

AGENDA
CITY OF FREDERICKSBURG
PLANNING & ZONNING COMMISSION

Wednesday, October 4, 2017

5:30 P.M.

LAW ENFORCEMENT CENTER, 1601 E. MAIN ST.

PAGE REF.

1. Call to Order
2. Approve minutes from the August 2017 Regular Meeting

Pp 1-2

ACTION ITEM

3. Consider (SP-1715) Site Plan and Design Guidelines for Natural Grocers Retail at 610 E. Main

Pp 3-17

ADJOURN

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

**PLANNING & ZONING COMMISSION
SEPTMEBER 6, 2017
5:30 P.M.**

On this the 6th day of September, 2017 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

PRESENT:

JANICE MENKING
JIM JARREAU
DARYL WHITWORTH
BRENDA SEGNER
TIM DOOLEY
JIM WARREN

ABSENT:

STEVE THOMAS
CHRIS KAISER
TIM DOOLEY
BILL PIPKIN

ALSO PRESENT:

BRIAN JORDAN – Director of Development Services
SHELBY COLLIER – Development Coordinator

Janice Menking called the meeting to order at 5:27 P.M.

PUBLIC HEARING

Consider (Z-1709) Conditional Use Permit to allow a Bed & Breakfast unit on the ground floor in the Historic Shopping District Overlay and CBD at 208 E. San Antonio

Motion made to open Public Hearing by Brenda Segner seconded by Daryl Whitworth. All voted in favor and the motion carried.

Andy Bray with Mustard Design presented the application. He explained it is an existing building currently operating as a B&B and it is located at the back of 208 E. San Antonio. The owner is wanting to close in the bottom story and utilize the space as an additional B&B . The property has an access easement with the neighboring property fronting on Main St. This project requires 5 parking spaces and the owner has provided 11.

Motion made to close Public Hearing by Jim Jarreau seconded by Daryl Whitworth. All voted in favor and the motion carried.

Tim Dooley asked if a Conditional Use Permit was required for the existing B&B. Brian stated that the additional B&B units were operating before this CUP requirement was applicable.

Jim Jarreau asked what business on Main St. had the shared access with this property. Andy responded that Lauren Bade's 78624 was the Main St. property that shared this access easement.

Brian Jordan, Director of Development, stated this project has met all criteria for the Historic Shopping Overlay and CBD and City Staff recommends approval

Motion made to recommend approval of Application Z-1709 by Jim Jarreau seconded by Jim Warren. All voted in favor and the motion carried.

MINUTES

Jim Jarreau moved to approve the minutes of the July, 2017 meeting and Brenda Segner seconded The motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Brenda Segner seconded the motion. All voted in favor and the meeting was adjourned at 6:28 p.m.

PASSED AND APPROVED this 4th day October, 2017.

SHELLEY BRITTON, Secretary

JANICE MENKING, Chairman

**SITE PLAN
BACKGROUND INFORMATION
October, 2017**

File Number: SP 1715

Address/Location: 610 E. Main Street

Owner: Mary Katherine Dooly

Applicant: Kevin W. Beck, PE, LEED AP of Equity Ventures

Project Description: Natural Grocers Specialty Retail Store

Site Area: Approximately 1.548 acres

Zoning: C-2 – Commercial

Setbacks: Front Yard – 15’, Side and Rear Yard – 0’

Adjacent Land Uses/Zoning:

North:	Vacant land and Town Creek, zoned C-2
West:	Vacant land, the Christian Methodist Episcopal Church, zoned C-2.
East:	Baron’s Creek, Condo’s, zoned C-2
South:	Bank and fast-food restaurant, zoned C-2.

Building: 13,384 square feet

Building Height: 1-story, 24’ (maximum allowed – 3-story)

Building Coverage: 22.62% (75% maximum), based on the area outside the flood plain.

Impervious Coverage: 76.71% (80% maximum), based on the area outside the flood plain.

Site Access: A single ingress/egress is proposed on E. Main Street. The configuration and location of said drive is subject to TXDOT approval.

Parking Required: 1 space per 300 square feet of building area – 45 spaces required. Required parking spaces are located outside the 100-year flood plain as required.

Parking Provided: 65 spaces provided, including 3 handicap spaces.

Landscaping: The site contains several large existing trees (see sheet TP1.0), including oaks, pecans, willows, hackberry and

mesquite. The applicant is proposing to remove all trees located outside the flood plain to accommodate the development. The applicant has provided a justification letter as required by the landscape preservation section of the Zoning Ordinance. A Landscape Plan (Sheet L1.0) has been provided.

Screening:

No perimeter screening is required. Interior screening will be provided around trash dumpsters.

Lighting:

Exterior lighting to be ordinance compliant.

Utilities:

Water is available to the site via an existing water main along the north side of Main St. Tapping of the line will require a TxDOT Utility Permit. An existing 18" City sanitary sewer main crosses the site from north to south. The developer is proposing to realign a section of the existing line and make a connection in a proposed manhole.

Detention:

The developer has indicated they intend to provide a no detention study that verifies no adverse impacts to adjacent or downstream properties during the 2, 10, 25, and 100-year storm events, in accordance with Article XIII – Stormwater Control in the Code of Ordinances.

Drainage:

On-site drainage will be conveyed to Barons Creek via overland flow and a series of grate inlets in the parking areas.

Flood Plain:

A portion of the site lies within a FEMA designated Special Flood Hazard Area (SFHA), more commonly referred to as the 100-year floodplain. Based on the current plans, no structural development is proposed within the SFHA, however, in order to verify no adverse impacts, the design engineer will be required to analyze the fully developed 100 – year storm event and provide appropriate drainage easements to convey the stormwater.

Easements:

As noted above, the developer intends to re-route an existing sanitary sewer which will require vacation of a portion of an existing easement and dedication of a new easement by plat. Drainage easements and fire lane easements will also be required as part of the platting process.

Entry Corridor Design Standards:

See the attached narrative provided by the architect addressing the Design Standards.

P&Z Action:

Although there are a number of critical items that have not been finalized on this project, we do not believe that these issues will result in any major changes to the layout of the Site Plan. Should any of these items result in significant changes, we would suggest that the plan be brought back to the Commission for consideration. Otherwise, approval is recommended.

Recommendation:

Approval, conditioned upon:

- 1) Approval of a Landscape Plan prior to issuance of a building permit.
- 2) TxDOT approval of the drainage, access management, and utility plans prior to start of construction; and
- 3) Public Works approval of civil construction plans and associated studies prior to start of construction.



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09-05-2017

City of Fredericksburg
City Hall
126 W. Main Street
Fredericksburg, TX 78624-3708

To Whom It May Concern,

Please accept the following as the Design Standards Narrative for the proposed Natural Grocers located at 610 E. Main Street along the US 290 SE Entry Corridor.

PROJECT SUMMARY:

Natural Grocers developer Equity Ventures is pleased to present a building design that effectively incorporates Fredericksburg Design Standards, preserving the unique characteristics of the historic district along the US 290 SE entry corridor and Baron's creek. This proposed specialty retailer will bring important commerce to the Fredericksburg city center.

