCHEDULE		
AREA	LEVEL	NAME
400 SF	F.G. @ Stage	Stage Pavilion
42 SF	F.G. @ Restroom	Restroom
176 SF	F.G. @ Kiosks	"Ulrich" Kiosk 1
176 SF	F.G. @ Kiosks	"Ulrich" Kiosk 2
Grand Total:	794 SF	

KEYNOTE LEGEND - FLOOR PLAN	
NO.	DESCRIPTION
101	8x8 WOOD POST
102	WOOD DECK. REFER TO SITE PLAN FOR EXACT LOCATION: 2x6 WOOD DECK BOARDS (PROVIDE PRICING FOR P.FE, CEDAR, AND RED WOOD PLANKS), INSTALLED PERPENDICULAR OVER DECK JOISTS (2x6 #2 GRADE OR BETTER LUMBER) @ 16" O.C.
103	LUMBER STAIRS
104	OVERHANG
105	CONCRETE SLAB PER STRUCTURAL ENGINEER DWGS. REFER TO SITE PLAN FOR EXACT LOCATION
106	CONCRETE STAIRS PER STRUCTURAL DWGS
107	PROVIDE PLUMBING AND ELECTRICAL STUB-UPS FOR TENANT CONNECTIONS
108	4x4" CONCRETE PADS
109	1x8 WOOD PLANKS TO MATCH DECK BOARDS
110	PERIMETER WALL / FENCE PER "GRAND CENTRAL AT MILAM" MASTER PLAN
111	TILE FLOOR FINISH, 4" TILE WALL BASE, EGGSHELL PAINT FINISH AT ALL WALLS. OPEN CEILING.
112	54"Wx18"H AWNING WINDOW, SILL @ +66" A.F.F.
113	34"Wx80"H DOOR WITH PRIVACY LOCKSET.
114	GFI DUPLEX OUTLET AT RESTROOM WALL
115	GFI DUPLEX OUTLETS AND TELE/DATA OUTLET WITH WEATHER COVERS, MOUNTED AT STAGE'S BACK WALL @ 18" A.F.F.
116	LIGHT SWITCH @ 48" A.F.F.
117	EXPOSED WOOD TO BE SEALED AND RECEIVE CLEAR WEATHER PROTECTION FINISH, TYP.



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



LAND STRATEGIES INC.

1983 - 2022
39
YEARS OF EXCELLENCE

1411 W 5th St., #100,
Austin, TX 78703
PH: (512) 328-6060
FAX: (512) 328-6172
EMAIL: LSI@LSI.com
WEBSITE: LSI.com

MICHAEL LINEHAN
TEXAS ARCHITECT
REGISTRATION # 26973

THIS DOCUMENT IS
INCOMPLETE AND MAY
NOT BE
USED FOR REGULATORY
APPROVAL, PERMITTING
OR
CONSTRUCTION

NOTES:
1.

