



CITY OF FREDERICKSBURG

REGULAR PLANNING AND ZONING AGENDA

TUESDAY, OCTOBER 8, 2019 ~ 5:30 P.M.

LAW ENFORCEMENT CENTER ~ 1601 EAST MAIN STREET

Janice Menking, Chair
Jim Jarreau, Member
Daryl Whitworth, Member
Brenda Segner, Member
Jill Tabor, Member

Polly Rickert, Member
Chris Kaiser, Member
Tim Dooley, Member
Steve Thomas, Member

The Planning and Zoning Commission will meet in a regular session on October 8, 2019 at 5:30 p.m. in the Law Enforcement Center, 1601 East Main Street, Fredericksburg, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on October 4, 2019 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

(Please turn off all pagers and phones, except emergency on-call personnel.)

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

This time is for citizens to address the Planning & Zoning Commission on issues and items of concern not on this agenda. There will be not action at this time.

4. APPROVAL OF MEETING MINUTES

September 2019 regular meeting minutes

5. PUBLIC HEARING

- A. (Z-1916) Request by Dotty Duecker on behalf of St. Vincent De Paul Society for a Conditional Use Permit to Expand a Nonconforming Use Per Section 6.110 of the Zoning Ordinance at 610 and 612 W. Live Oak Street.
- B. (Z-1917) Request by City of Fredericksburg to Consider an Amendment to the Low-Density Residential Land Use Category of the Comprehensive Plan and Consider Zoning on Approximately 117.1 acres of Land Situated in Gillespie County, Texas along the South Side of West Live Oak Street, being Considered for Annexation.

6. ACTION ITEMS

- A. Receive recommendation and consider (Z-1916)
- B. Receive recommendation and consider (Z-1917)

- C. Consider (SP-1815) Request by Kevin Spraggins on behalf of Buffalo Capital Partners for Entry Corridor Standards and Guidelines related to a Hotel Proposed at 618 & 620 E. San Antonio Street.

7. MISCELLANEOUS

- A. Discuss Proposed Zoning on Property along Friendship Lane and uses Within C1.5 Zoning District.
- B. Discuss date for November Planning & Zoning Meeting.
- C. Discuss Required Training for Planning & Zoning Committee Members

8. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda at 11:00 a.m. on October 4, 2019 on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.


Shelby Collier,
Development Coordinator

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

PLANNING & ZONING COMMISSION
SEPTEMBER 4, 2019
5:30 P.M.

On this the 4th day of September 2019 the PLANNING AND ZONING COMMISSION convened in regular Session at the Law Enforcement Center with the following members present to constitute a quorum:

PRESENT: JANICE MENKING
POLLY RICKERT
TIM DOOLEY
BRENDA SEGNER
STEVE THOMAS
DARYL WHITWORTH
JILL TABOR
CHRIS KAISER
ABSENT: JIM JARREAU – arrived at 6:09

ALSO, PRESENT: BRIAN JORDAN – Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator

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

MINUTES

Jim Jarreau moved to approve the minutes of the August 2019 meeting and Polly Rickert seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider (Z-1915) Request by Chris Frishkey to amend the Land Use Plan from Low Density Residential to Medium Density Residential and to change the Zoning from R1, Single Family Residential, to R2, Mixed Residential, on property located at 207 S. Bowie.

Daryl Whitworth made a motion to open the Public Hearing. Chris Kaiser seconded the motion. All voted in favor and the motion carried.

Chris Frishkey, the applicant, stated he bought the property a few years ago as a dual unit B&B and would like to continue that use. For that to happen he would need to change the Zoning from R1 to R2 which allows for multiple units to be rented.

Rebecca Higgins spoke regarding this request. She stated the she knew the previous owners, the Haggards, and knew that they had permission from the City many years back to rent this property as a dual unit B&B.

John Klein spoke on behalf of the neighbor that owns property at 512 W. He said that this project does not comply with the Short-Term Rental ordinance.

Polly Rickert made a motion to close the Public Hearing. Daryl Whitworth seconded the motion. All voted in favor and the motion carried.

ACTION ITEM

Janice Menking called the item to receive recommendation and consider (Z-1915)

Brian Jordan, Director of Development Services, stated the applicant is requesting a change in the Land Use Plan from Low Density Residential to Medium Density Residential and a change in the Zoning from R1 to R2.

Brian stated the previous owners did the work to create two separate rentable B&B units and the Building Permit was not issued for that purpose. Brian said at that time City Staff did not have a way to enforce the B&B ordinance. Since then, that ordinance has changed. Brian acknowledges that the two-unit B&B did exist, however, city staff discovered this and said this was not allowed as part of the R1 zone. The applicant has since requested to change the zoning from R1 to R2 which would allow the two-unit B&B.

Polly asked if there are minimum lot size requirements. Brian stated it is 4500 sq. ft for R2.

Brian stated City Staff received one response in favor and two were received in opposition of the request.

Daryl Whitworth asked if the property was previously given a B&B permit. Brian there was not a permit process at that time.

Daryl Whitworth stated no matter the decision, this will go to council for approval. Brian stated if P&Z votes to deny, it would take a super majority vote to approve this request.

Tim Dooley made a motion to deny Application Z-1913. Steve Thomas seconded the motion. Polly Rickert and Brenda Segner voted against the motion. All others voted in favor and the motion carried.

ACTION ITEM

Consider (SP-1815) Request by Kevin Spraggins on behalf of Buffalo Capital Partners for a Site Plan related to a Hotel located at 618 & 620 E. San Antonio Street.

Kevin Spraggins stated the property is zoned C2, and the request is compliant with the zoning. He stated the entrance to this project is off East San Antonio Street. A CLOMR is being performed for this property like what Natural Grocers did on that property. There will be a connection to East Main with a Pedestrian Bridge but no driveway as TX Dot will not allow it. Kevin presented the new elevations to the Commission. Building is 3 story which complies with C2 Guidelines.

Brian Jordan stated the property is C2 and complies with all technical standards. This project is required to comply with Entry Corridor Guidelines. Brian stated Staff did not receive the revised elevations until today, so staff is not able to provide a recommendation tonight and will have to hear this again at the next meeting.

Brian Jordan voiced his concern regarding the removal of trees.

Tim Dooley asked if there would be visual buffering from Main Street. Kevin stated yes.

Polly Rickert asked if the Entry corridor element will come back to the Commission. Brian stated that is correct.

Polly Rickert asked what kind of water volume was going to come off the property. Kevin stated that is part of the CLOMR. Brian commented that is also part of the Civil Construction Plans.

Tim Dooley moved to approve with staff conditions Application SP-1815. Seconded by Daryl Whitworth. All voted in favor and the motion carried.

ACTION ITEM

Consider (SP-1916) Request by Jesse Barter on behalf of Texas Food & Wine Hunter, LLC for a Site Plan related to a restaurant at 206 – 210 S. Adams.

Steve Thomas recused himself and left the table.

Jesse Barter presented the application. He stated his family has acquired the property and have an interest in opening a new restaurant. It is his intent to move on the property and operate a family restaurant like what the Pedragons did for many years.

Brian stated this project would update the existing restaurant and convert the existing historic building into a retail and coffee shop. Existing buildings to remain with major renovations to the kitchen and restaurant. The existing apartment building to the rear of the residence will be converted to an outdoor patio.

There are currently enough parking spaces located on site to accommodate the historic buildings and the proposed restaurant. The use of the proposed outdoor covered patio is still being determined at this time. Under the current plan, this space will be used as an area to support the proposed restaurant as an outdoor waiting area. As such, it does not require parking. Should the use be converted to an outdoor activity, event or dining area, additional parking will be required. The applicant is aware of this and has been working on plans for off-site parking

Brian stated Staff recommends approval conditioned upon Public Works approval of civil construction plans prior to issuance of a building permit and approval of exterior building modifications by the Historic Review Board prior to issuance of a building permit

Daryl Whitworth motion to approve per staff conditions. Jim Jarreau seconded. All voted in favor and the motion carried.

MISCELLANEOUS

Brain Jordan stated the next meeting is scheduled for October 9th however, he will be at a conference and will need to change this date. October 2nd and October 8th were both suggested. Brian stated Staff will confirm with an email.

ADJOURN

With nothing further to come before the Commission, Polly Rickert moved to adjourn. Seconded by Jim Jarreau. All voted in favor and the meeting was adjourned at 6:24 p.m.

PASSED AND APPROVED this 8th day of October 2019.

SHELBY COLLIER, Development Coordinator

JANICE MENKING, Chairman

CONDITIONAL USE PERMIT BRIEF

Request Z-1916

Applicant: St. Vincent DePaul Society

Location: W. Live Oak Street

Existing Zoning: C-1, Neighborhood Commercial

Request: Conditional Use Permit to expand a Non-conforming use

Site Plan Overview:

- The applicant is proposing to add approximately 2,500 square feet to the rear of the existing building.
- Section 6.110 of the Zoning Ordinance requires a Conditional Use Permit for the expansion of a non-conforming use in a commercial zoning district.
- The site is approximately 1.8 acres, including the two lots owned by the society.
- Access to the property is from W. Live Oak Street.
- The surrounding zoning is C-1 to the east, west and south, and property to the north is outside the city limits.
- Surrounding land uses include commercial to the south, residential to the west and east, and undeveloped land to the north.

Review and Evaluation Criteria:

- A. **CONFORMANCE WITH APPLICABLE REGULATIONS:**
- The site has been designed to comply with applicable regulations.
- B. **COMPATIBILITY WITH EXISTING OR PERMITTED USES IN ABUTTING SITES:**
- The existing use of the property has been established for a number of years and the we do not expect the additional building area will have an effect on adjacent properties.
- C. **POTENTIALLY UNFAVORABLE EFFECTS OR IMPACTS ON OTHER EXISTING OR PERMITTED USES ON ABUTTING PROPERTY:**
- We do not anticipate unfavorable effects on adjoining properties from this use.
- D. **MODIFICATIONS TO THE SITE PLAN WHICH WOULD RESULT IN INCREASED COMPATIBILITY AND WOULD MITIGATE POTENTIALLY UNFAVORABLE IMPACTS:**
- None.
- E. **SAFETY AND CONVENIENCE OF VEHICULAR AND PEDESTRIAN CIRCULATION IN THE VICINITY:**

- Drive access into this property will remain on Live Oak Street. Circulation is being modified for vehicles using the rear of the site to exit on the adjoining lot owned by the society.

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

- NA

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

- No specific detail provided on exterior lighting. All exterior lighting shall be shielded and ordinance compliant.

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

- Sufficient parking is provided based on the code. The parking is located to the rear, side and front of the building.

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

- The subject property was rezoned to commercial with the intent to expand the existing business.

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

- Affirmative.