BUILDING DESIGN:

- Standard 1.2 met
- Standard 2.1 materials limestone and stucco
- Standards 3.2 and 3.3 - colors are appropriate - bright colors as accents only
1. **Architectural Style:** The architectural style of the building is reflective of the Texas Hill Country aesthetic through the use of limestone materials at the ground level and the use of a front porch with standing seam galvanized metal roofing. The Texas Regional style is referenced through the use of modern materials such as exterior stucco systems, mineral fiber lap siding, storefront glazing. In addition Folk Victorian style is referenced with the implementation of a symmetrical façade and embellished awning columns. Please see sheets AP3.
 2. **Architectural Materials:** The building employs the use of authentic, textured limestone that is compatible with the traditional Texas Hill Country aesthetic. The exterior elevations will combine a Lueders Roughback limestone veneer and textured mineral fiber lap siding, accented with earth tone stucco and colored cornices. Galvanized awnings with bracketed steel columns are utilized along the South and East facades. Please see sheets AP3, AP4.
 3. **Architectural Colors:** The Southern façade along S. Main Street and Western façade facing the parking lot will be a combination of natural limestone at the ground level with stucco above colored in Glidden #A1804 *BROWN BAG*, a muted brown color. The consistent color of the stucco creates a backdrop for the texture of the lime stone. Flanking the limestone on either side are volumes of mineral fiber siding colored Glidden #A1000 *GUILD GREEN*, a standard Natural Grocers muted green that fits within the Fredericksburg Building Design Standards. A decorative Cornice colored Glidden #A0515 *CARRIBEAN SPICE* adorns the top of the lap siding adding a

Standard 4.1 no blank walls along entry corridor
4.2 Human scale with canopy
4.4 equally spaced fenestration
4.5 40% glass on ground floor

Standard 5.1 front facade broken up
5.2 variation of materials
5.4 - facade relief

Signage will be reviewed separately and require separate permit

Standard set by zoning. Guideline 7.2-7.4 attempted to address 24' - (over guideline recommended height)

tasteful amount of muted orange, complementing the green below. All bright colors, including *CARRIBEAN SPICE* and signage colors will be well under 15% of the overall exterior building façade. Please see sheets AP3.

4. **Architectural Features:** The South façade along the entry corridor is broken into symmetrical masses, with the Southeastern corner punctuated by storefront glazing and the main entry. A galvanized metal awning partially extends from the main entry across the street façade, further reinforcing the structural bay regularity defined by the larger massing. The East façade follows suit with larger masses anchoring the building corners. The awning running along E. Main Street wraps around to the east façade facing the parking lot, ultimately directing patrons to the main entry. Please see sheets AP3, AP6.
5. **Massing and Scale:** The entry corridor façade is approximately 120' in length with bays split into 29'-0" widths, marked by changes in material, massing relief, signage and awning supports. In the center bays, a datum located 10'-0" A.F.F. marks the top of the natural limestone and bottom of the metal awning, creating a human scale located adjacent to the sidewalk and perceived directly from the entry corridor. That same datum is carried to the East façade, directly adjacent to customer parking, guiding patrons to walk along the awning to the main entry. Please see sheets AP3, AP6.
6. **Signage:** The monument sign will be landscaped 5'-0" from the base in all directions. The monument will have a limestone veneer base supporting tubular steel columns which support the actual signage box and applied graphics. The building signage will be located over the main entry along the US 290 SE entry corridor. Signage will incorporate the standard Natural Grocers graphics which include the colors white, green and orange. Please refer to signage elevations attached to this narrative. Please see sheets AP3, AP4, AP5, AP6.
7. **Building Height:** The massing relief of the building creates multiple parapet heights ranging from 22'-4" to 24'-0" A.F.F. The highest elevation along the entry corridor is 24'-0" A.F.F. and occurs directly over the main entry. The building is also marked by a datum establishing the underside of the metal awning and top of natural limestone at 10'-0" along the South and East facades. This datum is designed to provide human scale to pedestrian facing facades. Please see sheets AP3.

SITE DESIGN:

Standard 8.1 front door faces entry corridor

9.1 - buffer between street and parking area

8. **Frontage:** The main entry faces the entry corridor under the metal awning. Ultimately, the main entry pavement will connect to the sidewalk along the entry corridor. Building signage will be located above the main entry facing the entry corridor, on the East Façade facing the parking lot, and the West Façade. A monument sign will be located on the Southwest corner of the property. Please see sheets AP3, AP4, AP5, AP6.
9. **Landscaping:**
 - a. Minimum 5' strip adjacent to R.O.W. with durable landscape barrier plus 1 tree per each 50'. Street trees every 50 feet in the center of the strip; Landscape between curb and sidewalk no taller than 24 inches.
 - b. A hedge or fence is required when abutting property is zoned for non-business use, and one tree per 75 LF required. A hedge or fence is not required when abutting property is zoned for business use with 1 tree per 125 LF.

Standard 10.1 -
fixtures from
approved list

- c. 10 SF per each interior parking space with 1 tree per 50 SF Minimum landscape area should be 50 SF.
- d. Min. 50 % of plant species from approved plant list;

Standard 11.1
Loading area in
the rear

10. Lighting: Exterior lighting meets International Dark-Sky Association requirements. Please see sheet ME101-PH for lighting scheme, including photometrics, and site fixture types.

11. Service Areas: Trash is visually and acoustically screened from pedestrian rights of way by a split face CMU enclosure wall and metal gate. Furthermore, the trash enclosure is located on the opposite side of the building from the Entry Corridor. The building loading access and subsequent back-of-house functions are located directly behind the North façade, including secondary egress. Please see sheets AP3 and Site Plan on sheet AP6.

Standards 12.2 -
ADA standards
12.5 - trees
confirm 4" tree
per 8 parking
spaces in islands
and corner of lot

12. Parking and Access: All parking complies with the most current ADA standards and regulations. A total of 65 standard stalls and 1 stall devoted to a cart corral will be provided as well as 3 accessible spaces adjacent to the main entry. The pedestrian walkway will connect to the adjacent property to the west and the pedestrian access to the adjacent property to the East is interrupted by Baron's Creek. A 5-bicycle parking rack is provided. In addition, an obvious connection will be provided between the main entry and public sidewalk. Please see sheets AP6.

13. Drainage and Stormwater: Floodplain reclamation will include excavating the over bank of the natural channel to mitigate the placement of fill within the far overbank.

13.1 - no
standards

14.1 Sidewalk
minimum of 5'

14. Streetscape: Sidewalks along the street right-of-way are minimum 5'-0" wide. Sidewalks and pedestrian pathways safely connect from street to the commercial building. Please see sheets AP6.

If you have any further questions, please feel free to contact me at your convenience. Thankyou.

Sincerely,

Wilson Day
Project Manager
Naos Design Group, LLC

September 25, 2017

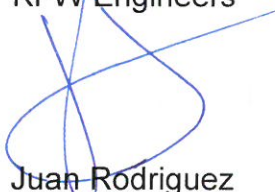
City of Fredericksburg
Attn: Brian Jordan, AICP
Development Review Committee
459 West Main Street
Fredericksburg, Texas 78264

Re: Vitamin Cottage Natural Foods Market – Justification Letter
SP #: 1715

Mr. Jordan;

Due to the floodplain on the above referenced site, there are constraints to preserving the existing landscape on this site. This will require that the existing trees be removed to accomplish the level of fill that is needed to make this site developable. The developer will be replacing the existing landscape to provide a pleasing view and aesthetic to the entry way to Fredericksburg. All of the work to be done will be in harmony with the City of Fredericksburg and will be done in safe manner.