OUTDOOR STAGE AND KIOSKS

GRAND CENTRAL AT MILAM
206 N Milam St. Fredericksburg TX 78624
LSI #: 1895.02.D

SET ISSUED
3/31/2021

REVISIONS
DELTA / ISSUE / DESCRIPTION / DATE
1 |

DRAWN BY
CP

SHEET NAME
Roof Plan

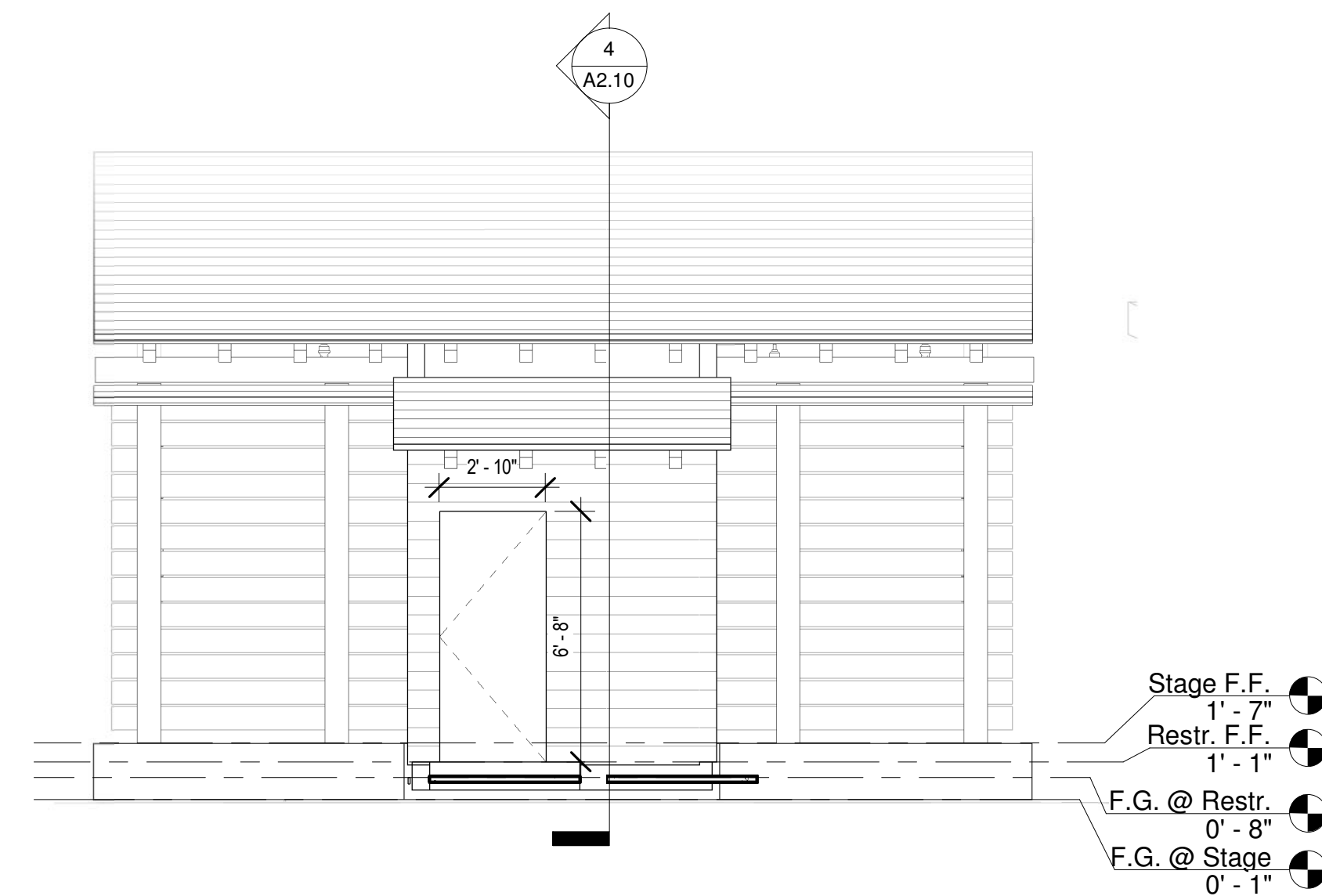
SHEET

A1.12

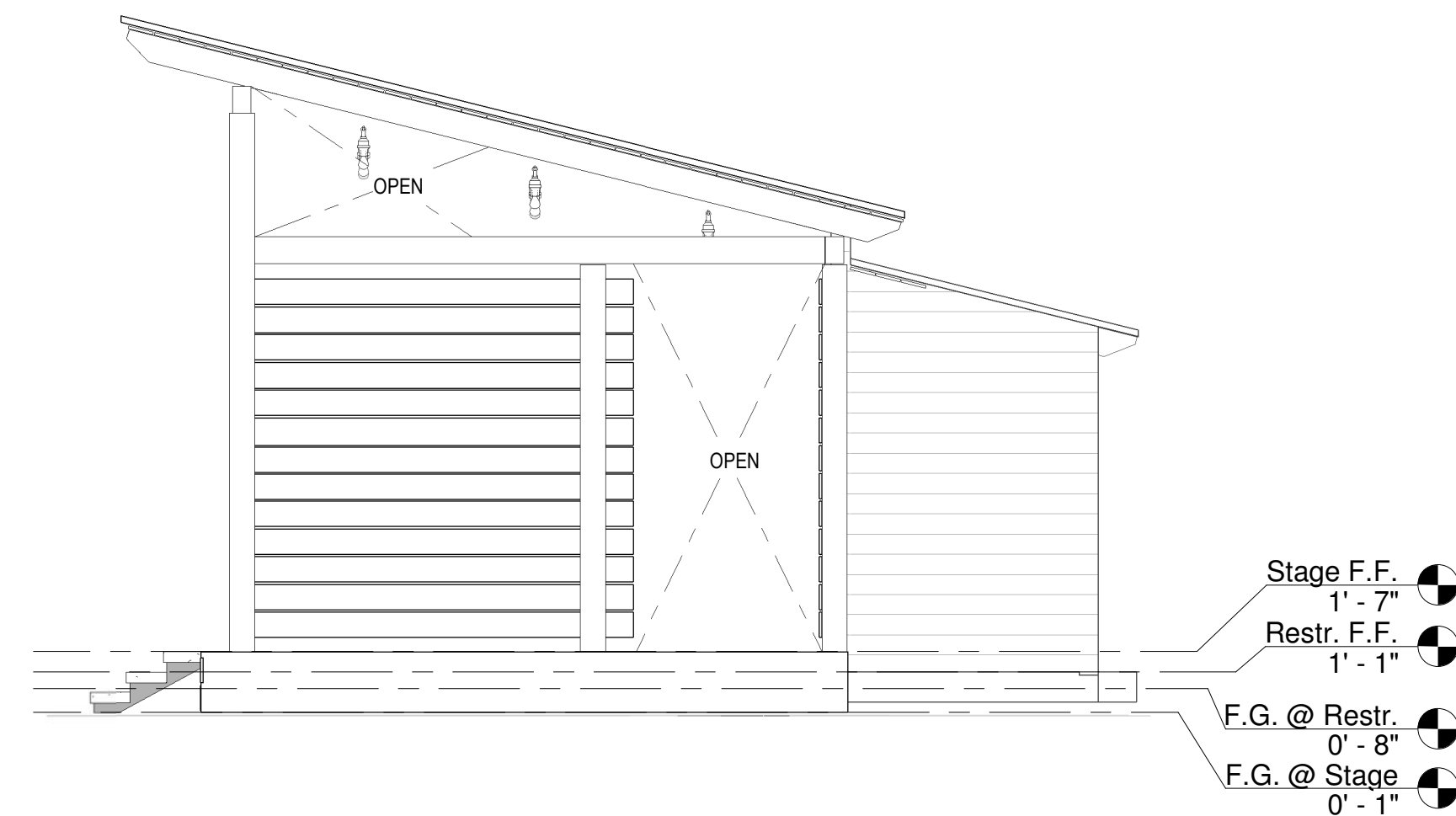


GENERAL
NOTES
1. --

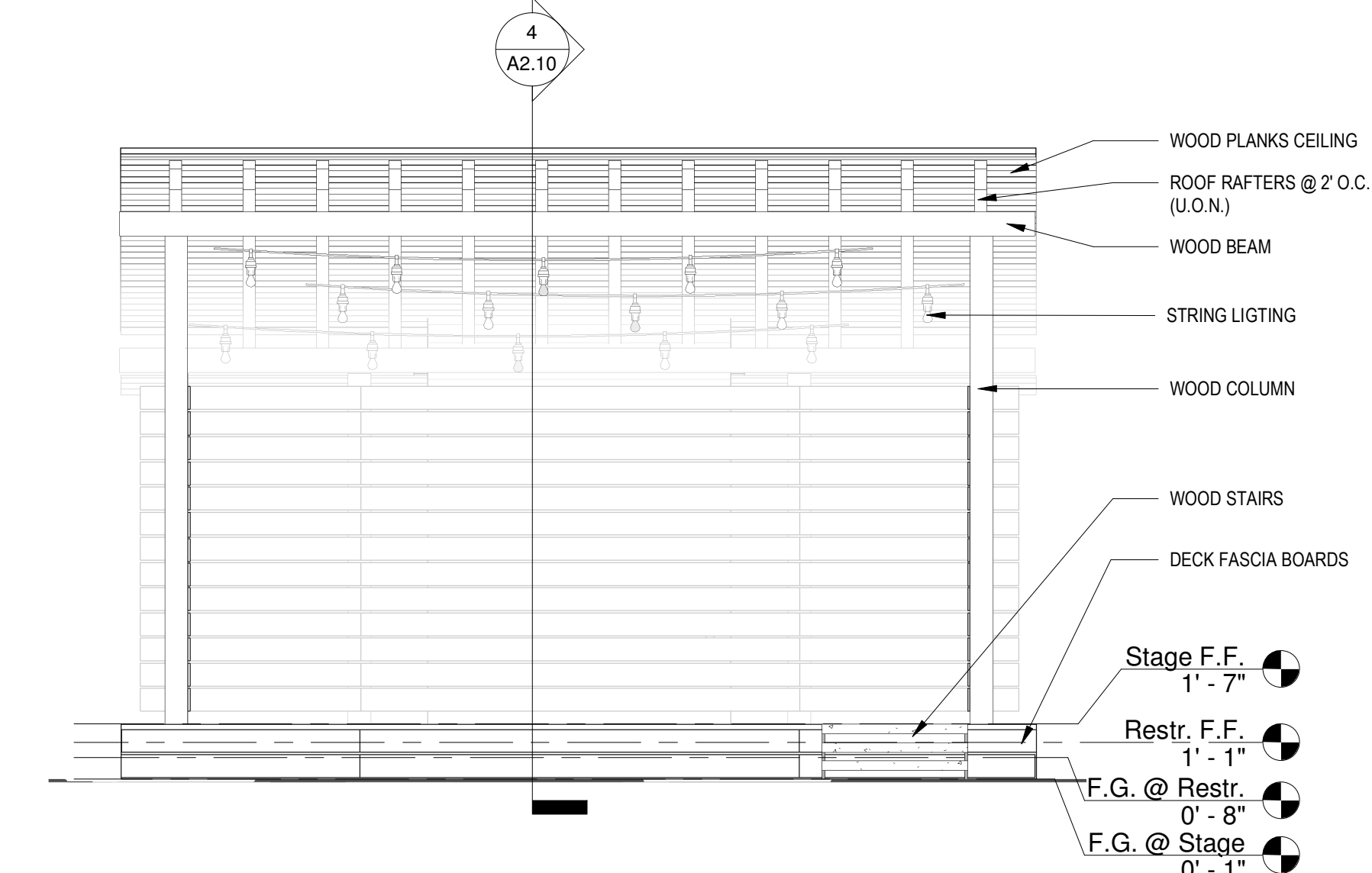
SCALE: 1/4" = 1'-0"



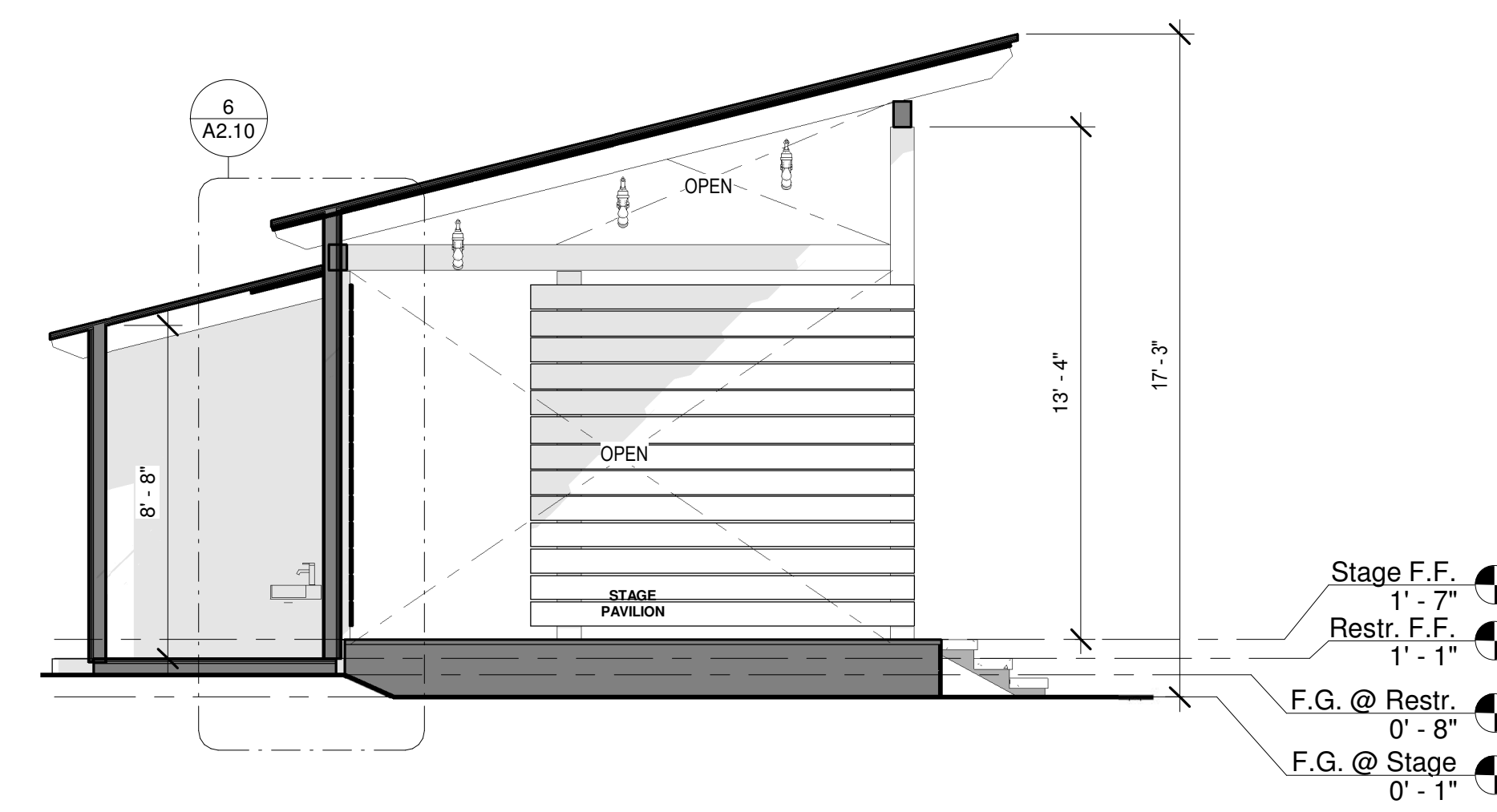
1 Restroom / Stage West Elevation
1/4" = 1'-0"



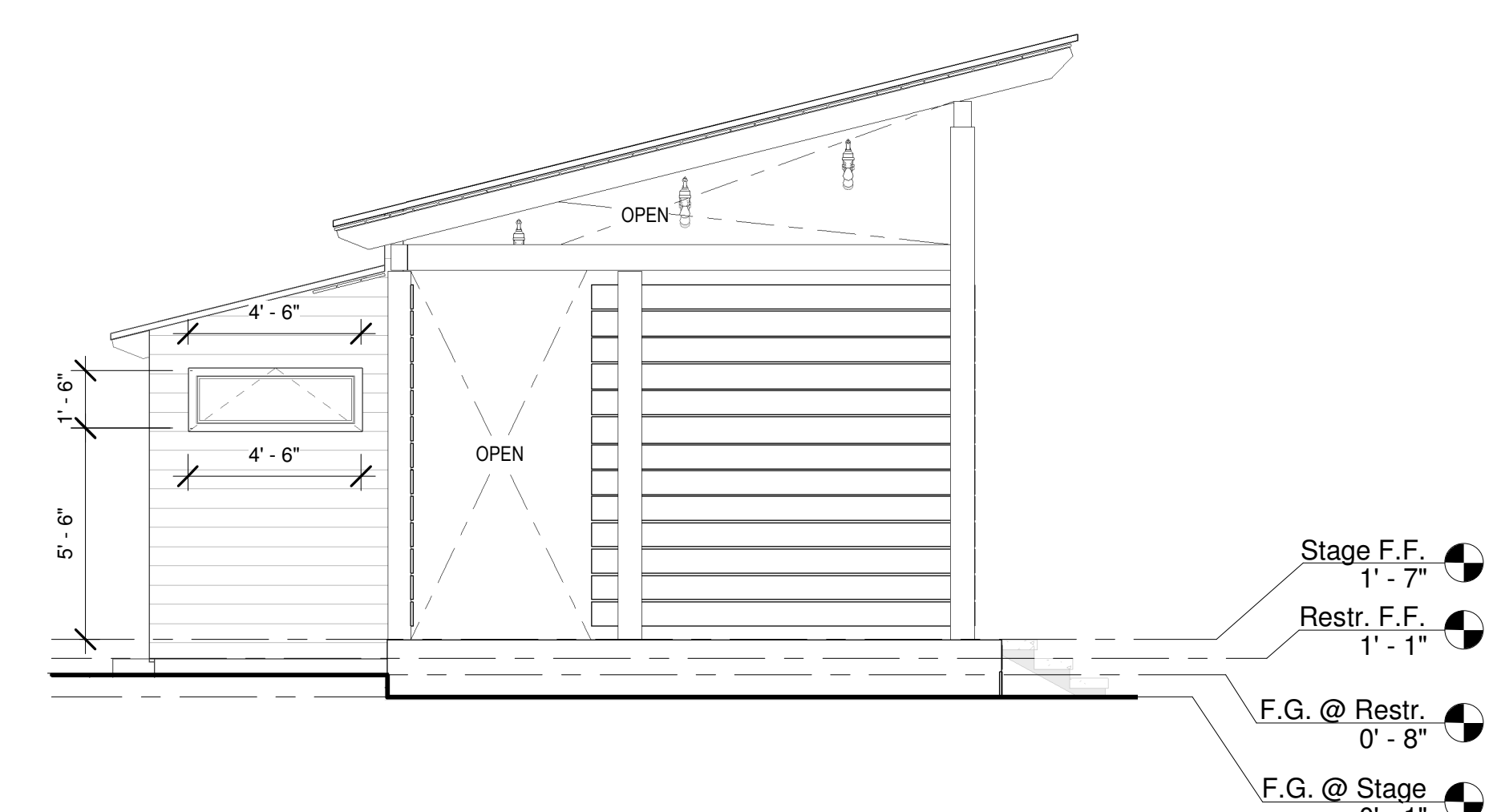
2 Stage / Restroom North Elevation
1/4" = 1'-0"



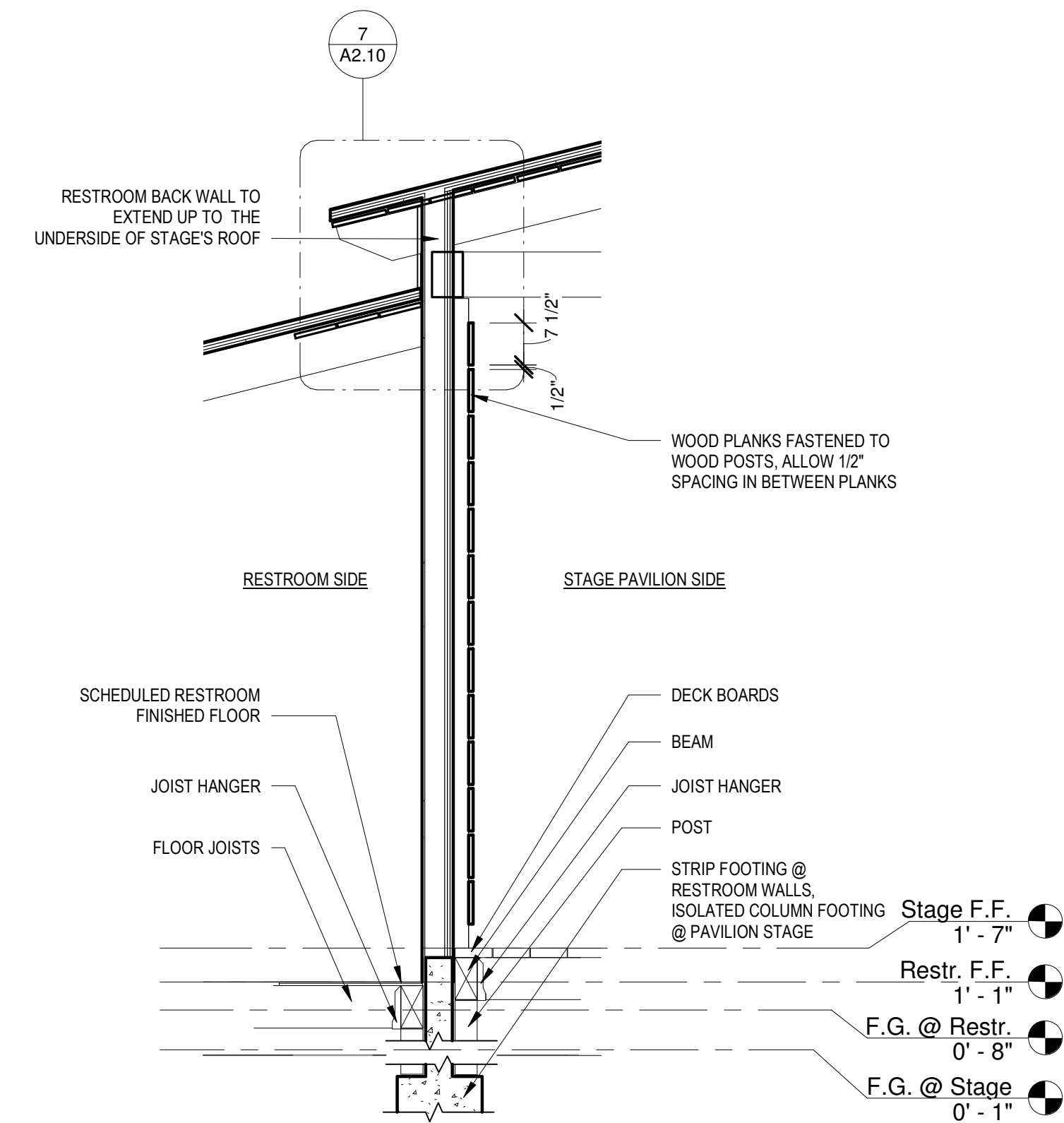
3 Stage East Elevation
1/4" = 1'-0"