K. DETERMINATION THAT THE PROPOSED USE AND SITE DEVELOPMENT, TOGETHER WITH ANY MODIFICATIONS APPLICABLE, THERETO, WILL BE COMPATIBLE WITH EXISTING OR PERMITTED USES IN THE VICINITY:

- Affirmative.

L. DETERMINATION THAT ANY CONDITIONS APPLICABLE TO APPROVAL ARE THE MINIMUM NECESSARY TO MINIMIZE POTENTIALLY UNFAVORABLE IMPACTS ON NEARBY USES AND TO ENSURE COMPATIBILITY OF THE PROPOSED USE WITH EXISTING OR PERMITTED USES IN THE SAME DISTRICT AND THE SURROUNDING AREA:

- No additional changes are recommended.

M. DETERMINATION THAT THE PROPOSED USE TOGETHER WITH THE CONDITIONS APPLICABLE THERETO, WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MATERALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY:

- No additional changes are recommended.

OPPOSITION/SUPPORT OF REQUEST: No comments received to date.

STAFF RECOMMENDATION: Approval is recommended.

LOT "A"

0.90 ac. Tract

VOL. 186, PG. 11-14 D.R.

This Lot is zoned C-1: Neighborhood Commercial

ACTUAL:		REQUIRED:	
Lot Area	38,483 s.f.	Min. Lot Area	7,500 s.f.
Lot Width	105.5 ft. (Avg.)	Min. Lot Width	70.0 ft.
Building Heights - As Shown		Max. Building Height - 3 stories, 38 ft.	
Front Setback	As Shown	Min. Front Setback	25.0'
Interior Side Setbacks	As Shown	Min. Interior Setbacks	5.0'
Rear Setback	As Shown	Min. Rear Setback	10.0'
Impervious Cover	26,527 s.f., 69%	Max. Impervious Cover	70%
Building Coverage	11,750 s.f., 31%	Max. Bldg. Cov., % of Lot	50%

PARKING:

General Retail

Minimum Off-Street Parking Requirement is 1 space per 400 s.f..

11,500 s.f. 400 = 29 Required Spaces

33 Parking Spaces are provided.

(Includes 2 ADA Spaces)

- Existing caliche gravel parking and drives to receive 1" - 1 1/2" topping of crushed granite.
- All exterior lighting shall be shielded and ordinance compliant.

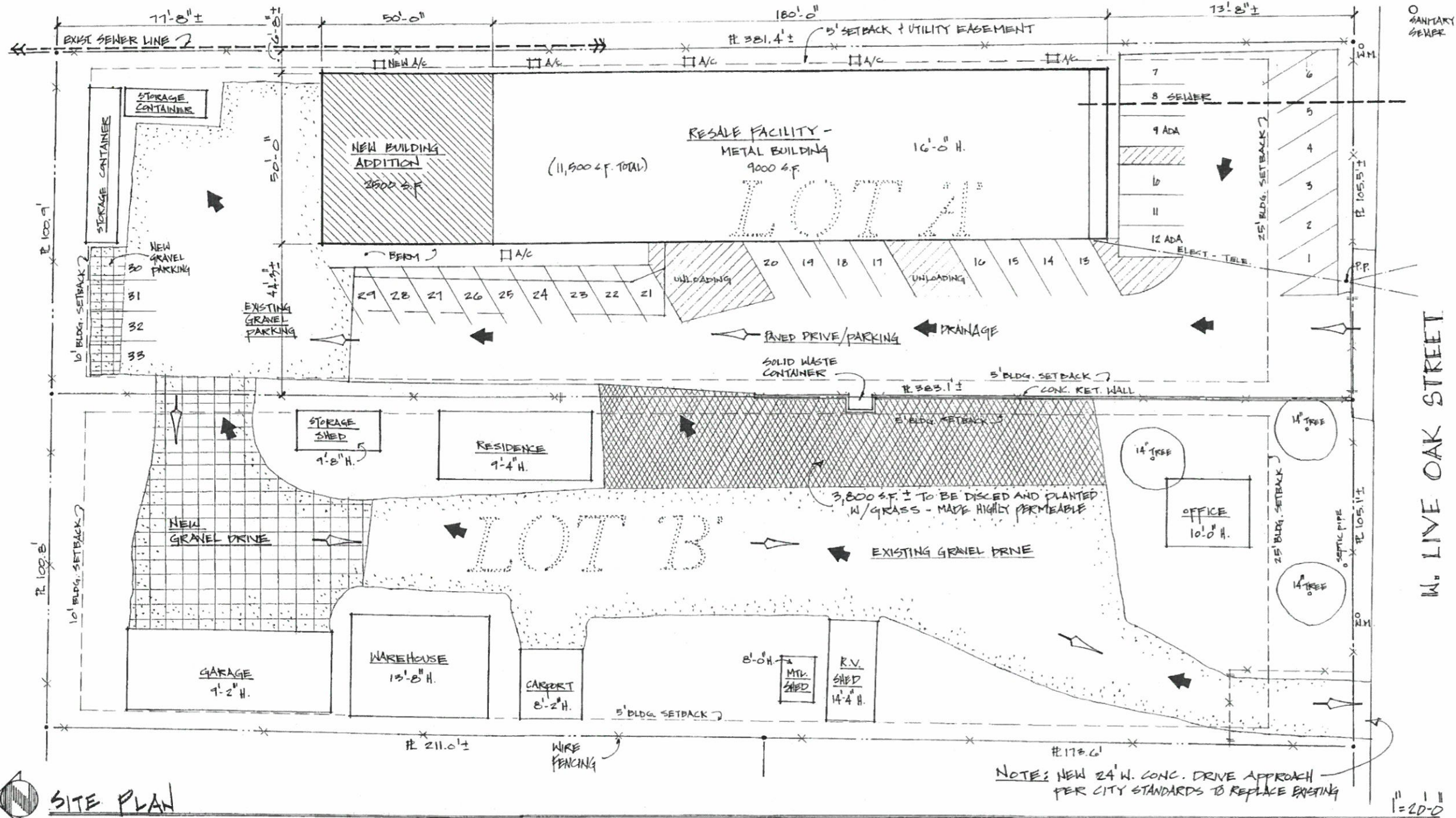
LOT "B"

0.91 ac. Tract

INSTRUMENT NO. 20123912 O.P.R.

This Lot is zoned C-1: Neighborhood Commercial

ACTUAL:		REQUIRED:	
Lot Area	40,263 s.f.	Min. Lot Area	7,500 s.f.
Lot Width	105.1 ft. (Avg.)	Min. Lot Width	70.0 ft.
Building Heights - As Shown		Max. Building Height - 3 stories, 38 ft.	
Front Setback	Scale	Min. Front Setback	25.0'
Interior Side Setbacks	Scale	Min. Interior Setbacks	5.0'
Rear Setback	Scale	Min. Rear Setback	10.0'
Impervious Cover	5,260 s.f., 13%	Max. Impervious Cover	70%
Building Coverage	5,620 s.f., 13%	Max. Bldg. Cov., % of Lot	50%



SITE PLAN

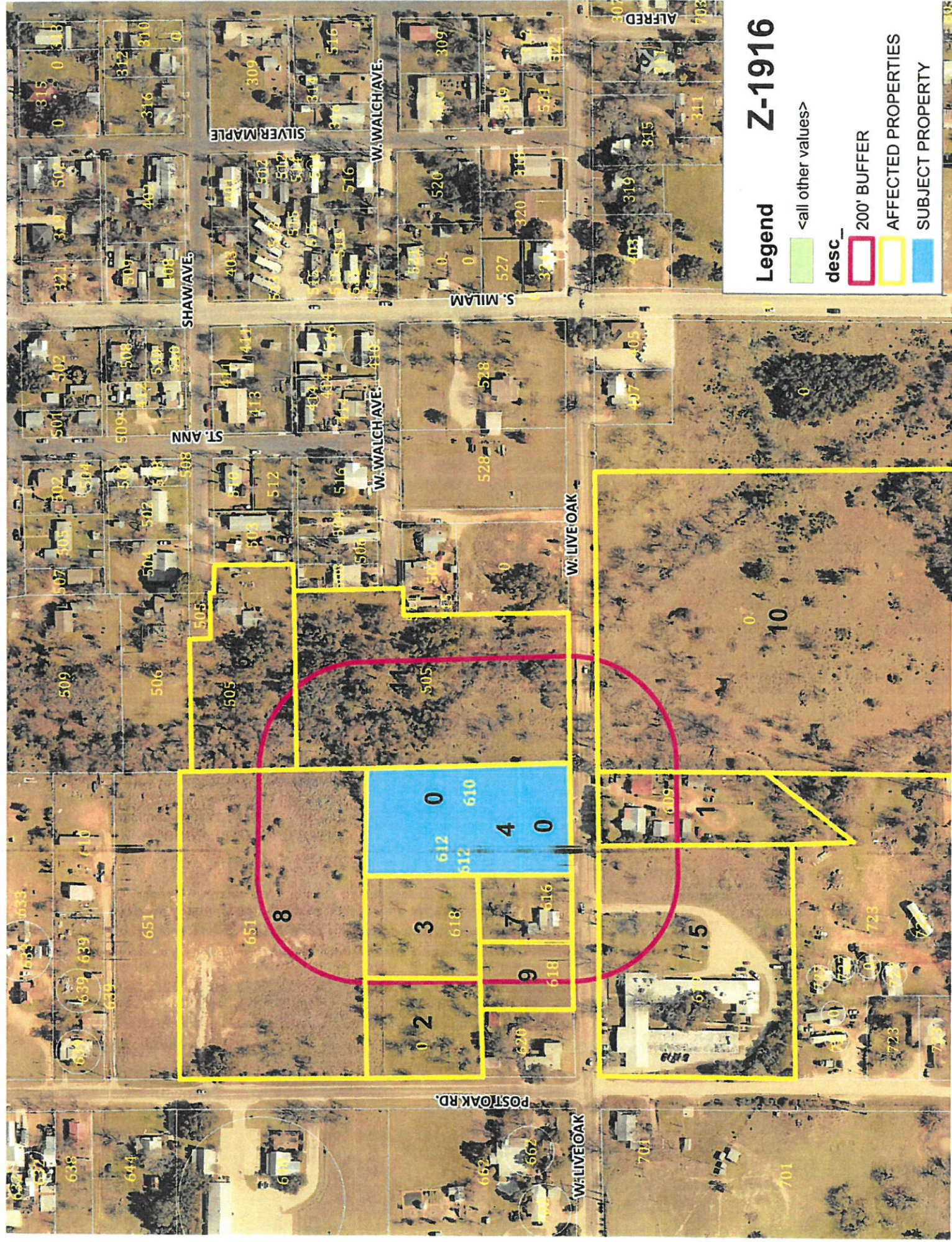
MAP SHOWING THE IMPROVEMENTS AND PROPOSED CHANGES ON TWO TRACTS OF LAND; SHOWN AS LOTS "A" AND "B"; BEING PARTS OF GERMAN EMIGRATION COMPANY OUTLOT NO. 97, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIES COUNTY, TEXAS, AS OWNED BY THE ST. VINCENT DE PAUL SOCIETY OF ST. MARY'S CHURCH