Sincerely,
KFW Engineers



Juan Rodriguez
Project Manager

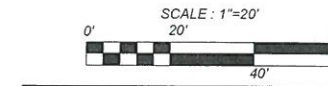
SPECIALTY RETAILER

610 EAST MAIN ST., FREDERICKSBURG, TEXAS 78624

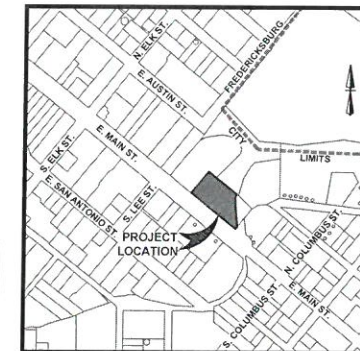
SITE PLAN

BEING A 1.5481 ACRE TRACT OF LAND, SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS, AND BEING ALL OF TOWNLOTS 201 AND 202 AND A PORTION OF TOWNLOTS 203 AND 204, SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS, BY THE GERMAN EMIGRATION COMPANY, ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MARY KATHERINE DOOLEY OF RECORD IN DOCUMENT NO. 20076358 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

NOTE:
ALL SIDEWALK AND HANDRAIL IMPROVEMENTS IN PUBLIC R.O.W. SHALL BE ADA COMPLIANT



LIGHT FIXTURE SCHEDULE - EXTERIOR		
TYPE	DESCRIPTION	MOUNTING
P1	LED PARKING LOT POLE FIXTURE, 900ma, 20' SQUARE POLE WITH 3" CONCRETE BASE TYPE 3 DISTRIBUTION, 16,409 LUMENS. HOUSE SIDE SHIELD AT 270 DEG.	POLE
P2	LED PARKING LOT POLE FIXTURE, 900ma, 20' SQUARE POLE WITH 3" CONCRETE BASE TYPE 2 DISTRIBUTION, 16,409 LUMENS.	POLE
P3	LED PARKING LOT POLE FIXTURE, 900ma, 20' SQUARE POLE WITH 3" CONCRETE BASE TYPE 4 DISTRIBUTION, 16,795 LUMENS.	POLE
P4	LED PARKING LOT POLE FIXTURE, 900ma, 20' SQUARE POLE WITH 3" CONCRETE BASE TYPE 3 DISTRIBUTION, 21,246 LUMENS.	POLE
P5	LED PARKING LOT POLE FIXTURE, 1020ma, 20' SQUARE POLE WITH 3" CONCRETE BASE TYPE 3 DISTRIBUTION, 23,936 LUMENS.	POLE



LOCATION MAP
NOT TO SCALE

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING EDGE OF PAVEMENT	---
FEMA FLOOD PLAIN LINE	---
EXISTING CONCRETE	---
EXISTING CURB	---
EXISTING FIRE HYDRANT	---
EXISTING WATER VALVE	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING WATER METER	---
EXISTING SIGN	---
EXISTING GUY WIRE	---
EXISTING LIGHT POLE	---
EXISTING ELECTRIC METER	---
EXISTING FENCE	---
EXISTING OVERHEAD ELECTRIC AND POWER POLE	---
EXISTING 8" WATER LINE	---
EXISTING 6" SEWER LINE	---
EXISTING 10" SEWER LINE	---
EXISTING 12" SEWER LINE	---
EXISTING 18" SEWER LINE	---
EXISTING GAS LINE	---
SITE BENCHMARK SEE DESCRIPTION THIS SHEET	---
PROPOSED SIGN	---
PROPOSED CURB	---
PROPOSED RIBBON CURB	---
PROPOSED SITE WALL	---
PROPOSED CONCRETE	---
PARKING STALL COUNT	---
PROPOSED DOMESTIC WATER LINE	---
PROPOSED IRRIGATION WATER LINE	---
PROPOSED FIRE LINE	---
PROPOSED PUBLIC SANITARY SEWER LATERAL	---
PROPOSED PUBLIC SANITARY SEWER MAIN	---
PROPOSED SANITARY SEWER MANHOLE	---
PROPOSED UNDERGROUND UTILITY	---
PROPOSED GAS	---
FIRE HOSE PULL	---
PROPOSED FIRE LANE	---
PROPOSED SILT FENCE	---
PROPOSED INLET PROTECTION	---
PROPOSED STABILIZED CONSTRUCTION ENTRANCE	---
PROPOSED CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA	---
PROPOSED CONCRETE TRUCK WASHOUT PIT	---

SPECIALTY RETAILER
610 EAST MAIN STREET
FREDERICKSBURG, TEXAS 78624

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ISSUE LOG

NO.	DESCRIPTION	DATE
1	SITE PLAN	09/05/17

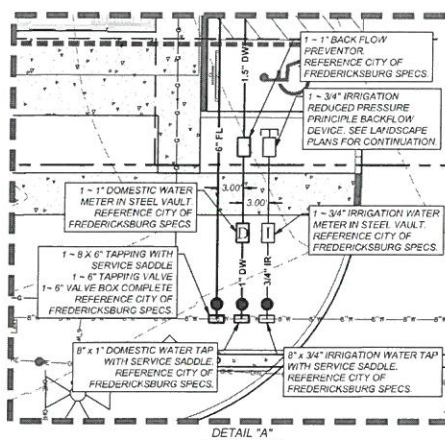
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SHEET NO.

SITE PLAN

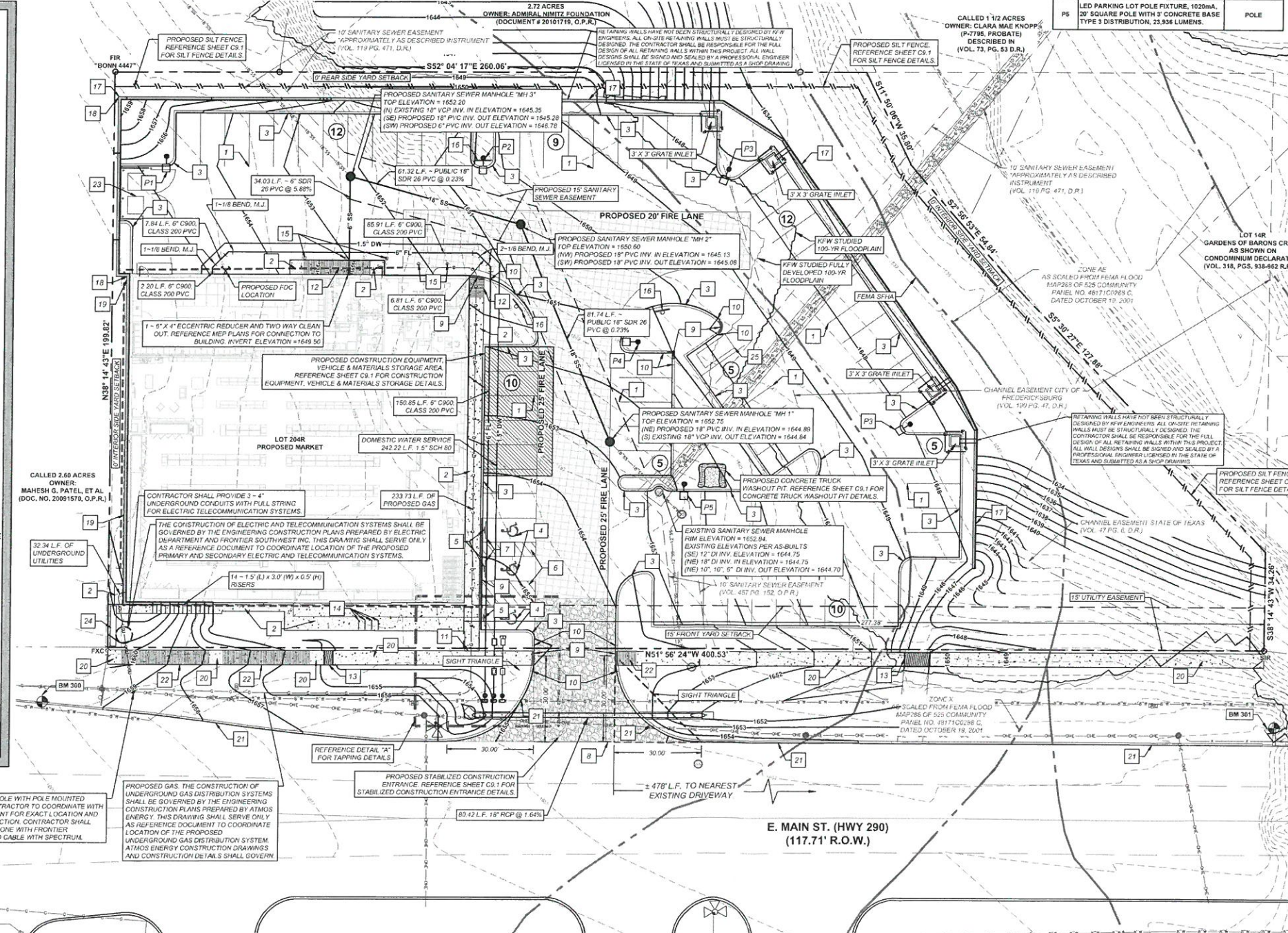
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PROPOSED KEY NOTES