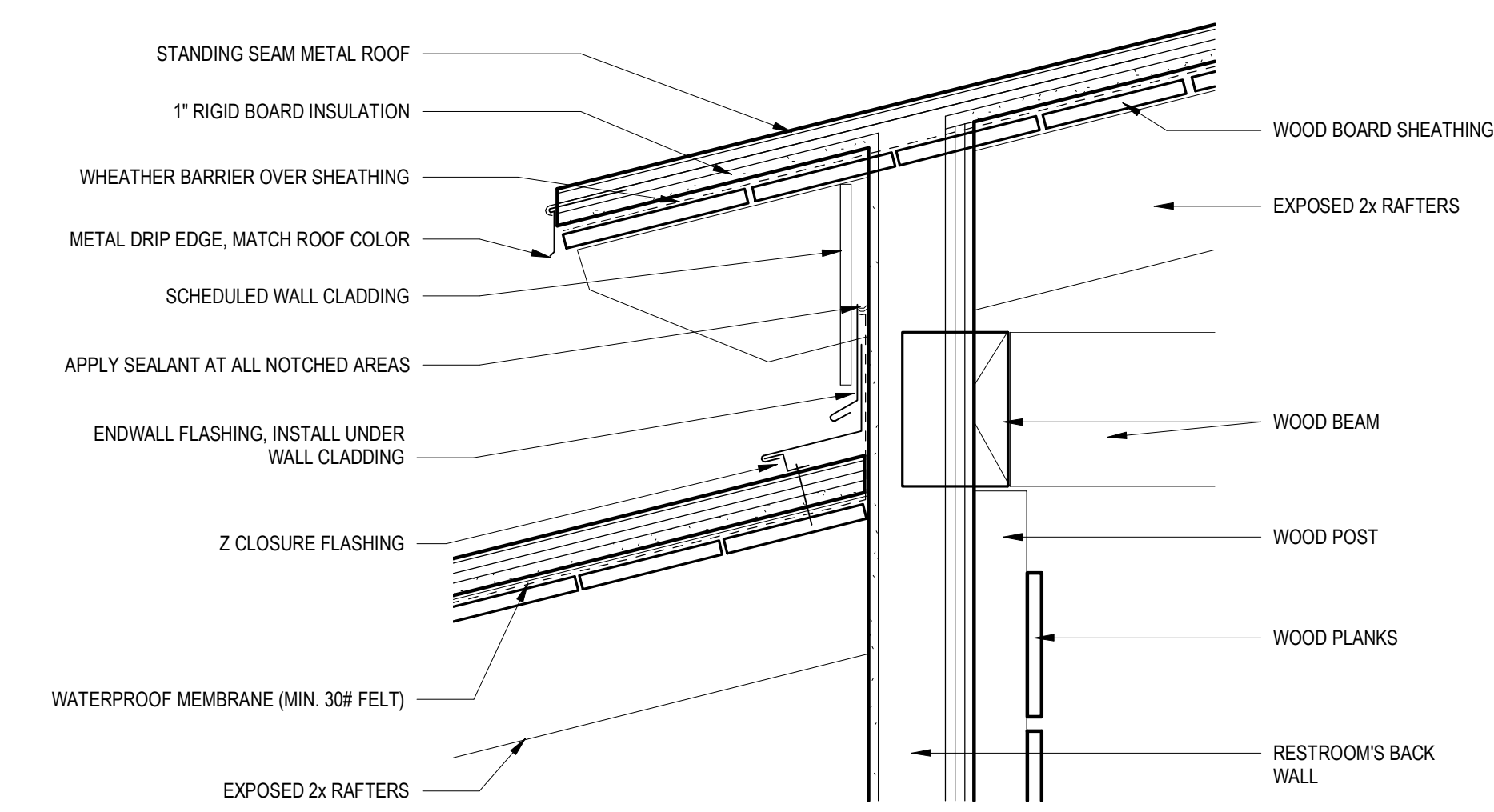
4 Stage / Restroom Section
1/4" = 1'-0"



5 Stage / Restroom South Elevation
1/4" = 1'-0"



6 Wall Section
1/2" = 1'-0"



7 Metal Roof Flashing at Endwall Detail
1 1/2" = 1'-0"



LAND STRATEGIES INC.

1983 - 2022

39

YEARS OF EXCELLENCE

1411 W 5th St., #100,
Austin, TX 78705
PH: (512) 328-6000
FAX: (512) 328-6172
EMAIL: LSI@LSI.com
WEBSITE: LSIaustin.com

MICHAEL LINEHAN
TEXAS ARCHITECT
REGISTRATION # 26973

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NOTES:

1.

OUTDOOR STAGE AND KIOSKS

GRAND CENTRAL AT MILAM
206 N Milam St. Fredericksburg TX 78624
LSI #: 1895.02.D

SET ISSUED

3/31/2021

REVISIONS

DELTA / ISSUE / DESCRIPTION / DATE

1 |

DRAWN BY

CP

SHEET NAME

Stage Pavilion &
Restroom
Elevations /
Sections and Details

SHEET

A2.10

SCALE: As indicated



LAND STRATEGIES INC.

1983 - 2022
39
YEARS OF EXCELLENCE

1411 W 5th St., #100,
Austin, TX 78703
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FAX: (512) 328-6172
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NOTES:

1.

