



CITY OF FREDERICKSBURG

PLANNING AND ZONING MEETING AGENDA WEDNESDAY, OCTOBER 5, 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, October 5, 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. SEPTEMBER 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 October 5, 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-2219 BY TRAVIS JACKO TO CONSIDER A LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL TO (R2) MIXED RESIDENTIAL FOR PROPERTIES LOCATED AT 611 & 613 EAST AUSTIN STREET AND 106 & 108 NORTH COLUMBUS STREET. **(PAGES 10 - 16).**
- B REQUEST #Z-2220 REQUEST BY JOHN NEEDHAM WITH SECO ENTERPRISES LLC, TO CONSIDER AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD) TO ALLOW FOOD SALES AND CONSUMER CONVENIENCE SERVICES AS A CONDITIONAL USE FOR THE SECO DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FRIENDSHIP LANE AND SOUTH EAGLE STREET. **(PAGES 17 - 25)**
- C REQUEST #Z-2221 REQUEST BY SKIP PREBLE TO CONSIDER AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD) TO ALLOW HOTEL-MOTEL AS A PRINCIPLE PERMITTED USE IN THE CD DISTRICT FOR THE DEVELOPMENT KNOWN AS FRIEDEN LOCATED AT 133 OTTO ECKHARDT ROAD. **(PAGES 26 - 62)**
- D REQUEST #Z-2222 REQUEST BY SKIP PREBBLE TO CONSIDER A ZONING CHANGE FROM R1, SINGLE FAMILY RESIDENTIAL TO R5, PATIO HOME RESIDENTIAL FOR APPROXIMATELY 70.175 ACRES LOCATED AT 256 PYKA ROAD. **(PAGES 63 - 76)**
- E REQUEST #Z-2223 REQUEST BY GORDON SAUER TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.220 TO CONSTRUCT A SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED AT 112 E AUSTIN. **(PAGES 77 - 87)**

6. ACTION ITEMS

- A DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2219 BY TRAVIS JACKO TO CONSIDER A LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND A ZONING CHANGE FROM (R1) SINGLE FAMILY RESIDENTIAL TO (R2) MIXED RESIDENTIAL FOR PROPERTIES LOCATED AT 611 & 613 EAST AUSTIN STREET AND 106 & 108 NORTH COLUMBUS STREET. **(PAGES 10 - 16)**
- B DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2220 REQUEST BY JOHN NEEDHAM WITH SECO ENTERPRISES LLC, TO CONSIDER AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD) TO ALLOW FOOD SALES AND CONSUMER

CONVENIENCE SERVICES AS A CONDITIONAL USE FOR THE SECO DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FRIENDSHIP LANE AND SOUTH EAGLE STREET. **(PAGES 17 - 25).**

- C DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2221 REQUEST BY SKIP PREBLE TO CONSIDER AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD) TO ALLOW HOTEL-MOTEL AS A PRINCIPLE PERMITTED USE IN THE CD DISTRICT FOR THE DEVELOPMENT KNOWN AS FRIEDEN LOCATED AT 133 OTTO ECKHARDT ROAD. **(PAGES 26 - 62).**
- D DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-2222 REQUEST BY SKIP PREBLE TO CONSIDER A ZONING CHANGE FROM R1, SINGLE FAMILY RESIDENTIAL TO R5, PATIO HOME RESIDENTIAL FOR APPROXIMATELY 70.175 ACRES LOCATED AT 256 PYKA ROAD. **(PAGES 63 - 76).**
- E DISCUSSION, CONSIDERATION AND RECOMMENDATION REQUEST #Z-2223 REQUEST BY GORDON SAUER TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.220 TO CONSTRUCT A SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED AT 112 E AUSTIN. **(PAGES 77 - 87)**
- F REQUEST SP-2219 BY RAY HERRERA TO CONSIDER A SITE PLAN FOR DEVELOPMENT OF A PROFESSIONAL OFFICE COMPLEX LOCATED AT 1403 EAST MAIN STREET. **(PAGES 88 - 96)**
- G REQUEST SP-2220 BY JAMES FONDER TO CONSIDER A SITE PLAN FOR DEVELOPMENT A PERSONAL SERVICES FACILITY LOCATED AT 113 E GROTHE STREET. **(PAGES 97 - 105)**
- H REQUEST SP-2221 BY THOMAS BAKER WITH iM STUDIOS TO CONSIDER A SITE PLAN FOR A MULTI-FAMILY DEVELOPMENT LOCATED AT 801 MARIPOSA DRIVE. **(PAGES 106 - 123)**
- I REQUEST P-2234 BY JOSH LEAMONS WITH SEARCHERS SURVEYING TO CONSIDER A FINAL PLAT FOR ALTSTADT VILLAGE SUBDIVISION PHASE I. **(PAGES 124 - 131)**

7. DISCUSSION ITEMS & POSSIBLE ACTION

- A DIRECTOR OF DEVELOPMENT SERVICES UPDATE

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda before 5:00 PM. on Friday, September 30, 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
SEPTEMBER 7, 2022
5:30 P.M.**

On this the 7TH day of SEPTEMBER 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

MINUTES

Jim Jarreau made a Motion to Approve the August 2022 Meeting Minutes including corrections. Seconded by Cindy Scroggins. All voted in favor and the motion carried.

PUBLIC HEARING

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**

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

Woody Victor presented the application. He stated that the development was requesting annexation and a zoning of PUD, Planned Unit Development to develop a 3-story apartment complex to addressing the affordable housing needs of Fredericksburg.

Nancy Hiner protested the request sighting multiple concerns including safety.

Joe Cavanaugh protested the request sighting an increase in density of over 700%

Eric Schmalbach protested the request sighting the request is not in keeping with the City's Comprehensive Plan among other concerns.

Allan Johnson protested the request sighting infrastructure concerns.

Antoinette Kirk protested the request.

Martha Zire protested the request specifically the concerns regarding the increase of traffic on Mariposa.

Edwina Pellicka protested the request.

Bill Sadd protested the request specifically the increase in density.

Kelli McDonald protested the request.

Mark Johnson protested the request.

Jessica Swanson protested the request specifically the increased traffic on Mariposa and she further voiced her disappointment with the lack of communication from the developer to the neighborhood.

Jim Hambright protested the request.

John and Cathy Bennett submitted written comments in opposition of the request.

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

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

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

Cody Carter presented the application. He stated the developer wanted to build a car wash at 513 South Adams. This developer has this type of product all over the nation and has recently been building them in the Hill Country.

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

REQUEST #Z-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

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

Michael Linehan presented the application. He stated the property is currently redeveloping and has a conditional use permit for the redevelopment of the existing building, however, it has been discovered that to further develop the outdoor space a conditional use permit is required for the food kiosk and stage.

Harry Pond, owner of neighboring property located at 411 W. Schubert would like a fence between the two properties.

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

ACTION ITEM

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING REQUEST #Z-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**

Garret Bonn, Interim Director of Development Services, the Applicant is requesting 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.

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.

Tom Musselman discussed the conversion of Rural property to high density residential zoning as well as the concerns regarding Mariposa Drive.

Polly Rickert stated that development in front of public infrastructure is not smart and that the City of Fredericksburg needs controlled growth.

Jim Jarrea stated high density development utilizing Mariposa Drive is not a good idea.

Tim Dooley made a Motion to recommend Denial of Z-2215 as presented. Tom Musselman seconded the motion. All voted in favor and the motion carried.

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING 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

Garret Bonn, Interim Director of Development Services, stated the Applicant is requesting Site Plan Approval and a Conditional Use Permit to allow a drive through as part of a drive-through car wash development at 513 S. Adams St.

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.

City staff has received two responses to the public hearing notices, one for and one against.

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.

Tim Dooley made a Motion to recommend Approval of Z-2217 per Staff recommendation. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

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

Garret Bonn, Interim Director of Development Services, stated the Applicant is requesting an updated Conditional Use Permit (CUP) 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.

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.

In staff's opinion, the proposed Fredericksburg Market ⁷ 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).

Jim Jarreau made a Motion to recommend Approval of Z-2218 per Staff recommendation. Jeff Lawrence seconded the motion. All voted in favor and the motion carried.

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

Hugh with Sultemeier Surveying presented the application. He stated the owner would like to subdivide the property into 3 lots.

Shelby Collier, Associate Planner, stated that 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 subdivision as proposed meets the minimum requirements of the City of Fredericksburg and 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.

Tim Dooley made a Motion to Approve P-2230 per Staff recommendation. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

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.

Josh Leamons presented the application. He stated that it was the owners intent to subdivide the property into 2 lots.

Shelby Collier, Associate Planner, stated 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 residence at 211 West Hackberry currently has an active STR-Nonconforming permit, however, the subdivision of the property would not enable the new lot to qualify for a STR-Nonconforming permit.

Staff received 5 protest letters regarding this request.

The subdivision as proposed meets the minimum requirements of the City of Fredericksburg and 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.

Jim Jarreau made a motion to Approve P-2231 per Staff recommendation. Cindy Scroggins seconded the motion. All voted in favor and the motion carried.

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.

Josh Leamons presented the application. He stated that it was the owners intent to subdivide the property into 2 lots.

Shelby Collier, Associate Planner, stated Staff received a Replat application for Lot 1 of the Eckhardt 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 subdivision as proposed meets the minimum requirements of the City of Fredericksburg and Staff can recommend approval conditioned upon Parkland Dedication of \$500.00 payable prior to recordation of the Plat.

Jim Jarreau made a motion to Approve P-2232 per Staff recommendation. Tom Musselman seconded the motion. All voted in favor and the motion carried.

DISCUSSION ITEM

Update on P&Z roles and responsibilities training session.

Comprehensive Plan Update

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 8:09 p.m.

PASSED AND APPROVED this 5th day of October 2022.

SHELBY COLLIER, Associate Planner

JANICE MENKING, Chairman



PLANNING & ZONING COMMISSION MEMO

DATE: October 5, 2022

TO: Planning & Zoning Commission

FROM: Shelby Collier, Associate Planner

SUBJECT: Z-2219 – Request to Consider a Land Use Change from Low Density Residential (LDR) to Medium Density Residential (MDR) and a Zoning Change from (R1) Single Family Residential to (R2) Mixed Residential for Properties Located at 611 & 613 East Austin Street and 106 & 108 North Columbus Street.

Summary:

The applicant is seeking a future land use classification change from “Low Density Residential” (LDR) to “Medium Density Residential” (MDR) and zoning change from “Single Family Residential” (R1) to “Mixed Residential” R2.

Analysis:

611 & 613 East Austin and 106 N. Columbus all have a single unit located on the property while 108 N. Columbus is vacant. 611 E. Austin does have a STR-Nonconforming permit while the additional properties are primary residences.

Land uses surrounding this property include Low Density Residential (LDR) to the north across East Austin and east across North Columbus, Medium Density Residential (MDR) to the west, and Commercial (C) to the south abutting properties that front on East Main Street (Church’s Chicken and Del Rio Automotive).

Zoning to the north across East Austin and east across North Columbus is R1 – Single Family Residential. Zoning to the west is R2 – Mixed Residential and Zoning to the south is Commercial – C2.

This neighborhood has a mix of residential uses that include Single Family Residential, Multi-Family and Mobile Homes as well as commercial uses such as Fast Food, Automotive Sales and General Retail.

Recommendation:

Given the location of the properties and the fact that they abut C2 Commercially Zoned properties, Staff recommends approval of the requested land use classification change from “Low Density Residential” (LDR) to “Medium Density Residential” (MDR) and zoning change from “Single Family Residential” (R1) to “Mixed Residential” R2 as it is appropriate for R2 – Mixed Residential to act as a buffer between Single Family uses and commercial uses.

Attachments:

1. Project Application
2. Future Land Use Map & Location/Zoning Map
3. Map with Land Uses



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: 611 E. Austin Code Compliance (Not sure project name?)
Project Address: 611 E. Austin
Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

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

Original Survey & Abstract No:

Legal Description: South hqts blk 29 Lot 10

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: R1

Proposed Zoning: R2

Location:

Proposed Use(s): To Bring property into compliance with new STR rules
To be able to add a bathroom onto the 3/1 house.

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: [Signature]

Printed Name: Travis Jacko Date: 7/20/22

Staff Use Only

Application No.: E-2219 Date: 07/25/22

*Copy of current Title Search required with application.

\$700.00 CH #196



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): *SSH Property Group, LLC*
Owner Name: *Travis + Amber Jacko - Donald + Patti Watson*
Address: *249 Flat Creek Canyon Lake, TX 78133*
Phone: *210-215-5103* Fax: Email:

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

Role: ☐ Agent ☐ Engineer ☐ Surveyor ☒ Other (note role): *owner/Manager*
Firm Name (if applicable):
Address:
Primary Contact Name: *Travis Jacko*
Phone: *210-215-5103* Fax: Email: *travisjacko52@gmail.com*
Secondary Contact Name:
Phone: Fax: Email:

III. Applicant

Same as above
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:

LEGEND

LANDUSE

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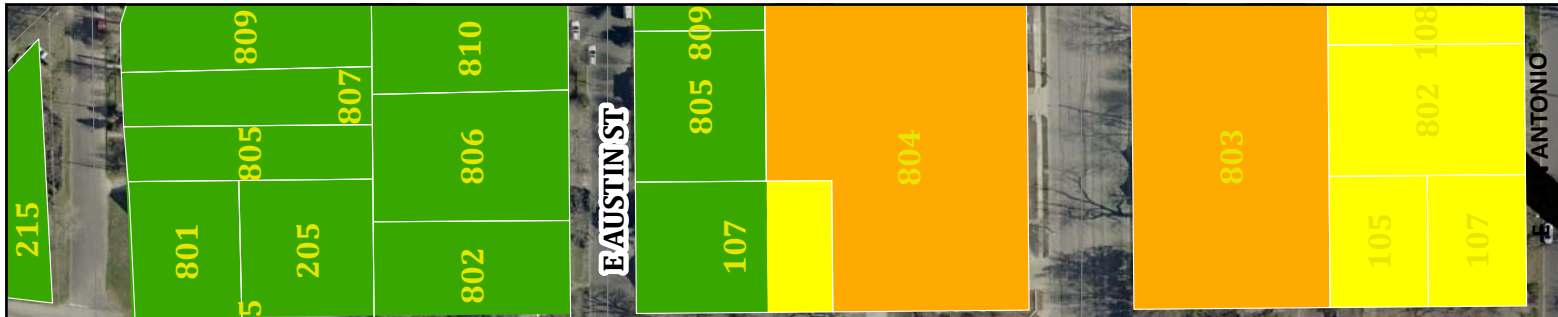
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Z-2219

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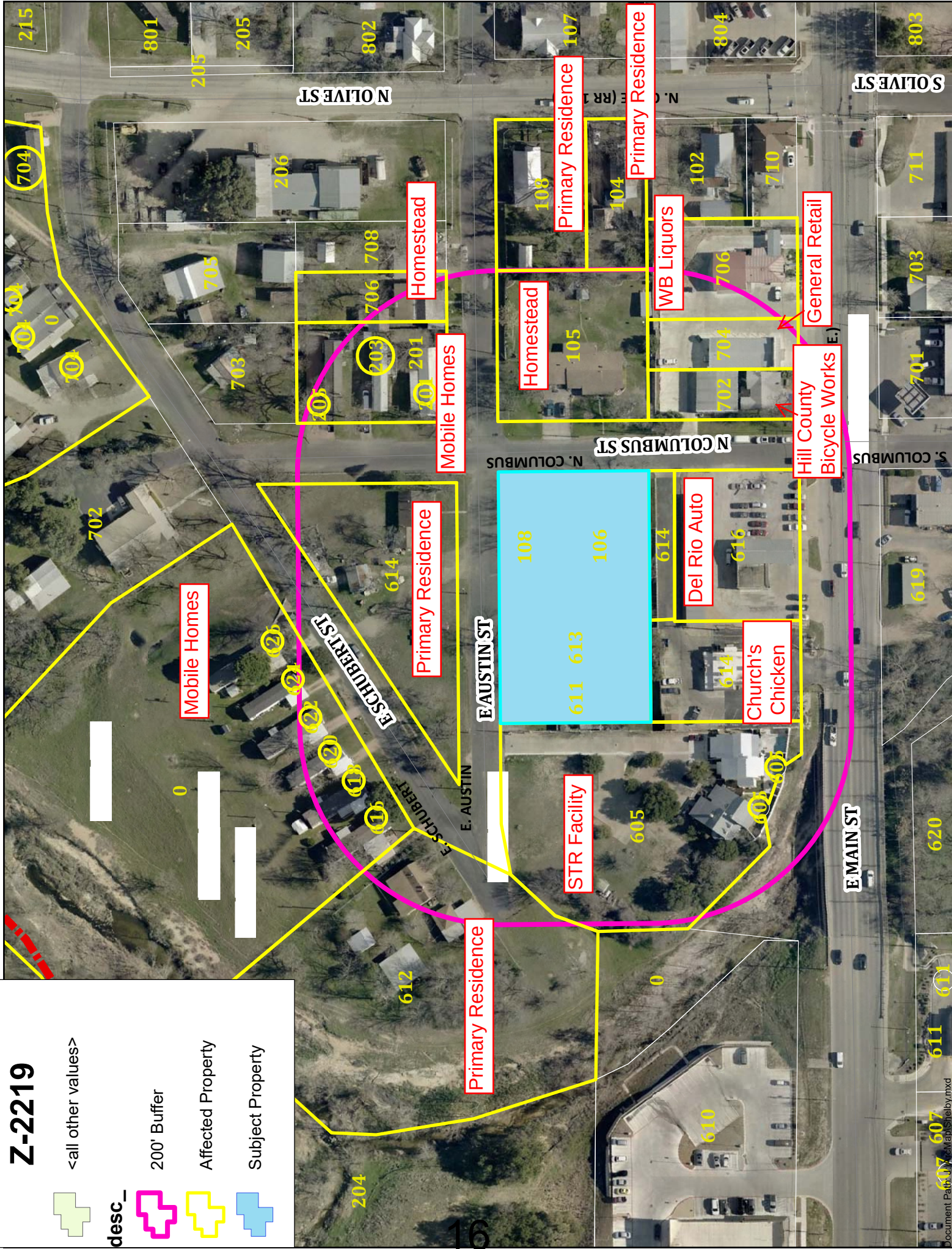
200' Buffer



Affected Property



Subject Property





PLANNING & ZONING COMMISSION MEMO

DATE: October 5, 2022

TO: Planning & Zoning Commission

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

SUBJECT: #Z-2220 PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST BY JOHN NEEDHAM WITH SECO ENTERPRISES LLC, TO CONSIDER AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD) TO ALLOW FOOD SALES AND CONSUMER CONVENIENCE SERVICES AS A CONDITIONAL USE FOR THE SECO DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

Summary:

The applicant is seeking to amend an existing Planned Unit Development (PUD) to allow Food Sales and Consumer Convenience Services as a condition use for the Friendship Lane Mixed-Use PUD.

Background:

The Friendship Lane Mixed-Use development by Seco Ventures lies on a +/-32 acre tract of land located at the SW corner of the intersection of Friendship Lane and S. Eagle Street. The mixed-use development will contain multi-family structures, single-family type structures, commercial facilities, and office/live-work facilities.

The PUD zoning for the project was based on the City's MU-2 zoning district standards and was approved by P&Z and City Council in late Spring of 2021 (Notice of Action attached). The PUD included several prohibited uses and "convenience services" was to be allowed with a Conditional Use Permit (CUP).

As development plans for the site have progressed and program uses and physical characteristics have become more defined, the developer has submitted the proposed PUD amendment which would allow for the use of Food Sales with the issuance of a Conditional Use Permit. Food Sales are defined as "establishments or places of business primarily engaged in the retail sale of food (with incidental sale of beer and wine) for home consumption or household products. Typical uses include groceries,

delicatessens, meat markets, retail bakeries, candy shops and ice cream parlors. Restaurants are specifically excluded from this definition.”

As part of this application, the developer has also requested to amend “Convenience Services” which is not specifically defined in the City’s zoning code. “Consumer Convenience Services” is the correct reference which is defined as “establishments which provide services, primarily to individuals, of a convenient and limited nature, often in access-controlled facilities which make twenty-four (24) hour operation possible. Typical uses include the renting of private postal and safety deposit boxes to individuals and automated baking machines.”

Analysis:

Land uses surrounding the subject tract include:

- South – ETJ property which is currently used for residential and agricultural purposes.
- West – Friendship Oaks development (MF and SF residential).
- North (across Friendship Ln.) – Majority of proposed high density residential development with several single-family residences.
- East – Mixture of SF and MF residential along with C1 Neighborhood Commercial zoning along Friendship Ln.

As noted previously, the MU-2 zoning district was utilized as a basis for creation of the approved PUD. Although food sales were previously prohibited in the PUD, the addition of the use as a conditional use appears reasonable and would allow for consideration of food sales to benefit the overall mixed-use development.

As of September 28th, the City has received one letter of protest in response to the public notice (attached).

Recommendation:

Since they would require additional approvals as part of a detailed Condition Use Permit application, the proposed addition of “Food Sales” and correcting “Consumer Convenience Services” are a reasonable request. Staff recommends approval of the requested changes, as presented.

Attachments:

Public Hearing/Location Map

Project Application Including Zoning Maps, Site Plans, & PUD Amendment (marked-up)

Notice of Action

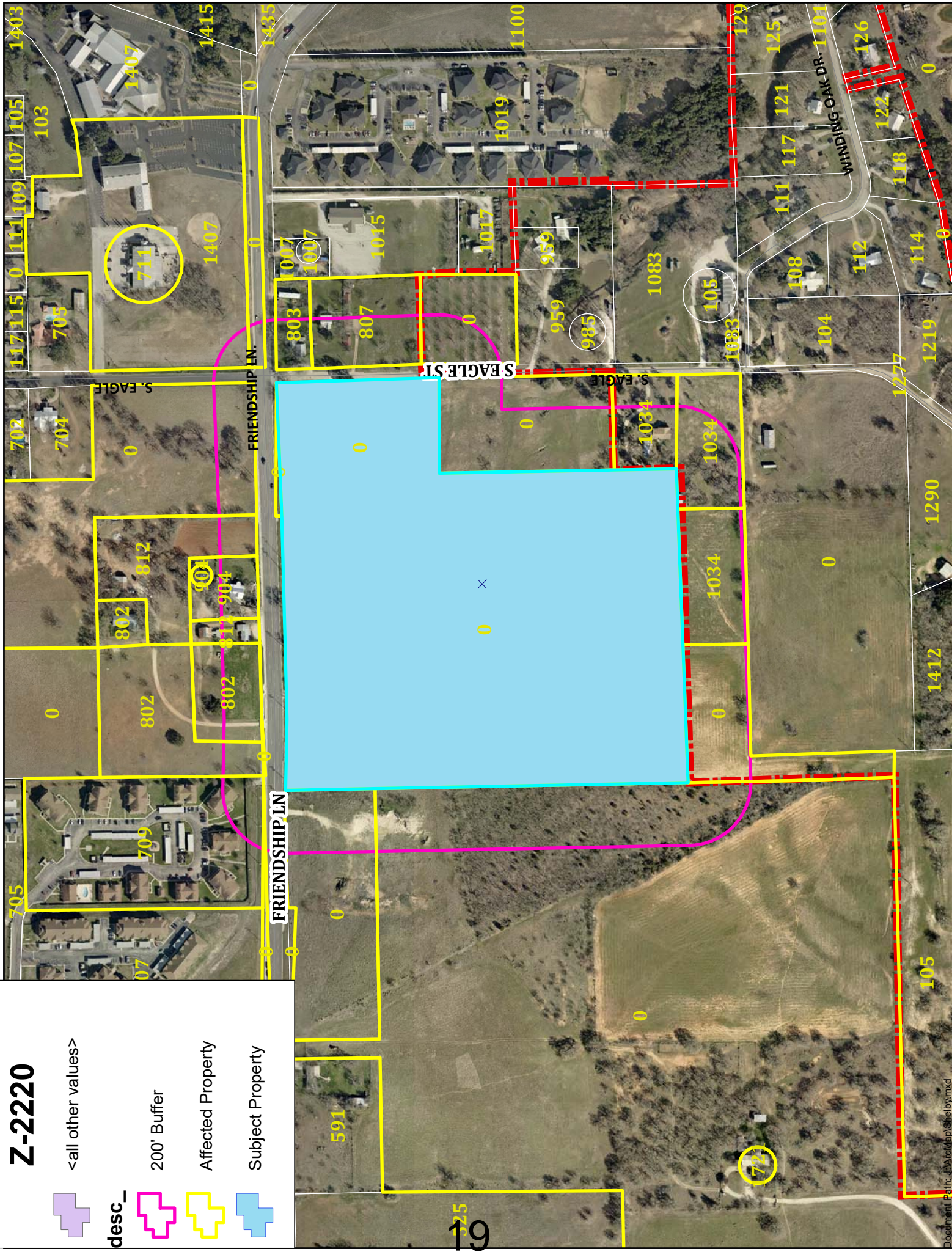
Protest Letter

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An aerial photograph of a building complex. A yellow circle is drawn around a specific area in the lower right portion of the image, which appears to be a parking lot or a paved area with some structures. The rest of the image shows various buildings, including a large white one and several smaller ones, surrounded by trees and other vegetation.



1407

[illegible]

A. Project Information (Please complete all items)

Project Name: Friendship Lane Mixed-Use
 Project Address: Friendship Lane & South Eagle Street
 Tax ID Number (s): 15729, 15730, 15726(partial)

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 PUD AMMENDMENT | ☐ Amending Plat* | ☐ Final Plat* |
| ☐ Land Use Plan Change | ☐ Preliminary Plat* | |

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 32.535 a No. of Lots: **See survey attached**

Original Survey & Abstract No: see attached

Legal Description: see attached

Current Land Use Plan: Proposed Land Use Plan: Multifamily Mixed Use

Current Zoning: PUD, MU-2 Proposed Zoning: PUD Ammendment

Location: The SW corner of Friendship Lane and South Eagle Street

Proposed Use(s): Multifamily and single-family residential (for-rent), retail, office

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: John Needham

Printed Name: John Needham Date: 08/04/2022

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): SV Friendship Lane MU, LP

Owner Name: John Needham

Address: 2204 Lake Austin Blvd., Austin, TX 78703

Phone: 512.200.3480

Fax:

Email: john@secoventures.com

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

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

Firm Name (if applicable): Seco Enterprises LLC dba Seco Ventures

Address: 2204 Lake Austin Blvd., Austin, TX 78703

Primary Contact Name: John Needham

Phone: 512.200.3480

Fax:

Email: john@secoventures.com

Secondary Contact Name: Jordan Needham

Phone: 512.200.3480

Fax:

Email: jordan@secoventures.com

III. Applicant

Firm Name (if applicable): Seco Enterprises LLC dba Seco Ventures

Applicant Name (s): John Needham

Address: 2204 Lake Austin Blvd., Austin, TX 78703

Phone: 512.200.3480

Fax:

Email: john@secoventures.com

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

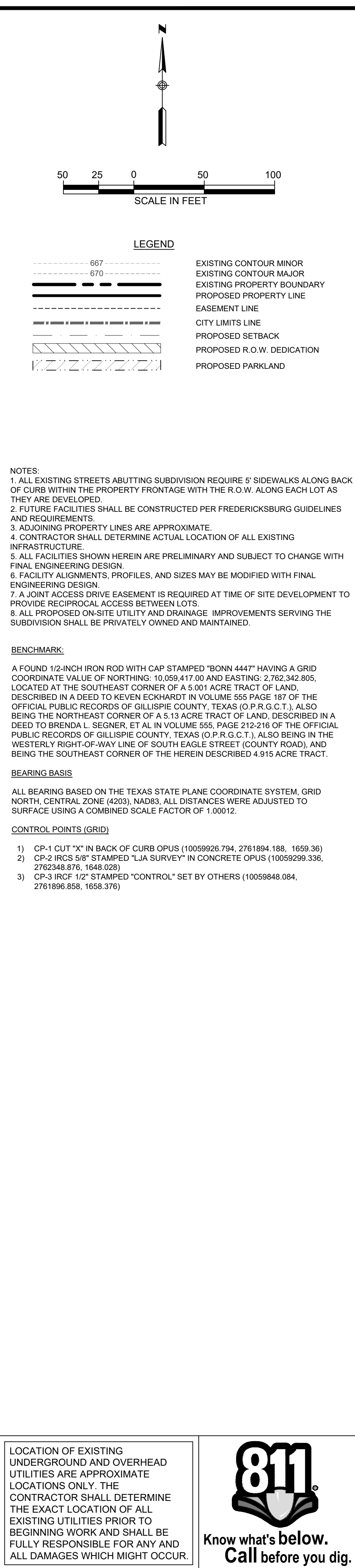
Role: ☒ Agent ☐ Engineer ☐ Surveyor ☐ Other (note role):

Firm Name (if applicable):

Address:

Primary Contact Name: John Needham

Phone: Fax: Email: john@secoventures.com



Know what's below.
Call before you dig.