- 1 TYPICAL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 1/C8.0)
- 2 TYPICAL SIDEWALK (SEE DETAIL 2/C8.0)
- 3 6" CURB (SEE DETAIL 3/C8.0)
- 4 HANDICAP PARKING SYMBOL (SEE DETAIL 4/C8.0)
- 5 HANDICAP SIGN (SEE DETAIL 5/C8.0)
- 6 CROSS HATCH STRIPING (SEE DETAIL 6/C8.0)
- 7 WHEEL STOP (SEE DETAIL 7/C8.0)
- 8 CONCRETE/ASPHALT PAVEMENT JUNCTURE (SEE DETAIL 8/C8.0)
- 9 RIBBON CURB (SEE DETAIL 9/C8.0)
- 10 2" CURB TRANSITION (SEE DETAIL 10/C8.0)
- 11 SIDEWALK / SIDEWALK JUNCTURE (SEE DETAIL 11/C8.0)
- 12 RAMP (SEE DETAIL 12/C8.0)
- 13 SIDEWALK BOX (SEE DETAIL 13/C8.0)
- 14 BIKE RACK (SEE DETAIL 14/C8.0)
- 15 BOLLARD (SEE DETAIL 15/C8.0)
- 16 FIRE LANE SIGN (REFERENCE FIRE PROTECTION PLAN FOR DETAILS SHEET 3.0)
- 17 MODULAR BLOCK RETAINING WALL (REFERENCE GRADING PLAN C6.0 / C6.1 FOR DETAILS)
- 18 CONCRETE WALL WITH RAILING (REFERENCE STRUCTURAL PLANS FOR DETAILS)
- 19 CONCRETE WALL (REFERENCE STRUCTURAL PLANS FOR DETAILS)
- 20 TXDOT SIDEWALK (REFERENCE TXDOT DETAIL SHEET FOR DETAILS C8.1)
- 21 TXDOT CURB (REFERENCE TXDOT DETAIL SHEET FOR DETAILS C8.1)
- 22 TXDOT RAMP (REFERENCE TXDOT DETAIL SHEET FOR DETAILS C8.1)
- 23 DUMPSTER ENCLOSURE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
- 24 MONUMENT SIGN (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
- 25 CART CORRAL (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)

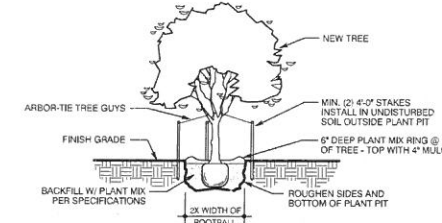


PLANT SCHEDULE						SIZE = CALIPER OR SPREAD
SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
PM	Platanus mexicana	MEXICAN SYCAMORE	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
QL	Quercus laceyi	LACY OAK	-	2" CAL.	B and B	DECIDUOUS / SINGLE STEM
QS	Quercus shumardii	SHUMARD OAK	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
QV	Quercus virginiana	LIVE OAK	-	3" CAL.	B and B	EVERGREEN / SINGLE STEM
SHRUBS						
CAP	Caesalpinia pulcherrima	RED BIRD OF PARADISE	-	5 GAL.		ACCENT / PLANT AS SHOWN
DW	Dasyllirion wheeleri	SOTOL	-	5 GAL.		ACCENT / PLANT AT AS SHOWN
LMY	Lantana montevidensis 'New Gold'	'NEW GOLD' LANTANA	-	1 GAL.		PERENNIAL / PLANT AT 30" O.C.
LVG	Liriope muscari 'Variegata'	AZTEC GRASS	-	1 GAL.		EVERGREEN / PLANT @ 24" O.C.
ML	Muhlenbergia lindheimeri	DEER GRASS	-	5 GAL.		ACCENT / PLANT AS SHOWN
PAC	Plumbago auriculata 'Capensis'	CAPE PLUMBAGO	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
ROP	Rosmarinus officinalis 'Prostrata'	PROSTRATE ROSEMARY	-	1 GAL.		EVERGREEN / PLANT @ 24" O.C.
RRZ	Rosa 'Radrazz'	'RADRAZZ' KNOCK-OUT ROSE	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
SG	Salvia greggii	RED SALVIA	-	3 GAL.		EVERGREEN / PLANT AT 30" O.C.
TS	Tecoma stans	ESPERANZA	-	5 GAL.		ACCENT / PLANT AS SHOWN
GROUNDCOVERS AND GRASSES						
	Cynodon dactylon '419'	'419' HYBRID BERMUDAGRASS	-		SOLID SOD	SEE SPECIFICATIONS
		DECOMPOSED GRANITE	-			APPLY TO 3" COMPACTED DEPTH OVER SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.
		3" - 4" 'TEXAS BLEND' RIVER ROCK	-			APPLY TO 4" DEPTH OVER COMPACTED SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.