OUTDOOR STAGE AND KIOSKS

GRAND CENTRAL AT MILAM
206 N Milam St. Fredericksburg TX 78624
LSI #: 1895.02.D

SET ISSUED

3/31/2021

REVISIONS

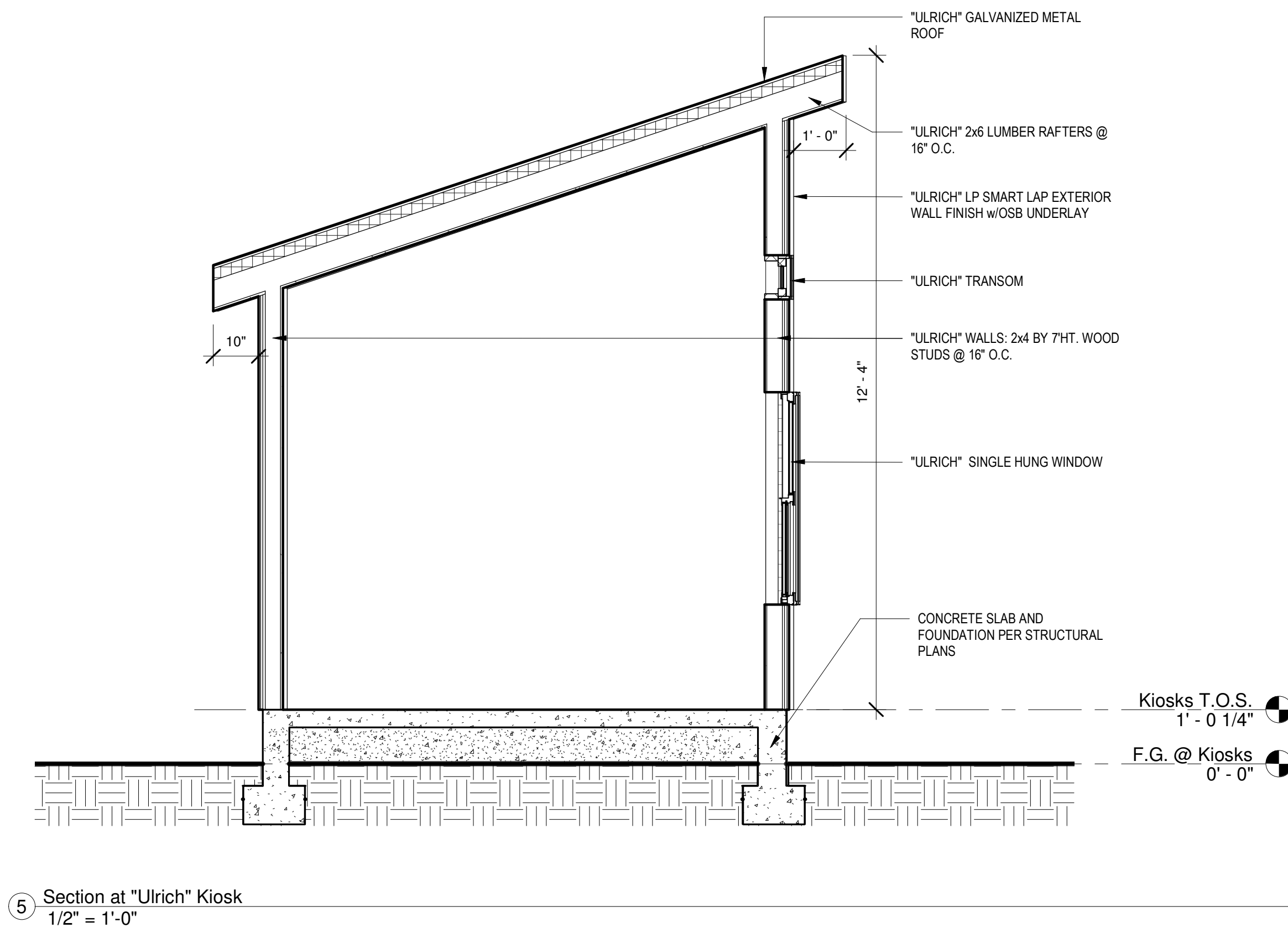
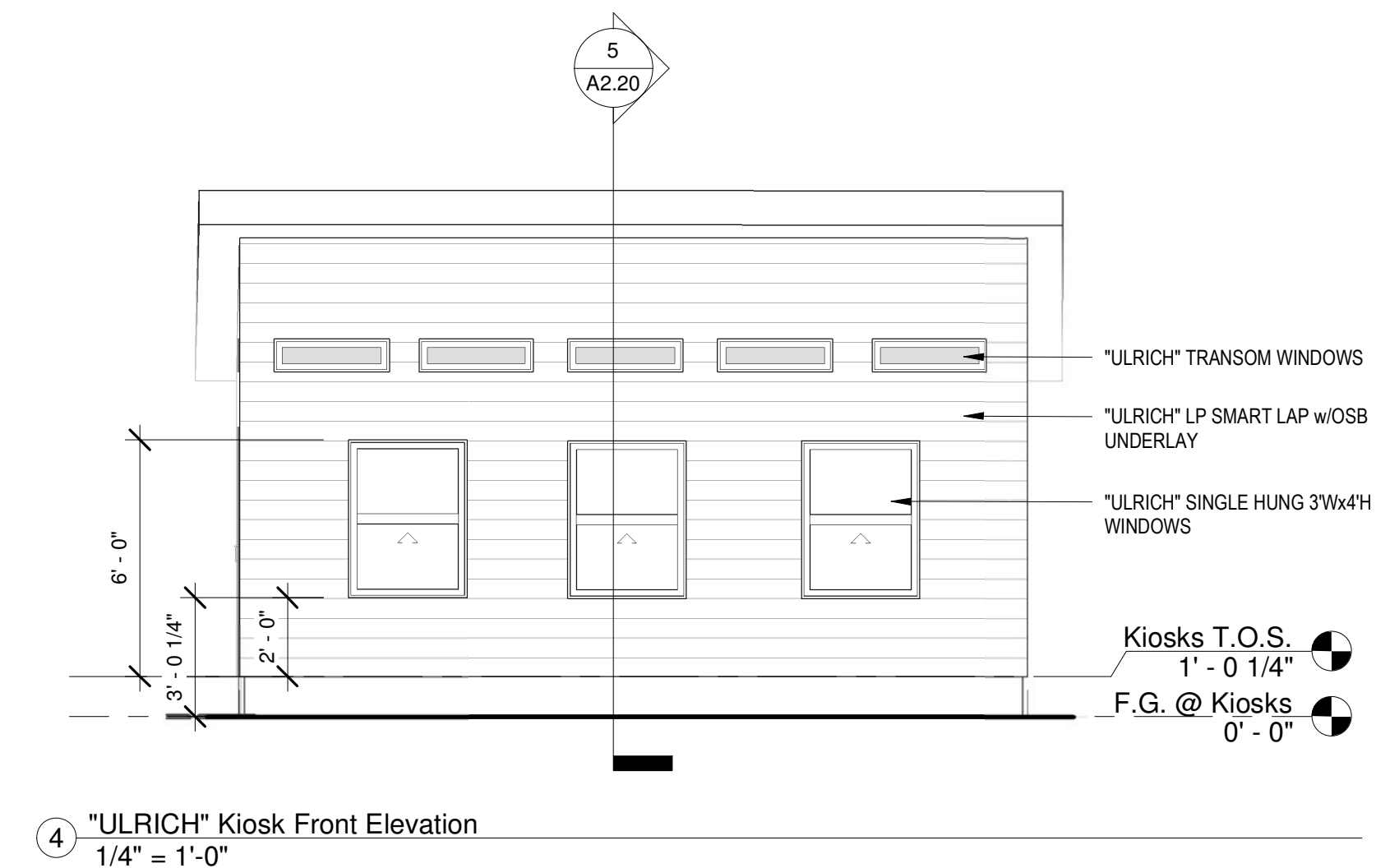
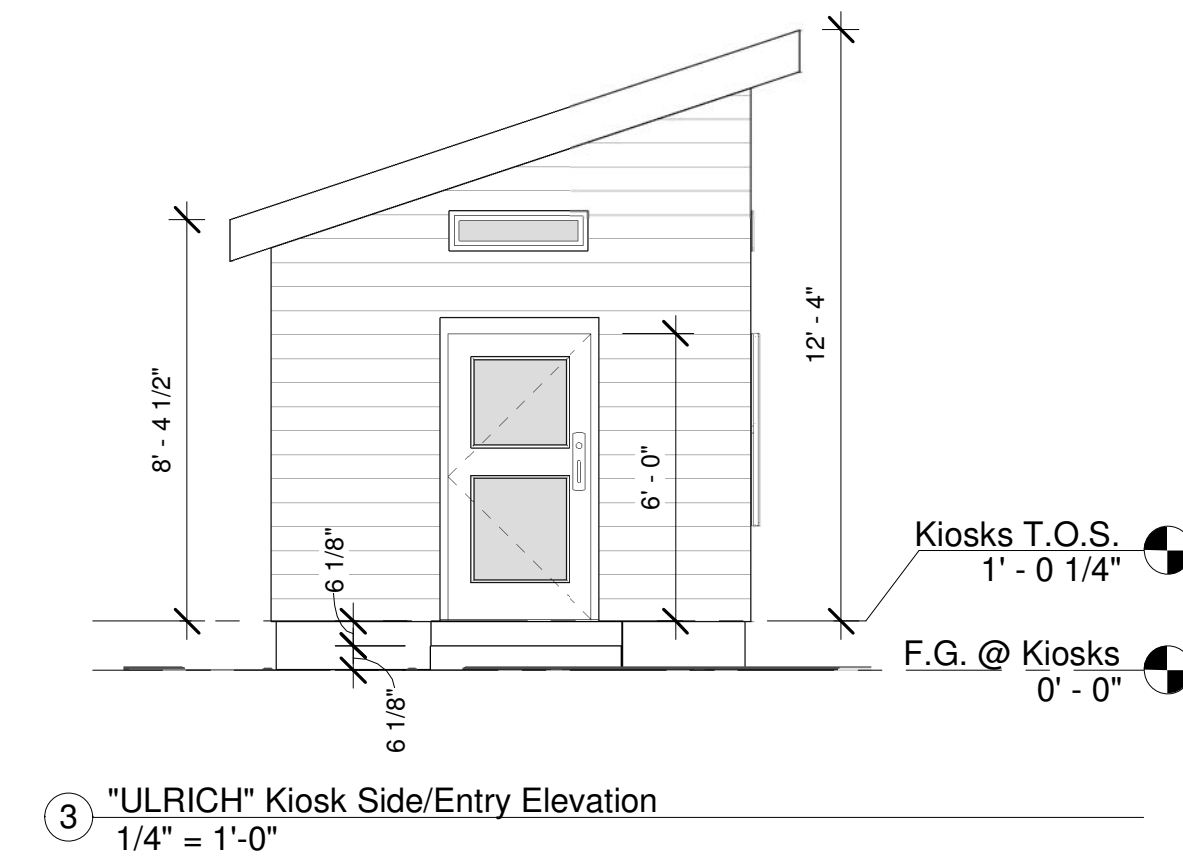
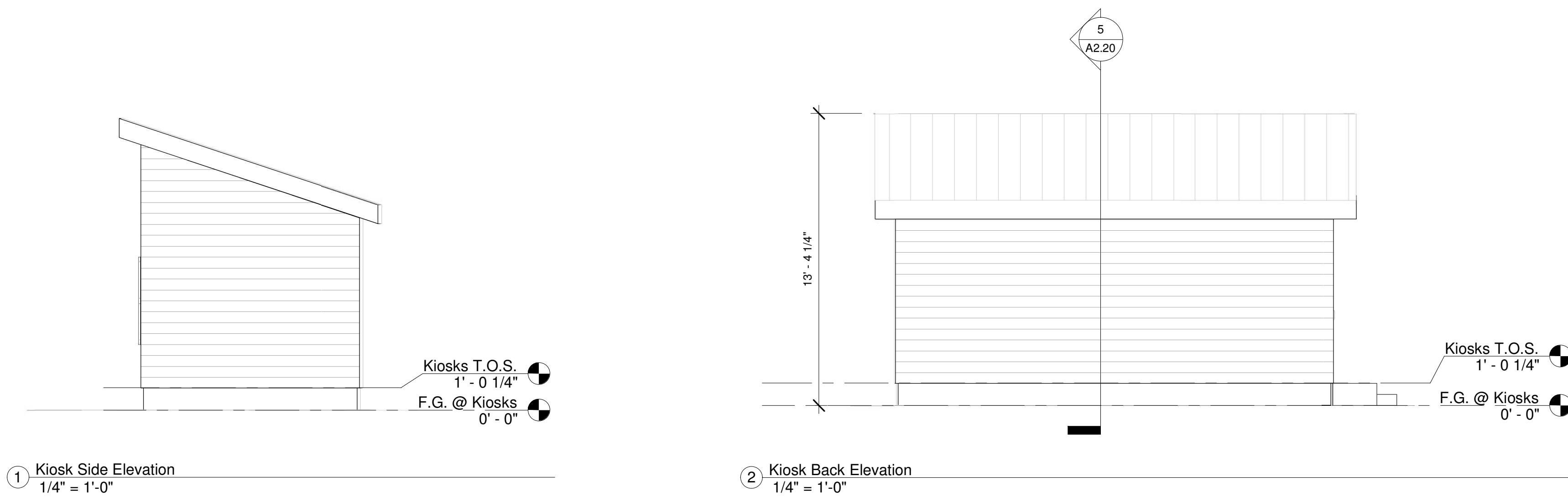
DELTA/ISSUE/DESCRIPTION/ DATE
1 |

DRAWN BY
CP

SHEET NAME
"Ulrich" Kiosks
Exterior Elevations
& Section

SHEET

A2.20



GENERAL NOTES

1. "ULRICH" KIOSK PREFAB INCLUDES WALLS, WINDOWS, DOORS, ROOF. CONCRETE PAD TO BE POURED IN PLACE PER STRUCTURAL DWGS.

SCALE: As indicated



















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.



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

HEARING

DATE: September 7, 2022

TIME: 5:30 PM

REQUEST

NUMBER: Z-2218

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on September 7, 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: September 19, 2022

TIME: 6:00 PM

REQUEST

NUMBER: Z-2218

The City of Fredericksburg City Council will meet in a regular session on September 19, 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-2218: BY MICHAEL LINEHAN WITH LAND STRATEGIES, INC.
TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.205 TO ALLOW
FOOD SALES AS A PERMITTED USE FOR PROPERTY LOCATED AT 206 NORTH
MILAM STREET.

APPLICANT: MICHAEL LINEHAN WITH LAND STRATEGIES, INC

LOCATION: 206 NORTH MILAM STREET

(See attached map)

REQUEST NO. Z-2218

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

Signed

Brenda Durst
BRENDA DURST

Date

8-22-2022

Printed Name

Address

AUG 22 2022

RECEIVED



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

HEARING**DATE: September 7, 2022****TIME: 5:30 PM****REQUEST****NUMBER: Z-2218**

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 FOOD SALES AS A PERMITTED USE FOR PROPERTY LOCATED AT 206 NORTH
 MILAM STREET.

APPLICANT: MICHAEL LINEHAN WITH LAND STRATEGIES, INC

LOCATION: 206 NORTH MILAM STREET

(See attached map)

REQUEST NO. Z-2218

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

Signed

Printed Name

Date

Address

[Handwritten signature: Michael Weber]
[Handwritten date: 08-23-22]
[Handwritten address: Parcel # 304]



PLANNING & ZONING COMMISSION MEMO

DATE: September 7, 2022

TO: Planning and Zoning Commission

FROM: Shelby Collier, Associate Planner

SUBJECT: P-2230 – Replat of lot 165 of the Crabapple Grove Subdivision Located at 224 Lower Crabapple Road.

Summary:

Staff received a Replat application for Lot 165 of the Crabapple Grove Subdivision located at 224 Lower Crabapple Road. Currently this property consists of one (1) lot and the applicant requests to subdivide the property into three (3) lots.

The application was reviewed for its conformity with the relevant City Ordinances including [Sec. 3.100](#), Single Family Residential. The lots are in compliance with the City's subdivision and zoning requirements regarding lot size and frontage.