NOTICE OF PLANNING & ZONING PUBLIC HEARING:
PUD AMENDMENT

HEARING

DATE: October 5, 2022

TIME: 5:30 PM

REQUEST

NUMBER: Z-2220

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on October 5, 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: October 18, 2022

TIME: 9:00 AM

REQUEST

NUMBER: Z-2220

The City of Fredericksburg City Council will meet in a regular session on October 18, 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-2220 REQUEST BY JOHN NEEDHAM WITH SECO ENTERPRISES LLC, TO CONSIDER AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD) TO ALLOW FOOD SALES AND CONSUMER CONVENIENCE SERVICES AS A CONDITIONAL USE FOR THE SECO DEVELOPMENT LOCATED AT THE SOUTHWEST INTERSECTION OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

APPLICANT: JOHN NEEDHAM

LOCATION: THE SECO DEVELOPMENT LOCATED AT THE SOUTHWEST INTERSECTION OF FRIENDSHIP LANE AND SOUTH EAGLE STREET.

(See attached map)

REQUEST NO. Z-2220

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

Kelly Musseman
Signed Kelly Musseman
Printed Name

9-27-22
Date 904 FRIENDSHIP LN
Address

Opposed due to traffic concerns and unsafe ingress/egress. Road traffic is already heavy and high speed on Friendship Lane. The corner of Friendship Lane and Eagle is especially hazardous. Several accidents have already occurred here as there are no stop signs or lights. Adding more vehicles entering and exiting at this location to frequent a convenience food establishment will make it even more dangerous.

Kelly M.



PLANNING & ZONING COMMISSION MEMO

DATE: October 5, 2022

TO: Planning & Zoning Commission

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

SUBJECT: #Z-2221 PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST BY H.E. “SKIP” PREBLE, TO CONSIDER AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT (PUD) TO ALLOW HOTEL-MOTEL AS A PRINCIPLE PERMITTED USE IN THE CD DISTRICT FOR THE DEVELOPMENT KNOWN AS FRIEDEN LOCATED AT 133 OTTO ECKHARDT ROAD.

Summary:

The applicant is seeking to amend an existing Planned Unit Development (PUD) to allow for hotel/motel uses, including wellness, spa, and fitness, as a principle permitted use in the CD district of Frieden development.

Background: Frieden Subdivision is located on a +/-219-acre tract of land that was annexed by the City of Fredericksburg in 2017. The current PUD zoning was established to allow for construction of a mix of single family residential, commercial, and multi-family uses. Construction of public improvements in Phase I (single family residential) of the development has been completed and home construction is underway. A proposed multi-family development is also currently under review (SP-2221).

Analysis:

The +/-32-acre CD District of the PUD is currently undeveloped and lies at the entrance off US 87S into the Frieden development. Land uses surrounding the subject tract include:

- South - ETJ property which is currently a mixture of residential and medical office uses (Peterson Health).
- West (across US 87S) - ETJ property which is currently a mixture of residential and commercial uses (Eckhardt Peach Stand, Fredericksburg Funeral Home, Fritztown Cinema, etc.).
- North (Equestrian Drive development) – ETJ property which is currently a mixture of commercial uses (Friendship Veterinary, Custom Delivery Service, Spare Square Storage, etc.).

- East – Neighborhood Commercial/Multi-Family district of the Frieden development (currently undeveloped but MF plans currently under review – SP-2221 – Verandas at Frieden).

The proposed amendment only applies to the addition of Hotel-Motel, including wellness, spa, and fitness to the principle permitted uses within the CD district and no other changes to development standards are proposed.

Recommendation:

The CD District within the Frieden development lies along US 87S and currently allows for uses similar to that of the City's C-2 zoning district. As presented, the proposed addition of hotel-motel as a principle permitted use with no changes to applicable development standards within the approved PUD represents an appropriate use for the area. Staff recommends approval of the requested change.

Attachments:

Public Hearing/Location Map
Project Application
Frieden PUD Zoning Exhibit
Proposed PUD Amendment

Z-2221

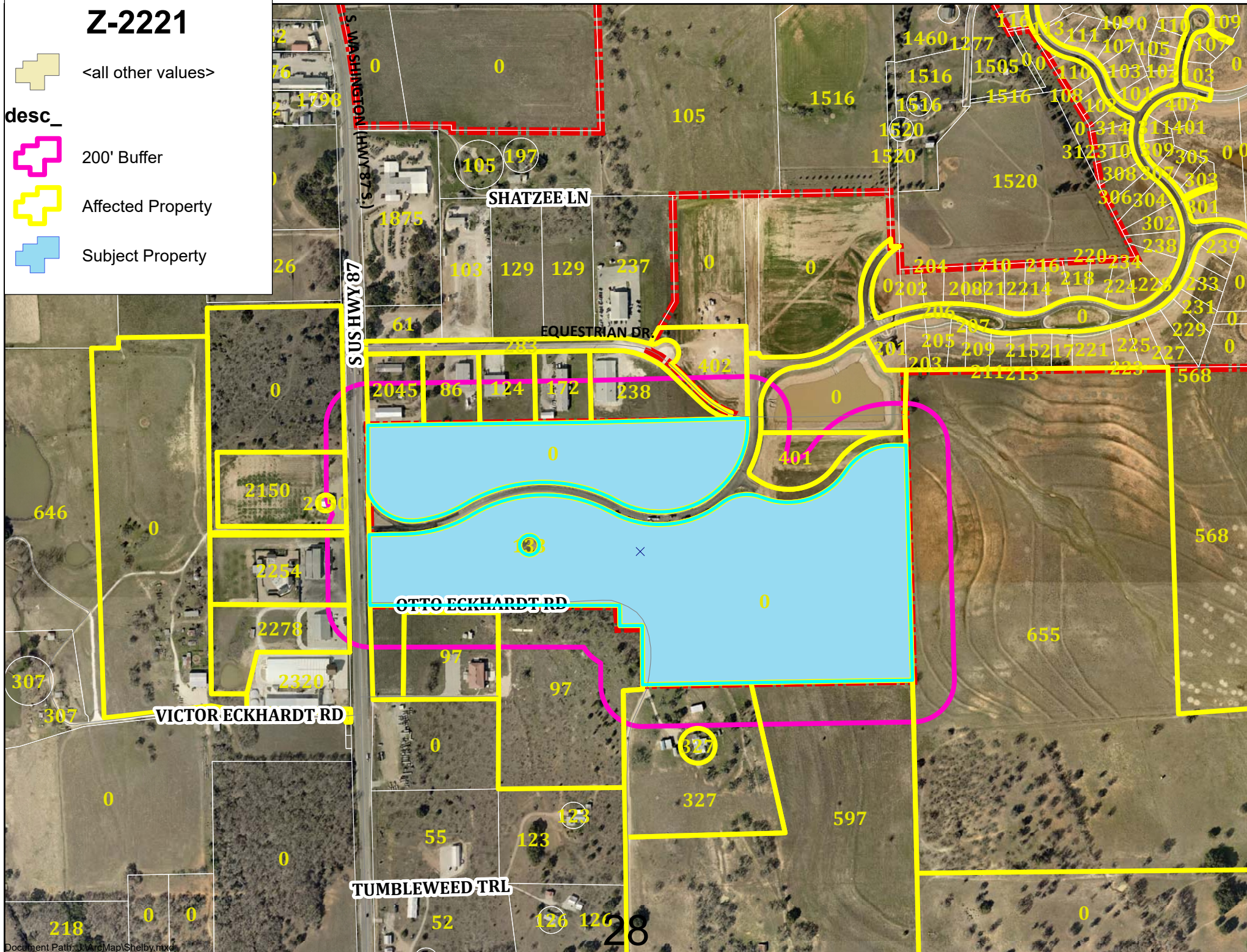
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 200' Buffer

 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: Frieden Subdivision

Project Address: 133 Otto Eckhardt Road, Fredericksburg

Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 70.175 No. of Lots: 1

Original Survey & Abstract No: Frieden Subdivision, See existing PUD

Legal Description: Frieden Subdivision, See existing PUD

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: PUD

Proposed Zoning: PUD

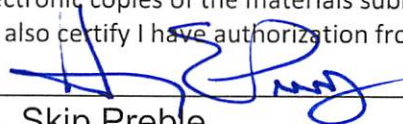
Location: 133 Otto Eckhardt Road, Fredericksburg

Proposed Use(s): PUD Revision, see attached, page 16

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: Skip Preble Date: 08/25/22

Staff Use Only

Application No.: Z-2221 Date: 08/29/22

*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): Fredericksburg Development, Inc

Owner Name: Christopher Wilde

Address: 1250 NE Loop 410, Suite 333, San Antonio, TX 78209

Phone: 210.930.5141

Fax: na

Email: cwilde@gwm-sa.com

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

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

Firm Name (if applicable): Short Elliott Hendrickson, Inc

Address: 133 Otto Eckhardt Road, Fredericksburg, TX 78624

Primary Contact Name: Randy Jenniges, PE

Phone: 320.333.5951

Fax: na

Email: rjenniges@sehinc.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): Skip Preble

Applicant Name (s): Skip Preble

Address: 133 Otto Eckhardt Road, Fredericksburg, TX 78624

Phone: 832.771.1181

Fax: na

Email: skip@landanalytics.com

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

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

Firm Name (if applicable): na

Address: na

Primary Contact Name: na

Phone: Fax: Email: na



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.

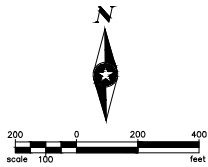
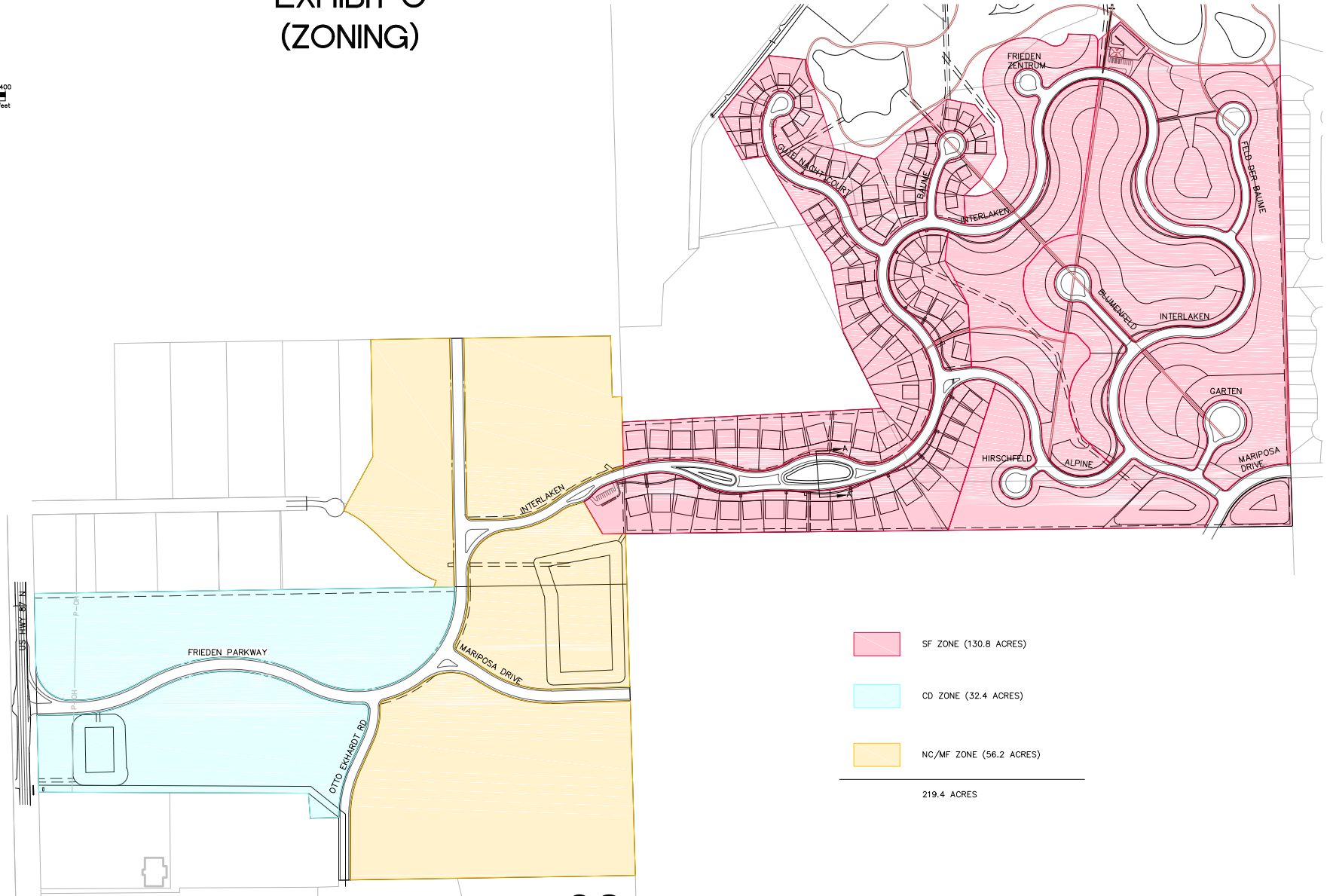


EXHIBIT C (ZONING)



ORDINANCE NO. 22-010

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG AND CHANGING THE ZONING CLASSIFICATION OF 219.46 ACRES OF LAND BEING OUT OF THE SAMUEL R. WILSON SURVEY NO. 38, ABSTRACT 735 AND THE JOHN OWENS SURVEY NO.54, ABSTRACT NO. 537, GILLESPIE COUNTY, TEXAS TO ZONE 32.411 ACRES THEREOF AS PLANNED UNIT DEVELOPMENT C-2 COMMERCIAL, 56.27 ACRES THEREOF AS PLANNED UNIT DEVELOPMENT C-1 NEIGHBORHOOD COMMERCIAL AND R-3 MULTI FAMILY RESIDENTIAL, AND 130.782 ACRES THEREOF PLANNED UNIT DEVELOPMENT R-1 SINGLE FAMILY RESIDENTIAL.

WHEREAS, in connection with the annexation of the properties described herein, the City Council of the City of Fredericksburg has determined that it is necessary to change the annexation default zoning classification of R-1 Single Family Residential to other zoning classifications as set forth herein; and

WHEREAS, the public hearings, before the Planning and Zoning Commission and and the City Council of the City of Fredericksburg as required by Section 5.200 of the City of Fredericksburg Zoning Ordinance have been duly noticed and held regarding such application, and

WHEREAS, the Planning and Zoning Commission has determined that such zoning changes are in conformity with the uses established by the Comprehensive Land Use Plan of the City of Fredericksburg and is consistent with the objectives of the City of Fredericksburg Zoning Ordinance, and has recommended to the City Council of the City of Fredericksburg, based upon positive findings under the review and evaluation criteria established by such ordinance, that the rezoning be enacted, and

WHEREAS, the City Council has specifically found, following public hearing, that such changes are consistent with the objectives of the City of Fredericksburg Zoning Ordinance and Comprehensive Land Use Plan of the City of Fredericksburg, and

WHEREAS, there has not been a protest against rezoning signed by owners of twenty per cent (20%) or more either of the area of the property included in the zoning request, or of the area of the property immediately adjoining the same and extending 200 feet (200') therefrom.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS THAT:

Section 1. The zoning ordinance of the City of Fredericksburg is hereby partially amended.

Section 2. That the zoning classification of the tracts of land described in Exhibit "A" through "C" situated in the City of Fredericksburg, Gillespie County, Texas, be and are

hereby changed to the zoning classification listed as follows:

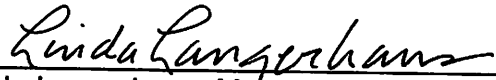
Tract One: 32.411 acres, more or less, described on Exhibit "A" as Planned Unit Development, Commercial as more particularly described on Exhibit "D" attached hereto and made a part hereof,

Tract Two: 56.27 acres, more or less, described on Exhibit "B" as Planned Unit Development, Neighborhood Commercial and Planned Unit Development, Multi-family Residential as more particularly described on Exhibit "D" attached hereto and made a part hereof, and

Tract Three: 130.782 acres, more or less, described on Exhibit "C" as Planned Unit Development, Single Family Residential, as more particularly described on Exhibit "D" attached hereto and made a part hereof,

Section 3. That this ordinance shall take effect from and after the date of its passage.

PASSED AND APPROVED this the 7th day of August, 2017.



Linda Langerhans, Mayor
City of Fredericksburg, Texas

ATTEST:



SHELLY BRITTON, City Secretary



PAT MCGOWAN, Asst. City Attorney

TX LANDMARK SURVEYING

39350 IH 10 West, Suite 1 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10164600

FIELD NOTES FOR ZONE CD 32.411 ACRES OF LAND

BEING 32.411 acres of land out of the SAMUEL R. WILSON SURVEY No. 38, ABSRACT No. 735, Gillespie County, Texas, said 32.411 acres being out of the BRT RESOURCES, LLC 63.231 acre tract recorded in Document 20154947, Official Public Records, Gillespie County, Texas (R1), said 32.411 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with plastic cap "TXLMS.COM RPLS#6002" for the northwest corner of this tract, the southwest corner of Lot 8, EQUESTRIAN PARK SUBDIVISION as shown on plat recorded in Volume 3, Page 55, Plat Records of Gillespie County, Texas (R2), located on the east ROW line of STATE HIGHWAY No. 87, from which a found 1/2" rebar with plastic cap "BONN SURVEY 4447" bears North 1°16'29" West for 341.07 feet (North 0°22'25" West for 341.25' (R2) for reference;

THENCE North 89°05'33" East generally with a fence, at 267.00 feet passing a found 1/2" rebar with plastic cap "BONN SURVEY 4447" for the southwest corner of Lot 9, said EQUESTRIAN PARK, continuing for an additional 266.95 feet to a found 1/2" rebar with plastic cap "BONN SURVEY 4447" for the southwest corner of Lot 10, said EQUESTRIAN PARK, continuing for an additional 266.95 feet for a total distance of 800.90' to a found 1/2" rebar with plastic cap "BONN SURVEY 4447" for an angle point and for the southwest corner of Lot 11, said EQUESTRIAN PARK;

THENCE North 89°05'06" East for 928.88 feet continuing generally with a fence to a found 1/2" rebar with plastic cap "BONN SURVEY 4447" for an angle point and for a southeastern corner of Lot 12, said EQUESTRIAN PARK;

THENCE North 89°06'03" East for 118.59 feet continuing generally with a fence to a point for the northeast corner of this tract, located on the centerline of a future roadway;

THENCE through the interior of said BRT RESOURCES, LLC 63.231 acre tract along the centerline of a future road way the following courses and distances:

1. South 00°57'31" East for 20.28 feet to a point at the beginning of a curve to the right;
2. Southwesterly along a curve to the right for a distance of 647.11 feet (R=450', D=82°23'31", CB=South 40°14'14" West, CH=592.77') to a point of cusp;
3. Southerly along a curve to the right having an arc length of 190.92 feet (R=300.00', D=36°27'48", CB=South 06°16'58" West, CH=187.72') to a point of tangency;
4. South 24°30'52" West for 137.17 feet to a point at the beginning of a curve to the left;
5. Southerly along a curve to the left having an arc length of 213.52 feet (R=500.00', D=24°28'01", CB=South 12°16'51" West, CH=211.90') to point of tangency;
6. South 00°02'50" West for 6.99 feet to a point for the southeast corner of this tract;

THENCE South 88°25'51" West for 25.01 feet leaving the centerline of a future roadway, along the southern boundary of this tract to a found 1/2" rebar with plastic cap "TXLMS.COM RPLS#6002" for an interior corner of said BRT RESOURCES, LLC 63.231 acre tract, a northeast corner of the PEDERNALES BREWING CO. 6.84 acres / Lot 24 as recorded in Document 20112340, OPRGCT;

THENCE South 88°25'51" West for 122.63 feet (North 89°16' West for 122.5 feet, R1) continuing along a southern boundary of this tract generally with a fence to a set 1/2" rebar with plastic cap "TXLMS.COM RPLS#6002" for a southwestern corner;

THENCE North 04°24'09" West for 108.22 feet (North 02°06' West for 108.1 feet, R1) along a western boundary of this tract to a set 1/2" rebar with plastic cap "TXLMS.COM RPLS#6002" for an interior corner;

THENCE North 89°47'03" West for 600.98 feet along a southern boundary of this tract, along the northern boundary line of said PEDERNALES BREWING CO. 6.84 acres / Lot 24 to a found 1/2" rebar with no identification for a point on line and the northeast corner of the PEDERNALES BREWING CO. 5.37 acres / Lot 1 as recorded in Document 20112340, OPRGCT;

THENCE North 89°47'03" West for 567.02 feet continuing for a total distance of 1,168.00 feet (1168.00 feet, R1) along a southern boundary of this tract, along the northern boundary line of said PEDERNALES BREWING CO. 5.37 acres / Lot 1 to a found 2" steel post for the southwest corner of this tract, the northwest corner of said PEDERNALES BREWING CO. 5.37 acres / Lot 1 located on the eastern ROW line of STATE HIGHWAY No. 87;

THENCE North 01°16'29" West for 860.80 feet along west boundary of this tract, the east ROW of said STATE HIGHWAY No. 87 to the **POINT OF BEGINNING**.

CONTAINING: 32.411 acres of land.



The Basis of Bearings is Texas State Plane Coordinate System, NAD 1983, South Central Zone (4204). This description was based on a survey made on the ground under my supervision completed on September 30, 2015.

A handwritten signature in black ink, appearing to read "R. S. Rugloski", written over a horizontal line.

Robert S. Rugloski, RPLS #6002
Job #11607051-CD (RSR) | June 19, 2017

TX LANDMARK SURVEYING

39350 IH 10 West, Suite 1 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10164600

FIELD NOTES FOR ZONE NC/MF 56.270 ACRES OF LAND

BEING 56.270 acres of land out of the SAMUEL R. WILSON SURVEY No. 38, ABSRACT No. 735, Gillespie County, Texas, said 56.270 acres comprised of 30.823 acres out of the BRT RESOURCES, LLC 63.231 acre tract recorded in Document 20154947, Official Public Records, Gillespie County, Texas (OPRGCT)(R1), and 25.447 acres being out of LOT 13R, EQUESTRIAN PARK SUBDIVISION (REPLAT) as recorded in Volume 5, Page 18 of the Plat Records of Gillespie County, Texas (PRGCT)(R2), said 56.270 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with no identification for the southeast corner of this tract, the southeast corner of said BRT RESOURCES, LLC 63.231 acre tract, the northeast corner of the LISA COLLINS & JENNIFER LAKOSKIE 84.24 acre tract as recorded in Document 20125145, OPRGCT (R3), located on the west boundary of the MICHAEL HODGES 158.76 acre tract as recorded in Document 20112558, OPRGCT, from which a found 1/2" rebar with no identification for the northeast corner of said BRT RESOURCES, LLC 63.231 acre tract bears North 1°39'48" West for 1262.09 feet (North 0°33' West for 1261.7 feet, R1) for reference;

THENCE South 89°06'09" West for 771.16 feet (South 89°39'27" West for 771.15 feet, R1) along the south boundary of this tract, the north boundary of said LISA COLLINS & JENNIFER LAKOSKIE 84.24 acre tract to a found 1/2" rebar with no identification for an angle point;

THENCE South 89°06'09" West for 513.68 feet (South 89°39'19" West for 513.53 feet, R1) continuing along the south boundary of this tract, the north boundary of the RICHARD & LINDA GRAY 11.353 acre tract as recorded in Document 20104425, OPRGCT (R4), to a found 1/2" rebar with no identification for a southwest corner;

THENCE North 00°02'50" East for 271.51 feet along (North 00°43' East for 271.2 feet, R1) along a western boundary of this tract, an eastern boundary of the PEDERNALES BREWING CO. 6.84 acres / Lot 24 as recorded in Document 20112340, OPRGCT, to a found 1/2" rebar with plastic cap stamped "TXLMS.COM RPLS#6002" for a northwestern corner of this tract;

THENCE through the interior of said BRT RESOURCES, LLC 63.231 acre tract along the centerline of a future road way, along a western boundary of this tract for the following courses and distances:

1. North 88°25'51" East for 25.01 feet to a point on line, located on the centerline of a future road way;
2. North 00°02'50" East for 6.99 feet along the centerline of a future roadway to a point of curvature;
3. Northerly along a curve to the right having an arc length of 213.52 feet (R=500.00', D=24°28'01", CB=North 12°16'51" East, CH=211.90') to a point of tangency;
4. North 24°30'52" East for 137.17 feet to a point of curvature;
5. Northerly along a curve to the left having an arc length of 190.92 feet (R=300.00', D=36°27'48", CB=North 06°16'58" East, CH=187.72') to a point for the intersection of the centerlines of two future roadways and a point of cusp;
6. Northeasterly along a curve to the left having an arc length of 647.11 feet (R=450.00', D=82°23'31", CB=North 40°14'14" East, CH=592.77') to a point of tangency;
7. North 0°57'32" West for 20.28 feet to a point for an interior corner of this tract;

THENCE South 89°06'03" West for 118.59 along a southern boundary of this tract, the north boundary of said BRT RESOURCES, INC 63.231 acre tract to a found 1/2" rebar with plastic cap "BONN SURVEY 4447" for a southern corner of this tract, the southeast corner of LOT 12, EQUESTRIAN PARK SUBDIVISION as recorded in Volume 3, Page 55, PRGCT, located on the southern ROW line of EQUESTRIAN DRIVE (60' public ROW);

THENCE North 20°37'30" East for 29.90 feet to a point for an interior corner of this tract, located on the centerline of said EQUESTRIAN DRIVE and at the point of cusp;

THENCE along the a southern boundary of this tract, the centerline of said EQUESTRIAN DRIVE the following courses and distances:

1. Northwesterly along a curve to the right having an arc length of 163.81 feet (R=400.00', D=23°27'52", CB=North 57°38'34" West, CH=162.67') to a point for tangency;
2. North 46°22'58" West for 187.25 feet to a point of curvature;
3. Northwesterly along a curve to the left having an arc length of 154.17 feet (R=388.22', D=22°45'11", CB=North 55°39'07" West, CH=153.16') to a point for the westernmost corner of this tract;

THENCE North 22°49'40" East for 30.42 feet along a western boundary to a found 1/2" rebar with no identification for an angle point of this tract, a southwest corner of said LOT 13R, the southeast corner of said LOT 7R;

THENCE along a western boundary of this tract, the common lot line between said LOT 7R and said LOT 13R the following courses and distances:

1. North 28°43'59" East for 234.85 feet to a found 1/2" rebar with plastic cap "SCHWARZ 4780" for an angle point;
2. North 00°57'32" West for 507.51 feet to a found 1/2" rebar with plastic cap "BONN SURVEY 4447" for the northwest corner of this tract, the northwest corner of said LOT 13R, EQUESTRIAN PARK SUBDIVISION (REPLAT), the northeast corner of LOT 7R of said EQUESTRIAN PARK SUBDIVISION (REPLAT), located on the south boundary of the KEVIN ECKHARDT 52.095 acre tract recorded in Volume 186, Page 374, Deed Records of Gillespie County, Texas (DRGCT);

THENCE North 89°08'47" East for 1038.00 feet to a found 1/2" rebar with no identification for the northeast corner of this tract, the northeast corner of said LOT 13R, EQUESTRIAN PARK SUBDIVISION (REPLAT), the southeast corner of the GREGORY & HOLLY TATSCH 2.00 acre tract recorded in Volume 462, Page 676, Official Public Records of Gillespie County, Texas (OPRGCT), located on the western boundary of the GREGORY & HOLLY TATSCH 0.820 acre tract recorded in Volume 186, Page 275, Deed Records of Gillespie County, Texas (DRGCT);

THENCE South 01°42'34" East for 263.97 feet along the eastern boundary of this tract to a found 1/2" rebar with plastic cap "SCHWARZ 4780" for an interior corner of this tract, the southwest corner of said GREGORY & HOLLY TATSCH 0.820 acre tract;

THENCE North 89°04'03" East for 39.94 feet to a found 1/2" rebar with plastic cap "SCHWARZ 4780" for a northeastern corner of this tract, the southeast corner of said GREGORY & HOLLY TATSCH 0.820 acre tract, located on the west boundary of the GREGORY & HOLLY TATSCH 29.550 acre tract (remainder) recorded in Volume 163, Page 590, DRGCT;

THENCE South 01°40'04" East for 109.84 along the eastern boundary of this tract to a found 1/2" rebar with plastic cap "TXLMS.COM RPLS#6002" for an angle point, the northwest corner of the BRT RESOURCES, INC 14.609 acre tract recorded in Document No. 20161322, OPRGCT;

THENCE South 01°43'19" East for 221.24 feet along the east boundary of this tract to a point on the centerline of a future roadway and the point of cusp;

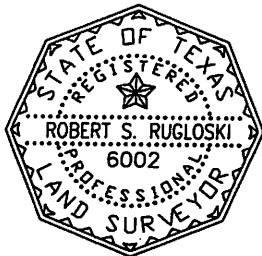
THENCE along the eastern boundary of this tract, through the interior of said LOT 13R, EQUESTRIAN PARK (REPLAT) following courses and distances:

1. Southwesterly along a curve to the left having an arc length of 213.66 feet ($R=860.00'$, $D=14^{\circ}14'06''$, $CB=\text{South } 67^{\circ}07'03'' \text{ West}$, $CH=213.12'$) to a point for an interior corner of this tract;
2. South $30^{\circ}00'00''$ East for 208.29 feet to a point for an interior corner of this tract;
3. North $89^{\circ}24'06''$ East for 99.63 feet to a found $1/2''$ rebar with no identification for a northeast corner of this tract, the southwest corner of the BRT RESOURCES, LLC 14.609 acre tract recorded in Document No. 20161322, OPRGCT (R3), and the northwest corner of the MICHAEL HODGES 158.76 acre tract recorded in Document 20112558, OPRGCT;

THENCE along the east boundary of this tract, the west boundary of said MICHAEL HODGES 158.76 acre tract for the following courses and distances:

1. South $01^{\circ}34'58''$ East for 188.06 feet to a found $1/2''$ rebar with plastic cap "BONN 4447" for an angle point, the northeast corner of EQUESTRIAN DRIVE (60' public ROW);
2. South $01^{\circ}34'02''$ East for 30.06 feet to a found $1/2''$ rebar with no identification for an angle point, the southeast corner of said EQUESTRIAN DRIVE (60' public ROW);
3. South $01^{\circ}39'48''$ East for 475.80 feet to a point located on the centerline of a future roadway (MARIPOSA DRIVE);
4. South $1^{\circ}39'48''$ East for 786.29 feet along the east boundary of this tract, the west boundary of said the MICHAEL HODGES 158.76 acre tract to the **POINT OF BEGINNING**.