W. CASS PHILLIPS
PLANNING & DESIGN
1000 HILL ST. FREDERICKSBURG, TX 78624
cphillips@bushn.com
C 830 987 0169 H 830 987 6736

8-16-19
REVISED 9-24-19

ADDITION TO RESALE FACILITY FOR
ST. VINCENT DE PAUL SOCIETY OF ST. MARY'S CHURCH

1 OF 1



Letter	Owner	Address
1	GUS & JACQUELYN RIOS	P.O. BOX 742 FREDERICKSBURG, TX 78624
2	ADOLPH BERNHARD JR	1327 ECKERT RD WILLOW CITY, TX 78675-8505
3	YVONNE KLAERNER	701 W. LIVE OAK FREDERICKSBURG, TX 78624
4	ST. VINCENT DE PAUL SOCIETY	610 W. LIVE OAK FREDERICKSBURG, TX 78624
5	TRISTAR ESTATES LLC	1304 RIVER FOREST COVE ROUND ROCK, TX 78665-5600
6	WAYNE DUECKER	505 SHAW AVE FREDERICKSBURG, TX 78624
7	PAUL EDWARD	10378 N. RANCH ROAD 965 FREDERICKSBURG, TX 78624
8	KEITH KELLER & JAMES KEMP	P.O. BOX 393 FREDERICKSBURG, TX 78624
9	YVONNE KLAERNER	701 W. LIVE OAK FREDERICKSBURG, TX 78624
10	MARY LOU HOERSTER	410 W. WINDCREST FREDERICKSBURG, TX 78624
11	LUIS HERRERA	514 SILVER MAPLE FREDERICKSBURG, TX 78624
Z-1916 - St. Vincent's De Paul		

ZONING CHANGE BRIEF

Rezoning Request # Z-1917

APPLICANT: City of Fredericksburg

LOCATION: W. Live Oak Street, generally between Post Oak Road and Smokehouse Road

EXISTING ZONING: NA (outside city limits)

PROPOSED REQUEST: 1) Consider an amendment to the Low Density Residential Land Use Category of the Comprehensive Plan, and

2) Consider zoning on said property.

FINDINGS:

- The subject property consists of approximately 117.1 acres of land located on the south side of W. Live Oak Street, extending from the city limit line near Post Oak Road to west of Smokehouse Road (see attached map).
- The City has initiated the annexation of this area as directed by the City Council. Public Hearings on the annexation are scheduled for October 7 and 21, 2019.
- The property is characterized by a mix of residential homes and commercial businesses. There are a number of properties that are undeveloped in this area as well.
- As part of the annexation, the City will be required to extend utilities to serve the properties. This information is being included in a Service Plan that will be considered by the City Council.
- Surrounding property located within the City Limits is zoned R-1 and R-1A to the west and south, R-2 to the southeast, and C-1 to the east (see attached zoning map).
- The Land Use Plan identifies the subject property and surrounding property as Low Density Residential.

LAND USE PLAN: The Land Use Plan identifies the subject property to be Low Density Residential. As defined in the Comprehensive Plan, this definition is representative of traditional, single-family detached dwelling units. Low density residential accounts for the largest percentage of residential development in Fredericksburg today and will continue to do so with the development shown on the "Future Land Use Map". The areas designated for low density residential land use are generally not adjacent to major thoroughfares or incompatible land uses, and are in proximity to existing single-family residential land use. Within these areas, the City should encourage a range of lot sizes and housing types in order to promote increased housing diversity and affordability.

While we believe this land use category may be appropriate for the land in the western portion of the area, it is our opinion that some portion of the area extending west of Post Oak Road may be reasonable to consider for higher density residential for uses such as apartments, duplexes, condominiums, townhomes or the like. The Medium Density Residential land use category is characterized by single family dwellings on smaller lots and attached dwelling units such as duplex units and townhomes. Medium density land uses often provide housing for “empty nesters” who may not want the maintenance of a large-lot single family home, and for young families who may find a townhome or duplex more affordable than a single family home. These residential uses can provide a buffer between lower density residential areas and more intensive residential, non-residential or mixed use areas.

Since the small area east of Post Oak Road being proposed for annexation is surrounded by C1, Neighborhood Commercial zoning, it would be our recommendation to designate this area as commercial.

ZONING: As for the area east of Post Oak Road currently surrounded by C-1, Neighborhood Commercial zoning, we would recommend the same C1 zoning. The remaining area, in our opinion, should start with an R-2, Mixed Residential zoning extending from Post Oak Road west to align with the existing R-2 zoning to the south, with the remaining area over to Smokehouse Road being R-1, Single Family Residential. As an alternative, a portion of this area could be considered for R-1A, Small Lot residential. The area west of Smokehouse Road and south of W. Live Oak Street and adjacent to The Beginning Subdivision would be appropriate for R-1A Small Lot Residential to serve as an extension of the existing zoning.

OPPOSITION/SUPPORT OF REQUEST: No comments to date. Comments received after packets are produced will be provided at the meeting.

STAFF RECOMMENDATION: Approval to change the Land Use Plan as follows:

1. Change the area east of Post Oak Road from Low Density Residential to Commercial, and
2. Change the first two tracts area west of Post Oak Road from Low Density Residential to Medium Density Residential.

Establish the zoning on this area as follows:

1. C1 – Neighborhood Commercial on the area east of Post Oak Road.
2. R-2, Mixed Residential on the two tracts west of Post Oak Road.
3. R-1, Single Family Residential zoning on the remaining tracts over to Smokehouse Road, and
4. R-1A, Single Family Residential – Small Lot on the tracts west of Smokehouse Road.



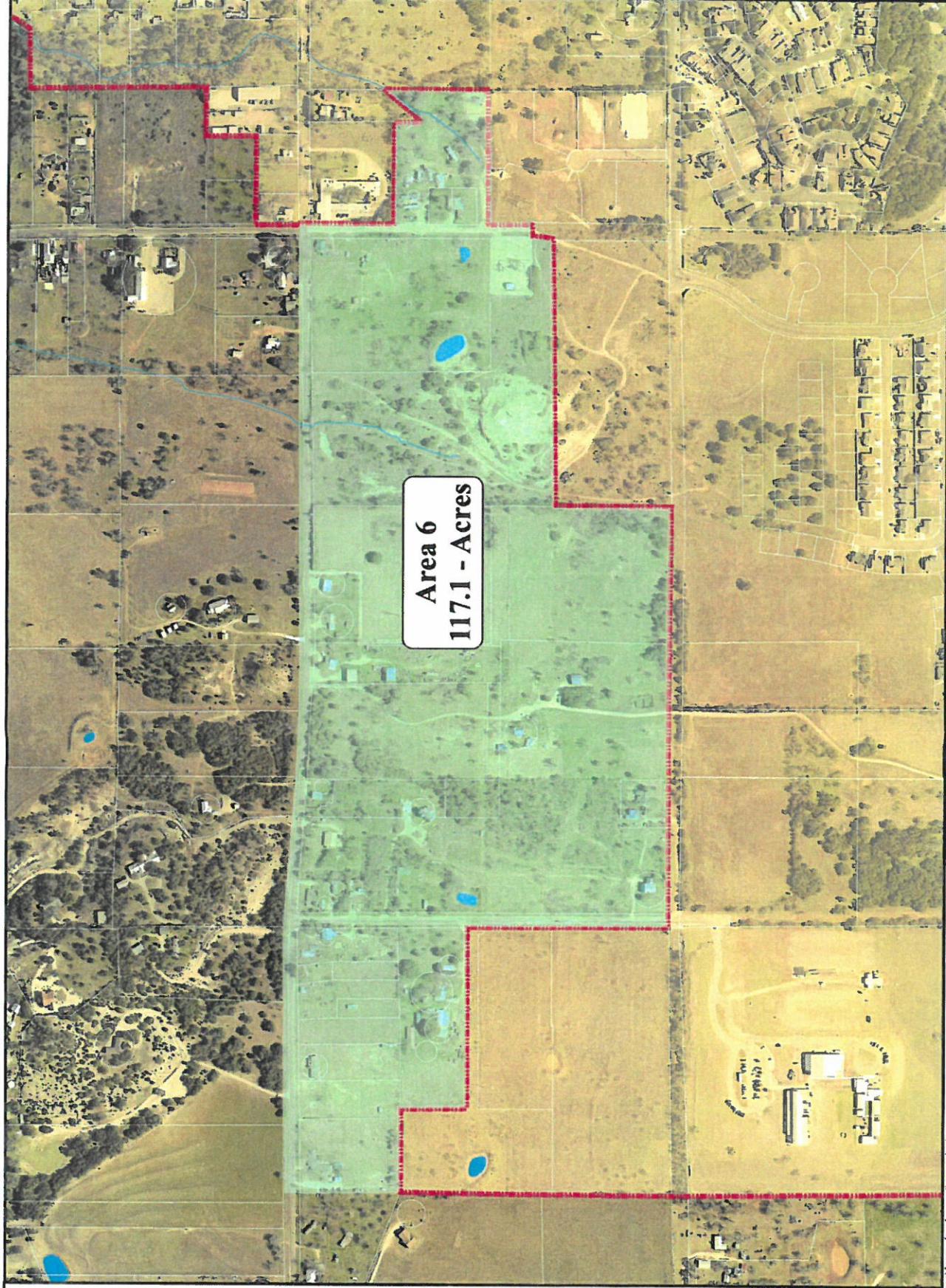
City of
Fredericksburg
Proposed
Annexation
Areas