Zoning:	R1, Single Family Residential Sec. 3.100
Tract Size:	Approximately 1.37 Acres
Number/Size of Lots:	3 Lots
Access:	All Lots will have access on Lower Crabapple Road.
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 and Utility 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 (2 lots) for a total of \$1,000.00 [Sec. 6.15](#)

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

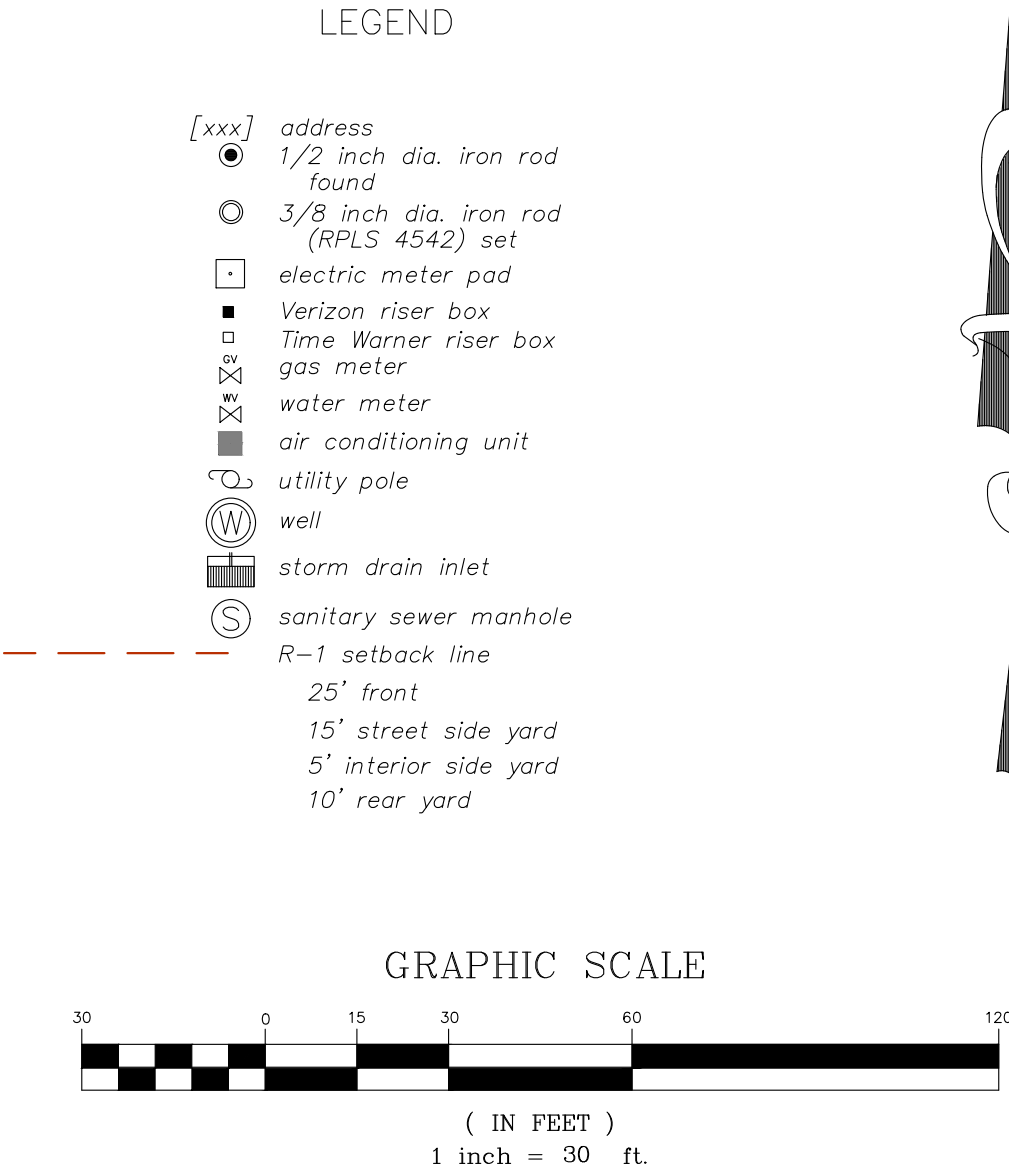
- Parkland Dedication of \$500.00 per new lot (\$1,000.00) payable prior to recordation of the Plat.
- Water & Sewer Tap fees of \$2,525.00 per new lot (\$5,050.00) payable prior to recordation of the Plat.
- Addressing Staff Comments.

Attachments:

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

A Replat of: Lot 165 in Crabapple Grove, Unit 2

A 1.37 ACRE TRACT OF LAND IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS; BEING ALL OF LOT 165 IN UNIT 2 OF CRABAPPLE GROVE, A PLAT OF RECORD IN VOLUME 4, PAGE 145 OF THE PLAT RECORDS OF SAID GILLESPIE COUNTY, TEXAS.



Filed for record at _____ o'clock ____M., this the _____ day of _____, 20____, A.D., on Page _____, Volume _____ of the Plat Records of Gillespie County, Texas.

Deputy

Clerk, County Court
Gillespie County, Texas

I, Jordan Meyer, owner of Lot 165 in Crabapple Grove, Unit 2, certify that no other person or entity has any interest in the property by lien, lease, or other equitable interest, unless otherwise noted, and that I hereby adopt this plat of resubdivision with my free consent, establish the minimum building setback lines, and dedicate all alleys, walks, parks, water courses, easements, open spaces and convey public right of way as shown to public use forever and agree for ourselves and our heirs and assigns to abide forever by all lines, dedications and other restrictions shown hereon.

Date: _____, 20____

Jordan Meyer

THE STATE OF TEXAS:
COUNTY OF GILLESPIE:

This instrument was acknowledged before me on this the _____ day of _____, 20____,

by _____

Notary Public in and for the State of Texas

My commission expires: _____

Printed Name of Notary

I, Dale Allen Sultemeier, the undersigned, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is prepared from an actual survey of the property made under my direction and supervision on the ground on _____, and that the corner monuments were properly placed under my supervision, and that all aspects of this plat are in accordance with the City of Fredericksburg's Subdivision Ordinance.

Date: _____

Dale Allen Sultemeier
4542
REGISTERED PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor No. 4542
SULTEMEIER SURVEYING AND ENGINEERING
(830) 990-1221

THE STATE OF TEXAS:
COUNTY OF GILLESPIE:

This instrument was acknowledged before me on this the _____ day of _____, 20____,

by _____

Notary Public in and for the State of Texas

My commission expires: _____

Printed Name of Notary

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.

DALE ALLEN SULTEMEIER, P.E., R.P.L.S.
12-29-2021

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

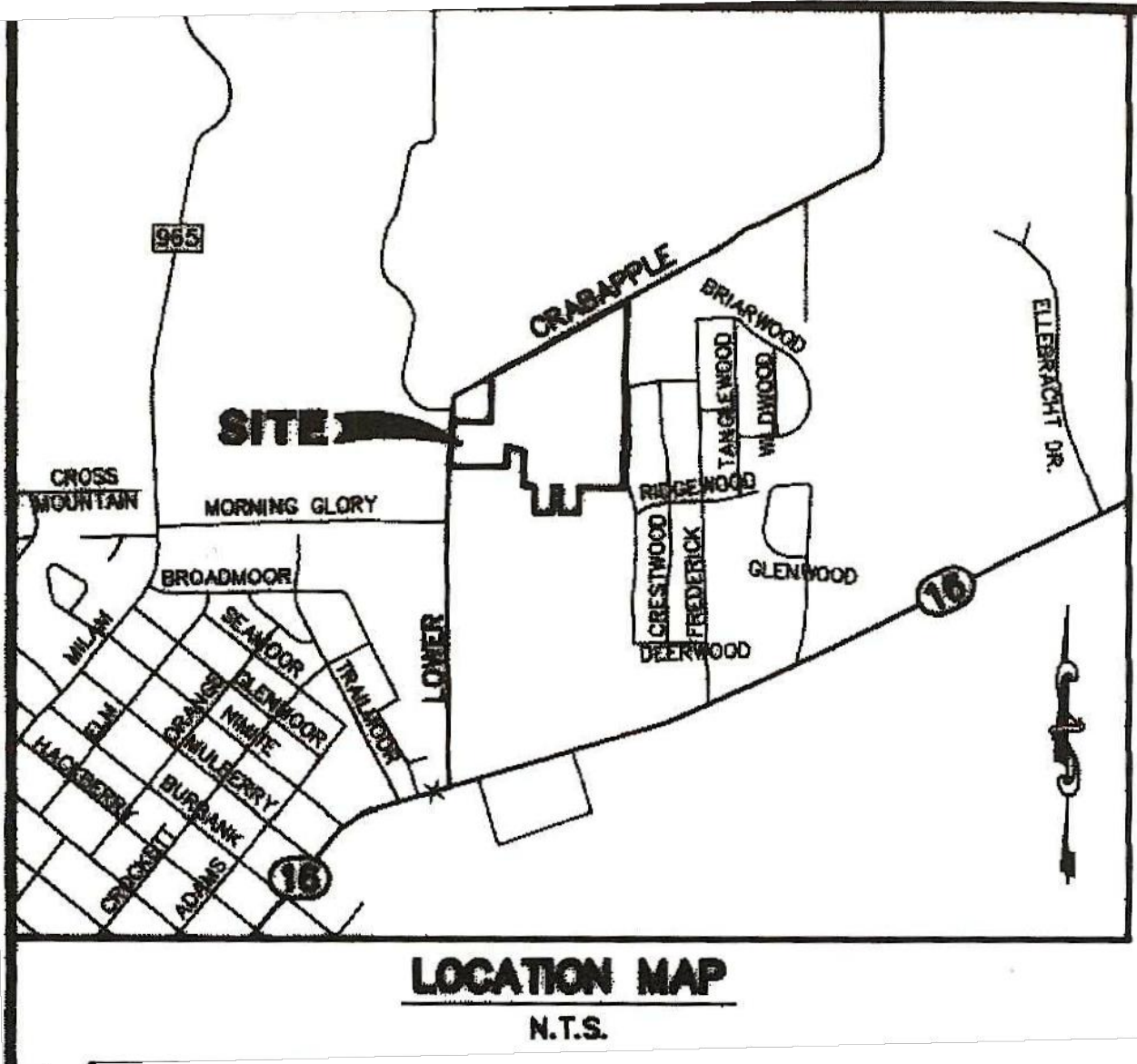
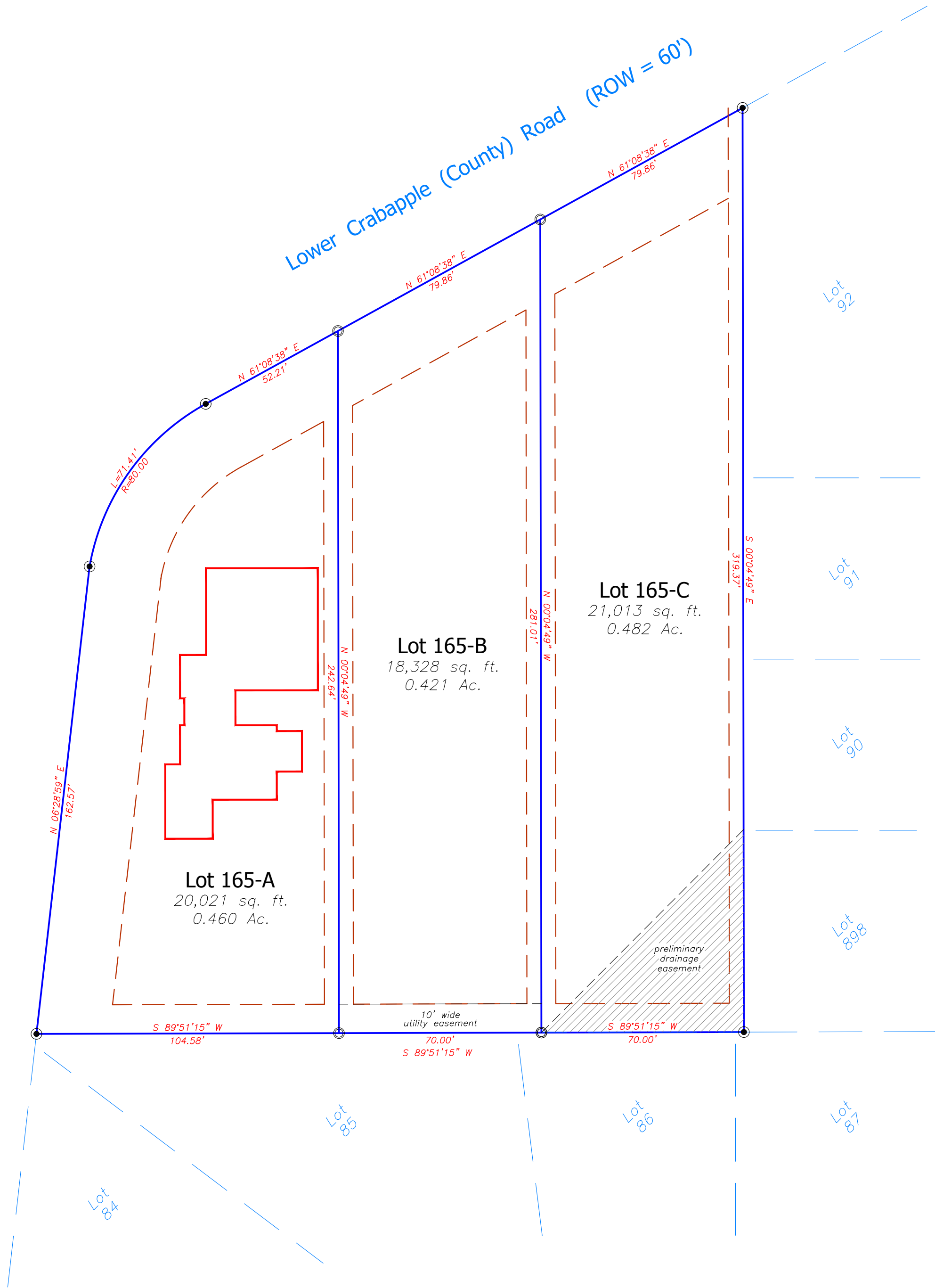
Approved _____

Chairman, Planning and Zoning Commission Date _____
City of Fredericksburg, Texas

The undersigned, the City Secretary and 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 dedications, conveyances of land, improvements, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Gillespie County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance on behalf of the City thereof by signing his/her name as hereinabove subscribed.