CONTAINING: 56.270 acres of land.



The Basis of Bearings is Texas State Plane Coordinate System, NAD 1983, South Central Zone (4204). This description was based on a survey made on the ground under my supervision completed on September 30, 2015.


Robert S. Rugloski, RPLS #6002
Job #11607051-NC/MF (RSR) | June 19, 2017

TX LANDMARK SURVEYING

39350 IH 10 West, Suite 1 | Boerne, TX 78006 | 830.428.0290
TBPLS Firm No. 10164600

FIELD NOTES FOR ZONE SF 130.782 ACRES OF LAND

BEING 130.782 acres of land, 0.827 acres out of the SAMUEL R WILSON SURVEY No. 38, ABSRACT No. 735, and 129.955 acres out of the JOHN OWENS SURVEY No. 54, ABSTRACT No. 537, located in the City of Fredericksburg, Gillespie County, Texas, said 130.782 acres being comprised of the following lots and tracts:

0.827 acres out of LOT 13R, EQUESTRIAN PARK (REPLAT) recorded in Volume 5, Page 18, PRGCT
8.7 acres, all of LOT 1, DANZ ORCHARDS recorded in Volume 2, Page 14, PRGCT
11.8 acres, all of LOT 2, DANZ ORCHARDS recorded in Volume 2, Page 14, PRGCT
15.35 acres, all of LOT 3AR, DANZ ORCHARDS (REPLAT) recorded in Volume 4, Page 29, PRGCT
56.933 acres, remainder of LOT 3BR, DANZ ORCHARDS (REPLAT) recorded in Volume 4, Page 29, PRGCT
7.53 acres, all of LOT 3CR, DANZ ORCHARDS (REPLAT) recorded in Volume 4, Page 29, PRGCT
2.24 acres, all of MARIPOSA ROW, DANZ ORCHARDS (REPLAT) recorded in Volume 4, Page 29, PRGCT
12.793 acres, all of the BRT RESOURCES, LLC 10.72 acre tract (Tract VI) recorded in Document No. 20151405, OPRGCT and an additional 2.073 acre tract
14.609 acres, all of the BRT RESOURCES, LLC 14.609 acre tract recorded in Document No. 20161322, OPRGCT

said 130.782 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with no identification for the southeast corner of this tract, the southeast corner of said LOT 3CR, the northeast corner of the MICHAEL HODGES 158.76 acre tract recorded in Document No. 20112558, OPRGCT, the west boundary of LOT 2, KINMAN SUBDIVISION;

THENCE South 89°18'54" West for 1513.77 feet along the south boundary of this tract, the north boundary of said MICHAEL HODGES 158.76 acre tract to a found 1/2" rebar with no identification for an angle point and the southeast corner of said BRT RESOURCES, LLC 14.609 acre tract;

THENCE South 89°24'02" West for 1374.40 feet continuing along the south boundary of this tract, the north boundary of said MICHAEL HODGES 158.76 acre tract to a found 1/2" rebar with no identification for an angle point, the southwest corner of said BRT RESOURCES, LLC 14.609 acre tract;

THENCE into the interior of said LOT 13R, EQUESTRIAN PARK SUBDIVISION the following courses and distances:

1. South 89°24'06" West for 99.63 feet along the south boundary of this tract to a point for the southwest corner of this tract;
2. North 30°00'00" West for 208.29 feet along a western boundary to a point of cusp;
3. Northeasterly along a curve to the right having an arc length of 213.66 feet (R=860.00', D=14°14'06", CB=North 67°07'03" East, CH=213.12') to a point for an interior corner, located on the west boundary of said BRT RESOURCES, LLC 14.609 acre tract;

THENCE North 01°43'19" West for 221.24 feet along the west boundary of this tract, the east boundary of LOT 13R, EQUESTRIAN PARK SUBDIVISION to a found 1/2" rebar with plastic cap "TXLMS.COM RPLS#6002" for a northwest corner, the southwest corner of the remainder of the GREGORY & HOLLY TATSCH 29.550 acre tract recorded in Volume 163, Page 590, DRGCT;

THENCE North 86°58'38" East for 1123.32 feet along a north boundary of this tract, the south boundary of said remainder of the GREGORY & HOLLY TATSCH 29.550 acre tract to a found 1/2" rebar with plastic cap "TXLMS.COM RPLS#6002" for an interior corner, the southeast corner of the remainder of the GREGORY & HOLLY TATSCH 29.550 acre tract recorded in Volume 163, Page 590, DRGCT;

THENCE along a western boundary of this tract, the eastern boundary of the GREGORY & HOLLY TATSCH properties the following courses and distances:

1. North 26°47'09" West for 366.33 feet to a found 1/2" rebar with plastic cap "TXLMS.COM RPLS#6002" for an angle point;
2. North 10°14'53" West for 308.48 feet to a found 1/2" rebar with plastic cap "TXLMS.COM RPLS#6002" for an angle point;
3. North 31°38'46" West for 199.94 feet to a found 1/2" rebar with plastic cap "TXLMS.COM RPLS#6002" for the northeast corner of a 0.679 acre tract conveyed to TATSCH, the southeast corner of a 0.648 acre tract conveyed to SULTEMEIER;

THENCE along a western boundary of this tract, the eastern boundary of the GEORGE & JEAN O SULTEMEIER properties the following courses and distances:

1. North 31°38'47" West for 342.79 feet to a found 1/2" rebar with plastic cap "TXLMS.COM RPLS#6002" for an interior corner;
2. South 80°59'27" West for 101.34 feet to a found 1/2" rebar with plastic cap "SCHWARZ 4780" for an angle point;
3. North 28°24'31" West for 210.42 feet to a found 1/2" rebar with no identification for a northwest corner of this tract, located on the southeastern ROW of SOUTH EAGLE DRIVE;

THENCE along a northwestern boundary of this tract, the northwestern boundary of said BRT RESOURCES, LLC 12.793 acre tract, southeastern ROW of said SOUTH EAGLE DRIVE the following courses and distances:

1. North 38°26'44" East for 100.81 feet to a found 1/2" rebar with no identification for an angle point;
2. North 39°29'57" East for 299.89 feet to a found 1/2" rebar with no identification for an angle point;
3. North 37°27'14" East for 212.53 feet to a found 1/2" rebar with no identification for a northern corner of this tract, a western corner of the ROBERT C BROWN 2.010 acre tract recorded in Volume 167, Page 625, DRGCT;

THENCE along a northern boundary of this tract, the southern boundary of said ROBERT C BROWN 2.010 acre tract the following courses and distances:

1. South 50°49'53" East for 249.50 feet to a found 1/2" rebar with no identification for an interior corner;
2. North 43°44'10" East for 327.34 feet to a found 1/2" rebar with no identification for a northern corner, located on the southwestern boundary of the ALICE HILTON 2.800 acre tract recorded in Document No. 20122812, OPRGCT;

THENCE along a northern boundary of this tract, the southern boundary of said ALICE HILTON 2.800 acre tract the following courses and distances:

1. South 50°52'18" East for 233.20 feet to a found 1/2" rebar with no identification for an interior corner;
2. North 01°48'37" West for 328.50 feet to a found 1/2" rebar with plastic cap "BONN 4447" for a northern corner, the southwestern corner of the LESLIE K LANDRETH 1.290 acre tract recorded in Document No. 20135413, OPRGCT;

THENCE along a northern boundary of this tract, the northern boundary of said LOT 1 & LOT 2, DANZ ORCHARDS, and the northern boundary of said LOT 3AR, DANZ ORCHARDS (REPLAT) the following courses and distances:

1. North 80°41'43" East for 287.92 feet to a found 1/2" rebar with no identification for an angle point;
2. North 72°06'07" East for 407.35 feet to a found 1/2" rebar with no identification for an angle point;
3. North 72°19'45" East for 10.23 feet to a found 1/2" rebar with no identification for an interior corner;
4. North 12°45'32" West for 166.70 feet to a found 1/2" rebar with no identification for a northern corner;

5. North 75°40'31" East for 40.06 feet to a found 1/2" rebar with no identification for a northern corner;
6. South 12°42'15" East for 164.29 feet to a found 1/2" rebar with no identification for an interior corner;
7. North 72°44'55" East for 10.29 feet to a found 1/2" rebar with no identification for an angle point;
8. North 72°40'12" East for 275.47 feet to a found 1/2" rebar with plastic cap "TXLMS.COM RPLS#6002" for an angle point;
9. North 73°42'12" East for 164.68 feet to a found 1/2" rebar with no identification for a northeast corner;
10. South 10°28'48" East for 223.71 feet to a found 1/2" rebar with no identification for an angle point;
11. South 11°03'16" West for 54.28 feet to a found 1/2" rebar with no identification for a point of curvature;
12. Southeasterly along a curve to the left having an arc length of 78.39 feet (R=50.00', D=89°49'26", CB=South 55°32'56" East, CH=70.60') to a found 1/2" rebar with no identification for an angle point;
13. South 76°35'54" East for 215.44 feet to a found 1/2" rebar with no identification for a northeast corner, located on the west boundary of LOT 6, MORIN SUBDIVISION;

THENCE South 01°30'45" East for 359.22 feet generally with a fence along the east boundary of this tract, the west boundary of said MORIN SUBDIVISION to a found 1/2" rebar with no identification for an angle point, the southwest corner of LOT 5, MORIN SUBDIVISION;

THENCE South 00°32'18" East for 297.32 feet generally with a fence continuing along the east boundary of this tract, the west boundary of the HILL COUNTRY HERITAGE SUBDIVISION, UNIT 2W to a found 1/2" rebar with no identification for an angle point, located on the west boundary of LOT 150, HILL COUNTRY HERITAGE SUBDIVISION, UNIT 2W;

THENCE South 01°21'04" East for 175.60 feet generally with a fence continuing along the east boundary of this tract, the west boundary of said HILL COUNTRY HERITAGE SUBDIVISION, UNIT 2W to a found 1/2" rebar with no identification for an angle point, located on the west boundary of LOT 153, HILL COUNTRY HERITAGE SUBDIVISION, UNIT 2W;

THENCE South 01°34'25" East for 1047.84 feet generally with a fence continuing along the east boundary of this tract, the west boundary of said HILL COUNTRY HERITAGE SUBDIVISION, UNIT 2W and the west boundary of the HILL COUNTRY HERITAGE SUBDIVISION, UNIT 1 to a found 1/2" rebar with no identification for an angle point, located on the west boundary of LOT 71, HILL COUNTRY HERITAGE SUBDIVISION, UNIT 1;

THENCE South 01°48'52" East for 317.05 feet generally with a fence continuing along the east boundary of this tract, the west boundary of said HILL COUNTRY HERITAGE SUBDIVISION, UNIT 1 to a found 1/2" rebar with no identification for an angle point, the southwest corner of LOT 67, HILL COUNTRY HERITAGE SUBDIVISION, UNIT 1, the northwest corner of MARIPOSA DRIVE (60' public ROW);

THENCE South 01°49'19" East for 60.01 feet generally with a fence continuing along the east boundary of this tract, the west boundary of said MARIPOSA DRIVE (60' public ROW) to a found 1/2" rebar with no identification for an angle point, the southwest corner of said MARIPOSA DRIVE (60' public ROW), the northwest corner of said LOT 2, KINMAN SUBDIVISION;

THENCE South 01°47'34" East for 210.21 feet generally with a fence continuing along the east boundary of this tract, the west boundary of said LOT 2, KINMAN SUBDIVISION to the **POINT OF BEGINNING**.

CONTAINING: 130.782 acres of land.



The Basis of Bearings is Texas State Plane Coordinate System, NAD 1983, South Central Zone (4204). This description was based on a survey made on the ground under my supervision completed on September 30, 2015.

Robert S. Rugloski
 Robert S. Rugloski, RPLS #6002
 Job #11607051-SF (RSR) | June 19, 2017



FRIEDEN

Frieden Master Planned Community

There are many *master planned developments* in Texas, but most are simply large tracts of land subdivided into blocks for sale to a group of builders without a foundation that identifies the area beyond an elaborate entrance and a major collector street or two. There may be a parkway or a golf course, but little that enhances the livability, improves the economics, reduces the maintenance and energy use, or lessens the environmental impact on the community.

To create a community that is both financially viable and 'livable' for the long term, we needed to develop a better plan to create a common vision that encourages better design over the life of this community

This document will serve as a tool to achieve these goals.

Optimum Standards

Municipalities strive for sustainable growth whereby a city ages gracefully; however the typical regulatory system reduces land development code to a set of minimums. To set a higher standard for this project, this document was developed to supplement the existing code of Fredericksburg, Texas which suggests only minimums lacking design controls to strive for more efficient and attractive design and construction.

For the most part, within this document there is little that reduces existing minimums in the Fredericksburg code. In most cases, the specifications provided herein are more restrictive and demanding than the minimums required by the city ordinance. If there are any instances where exceptions are required, this document attempts to explain the logic and justification behind reducing an existing control. For the most part, following these guidelines should produce more livable neighborhoods that age well and retain their value.

The methods, techniques, and technology behind the Frieden Community introduces new terminology and may differ from some of the existing Fredericksburg definitions. For the sake of clarity, some of the terms that may be different or require explanation are listed in the definitions section of this document.

The Purpose & Intent of this document

- (1) Expand on the Fredericksburg Subdivision Ordinance (Adopted March 2014)
- (2) Protect against incompatible uses that may devalue property over time.
- (3) Provide for safe and efficient pedestrian connectivity.
- (4) Encourage patterns that create more attractive development than possible using a 'minimums based' regulatory system, thus improving future resale values while adding to the Fredericksburg property tax base.
- (5) Separate pedestrian and vehicular traffic as much as practical and provide for safer transportation system without undue roadblocks or restrictions to vehicular flow.



F R I E D Ë N

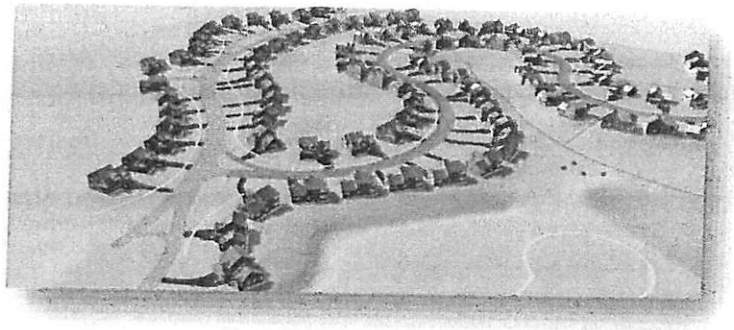
- (6) Create a more flexible land use that allows the Frieden Master Plan to evolve to changing market conditions, innovations in design, technique, and materials, as well as changes in lifestyle or living standards.
- (7) Encourage design of housing, floor plans, views, and landscaping in a coordinated effort to maximize value, livability, and efficiency.
- (8) Minimize monotony, encourage variation, and reward innovative design practices within Fredericksburg heritage.
- (9) Maximize exposure and connectivity for commercial entities to aid in the success of the individual businesses.

DEFINITIONS

The following words, terms and phrases, differ in definition to the Fredericksburg regulations, either by addition or revision:

Coving:

Coving defines a pattern whereas the front setback meanders in a manner where each home front is part of a curved pattern that forms a shape separate of the street right-of-way line. Unique to coved design, all minimum setbacks are to be held per this regulatory body.



The front setback line of a coved lot is dimensioned along the side lot lines where the front line exceeds the minimum setback. This front setback is the build-to line requiring the homes to be at the same angle as the front setback or close to it as possible.

Depth of Lot:

Depth of Lot refers to the minimum horizontal distance between the front and rear lot lines.

Dwelling Unit:

Dwelling Unit means a permanent structure used for residential use.

Front Lot Line:

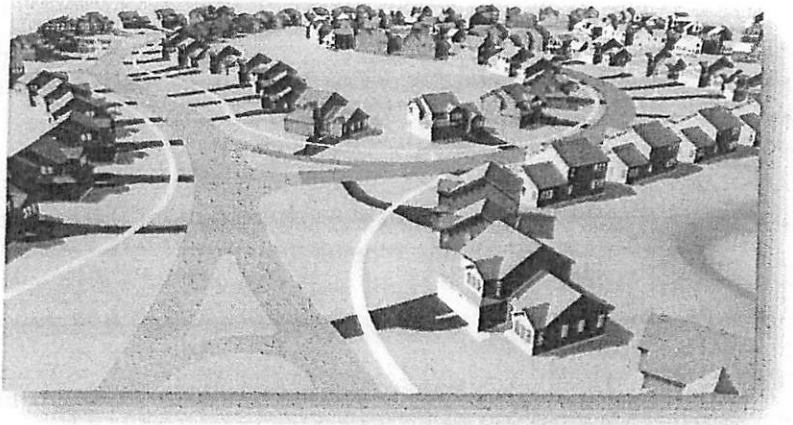
Front lot Line means the property line between the front yard and the contiguous street right-of-way boundary as defined by dimensions on the plat.

Front Yard:

Front Yard means a yard extending across the front of a lot between the side lot lines, and being the minimum horizontal distance between the right-of-way line and wall of the main building or any projections thereof other than projections of the usual uncovered steps, uncovered balconies or uncovered porches. Front yards are encouraged to exceed minimums to create more of a meandering, open, and exciting streetscape.

Meandering Walkway:

Meandering Walkway is a sidewalk which is a minimum of 5 feet wide that is placed in an access/utility easement when meandering outside the right-of-way. The radii used shall form sweeping graceful arcs that avoid jagged patterns or make it difficult to negotiate. When a meandering walkway extends beyond the street right-of-way, an easement is defined at the same setback (right-of-way



to outer edge of the walk) for access and utility purposes. In no instance shall the walk meander in such a way as to be less distance from front setback line to closest edge of the walks as if it were built in a standard Fredericksburg subdivision.

Neighborhood:

Neighborhood defines a pod or section of housing defined on the Frieden Master Plan as an independent section for housing that can be developed by a single developer or entity.

Open Space:

Open Space, is defined as a minimum allowed area within a neighborhood reserved for the neighborhoods community facilities, parks, landscaped buffers, decorative ponding, traffic



F R I E D Ë N

islands, and pedestrian ways. Credit for $\frac{1}{2}$ of a coved front yard that extends beyond the minimum can apply towards the open space minimums.

Pedestrian Way:

Pedestrian Way, meaning a walk within a defined easement or right-of-way that serves as an interlink through a block or neighborhood that can be constructed to handle emergency vehicle access if desired.

Sustainability:

Sustainability, for purposes of this document, is defined as a neighborhood designed and constructed with a balance of economic, existence, and environmental benefits. *Economic* is defined as a benefit for the resident, business owner, Frieden Property Owners Association, and/or the City of Fredericksburg due to design and construction that is above the norm. *Existence* is defined as self-worth, or sense of pride that is enhanced because of the neighborhood that individual lives within, no matter what price point or social status. *Environment* is defined as viable non-trendy solutions that reduce environmental impact without undue economic or existence impacts.

Consideration of these three factors (*Economics, Existence, and Environment*) will result in more sustainable development.

Townhouse:

Townhouse means a single-family dwelling unit constructed in a series or a group of units having common walls.

Traffic Diffuser:

Traffic Diffuser is a meandering traffic island that serves to preserve vehicular flow on the main street yet provide a safer main intersection point, identify an area or intersection, and can provide safer crossings at main pedestrian trails.





Frieden Land Uses

SFR (Single Family Residential) Use

Intent

SFR residential use is established for the following purposes:

- (1) To provide single family residential home sites to meet the present and future housing needs of the Fredericksburg market with a variety of lot sizes.
- (2) To minimize pollution, environmental hazards and other objectionable influences.
- (3) To protect residential areas, as much as possible, from the adverse impacts of through traffic in single family residential neighborhoods.
- (4) To protect residential areas against congestion, (as much as possible) by:
 - managing the density of population in and around them;
 - providing adequate off-street parking spaces; and
 - providing open areas for rest and recreation for a more desirable environment for suburban living.
- (5) Controls over the spacing and height of buildings and other structures as well as landscaping.
- (6) To encourage design and materials that are energy efficient with lower maintenance costs.
- (7) To create living standards that enhance residents experience.

As of the effective date of this application, SFR neighborhoods containing a total land area of 130.8 acres and calling for a maximum 242 single family home sites with varying size and types are planned., these single-family home sites are grouped into three distinct product types. These three residential lot types are detailed in the following table:

Product Type	Minimum Lot Size	Minimum Width	Minimum Depth
Sunday Haus	7,500 sq ft	60 feet	100 feet
Mittel Haus	10,000 sq ft	70 feet	110 feet
Farm Haus	15,000 sq ft	80 feet	120 feet



F R I E D Ë N

The Preliminary Plat of Phase 1 contains the following number of each of the three lot varieties reflecting our preliminary design efforts and our best estimate of current market demand for each product type.

Phase 1 Residential Unit Mix			
Product Type	Number of Lots	Acreage	Average Size
Sunday Haus	29	6.54	9,824
Mittel Haus	29	10.439	15,680
Farm Haus	26	12.82	21,478
Totals	84	29.799	15,543

The lot mix for Phases 2 and 3 will be adjusted to reflect the data gathered from Phase 1, and to reflect any changes in the market conditions. However, the total number of lots in Phases 1 through 3 will not exceed the maximum of 240 as specified in our agreement.

The Frieden Master Plan maintains flexibility to allow for market changes as well as future innovation in design, engineering and materials, as well as flexibility to locate and change uses within neighborhoods, within reason.

Note: All references to "Sections" point to those sections of the City of Fredericksburg Zoning Ordinance, adopted March 2014.

Principal Permitted Uses -SFR

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such uses as the City Council, by resolution, may deem to be like those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Single Family Residential (detached)	Local Utility Service
Model Home	Sales Office for Frieden



F R I E D E N

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided by Section 5.400:

Community Recreation	Private Primary Education
Day Care Services	Private Secondary Education
Counseling/Guidance Services	Religious Assembly

Bed and Breakfast use is specifically prohibited in SFR.

Property Development Standards

Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. Unless a specific standard is addressed herein, the property development standards used are those established for R-1 uses in the City of Fredericksburg Zoning Ordinance.

Site Development Regulations

Each site in the SF district shall be subject to the following site development regulations (all references to Sections in the following table refer to the City of Fredericksburg Zoning Ordinance):

Feature	Regulations
Lot Size	Minimum Lot Area, 7,500 Square Feet
Lot Width	Minimum Lot Width, 60 feet
Height	Maximum Building Height, 2 Stories, 32 feet
Front Yard	Minimum Required Setback, 15 feet
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Minim Dwelling Areas (Living Area Only)	1,200 Square Feet
Maximum Building Coverage	Percent of Lot Area, 40%
Nonconforming Uses	Section 6.100



Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Temporary/Accessory Building	Section 8.000
Home Occupations	Section 8.300

NC/MF (Neighborhood Commercial/Multi Family)

NC/MF is established for the following purposes:

- (1) To provide sufficient space in appropriate locations for commercial development supporting nearby neighborhoods as well as multifamily.
- (2) To minimize pollution, environmental hazards and other objectionable influences.
- (3) To protect residential areas, as much as possible, against through traffic generated by non-residential uses.
- (4) To protect against congestion, as much as possible, by maintain flow and convenience; by providing adequate parking spaces; and by encouraging multi-use sharing of facilities.
- (5) To provide for adequate exposure to the public for businesses, through controls over the spacing and height of buildings and other structures as well as landscaping.
- (6) To encourage design and materials that are energy efficient, with lower maintenance costs.
- (7) To allow for the integration of low-intensity commercial uses and higher density residential uses.

Note: All references to "Sections" point to those sections of the City of Fredericksburg Zoning Ordinance, adopted March 2014.



F R I E D E N

Principal Neighborhood Commercial/Multi Family (NC/MF) Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such uses as the City Council, by resolution, may deem to be like those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Community Recreation
Condominiums (Section 7.610)
Convalescent Services
Cultural Services
Day Care Services
Duplex Residential
Group Residential
Local Utility Services
Medical Services
Multiple Family Residential
Personal Services
Private Primary Educational Services
Private Secondary Educational Facilities
Professional Office
Religious Assembly



FRIEDEN

Single Family Residential
Townhouses (Section 7.610)

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided by Section 5.400:

Arts and Crafts
Automotive Washing
Building Maintenance Services
Business School
Business Support Services
Club or Lodge
Communication Services
Consumer Repair Services
Convenience Storage
Convenience Store/Self-Serve Gasoline
Food Sales
Guidance Services
Laundry Services
Limited Retail Sales
Liquor Sales



Personal Improvement Services
Pet Services
Restaurant - Limited
Townhouse Residential Drive through Facilities Associated with any use

Uses Permitted with a Bed and Breakfast Compliance Use Permit:

Bed and Breakfast

Conditions in which a permit will be issued:

- Compliance with provisions of Section 5.401 of the City of Fredericksburg Zoning Ordinance
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Compliance with other NC regulations

Property Development Standards

Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. Unless a specific standard is addressed herein, the property development standards used are those established for C-1 uses in the City of Fredericksburg Zoning Ordinance.

Site Development Regulations

Each site in the NC/MF district shall be subject to the following site development regulations (all references to Sections in the following table refer to the City of Fredericksburg Zoning Ordinance):

Feature	Regulations
Lot Size	Minimum Lot Area, 5,000 Square Feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 Stories, 38 feet
Front Yard	Minimum Required Setback, 25 feet



F R I E D E N

Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet*
Rear Yard	Minimum Required Setback, 10 feet
Maximum Impervious Coverage	Percent of Lot Area, 70%
Maximum Building Coverage	Percent of Lot Area, 50%
Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance
*10 feet when adjacent to a residential use	

General Dimensional Standards

Minimum neighborhood requirements.

Open space areas:

1. A total of 10% of the land area shall be provided in common open space.
2. The open space shall be coordinated with the pedestrian connectivity through the neighborhood that allows for easy pedestrian connection through the neighborhood while interconnecting with the main trail systems within the Frieden Master plan.
3. Open space areas should be connected by a main trail and/or internal walks and distributed to be reasonably convenient and accessible to the majority of units within a neighborhood.
4. If detention ponding is required, or there is an existing pond, 75% of the pond area (taken at maximum top of water level) can be used towards the open space requirement.

Residential Parking Minimums:



1. Driveway areas from garage door to curb (or walk) greater than 22' in length can be used to meet a portion of the minimum parking requirement or guest parking.
2. Guest parking for residential uses shall be no less than 1 space per 4 residential units.