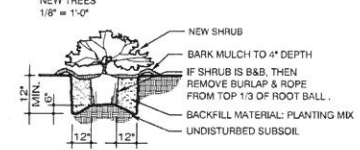
- GENERAL NOTES:**
- REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
 - INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
 - INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
 - WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
 - VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA. REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

- URBAN DEER NOTES:**
- AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION. IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
 - APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
 - ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

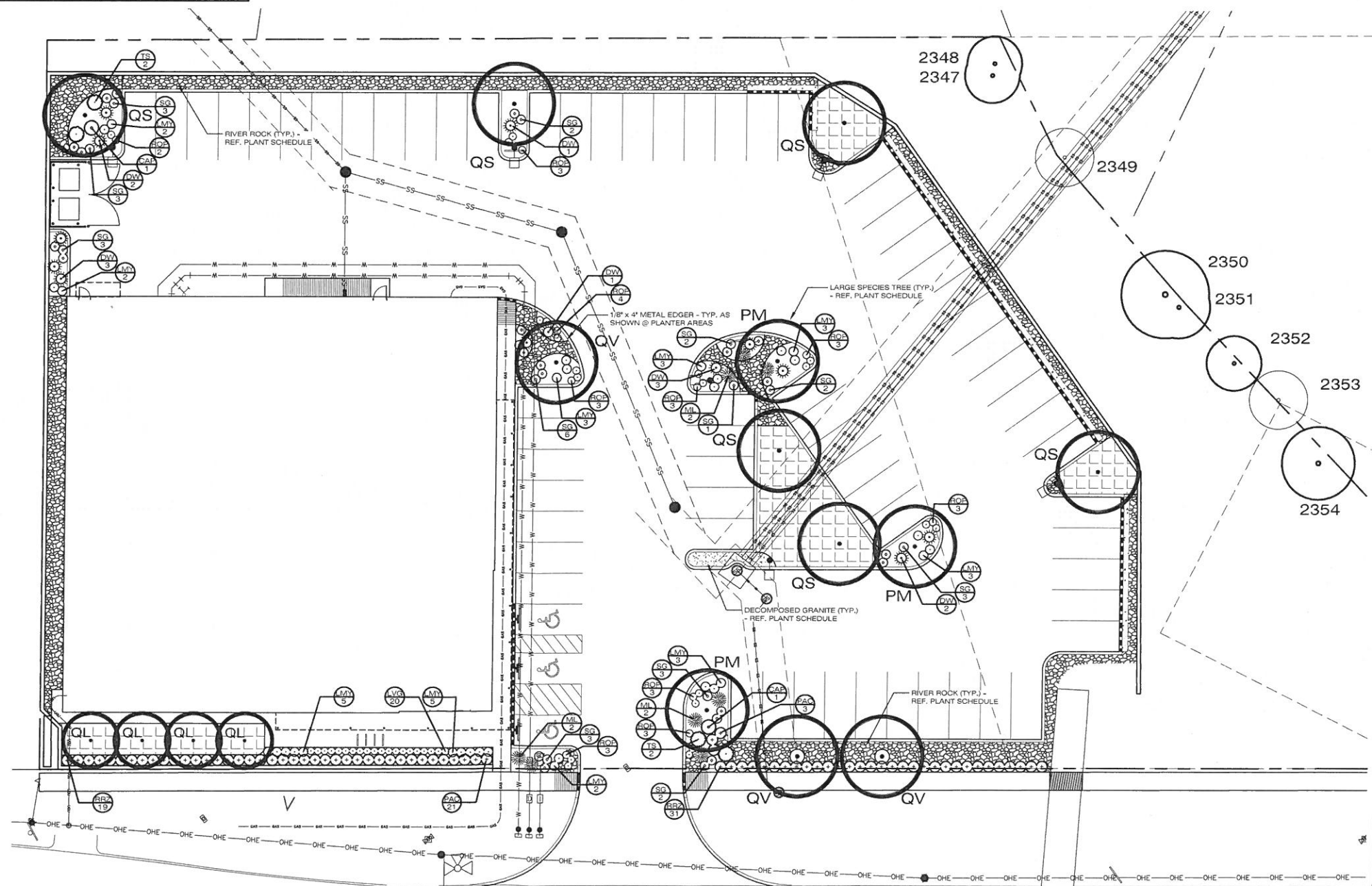
- OVERHEAD ELECTRIC NOTES:**
- ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
 - WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



East Main Street

SPECIALTY RETAILER

610 EAST MAIN STREET
FREDERICKSBURG, TEXAS 78624

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CONTACT: KEVIN BECK

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Phone #: (210) 370-8441 • Fax #: (210) 370-8441
TBP# Firm #: 9513 • TBP#S Firm #: 10122300

HORIZON
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DEVELOPMENT CONSULTING
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210.831.8564 jrobinson@horizondesign-sa.com

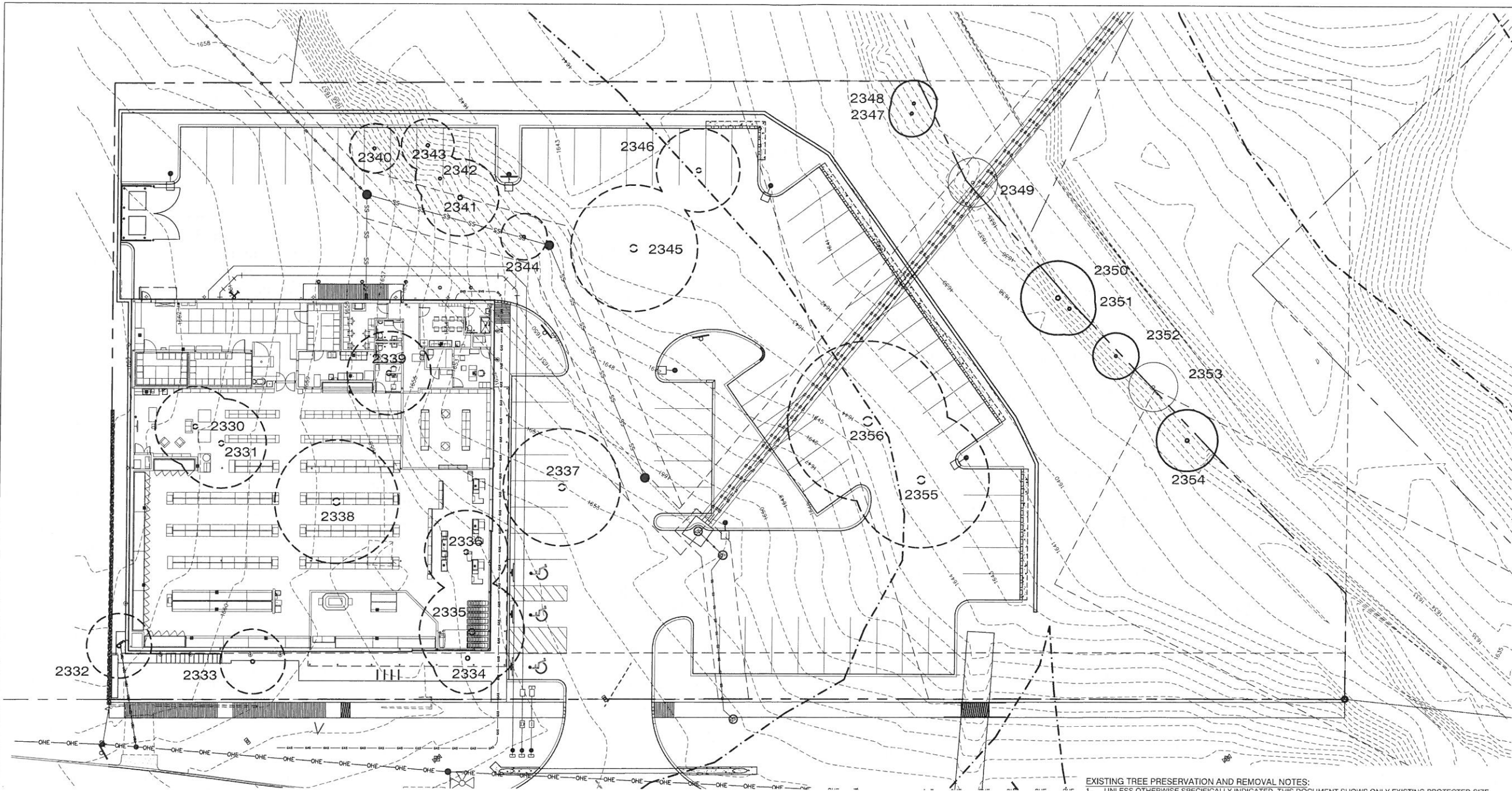
smith&boucher
ENGINEERS
25501 west valley parkway, suite 200 olathe, ks 66061
p 913.345.2127 / 888.299.7540 f 913.345.0617