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

City Secretary
City of Fredericksburg, Texas



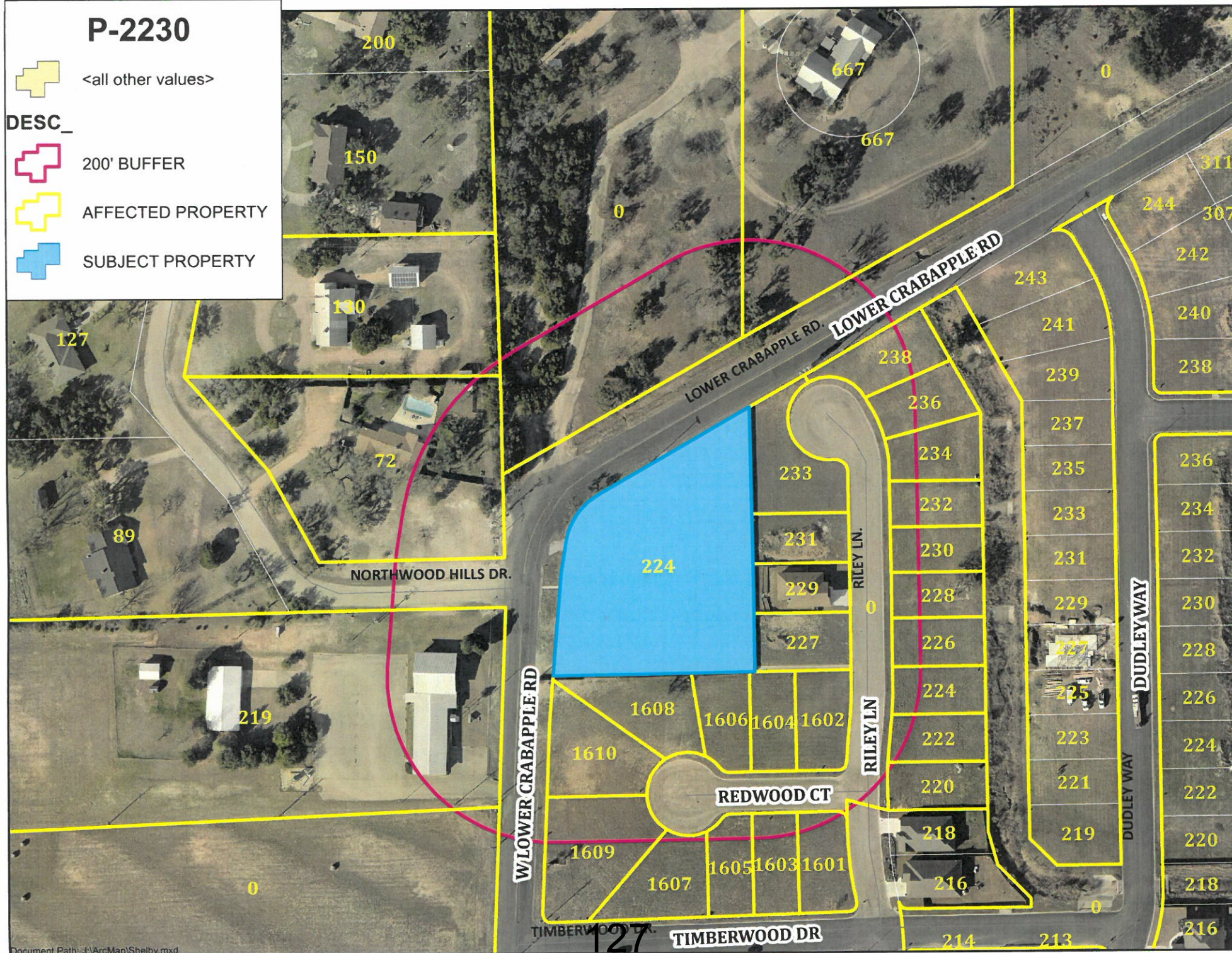
 <all other values>

DESC_

 200' BUFFER

 AFFECTED PROPERTY

 SUBJECT PROPERTY





August 8, 2022

Dale Sultemeier

Sultemeier Surveying

dale@sultemeiersurveying.com

RE: P-2230 – Replat for Lot 165 Crabapple Grove Unit 2 located at 224 Lower Crabapple Road.

Dear Mr. Sultemeier,

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

Engineering

- Please note the drainage and utility easement as private. Please provide more information and specify what lot or lots the easements will serve.
- Show all existing structures on the proposed lots.
- Show right of way ties across Lower Crabapple Road. This portion of Lower Crabapple is within the City limit and not a County road.

Development:

- Provide addresses for Lot A, B, & C (B = 226 Lower Crabapple Rd, C = 228 Lower Crabapple)
- Show Setbacks for Lot 165-A
- Add Project Number, P-2230, to Plat.
- Requires Planning & Zoning Approval tentatively scheduled for Wednesday, September 7, 2022.
- Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat (\$1,000)
- Water and Sewer Tap fees of \$2525.00 per new lot must be paid prior to recordation of the plat required (\$5,050.00)

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plat along with your written response as to how the comments have been addressed by Monday, August 15, 2022. If you fail to provide a response to comments by the required timeline, your application may receive a recommendation for denial.

Shelby Collier

Development Review Committee (DRC)



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: A Replat of Lot 165 in Crabapple Grove, Unit 2

Project Address: 224 Lower Crabapple Road

Tax ID Number (s): 33741

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

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

Original Survey & Abstract No: W. Anderson #197, Abst. #2

Legal Description: Lot 165, Crabapple Grove, Unit 2, Vol. 4, Pg. 145, Plat Records

Current Land Use Plan: residential

Proposed Land Use Plan: residential

Current Zoning: R-1

Proposed Zoning: R-1

Location: City of Fredericksburg

Proposed Use(s): residential subdivision

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: Dale Sultemeier

Printed Name: Dale Sultemeier, P.E., R.P.L.S. Date: July 25, 2022

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: Jordan Meyer

Address: 224 Lower Crabapple Road

Phone: (801) 836-6120

Fax:

Email:

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

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

Firm Name (if applicable): SS & E

Address: 501 West Main, Suite 102, Fredericksburg, TX 78624

Primary Contact Name: Dale

Phone: 990-1221

Fax:

Email: dale@sultemeiersurveying.c

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): SEE ABOVE

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): SEE ABOVE

Address:

Primary Contact Name:

Phone: Fax: Email:



PLANNING & ZONING COMMISSION MEMO

DATE: September 7, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: P-2231 – Replat of lot 10 of the Burdorf's Addition Located at 211 West Hackberry Street.

Summary:

Staff received a Replat application for Lot 10 of the Burdorf's Addition located at 211 West Hackberry Street. Currently this property consists of one (1) lot and the applicant requests to subdivide the property into two (2) lots.

The application was reviewed for its conformity with the relevant City Ordinances including [Sec. 3.100](#), Single Family Residential. The lots are in compliance with the City's subdivision and zoning requirements regarding lot size and frontage.

Zoning:	R1, Single Family Residential Sec. 3.100
Tract Size:	Approximately 17,000 sq ft
Number/Size of Lots:	2 Lots
Access:	Lot 10AR will maintain access on West Hackberry Street with Lot 10BR having access on North Orange Street. .
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 Sight Visibility and Utility are provided are in accordance with City Subdivision Ordinance.

Park Dedication:

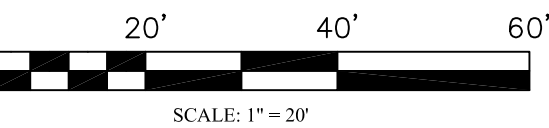
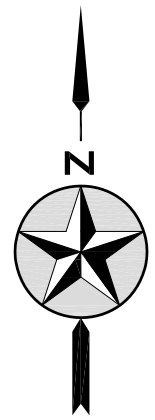
The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development. Parkland fees shall be paid prior to recordation of each phase of the project. \$500.00 per lot for a total of \$500.00 [Sec. 6.15](#)

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

- Parkland Dedication of \$500.00 payable prior to recordation of the Plat.
- Water & Sewer Tap fees of \$2,525.00 per new lot payable prior to recordation of the Plat.

Attachments:

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



LEGEND:

- | | | | |
|------------------------------|-------------------------|-------------------|---|
| BOUNDARY LINE | POINT | PEDESTAL | MAILBOX |
| ADJOINER LINE | 1/2" IRON ROD FOUND | UTILITY POLE | SEWER MANHOLE |
| ORIGINAL TOWNLOT LINE | 3/8" IRON ROD FOUND | GUY | SEWER CLEANOUT |
| EASEMENT LINE | IRON PIPE FOUND | ELECTRIC METER | EL. - BUILDING SETBACK LINE (BRS-DST) = RECORD CALL |
| OVERHEAD UTILITY LINE | 1200 NAIL FOUND | BURIED CABLE SIGN | P.O.B. - POINT OF BEGINNING |
| FENCE | MAIL SET | GAS METER | G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS |
| PIPE FENCE CORNER POST FOUND | CONCRETE MONUMENT FOUND | AIR CONDITIONER | G.C.P.R. - GILLESPIE COUNTY DEED RECORDS |
| WOOD FENCE CORNER POST FOUND | BENCH MARK | AS MARKED | G.C.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS |
| | | | G.C.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS |

FILED FOR RECORD AT _____ O'CLOCK ____ M, THIS THE _____ DAY OF _____, 2022 ON VOLUME _____, PAGE _____ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

COUNTY CLERK, GILLESPIE COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (We) hereby certify, that I am (we are) the owner(s) of the property shown and described hereon, that no other person or entity has any interest in the property either by lien, lease, or other equitable interest, unless otherwise noted hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all alleys, walks, parks, water courses, easements, and other open space to public use forever and hereby convey, by fee simple title, all public road right-of-way, as shown hereon to the City of Fredericksburg for public road right-of-way purposes forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines, dedications, conveyances for road right of way purposes, and other restrictions shown hereon.

RICHARD A. ATWELL

STATE OF TEXAS §
COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared RICHARD A. ATWELL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public, State of Texas

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

Approved

Chairperson, Planning and Zoning Commission _____ Date _____, 2022
City of Fredericksburg, Texas

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of LOT 10AR & LOT 10BR, BLOCK R OF BURGDORF'S ADDITION, was submitted to the Planning and Zoning Commission on the _____ day of _____, 2022, and the Commission, by formal action, then and there accepted the dedications, conveyances of land, improvements, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, and have been tested and accepted by the City, that the Final Plat is now acceptable for filing with Gillespie County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance on behalf of the City thereof by signing his/her name as hereinabove subscribed.

Witness by my hand on this _____ day of _____, 2022

City Secretary
City of Fredericksburg, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

Josh W. Leamons AUG. 18, 2022
Registered Professional Land Surveyor, 6276

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public, State of Texas

SURVEY NOTES:

- This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
- Bearings, distances, coordinates, & acreage are Grid, NAD 83 US Texas Central Zone 4203.
- A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "SEARCHERS RPLS 6275."
- The property shown hereon is located in Zone X and is not within a 100-year flood hazard area as identified by the Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 48171C0286C Effective October 19, 2001.

**LOTS 10AR & 10BR
BLOCK R
BURGDORF'S ADDITION**
A REPLAT OF LOT 10, BLOCK R OF BURGDORF'S
ADDITION TO THE CITY OF FREDERICKSBURG AS
SHOWN ON THE PLAT RECORDED IN VOLUME 13,
PAGE 481 OF THE DEED RECORDS OF
GILLESPIE COUNTY, TEXAS.