Public Street Minimums:

1. All public streets will be built in accordance with Section 6.12 of the City of Fredericksburg Subdivision Ordinance.

Walk & Pedestrian Ways:

1. Walks within a neighborhood shall be required on one side of a street right-of-way.
2. Walks shall be designed to interconnect the neighbors with as few conflicts to vehicular traffic as possible, and shall have at least one connection to an adjacent Frieden main trail system.
3. Pedestrian Ways shall be in a 20 feet wide minimum open space area.
4. Pedestrian Improvements shall comply with the Americans With Disabilities Act (ADA).
5. Walk widths shall use the following minimums:

Type of Walkway	Minimum Width of Walkway
Sidewalks	5 feet
Pedestrian Way	6 feet
Pedestrian Way with Emergency Access	10 feet

Private Drive (NC/MF, CD) Minimums:

1. Private drives for MF attached housing are allowed.
2. The private drive system shall avoid short runs and be designed to maintain vehicular flow.
3. Private drives shall use the following minimums:

Number of homes served	Minimum Width
Alley Drive	15 feet
Private Drive	28 feet

Utility Design Standards:



To create more efficient utility infrastructure, the Frieden Master Plan is designed to encourage options to reduce construction costs and promote innovative solutions when an alternate is demonstrated to perform as well or above that of a conventional method. **However, all alternatives are subject to approval by City of Fredericksburg Public Works Department.**

However, the following utility infrastructure options are acceptable:

1. Manholes can be placed behind the curb line instead of at centerline, but shall be within the right-of-way or easement.
2. Utilities can cut through blocks or outside right-of-way when practical and placed within an easement defined on the record plat.
3. Sanitary services can be gravity flow or pressurized.

Connectivity Minimums:

1. Street patterns that create a maze-like pattern are to be avoided.
2. Each neighborhood should have a main street(s) that defines the major vehicular pathway through the development.
3. There will be a main pedestrian system within the neighborhood that provides a convenient, safe and direct (as practical) means to walk through the area.
4. Every neighborhood bounded by a Frieden Master Plan Main Trail shall have a minimum of one tie along the border of the neighborhood to the Main Trail.
5. Long blocks greater than 1,000 feet in length (from Street centerline to street centerline) within a neighborhood (not including lots along the borders of a neighborhood) shall have a Pedestrian Way near the center of the block.



CD: Commercial District

Commercial design standards

Commercial development within Frieden Master Planned Community include retail and office intended to provide both neighborhood and regional services. A quasi-blend of commercial is offered in the form of the residential home business a transitional use.

Although the project possesses frontage along US 87, it is the intent of the developer to focus commercial development along both sides of the main parkway running east and west perpendicular to the US 87. The type of development envisioned for this area includes retail, restaurant, tasting rooms and other community and regionally -related activities in support of the recreational and tourist industry found in Fredericksburg, Texas.

The retail development in Frieden Master Planned Community shall coincide with adjacent and nearby residential uses. This document will serve as a guide to minimize these situations from occurring. For the most part, commercial will follow the existing Fredericksburg regulations with the following exceptions:

Connection to the main trail

Each retail location is convenient to the main trail system within the Frieden Master Planned Community. This system provides an alternate and additional conduit for residents and businesses beyond that of the vehicular system.

Each commercial entity shall be designed to have a convenient connection to the main trail system designed in a way to encourage its use.

Connection to the customer

Each commercial area within the Frieden Master Planned community should combine planning methods and architectural techniques to maximize exposure and awareness of the businesses.

Landscaping and landscape elements shall not create a visual barrier to a business.



F R I E D E N

Principal Permitted Uses -CD District

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be like those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Arts and Crafts
Club or Lodge
Cocktail Lounge
Condominium Residential (Section 7.610)
Consumer Convenience Services
Consumer Repair Services
Cultural Services
Day Care Services
Duplex Residential
Financial Services
General Retail Sales
Guidance Services
Liquor Sales
Local Utility Services
Medical Offices
Mobile Food Establishments, but not in any right-of-way or public easement.

Hotel/Motel
Wellness/spa/fitness



Multiple Family Residential
Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Restaurant
Townhouse Residential (Section 7.610)



Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in Section 5.400 of the City of Fredericksburg Zoning Ordinance.

Business or Trade School
Business Support Services
Commercial Off-Street Parking
Communications Services
Custom Manufacturing
Drive through Facilities associated with any use
Food Sales
Funeral Services
Horticulture
Hospital Services (Limited)
Indoor Entertainment
Indoor Sports and Recreation
Outdoor Entertainment
Outdoor Sports and Recreation
Single Family Residential (Detached)



Uses permitted with a Bed and Breakfast Compliance Use Permit:

Bed and Breakfast

Conditions under which a permit will be issued:

- Compliance with provisions of section 5.401, and
- Additions or new construction, taking into consideration any existing structures, shall comply with other requirements of CD, and
- Density shall comply with the provisions of the Multi-Family Residential District (R-3)
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Lots may be combined to permit more than eight separate lodging units on contiguous property with a Conditional Use Permit
- Compliance with other City of Fredericksburg R-3 regulations

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered, or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. Unless a specific standard is addressed herein, the property development standards used are those established for the C-2 District in the City of Fredericksburg Zoning Ordinance.

Site Development Regulations

Each site in the CD District shall be subject to the following site development regulations (all references to Sections in the following table refer to the City of Fredericksburg Zoning Ordinance):

Feature	Regulation
Lot Size	Minimum Lot Area, 5000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet

F R I E D E N

Front Yard	Minimum Required Setback, 0 feet
Street Side Yard	Minimum Required Setback, 0 feet
Interior Side Yard	Minimum Required Setback, 0 feet*
Rear Yard	Minimum Required Setback, 0 feet*
Maximum Impervious Coverage	Given that it is the Owner's intent to develop at least a portion of this property in a high density "Village"-type fashion, yet still maintain an appropriate overall coverage ratio, the CD portion of the project will be developed in such a way that the average of the overall Impervious Coverage and Building Coverage will be less than or equal to the current C-2 Maximums
Maximum Building Coverage	
Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulation	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Accessory Building Regulations	Section 8.200
Signs	Sign Ordinance



PLANNING & ZONING COMMISSION MEMO

DATE: October 5, 2022

TO: Planning & Zoning Commission

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

SUBJECT: Z-2222 – PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST BY SKIP PREBLE TO CONSIDER A ZONING CHANGE FROM R1, SINGLE FAMILY RESIDENTIAL TO R5, PATIO HOME RESIDENTIAL FOR APPROXIMATELY 70.175 ACRES LOCATED AT 256 PYKA ROAD.

Summary:

The applicant is seeking a zoning change from “Single Family Residential” (R1) to “Patio Home Residential” R5 for a +/- 70.175-acre tract located at 256 Pyka Road.

Analysis:

The subject tract is a +/- 70.175-acre tract and is zoned R1 Single Family Residential. The property is bounded by Green Meadows/Oaks of Windcrest Subdivisions (R1 zoning) to the east, Pyka Lane to the south, Windmill Oaks/Heritage School (R4 Manufactured Home Residential) to the west, and W. Windcrest to the north (refer to attached zoning exhibit).

The tract is currently designated for Low Density Residential on the City’s land use plan (exhibit attached). According to the City’s Zoning Ordinance, the requested “Patio Home Residential” (R5) zoning district “is typically associated with low to moderate density residential land use categories” so no land use change is required.

The R5 zoning would require a minimum lot area of 4500 SF, minimum lot width of 50 feet, minimum lot depth of 85 feet, and a maximum building height of 2 stories/28 feet. The R5 zoning district will allow the homebuilder to have a ten (10) feet minimum building setback on at least one side of the lot and zero feet on the opposite side. Adjoining lots shall not have a common zero lot line and no windows, doors, or other openings will be allowed on the zero lot line. A full copy of the R-5 zoning district development

regulations is attached for reference. Future development of the subject tract will be required to comply with all applicable City development regulations.

The proposed development plan includes curvilinear streets with trails/sidewalks throughout and access to shared open spaces. Public streets are proposed throughout the development with access being taken from Pyka Road (two intersections), extension of Green Meadows Blvd. (provides for second point of emergency access to existing Green Meadows Subdivision), extension of Smokey Oak Drive (out of Oaks of Windcrest Phase V), and W. Windcrest. As part of the proposed development, the developer is proposing to complete the extension of W. Windcrest to tie into Smokehouse Drive and a traffic impact analysis is currently underway to determine if any additional boundary street improvements will be required, including coordination with TxDOT for impacts to SH 16 South.

As of September 28th, the City has received one letter of protest in response to the public notice (attached).

Recommendation:

As presented, the requested change from “Single Family Residential” (R1) to “Patio Home Residential” (R5) is in accordance with the City’s future land use plan and represents an appropriate zoning designation for the subject tract which lies between “Single Family Residential” (R1) and “Manufactured Home Residential” (R4) zoned areas. Staff recommends approval of the requested zoning change.

Attachments:

1. Public Notice Map
2. Land Use Plan
3. Zoning Map
4. R-5 Zoning District Development Regulations
5. Project Application
6. Conceptual Site Plan, Boundary Survey, & Rendering
7. Protest Letter

Z-2222



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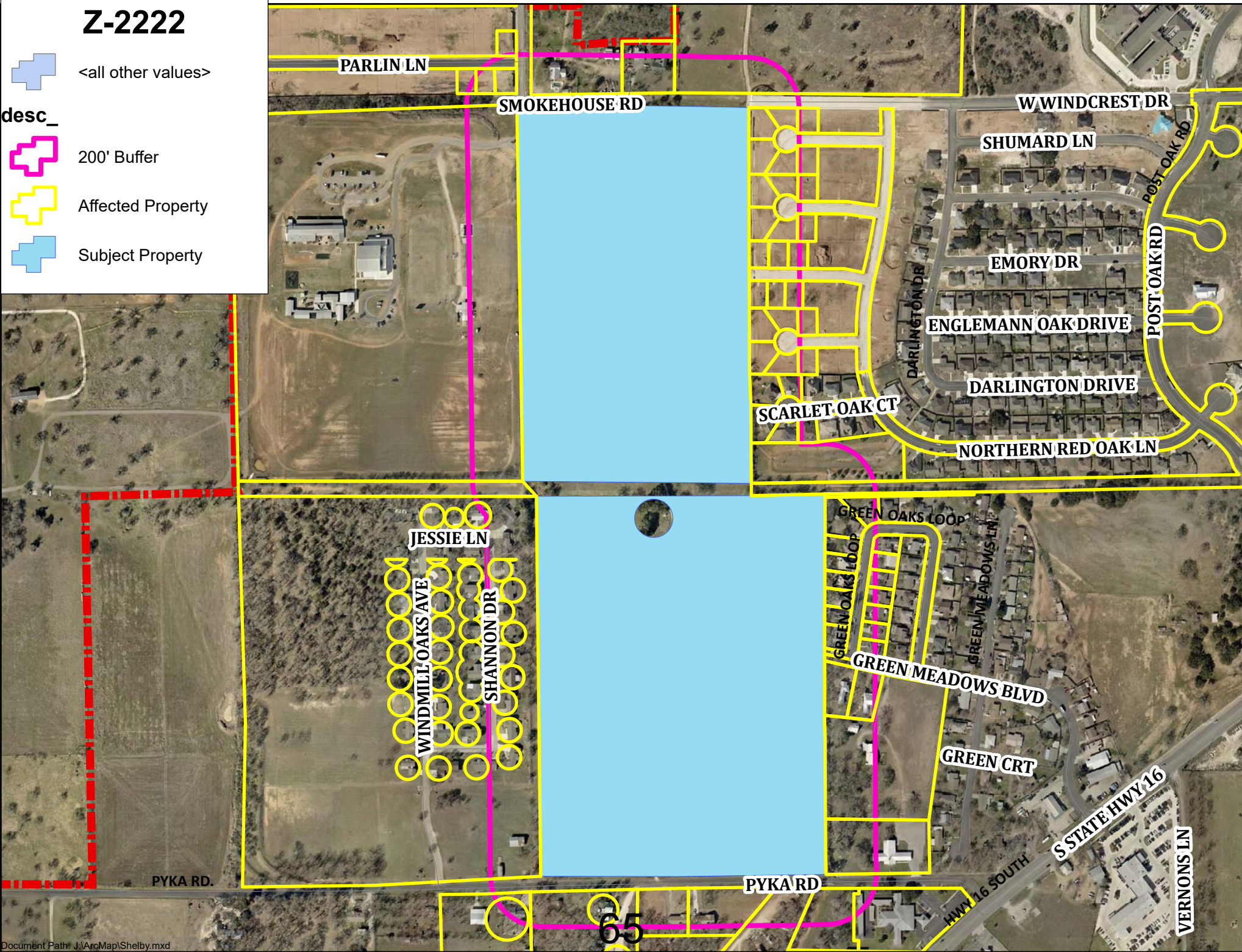
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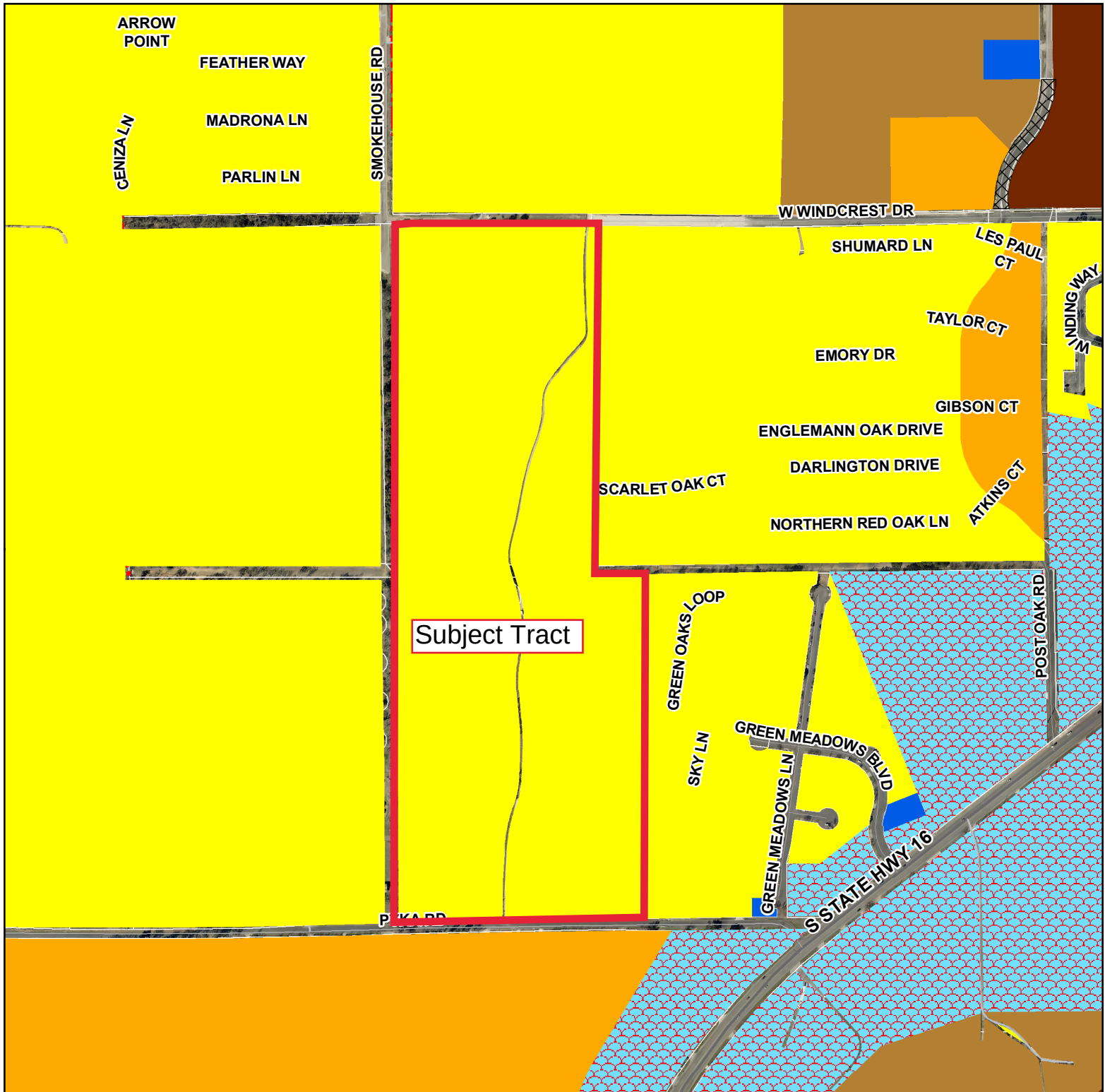


Affected Property



Subject Property





1 inch = 600 feet

FIGURE
LAND USE MAP

Landuse

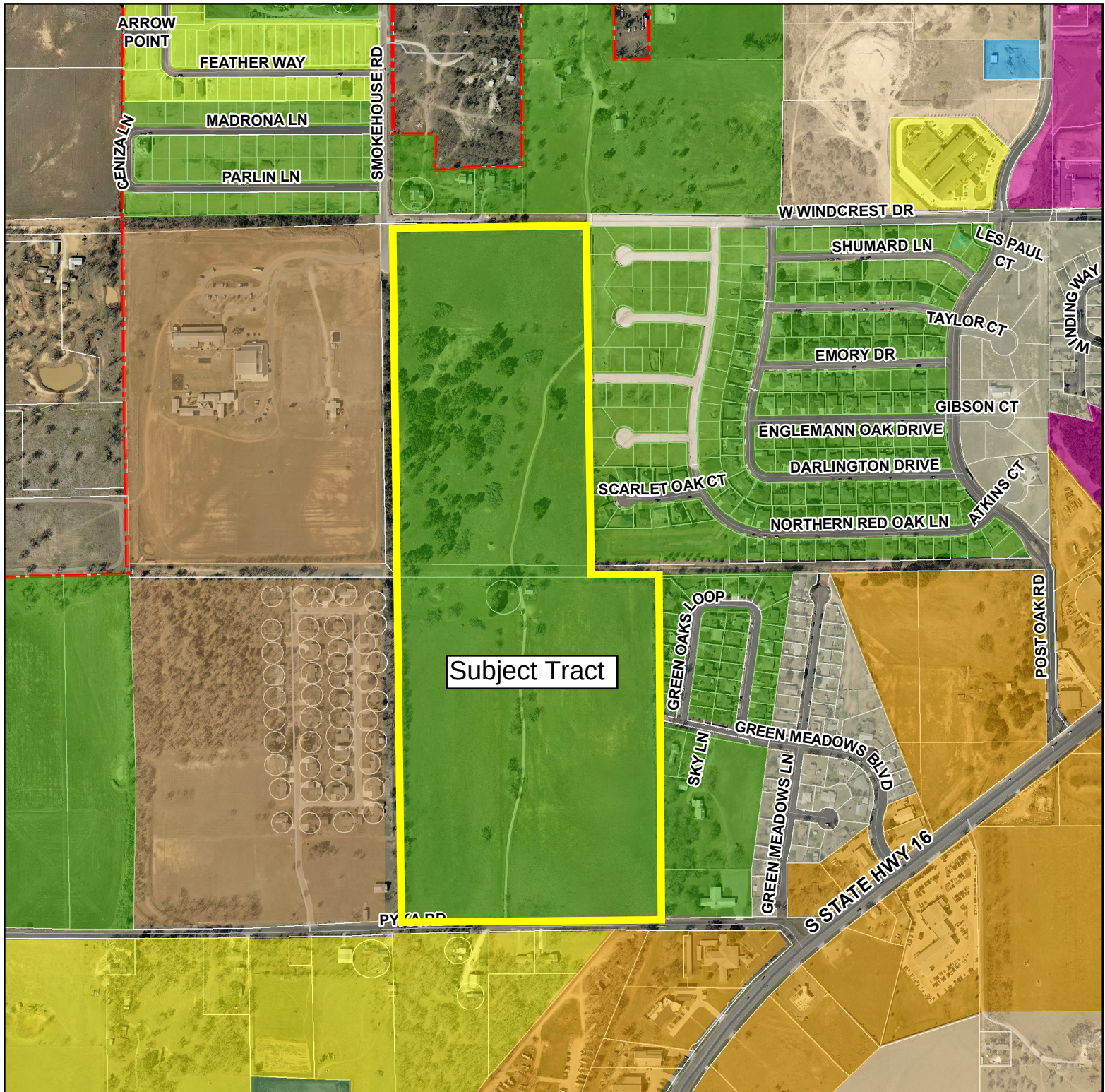
LANDUSE

- 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 = 600 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

Sec. 3.140. - R-5: PATIO HOME RESIDENTIAL.

Intent

This zone is intended to provide for the establishment of single family dwellings with not more than one principal residence on any lot. Additional uses necessary and incidental to a Single Family Residential Dwelling Unit and also permitted. This zone is typically associated with low to moderate density residential land use category.

Principal Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, attended or enlarged only for the following uses plus other uses the City Council, by resolution, may seem to be similar to those listed and not obnoxious or detrimental to the public health, safety and welfare:

Local Utility Services	Single Family Residential (Detached)
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Uses Permitted Subject To Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.

Community Recreation	Private Primary Education Facilities
Day Care Services	Private Secondary Education Facilities
Guidance Service	Religious Assembly

Bed and Breakfast use is specifically prohibited.

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in the district unless it is in conformity with all the standards and regulations herein specified for lot area, width, and depth, dwelling unit area, lot coverage, yards, and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the R-5 district shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 4500 Square feet
Lot Width	Minimum Lot Width, 50 feet
Depth	Minimum 85 feet
Height	Maximum Building Height, 2 stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 feet for garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Ten (10) feet on at least one side of each lot, and zero feet on the opposite side. All zero lot lines shall be indicated on the plat and each lot shall have only one (1) zero lot line. Adjoining lots shall not have common zero lot lines. No windows, doors, or other openings shall be allowed on the zero lot line.
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot 1 per Lot
Minimum Number of Lots	Five (5) adjoining lots utilizing the entire frontage of one (1) side of the street in the block. Minimum Dwelling Areas
(Living Area Only)	750 Square feet
Maximum Building Coverage	Percent of Lot Area, 55%
Nonconforming Uses	<u>Section 6.100</u>
Special Yard Regulations	<u>Section 7.300</u>
Fences, Walls and Visibility	<u>Section 7.530</u>
Parking	<u>Section 7.800</u>
Temporary/Accessory Building	<u>Section 8.000</u>
Home Occupation	<u>Section 8.300</u>
Impervious Cover	Percent of Lot Area, 65%

(Ord. No. 18-014, § 3.140, 12-1-2008; Ord. No. 23-014, 9-16-2013)



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: Trails of Windcrest (Carinhas Tract Development)

Project Address: 256 Pyka Road, Fredericksburg

Tax ID Number (s): 83791

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: 70.175 No. of Lots: 1

Original Survey & Abstract No: See attached Boundary Survey

Legal Description: See attached Boundary Survey

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: R1

Proposed Zoning: R5

Location: 256 Pyka Road, Fredericksburg

Proposed Use(s): Residential Development, 55+ community

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: Skip Preble

Date: 08/25/22

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable): BRT Resources, LLC

Owner Name: Christopher Wilde

Address: 1250 NE Loop 410, Suite 333, San Antonio, TX 78209

Phone: 2109305141

Fax: na

Email: cwilde@gwm-sa.com

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

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

Firm Name (if applicable): Short Elliott Hendrickson, Inc

Address: 133 Otto Eckhardt Road, Fredericksburg, TX 78624

Primary Contact Name: Randy Jenniges, PE

Phone: 320.333.5951

Fax: na

Email: rjenniges@sehinc.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

Firm Name (if applicable): Skip Preble

Applicant Name (s): Skip Preble

Address: 133 Otto Eckhardt Road, Fredericksburg, TX 78624

Phone: 8327711181

Fax: na

Email: skip@landanalytics.com

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

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

Firm Name (if applicable): na

Address: na

Primary Contact Name: na

Phone: Fax: Email: na



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.



LAND TITLE SURVEY

TRACT 1: BEING 70.175 acres of land situate within the BARBARA ADAME SURVEY No. 123, ABSTRACT No. 4, GILLESPIE COUNTY, TEXAS, said 70.175 acre tract being the same MARY JEANNE CARINHAS, 70.165 acre, TRACT I, recorded in Volume 425, Page 73, Official Public Records, Gillespie County, Texas

TRACT 2: BEING 25.994 acres of land situate within the BARBARA ADAME SURVEY No. 123, ABSTRACT No. 4, GILLESPIE COUNTY, TEXAS, said 25.994 acre tract being the same MARY JEANNE CARINHAS, 25.989 acre, TRACT II, recorded in Volume 425, Page 73, Official Public Records, Gillespie County, Texas

LEGAL DESCRIPTION — TRACT I

BEING 70.175 acres of land situate within the BARBARA ADAME SURVEY No. 123, ABSTRACT No. 4, GILLESPIE COUNTY, TEXAS, said 70.175 acre tract being the same MARY JEANNE CARINHAS, 70.165 acre, TRACT I, recorded in Volume 425, Page 73, Official Public Records, Gillespie County, Texas (OPRGCT)(R1), being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with plastic cap stamped "BROWN ENG" for the northwest corner of this tract, on the eastern Right-of-Way of SMOKEHOUSE ROAD (VARIABLE WIDTH PUBLIC ROW), the southern Right-of-Way of an unnamed OUTLOT STREET;

THENCE South 89°43'52" East for 564.74 feet (South 89°45'10" East, 564.56', R1) along a northern boundary of this tract, the southern Right-of-Way of an unnamed OUTLOT STREET to a set 1/2" rebar for an angle point;

THENCE South 89°51'07" East for 297.34 feet (South 89°54'51" East, 297.47', R1) along a northern boundary of this tract, the southern boundary of an unnamed OUTLOT STREET, to a found 1/2" rebar with plastic cap stamped "HCLSC 5357" for a northeast corner of this tract, the northwest corner of the OAKS OF WINDCREST, L.P. remainder of 68.37 acre tract, recorded in Document No. 20062495, OPRGCT;

THENCE South 00°10'37" East for 1503.10 feet (South 00°10'36" East, 1503.17', R1) along an eastern boundary of this tract, the western boundary of said OAKS OF WINDCREST, L.P. remainder of 68.37 acre tract, the western boundary of OAKS OF WINDCREST, PHASE I, SUBDIVISION, recorded in Volume 4, Page 46, Plat Records of Gillespie County, Texas (PRGCT), and the western boundary of a variable width PUBLIC Right-of-Way Dedication of an unnamed OUTLOT STREET, recorded in Volume 4, Page 46, PRGCT, to a found 1/2" rebar with an unredeemable plastic cap, for an angle point, a southwest corner of said OAKS OF WINDCREST, PHASE I, SUBDIVISION, and the southwest corner of said PUBLIC Right-of-Way Dedication;

THENCE South 02°18'43" West for 42.17 feet (South 02°15'47" West, 42.26', R1) along an eastern boundary of this tract, the western boundary of said OAKS OF WINDCREST, PHASE I, SUBDIVISION, and the western boundary of said PUBLIC Right-of-Way Dedication of an unnamed OUTLOT STREET to a found 1/2" rebar with plastic cap stamped "BROWN ENGINEERING CO.", for an interior corner of this tract, the southwest corner of said OAKS OF WINDCREST, PHASE I, SUBDIVISION, and the southwest corner of said PUBLIC Right-of-Way Dedication of an unnamed OUTLOT STREET;

THENCE North 89°08'02" East for 293.94 feet (North 89°07'27" East, 293.84', R1) along a northern boundary of this tract, the southern boundary of said OAKS OF WINDCREST, PHASE I, SUBDIVISION, and the southern boundary of said PUBLIC Right-of-Way Dedication of an unnamed OUTLOT STREET to a found 1/2" rebar with plastic cap stamped "BROWN ENGINEERING CO.", for an interior corner of this tract, the southwest corner of said OAKS OF WINDCREST, PHASE I, SUBDIVISION, and the southwest corner of said PUBLIC Right-of-Way Dedication of an unnamed OUTLOT STREET;

THENCE North 89°08'02" East for 293.94 feet (North 89°07'27" East, 293.84', R1) along a northern boundary of this tract, the southern boundary of said OAKS OF WINDCREST, PHASE I, SUBDIVISION, and the southern boundary of said PUBLIC Right-of-Way Dedication of an unnamed OUTLOT STREET to a found 1/2" rebar with plastic cap stamped "BROWN ENGINEERING CO.", for an interior corner of this tract, the southwest corner of said OAKS OF WINDCREST, PHASE I, SUBDIVISION, and the southwest corner of said PUBLIC Right-of-Way Dedication of an unnamed OUTLOT STREET;

THENCE South 00°10'37" East for 1503.10 feet (South 00°10'36" East, 1503.17', R1) along an eastern boundary of this tract, the western boundary of said POST OAK SUBDIVISION, and the western boundary of GREEN MEADOWS BOULEVARD (50' PUBLIC ROW) to a found 1/2" rebar for an angle point for this tract, and being on or near the centerline of GREEN MEADOWS BOULEVARD;

THENCE South 00°10'37" East for 1503.10 feet (South 00°10'36" East, 1503.17', R1) along an eastern boundary of this tract, the western boundary of said POST OAK SUBDIVISION, and the western boundary of GREEN MEADOWS BOULEVARD (50' PUBLIC ROW) to a found 1/2" rebar for an angle point for this tract, and being on or near the centerline of GREEN MEADOWS BOULEVARD;

THENCE South 00°10'37" East for 1503.10 feet (South 00°10'36" East, 1503.17', R1) along an eastern boundary of this tract, the western boundary of said POST OAK SUBDIVISION, and the western boundary of GREEN MEADOWS BOULEVARD (50' PUBLIC ROW) to a found 1/2" rebar for an angle point for this tract, and being on or near the centerline of GREEN MEADOWS BOULEVARD;

THENCE North 00°39'10" West for 3081.09 feet (North 00°39'10" West for 3081.00', R1) along the western boundary of this tract, the eastern Right-of-Way of SMOKEHOUSE ROAD to the POINT OF BEGINNING.