REGISTERED LANDSCAPE ARCHITECT
JOY ROBINSON
1975
STATE OF TEXAS
925.17
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ISSUE LOG		
NO.	DESCRIPTION	DATE
1	SITE PLAN / CU PERMIT	09/05/17
2	SITE PLAN UPDATE	09/25/17

JOB: 2017009 SCALE: 1/16" = 1'-0"
SHEET NO.

L1.0
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EXISTING TREE LEGEND

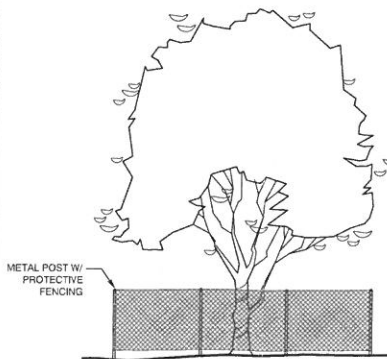
- 007 = EXISTING PROTECTED TREE TO BE PRESERVED
- 007 = EXISTING PROTECTED TREE TO BE REMOVED
- 007 = EXISTING OFF-SITE TREE

EXISTING PROTECTED TREE INVENTORY

August 30, 2016				
TAG#	SPECIES	SIZE	PRESERVED	REMOVED
2330	LIVE OAK	18		18
2331	LIVE OAK	21		21
2332	PECAN	13		13
2333	LIGUSTRUM	13		13
2334	PECAN	15		15
2335	PECAN	26		26
2336	PECAN	19		19
2337	WILLOW	25		25
2338	PECAN	32		32
2339	MESQUITE	19		19
2340	HACKBERRY	8		8
2341	HACKBERRY	17		17
2342	HACKBERRY	8		8
2343	HACKBERRY	9		9
2344	HACKBERRY	6		6
2345	PECAN	33		33
2346	PECAN	19		19
2347	WILLOW	7	7	
2348	WILLOW	7	7	
2350	WILLOW	17	17	
2351	WILLOW	9	9	
2352	HACKBERRY	6	6	
2354	PECAN	12	12	
2355	WILLOW	36		36
2356	WILLOW	44		44
TOTALS		439	58	381

NOTES:

- LANDSCAPE SUBCONTRACTOR TO PROVIDE PRUNING AND FERTILIZATION FOR ALL EXISTING TREES TO BE PRESERVED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED AND I.S.A. CERTIFIED ARBORIST.
- APPLY APPROVED SLOW-RELEASE FERTILIZER INJECTED INTO SOIL BEFORE CONSTRUCTION COMMENCES AND AGAIN AFTER CONSTRUCTION IS COMPLETE.
- ALL PRUNING OF EXISTING TREES MUST COMPLY WITH THE CITY OF SAN ANTONIO'S APPROVED PRUNING DETAIL AND IS TO BE DONE UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
- PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
- PROTECTIVE FENCING TO BE A MIN. 4'-0" HT. EXTENDING FROM TRUNK 12" PER CALIPER INCH OF TREE (MINIMUM 5'-0" ON ONE SIDE ONLY). THE OPTIMUM DISTANCE IS TO INSTALL FENCE DIRECTLY BENEATH DROPPING OF TREE AS SHOWN.
- PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING. NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.
- APPLY COARSE GROUND OR SHREDDED ORGANIC BARK MULCH TO 6" DEPTH @ ALL EXISTING TREES TO BE PRESERVED.
- THE PROPOSED FINISH GRADE WITHIN THE ROOT PROTECTION ZONE (RPZ) OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE (3) INCHES.



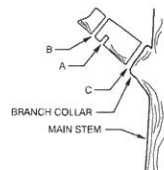
TREE PROTECTION DETAIL
NOT TO SCALE

EXISTING TREE PRESERVATION AND REMOVAL NOTES:

- UNLESS OTHERWISE SPECIFICALLY INDICATED, THIS DOCUMENT SHOWS ONLY EXISTING PROTECTED-SIZE TREES AS DEFINED BY THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (THE "UDC") IN EFFECT ON THE DATE HEREOF.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR INSPECTING THE PROJECT SITE AND DETERMINING FOR HIMSELF IF OTHER EXISTING TREES, SHRUBS, OR VEGETATION ARE PRESENT WHICH MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY.
- BY ACT OF SUBMITTING A BID TO REMOVE THE EXISTING TREES SHOWN ON THIS PLAN, CONTRACTOR WARRANTS THAT HE (A) HAS PERSONALLY VISITED THE PROJECT SITE, (B) HAS INVESTIGATED THE EXISTING CONDITIONS SUFFICIENTLY TO DETERMINE WHAT, IF ANY, ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, AND (C) HAS A CLEAR UNDERSTANDING OF THE TERMS "PROTECTED TREE, SIGNIFICANT TREE, HERITAGE TREE, AND FLOOD PLAIN, AND OF ANY OTHER CITY GUIDELINES, STANDARDS, AND REQUIREMENTS WHICH MAY IMPACT REMOVAL OF THE EXISTING TREES DEPICTED ON THIS PLAN.
- IN THE EVENT CONTRACTOR ENCOUNTERS ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION NOT SHOWN ON THIS PLAN, BUT WHICH MUST REASONABLY BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, CONTRACTOR SHALL REMOVE THE ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION AT NO ADDITIONAL COST TO THE OWNER, SUBJECT TO ANY APPLICABLE REQUIREMENTS, GUIDELINES, STIPULATIONS, OR APPROVALS ENFORCED BY THE CITY OF SAN ANTONIO.

PRUNING NOTES:

- ALL PRUNING IS TO BE DONE BY A LICENSED ARBORIST UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
- WHERE FEASIBLE, PRUNE TREES BEFORE COMMENCEMENT OF CONSTRUCTION.
- PAIN ALL WOUNDS ON OAK TREES WITHIN 30 MINUTES OF PRUNING.



TREE PRUNING DETAIL
NOT TO SCALE

- A = FIRST CUT. TO PREVENT BARK FROM PEELING WHEN THE BRANCH FALLS.
- B = SECOND CUT. TO REDUCE THE WEIGHT OF THE BRANCH.
- C = FINAL CUT. ALLOW FOR A HEALING COLLAR BUT DO NOT LEAVE A STUB.

SPECIALTY RETAILER

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TEXAS 78624

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CONTACT: KEVIN BECK



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TSP# Firm #: 9513 • TSP# Firm #: 10122309

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ISSUE LOG

NO.	DESCRIPTION	DATE
1	SITE PLAN / CU PERMIT	09/05/17
2	SITE PLAN UPDATE	09/25/17

JOB: 2017009 SCALE: 1/16" = 1'-0"

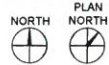
SHEET NO.