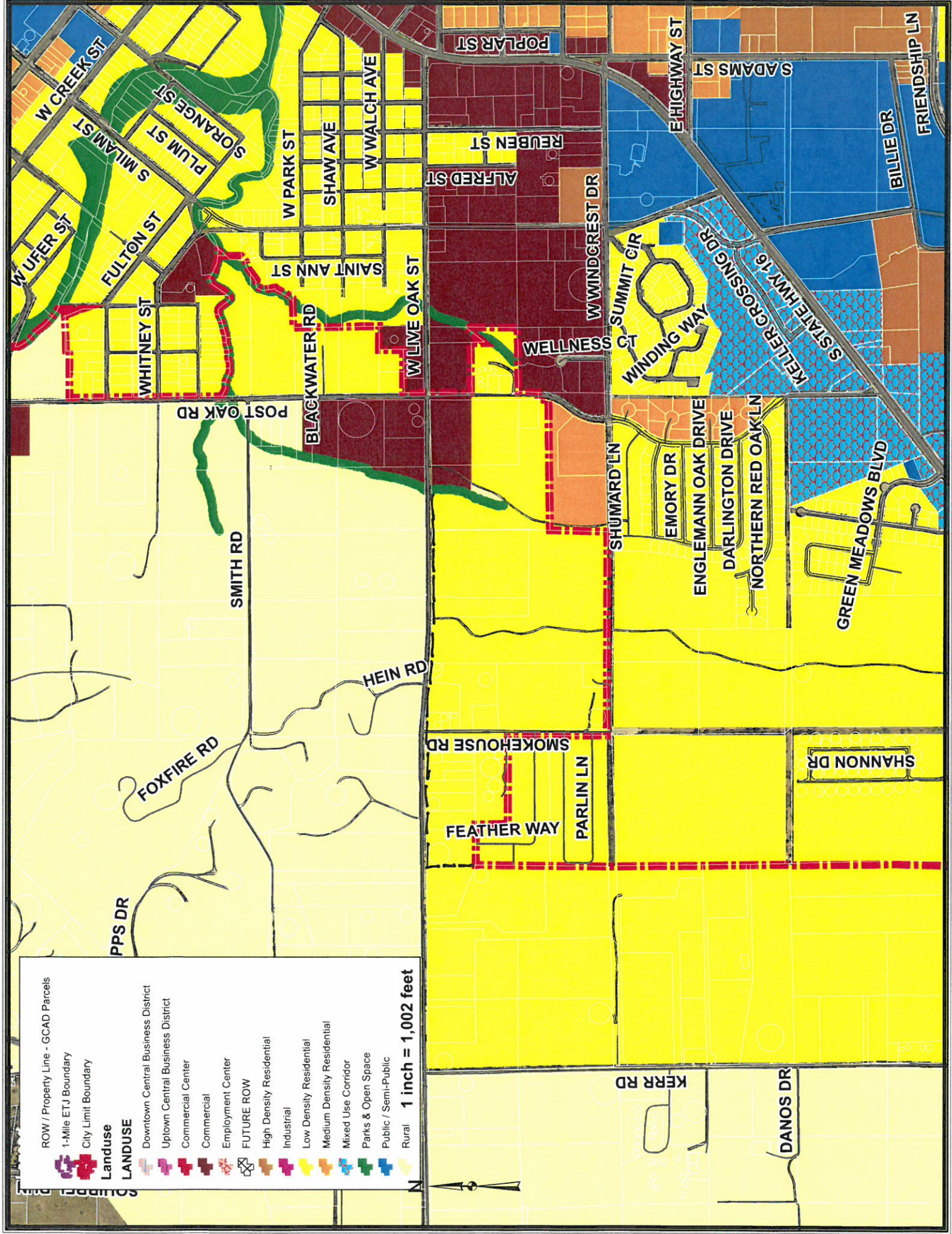
Area # - Acreage
Proposed Area 6 -
117.1 Acres
City Limit Boundary
1-Mile ETJ
Boundary

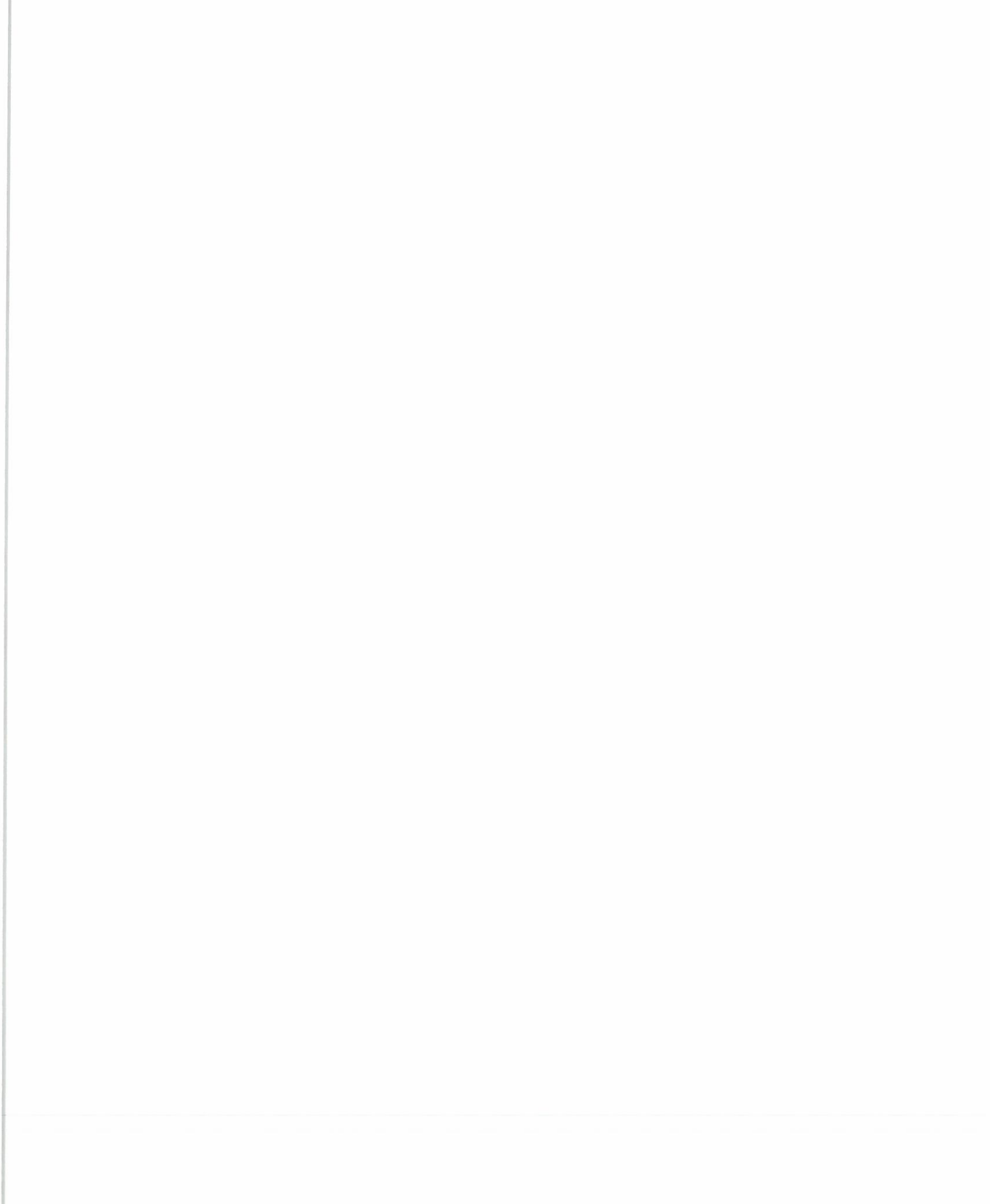
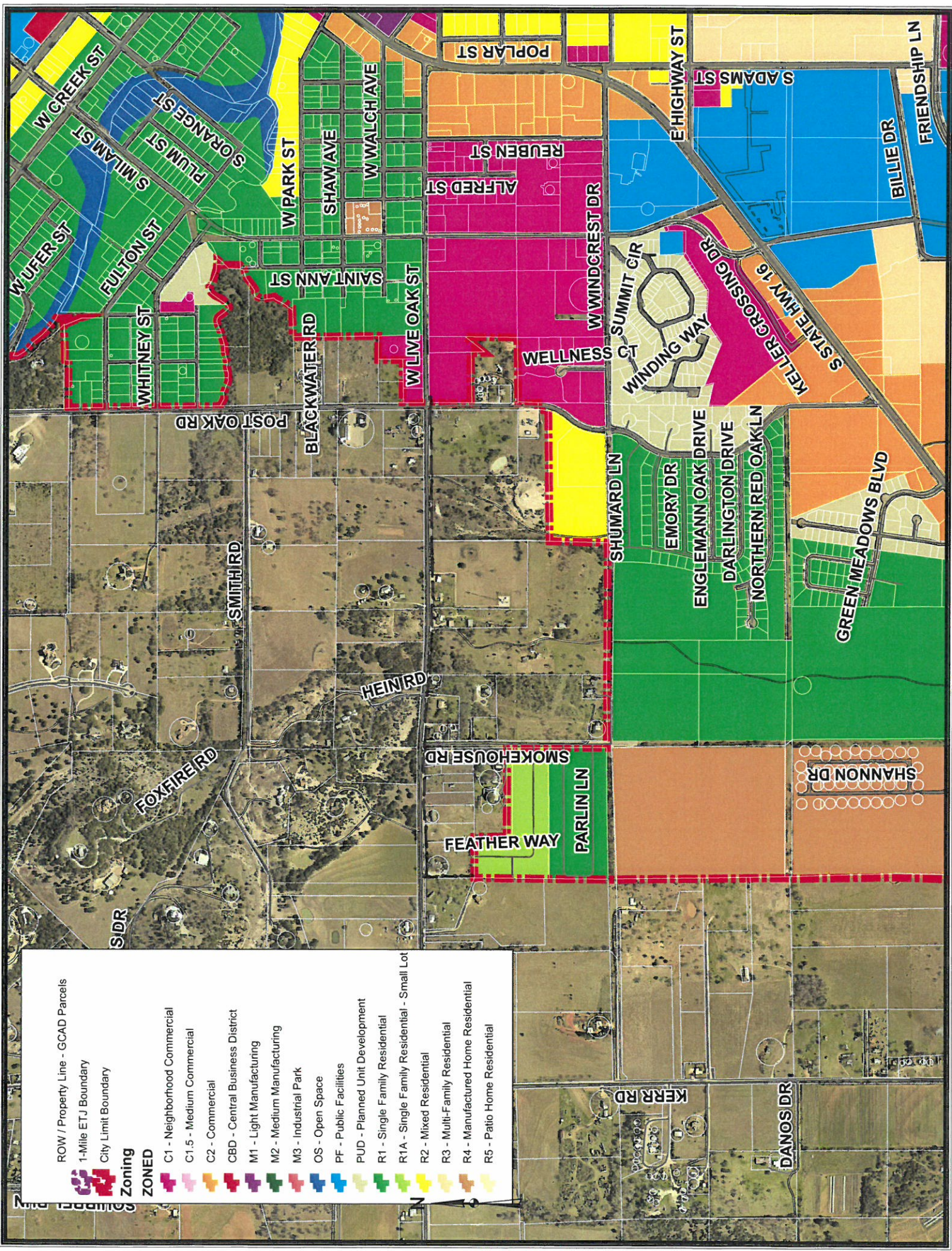