CONTAINING: 70.175 acres of land.

LEGAL DESCRIPTION — TRACT II

BEING 25.994 acres of land situate within the BARBARA ADAME SURVEY No. 123, ABSTRACT No. 4, GILLESPIE COUNTY, TEXAS, said 25.994 acre tract being the same MARY JEANNE CARINHAS, 25.989 acre, TRACT II, recorded in Volume 425, Page 73, Official Public Records, Gillespie County, Texas (OPRGCT)(R1), being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8" rebar with no identification for the southwest corner of this tract, the southeast corner of the JAMES E. STRICKLAND, JR. & DONNA STRICKLAND 1.00 acre tract, recorded in Volume 369, Page 365 OPRGCT, on the northern Right-of-Way of an unnamed OUTLOT STREET;

THENCE North 00°15'08" West for 208.78 feet (North 00°09'13" West, 208.95', R1) along a western boundary of this tract, the eastern boundary of said JAMES E. STRICKLAND, JR. & DONNA STRICKLAND 1.00 acre tract, to a found 1/2" rebar, with no identification, for an angle point, the northeast corner of said JAMES E. STRICKLAND, JR. & DONNA STRICKLAND 1.00 acre tract, and a southeast corner of the DANNY ELLIOTT & JILL ELLIOTT 15.382 acre tract, recorded in Document No. 20072237, OPRGCT;

THENCE North 00°08'11" West for 1324.38 feet (North 00°09'13" West, 1324.33', R1) along the western boundary of this tract, the eastern boundary of said DANNY ELLIOTT & JILL ELLIOTT 15.382 acre tract, and along the eastern boundary of the ABEL & MARIA ROSA tract, recorded in Volume 110, Page 121, OPRGCT to a found 1/2" rebar with plastic cap stamped "BROWN ENG" for the northwest corner of this tract, the northeast corner of said ABEL & MARIA ROSA tract, on the southern Right-of-Way of W. LIVE OAK STREET;

THENCE South 86°20'28" East for 406.34 feet (South 86°20'56" East, 406.34', R1) along a northern boundary of this tract, the southern Right-of-Way of W. LIVE OAK STREET, to a found 1/2" rebar with no identification for a northeast corner of this tract, on the southern Right-of-Way of W. LIVE OAK STREET, the northwest corner of the EDWARD W. RODE 3.20 acre tract, recorded in Volume 258, Page 205, OPRGCT;

THENCE South 00°10'25" East for 824.96 feet (South 00°11'03" East, 824.91', R1) along an eastern boundary of this tract, the western boundary of said EDWARD W. RODE 3.20 acre tract, to a found Mag Nail with washer stamped "BROWN ENGINEERING CO.", an interior corner of this tract, the southwest corner of said EDWARD W. RODE 3.20 acre tract;

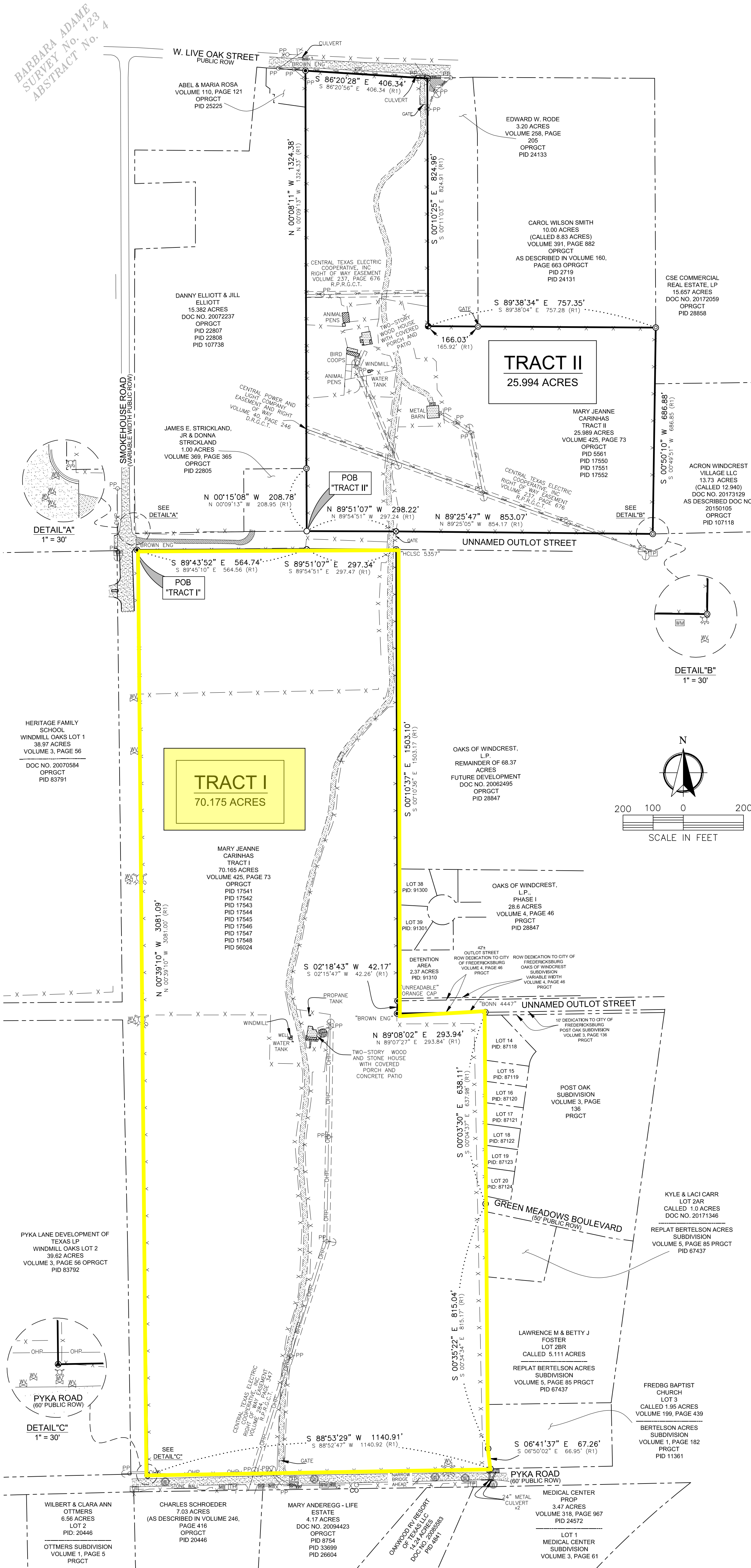
THENCE South 89°38'34" East, at 166.03 feet (165.92', R1) passing a 1/2" rebar, with no identification, for the southeast corner of said EDWARD W. RODE 3.20 acre tract, the southwest corner of the CAROL WILSON SMITH 10.00 acre (called 8.83 acre) tract, recorded in Volume 391, Page 862, for a total distance of 757.35 feet (South 89°38'04" East, 757.28', R1), along a northern boundary of this tract, the southern boundary of said EDWARD W. RODE 3.20 acre tract, and southern boundary of said CAROL WILSON SMITH 10.00 acre (called 8.83 acre) tract to a found 1/2" rebar, with no identification, for a northeast corner of this tract, the southeast corner of said CAROL WILSON SMITH 10.00 acre (called 8.83 acre) tract, on the western boundary of the CSE COMMERCIAL REAL ESTATE, LP 15.657 acre tract, recorded in Document No. 20172059, OPRGCT;

THENCE South 00°50'10" West for 686.88 feet (South 00°49'51" West, 686.85', R1), along an eastern boundary of this tract, partially along the western boundary of said CSE COMMERCIAL REAL ESTATE, LP 15.657 acre tract, the western boundary of ACORN WINDCREST VILLAGE LLC 13.73 acre (called 12.940 acre) tract to a found 1/2" rebar, with no identification, for the southeast corner of this tract, the southwest corner of said ACORN WINDCREST VILLAGE LLC 13.73 acre (called 12.940 acre) tract, on the northern boundary of an unnamed OUTLOT STREET;

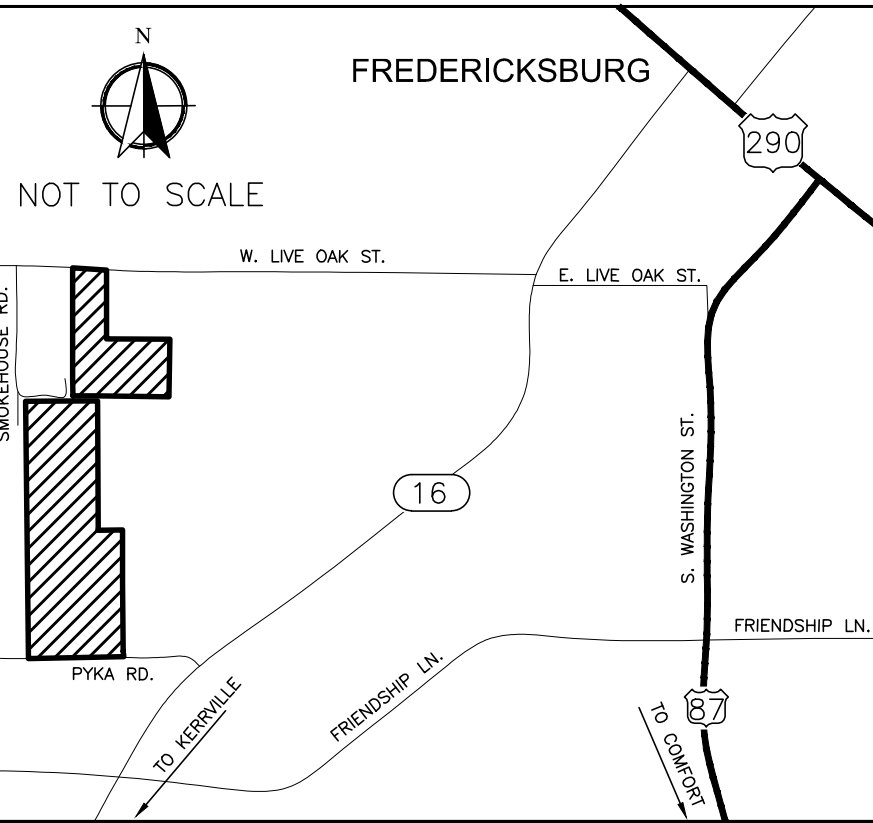
THENCE North 89°25'47" West for 853.07 feet (North 89°25'05" West, 854.17', R1), along the southern boundary of this tract, the northern boundary of an unnamed OUTLOT STREET to a set 1/2" rebar for an angle point;

THENCE North 89°51'07" West for 298.22 feet (North 89°54'51" West, 297.24', R1), along the southern boundary of this tract, the northern boundary of an unnamed OUTLOT STREET, to the POINT OF BEGINNING.

CONTAINING: 25.994 acres of land.



LOCATION MAP



LEGEND

○ Found 1/2" rebar with no identification	Concrete
○ Found 3/8" rebar with no identification	Asphalt
● Found 1/2" rebar with plastic cap (as noted)	Covered Concrete
● Found 1/2" rebar in concrete and pvc pipe	
● Set 1/2" rebar with plastic cap "OPEN RANGE FS 10194069"	
● Calculated Point	
● Found Mag Nail with washer stamped "BROWN ENGINEERING CO."	
OPRGCT Official Public Records of Gillespie County, Texas	
PRGCT Plat Records of Gillespie County, Texas	
RPRGCT Real Property Records of Gillespie County, Texas	
B/L Building Setback Line	
PUE Public Utility Easement	
POC Point of Commencement	
POB Point of Beginning	
--- Boundary line	
--- Adjacent Property line	
--- Original Survey Line	
- - - Wire Fence	
- - - Overhead Power / Utilities	
PP Electric Meter	AC Air Conditioner
PP Power Pole	WM Water Meter
WELL Well Head	CO Clean-Out
Guy Wire	Sanitary Manhole
Fire Hydrant	Water Valve
Road Sign	Telephone Pedestal

SURVEY NOTES

- CLIENT: Skip Preble
SITUS: 256 Pyke Lane, Fredericksburg, Gillespie County, Texas 78624
DATE FIELD SURVEY COMPLETED: July 10, 2018
- THE BASIS OF BEARINGS is the State Plane Coordinate System, NAD 1983(2011), Texas Central Zone (4203).
- MONUMENTS were found or set at all corners as noted.
- FEMA FIRM Panel 48171C0269C with an effective date of October 19, 2001 shows the property to be located within Flood Zone X, which is NOT a Special Flood Hazard Area (SFHA).
- A title was provided by National Investors Title Insurance Company, GF NO. 218-653, with an effective date of June 27, 2018, only those easements and setbacks referenced in the documents below, may be depicted, are shown hereon.
- REFERENCES:
R1 - Volume 425, Page 073, OPRGCT.
R2 - Volume 40, Pages 246-247, DRGCT, Easement and Right of Way, shown hereon
R3 - Volume 237, Pages 676-677, RPRGCT, Right of Way Easement, shown hereon
R4 - Volume 284, Pages 347-348, RPRGCT, Right of Way Easement, shown hereon

CERTIFICATION

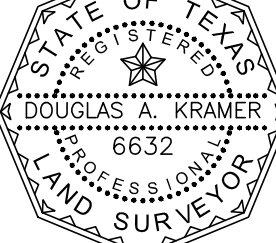
I hereby certify this survey was made on the ground under my supervision and that this plot correctly represents the facts found at the time of the survey, and except as shown hereon there are no visible protrusions or intrusions of improvements across boundary lines. Legal descriptions have been prepared as part of and in correlation with the survey.

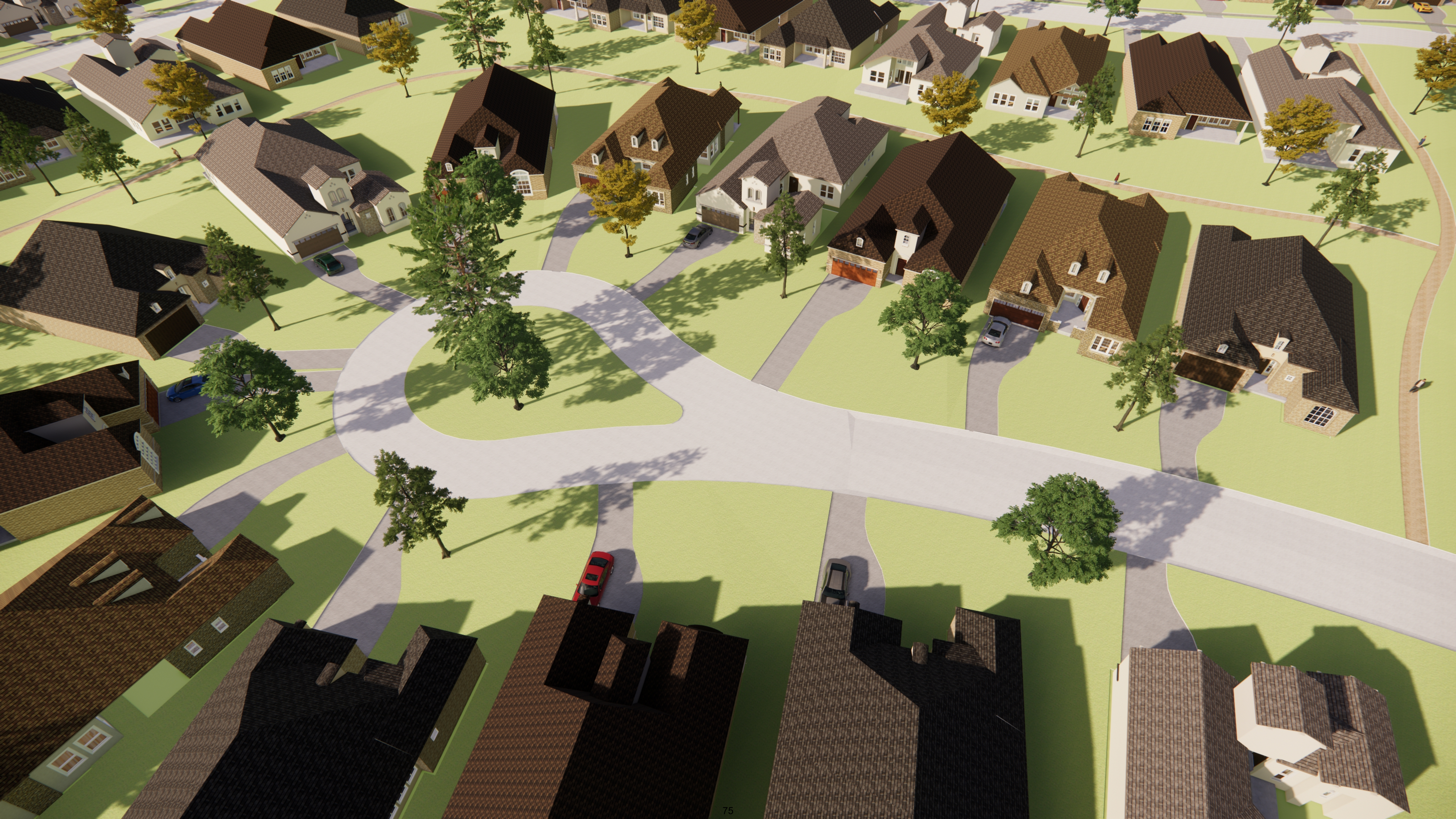
Douglas A. Kramer
Douglas A. Kramer
TEXAS RPLS #6632 | JOB #11806051
TBPLS FIRM #10194069
Open Range Field Services, LLC
33350 H 10 West, Suite 1
Boerne, Texas 78006
830.425.0290

July 19, 2018

DATE

OPEN RANGE
FIELD SERVICES, LLC.





Graham D Pearson

**To: Director of Development Services
City Hall
126 West Main Street
Fredericksburg, Texas 78624**

September 26, 2022

Subject: Zoning Change Request Z-2222 by Skip Prebble

Dear Sir:

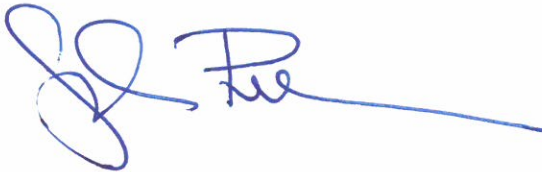
I am the owner of property at 806 Scarlet Oak which is within 200 feet of the requested zoning change from R-1 Single Family Residential to R-5 Patio Home Residential for approximately 70.175 acres located at 256 Pyka Road.

According to Figure 4 "Future Land Use Plan" of the City Of Fredericksburg, Texas Comprehensive Plan, the requested zoning change is within an area designated for "Low Density Residential".

Zoning R-5 Patio Home Residential is described by the City's Zoning Classifications as "Medium Density Living".

I PROTEST the zoning change on the grounds that such a change is not compatible with the "Low Density Residential" classification of the City's "Future Land Use Plan" for the subject property.

**Thank you for your consideration.
Sincerely,**



**Graham Pearson
806 Scarlet Oak
Fredericksburg, Texas 78624**



PLANNING & ZONING COMMISSION MEMO

DATE: October 5, 2022

TO: Planning & Zoning Commission

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

SUBJECT: Z-2223 – PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST #Z-2223 REQUEST BY GORDON SAUER TO CONSIDER A CONDITIONAL USE PERMIT PER SECTION 3.220 TO CONSTRUCT A SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT 112 E AUSTIN.

Summary:

The applicant is requesting a conditional use permit for the property at 112 E. Austin St. to construct a single-family residence at the rear of the property located at 112 E. Austin.

Background / Analysis:

The subject tract is located within the CBD zoning district and is currently being utilized as commercial property with a spa operating at the front of the lot and a small office located in the middle of the lot. The applicant is looking to construct a two-bedroom single family residence and relocate the existing office building (see attached site plan). The proposed residence will be located outside the FEMA flood plain and two parking spaces will be provided on-site. The driveway will also be relocated to provide fire access to the proposed structure. The City's Historic Preservation Officer has approved the revised site plan.

This project had previously been proposed as a first-floor bed and breakfast unit and received approval from P&Z and City Council in Summer of 2021 (Notice of Action attached). The applicant has indicated that under this revised CUP request, the proposed structure will be utilized for a single-family residence and will not be utilized as a short-term rental unit.

As of September 28th, City staff has received one response to the public hearing notices (support – see attached).

Recommendation:

Since the rear portion of the property is not ideal for commercial enterprises and the proposed use is compatible with other land uses in the area, staff recommends approval of the proposed CUP for purposes of constructing a single-family residence.

Attachments:

Public Hearing Map

Location/Zoning Map

Site Photo

Project Application & Site Plan

Previous Notice of Action (BNB Use)

Public Response

Z-2223



<all other values>

desc_



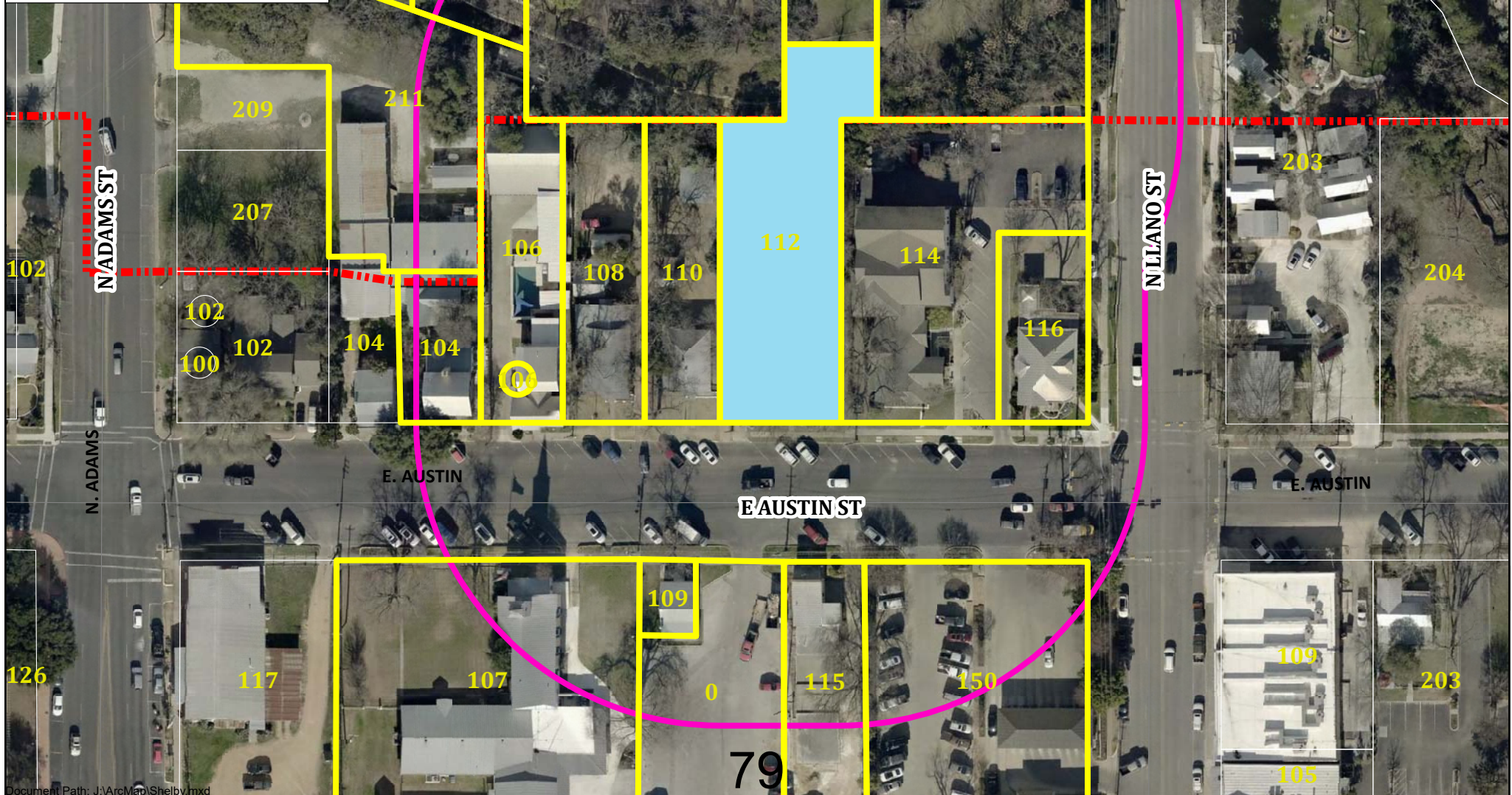
200' Buffer

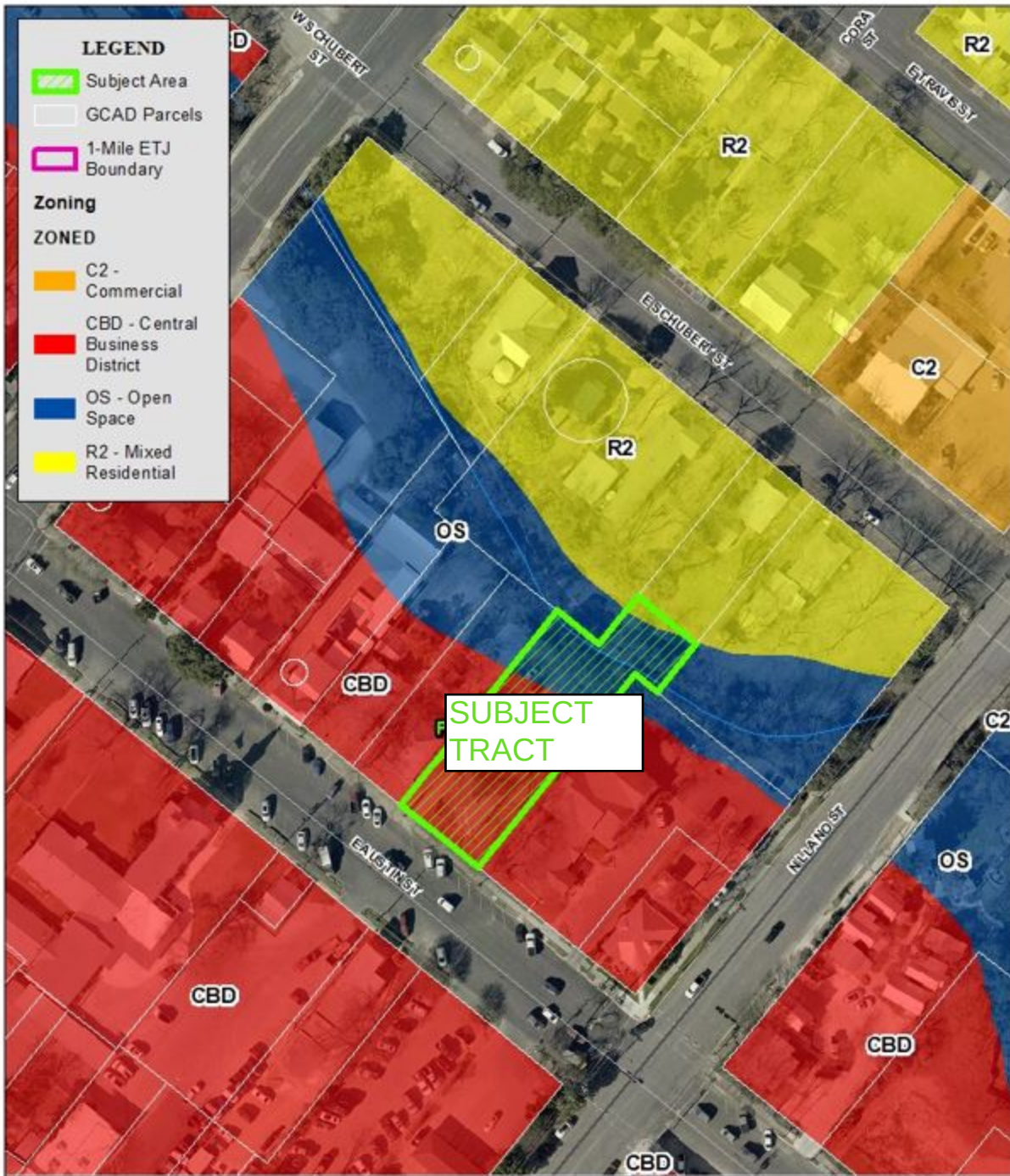


Affected Property



Subject Property





Subject Area - CUP

80



0 50 100

1 inch = 100 feet





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: New Residence for 112 East Austin, LLC

Project Address: 112 East Austin, Suite C

Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

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

Original Survey & Abstract No:

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

Current Land Use Plan: Downtown CBD

Proposed Land Use Plan: Downtown CBD

Current Zoning: CBD

Proposed Zoning: CBD

Location: 112 East Austin

Proposed Use(s): Single Family Residence

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:

Gordon E. Sauer, President
Gordon E. Sauer Date: 8-30-22

Staff Use Only

Application No.: Z-2223 Date: 08/29/22

*Copy of current Title Search required with application.