P-2231



<all other values>

desc_



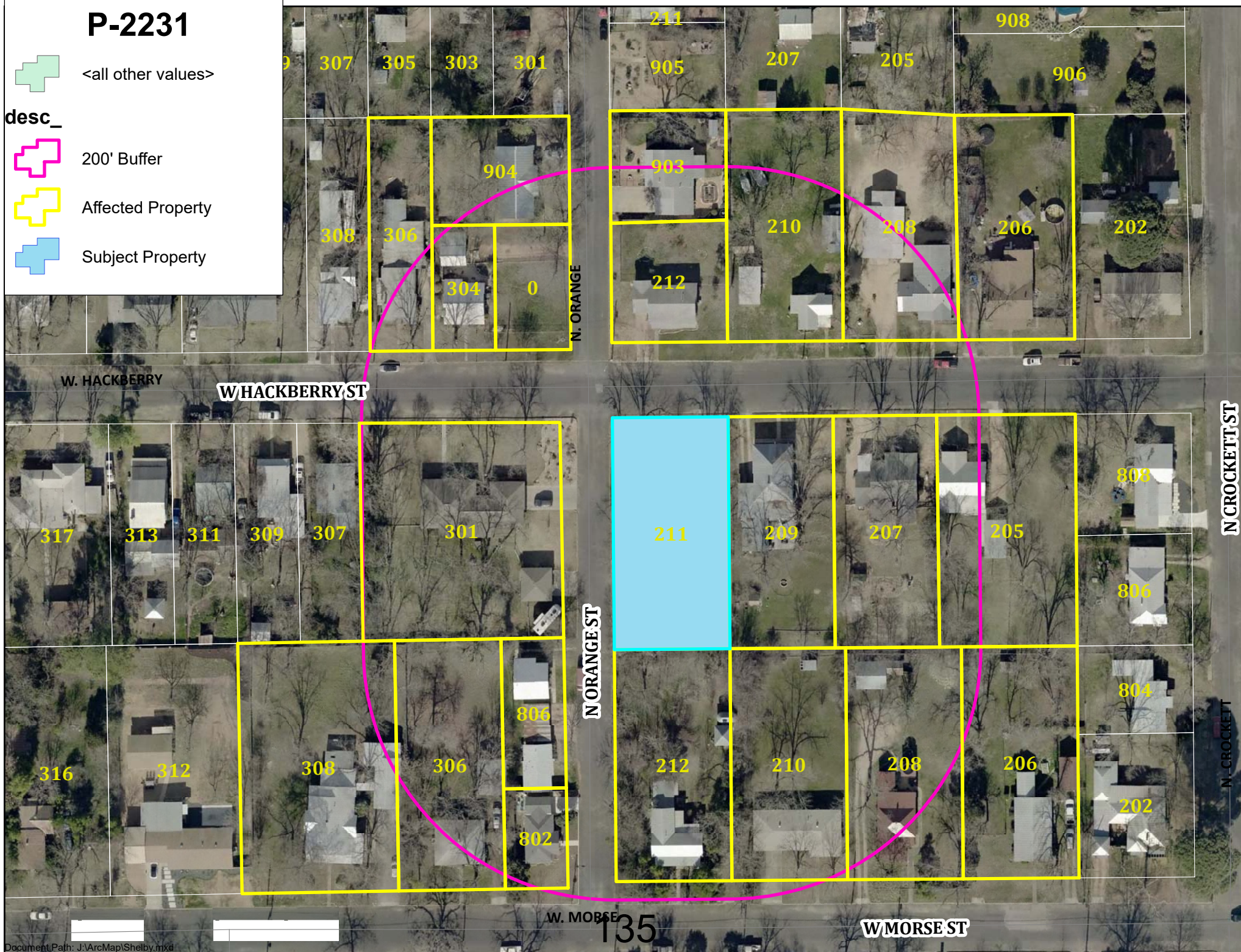
200' Buffer



Affected Property



Subject Property





August 8, 2022

Josh Leamons
Searchers Surveying
josh@searchersls.com

RE: P-2231 – Replat for Lot 10 Block R Burgdorf's Addition located at 211 W. Hackberry.

Dear Josh

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

Engineering

- Construct City standard curbing where absent and provide City standard drive ramp for access to proposed lot 10BR.
- Dimension sight visibility easement as it lies on proposed lot 10AR.

Development:

- Show Setbacks for Lots 10AR & 10BR.
- Add Project Number, P-2231, to Plat.

- Requires Planning & Zoning Approval tentatively scheduled for Wednesday, September 7, 2022.
- Parkland dedication fee of \$500.00 (per new lot) must be paid prior to recordation of the plat.
- Water and Sewer Tap fees of \$2525.00 per new lot must be paid prior to recordation of the plat required (\$2,525.00)

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plat along with your written response as to how the comments have been addressed by Monday, August 15, 2022. If you fail to provide a response to comments by the required timeline, your application may receive a recommendation for denial.

Shelby Collier

Development Review Committee (DRC)

A. Project Information (Please complete all items)

Project Name: 211 W. HACKBERRY REPLAT

Project Address: 211 W. HACKBERRY

Tax ID Number (s): 23498

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: BURGDORF'S ADDITION

Jurisdiction: ☐ City Limits ☒ ETJ Total Acres: No. of Lots: 9179231553

Original Survey & Abstract No: 11 Cold Spring Court, Mount Kisco, NY 10549

Legal Description: woody@delmasgroup.com

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: Woody Victor

Proposed Zoning: R1

Location: woody@delmasgroup.com

Proposed Use(s): Single Family Residential

Applicant's Signature

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

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

Signature: _____

Printed Name: Mark Pavlicek Date: 6/22/2022

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):

Owner Name: WARD JOHNSON

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): **SEARCHERS SURVEYING & ENGINEERING LLC**

Address: 738 Mustang Street Unit D

Primary Contact Name:

Phone: 830-733-8440

Fax:

Email: josh@searchersls.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email: PDV Group LLC



PLANNING & ZONING COMMISSION MEMO

DATE: September 7, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: P-2232 – Replat of Lot 1 of the Eckhard Subdivision Located at 738 Brehmer Lane.

Summary:

Staff received a Replat application for Lot 1 of the Eckhard Subdivision located at 738 Brehmer Lane Street. Currently this property consists of one (1) lot and the applicant requests to subdivide the property into two (2) lots.

The application was reviewed for its conformity with the relevant City Ordinances including [Sec. 3.210](#), Single Family Residential. The lots are in compliance with the City's subdivision and zoning requirements regarding lot size and frontage.

Zoning:	C2, Commercial Sec. 3.210
Tract Size:	Approximately 1.12 Acres
Number/Size of Lots:	2 Lots
Access:	All Lots will have access on Brehmer Lane.
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 Sight Visibility and Utility are provided are in accordance with City Subdivision Ordinance.

Park Dedication:

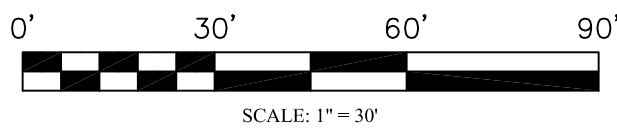
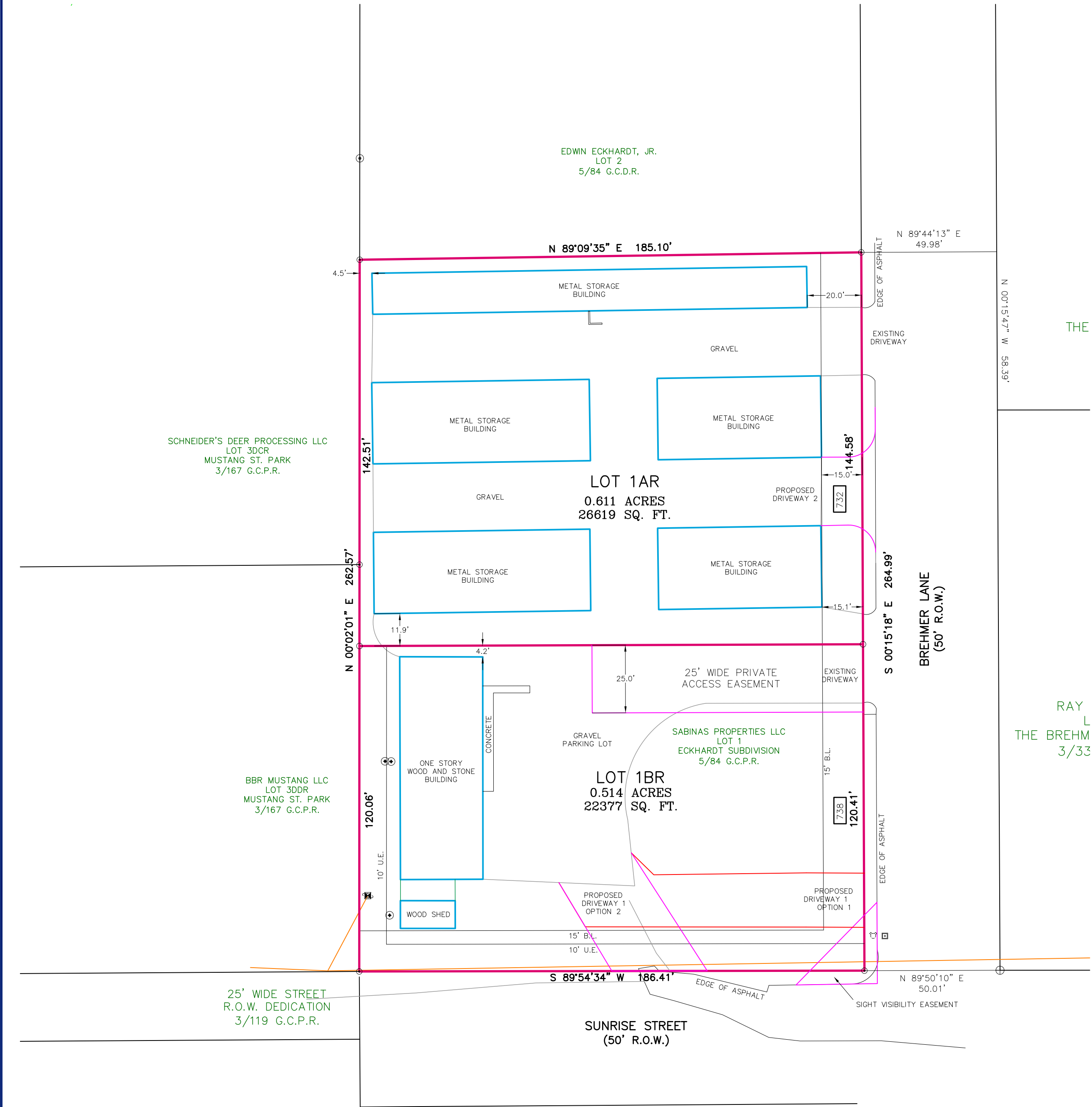
The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development. Parkland fees shall be paid prior to recordation of each phase of the project. \$500.00 per lot for a total of \$500.00 [Sec. 6.15](#)

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

- Parkland Dedication of \$500.00 payable prior to recordation of the Plat.

Attachments:

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



LEGEND:

- | | | | |
|---------------|---------|----------|---------|
| BOUNDARY LINE | POINT | PEDESTAL | MAILBOX |
| ADJOINER LINE | 1/2\"/> | | |

FILED FOR RECORD AT _____ O'CLOCK ____ M, THIS THE _____ DAY OF _____, 2022

ON VOLUME _____, PAGE _____ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

COUNTY CLERK, GILLESPIE COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF GILLESPIE §

I (We) hereby certify, that I am (we are) the owner(s) of the property shown and described hereon, that no other person or entity has any interest in the property either by lien, lease, or other equitable interest, unless otherwise noted hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all alleys, walks, parks, water courses, easements, and other open space to public use forever and hereby convey, by fee simple title, all public road right-of-way, as shown hereon to the City of Fredericksburg for public road right-of-way purposes forever and agree for myself (ourselves) and my (our) heirs and assigns to abide forever by all lines, dedications, conveyances for road right of way purposes, and other restrictions shown hereon.