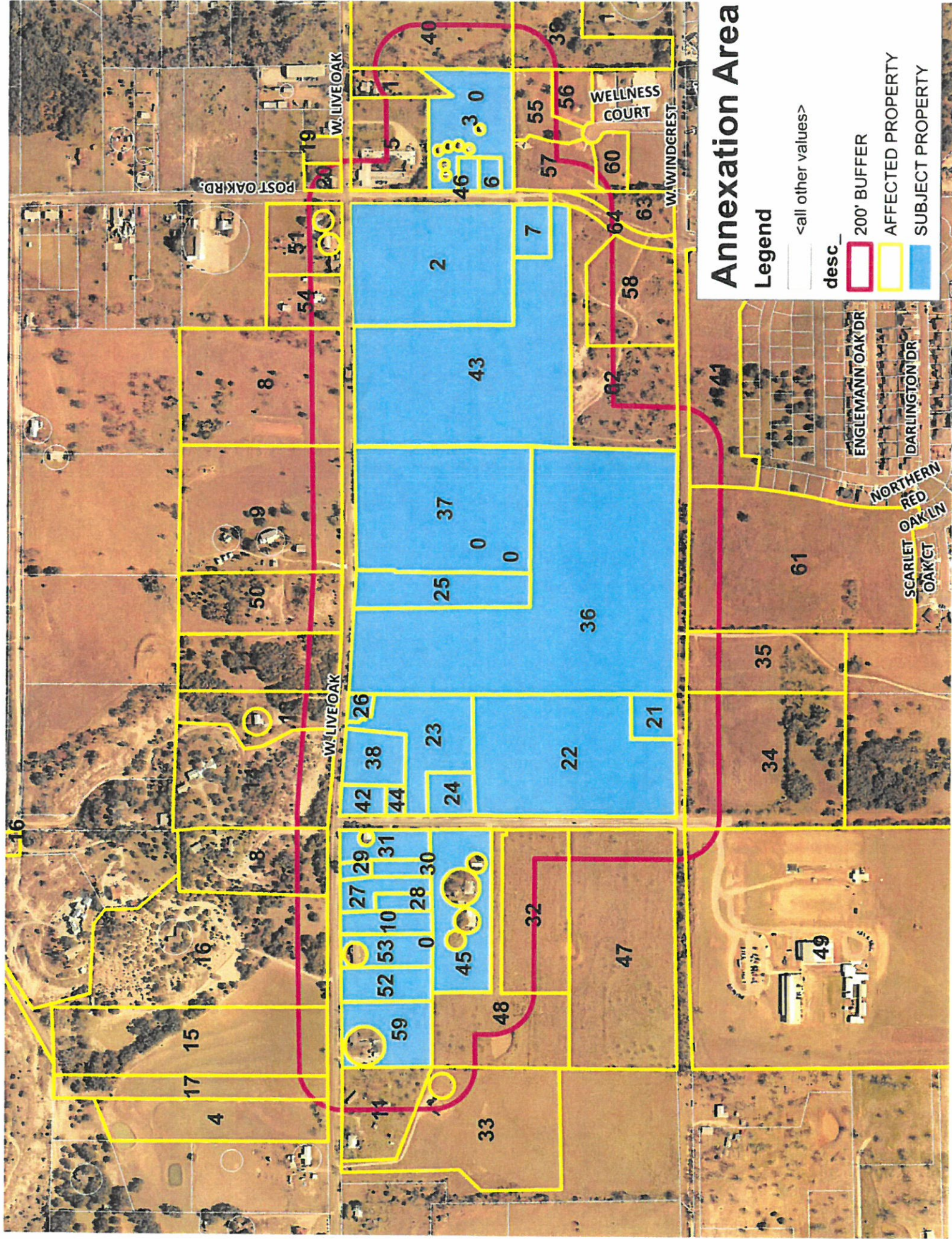
*NOTE: City Limit
Boundary currently
contains approximately
5,818 acres.
1 inch = 375 feet
5/15/2019

H:\Development Services\Annexation_Maps\Areas_for_Annexation.mxd



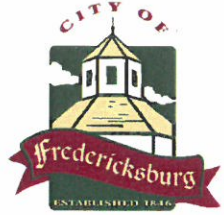






Letter	Owner	Address
1	GUS & JACQUELYN RIOS	P.O. BOX 742 FREDERICKSBURG, TX 78624
2	YVONNE KLAERNER	701 W. LIVE OAK FREDERICKSBURG, TX 78624
3	JAMES LOYD BROWN	644 POST OAK RD FREDERICKSBURG, TX 78624
4	CAROL KRAUS	894 SMITH RD FREDERICKSBURG, TX 78624
5	TRISTAR ESTATES LLC	1304 RIVER FOREST COVE ROUND ROCK, TX 78665
6	JAMES LOYD BROWN	644 POST OAK RD FREDERICKSBURG, TX 78624
7	CENTRAL TEXAS ELEC COOP INC	P.O. BOX 553 FREDERICKSBURG, TX 78624
8	WAYNE & PRICILLA MURPHY	894 W. LIVE OAK FREDERICKSBURG, TX 78624
9	WAYNE & PRICILLA MURPHY	894 W. LIVE OAK FREDERICKSBURG, TX 78624
10	ALVINO & VALENTINA SALINAS	206 SHAW AVE FREDERICKSBURG, TX 78624
11	KATHYLEEN M MURPHY	1405 W. LIVE OAK FREDERICKSBURG, TX 78624
12	WAYNE & PRICILLA MURPHY	894 W. LIVE OAK FREDERICKSBURG, TX 78624
13	WAYNE & PRICILLA MURPHY	894 W. LIVE OAK FREDERICKSBURG, TX 78624
14	JAMES & MISTY ROEDER	83 HEIN RD FREDERICKSBURG, TX 78624
15	ELLA MAE HERBER	1262 W. LIVE OAK FREDERICKSBURG, TX 78624
16	ELLA MAE HERBER	1262 W. LIVE OAK FREDERICKSBURG, TX 78624
17	ELLA MAE HERBER	1262 W. LIVE OAK FREDERICKSBURG, TX 78624
18	REGINALD & CAROL ANN WILLIS	1130 W. LIVE OAK FREDERICKSBURG, TX 78624
19	YVONNE KLAERNER	701 W. LIVE OAK FREDERICKSBURG, TX 78624
20	JERREL RAY & HELEN USENER	620 W. LIVE OAK FREDERICKSBURG, TX 78624
21	JAMES E JR & DONNA STRICKLAND	409 SMOKEHOUSE RD FREDERICKSBURG, TX 78624
22	DANIEL W & JILL ELLIOTT	271 SMOKEHOUSE RD FREDERICKSBURG, TX 78624
23	STEPHEN F & ELIZABETH M HARRIS	77 SMOKEHOUSE RD FREDERICKSBURG, TX 78624
24	CARMEN MARTINEZ LIFE ESTATE	P.O. BOX 915 FREDERICKSBURG, TX 78624
25	EDWARD RODE	911 W. LIVE OAK ST FREDERICKSBURG, TX 78624
26	MARIA GUADALUPE GAMEZ ROSA	1017 W. LIVE OAK FREDERICKSBURG, TX 78624
27	ALVINO & VALENTINA SALINAS	206 SHAW AVE FREDERICKSBURG, TX 78624
28	MARCUS SALINAS	1145 W. LIVE OAK FREDERICKSBURG, TX 78624
29	JOE M SALINAS JR	P.O. BOX 66 FREDERICKSBURG, TX 78624
30	JOE M SALINAS JR	P.O. BOX 66 FREDERICKSBURG, TX 78624
31	EUSEBIO M SALINAS JR	1129 W. LIVE OAK ST FREDERICKSBURG, TX 78624
32	BARTREI PROPERTIES LLC	609 S. SCHUBERT FREDERICKSBURG, TX 78624
33	TROY SIFFORD	1429 W. LIVE OAK FREDERICKSBURG, TX 78624

34	BRT RESOURCES LLC	1250 NE LOOP 410 STE 333 SAN ANTONIO, TX
35	BRT RESOURCES LLC	1250 NE LOOP 410 STE 333 SAN ANTONIO, TX
36	BRT RESOURCES LLC	1250 NE LOOP 410 STE 333 SAN ANTONIO, TX
37	DIANE SMITH KUYKENDALL	2117 N FIEDLER RD FREDERICKSBURG, TX 78624
38	CORINA GRANADO	P.O. BOX 2486 FREDERICKSBURG, TX 78624
39	MARY LOU HOERSTER	410 W. WINDCREST FREDERICKSBURG, TX 78624
40	MARY LOU HOERSTER	410 W. WINDCREST FREDERICKSBURG, TX 78624
41	OAKS OF WINDCREST LP	4109 FRONT RANGE LN AUSTIN, TX
42	GUADALUPE ALBITER	1103 W LIVE OAK FREDERICKSBURG, TX 78624
43	CSE COMMERCIAL REAL ESTATED LP	4956 N O'CONNOR RD IRVING, TX
44	RANULFO ARELLANO ARIAS LIFE ESTATE	45 SMOKEHOUSE RD FREDERICKSBURG, TX 78624
45	LILI GUZMAN WEBE	134 SMOKEHOUSE RD FREDERICKSBURG, TX 78624
46	JAMES LOYD BROWN	644 POST OAK RD FREDERICKSBURG, TX 78624
47	STONEWALL DEVELOPMENT LLC	309 SPANISH RD BOERNE, TX 73958
48	BARTREI PROPERTIES LLC	609 S. SCHUBERT FREDERICKSBURG, TX 78624
49	HERITAGE FAMILY SCHOOL	P.O. BOX 1217 FREDERICKSBURG, TX 78624
50	WAYNE & PRICILLA MURPHY	894 W. LIVE OAK FREDERICKSBURG, TX 78624
51	STEVE & BEVERLY ALLEN REVOCABLE TRUST	662 POST OAK RD FREDERICKSBURG, TX 78624
52	CARMEN MARIE ZAMBRANO	1235 W. LIVE OAK FREDERICKSBURG, TX 78624
53	CARMEN MARIE ZAMBRANO	1235 W. LIVE OAK FREDERICKSBURG, TX 78624
54	TIMOTHY & LARA BOBO	714 W. LIVE OAK FREDERICKSBURG, TX 78624
55	C2 FBG LLC	1174 FUNF KINDER FREDERICKSBURG, TX 78624
56	C2 FBG LLC	1174 FUNF KINDER FREDERICKSBURG, TX 78624
57	CITY OF FREDERICKSBURG	126 W. MAIN FREDERICKSBURG, TX 78624
58	ACRON WINDCREST VILLAGE LLC	16200 DALLAS PKWY STE 245 DALLAS, TX
59	BRADLEY MICHAEL HOWARD	1313 W. LIVE OAK FREDERICKSBURG, TX 78624
60	C2 FBG LLC	1174 FUNF KINDER FREDERICKSBURG, TX 78624
61	10-8 PROPERTIES LLC	5484 W. US HWY 290 FREDERICKSBURG, TX 78624
62	ACRON WINDCREST VILLAGE LLC	16200 DALLAS PKWY STE 245 DALLAS, TX
63	ACRON WINDCREST VILLAGE LLC	16200 DALLAS PKWY STE 245 DALLAS, TX
64	CITY OF FREDERICKSBURG	126 W. MAIN FREDERICKSBURG, TX 78624
Z-1917 - Annexation Area 6		



PLANNING & ZONING COMMISSION MEMO

DATE: October 8, 2019

TO: Planning and Zoning Commission

FROM: Brian Jordan, AICP

SUBJECT: Entry Corridor Standards and Guidelines for the proposed Springhill Suites Hotel

Summary: The Planning and Zoning Commission approved the Site Plan for the proposed Springhill Suites Hotel on September 4, 2019. Review and approval of the entry corridor standards and guidelines was pending at the time of approval.