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

I. Property Owner(s)

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

Owner Name: Gordon Sauer

Address: 114 East Austin, Fredericksburg, TX 78624

Phone: 830-997-4315

Fax:

Email: gordon@hillcountrytitles.com

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

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

Firm Name (if applicable): SKT Architects, PLLC

Address: 300C West Main, Fredericksburg, TX 78624

Primary Contact Name: Brandon Weinheimer

Phone: 830-997-0383 Fax:

Email: brandon@sktarchitects.com

Secondary Contact Name:

Phone:

Fax:

Email:

III. Applicant

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

Applicant Name (s): Gordon Sauer

Address: 114 East Austin, Fredericksburg, TX 78624

Phone: 830-997-4315

Fax:

Email: gordon@hillcountrytitles.com

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

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

Firm Name (if applicable): SKT Architects, PLLC

Address: 300C West Main, Fredericksburg, TX 78624

Primary Contact Name: Brandon Weinheimer

Phone: 830-997-0383

Fax:

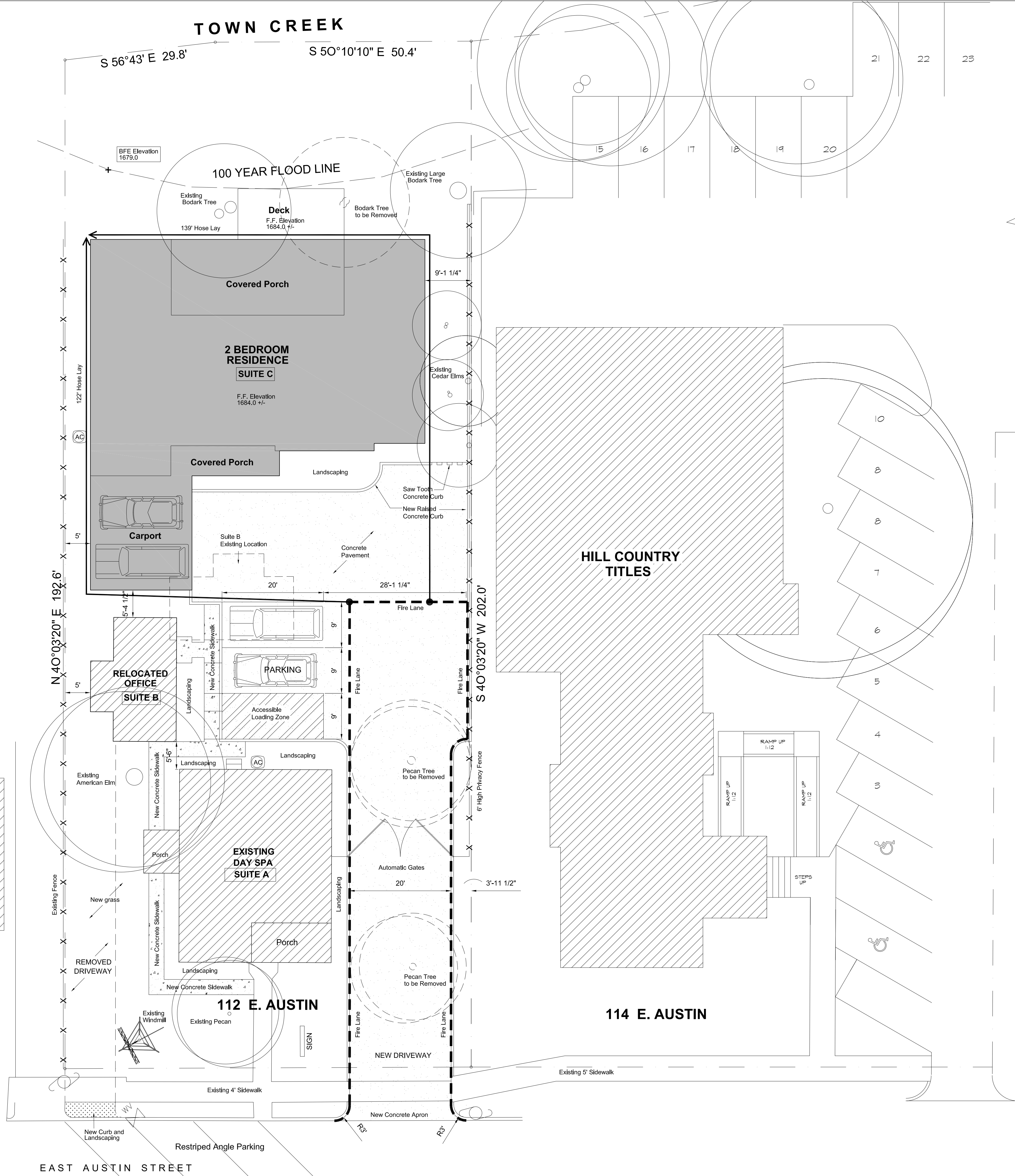
Email: brandon@sktarchitects.com

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.



DEVELOPMENT NOTES:

ZONING AND HISTORIC DISTRICT

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

PROPOSED PREVIOUS - IMPERVIOUS

112 EAST AUSTIN TRACT IS APPROX. 16,119 S.F. TRACT SIZE. EXEMPTS PROPERTY FROM STORM WATER ORDINACE. PROPOSED LIVING UNIT NOT LOCATED IN THE FLOOD PLAIN. CERTIFICATE OF ELEVATION TO BE PROVIDED BY SULTEMEIER SURVEYING.

TOTAL AREA OF PROPERTY	16,119 SQUARE FEET
TOTAL AREA ABOVE FLOOD PLAIN	14,043 SQUARE FEET
EXISTING BUILDING - SUITE A	1,200 SQUARE FEET
EXISTING BUILDING - SUITE B	348 SQUARE FEET
PROPOSED RESIDENCE- SUITE C	3,361 SQUARE FEET
PARKING LOT AND DRIVEWAY	3,858 SQUARE FEET
TOTAL IMPERVIOUS	8,767 S.F. (62%) 90% ALLOWED

OFF-STREET PARKING REQUIREMENTS

EXISTING SUITE A AND B	EXEMPT PER SEC. 7.820
PROPOSED RESIDENCE, SUITE C	2 SPACES / 2 PER SEC.7.825 = 1 SPACE
	1 SPACE REQUIRED
	4 SPACES PROVIDED

SITE DRAINAGE AND UTILITIES

EXISTING SITE SLOPES TO TOWN CREEK. PROPOSED DEVELOPMENT WILL MAINTAIN CURRENT DRAINAGE PATTERN.

EXISTING UTILITIES FOR SUITE A AND B TO REMAIN. PROPOSED SUITE C WILL REQUIRE NEW SEWER AND WATER TAPS. ELECTRIC SERVICE EXISTS AT BUILDING SUITE A AND HAS METER BASES AND DISCONNECTS FOR SUITE B AND PROPOSED SUITE C. UNDERGROUND SECONDARY WILL BE ROUTED TO SUITE C.

FIRE PROTECTION:

EXISTING 10' WIDE DRIVEWAY ON THE WEST BOUNDARY DOES NOT MEET FIRE LANE REQUIREMENTS. THE EXISTING DRIVE IS PROPOSED TO BE REMOVED AND A NEW 20' WIDE DRIVE CONSTRUCTED ON THE EAST SIDE OF THE PROPERTY. SEE SITE PLAN FOR LIMITS OF FIRE LANE.

SITE LIGHTING AND SIGN

EXTERIOR FIXTURES INSTALLED AT SUITE C WILL COMPLY WITH LIGHTING ORDINANCE. EXISTING GROUND SIGN (WITH LIGHT) TO REMAIN FOR SUITE A AND SUITE B. PATHWAY LIGHTING WILL BE FULL CUTOFF FIXTURES.

LANDSCAPING

TWO EXISTING PECAN TREES ARE PROPOSED TO BE REMOVED TO ALLOW FOR NEW DRIVEWAY. AN EXISTING BODARK TREE WILL BE REMOVED TO ALLOW FOR DECK AT REAR OF SUITE C. NEW DRIVE AND SUITE C WILL BE LANDSCAPED WITH TURF GRASS AND SHRUBS.



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

PRELIMINARY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
BRANDON WEINHEIMER
PROJECT ARCHITECT
NUMBER 24171

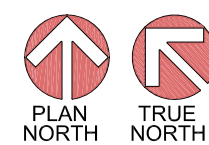
NEW RESIDENCE FOR
112 EAST AUSTIN, LLC
112 EAST AUSTIN STREET FREDERICKSBURG, TEXAS

PROJECT #	22-08
DATE	8-30-22
REVISION	

ARCHITECTURAL SITE PLAN

ARCHITECTURAL SITE PLAN

1" = 10'



A1.0



Applicant

Tina Merz

Case Number

Z-2109

Location

112 E. Austin

NOTICE OF ACTION

YOUR APPLICATION FOR:

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

PLANNING & ZONING COMMISSION RECOMMENDATION:

- ☒ APPROVAL
- ☐ DISAPPROVAL

ON DATE: June 9, 2021

CITY COUNCIL ACTION:

- ☒ APPROVAL
- ☐ DISAPPROVAL

ON DATE: July 6, 2021

BOARD OF ADJUSTMENT ACTION:

- ☐ APPROVAL
- ☐ DISAPPROVAL

ON DATE:

HISTORIC REVIEW BOARD ACTION:

- ☐ APPROVAL
- ☐ DISAPPROVAL

ON DATE:

CONDITIONS OF APPROVAL:

Request to Consider a Conditional Use Permit Per Section 3.510 to Construct a First Floor Bed & Breakfast Unit

Signed: _____
Shelby Collier, Associate Planner

Date: 09/16/21

REQUEST NO. Z-2223

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

Signed

Date

Printed Name

Address



PLANNING & ZONING COMMISSION MEMO

DATE: October 5, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: SP-2219 Consider a Site Plan for Development of a Professional Office Complex located at 1403 East Main Street.

Summary: A Site Plan has been submitted to redevelop property located at 1403 E. Main Street. The proposed redevelopment would include 6 single-story buildings surrounding a private courtyard.

The lot has frontage on both East Main Street with access provided via a 30' wide driveway, which requires TxDOT approval.

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

Site Area:	Approximately .347 Acres
Zoning:	C1, Neighborhood Commercial Sec. 3.200
Building Coverage:	20% (3,096 sq ft) (50% maximum) Sec. 3.200
Impervious Coverage:	72 % (10,951 sq ft) (70% maximum) Sec. 3.200
Setbacks	25' Minimum – Front Setback 10' Minimum – Interior Setback (Western Property Line) 5' Minimum – Interior Setback (Eastern Property Line) 15' Minimum – Rear Setback Sec. 3.200
Heights:	Max Building Height 38 Feet Sec. 3.200
Parking:	Parking for Professional Office requires 1 per 400 sq ft of space for a total of 8 parking spaces.

Total parking requirement of 8 spaces with 12 spaces provided including 2 ADA space. [Sec. 7.863](#)

Utilities:

Water and sanitary sewer are available to serve the site.

Detention:

Stormwater detention plans & studies shall be approved prior to release of Building Permits.

Screening:

Required along western and southern property lines. Minimum of 6 ft wood and or masonry fence OR a hedge-like screen of evergreen plant material capable of attaining a minimum height of eight (8) feet at maturity. [Sec. 7.940](#)

Landscape:

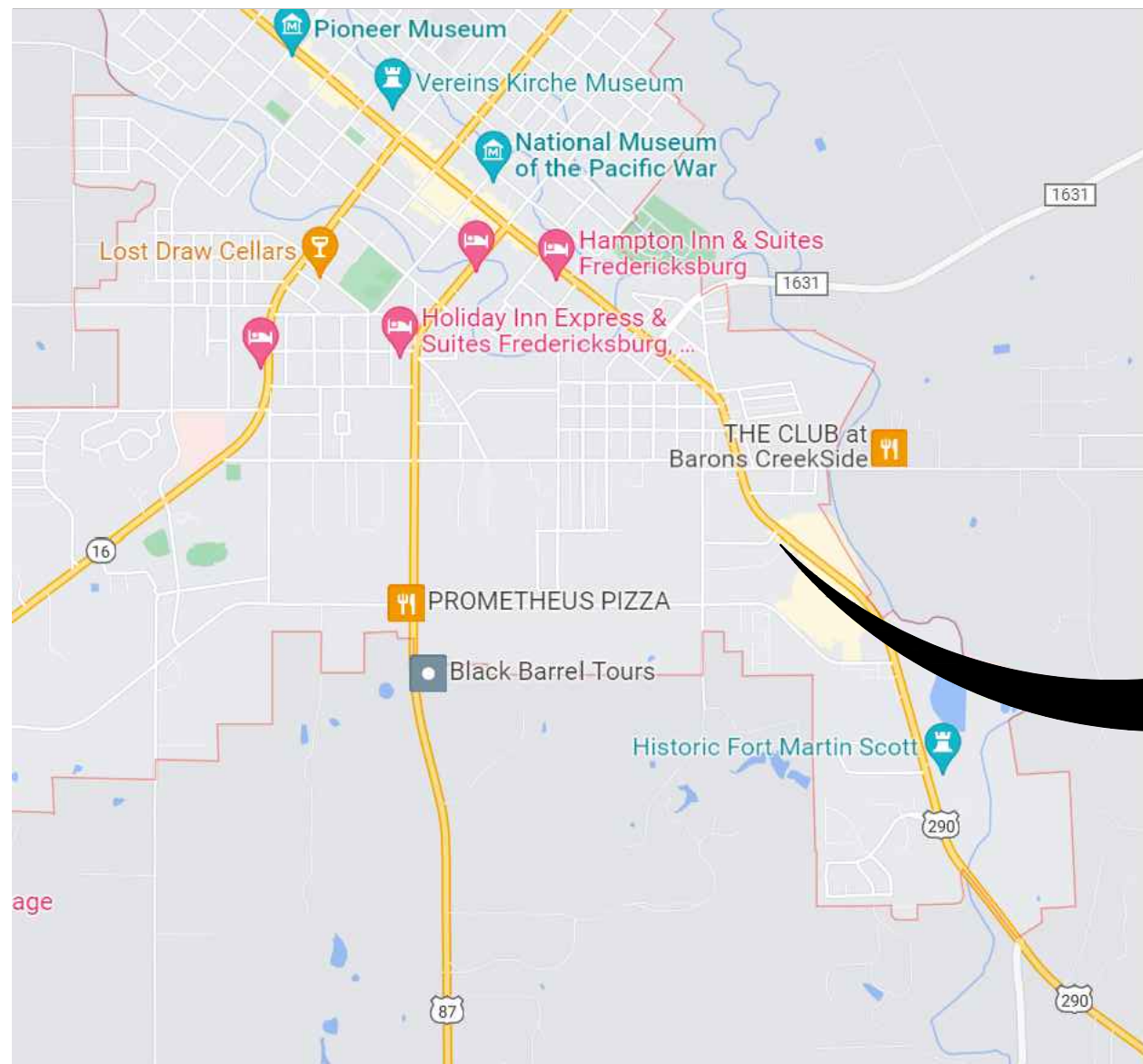
A hedge or fence per specifications is required and provided when abutting property is zoned for non-commercial use (western and southern property lines) In addition, one (1) tree per 75 LF is required and provided, and off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. [Sec. 7.920](#)

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

1. Approval of landscape provided per [Sec. 7.920](#) to include screening per [Sec. 7.940](#) prior to review of Building Permit Applications.
2. Addressing all of Staff's Review Comments
3. Compliance with [Sec. 3.200](#) regarding Impervious Cover and Setbacks

Attachments:

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



FREDERICKSBURG VICINITY MAP
NTS

- ALL TREES ARE POST OAK WITH TRUNK DIAMETERS BETWEEN 18" AND 24"
- SEE SHEET P-1 FOR PAVING DIMENSIONS AND DETAILS
- REFER TO SURVEY FOR RECORDED TRACT DIMENSIONS

FLOOD ZONE "X"

OWNER
RAY HERRERA

PROPOSED USE:
BUSINESS PARK

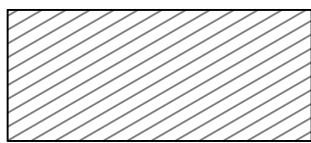
DESIGN STYLE:
TEXAS REGIONAL

ZONING SUMMARY

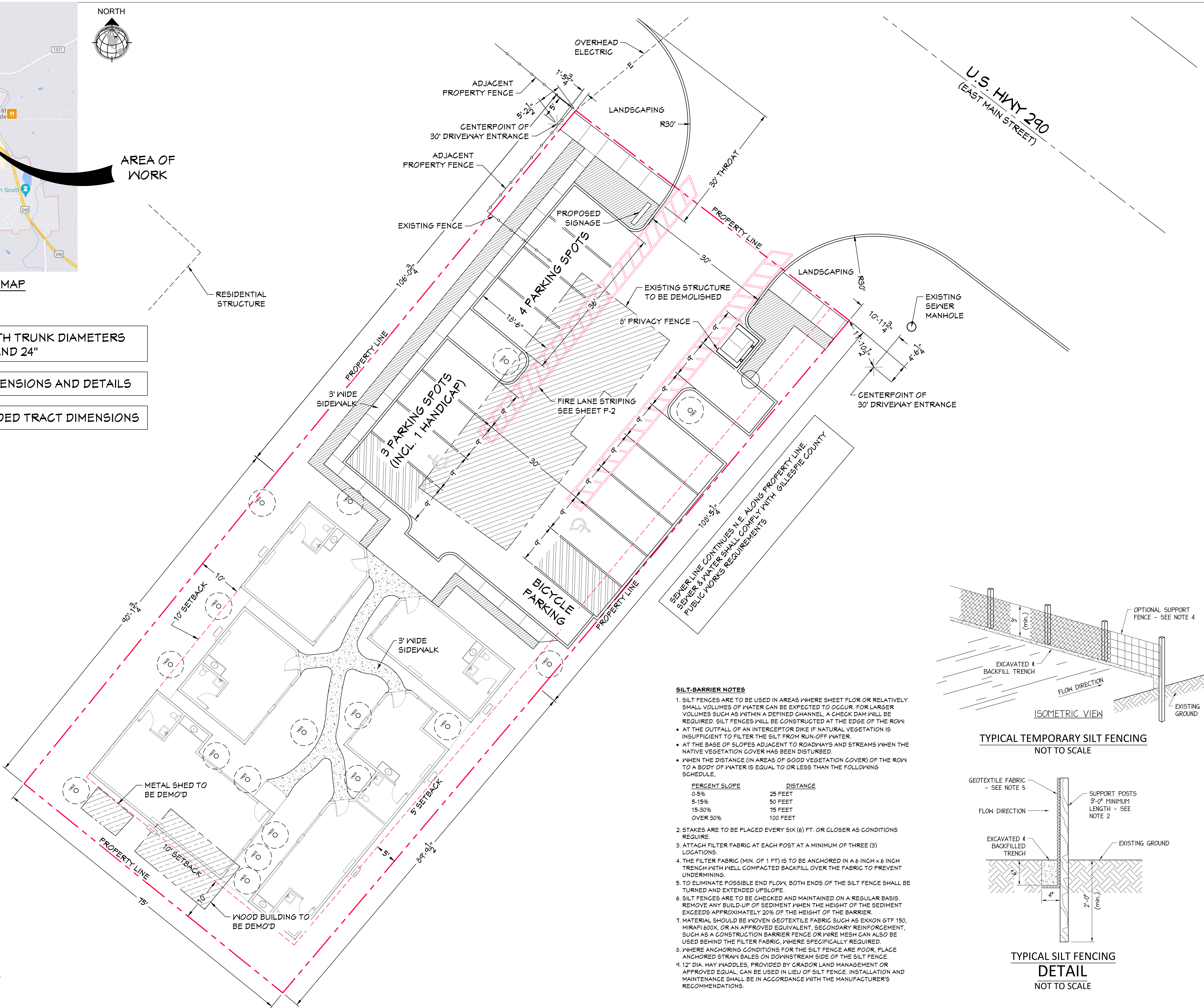
TYPE: C1
LOT SIZE: .347 ACRES
SETBACKS: 10' & 5' SIDE SETBACKS
10' REAR SETBACK

IMPERVIOUS COVER CALCS

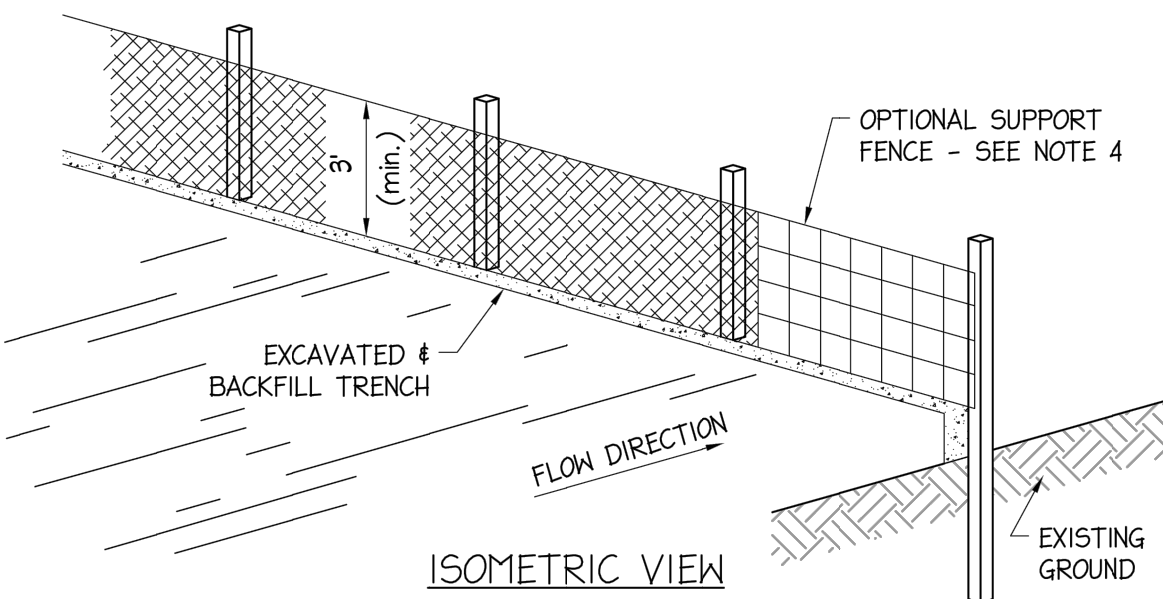
STRUCTURES:	3096 SF (20%)
WALKWAYS:	1096 SF (7%)
DRIVEWAYS:	6759 SF (45%)
IMPERVIOUS:	10951 SF (12%)
PERVIOUS:	4172 SF (28%)
TOTAL:	15123 S.F. (100%)



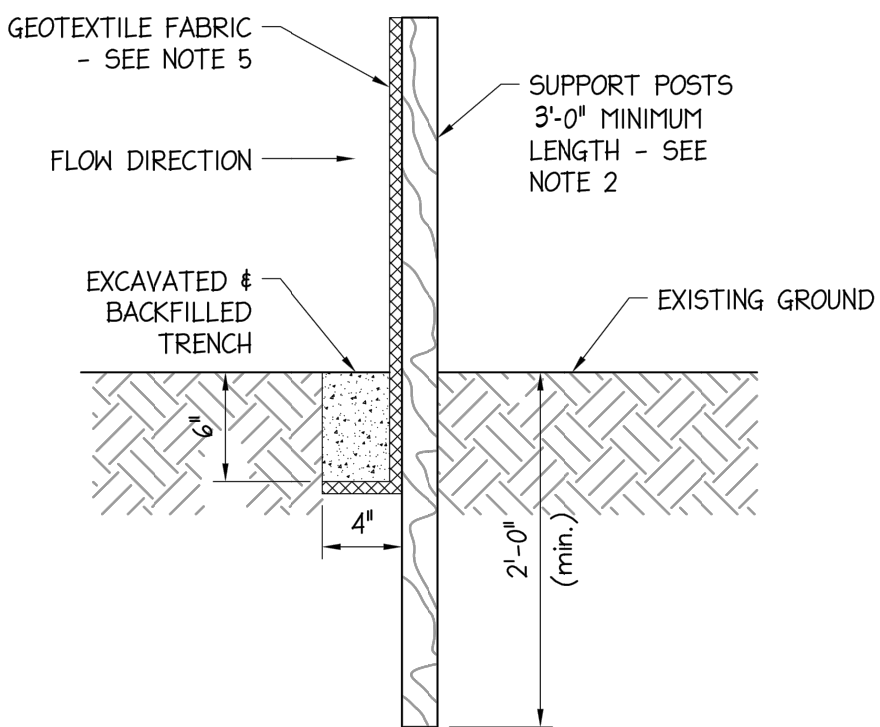
TOTAL LANDSCAPING SHOWN
SQUARE FOOTAGE: 700 SQ. FT.



- SILT-BARRIER NOTES**
- SILT FENCES ARE TO BE USED IN AREAS WHERE SHEET FLOO OR RELATIVELY SMALL VOLUMES OF WATER CAN BE EXPECTED TO OCCUR FOR LARGER VOLUMES SUCH AS WITHIN A DEFINED CHANNEL, A CHECK DAM WILL BE REQUIRED. SILT FENCES WILL BE CONSTRUCTED AT THE EDGE OF THE ROW. AT THE OUTFALL OF AN INTERCEPTOR DIKE IF NATURAL VEGETATION IS INSUFFICIENT TO FILTER THE SILT FROM RUN-OFF WATER. AT THE BASE OF SLOPES ADJACENT TO ROADWAYS AND STREAMS WHEN THE NATIVE VEGETATION COVER HAS BEEN DISTURBED. WHEN THE DISTANCE (IN AREAS OF GOOD VEGETATION COVER) OF THE ROW TO A BODY OF WATER IS EQUAL TO OR LESS THAN THE FOLLOWING SCHEDULE.
- | PERCENT SLOPE | DISTANCE |
|---------------|----------|
| 0-5% | 25 FEET |
| 5-15% | 50 FEET |
| 15-30% | 75 FEET |
| OVER 30% | 100 FEET |
- STAKES ARE TO BE PLACED EVERY SIX (6) FT. OR CLOSER AS CONDITIONS REQUIRE.
 - ATTACH FILTER FABRIC AT EACH POST AT A MINIMUM OF THREE (3) LOCATIONS.
 - THE FILTER FABRIC (MIN. OF 1 FT) IS TO BE ANCHORED IN A 6 INCH x 6 INCH TRENCH WITH WELL COMPACTED BACKFILL OVER THE FABRIC TO PREVENT UNDERMINING.
 - TO ELIMINATE POSSIBLE END FLOW, BOTH ENDS OF THE SILT FENCE SHALL BE TURNED AND EXTENDED UPSLOPE.
 - SILT FENCES ARE TO BE CHECKED AND MAINTAINED ON A REGULAR BASIS. REMOVE ANY BUILD-UP OF SEDIMENT WHEN THE HEIGHT OF THE SEDIMENT EXCEEDS APPROXIMATELY 20% OF THE HEIGHT OF THE BARRIER.
 - MATERIAL SHOULD BE WOVEN GEOTEXTILE FABRIC SUCH AS EXXON GTF 150, MIRAFI 600X, OR AN APPROVED EQUIVALENT. SECONDARY REINFORCEMENT, SUCH AS A CONSTRUCTION BARRIER FENCE OR WIRE MESH CAN ALSO BE USED BEHIND THE FILTER FABRIC, WHERE SPECIFICALLY REQUIRED.
 - WHERE ANCHORING CONDITIONS FOR THE SILT FENCE ARE POOR, PLACE ANCHORED STRAW BALES ON DOWNSTREAM SIDE OF THE SILT FENCE.
 - 12" DIA. HAY BUNDLES, PROVIDED BY GRADOR LAND MANAGEMENT OR APPROVED EQUAL, CAN BE USED IN LIEU OF SILT FENCE. INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



TYPICAL TEMPORARY SILT FENCING
NOT TO SCALE



TYPICAL SILT FENCING
DETAIL
NOT TO SCALE

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR
0	08/22	JTH

SITE PLAN

NEW COMMERCIAL PROPERTY FOR
RAY HERRERA
1403 EAST MAIN ST.
FREDERICKSBURG, TX 78624

Bluebonnet
DESIGNS
Jeff@Bluebonnet.com
325-248-9800

DATE:
08/2022

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

SHEET:
A-1

SP-2219

[illegible]

Document Path: J:\ArcMap\Shelby.mxd



September 12, 2022

Ray Herrera
Bubbasu2002@yahoo.com

RE:

Dear Mr. Herrera,

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 Plan. Plans will not be reviewed or considered without a response sheet.