KASH MORROW, Manager
SABINAS PROPERTIES LLC, a Texas
Limited Liability Company

STATE OF TEXAS §

COUNTY OF GILLESPIE §

Before me, the undersigned authority, on this day personally appeared KASH MORROW, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public, State of Texas

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §

COUNTY OF GILLESPIE §

Whereas, BIERSCHWALE CREDIT AND LENDING CO., acting by and through the undersigned, its duly authorized agent, holds a lien on the property shown hereon as secured by a Deed of Trust recorded in Instrument No. 20193464 of the Official Public Records of Gillespie County, Texas, does hereby ratify all dedications and provisions of this plat as shown.

_____, for
BIERSCHWALE CREDIT AND LENDING CO.

STATE OF TEXAS §

COUNTY OF GILLESPIE §

Before me, the undersigned authority, personally appeared _____ known to me to be the person and officer whose name is subscribed above, and that she/he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

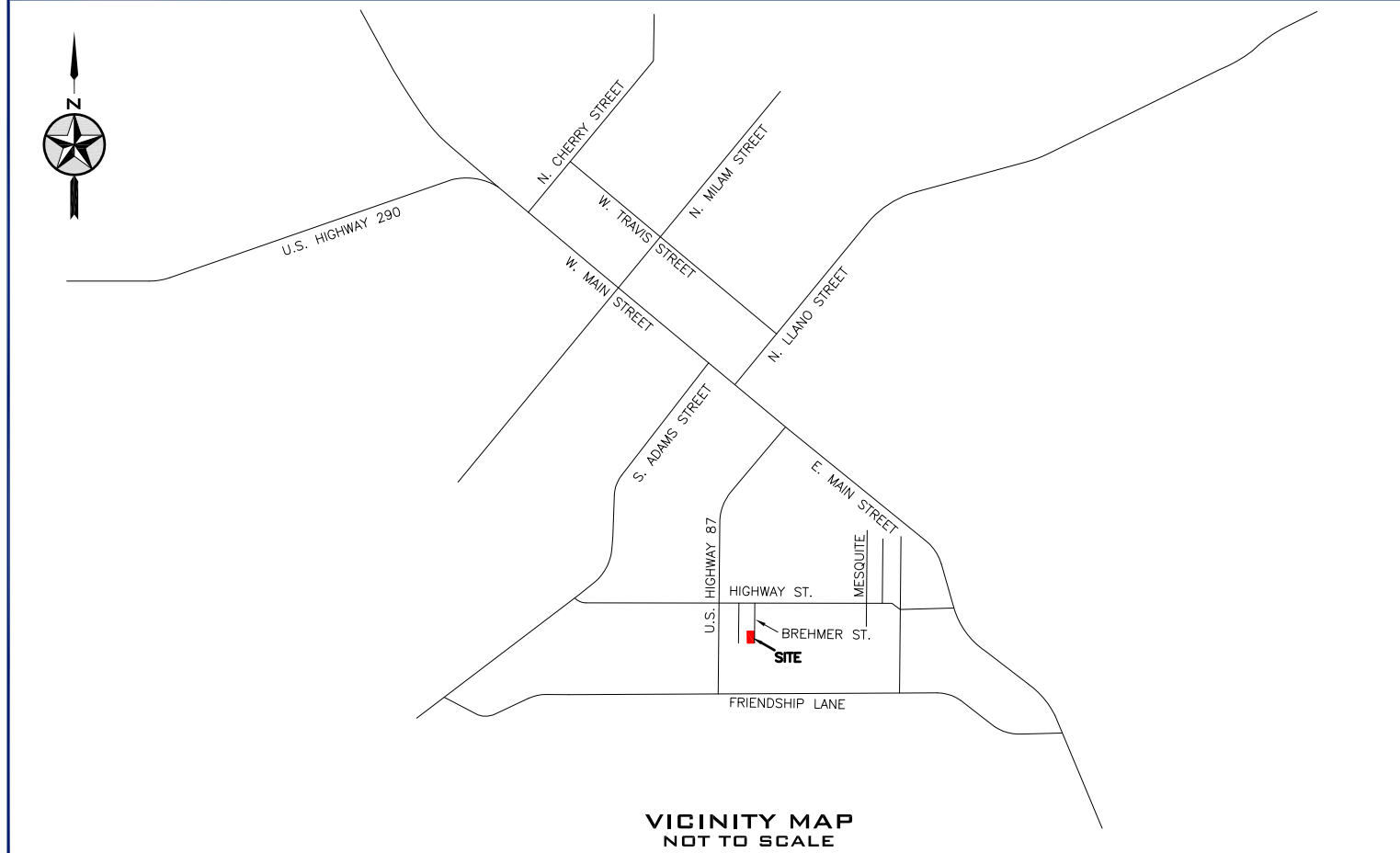
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public, State of Texas

PLAT NOTES:

- Setbacks shall be in accordance with the City's adopted zoning code at the time of permitting.
- Any public utility, including the City, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements or Right-of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the City, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The City can move trees or any other improvements and does not have the responsibility to replace them.
- SIGHT VISIBILITY RESTRICTION: No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of ten (10) feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement as shown on the Plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replatted.
- Current zoning: C2 - Commercial
- Proposed Use: Commercial

VOLUME _____, PAGE _____



CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

Approved

Chairperson, Planning and Zoning Commission _____ Date _____, 2022
City of Fredericksburg, Texas

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of LOT 1AR & LOT 1BR, ECKHARDT SUBDIVISION, was submitted to the Planning and Zoning Commission on the _____ day of _____, 2022, and the Commission, by formal action, then and there accepted the dedications, conveyances of land, improvements, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, and have been tested and accepted by the City, that the Final Plat is now acceptable for filing with Gillespie County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance on behalf of the City thereof by signing his/her name as hereinabove subscribed.

Witness by my hand on this _____ day of _____, 2022

City Secretary
City of Fredericksburg, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §

COUNTY OF GILLESPIE §

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

Josh W. Leamons Aug. 4, 2022
Registered Professional Land Surveyor, 6276

STATE OF TEXAS §

COUNTY OF GILLESPIE §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public, State of Texas

SURVEY NOTES:

- This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
- Bearings, distances, coordinates, & acreage are Grid, NAD 83 US Texas Central Zone 4203.
- A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "SEARCHERS RPLS 6275."

MINOR PLAT ESTABLISHING THE
LOT 1AR & LOT 1BR
ECKHARDT SUBDIVISION
A REPLAT OF LOT 1 OF ECKHART SUBDIVISION
AS SHOWN ON THE PLAT RECORDED IN VOLUME
5, PAGE 84 OF THE PLAT RECORDS OF
GILLESPIE COUNTY, TEXAS.

P-2232



<all other values>

desc_



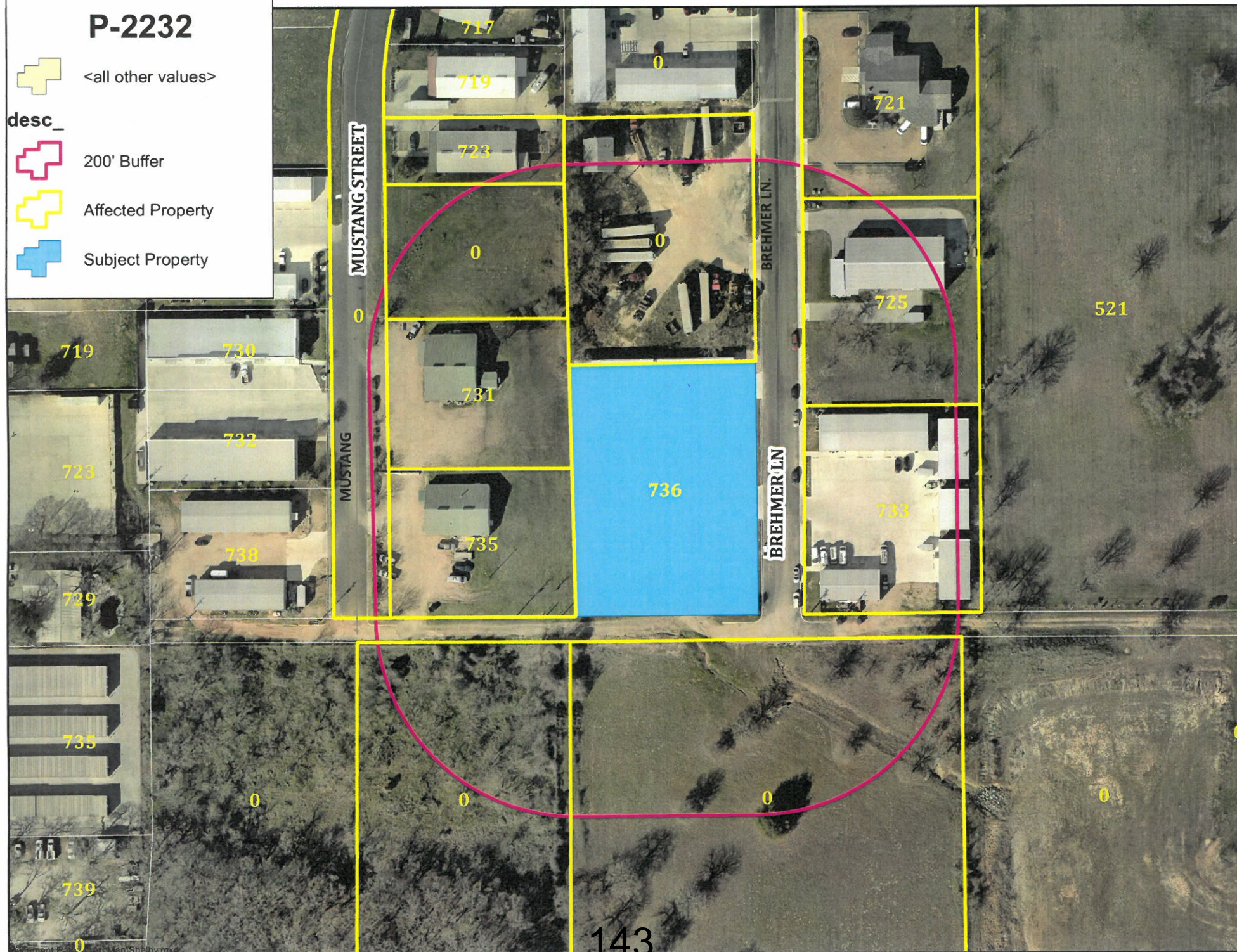
200' Buffer



Affected Property



Subject Property





August 22, 2022

Josh Leamons

Searchers Surveying

josh@searchersls.com

RE: P-2232 – Replat for Lot 1 AR & Lot 1 BR of the Eckhardt Subdivision located at 738 Brehmer Ln.

Dear Josh,

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

Engineering:

- Lot 1AR and 1BR do not have sufficient frontage for secondary driveways on Brehmer lane.

Development:

- Add project Number, P-2232, to Plat.
- Parkland dedication fee of \$500.00 (per new lot) must be paid prior to reocrdation of the Plat.
- Requires Planning & Zoning Approval tentatively scheduled for Wednesday, September 7, 2022.

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plat along with your written response as to how the comments have been addressed by Monday, August 29, 2022. If you fail to provide a response to comments by the required timeline, your application may receive a recommendation for denial.

Shelby Collier

Development Review Committee (DRC)

A. Project Information (Please complete all items)

Project Name: 211 W. HACKBERRY REPLAT

Project Address: 211 W. HACKBERRY

Tax ID Number (s): 23498

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: BURGDORF'S ADDITION

Jurisdiction: ☐ City Limits ☒ ETJ Total Acres: No. of Lots: 9179231553

Original Survey & Abstract No: 11 Cold Spring Court, Mount Kisco, NY 10549

Legal Description: woody@delmasgroup.com

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: Woody Victor

Proposed Zoning: R1

Location: woody@delmasgroup.com

Proposed Use(s): Single Family Residential

Applicant's Signature

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

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

Signature: _____

Printed Name: Mark Pavlicek Date: 6/22/2022

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):

Owner Name: WARD JOHNSON

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): [Searchers Surveying & Engineering LLC](#)

Address: 738 Mustang Street Unit D

Primary Contact Name:

Phone: 830-733-8440

Fax:

Email: josh@searchersls.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Applicant Name (s):

Address:

Phone:

Fax:

Email:

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email: [PDV Group LLC](#)