Recommendation: Approval

Background / Analysis: The applicants made a number of changes based on the initial submittal and comments by staff. Changes proposed are acceptable to staff based on the standards and guidelines.

Attachments:

Compliance Narrative, Elevations

Department Approval

The City of Fredericksburg

Springhill Suites Fredericksburg Project
Noreen K. Shaw
2926 Tory Hill Lane • Sugar Land, TX 77478
M 214.669.2569 • noreen.khowaja@buffalocap.com

October 3, 2019

City of Fredericksburg, Planning & Development
Attn: Ms. Anna Hudson, Historic Preservation Officer
126 W. Main Street
Fredericksburg, TX 78624

Re: Entry Corridor Design Guideline Narrative for a Proposed Hotel: SpringHill Suites by Marriott,
E. San Antonio Street, Fredericksburg, Gillespie County, Texas

Dear Ms. Hudson,

Included in this submission are responses to Entry Corridor related comments from an earlier iteration and an updated Entry Corridor Design Guideline Narrative. Attached are updated elevations and a rendering of the project as it would be seen from Main Street. The narrative has been updated to address all the previous questions and suggestions. The elevations have been modified to further reflect the Texas Hill Country features and design aesthetic referenced in the Entry Corridor Design Guidelines. We appreciate your and Mr. Brian Jordan’s feedback on the elevations during the past several weeks.

Below are responses to earlier City Comments related to the Entry Corridor Guidelines.

City Comment:

8a. Per section 0.2 since E. San Antonio Street is a “Dead End” street and is residential on the south side, provide information on peak loads, peak use periods and prove adequacy of parking loading and circulation facilities.

Developer response:

Peak load is anticipated during busy weekend Sunday check-out. At 100% occupancy, there will be approximately 83 guest vehicles and 4 employee vehicles in the parking lot. Typically, 80% of the guest vehicles will depart between 8am- 1pm Sundays. The remaining 20% of guests and all employee vehicles will depart outside of this window.
The parking lot has been designed with 89 parking spaces and all are easily accessible (including ADA spaces). The low traffic on this dead-end portion of San Antonio Street provides limited obstacles to exiting the property. Main Street is accessed through Lee Street and the traffic signal at Elk Street. There are sidewalks on Main Street that can route pedestrians west to downtown and east to the businesses there.

City Comment:

8b. Per the Architectural Style section, the building should be compatible with design traditions and regional Texas Hill Country aesthetic. The proposed building has a very corporate appearance. Other locations such as Truckee, Rochester, Williamsburg, Coeur d’Alene show sensitivity to the local design context. The Main Street elevation should be addressed to be

more differentiated; it appears to be substantially the same as the south elevation. Please provide a rendering of views from Main Street with context of neighboring buildings and trees.

Developer response:

Updated elevations and rendering included in this submittal

City Comment:

8c. Regarding signage, the amount of signage noted in the response to comments exceeds the ordinance allowance. All signage will be required to meet the Sign Ordinance.

Developer response:

There are 272 feet of lot frontage along San Antonio Street, which allows 160 total square feet of wall signs.

1. North End of the West Elevation will contain a sign encompassing 27 SF
2. South End of the West Elevation will contain a sign encompassing 50 SF

Below, you will find the Entry Corridor Guidelines Narrative.

DESIGN STANDARDS NARRATIVE

This narrative was developed with contributions from:

- Paul Kao, Project Architect
(Project Summary; Architectural Style, Materials, Color, and Features; Massing & Scale; Signage; Building Heights; Setbacks & Frontage; Lighting; Service Areas)
- Sultan Khowaja and Noreen Shaw, Project Developer
- Kevin Spraggins, PE, Project Civil Engineer
(Landscaping; Parking & Access; Drainage & Storm Water; Streetscape)

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Project Summary

We are modifying Marriott's prototypical design to conform with the unique and historic Hill Country aesthetic of Fredericksburg yet retain a modicum of design elements which will characterize the building to familiar customers as the SpringHill Suites by Marriott Hotels.

As the largest all suite upper moderate hotel brand, the SpringHill Suites targets travelers who seek comfort and quality but are delighted by hotels that offer a bit more than the expected. Guests enjoy spacious suites with separate living and sleeping areas featuring a custom designed West Elm™ sofa, free hot breakfast, and enhanced evening beverage offerings including craft beer and wine in The Market (an on-site shop).

The architecture is contemporary and current, but retains a timeless feel using stone and neutral colors. The exterior consists of materials that are of high quality, such as EIFS (exterior insulation finishing system) and Austin Cream Limestone veneer in a contextually appropriate composition. A drawing showing the exterior elevations and a rendering are attached for your reference.

Signature elements of the building exterior include:

- Upscale modern architecture and timeless design elements that contribute to the high-quality image that defines the brand.
- A glass entrance connects the indoors and outdoors while providing an inviting view of the lobby.
- A warm color palette contributes to the building's fresh, clean appearance. Color and material options also respond to local context.
- Specialty lighting highlights the signature building features and serves as a beacon after dark while still supporting Fredericksburg's Dark Sky Designation.

0. Specific Project Concerns

- 0.1 – A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the finding required for approval of the application.

0.2 – Specific information on the anticipated peak loads and peak use periods relative to industrial standards or substantiating the adequacy of proposed parking, loading, and circulation facilities.

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

0.4 – Information on potentially unfavorable affects or impacts on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.

0.5 – Modifications to the site plan which would result in increased compatibility and/or would mitigate potentially unfavorable impacts, and/or would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals, and general welfare (e.g., odors, noise, trash, lighting, etc.).

0.6 – Protection from erosion, flood, or water damage, fire, noise, glare, and similar hazards and impacts.

- 0.1 An upscale, boutique all-suites hotel with hours of operation of 24 hours a day and 7 days a week.
- 0.2 The proposed design and site layout will conform to these guidelines and standards.
- 0.3 Please see section I 3, Drainage &Stormwater
- 0.4 The subject tract is located on E. Main Street/E. Hwy. 290. A portion of the subject tract is adjacent to commercial development. A portion of the subject tract is adjacent to a residence and screening will be provided to reduce impact of the proposed development.
- 0.5 Not applicable at this time.
- 0.6 Please see section I 3, Drainage & Stormwater, in this document.

I. Architectural Style

- EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:

Applicability

1.0 – Architectural Styles Design Standards apply to all redevelopment in the entry corridors.

Standards

1.1 – Adhere to the Historic District Guidelines when rehabilitating designated historic landmark buildings or potential historic buildings.

1.2 – The architectural style of the entry corridor should be reflective of the Texas Hill Country aesthetic.

Guideline

1.3 – New designs should be compatible with the design traditions of the established neighborhoods and regional Texas Hill Country aesthetic. It is not the intent of these guidelines to require that new buildings copy older building styles. Therefore, use traditional building forms and broader similarities of design in order to be compatible with existing buildings in the area that reflect the traditional context.

1.4 – The use of standardized “corporate” architectural designs associated with chain or franchise buildings (prevalent with restaurants, service stations and retail stores) is strongly discouraged and alternative designs consistent with this design manual may be required.

- I.0 This project is in an entry corridor.
- I.1 Not applicable. The site is no longer being considered for placement in the Historic District.
- I.2 The architectural style of the building utilizes Texas limestone, as well as beige, tan and brown EIFS wall materials to reflect the Texas Hill Country aesthetic.
- I.3 The primary building material facing Main Street is cream limestone, in keeping with the surrounding buildings. The Texas Hill Country aesthetic, blended with touches of a clean, comfortable modernism, will be carried throughout the design.
- I.4 Revisions to the SpringHill design features have been made to make it more compatible with the Entry Corridor Design Standards and to better reflect the local aesthetic, including color and finishes as detailed in this document.

2. Architectural Materials

EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:

Applicability
2.0 – Architectural Materials Design Standards apply to all redevelopment in the entry corridors.

Standards
2.1 – Buildings shall employ authentic, textured materials, compatible with the traditional Hill Country aesthetic. Highly reflective materials are unacceptable, because of their tendency to create uncomfortable glare conditions.
2.2 – Abide by Historic District Guidelines for preserving historic buildings.
2.3 – Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building’s historical character. (per Historic Design Guidelines).
2.4 – Do not create a false sense of era or appearance with replacement of metal details or features that are not based upon any historical evidence (per Historic Design Guidelines).

Guidelines
2.5 – Select materials native to the Hill Country, such as cedar, limestone and brown sandstone.
2.6 – New developments should choose materials that offer texture and avoid monotonous faces to add visual interest and reduce its apparent scale.

- 2.1 The proposed architectural materials and surfaces will meet the specifications described in the standard. No highly reflective materials will be used, and the Hill Country aesthetic will be smoothly incorporated with touches of a clean and comfortable modernism.
- 2.2 Not applicable. The site is no longer being considered for placement in the Historic District.
- 2.3 Not applicable.
- 2.4 Not applicable.
- 2.5 The building exterior is nine-foot high, Austin Cream Limestone veneer at the ground floor level. Beige/tan EIFS finished walls at the second and third floors. There will be a brown accent EIFS band at the main entrance. The aluminum windows, parapet coping and all miscellaneous metals are medium white.
- 2.6 The materials, textures, and elevations will add visual interest to the building, reducing the apparent scale and preventing a monolithic appearance.

3. Architectural Color

EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:

Applicability
3.0 – Architectural Colors Design Standards apply to all redevelopment in the entry corridors.

Standards
3.1 – Choose colors used traditionally in Fredericksburg such as muted shades of greens, blues, and tans (Historic Design Guidelines).
3.2 – Use color to coordinate façade elements in an overall composition and tie all of the building elements together.
3.3 – Reserve bright colors for accents only. Limit the use of bright colors to no more than 15 percent of the overall exterior building façade.

Guidelines
3.4 – Predominant building colors should be of earth tones but may be accented with brighter colors to provide color variation, punctuation, and eclecticism unique to Fredericksburg.

- 3.1 The primary material colors on the building are Beige/Tan EIFS and Cream Austin Limestone.
- 3.2 There will be a cohesive look to the colors, finishes, and textures used throughout the site, tying all of the site’s elements together.
- 3.3 The color scheme is neutral. A dark brown accent color will be less than 15% of the overall exterior building façade.
- 3.4 The primary material colors on the building are beige/tan EIFS and Cream Austin Limestone.