Engineering

- Show public sidewalk in the right of way spanning the frontage of the lot to be constructed to City standards.
- Provide approved TXDOT driveway permit.
- Show flow arrows to indicate direction of stormwater runoff. Historical drainage patterns should be maintained as required by the City's stormwater control ordinance.

Development:

- Requires Planning & Zoning Approval tentatively scheduled for Wednesday, October 5, 2022.
- Provide Zoning Summary [Sec. 3.200](#) including parking calculations
- Please provide addressing plan for all units
- Provide a note that all exterior lighting shall be night sky compliant.
- Landscape plan required prior to issuance of building permits and shall include screening **Sec. 7.970**
- Provide location of Signage [Sec. 7.131](#)

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plan along with your written response as to how the comments have been addressed by **Monday, September 19, 2022**. A lack of response by the required deadline may result in a recommendation of denial by City Staff.

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: MAIN ST GARDEN OFFICES

Project Address: 1403 E. Main St., Fbg, TX 78624

Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

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

Original Survey & Abstract No:

Legal Description: ABS A0002 w. H Anderson #197.347 Acres

Current Land Use Plan:

Proposed Land Use Plan:

Current Zoning: C1

Proposed Zoning: C1

Location:

Proposed Use(s):

Applicant's Signature

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

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

Signature: _____

Printed Name: RAY HERRERA Date: 8-26-22

Staff Use Only

Application No.: _____ Date: _____

*Copy of current Title Search required with application.



Project Application

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

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

I. Property Owner(s)

Firm Name (if applicable):

Owner Name: RAY HERRERA

Address: 12022 Lower Crabapple Rd Fbg TX 78624

Phone:

830-992-7602

Fax:

Email:

bubbasu2002@yahoo

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

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

Firm Name (if applicable):

Searchers Survey Engineering

Address: 738 Mustang Dr Fbg TX 78624

Primary Contact Name: Will Weinheimer

Phone:

830-383-1211

Fax:

Email:

Engineering@Searchers.com

Secondary Contact Name:

Phone:

8

Fax:

Email:

III. Applicant

Firm Name (if applicable):

Same as Owner

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:

N/A

Sec. 7.131. Review and Evaluation Criteria.

The Planning and Zoning Commission and the Director of Planning and Building as advisor to the Planning and Zoning Commission shall review and evaluate site plans using the following criteria:

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

External elements of the site plan compatibility with existing or permitted uses on abutting sites or within the area of the proposed development, and compatibility of the development of off site physical features including but not limited to the review of the following:

Access and Circulation	Open Spaces
Adjacent street network	Planned or future development of the area
Buffers	Public facilities
Building height, bulk, scale and orientation	Setbacks
Landscaping	Utilities

Internal elements of the site plan including but not limited to the following:

Arrangements of Buildings, Usages and Access Management	Parking Areas
Drainage improvement/grading plan	Permanence of use and availability of alternate uses
Driveways	Provisions for handicapped access
Elevation of view of any required or proposed screening; including height, materials, percent of screening, and transitional elements	Refuse collection
Exterior lighting	Setback
Fire hydrant location and spacing	Sidewalks
Landscaping and open space plan, with a description of types and quantity of plant materials to be used	Sight clearance at intersections/driveways
Loading facilities	Size
Location height and design features on all signs	Vehicular and pedestrian circulation
Lot arrangements	

Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards.



PLANNING & ZONING COMMISSION MEMO

DATE: October 5, 2022

TO: Planning and Zoning Commission

FROM: Shelby Collier, Associate Planner

SUBJECT: SP-2220 Consider a Site Plan for Development of a Personal Services Facility located at 113 E. Grothe Street.

Summary: A Site Plan has been submitted to further develop property located at 113 E. Grothe. The property is currently occupied by a two-story building operating as a Medical Office on the first floor and a residence on the second floor. The proposed development would include the addition of a 1,267 square foot building that will operate as an office for a seamstress.

The lot currently has double frontage on both East Grothe Street and East Trailmoor Drive with access on both roadways.

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

Site Area:	Approximately 24.918 Acres
Zoning:	C1, Neighborhood Commercial Sec. 3.200
Building Coverage:	16% (3,711 sq ft) (50% maximum) Sec. 3.200
Impervious Coverage:	31 % (7,304 sq ft) (70% maximum) Sec. 3.200
Heights:	Max Building Height 38 Feet Sec. 3.200
Parking:	Parking for Personal Services requires 1 per 300 sq ft of space for a total of 4 parking spaces.

Parking for Medical Office requires 1 per 300 sq ft of space for a total of 5 parking spaces.

Parking for the residence located on the second floor of the existing building requires 2 parking spaces.

Total parking requirement of 11 spaces with 13 spaces provided including 1 ADA space. [Sec. 7.863](#)

Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Stormwater detention plans & studies shall be approved prior to release of Building Permits.
Screening:	Not required as abutting districts are also C1, Neighborhood Commercial. Sec. 7.940
Landscape:	A hedge or fence per specifications is required and provided when abutting property is zoned for non-commercial use (southern and northern property lines) While the southern and northern properties are not directly abutting the applicant has chosen to provide landscape screening along the northern property line to lessen the visual impact. In addition, one (1) tree per 75 LF is required and provided and off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. Sec. 7.920

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

1. Addition landscape provided per [Sec. 7.920](#) and approved prior review of Building Permit Applications.
2. Approval of Detention Plans prior to review of Building Permit Applications.

Attachments:

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

This Lot is Zoned CI: Neighborhood Commercial

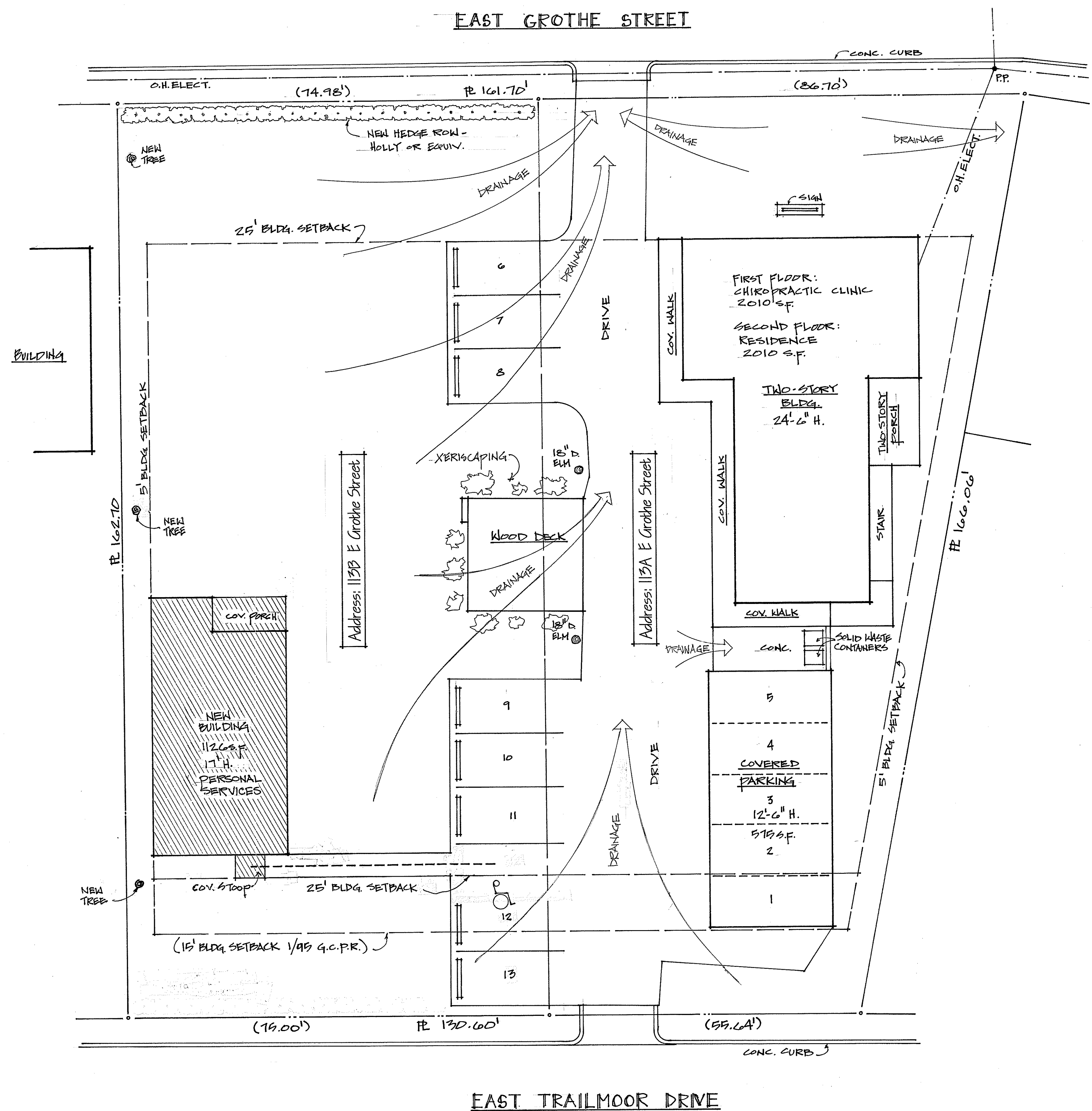
ACTUAL:		REQUIRED:	
Lot Area	23,827 s.f.	Min lot Area	7,500 s.f.
Lot Width	130.60 +	Min. Lot Width	70'
Building Heights - As Indicated		Max. Bldg. Ht.	38'
Front Setback (New Construction)	25'	Min. Front Setback	25'
Interior Side Setbacks	5'	Min. Int. Side Setbacks	5'
Rear Setback	62'-8"	Min. Rear Setback	25'
Building Coverage	3711 s.f. = 16% Lot Area	Max. Building Coverage	50%
Impervious Cover	7,304 s.f. = 31% Lot Area	Max. Impervious Cover	70%

Parking Requirements:

Residence	-----	2 spaces
Medical Office - 1500 s.f. @ 1 space/ 300 s.f.	-----	5 "
Personal Services - 1126 s.f. @ 1 space/ 400 s.f.	-----	3 "

Total Spaces Required	-----	10
Spaces Provided	-----	13

All exterior lighting shall be shielded and compliant with the "Night Sky Initiative".



SITE PLAN

JOB 0.541 ACRES BEING ALL OF LOT 1R, KLAHN SUBDIVISION
AS SHOWN ON THE PLAT RECORDED IN VOLUME 6 OF THE
PLAT RECORDS OF GILLESPIE COUNTY, TEXAS

1" = 10'-0"

W. CASS PHILLIPS
PLANNING & DESIGN
1000 HILL ST. FREDERICKSBURG, TX 77894
CASS PHILLIPS ARCHITECTS
CASS PHILLIPS ARCHITECTS
CASS PHILLIPS ARCHITECTS

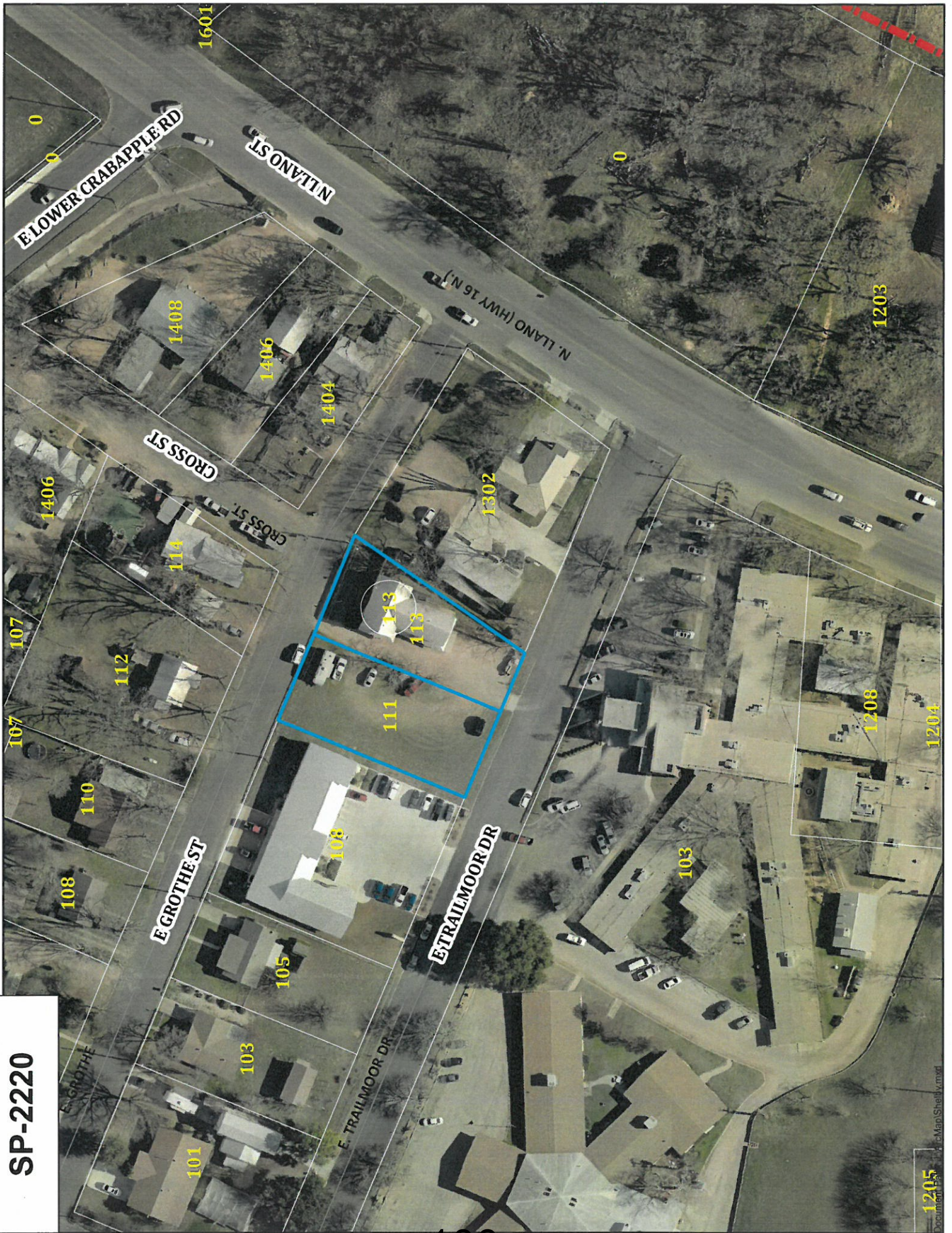
8.18.2022
REVISED 8.28.22
REVISED 9.16.22

FACILITY FOR CORKY'S CREATIONS @ 1130 E GROTHE ST., (111 E TRAILMOOR DR.), FOR
JIM & CORKY FENDER

2 OF 2

SP-2220

100





September 12, 2022

Cass Phillips
Cass Phillips Planning & Design
Cphillips1000hill@gmail.com

RE:

Dear Mr. Phillips,

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 Plan. Plans will not be reviewed or considered without a response sheet.

Engineering

- Lot area is greater than 0.5 acres and detention will be required for increased impervious area.
- Show flow arrows to ensure historical drainage pattern is maintained.

Development:

- Requires Planning & Zoning Approval tentatively scheduled for Wednesday, October 5, 2022.
 - Please provide addressing plan for all units
 - Provide a note that all exterior lighting shall be night sky compliant.
 - Landscape plan required prior to issuance of building permits and shall include screening
- Sec. 7.970**
- Please confirm if you will provide new Signage, if so please provide location of Signage
- [Sec. 7.131](#)**

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plan along with your written response as to how the comments have been addressed by **Monday, September 19, 2022**. A lack of response by the required deadline may result in a recommendation of denial by City Staff.

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: Facility for Corky's Creations - Sewing Facility
Project Address: 113 E. Grothe Street
Tax ID Number (s): #74-2536380

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: Note: Cass Phillips is sending this

Legal Description:

Current Land Use Plan:

Proposed Land Use Plan: PDF

Current Zoning:

Proposed Zoning:

Location:

Proposed Use(s):

Applicant's Signature

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

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

Signature: James P. Fonder Caryane "Corky" Fonder

Printed Name: James P. Fonder Date: 8/26/22

Staff Use Only

Application No.: SP-2220 Date: 08/29/22

*Copy of current Title Search required with application.

\$400.00 - CH#2307



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: James P. Fonder / Carjane (Corky) Fonder

Address: 113 E. Grothe Street

Phone: 830 997-7340 Fax: 830 997-8908 Email: fonderscolio1@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): Cass Phillips Planning and Design

Address: 1000 W Hill Street ; Fredericksburg 78624

Primary Contact Name:

Phone: 830-997-0169 Fax:

Email: cphillips1000hill@gmail.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:

Sec. 7.131. Review and Evaluation Criteria.

The Planning and Zoning Commission and the Director of Planning and Building as advisor to the Planning and Zoning Commission shall review and evaluate site plans using the following criteria:

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

External elements of the site plan compatibility with existing or permitted uses on abutting sites or within the area of the proposed development, and compatibility of the development of off site physical features including but not limited to the review of the following:

Access and Circulation	Open Spaces
Adjacent street network	Planned or future development of the area
Buffers	Public facilities
Building height, bulk, scale and orientation	Setbacks
Landscaping	Utilities

Internal elements of the site plan including but not limited to the following:

Arrangements of Buildings, Usages and Access Management	Parking Areas
Drainage improvement/grading plan	Permanence of use and availability of alternate uses
Driveways	Provisions for handicapped access
Elevation of view of any required or proposed screening; including height, materials, percent of screening, and transitional elements	Refuse collection
Exterior lighting	Setback
Fire hydrant location and spacing	Sidewalks
Landscaping and open space plan, with a description of types and quantity of plant materials to be used	Sight clearance at intersections/driveways
Loading facilities	Size
Location height and design features on all signs	Vehicular and pedestrian circulation
Lot arrangements	

Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards.



PLANNING & ZONING COMMISSION MEMO

DATE: October 5, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: SP-2221 Consider a Site Plan for a Multi-Family Development Located at 801 Mariposa Drive.

Summary: A Site Plan has been submitted to develop property located at 801 Mariposa. The proposed development would include seven (7), three-story (3) buildings and consist of eighteen (18) Efficiency, one-hundred and fifty two (152) one-bedroom and one hundred and thirty-five (135) two-bedroom units for a total of three hundred and five (305) units. The development would also include a 5,000 square foot retail space and several amenities including pickle ball courts, a pool, urban gardening plots and several common areas.

The proposed development has access on Otto-Eckhardt Road and Mariposa Drive and all units will be equipped with a fire suppression system.

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

Site Area:	Approximately 24.918 Acres
Zoning:	PUD, Planned Unit Development Sec. 3.700
Building Coverage:	34.72% (376,887 sq ft) (50% maximum) Sec. 3.700
Impervious Coverage:	57.5 % (623,650sq ft) (70% maximum) Sec. 3.700
Heights:	Max Building Height 38 Feet Sec. 3.700

Parking:	The 18 Efficiency units require 27 parking spaces. The 152 one-bedroom units require 228 parking spaces. The 135 two-bedroom units require 270 parking spaces. Guest parking shall be added at a ratio of ten percent of the total required spaces for the development resulting in an additional 53 parking spaces. Retail space requires 1 space per 400 sq ft resulting in 13 spaces. Total parking requirement of 591 spaces with 642 spaces provided. Sec. 7.863
Utilities:	Water and sanitary sewer are available to serve the site.
Detention:	Stormwater detention plans & studies shall be reviewed as part of the Civil Construction Plans.
Park Dedication:	The applicant shall pay parkland dedication fees (full rate) per Sec. 3.07 of the previously approved annexation agreement and based on the overall density of the development at \$500.00 per Unit (305) for a total of \$152,500. Parkland fees shall be paid prior to issuance of building permits. Sec. 6.15
Screening:	Required and provided along southern, western, and eastern property lines. The entire development will be fenced with 2 gated entrances. Screening regulations required a minimum of 6 ft wood and or masonry fence OR a hedge-like screen of evergreen plant material capable of attaining a minimum height of eight (8) feet at maturity. Sec. 7.940
Landscape:	A hedge or fence per specifications is required and provided when abutting property is zoned for non-commercial use (southern, western and eastern property lines). One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. Sec. 7.920

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

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

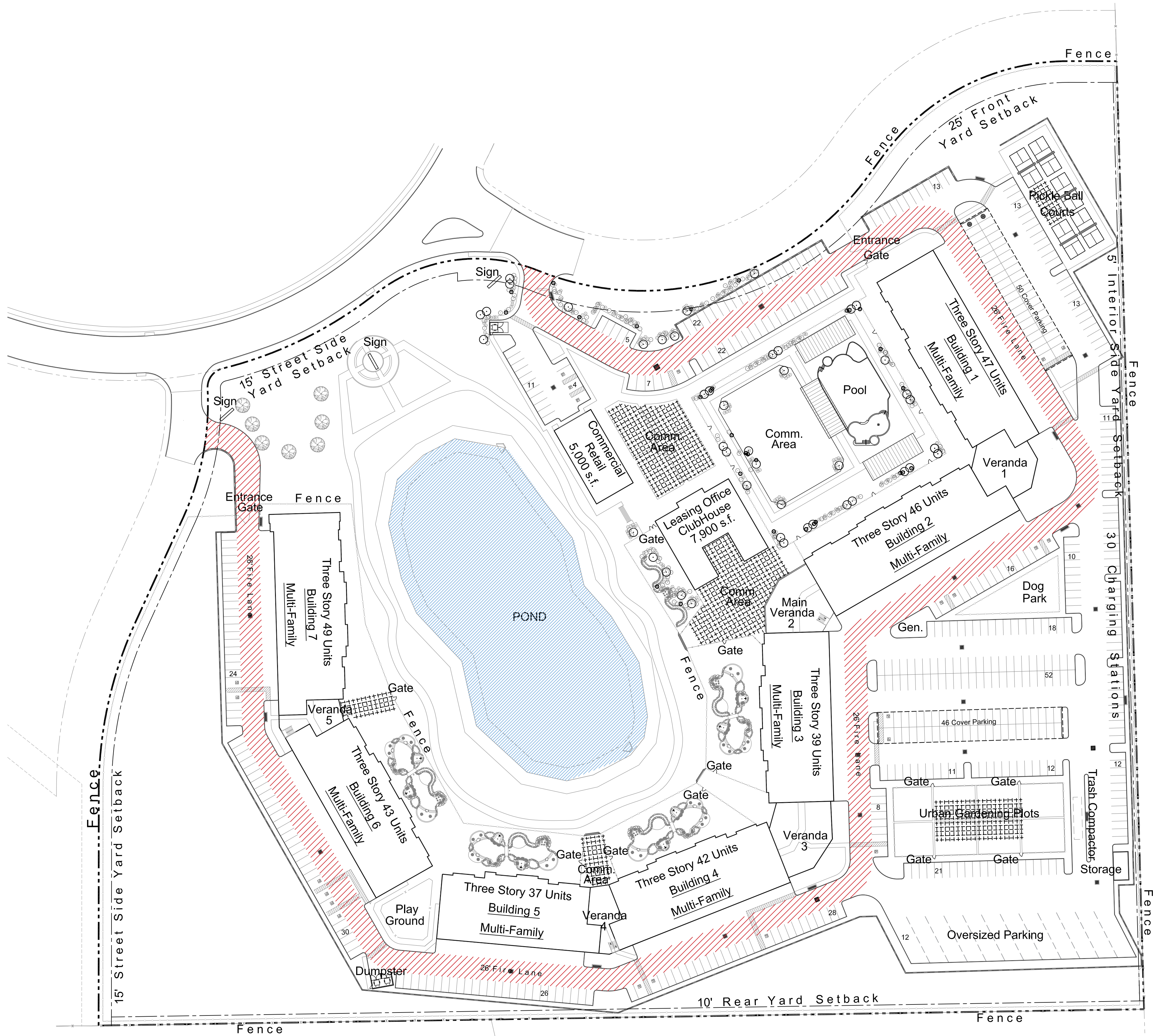
3. Park Dedication of \$500.00 Per Unit (\$152,500.00) for the 305 new units payable prior to issuance of Building Permits per [Sec. 6.15](#)
4. Recordation of previously approved Final Plat
5. Approval of Addressing Plan

Attachments:

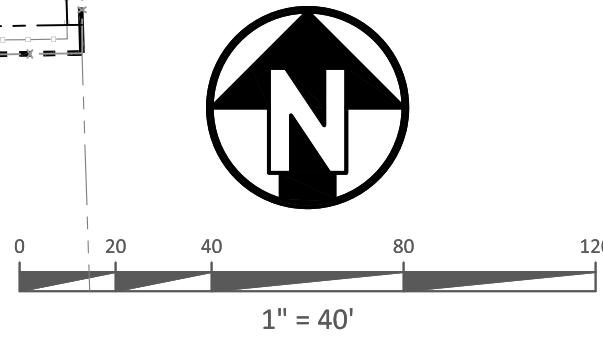
1. General Site Plan
 2. Location Map
 3. PUD Ordinance – NC/MF District
 4. Review comments
 5. Project Application
-

This document has been produced from material that was stored and/or transmitted electronically and may have been inadvertently altered.
Only the original hardcopy materials bearing the consultant's original signature and seal.

DATE: 08/25/22
PROJECT: 21-046, The Verandas @ Frieden MF Complex
USER: J.A.B.



CONCEPTUAL SITE PLAN FOR REFERENCE ONLY; REFER TO CIVIL



Building Areas
Leasing Office / ClubHouse Total Area = 7,900 s.f.
Retail Building Total Area = 5,000 s.f.
Building No. 1 3 Story - 47 Units Each Total Area = 57,270 s.f.
Building No. 2 3 Story - 46 Units Each Total Area = 57,270 s.f.
Building No. 3 3 Story - 39 Units Each Total Area = 48,702 s.f.
Building No. 4 3 Story - 42 Units Each Total Area = 50,490 s.f.
Building No. 5 3 Story - 37 Units Each Total Area = 44,415 s.f.
Building No. 6 3 Story - 43 Units Each Total Area = 50,490 s.f.
Building No. 7 3 Story - 49 Units Each Total Area = 55,350 s.f.
Total Building Area = 376,887 s.f.
Total Building Units = 303 Units

Verandas Areas
Veranda 1 = 18,600 sf
Main Veranda 2 = 13,670 sf
Veranda 3 = 14,640 sf
Veranda 4 = 6,960 sf
Veranda 5 = 6,960 sf
Total = 60,830 sf

Parking Counts
316 Parking Spaces
98 Cover Parking Spaces
30 Charging Stations
12 Oversize Parking Spaces
118 Garages
71 Retail Parking Spaces
Total = 642 Parking Spaces



iM Studios, LLC
Architecture - Planning - BIM

First Commercial Bank Building
13333 Blanco Rd., Suite 316
San Antonio, Texas 78216
P: (210) 267-5555
F: (866) 518-7502
www.im-studios.com

CONSULTANT LOGO

CLIENT LOGO



**The Verandas @ Frieden
Multi-Family Complex**
Frieden Pkwy. & Mariposa Drive
Fredericksburg, Texas

SEAL INSERTION

THESE DOCUMENTS ARE
INCOMPLETE AND FOR INTERIM
REVIEW ONLY.

"NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION"

UNDER THE AUTHORIZATION OF:
THOMAS A. BAKER
#15342

REVISIONS		
No.	Description	Date

"A/E" PROJ. NO. - **21-046**
DATE: **08.25.22**
DRAWN BY: JR
CHECKED BY: DA
BLDG. NO.: .

SITE PLAN

SHEET

AS-100

OWNERS PROJECT NUMBER:
21-046

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Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Temporary/Accessory Building	Section 8.000
Home Occupations	Section 8.300

NC/MF (Neighborhood Commercial/Multi Family)

NC/MF is established for the following purposes:

- (1) To provide sufficient space in appropriate locations for commercial development supporting nearby neighborhoods as well as multifamily.
- (2) To minimize pollution, environmental hazards and other objectionable influences.
- (3) To protect residential areas, as much as possible, against through traffic generated by non-residential uses.
- (4) To protect against congestion, as much as possible, by maintain flow and convenience; by providing adequate parking spaces; and by encouraging multi-use sharing of facilities.
- (5) To provide for adequate exposure to the public for businesses, through controls over the spacing and height of buildings and other structures as well as landscaping.
- (6) To encourage design and materials that are energy efficient, with lower maintenance costs.
- (7) To allow for the integration of low-intensity commercial uses and higher density residential uses.

Note: All references to "Sections" point to those sections of the City of Fredericksburg Zoning Ordinance, adopted March 2014.



F R I E D E N

Principal Neighborhood Commercial/Multi Family (NC/MF) Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such uses as the City Council, by resolution, may deem to be like those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Community Recreation
Condominiums (Section 7.610)
Convalescent Services
Cultural Services
Day Care Services
Duplex Residential
Group Residential
Local Utility Services
Medical Services
Multiple Family Residential
Personal Services
Private Primary Educational Services
Private Secondary Educational Facilities
Professional Office
Religious Assembly



FRIEDEN

Single Family Residential
Townhouses (Section 7.610)

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided by Section 5.400:

Arts and Crafts
Automotive Washing
Building Maintenance Services
Business School
Business Support Services
Club or Lodge
Communication Services
Consumer Repair Services
Convenience Storage
Convenience Store/Self-Serve Gasoline
Food Sales
Guidance Services
Laundry Services
Limited Retail Sales
Liquor Sales



Personal Improvement Services
Pet Services
Restaurant - Limited
Townhouse Residential Drive through Facilities Associated with any use

Uses Permitted with a Bed and Breakfast Compliance Use Permit:

Bed and Breakfast

Conditions in which a permit will be issued:

- Compliance with provisions of Section 5.401 of the City of Fredericksburg Zoning Ordinance
- One off street parking space for each Bed and Breakfast unit in addition to those required for other uses
- Compliance with other NC regulations

Property Development Standards

Except as specified herein, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. Unless a specific standard is addressed herein, the property development standards used are those established for C-1 uses in the City of Fredericksburg Zoning Ordinance.

Site Development Regulations

Each site in the NC/MF district shall be subject to the following site development regulations (all references to Sections in the following table refer to the City of Fredericksburg Zoning Ordinance):

Feature	Regulations
Lot Size	Minimum Lot Area, 5,000 Square Feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 Stories, 38 feet
Front Yard	Minimum Required Setback, 25 feet



F R I E D E N

Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet*
Rear Yard	Minimum Required Setback, 10 feet
Maximum Impervious Coverage	Percent of Lot Area, 70%
Maximum Building Coverage	Percent of Lot Area, 50%
Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance
*10 feet when adjacent to a residential use	

General Dimensional Standards

Minimum neighborhood requirements.

Open space areas:

1. A total of 10% of the land area shall be provided in common open space.
2. The open space shall be coordinated with the pedestrian connectivity through the neighborhood that allows for easy pedestrian connection through the neighborhood while interconnecting with the main trail systems within the Frieden Master plan.
3. Open space areas should be connected by a main trail and/or internal walks and distributed to be reasonably convenient and accessible to the majority of units within a neighborhood.
4. If detention ponding is required, or there is an existing pond, 75% of the pond area (taken at maximum top of water level) can be used towards the open space requirement.

Residential Parking Minimums:



1. Driveway areas from garage door to curb (or walk) greater than 22' in length can be used to meet a portion of the minimum parking requirement or guest parking.
2. Guest parking for residential uses shall be no less than 1 space per 4 residential units.

Public Street Minimums:

1. All public streets will be built in accordance with Section 6.12 of the City of Fredericksburg Subdivision Ordinance.

Walk & Pedestrian Ways:

1. Walks within a neighborhood shall be required on one side of a street right-of-way.
2. Walks shall be designed to interconnect the neighbors with as few conflicts to vehicular traffic as possible, and shall have at least one connection to an adjacent Frieden main trail system.
3. Pedestrian Ways shall be in a 20 feet wide minimum open space area.
4. Pedestrian Improvements shall comply with the Americans With Disabilities Act (ADA).
5. Walk widths shall use the following minimums:

Type of Walkway	Minimum Width of Walkway
Sidewalks	5 feet
Pedestrian Way	6 feet
Pedestrian Way with Emergency Access	10 feet

Private Drive (NC/MF, CD) Minimums:

1. Private drives for MF attached housing are allowed.
2. The private drive system shall avoid short runs and be designed to maintain vehicular flow.
3. Private drives shall use the following minimums:

Number of homes served	Minimum Width
Alley Drive	15 feet
Private Drive	28 feet

Utility Design Standards:



To create more efficient utility infrastructure, the Frieden Master Plan is designed to encourage options to reduce construction costs and promote innovative solutions when an alternate is demonstrated to perform as well or above that of a conventional method. **However, all alternatives are subject to approval by City of Fredericksburg Public Works Department.**

However, the following utility infrastructure options are acceptable:

1. Manholes can be placed behind the curb line instead of at centerline, but shall be within the right-of-way or easement.
2. Utilities can cut through blocks or outside right-of-way when practical and placed within an easement defined on the record plat.
3. Sanitary services can be gravity flow or pressurized.

Connectivity Minimums:

1. Street patterns that create a maze-like pattern are to be avoided.
2. Each neighborhood should have a main street(s) that defines the major vehicular pathway through the development.
3. There will be a main pedestrian system within the neighborhood that provides a convenient, safe and direct (as practical) means to walk through the area.
4. Every neighborhood bounded by a Frieden Master Plan Main Trail shall have a minimum of one tie along the border of the neighborhood to the Main Trail.
5. Long blocks greater than 1,000 feet in length (from Street centerline to street centerline) within a neighborhood (not including lots along the borders of a neighborhood) shall have a Pedestrian Way near the center of the block.



September 12, 2022

Thomas Baker
iM Studios
tabbaker@im-studios.com

RE: SP-2221, Review Comments for Site Plan Review of a Multi-Family Development located in Phase 5 of the Frieden Subdivision.

Dear Mr. Baker,

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 Plan. Plans will not be reviewed or considered without a response sheet.

Engineering

- This project will require submission of civil construction plans to the City's engineering department for review and approval. Plans may be submitted after site plan approval. Civil construction plan approval will be required prior to application for building permit.

Development:

- Requires Planning & Zoning Approval tentatively scheduled for Wednesday, October 5, 2022.
- Please provide interior floor plans to determine density.
- Please provide Zoning Summary to include Density Calculations. **Sec. 3.120**
- Please provide addressing plan for all units
- Provide Zoning Summary including parking calculations [Table 7.863](#)
- Please provide addressing plan for all units
- Provide a note that all exterior lighting shall be night sky compliant.
- Landscape plan required prior to issuance of building permits and shall include screening **Sec. 7.970**

- Provide location of Signage [Sec. 7.131](#)
- Provide description of Commercial Retail Use. Frieden PUD allows for Neighborhood Commercial uses by right in the NC/MF District. More intense land uses such as Limited Retail Sales may require a Conditional Use Permit.

Please feel free to contact me with any comments or questions, and I will be happy to assist you. Please return the revised plan along with your written response as to how the comments have been addressed by **Monday, September 19, 2022**. A lack of response by the required deadline may result in a recommendation of denial by City Staff.

Shelby Collier
Development Review Committee (DRC)

A. Project Information (Please complete all items)

Project Name: The Verandas at Frieden Multi-family Complex

Project Address: 801 Mariposa Drive Fredericksburg, Texas 78624

Tax ID Number (s):

Application Type (Check all items that apply)

PDF COPIES ARE REQUIRED FOR ALL SUBMISSIONS

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

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

Jurisdiction: ☒ City Limits ☐ ETJ Total Acres: 24.918 No. of Lots: 1

Original Survey & Abstract No:

Legal Description: Lot 1, Frieden Subdivision - Phase 5

Current Land Use Plan: Mixed Use

Proposed Land Use Plan: Commercial /Multi-Fami

Current Zoning: PUD - Frieden (Phase 5)

Proposed Zoning: PUD - Frieden (Phase 5)

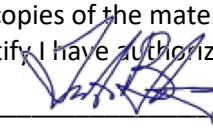
Location: 801 Mariposa Drive Fredericksburg, Texas 78624

Proposed Use(s): Neighborhood Commercial / Multi-Family

Applicant's Signature

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

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: Thomas A. Baker Date: 08.25.2022

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): FREDERICKSBURG DEVELOPMENT INC

Owner Name: Under Contract with T4 V1 Holdings, LLC - Jerry Turner, Manager 713.385.6786

Address: 1250 NE Loop 410 Ste. 333, San Antonio, TX 78209

Phone:

Fax:

Email:

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

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

Firm Name (if applicable): iM Studios

Address: 13333 Blanco Road, Suite 316, San Antonio, TX 78216

Primary Contact Name: Thomas A. Baker

Phone: 210.267.5555

Fax:

Email: tabbaker@im-studios.com

Secondary Contact Name: Diana E. Bravo

Phone: 210.267.5555

Fax:

Email: dianabravo@im-studios.c

III. Applicant

Firm Name (if applicable): iM Studios

Applicant Name (s): Diana E. Bravo

Address: 13333 Blanco Road, Suite 316, San Antonio, TX 78216

Phone: 210.267.5555

Fax:

Email: dianabravo@im-studios.c

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

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

Firm Name (if applicable): iM Studios

Address: 13333 Blanco Road, Suite 316, San Antonio, TX 78216

Primary Contact Name: Thomas A. Baker

Phone: Fax: Email: tabbaker@im-studios.com

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.

Sec. 7.131. Review and Evaluation Criteria.

The Planning and Zoning Commission and the Director of Planning and Building as advisor to the Planning and Zoning Commission shall review and evaluate site plans using the following criteria:

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

External elements of the site plan compatibility with existing or permitted uses on abutting sites or within the area of the proposed development, and compatibility of the development of off site physical features including but not limited to the review of the following:

Access and Circulation	Open Spaces
Adjacent street network	Planned or future development of the area
Buffers	Public facilities
Building height, bulk, scale and orientation	Setbacks
Landscaping	Utilities

Internal elements of the site plan including but not limited to the following:

Arrangements of Buildings, Usages and Access Management	Parking Areas
Drainage improvement/grading plan	Permanence of use and availability of alternate uses
Driveways	Provisions for handicapped access
Elevation of view of any required or proposed screening; including height, materials, percent of screening, and transitional elements	Refuse collection
Exterior lighting	Setback
Fire hydrant location and spacing	Sidewalks
Landscaping and open space plan, with a description of types and quantity of plant materials to be used	Sight clearance at intersections/driveways
Loading facilities	Size
Location height and design features on all signs	Vehicular and pedestrian circulation
Lot arrangements	

Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards.



PLANNING & ZONING COMMISSION MEMO

DATE: October 5, 2022
TO: Planning and Zoning Commission
FROM: Shelby Collier, Associate Planner
SUBJECT: P-2234 Consider a Final Plat of Phase 1 of the Altstadt Subdivision.

Summary:

The subject property is located at 518 E. College and includes a 10.035 Acre tract that when developed has lots fronting on East Morse Street, East Centre Street and Altstadt Drive.

The lot is in compliance with the City's subdivision and zoning requirements regarding lot size and frontage.

The subdivision plat includes the following:

Zoning:	R1, Single Family Residential Sec. 3.100
Tract Size:	Approximately 10.035 Acres
Number/Size of Lots:	23 Lots
Minimum Lot Size:	7,500 sq ft
Minimum Lot Width:	70'
Roadways:	Lots have access on East Centre Street, East Morse Street, and a new roadway called Altstadt Drive.
Utilities:	Utility connections are shown to utilities that are currently under construction. Public service will not be available until those utilities have been fully constructed, tested, and accepted by City staff.

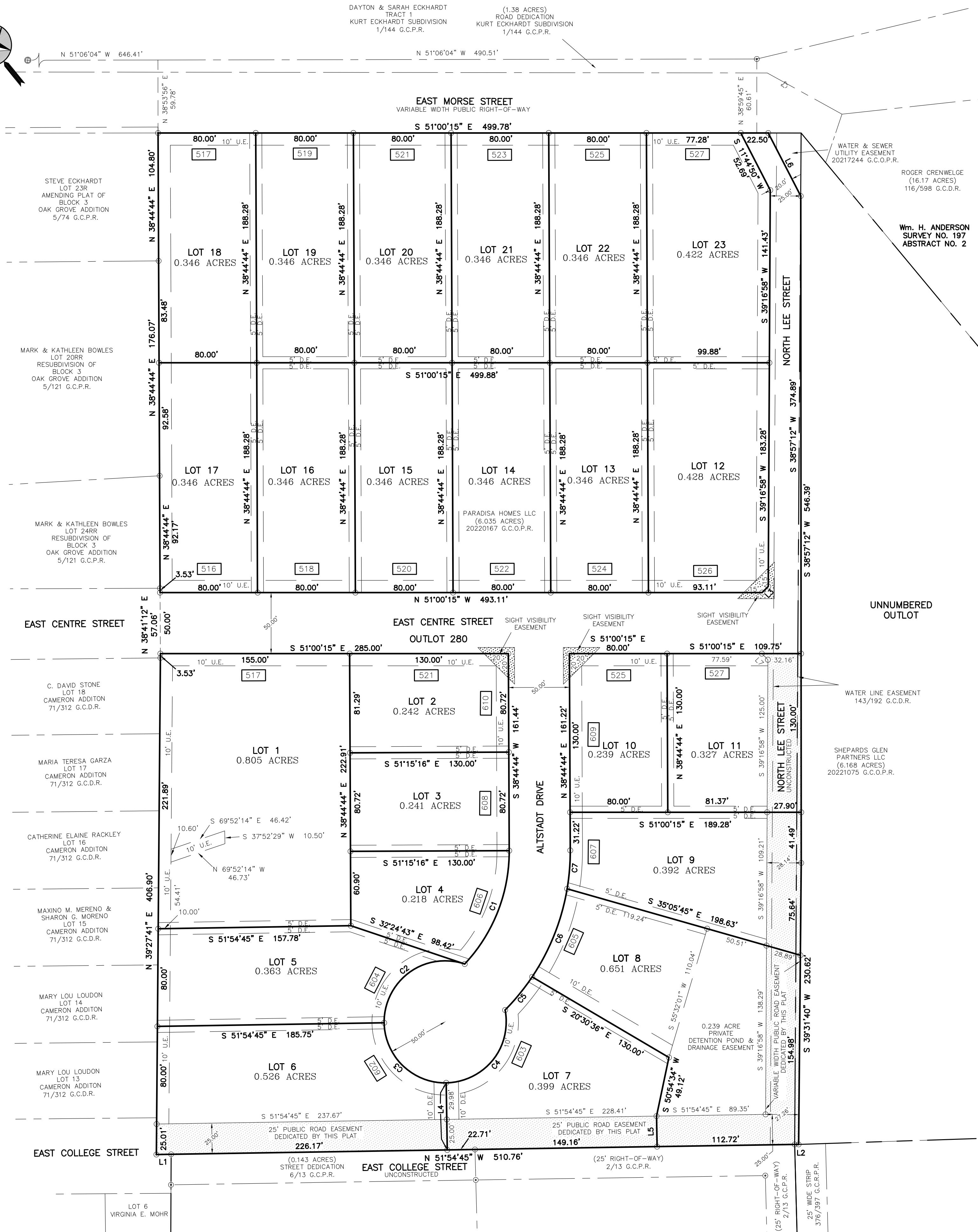
Easements:	Standard easements such as sight visibility must be in accordance with City Subdivision Ordinance. In addition, the plat requires an all-weather turn around or secondary access to the end of East Centre. Required access easements to be recorded prior to recordation of the plat. Turn around should be approved by City Fire Marshall. Easements should be approved by the City Attorney.
Stormwater Detention:	Detention will be addressed as part of the Construction Plans.
Drainage:	See above.
Construction Plans:	Project will require Civil Construction plan review and approval.
Park Dedication:	The applicant shall pay parkland dedication fees (full rate) based on the overall density of the development at \$500.00 per lot (23) for a total of \$11,500.00. Parkland fees shall be paid prior to recordation of each phase of the project. Sec. 6.15

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

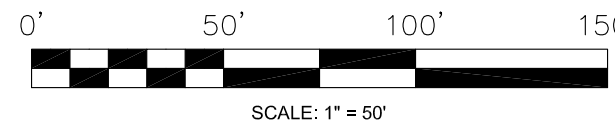
- Parkland Dedication of \$500.00 Per Lot (\$11,500.00) for the 23 lots payable prior to recordation of the Plat.
- Addressing Staffs Comments.

Attachments:

1. Final Plat
 2. Location Map
 3. Review comments
 4. Project Application
-



BOUNDARY LINE
ADJOINER LINE
ORIGINAL LOT/OUTLOT/TOWNLOT LINE
B.L. - BUILDING SETBACK LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
(BRCG-DIST.) - RECORD CALL
G.C.P.R. - GILLESPIE COUNTY PLAT
G.C.D.R. - GILLESPIE COUNTY DEED
G.C.Q.P.R. - GILLESPIE COUNTY Q
G.C.R.P.R. - GILLESPIE COUNTY R



COUNTY CLERK, GILLESPIE COUNTY, TEXAS

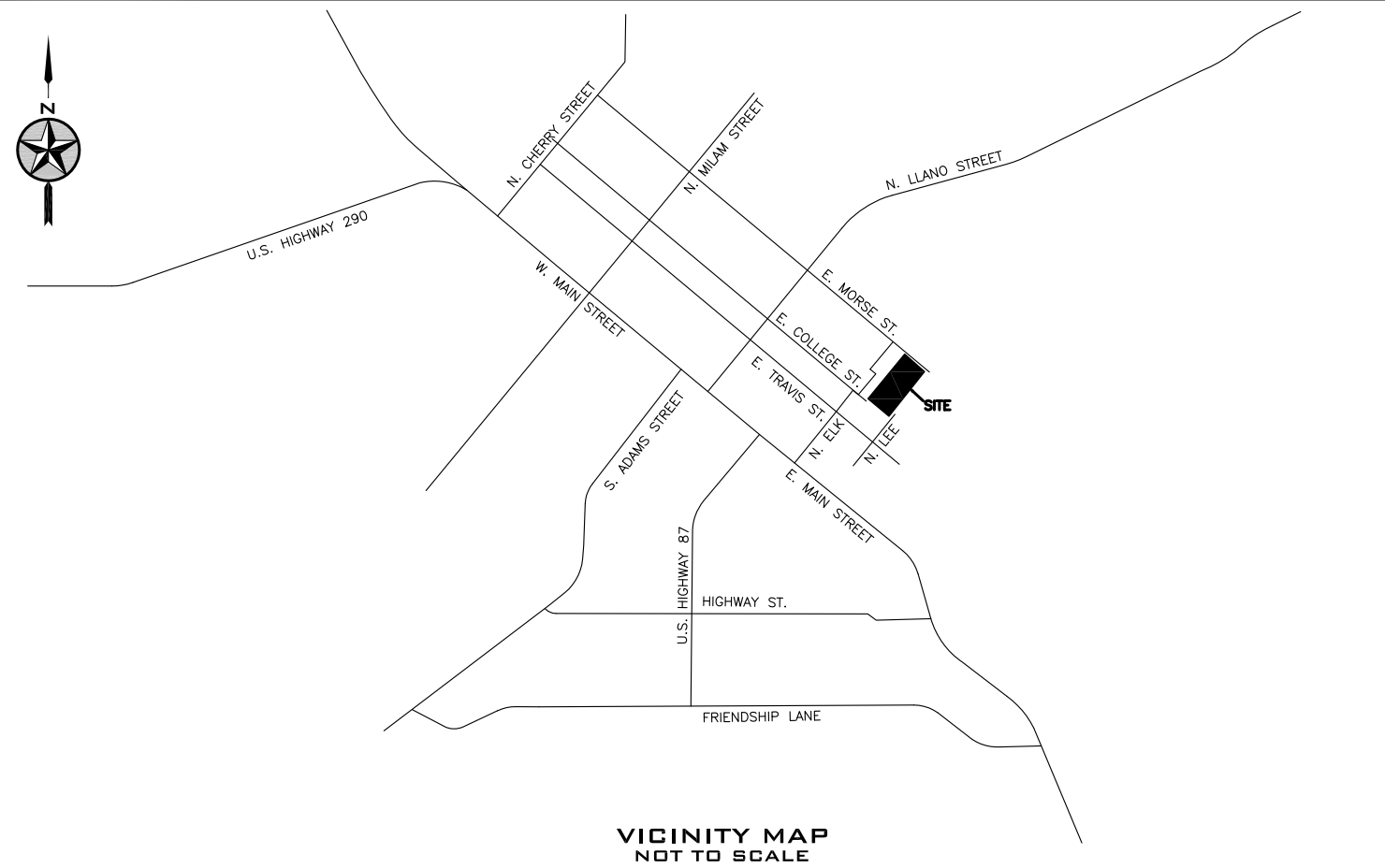
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	135.00'	102.17'	99.75'	N 60°25'33" E	43°21'38"
C2	50.00'	95.59'	81.68'	N 87°08'38" W	109°32'14"
C3	50.00'	78.54'	70.71'	S 06°54'05" E	90°00'00"
C4	50.00'	87.47'	76.73'	N 77°58'24" E	100°13'43"
C5	185.00'	35.06'	35.01'	N 78°12'11" E	10°51'32"
C6	185.00'	78.27'	77.68'	N 60°39'14" E	24°14'23"
C7	185.00'	31.61'	31.57'	N 43°38'23" E	9°47'18"

& ENGINEERING LLC
830-383-1211

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 51°55'15" W	12.10'
L2	N 51°16'05" W	3.23'
L3	S 84°08'22" W	7.09'
L4	S 38°05'15" W	54.98'
L5	S 37°58'06" W	25.00'
L6	S 11°44'50" W	58.11'
L7	S 05°51'38" E	7.05'

OUT OF OUTLOT 280 AND OUT OF AN UNNUMBERED OUTLOT AS SHOWN ON THE MAP OF FREDERICKSBURG AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 10.03 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 20175631 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

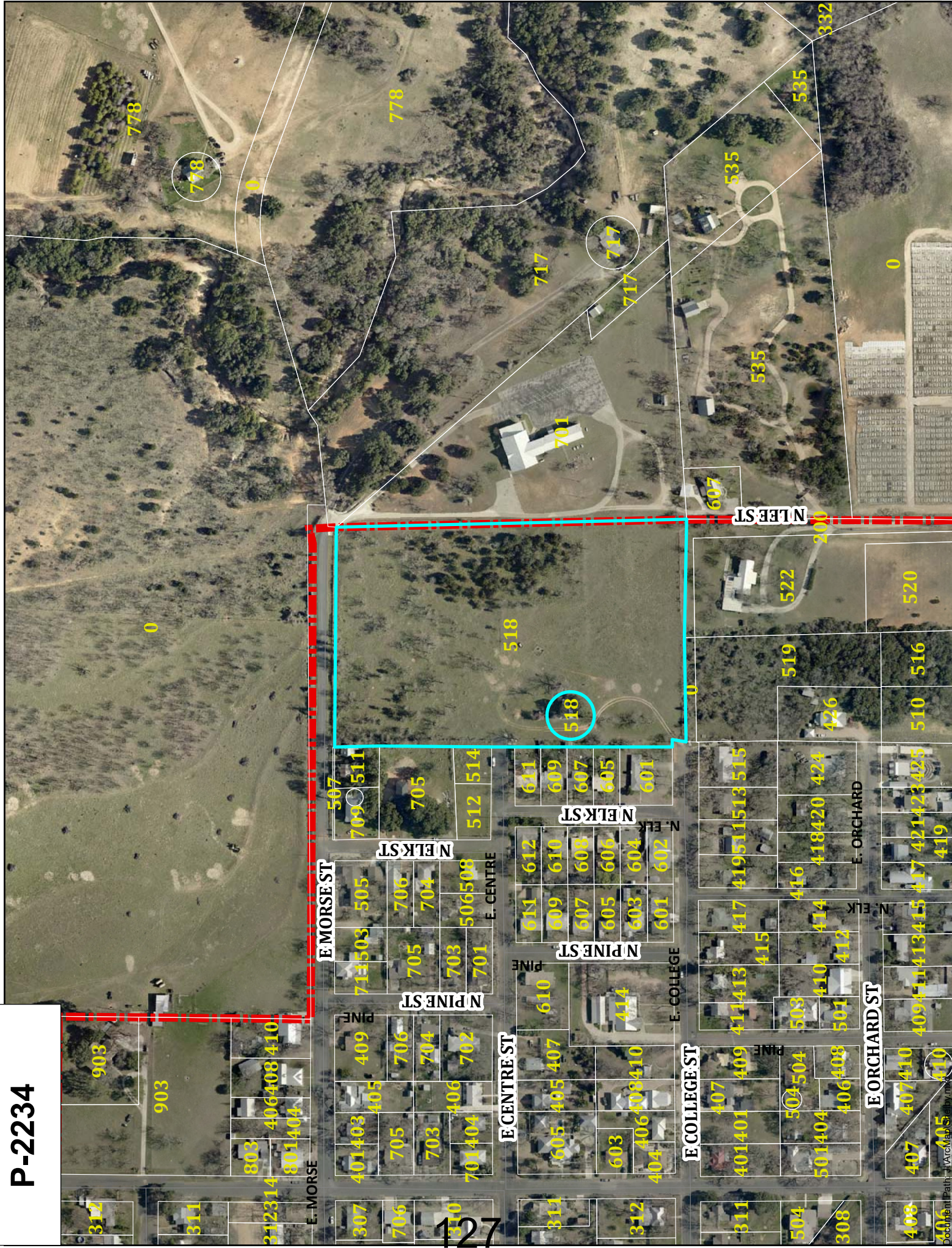
P. _____



Notary Public, State of Texas

1. 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.
2. Bearings, distances, coordinates, & acreage are Grid, NAD 83 US Texas Central Zone 4203.
3. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "SEARCHERS RPLS 6275."
4. The property shown hereon is located in Zone X and IS NOT within a 100-year flood hazard area as identified by the Federal Insurance Administration Flood Boundary Map, Panel No. 48171C0288C effective October 19, 2001.

P-2234





September 13, 2022

Josh Leamons
Searchers Surveying & Engineering LLC
josh@searchersls.com

RE: P-2234 – Review Comments for Final Plat Altstadt Village Subdivision Phase I

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

- Provide all weather turn around or secondary access to the end of E. Centre included any required access easements to be recorded prior to recordation of the plat. Turn around should be approved by City Fire Marshall. Easements should be approved by the City Attorney.

Development:

- Parkland dedication fee of \$500.00 (per lot) must be paid prior to recordation of the plat.
- Provide Title Search to verify Ownership Information.
- Add Project Number, P-2234, to Plat.
- Provide location of mailbox kiosk or acknowledgment from USPS that delivery will be provided to individual residence.

- Requires Planning and Zoning Commission Approval, tentatively scheduled for Wednesday, October 5, 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 **Tuesday, September 20, 2022**. A lack of response by the required deadline may result in a recommendation of denial by City Staff.

Shelby Collier
DRC Review Committee

A. Project Information (Please complete all items)

Project Name: ALTSTADT VILLAGE SUBDIVISION UNIT 1

Project Address: 518 E. COLLEGE

Tax ID Number (s): 1436 & 33853

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: 210.267.5555

Original Survey & Abstract No: 13333 Blanco Road, Suite 316, San Antonio, TX 78216

Legal Description: dianabravo@im-studios.com

Current Land Use Plan: Proposed Land Use Plan: iM Studios

Current Zoning: Thomas A. Baker Proposed Zoning: R1

Location: tabbaker@im-studios.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: Thomas A. Baker Date: 08.25.2022

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): PARADISA HOMES LLC

Owner Name:

Address:

Phone:

Fax:

Email:

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

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

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

Address: 738 Mustang Street Unit D

Primary Contact Name: 13333 Blanco Road, Suite 316, San Antonio, TX 78216

Phone: 830-383-1211

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: iM Studios