TP1.0

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01 VICINITY MAP



SPECIALTY RETAILER
610 EAST MAIN ST.
FREDERICKSBURG, TX 78624



02 SOUTH PERSPECTIVE



03 PERSPECTIVE FROM ENTRY CORRIDOR

BUILDING INFORMATION

TOTAL BUILDING COVERAGE: 13,384 SF
MAXIMUM BUILDING HEIGHT: 24 FT. (SEE SHEET AP3)
STORIES: 1 STORY (W/ MECH. MEZZANINE)

DRAWING INDEX

SHEET #	SHEET TITLE
AP1	PROJECT LOCATION
AP3	SCHEMATIC ELEVATIONS
AP4	SIGNAGE SITE PLAN & ELEVATIONS
AP5	SIGNAGE DETAILS
AP6	SITE PLAN

ELECTRICAL

- ME101-PH SITE PLAN-PHOTOMETRICS

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ISSUE LOG

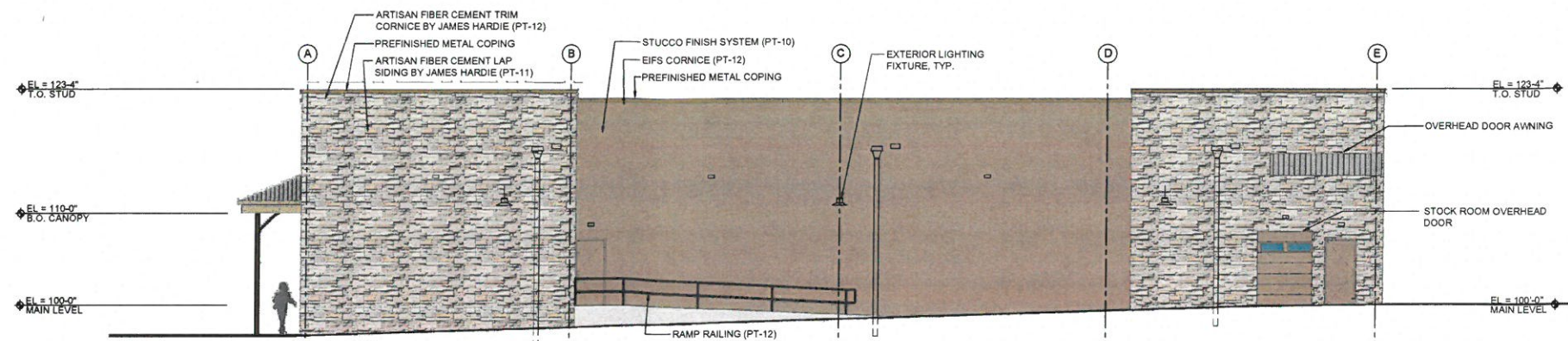
NO.	DESCRIPTION	DATE
1	SITE PLAN/CD PERMIT	09/25/17

JOB: 2017009 SCALE: NTS

SHEET NO.

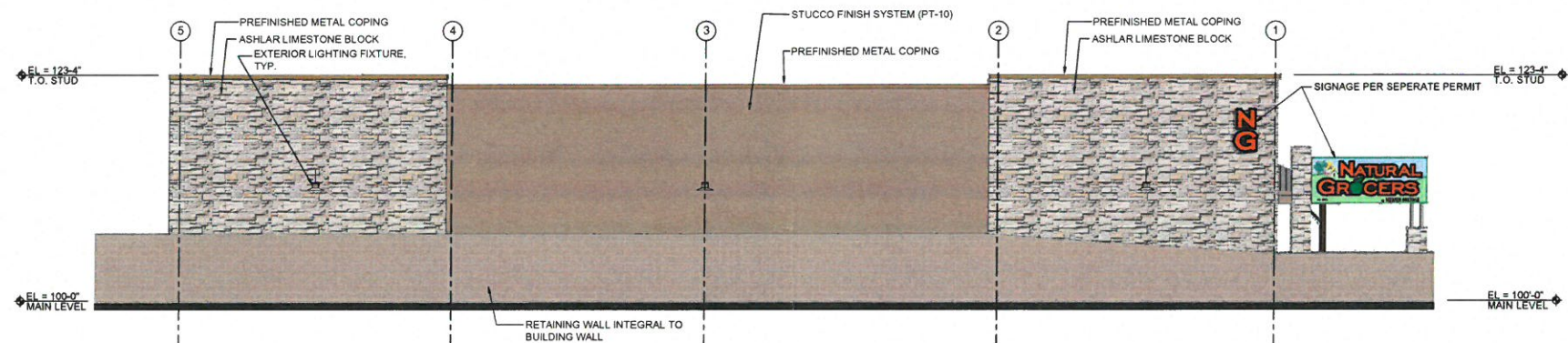
AP1
PROJECT LOCATION

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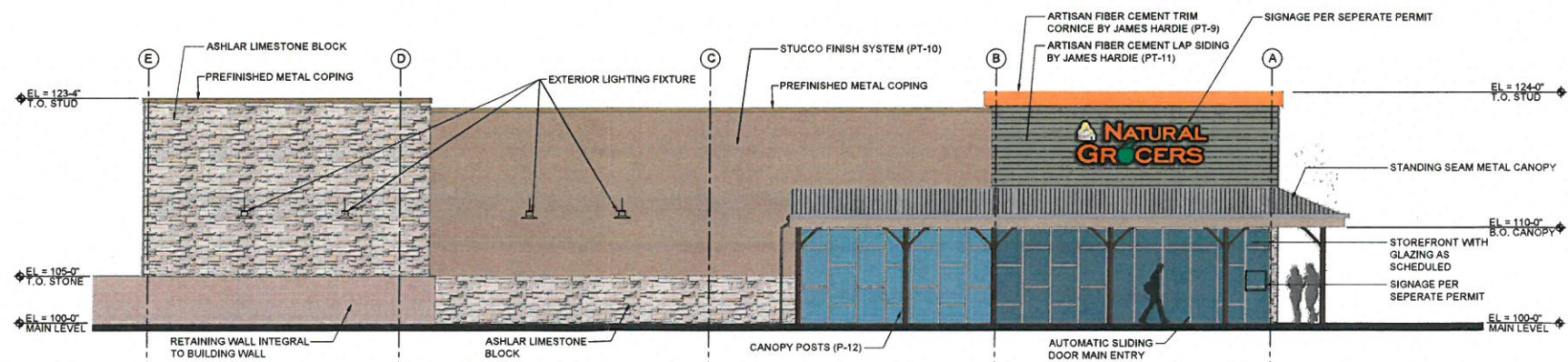
04 NORTH ELEVATION