4. Architectural Features

EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:
Applicability
4.0 – Architectural Features Design Standards apply to all redevelopment in the entry corridors.
Standards
4.1 – Blank or featureless walls will not be approved along parks, plazas, entry corridors or side streets.
4.2 – Design buildings with a “human scale” by using architectural enhancements. The building facade facing the parks, plazas, entry corridors or side streets shall have visible, clearly defined customer entrances that include at least three of the following elements: canopies or porticos, overhangs, recesses or projections, arcades, raised cornice parapets over the entrance door, distinctive roof forms, arches, outdoor patios or plazas, display windows, or integral planters.
4.3 – Use original materials, retain and preserve significant architectural features, ensure the maintenance of the building’s historical character. (Historic Design Guidelines)
4.4 – Windows and doors shall be equally spaced and provide rhythm along the façade of the building.
4.5 – With exception of historic or potential historic landmarks, at least 40 percent of the ground floor façade facing parks, plazas, entry corridors or side streets shall be constructed of clear and non-tinted windows.
4.6 – For any multi-tenant commercial development, a covered arcade/structural canopy shall be provided along the front facade of the building. Arcades are covered walkways connected to the principal building. They should be a minimum of five feet in width and designed to provide covered areas for relief from the weather. Different arcade/structural canopy designs may be used for each individual tenant/business within a multi-tenant commercial development provided that they blend aesthetically with the front facade of the building.
Guidelines
4.7 – Choose features that fit the scale of the building and its surroundings.
4.8 – If a shed roof or flat roof design is used, add a parapet wall to screen the roof.

- 4.1 There are no blank or featureless walls on this project.
- 4.2 The primary building material facing Main Street is cream limestone, in keeping with the surrounding buildings. The Texas Hill Country aesthetic, blended with touches of clean, comfortable modernism, will be carried throughout the design. This design features a central tower and elevations that draw the eye to human scale items such as a porte cochère supported by wood columns, pedestrian walkways, and benches.
- 4.3 This is a new construction project.
- 4.4 Windows and doors are equally spaced along the north, east, and west façades providing a rhythmic effect and reducing the potential “monolithic” effect of the building.
- 4.5 The main public entrance facing west contains 40% glazing including a wide sliding glass door. The entrance facing the corridor will be shy of this guideline. Given the nature of a hotel layout, there are emergency exit stairwells and electrical/mechanical rooms on this end of the building that cannot be relocated. As a result, placing non-tinted windows here would detract from the entry corridor, not enhance it. Given that this is not a retail outlet or restaurant like most of Main Street, the shortage will not negatively impact the look and feel of the Entry Corridor.
- 4.6 This is a single tenant commercial project; thus, this section does not apply.
- 4.7 The one-story single-family houses are on San Antonio Street and aren’t visible from the Entry Corridor and are, presumably, not subject to the guidelines. The proposed building’s 38-ft high Main Street elevation is more than 170-feet away from the neighboring restaurant to the west. There are no neighbors to the east on Main Street and Natural Grocers is across Main Street. The proposed building fits the scale of the buildings visible from Main Street.
- 4.8 A screening parapet that is about 4-ft tall is provided on all sides of the roof.

5. Massing & Scale

EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:

Applicability

5.0 – Massing and Scale Design Standards apply to all redevelopment in the entry corridors except for single family residential.

Standards

5.1 – Break up the front of large retail buildings by dividing it into individual bays 25 to 40 feet wide.

5.2 – Use variation in materials, textures, patterns, colors, and details to break down the mass and scale of a building

5.3 – Building mass shall be used that is appropriate to the site. Buildings of the greatest footprint shall be located towards the center of a development where the impact on adjacent uses is the least.

5.4 – Each building shall have sufficient facade relief and interruption every 30 feet so as to provide visual architectural interest.

Guidelines

5.5 – When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.

5.6 – Faux windows and similar details are not appropriate articulation.

5.7 – Buildings are encouraged to be contiguously arranged along the street face, and large breaks between buildings in identified development sites should be avoided.

- 5.1
- The building is 280-ft at the widest point and is 33-ft. wide at the main public entrance facing west. Building elevations and footprint are attached and show how the sides of the building are broken-up by different finishes and features.
- 5.2
- The building’s mass and scale are broken down by footprint articulation and façade material juxtapositions.
- 5.3
- As per the City’s request, the building is located closer to Main Street than the center of the tract, as feasible.
- 5.4
- Façade relief and articulation provided by building projection and color variation is provided at 30-ft vertical and horizontal intervals.
- 5.5
- The building height is an average 38-ft tall parapet with a flat roof accent tower at main entrance that is 41 -ft., 6-in. tall.
- 5.6
- There are no faux materials or architectural features utilized in this design.
- 5.7
- There is no other building on this property except the service enclosure, which design will emulate the hotel and comply with guidelines and standards.

6. Signage

EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:

Applicability

6.0 – Signage Design Standards apply to all redevelopment in the entry corridors.

Standards

6.1 – A landscaped base area shall be provided for monument or ground signs appropriate to the mass and height of the sign. All areas within 5 feet of the base of any sign shall be landscaped. The landscaped area may include trees, shrubs, flowering perennials, ornamental tall grass, fountains, water features, decorative stonework, planters, sculpture, and decorative paving.

Guidelines

6.2 – A minimal number of colors should be used per sign where possible. Bright colors should be reserved for accent only.

6.3 – Integrate signs into building and site design so they do not appear as an afterthought.

6.4 – Attached signs should be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building.

- 6.1
- Landscaping will be designed to meet the criteria of this subsection. A Landscape Plan will be provided for the City’s review and approval during the Construction Document review process.

- 6.2 The SpringHill Suites by Marriott signage logo is copyrighted and tastefully designed. The signage logo is subdued in the use of color. The hotel signages are less than 15% on each side of the building.
- 6.3 It is our intention to locate the monument sign and three building signs in as effective a manner as possible to advertise the business.
- 6.4 The main building sign is about 27 square feet will be mounted below 41-ft main tower. One other building sign with an area of 50 square feet will be mounted below the 38-ft tall parapet on the north and west walls. Their locations are compatible with, and integrated into, the overall design. All signs will comply with the City of Fredericksburg's Signage ordinances

7. Building Height

EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:

Applicability

7.0 – Building Height Design Standards apply to all redevelopment in the entry corridors

Standards

7.1 – Use existing height standards from the Zoning Ordinance.

Guidelines

7.2 – Work with the existing streetscape and define heights that are appropriate to create a welcoming environment and consistency.

7.3 – Use building height to define neighborhood and district edges, and to provide a "human scale."

7.4 – Floor to floor heights of a building can have an impact on the mass of the building. Typical ceilings in a residence are 8-9 feet. First floors of office buildings or retail shops can range from 10-15 feet. Upper floors that include residential or office are generally 8-12 feet in height. Actual or implied floor-to-floor heights above 15-20 feet on the exterior should be avoided, as a building may begin to lose its "human scale" appearance.

- 7.1 The building height is three-stories, 38-ft, and meets the Zoning Ordinance.
- 7.2 Noted. The design of the streetscape will create a welcoming environment.
- 7.3 The building's Main Street elevation will adhere to the City's ordinances and, using steps, walkways, railings, seating areas, fixtures, and other features visible from Main Street to enhance the human-scale of the proposed hotel and its grounds.
- 7.4 The building height is an average 38-ft tall, with a 66-ft, 10-in-wide flat-roofed accent tower that is 41-ft, 6-in tall. At the ground floor, the floor to floor height is 13-ft, 6-in, with a ceiling height of 10-ft, 6-in. On the second and third floor the floor to floor height is 10-ft, 2-in, with a ceiling height of 8-ft, 4-in. Please reference the attached architectural elevations for more information.

8. Setbacks & Frontage

EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:

Applicability

8.0 – Setback Design Standards apply to all redevelopment in the entry corridors except for single family residential.

Standards

8.1 – Doors and entryways shall be constructed facing the entry corridor and any side streets. Secondary entrances may be constructed to allow convenient access from secondary streets, adjacent buildings, sidewalks or parking.

Guidelines

8.2 – The front door should connect to the sidewalk along the entry corridor.

8.3 – In areas adjacent to or near the Historic District, new buildings should match adjacent building setback in order to preserve the Historic District character and to encourage walkability.

8.4 – A contiguous building arrangement without large breaks between buildings along the street face is encouraged.

- 8.1 Noted. The front door is connected to the sidewalk along the entry corridor

- 8.2 The front door cannot be connected to the sidewalk as the Main Street sidewalk is a bridge along subject property.
- 8.3 Not applicable.
- 8.4 Noted.

9. Landscaping

EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:
Applicability
9.0 – Landscaping Design Standards apply to all redevelopment in the entry corridors.
Standards
9.1 – Landscaping, including planting and trees, shall be provided as a buffer between the street and parking area.
Guidelines
9.2 – To create a cohesive tree canopy that provides for consistent shade, street trees should be planted a minimum of every 50 feet on center (centered between the curb and sidewalk). The same amount of trees may also be clustered in groups.
9.3 – Native, drought tolerant and adapted landscape species should be used to the greatest extent possible.
9.4 – A minimum of 50 percent of the plant species should be selected from the approved plant list.
9.5 – Minimize impervious coverage to reduce the need for energy and water consumption.
9.6 – Utilize parks, open spaces and natural areas as buffers between incompatible uses or as a means of maintaining natural viewsheds.
9.7 – Planting is preferable to turf within the right-of-way, including spaces between sidewalks and the street. Landscaping between the curb and sidewalk should be no taller than 24 inches tall and trees should be limbed up 7.5 feet above the sidewalk in the sight distance triangle.
9.8 – Every effort should be made to protect underground utilities such as water, sewer, phone and cable from tree or plant roots.
9.9 – Restoration of natural areas is strongly encouraged during new development and, to the extent possible, redevelopment.
9.10 – Wherever possible, parks should take advantage of existing mature vegetation by preserving it and incorporating it as a feature of the park to maximize use of shaded areas.
9.11 – Minimize grading and preserve existing vegetation whenever possible.
9.12 – Landscapes should be irrigated to establish planting and provide the correct water levels to support the long-term growth of landscape. Irrigation systems should use efficient water methods, group planting by similar watering needs, and use moisture sensors to control the use of water.
9.13 – Root barriers should be used in planting areas between the sidewalk and street which are less than 10 feet in width.