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



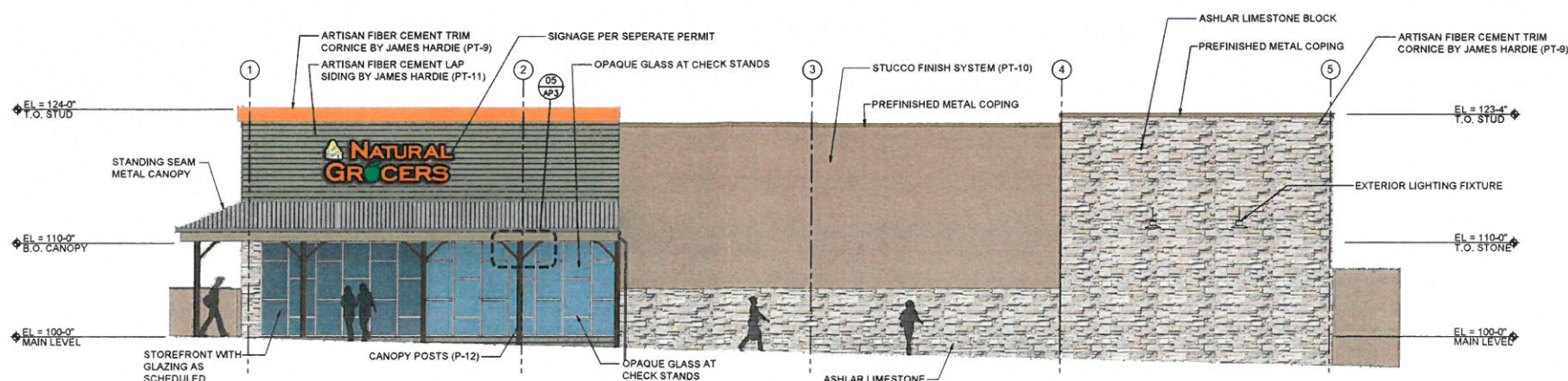
03 WEST ELEVATION

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



02 SOUTH ELEVATION

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



01 EAST ELEVATION

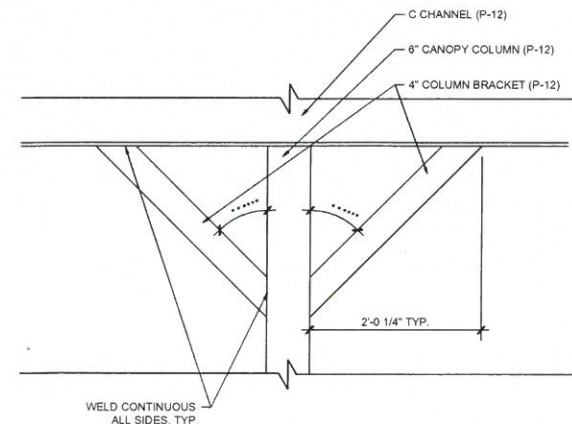
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

1. ALL MFC SIDING SHALL BE HARDIE BOARD ARTISAN SMOOTH FINISH, 5/8" X 7 1/4" PLANKS (8" EXPOSURE) REFINISHED TO MATCH SPECIFIED PAINT COLOR. BUTT JOINTS BETWEEN CONSECUTIVE COURSES SHALL BE STAGGERED AT 24" MINIMUM IN A PROGRESSIVE STAGGER PATTERN SO THAT JOINT DO NOT ALIGN WITHIN 5 COURSES ABOVE AND BELOW EACH JOINT.
2. STANDING SEAM METAL ROOFING, FASCIA AND FLASHING AT AWNING SHALL BE KYNAR FINISH: FIRESTONE MEDIUM BRONZE, UNO.
3. PREFINISHED COPING, SCUPPERS, CONDUCTOR HEADS AND DOWNSPOUTS SHALL BE KYNAR FINISH: FIRESTONE MEDIUM BRONZE, UNO.
4. STUCCO SOFFITS UNDER FLAT & PITCHED ROOF SHALL BE PT-9 UNO.
5. ALL EXTERIOR RAILINGS, HM DOORS, HM FRAMES AND EXPOSED STEEL SHALL BE PAINTED PT-12 UNO.
6. ALL STUCCO SHALL BE INTEGRALLY COLORED TO MATCH SPECIFIED PAINT.
7. ALL EXPOSED PIPING AND CONDUIT SHALL BE PAINTED TO MATCH ADJACENT WALL MATERIAL.
8. PROVIDE SOLID BLOCKING IN WALL FOR BUILDING MOUNTED FIXTURES AND SIGNAGE AS REQUIRED.
9. 1/2" CONDUIT STUB-OUTS AS INDICATED @ FUTURE SIGNAGE LOCATIONS TO BE INSTALLED AND SEALED BY GENERAL CONTRACTOR.
10. CONTINUE EXTERIOR CLADDING AT PARAPET RETURNS.

EXTERIOR FINISH LEGEND

PT-9	PAINT MANUFACTURER: STYLE: COLOR:	GLIDDEN / PPG PPG FORTIS 450 SATIN EXTERIOR 6403-XXXX #A0515 CARIBBEAN SPICE
PT-10	PAINT MANUFACTURER: STYLE: COLOR:	GLIDDEN / PPG PPG FORTIS 350 SATIN EXTERIOR 2402-XXXX #A1804 BROWN BAG
PT-11	PAINT MANUFACTURER: STYLE: COLOR:	GLIDDEN / PPG PPG FORTIS 350 SATIN EXTERIOR 2402-XXXX #A1000 GUILD GREEN
PT-12	PAINT MANUFACTURER: STYLE: COLOR:	GLIDDEN / PPG PPG FORTIS 350 SATIN EXTERIOR 2402-XXXX #A0532 BARK



05 COLUMN BRACKET DETAIL

SCALE: 1" = 1'-0"

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ISSUE LOG

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JOB	SCALE
2017009	AS NOTED

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AP3

SCHEMATIC ELEVATIONS

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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: Natural Grocers – Fredericksburg, TX

Project Address: 610 E. Main Street

Tax ID Number (s): GEO ID #: 0010-0640-020100 and S0010-64-0

Application Type (Check all items that apply.)

- | | | |
|---|--|---|
| ☐ Conditional Use Permit | ☐ Minor Plat* | ☐ Plat Vacation |
| ☒ Site Plan* | ☐ Replat* | ☐ Annexation* |
| ☐ Zoning Change | ☐ Amending Plat* | ☐ Other |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | ☐ Waiver of Right to |
| ☐ Variance Request | ☐ Final Plat* | 30-day action |
| | ☐ Development Plat | |

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

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

Original Survey & Abstract No: Abstract code per Appraisal District: 50010

Legal Description: FBG APD Block 64 Lot 201, Lot 202, Lot 203 & Lot 204 - Creek -

Current Land Use Plan: Parks & Open Space

Proposed Land Use Plan:
Commercial

Current Zoning: C2 – Commercial
OS – Open Space

Proposed Zoning: Same

Location: 610 E. Main Street, Fredericksburg, Texas

Proposed Use(s): Specialty retail store

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: Kevin W. Beck

Printed Name: Kevin W. Beck Date: 8/22/2017

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): % The Season

Owner Name: Penick Mary Katherine Dooley

Address: 116 E. Main, Fredericksburg, Texas 78624

Phone:

Fax:

Email:

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

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

Firm Name (if applicable):

Address:

Primary Contact Name:

Phone:

Fax:

Email:

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): Equity Ventures

Applicant Name (s): Kevin W. Beck, PE, LEEP AP

Address: 3501 SW Fairlawn Road, Suite 200, Topeka, Kansas 66614

Phone: 785-272-1398 x106

Fax: 785-272-1796

Email: kbeck@equityventurescd.com

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

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

Firm Name (if applicable): KFW Engineers + Surveying

Address: 3421 Paesanos Parkway, Suite 200, San Antonio, Texas 78231

Primary Contact Name: Juan Rodriguez & Gretchen Sellard

Phone: 210-979-8444

Fax:

Email: jrodriguez@kfwengineers.com,
gsellard@kfwengineers.com