- 9.1 New landscaping will be installed to create the requested buffer between parking and the street.
- 9.2 The landscaping design will implement this guideline.
- 9.3 Native drought resistant species have been selected for most of the landscaped areas.
- 9.4 Most species will be selected from the approved list.
- 9.5 Impervious coverage has been minimized to 62%.
- 9.6 The landscaping design will implement this guideline.
- 9.7 Plantings and a conservative amount of turf will be utilized. Plants will conform with height and sight triangle requirements.
- 9.8 Coordination with subsurface utilities location and tree planting were considered during the design.
- 9.9 Noted.
- 9.10 Mature vegetation will remain on the site where possible.
- 9.11 Changes to the grading and an addition of a retaining wall are proposed along the creek; this grading/fill and wall are the subject of the recent CLOMR-F for the tract. Existing, mature vegetation will be used whenever possible.
- 9.12 Efficient irrigation plans will be used.

9.13 Root barriers will be implemented in sidewalk areas.

10. Lighting

EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:
Applicability
10.0 – Architectural Lighting Design Standards apply to all redevelopment in the entry corridors. Please also refer to ordinance 24-014
Standards
10.1 – Lighting fixtures should be selected from the International Dark-Sky Association Approved Fixtures.
Guidelines
10.2 – Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixtures is prohibited.
10.3 – Fixture style and location should be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style should be consistent throughout the project.
10.4 – Light fixtures should be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures should be cut-off luminaries that have less than 90-degree cut-off so that the light is not emitted horizontally or upward.
10.5 – Projects located near residential or open space areas should use low intensity/wattage lights and all lighting is to be extinguished or reduced in intensity 30 minutes after the close of business.
10.6 – Off-site street lighting may be required over driveways to provide safe entrances and exits.
10.7 – Decorative seasonal lighting encouraged.

- 10.1 All lighting will be Dark-Sky compliant. Downlights will be mounted under canopies.
- 10.2 A minimal number of fixtures are utilized to light the site beyond the pathways and parking.
- 10.3 Light fixtures have been chosen to blend with the architectural style of the building.
- 10.4 Light fixture selection and design meet these guidelines.
- 10.5 The project will implement a “night” setting that will be activated at night.
- 10.6 Noted.
- 10.7 Noted.

11. Service Areas

EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:
Applicability
11.0 – Service Areas Design Standards apply to all redevelopment in the entry corridors.
Standards
11.1 – Loading/unloading areas shall be clearly identified by installing no parking signs and/ or striping of the space. The areas must be located in the rear or the sides of the building and shielded so that they are not visible from the street. The size and number of the loading/ unloading areas must be consistent with the requirements of the Zoning Ordinance.
Guidelines
11.2 – All trash, recycling and utilities facilities should be visually and acoustically screened from pedestrian rights of way.
11.3 – Screening should be achieved through the installation of a wall or fence six foot in height or a height sufficient to obscure the area or equipment, whichever is less.
11.4 – Screening may be provided by using a semi-opaque fence, solid vegetative surface or combination of both.
11.5 – The height of screening plants should be based on typical plant size within five growing seasons.
11.6 – All roof-top equipment should be screened from entry corridors, side streets, plazas and parks.
11.7 – It is encouraged to provide a separate waste and recycling unit to encourage environmental sustainability and support efforts to reduce, reuse, and recycle in Fredericksburg. The City of Fredericksburg Recycling Center provides recycling and safe disposal options. Fredericksburg Shines has compiled a list of items that can be recycled along with the location where that recycling occurs.

- 11.1 The south façade provides the service entrance/exit for product deliveries which occur at normal business hours to minimize disturbance during nighttime. Electrical service enters the building at the southwest corner. The trash enclosure is designed to match the building's image and is located away from neighbors.

- I 1.2 The service area is screened visually and acoustically from pedestrian rights of way and is placed away from neighbors.
- I 1.3 A trash enclosure/service area is included in the project's design and moved away from neighbors.
- I 1.4 Noted.
- I 1.5 Noted.
- I 1.6 A roof access ladder and roof hatch is provided at the third-floor storage room for serving the rooftop HVAC equipment. The equipment is hidden from entry corridors, side streets, etc., by a 4-ft high parapet wall on the roof.
- I 1.7 Noted.

I 2. Parking & Access

EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:

Applicability

12.0 – Parking Design Standards apply to all new development in the entry corridors.

Standards

12.1 – When a property abuts a creek, a 10-foot landscaped buffer shall be provided between the parking lot and the creek, where applicable. Utilize rain gardens and/or plant species that filter toxins between the parking lot and the creek.

12.2 – All parking shall comply with the most current American with Disabilities Act (ADA) standards and regulations.

12.3 – Whenever parking areas/drive aisles are connected to adjacent sites; the circulation must provide for similar direction of travel (both vehicular and pedestrian) and parking stalls to reduce conflict at points of connection.

12.4 – Pedestrian walkways connecting to adjacent development shall be provided.

12.5 – A minimum of a 4" diameter tree per 8 parking spaces shall be planted in planting beds located in the corners of parking lots and 'islands.'

12.6 – Continuous, 5' sidewalks must be provided along the full length of the building featuring customer entrances and along any façade facing public parking areas.

Guidelines

12.7 – Parking should be located behind buildings or on the side.

12.8 – Bicycle parking facilities should be provided at all new development that occurs on any street intersection. The design, color, and materials must coordinate with other site elements and must be well-lit for night time uses.

12.9 – Parking areas abutting properties residentially used or designated should be separated by a landscape buffer a minimum of 10 feet in width. In addition to landscaping, perimeter earth berms are recommended as an effective way to reduce the visual impact of surface parking lots.

12.10 – At least one drive aisle should be designed to provide sufficient emergency vehicle access and maneuverability.

12.11 – Establishments that typically require or generate frequent passenger loading and unloading should provide specifically designated loading/unloading stopping bays. Direct ingress and egress should be provided so that vehicles are not directed into the on-site drive aisles.

12.12 – Parking lots should be located and designed with storm water Best Management Practices to capture, treat and infiltrate storm water.

12.13 – The on-site circulation should be logical and provide convenient, safe and direct flow of pedestrians and vehicles.

12.14 – New surface parking areas are discouraged within view of US 290, US 87, SH 16, and FM 965. New parking areas should be situated behind buildings and screened from street views.

12.15 – Parking aisles should be arranged to direct pedestrians parallel to moving cars thereby minimizing the need for pedestrians to cross parking aisles and landscape areas. As an alternative, separated pedestrian walkways should be incorporated in the parking lot design.

12.16 – Detached parking structures should be architecturally compatible with their setting or be screened by other buildings or by landscaping. If a detached parking structure abuts a street or major pedestrian path, ground floor design should incorporate a façade with storefronts, display windows, bay divisions, and other pedestrian oriented features.

12.17 – Shared driveways are encouraged.

- I 2.1 Barons Creek is adjacent to the site (east) and required buffer has been provided. Other elements will comply to this guideline.
- I 2.2 All parking will comply with current ADA guidelines.
- I 2.3 Access to the proposed hotel will be on E. San Antonio Street. Neighboring development on E. San Antonio is residential and not suitable for a drive aisle. There is no adjacent development to the east due to the creek and the dead-end of E. San Antonio.
- I 2.4 Pedestrian walkways will be provided connecting adjacent pedestrian access.

- I 2.5 Trees have been added to the Site Plan and the parking and landscape designs comply with the City's guidelines.
- I 2.6 The building has conforming sidewalks and plaza areas around all entry and parking.
- I 2.7 The parking design complies with this guideline.
- I 2.8 The parking design complies with this guideline.
- I 2.9 The parking design complies with this guideline and provides a 10-ft landscape buffer and 8-ft tall wood privacy fence between the proposed hotel and the neighboring single-family residence.
- I 2.10 The parking design complies with this guideline.
- I 2.11 Noted.
- I 2.12 The parking design complies with this guideline.
- I 2.13 Noted.
- I 2.14 The building has been moved toward Main Street.
- I 2.15 Noted.
- I 2.16 This project does not use detached parking structures.
- I 2.17 No shared driveways will be utilized.

I 3. Drainage & Stormwater

EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:

Applicability

13.0 – Drainage and Stormwater Design Standards apply to all redevelopment in the entry corridors. All designs should be compliant with current standards and requirements for stormwater detention, Code of Ordinances, Article XIII.

Guidelines

13.1 – LID techniques such as rain barrels, cisterns, raingardens, naturalized landscaping, porous pavement, and roof gardens are encouraged.

13.2 – When possible, site stormwater management facilities in parks and open space if there is a benefit to the surrounding area and/or water quality is demonstrated.

13.3 – Existing drainage patterns and flows on site should be preserved to the greatest extent possible.

13.4 – Decorative or aesthetically pleasing stormwater mechanisms should be incorporated into stormwater designs to the greatest extent possible.

- I 3.0 Stormwater detention is not being designed for the site. Stormwater runoff will be directed to the adjacent creek.
- I 3.1 Noted. The Landscape Plan will show the use of one or more of these features.
- I 3.2 Noted.
- I 3.3 Existing drainage patterns and flows on the site are preserved to the greatest extent possible.
- I 3.4 Noted.

I 4. Streetscape

EXCERPT FROM ENTRY CORRIDOR DESIGN STANDARDS:
Applicability
14.0 – Streetscape Design Standards apply to all redevelopment in the entry corridors.
Standards
14.1 – Sidewalks along the street right of way must be a minimum of 5 feet wide.
Guidelines
14.2 – Sidewalks and pedestrian pathways should safely connect from the street to commercial buildings, surrounding residential areas, and parks and open spaces.
14.3 – Seating is encouraged in front of businesses, in public spaces and other instances where appropriate.
14.4 – All pedestrian areas should comply with the most current American with Disabilities Act (ADA) standards and regulations. Particular attention should be given to ramps, accessible paths of travel, level landings and handrails.
14.5 – Create a quality-built environment with the inclusion of amenities such as street furnishing, plantings, art works, and water features to enhance the places that people will walk, gather, or recreate.
14.6 – Developments adjacent to multi-use trails should provide a direct connection from the trail to the development’s internal pedestrian circulation system.
14.7 – Streetscape furnishing should be made of high-quality materials and be coordinated with the architecture of the building.
14.8 – To create a cohesive tree canopy for consistent shade, street trees should be planted a minimum of every 50 feet on center (centered between the curb and sidewalk). The same amount of trees may also be clustered in groups.

- I 4.1 Sidewalks on the site will conform with this requirement.
- I 4.2 Sidewalks and pedestrian pathways safely connect from the street to the building and other areas of the facility.
- I 4.3 There will be an outdoor seating area at the rear (east) of the building, and limited bench seating at the front (west) of the building.
- I 4.4 All pedestrian areas will comply with the current ADA and Texas Accessibility Standards.
- I 4.5 The streetscape design will comply with this guideline.
- I 4.6 Not applicable.
- I 4.7 The streetscape design will comply with this guideline.
- I 4.8 The streetscape design will comply with this guideline.

If you have any further questions, please feel free to contact me at your convenience. I can be reached at the information on page I of this letter.

Sincerely,

Noreen Shaw
Springhill Suites Developer

